

development summary:

GENERAL DESCRIPTION
HOOVER PLACE APARTMENTS, ORIGINALLY CONSTRUCTED IN 1998, IS AN EXISTING 144 UNIT 3-STORY AFFORDABLE LIVING SENIOR INDEPENDENT-LIVING APARTMENT BUILDING LOCATED IN DAYTON, OHIO. THE BUILDING, CONSTRUCTED SLAB-ON-GRADE WITH WOOD FRAMING ABOVE, CLADDING CONSISTS OF BRICK AND VINYL SIDING. IT HAS BEEN NOTED BY BUILDING MAINTENANCE STAFF (UNVERIFIED AT THIS TIME BY ARCHITECT'S OFFICE), THAT THE EXTERIOR SHEATHING IS NOT PROTECTED WITH AN EXTERIOR BUILDING WRAP - DESIGN DOCUMENTS IDENTIFY AN EXTERIOR INSULATION BOARD THAT MAY SUBSTITUTE THE NEED FOR AN EXTERIOR BUILDING WRAP. ADDITIONALLY, IT HAS BEEN NOTED BY BUILDING STAFF AND DESIGN DOCUMENTS (PROVIDED BY NATIONAL CHURCH RESIDENCES) THAT THE BUILDING DOES NOT CONTAIN ANSI TYPE 'A' UNITS AND UNITS WILL BE MODIFIED TO MEET FAIR HOUSING ACT GUIDELINES ON AN 'AS-NEEDED' BASIS. THE PROPOSED RENOVATION OF HOOVER PLACE INCLUDES LIMITED SITE, EXTERIOR AND INTERIOR COMMON AREA AND DWELLING UNIT IMPROVEMENTS. THE PROPOSED RENOVATION WILL BE COMPLETED IN PHASES. THE PROPOSED SITE, EXTERIOR FAÇADE AND THE COMMON AREA RENOVATION WORK (GREATEST EXTENTS POSSIBLE) TO BE COMPLETED CONCURRENTLY.

ACCESSIBILITY WILL BE IN CONFORMANCE WITH ICC/ANSI 117.1 - 2009, UFAS, ADA AND THE CURRENT OHIO BUILDING CODE
 THIS BUILDING SHALL COMPLY WITH THE FOLLOWING CODES (LATEST EDITION IF NOT YEAR SPECIFIED) (CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION)
 OBC - OHIO BUILDING CODE
 N.F.P.A. (APPLICABLE SECTIONS)
 N.E.C.
 CITY OF DAYTON DEPARTMENT OF BUILDING INSPECTIONS
 THE GENERAL CONTRACTOR WILL CONTRACT A TECHNICAL CONSULTANT TO PERFORM ALL THIRD PARTY INSPECTIONS REQUIRED BY THE AUTHORITY HOUSING JURISDICTION
DEVELOPMENT SUMMARY:
 TOTAL NUMBER OF UNITS: 144 UNITS
 BUILDING HEIGHT: 3 STORIES - 3'-9" +/- ABOVE GRADE TO ROOFLINE RIDGE

SITE SUMMARY:
 PARCEL ID: TBD
 STREET ADDRESS: 5407 HOOVER AVENUE, DAYTON OHIO 45417
 ZONING:
 SITE AREA: 244,981.4 SF OR 5.624 AC
 DENSITY: 144 UNITS/5,624 ACRES OR 25.6 UNITS/ACRE
 TOTAL UNIT AREA: 113,724 SF + 113,724' / 44 = 997.57 SF/UNIT AVERAGE
 BUILDING COVERAGE: 52,436 SF / 244,981.4 SF = 21.40% OR 21.40%
 FLOOR AREA RATIO: 158,678 GSF / 244,981.4 SF = 64.77% OR 64.77%
PARKING SUMMARY:
 107 - STANDARD PARKING SPACES (9'-0" X 18'-0")
 5 - ACCESSIBLE SPACES (INCLUDING 1 VAN SPACE)
 112 - TOTAL PARKING SPACES

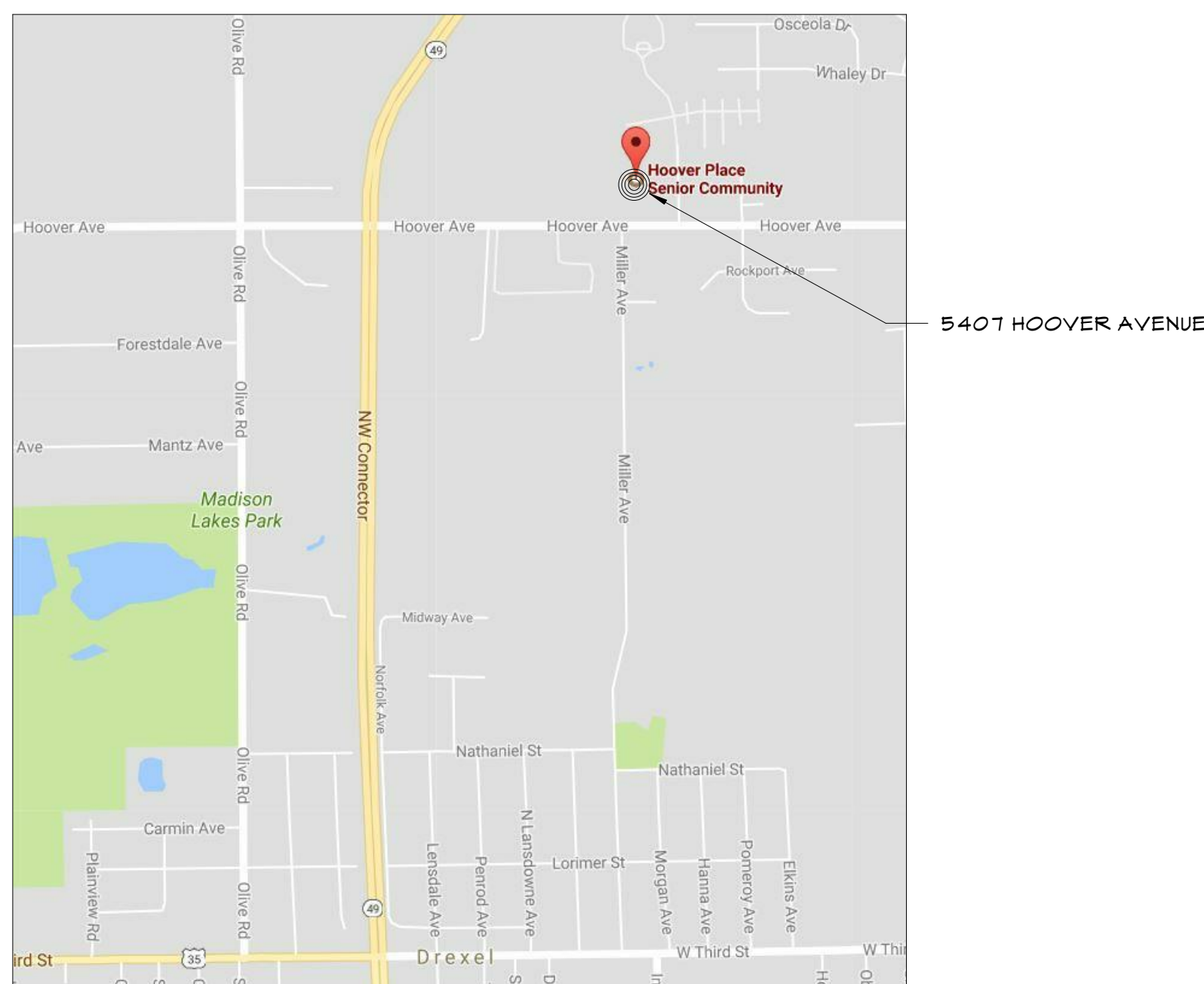
DEFERRED SUBMITTALS:
 WITH PRIOR APPROVAL OF THE BUILDING OFFICIAL HAVING JURISDICTION, PORTIONS OF THE DESIGN THAT QUALIFY FOR DEFERRED SUBMITTAL AND ARE NOT SUBMITTED AT THE TIME OF APPLICATION ARE TO BE SUBMITTED WITHIN A SPECIFIED TIME PERIOD.
 ALL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR APPROVAL BEFORE BEING FORWARDED TO THE BUILDING OFFICIAL HAVING JURISDICTION WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN TO BE IN GENERAL COMPLIANCE WITH THE DESIGN OF THE PROJECT.

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED. THE FOLLOWING CONSTRUCTION DOCUMENTS MAY BE SUBMITTED AS A DEFERRED SUBMITTAL:

1. THE SUBMISSION OF FIRE ALARM SYSTEM CONSTRUCTION DOCUMENTS (SHOP DRAWINGS) SHALL BE REQUIRED FOR REVIEW AND EVALUATION AS PER OBC 2011 SECTION 907
2. THE SUBMISSION OF AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEM (SHOP DRAWINGS) CONSTRUCTION DOCUMENTS SHALL BE REQUIRED FOR REVIEW AND EVALUATION AS PER OBC 2011 106.1.1.1
3. THE SUBMISSION OF CERTIFIED WOOD ROOF AND FLOOR JOIST TRUSS DETAILS SHALL BE REQUIRED FOR REVIEW AND EVALUATION AS PER OBC 2011 SECTION 2309.4.4
4. CURTAIN WALL TO BE DESIGNED BY SUBCONTRACTOR AND SUBMITTED AT A LATER DATE
5. IRRIGATION SYSTEM TO BE DESIGNED BY SUBCONTRACTOR AND SUBMITTED AT A LATER DATE

UNIT SUMMARY (PER FLOOR):	UNIT COUNT	UNIT SUMMARY BREAKDOWN:
FIRST FLOOR:		504 COMPLIANT: 8 UNITS (5%) ANSI 'S' UNITS: 3 UNITS (2%) ANSI 'A' UNITS: 3 UNITS (2%)
2 BEDROOM STANDARD UNIT	37	
2 BEDROOM UFAS UNITS	3	
2 BEDROOM ANSI 'S' UNITS	1	
2 BEDROOM ANSI TYPE 'A' HC UNITS	1	
NUMBER OF UNITS FIRST FLOOR:	42 UNITS	
SECOND FLOOR:		
1BEDROOM STANDARD UNITS	4	
2 BEDROOM STANDARD UNIT	40	
2 BEDROOM UFAS UNIT	4	
2 BEDROOM ANSI TYPE 'A' HC UNITS	1	
2 BEDROOM ANSI 'S' UNITS	1	
NUMBER OF UNITS SECOND FLOOR:	50 UNITS	
THIRD FLOOR:		
1BEDROOM STANDARD UNITS	4	
2 BEDROOM UFAS UNIT	1	
2 BEDROOM STANDARD UNITS	45	
2 BEDROOM ANSI TYPE 'A' HC UNITS	1	
2 BEDROOM ANSI 'S' UNITS	1	
NUMBER OF UNITS THIRD FLOOR:	52 UNITS	
TOTAL NUMBER OF UNITS:	144 UNITS	

location map:



HOOVER PLACE APARTMENTS
 Dayton, Ohio

owner:
 National Church Residences

Columbus, Ohio

architect:
 Berardi + Partners, Inc.

Columbus, Ohio

systems engineers:
 Berardi + Partners, Inc.

Columbus, Ohio

structural engineer:
 Jezerinac Geers & Associates, Inc.

Dublin, Ohio

civil engineer:
 tbd

tbd, tbd

general contractor:
 Brackett Builders

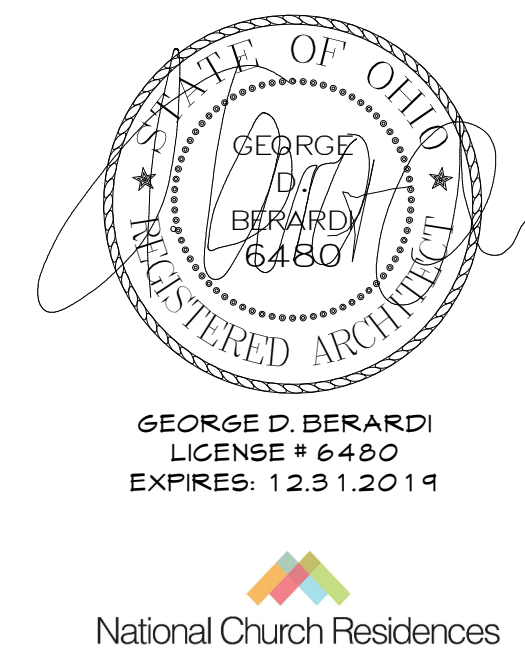
Dublin, Ohio

drawing index

A308	ENLARGED 504 COMPLIANT UNIT PLANS
D308	ENLARGED UNIT DEMOLITION PLANS
H164402D	Unnamed
ARCHITECTURAL	
6002D	UL ASSEMBLIES
GENERAL	
6000	COVER SHEET
6001	ABBREVIATIONS, SYMBOLS & NOTES
6002	SCOPE OF WORK
6003	CONSTRUCTION TYPE DETAILS
6005.a	GENERAL ACCESSIBILITY & ROUTES
6005.b	ACCESSIBILITY
6005.c	ACCESSIBILITY
6005.d	ACCESSIBILITY
6006	TYPE A & TYPE B UNIT ACCESSIBILITY
6007	AREA CALCULATIONS
ARCHITECTURAL SITE	
A5101	SITE PLAN
CIVIL	
C201	CIVIL DETAILS
C202	CIVIL DETAILS
C203	CIVIL DETAILS
DEMOLITION	
D101	FIRST FLOOR DEMOLITION PLAN
D102	SECOND FLOOR DEMOLITION PLAN
D103	THIRD FLOOR DEMOLITION PLAN
D104	ROOF DEMOLITION PLAN
D301	ENLARGED DEMOLITION PLAN
D302	ENLARGED DEMOLITION PLAN
D303	ENLARGED UNIT DEMOLITION PLANS
D304	ENLARGED UNIT DEMOLITION PLANS
D305	ENLARGED UNIT DEMOLITION PLANS
D306	ENLARGED UNIT DEMOLITION PLANS
D307	ENLARGED UNIT DEMOLITION PLANS
D308	FIRST FLOOR DEMOLITION RCP
D309	SECOND FLOOR DEMOLITION RCP
D310	THIRD FLOOR DEMOLITION RCP
ARCHITECTURAL	
A101	FIRST FLOOR OVERALL PLAN
A102	SECOND FLOOR OVERALL PLAN
A103	THIRD FLOOR OVERALL PLAN
A104	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A301	ENLARGED FLOOR PLAN
A302	ENLARGED FLOOR PLAN
A303	ENLARGED UNIT PLANS
A304	ENLARGED UNIT PLANS
A305	ENLARGED UNIT PLANS
A306	ENLARGED ANSI TYPE 'A' UNIT PLANS
A307	ENLARGED ANSI TYPE 'A' UNIT PLANS
ARCHITECTURAL	
A401	INTERIOR DETAILS
A402	INTERIOR DETAILS
A404	INTERIOR ELEVATIONS
A601	MALL SECTIONS
A701	DOOR SCHEDULE & DETAILS
A702	WINDOW SCHEDULE & DETAILS
A801	1ST FLOOR REFLECTED CEILING PLAN
A802	2ND FLOOR REFLECTED CEILING PLAN
A803	3RD FLOOR REFLECTED CEILING PLAN
A901	FLOOR FINISH PLAN 1ST FLOOR
A900	FINISH SCHEDULE & DETAILS
A902	FLOOR FINISH PLAN 2ND FLOOR
A903	FLOOR FINISH PLAN 3RD FLOOR
FIRE PROTECTION	
F000	NOTES, SYMBOLS AND ABBREVIATIONS
F101c	ENLARGED FIRST FLOOR CORE PLAN
F102c	ENLARGED SECOND FLOOR CORE PLAN
F103a	ENLARGED THIRD FLOOR SW PLAN
F103b	ENLARGED THIRD FLOOR SE PLAN
F103c	ENLARGED THIRD FLOOR CORE PLAN
F103d	ENLARGED THIRD FLOOR NE PLAN
F103e	ENLARGED THIRD FLOOR NW PLAN
PLUMBING	
P000	NOTES, SYMBOLS AND ABBREVIATIONS
PD101c	ENLARGED FIRST FLOOR CORE DEMOLITION PLAN
PD102c	ENLARGED SECOND FLOOR CORE DEMOLITION PLAN
PD103c	ENLARGED THIRD FLOOR CORE DEMOLITION PLAN
PD301	ENLARGED UNIT DEMOLITION PLANS
PD302	ENLARGED UNIT DEMOLITION PLANS
P101a	ENLARGED FIRST FLOOR SW PLAN
P101b	ENLARGED FIRST FLOOR SE PLAN
P101c	ENLARGED FIRST FLOOR CORE PLAN
P101d	ENLARGED FIRST FLOOR NE PLAN
P101e	ENLARGED FIRST FLOOR NW PLAN
P102c	ENLARGED SECOND FLOOR CORE PLAN
P103c	ENLARGED THIRD FLOOR CORE PLAN

drawing index

F301	ENLARGED UNIT PLANS
F302	ENLARGED UNIT PLANS
F401	SCHEDULES
F402	DETAILS
MECHANICAL	
M000	NOTES, SYMBOLS AND ABBREVIATIONS
MD101a	ENLARGED FIRST FLOOR SW DEMOLITION PLAN
MD101b	ENLARGED FIRST FLOOR SE DEMOLITION PLAN
MD101c	ENLARGED FIRST FLOOR CORE DEMOLITION PLAN
MD101d	ENLARGED FIRST FLOOR NE DEMOLITION PLAN
MD101e	ENLARGED FIRST FLOOR NW DEMOLITION PLAN
MD102a	ENLARGED SECOND FLOOR SW DEMOLITION PLAN
MD102b	ENLARGED SECOND FLOOR SE DEMOLITION PLAN
MD102c	ENLARGED SECOND FLOOR CORE DEMOLITION PLAN
MD102d	ENLARGED SECOND FLOOR NE DEMOLITION PLAN
MD102e	ENLARGED SECOND FLOOR NW DEMOLITION PLAN
MD103a	ENLARGED THIRD FLOOR SW DEMOLITION PLAN
MD103b	ENLARGED THIRD FLOOR SE DEMOLITION PLAN
MD103c	ENLARGED THIRD FLOOR CORE DEMOLITION PLAN
MD103d	ENLARGED THIRD FLOOR NE DEMOLITION PLAN
MD103e	ENLARGED THIRD FLOOR NW DEMOLITION PLAN
MD301	ENLARGED UNIT DEMOLITION PLANS
MD302	ENLARGED UNIT DEMOLITION PLANS
M101a	ENLARGED FIRST FLOOR SW PLAN
M101b	ENLARGED FIRST FLOOR SE PLAN
M101c	ENLARGED FIRST FLOOR CORE PLAN
M101d	ENLARGED FIRST FLOOR NE PLAN
M101e	ENLARGED FIRST FLOOR NW PLAN
M102a	ENLARGED SECOND FLOOR SW PLAN
M102b	ENLARGED SECOND FLOOR SE PLAN
M102c	ENLARGED SECOND FLOOR CORE PLAN
M102d	ENLARGED SECOND FLOOR NE PLAN
M102e	ENLARGED SECOND FLOOR NW PLAN
M103a	ENLARGED THIRD FLOOR SW PLAN
M103b	ENLARGED THIRD FLOOR SE PLAN
M103c	ENLARGED THIRD FLOOR CORE PLAN
M103d	ENLARGED THIRD FLOOR NE PLAN
M103e	ENLARGED THIRD FLOOR NW PLAN
M301	ENLARGED UNIT PLANS
M302	ENLARGED UNIT PLANS
M401	SCHEDULES AND DETAILS
ELECTRICAL	
E000	NOTES, SYMBOLS AND ABBREVIATIONS
ED101a	ENLARGED FIRST FLOOR SW DEMOLITION PLAN
ED101b	ENLARGED FIRST FLOOR SE DEMOLITION PLAN
ED101c	ENLARGED FIRST FLOOR CORE DEMOLITION PLAN
ED101d	ENLARGED FIRST FLOOR NE DEMOLITION PLAN
ED101e	ENLARGED FIRST FLOOR NW DEMOLITION PLAN
ED102a	ENLARGED SECOND FLOOR SW DEMOLITION PLAN
ED102b	ENLARGED SECOND FLOOR SE DEMOLITION PLAN
ED102c	ENLARGED SECOND FLOOR CORE DEMOLITION PLAN
ED102d	ENLARGED SECOND FLOOR NE DEMOLITION PLAN
ED102e	ENLARGED SECOND FLOOR NW DEMOLITION PLAN
ED103a	ENLARGED THIRD FLOOR SW DEMOLITION PLAN
ED103b	ENLARGED THIRD FLOOR SE DEMOLITION PLAN
ED103c	ENLARGED THIRD FLOOR CORE DEMOLITION PLAN
ED103d	ENLARGED THIRD FLOOR NE DEMOLITION PLAN
ED103e	ENLARGED THIRD FLOOR NW DEMOLITION PLAN
ED301	ENLARGED UNIT DEMOLITION PLANS
ED302	ENLARGED UNIT DEMOLITION PLANS
E101a	ENLARGED FIRST FLOOR SW PLAN
E101b	ENLARGED FIRST FLOOR SE PLAN
E101c	ENLARGED FIRST FLOOR CORE PLAN
E101d	ENLARGED FIRST FLOOR NE PLAN
E101e	ENLARGED FIRST FLOOR NW PLAN
E102a	ENLARGED SECOND FLOOR SW PLAN
E102b	ENLARGED SECOND FLOOR SE PLAN
E102c	ENLARGED SECOND FLOOR CORE PLAN
E102d	ENLARGED SECOND FLOOR NE PLAN
E102e	ENLARGED SECOND FLOOR NW PLAN
E103a	ENLARGED THIRD FLOOR SW PLAN
E103b	ENLARGED THIRD FLOOR SE PLAN
E103c	ENLARGED THIRD FLOOR CORE PLAN
E103d	ENLARGED THIRD FLOOR NE PLAN
E103e	ENLARGED THIRD FLOOR NW PLAN
E301	ENLARGED UNIT PLANS
E302	ENLARGED UNIT PLANS
E401	RISER DIAGRAM
E402	PANEL SCHEDULES
E501	MOUNTING HEIGHT DETAILS
E502	DETAILS
E601	LIGHT SCHEDULE AND DETAILS
E801	FIRE ALARM DETAILS



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

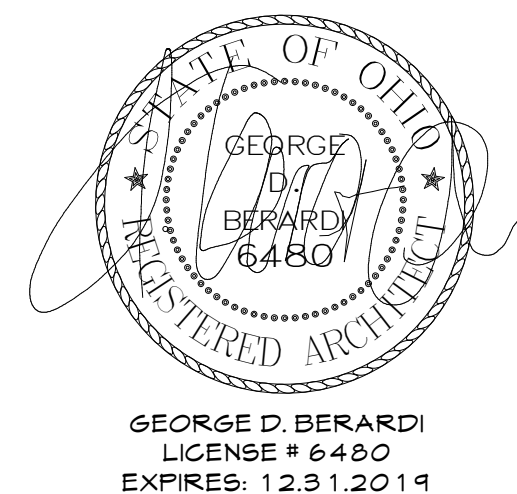
DATE: 06/21/2018

PROJECT #: 17192

Description Date

COVER SHEET

G000



National Church Residences

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE DAYTON, OHIO

© 2018 BY: BERARDI + PARTNERS, INC. ARCHITECTS & ENGINEERS ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE: ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL. THEIR ENTIRETY THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER.

3. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT/DRAWING AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRICAL, MECHANICAL AND PLUMBING) ARE NOT PERMITTED TO MAKE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. THE USER KNOWS AND AGREES TO DEFEND INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAGRAPHIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. THE DRAWINGS SHALL NOT BE SCALE EXACT. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED IN THESE DOCUMENTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

GENERAL NOTES

THROUGH-PENETRATION SYSTEM AND FIRESTOPPING REQUIREMENTS:

1. WHERE ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER SYSTEMS DEVICES PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLIES, WALLS AND NON-RATED FLOOR/CEILING ASSEMBLIES COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. PROVIDE THROUGH PENETRATION SYSTEMS, ANNULAR SPACE PROTECTION AND FIRE STOPPING AS REQUIRED BY THE APPLICABLE CODES. THROUGH PENETRATION SYSTEMS USED MAY BE SELECTED BY THE INSTALLER, BUT IN ALL CASES THE THROUGH-PENETRATION SYSTEM SHALL BE AN APPROVED SYSTEM AS LISTED IN THE LATEST UNDERWRITERS LABORATORIES INC. FIRE RESISTANCE VOLUME II DIRECTORY.

2. INSTALLATION OF THROUGH-PENETRATION SYSTEMS AND ANNULAR SPACE PROTECTION SHALL BE PERFORMED BY A QUALIFIED SUB-CONTRACTOR WHO HAS SUCCESSFULLY INSTALLED THESE SYSTEMS/ DEVICES ON PROJECTS OF SIMILAR SIZE AND WHO HAS FULL KNOWLEDGE OF THE APPLICABLE CODE REQUIREMENTS AND COMPLETE UNDERSTANDING AND KNOWLEDGE IN SELECTING THE CORRECT THROUGH-PENETRATION SYSTEM AND ANNULAR SPACE PROTECTION MATERIAL FOR THE CONDITIONS SPECIFIC TO THE PROJECT.

3. THROUGH-PENETRATION SYSTEMS: WHERE CABLES, CABLE TRAYS, CONDUITS, TUBES OR PIPES PENETRATE A FLOOR ASSEMBLY, THE PENETRATION SHALL BE PROTECTED WITH AN APPROVED THROUGH-PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E 814. THE POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF THE TEST ASSEMBLY SHALL NOT BE LESS THAN 0.01 INCH WATER GAGE (2.5 PSI). THE SYSTEM SHALL HAVE AN "R" RATING AND A "T" RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATINGS OF THE ASSEMBLY BEING PENETRATED.

4. ALL PENETRATIONS THROUGH A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, SHALL COMPLY WITH PARAGRAPHS 5, 6, 7, 8, 9 AND 10 BELOW.

5. EXCEPT WHERE PERMITTED BY PARAGRAPHS 6, 7 AND 8, PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATION CONDUITS, PIPES AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ASTM E 114 RATED ASSEMBLY. IN THE CASE OF CEILINGS WHICH ARE AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED ASTM E 114 RATED ASSEMBLY OR SHALL NOT EXCEED AN AGGREGATE AREA OF 100 SQUARE INCHES (0.065 M²) OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.

EXCEPTION: OUTLET BOXES AND FITTINGS ARE PERMITTED PROVIDED THAT SUCH DEVICES ARE LISTED FOR USE IN FIRE-RESISTANCE RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE LISTINGS.

6. NONCOMBUSTIBLE PENETRATIONS:

A. PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED.

B. PENETRATIONS BY NONCOMBUSTIBLE CONDUIT, PIPE AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT MORE THAN TWO STORIES ARE PERMITTED PROVIDED THAT THE AGGREGATE AREA OF THE PENETRATING ITEMS SHALL NOT EXCEED 1 SQUARE FOOT (0.09 M²) ANY 100 SQUARE FEET (9.29 M²) OF FLOOR AREA.

C. IN ALL CASES, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13. RATED ASSEMBLY.

7. AIR DUCTS:

A. PENETRATIONS BY AN AIR DUCT THROUGH A FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED WHERE AN APPROVED FIRE DAMPER IS INSTALLED IN THE FLOOR LINE.

B. WHERE A NONCOMBUSTIBLE AIR PRODUCT PENETRATES A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, AN APPROVED CEILING DAMPER SHALL BE INSTALLED AT THE CEILING LINE EXCEPT WHERE FIRE TESTS SHOW THAT THE INTEGRITY OF THE FIRE-RESISTANCE RATED ASSEMBLY IS MAINTAINED WITHOUT A CEILING DAMPER. CEILING DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS LISTED IN A FIRE-RESISTANCE RATED DESIGN OR SHALL BE LABELED TO FUNCTION AS A HEAT BARRIER FOR AIR HANDLING OUTLET/INLET PENETRATIONS IN THE CEILING OF A FIRE-RESISTANCE RATED ASSEMBLY.

8. CEILING PENETRATIONS: OPENINGS TO ACCOMMODATE NONCOMBUSTIBLE CONDUITS, PIPES, TUBES OR ELECTRICAL OUTLETS IN A CEILING MEMBRANE WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR ASSEMBLY, SHALL BE FIRE STOPPED WITH NONCOMBUSTIBLE MATERIALS OR THE ANNULAR SPACE AROUND THE PENETRATING ELEMENT SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13 OR WITH A THROUGH-PENETRATION SYSTEM IN ACCORDANCE WITH PARAGRAPHS 3 AND 4.

9. NON FIRE-RESISTANCE RATED ASSEMBLIES: PENETRATIONS OF FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL CONFORM TO PARAGRAPHS 11, 12 AND 13. ALL PENETRATIONS THROUGH THE CEILING MEMBRANE OF A ROOF ASSEMBLY WITH A REQUIRED FIRE-RESISTANCE RATING SHALL BE FIRE STOPPED WITH NONCOMBUSTIBLE MATERIALS.

10. NONCOMBUSTIBLE PENETRATIONS: PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACES BETWEEN THE PENETRATING ITEM AND THE FLOOR IS FIRE STOPPED WITH NONCOMBUSTIBLE MATERIALS.

11. AIR DUCTS: PENETRATIONS BY NONCOMBUSTIBLE AIR DUCTS THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT AN APPROVED FIRE DAMPER IS INSTALLED AT EACH FLOOR LINE OR THE AIR DUCT IS CONTAINED IN A RATED SHAFT.

12. NONCOMBUSTIBLE OR COMBUSTIBLE PENETRATIONS: PENETRATIONS BY VENTS, CHIMNEYS, CABLES, WIRES, AIR DUCTS, CONDUITS, PIPES AND TUBES THROUGH UNPROTECTED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACE IS FIRE STOPPED WITH NONCOMBUSTIBLE MATERIALS.

13. ANNULAR SPACE PROTECTION: THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE RATED ASSEMBLY BEING PENETRATED SHALL BE PROTECTED AS FOLLOWS:

A. MATERIAL: THE MATERIAL USED TO FIT THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO THE TIME-TEMPERATURE FIRE CONDITIONS OF ASTM E 114 UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER COLUMN (2.5 PSI) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY PENETRATED.

B. SLEEVES: WHERE SLEEVES ARE USED, THE SLEEVES SHALL BE NONCOMBUSTIBLE AND SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. ALL SPACE BETWEEN THE ITEM CONTAINED IN THE SLEEVE AND THE SLEEVE ITSELF AND ANY SPACE BETWEEN THE SLEEVE AND THE ASSEMBLY PENETRATED SHALL BE FILLED WITH A MATERIAL THAT COMPLIES WITH PARAGRAPH 13A.

C. INSTALLATION: INSULATION AND COVERINGS ON THE PENETRATING ITEM SHALL NOT PASS THROUGH THE ASSEMBLY UNLESS THESE MATERIALS MAINTAIN THE REQUIRED FIRE-RESISTANCE RATINGS OF THE ASSEMBLY.

CABINETS/NOTES:

1. CABINET AND COUNTERTOP SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS PRIOR TO ANY INSTALLATION. THIS SHALL INCLUDE COORDINATION WITH ANY PLUMBING FIXTURES, ELECTRICAL SYSTEMS, ETC. ENSURING THE CLEARANCES AND INSTALLATION REQUIREMENTS RECOMMENDED BY FIXTURE MANUFACTURERS ARE FOLLOWED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

2. SINK/ SHOP DRAWINGS TO THE ARCHITECT FOR REQUIRED CABINETS AND COUNTERTOPS FOLLOWING MEASURING FIELD MEASUREMENTS. SUCH DRAWINGS SHALL REFLECT FIELD MEASUREMENTS.

3. CABINET SUBCONTRACTOR SHALL SUBMIT EVIDENCE OF COMPLIANCE FOR THE LABEL CERTIFICATION FROM AN ACCEPTABLE TESTING AGENCY CERTIFYING TO ANSI A161.6. CABINETS WILL BE SHIPPED BEARING THE NKCA LABEL.

4. PROVIDE SCRIBE MOULDING AND/OR CAULKING AS APPLICABLE AT COUNTERTOPS, ENDS AND WALL JOINTS, AND AT CABINET ENDS AND WALL JOINTS.

5. PROVIDE BLOCKING WHERE CABINETS OR COUNTERTOPS INTERSECT WALL. COORDINATE BLOCKING WITH CABINET MANUFACTURER'S REQUIREMENTS.

6. COORDINATE HARDWARE REQUIREMENTS WITH CABINET MANUFACTURER TO ENSURE ADEQUATE CLEARANCES AND OPERATION OF DRAWERS, CABINET DOORS, ETC.

7. PROVIDE SCRIBE MOULDING AND/OR FILLER STRIPS WHERE REQUIRED.

8. JUNT KITCHENS - CABINETS: BASE CABINETS TO BE PROVIDED WITH ROLL-OUT SHELVES, SINK BASE TO BE REMOVABLE AS REQUIRED BY ADA WITH DRAIN AND WATER PIPES PROTECTED TO AVOID BURNS AND BUMPS.

GENERAL NOTES:

1. PRIOR TO SUBMITTING A BID, ALL SUBCONTRACTORS SHALL VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPARE & CONFIRM THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIREMENTS & ALL REGULATORY AGENCY REQUIREMENTS APPLICABLE FOR COMPLETION OF THE PROPOSED WORK. IF VARIATIONS OR DISCREPANCIES ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

2. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE DEVELOPER AND TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULATIONS, INCLUDING HEALTH AND SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.

4. PRIOR TO COMMENCEMENT OF ANY WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED BY EACH SUBCONTRACTOR, AND ALL APPLICABLE FEES SHALL BE PAID BY THE SUBCONTRACTOR.

5. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT.

6. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO INSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, SUYS OR TIE DOWNS WHICH MIGHT BE NECESSARY. FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND FOR INSTALLING ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF SANITARIUM, MECHANICAL AND ELECTRICAL SYSTEMS, MECHANICAL AND ELECTRICAL SUB-COLLS WITHIN SUCH DWELLINGS DURING THE BID PROCESS. ANY ADDITIONAL COSTS RELATED TO VARIATIONS IN THE MECHANICAL AND ELECTRICAL REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.

9. SPECIFICATIONS (THE PROJECT MANUAL) ARE A PART OF THE CONTRACT DOCUMENTS. INFORMATION CONTAINED IN THE SPECIFICATIONS MAY NOT NECESSARILY BE CONTAINED AS PART OF THE DRAWINGS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE THAT THEIR PROJECT COSTS INCLUDE ALL MATERIALS, LABOR AND OTHER PROCESSES REQUIRED TO COMPLETE ALL CATEGORIES OF THE WORK INDICATED BY ALL OF THE CONTRACT DOCUMENTS OR THAT WORK WHICH MAY OTHERWISE BE IMPLIED FOR THE TOTAL COMPLETION OF THE PROJECT. FOR OTHER REQUIREMENTS, REFER TO THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, PARTICULARLY PARAGRAPH 1.11.1.

10. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH GENERAL NOTES, THE SPECIFICATIONS OR MORE THAN ONE OF THEM, THE STRICTEST PROVISION FOR BIDDING PURPOSES SHALL GOVERN. FOLLOWING BID AWARD THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR CLARIFICATION REGARDING THE NOTED DISCREPANCY.

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

THE FAIR HOUSING ACT PROVIDES THAT FOR BUILDINGS WITH FIRST OCCUPANCY AFTER MARCH 13TH, 1941, IT IS UNLAWFUL DISCRIMINATION TO FAIL TO DESIGN AND CONSTRUCT COVERED MULTI-FAMILY DWELLING UNITS SO THAT:

- 1. PUBLIC USE AND COMMON USE PORTIONS OF THE DWELLINGS ARE READILY ACCESSIBLE TO AND USABLE BY PERSONS WITH HANDICAPS;
2. ALL DOORS WITHIN SUCH DWELLINGS WHICH ARE DESIGNED TO ALLOW PASSAGE INTO AND WITHIN THE PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY PERSONS IN WHEELCHAIRS; AND
3. ALL PREMISES WITHIN SUCH DWELLINGS CONTAIN THE FOLLOWING FEATURES OF ADAPTIVE DESIGN:
4. AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING;
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS;
6. REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS; AND
7. USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANUEVER ABOUT THE SPACE.

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

ACCESSIBILITY GENERAL NOTES:

1. THE ACCESSIBILITY OF THIS PROJECT IS GOVERNED BY CHAPTER 111 OF THE OBC AS WELL AS ADDITIONAL REQUIREMENTS OF ENTERPRISE GREEN COMMUNITIES AND THE OHIO HOUSING FINANCE AGENCY.

DWELLING UNITS SHALL STRICTLY ADHERE TO ICGA 111.1 CHAPTER 10 AND REQUIREMENTS OF FAIR HOUSING ACT GUIDELINES 1941.

COMMON SPACES AND FEATURES SHALL STRICTLY ADHERE TO ICGA 111.1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BUILD TO THESE CODES, WHERE THERE IS A CONFLICT BETWEEN WHAT IS IN THESE DOCUMENTS AND THE GOVERNING CODE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

17. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE WORKING UNDERSTANDINGS OF THESE CODES, AND TO ENSURE THE SAME OF ALL SUBCONTRACTORS.

2. KITCHEN WORK COUNTERS SHALL BE OPEN UNDER SINKS, SINKS TO HAVE SINGLE LEVER FAUCET.

3. RANGES SHALL BE EQUIPPED WITH FRONT MOUNTED CONTROLS.

4. SHELVES IN CLOSETS SHALL BE ADJUSTABLE FROM 48" TO 66" HIGH.

5. PROVIDE TWO VISION HOLES AT ENTRANCE DOORS MOUNTED AT 44" A.F.F. AND 60" A.F.F.

6. PROVIDE SEPARATE SWITCHES ACCESSIBLE TO HANDICAP/WHEELCHAIR TENANT FOR RANGE HOOD/LIGHT AND DISPOSAL.

7. ALL DOOR HARDWARE SHALL BE LEVER TYPE.

8. CARPET SHALL BE DIRECT GLUE DOWN. IF INSTALLED WITH PAD, COMBINED CARPET AND PAD HEIGHT SHALL NOT EXCEED 1/2".

GENERAL CONSTRUCTION NOTES:

1. DRAWINGS SHALL NOT BE SCALED. ALL QUESTIONS WITH RESPECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT FOR MAKING INTERPRETATIONS ON ALL ITEMS OF DISCREPANCY OR OF AN AMBIGUOUS NATURE.

2. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF SHEATHING DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD.

3. ALL BEARING WALLS ARE AS INDICATED ON THE STRUCTURAL DRAWINGS.

4. INSULATION ON WALLS BETWEEN UNITS PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.

5. INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS.

6. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS. INSULATION FACING IS IN CONTACT WITH A WALL OR CEILING.

7. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.

8. BLOCKING: PROVIDE SOLID BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, ROOFS AND ACCESSORIES.

9. PROVIDE MOOD BLOCKING IN ALL STANDARD AND HANDICAP DESIGNATED BATHROOMS OF ONE STORY LIVING UNITS FOR INSTALLATION OF FUTURE AND CURRENT GRAB BARS.

dimensional tolerance:

DIMENSIONS NOTED WITHIN THIS DOCUMENT ARE SUBJECT TO THE ACCEPTED INDUSTRY TOLERANCES FOR EACH TRADE. HOWEVER, THE FOLLOWING TOLERANCES SHALL BE RESPECTED WHERE THE CENTERLINE OF A FEATURE IS DIMENSIONED OR WHERE A DIMENSION IS SPECIFICALLY NOTED (E.G. 15").

Table with 2 columns: Dimension and Tolerance. Rows include: 6" OR LESS: +/-1/32", 1" TO 30": +/-1/16", 3" TO 35": +/-1/8", 56" TO 80": +/-3/16", 8" TO 100": +/-1/4".

IN INSTANCES WHERE A DIMENSIONAL RANGE IS PROVIDED (E.G. 35"-56") OR MAXIMUM (MAX) AND MINIMUM (MIN) DIMENSIONS ARE INDICATED, THE TOLERANCE IS INHERENT IN THE RANGE PROVIDED. ANY CONSTRUCTION VARIANCES BEYOND THIS RANGE WILL NOT BE ACCEPTED. THESE TOLERANCES WILL BE STRICTLY ENFORCED FOR ALL SPACES AND/OR DWELLING UNITS WHERE THE REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES GOVERN THE DIMENSIONS.

HATCH LEGEND

Table with 2 columns: Material and Abbreviation. Rows include: BLOCKING, ROUGH CARPENTRY, BRICK, ALUMINUM, WOOD, STONE, STEEL, SAND/GROUT/MORTAR, RIGID INSULATION, FLYWOOD, GYPSUM PLASTER, GRAVEL, EARTH, CONCRETE, FINISHED WOOD, STRUCTURAL STEEL, UNDISTURBED EARTH, DISTURBED EARTH, BATT INSULATION.

ACCESSORY LOCATION TABLE

Table with 4 columns: ITEM, ANSI TYPE 'A', ANSI TYPE 'B', NOTES. Rows include: COAT CLOSET SHELVING, BEDROOM CLOSET SHELVING, DOUBLE CLOSET SHELVING, LINEN SHELVING, TONEL BARS, SHOWER RODS, TOILET PAPER HOLDER, TOILET GRAB BARS, TUB / SHOWER GRAB BARS, SHOWER HEADS, SHOWER SEATS, ROBE HOOKS, BATHROOM MIRROR, MEDICINE CABINET, DIRECTIONAL AND ROOM SIGNAGE, SINKS.

MISCELLANEOUS HANDICAP CLEARANCES: KNEE SPACE BELOW COUNTERS, SINKS ETC.: MAXIMUM FORWARD HAND REACH HEIGHT: MAXIMUM SIDE HAND REACH HEIGHT: 30" WIDE, 1 1/4" DEEP, 2 1/2" HIGH AND 48" MAX. LOW 15" MAX. HIGH 54" MAX. LOW 4" MAX.

SYMBOLS

Diagrammatic symbols for: LOCATER, AREA TAG, ROOM TAG, BUILDING/WALL SECTION LOCATER, CEILING TYPE, CEILING HEIGHT, DIMENSION LINES, ELEVATION LOCATER, MATERIAL ABBREVIATION, PARTITION TYPE NUMBER - WALL/FLOOR, SPOT ELEVATION INDICATOR, AREA NAME, ROOM NAME, AREA, AREA/ROOM NUMBER, CENTERLINE INDICATOR, COLUMN LINE, PULL CLEARANCE REQUIRED - DOOR, DOOR NUMBER, DOOR NUMBER, KEYNOTE INDICATOR, LEVEL NAME, LEVEL INDICATOR, NORTH DIRECTION INDICATOR, REVISION NUMBER, NORTH DIRECTION INDICATOR, WINDOW NUMBER, WINDOW TYPE INDICATOR.

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

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Rows include: Ø DIAMETER, AFF ABOVE FINISHED FLOOR, ACQUIS ACQUISITABLE, ADJ ADJUSTABLE, AHL AIR HANDLING UNIT, ALN ALTERNATE, ALUM ALUMINUM, ANCH ANCHOR BOLT, BRG BRASS, BDRM BEDROOM, BLK BLOCK, BLKS BLOCKINGS, B/C/B BACK OF CURB, BD BOARD, BOT BOTTOM, B/O BOTTOM OF, BLDG BUILDING, C/B CATCH BASIN, CLS CEILING, COL COLUMN, C/O CLEAN OUT, C/P COLD WATER, C/S CROSS SQUARE FEET, CONC CONCRETE, CONG CONCRETE, CONG CONCRETE MASONRY UNIT, CONT CONTINUOUS, C/J CONTROL JOINT, COORD COORDINATE, C/MF CORRUGATED METAL PIPE, C/S COULDS SQUARE FEET PER WHITE, DET DETAIL, DIA DIAMETER, DIV DIVISION, DR DOOR, DBL DOUBLE, DN DOWN, CLS CLASS, DRN DRAIN, DNG DRAINING, E/W EACH WAY, E/C/E ELECTRIC WATER COOLER, ELEV ELEVATION, EQUIP EQUIPMENT, EXIST EXISTING, FE FIRE EXTINGUISHER, FIRE EXTINGUISHER CABINET, FLOR FLOOR, FLR FLOOR, F/D FLOOR DRAIN, FT FOOT, G/S GROUND FAULT INTERRUPTER, G/SF GROSS SQUARE FEET, G/SB GROSS SQUARE BOARD, HG HANDICAP, HT HEIGHT, HPS HIGH PRESSURE SODIUM, HM HOLLOW METAL, HORIZ HORIZONTAL, INSUL INSULATION, INTER INTERIOR, INV INVERT, JT JOINT, LAM LAMINATE, LVL LAMINATED VENEER LUMBER, LT LIGHT, LF LONG LEG VERTICAL, LLL LONG LEG HORIZONTAL, MH MANHOLE, MFR MANUFACTURER, M/O MASONRY OPENING, MAX MAXIMUM, MECH MECHANICAL, MIN MINIMUM, MNT MOUNTED, NSF NET SQUARE FEET, N/C NOT IN CONTRACT, N/B NOT TO SCALE, NO NUMBER, O/C OFF CENTER, OPN OPENING, OPP OPPOSITE, OSB ORIENTED STRAND BOARD, FR FAIR, P/SF PER SQUARE FOOT, P/L PLATE OR PROPERTY LINE, P/LAM PLASTIC LAMINATE, PLYND PLYWOOD, PRES PRESERVATIVE TREATED, RAD RADIUS, REQD REQUIRED, RENF REINFORCING, R/B RIGID AND SHELF, R/D ROOF DRAIN, SCHED SCHEDULE, SHT SHEET, SIM SIMILAR, SPEC/S SPECIFICATIONS, SQ SQUARE FEET, SS STAINLESS STEEL, STD STANDARD, STL STEEL, THK THICK, T/G TONGUE & GROOVE, T/O TOP OF, TYP TYPICAL, UNO UNLESS NOTED OTHERWISE, V/B VAPOR BARRIER, VERT VERTICAL, VT VINYL TILE, W/ WITH, W/O WITHOUT.

PROGRESS SET

DATE: 06/21/2018 PROJECT #: 17192

Description Date

ABBREVIATIONS, SYMBOLS & NOTES

G001

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

NEW WALL TYPE ASSEMBLIES

WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W1		<p>A. 2x6 WOOD STUDS 16' O.C. MAX. WITH CORRESPONDING TOP AND BOTTOM PLATES. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACINGS MAXIMUMS AND STUD THICKNESS.</p> <p>B. 5/8\"/></p>	<p>RATING: 1 HR UL U356</p> <p>STC: N/A</p>
W2		<p>A. 2x4 OR 2x6 WOOD STUDS 16' O.C. MAX. W/ FIRESTOPPING AND LATERAL BRACING @ MID-HEIGHT. SEE PLANS FOR LOCATIONS OF STUD THICKNESS.</p> <p>B. 5/8\"/></p>	<p>RATING: 1 HR UL U305</p> <p>STC: 46</p>
W3		<p>A. 2x6 WOOD STUDS @ 16' O.C. MAX. W/ FIRESTOPPING AND MID-HEIGHT LATERAL BRACING. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACINGS AND STUD THICKNESS.</p> <p>B. 1/2\"/></p>	<p>RATING: 1 HR UL U311</p> <p>STC: 52</p>
W4		<p>A. 2x WOOD STUDS 16' O.C. MAX. SEE PLANS FOR LOCATIONS OF STUD THICKNESS.</p> <p>B. 5/8\"/></p>	<p>RATING: 0 HR</p> <p>STC: N/A</p>

ROOF, WALL, AND FLOOR ASSEMBLY GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL HAVE ON SITE COPIES OF THE FOLLOWING MANUALS FOR THE VARIOUS SUBCONTRACTORS AND INSTALLERS REVIEW FOR COMPLETE DESCRIPTIONS OF ALL FIRE RATED ASSEMBLIES: UNDERWRITERS LABORATORIES INC. DIRECTORY OF FIRE RESISTANCE - VOL. 1 (CURRENT EDITION); GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION).
- THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
- ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
- SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
- ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATINGS.
- REFER TO SHEET A001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
- FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
- FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
- WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
- PER OBC 114.2.1: STRUCTURAL MEMBERS SUPPORTING MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF TO BE INDIVIDUALLY PROTECTED WITH UL FIRE RATED ASSEMBLY / FIRE PROOFING.
- SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND GAUGES OF STRUCTURAL METAL STUDS AND JOISTS.
- SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITERS LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.

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

SEE DETAIL A/A002b FOR NON-RATED TO RATED WALL ASSEMBLY DETAIL

EXISTING WALL TYPE ASSEMBLIES

-INFORMATION FROM PROVIDED 1998 CONSTRUCTION DOCUMENTS
-CONTRACTOR TO INFORM ARCHITECT OF ANY VARIATION FROM ASSUMED EXISTING CONDITION

WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W1 W1A		<p>A. 2x4 WOOD STUDS 16' O.C.</p> <p>B. 1/2\"/></p>	<p>RATING: 0 HR UL</p> <p>STC: N/A</p>
W2		<p>A. 2x4 OR 2x6 WOOD STUDS 16' O.C.</p> <p>B. 1/2\"/></p>	<p>RATING: 0 HR UL</p> <p>STC: N/A</p>
W3		<p>A. 2x4 WOOD STUDS @ 16' O.C.</p> <p>B. 5/8\"/></p>	<p>RATING: 1 HR UL U305</p> <p>STC: N/A</p>
W4		<p>A. 2x4 WOOD STUDS @ 16' O.C.</p> <p>B. 1/2\"/></p>	<p>RATING: 1/2 HR UL U305</p> <p>STC: N/A</p>
W5		<p>A. 2x4 WOOD STUDS @ 16' O.C.</p> <p>B. 1/2\"/></p>	<p>RATING: 0 HR UL</p> <p>STC: N/A</p>
W6		<p>A. 2x4 WOOD STUDS @ 16' O.C.</p> <p>B. 1/2\"/></p>	<p>RATING: 1 HR UL U418</p> <p>STC: N/A</p>
W7		<p>A. 2x4 WOOD STUDS @ 16' O.C.</p> <p>B. 1/2\"/></p>	<p>RATING: 2 HR UL U905</p> <p>STC: N/A</p>
W7		<p>A. 2x4 WOOD STUDS @ 16' O.C.</p> <p>B. 1/2\"/></p>	<p>RATING: 2 HR UL U905</p> <p>STC: N/A</p>

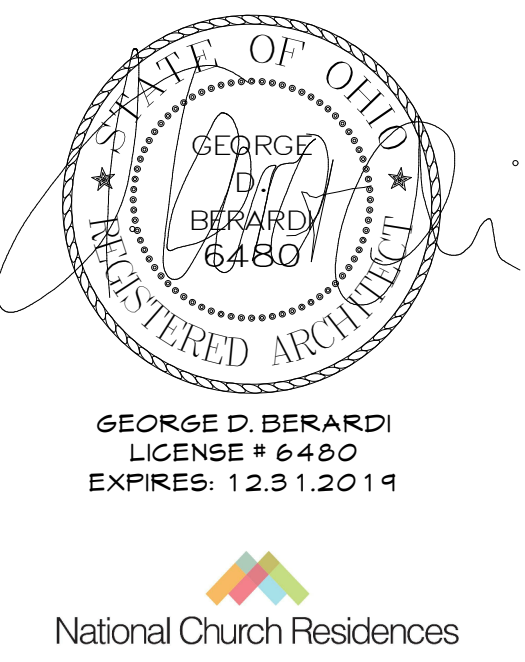
FLOOR TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
F1		<p>A. 2x10 WOOD JOISTS - 16' O.C. MAX. FIRESTOPPED, 1x3 BRIDGING.</p> <p>B. 3/4\"/></p>	<p>RATING: 2 HR UL L505</p> <p>STC: N/A</p>
R1		<p>A. 2x WOOD JOISTS - SEE STRUCTURAL DRAWINGS.</p> <p>B. 3/4\"/></p>	<p>RATING: UL</p> <p>STC: IIC:</p>

ROOF, WALL, AND FLOOR ASSEMBLY GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL HAVE ON SITE COPIES OF THE FOLLOWING MANUALS FOR THE VARIOUS SUBCONTRACTORS AND INSTALLERS REVIEW FOR COMPLETE DESCRIPTIONS OF ALL FIRE RATED ASSEMBLIES: UNDERWRITERS LABORATORIES INC. DIRECTORY OF FIRE RESISTANCE - VOL. 1 (CURRENT EDITION); GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION).
- THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
- ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
- SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
- ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATINGS.
- REFER TO SHEET A001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
- FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
- FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
- WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
- PER OBC 114.2.1: STRUCTURAL MEMBERS SUPPORTING MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF TO BE INDIVIDUALLY PROTECTED WITH UL FIRE RATED ASSEMBLY / FIRE PROOFING.
- SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND GAUGES OF STRUCTURAL METAL STUDS AND JOISTS.
- SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITERS LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.

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

SEE DETAIL A/G002.a FOR NON-RATED TO RATED WALL ASSEMBLY DETAIL



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO
© 2018 BY:
BERARDI PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description Date

CONSTRUCTION TYPE DETAILS

G003

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

C:\Users\mr1ebesell\Documents\17-11192-HOOVER_CENTRAL_mri1ebesell.rvt

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

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

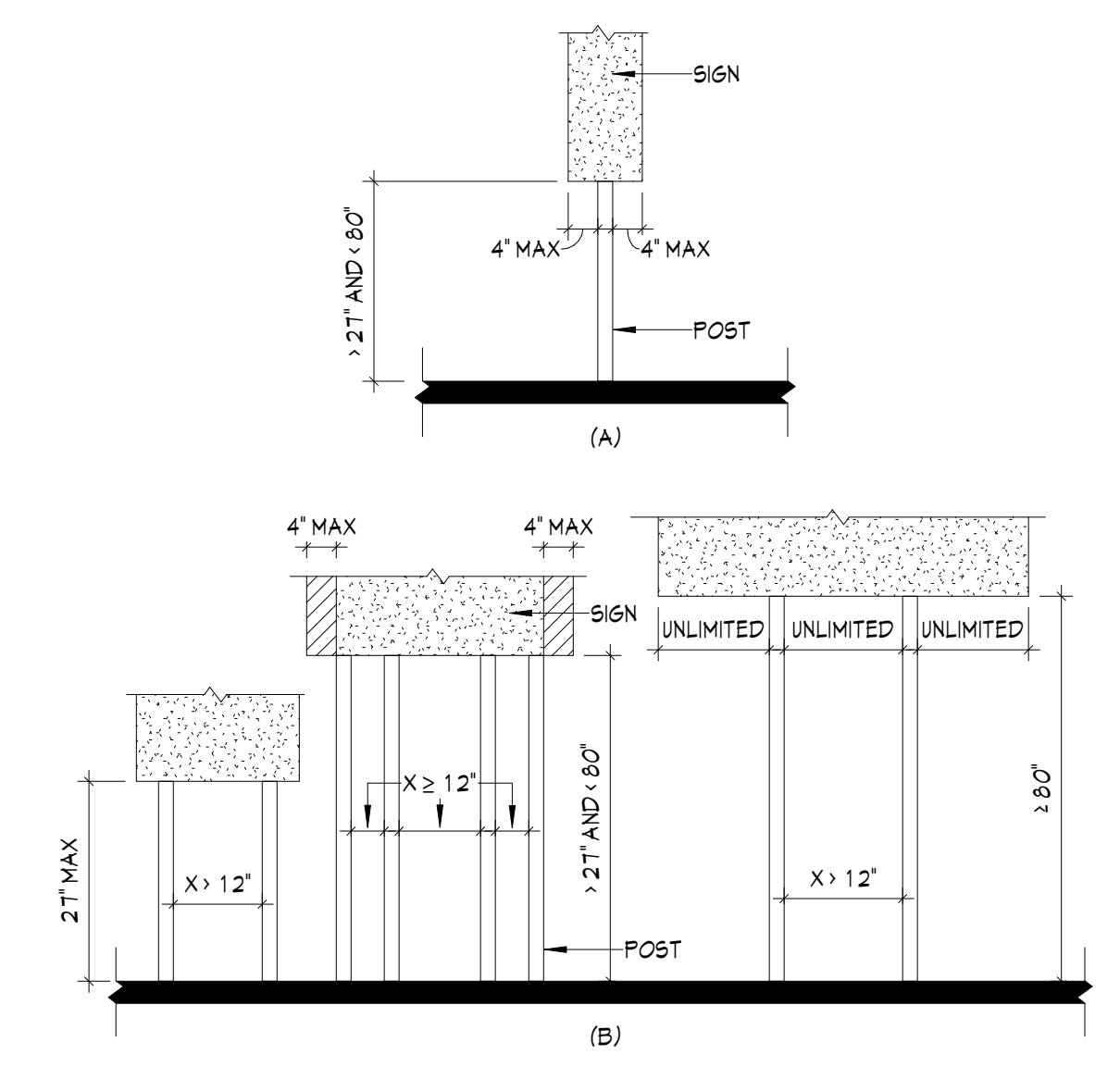
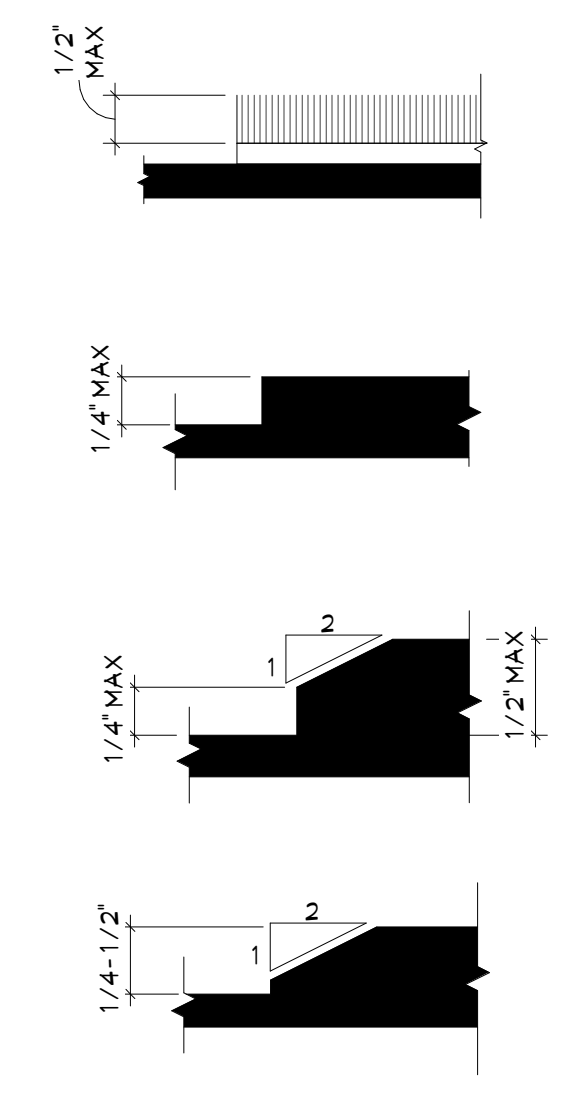
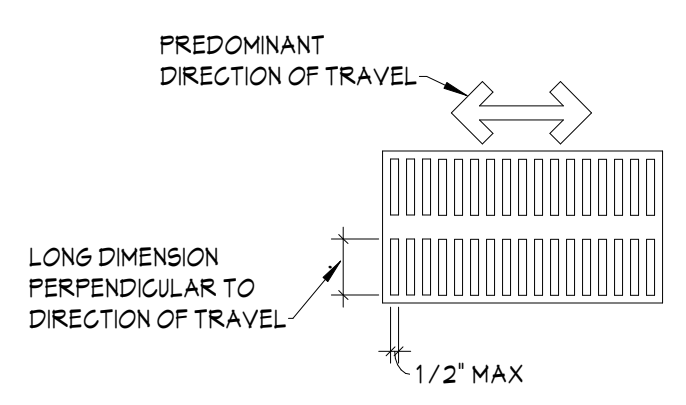
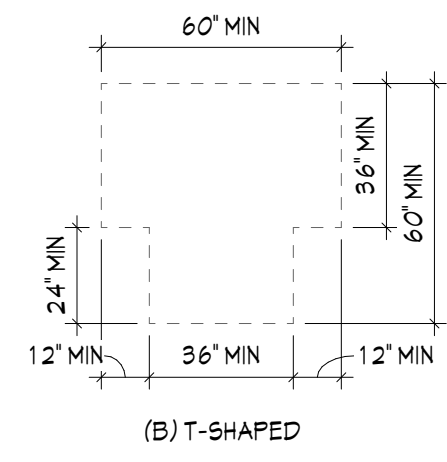
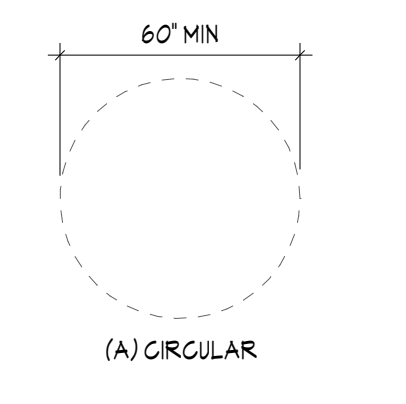
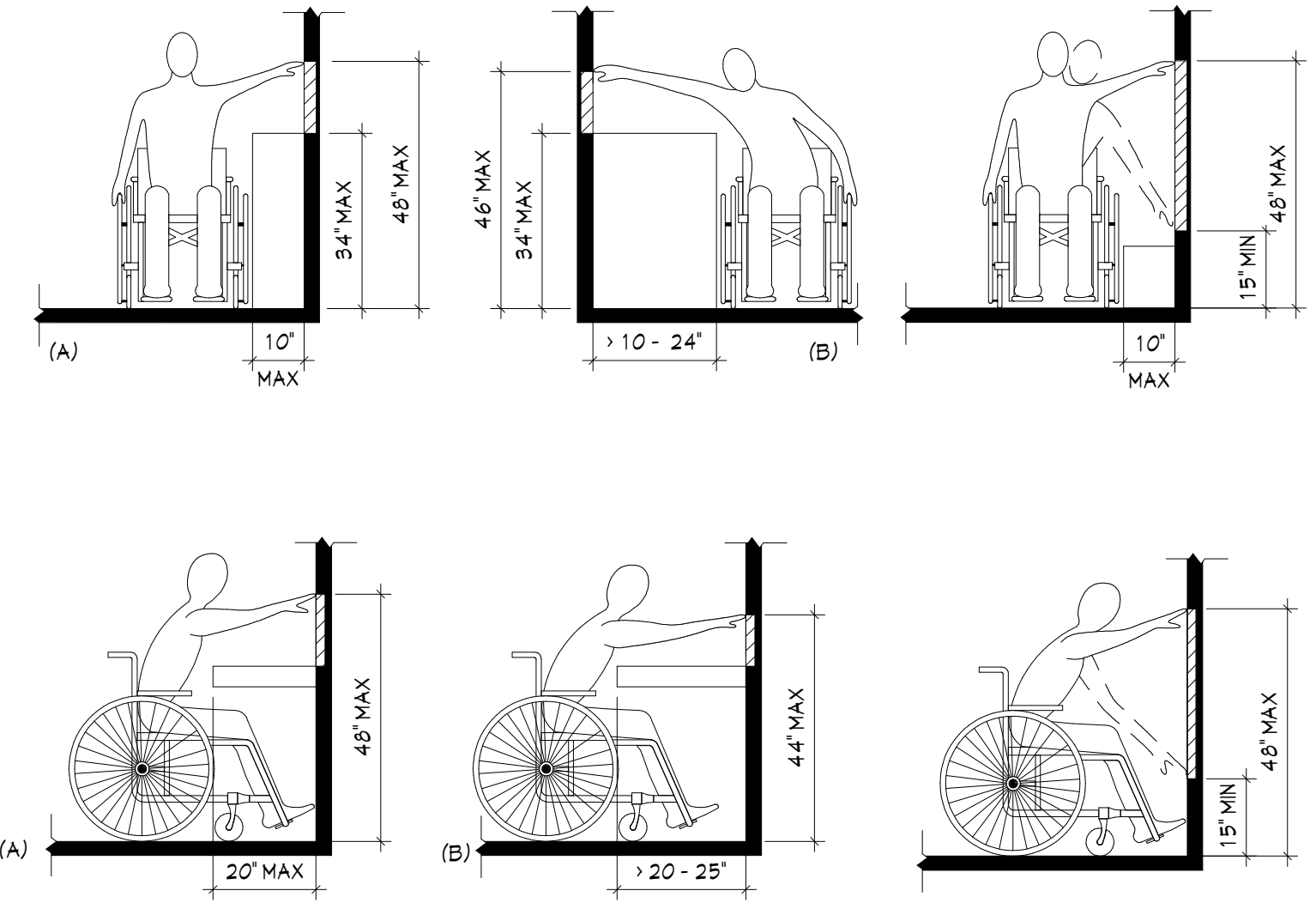
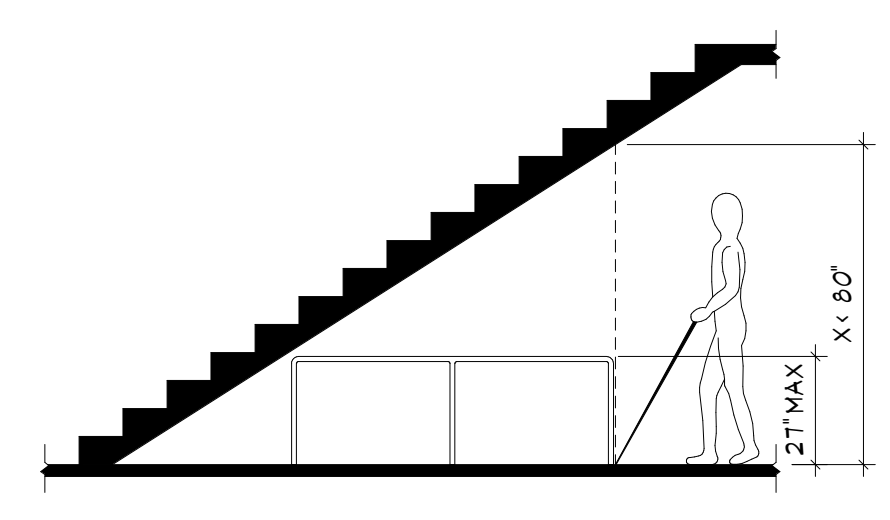
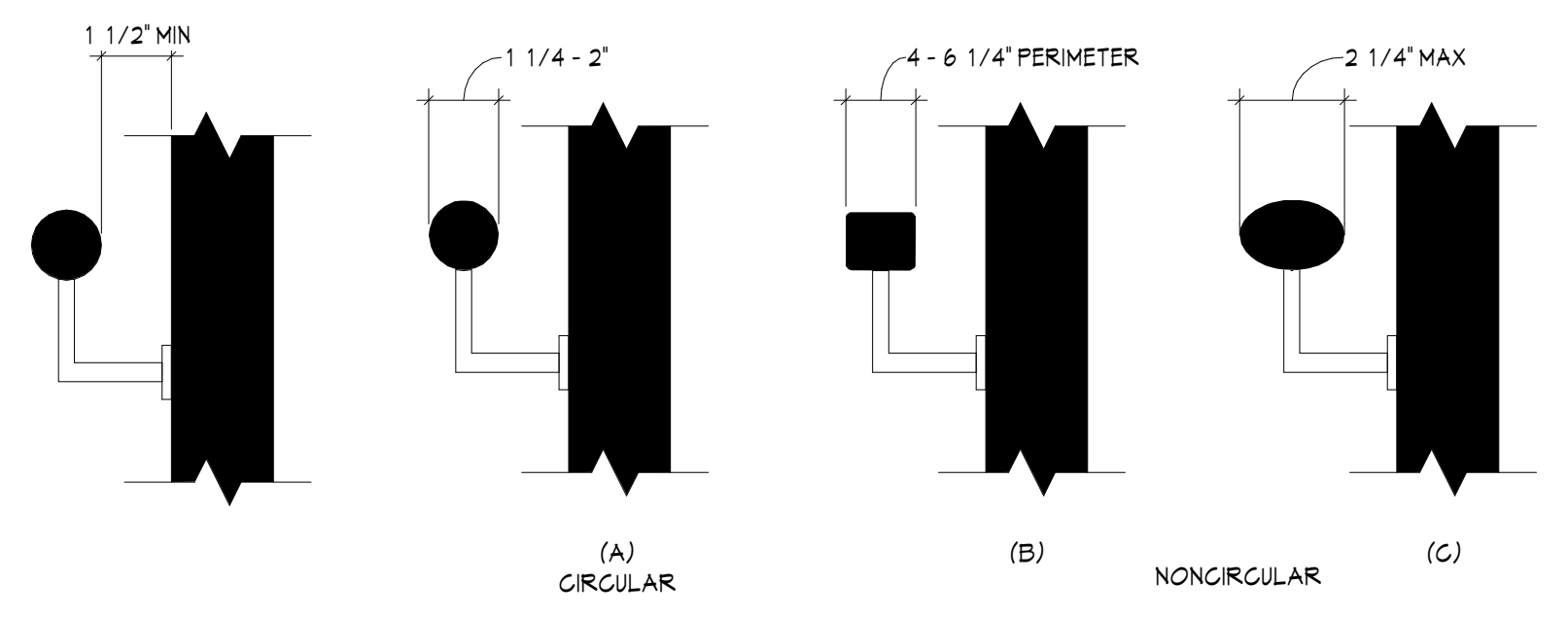
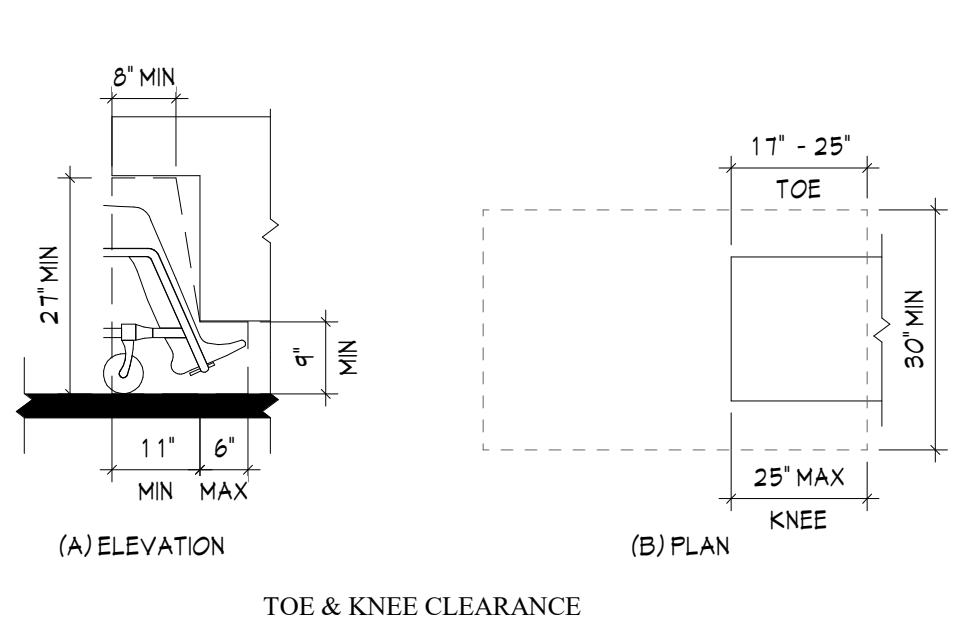
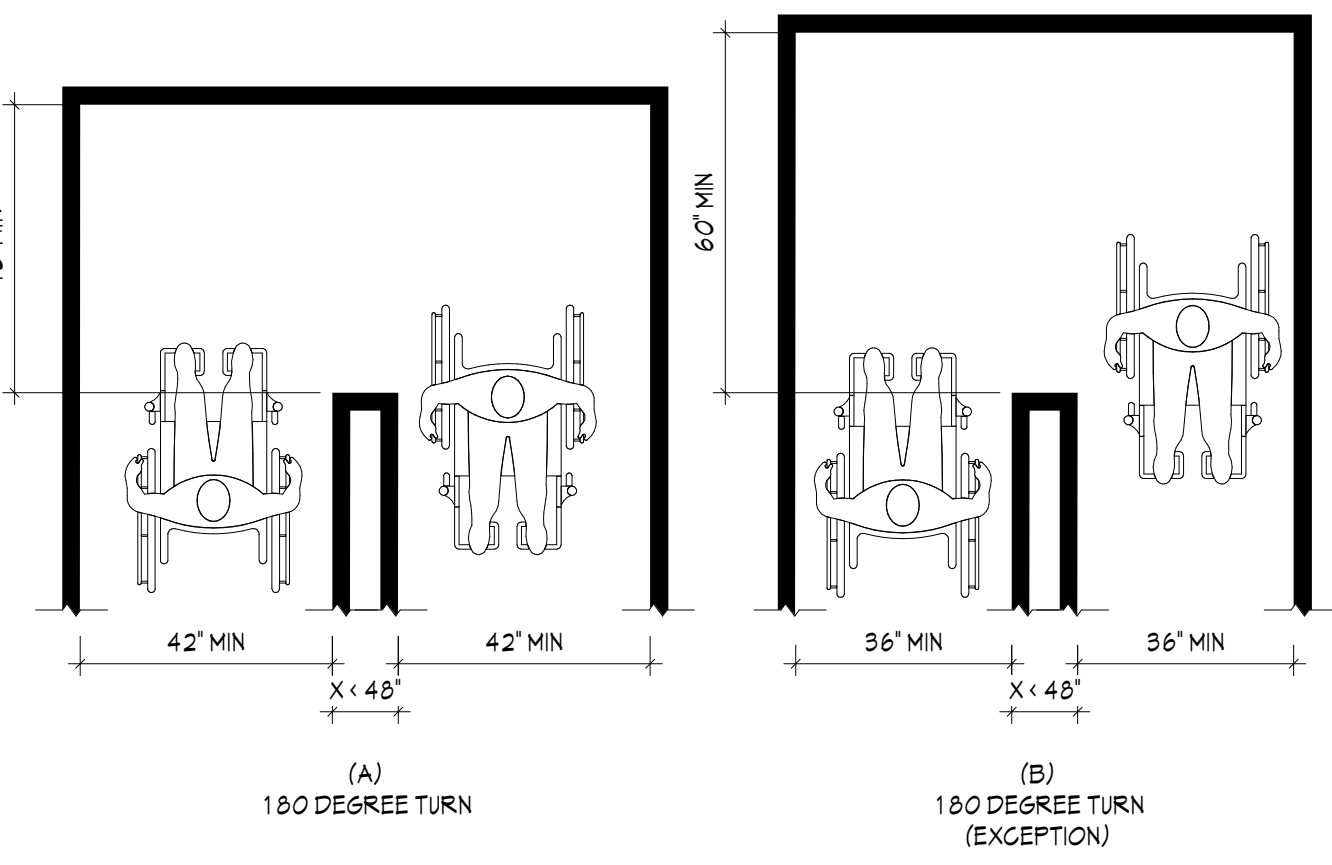
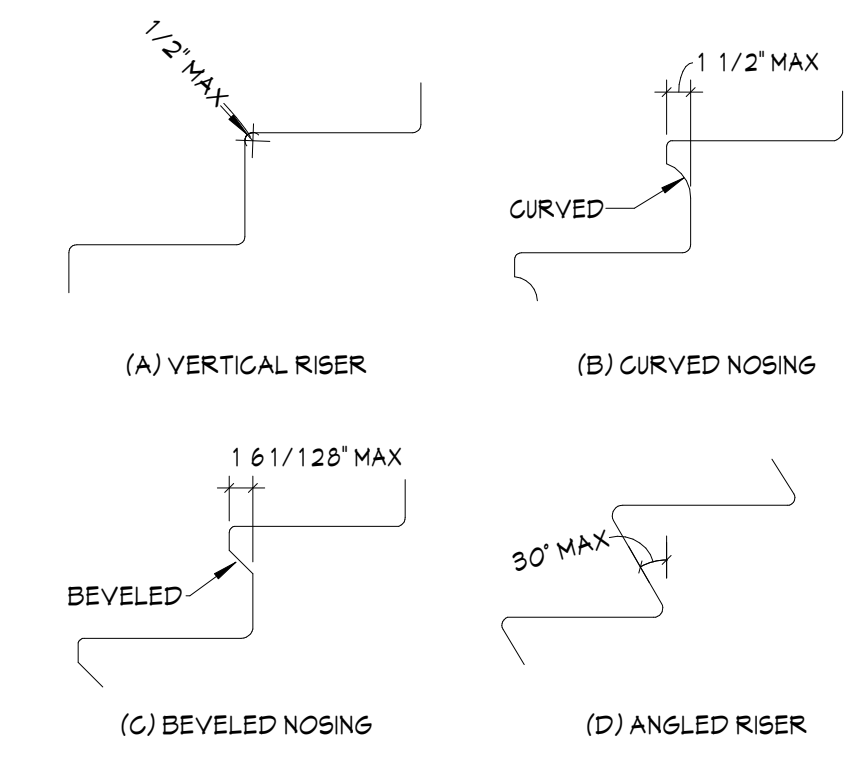
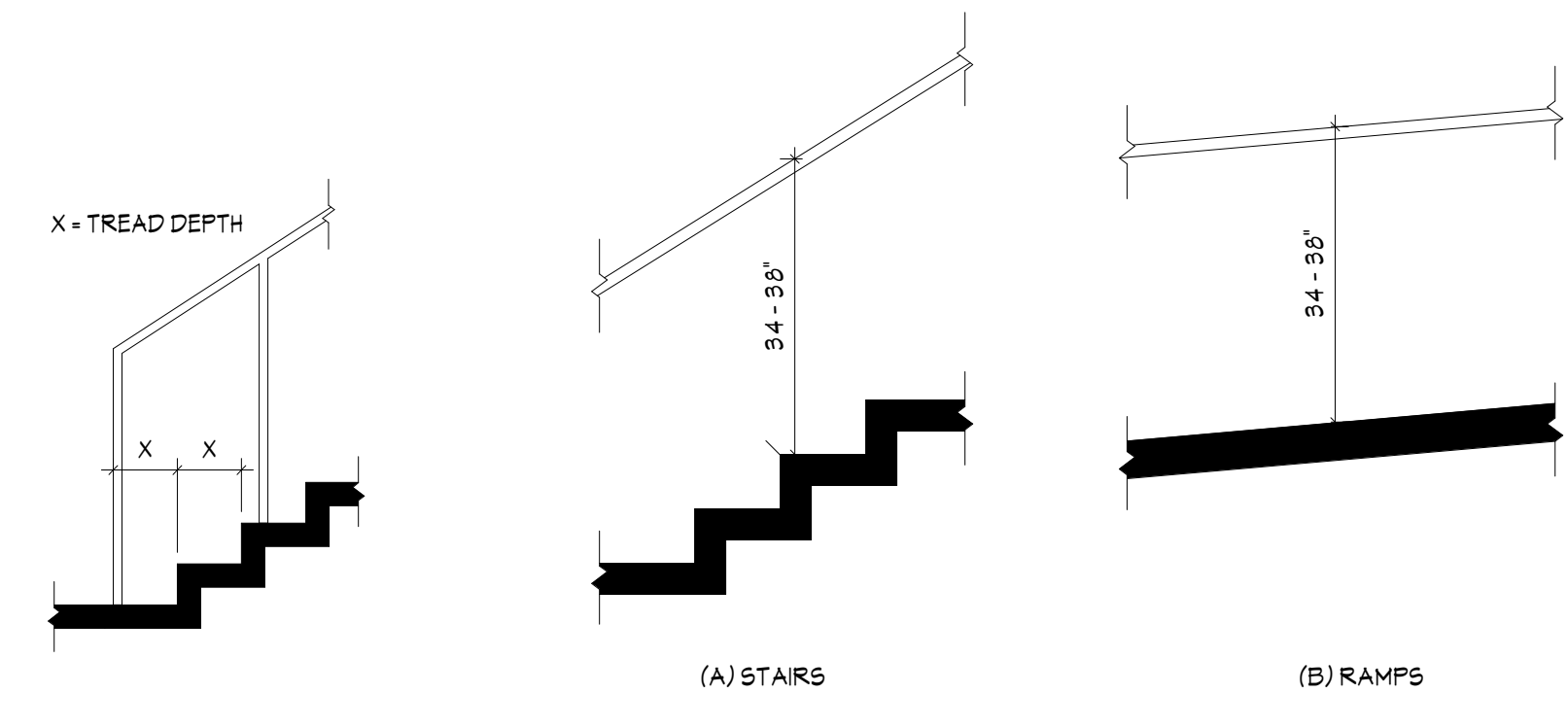
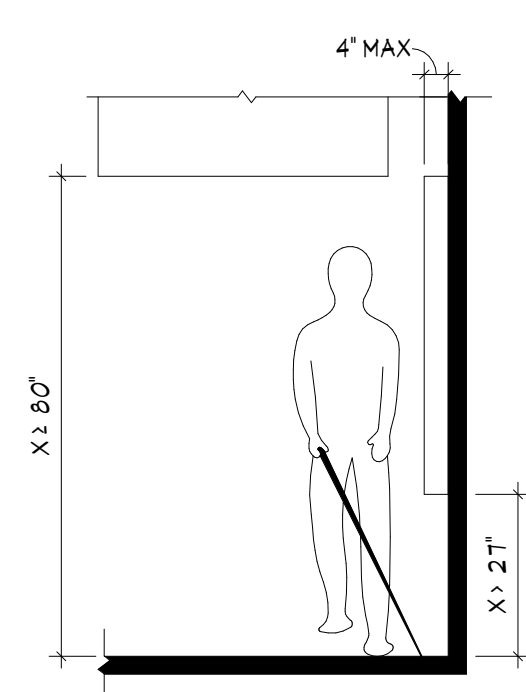
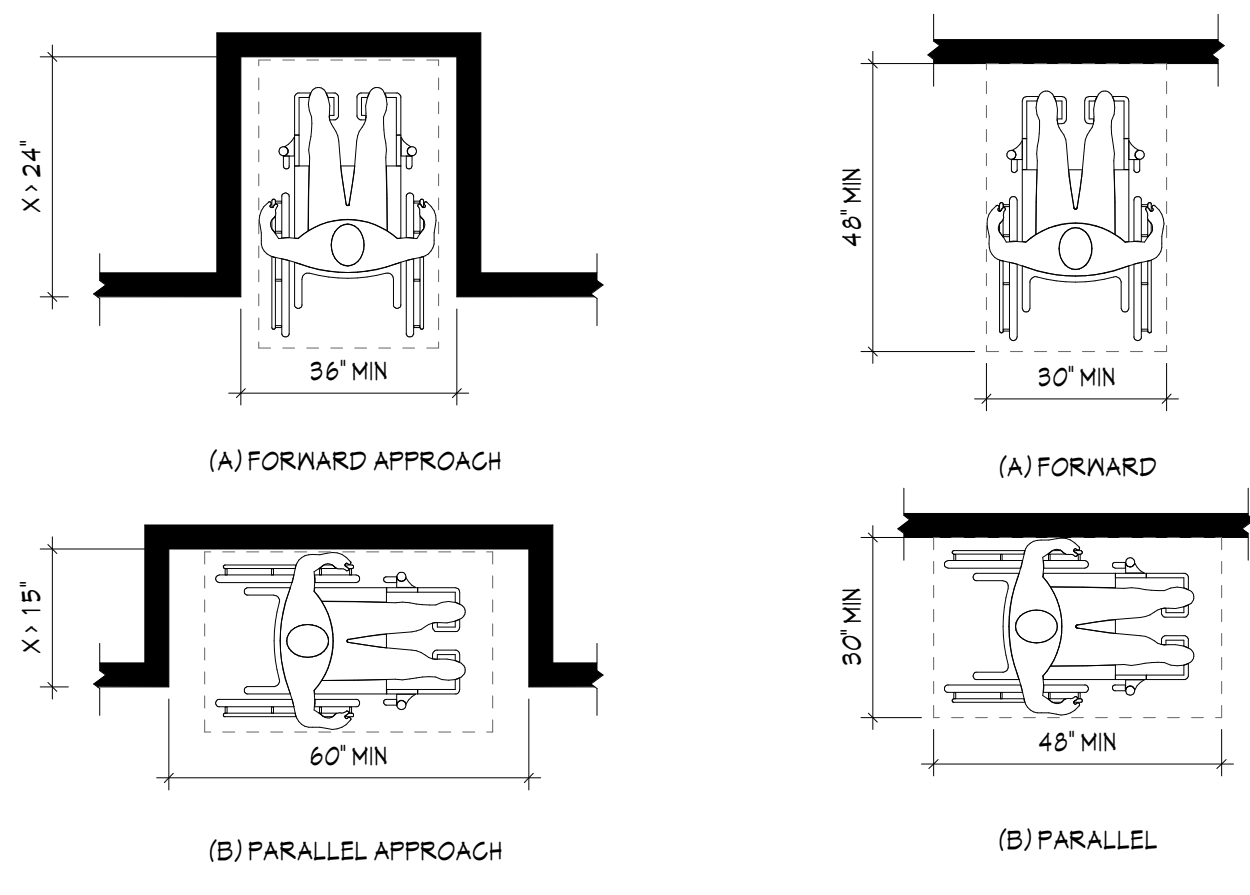
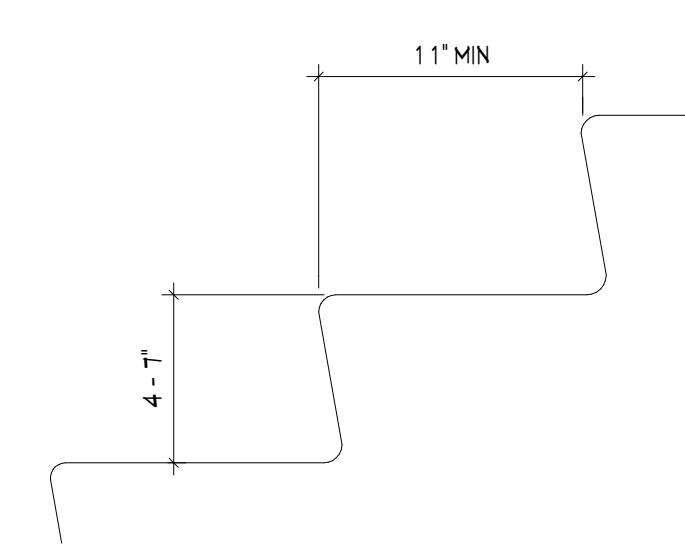
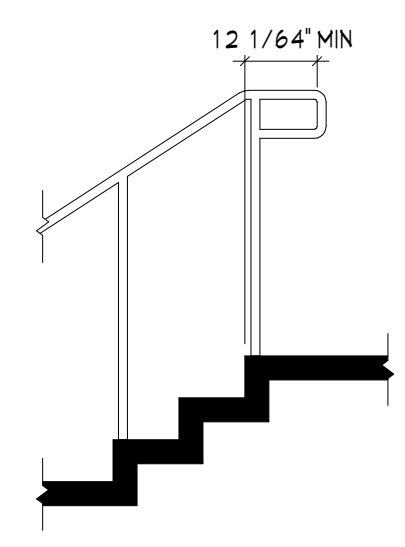
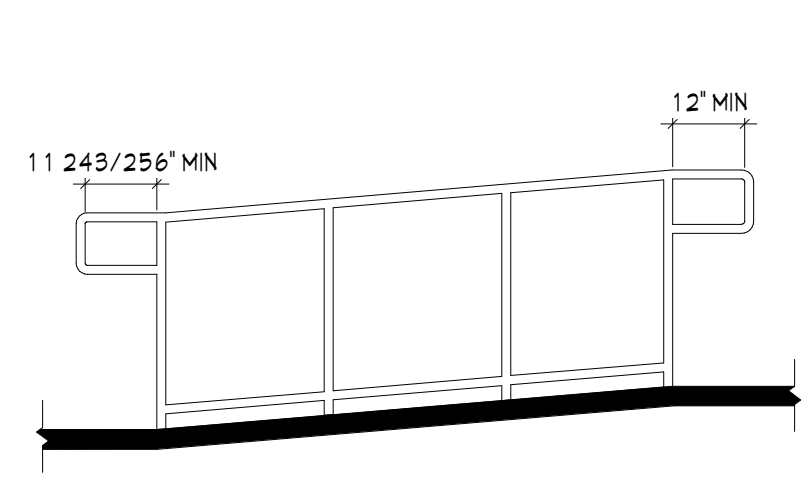
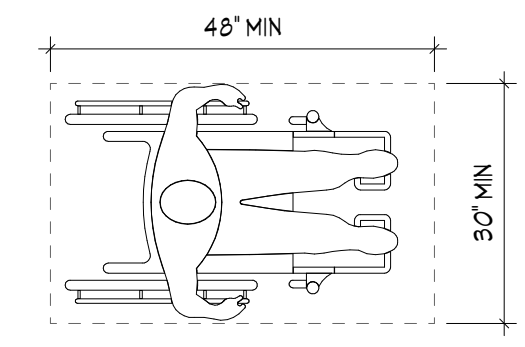
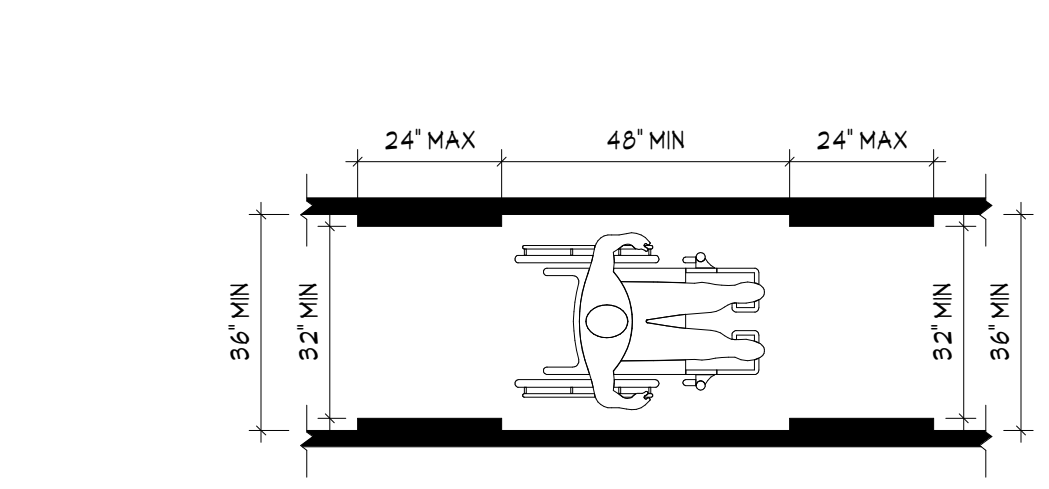
PROGRESS SET

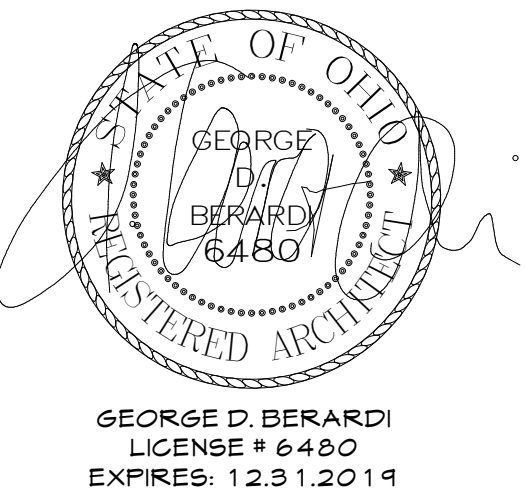
DATE: 06/21/2018
PROJECT #: 17192

Description Date

GENERAL ACCESSIBILITY & ROUTES

G005.a





GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2019

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

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

PROGRESS SET

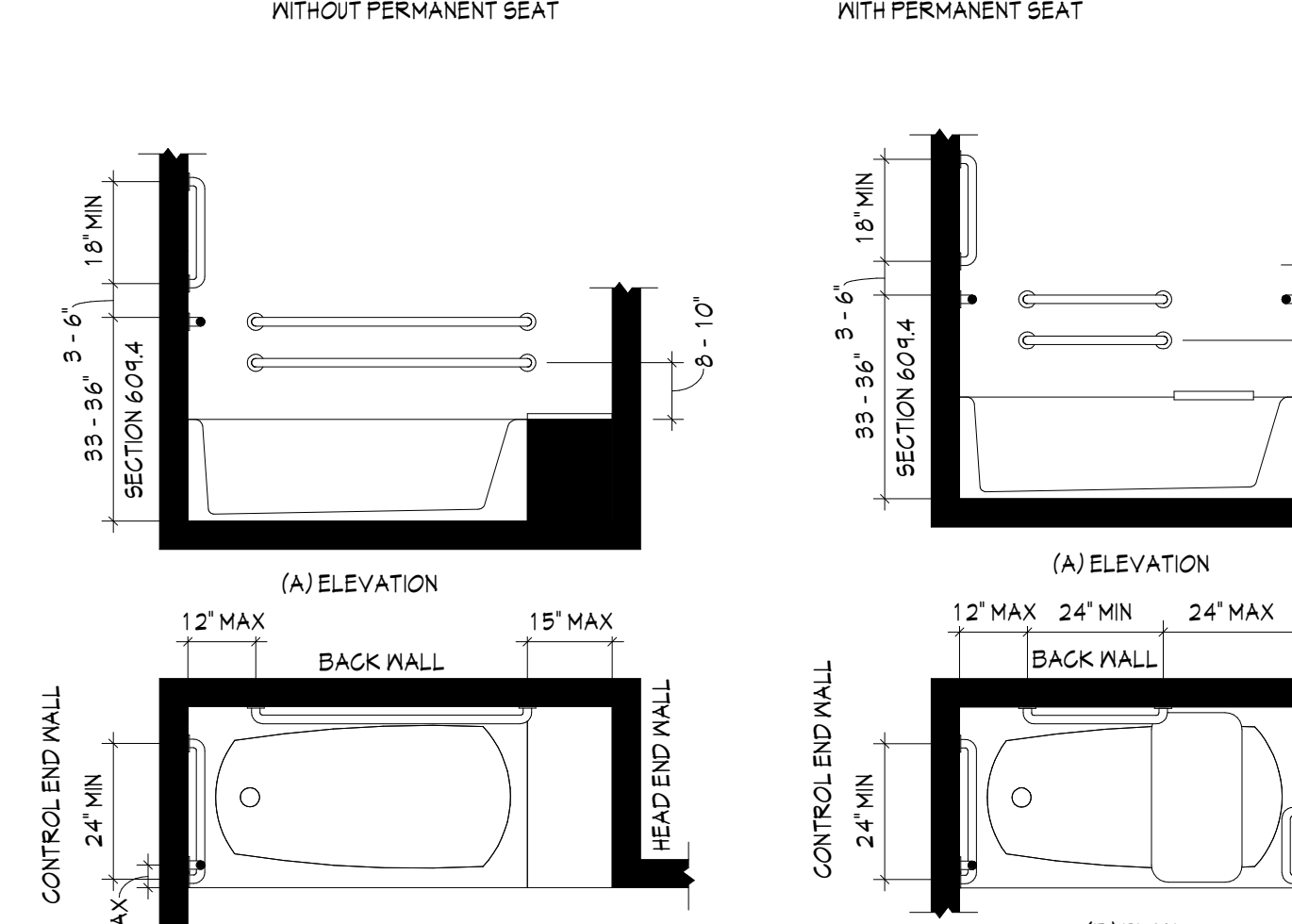
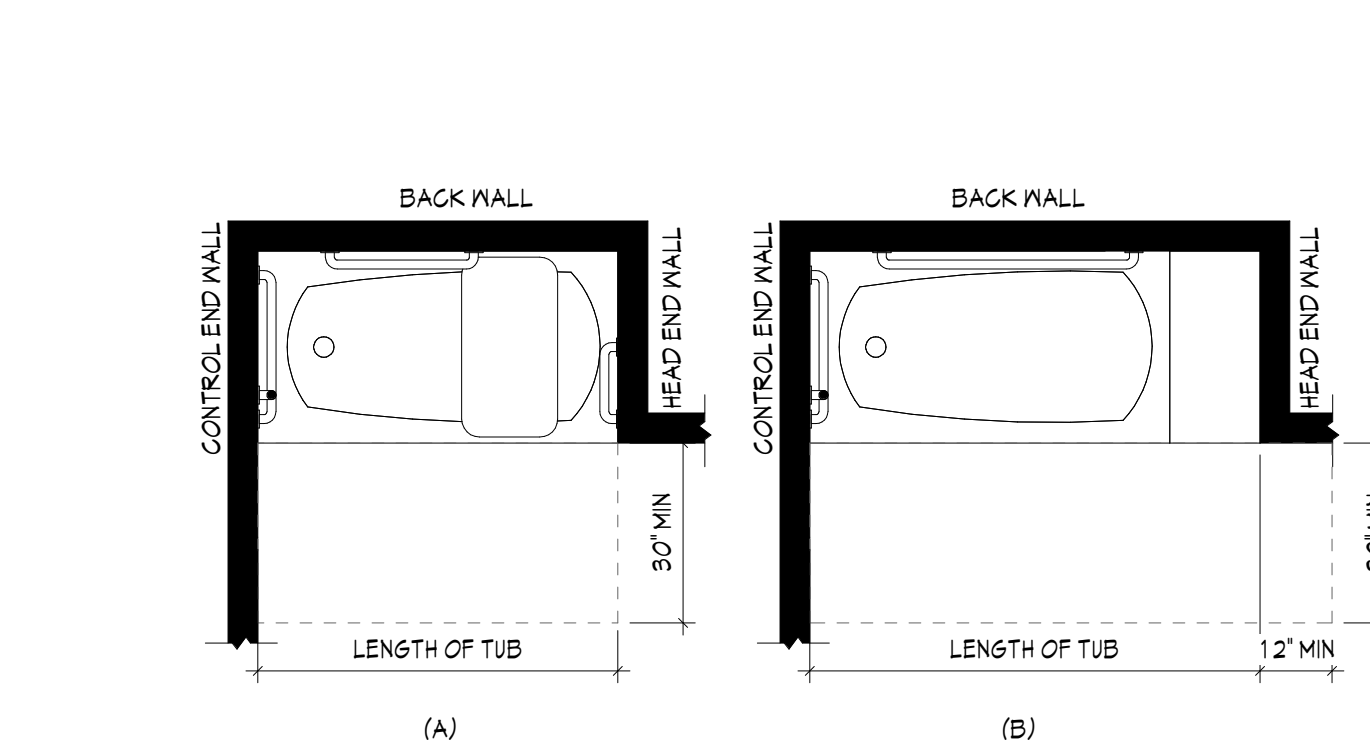
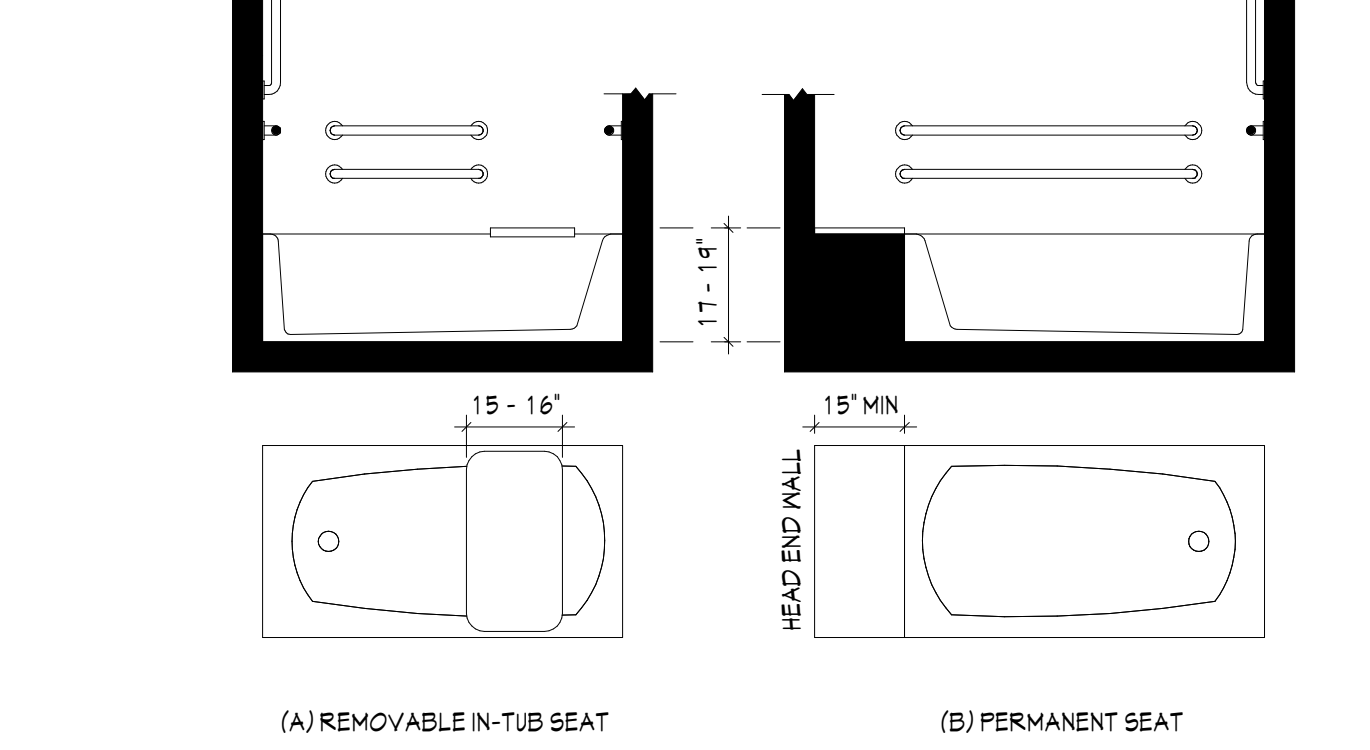
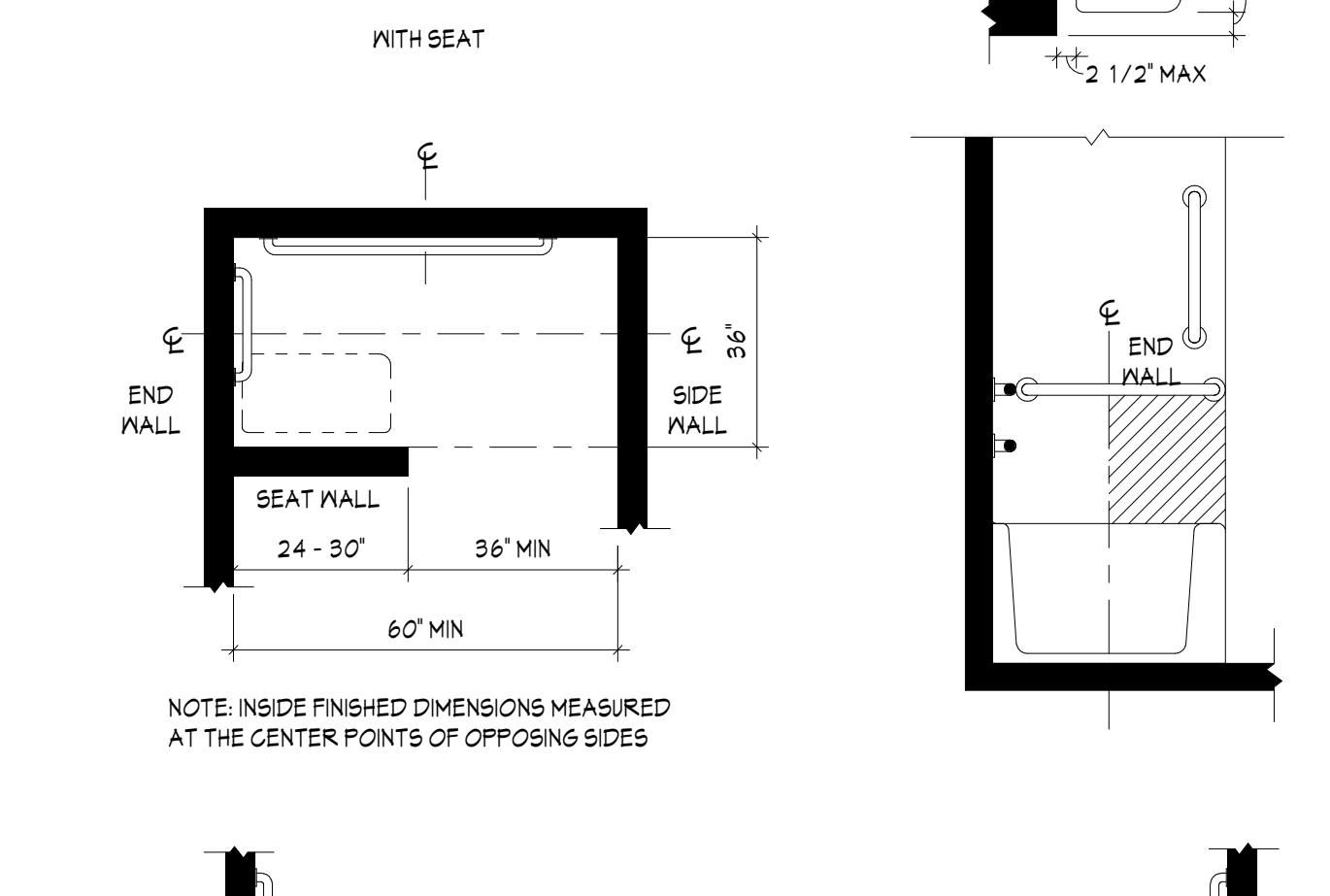
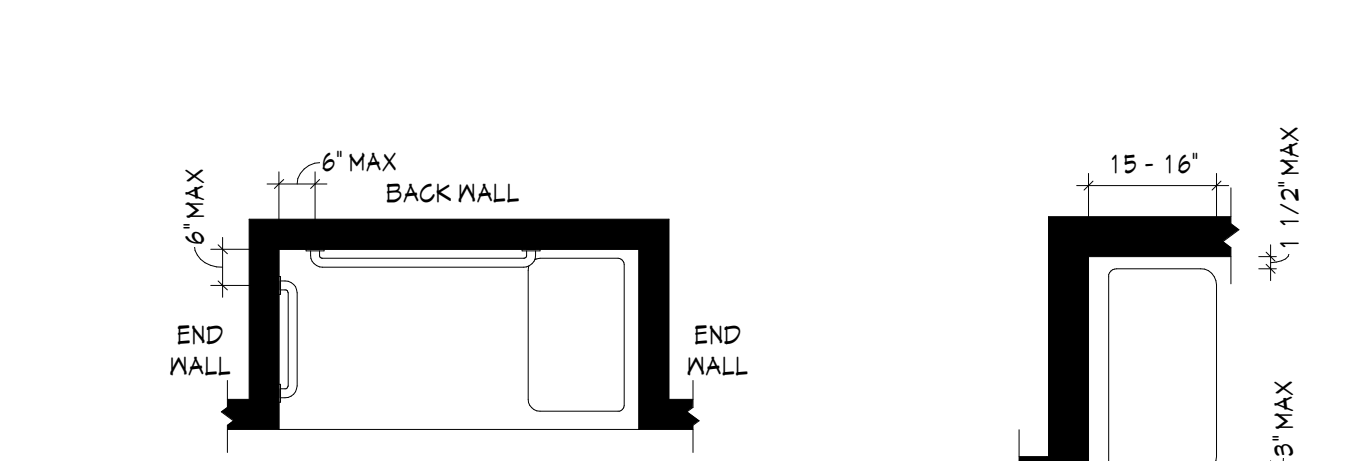
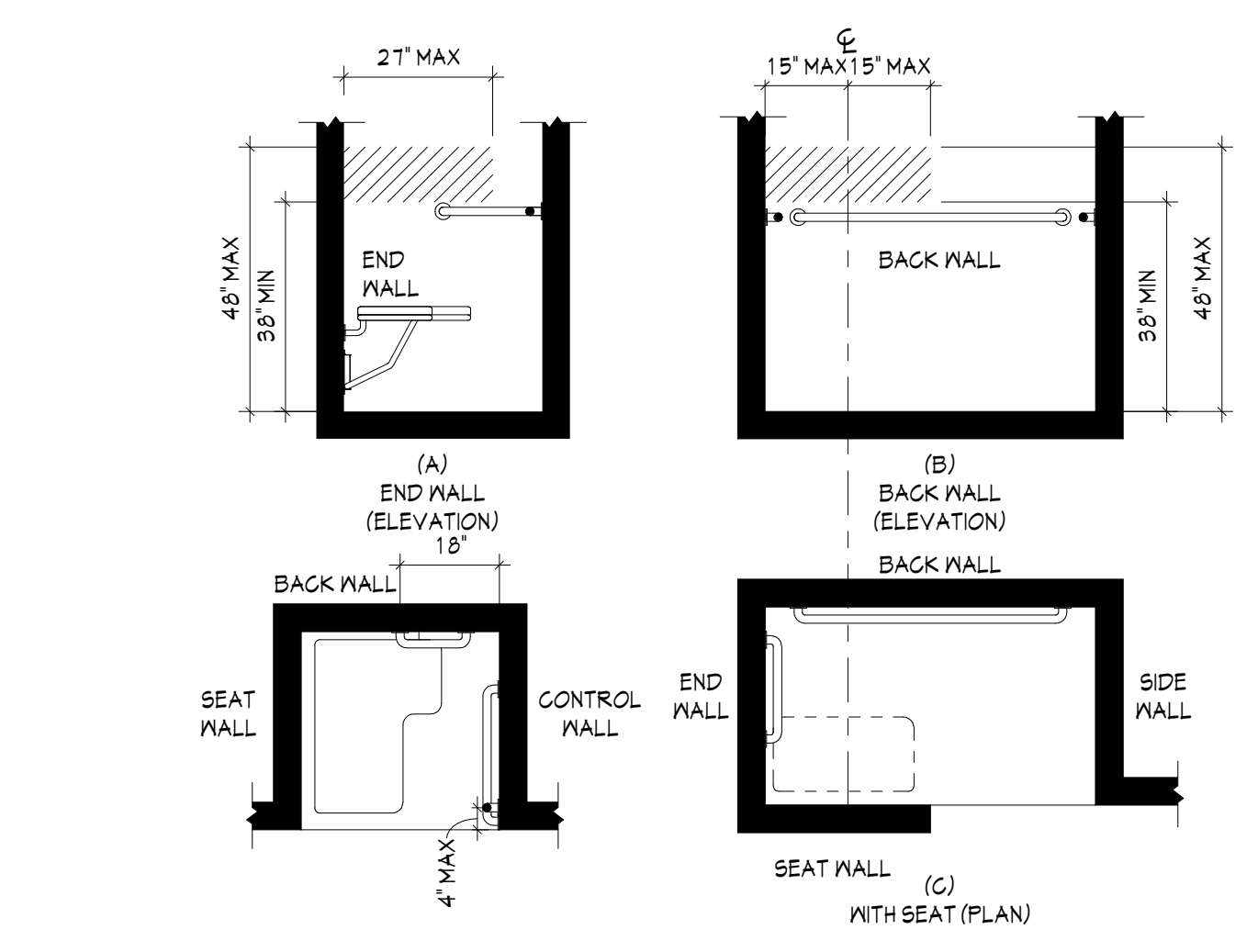
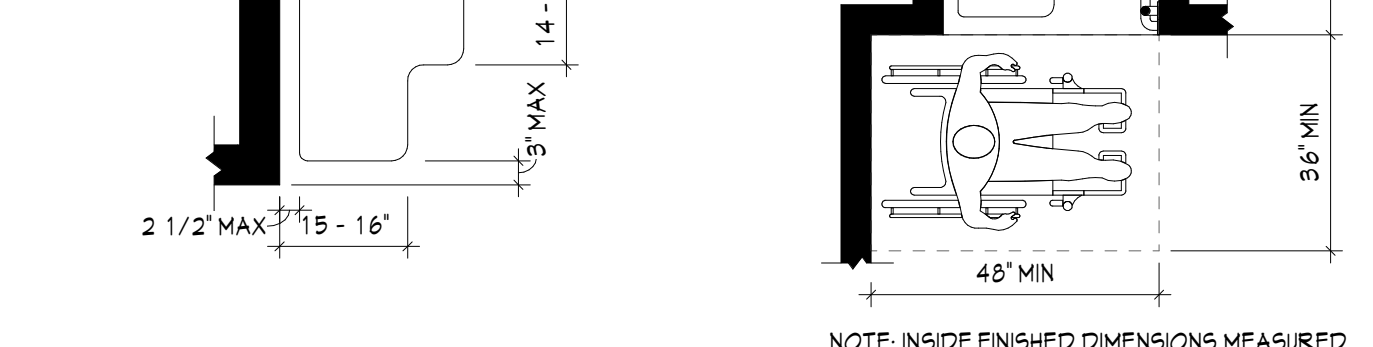
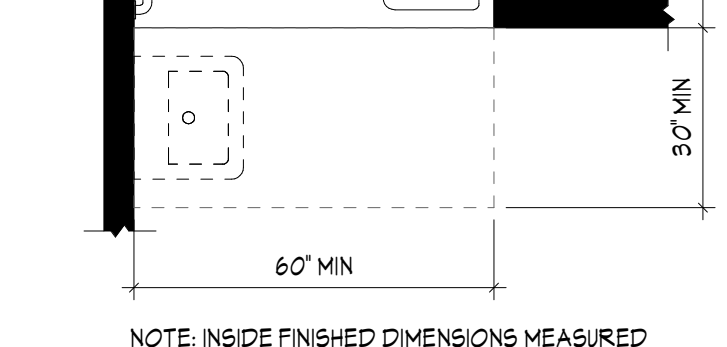
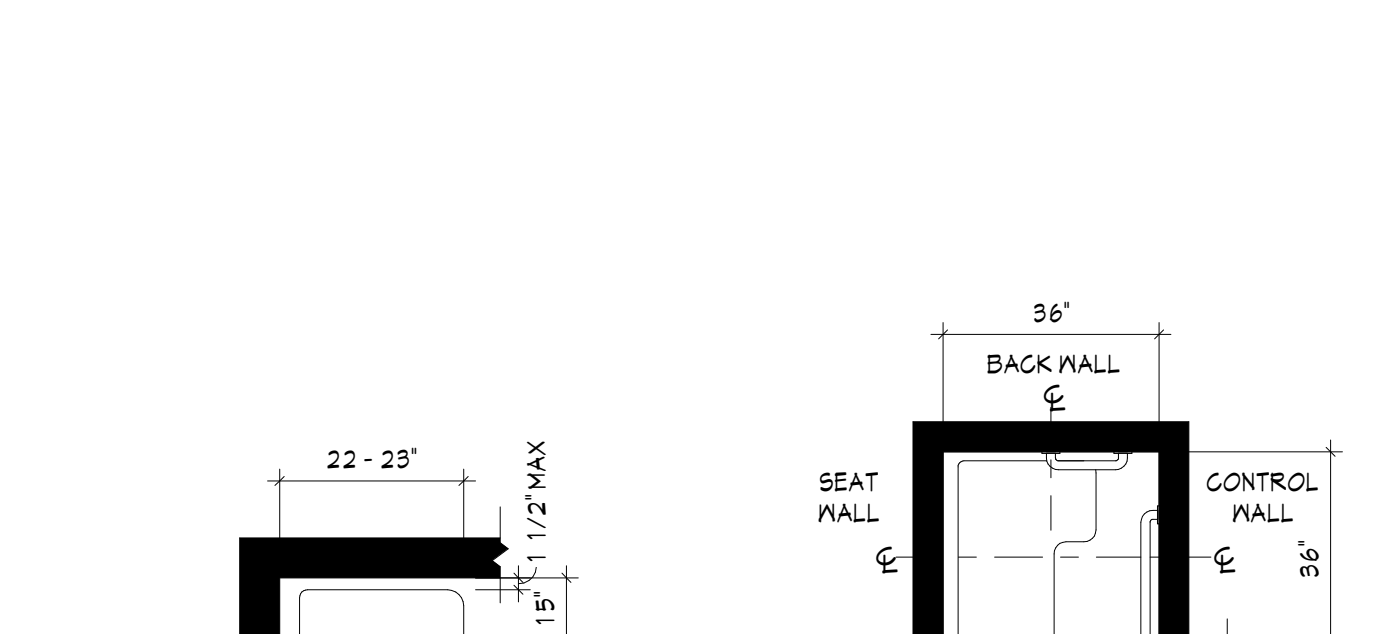
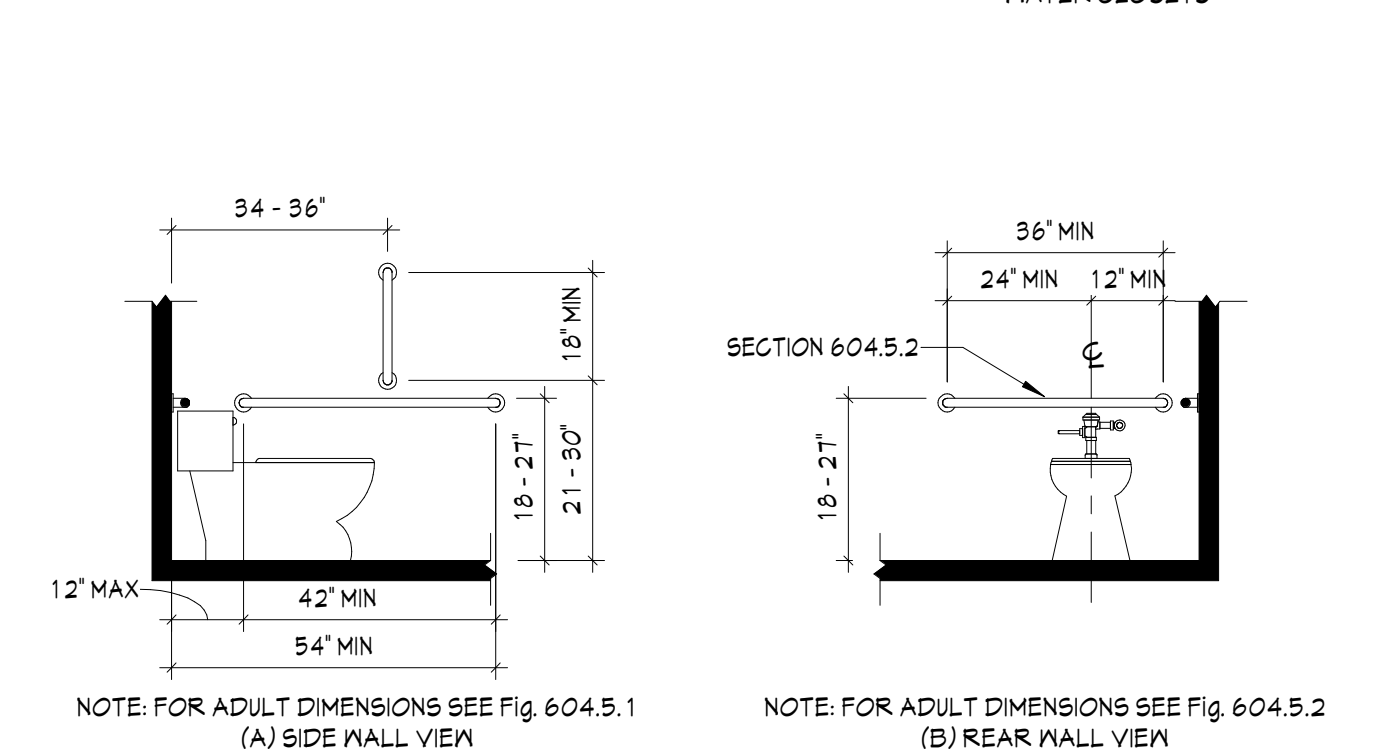
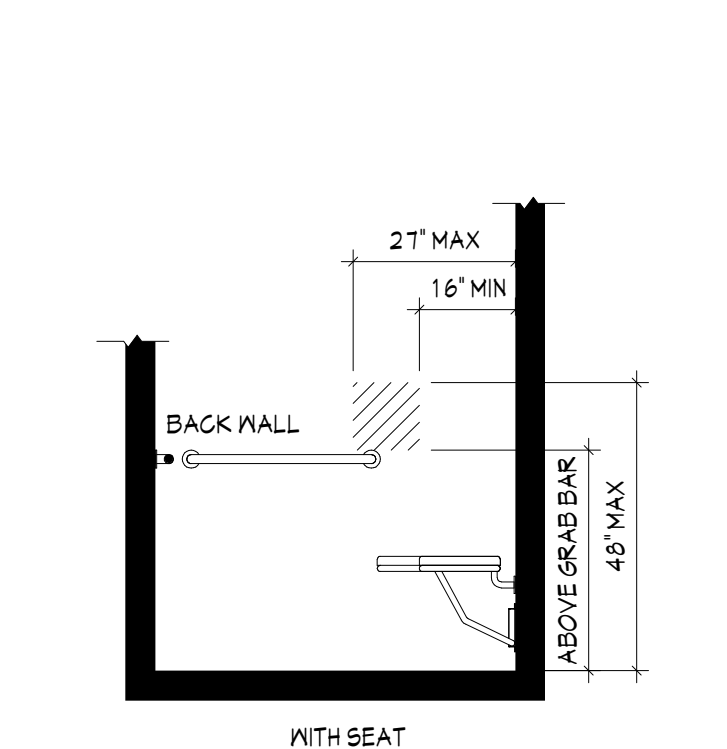
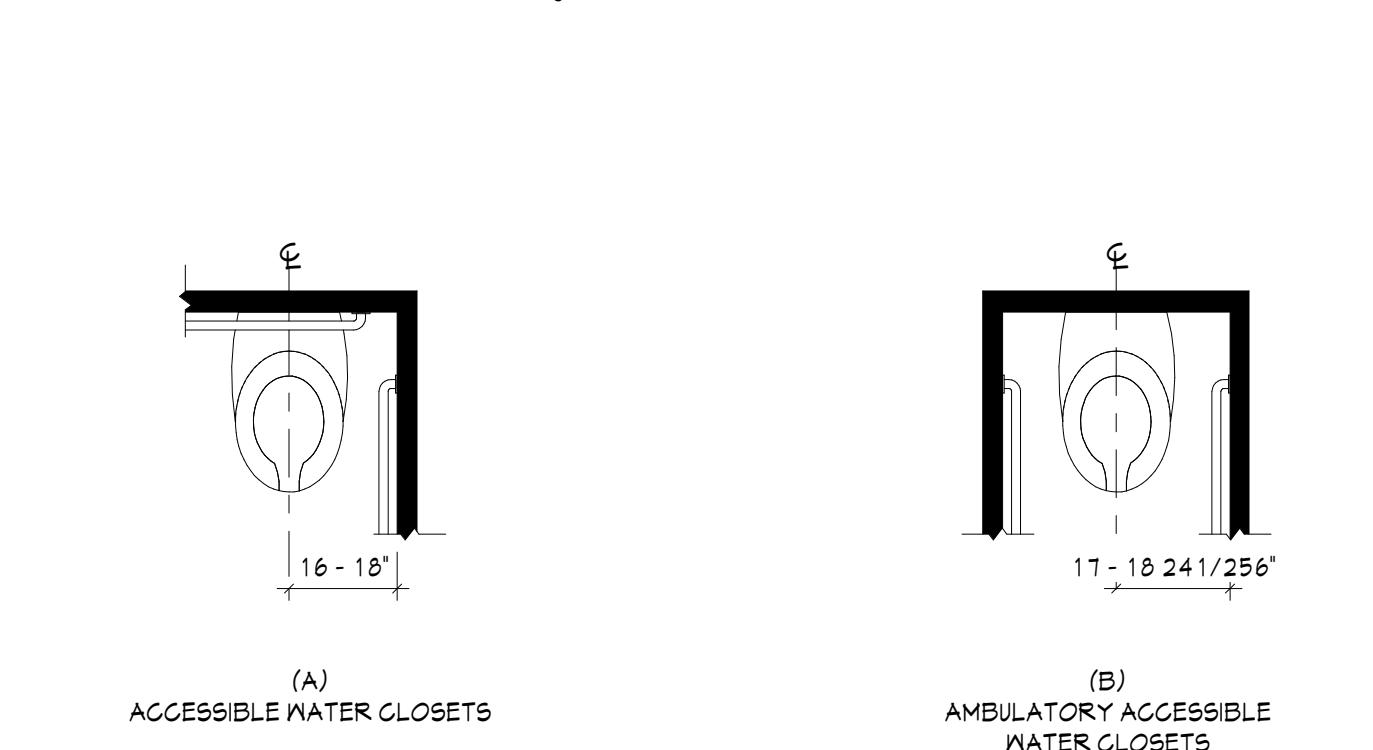
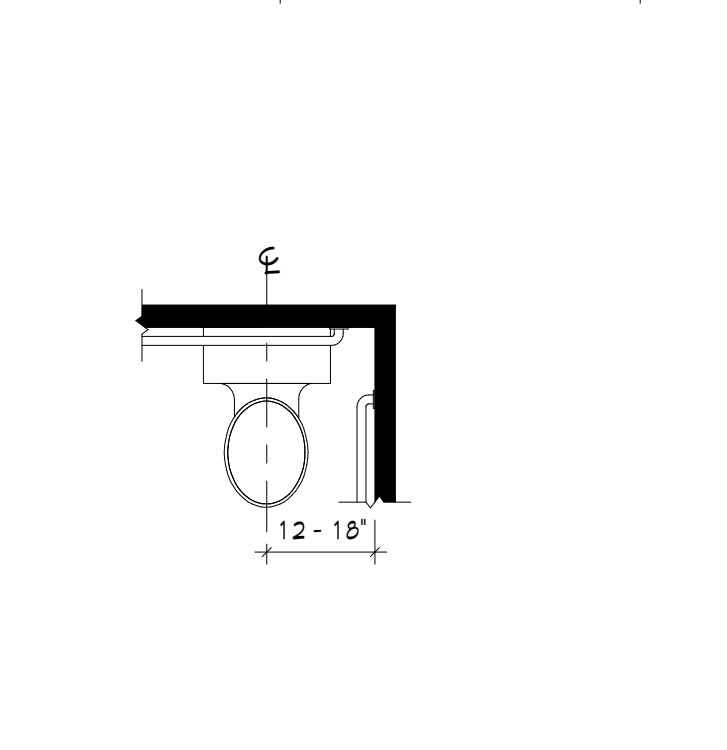
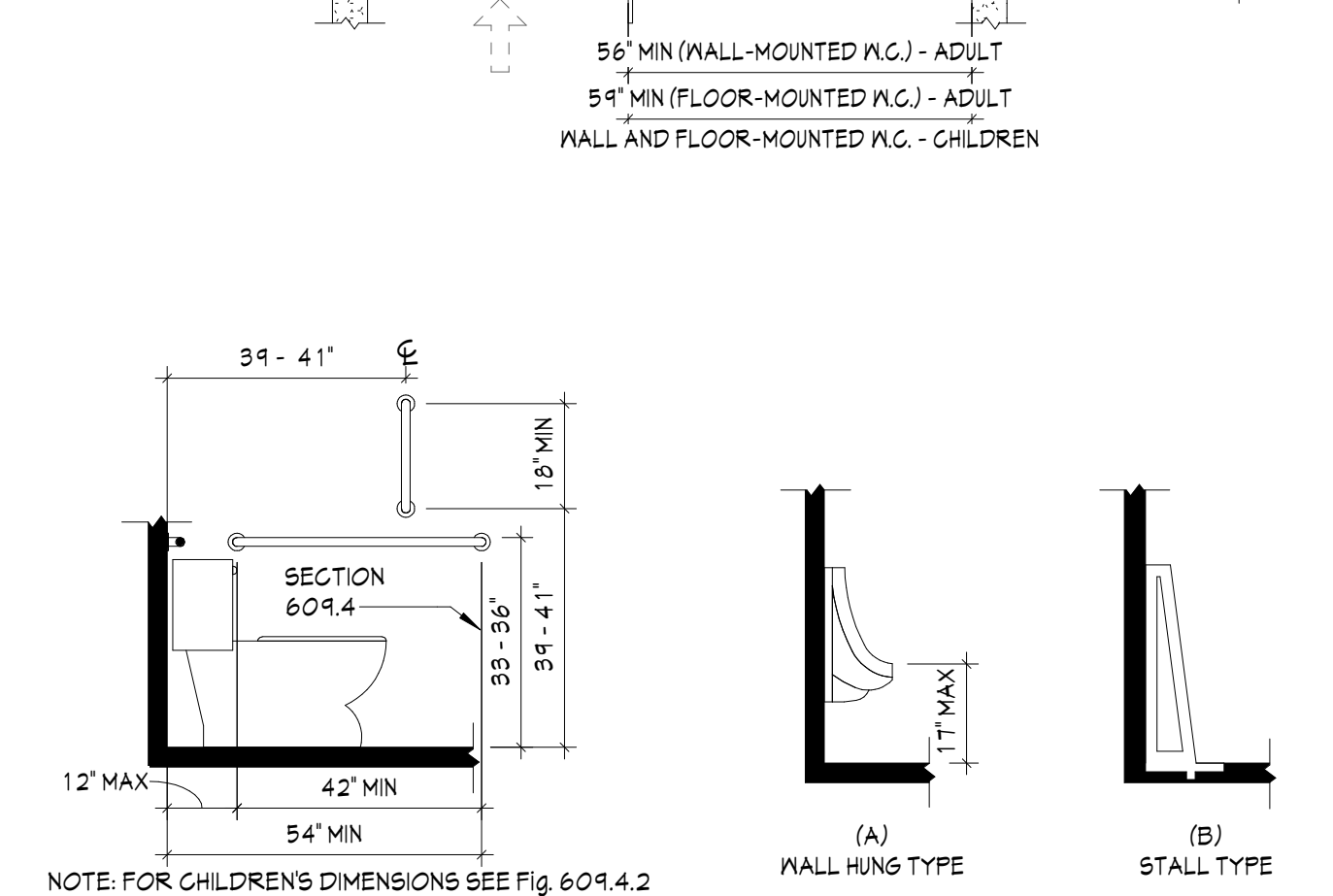
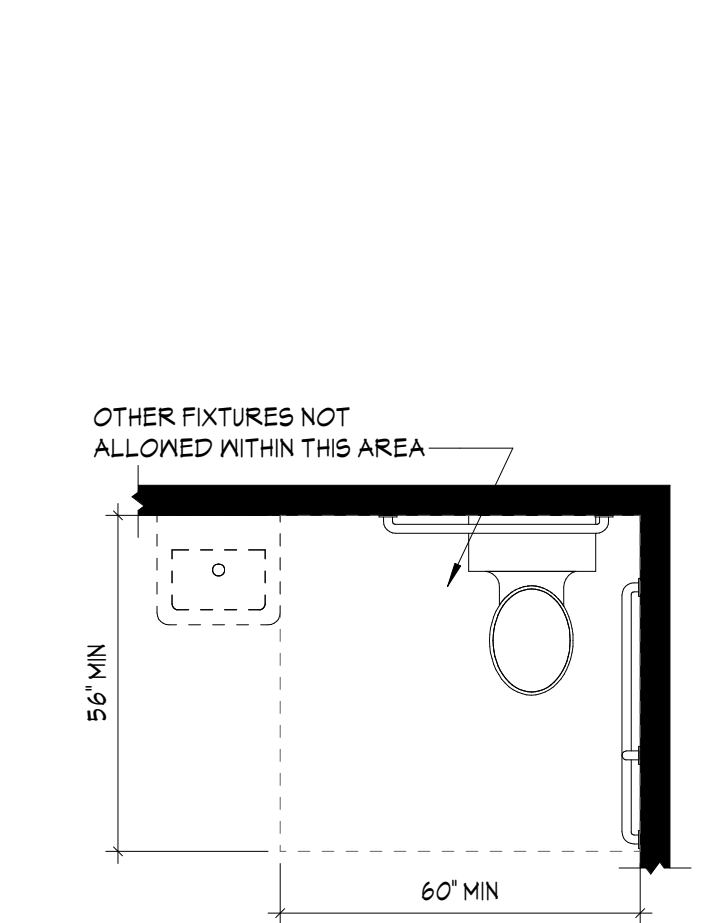
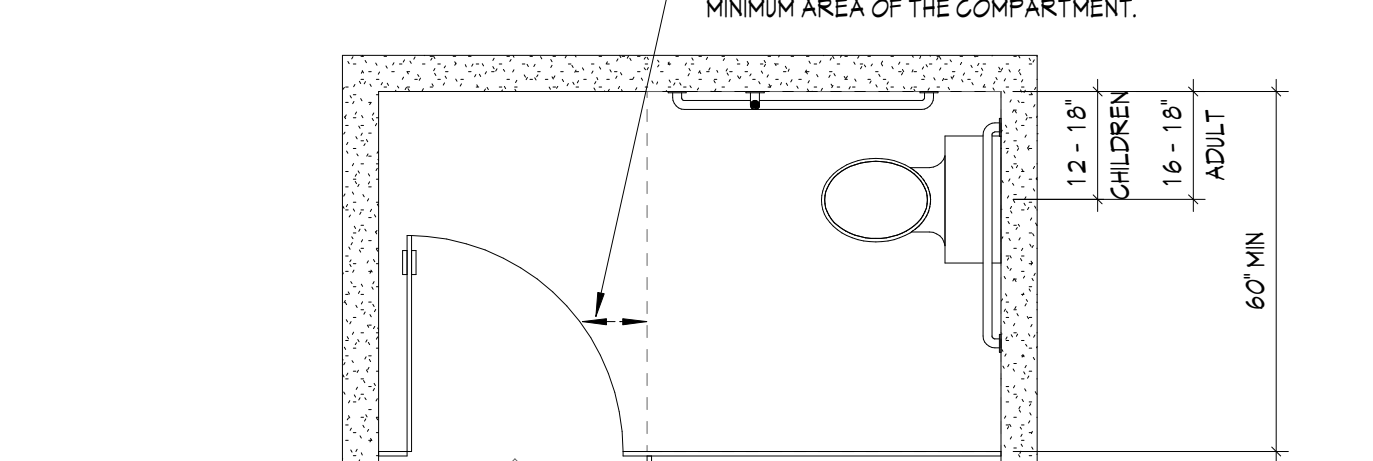
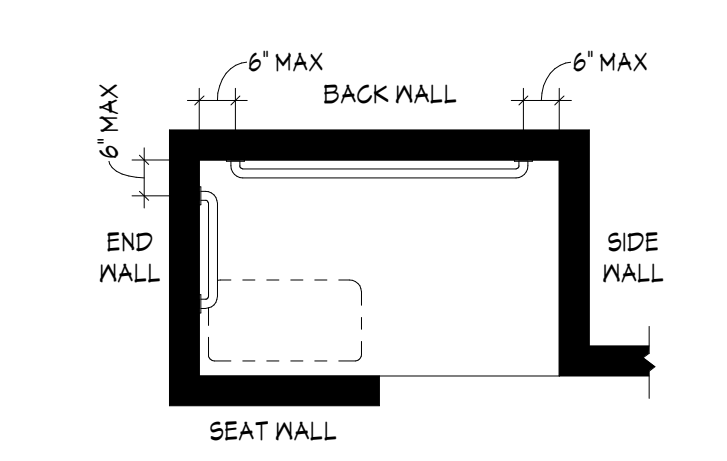
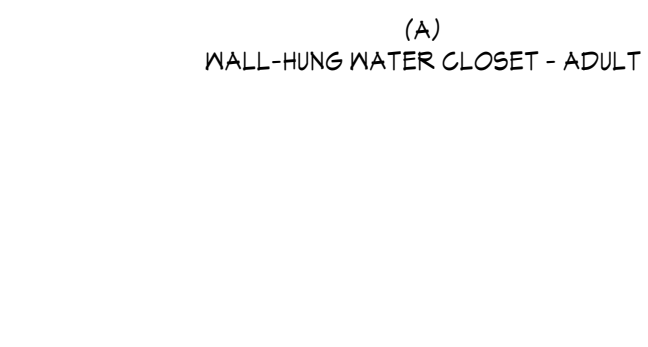
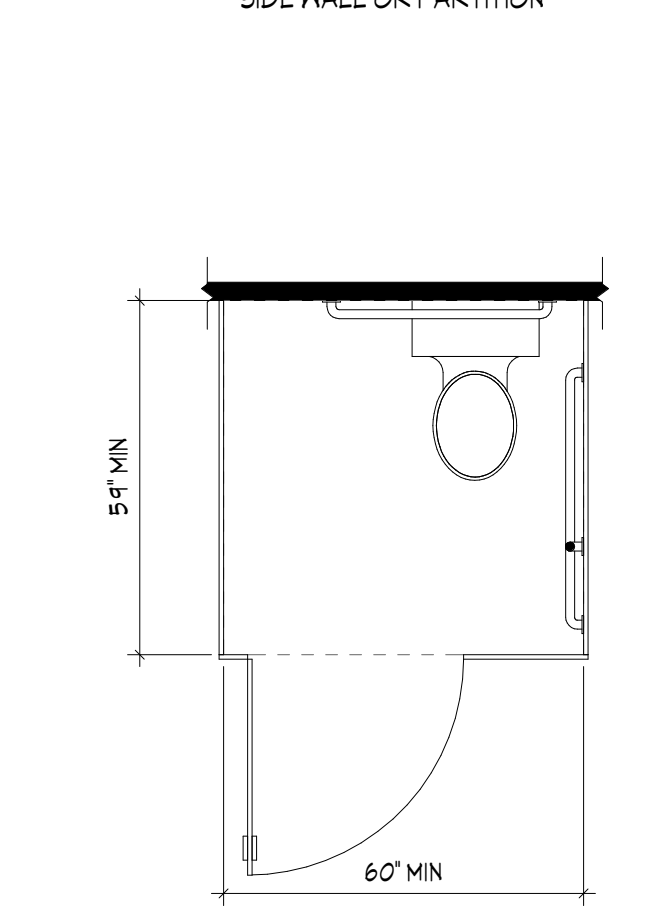
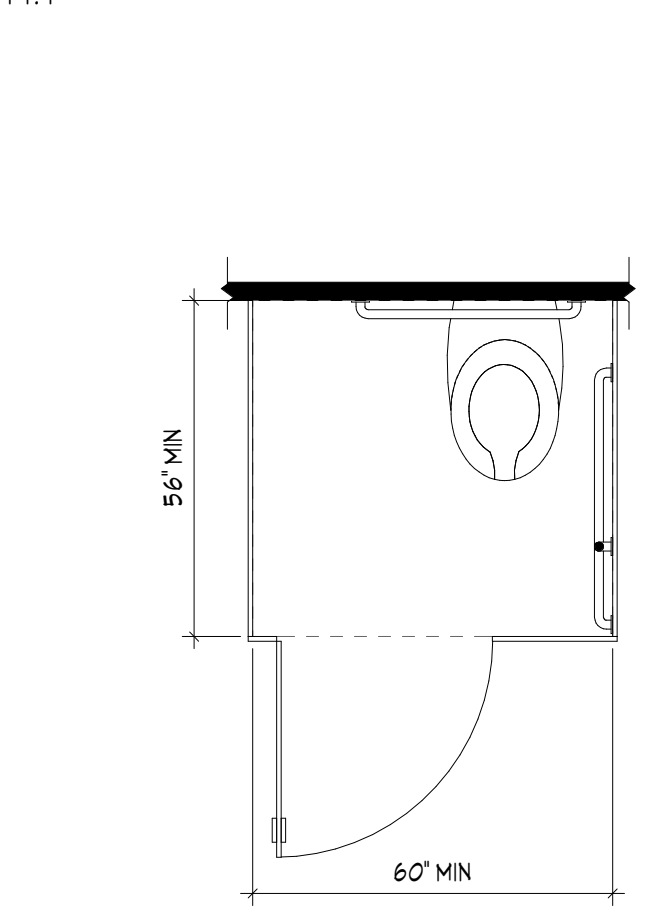
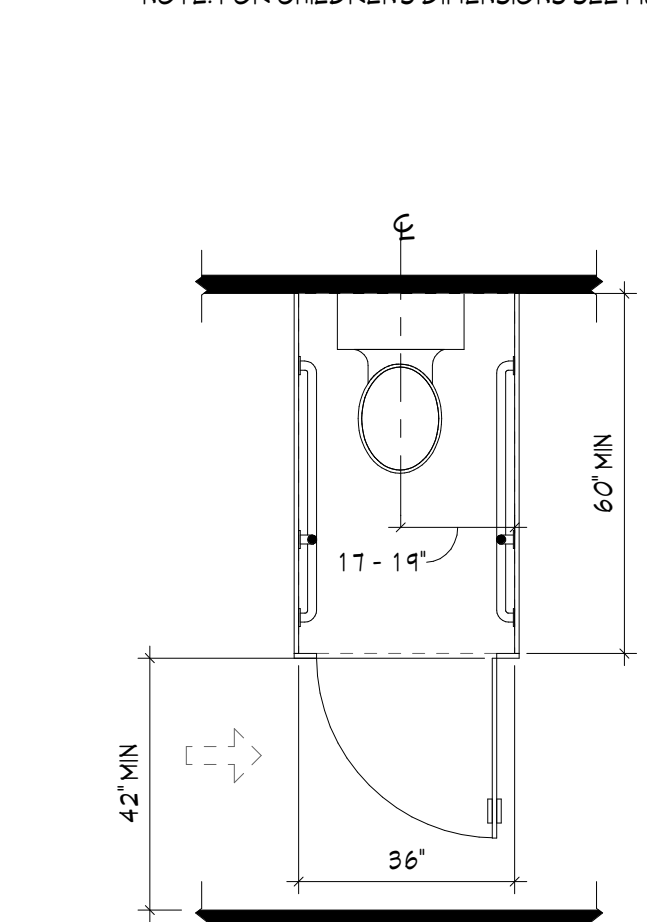
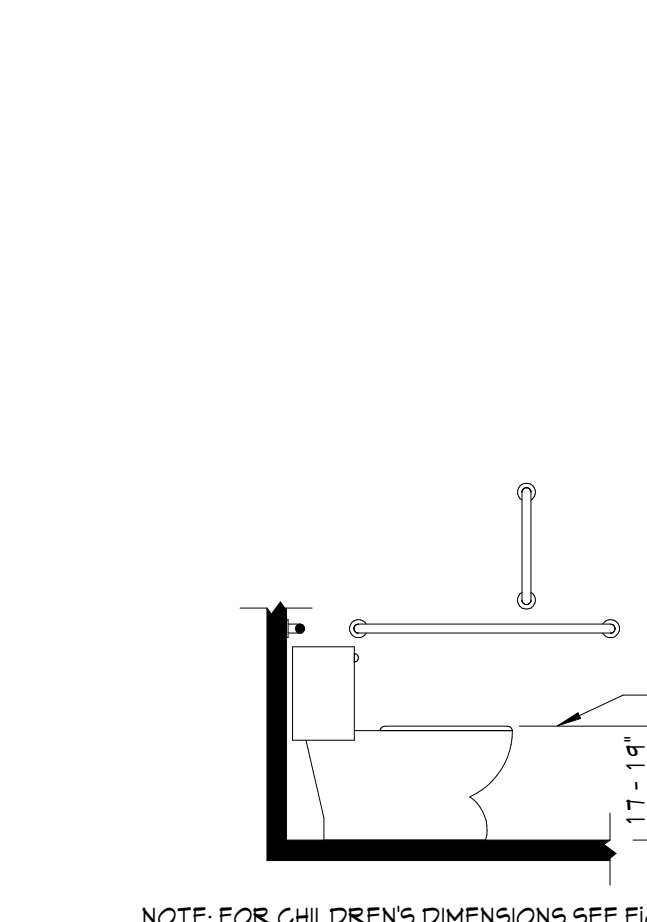
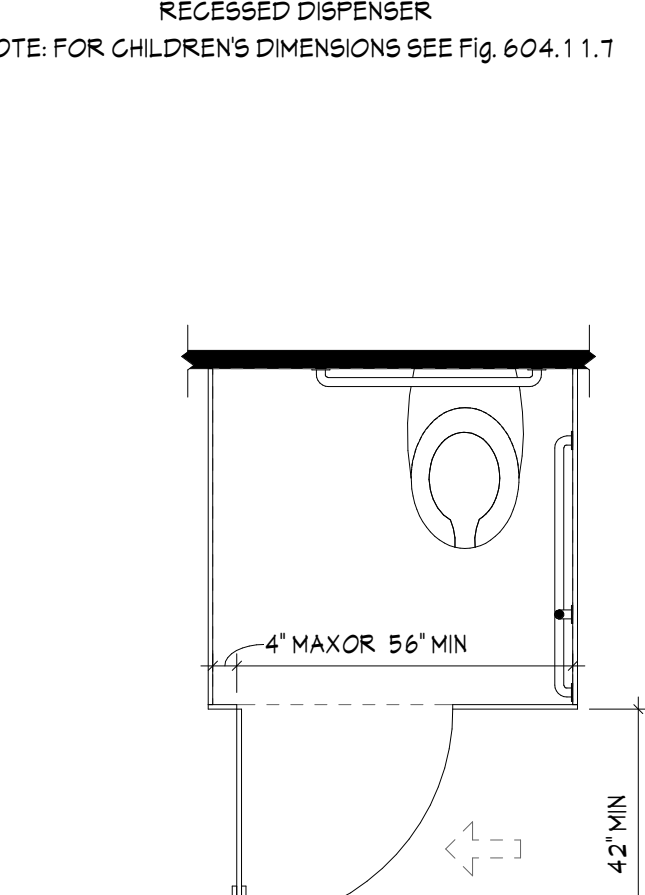
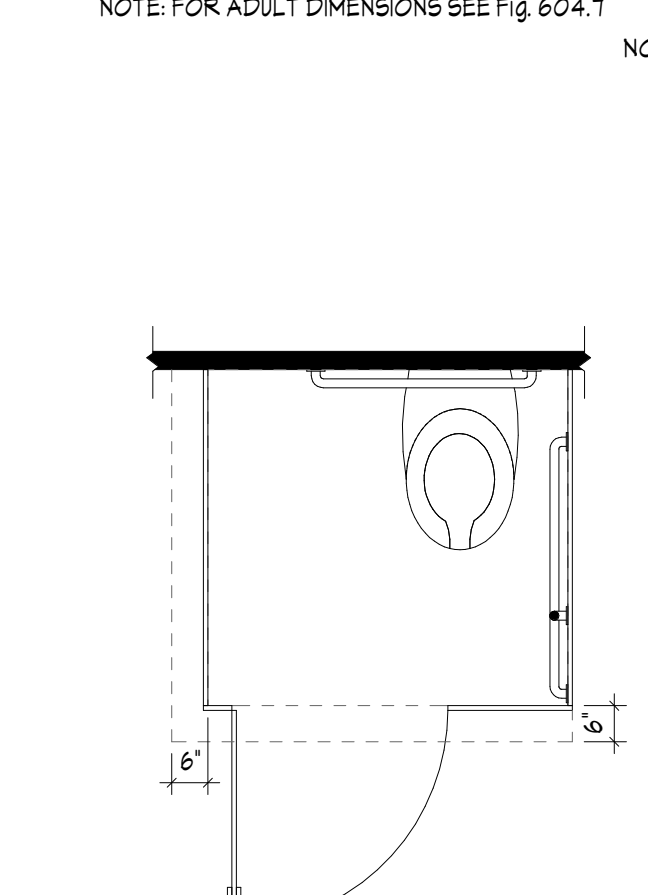
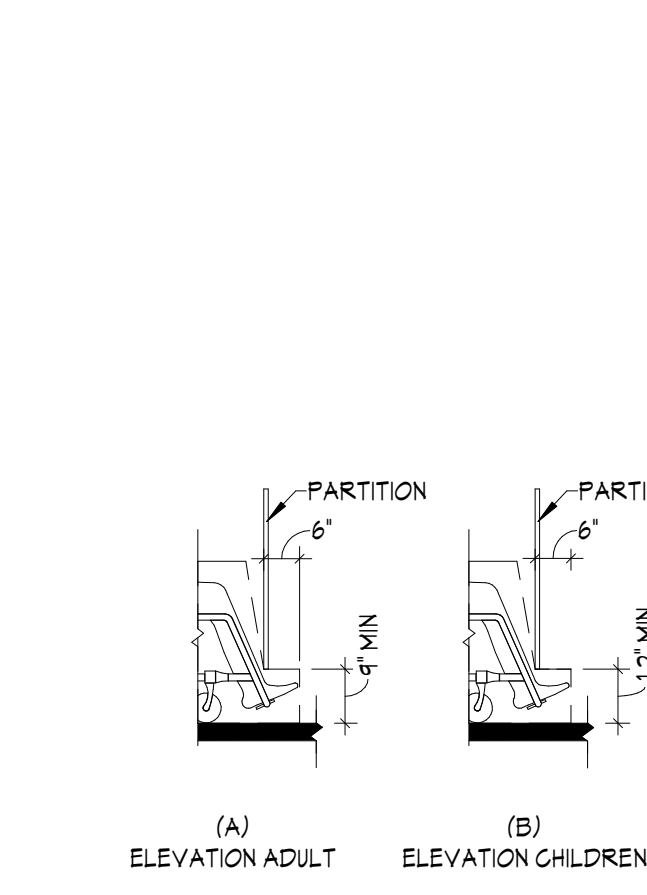
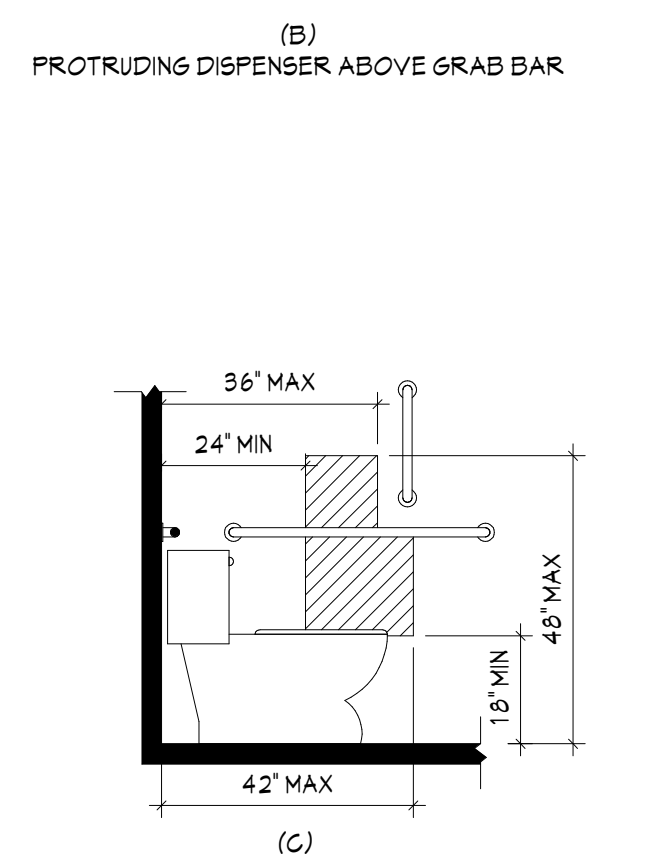
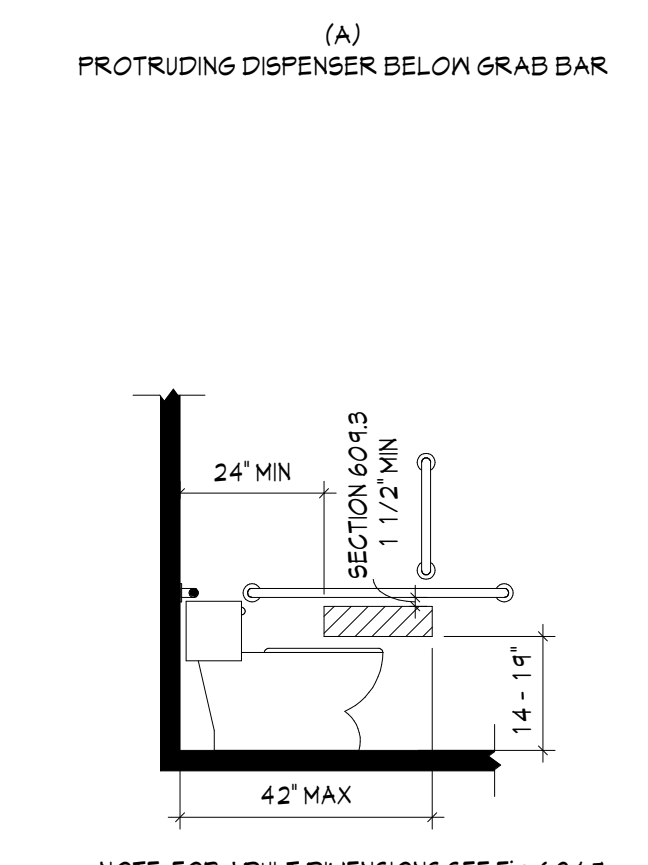
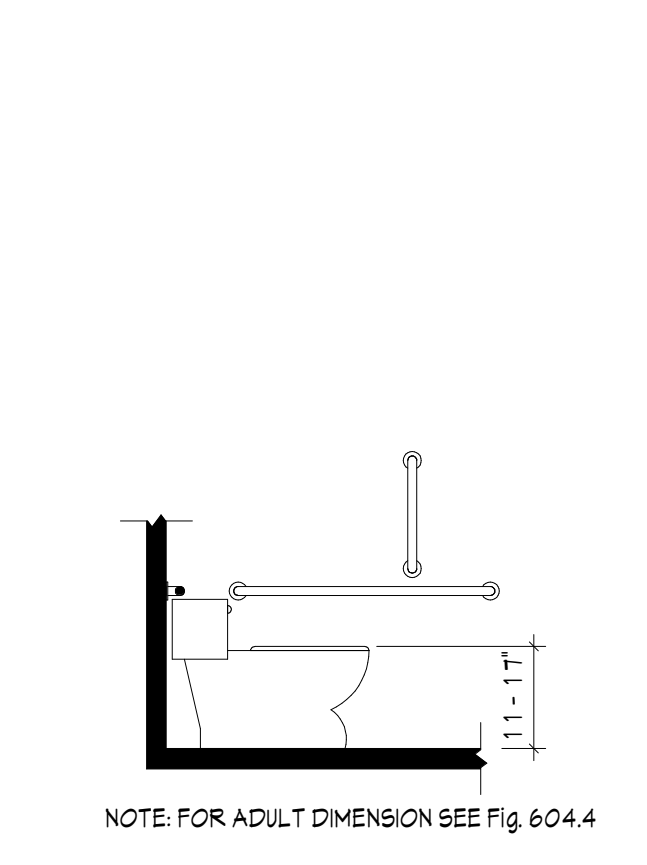
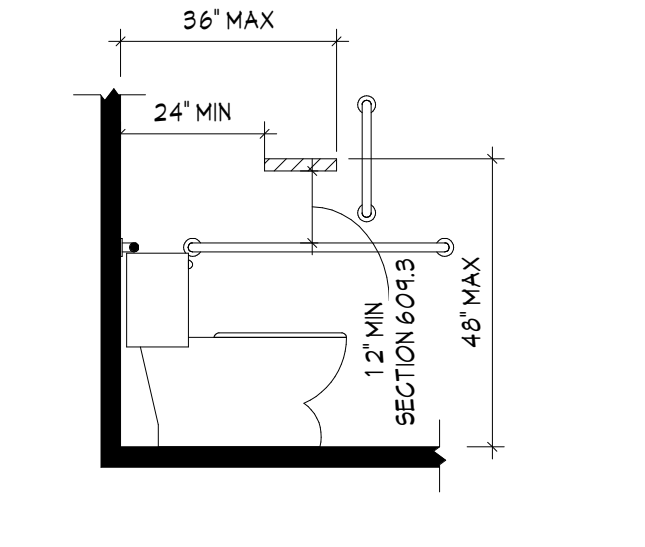
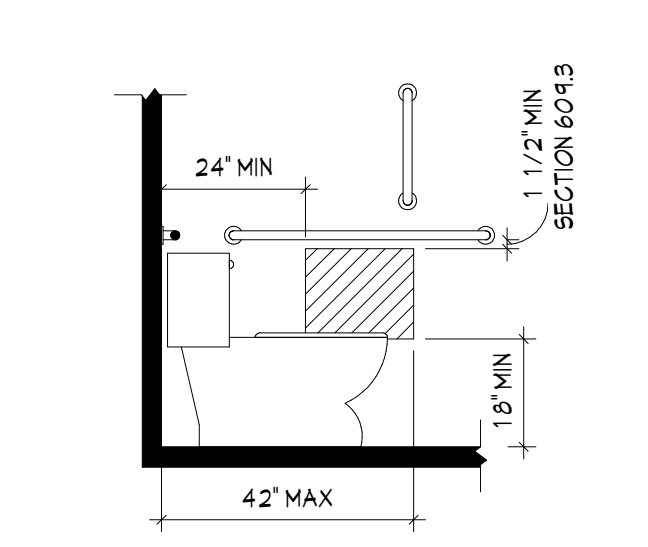
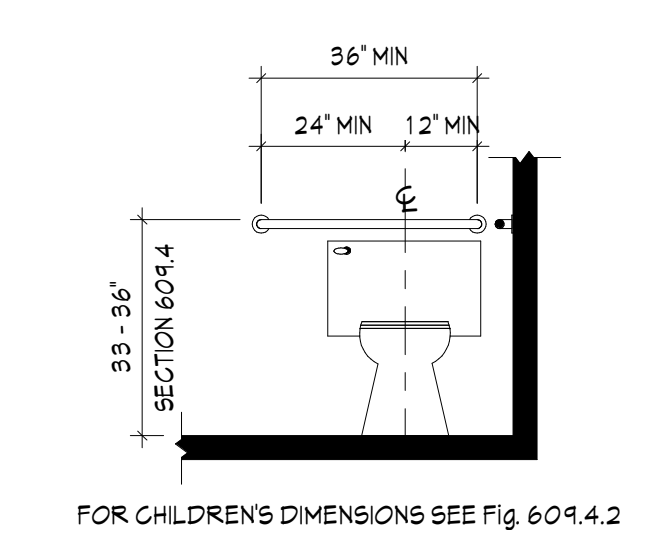
DATE: 06/21/2018
PROJECT #: 17192

Description	Date

ACCESSIBILITY

G005.c

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



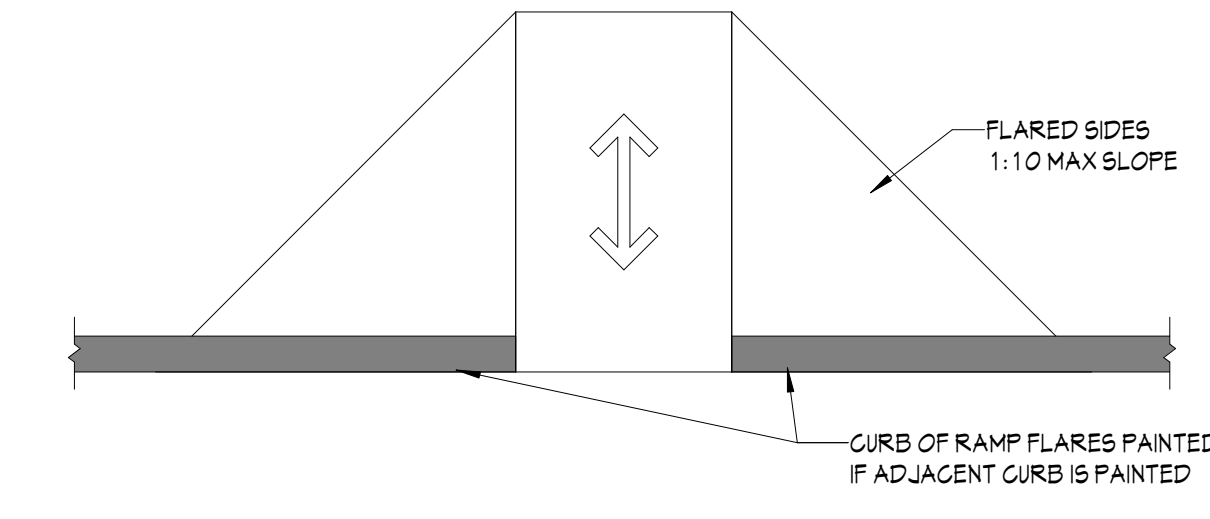
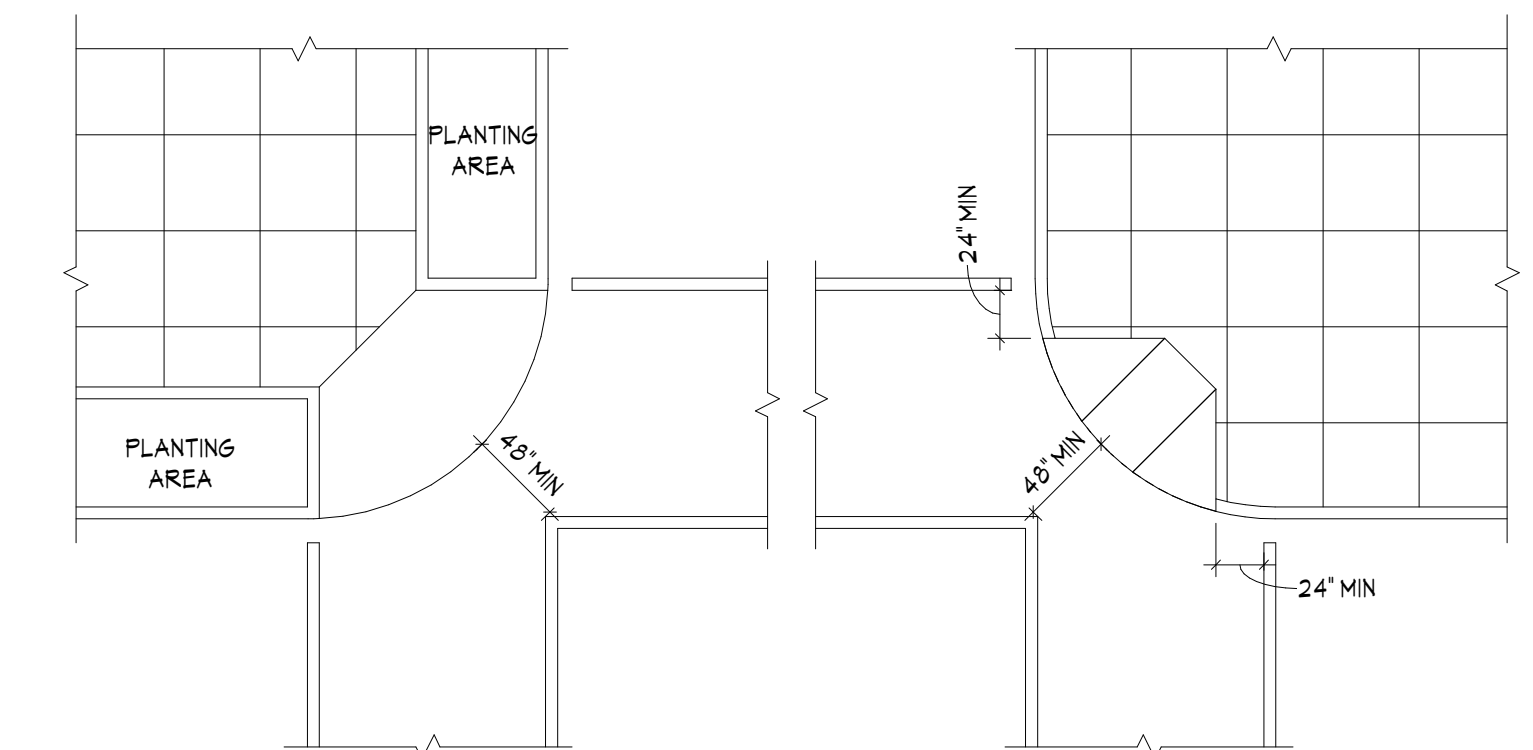
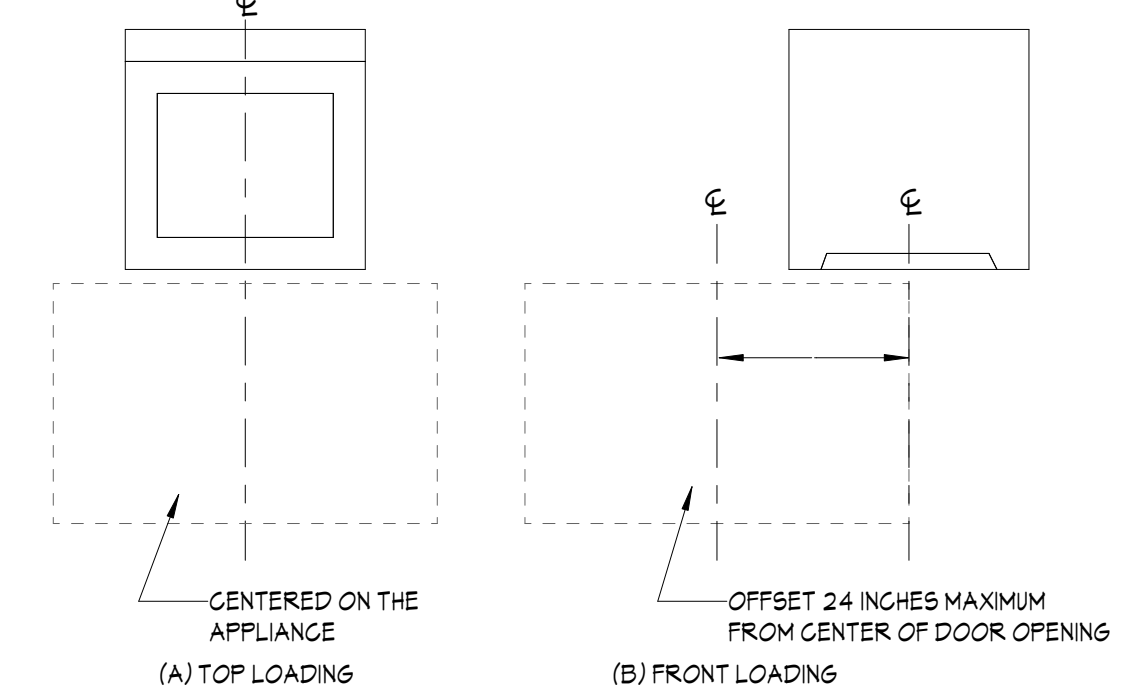
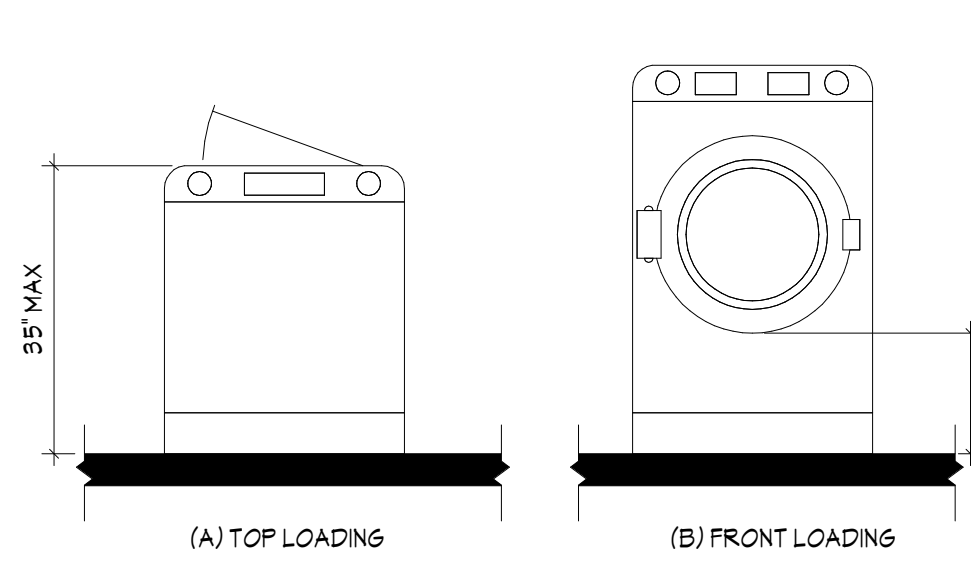
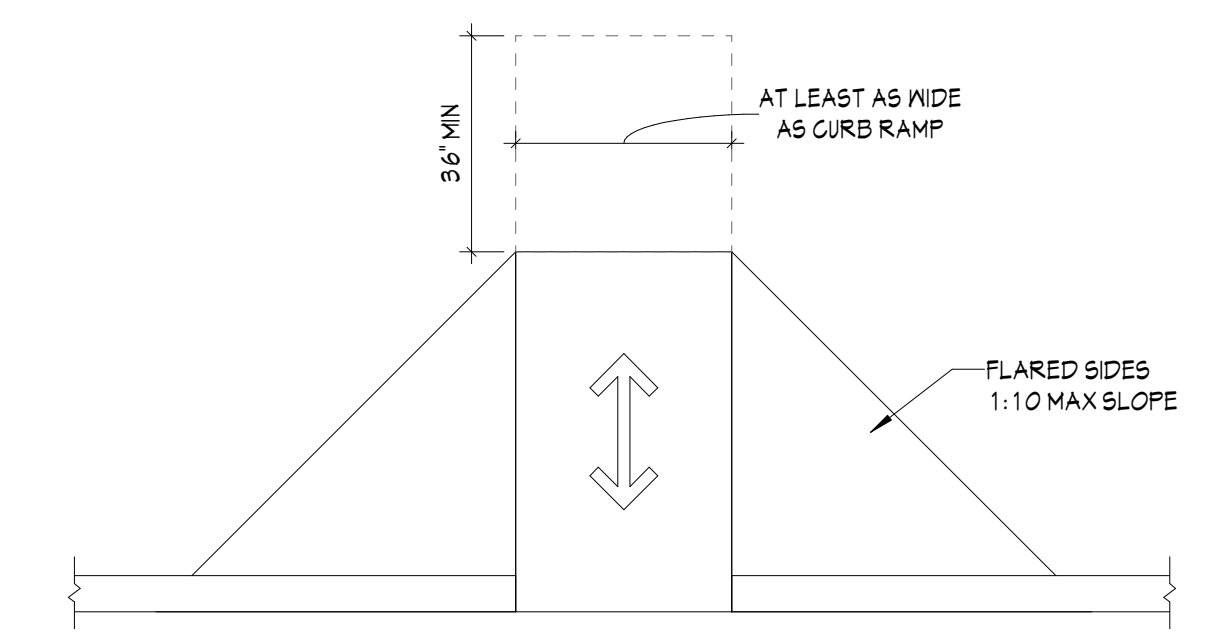
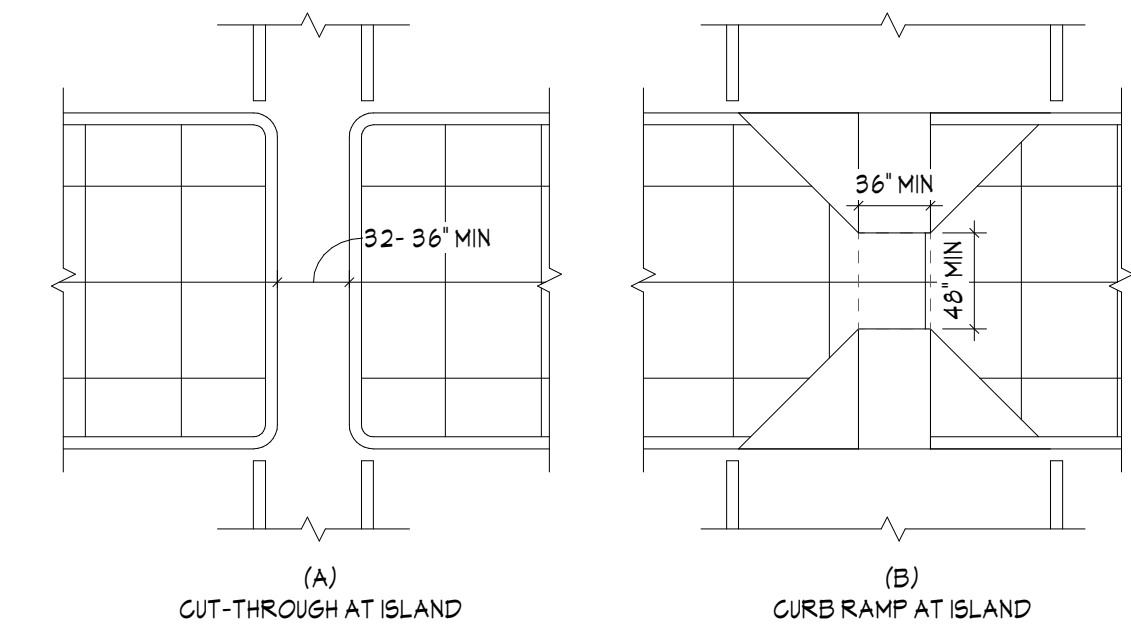
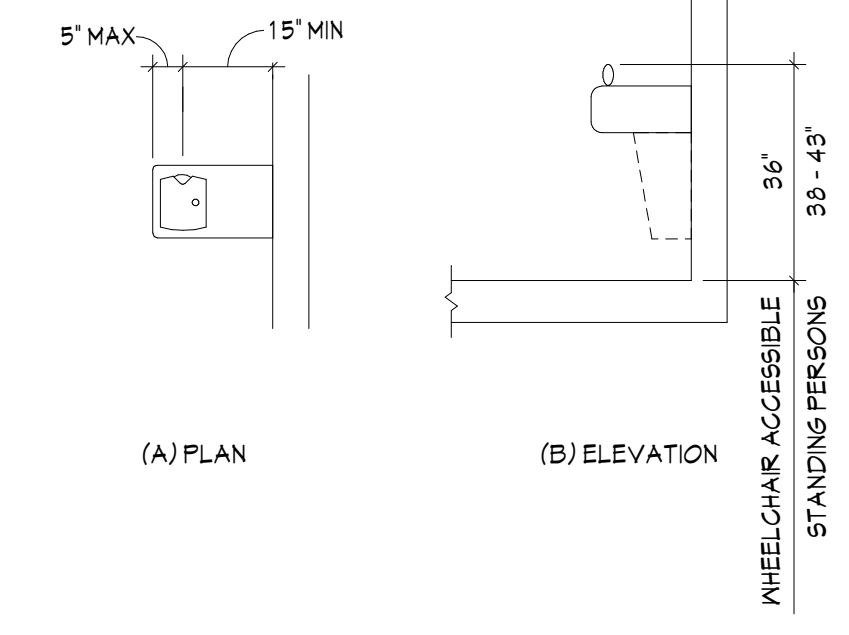
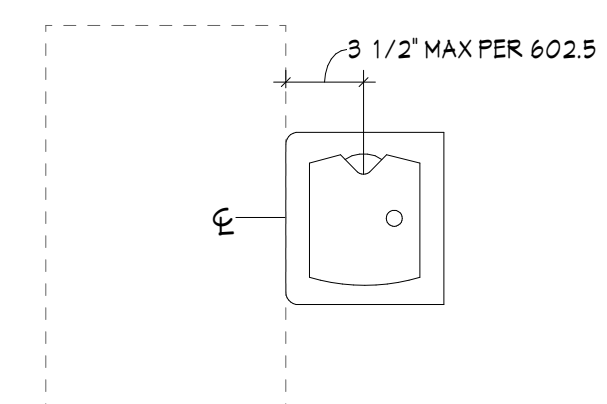
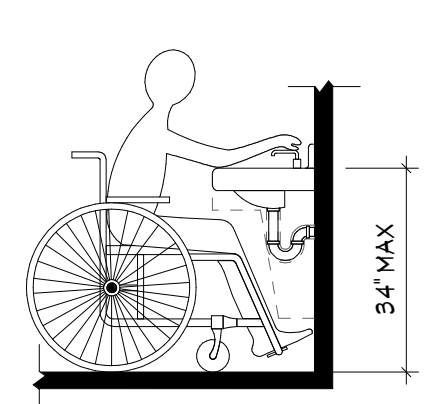
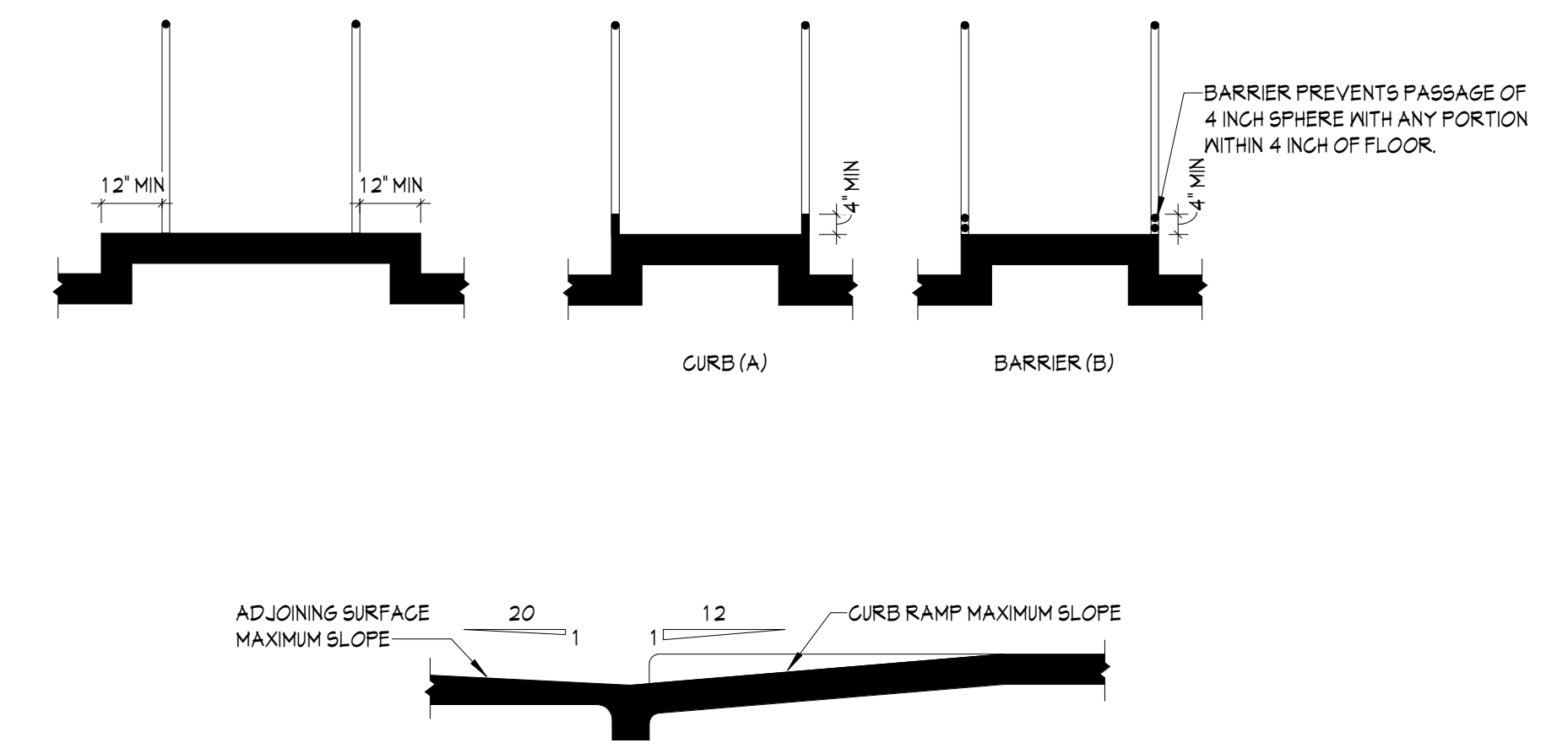
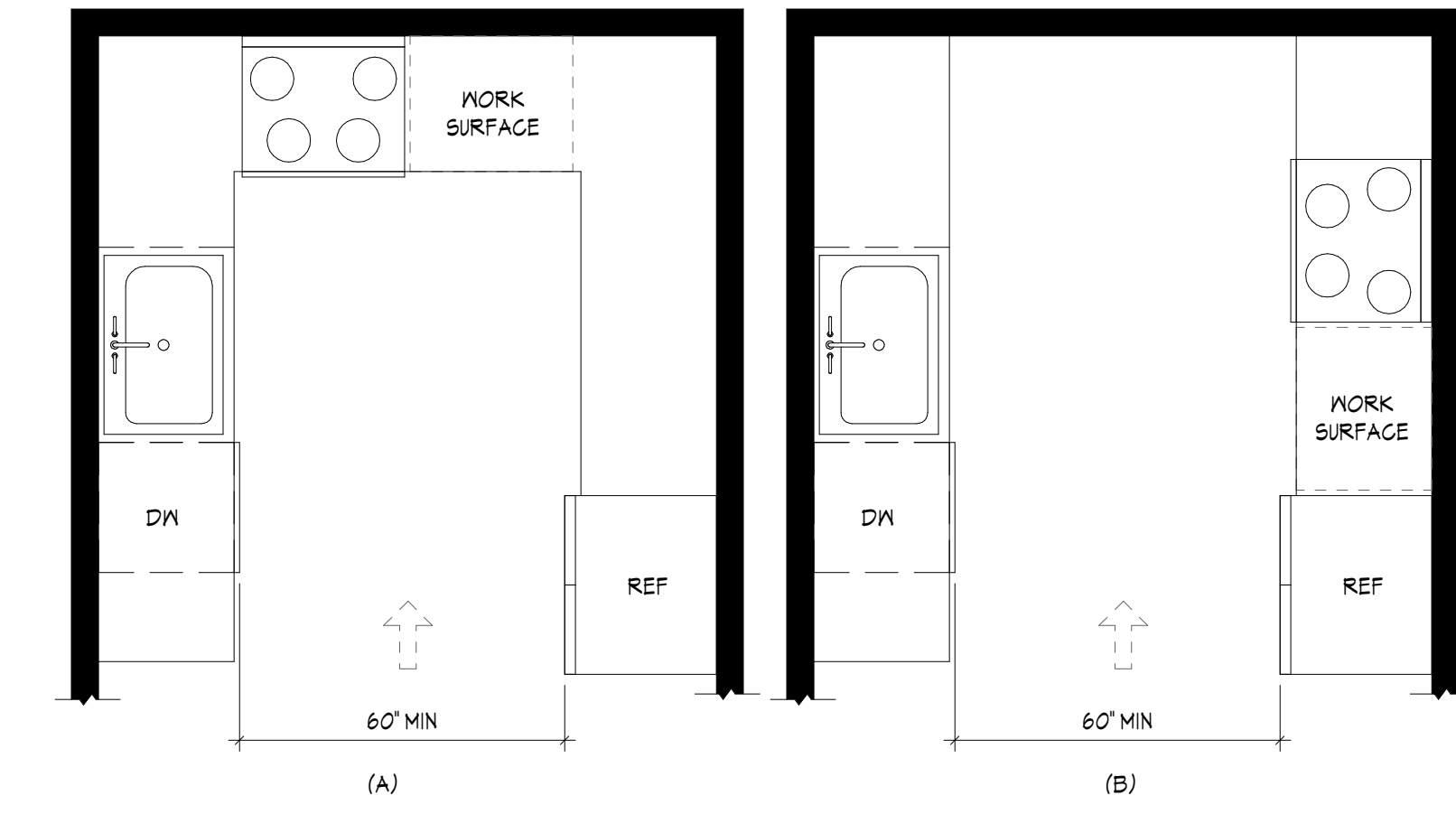
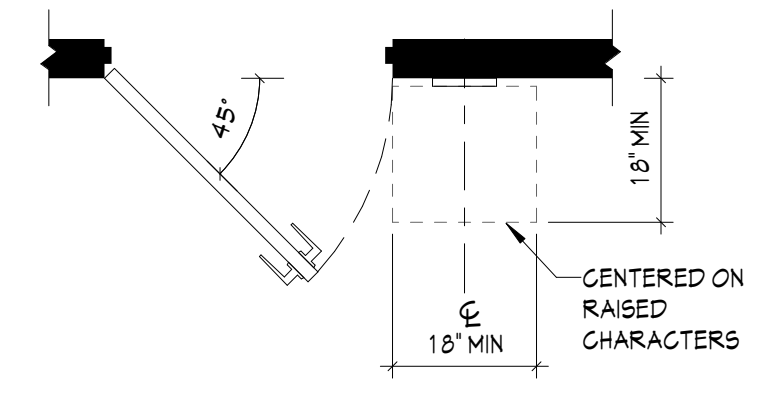
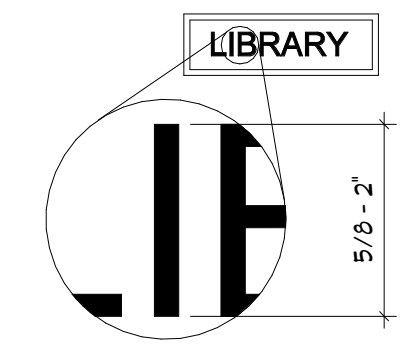
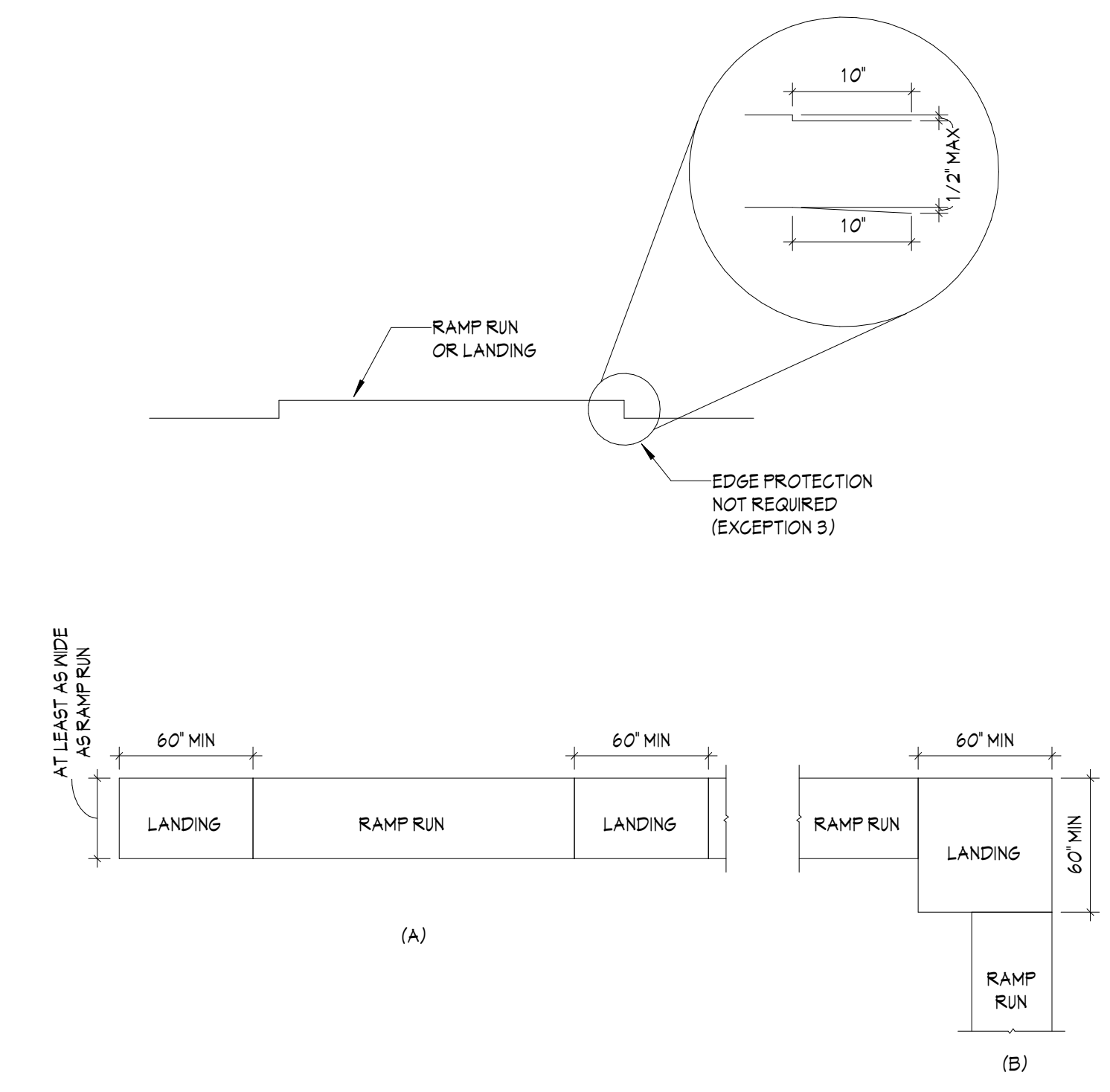
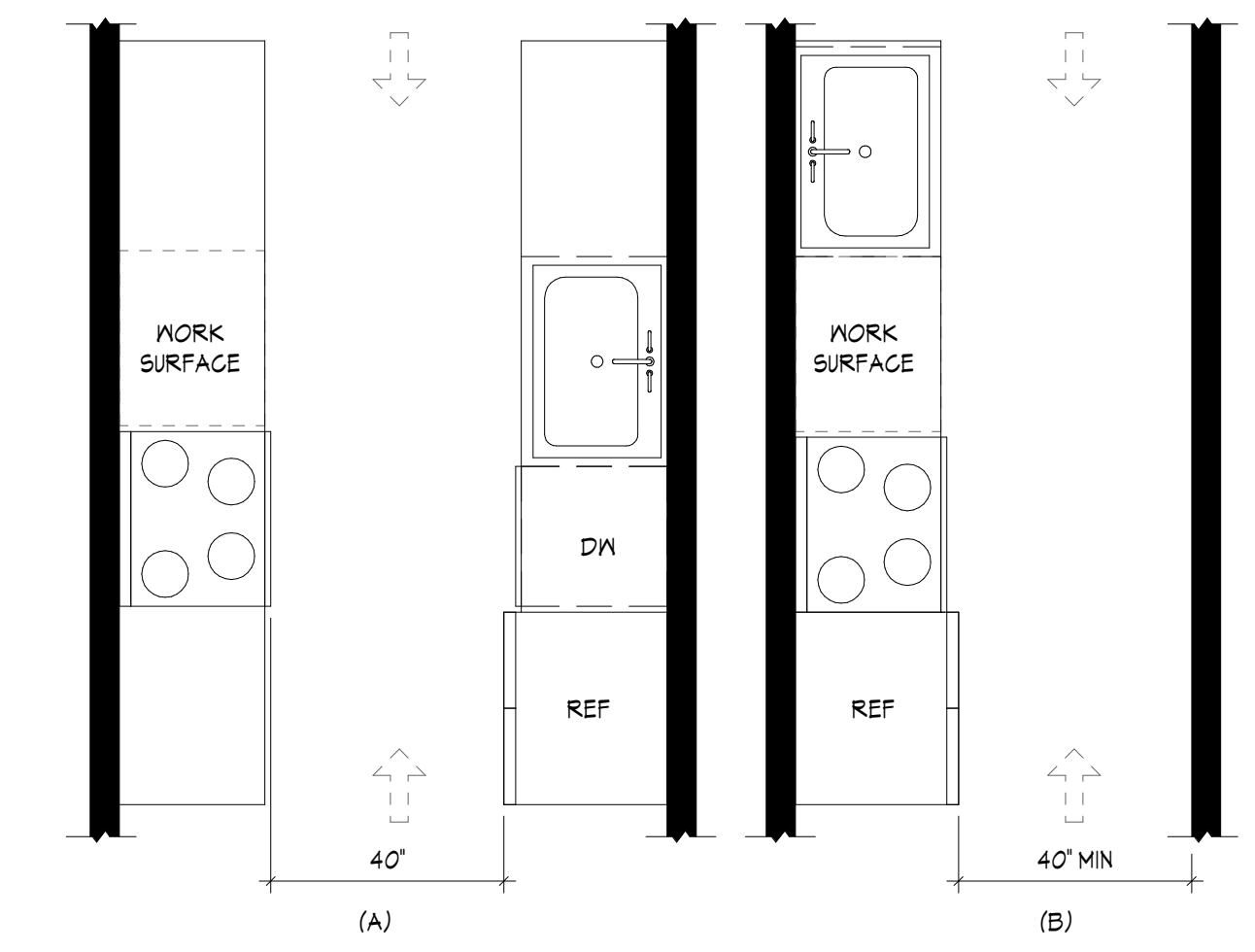
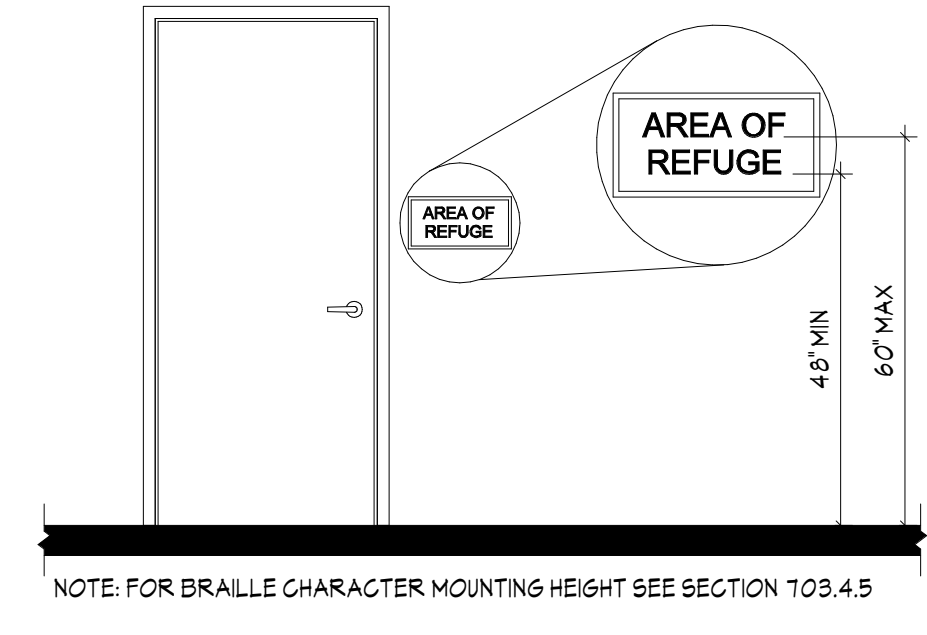
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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



PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description	Date

ACCESSIBILITY

G005.d

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

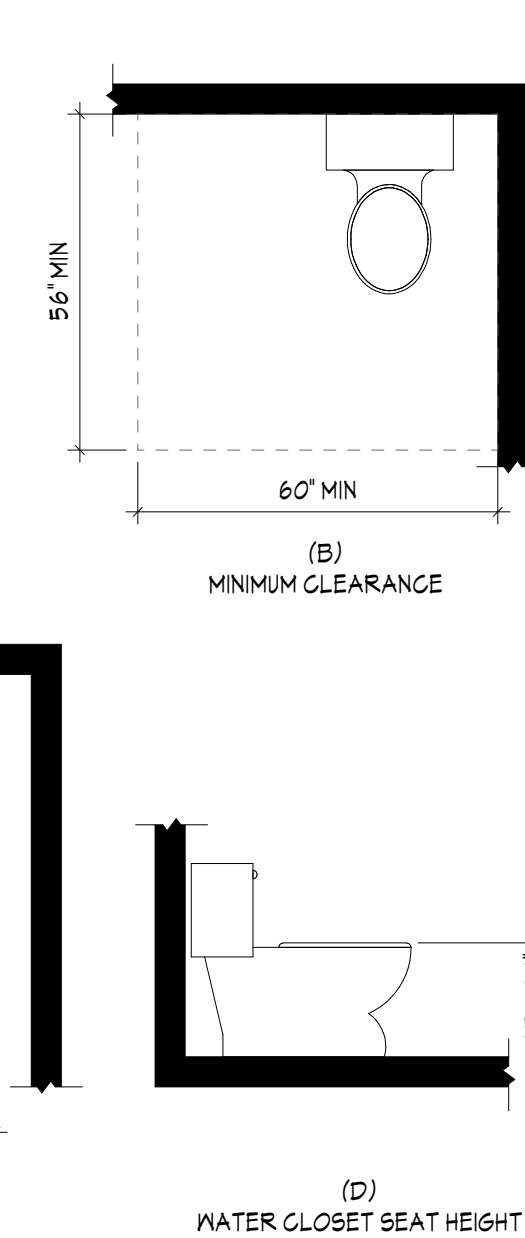
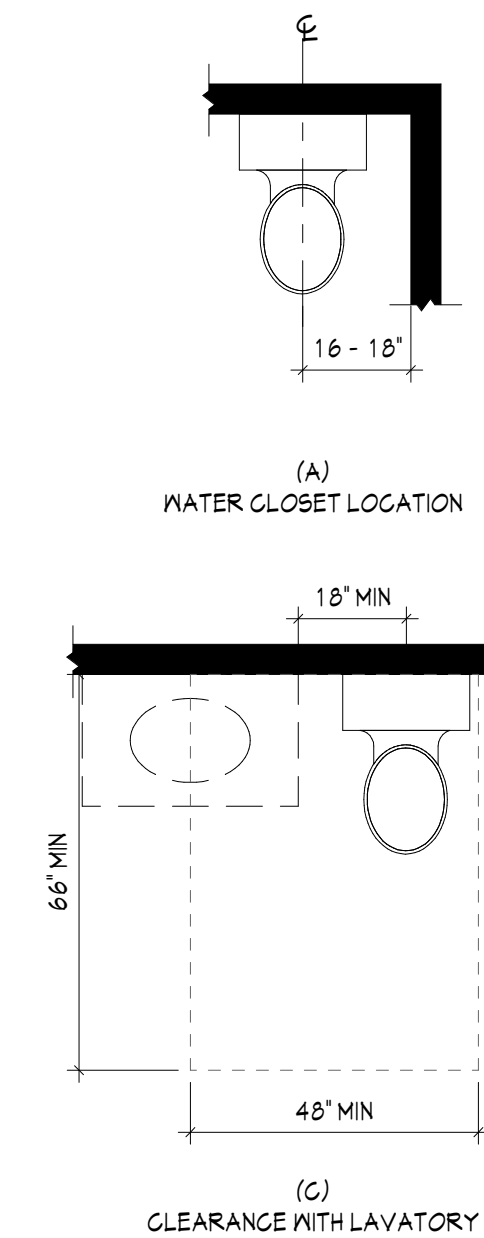
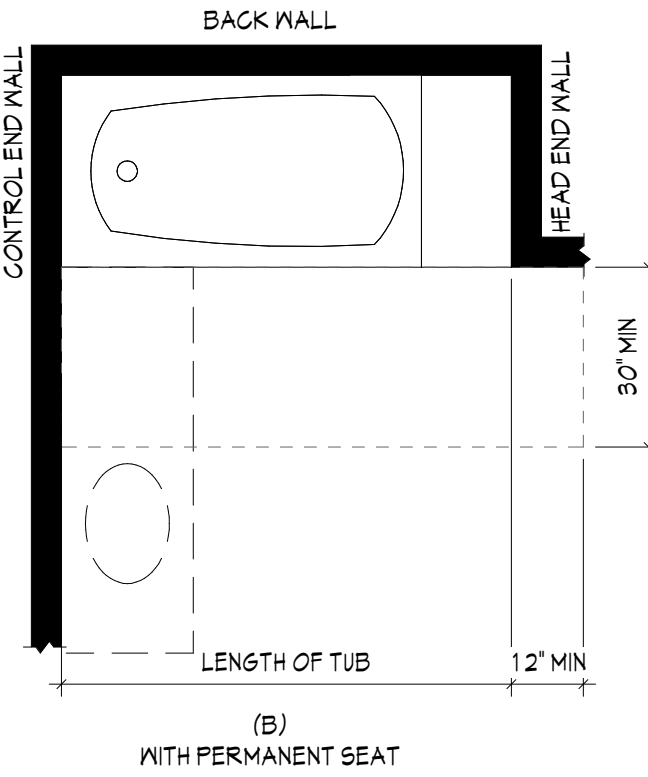
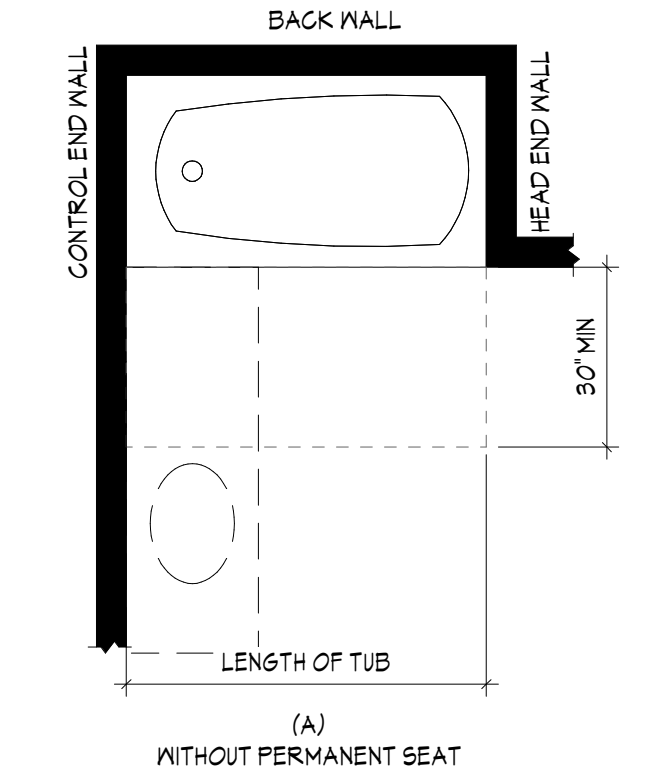
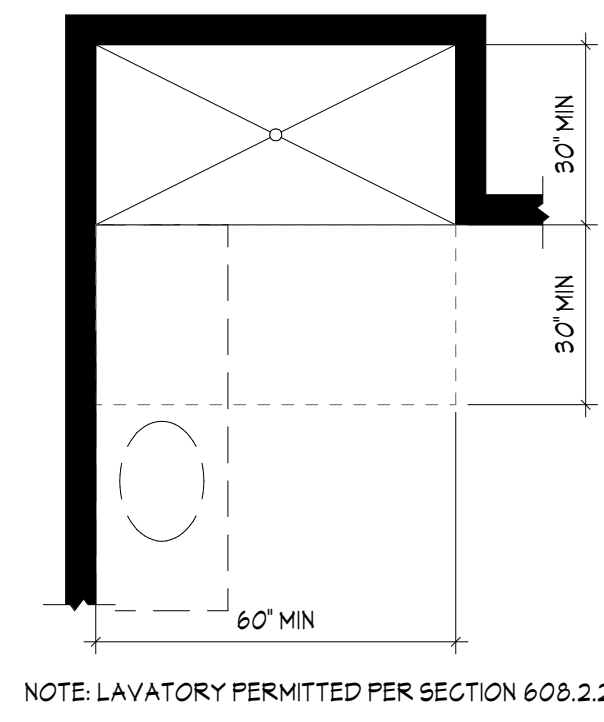
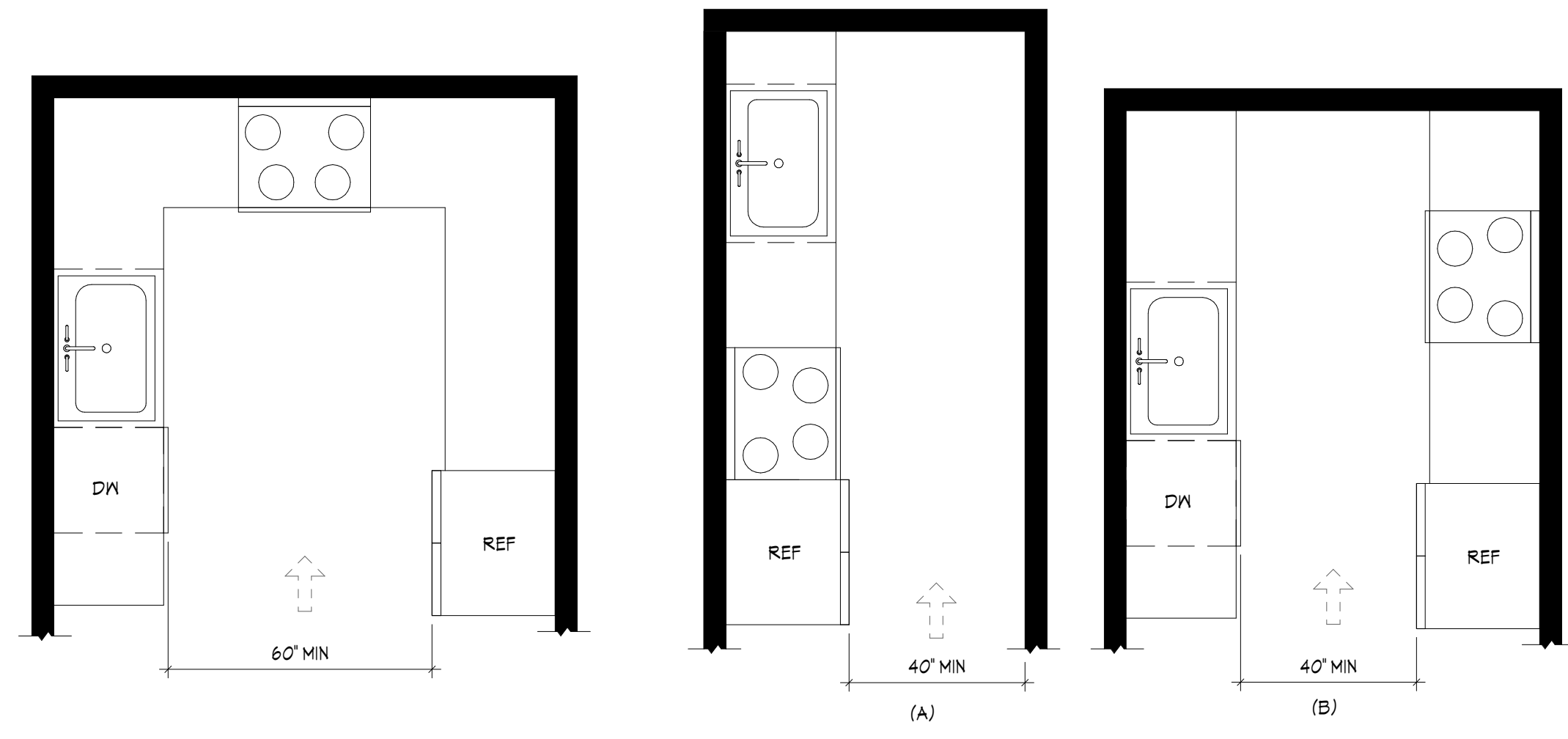
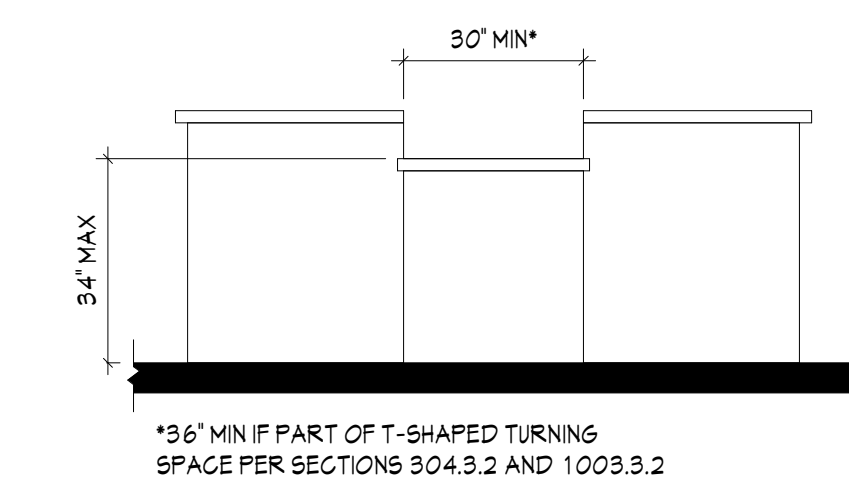
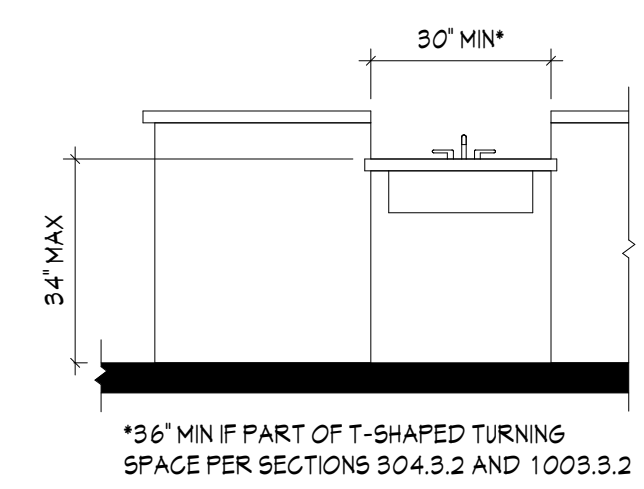
- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
 2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE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

ACCESSIBILITY CODE ANALYSIS

UNIT COUNT		
Unit Type	Area	#
	113,734 SF	144
GRAND TOTALS	113,734 SF	144

UNITS x 2% (PER OBC 1101.6.2.1.1) = (P) TYPE A UNITS
TYPE A UNITS REQUIRED PER ANSI 111.1
TYPE B UNITS REQUIRED PER ANSI 111.1

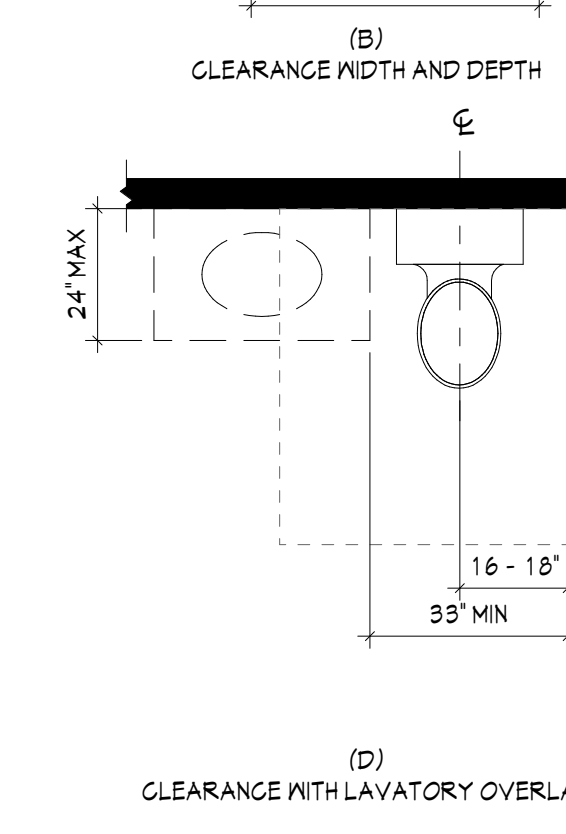
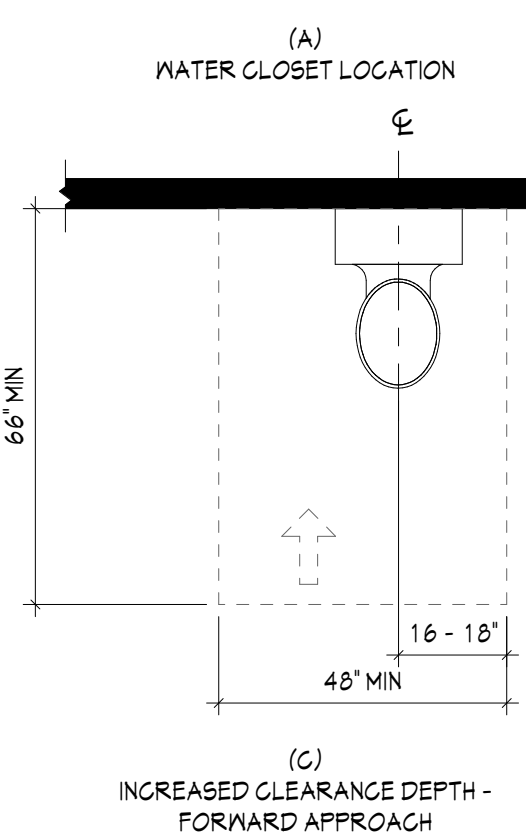
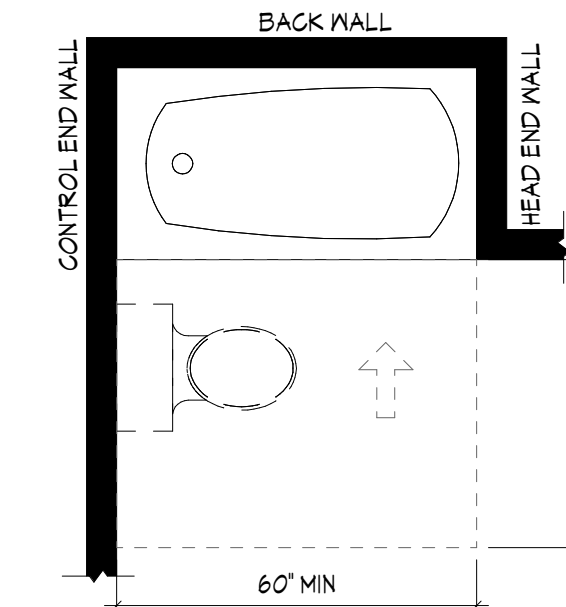
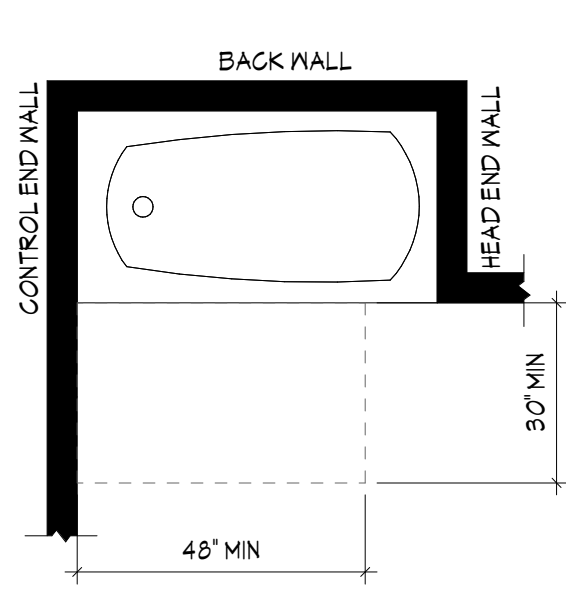
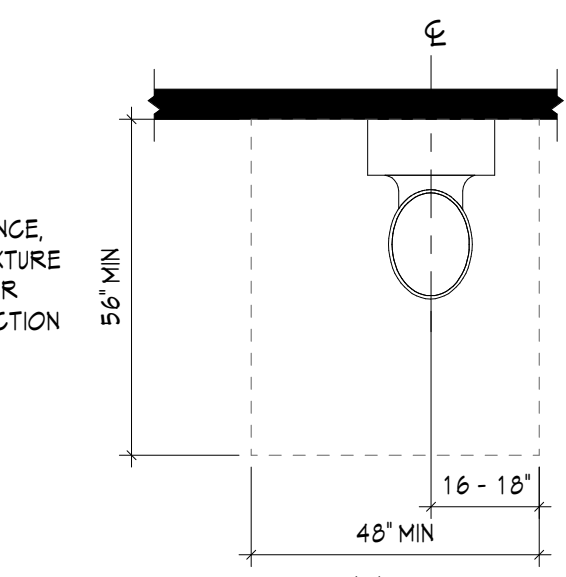
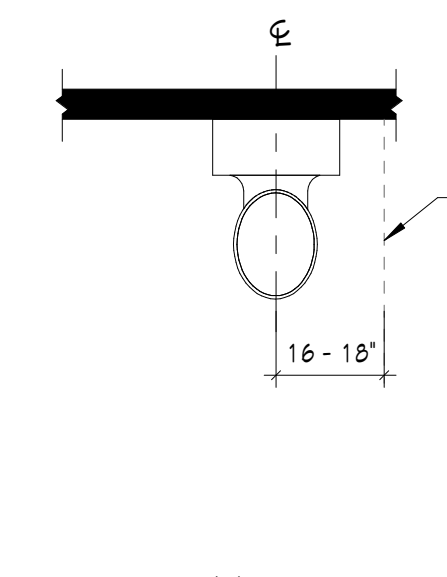
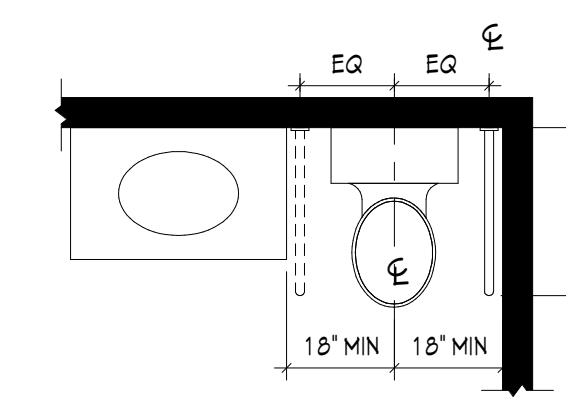
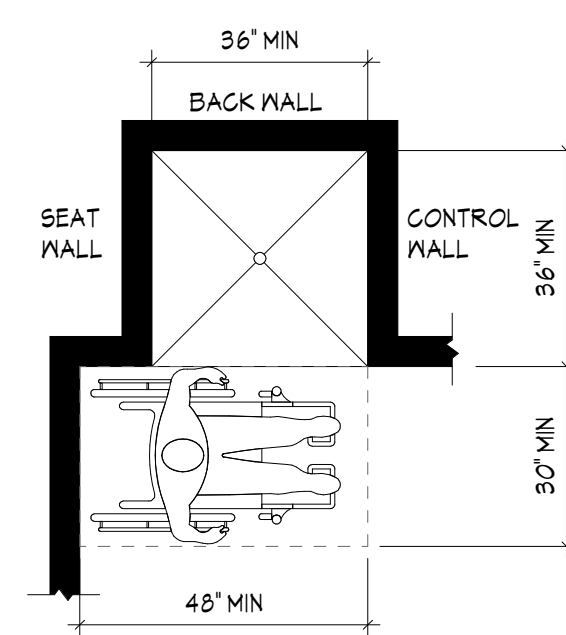
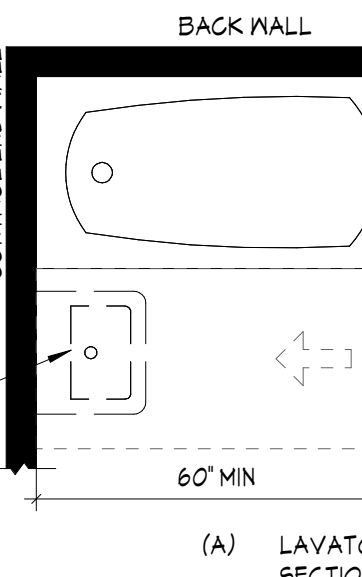
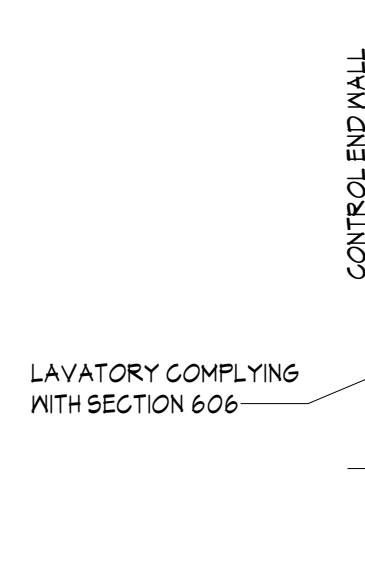
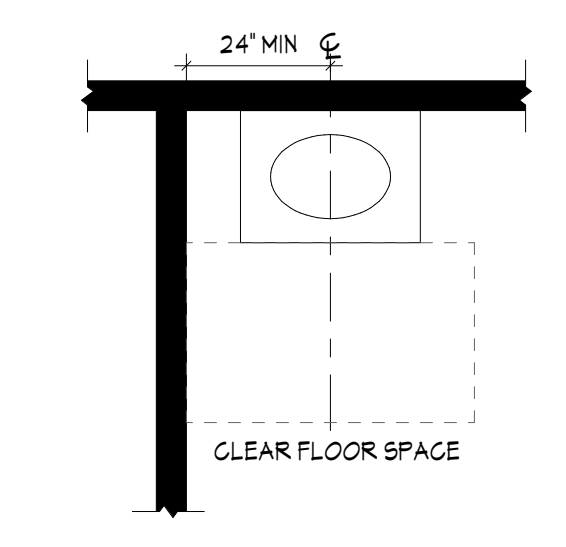
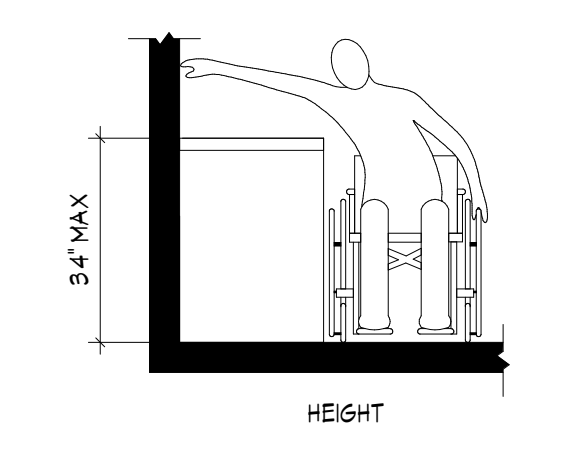
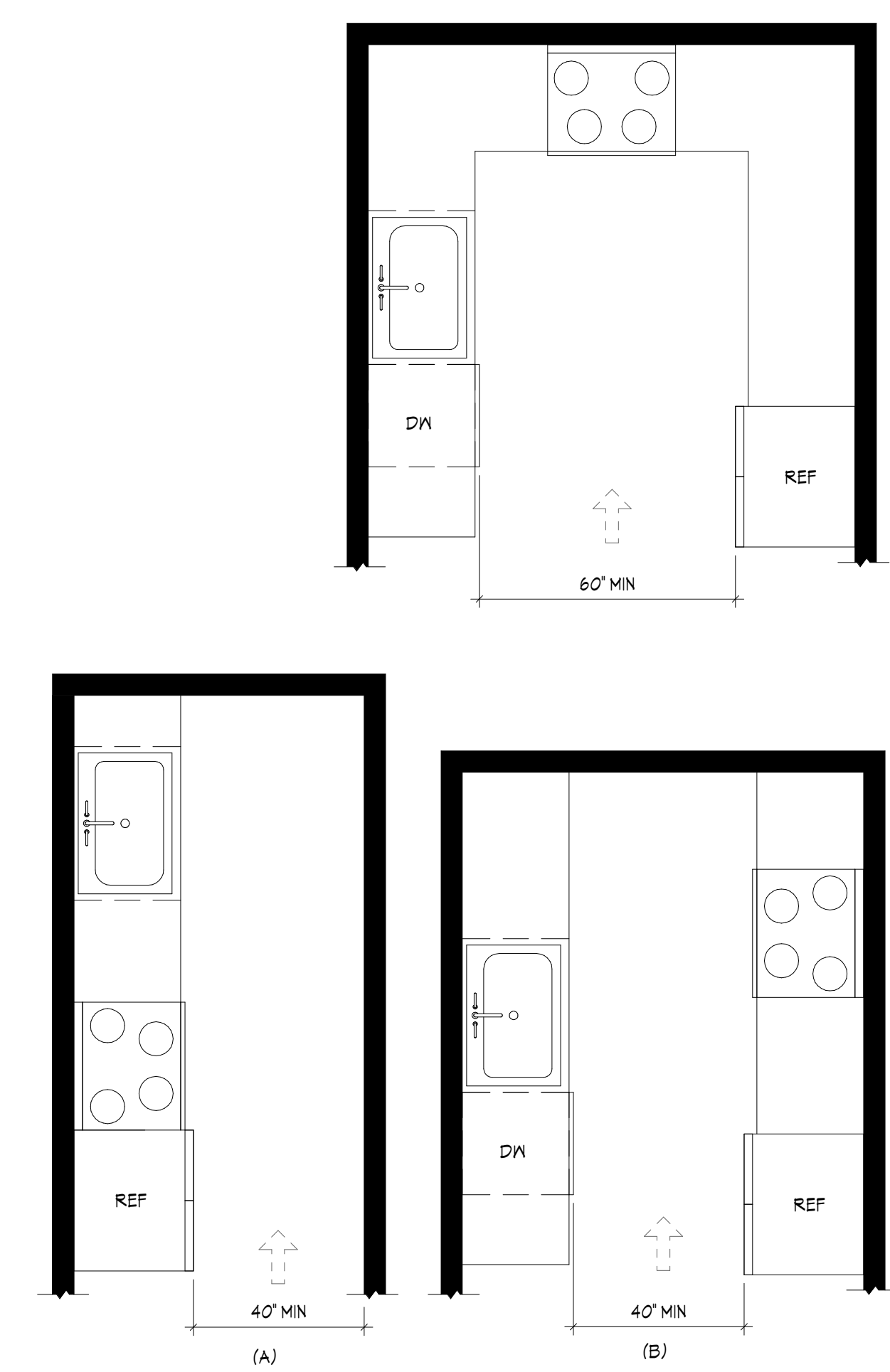
REFER TO RESIDENTIAL OCCUPANCY TABLE AND ARCHITECTURAL PLANS FOR TYPE A/TYP B ACCESSIBLE UNIT LOCATIONS



PROGRESS SET

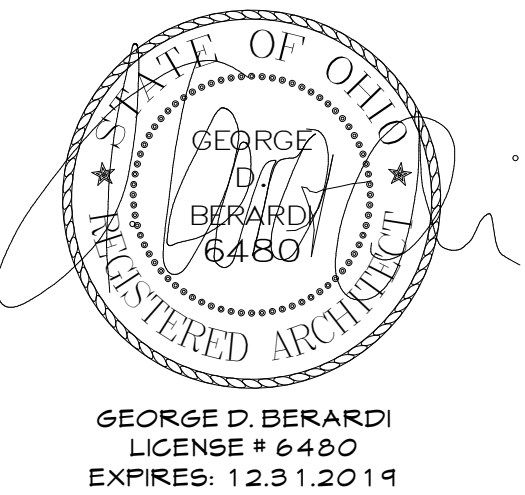
DATE: 06/21/2018
PROJECT #: 17192

Description Date



TYPE A & TYPE B UNIT ACCESSIBILITY

G006



National Church Residences

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

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

BOMA AREA CALCULATIONS

BOMA Area Type	Level	Area
1ST FLOOR		
COMMERCIAL	1ST FLOOR	634 SF
COMMON AREA	1ST FLOOR	6,741 SF
COMMON CIRCULATION	1ST FLOOR	7,851 SF
DEDICATED PROGRAM SPACE	1ST FLOOR	952 SF
LIVING UNITS	1ST FLOOR	33,470 SF
MECHANICAL AREA	1ST FLOOR	752 SF
STORAGE	1ST FLOOR	55 SF
TENANT STORAGE	1ST FLOOR	1,056 SF
VERTICAL PENETRATIONS	1ST FLOOR	925 SF
		52,436 SF

2ND FLOOR		
COMMON AREA	2ND FLOOR	323 SF
COMMON CIRCULATION	2ND FLOOR	6,504 SF
LIMITED COMMON AREA	2ND FLOOR	3,660 SF
LIVING UNITS	2ND FLOOR	39,307 SF
MECHANICAL AREA	2ND FLOOR	429 SF
STORAGE	2ND FLOOR	137 SF
TENANT STORAGE	2ND FLOOR	1,054 SF
VERTICAL PENETRATIONS	2ND FLOOR	904 SF
		52,318 SF

3RD FLOOR		
COMMON AREA	3RD FLOOR	326 SF
COMMON CIRCULATION	3RD FLOOR	6,486 SF
LIMITED COMMON AREA	3RD FLOOR	3,661 SF
LIVING UNITS	3RD FLOOR	40,947 SF
MECHANICAL AREA	3RD FLOOR	491 SF
STORAGE	3RD FLOOR	75 SF
TENANT STORAGE	3RD FLOOR	1,036 SF
VERTICAL PENETRATIONS	3RD FLOOR	903 SF
		53,924 SF

GROSS BUILDING AREAS

1ST FLOOR	52,436 SF
2ND FLOOR	52,318 SF
3RD FLOOR	53,924 SF
Grand total: 3	158,678 SF

BOMA AREA CALCULATIONS - PERCENTAGES

BOMA Area Type	Area	AREA %
COMMERCIAL	634 SF	0.4%
COMMON AREA	7,390 SF	4.7%
COMMON CIRCULATION	20,842 SF	13.1%
DEDICATED PROGRAM SPACE	952 SF	0.6%
LIMITED COMMON AREA	7,321 SF	4.6%
LIVING UNITS	113,724 SF	71.7%
MECHANICAL AREA	1,671 SF	1.1%
STORAGE	267 SF	0.2%
TENANT STORAGE	3,146 SF	2.0%
VERTICAL PENETRATIONS	2,731 SF	1.7%

PROGRESS SET

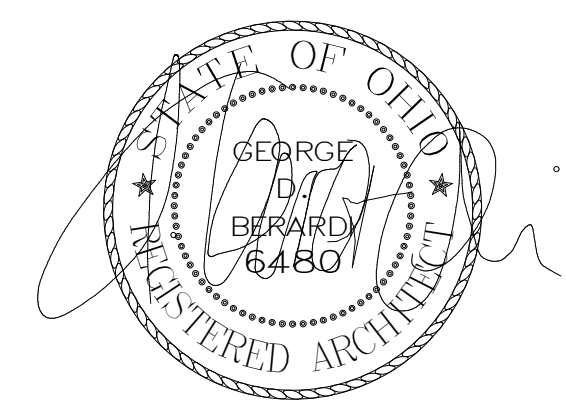
DATE: 06/21/2018
PROJECT #: 17192

Description Date

AREA CALCULATIONS

G007

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



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2019

National Church Residences
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

- GENERAL SITE NOTES:**
- R/R EXISTING WOOD TRASH ENCLOSURE FENCING WITH NEW SPLIT FACE BLOCK REFUSE ENCLOSURE.
 - RECONFIGURE HC PARKING / STRIPING, R/R (S) HC PARKING SIGNS.
 - INSPECT AND CLEAR ALL UNDERGROUND ROOF DRAINAGE CONDUIT. CLEAR ANY SECTIONS BY JET SPRAY METHOD.
 - INSPECT ALL EXISTING SANITARY LINES FROM BUILDING TO STREET. REMOVE, REPAIR, REGRADE OR CLEAN AS REQUIRED. NO DEFICIENCIES WERE IDENTIFIED IN P.C.A. REPORT. PROVIDE ALLOWANCE.
 - INSPECT AND CLEAN EXISTING PARKING AREA CATCH BASINS.
 - INSPECT AND CLEAN ALL EXISTING YARD CATCH BASINS/DRAINS. REGRADE AWAY FROM INLET AS REQUIRED AND RE-SEED.
 - R/R EXISTING CONCRETE BUILDING ENTRY SLAB; NEW SLAB TO MEET ACCESSIBILITY REQUIREMENTS FOR SLOPE.
 - R/R EXISTING CONCRETE WALK ALONG FRONT OF BUILDING AT HC PARKING. PROVIDE FLUSH CURB AT PAVEMENT WITH TACTILE WARNINGS.
 - GRIND TRIPPERS AT EXISTING WALKS. A TRIPPER IS DEFINED AS A VARIANCE IN HEIGHT OF MORE THAN 1/8" BETWEEN ADJOINING SLABS - 60 LF ALLOWANCE.
 - R/R SELECT AREAS OF CRACKED OR UNEVEN STRETCHES OF CONCRETE WALK - 200 SF ALLOWANCE.
 - MANGURE / PRUNE AND TRIM ALL EXISTING TREES.
 - R/R DEAD OR DYING VEGETATION - LANDSCAPING SHALL BE NATIVE AND NON-INVASIVE SPECIES.
 - ADD SOIL AND RE-GRADE AWAY FROM BUILDING FOUNDATION MINIMUM 5% FOR DISTANCE OF 10'-0" AS REQUIRED. RE-SEED. EXTEND EXISTING DOWNSPOUTS DOWNSPOUT EXTENSION ON GRAVEL WITH SPLASH BLOCK AND FABRIC PER DETAIL.
 - PROVIDE 18" WIDE PERIMETER GRAVEL ON FABRIC AT BASE OF BUILDING.
 - REMOVE AND REPLACE EXISTING BENCHES.
 - CONSTRUCT NEW REAR PAVILION AND TRELIS.
 - FLAG POLE: PROVIDE NEW 30' POLE WITH INTERNAL HALYARD; PROVIDE NEW GROUND MOUNTED JIP LIGHTING.
 - REPLACE SITE POST MOUNTED LIGHTING AND POST; CONCRETE BASE TO REMAIN, CLEAN AND SEAL.
 - R/R EXISTING METAL LOADING DOCK RAILING - PAINT SAFETY YELLOW. INCLUDE REMOVABLE SECTION FOR DELIVERIES.
 - R/R EXISTING ALUMINUM FENCE. PROVIDE NEW 6'-0" HIGH ALUMINUM FENCE AROUND PERIMETER OF SITE.
- NOTES:**
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
 - THE CONTRACT DOCUMENTS ARE CONSIDERED TO BE THE ENTIRETY OF THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
 - ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
 - ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED WHEN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
 - THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED EXACT. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION FROM DIRECTLY CONSULTANTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

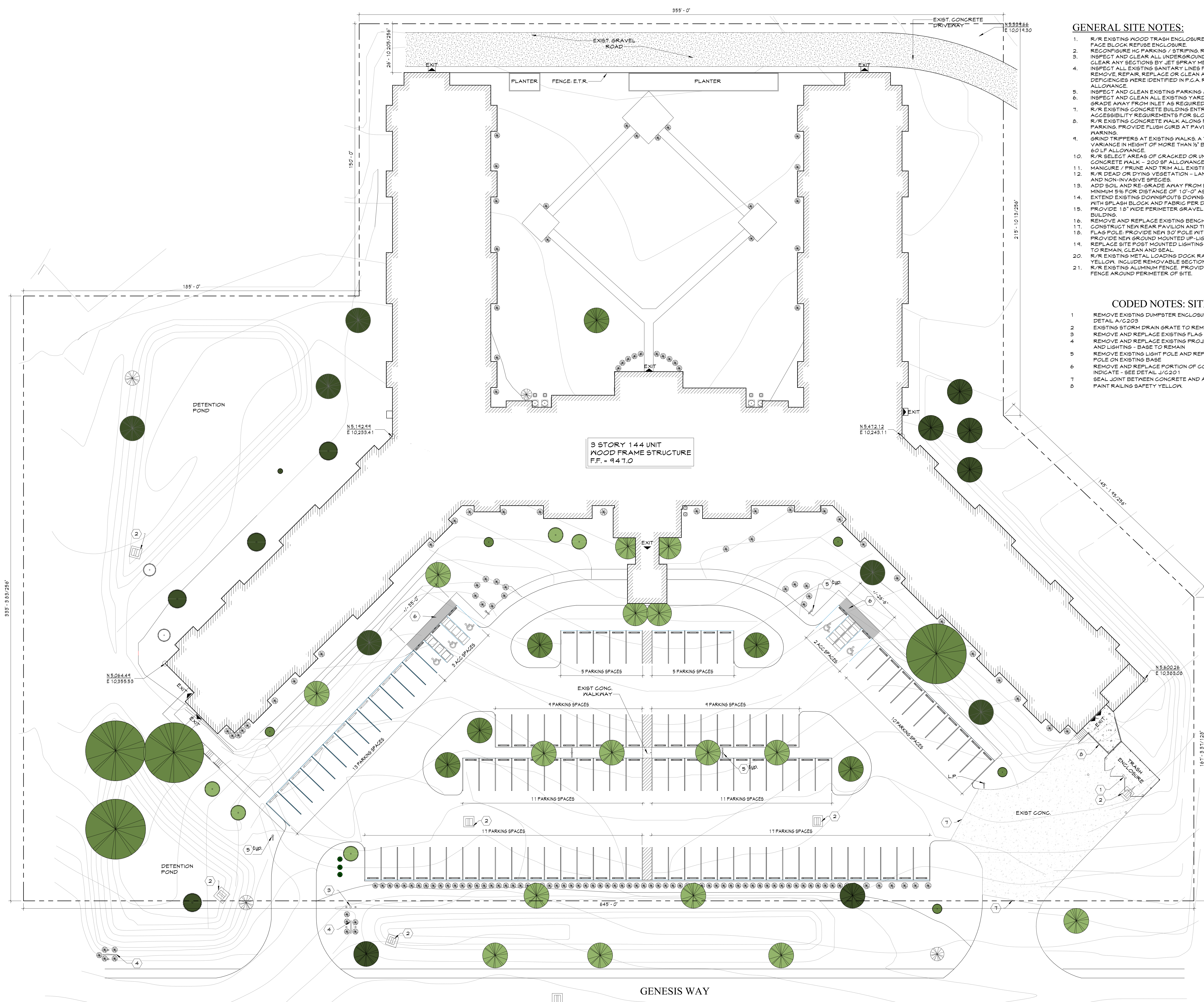
DATE: 06/21/2018
PROJECT #: 17192

Description	Date

SITE PLAN

AS101

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



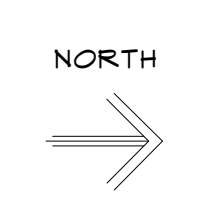
CODED NOTES: SITE PLAN

- REMOVE EXISTING DUMPSTER ENCLOSURE AND GATES - SEE DETAIL A/C220B
- EXISTING STORM DRAIN GRATE TO REMAIN
- REMOVE AND REPLACE EXISTING FLAG POLE AND LIGHTING
- REMOVE AND REPLACE EXISTING PROJECT IDENTIFICATION SIGN AND LIGHTING - BASE TO REMAIN
- REMOVE EXISTING LIGHT POLE AND REPLACE WITH NEW LIGHT POLE ON EXISTING BASE
- REMOVE AND REPLACE PORTION OF CONCRETE SIDEWALK INDICATE - SEE DETAIL J/C201
- SEAL JOINT BETWEEN CONCRETE AND ASPHALT PAVING.
- PAINT RAILING SAFETY YELLOW.

3 STORY 144 UNIT
WOOD FRAME STRUCTURE
F.F. = 947.0

architectural site plan

1" = 20'-0"



HOOVER PLACE APARTMENTS

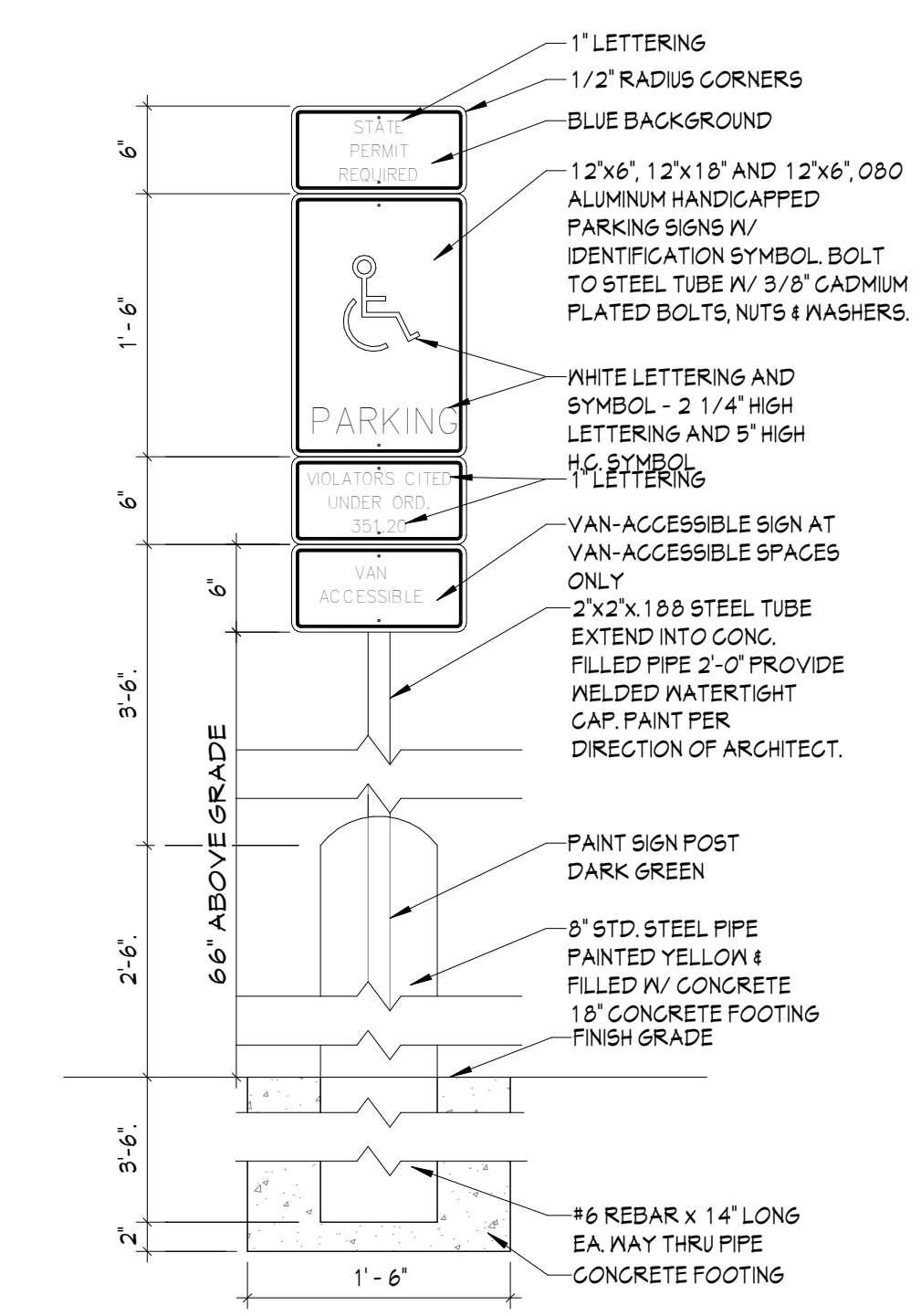
5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

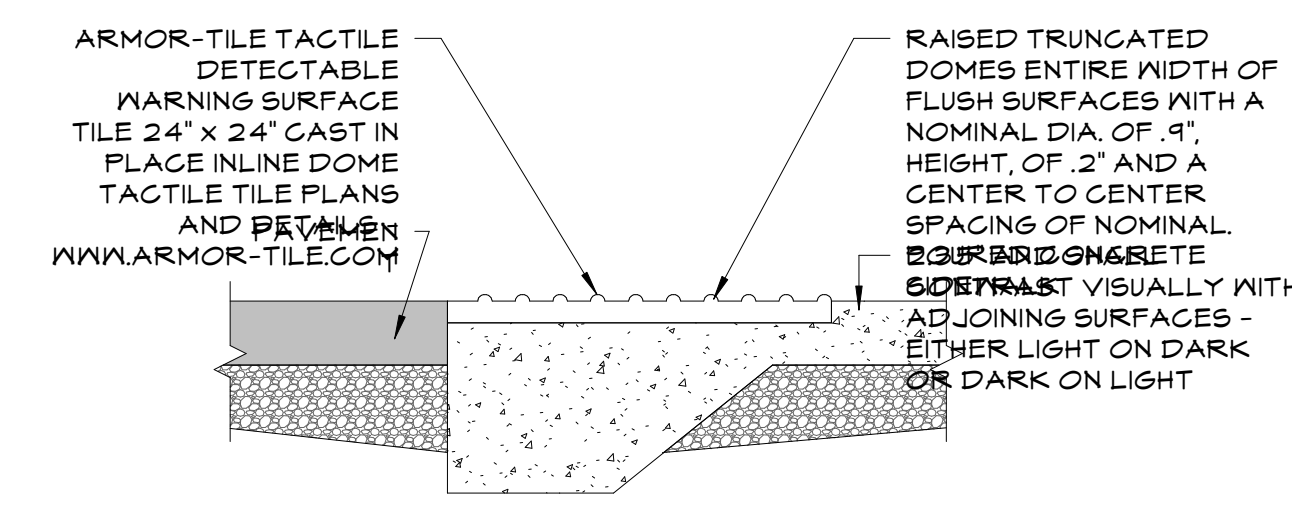
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

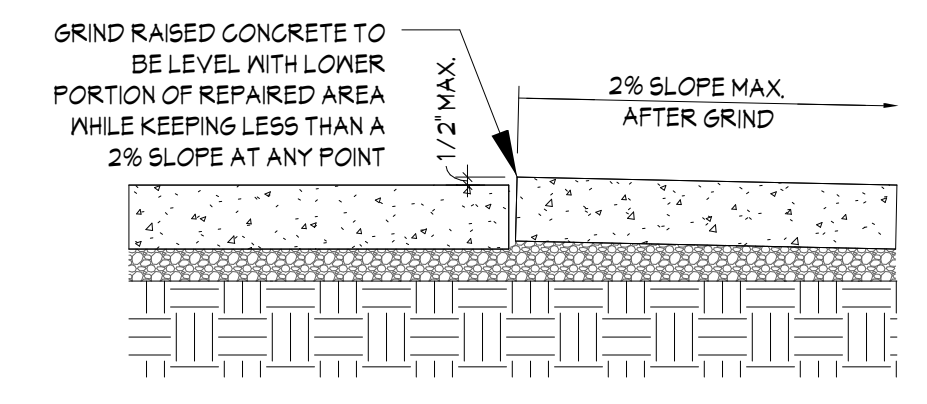
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT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



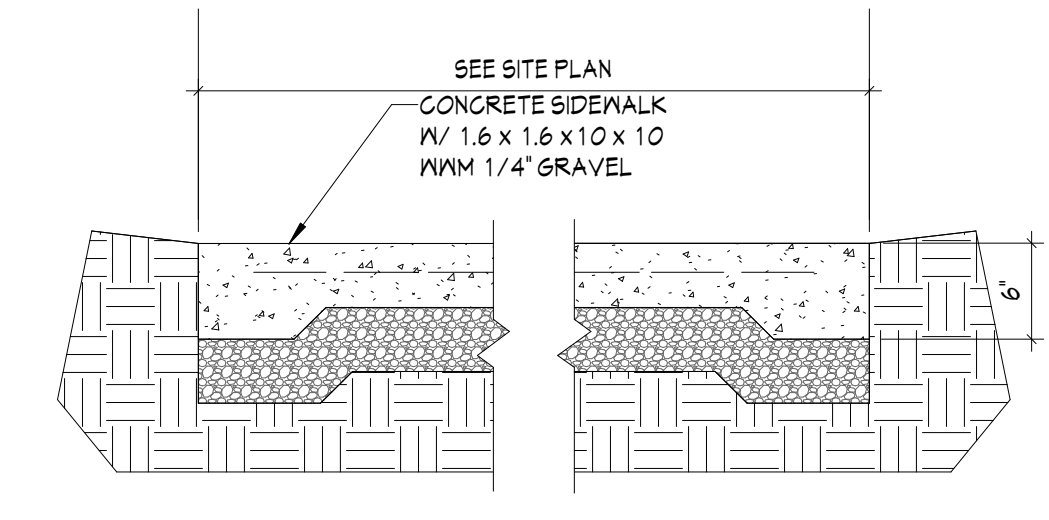
7 parking sign
1" = 1'-0"



6 detectable warning detail
1" = 1'-0"



5 typical concrete grind detail
1" = 1'-0"

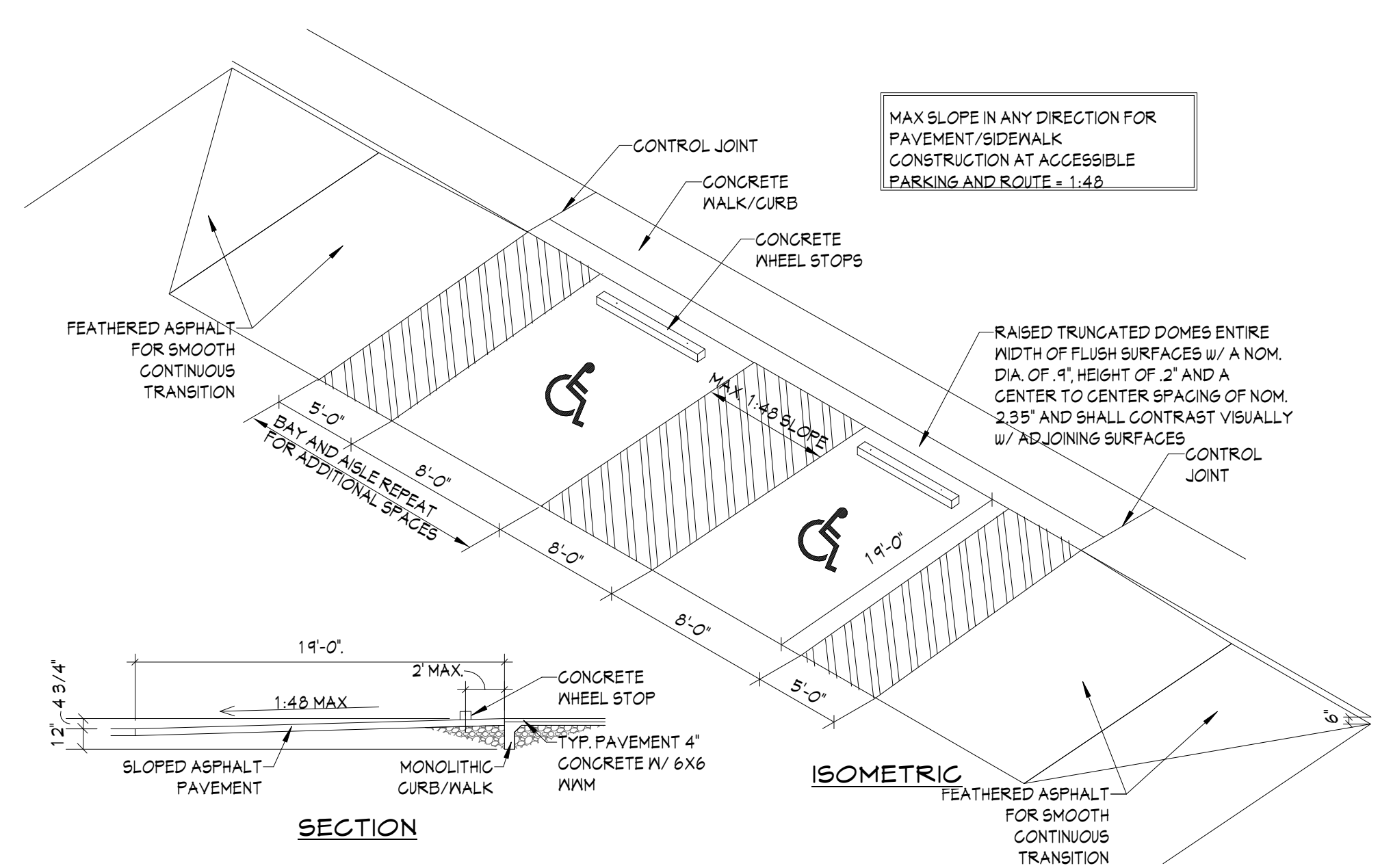


4 typical walk detail
1" = 1'-0"

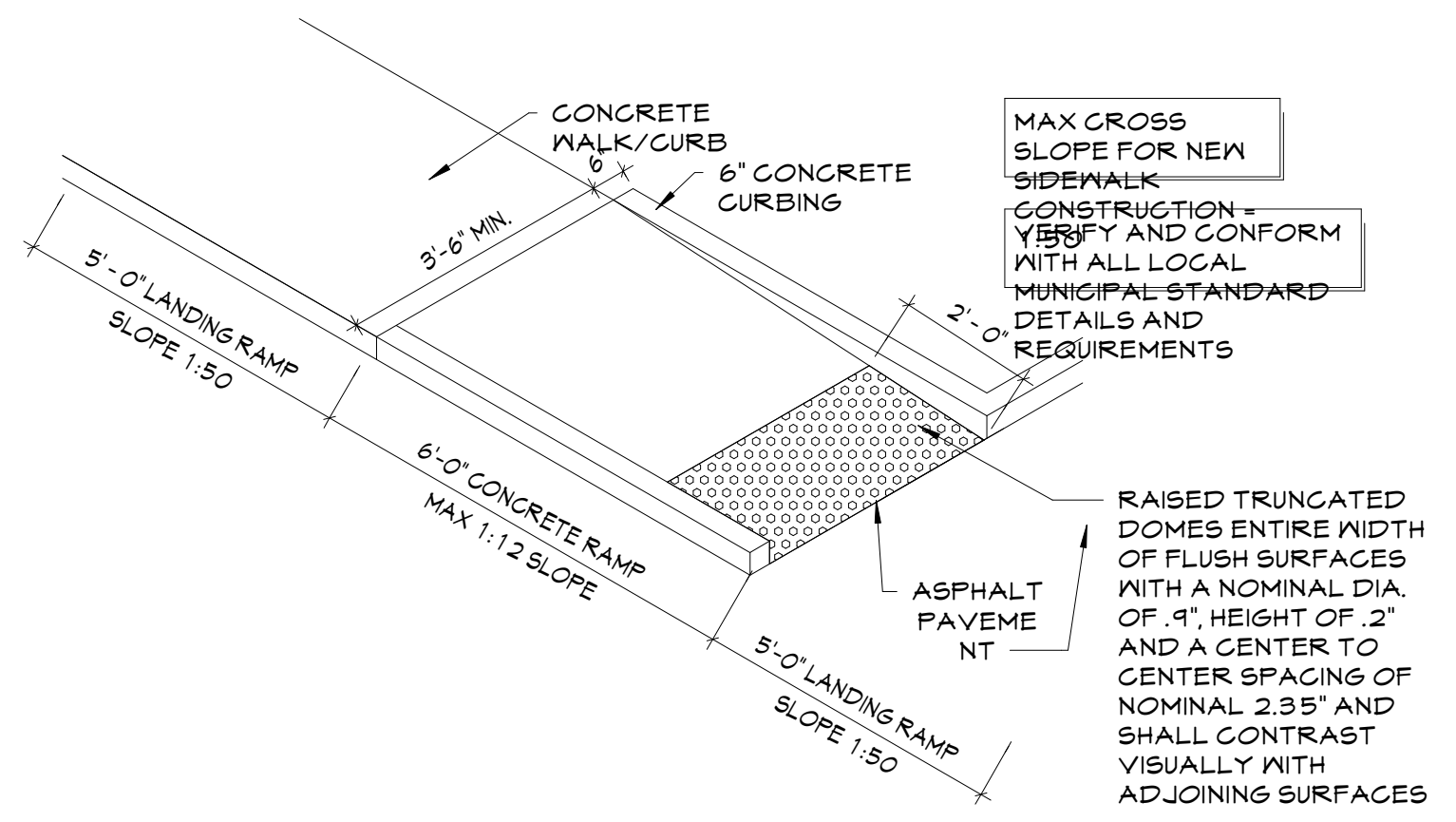
PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

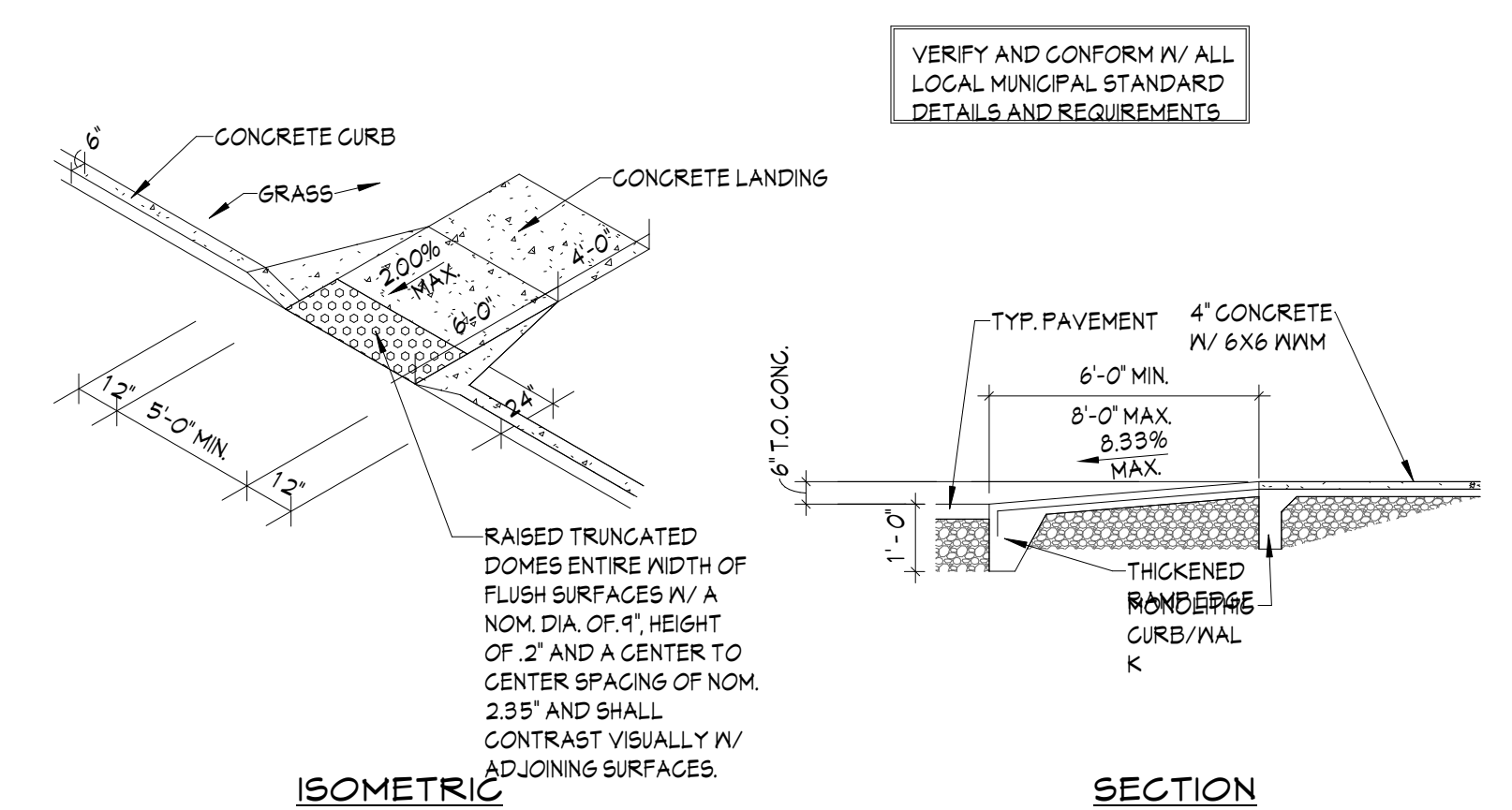
▲ Description Date



3 handicapped parking
1/2" = 1'-0"



2 isometric curb ramp
3/8" = 1'-0"



1 sidewalk ramp
3/8" = 1'-0"

CIVIL DETAILS

C201

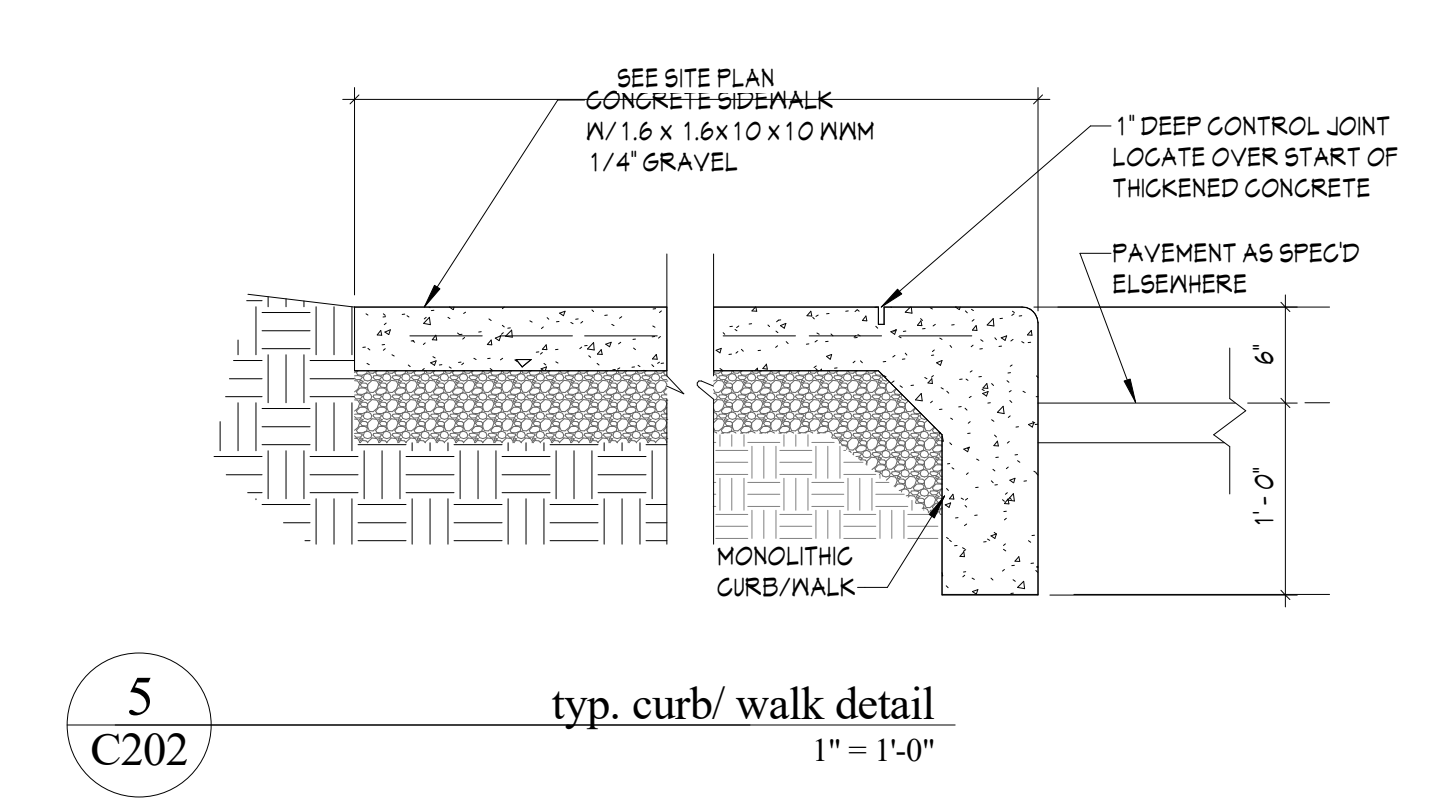
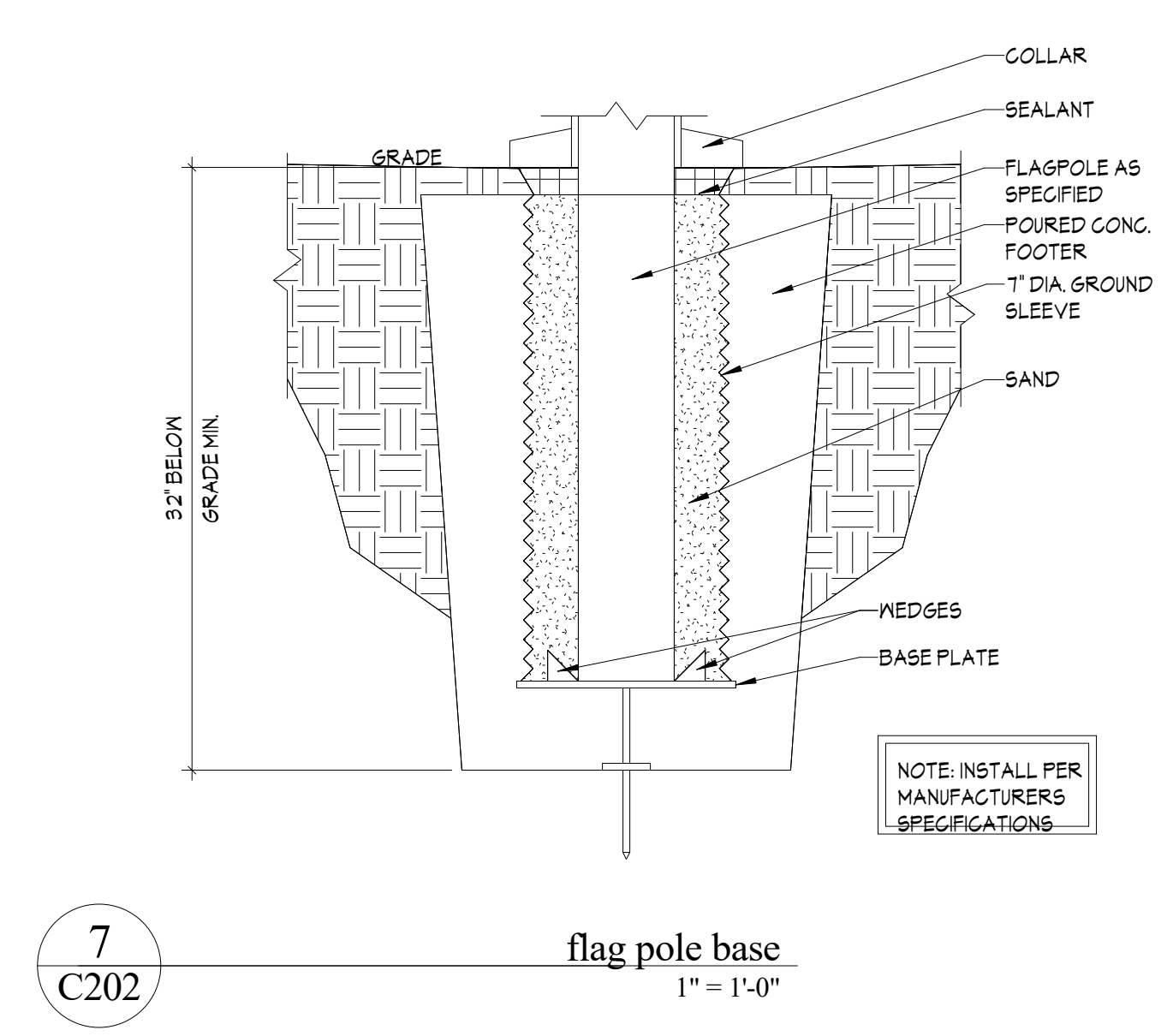
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

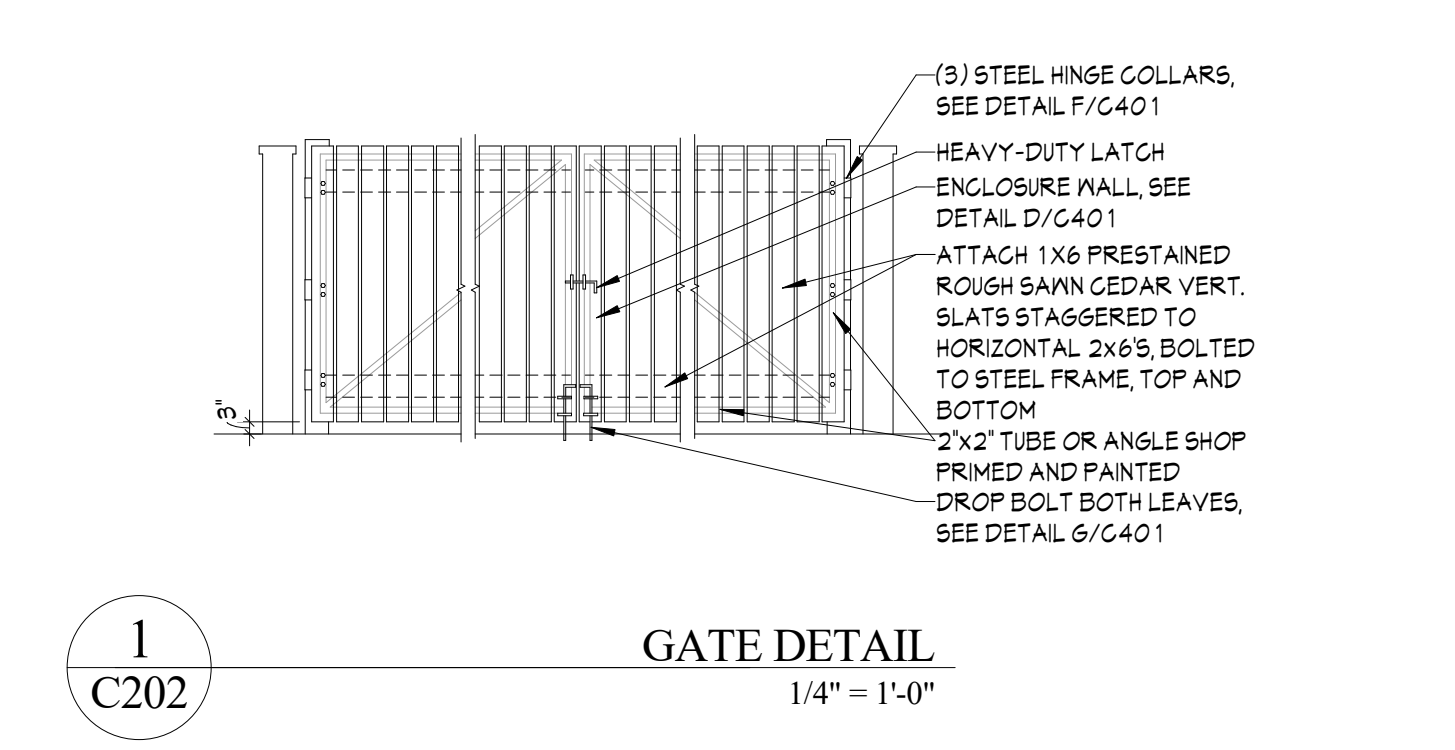
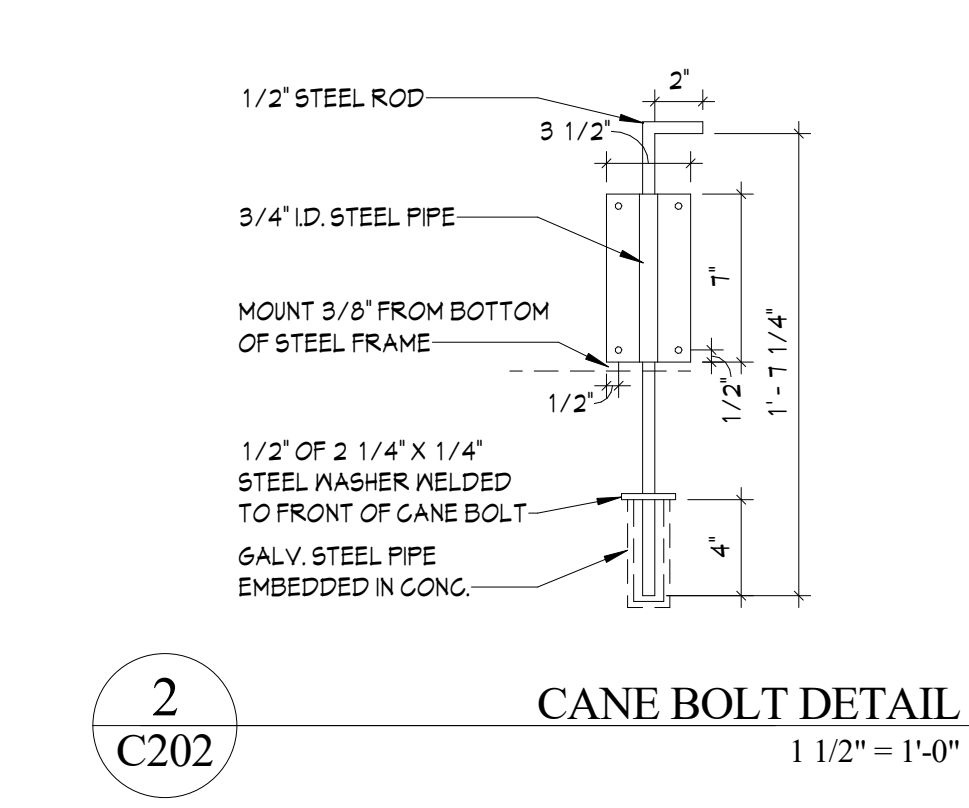
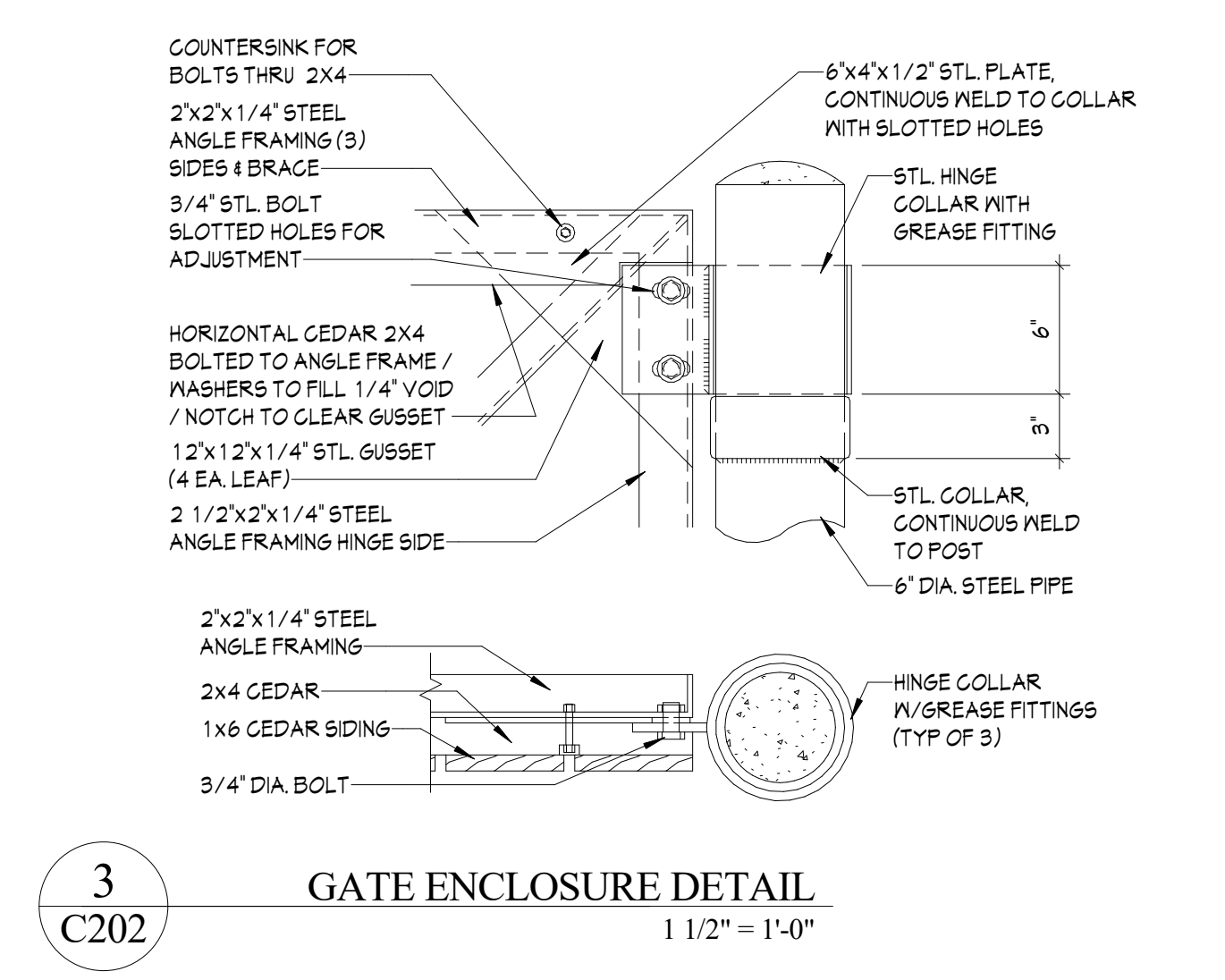
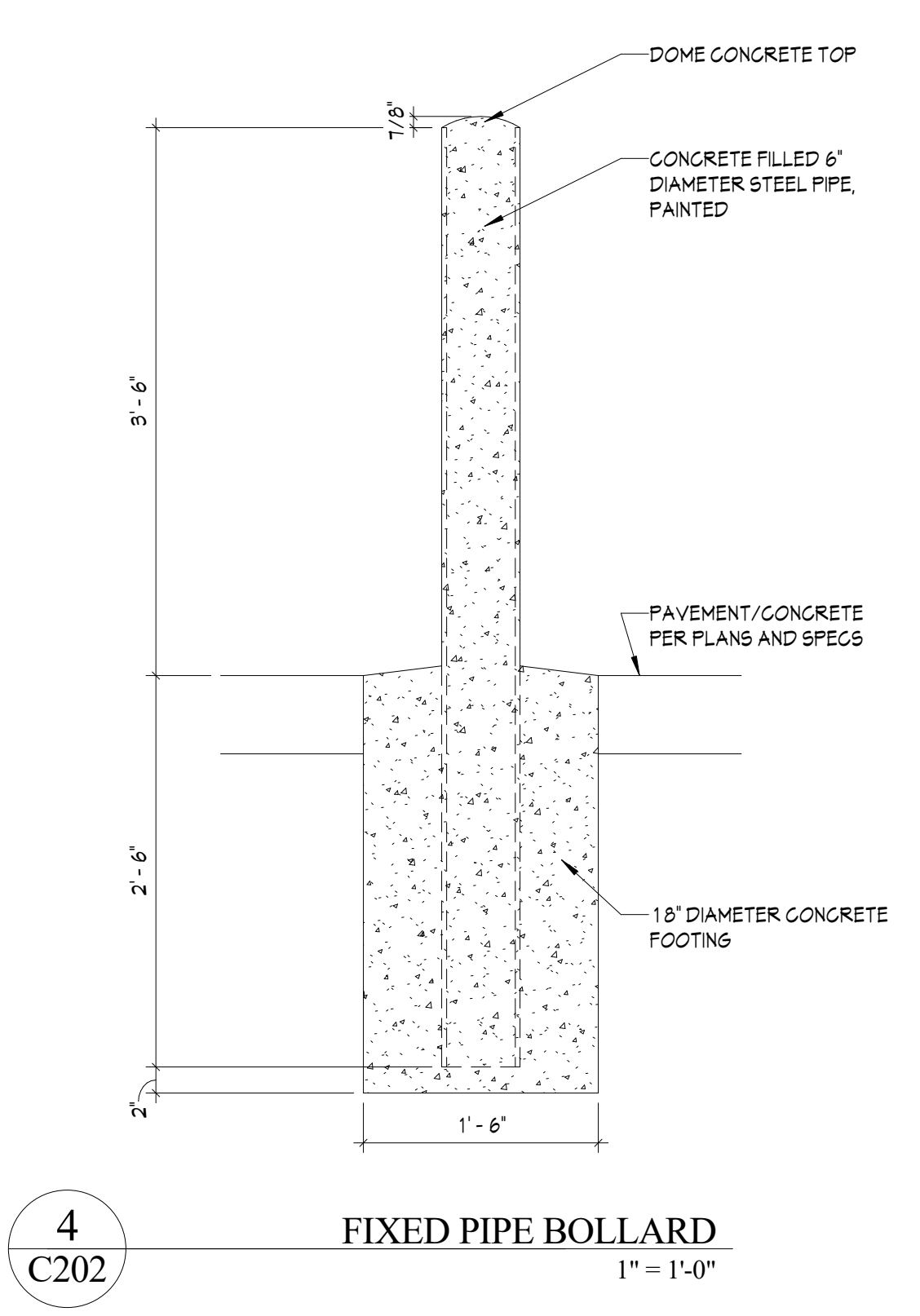
- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
 2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE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



PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

▲ Description Date



CIVIL DETAILS

C202

C:\Users\mrbesell\Documents\17-1119-2-HOOVER_CENTRAL_mrbesell.rvt

HOOVER PLACE APARTMENTS
 5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
 2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION ON "AS" SHEETS.
 3. ADDITIONALLY, SEE GENERAL INFORMATION ON "AS" SHEETS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
 5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED ADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. THE USER'S USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
 6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAPHRASED AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS THE DRAWINGS SHALL NOT BE SCALE EXACT. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION (PHOTO DIRECTLY) CONSULTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

DATE: 06/21/2018
 PROJECT #: 17192

Description Date

FIRST FLOOR DEMOLITION PLAN

D101

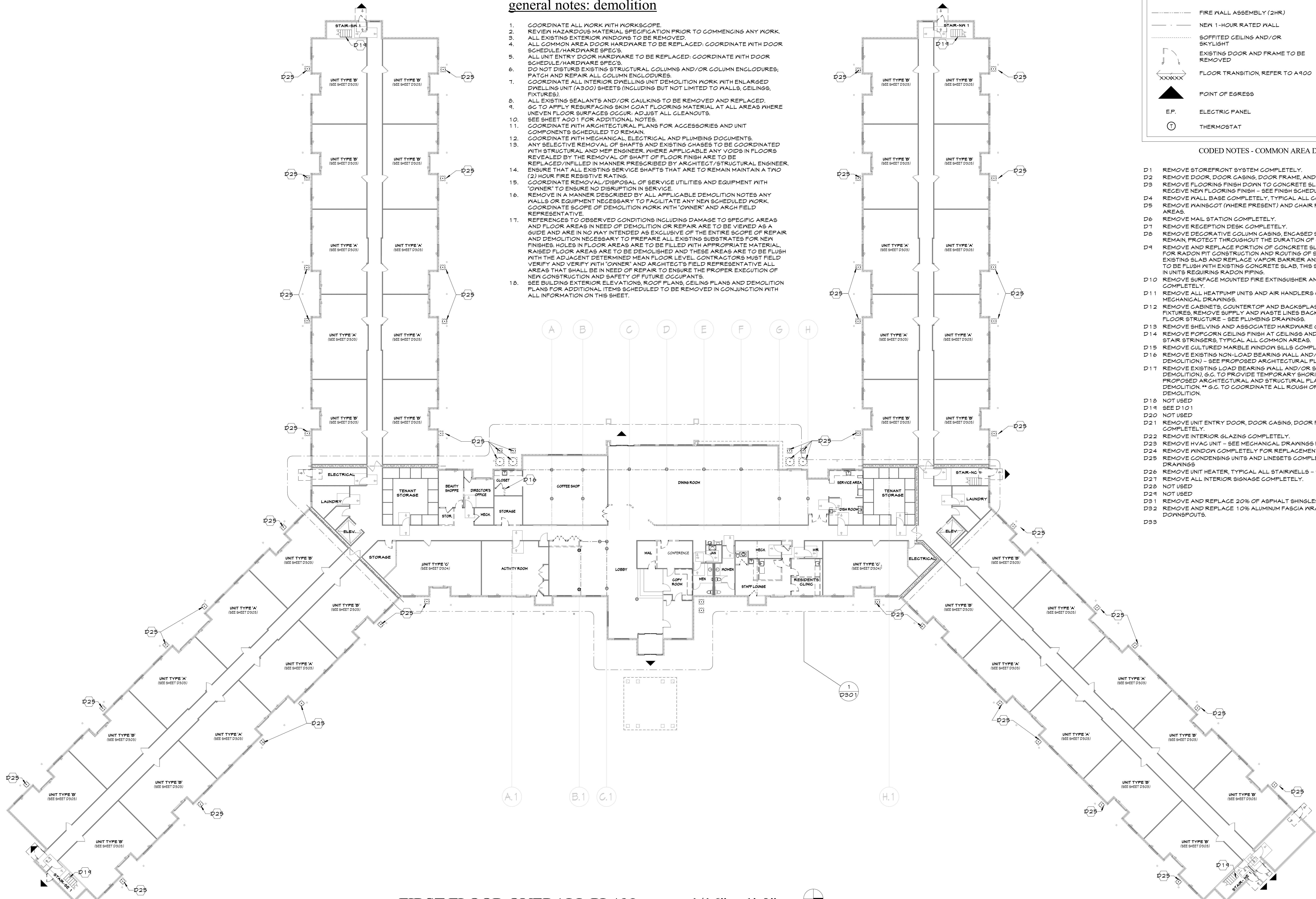
graphic legend

- EXISTING WALLS TO REMAIN
- - - EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- ▨ BEARING WALL
- ▩ DEMISING WALL
- ▧ CONC. MASONRY UNIT WALL
- FIRE MALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED MALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- XXXXXX FLOOR TRANSITION, REFER TO A 900
- ▲ POINT OF EGRESS
- ⊕ E.P. ELECTRIC PANEL
- ⊙ THERMOSTAT

- CODED NOTES - COMMON AREA DEMOLITION**
- D1 REMOVE STOREFRONT SYSTEM COMPLETELY.
 - D2 REMOVE DOOR, DOOR CASING, DOOR FRAME, AND HARDWARE COMPLETELY.
 - D3 REMOVE FLOORING FINISH DOWN TO CONCRETE SLAB ON GRADE, PREP FLOOR TO RECEIVE NEW FLOORING FINISH - SEE FINISH SCHEDULE.
 - D4 REMOVE MALL BASE COMPLETELY, TYPICAL ALL COMMON AREAS.
 - D5 REMOVE MAINSCOT (WHERE PRESENT) AND CHAIR RAIL COMPLETELY IN COMMON AREAS.
 - D6 REMOVE MAIL STATION COMPLETELY.
 - D7 REMOVE RECEPTION DESK COMPLETELY.
 - D8 REMOVE DECORATIVE COLUMN CASING, ENCASED STRUCTURAL COLUMN TO REMAIN, PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
 - D9 REMOVE AND REPLACE PORTION OF CONCRETE SLAB ON GRADE AS REQUIRED FOR RADON MITIGATION CONSTRUCTION AND ROUTING OF SOIL GAS PIPING, DOWN INTO EXISTING SLAB AND REPLACE VAPOR BARRIER AND CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING CONCRETE SLAB, THIS SCOPE ONLY TO BE COMPLETED IN UNITS REQUIRING RADON PIPING.
 - D10 REMOVE SURFACE MOUNTED FIRE EXTINGUISHER AND HANGING HARDWARE COMPLETELY.
 - D11 REMOVE ALL HEATPUMP UNITS AND AIR HANDLERS COMPLETELY - SEE MECHANICAL DRAWINGS.
 - D12 REMOVE CABINETS, COUNTERTOP AND BACKSPLASH AND ASSOCIATED PLUMBING FIXTURES, REMOVE SUPPLY AND WASTE LINES BACK TO SOURCE AND CAP BELOW FLOOR STRUCTURE - SEE PLUMBING DRAWINGS.
 - D13 REMOVE SHELVING AND ASSOCIATED HARDWARE COMPLETELY.
 - D14 REMOVE POPCORN CEILING FINISH AT CEILINGS AND UNDERSIDE OF STAIRWELL STAIR STRINGERS, TYPICAL ALL COMMON AREAS.
 - D15 REMOVE CULTURED MARBLE WINDOW SILLS COMPLETELY.
 - D16 REMOVE EXISTING NON-LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION) - SEE PROPOSED ARCHITECTURAL PLANS FOR EXTENT.
 - D17 REMOVE EXISTING LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION), G.C. TO PROVIDE TEMPORARY SHORING AS REQUIRED - SEE PROPOSED ARCHITECTURAL AND STRUCTURAL PLANS FOR EXTENT OF DEMOLITION. ** G.C. TO COORDINATE ALL ROUGH OPENING DIMENSIONS PRIOR TO DEMOLITION.
 - D18 NOT USED
 - D19 SEE D101
 - D20 NOT USED
 - D21 REMOVE UNIT ENTRY DOOR, DOOR CASING, DOOR FRAMES AND DOOR HARDWARE COMPLETELY.
 - D22 REMOVE INTERIOR GLAZING COMPLETELY.
 - D23 REMOVE HVAC UNIT - SEE MECHANICAL DRAWINGS FOR EXTENT OF DEMOLITION.
 - D24 REMOVE WINDOW COMPLETELY FOR REPLACEMENT
 - D25 REMOVE CONDENSING UNITS AND LINESETS COMPLETELY - SEE MECHANICAL DRAWINGS.
 - D26 REMOVE UNIT HEATER, TYPICAL ALL STAIRWELLS - SEE MECHANICAL DRAWINGS.
 - D27 REMOVE ALL INTERIOR SIGNAGE COMPLETELY.
 - D28 NOT USED
 - D29 NOT USED
 - D31 REMOVE AND REPLACE 20% OF ASPHALT SHINGLES.
 - D32 REMOVE AND REPLACE 10% ALUMINUM FASCIA WRAPS, GUTTERS AND DOWNSPOUTS.
 - D33

general notes: demolition

1. COORDINATE ALL WORK WITH WORKSCOPE.
2. REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
3. ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
4. ALL COMMON AREA DOOR HARDWARE TO BE REPLACED, COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
5. ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED, COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
6. DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES, PATCH AND REPAIR ALL COLUMN ENCLOSURES.
7. COORDINATE ALL INTERIOR DRILLING UNIT DEMOLITION WORK WITH ENLARGED DRILLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
8. ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
9. GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR, ADJUST ALL CLEANOUTS.
10. SEE SHEET A001 FOR ADDITIONAL NOTES.
11. COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
12. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
13. ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER, WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OR FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
14. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
15. COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
16. REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK, COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
17. REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES, HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL, RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECTS FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
18. SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



FIRST FLOOR OVERALL PLAN
 52,436 GSF
 1/16" = 1'-0"

C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt

HOOVER PLACE APARTMENTS
 5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- - - EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- XXXXX CONC. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- XXXXX FLOOR TRANSITION, REFER TO A900
- ▲ POINT OF EGRESS
- E.P. ELECTRIC PANEL
- Ⓣ THERMOSTAT

CODED NOTES - COMMON AREA DEMOLITION

- D1 REMOVE STOREFRONT SYSTEM COMPLETELY.
- D2 REMOVE DOOR, DOOR CASING, DOOR FRAME, AND HARDWARE COMPLETELY.
- D3 REMOVE FLOORING FINISH DOWN TO CONCRETE SLAB ON GRADE, PREP FLOOR TO RECEIVE NEW FLOORING FINISH - SEE FINISH SCHEDULE.
- D4 REMOVE WALL BASE COMPLETELY, TYPICAL ALL COMMON AREAS.
- D5 REMOVE MAINSCOT (WHERE PRESENT) AND CHAIR RAIL COMPLETELY IN COMMON AREAS.
- D6 REMOVE MAIL STATION COMPLETELY.
- D7 REMOVE RECEPTION DESK COMPLETELY.
- D8 REMOVE DECORATIVE COLUMN CASING, ENGAGED STRUCTURAL COLUMN TO REMAIN, PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
- D9 REMOVE AND REPLACE PORTION OF CONCRETE SLAB ON GRADE AS REQUIRED FOR RADON MITIGATION AND ROUTING OF SOIL GAS PIPING, DOWN INTO EXISTING SLAB AND REPLACE VAPOR BARRIER AND CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING CONCRETE SLAB, THIS SCOPE ONLY TO BE COMPLETED IN UNITS REQUIRING RADON PIPING.
- D10 REMOVE SURFACE MOUNTED FIRE EXTINGUISHER AND HANGING HARDWARE COMPLETELY.
- D11 REMOVE ALL HEATPUMP UNITS AND AIR HANDLERS COMPLETELY - SEE MECHANICAL DRAWINGS.
- D12 REMOVE CABINETS, COUNTERTOP AND BACKSPLASH AND ASSOCIATED PLUMBING FIXTURES; REMOVE SUPPLY AND WASTE LINES BACK TO SOURCE AND CAP BELOW FLOOR STRUCTURE - SEE PLUMBING DRAWINGS.
- D13 REMOVE SHELVING AND ASSOCIATED HARDWARE COMPLETELY.
- D14 REMOVE POPCORN CEILING FINISH AT CEILINGS AND UNDERSIDE OF STAIRWELL STAIR STRINGERS, TYPICAL ALL COMMON AREAS.
- D15 REMOVE CULTURED MARBLE WINDOW SILLS COMPLETELY.
- D16 REMOVE EXISTING NON-LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION) - SEE PROPOSED ARCHITECTURAL PLANS FOR EXTENT.
- D17 REMOVE EXISTING LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION), G.C. TO PROVIDE TEMPORARY SHORING AS REQUIRED - SEE PROPOSED ARCHITECTURAL AND STRUCTURAL PLANS FOR EXTENT OF DEMOLITION. ** G.C. TO COORDINATE ALL ROUGH OPENING DIMENSIONS PRIOR TO DEMOLITION.
- D18 NOT USED
- D19 SEE D101
- D20 NOT USED
- D21 REMOVE UNIT ENTRY DOOR, DOOR CASING, DOOR FRAMES AND DOOR HARDWARE COMPLETELY.
- D22 REMOVE INTERIOR GLAZING COMPLETELY.
- D23 REMOVE HVAC UNIT - SEE MECHANICAL DRAWINGS FOR EXTENT OF DEMOLITION.
- D24 REMOVE WINDOW COMPLETELY FOR REPLACEMENT.
- D25 REMOVE CONDENSING UNITS AND LINESETS COMPLETELY - SEE MECHANICAL DRAWINGS.
- D26 REMOVE UNIT HEATER, TYPICAL ALL STAIRWELLS - SEE MECHANICAL DRAWINGS.
- D27 REMOVE ALL INTERIOR SIGNAGE COMPLETELY.
- D28 NOT USED
- D29 NOT USED
- D30 REMOVE AND REPLACE 30% OF ASPHALT SHINGLES.
- D31 REMOVE AND REPLACE 10% ALUMINUM FASCIA WRAPS, GUTTERS AND DOWNSPOUTS.
- D32
- D33

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

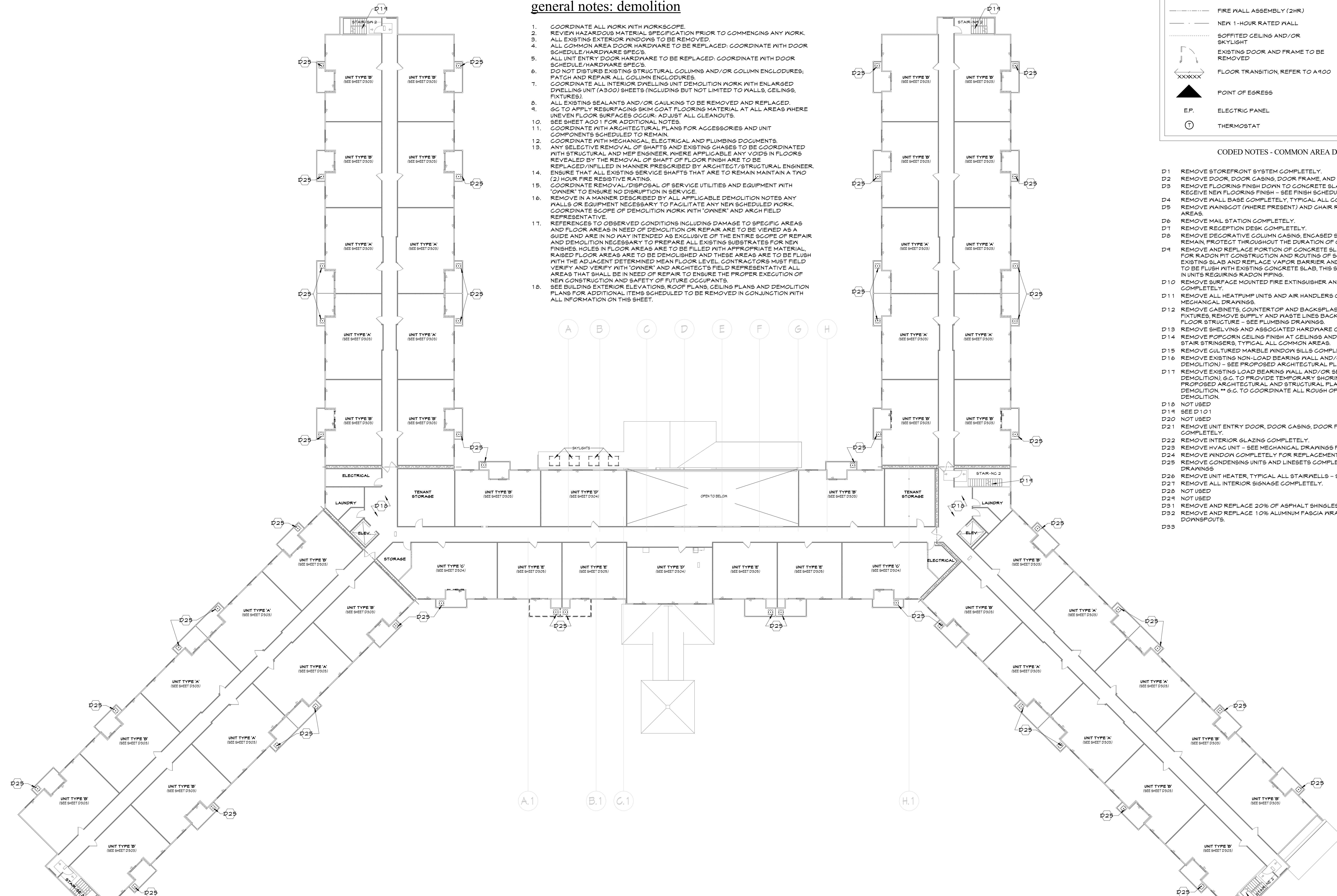
PROGRESS SET

DATE: 06/21/2018
 PROJECT #: 17192

Description Date

general notes: demolition

1. COORDINATE ALL WORK WITH WORKSCOPE.
2. REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
3. ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
4. ALL COMMON AREA DOOR HARDWARE TO BE REPLACED; COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
5. ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED; COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
6. DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES, PATCH AND REPAIR ALL COLUMN ENCLOSURES.
7. COORDINATE ALL INTERIOR DRILLING UNIT DEMOLITION WORK WITH ENLARGED DRILLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
8. ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
9. GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR; ADJUST ALL CLEANOUTS.
10. SEE SHEET A001 FOR ADDITIONAL NOTES.
11. COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
12. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
13. ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER, WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
14. COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH OWNER TO ENSURE NO DISRUPTION IN SERVICE.
15. REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK.
16. COORDINATE SCOPE OF DEMOLITION WORK WITH OWNER AND ARCH FIELD REPRESENTATIVE.
17. REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH OWNER AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
18. SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



SECOND FLOOR DEMOLITION PLAN 1/16" = 1'-0"

52,318 GSF



SECOND FLOOR DEMOLITION PLAN

D102

HOOVER PLACE APARTMENTS

5407 HOOPER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONC. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A400
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- THERMOSTAT

CODED NOTES - COMMON AREA DEMOLITION

- D1 REMOVE STOREFRONT SYSTEM COMPLETELY.
- D2 REMOVE DOOR, DOOR CASING, DOOR FRAME, AND HARDWARE COMPLETELY.
- D3 REMOVE FLOORING FINISH DOWN TO CONCRETE SLAB ON GRADE, PREP FLOOR TO RECEIVE NEW FLOORING FINISH - SEE FINISH SCHEDULE
- D4 REMOVE WALL BASE COMPLETELY, TYPICAL ALL COMMON AREAS.
- D5 REMOVE MAINCOAT (WHERE PRESENT) AND CHAIR RAIL COMPLETELY IN COMMON AREAS.
- D6 REMOVE MAIL STATION COMPLETELY.
- D7 REMOVE RECEPTION DESK COMPLETELY.
- D8 REMOVE DECORATIVE COLUMN CASING, ENCASED STRUCTURAL COLUMN TO REMAIN, PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
- D9 REMOVE AND REPLACE PORTION OF CONCRETE SLAB ON GRADE AS REQUIRED FOR RADON MITIGATION AND ROUTING OF SOIL GAS PIPING, DOWN INTO EXISTING SLAB AND REPLACE VAPOR BARRIER AND CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING CONCRETE SLAB, THIS SCOPE ONLY TO BE COMPLETED IN UNITS REQUIRING RADON PIPING.
- D10 REMOVE SURFACE MOUNTED FIRE EXTINGUISHER AND HANGING HARDWARE COMPLETELY.
- D11 REMOVE ALL HEATPUMP UNITS AND AIR HANDLERS COMPLETELY - SEE MECHANICAL DRAWINGS.
- D12 REMOVE CABINETS, COUNTERTOP AND BACKSPLASH AND ASSOCIATED PLUMBING FIXTURES, REMOVE SUPPLY AND WASTE LINES BACK TO SOURCE AND CAP BELOW FLOOR STRUCTURE - SEE PLUMBING DRAWINGS.
- D13 REMOVE SHELVING AND ASSOCIATED HARDWARE COMPLETELY.
- D14 REMOVE POPCORN CEILING FINISH AT CEILINGS AND UNDERSIDE OF STAIRWELL STAIR STRINGERS, TYPICAL ALL COMMON AREAS.
- D15 REMOVE CULTURED MARBLE WINDOW SILLS COMPLETELY.
- D16 REMOVE EXISTING NON-LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION) - SEE PROPOSED ARCHITECTURAL PLANS FOR EXTENT.
- D17 REMOVE EXISTING LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION), S.C. TO PROVIDE TEMPORARY SHORING AS REQUIRED - SEE PROPOSED ARCHITECTURAL AND STRUCTURAL PLANS FOR EXTENT OF DEMOLITION ** S.C. TO COORDINATE ALL ROUGH OPENING DIMENSIONS PRIOR TO DEMOLITION.
- D18 NOT USED
- D19 SEE D101
- D20 NOT USED
- D21 REMOVE UNIT ENTRY DOOR, DOOR CASING, DOOR FRAMES AND DOOR HARDWARE COMPLETELY.
- D22 REMOVE INTERIOR GLAZING COMPLETELY.
- D23 REMOVE HVAC UNIT - SEE MECHANICAL DRAWINGS FOR EXTENT OF DEMOLITION.
- D24 REMOVE WINDOW COMPLETELY FOR REPLACEMENT
- D25 REMOVE CONDENSING UNITS AND LINESETS COMPLETELY - SEE MECHANICAL DRAWINGS
- D26 REMOVE UNIT HEATER, TYPICAL ALL STAIRWELLS - SEE MECHANICAL DRAWINGS.
- D27 REMOVE ALL INTERIOR SIGNAGE COMPLETELY.
- D28 NOT USED
- D29 NOT USED
- D31 REMOVE AND REPLACE 20% OF ASPHALT SHINGLES.
- D32 REMOVE AND REPLACE 10% ALUMINUM FASCIA (KRAFS, GUTTERS AND DOWNSPOUTS).
- D33

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

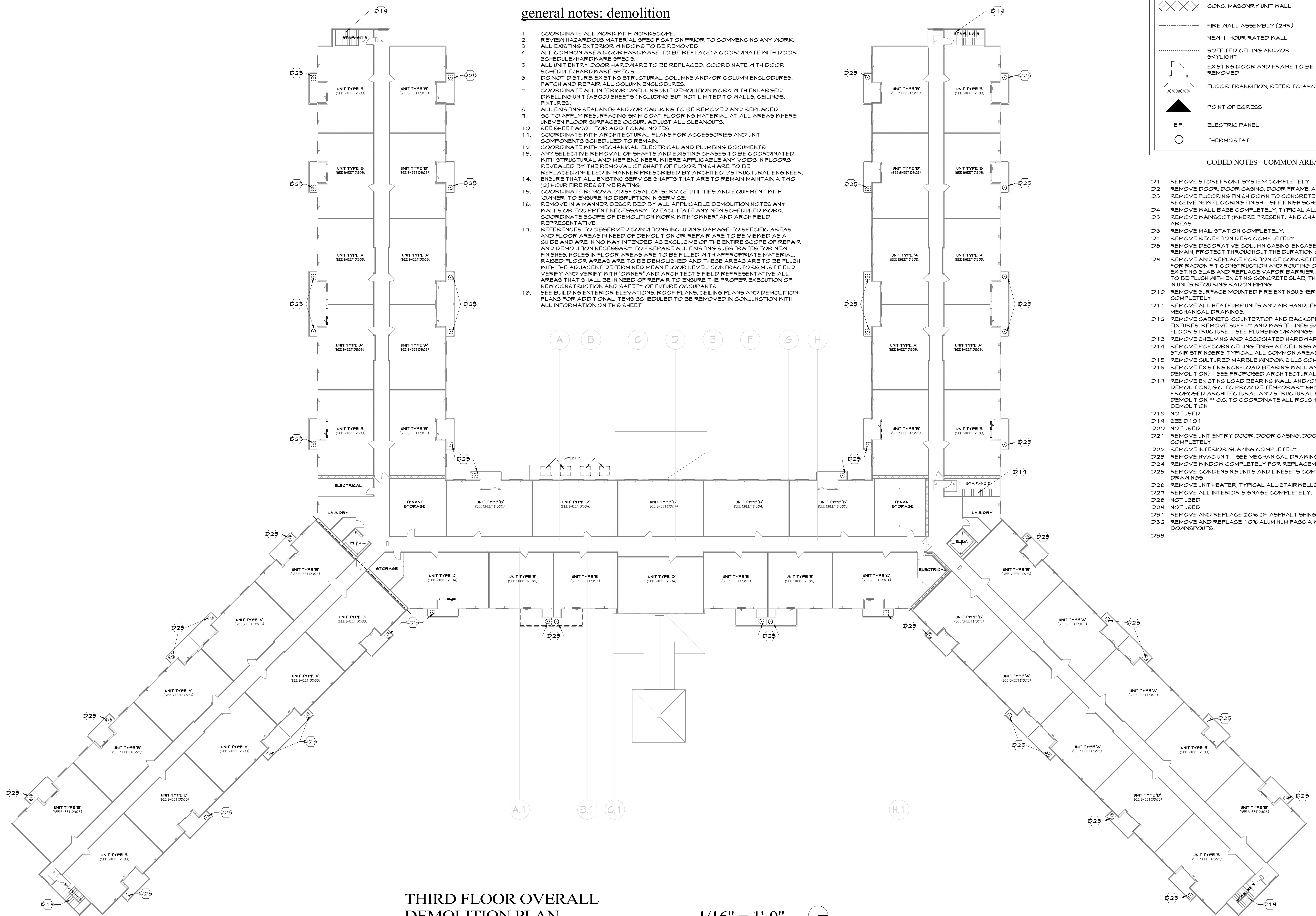
Description	Date
-------------	------

THIRD FLOOR DEMOLITION PLAN

D103

general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED, COORDINATE WITH DOOR SCHEDULE/HARDWARE SPEC'S.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED, COORDINATE WITH DOOR SCHEDULE/HARDWARE SPEC'S.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES, PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DRILLING UNIT DEMOLITION WORK WITH ENLARGED DRILLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GO TO APPLY REBURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR, ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER, WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/INFILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK, COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



THIRD FLOOR OVERALL DEMOLITION PLAN

53,924 GSF

1/16" = 1'-0"

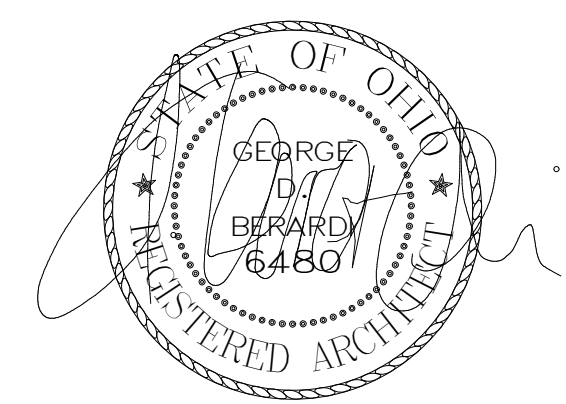


general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES. PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILING, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED. GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY UNITS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECTS FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

CODED NOTES - COMMON AREA DEMOLITION

- D1 REMOVE STOREFRONT SYSTEM COMPLETELY.
- D2 REMOVE DOOR, DOOR CASING, DOOR FRAME, AND HARDWARE COMPLETELY.
- D3 REMOVE FLOORING FINISH DOWN TO CONCRETE SLAB ON GRADE, PREP FLOOR TO RECEIVE NEW FLOORING FINISH - SEE FINISH SCHEDULE.
- D4 REMOVE MALL BASE COMPLETELY. TYPICAL ALL COMMON AREAS.
- D5 REMOVE MAINSCOT (WHERE PRESENT) AND CHAIR RAIL COMPLETELY IN COMMON AREAS.
- D6 REMOVE MAIL STATION COMPLETELY.
- D7 REMOVE RECEPTION DESK COMPLETELY.
- D8 REMOVE DECORATIVE COLUMN CASING, ENCASED STRUCTURAL COLUMN TO REMAIN. PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
- D9 REMOVE AND REPLACE PORTION OF CONCRETE SLAB ON GRADE AS REQUIRED FOR RADON PIT CONSTRUCTION AND ROUTING OF SOIL GAS PIPING, DOWN INTO EXISTING SLAB AND REPLACE VAPOR BARRIER AND CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING CONCRETE SLAB. THIS SCOPE ONLY TO BE COMPLETED IN UNITS REQUIRING RADON PIPING.
- D10 REMOVE SURFACE MOUNTED FIRE EXTINGUISHER AND HANGING HARDWARE COMPLETELY.
- D11 REMOVE ALL HEATPUMP UNITS AND AIR HANDLERS COMPLETELY - SEE MECHANICAL DRAWINGS.
- D12 REMOVE CABINETS, COUNTERTOP AND BACKSPLASH AND ASSOCIATED PLUMBING FIXTURES. REMOVE SUPPLY AND WASTE LINES BACK TO SOURCE AND CAP BELOW FLOOR STRUCTURE - SEE PLUMBING DRAWINGS.
- D13 REMOVE SHELVING AND ASSOCIATED HARDWARE COMPLETELY.
- D14 REMOVE POPCORN CEILING FINISH AT CEILINGS AND UNDERSIDE OF STAIRWELL STAIR STRINGERS. TYPICAL ALL COMMON AREAS.
- D15 REMOVE CULTURED MARBLE WINDOW SILLS COMPLETELY.
- D16 REMOVE EXISTING NON-LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION) - SEE PROPOSED ARCHITECTURAL PLANS FOR EXTENT.
- D17 REMOVE EXISTING LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION), E.G. TO PROVIDE TEMPORARY SHORING AS REQUIRED - SEE PROPOSED ARCHITECTURAL AND STRUCTURAL PLANS FOR EXTENT OF DEMOLITION. ** S.C. TO COORDINATE ALL ROUGH OPENING DIMENSIONS PRIOR TO DEMOLITION.
- D18 NOT USED
- D19 SEE D101
- D20 NOT USED
- D21 REMOVE UNIT ENTRY DOOR, DOOR CASING, DOOR FRAMES AND DOOR HARDWARE COMPLETELY.
- D22 REMOVE INTERIOR GLAZING COMPLETELY.
- D23 REMOVE HVAC UNIT - SEE MECHANICAL DRAWINGS FOR EXTENT OF DEMOLITION.
- D24 REMOVE WINDOW COMPLETELY FOR REPLACEMENT
- D25 REMOVE CONDENSING UNITS AND LINESETS COMPLETELY - SEE MECHANICAL DRAWINGS
- D26 REMOVE UNIT HEATER. TYPICAL ALL STAIRWELLS - SEE MECHANICAL DRAWINGS.
- D27 REMOVE ALL INTERIOR SIGNAGE COMPLETELY.
- D28 NOT USED
- D29 NOT USED
- D30 REMOVE AND REPLACE 20% OF ASPHALT SHINGLES.
- D32 REMOVE AND REPLACE 10% ALUMINUM FASCIA WRAPS, GUTTERS AND DOWNSPOUTS.
- D33



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2014
National Church Residences

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description	Date

ROOF DEMOLITION PLAN

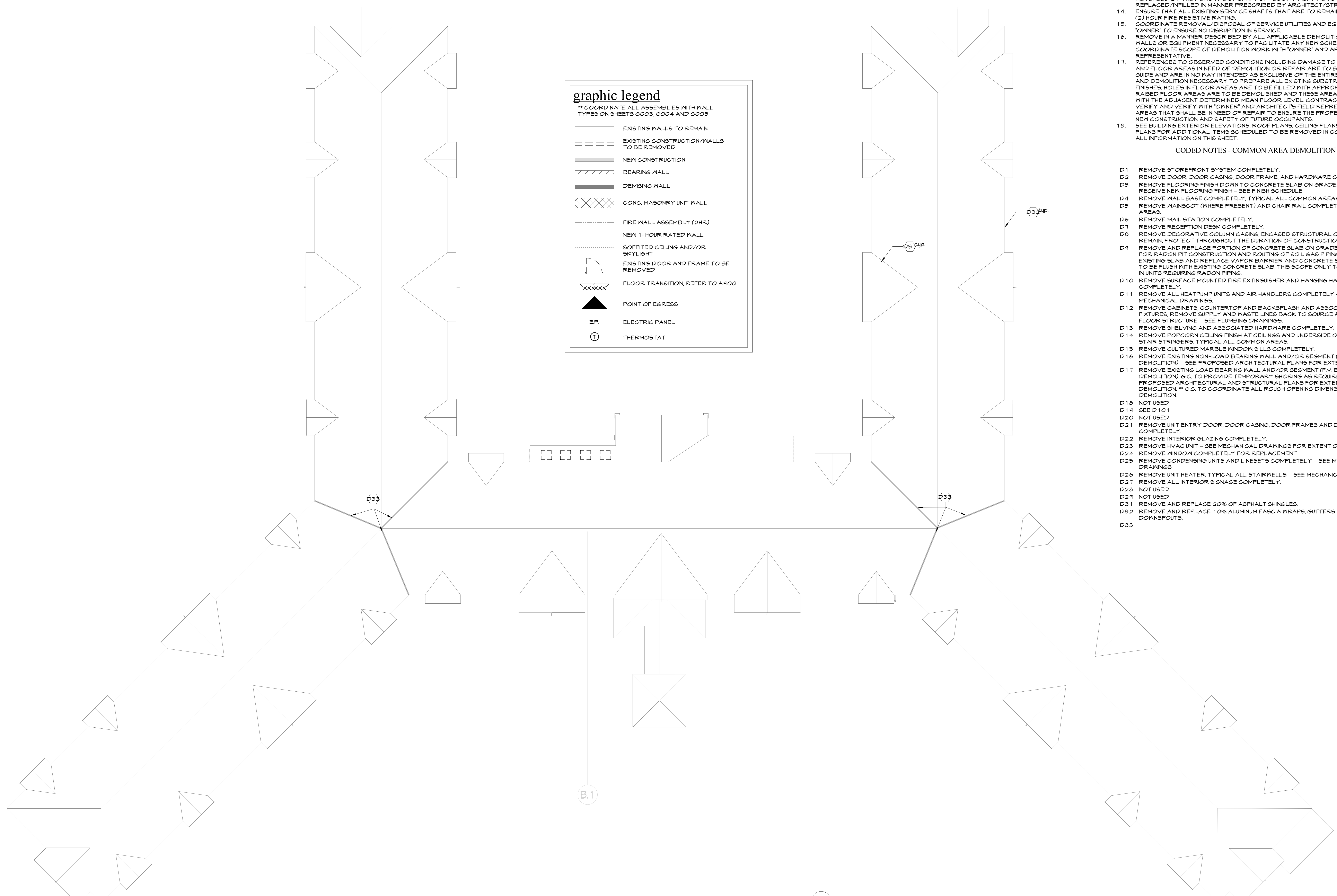
D104

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

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONC. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A400
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- T THERMOSTAT



ROOF DEMOLITION PLAN

1/16" = 1'-0"
0 8 16 24

graphic legend

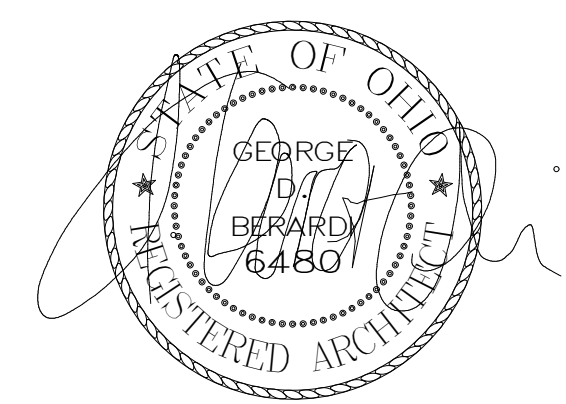
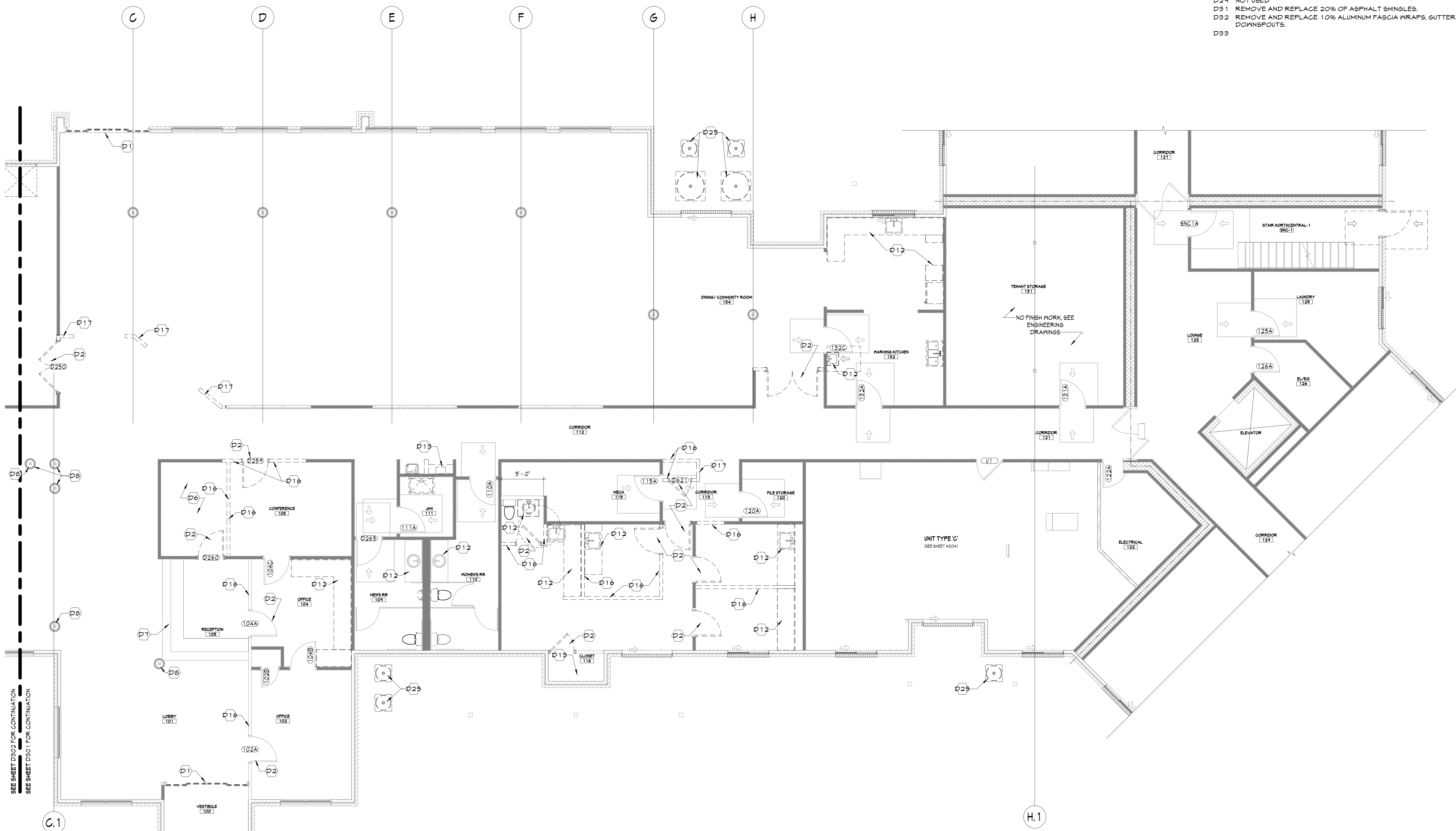
- * COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005
- EXISTING WALLS TO REMAIN
- - - EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- ▨ BEARING WALL
- ▩ DEMISING WALL
- ▣ CONC. MASONRY UNIT WALL
- - - FIRE WALL ASSEMBLY (2HR)
- - - NEW 1-HOUR RATED WALL
- ▨ SOFFITED CEILING AND/OR SKYLIGHT
- ↔ EXISTING DOOR AND FRAME TO BE REMOVED
- XXXXXX FLOOR TRANSITION, REFER TO A100
- ▲ POINT OF EGRESS
- EP ELECTRIC PANEL
- ⊙ THERMOSTAT

general notes: demolition

1. COORDINATE ALL WORK WITH WORKSCOPE.
2. REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
3. ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
4. ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
5. ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
6. DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES. PATCH AND REPAIR ALL COLUMN ENCLOSURES.
7. COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
8. ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED. GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
9. SEE SHEET A001 FOR ADDITIONAL NOTES.
10. COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
11. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
12. ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/INFILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
13. COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
14. REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
15. REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECTS FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
16. SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

CODED NOTES - COMMON AREA DEMOLITION

- D1 REMOVE STOREFRONT SYSTEM COMPLETELY.
- D2 REMOVE DOOR, DOOR CASING, DOOR FRAME, AND HARDWARE COMPLETELY.
- D3 REMOVE FLOORING FINISH DOWN TO CONCRETE SLAB ON GRADE, PREP FLOOR TO RECEIVE NEW FLOORING FINISH - SEE FINISH SCHEDULE.
- D4 REMOVE WALL BASE COMPLETELY, TYPICAL ALL COMMON AREAS.
- D5 REMOVE WAINSCOT (WHERE PRESENT) AND CHAIR RAIL COMPLETELY IN COMMON AREAS.
- D6 REMOVE MAIL STATION COMPLETELY.
- D7 REMOVE RECEPTION DESK COMPLETELY.
- D8 REMOVE DECORATIVE COLUMN CASING, ENCASED STRUCTURAL COLUMN TO REMAIN. PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
- D9 REMOVE AND REPLACE PORTION OF CONCRETE SLAB ON GRADE AS REQUIRED FOR RADON PIT CONSTRUCTION AND ROUTING OF SOIL GAS PIPING, DOWN INTO EXISTING SLAB AND REPLACE VAPOR BARRIER AND CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING CONCRETE SLAB, THIS SCOPE ONLY TO BE COMPLETED IN UNITS REQUIRING RADON PIPING.
- D10 REMOVE SURFACE MOUNTED FIRE EXTINGUISHER AND HANGING HARDWARE COMPLETELY.
- D11 REMOVE ALL HEATPUMP UNITS AND AIR HANDLERS COMPLETELY - SEE MECHANICAL DRAWINGS.
- D12 REMOVE CABINETS, COUNTERTOP AND BACKSPLASH AND ASSOCIATED PLUMBING FIXTURES, REMOVE SUPPLY AND WASTE LINES BACK TO SOURCE AND GAP BELOW FLOOR STRUCTURE - SEE PLUMBING DRAWINGS.
- D13 REMOVE SHELVING AND ASSOCIATED HARDWARE COMPLETELY.
- D14 REMOVE POPCORN CEILING FINISH AT CEILINGS AND UNDERSIDE OF STAIRWELL STAIR STRINGERS, TYPICAL ALL COMMON AREAS.
- D15 REMOVE CULTURED MARBLE WINDOW SILLS COMPLETELY.
- D16 REMOVE EXISTING NON-LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION) - SEE PROPOSED ARCHITECTURAL PLANS FOR EXTENT.
- D17 REMOVE EXISTING LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION), G.C. TO PROVIDE TEMPORARY SHORINGS AS REQUIRED - SEE PROPOSED ARCHITECTURAL AND STRUCTURAL PLANS FOR EXTENT OF DEMOLITION. **G.C. TO COORDINATE ALL ROUGH OPENING DIMENSIONS PRIOR TO DEMOLITION.
- D18 NOT USED
- D19 SEE D101
- D20 NOT USED
- D21 REMOVE UNIT ENTRY DOOR, DOOR CASING, DOOR FRAMES AND DOOR HARDWARE COMPLETELY.
- D22 REMOVE INTERIOR GLAZING COMPLETELY.
- D23 REMOVE HVAC UNIT - SEE MECHANICAL DRAWINGS FOR EXTENT OF DEMOLITION.
- D24 REMOVE WINDOW COMPLETELY FOR REPLACEMENT
- D25 REMOVE CONDENSING UNITS AND LINESETS COMPLETELY - SEE MECHANICAL DRAWINGS
- D26 REMOVE UNIT HEATER, TYPICAL ALL STAIRWELLS - SEE MECHANICAL DRAWINGS.
- D27 REMOVE ALL INTERIOR SIGNAGE COMPLETELY.
- D28 NOT USED
- D29 NOT USED
- D30 REMOVE AND REPLACE 20% OF ASPHALT SHINGLES.
- D31 REMOVE AND REPLACE 10% ALUMINUM FASCIA WRAPS, GUTTERS AND DOWNSPOUTS.
- D32
- D33



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

▲ Description Date

ENLARGED DEMOLITION PLAN

D301

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

1ST FLOOR - ENLARGED DEMOLITION PLAN A
3/16" = 1'-0"



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description	Date

ENLARGED DEMOLITION PLAN

D302

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

general notes: demolition

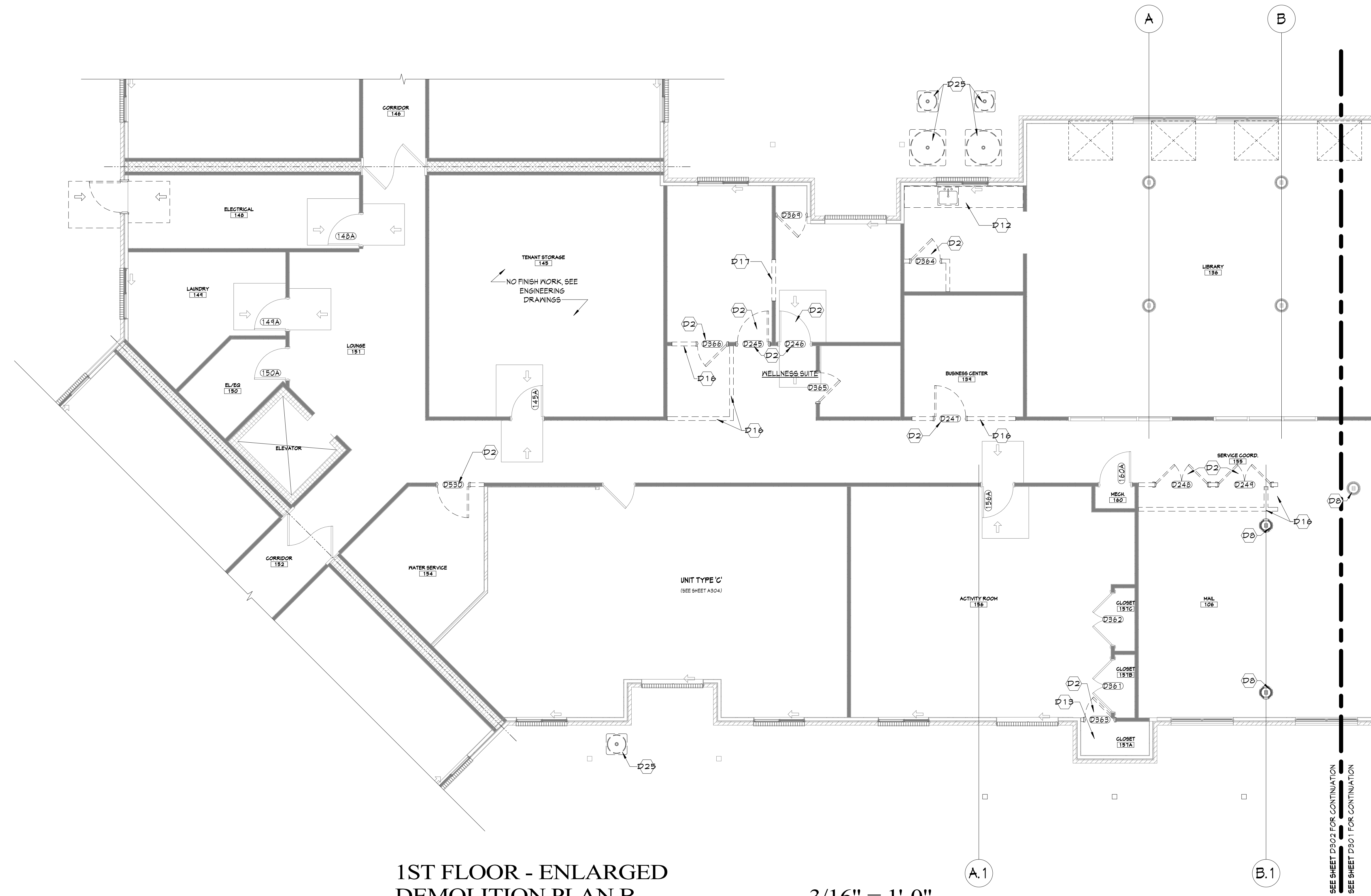
- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED; COORDINATE WITH DOOR SCHEDULE/HARDWARE SPEC'S.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED; COORDINATE WITH DOOR SCHEDULE/HARDWARE SPEC'S.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES; PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DRILLING UNIT DEMOLITION WORK WITH ENLARGED DRILLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GC TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR; ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER, WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/INFILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR, ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS. SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

- CODED NOTES - COMMON AREA DEMOLITION
- D1 REMOVE STOREFRONT SYSTEM COMPLETELY.
 - D2 REMOVE DOOR, DOOR CASING, DOOR FRAME, AND HARDWARE COMPLETELY.
 - D3 REMOVE FLOORING FINISH DOWN TO CONCRETE SLAB ON GRADE, PREP FLOOR TO RECEIVE NEW FLOORING FINISH - SEE FINISH SCHEDULE.
 - D4 REMOVE WALL BASE COMPLETELY, TYPICAL ALL COMMON AREAS.
 - D5 REMOVE MAINSCOT (WHERE PRESENT) AND CHAIR RAIL COMPLETELY IN COMMON AREAS.
 - D6 REMOVE MAIL STATION COMPLETELY.
 - D7 REMOVE RECEPTION DESK COMPLETELY.
 - D8 REMOVE DECORATIVE COLUMN CASING, ENGAGED STRUCTURAL COLUMN TO REMAIN, PROTECT THROUGHOUT THE DURATION OF CONSTRUCTION.
 - D9 REMOVE AND REPLACE PORTION OF CONCRETE SLAB ON GRADE AS REQUIRED FOR RADON PIT CONSTRUCTION AND ROUTING OF SOIL GAS PIPING; DOWEL INTO EXISTING SLAB AND REPLACE VAPOR BARRIER AND CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING CONCRETE SLAB, THIS SCOPE ONLY TO BE COMPLETED IN UNITS REQUIRING RADON PIPING.
 - D10 REMOVE SURFACE MOUNTED FIRE EXTINGUISHER AND HANGING HARDWARE COMPLETELY.
 - D11 REMOVE ALL HEATPUMP UNITS AND AIR HANDLERS COMPLETELY - SEE MECHANICAL DRAWINGS.
 - D12 REMOVE CABINETS, COUNTERTOP AND BACKSPLASH AND ASSOCIATED PLUMBING FIXTURES, REMOVE SUPPLY AND WASTE LINES BACK TO SOURCE AND CAP BELOW FLOOR STRUCTURE - SEE PLUMBING DRAWINGS.
 - D13 REMOVE SHELVING AND ASSOCIATED HARDWARE COMPLETELY.
 - D14 REMOVE POPCORN CEILING FINISH AT CEILING AND UNDERSIDE OF STAIRWELL STAIR STRINGERS, TYPICAL ALL COMMON AREAS.
 - D15 REMOVE CULTURED MARBLE WINDOW SILLS COMPLETELY.
 - D16 REMOVE EXISTING NON-LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION) - SEE PROPOSED ARCHITECTURAL PLANS FOR EXTENT.
 - D17 REMOVE EXISTING LOAD BEARING WALL AND/OR SEGMENT (F.V. EXTENT OF DEMOLITION), S.G. TO PROVIDE TEMPORARY SHORINGS AS REQUIRED - SEE PROPOSED ARCHITECTURAL AND STRUCTURAL PLANS FOR EXTENT OF DEMOLITION. * S.G. TO COORDINATE ALL ROUGH OPENING DIMENSIONS PRIOR TO DEMOLITION.
 - D18 NOT USED
 - D19 SEE D101
 - D20 NOT USED
 - D21 REMOVE UNIT ENTRY DOOR, DOOR CASING, DOOR FRAMES AND DOOR HARDWARE COMPLETELY.
 - D22 REMOVE INTERIOR GLAZING COMPLETELY.
 - D23 REMOVE HVAC UNIT - SEE MECHANICAL DRAWINGS FOR EXTENT OF DEMOLITION.
 - D24 REMOVE WINDOW COMPLETELY FOR REPLACEMENT
 - D25 REMOVE CONDENSING UNITS AND LINESETS COMPLETELY - SEE MECHANICAL DRAWINGS
 - D26 REMOVE UNIT HEATER, TYPICAL ALL STAIRWELLS - SEE MECHANICAL DRAWINGS.
 - D27 NOT USED
 - D28 NOT USED
 - D29 NOT USED
 - D31 REMOVE AND REPLACE 20% OF ASPHALT SHINGLES.
 - D32 REMOVE AND REPLACE 10% ALUMINUM FASCIA WRAPS, GUTTERS AND DOWNSPOUTS.
 - D33

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A100
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- THERMOSTAT



1ST FLOOR - ENLARGED DEMOLITION PLAN B
3/16" = 1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

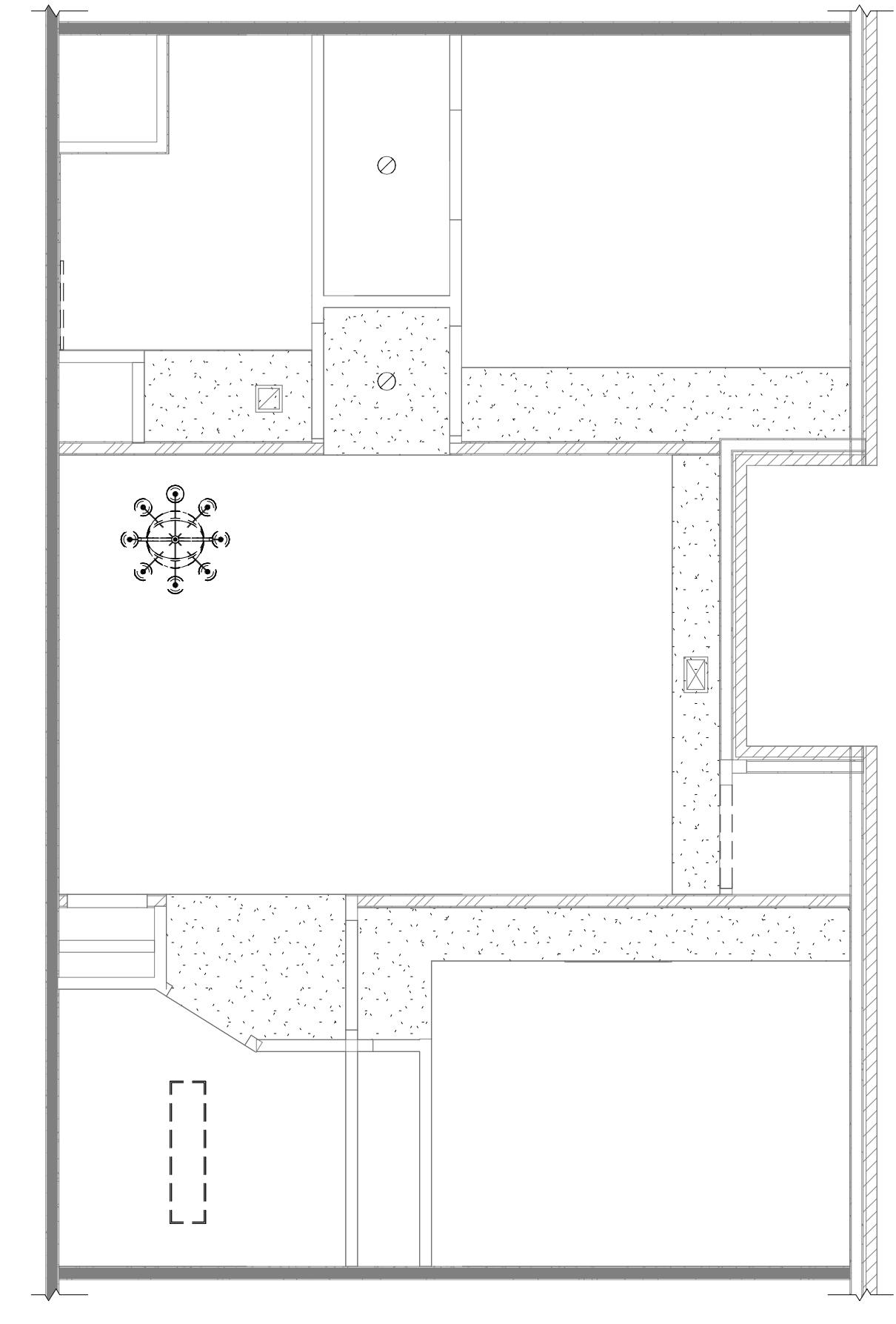
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

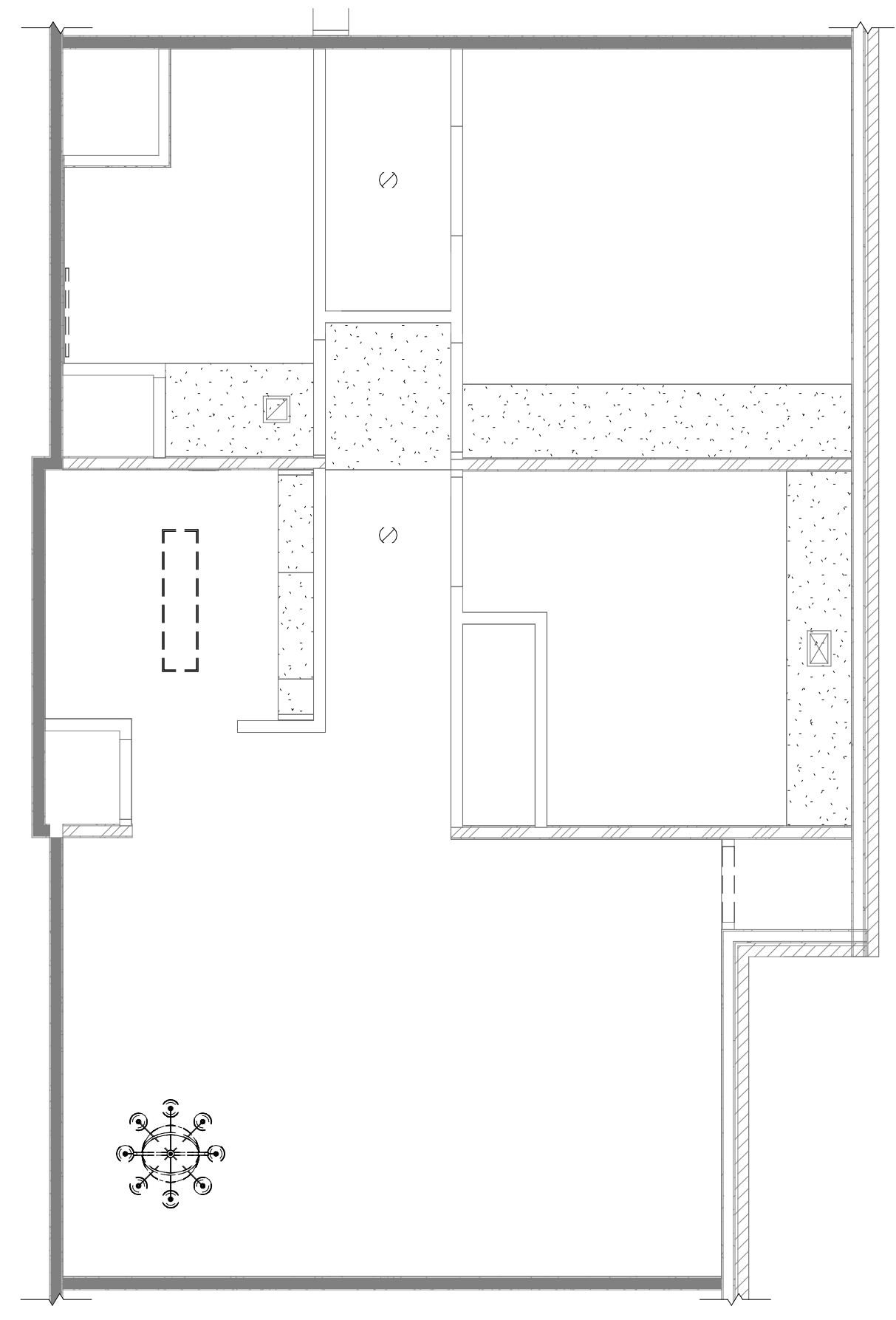
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
- THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT MANUAL. THEREIN THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND CONSIDERS ANY OF EACH OTHER.
- SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
- ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.
- THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRICAL, MECHANICAL AND PLUMBING, ARE THE PROPERTY OF THE CONSULTANT (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
- ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN, ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
- THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES, PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (ASO) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH OWNER TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH OWNER AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH OWNER AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



ENLARGED UNIT B ANSI 'B' DEMO RCP 1/4" = 1'-0"



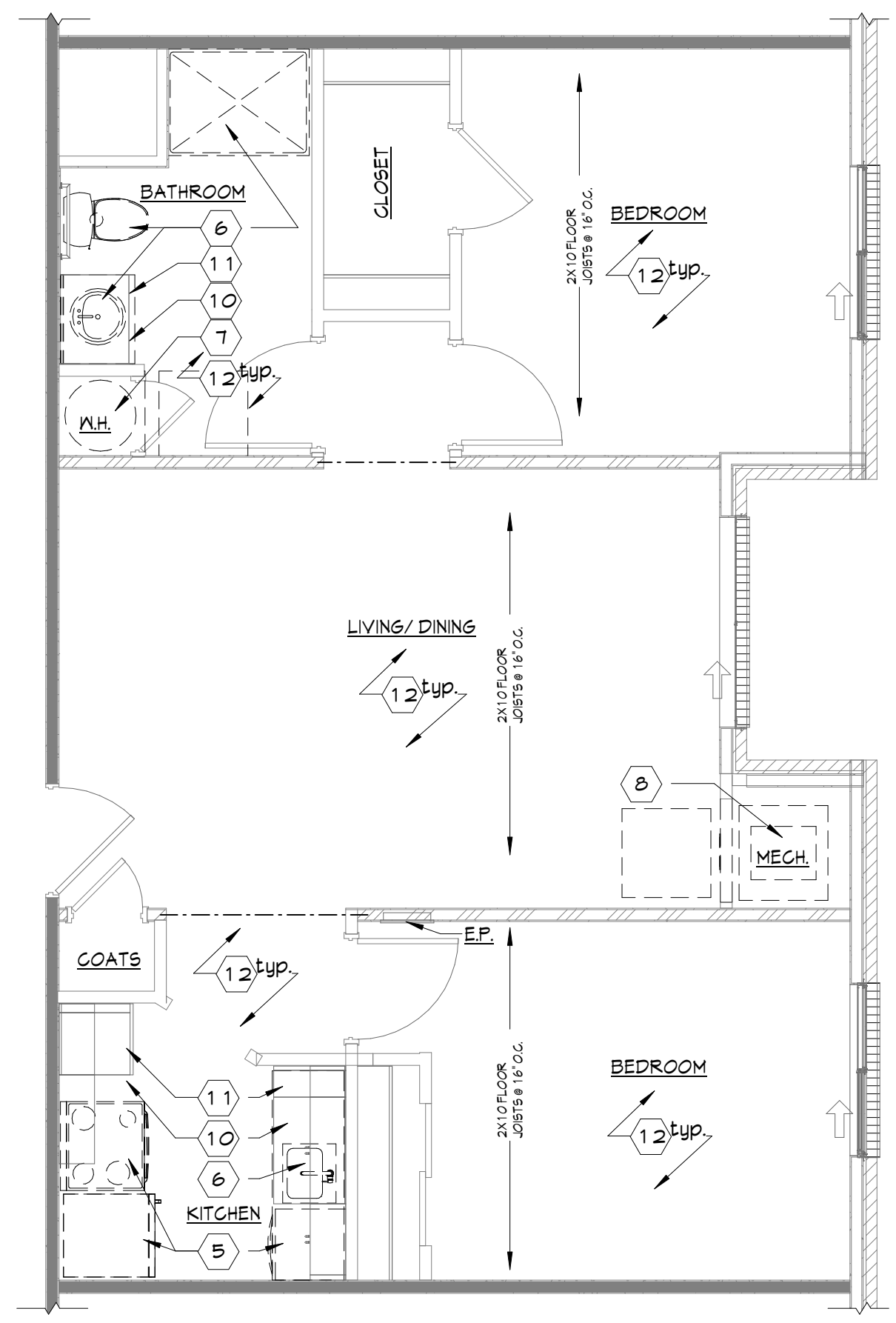
ENLARGED UNIT A ANSI 'B' DEMO RCP 1/4" = 1'-0"

graphic legend

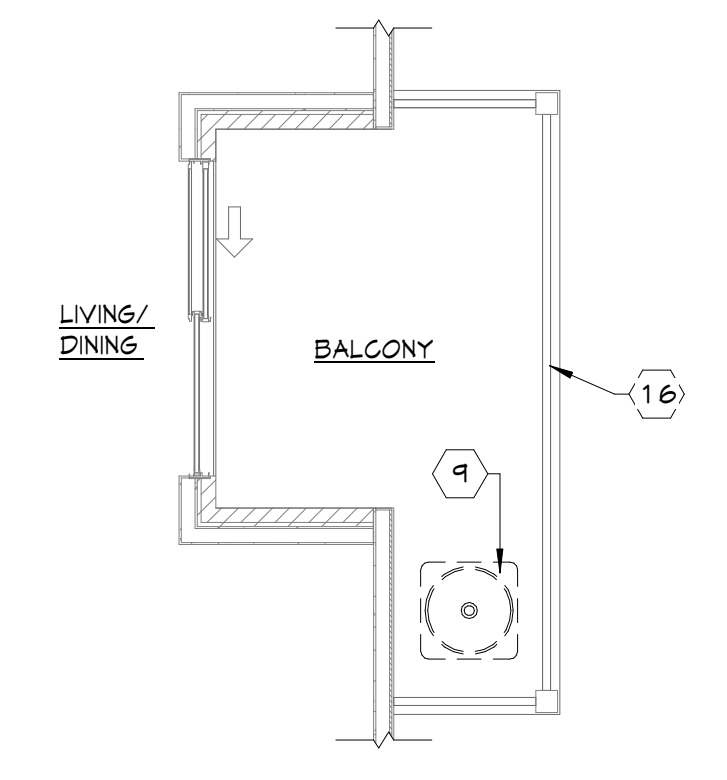
- COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS G003, G004 AND G005
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- EP. ELECTRIC PANEL
- T THERMOSTAT

CODED NOTES - UNIT DEMO

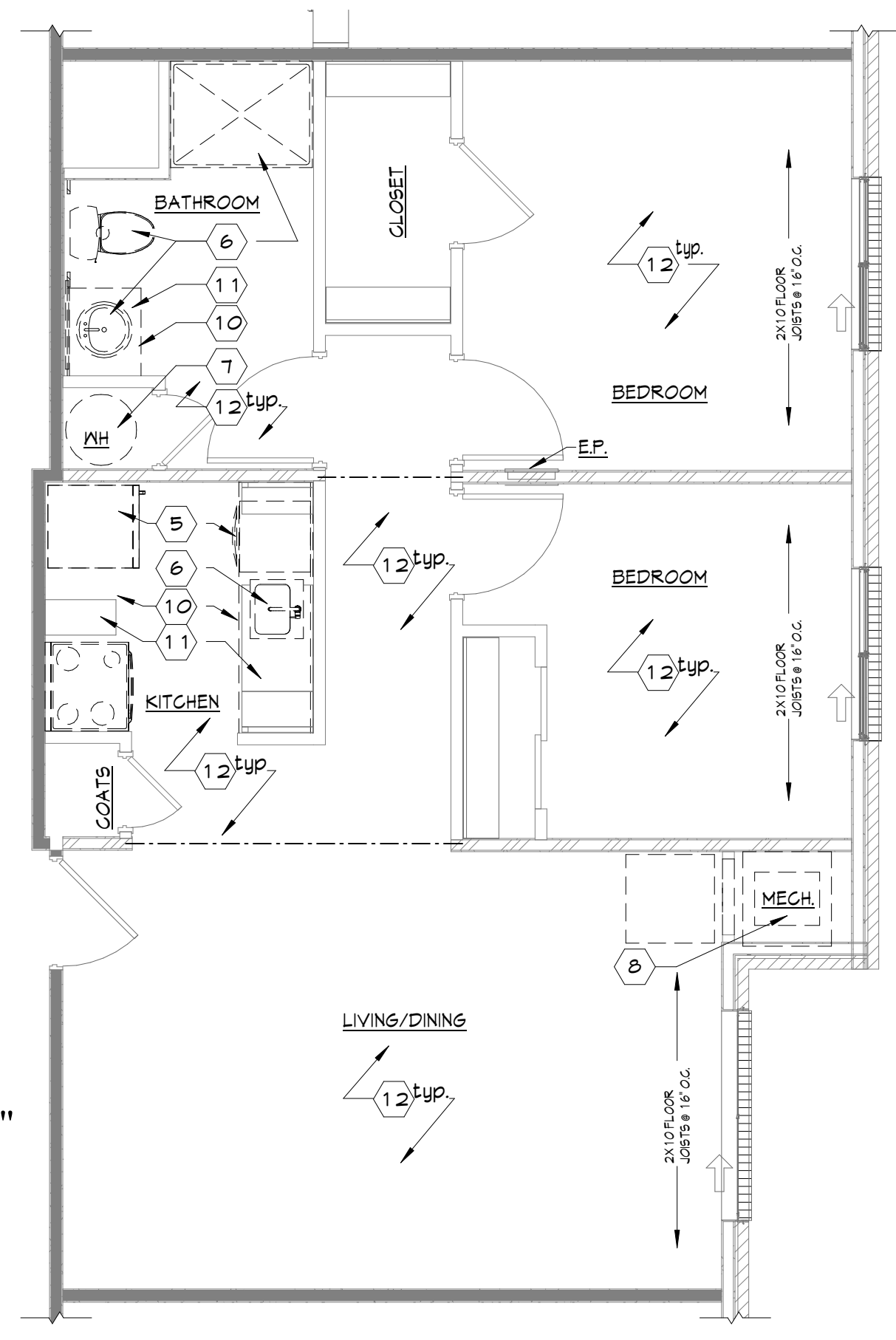
- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD, PREP OPENING TO RECEIVE NEW DOOR.
- REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
- REMOVE DOOR, DOOR FRAME, AND HARDWARE COMPLETELY. ROUGH OPENING TO BE ENLARGED, SEE ASO'S AND A TO 1 FOR DETAILS.
- REMOVE PORTION OF EXISTING PARTITION WALL.
- REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
- REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
- REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
- REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE BASE AND WALL CABINETS COMPLETELY.
- REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
- REMOVE FLOORING FINISH COMPLETELY DOWN TO GYPCRETE TOPPING, GYPCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
- PROVIDE NEW DOOR OPENING IN BEARING WALL. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED, SEE DOOR SCHEDULE, SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
- REMOVE TOPRAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOPRAIL.



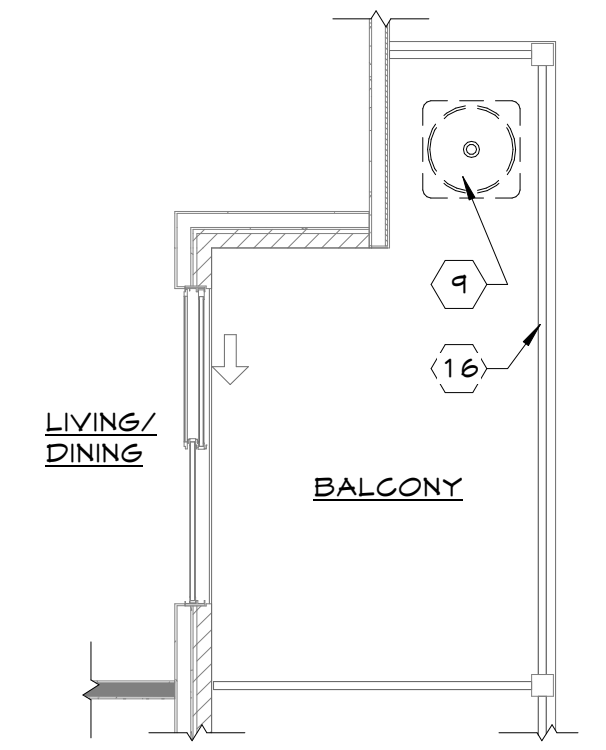
ENLARGED UNIT DEMO PLAN B ANSI 'B' 1/4" = 1'-0"



BALCONY UNIT B ANSI 'B' - DEMO 1/4" = 1'-0"



ENLARGED UNIT DEMO PLAN A ANSI 'B' 1/4" = 1'-0"



BALCONY UNIT A ANSI 'B' - DEMO 1/4" = 1'-0"

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

△ Description Date

ENLARGED UNIT DEMOLITION PLANS

D303

C:\Users\mrberardi\Documents\17-171192-HOOVER_CENTRAL_mri\berardi.rvt

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

△ Description Date

structural notes:

- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES; PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILING, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER, WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/INFILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

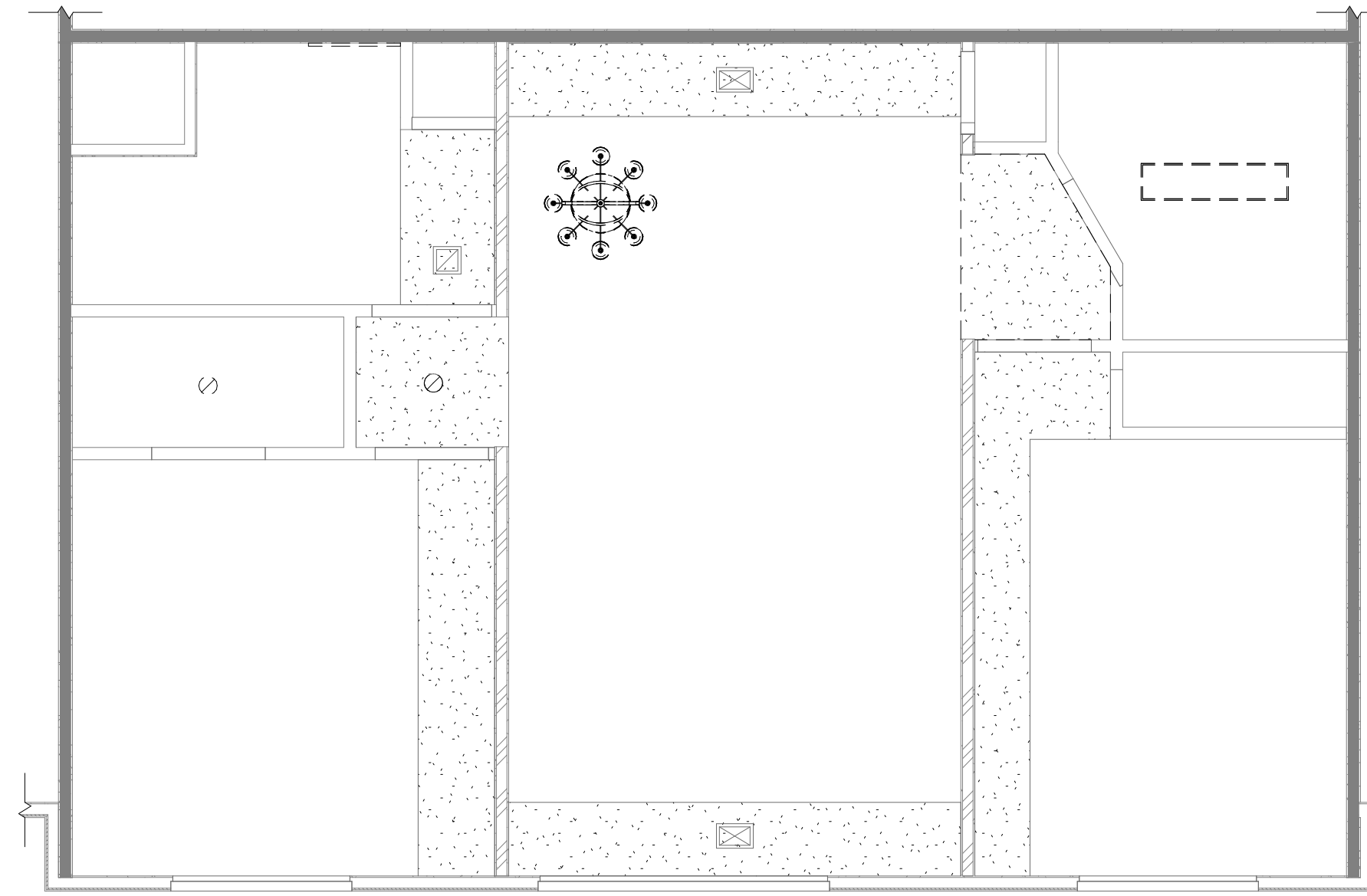
graphic legend

★ COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

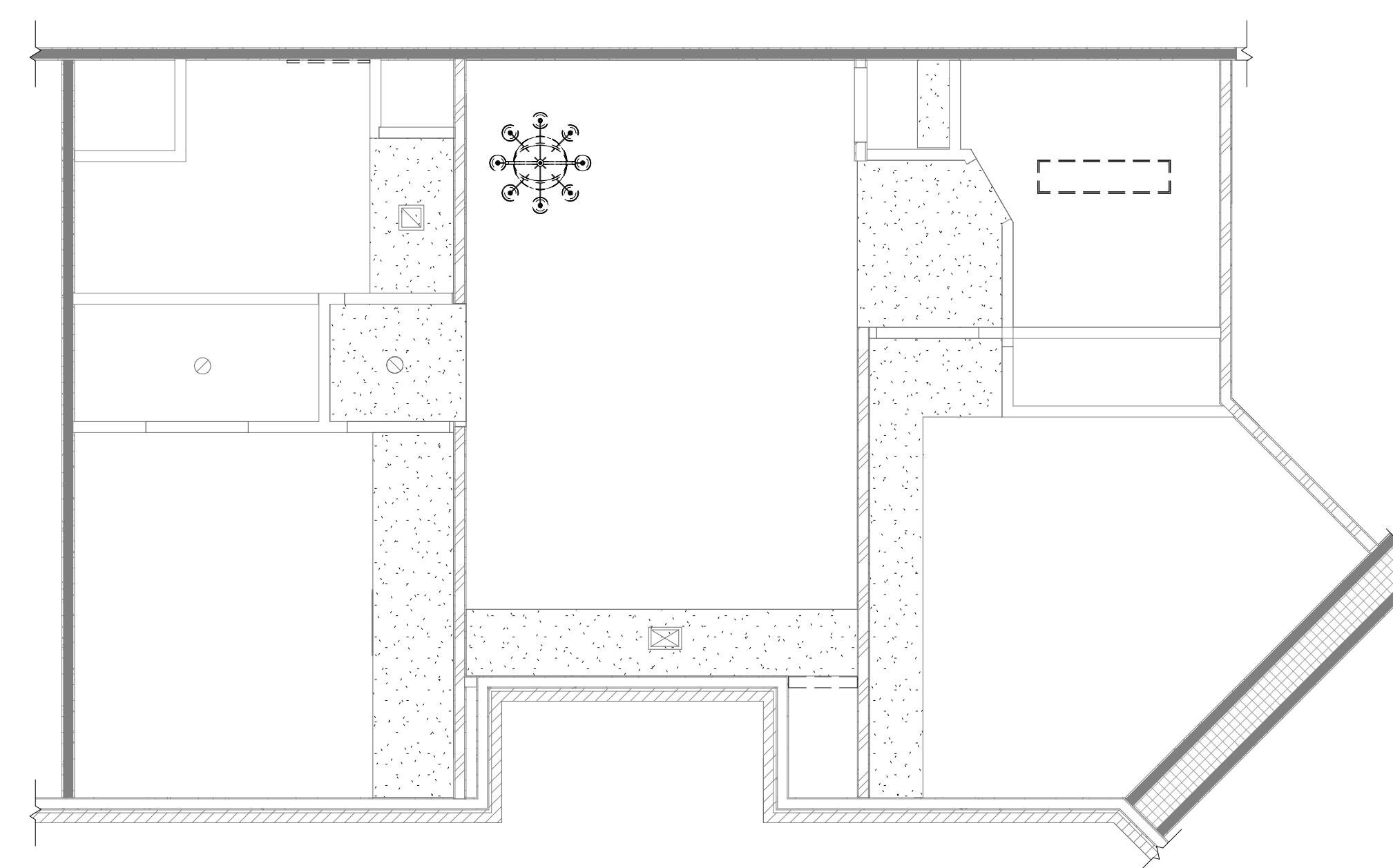
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- EP. ELECTRIC PANEL
- THERMOSTAT

CODED NOTES - UNIT DEMO

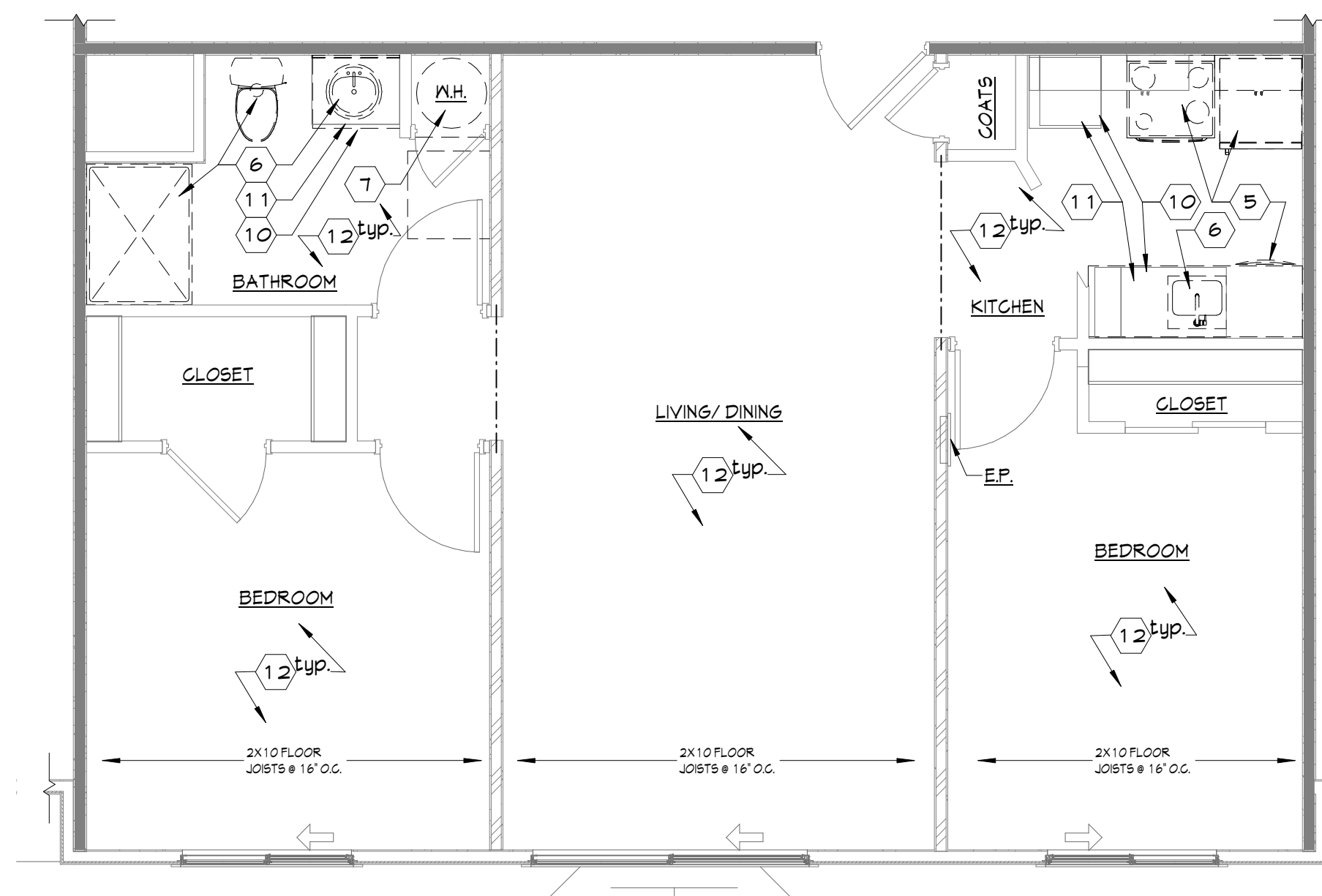
- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD. PREP OPENING TO RECEIVE NEW DOOR.
- REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
- REMOVE DOOR, DOOR FRAME AND HARDWARE COMPLETELY. ROUGH OPENING TO BE ENLARGED, SEE A300'S AND A1 FOR DETAILS.
- REMOVE PORTION OF EXISTING PARTITION WALL.
- REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
- REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
- REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
- REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE BASE AND WALL CABINETS COMPLETELY.
- REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
- REMOVE FLOORING FINISH COMPLETELY DOWN TO CONCRETE TOPPING. CONCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
- PROVIDE NEW DOOR OPENING IN BEARING WALL. CONTRACTOR TO PROVIDE TEMPORARY SHORINGS AS REQUIRED. SEE DOOR SCHEDULE. SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
- REMOVE TOP RAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOP RAIL.



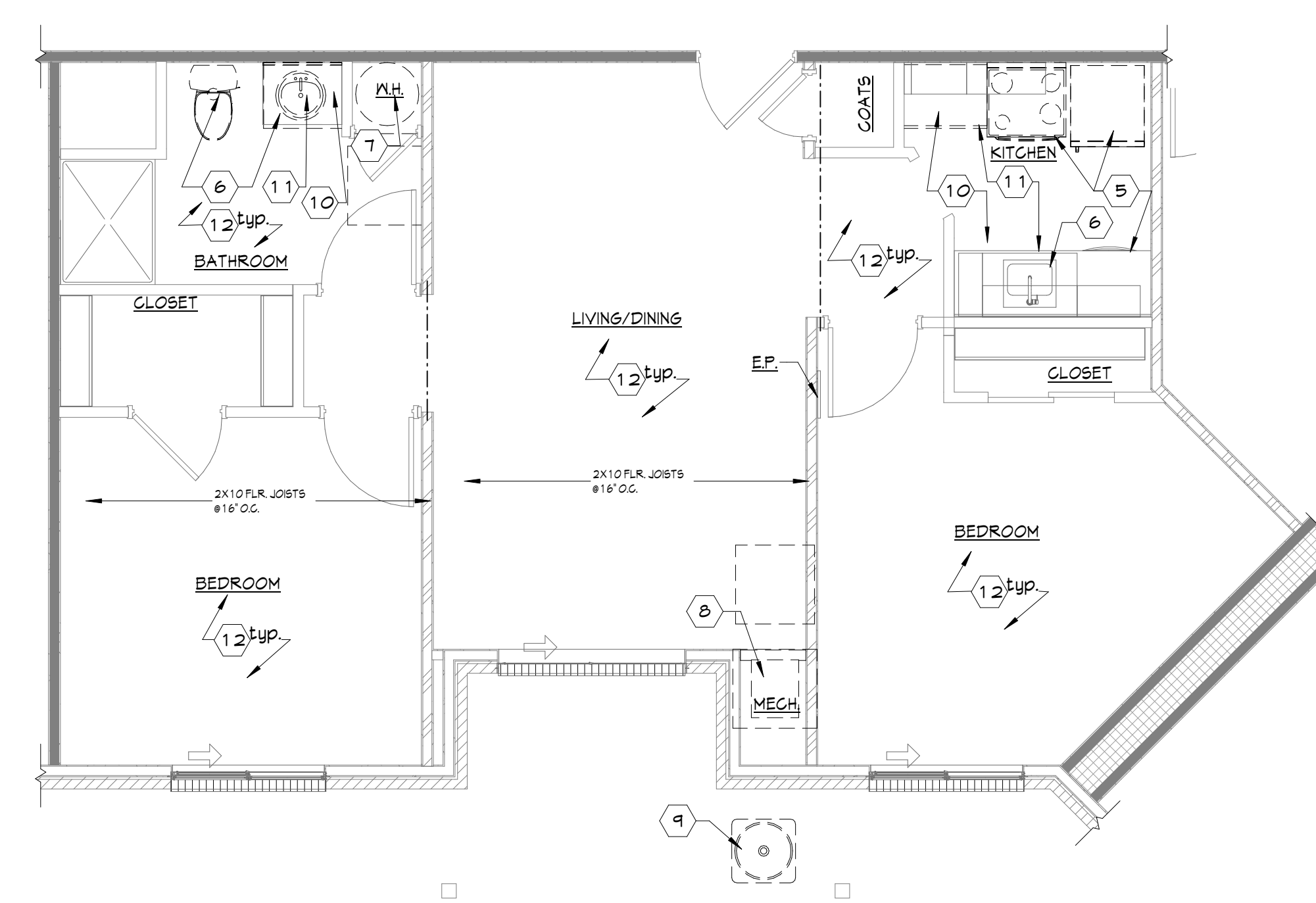
ENLARGED UNIT D ANSI 'B' DEMO RCP 1/4" = 1'-0"



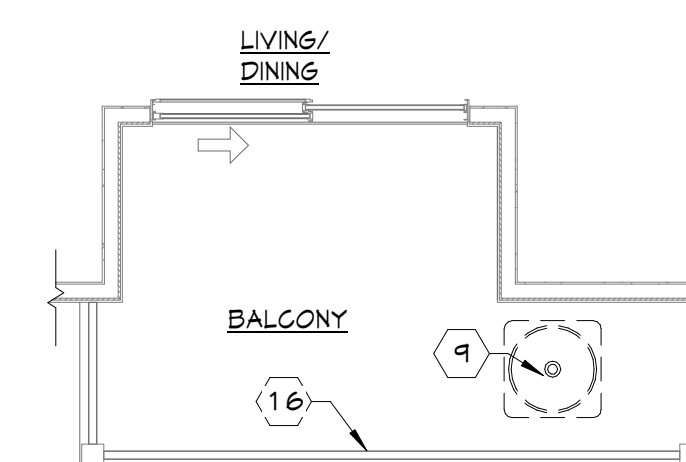
ENLARGED UNIT C ANSI 'B' DEMO RCP 1/4" = 1'-0"



ENLARGED UNIT DEMO PLAN D ANSI 'B' 1/4" = 1'-0"



ENLARGED UNIT DEMO PLAN C ANSI 'B' 1/4" = 1'-0"



BALCONY UNIT C ANSI 'B' - DEMO 1/4" = 1'-0"

ENLARGED UNIT DEMOLITION PLANS

D304

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

1. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.

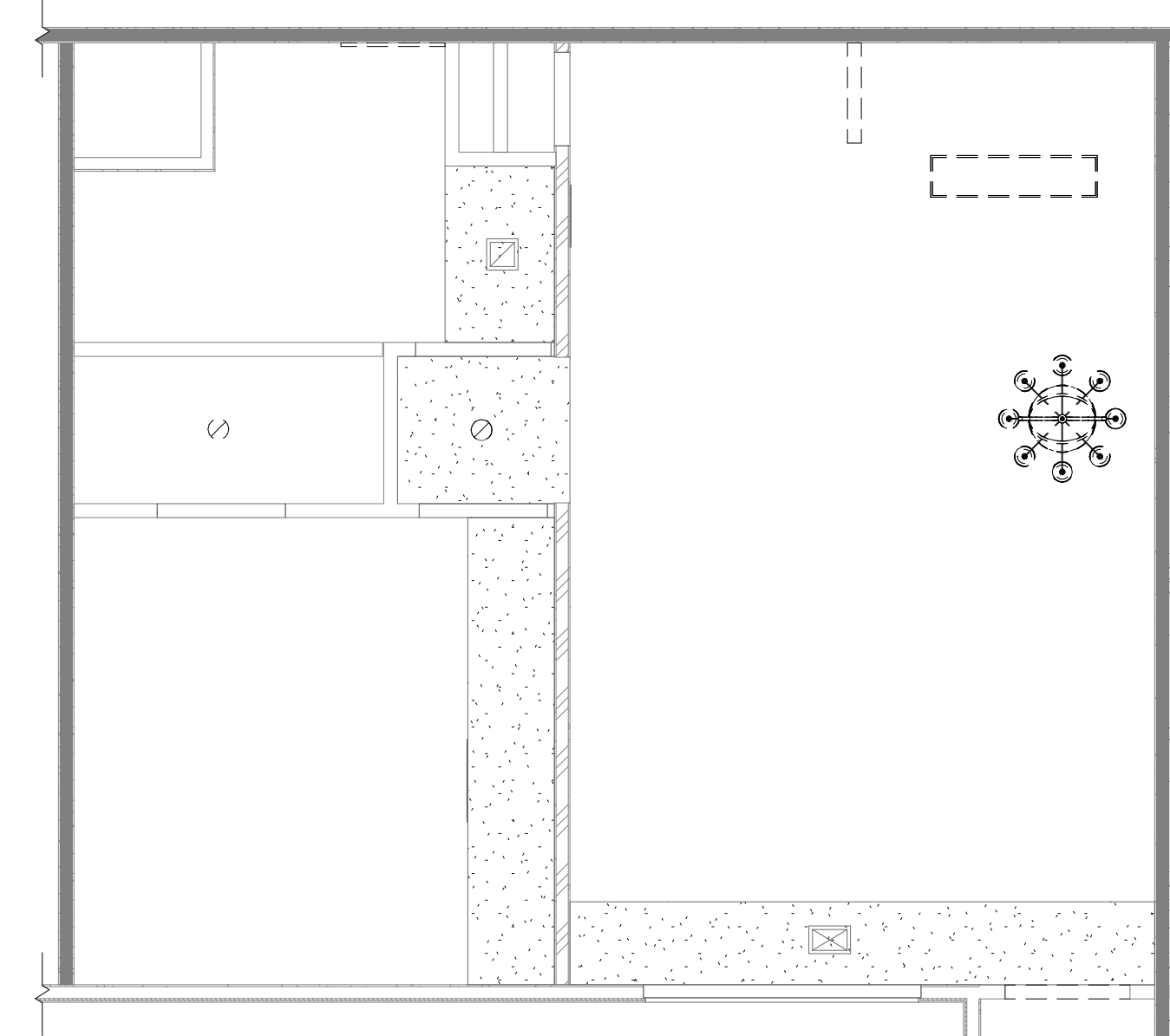
2. ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

structural notes:

1. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
2. ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

general notes: demolition

1. COORDINATE ALL WORK WITH WORKSCOPE.
2. REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
3. ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
4. ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
5. ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
6. DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLATURES; PATCH AND REPAIR ALL COLUMN ENCLATURES.
7. COORDINATE ALL INTERIOR DWELLING WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILING, FIXTURES).
8. ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
9. GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
10. SEE SHEET A001 FOR ADDITIONAL NOTES.
11. COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
12. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
13. ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER, WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
14. REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH OWNER AND ARCH FIELD REPRESENTATIVE.
15. REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH OWNER AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
16. SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.
- 18.



ENLARGED UNIT E ANSI 'B' DEMO RCP 1/4" = 1'-0"

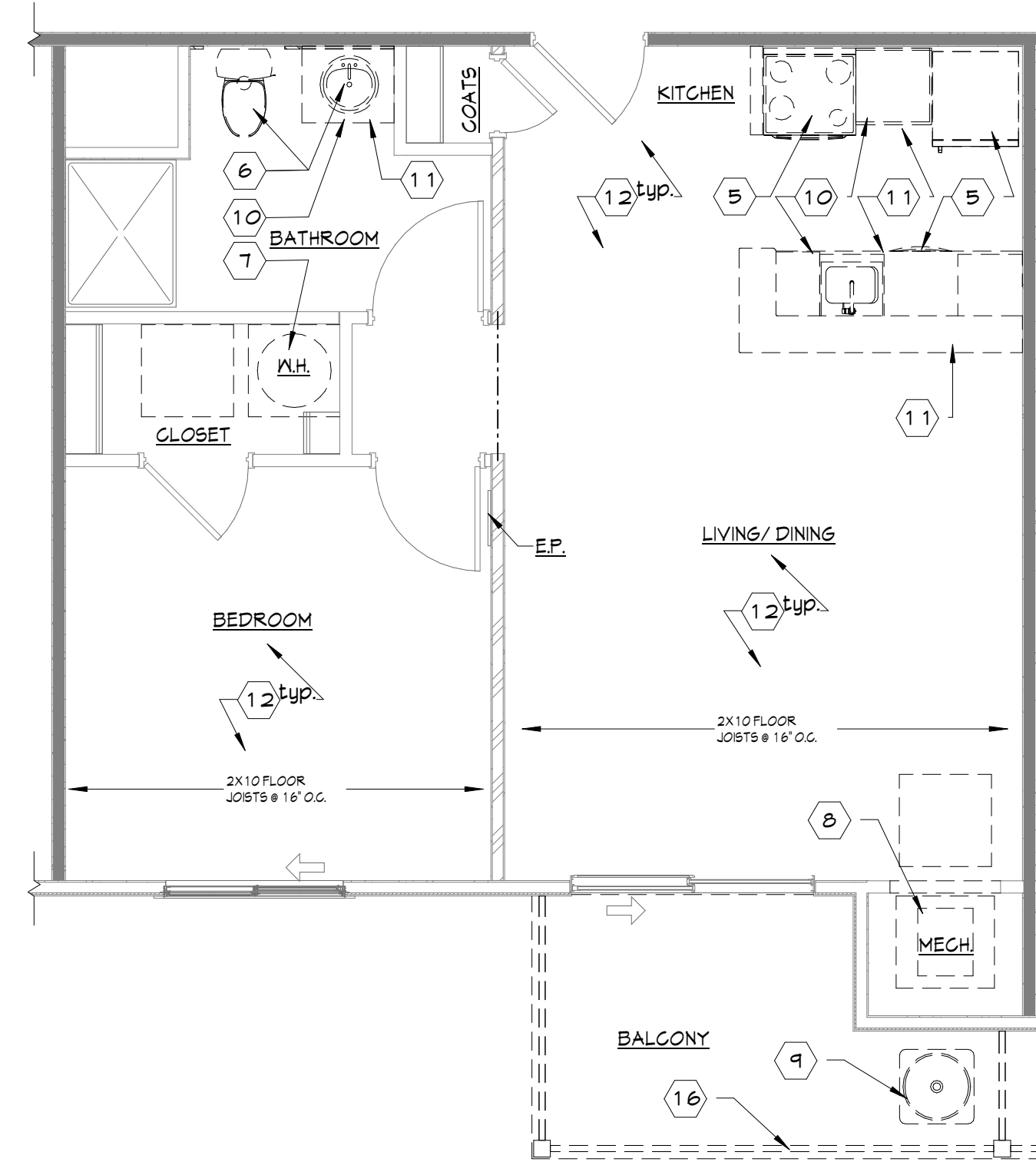
graphic legend

**COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONC. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- ELECTRIC PANEL
- THERMOSTAT

CODED NOTES - UNIT DEMO

1. REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD. PREP OPENING TO RECEIVE NEW DOOR.
2. REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
3. REMOVE DOOR, DOOR FRAME AND HARDWARE COMPLETELY, ROUGH OPENINGS TO BE ENLARGED, SEE A300'S AND A101 FOR DETAILS.
4. REMOVE PORTION OF EXISTING PARTITION WALL.
5. REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
6. REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
7. REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
8. REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
9. REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
10. REMOVE BASE AND WALL CABINETS COMPLETELY.
11. REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
12. REMOVE FLOORING FINISH COMPLETELY DOWN TO GYPCRETE TOPPING. GYPCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
15. PROVIDE NEW DOOR OPENING IN BEARING WALL. CONTRACTOR TO PROVIDE TEMPORARY SHORINGS AS REQUIRED. SEE DOOR SCHEDULE. SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
16. REMOVE TOPRAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOPRAIL.



ENLARGED UNIT DEMO PLAN E ANSI 'B' 1/4" = 1'-0"

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

▲ Description Date

ENLARGED UNIT DEMOLITION PLANS

D305

C:\Users\mrberardi\Documents\17-171192-HOOVER_CENTRAL_mri\062118\vt

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE CONSIDERED TO HAVE ANY CLARIFICATION OF THE ARCHITECT'S INTENT IN THESE DOCUMENTS DEPENDENT UPON AND CONSIDERATION OF EACH OTHER.

3. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' DRAWINGS AND SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS' (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. THE USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMOUNT AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED EXACT.

7. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION (WHICH DIRECTLY) CONFLICTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

structural notes:

- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPEC'S.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPEC'S.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES. PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILING, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED. GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
- REFER TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

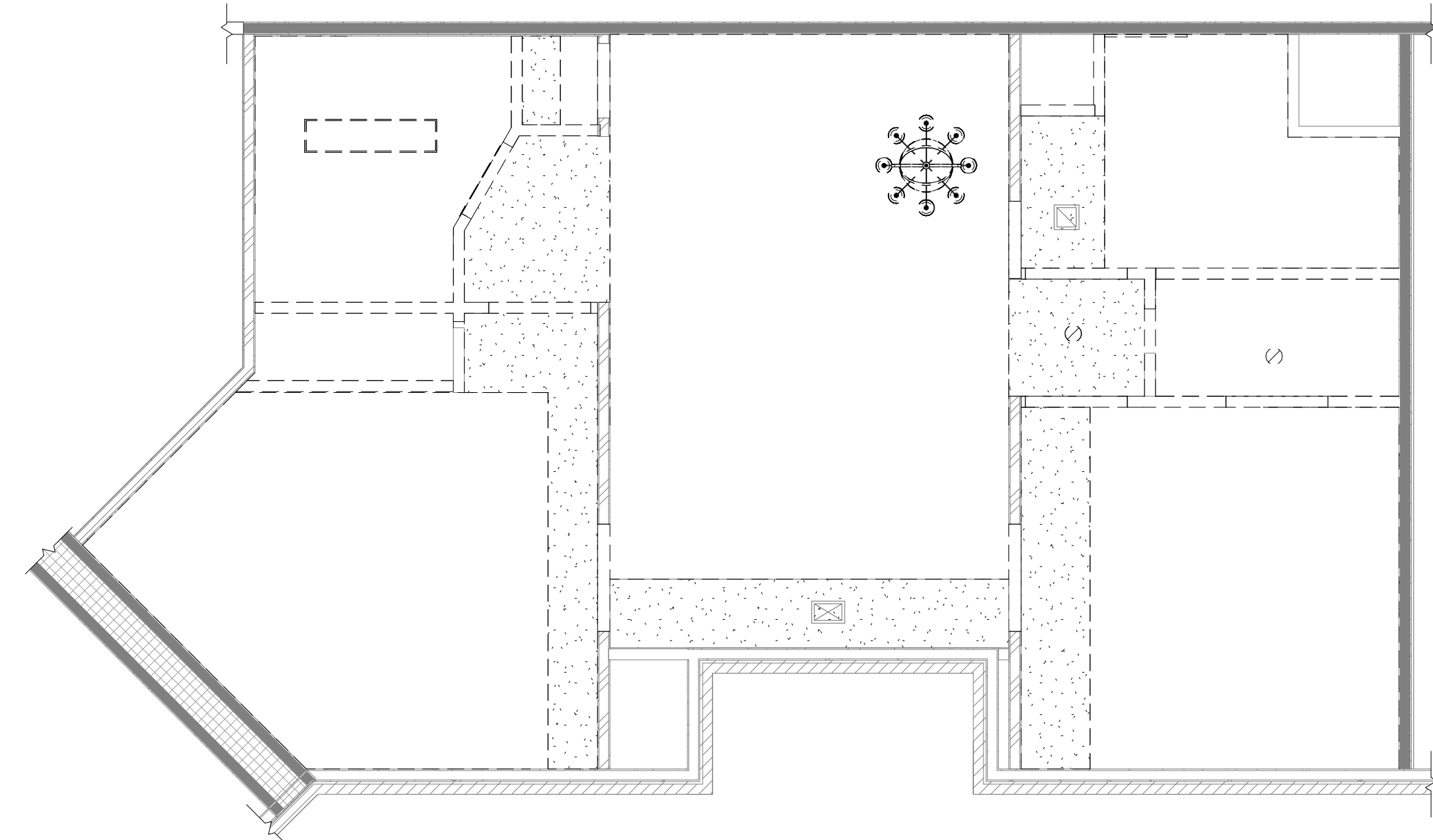
graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

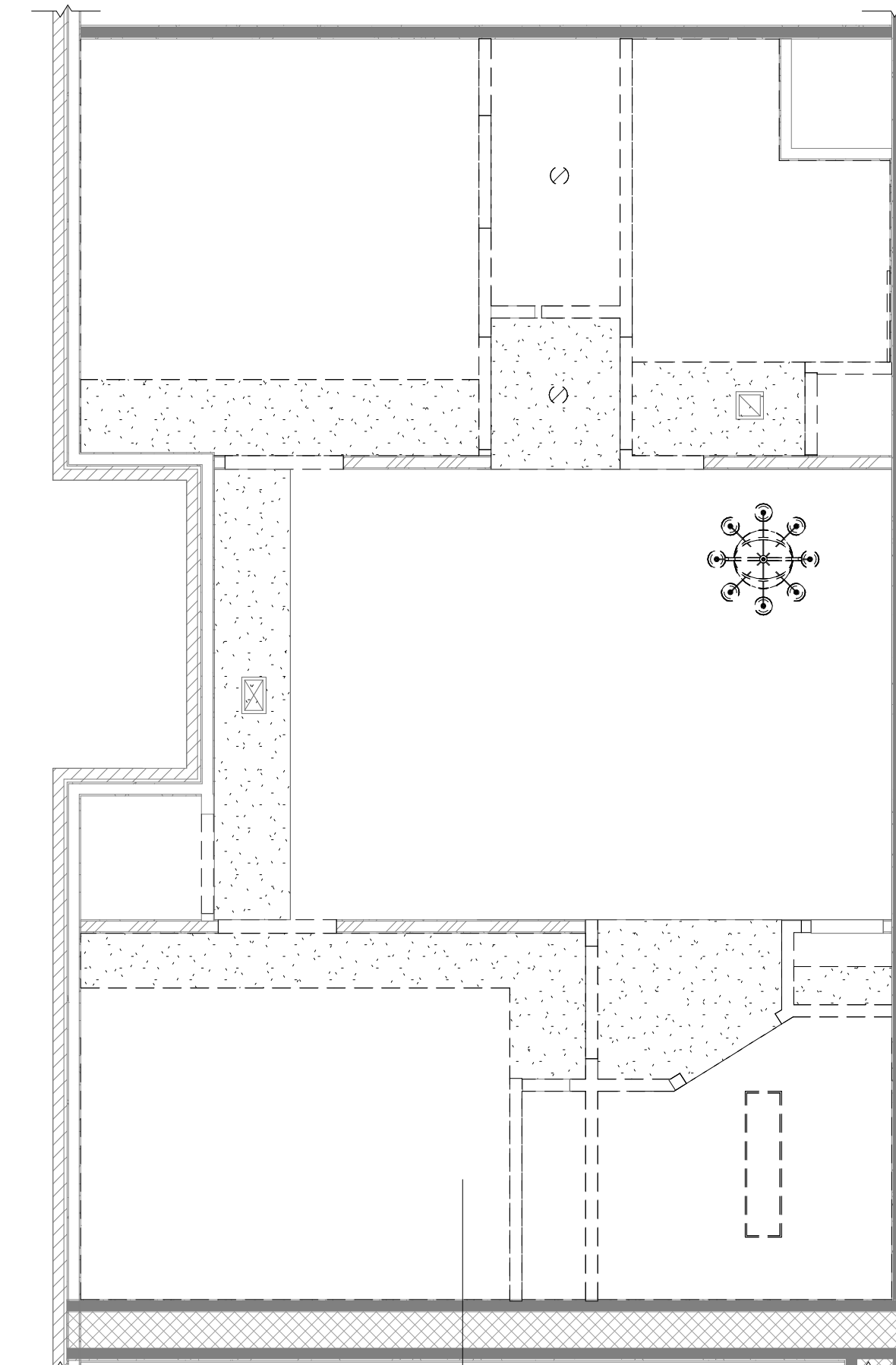
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONC. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION REFER TO A900
- POINT OF EGRESS
- EP. ELECTRIC PANEL
- THERMOSTAT

CODED NOTES - UNIT DEMO

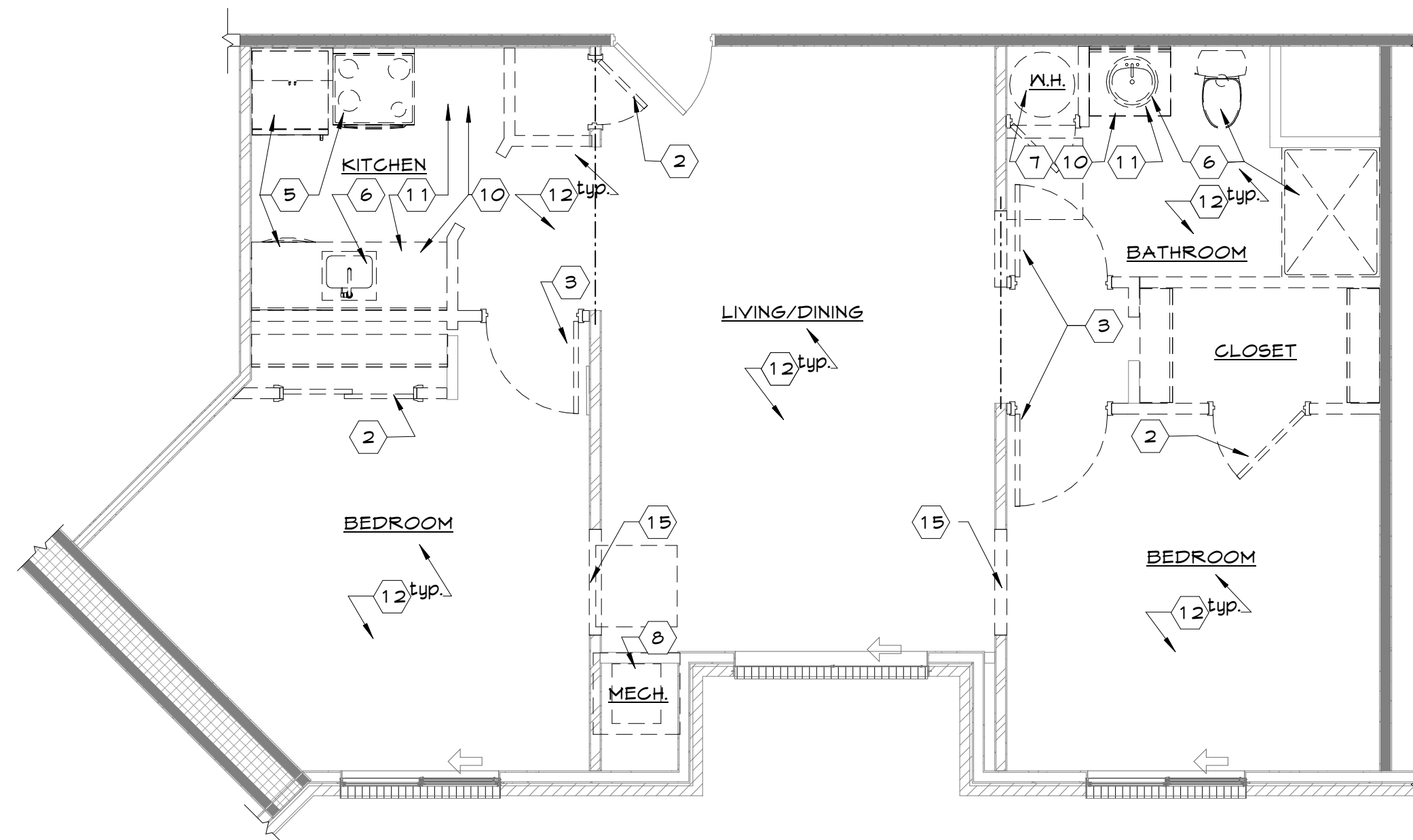
- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD, PREP OPENING TO RECEIVE NEW DOOR.
- REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
- REMOVE DOOR, DOOR FRAME, AND HARDWARE COMPLETELY, ROUGH OPENING TO BE ENLARGED, SEE A300'S AND A701 FOR DETAILS.
- REMOVE PORTION OF EXISTING PARTITION WALL.
- REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
- REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
- REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
- REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE BASE AND WALL CABINETS COMPLETELY.
- REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
- REMOVE FLOORING FINISH COMPLETELY DOWN TO GYPCRETE TOPPING, GYPCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
- PROVIDE NEW DOOR OPENING IN BEARING WALL CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED, SEE DOOR SCHEDULE. SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
- REMOVE TOPRAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOPRAIL.



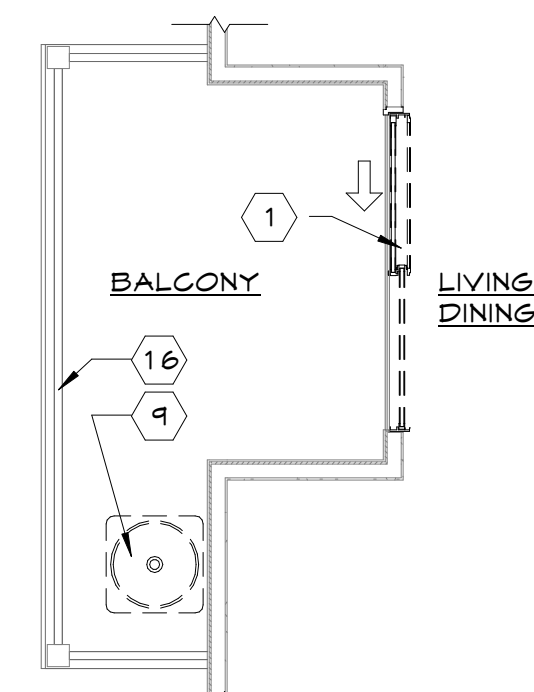
ENLARGED UNIT C ANSI 'A' DEMO RCP 1/4" = 1'-0"
UNIT # 340



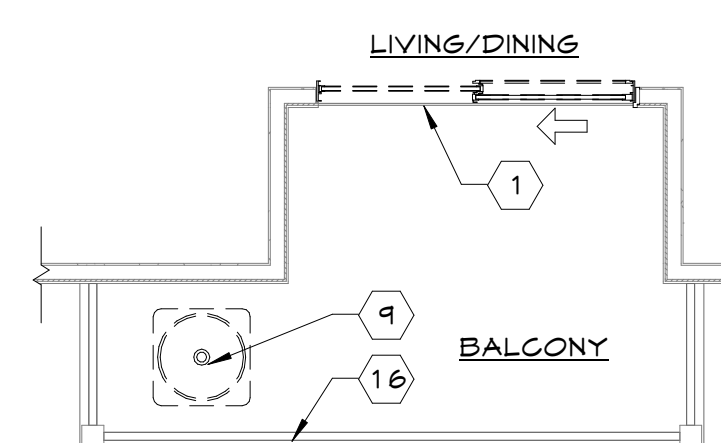
ENLARGED UNIT B ANSI 'A' DEMO RCP 1/4" = 1'-0"
UNIT #121, 311, 320



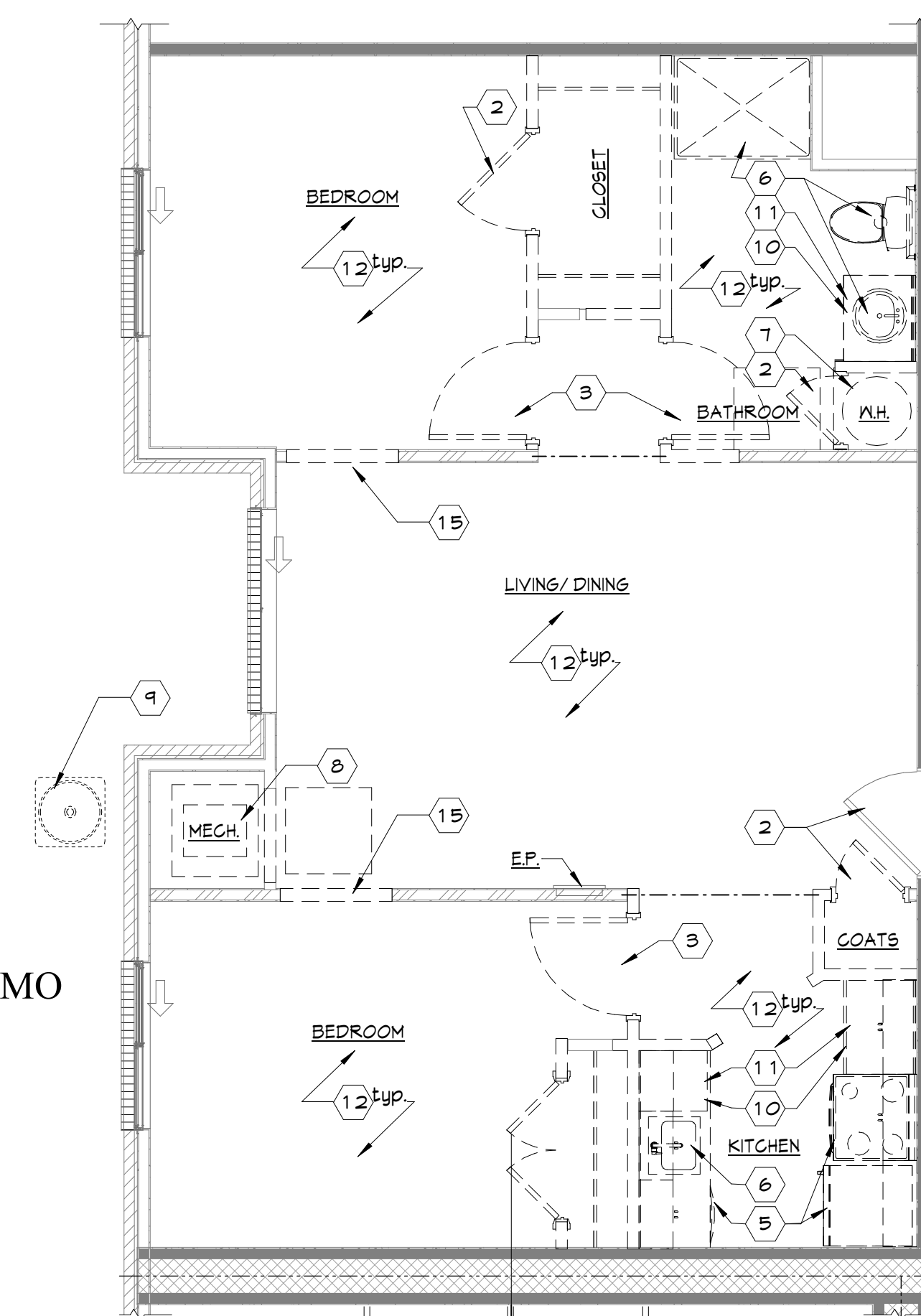
ENLARGED UNIT DEMO PLAN C ANSI 'A' 1/4" = 1'-0"
UNIT # 340



BALCONY UNIT B ANSI 'A' - DEMO
FLOORS 2 & 3
13 SQ. FT.



BALCONY UNIT C ANSI 'A' - DEMO
FLOORS 2 & 3
13 SQ. FT.



ENLARGED UNIT DEMO PLAN B ANSI 'A' 1/4" = 1'-0"
UNIT #121, 311, 320

PROGRESS SET

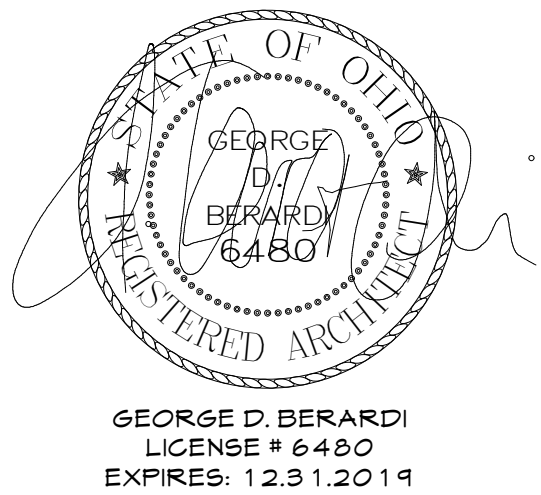
DATE: 06/21/2018

PROJECT #: 17192

Description Date

ENLARGED UNIT DEMOLITION PLANS

D306



George D. Berardi
License # 6480
Expires 12.31.2019

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE AND SHALL BE READ IN ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND CORRELATIVE TO ANY OTHER DOCUMENTS. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT/DRAWING AND SPECIFICATION) INCLUDES ALL DOCUMENTS OR ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED ADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. THE ARCHITECT USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAHAMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

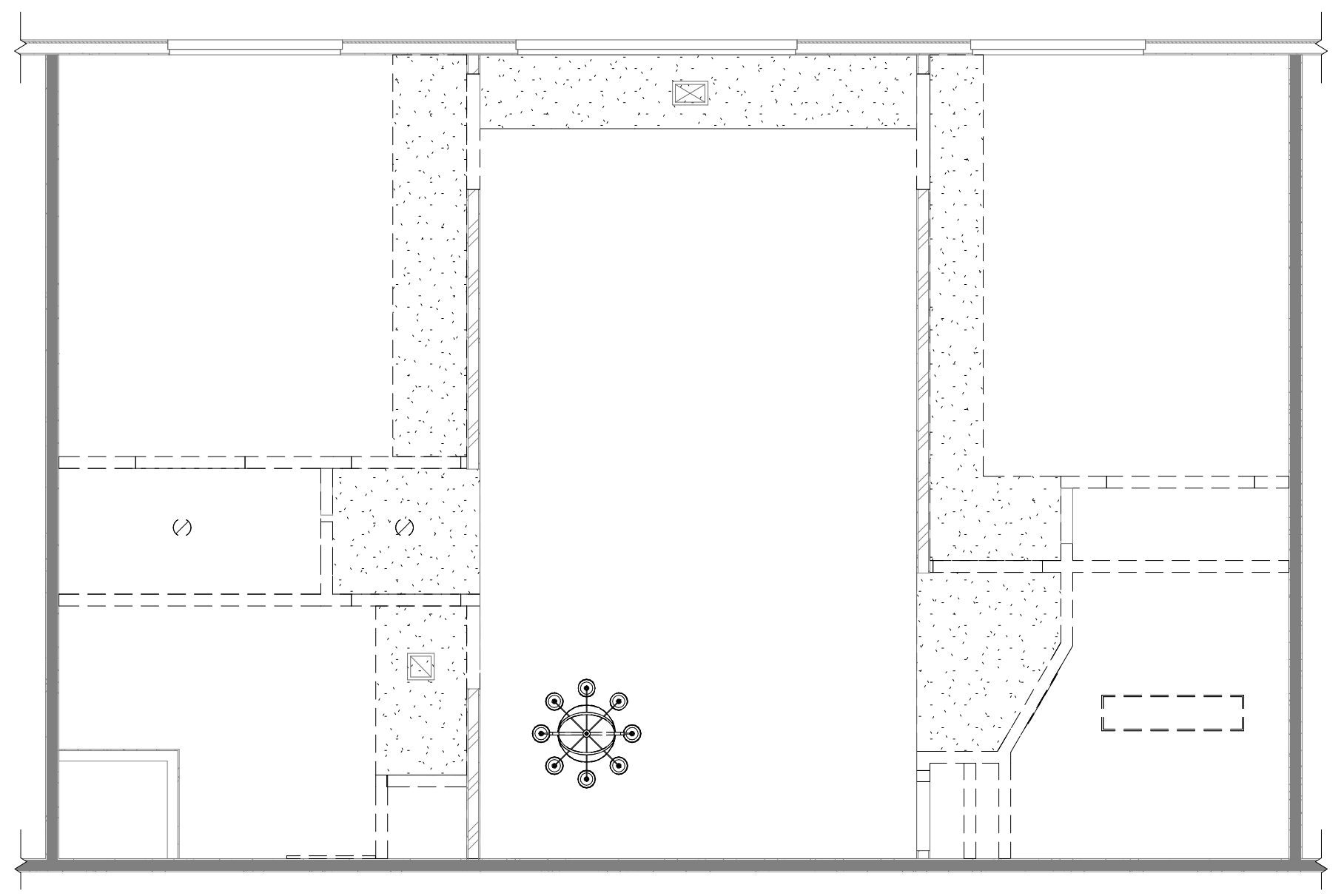
▲ Description Date

structural notes:

- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES; PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GO TO APPLY RESURFACING SKIN COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR; ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASIS TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER, WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/INFILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH OWNER TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH OWNER AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH OWNER AND ARCHITECTS FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



ENLARGED UNIT D ANSI 'A' DEMO RCP 1/4" = 1'-0"
UNIT # 248, 348

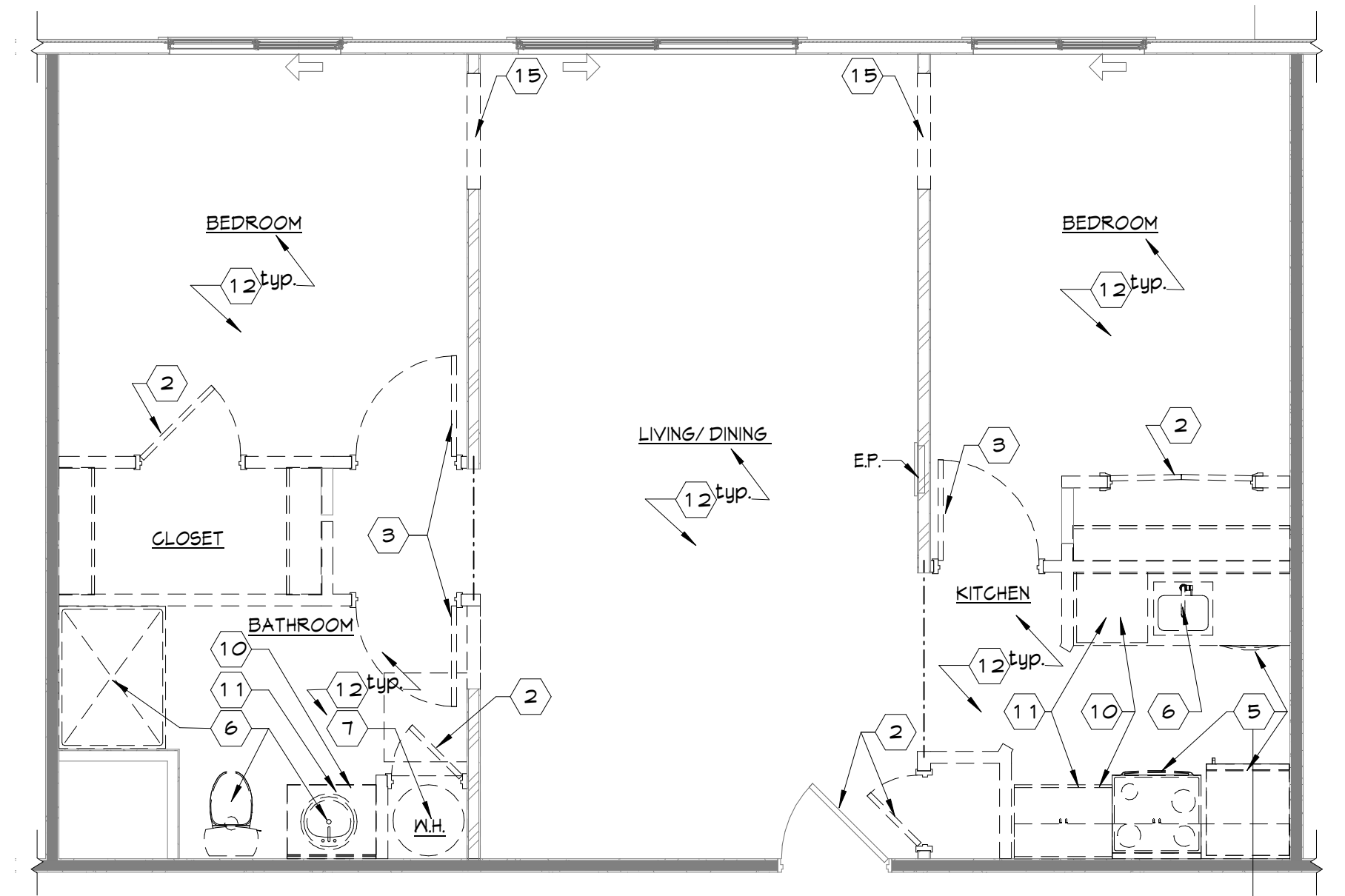
graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS G003, G004 AND G005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- Ⓢ THERMOSTAT

CODED NOTES - UNIT DEMO

- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD, PREP OPENING TO RECEIVE NEW DOOR.
- REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
- REMOVE DOOR, DOOR FRAME AND HARDWARE COMPLETELY, ROUGH OPENING TO BE ENLARGED, SEE A300'S AND A01 FOR DETAILS.
- REMOVE PORTION OF EXISTING PARTITION WALL.
- REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
- REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
- REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
- REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE BASE AND WALL CABINET'S COMPLETELY.
- REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
- REMOVE FLOORING FINISH COMPLETELY DOWN TO GYPCRETE TOPPING, GYPCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
- PROVIDE NEW DOOR OPENING IN BEARING WALL CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED; SEE DOOR SCHEDULE, SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
- REMOVE TOP RAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOP RAIL.



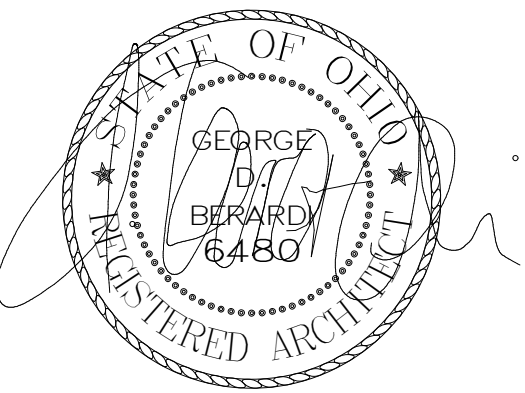
ENLARGED UNIT DEMO PLAN D ANSI 'A' 1/4" = 1'-0"
UNIT # 248, 348

ENLARGED UNIT DEMOLITION PLANS

D307

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

C:\Users\mrberardi\Documents\17-171192-HOOVER_CENTRAL_mri\berardi\rv



GEORGE D. BERARDI
LICENSE # 6480
EXP. 12.31.2017

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2016 BY:
BERARDI +
PARTNERS, INC.
ARCHITECTS AND
ENGINEERS
ALL RIGHTS
RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

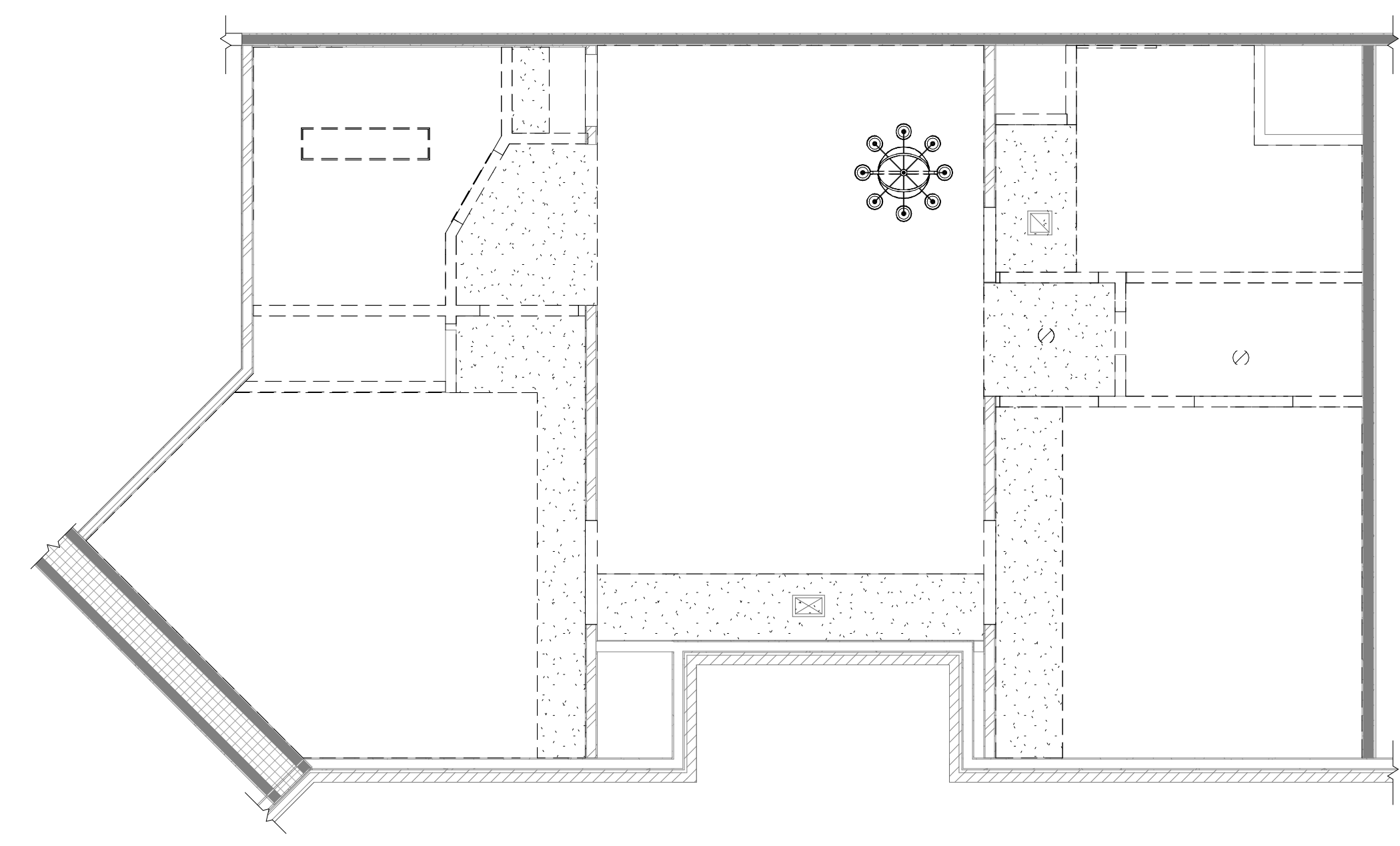
NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE IN THEIR EXTENT; THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY TO EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR GOES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON EACH SHEET.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECT/ENGINEER) DRAWINGS AND SPECIFICATIONS INCLUDING ALL DOCUMENTS ON ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS (ARCHITECT/PROFESSIONAL SERVICE). THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO MAKE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PROPER WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERNATE CODES/ISSUES MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE EXPLICIT WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, HOLD HARMLESS AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND ARE NOT TO BE SCALED. EXACT QUANTITIES, LOCATIONS OR COOPIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT QUANTITIES, LOCATIONS OR COOPIED REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE IDENTIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

structural notes:

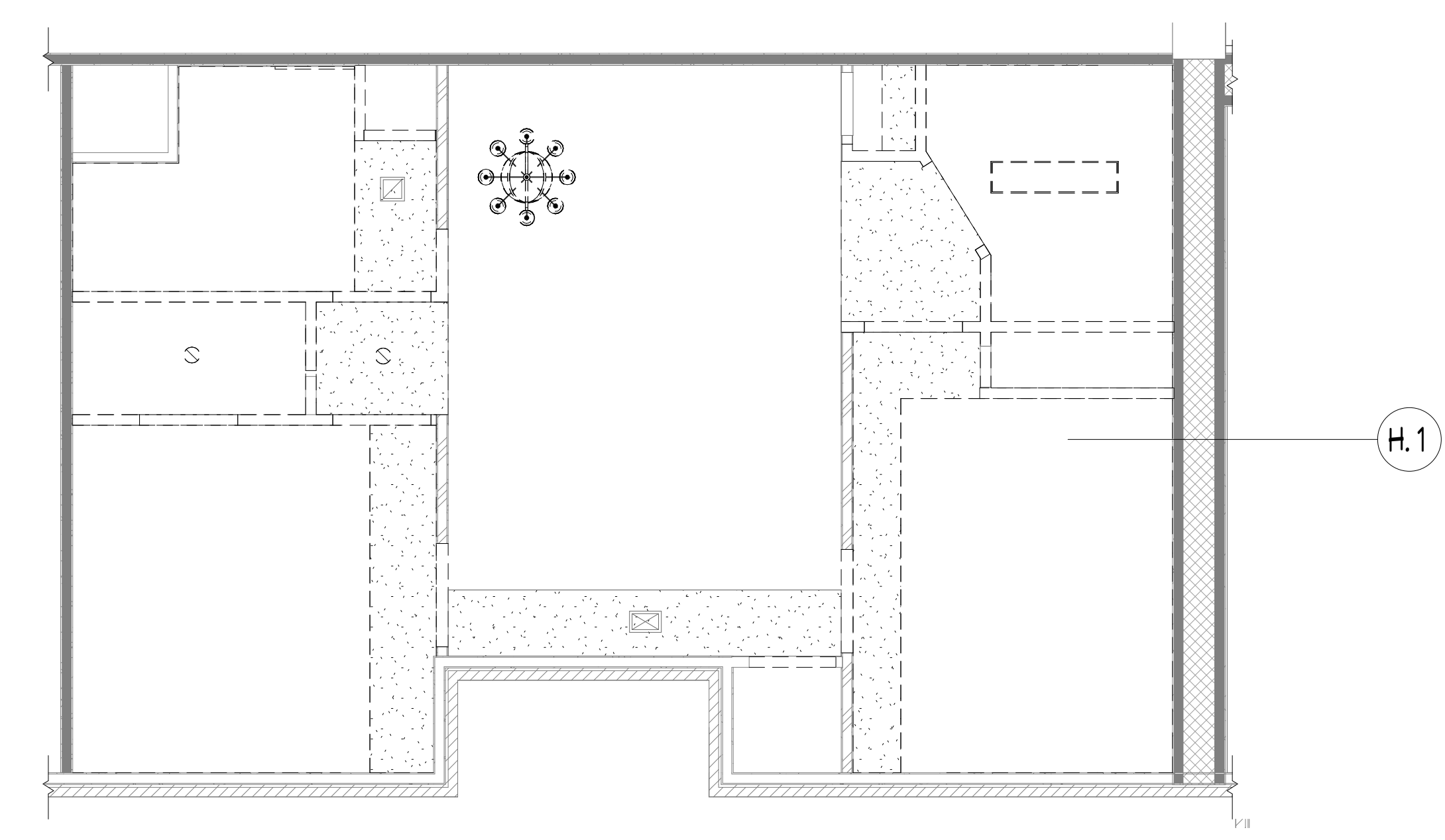
- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

general notes: demolition

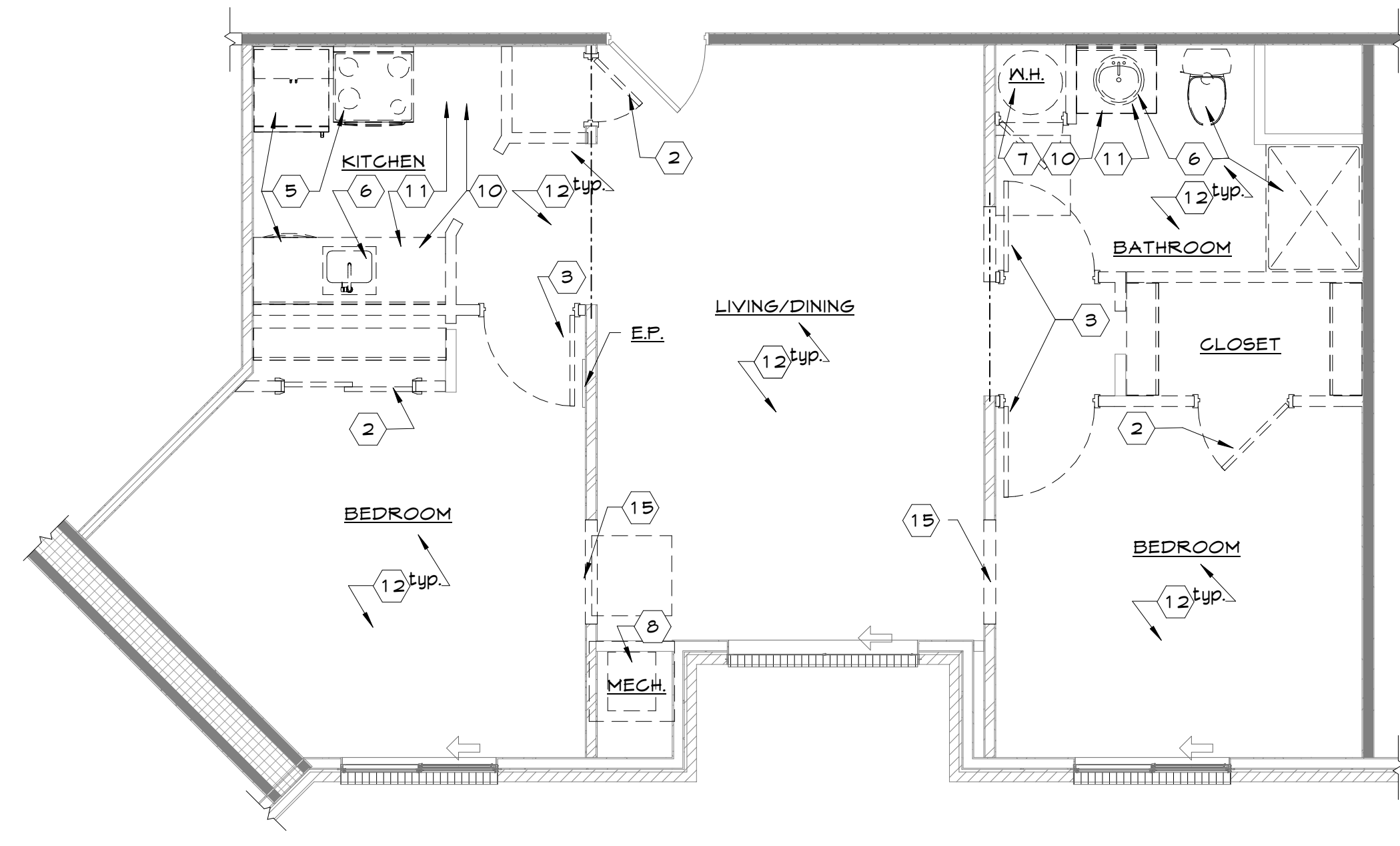
- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES. PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILING, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED. GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/INFILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
- REFERENCED OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



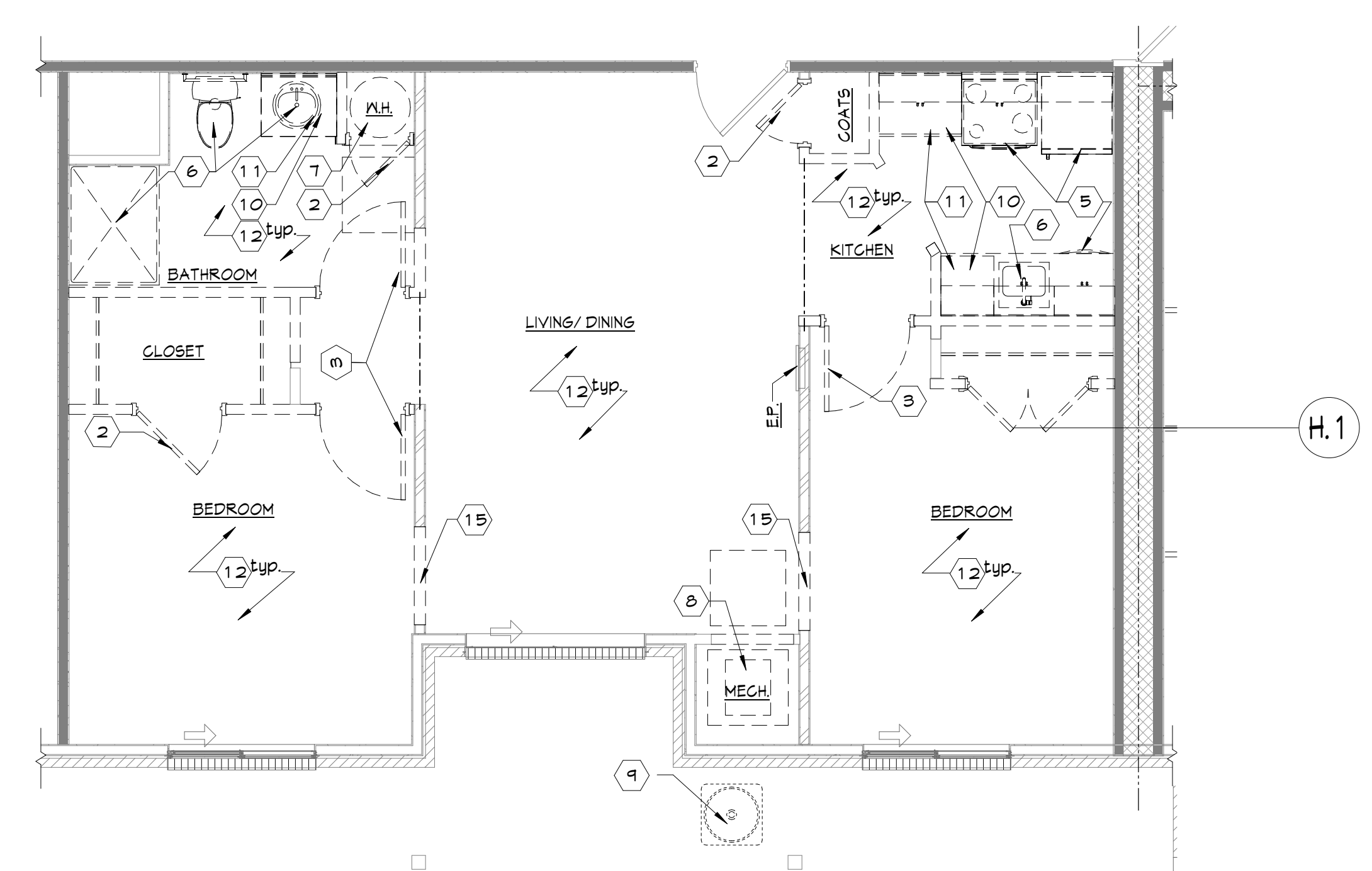
ENLARGED UNIT C 504 DEMO RCP 1/4" = 1'-0"
UNIT # 140, 240



ENLARGED UNIT B 504 DEMO RCP 1/4" = 1'-0"
UNIT # 111, 120, 211, 220, 221, 321



ENLARGED UNIT DEMO PLAN C 504 1/4" = 1'-0"
UNIT # 140, 240



ENLARGED UNIT DEMO PLAN B 504 1/4" = 1'-0"
UNIT # 111, 120, 211, 220, 221, 321

graphic legend

◆ COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A300
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- T THERMOSTAT

- ### CODED NOTES - UNIT DEMO
- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD, PREP OPENING TO RECEIVE NEW DOOR.
 - REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
 - REMOVE DOOR, DOOR FRAME, AND HARDWARE COMPLETELY, ROUGH OPENING TO BE ENLARGED, SEE A300'S AND A TO 1 FOR DETAILS.
 - REMOVE PORTION OF EXISTING PARTITION WALL.
 - REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
 - REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
 - REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
 - REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
 - REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
 - REMOVE BASE AND WALL CABINETS COMPLETELY.
 - REMOVE COUNTER TOP AND BACKSPASH COMPLETELY.
 - REMOVE FLOORING FINISH COMPLETELY DOWN TO GYPCRETE TOPPING, GYPCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
 - PROVIDE NEW DOOR OPENING IN BEARING WALL. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED, SEE DOOR SCHEDULE, SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
 - REMOVE TOPRAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOPRAIL.

PROGRESS SET

PROJECT DATE: 06/21/2018
PROJECT #: 17192

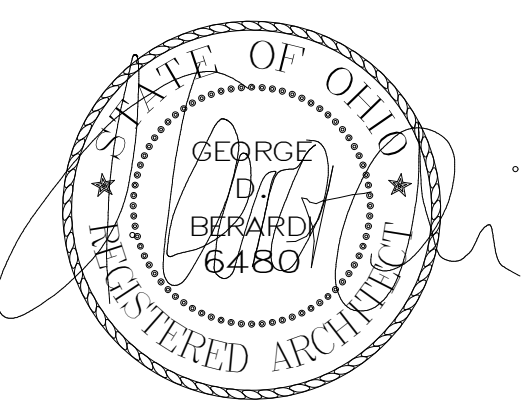
Description Date

ENLARGED UNIT DEMOLITION PLANS D308



general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES, PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DRILLING UNIT DEMOLITION WORK WITH ENLARGED DRILLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OR FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH "OWNER" TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH "OWNER" AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH "OWNER" AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2019
National Church Residences

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

graphic legend

* COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONC. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A300
- POINT OF EGRESS
- ELECTRIC PANEL
- THERMOSTAT

CODED NOTES - UNIT DEMO

- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD. PREP OPENING TO RECEIVE NEW DOOR.
- REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
- REMOVE DOOR, DOOR FRAME AND HARDWARE COMPLETELY. ROUGH OPENING TO BE ENLARGED, SEE A300'S AND A201 FOR DETAILS.
- REMOVE PORTION OF EXISTING PARTITION WALL.
- REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
- REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
- REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
- REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE BASE AND WALL CABINETS COMPLETELY.
- REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
- REMOVE FLOORING FINISH COMPLETELY DOWN TO CONCRETE TOPPING. CONCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
- PROVIDE NEW DOOR OPENING IN BEARING WALL. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED. SEE DOOR SCHEDULE, SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
- REMOVE TOPRAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOPRAIL.

PROGRESS SET

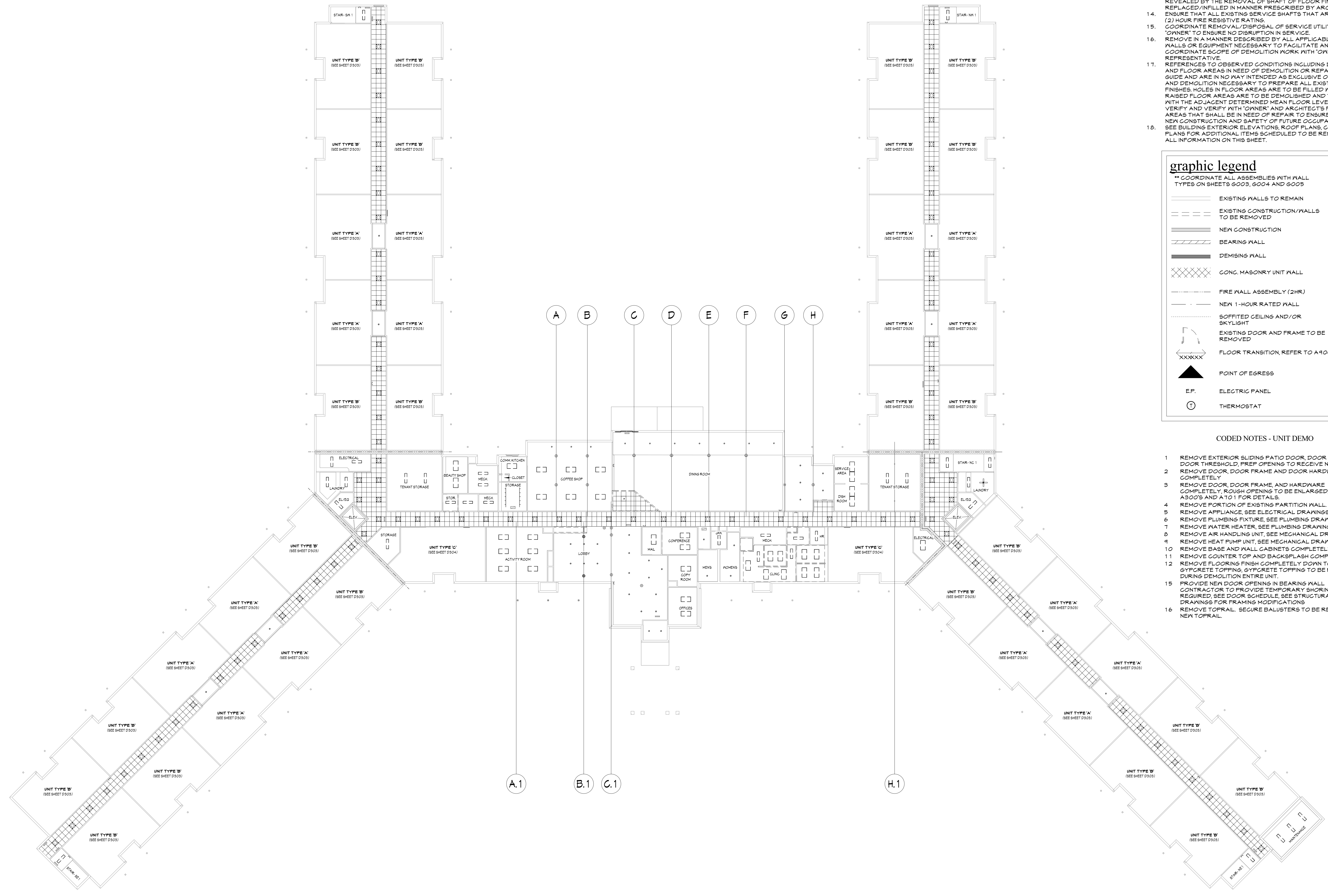
DATE: 06/21/2018
PROJECT #: 17192

Description	Date

FIRST FLOOR DEMOLITION RCP

D801

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



DEMOLITION 1ST FLOOR RCP 1/16" = 1'-0"

C:\Users\mr1ebesel\Documents\R 17-11192-HOOVER_CENTRAL_mriebesel.rvt



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

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

general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- COORDINATE ALL INTERIOR DEMOLITION WORK WITH ENLARGED DRILLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILING, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GO TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OR FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER.
- ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH 'OWNER' TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR PARTS NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH 'OWNER' AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH 'OWNER' AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.
- SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A100
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- T THERMOSTAT

CODED NOTES - UNIT DEMO

- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD, PREP OPENING TO RECEIVE NEW DOOR.
- REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
- REMOVE DOOR, DOOR FRAME, AND HARDWARE COMPLETELY, ROUGH OPENING TO BE ENLARGED, SEE A300'S AND A101 FOR DETAILS.
- REMOVE PORTION OF EXISTING PARTITION WALL.
- REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
- REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
- REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
- REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE BASE AND WALL CABINETS COMPLETELY.
- REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
- REMOVE FLOORING FINISH COMPLETELY DOWN TO GYPCRETE TOPPING, GYPCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
- PROVIDE NEW DOOR OPENINGS IN BEARING WALL. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED, SEE DOOR SCHEDULE, SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
- REMOVE TOPRAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOPRAIL.

PROGRESS SET

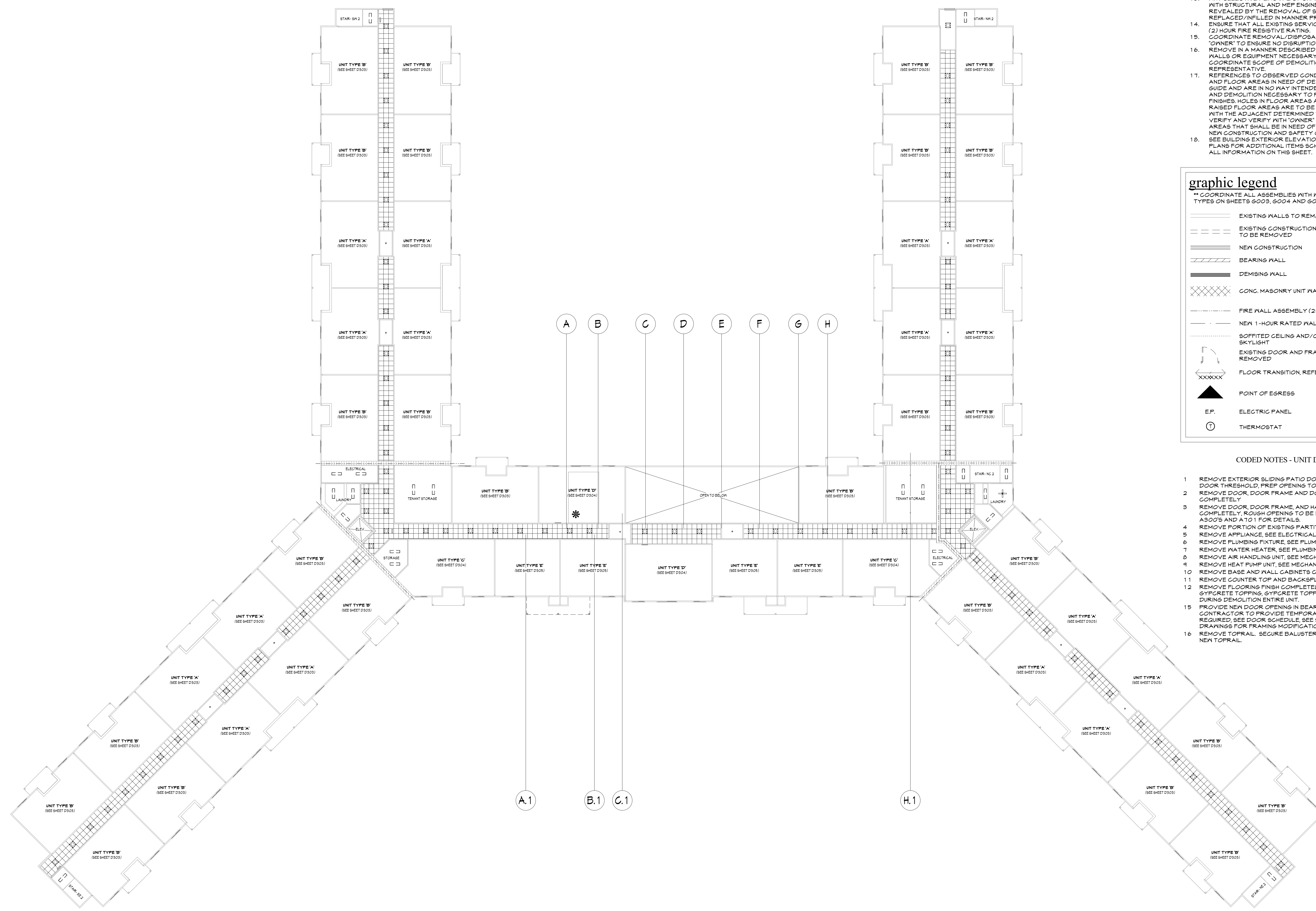
DATE: 06/21/2018
PROJECT #: 17192

Description Date

SECOND FLOOR DEMOLITION RCP

D802

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



DEMOLITION 2ND FLOOR RCP 1/16" = 1'-0"

C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt

general notes: demolition

- COORDINATE ALL WORK WITH WORKSCOPE.
- REVIEW HAZARDOUS MATERIAL SPECIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED.
- ALL COMMON AREA DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- ALL UNIT ENTRY DOOR HARDWARE TO BE REPLACED. COORDINATE WITH DOOR SCHEDULE/HARDWARE SPECS.
- DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES. PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES).
- ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED.
- GC TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE UNEVEN FLOOR SURFACES OCCUR. ADJUST ALL CLEANOUTS.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
- COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.
- ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH STRUCTURAL AND MEP ENGINEER. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OF FLOOR FINISH ARE TO BE REPLACED/FILLED IN MANNER PRESCRIBED BY ARCHITECT/STRUCTURAL ENGINEER. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH OWNER TO ENSURE NO DISRUPTION IN SERVICE.
- REMOVE IN A MANNER DESCRIBED BY ALL APPLICABLE DEMOLITION NOTES ANY WALLS OR EQUIPMENT NECESSARY TO FACILITATE ANY NEW SCHEDULED WORK. COORDINATE SCOPE OF DEMOLITION WORK WITH OWNER AND ARCH FIELD REPRESENTATIVE.
- REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH OWNER AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS. SEE BUILDING EXTERIOR ELEVATIONS, ROOF PLANS, CEILING PLANS AND DEMOLITION PLANS FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

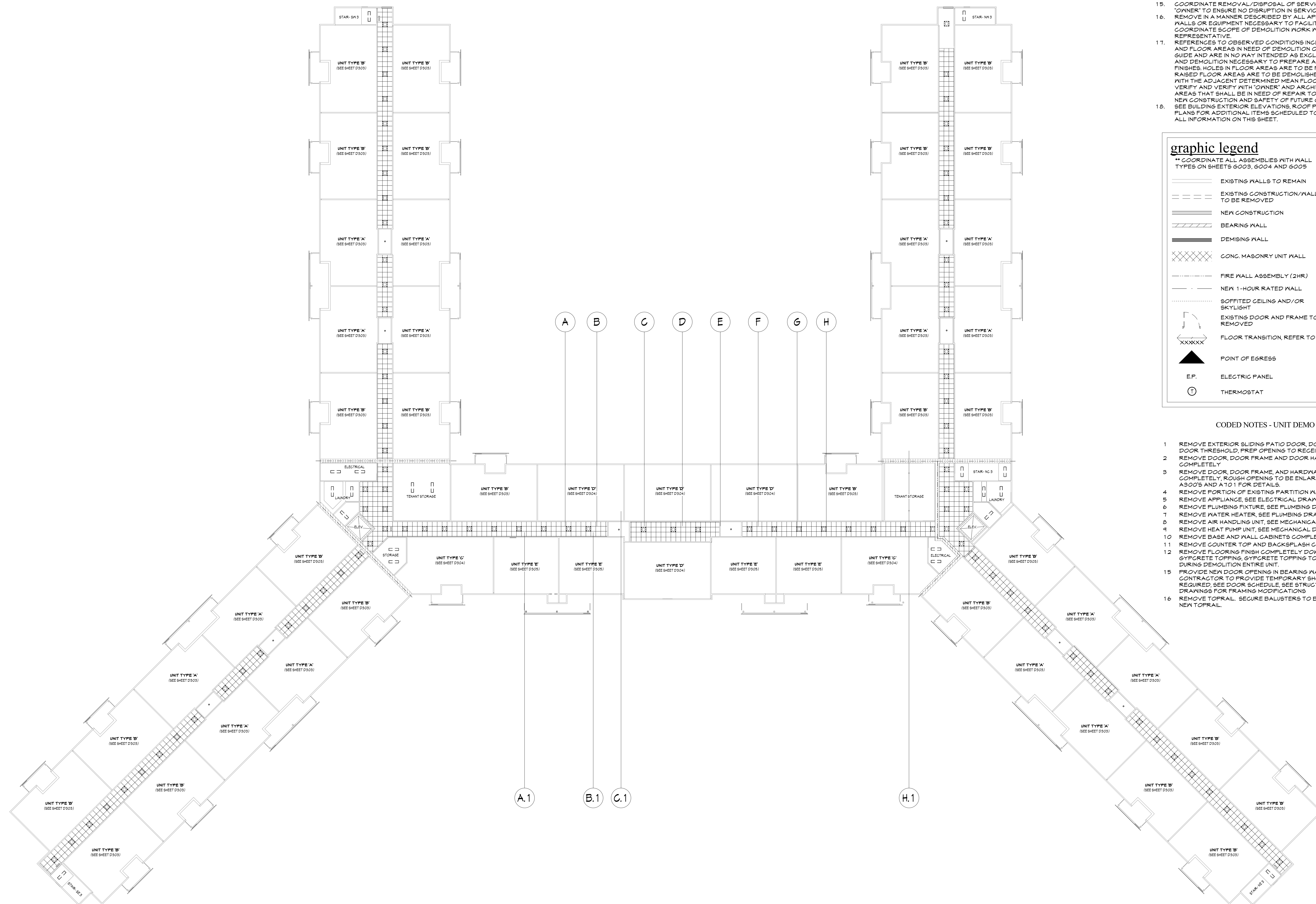
graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONC. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- T THERMOSTAT

CODED NOTES - UNIT DEMO

- REMOVE EXTERIOR SLIDING PATIO DOOR, DOOR FRAME AND DOOR THRESHOLD, PREP OPENING TO RECEIVE NEW DOOR.
- REMOVE DOOR, DOOR FRAME AND DOOR HARDWARE COMPLETELY.
- REMOVE DOOR, DOOR FRAME AND HARDWARE COMPLETELY. ROUGH OPENING TO BE ENLARGED, SEE A300'S AND A101 FOR DETAILS.
- REMOVE PORTION OF EXISTING PARTITION WALL.
- REMOVE APPLIANCE, SEE ELECTRICAL DRAWINGS.
- REMOVE PLUMBING FIXTURE, SEE PLUMBING DRAWINGS.
- REMOVE WATER HEATER, SEE PLUMBING DRAWINGS.
- REMOVE AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE HEAT PUMP UNIT, SEE MECHANICAL DRAWINGS.
- REMOVE BASE AND WALL CABINETS COMPLETELY.
- REMOVE COUNTER TOP AND BACKSPLASH COMPLETELY.
- REMOVE FLOORING FINISH COMPLETELY DOWN TO GYPCRETE TOPPING, GYPCRETE TOPPING TO BE PROTECTED DURING DEMOLITION ENTIRE UNIT.
- PROVIDE NEW DOOR OPENING IN BEARING WALL. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED, SEE DOOR SCHEDULE, SEE STRUCTURAL DRAWINGS FOR FRAMING MODIFICATIONS.
- REMOVE TOPRAIL. SECURE BALUSTERS TO BE REUSED WITH NEW TOPRAIL.



PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

△ Description Date

THIRD FLOOR DEMOLITION RCP

D803

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

DEMOLITION 3RD FLOOR RCP 1/16" = 1'-0"

NOTE:

 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

 2. THE CONTRACT DOCUMENTS ARE CONSIDERED SEPARATE AND INDEPENDENT OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

 3. ADDITIONAL SEE GENERAL INFORMATION ON "A" SHEETS.

 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRICAL, MECHANICAL AND STRUCTURAL, AND ALL INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

 5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. PARTISAN USES AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

 6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED EXACT. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION FROM DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

general notes:

- SEE COMPLETE WORKSCOPE INCLUDED WITH THESE DOCUMENTS - SHEET A003.
- SEE ENLARGED CORE PLAN ON SHEET A301 FOR MORE INFORMATION.
- THESE DRAWINGS AS PART OF THE DOCUMENTS SHALL BE VIEWED AND CONSIDERED AS A GENERAL GUIDELINE. ALL DRAWING INFORMATION IS BASED UPON FIELD DIMENSIONAL INFORMATION PROVIDED BY EXISTING DRAWINGS. THEREFORE, PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBSERVED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - SUBSTANTIAL VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECTS OFFICE - ALL MINOR FRACTIONAL VARIATIONS SHALL BE RECORDED AND DISPATCHED IN AN ORDERLY FASHION BY THE OWNERS' REPRESENTATIVE AND/OR FIELD PERSONNEL.
- ALL NOTED PLAN LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY / COORDINATE EXACT LOCATIONS OF AREAS TO BE REPLACED, REPAIRED ETC.
- IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH ANY BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT. ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION FOR THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE GC, TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE 100 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS.
- SEE SHEET A000 FOR PROJECT WORK SCOPE OUTLINE DEFINING ADDITIONAL ITEMS TO BE CONTAINED WITH-IN PROPOSAL.
- SEE SPECIFICATION SECTION 01352 - LEED REQUIREMENTS AND 01362 - GREEN COMMUNITIES REQUIREMENTS FOR ADDITIONAL RELATED WORK TO BE CONTAINED WITH-IN PROPOSAL.
- SEE SHEET A003 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- SEE SHEET G002 FOR ALL REFERENCED MALL TYPES.
- SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- NEW INTERIOR MALL THICKNESS IS 5/8" UNLESS OTHERWISE NOTED. ALL NEW EXTERIOR THICKNESS ARE 5 1/2" UNLESS NOTED OTHERWISE.
- ALL PLUMBING MALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH ADJACENT MALLS.
- REPAIR EXISTING GYPSUM MALLBOARD (WALLS AND CEILING) WITHIN UNITS - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION FLUFS, FITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- PROVIDE 3/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING MALLS.
- PROVIDE UL APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES. LIGHTING FIXTURES, SWITCHES, CABLE / TELEPHONE OUTLETS, THERMOSTAT AND UNIT PANELS SHALL NOT BE RELOCATED BY FIELD PERSONNEL WITHOUT PRIOR SPECIFIC APPROVAL BY THE OWNER OR ARCHITECT. SHOULD THERE BE DISCREPANCY OR CODE DISCREPANCIES CONTACT ARCHITECT FOR LOCATION VERIFICATION.
- RESTORE ALL DISTURBED EXTERIOR MALL AND ATTIC INSULATION.
- DEMISING UNITS WITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGES, PRIME WALLS W/ (2) COATS BIN ZINER 123 PRIOR TO FINISH COAT.
- ALL DEMISING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.
- SEE ELECTRICAL DEMISING UNIT PLANS FOR SENSORY IMPAIRED REQUIREMENTS.
- FIELD VERIFY ALL EXISTING WINDOW OPENINGS FOR SIZING OF REPLACEMENT WINDOWS.
- PROVIDE NEW CAULK AND SEALANT.
- SEE ROOM FINISH SCHEDULE FOR FINISHES.
- SEE DOOR HARDWARE SCHEDULE / SPECS FOR ALL DOORS.
- EXISTING FCB'S TO REMAIN - IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ ARCHITECT.

durability notes:

- CONTRACTOR TO USE ENTERPRISE GREEN COMMUNITIES DURABILITY CHECKLIST DURING CONSTRUCTION DURABILITY ITEMS ARE LISTED BELOW ARE NOT LIMITED TO THESE ITEMS.
- WATER RESISTANT FLOORING AT KITCHENS / BATHROOMS / LAUNDRIES AND ENTRYWAYS.
- INSTALL DRAIN & DRAIN PAN AT WATER HEATER.
- WASHER BOX TO HAVE SINGLE THROW VALVE.
- CLOTHES DRYERS TO BE EXHAUSTED TO EXTERIOR.
- SEAL ALL EXTERNAL CRACK JOINTS, ETC. WITH SEALANT OR PEST-PROOF SCREEN.
- ALL FLOORING IN BATHROOMS AND KITCHENS TO BE RUN WALL-TO-WALL (UNDER ALL REMOVABLE CABINETS AND AFFLIANGES).
- ALL GYPSUM BOARD TO BE SEALED.
- USE NON-PAPER FACED BACKER BOARD AT ALL BATHROOM WALLS, TUB / SHOWER ENCLOSURES AND LAUNDRY AREAS INCLUDING CEILING.
- SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
- TUBS / SHOWNERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED PRIOR TO BEING BUILT AGAINST.
- ALL INTERIOR DOORS TO BE FILLED CORE.
- KEEP ALL STORED MATERIALS DRY ON SITE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS.
- RAISE PAPER COVERED GYPSUM BOARD 1/2" ABOVE CONCRETE SLAB.
- PRIME AND PAINT ALL EXTERIOR WOOD TRIM ON ALL SIDES.
- CEMENTITIOUS SIDING TO BE SEALED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS.

graphic legend

** COORDINATE ALL ASSEMBLIES WITH MALL TYPES ON SHEETS G003, G004 AND G005

	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION WALLS TO BE REMOVED
	NEW CONSTRUCTION
	BEARING WALL
	DEMISING WALL
	CONG. MASONRY UNIT WALL
	FIRE WALL ASSEMBLY (2HR)
	NEW 1-HOUR RATED WALL
	SOFFITED CEILING AND/OR SKYLIGHT
	EXISTING DOOR AND FRAME TO BE REMOVED
	FLOOR TRANSITION, REFER TO A900
	POINT OF EGRESS
	E.P. ELECTRIC PANEL
	THERMOSTAT

KEYNOTES

 23.B.0B NEW PAD MOUNTED WATER SOURCE HEAT PUMP UNIT. PROVIDE NEW CONCRETE PAD AT EACH UNIT - SEE MECHANICAL DRAWINGS.

PROGRESS SET

DATE: 06/21/2018

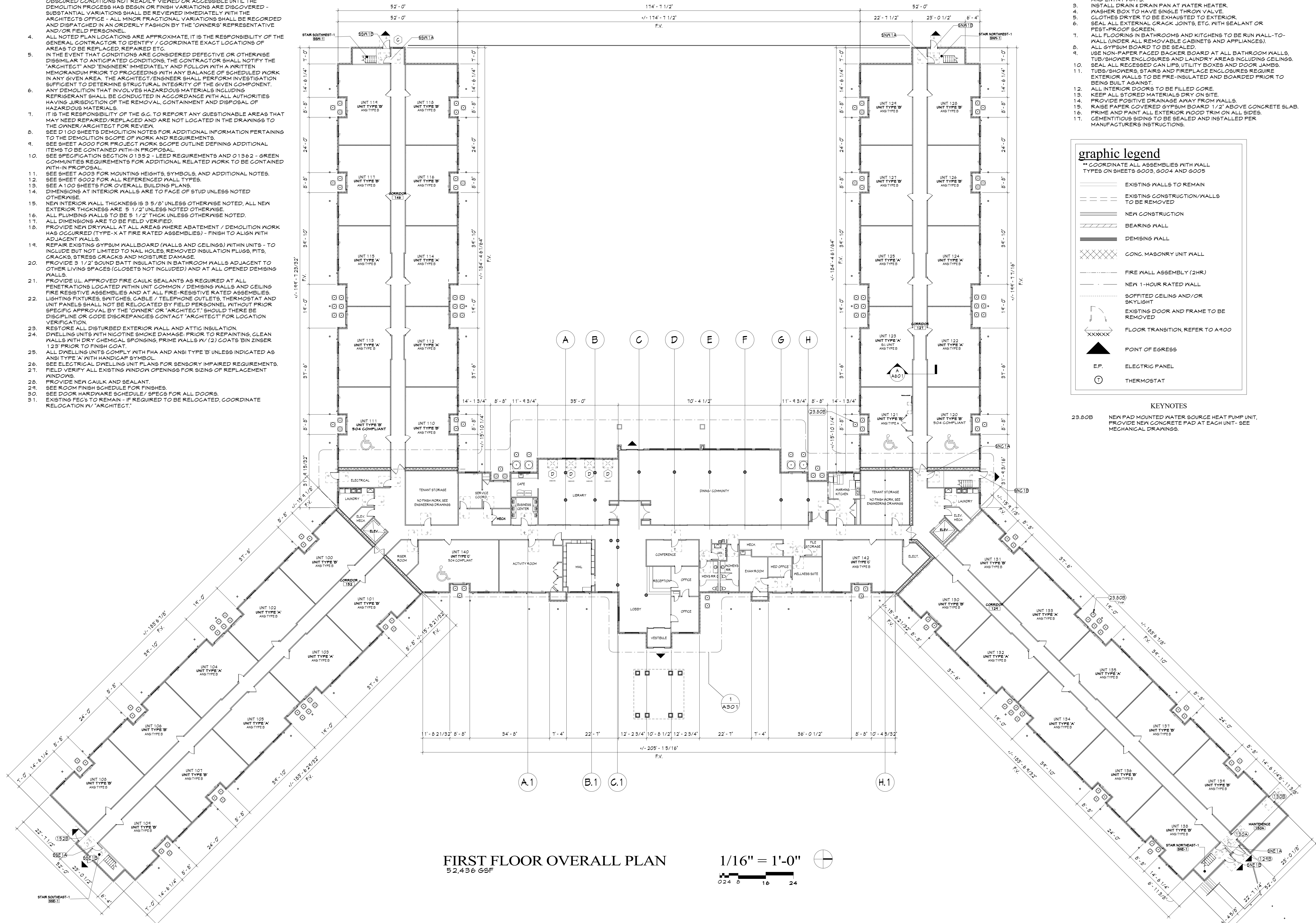
 PROJECT #: 17192

Description Date

FIRST FLOOR OVERALL PLAN

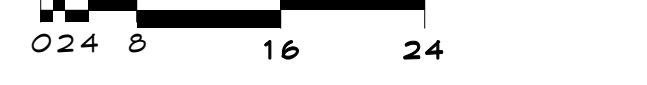
A101

C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt



FIRST FLOOR OVERALL PLAN
52,436 GSF

1/16" = 1'-0"



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE CONSIDERED TO HAVE ANY CLARIFICATION OF THE ARCHITECT'S INTENT IN THESE DOCUMENTS IS DEPENDENT UPON AND CONSIDERED A PART OF EACH OTHER.
3. ADDITIONAL INFORMATION ON "A" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT/DRAWING AND SPECIFICATION) INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT/PROFESSIONAL SERVICE) THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. THE USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE AS SHOWN AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR COPIED REQUIREMENTS THE DRAWINGS SHALL NOT BE SCALE EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION AND/OR DIRECT CONTACTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

△ Description Date

SECOND FLOOR OVERALL PLAN

A102

general notes:

- SEE COMPLETE WORKSCOPE INCLUDED WITH THESE DOCUMENTS - SHEET A003.
- SEE ENLARGED CORE PLAN ON SHEET A301 FOR MORE INFORMATION.
- THESE DRAWINGS AS PART OF THE DOCUMENTS SHALL BE VIEWED AND CONSIDERED AS A GENERAL GUIDELINE. ALL DRAWING INFORMATION IS BASED UPON FIELD DIMENSIONAL INFORMATION PROVIDED BY EXISTING DRAWINGS. THEREFORE, PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBTAINED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - SUBSTANTIAL VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECT'S OFFICE - ALL MINOR FRACTIONAL VARIATIONS SHALL BE RECORDED AND DISPATCHED IN AN ORDERLY FASHION BY THE OWNERS' REPRESENTATIVE AND/OR FIELD PERSONNEL.
- ALL NOTED PLAN LOCATIONS ARE APPROXIMATE, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY / COORDINATE EXACT LOCATIONS OF AREAS TO BE REPLACED, REPAIRED ETC.
- IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH ANY BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT. ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIR/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE 0100 SHEETS DEMONSTRATE FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS.
- SEE SHEET A000 FOR PROJECT WORK SCOPE OUTLINE DEFINING ADDITIONAL ITEMS TO BE CONTAINED WITHIN PROPOSAL.
- SEE SPECIFICATION SECTION 01352 - LEED REQUIREMENTS AND 01362 - GREEN COMMUNITIES REQUIREMENTS FOR ADDITIONAL RELATED WORK TO BE CONTAINED WITHIN PROPOSAL.
- SEE SHEET A003 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- SEE SHEET G002 FOR ALL REFERENCED MALL TYPES.
- SEE A100 SHEETS FOR OVERALL BUILDING PLANS.
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- NEW INTERIOR WALL THICKNESS IS 3 5/8" UNLESS OTHERWISE NOTED. ALL NEW EXTERIOR THICKNESS ARE 5 1/2" UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH ADJACENT WALLS.
- REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (GLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING WALLS.
- PROVIDE UL APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE RESISTIVE RATED ASSEMBLIES. LIGHTING FIXTURES, SWITCHES, CABLE / TELEPHONE OUTLETS, THERMOSTAT AND UNIT PANELS SHALL NOT BE RELOCATED BY FIELD PERSONNEL WITHOUT PRIOR SPECIFIC APPROVAL BY THE OWNER OR ARCHITECT. SHOULD THERE BE DISCIPLINE OR CODE DISCREPANCIES CONTACT ARCHITECT FOR LOCATION VERIFICATION.
- RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION.
- DWELLING UNITS WITH NICOTINE SMOKE DAMAGE PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS BIN ZINER 1.23 PRIOR TO FINISH COAT.
- ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.
- SEE ELECTRICAL DWELLING UNIT PLANS FOR SENSORY IMPAIRED REQUIREMENTS. FIELD VERIFY ALL EXISTING WINDOW OPENINGS FOR SIZING OF REPLACEMENT WINDOWS.
- PROVIDE NEW CAULK AND SEALANT.
- SEE ROOM FINISH SCHEDULE FOR FINISHES.
- SEE DOOR HARDWARE SCHEDULE SPECS FOR ALL DOORS.
- EXISTING FECS TO REMAIN - IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ ARCHITECT.

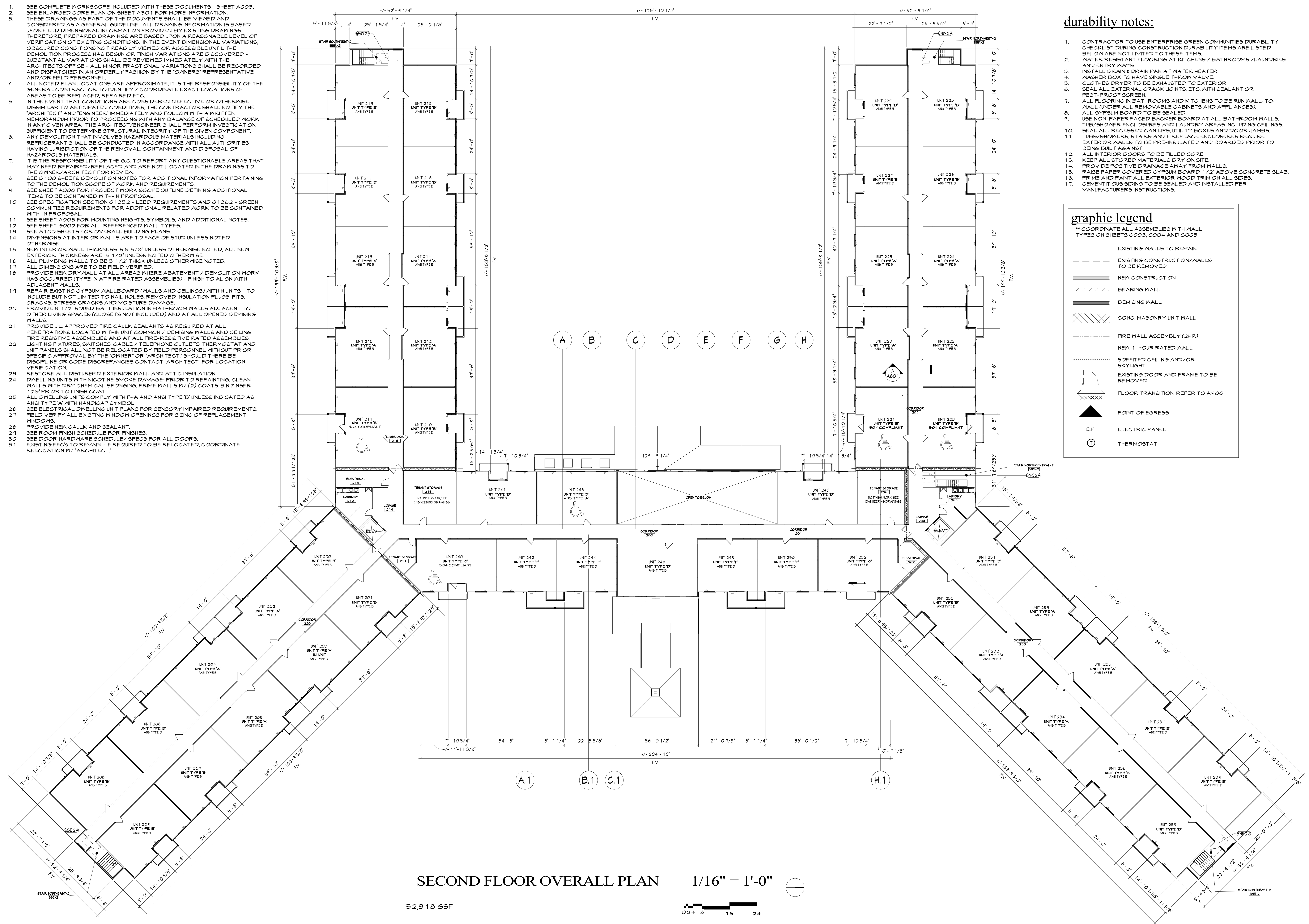
durability notes:

- CONTRACTOR TO USE ENTERPRISE GREEN COMMUNITIES DURABILITY CHECKLIST DURING CONSTRUCTION DURABILITY ITEMS ARE LISTED BELOW ARE NOT LIMITED TO THESE ITEMS.
- WATER RESISTANT FLOORING AT KITCHENS / BATHROOMS / LAUNDRIES AND ENTRYWAYS.
- INSTALL DRAIN & DRAIN PAN AT WATER HEATER.
- WASHER BOX TO HAVE SINGLE THROW VALVE.
- CLOTHES DRYER TO BE EXHAUSTED TO EXTERIOR.
- SEAL ALL EXTERNAL CRACK JOINTS, ETC. WITH SEALANT OR REST-PROOF SCREEN.
- ALL FLOORING IN BATHROOMS AND KITCHENS TO BE RUN WALL-TO-WALL (UNDER ALL REMOVABLE CABINETS AND APPLIANCES).
- ALL GYPSUM BOARD TO BE SEALED.
- USE NON-PAPER FACED BACKER BOARD AT ALL BATHROOM WALLS, TUB/SHOWER ENCLOSURES AND LAUNDRY AREAS INCLUDING CEILINGS.
- SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
- TUBS/SHOWERS, STAIRS AND FIREPLAGE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED PRIOR TO BEING BUILT AGAINST.
- ALL INTERIOR DOORS TO BE FILLED CORE.
- KEEP ALL STORED MATERIALS DRY ON SITE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS.
- RAISE PAPER COVERED GYPSUM BOARD 1/2" ABOVE CONCRETE SLAB.
- PRIME AND PAINT ALL EXTERIOR WOOD TRIM ON ALL SIDES.
- CEMENTITIOUS SIDING TO BE SEALED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS.

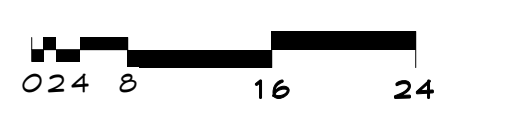
graphic legend

COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS G003, G004 AND G005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING MALL
- DEMISING MALL
- CONG. MASONRY UNIT MALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- THERMOSTAT



SECOND FLOOR OVERALL PLAN 1/16" = 1'-0"



C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2019



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

NOTE:

- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
- THE CONTRACT DOCUMENTS ARE COMPREHENSIVE AND SHALL BE READ IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND CONSIDERED NECESSARY BY EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
- ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.
- THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRICAL, MECHANICAL AND PLUMBING, ARE THE PROPERTY OF THE CONSULTANT (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
- ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. PARTISANERS USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
- THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE AS SHOWN AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED EXACT. STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION (WHICH DIRECTS) SHALL BE FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

general notes:

- SEE COMPLETE WORKSCOPE INCLUDED WITH THESE DOCUMENTS - SHEET A003.
- SEE ENLARGED CORE PLAN ON SHEET A011 FOR MORE INFORMATION.
- THESE DRAWINGS AS PART OF THE DOCUMENTS SHALL BE VIEWED AND CONSIDERED AS A GENERAL GUIDELINE. ALL DRAWING INFORMATION IS BASED UPON FIELD DIMENSIONAL INFORMATION PROVIDED BY EXISTING DRAWINGS. THEREFORE, PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBTAINED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - SUBSTANTIAL VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECT'S OFFICE - ALL MINOR FRACTIONAL VARIATIONS SHALL BE RECORDED AND DISPATCHED IN AN ORDERLY FASHION BY THE 'OWNERS' REPRESENTATIVE AND/OR FIELD PERSONNEL.
- ALL NOTED PLAN LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY / COORDINATE EXACT LOCATIONS OF AREAS TO BE REPLACED, REPAIRED ETC.
- IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH ANY BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIR AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE 100 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS.
- SEE SHEET A003 FOR PROJECT WORK SCOPE OUTLINE DEFINING ADDITIONAL ITEMS TO BE CONTAINED WITH-IN PROPOSAL.
- SEE SPECIFICATION SECTION 01392 - LEED REQUIREMENTS AND 01362 - GREEN COMMUNITIES REQUIREMENTS FOR ADDITIONAL RELATED WORK TO BE CONTAINED WITH-IN PROPOSAL.
- SEE SHEET A003 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- SEE SHEET 6002 FOR ALL REFERENCED WALL TYPES.
- SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- NEW INTERIOR WALL THICKNESS IS 3/8" UNLESS OTHERWISE NOTED, ALL NEW EXTERIOR THICKNESS ARE 5/8" UNLESS OTHERWISE NOTED.
- ALL PLUMBING WALLS TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH ADJACENT WALLS.
- REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- PROVIDE 3/4" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING WALLS.
- PROVIDE UL APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES.
- LIGHTING FIXTURES, SWITCHES, CABLE / TELEPHONE OUTLETS, THERMOSTAT AND UNIT PANELS SHALL NOT BE RELOCATED BY FIELD PERSONNEL WITHOUT PRIOR SPECIFIC APPROVAL BY THE 'OWNER' OR 'ARCHITECT'. SHOULD THERE BE DISCREPANCY OR CODE DISCREPANCIES CONTACT 'ARCHITECT' FOR LOCATION VERIFICATION.
- RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION.
- DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS 'BIN ZINSEK 123' PRIOR TO FINISH COAT.
- ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.
- SEE ELECTRICAL DWELLING UNIT PLANS FOR SENSORY IMPAIRED REQUIREMENTS.
- FIELD VERIFY ALL EXISTING WINDOW OPENINGS FOR SIZES OF REPLACEMENT WINDOWS.
- PROVIDE NEW CAULK AND SEALANT.
- SEE ROOM FINISH SCHEDULE FOR FINISHES.
- SEE DOOR HARDWARE SCHEDULE / SPECS FOR ALL DOORS.
- EXISTING F.E.C.'S TO REMAIN - IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ 'ARCHITECT'.

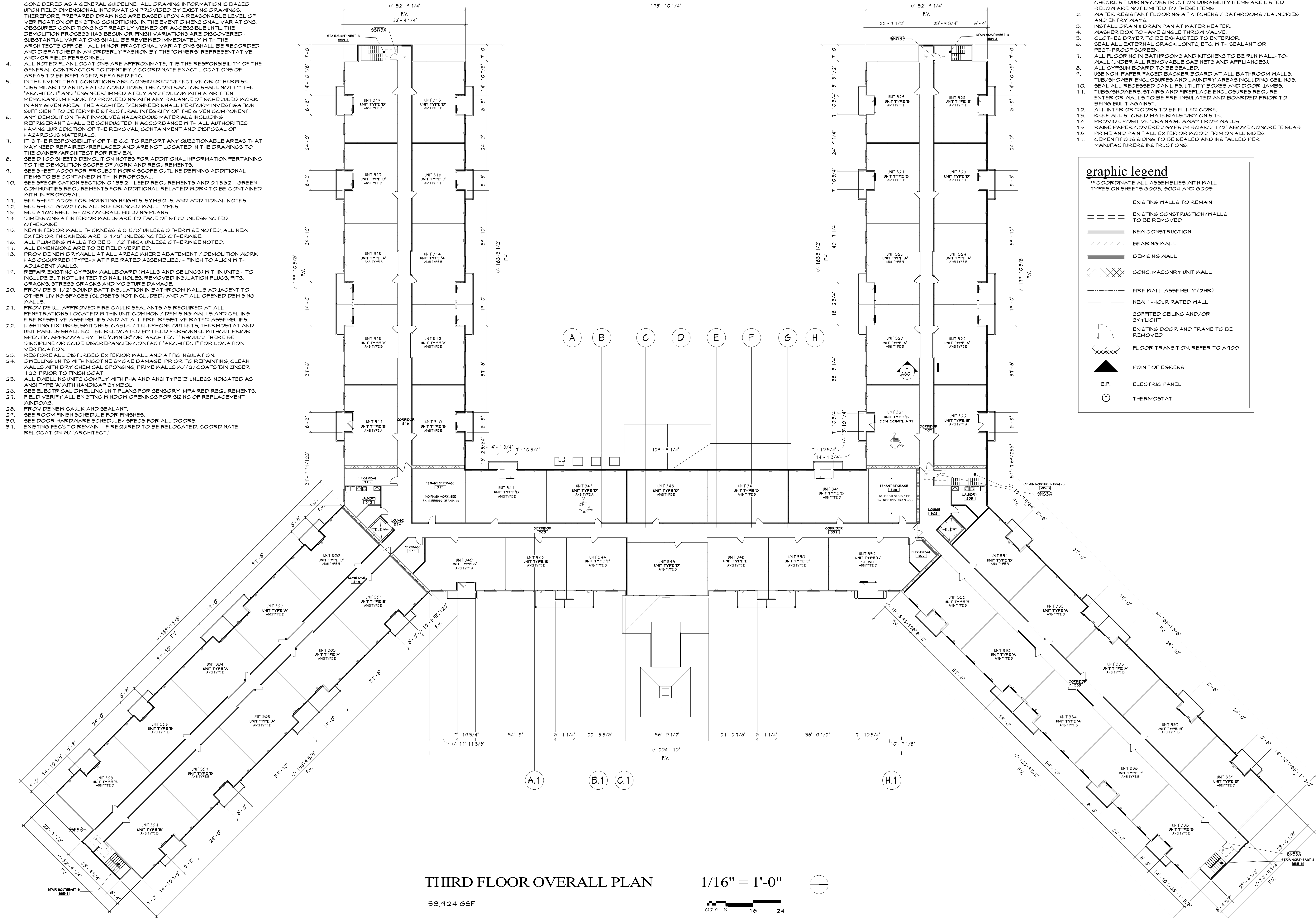
durability notes:

- CONTRACTOR TO USE ENTERPRISE GREEN COMMUNITIES DURABILITY CHECKLIST DURING CONSTRUCTION DURABILITY ITEMS ARE LISTED BELOW ARE NOT LIMITED TO THESE ITEMS.
- WATER RESISTANT FLOORING AT KITCHENS / BATHROOMS / LAUNDRIES AND ENTRYWAYS.
- INSTALL DRAIN / DRAIN PAN AT WATER HEATER.
- WASHER BOX TO HAVE SINGLE THROW VALVE.
- CLOTHES DRYER TO BE EXHAUSTED TO EXTERIOR.
- SEAL ALL EXTERIOR CRACK JOINTS, ETC. WITH SEALANT OR PEST-PROOF SCREEN.
- ALL FLOORING IN BATHROOMS AND KITCHENS TO BE RUN WALL-TO-WALL (UNDER ALL REMOVABLE CABINETS AND APPLIANCES).
- ALL GYPSUM BOARD TO BE SEALED.
- USE NON-PAPER FACED BACKER BOARD AT ALL BATHROOM WALLS, TUB / SHOWER ENCLOSURES AND LAUNDRY AREAS INCLUDING CEILINGS.
- SEAL ALL REGRESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
- TUBS / SHOWERS, STAIRS AND FIREPLACE ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED PRIOR TO BEING BUILT AGAINST.
- ALL INTERIOR DOORS TO BE FILLED CORE.
- KEEP ALL STORED MATERIALS DRY ON SITE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS.
- RAISE PAPER COVERED GYPSUM BOARD 1/2" ABOVE CONCRETE SLAB.
- PRIME AND PAINT ALL EXTERIOR WOOD TRIM ON ALL SIDES.
- GENUINE/STAINING TO BE SEALED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS.

graphic legend

* COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONC. MASONRY UNIT WALL
- FIRE MALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- THERMOSTAT



PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

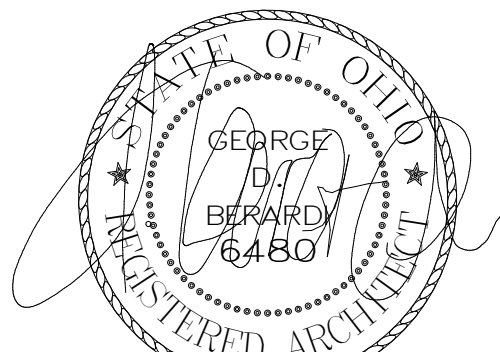
Description Date

THIRD FLOOR OVERALL PLAN

A103

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

C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2014

National Church Residences

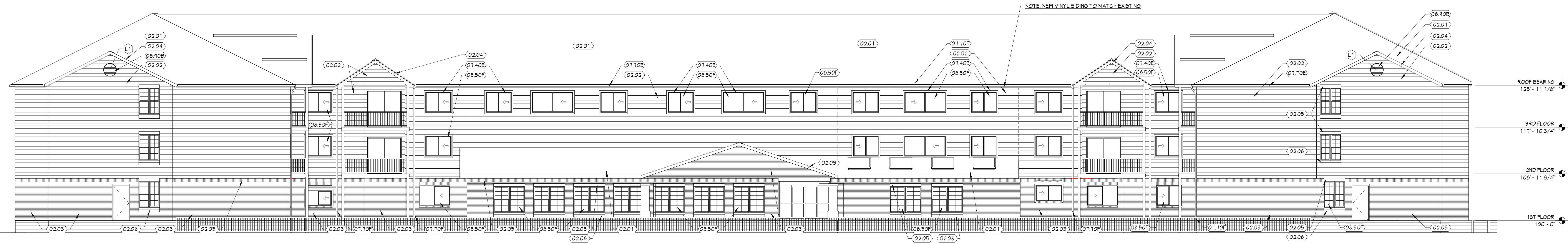
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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



WEST ELEVATION

1/8" = 1'-0"



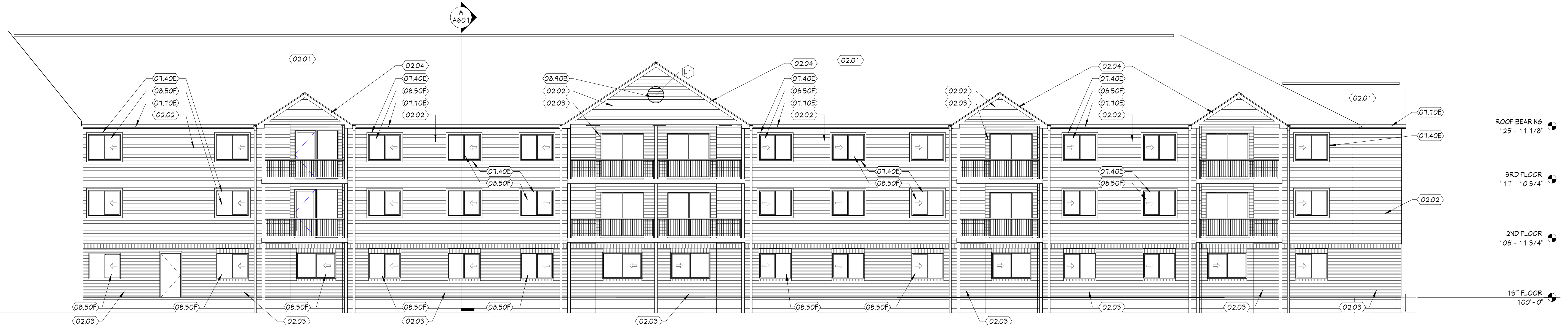
NORTHEAST WING NORTH ELEVATION

1/8" = 1'-0"



SOUTHWEST WING NORTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

- KEYNOTES**
- 02.01 EXISTING ROOF TO REMAIN. NEW ROOF PENETRATIONS TO BE FLASHED AND SEALED (TYPICAL).
 - 02.02 EXISTING VINYL SIDING TO REMAIN. SIDING TO BE CLEANED/POWER WASHED (TYPICAL).
 - 02.03 EXISTING BRICK VENEER TO REMAIN (TYPICAL).
 - 02.04 EXISTING ALUMINUM WRAPPED FASCIA (TYPICAL).
 - 02.05 EXISTING BRICK SOLDIER COURSE TO REMAIN (TYPICAL).
 - 02.06 EXISTING BRICK WINDOW SILL TO REMAIN (TYPICAL).
 - 01.40E CEMENTITIOUS TRIM.
 - 01.10E PRE-FINISHED ALUMINUM GUTTER, REMOVE AND REPLACE EXISTING GUTTERS.
 - 01.10F PRE-FINISHED ALUMINUM DOWNSPOUT, REMOVE AND REPLACE EXISTING DOWNSPOUTS, SPLASH BLOCKS AND DOWNSPOUT BOOT. DOWNSPOUT DRAINAGE LEADERS ARE TO BE SCOPED AND JET CLEANED TO DAYLIGHT OR TO STORM DRAINAGE SYSTEM.
 - 08.50F VINYL WINDOW WITH LOW-E DUAL PANE GLAZING, QUAKER MANCHESTER SERIES OR EQUIVALENT. SEE WINDOW SCHEDULE.
 - 08.90B EXHAUST LOUVER.

PROGRESS SET

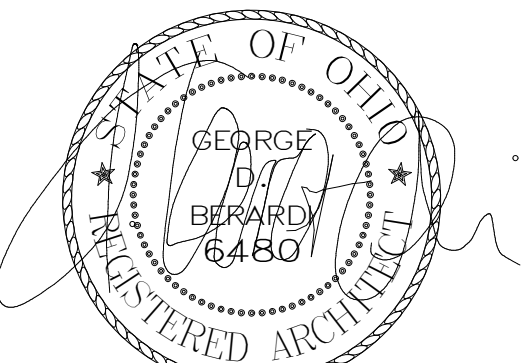
DATE: 06/21/2018
PROJECT #: 17192

Description Date

EXTERIOR ELEVATIONS

A202

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



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES 12.31.2014



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE AND SHALL BE READ IN CONJUNCTION WITH THE INFORMATION IN THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
3. ADDITIONAL SEE GENERAL INFORMATION ON "A" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT/DRAWING AND ELECTRICAL) INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED ADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. THE USER SHALL BE RESPONSIBLE FOR DEFENDING INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAPHRASED AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS OF THE DRAWINGS SHALL NOT SCALE EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED IN CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

general notes: floor plan

- SEE COMPLETE WORKSCOPE INCLUDED WITH THESE DOCUMENTS - SHEET A003.
- SEE ENLARGED CORE PLAN ON SHEET A301 FOR MORE INFORMATION.
- THESE DRAWINGS AS PART OF THE DOCUMENTS SHALL BE VIEWED AND CONSIDERED AS A GENERAL SUBLINE. ALL DRAWING INFORMATION IS BASED UPON FIELD DIMENSIONAL INFORMATION PROVIDED BY EXISTING DRAWINGS. THEREFORE, PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS OBSERVED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - SUBSTANTIAL VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECT'S OFFICE - ALL MINOR FRACTIONAL VARIATIONS SHALL BE RECORDED AND DISPATCHED IN AN ORDERLY FASHION BY THE OWNERS' REPRESENTATIVE AND/OR FIELD PERSONNEL.
- ALL NOTED PLAN LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY / COORDINATE EXACT LOCATIONS OF AREAS TO BE REPLACED, REPAIRED ETC.
- IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY AND FOLLOW UP WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH ANY BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE D100 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS.
- SEE SHEET A000 FOR PROJECT WORK SCOPE OUTLINE DEFINING ADDITIONAL ITEMS TO BE CONTAINED WITHIN PROPOSAL.
- SEE SPECIFICATION SECTION 01352 - LEED REQUIREMENTS AND 01362 - GREEN COMMUNITIES REQUIREMENTS FOR ADDITIONAL RELATED WORK TO BE CONTAINED WITHIN PROPOSAL.
- SEE SHEET A003 FOR MOUNTING HEIGHTS SYMBOLS AND ADDITIONAL NOTES.
- SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
- SEE A100 SHEETS FOR OVERALL BUILDING PLANS.
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- NEW INTERIOR WALL THICKNESS IS 5 5/8" UNLESS OTHERWISE NOTED; ALL NEW EXTERIOR THICKNESS ARE 5 1/2" UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH ADJACENT WALLS.
- REPAIR EXISTING SYSTEM WALLBOARD (WALLS AND CEILING) WITHIN UNITS - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED PENETRATIONS.
- PROVIDE UL APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES.
- LIGHTING FIXTURES, SWITCHES, CABLE / TELEPHONE OUTLETS, THERMOSTAT AND UNIT PANELS SHALL NOT BE RELOCATED BY FIELD PERSONNEL WITHOUT SPECIFIC APPROVAL BY THE OWNER OR ARCHITECT. SHOULD THERE BE DISCIPLINE OR CODE DISCREPANCIES CONTACT ARCHITECT FOR LOCATION VERIFICATION.
- RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION.
- DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS BIN ZINSEK 123 PRIOR TO FINISH COAT.
- ALL DWELLING UNITS COMPLY WITH FMA AND ANS I TYPE 'B' UNLESS INDICATED AS ANS I TYPE 'A' WITH HANDICAP SYMBOL.
- SEE ELECTRICAL DWELLING UNIT PLANS FOR SENSORY IMPAIRED REQUIREMENTS.
- FIELD VERIFY ALL EXISTING WINDOW OPENINGS FOR SIZING OF REPLACEMENT WINDOWS.
- PROVIDE NEW CAULK AND SEALANT.
- SEE ROOM FINISH SCHEDULE FOR FINISHES.
- SEE DOOR HARDWARE SCHEDULE (SFS) FOR ALL DOORS.
- EXISTING FECS TO REMAIN - IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ ARCHITECT.
- EXTEND NEW FOOTING TO SOLID BEARING (BELOW FILL TO NATURAL BEARING, ALLOW TO 3'4" BELOW GRADE) REMOVE 18" OF EXISTING COMPACT EXISTING ADD COMPACTED OR GRAVEL.

general notes: common area

INCLUDE PROVISIONS TO REPAIR ALL DAMAGED EXISTING DRYWALL IN ALL COMMON AREAS, REFURBISH TO LIKE NEW DEFECT-FREE CONDITION.

- R/R ALL EXISTING CARPET AND RESILIENT FLOORING.
- R/R ALL EXISTING VINYL BASE WITH NEW PAINTED 1X4 WITH ROMAN OSE EDGE.
- R/R ALL EXISTING HOOD HANDRAIL W/ NEW HOOD HANDRAIL WITH CHAIR RAIL OPPOSITE WALL IN CORRIDORS. EXTEND HANDRAIL THROUGHOUT COMMON AREA LOBBIES.
- NEW 2-TONE PAINT; ONE COLOR ABOVE HANDRAIL / CHAIR RAIL AND CONTRASTING COLOR BELOW.
- REPLACE CORRIDOR WALL LIGHTING WITH WALL SCORERS AT UNIT ENTRY DOORS AND NEW STRIP LIGHTING.
- REPLACE ALL ACOUSTIC CEILING PANELS AND GRID.
- REMOVE EXISTING EMERGENCY CALL LIGHTS AT UNIT ENTRY DOORS AND COVER OVER WITH NEW WALL FINISH TO MATCH ADJACENT WALL FINISH PATCH AND REPAIR.
- INSTALL PRIME MAINTAINED PACKAGE SHELF AT ALL DWELLING UNITS.
- PRIME AND PAINT ALL EXISTING EXPOSED CMU WALLS.
- ADD PAINTED HOOD CHAIR RAIL TO COMMON AREAS.
- R/R ALL COMMON AREA ACOUSTIC CEILING PANELS AND GRIDS. INSTALL NEW 2X2 TESULAR EDGE PANELS IN 1ST FLOOR LOBBY SPACE AND OFFICES.
- R/R ALL INTERIOR SIGNAGE WITH NEW NCR STANDARD SIGNAGE.
- REPAINT 100% OF ALL COMMON AREAS, ADMINISTRATIVE AREAS.
- SEE COMMON AREA FINISHES.
- R/R ALL 3RD FLOOR 1 HR RATED METAL ACCESS PANEL ASSEMBLIES WITH NEW CODE COMPLIANT PANELS.

graphic legend

- ** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005
- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- THERMOSTAT

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

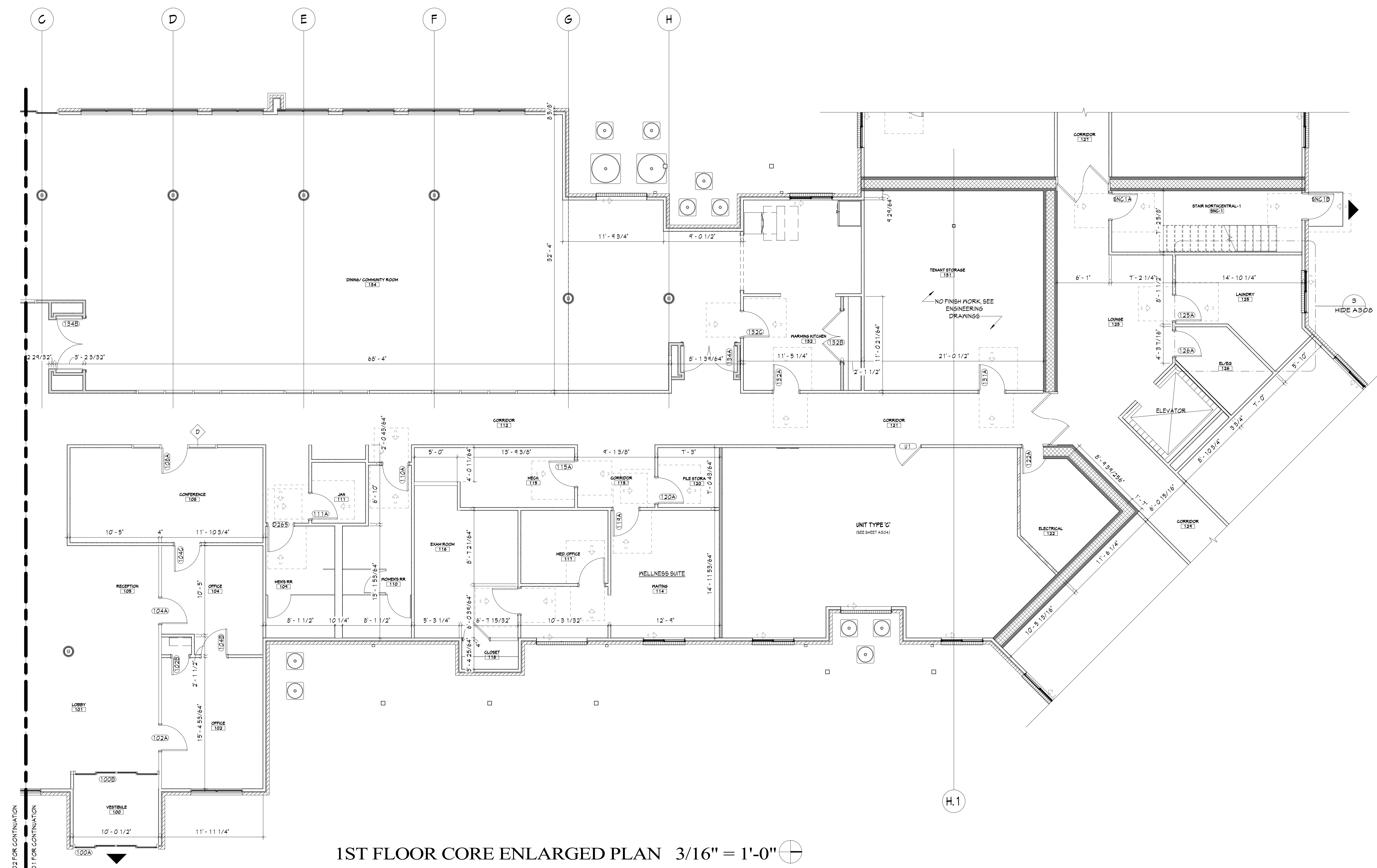
Description Date

ENLARGED FLOOR PLAN

A301

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

C:\Users\mrbbesell\Documents\17-11192-HOOVER-CENTRAL_mrbesell.rvt

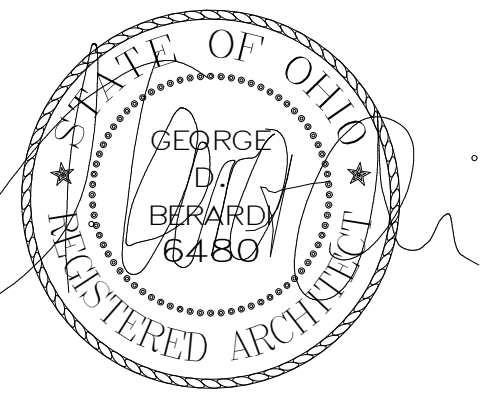


1ST FLOOR CORE ENLARGED PLAN 3/16" = 1'-0"

SEE SHEET A302 FOR CONTINUATION
SEE SHEET A301 FOR CONTINUATION

general notes: floor plan

- SEE COMPLETE WORKSCOPE INCLUDED WITH THESE DOCUMENTS - SHEET A000.
- SEE ENLARGED CORE PLAN ON SHEET A301 FOR MORE INFORMATION.
- THESE DRAWINGS AS PART OF THE DOCUMENTS SHALL BE VIEWED AND CONSIDERED AS A GENERAL GUIDELINE. ALL DRAWING INFORMATION IS BASED UPON FIELD DIMENSIONAL INFORMATION PROVIDED BY EXISTING DRAWINGS. THEREFORE, PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBSOBELED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - SUBSTANTIAL VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECT'S OFFICE - ALL MINOR FRACTIONAL VARIATIONS SHALL BE RECORDED AND DISPATCHED IN AN ORDERLY FASHION BY THE OWNER'S REPRESENTATIVE AND/OR FIELD PERSONNEL.
- ALL NOTED PLAN LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IDENTIFY / COORDINATE EXACT LOCATIONS OF AREAS TO BE REPLACED, REPAIRED ETC.
- IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH ANY BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE GC TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE D 100 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS.
- SEE SHEET A000 FOR PROJECT WORK SCOPE OUTLINE DEFINING ADDITIONAL ITEMS TO BE CONTAINED WITH-IN PROPOSAL.
- SEE SPECIFICATION SECTION 01352 - LEED REQUIREMENTS AND 01562 - GREEN COMMUNITIES REQUIREMENTS FOR ADDITIONAL RELATED WORK TO BE CONTAINED WITH-IN PROPOSAL.
- SEE SHEET A002 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
- SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- NEW INTERIOR WALL THICKNESS IS 5 1/2" UNLESS OTHERWISE NOTED. ALL NEW EXTERIOR THICKNESS ARE 5 1/2" UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH ADJACENT WALLS.
- REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING WALLS.
- PROVIDE ALL APPROVED FIRE CALK SEALANTS AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES.
- LIGHTING FIXTURES SWITCHES, CABLE / TELEPHONE OUTLETS, THERMOSTAT AND UNIT PANELS SHALL NOT BE RELOCATED BY FIELD PERSONNEL WITHOUT PRIOR SPECIFIC APPROVAL BY THE OWNER OR ARCHITECT. SHOULD THERE BE DISCIPLINE OR CODE DISCREPANCIES CONTACT ARCHITECT FOR LOCATION VERIFICATION.
- RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION.
- DWELLING UNITS WITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS BIN ZINER 123 PRIOR TO FINISH COAT.
- ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.
- SEE ELECTRICAL DWELLING UNIT PLANS FOR SENSOIR IMPAIRED REQUIREMENTS.
- FIELD VERIFY ALL EXISTING WINDOW OPENINGS FOR SIGNS OF REPLACEMENT WINDOWS.
- PROVIDE NEW CALK AND SEALANT.
- SEE ROOM FINISH SCHEDULE FOR FINISHES.
- SEE DOOR HARDWARE SCHEDULE / SPECS FOR ALL DOORS.
- EXISTING FEES TO REMAIN - IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ ARCHITECT.
- EXTEND NEW FOOTINGS TO SOLID BEARINGS (BELOW FILL TO NATURAL BEARING; ALLOW TO 34" BELOW GRADE) REMOVE 18" OF EXISTING, COMPACT EXISTING ADD COMPACTED OR GRAVEL.



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES 12.31.2019



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE CONSIDERED THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION IN THESE DOCUMENTS IS ACCURATE AND COMPLETE. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT/DRAWING AND SPECIFICATION) INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT/PROFESSIONAL SERVICE). THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. PARTISAN/USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAPHRASED AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALE EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION (PHOTO/VIDEO) CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

general notes: common area

INCLUDE PROVISIONS TO REPAIR ALL DAMAGED EXISTING DRYWALL IN ALL COMMON AREAS, REFURBISH TO "LIKE NEW" DEFECT FREE CONDITION.

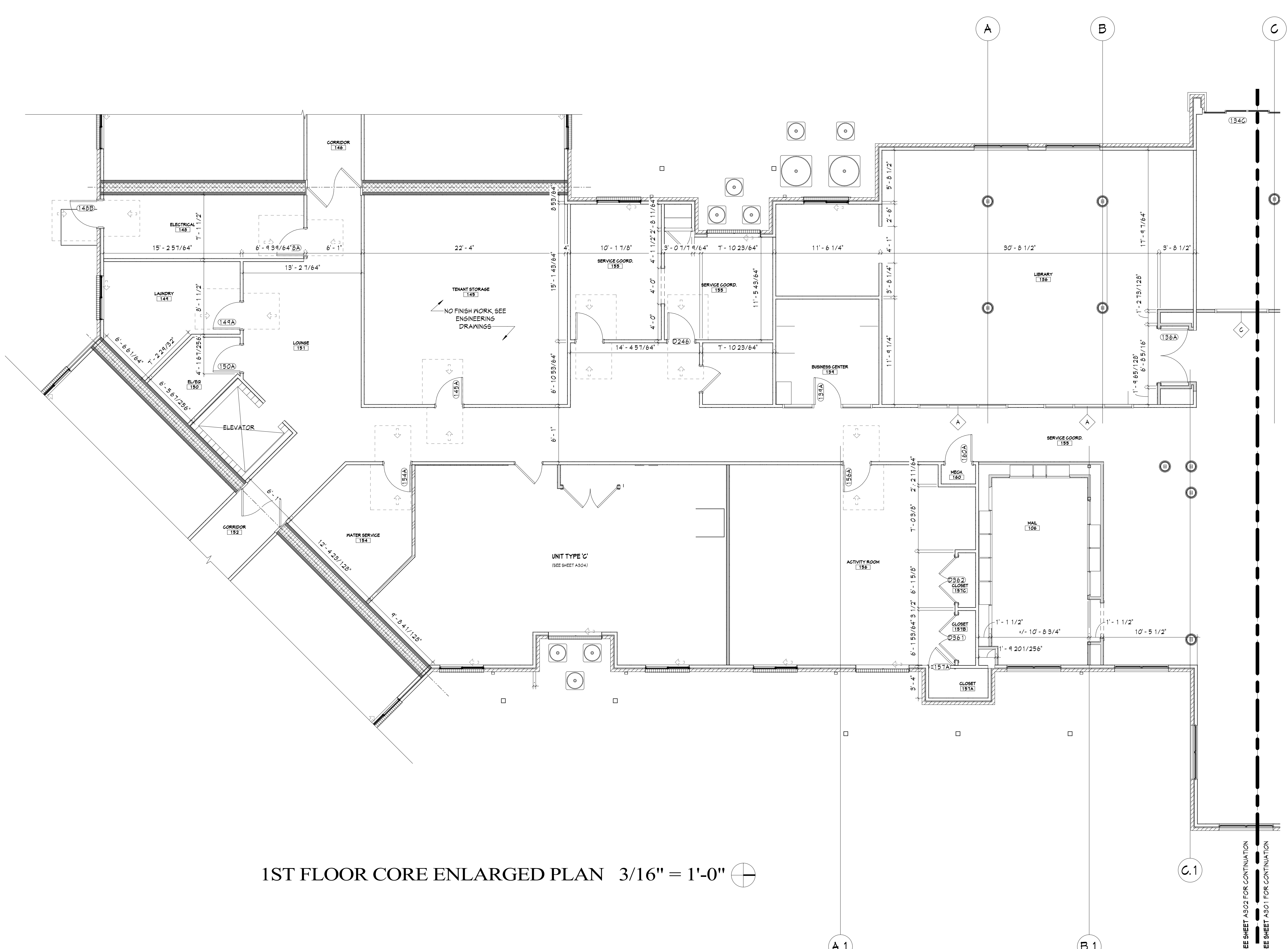
- R/R ALL EXISTING CARPET AND RESILIENT FLOORING.
- CORRIDORS:
- REPLACE EXISTING VINYL BASE WITH NEW PAINTED 1X4 WITH ROMAN OGEE EDGE.
- R/R ALL EXISTING WOOD HANDRAIL W/ NEW WOOD HANDRAIL WITH CHAIR RAIL OPPOSITE WALL IN CORRIDORS. EXTEND HANDRAIL THROUGHOUT COMMON AREA LOBBIES.
- NEW 2-TONE PAINT, ONE COLOR ABOVE HANDRAIL / CHAIR RAIL AND CONTRASTING COLOR BELOW.
- REPLACE CORRIDOR WALL LIGHTS WITH WALL SCONCES AT UNIT ENTRY DOORS AND NEW STRIP LIGHTING.
- REPLACE ALL ACOUSTIC CEILING PANELS AND GRID.
- REMOVE EXISTING EMERGENCY CALL LIGHTS AT UNIT ENTRY DOORS AND COVER OVER WITH NEW WALL FINISH TO MATCH ADJACENT WALL FINISH PATCH AND REPAIR.
- INSTALL PRE-FABRICATED PACKAGE SHELF AT ALL DWELLING UNITS.
- PRIME AND PAINT ALL EXISTING EXPOSED CMU WALLS.
- ADD PAINTED WOOD CHAIR RAIL TO COMMON AREAS.
- R/R ALL COMMON AREA ACOUSTIC CEILING PANELS AND GRIDS. INSTALL NEW 2X2 TEGULAR EDGE PANELS IN 1ST FLOOR LOBBY SPACE AND OFFICES.
- R/R ALL LIGHTING WITH NEW UPGRADED LIGHTING PACKAGE.
- R/R ALL INTERIOR SIGNAGE WITH NEW NCR STANDARD SIGNAGE.
- REPAIR 100% OF ALL COMMON AREAS, ADMINISTRATIVE AREAS.
- SEE COMMON AREA FINISHES.
- R/R ALL 3RD FLOOR 1-HR RATED METAL ACCESS PANEL ASSEMBLIES WITH NEW CODE COMPLIANT PANELS.

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION/WALLS TO BE REMOVED
- NEW CONSTRUCTION
- BEARING WALL
- DEMISING WALL
- CONG. MASONRY UNIT WALL
- FIRE WALL ASSEMBLY (2HR)
- NEW 1-HOUR RATED WALL
- SOFFITED CEILING AND/OR SKYLIGHT
- EXISTING DOOR AND FRAME TO BE REMOVED
- FLOOR TRANSITION, REFER TO A900
- POINT OF EGRESS
- E.P. ELECTRIC PANEL
- T THERMOSTAT

KEYNOTES



1ST FLOOR CORE ENLARGED PLAN 3/16" = 1'-0" Ⓡ

PROGRESS SET

DATE: 06/21/2018

PROJECT #: 17192

Description Date

ENLARGED FLOOR PLAN

A302

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

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

structural notes:

- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

ceiling plan legend

FLOOR/Ceilings TYPE AND HEIGHT DESIGNATION- ALL Ceilings HEIGHTS ARE FROM FINISHED FLOOR	
	LED STRIP
	RECESSED LED CAN LIGHT
	Ceiling FAN/LIGHT COMBINATION
	SURFACE MOUNTED LED Ceilings LIGHT FIXTURE
	SITTING ROOM CHANDELIER
	DINING ROOM CHANDELIER
	EXHAUST FAN
	AREA OF NEW GWB Ceilings AND/OR SOFFIT - SEE PLANS FOR APPROXIMATE LOCATIONS
	PENDANT LIGHT FIXTURE
	CENTER LIGHT IN ROOM/SPACE
	BATHROOM VANITY LIGHT
	BATHROOM VANITY LIGHT
	SURFACE MOUNTED PLUG LIGHT
	AIR EXHAUST/INTAKE

EXP - EXPOSED Ceilings
GWB - GYPSUM BOARD
*SEE SHEETS G003, G004 AND G005 FOR FLOOR/Ceilings ASSEMBLIES

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS G003, G004 AND G005	
	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION/WALLS TO BE REMOVED
	NEW CONSTRUCTION
	BEARING WALL
	DEMISING WALL
	CONC. MASONRY UNIT WALL
	FIRE WALL ASSEMBLY (2HR)
	NEW 1-HOUR RATED WALL
	SOFFITED Ceilings AND/OR SKYLIGHT
	EXISTING DOOR AND FRAME TO BE REMOVED
	FLOOR TRANSITION, REFER TO A900
	POINT OF EGRESS
	ELECTRIC PANEL
	THERMOSTAT

reflected ceiling plan general notes:

- SEE ELECTRICAL/MECHANICAL DRAWINGS FOR ALL LIGHTING AND MECHANICAL LOCATIONS.
- NON COMBUSTIBLE 2X BLOCKING REQUIRED AT ALL Ceilings FANS.

mounting height table

ITEM	STANDARD	ANSI TYPE "A"/UFAS
LINEN SHELVES	12" O.C. - TOP @ 12"	12" O.C. - TOP @ 12"
TOWEL BARS	54"	48"
SHOWER RODS	76" AT TUBS	76" AT TUBS/74" AT SHOWERS
TOILET PAPER HOLDERS	38" AFF. 40" FROM BACK WALL TO GL	34" AFF. 40" FROM BACK WALL TO CENTERLINE
GRAB BARS	33" - 36" TO TOP	33" - 36" TO TOP
SHOWER HEADS	78"	ADJUSTABLE, 54" MAX.
ELECTRICAL OUTLETS CL OF BOTTOM RECEPTACLE	15"	15" ABOVE FINISH FLOOR MIN.
BATH MIRRORS	SEE ELEVATIONS	SEE ELEVATIONS BOTTOM NOT HIGHER THAN 40"
THERMOSTAT	48" A.F.F.	48" A.F.F.

MISCELLANEOUS HANDICAP CLEARANCES

KNEE SPACE WIDTH BELOW COUNTERS, SINKS, ETC.: 30" MIN. WIDE 14" DEEP, 21" HIGH
MAXIMUM UNOBSTRUCTED FORWARD HAND REACH HEIGHT: 48" MAX, 15" MIN.
MAXIMUM UNOBSTRUCTED SIDE HAND REACH HEIGHT: 48" MAX, 15" MIN.

*CONTRACTORS OPTION TO PROVIDE ALL VANITIES AT 2'-10" A.F.F. TO TOP OF LAVATORY RIM.

CODED NOTES - UNIT PLANS

- ALIGN FINISHES.
- SOFFIT ABOVE.
- PATCH AND REPAIR DRYWALL

KEYNOTES

11.30C	RANGE
11.30E	REFRIGERATOR
11.30F	DISHWASHER
12.36A	PLASTIC LAMINATE COUNTERTOP WITH 4" BACK AND SIDE SPLASH (6" SPLASH AT HC UNITS)
22.30A	ELECTRIC DOMESTIC WATER HEATER
22.40B	FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
22.40E	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
23.80E	RECESSED FAN COIL UNIT

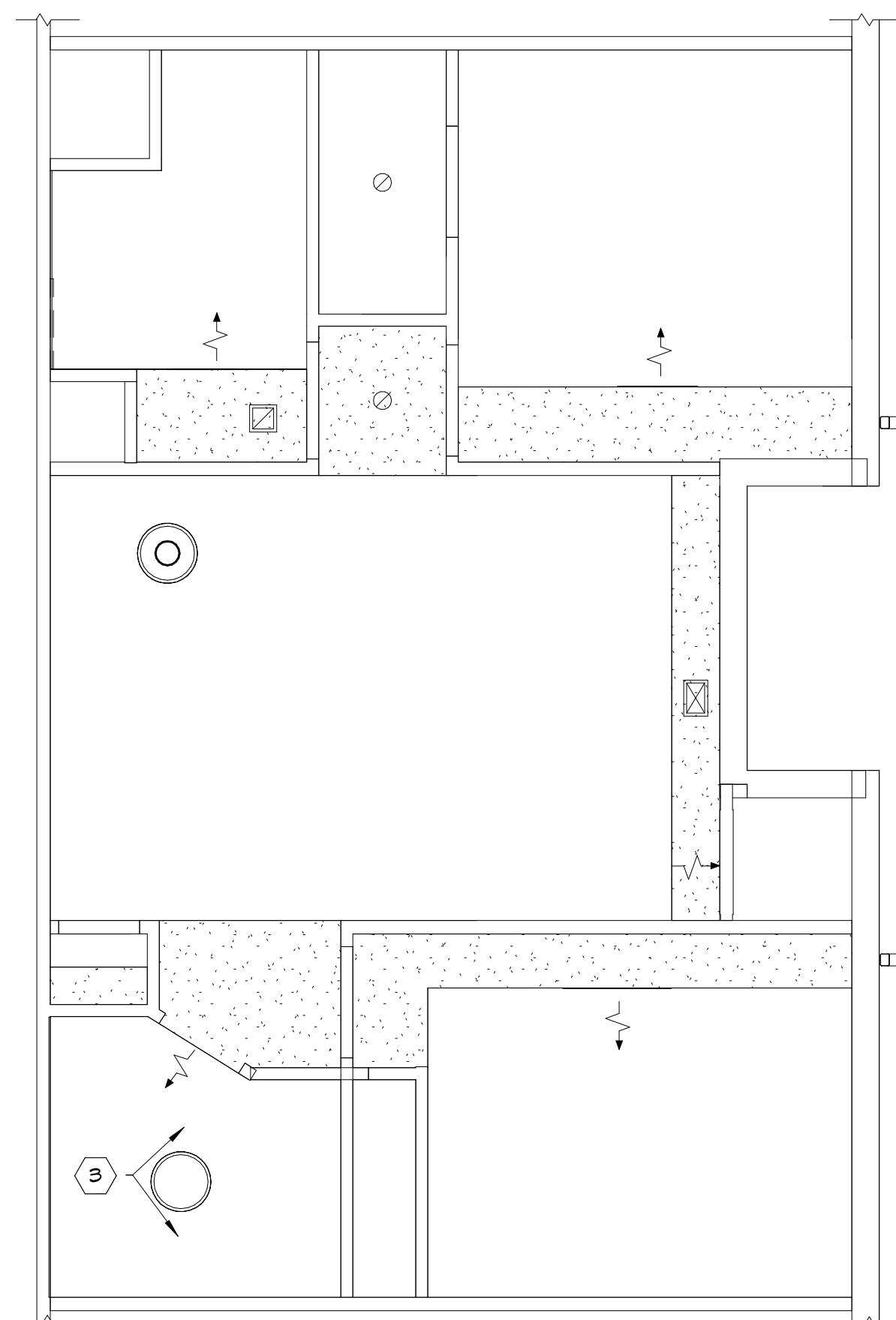
PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

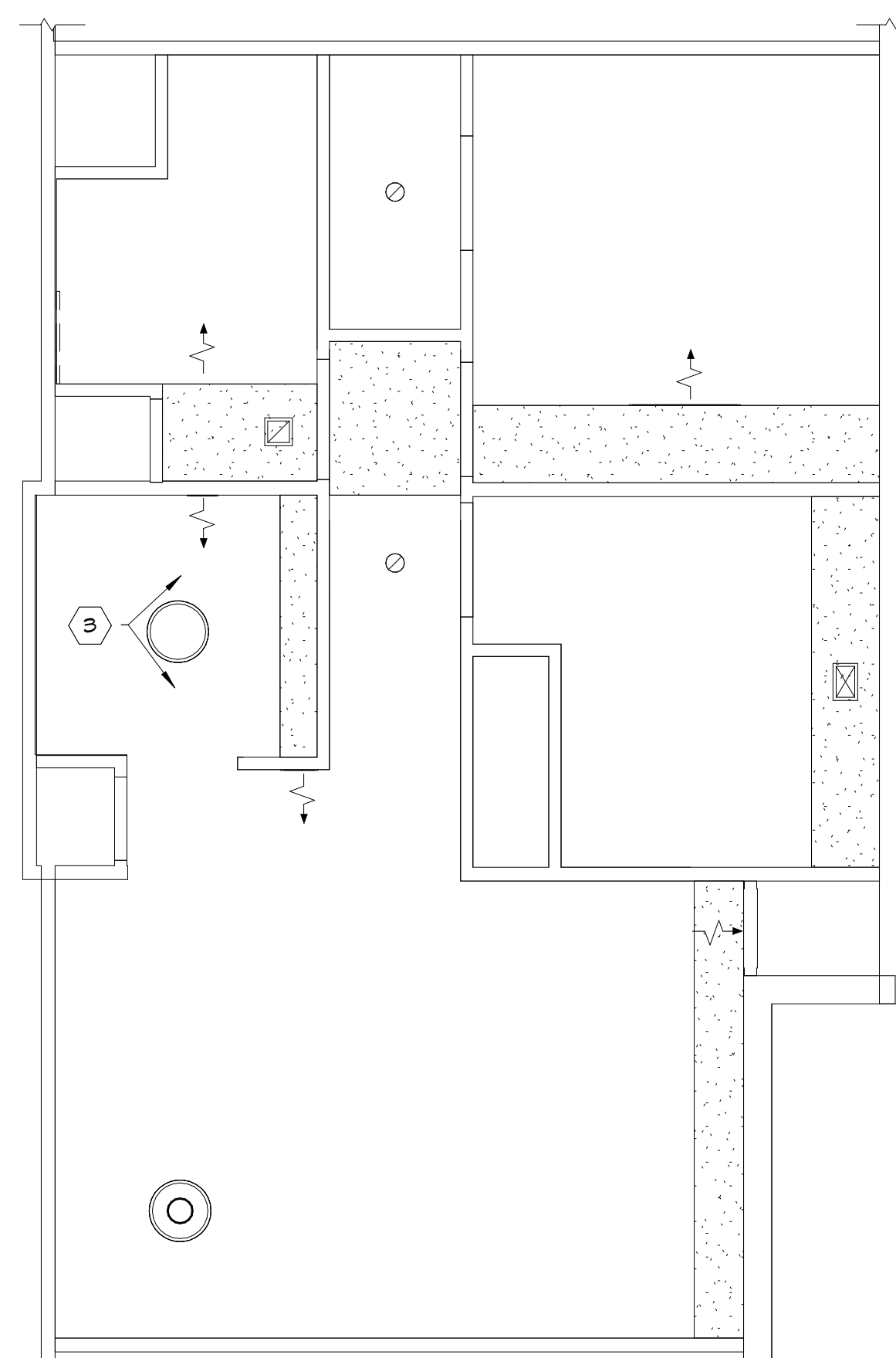
Description Date

ENLARGED UNIT PLANS

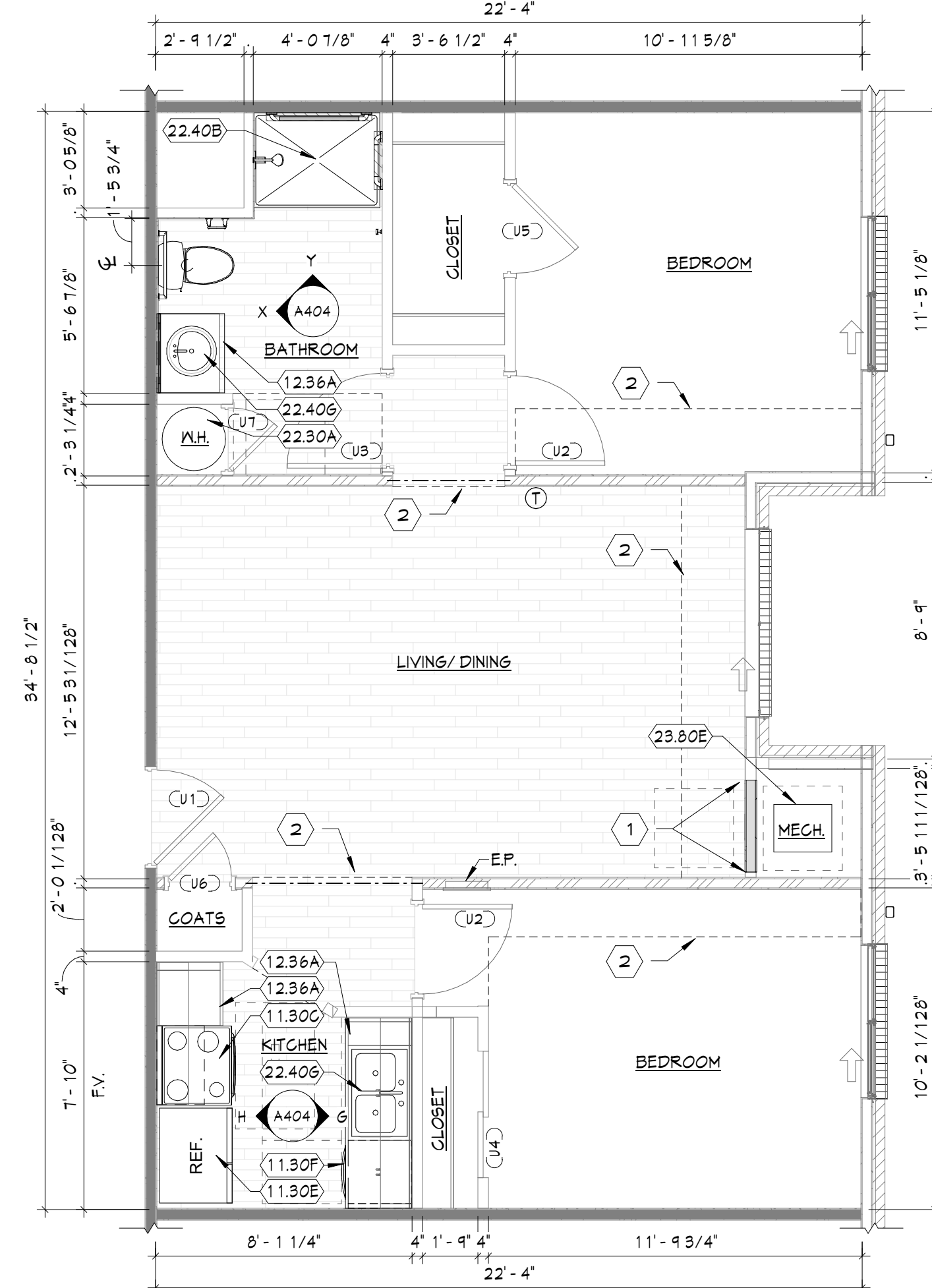
A303



ENLARGED UNIT B RCP ANSI 'B' 1/4" = 1'-0"

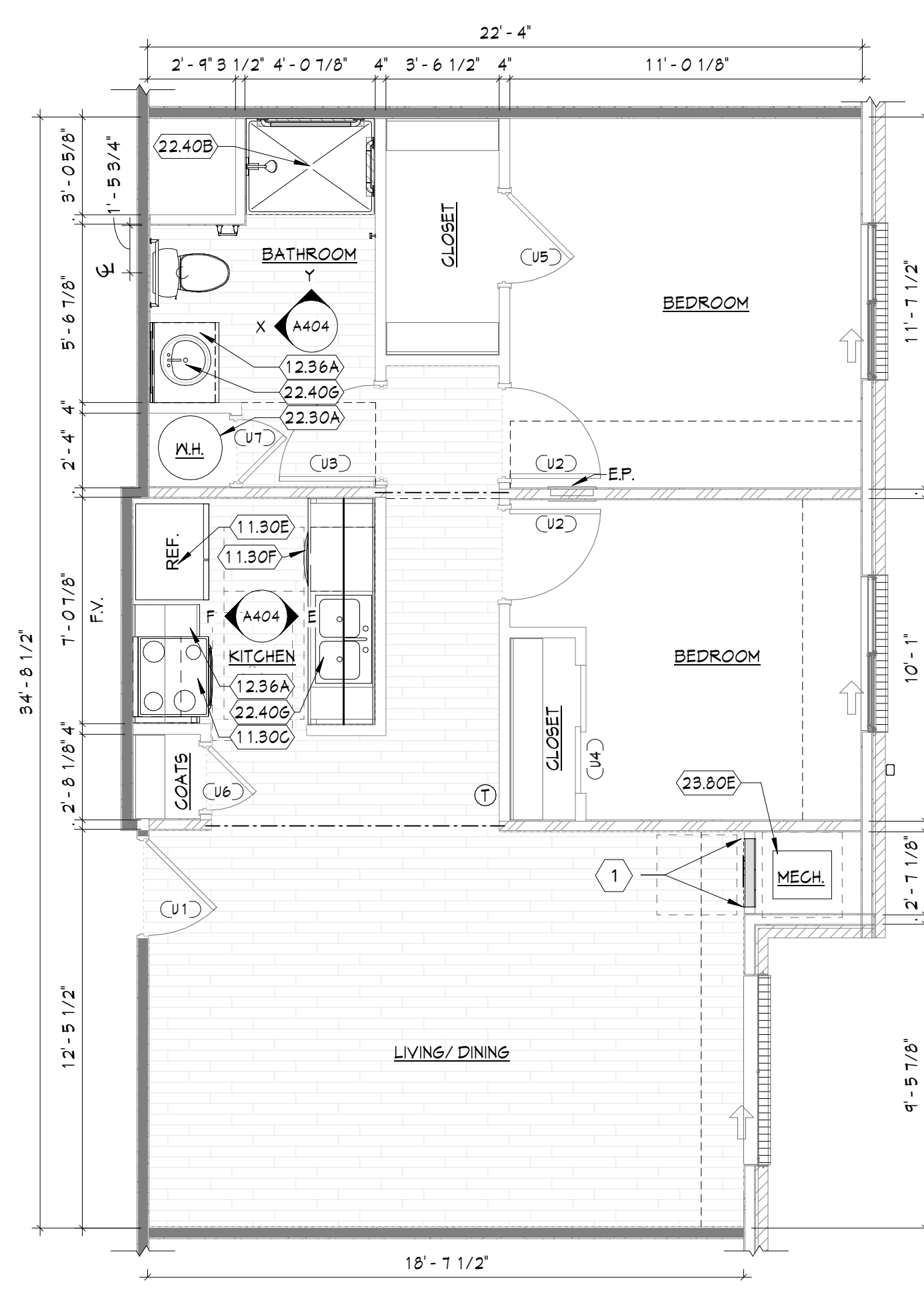
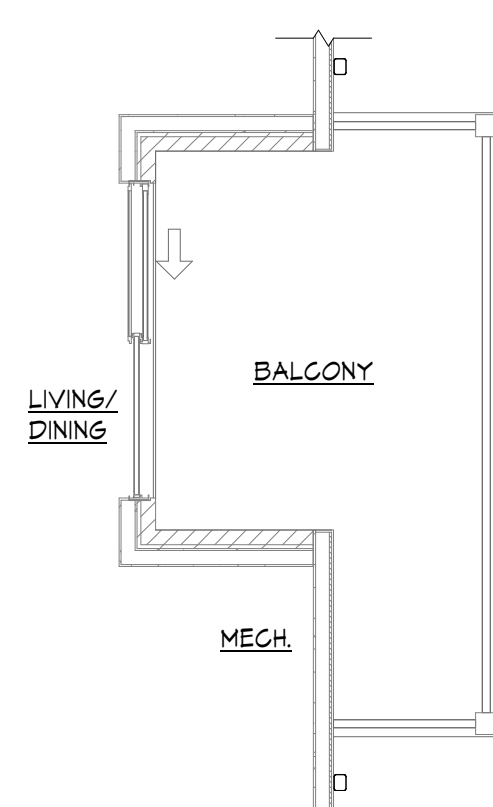


ENLARGED UNIT A RCP ANSI 'B' 1/4" = 1'-0"



UNIT B - ANSI 'B' BALCONY 1/4" = 1'-0"
FLOORS 2 & 3
74 SQ. FT.

ENLARGED UNIT PLAN B ANSI 'B' 1/4" = 1'-0"
78 SQ. FT.



UNIT A - ANSI 'B' BALCONY 1/4" = 1'-0"
FLOORS 2 & 3
76 SQ. FT.

ENLARGED UNIT PLAN A ANSI 'B' 1/4" = 1'-0"
77 SQ. FT.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE AND SEPARATE. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY TO EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

7. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

8. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

9. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

10. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

11. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

12. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

13. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

14. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

15. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

16. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

17. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

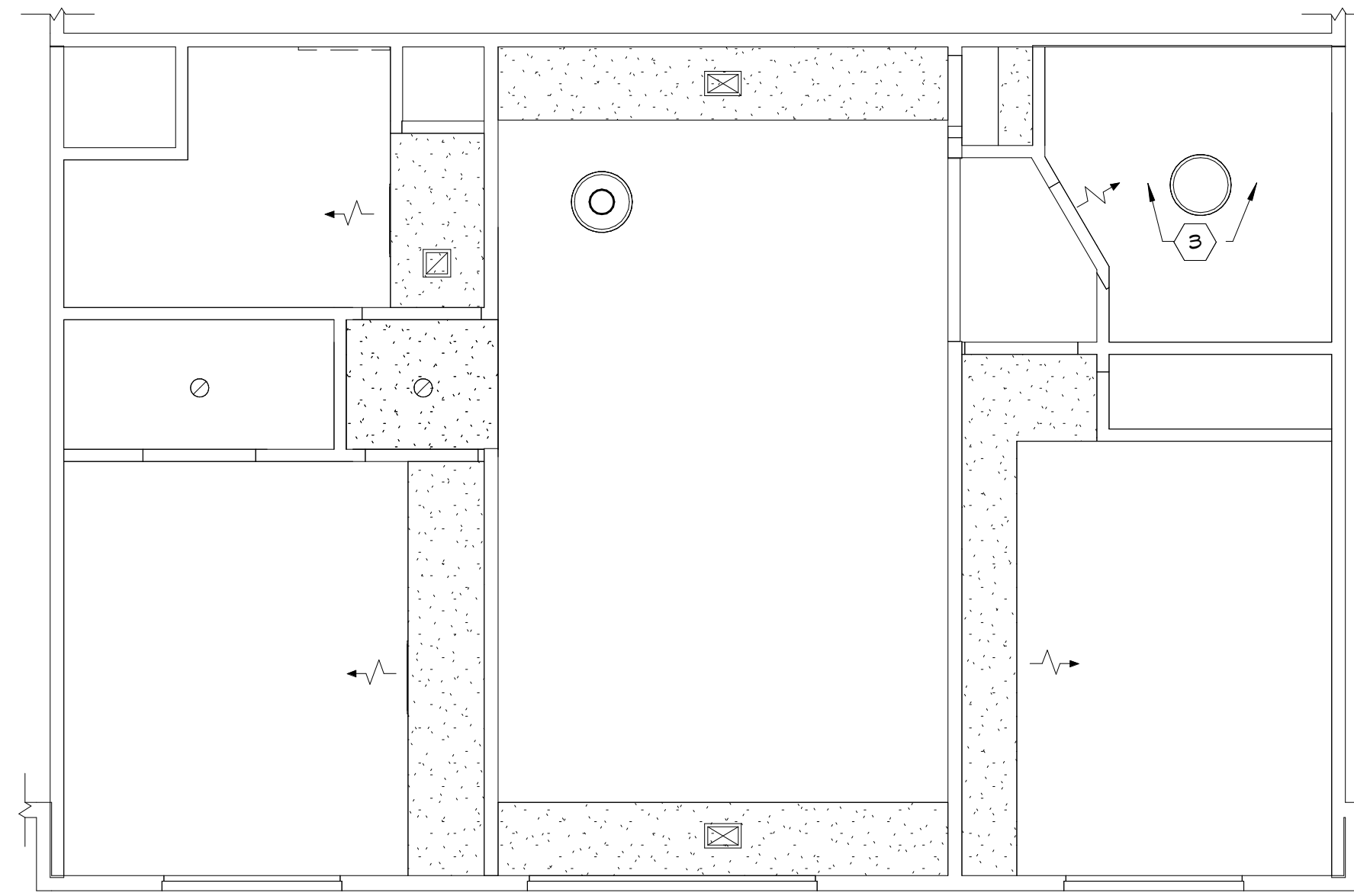
STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

18. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PARAMETRIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS, THE DRAWINGS SHALL NOT BE SCALED EXACT.

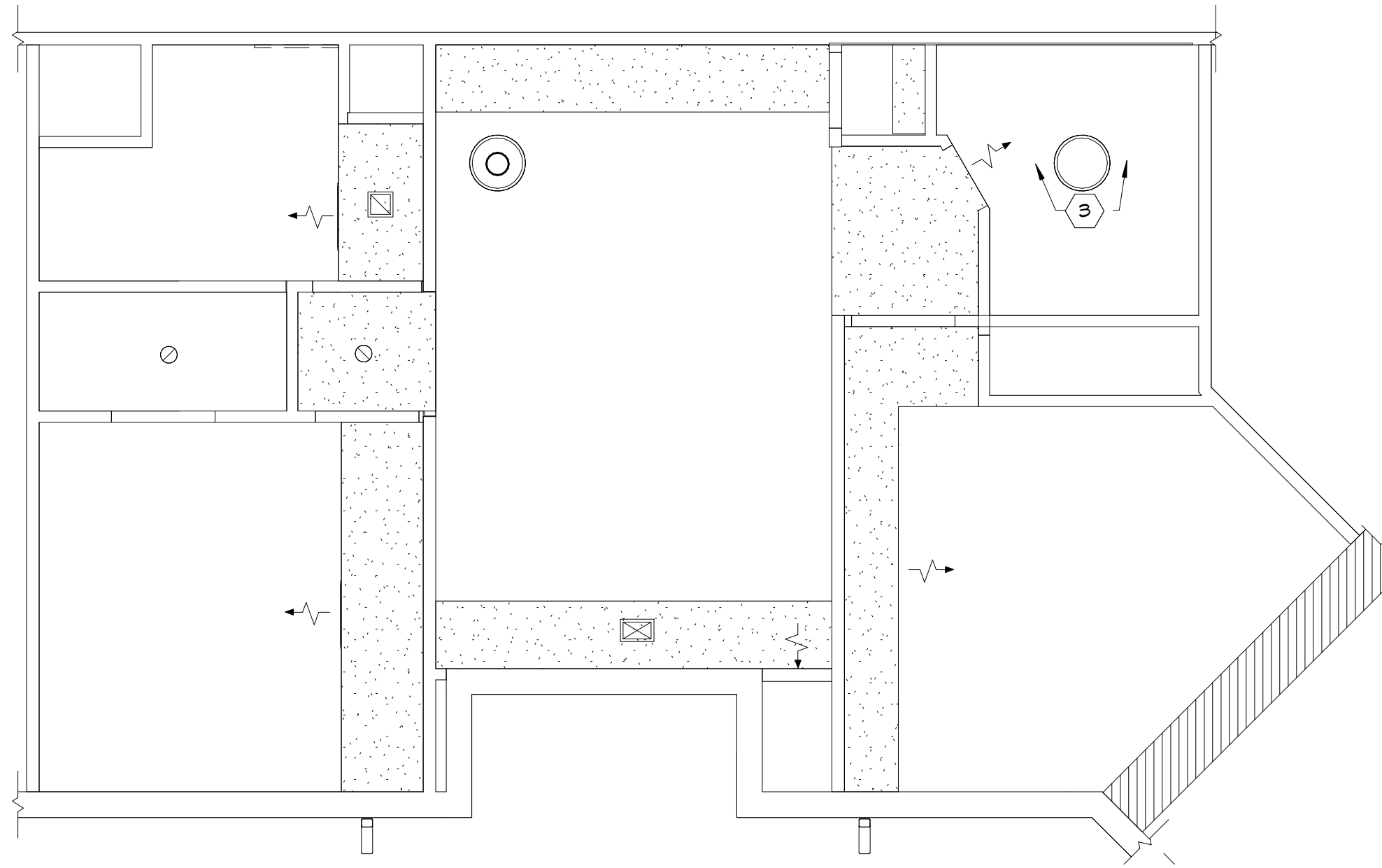
STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED DIRECTLY TO CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

structural notes:

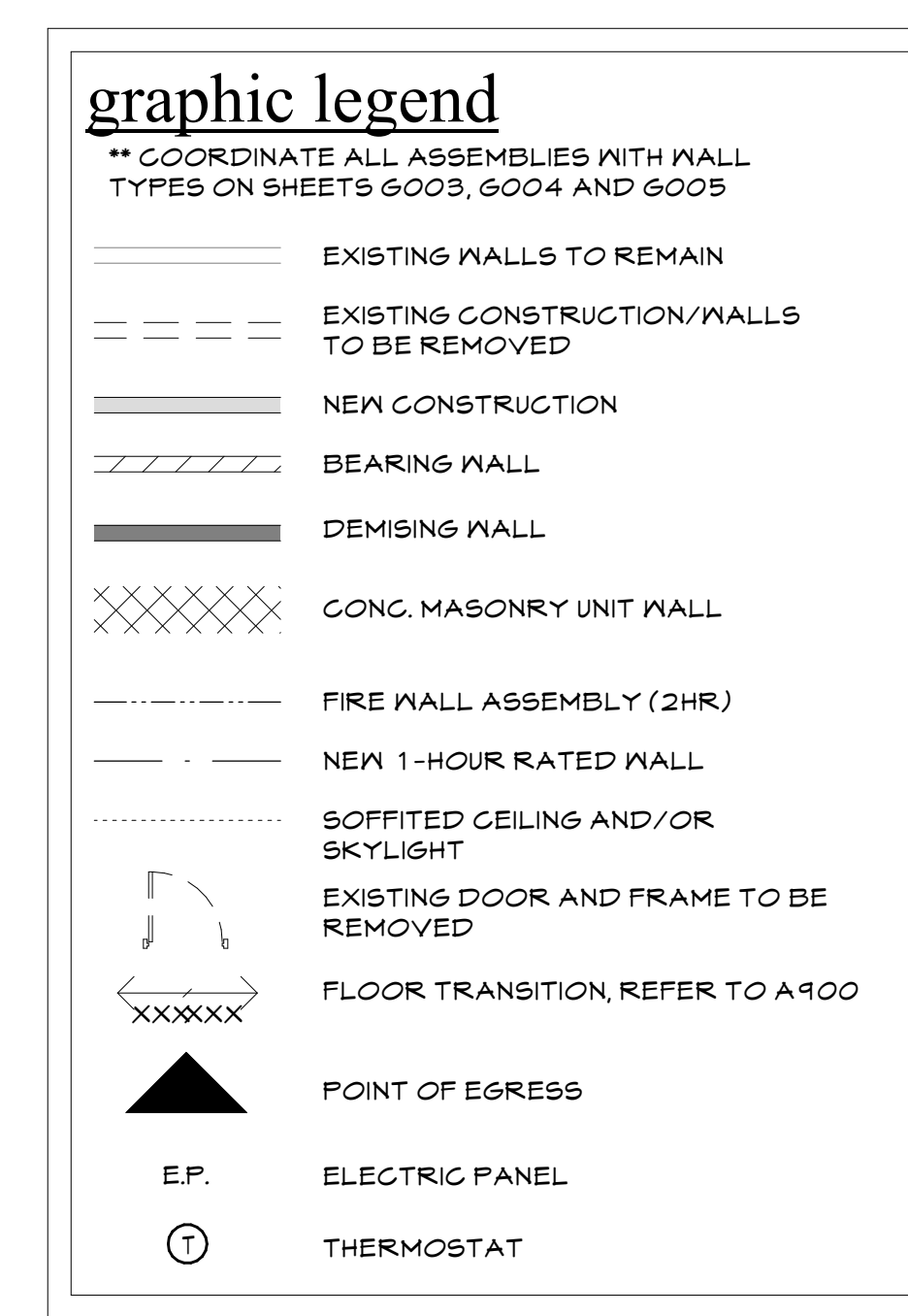
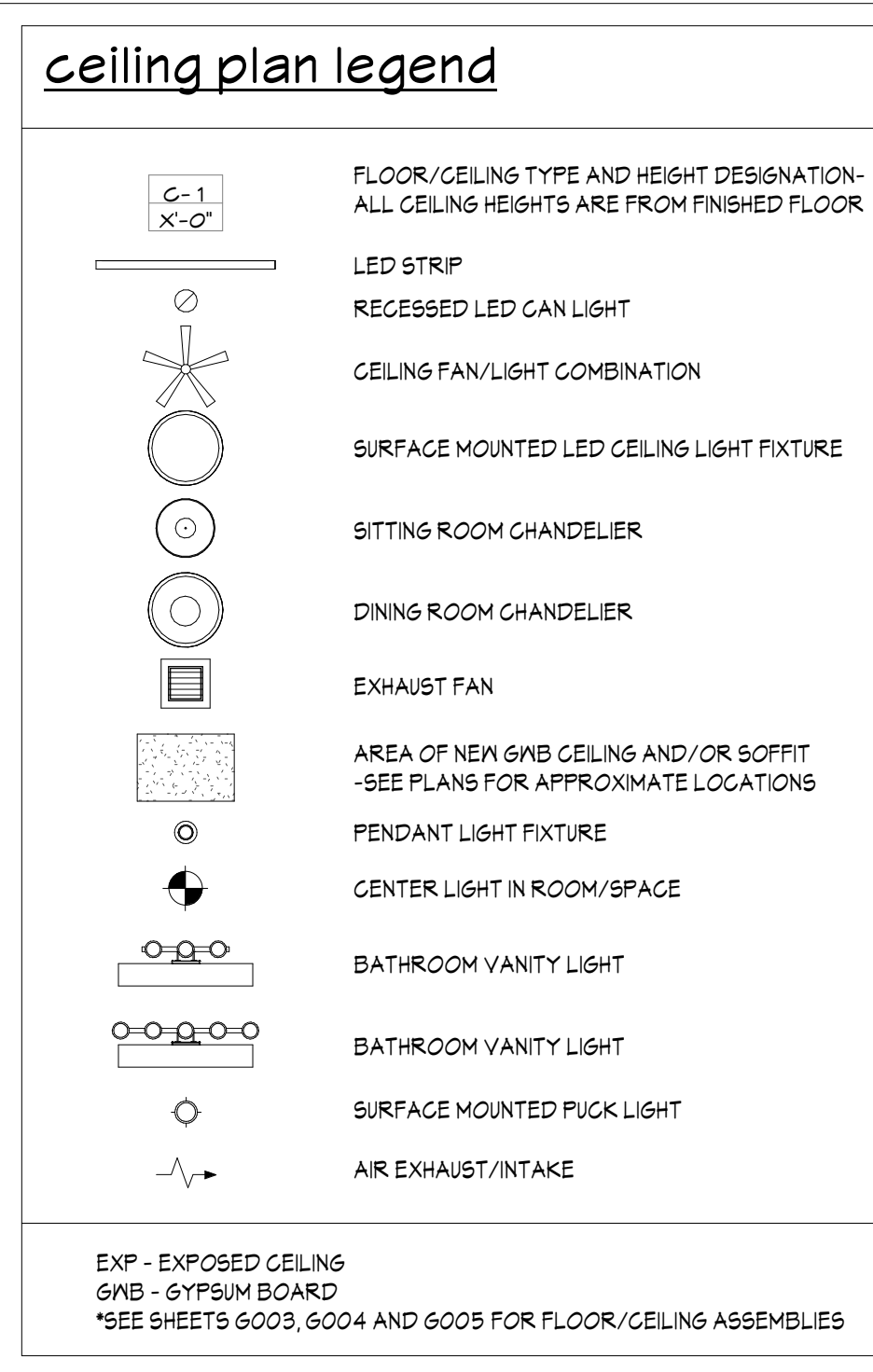
- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED, AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.



ENLARGED UNIT RCP UNIT D ANSI 'B' 1/4" = 1'-0"



ENLARGED UNIT C RCP ANSI 'B' 1/4" = 1'-0"



reflected ceiling plan general notes:

- SEE ELECTRICAL/MECHANICAL DRAWINGS FOR ALL LIGHTING AND MECHANICAL LOCATIONS.
- NON COMBUSTIBLE 2X BLOCKING REQUIRED AT ALL CEILING FANS.

mounting height table

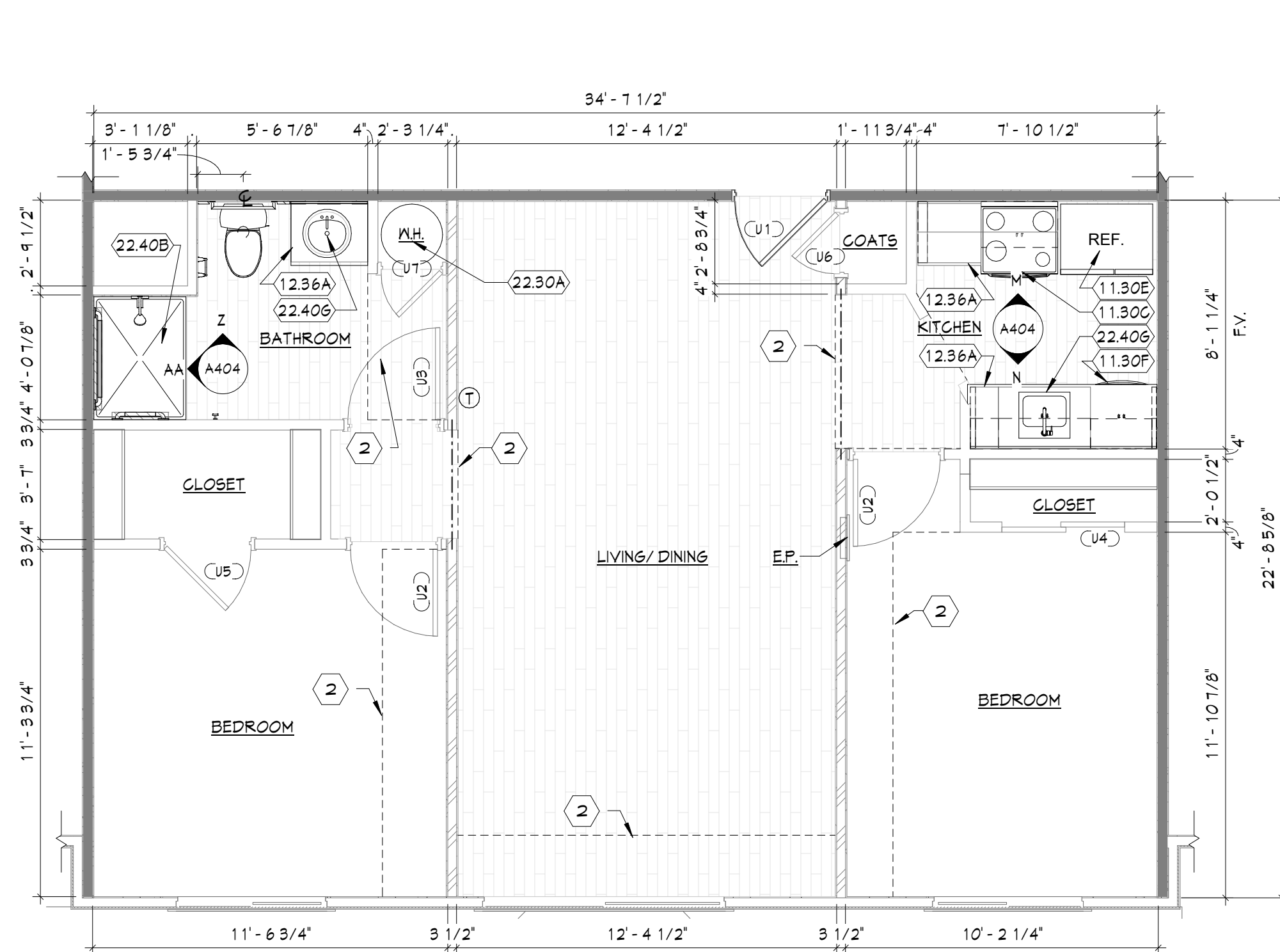
ITEM	STANDARD	ANSI TYPE 'A'/UFAS
LINEN SHELVES	12" O.C. - TOP @ 72"	12" O.C. - TOP @ 72"
TOWEL BARS	54"	48"
SHOWER RODS	76" AT TUBS	76" AT TUBS/74" AT SHOWERS
TOILET PAPER HOLDERS	28" AFF. 40" FROM BACK WALL TO GL	24" AFF. 40" FROM BACK WALL TO CENTERLINE
GRAB BARS	33" - 36" TO TOP	33" - 36" TO TOP
SHOWER HEADS	78"	ADJUSTABLE, 54" MAX.
ELECTRICAL OUTLETS CL OF BOTTOM RECEPTACLE	15"	15" ABOVE FINISH FLOOR MIN.
BATH MIRRORS	SEE ELEVATIONS	SEE ELEVATIONS BOTTOM NOT HIGHER THAN 40"
THERMOSTAT	48" A.F.F.	48" A.F.F.
MISCELLANEOUS HANDICAP CLEARANCES		
KNEE SPACE WIDTH BELOW COUNTERS, SINKS, ETC.	30" MIN. WIDE 14" DEEP.	21" HIGH
MAXIMUM UNOBSTRUCTED FORWARD HAND REACH HEIGHT:	48" MAX. 15" MIN.	
MAXIMUM UNOBSTRUCTED SIDE HAND REACH HEIGHT:	48" MAX. 15" MIN.	
*CONTRACTORS OPTION TO PROVIDE ALL VANITIES AT 2' - 10" A.F.F. TO TOP OF LAVATORY RIM.		

CODED NOTES - UNIT PLANS

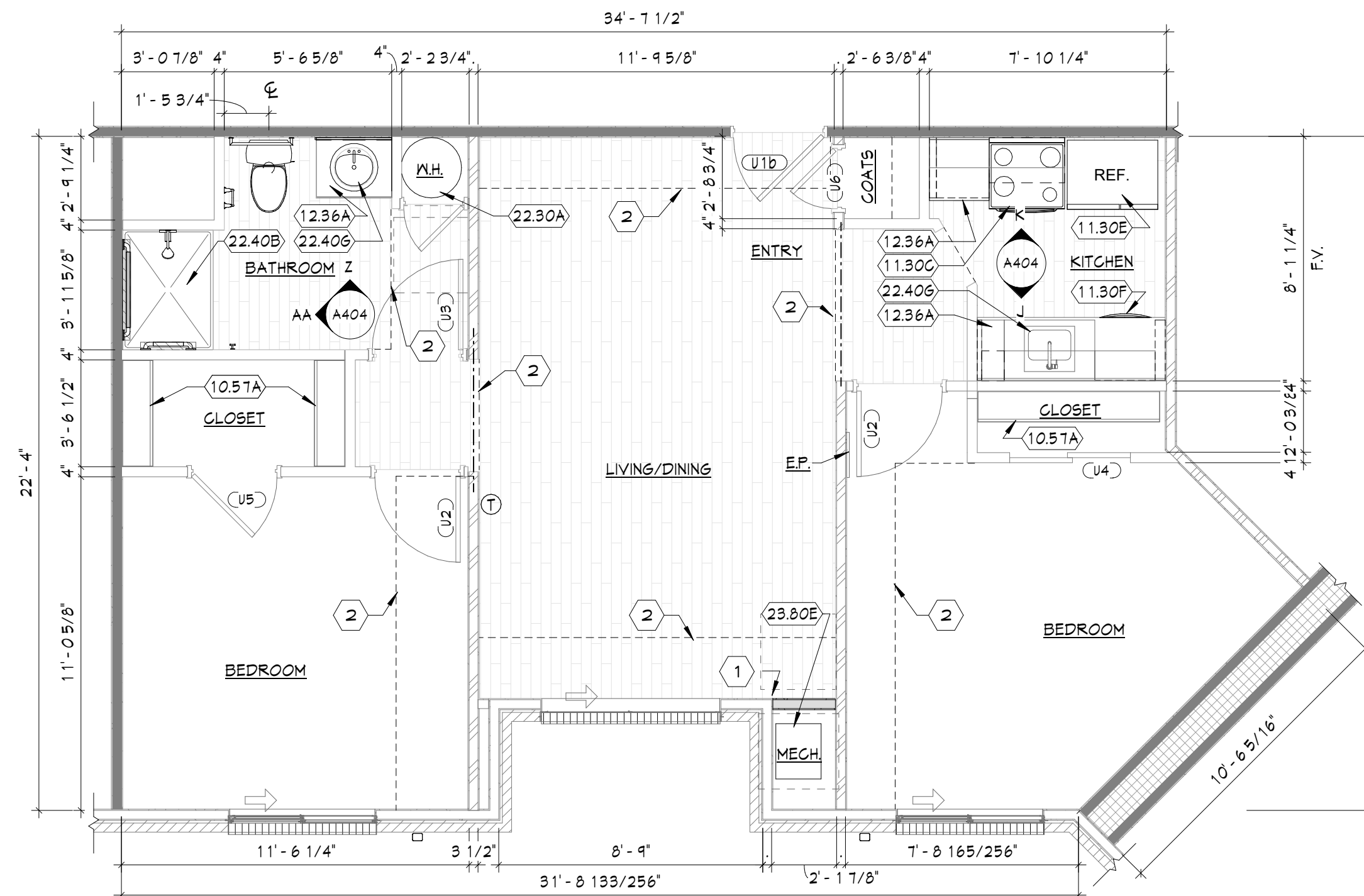
- ALIGN FINISHES.
- SOFFIT ABOVE.
- PATCH AND REPAIR DRYWALL.

KEYNOTES

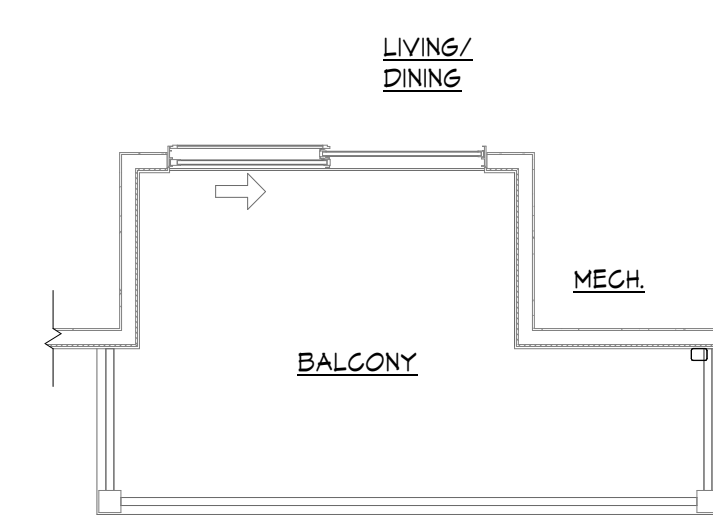
- 10.57A SINGLE SHELF AND ROD
- 11.30C RANGE
- 11.30E REFRIGERATOR
- 11.30F DISHWASHER
- 12.36A PLASTIC LAMINATE COUNTERTOP WITH 4" BACK AND SIDE SPLASH (6" SPLASH AT HG UNITS)
- 22.30A ELECTRIC DOMESTIC WATER HEATER
- 22.40B FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER.
- 22.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
- 23.80E RECESSED FAN COIL UNIT



ENLARGED UNIT PLAN D ANSI 'B' 1/4" = 1'-0"
660 SQ. FT.



ENLARGED UNIT PLAN C ANSI 'B' 1/4" = 1'-0"
848 SQ. FT.



UNIT C - ANSI 'B' BALCONY 1/4" = 1'-0"
FLOORS 213
73 SQ. FT.

PROGRESS SET

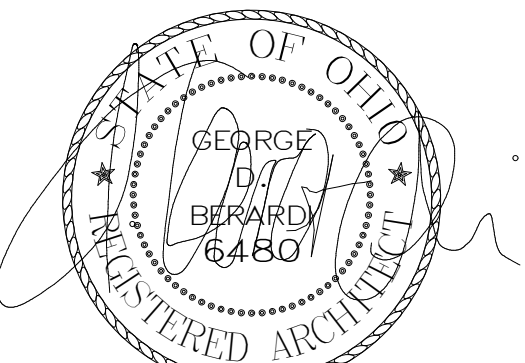
DATE: 06/21/2018

PROJECT #: 17192

Description Date

ENLARGED UNIT PLANS

A304



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2019



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

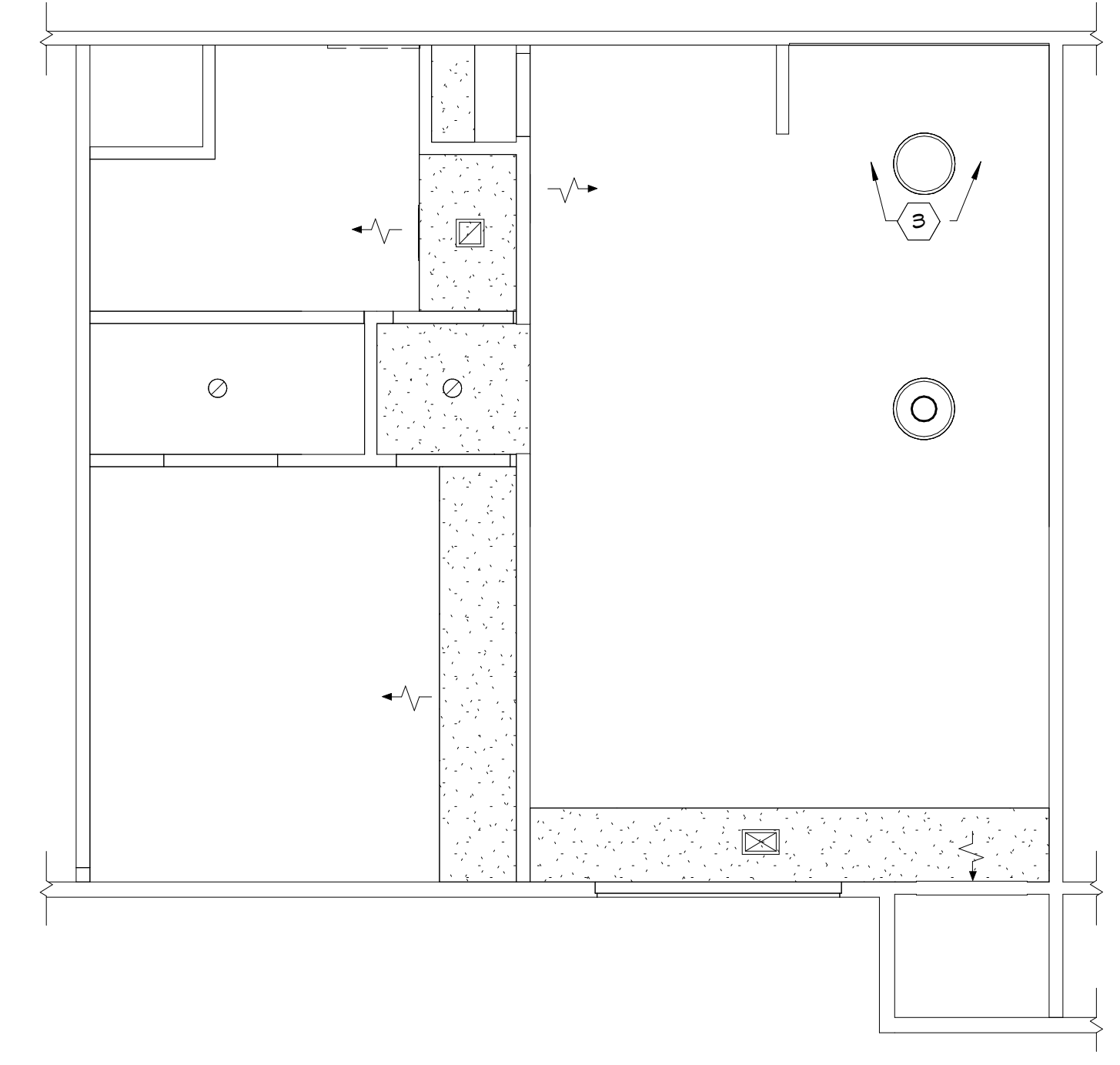
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

structural notes:

- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.



ceiling plan legend

	FLOOR/CEILING TYPE AND HEIGHT DESIGNATION - ALL CEILING HEIGHTS ARE FROM FINISHED FLOOR
	LED STRIP
	RECESSED LED CAN LIGHT
	CEILING FAN/LIGHT COMBINATION
	SURFACE MOUNTED LED CEILING LIGHT FIXTURE
	SITTING ROOM CHANDELIER
	DINING ROOM CHANDELIER
	EXHAUST FAN
	AREA OF NEW GWB CEILING AND/OR SOFFIT - SEE PLANS FOR APPROXIMATE LOCATIONS
	PENDANT LIGHT FIXTURE
	CENTER LIGHT IN ROOM/SPACE
	BATHROOM VANITY LIGHT
	SURFACE MOUNTED PUCK LIGHT
	AIR EXHAUST/INTAKE

EXP - EXPOSED CEILING
GWB - GYP/SUM BOARD
SEE SHEETS 6003, 6004 AND 6005 FOR FLOOR/CEILING ASSEMBLIES

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION/WALLS TO BE REMOVED
	NEW CONSTRUCTION
	BEARING WALL
	DEMISING WALL
	CONC. MASONRY UNIT WALL
	FIRE WALL ASSEMBLY (2HR)
	NEW 1-HOUR RATED WALL
	SOFFITED CEILING AND/OR SKYLIGHT
	EXISTING DOOR AND FRAME TO BE REMOVED
	FLOOR TRANSITION, REFER TO A900
	POINT OF EGRESS
	ELECTRIC PANEL
	THERMOSTAT

UNIT E ENLARGED RCP ANSI 'B' 1/4" = 1'-0"

reflected ceiling plan general notes:

- SEE ELECTRICAL/MECHANICAL DRAWINGS FOR ALL LIGHTING AND MECHANICAL LOCATIONS.
- NON COMBUSTIBLE 2X BLOCKING REQUIRED AT ALL CEILING FANS.

mounting height table

ITEM	STANDARD	ANSI TYPE 'A' /UFAS
LINEN SHELVES	12" O.C. - TOP @ 72"	12" O.C. - TOP @ 72"
TOWEL BARS	54"	48"
SHOWER RODS	76" AT TUBS	76" AT TUBS/74" AT SHOWERS
TOILET PAPER HOLDERS	28" AFF. 40" FROM BACK WALL TO CL.	24" AFF. 40" FROM BACK WALL TO CENTERLINE
GRAB BARS	33" - 36" TO TOP	33" - 36" TO TOP
SHOWER HEADS	78"	ADJUSTABLE, 54" MAX.
ELECTRICAL OUTLETS	15"	15" ABOVE FINISH FLOOR MIN.
BATH MIRRORS	SEE ELEVATIONS	SEE ELEVATIONS
THERMOSTAT	48" A.F.F.	48" A.F.F.

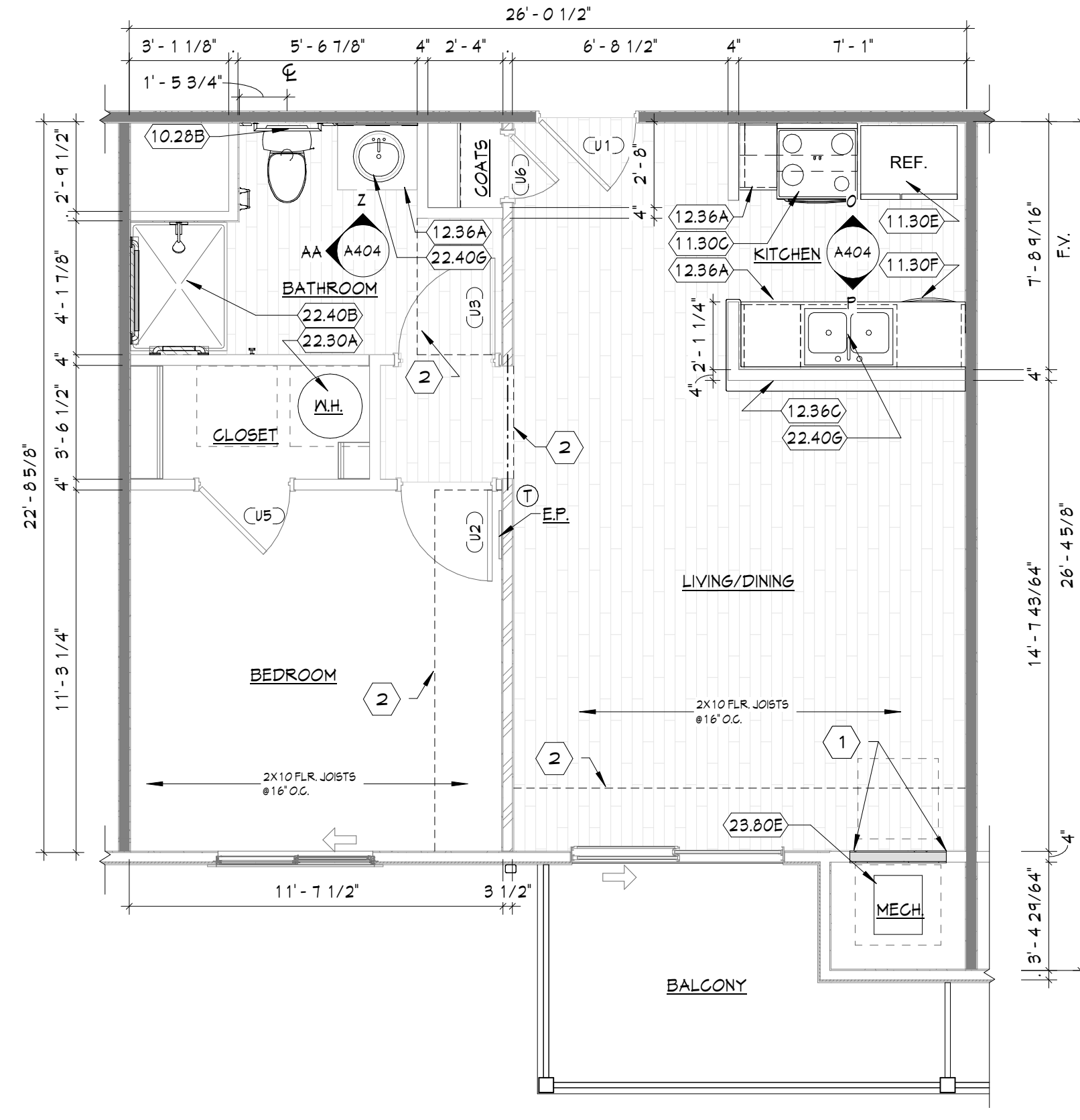
MISCELLANEOUS HANDICAP CLEARANCES

KNEE SPACE WIDTH BELOW COUNTERS, SINKS, ETC.: 30" MIN, WIDE 14" DEEP, 27" HIGH

MAXIMUM UNOBSTRUCTED FORWARD HAND REACH HEIGHT: 48" MAX, 15" MIN.

MAXIMUM UNOBSTRUCTED SIDE HAND REACH HEIGHT: 48" MAX, 15" MIN.

*CONTRACTORS OPTION TO PROVIDE ALL VANITIES AT 2' - 10" A.F.F. TO TOP OF LAVATORY RIM.



ENLARGED UNIT E ANSI 'B' 1/4" = 1'-0"
660 SQ. FT.

CODED NOTES - UNIT PLANS

- ALIGN FINISHES.
- SOFFIT ABOVE.
- PATCH AND REPAIR DRYWALL.

KEYNOTES

- 10.28B 24" TOWEL BAR
- 11.30C RANGE
- 11.30E REFRIGERATOR
- 11.30F DISHWASHER
- 12.36A PLASTIC LAMINATE COUNTERTOP WITH 4" BACK AND SIDE SPLASH (6" SPLASH AT HC UNITS)
- 12.36C SOLID SURFACING COUNTERTOP
- 22.30A ELECTRIC DOMESTIC WATER HEATER
- 22.30B FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
- 22.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
- 23.80E RECESSED FAN COIL UNIT

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description Date

ENLARGED UNIT PLANS

A305

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

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

structural notes:

- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

ceiling plan legend

	FLOOR/CEILING TYPE AND HEIGHT DESIGNATION- ALL CEILING HEIGHTS ARE FROM FINISHED FLOOR
	LED STRIP
	RECESSED LED CAN LIGHT
	CEILING FAN/LIGHT COMBINATION
	SURFACE MOUNTED LED CEILING LIGHT FIXTURE
	DINING ROOM CHANDELER
	EXHAUST FAN
	AREA OF NEW GNB CEILING AND/OR SOFFIT - SEE PLANS FOR APPROXIMATE LOCATIONS
	PENDANT LIGHT FIXTURE
	CENTER LIGHT IN ROOM/SPACE
	BATHROOM VANITY LIGHT
	SURFACE MOUNTED PUCK LIGHT
	AIR EXHAUST/INTAKE

EXP - EXPOSED CEILING
GNB - Gypsum Board
SEE SHEETS 6003, 6004 AND 6005 FOR FLOOR/CEILING ASSEMBLIES

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION/WALLS TO BE REMOVED
	NEW CONSTRUCTION
	BEARING WALL
	DEMISING WALL
	CONG. MASONRY UNIT WALL
	FIRE WALL ASSEMBLY (2HR)
	NEW 1-HOUR RATED WALL
	SOFFITED CEILING AND/OR SKYLIGHT
	EXISTING DOOR AND FRAME TO BE REMOVED
	FLOOR TRANSITION, REFER TO A100
	POINT OF EGRESS
	ELECTRIC PANEL
	THERMOSTAT

reflected ceiling plan general notes:

- SEE ELECTRICAL/MECHANICAL DRAWINGS FOR ALL LIGHTING AND MECHANICAL LOCATIONS.
- NON COMBUSTIBLE 2X BLOCKING REQUIRED AT ALL CEILING FANS.

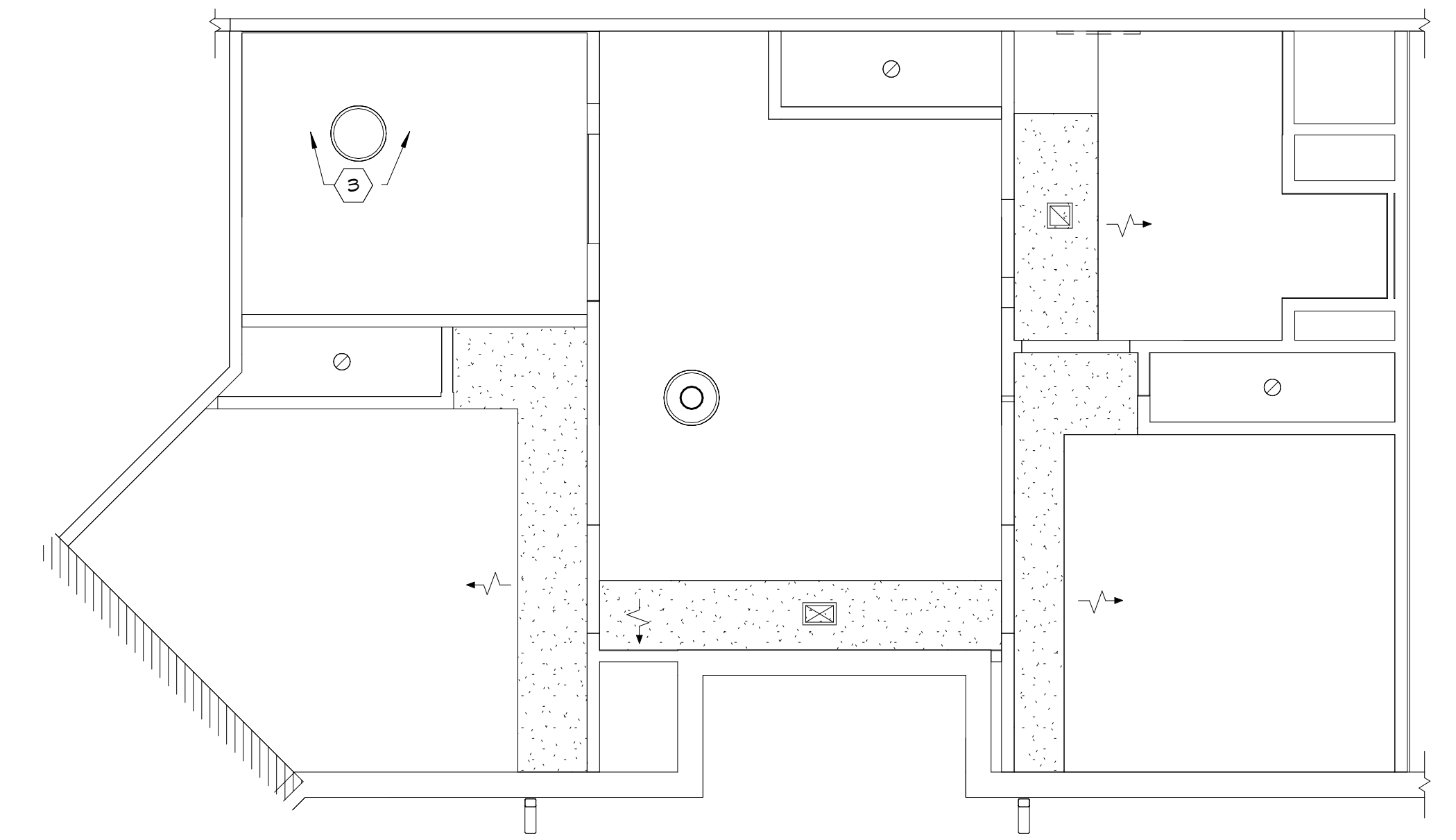
mounting height table

ITEM	STANDARD	ANSI TYPE 'A' / UFAS
LINEN SHELVES	12" O.C. - TOP @ 12"	12" O.C. - TOP @ 12"
TOWEL BARS	54"	48"
SHOWER RODS	76" AT TUBS	76" AT TUBS / 74" AT SHOWERS
TOILET PAPER HOLDERS	28" AFF 40" FROM BACK WALL TO CL	24" AFF 40" FROM BACK WALL TO CENTERLINE
GRAB BARS	33" - 36" TO TOP	33" - 36" TO TOP
SHOWER HEADS	78"	ADJUSTABLE, 54" MAX.
ELECTRICAL OUTLETS	15"	15" ABOVE FINISH FLOOR MIN.
BATH MIRRORS	SEE ELEVATIONS	SEE ELEVATIONS BOTTOM NOT HIGHER THAN 40"
THERMOSTAT	48" A.F.F.	48" A.F.F.

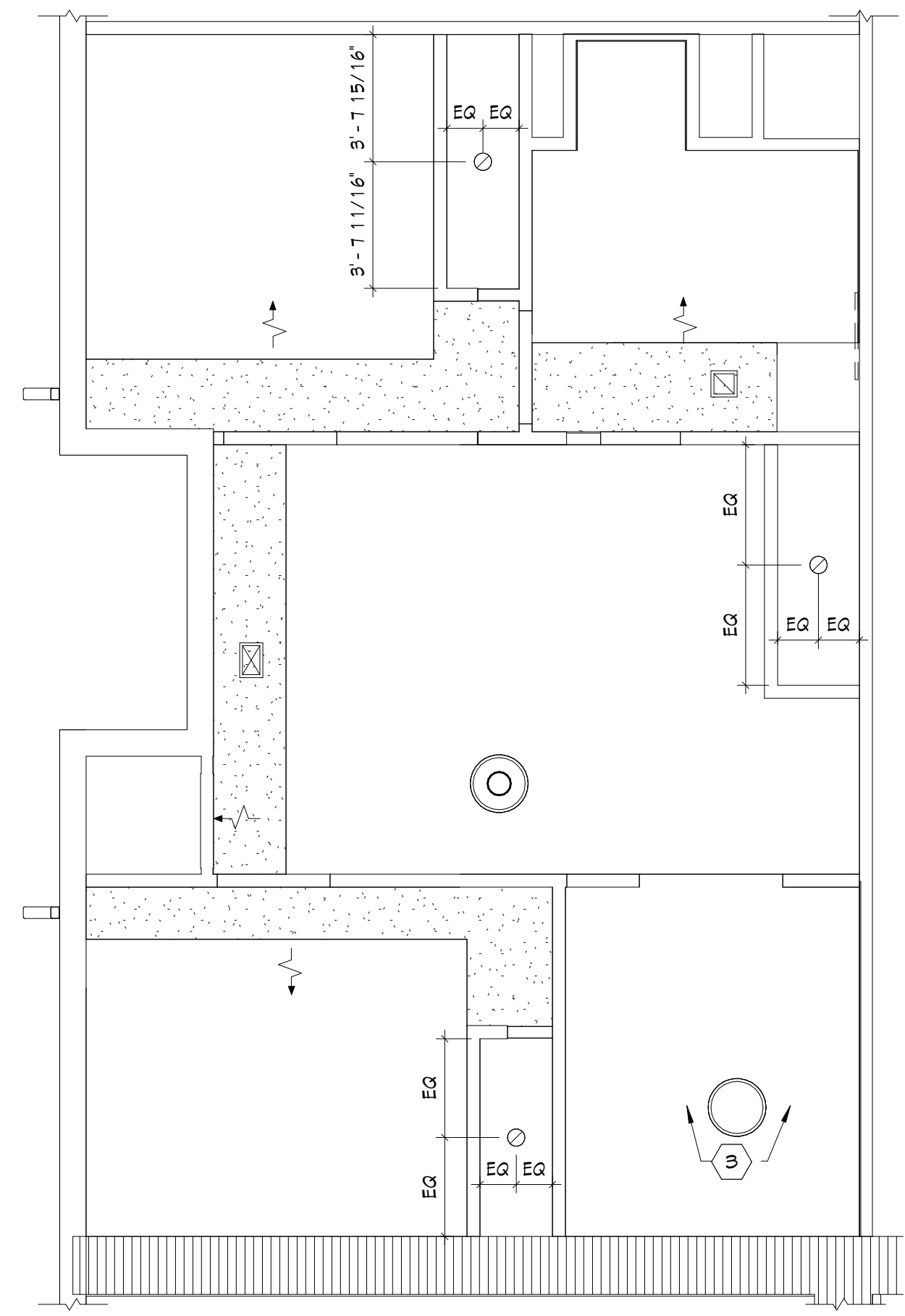
MISCELLANEOUS HANDICAP CLEARANCES

KNEE SPACE WIDTH BELOW COUNTERS, SINKS, ETC.: 30" MIN. WIDE 14" DEEP, 21" HIGH
 MAXIMUM UNOBSTRUCTED FORWARD HAND REACH HEIGHT: 48" MAX, 15" MIN.
 MAXIMUM UNOBSTRUCTED SIDE HAND REACH HEIGHT: 48" MAX, 15" MIN.
 *CONTRACTORS OPTION TO PROVIDE ALL VANITIES AT 2'-10" A.F.F. TO TOP OF LAVATORY RIM.

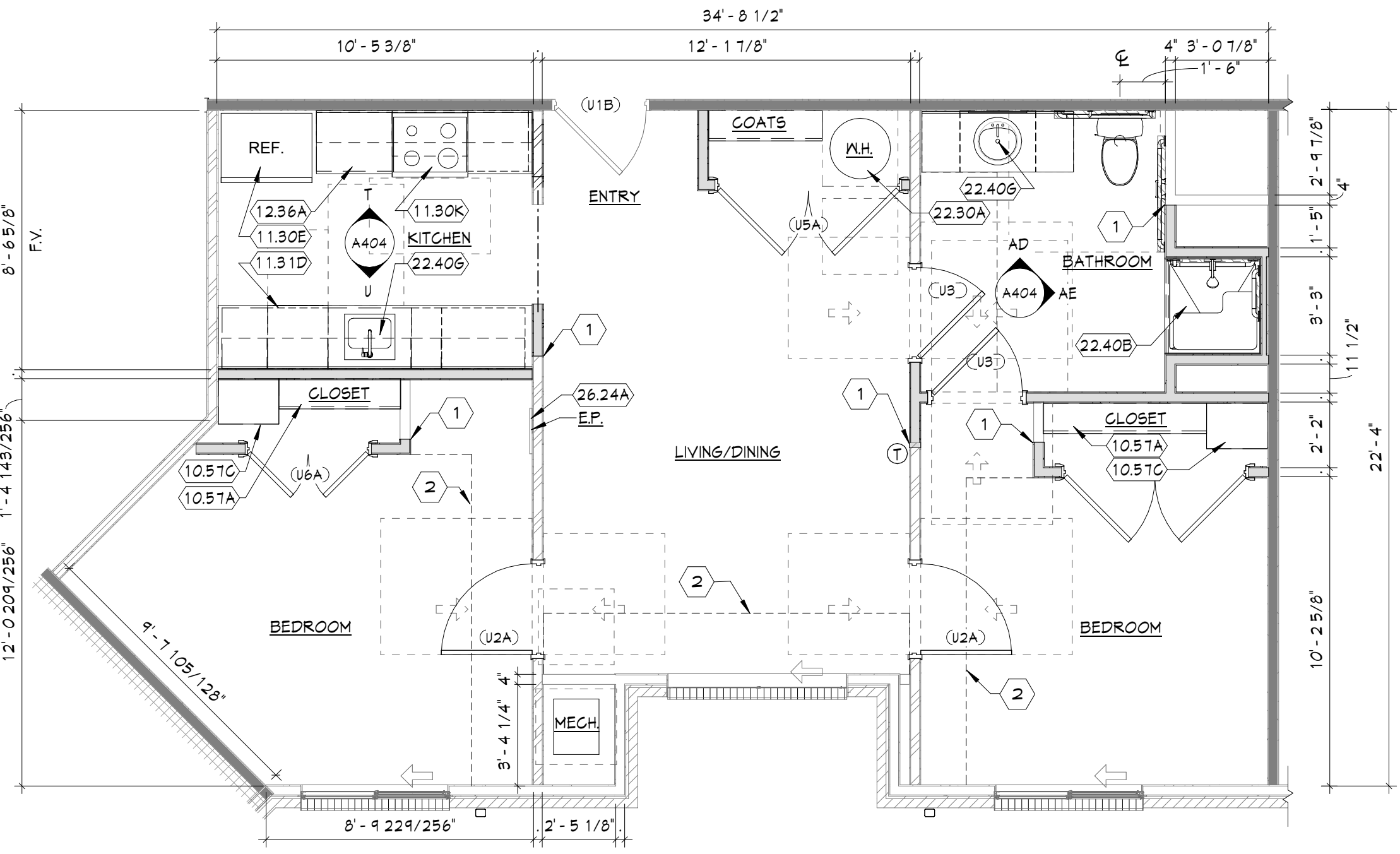
- ### CODED NOTES - UNIT PLANS
- ALIGN FINISHES.
 - SOFFIT ABOVE.
 - PATCH AND REPAIR DRYWALL.
- ### KEYNOTES
- 10.2B 24" TOWEL BAR
 - 10.5A SINGLE SHELF AND ROD
 - 10.5C 5 LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF
 - 11.30E REFRIGERATOR
 - 11.30K DROP-IN RANGE
 - 11.31D
 - 12.36A PLASTIC LAMINATE COUNTERTOP WITH 4" BACK AND SIDE SPLASH (6" SPLASH AT HG UNITS)
 - 22.30A ELECTRIC DOMESTIC WATER HEATER
 - 22.40B FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
 - 22.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
 - 23.80E RECESSED FAN COIL UNIT
 - 26.24A EXISTING ELECTRICAL PANEL



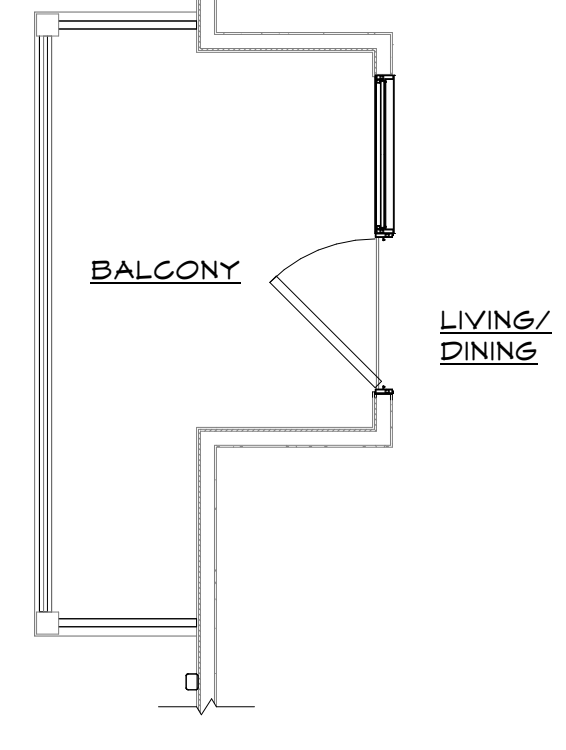
ENLARGED UNIT C ANSI 'A' RCP 1/4" = 1'-0"
UNIT #340



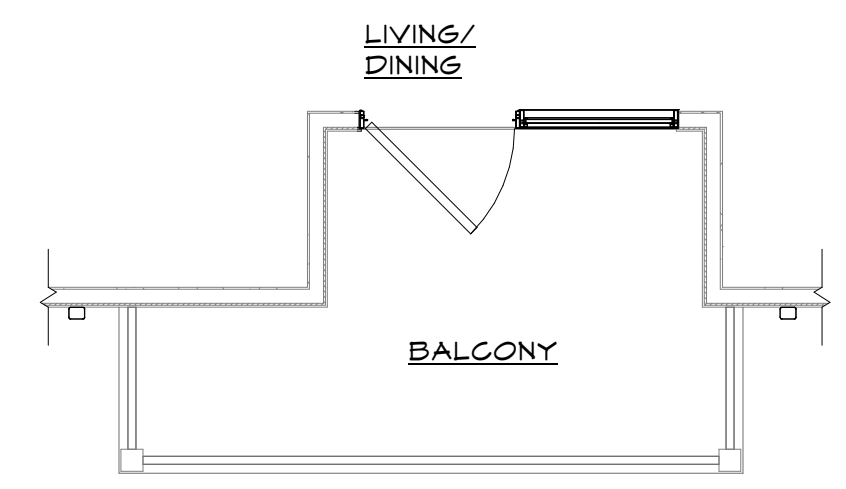
ENLARGED UNIT B RCP ANSI 'A' 1/4" = 1'-0"
UNIT #121, 311, 320



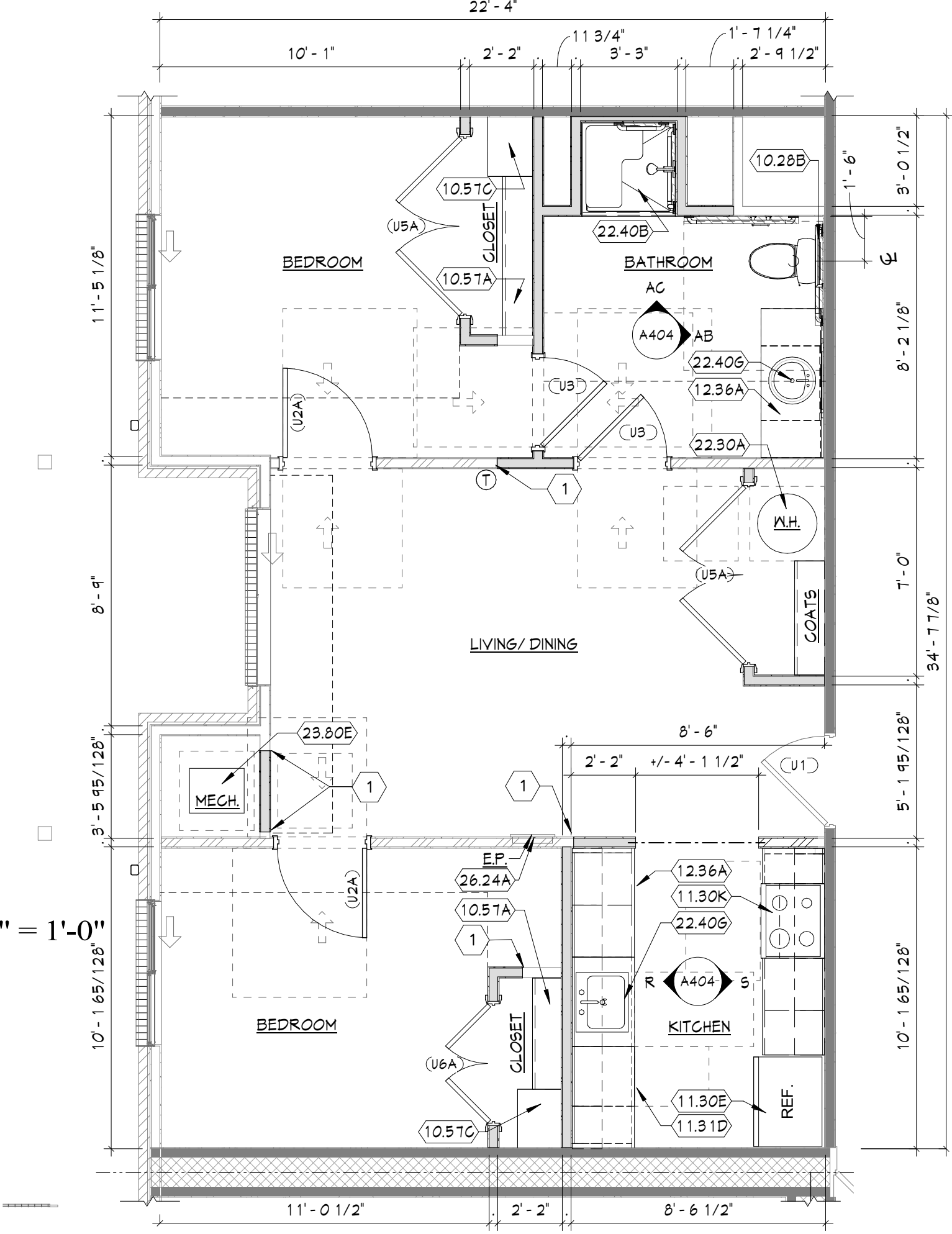
ENLARGED UNIT PLAN C ANSI 'A' 1/4" = 1'-0"
UNIT #340



UNIT B-ANSI 'A' BALCONY 1/4" = 1'-0"
FLOORS 2 & 3
79 SQ. FT.



UNIT C-ANSI 'A' BALCONY 1/4" = 1'-0"
FLOORS 2 & 3
79 SQ. FT.



ENLARGED UNIT PLAN B ANSI 'A' 1/4" = 1'-0"
UNIT #121, 311, 320

PROGRESS SET

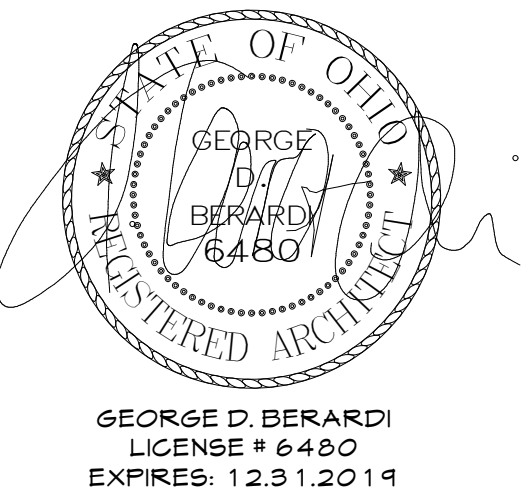
DATE: 06/21/2018
PROJECT #: 17192

Description Date

ENLARGED ANSI TYPE 'A' UNIT PLANS

A306

C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2014

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

structural notes:

- AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND. AS NON BEARING WALLS ARE REMOVED, EXISTING FLOOR JOIST SHALL BE EVALUATED FOR DEFLECTION. THE ALLOWABLE VERTICAL DEFLECTION OF THE FLOOR JOIST SHALL NOT EXCEED THE SPAN OF THE MEMBER, IN INCHES, DIVIDED BY 240. MEMBERS EXCEEDING THIS CRITERIA SHALL BE REPLACED IN KIND.
- ALL EXISTING SUBFLOOR SHEATHING IS TO BE EXPOSED FOR INSPECTION AND REVIEW. LIFTED, SOFT, OR DARKENED AREAS GENERALLY INDICATE THAT THAT PORTION OF SHEATHING IS DETERIORATED AND IT IS TO BE REMOVED AND REPLACED. CRACKS OR WEAKENED SPOTS AS FOUND BY STANDING UPON THE EXPOSED SHEATHING ALSO IS EVIDENCE OF DETERIORATION OR UNSUITABILITY AND THOSE AREAS REQUIRE REMOVAL AND REPLACEMENT. IT IS ACCEPTABLE TO REMOVE ONE-HALF OF A FULL 4'-0" X 8'-0" SHEET OF SUBFLOOR IN LIEU OF THE FULL SHEET IN EITHER DIRECTION IF THE REMAINING PORTION OF SUBFLOOR IS IN SOUND CONDITION. IN ALL CASES, NEW SHEATHING IS TO BE INSTALLED DIRECTLY TO EXISTING FLOOR JOISTS.

ceiling plan legend

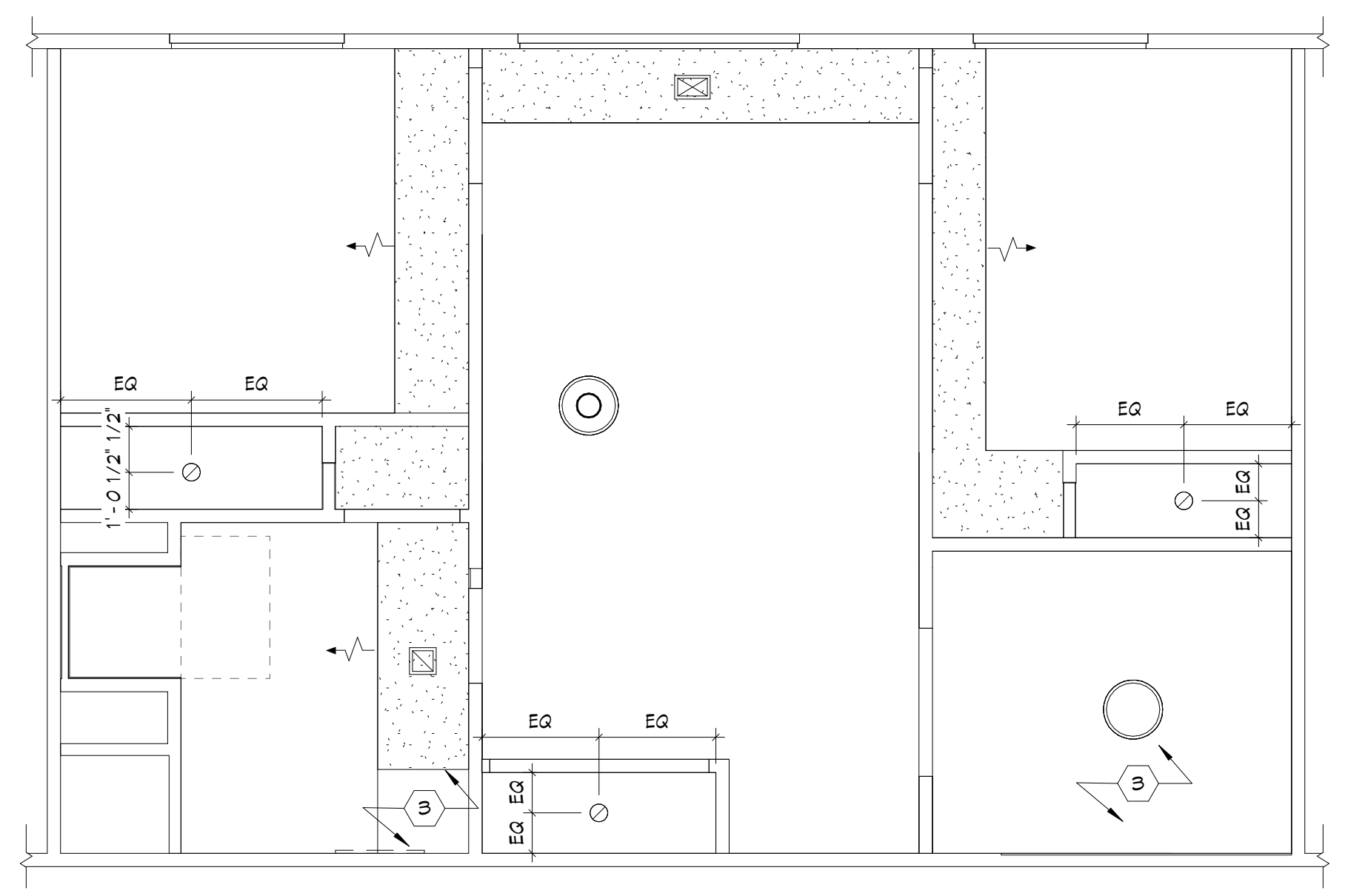
	FLOOR/CEILING TYPE AND HEIGHT DESIGNATION- ALL CEILING HEIGHTS ARE FROM FINISHED FLOOR
	LED STRIP
	RECESSED LED CAN LIGHT
	CEILING FAN/LIGHT COMBINATION
	SURFACE MOUNTED LED CEILING LIGHT FIXTURE
	SITTING ROOM CHANDELIER
	DINING ROOM CHANDELIER
	EXHAUST FAN
	AREA OF NEW GMB CEILINGS AND/OR SOFFIT - SEE PLANS FOR APPROXIMATE LOCATIONS
	PENDANT LIGHT FIXTURE
	CENTER LIGHT IN ROOM/SPACE
	BATHROOM VANITY LIGHT
	SURFACE MOUNTED PUCK LIGHT
	AIR EXHAUST/INTAKE

EXP - EXPOSED CEILING
GMB - GYPSUM BOARD
*SEE SHEETS 6003, 6004 AND 6005 FOR FLOOR/CEILING ASSEMBLIES

graphic legend

** COORDINATE ALL ASSEMBLIES WITH WALL TYPES ON SHEETS 6003, 6004 AND 6005

	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION/WALLS TO BE REMOVED
	NEW CONSTRUCTION
	BEARING WALL
	DEMISING WALL
	CONG. MASONRY UNIT WALL
	FIRE WALL ASSEMBLY (2HR)
	NEW 1-HOUR RATED WALL
	SOFFIT CEILING AND/OR SKYLIGHT
	EXISTING DOOR AND FRAME TO BE REMOVED
	FLOOR TRANSITION, REFER TO A900
	E.P. ELECTRIC PANEL
	THERMOSTAT



ENLARGED UNIT D ANSI 'A' RCP 1/4" = 1'-0"
UNIT # 243, 343

reflected ceiling plan general notes:

- SEE ELECTRICAL/MECHANICAL DRAWINGS FOR ALL LIGHTING AND MECHANICAL LOCATIONS
- NON COMBUSTIBLE 2X BLOCKING REQUIRED AT ALL CEILING FANS.

mounting height table

ITEM	STANDARD	ANSI TYPE 'A'/UFAS
LINEN SHELVES	12" O.G. - TOP @ 72"	12" O.G. - TOP @ 72"
TOWEL BARS	54"	48"
SHOWER RODS	76" AT TUBS	76" AT TUBS/74" AT SHOWERS
TOILET PAPER HOLDERS	28" AFF, 40" FROM BACK WALL TO CL	24" AFF, 40" FROM BACK WALL TO CENTERLINE
GRAB BARS	33" - 36" TO TOP	33" - 36" TO TOP
SHOWER HEADS	78"	ADJUSTABLE, 54" MAX.
ELECTRICAL OUTLETS CL OF BOTTOM RECEPTACLE	15"	15" ABOVE FINISH FLOOR MIN.
BATH MIRRORS	SEE ELEVATIONS	SEE ELEVATIONS BOTTOM NOT HIGHER THAN 40"
THERMOSTAT	48" A.F.F.	48" A.F.F.

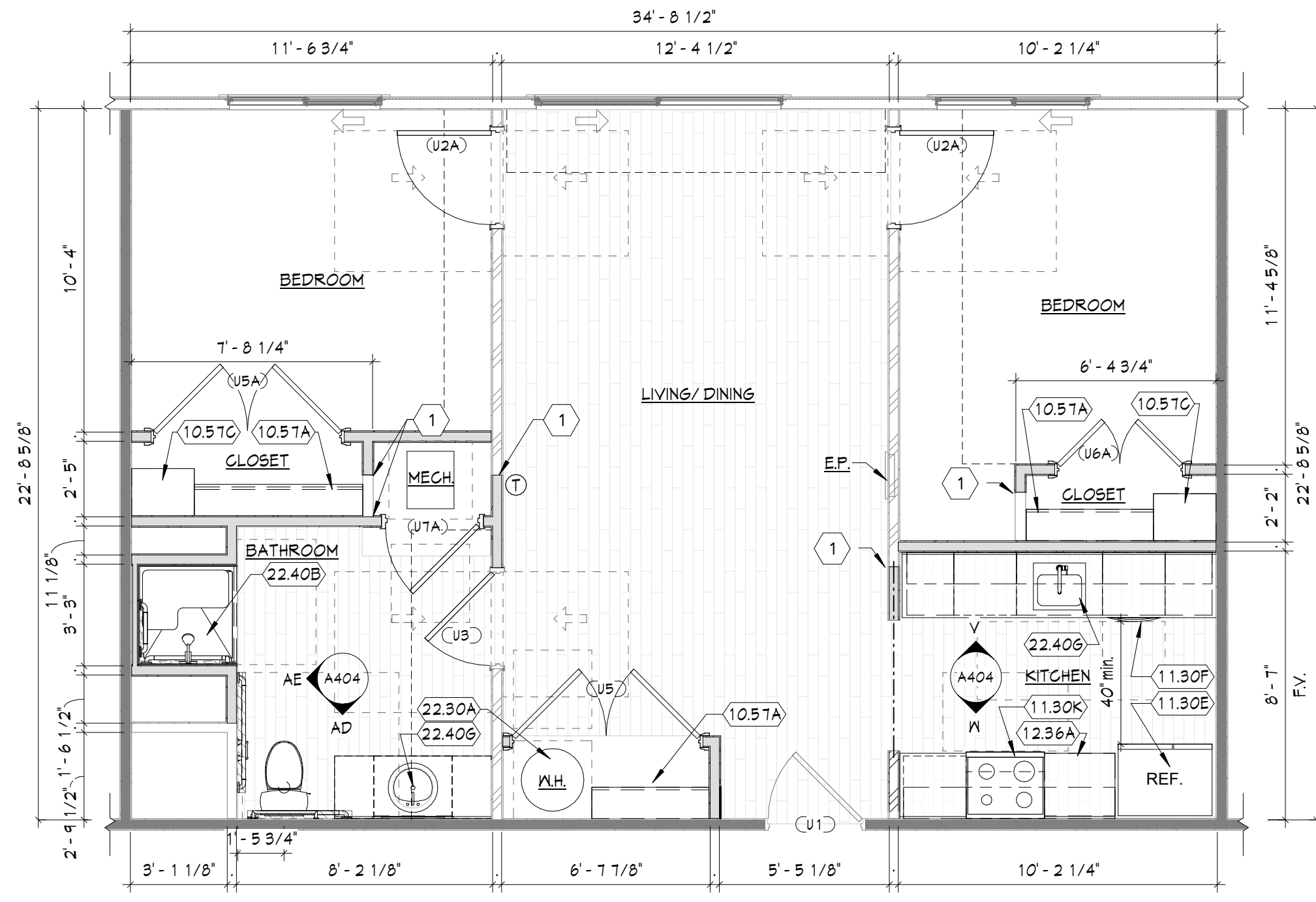
MISCELLANEOUS HANDICAP CLEARANCES:
KNEE SPACE WIDTH BELOW COUNTERS, SINKS, ETC: 30" MIN. WIDE 19" DEEP, 27" HIGH
MAXIMUM UNOBSTRUCTED FORWARD HAND REACH HEIGHT: 48" MAX, 15" MIN.
MAXIMUM UNOBSTRUCTED SIDE HAND REACH HEIGHT: 48" MAX, 15" MIN.
*CONTRACTORS OPTION TO PROVIDE ALL VANITIES AT 2'-10" A.F.F. TO TOP OF LAVATORY RIM.

CODED NOTES - UNIT PLANS

- ALIGN FINISHES.
- SOFFIT ABOVE.
- PATCH AND REPAIR DRYWALL.

KEYNOTES

- 1.051A SINGLE SHELF AND ROD
- 1.051C LINEN SHELVES, EQUALLY SPACED, HOLD TOP SHELF 24" FROM CEILING
- 1.1.30E REFRIGERATOR
- 1.1.30F DISHWASHER
- 1.1.30K DROP-IN RANGE
- 1.2.36A PLASTIC LAMINATE COUNTERTOP WITH 4" BACK AND SIDE SPLASH (6" SPLASH AT HG UNITS)
- 2.2.30A ELECTRIC DOMESTIC WATER HEATER
- 2.2.40B FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
- 2.2.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE



Enlarged Unit Plan D ANSI 'A' 1/4" = 1'-0"
UNIT # 243, 343

PROGRESS SET

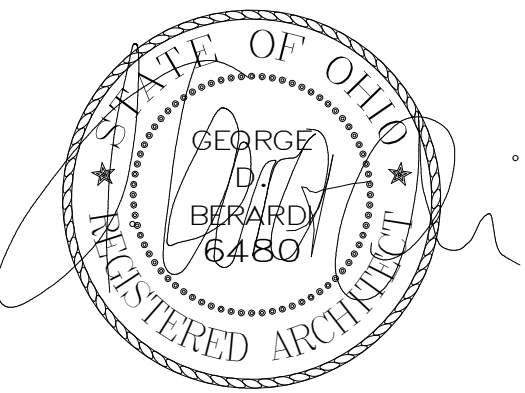
DATE: 06/21/2018
PROJECT #: 17192

Description Date

ENLARGED ANSI TYPE 'A' UNIT PLANS

A307

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



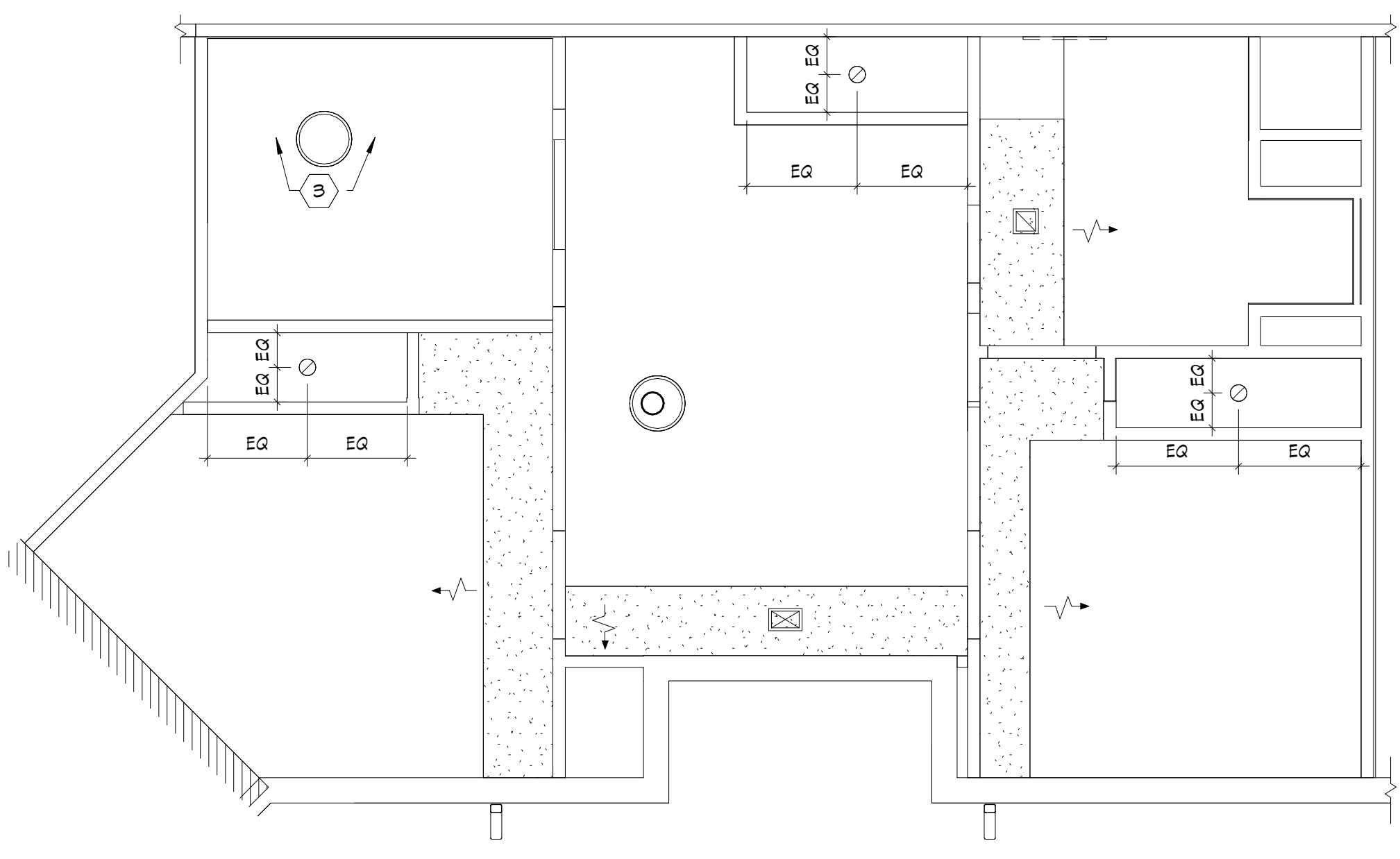
GEORGE D. BERARDI
LICENSE # 6480
EXP. 12.31.2017

HOOVER PLACE APARTMENTS

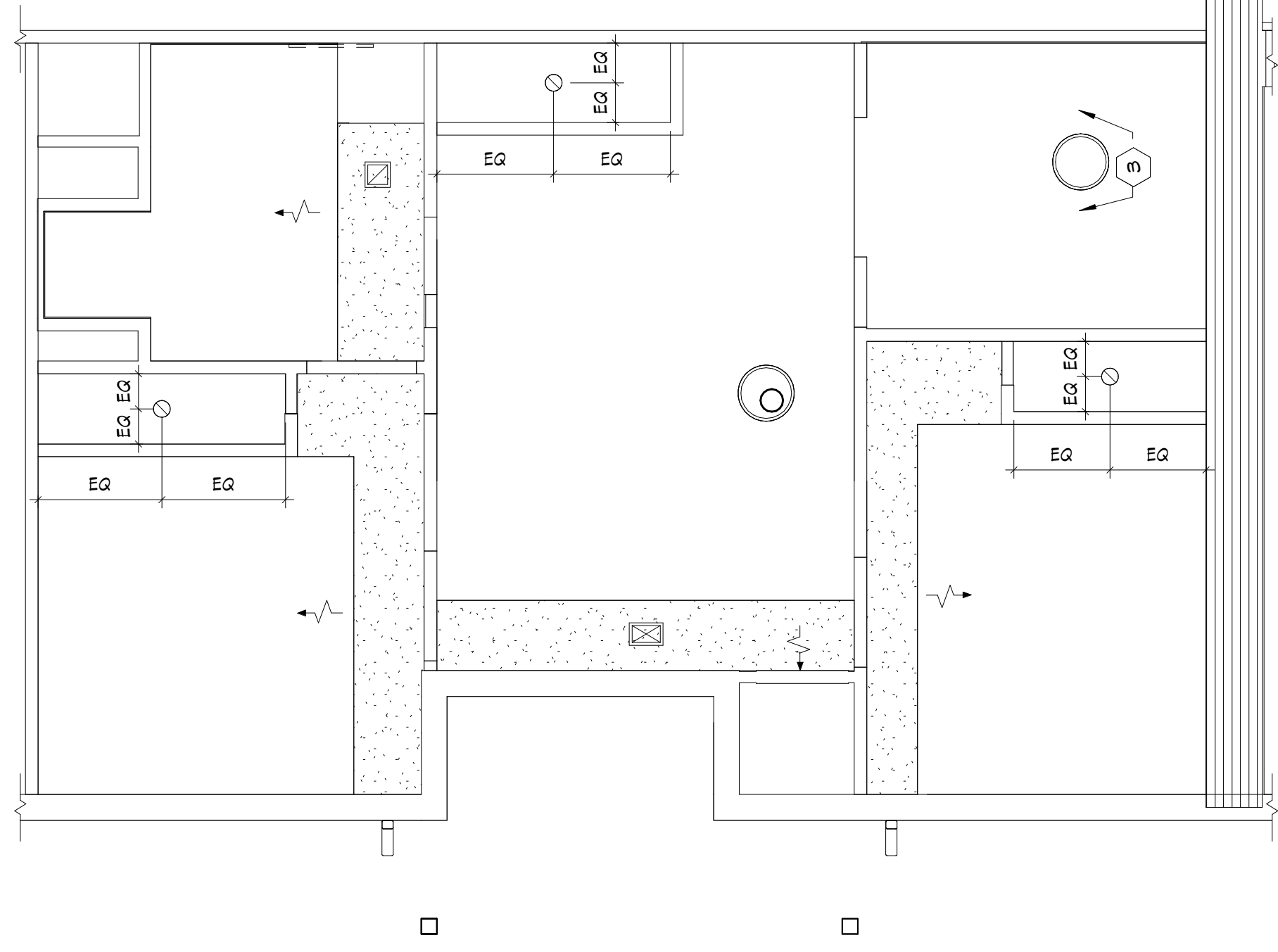
5407 HOOVER AVENUE
DAYTON, OHIO
© 2016 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

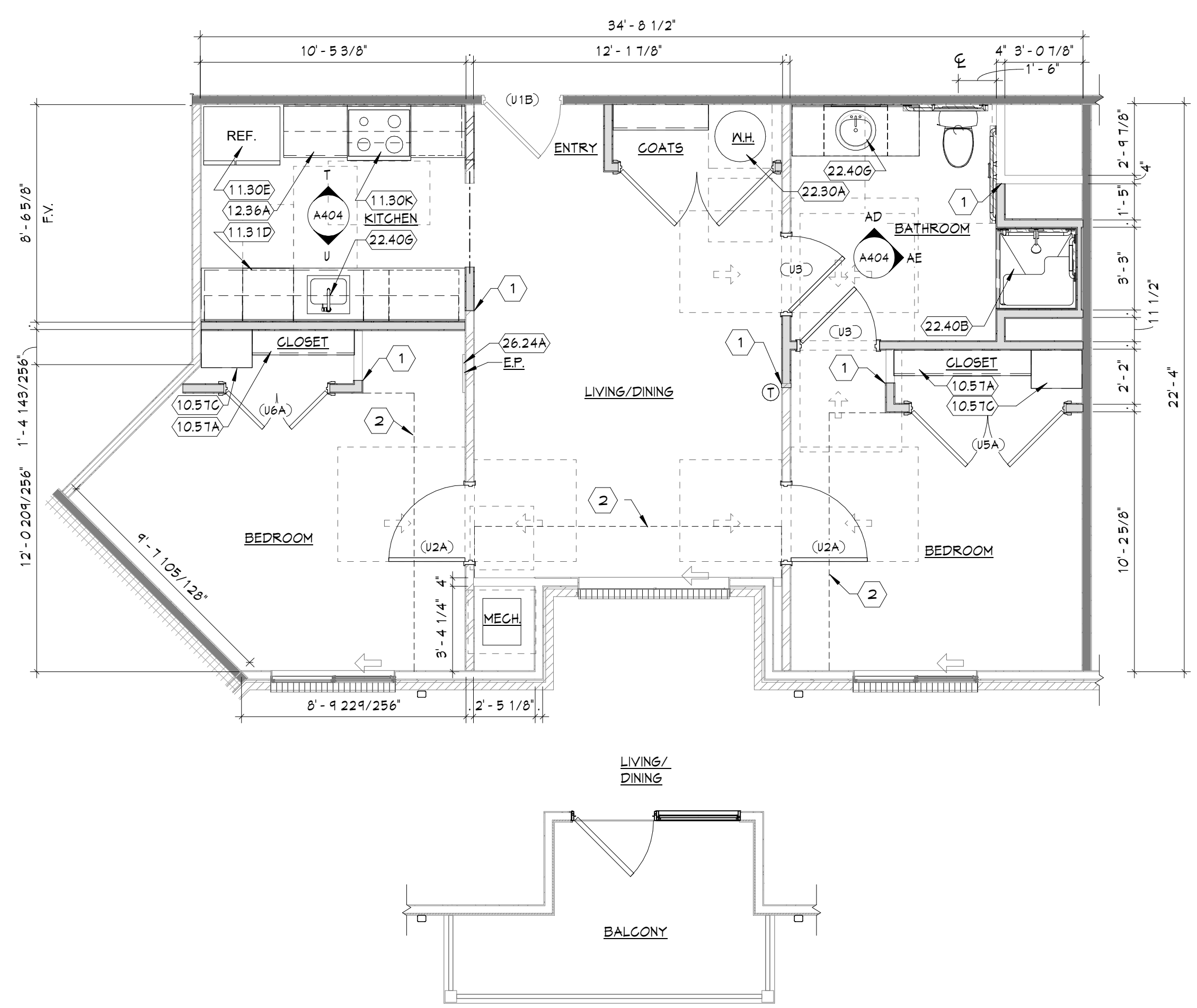
NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT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



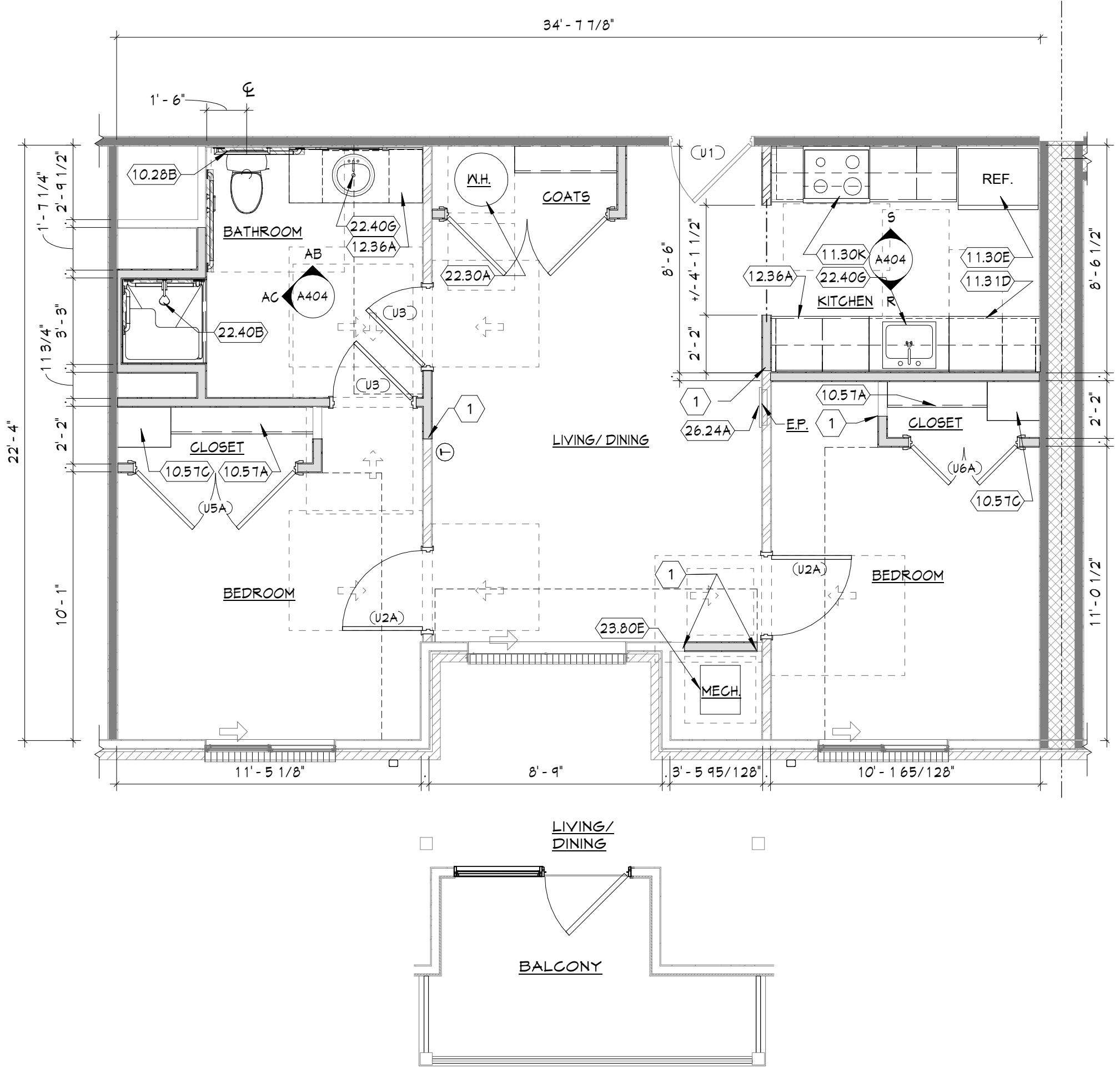
ENLARGED UNIT C 504
UNIT # 140,240
1/4" = 1'-0"



ENLARGED UNIT B RCP 504
UNIT # 111, 120, 211, 220, 221, 321
1/4" = 1'-0"



ENLARGED UNIT PLAN C 504
UNIT # 140,240
1/4" = 1'-0"



ENLARGED UNIT PLAN B 504
UNIT # 111, 120, 211, 220, 221, 321
1/4" = 1'-0"

PROGRESS SET

PROJECT DATE: 06/21/2018
PROJECT #: 17192

Description Date

ENLARGED 504 COMPLIANT UNIT PLANS A308



C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

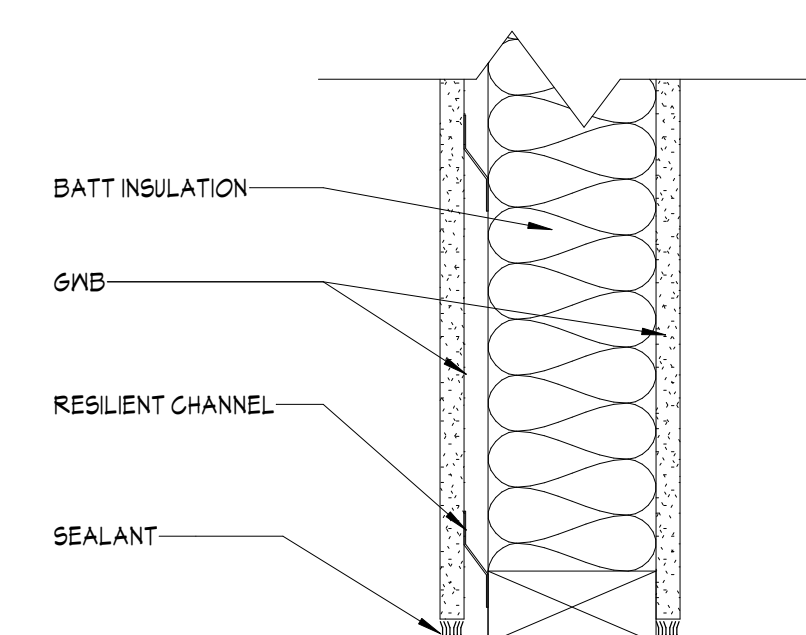
PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

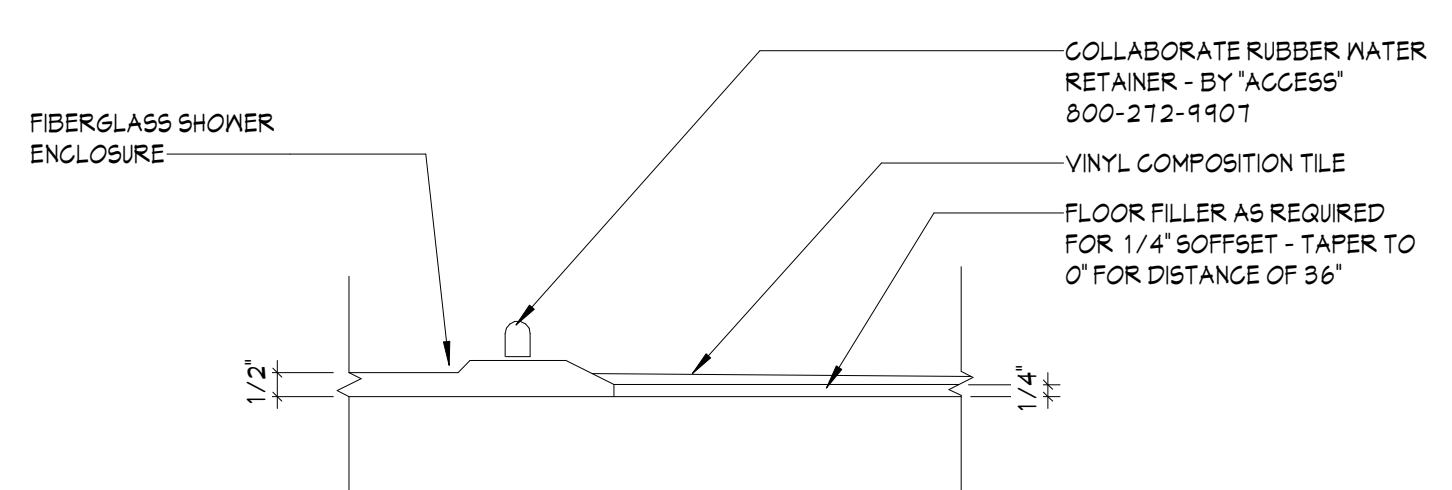
▲ Description Date

INTERIOR DETAILS

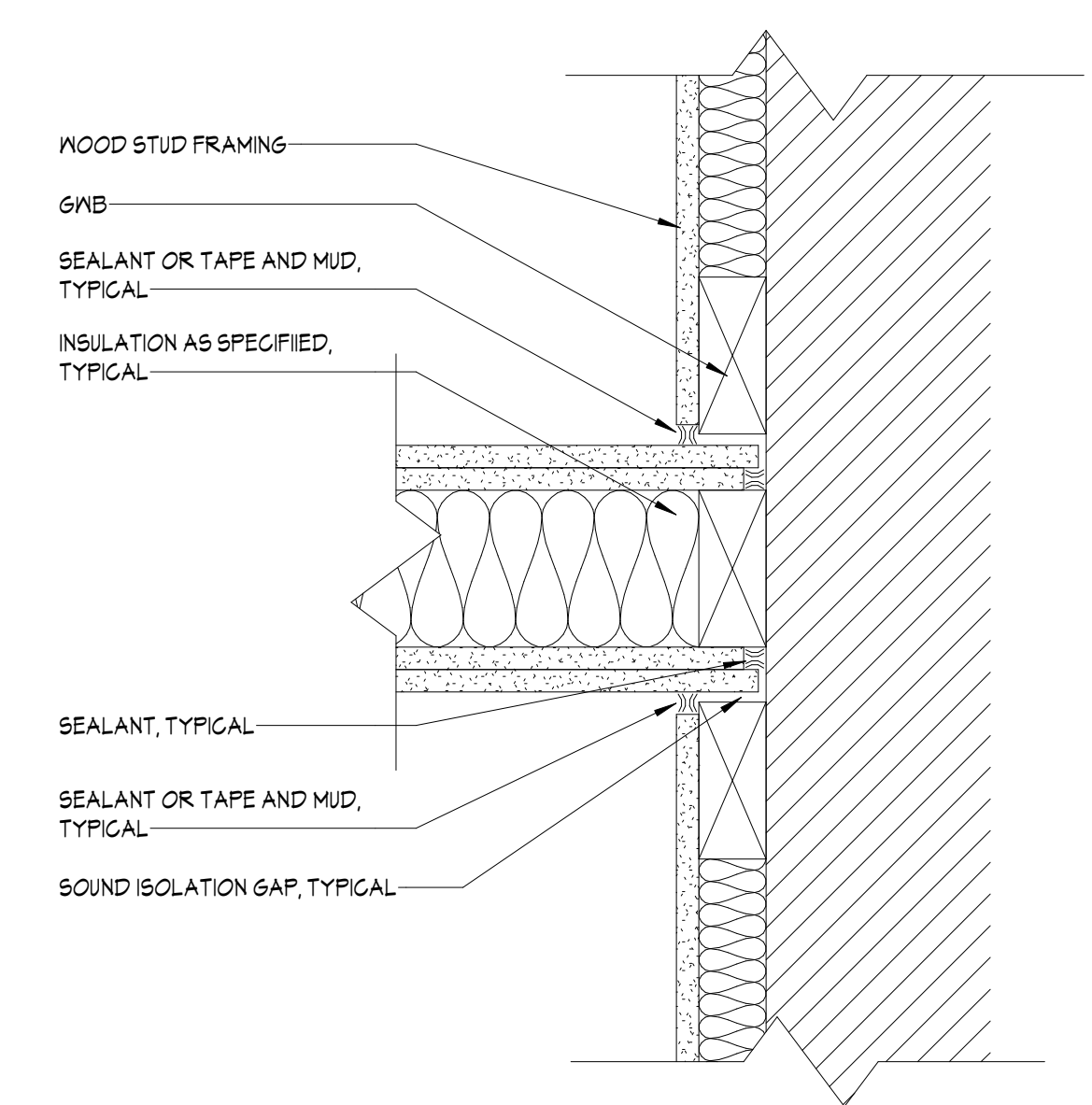
A401



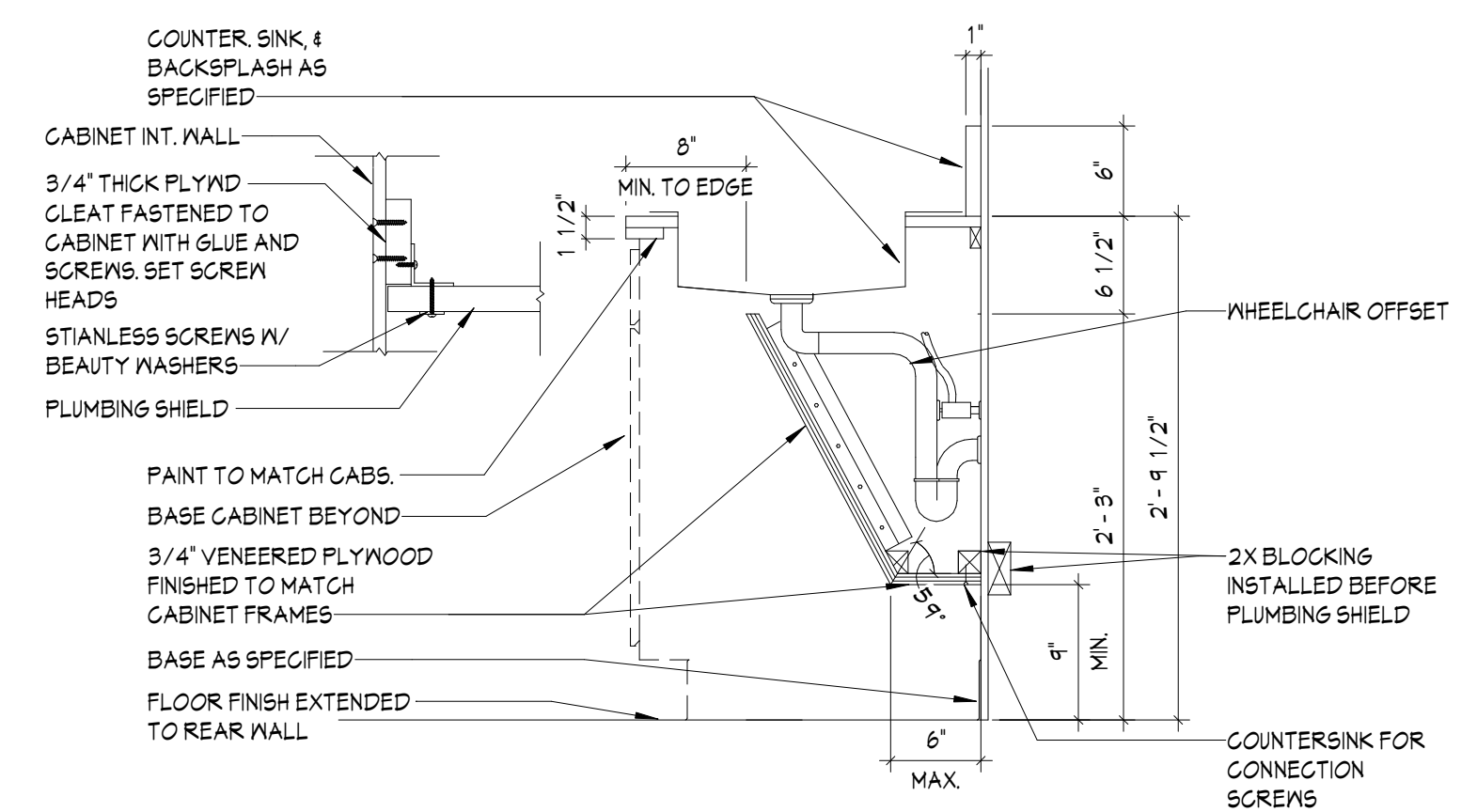
H
A401
SEALING OF PERIMETER OF PARTITION WALL AT BEARING
3" = 1'-0"



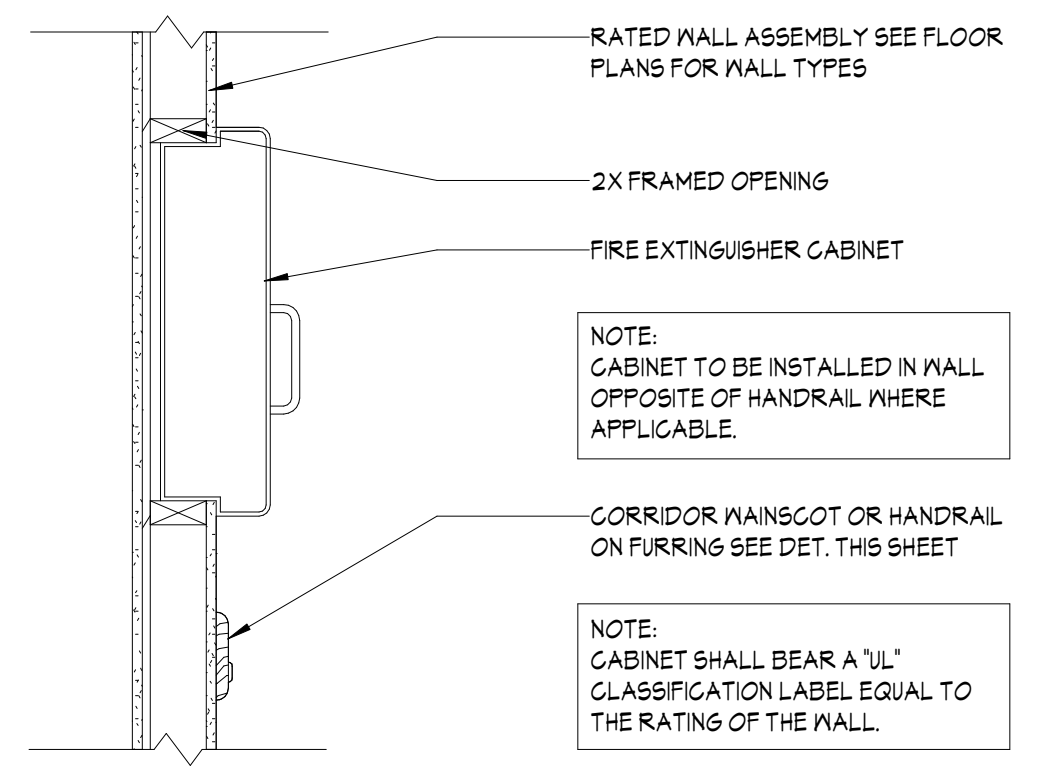
D
A401
shower sill detail
3" = 1'-0"



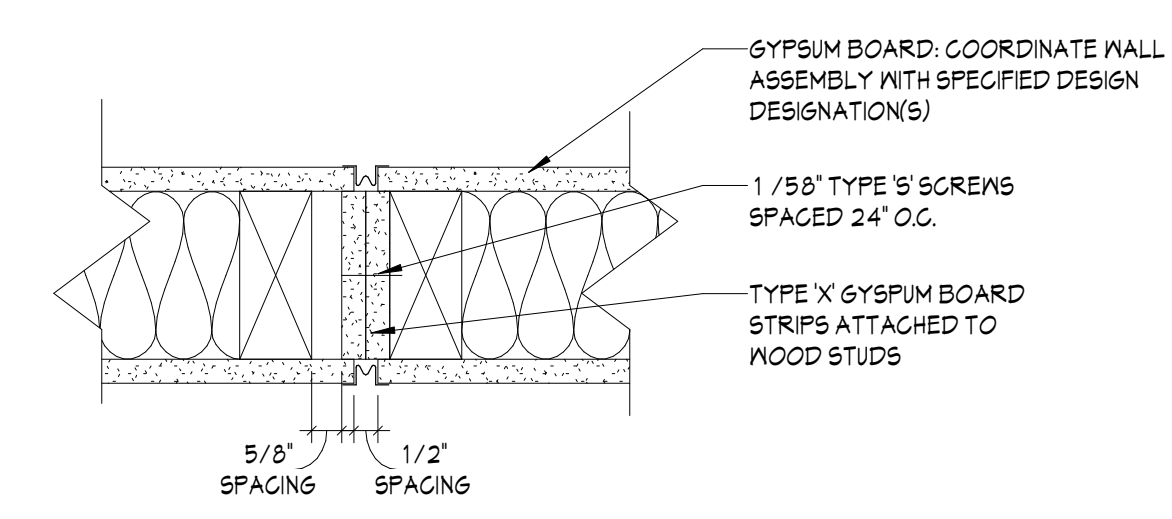
K
A401
INTERSECTION WITH INTERIOR WALL
3" = 1'-0"



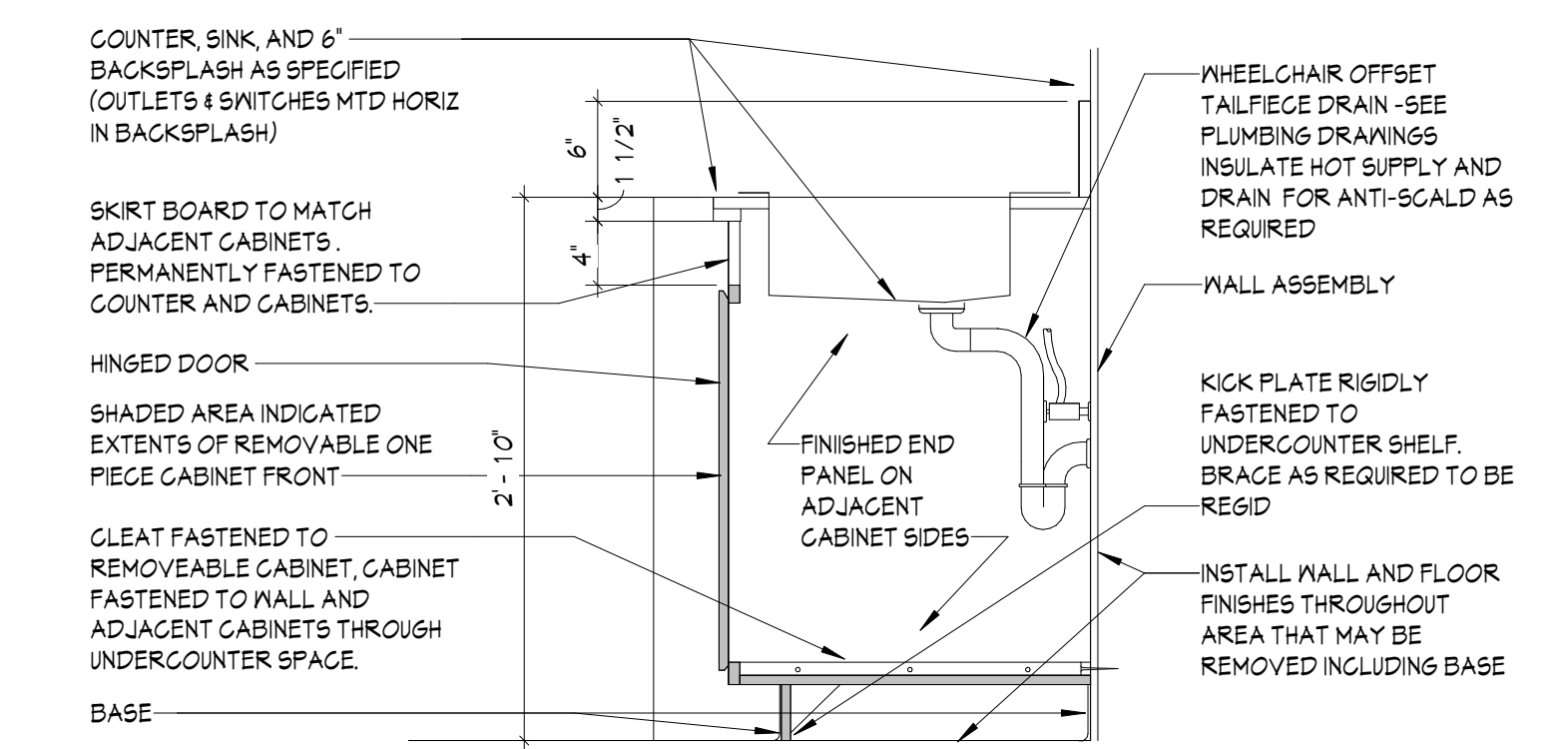
G
A401
removable plumbing shield
1" = 1'-0"



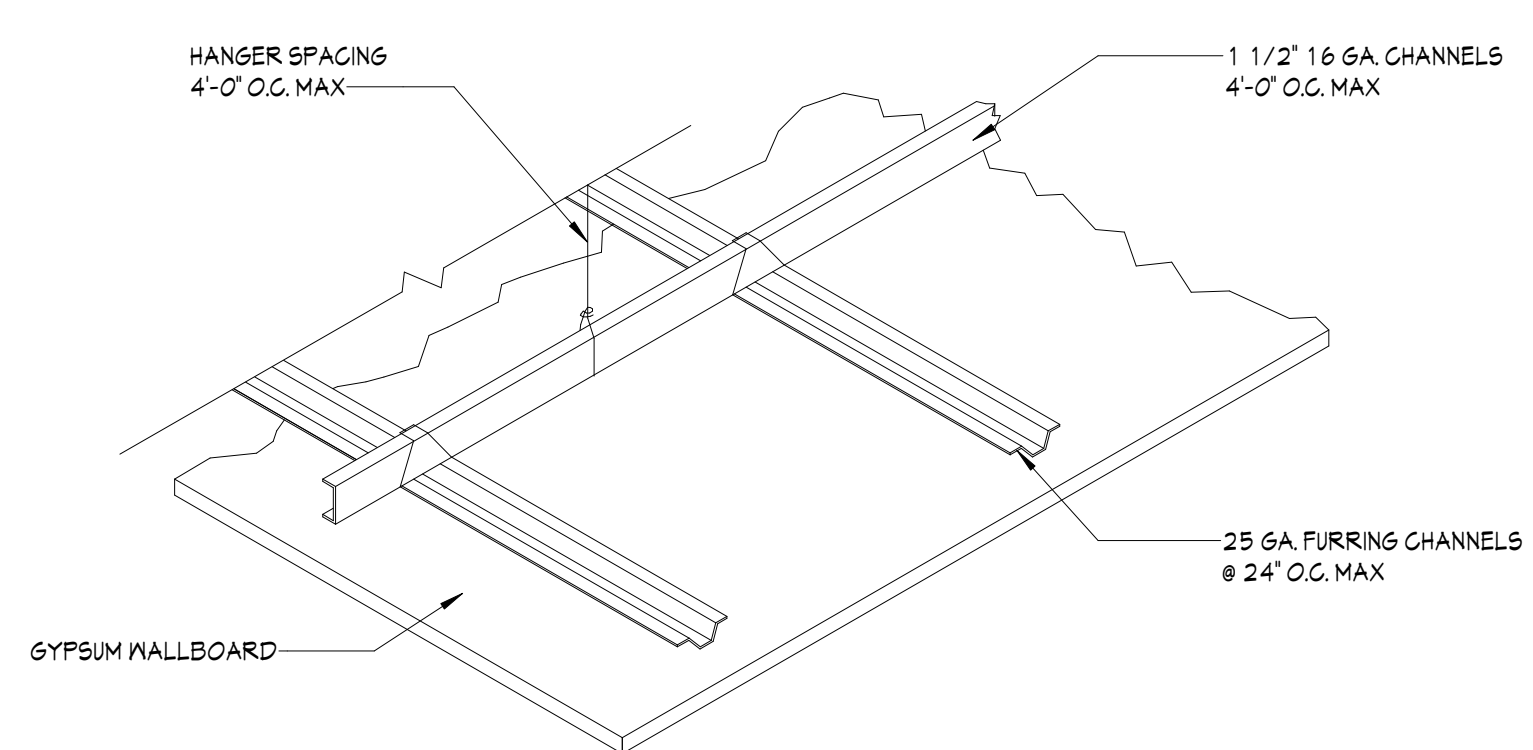
C
A401
rated extinguisher cabinet
1" = 1'-0"



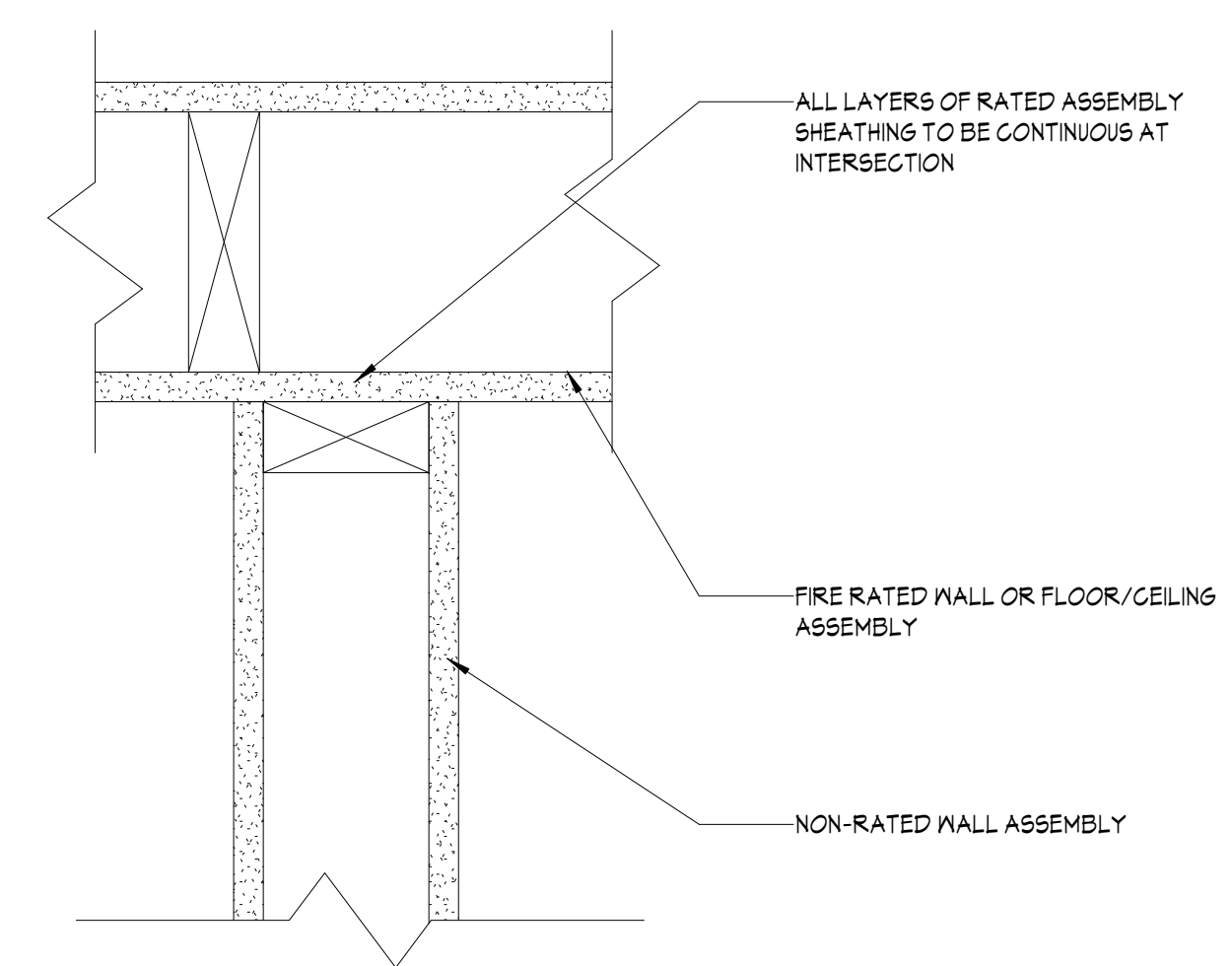
J
A401
GYPSUM BOARD CONTROL JOINT
3" = 1'-0"



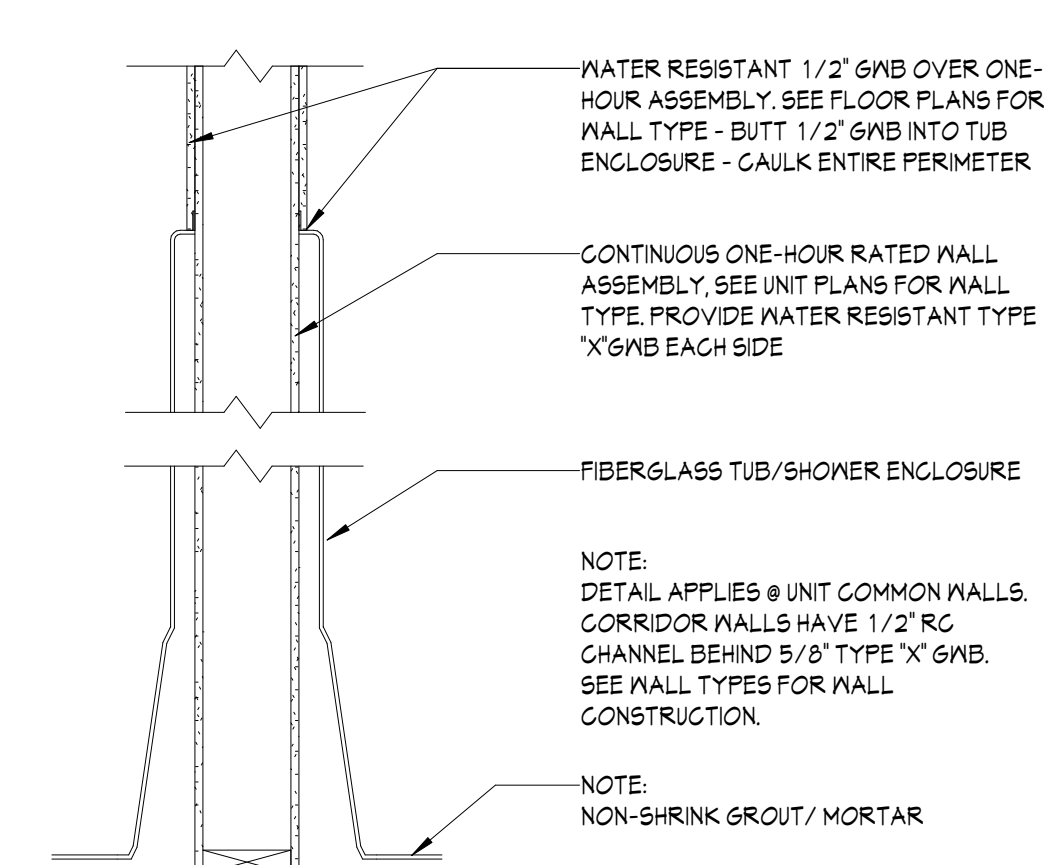
F
A401
removable sink base front
1" = 1'-0"



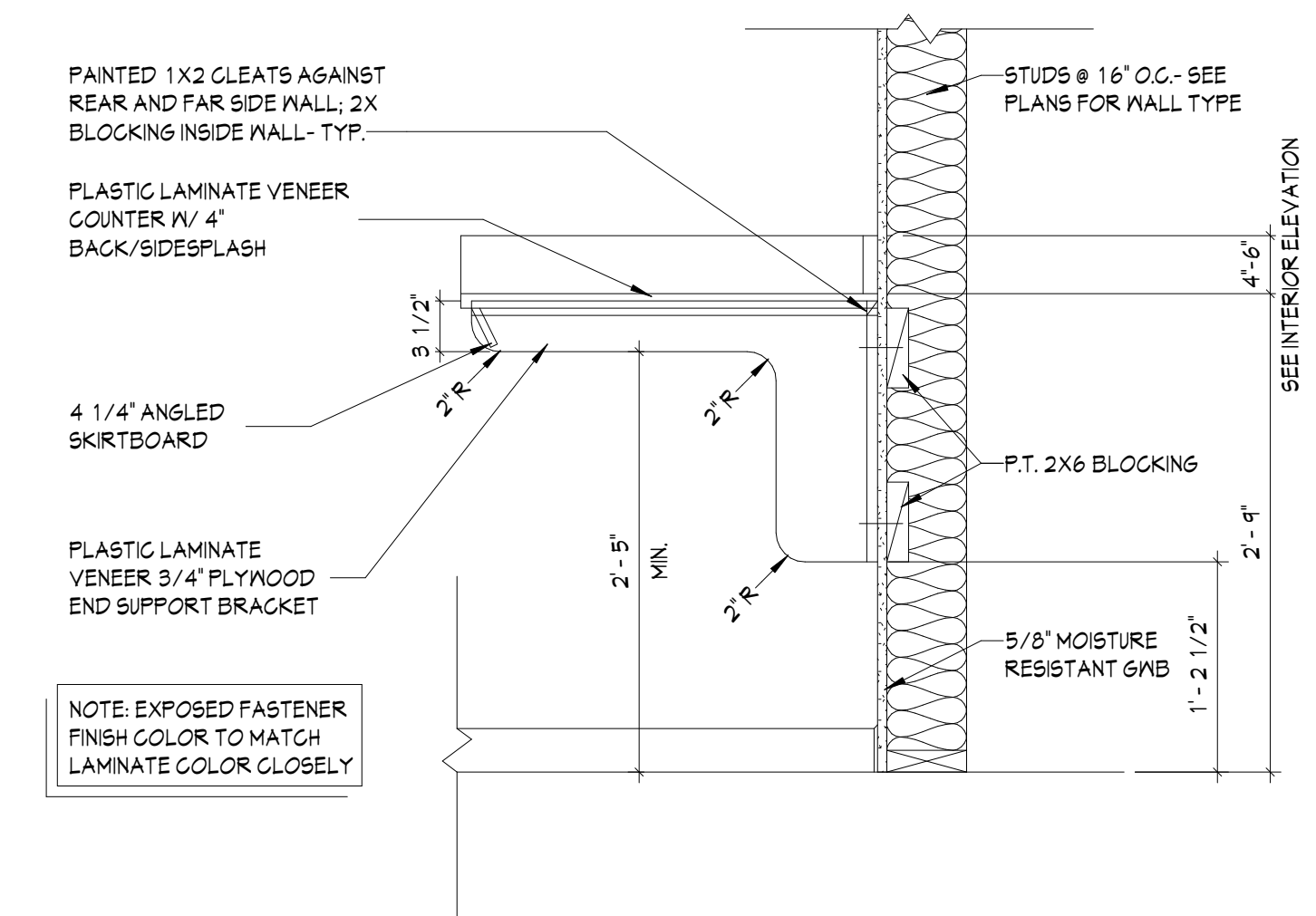
B
A401
suspended gwb ceiling
1" = 1'-0"



I
A401
NON-RATED TO RATED ASSEMBLY
3" = 1'-0"

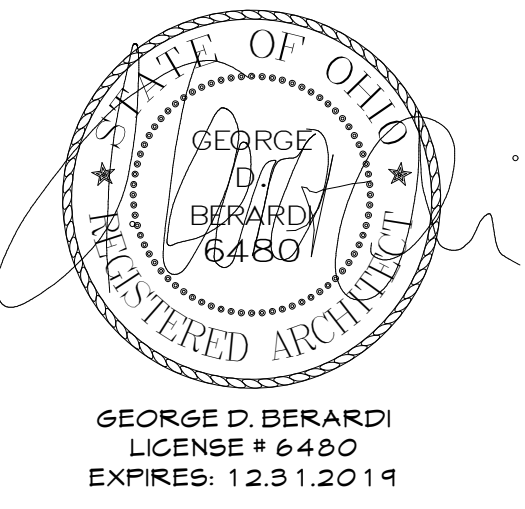


E
A401
1 hour wall at shower
1" = 1'-0"



A
A401
vanity countertop detail
1" = 1'-0"

C:\Users\mrberard\Documents\17-11192-HOOVER_CENTRAL_mribeesell.rvt



GEORGE D. BERARDI
 LICENSE # 6480
 EXPIRES: 12.31.2019

HOOVER PLACE APARTMENTS

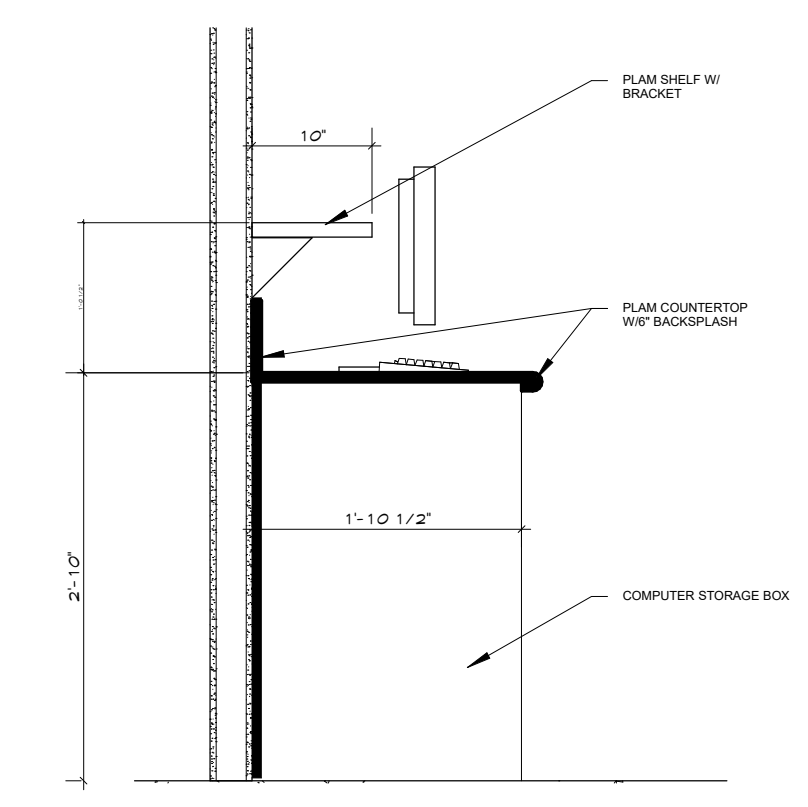
5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED

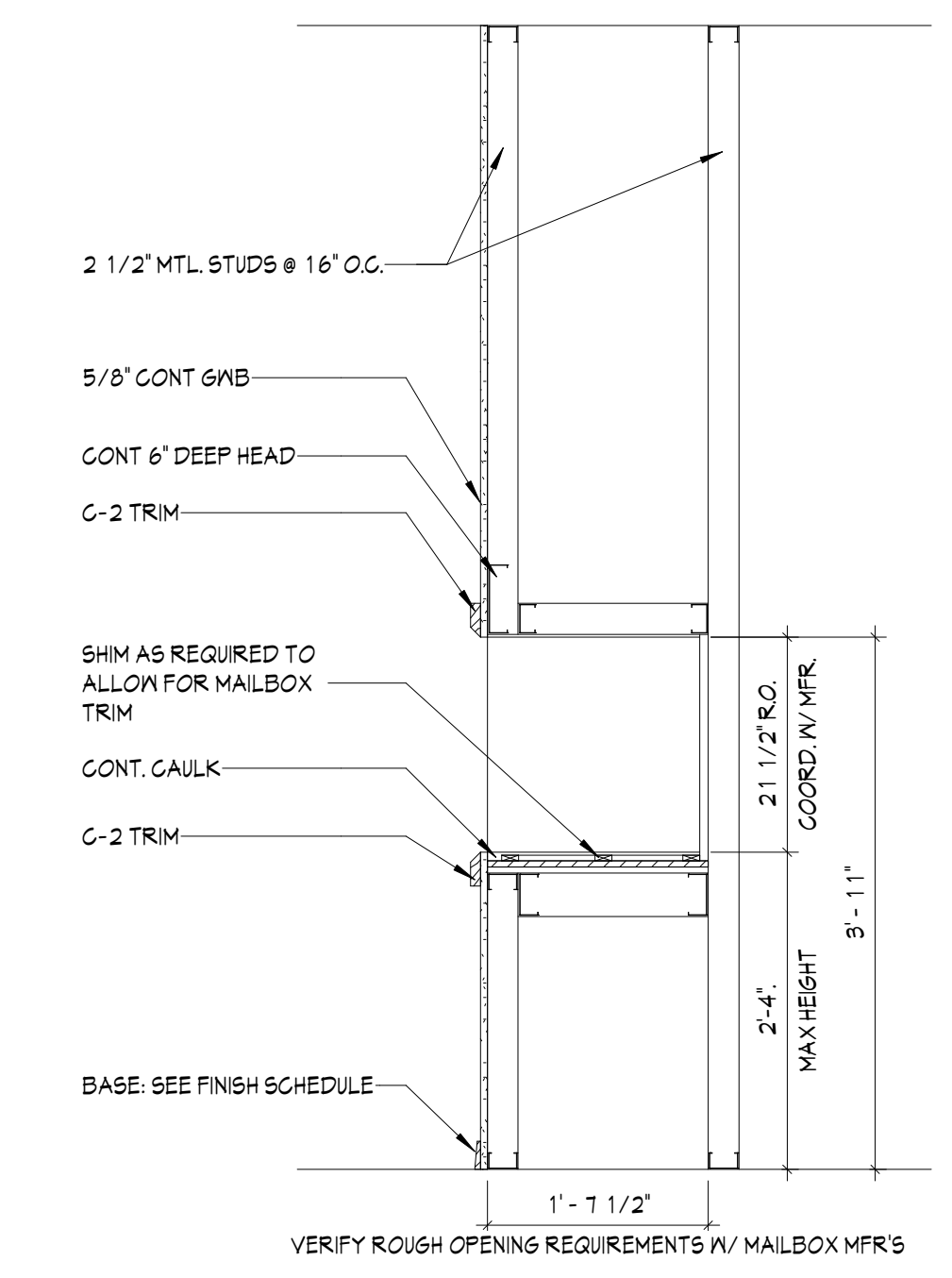
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

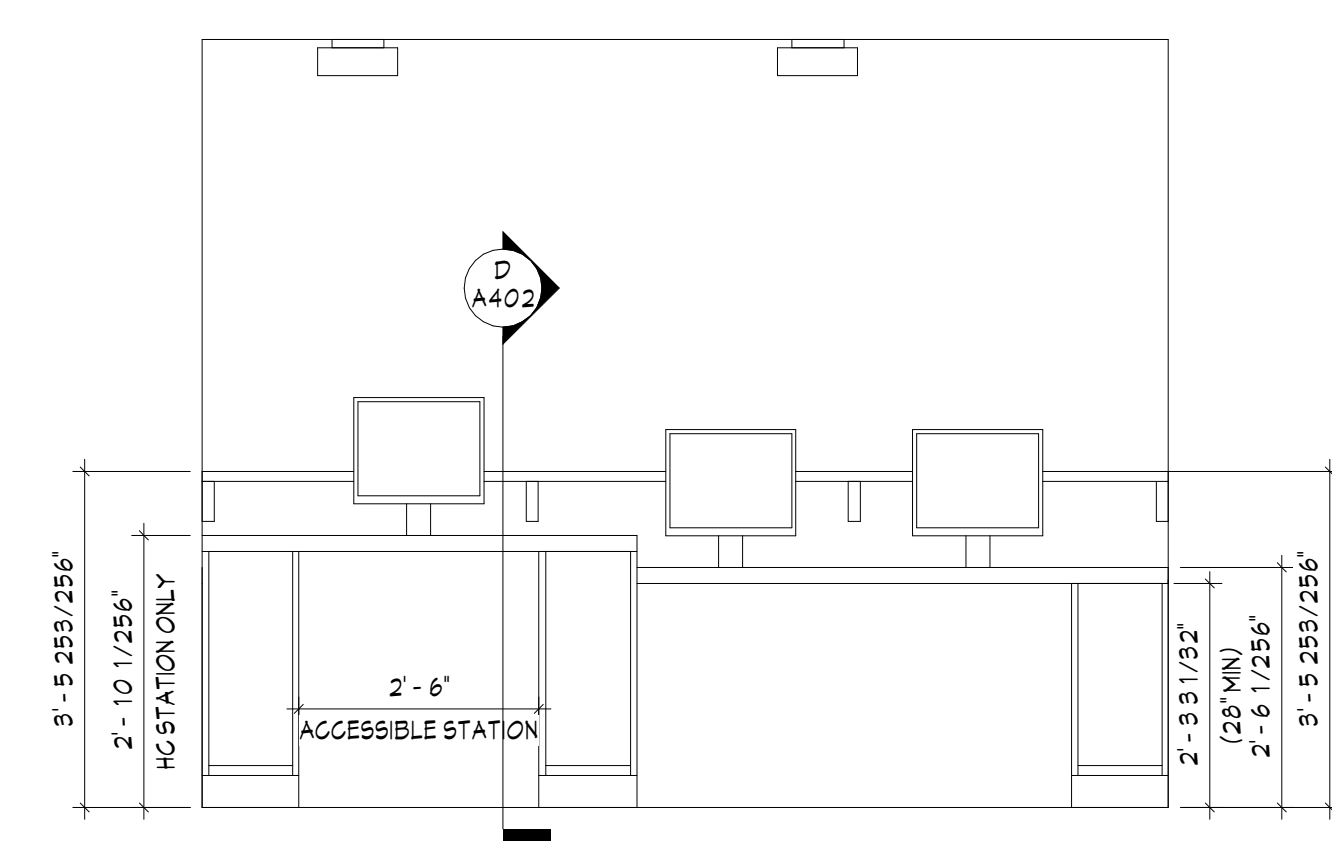
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT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



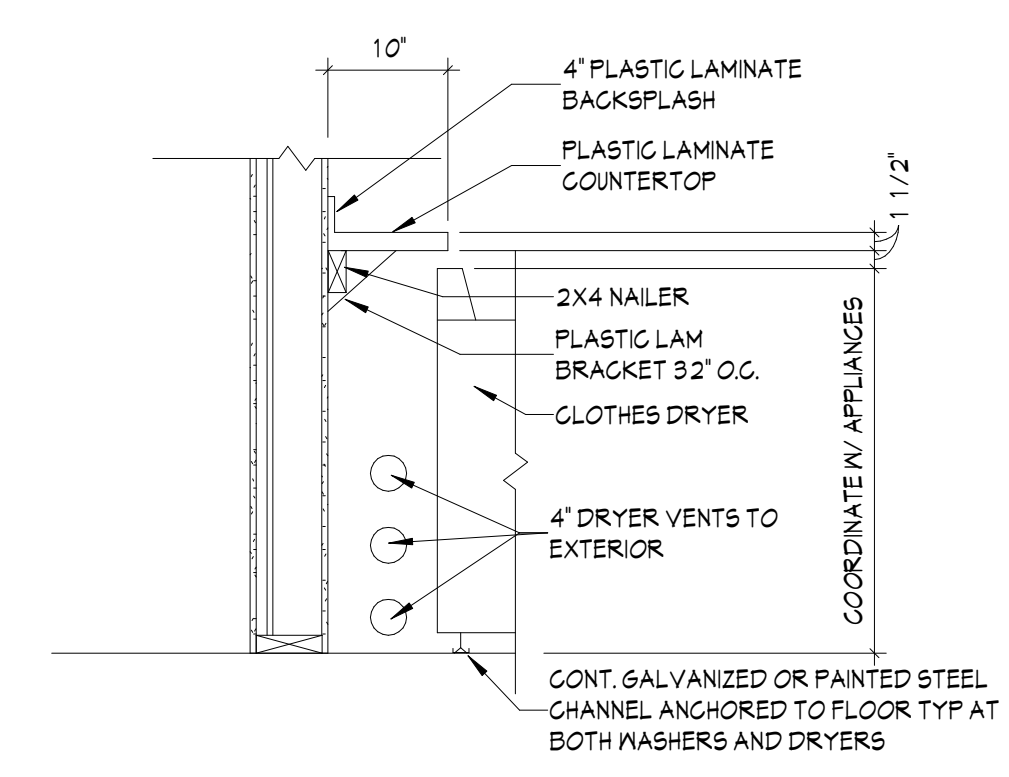
D
A402 computer desk section
 3/4" = 1'-0"



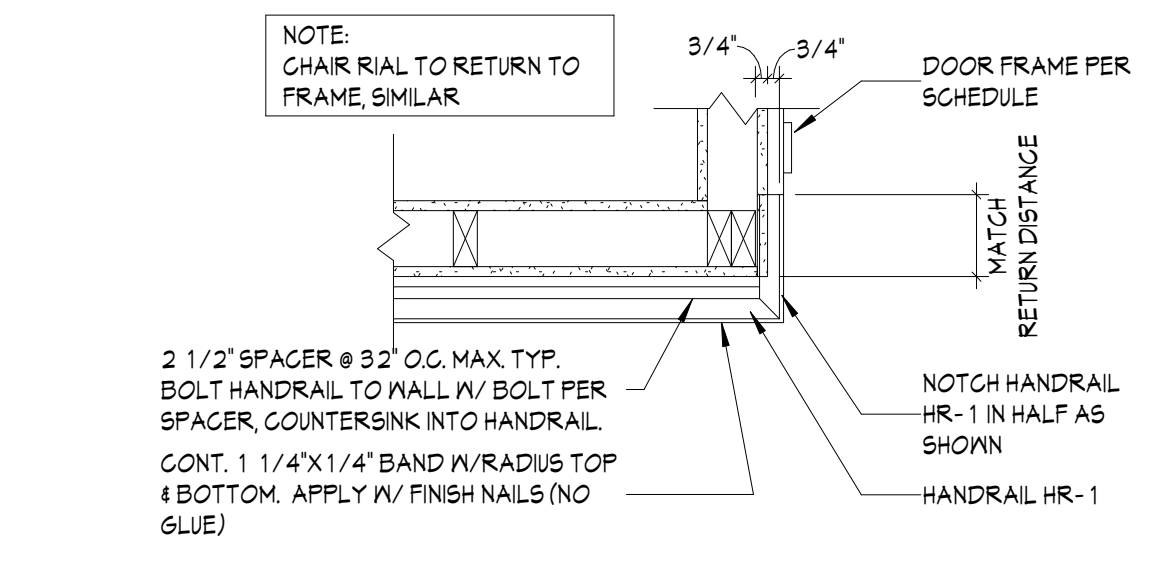
C
A402 mail station section
 3/4" = 1'-0"



F
A402 computer room elevation
 1/2" = 1'-0"



B
A402 DRYER DUCT COVER
 3/4" = 1'-0"



NOTE: CHAIR RAIL TO RETURN TO FRAME SIMILAR.

2 1/2" SPACER @ 32" O.C. MAX. TYP. BOLT HANDRAIL TO WALL W/ BOLT PER SPACER, COUNTERSINK INTO HANDRAIL. CONT. 1 1/4" X 1/4" BAND W/ RADIUS TOP & BOTTOM. APPLY W/ FINISH NAILS (NO GLUE).

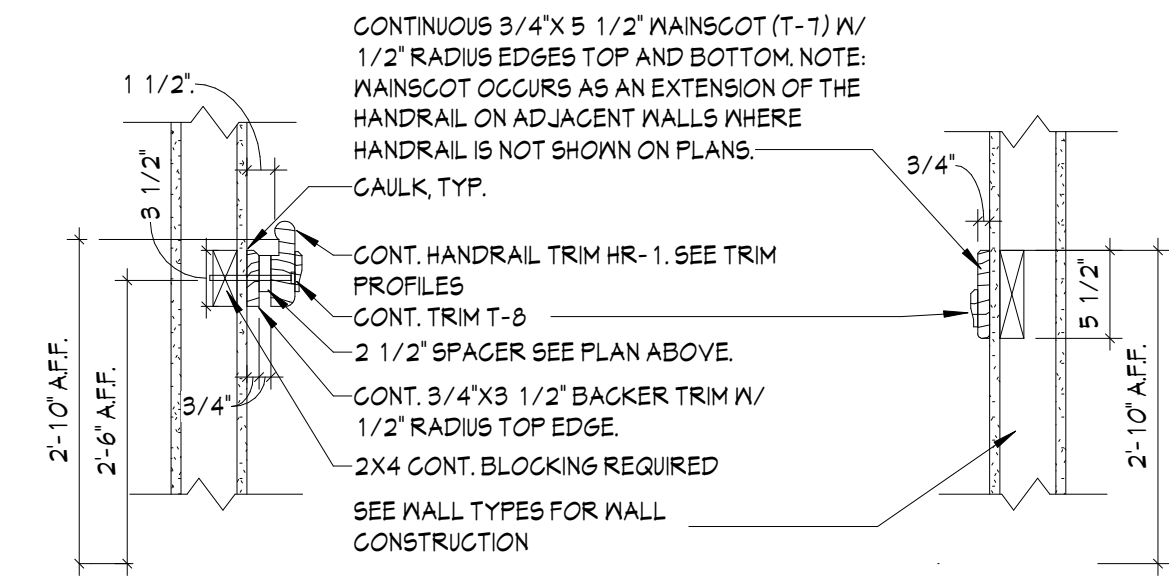
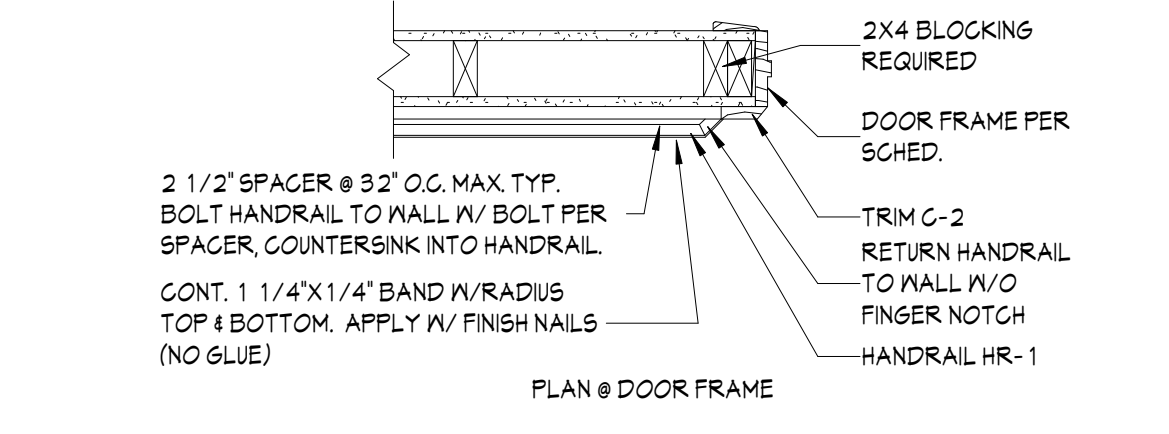
DOOR FRAME PER SCHEDULE

MATCH

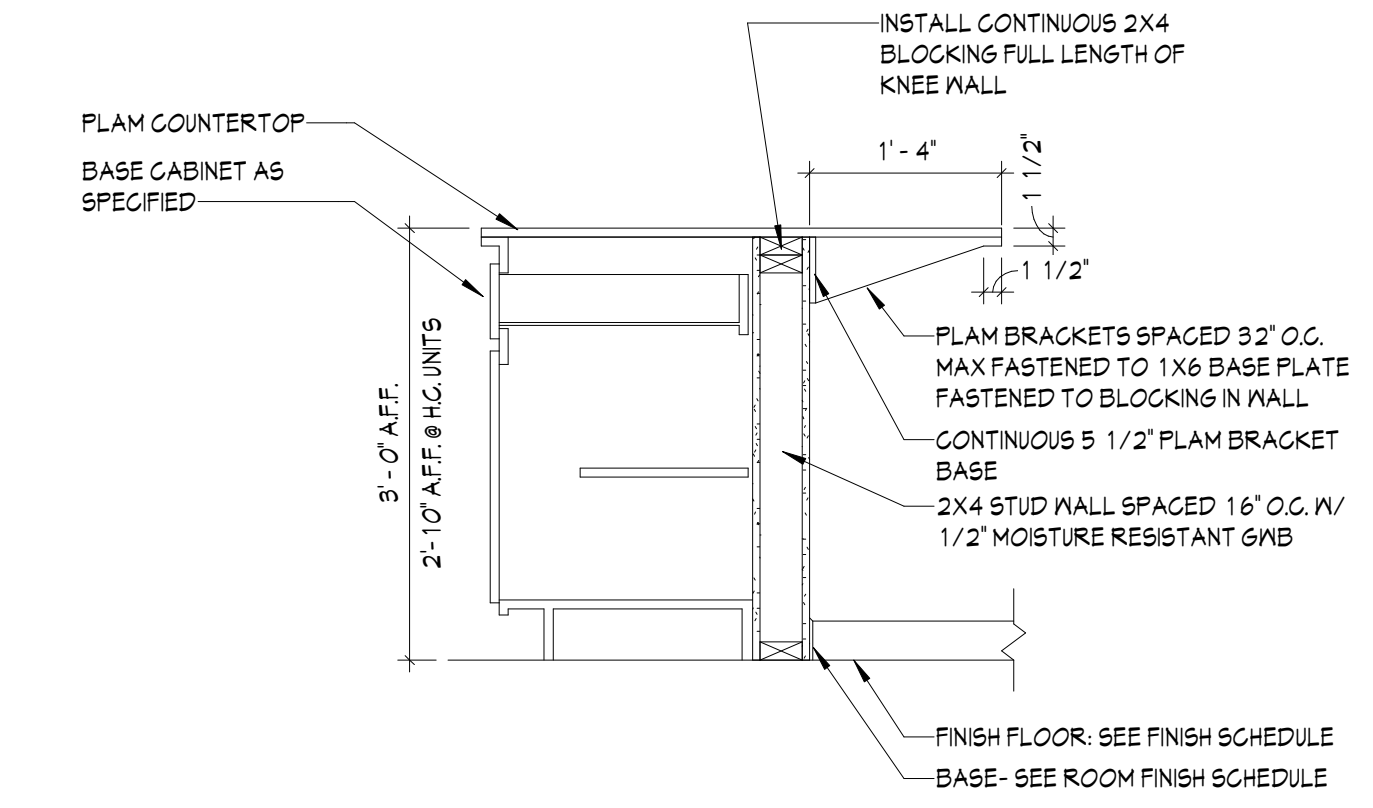
RETURN DISTANCE

NOTCH HANDRAIL HR-1 IN HALF AS SHOWN

HANDRAIL HR-1



E
A402 CHAIR/HAND RAIL DETAIL
 1" = 1'-0"



A
A402 DETAIL @ COMMUNITY KITCHEN
 3/4" = 1'-0"

PROGRESS SET

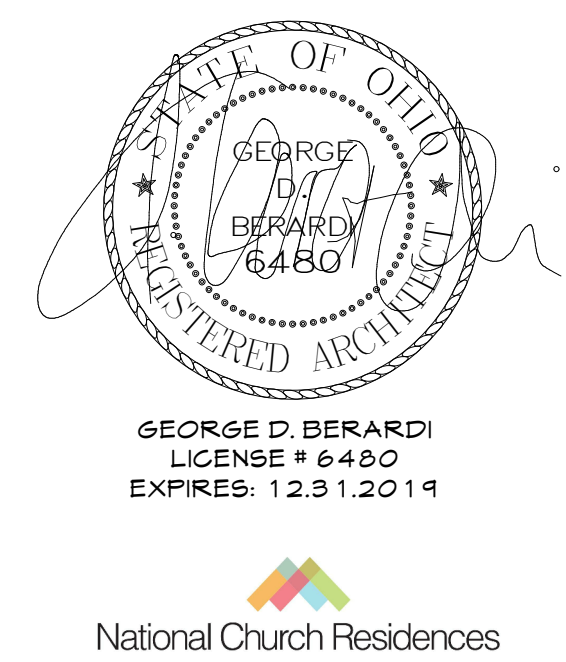
DATE: 06/21/2018
 PROJECT #: 17192

Description Date

INTERIOR DETAILS

A402

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



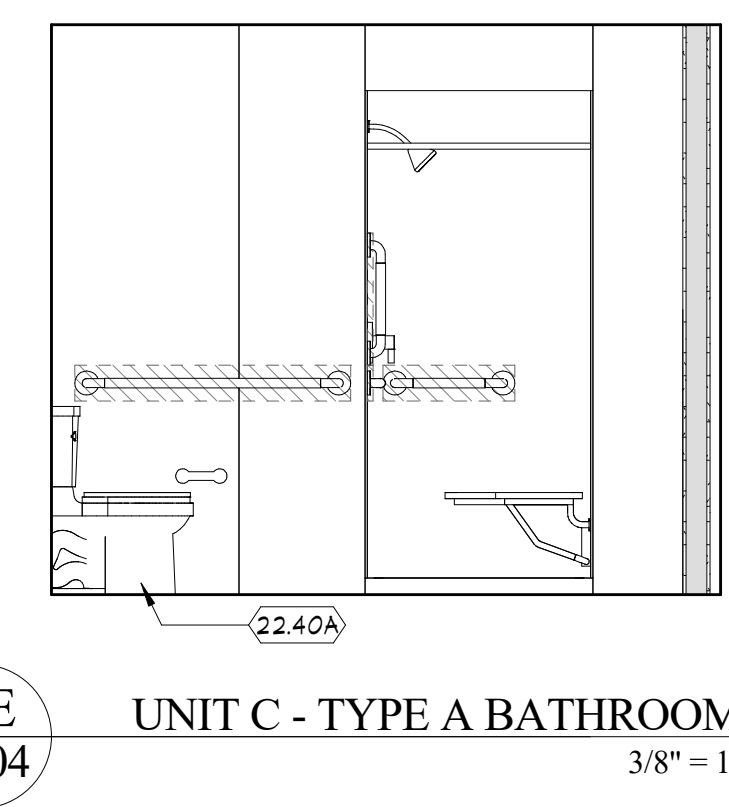
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

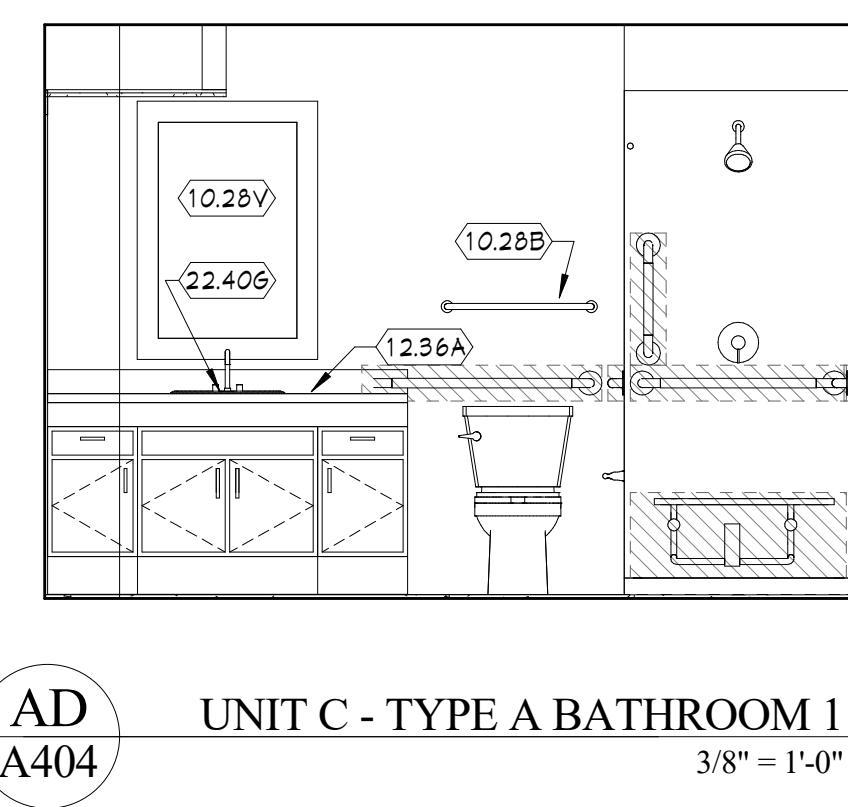
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE AND SHALL BE PERMITTED BY THE CONTRACTOR TO BE SEPARATED TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF ORIGINAL OR ALTERED CAD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE AS SHOWN AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES. LOCATIONS OR CODED REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION PROVIDED BY CONSULTANTS WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

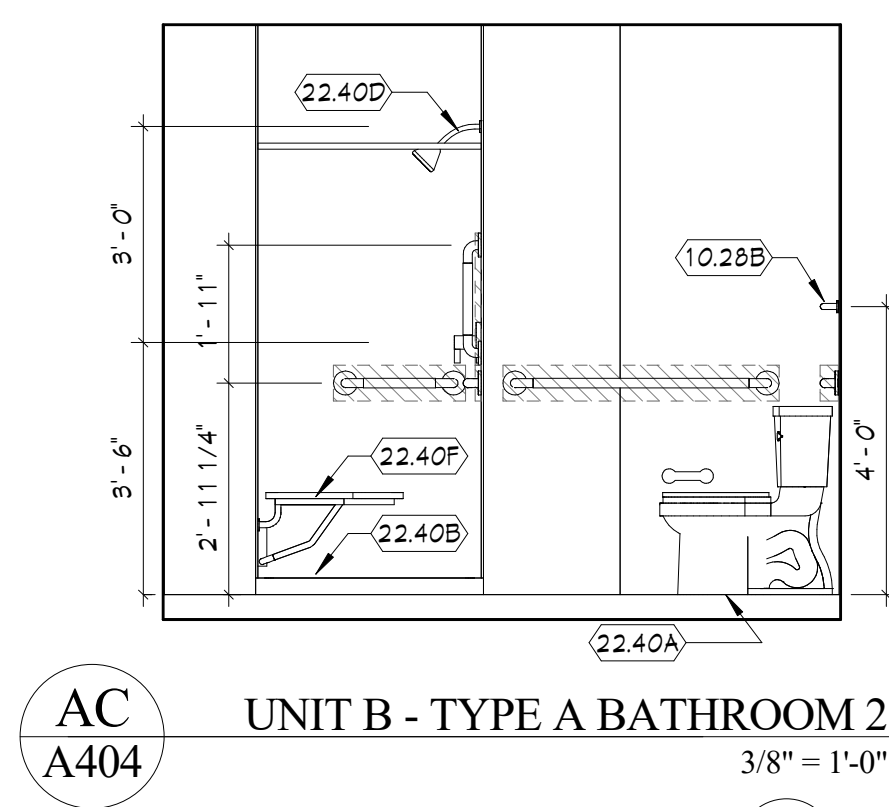
- KEYNOTES**
- 09.20C GYPSUM BOARD
 - 10.28B 24" TONEL BAR
 - 10.28D SURFACE MOUNTED TOILET PAPER HOLDER
 - 10.28J PLATE GLASS MIRROR
 - 10.28P 36" GRAB BAR
 - 10.28V
 - 10.35A CLUSTER BOX UNITS
 - 10.35E FRONT LOADING MAILBOX SUITES
 - 11.30C RANGE
 - 11.30E REFRIGERATOR
 - 11.30F DISHWASHER
 - 11.30J RANGE HOOD WITH LIGHT
 - 11.30K DRIP-IN RANGE
 - 11.30L GREASE SHIELD
 - 12.35A BASE CABINET
 - 12.35B WALL CABINET
 - 12.35C BASE OR WALL CABINET FILLER TRIM
 - 12.35D DISHWASHER PANE
 - 12.36A PLASTIC LAMINATE COUNTERTOP WITH 4" BACK AND SIDE SPLASH (6" SPLASH AT HC UNITS)
 - 22.40A WATER CLOSET
 - 22.40B FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER
 - 22.40C SHOWER CONTROLS
 - 22.40D SHOWER SEAT
 - 22.40F SHOWER HEAD
 - 22.40G SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE
 - 22.40H LEVER STYLE FAUCET



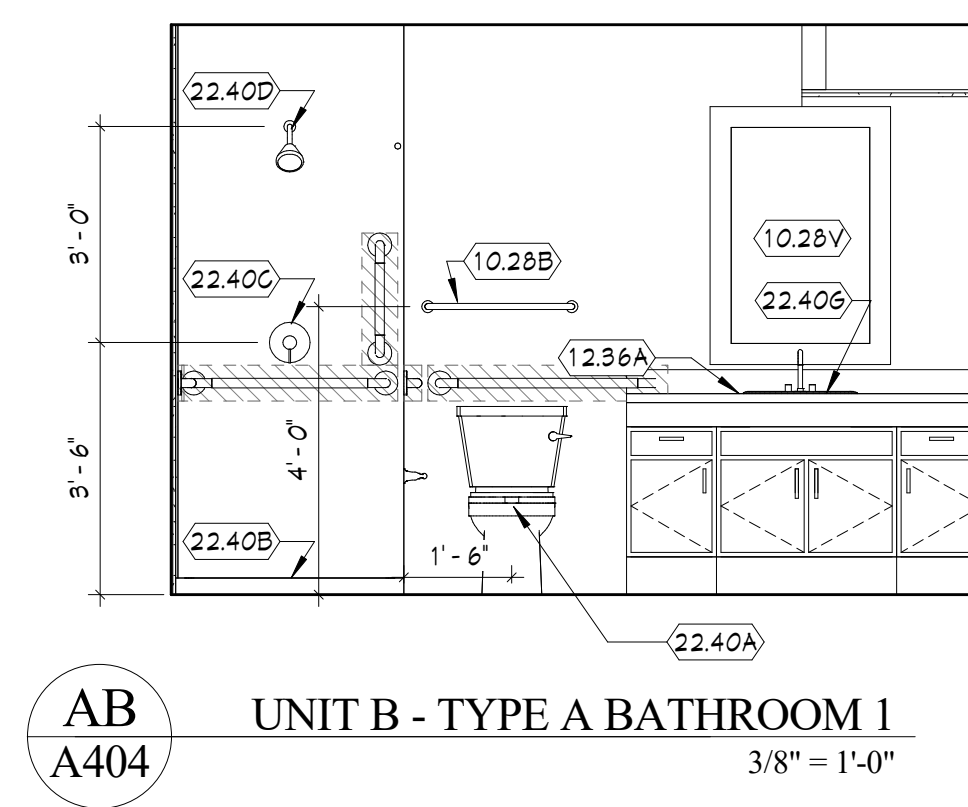
AE A404 UNIT C - TYPE A BATHROOM 2
3/8" = 1'-0"



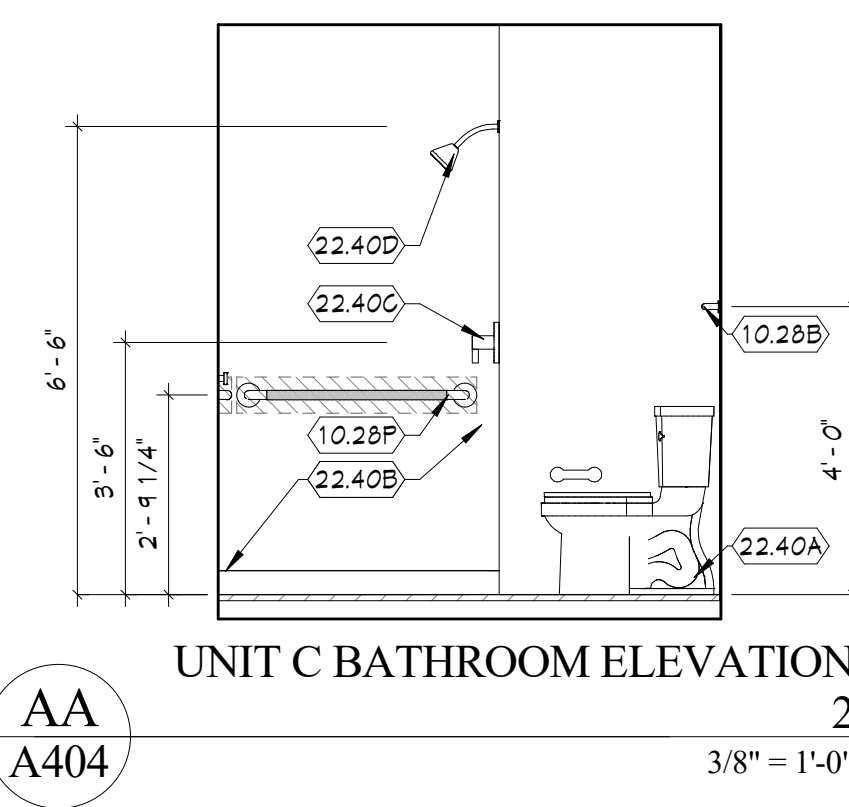
AD A404 UNIT C - TYPE A BATHROOM 1
3/8" = 1'-0"



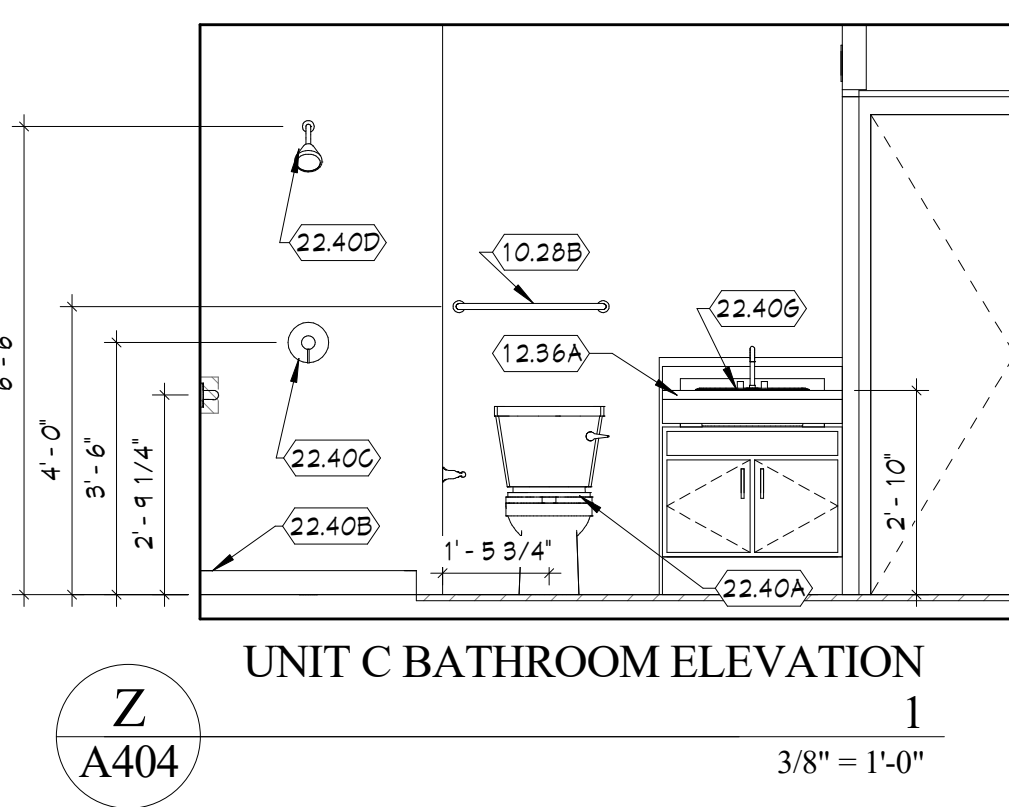
AC A404 UNIT B - TYPE A BATHROOM 2
3/8" = 1'-0"



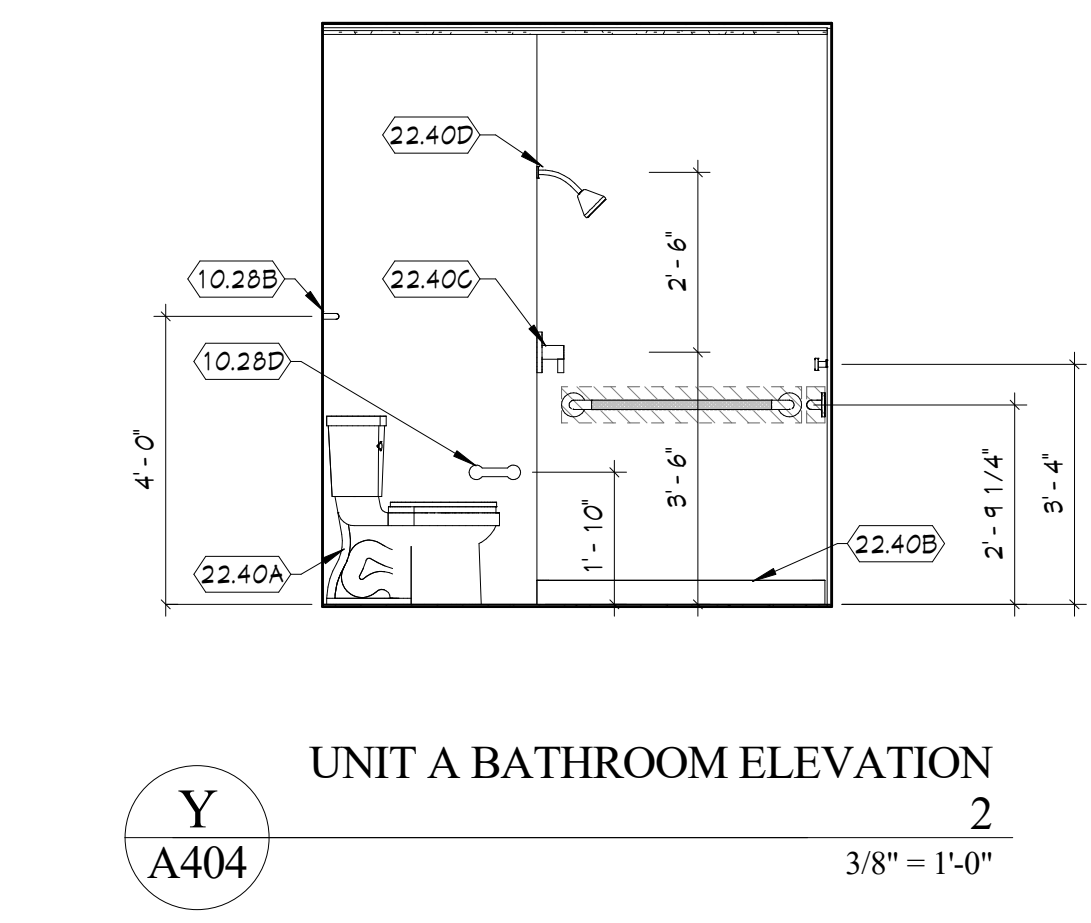
AB A404 UNIT B - TYPE A BATHROOM 1
3/8" = 1'-0"



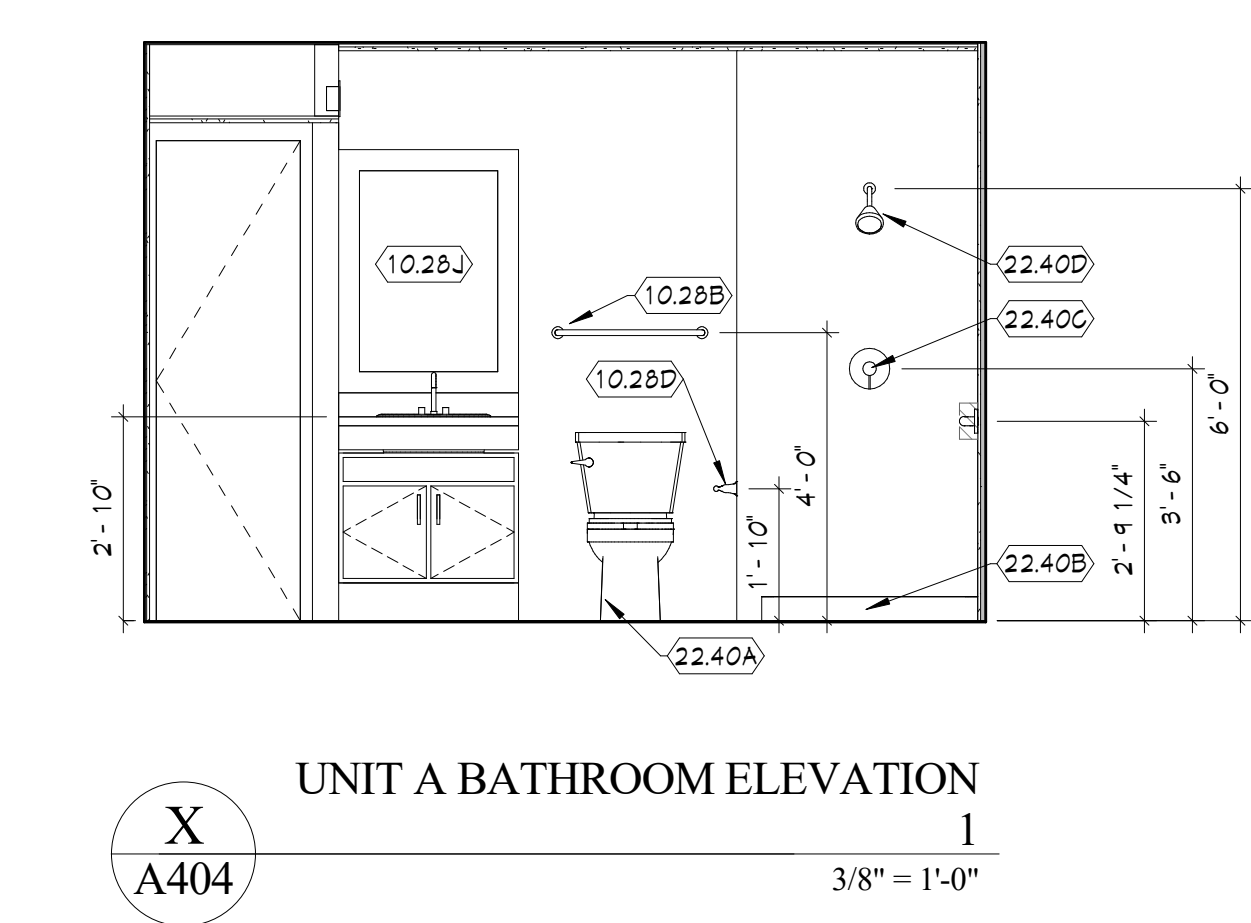
AA A404 UNIT C BATHROOM ELEVATION 2
3/8" = 1'-0"



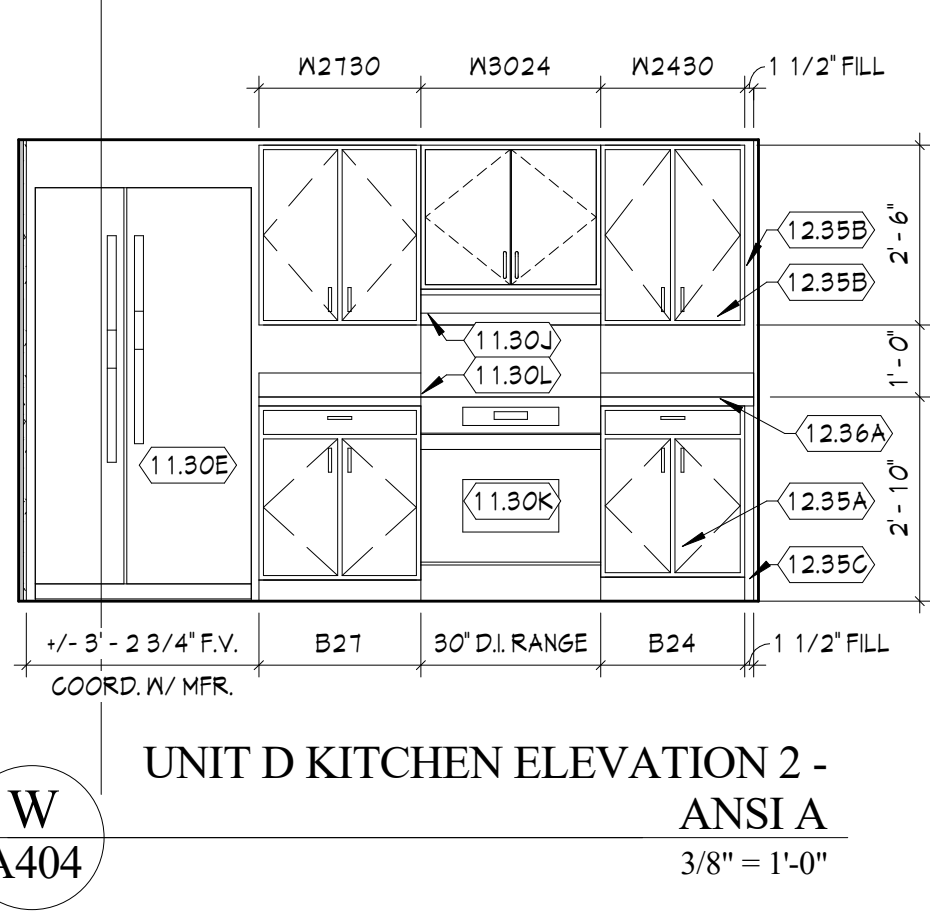
Z A404 UNIT C BATHROOM ELEVATION 1
3/8" = 1'-0"



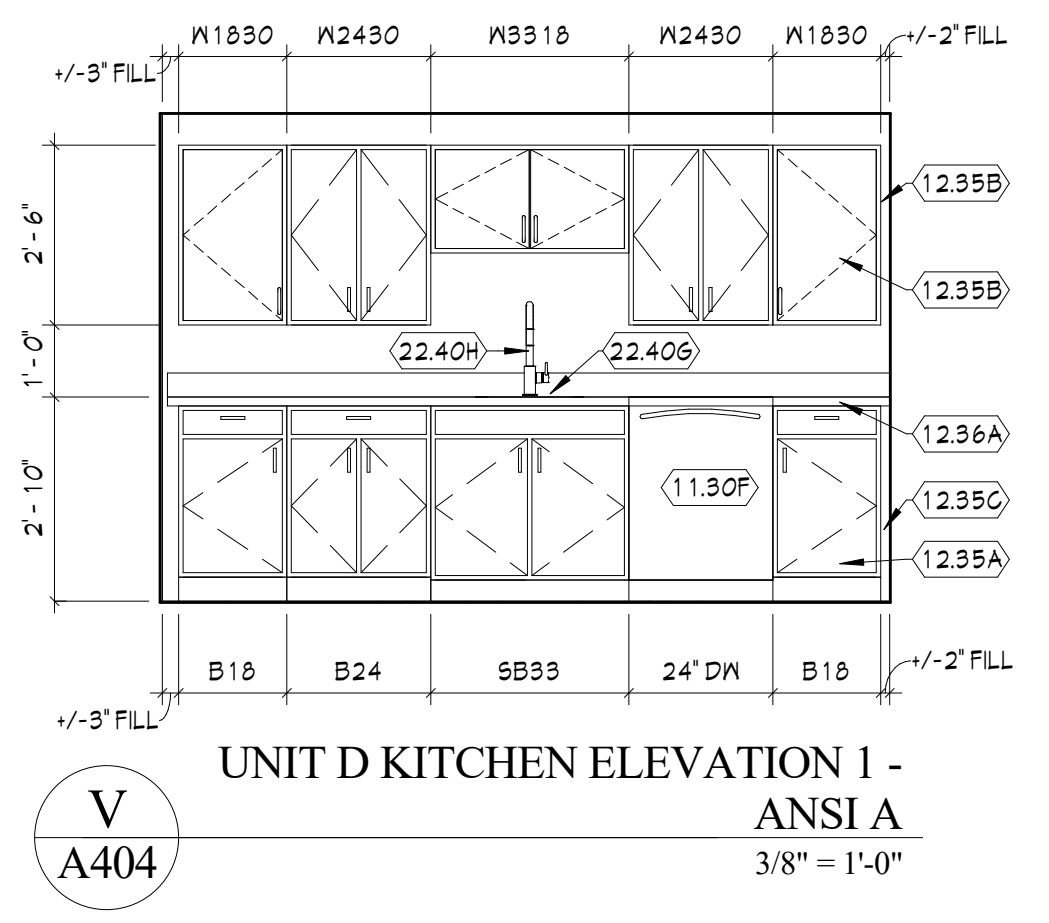
Y A404 UNIT A BATHROOM ELEVATION 2
3/8" = 1'-0"



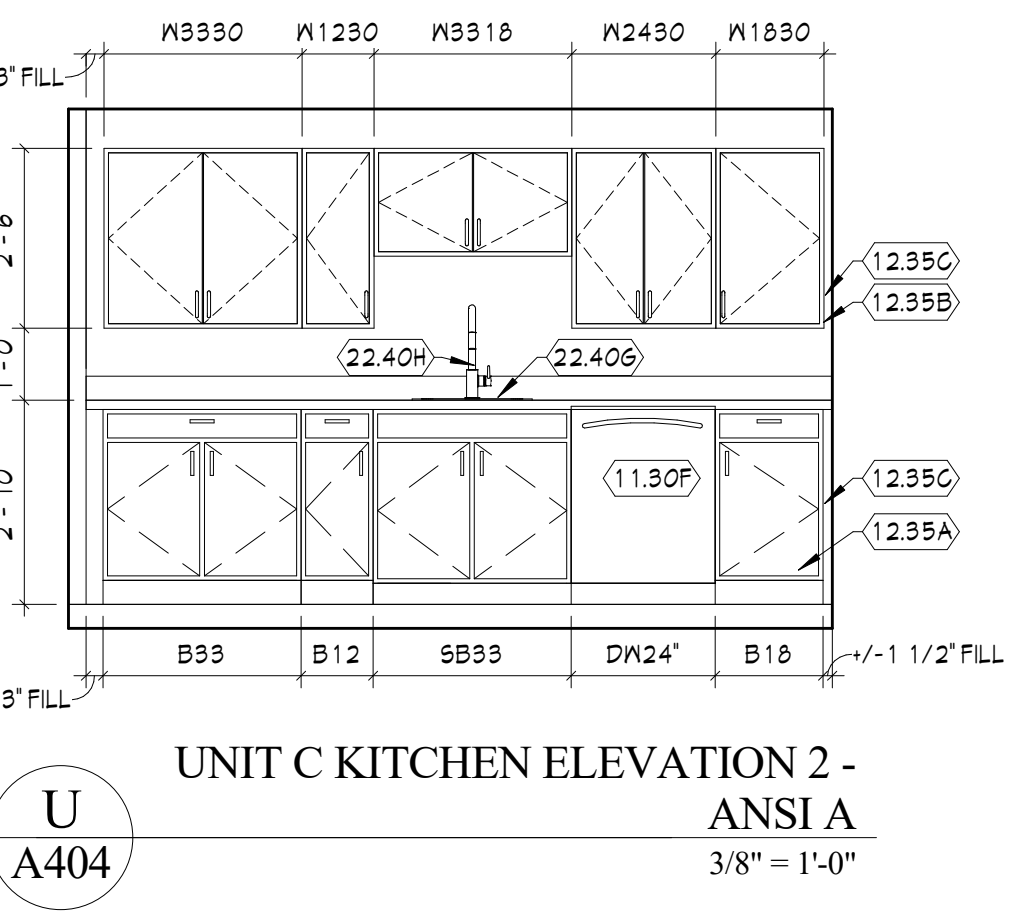
X A404 UNIT A BATHROOM ELEVATION 1
3/8" = 1'-0"



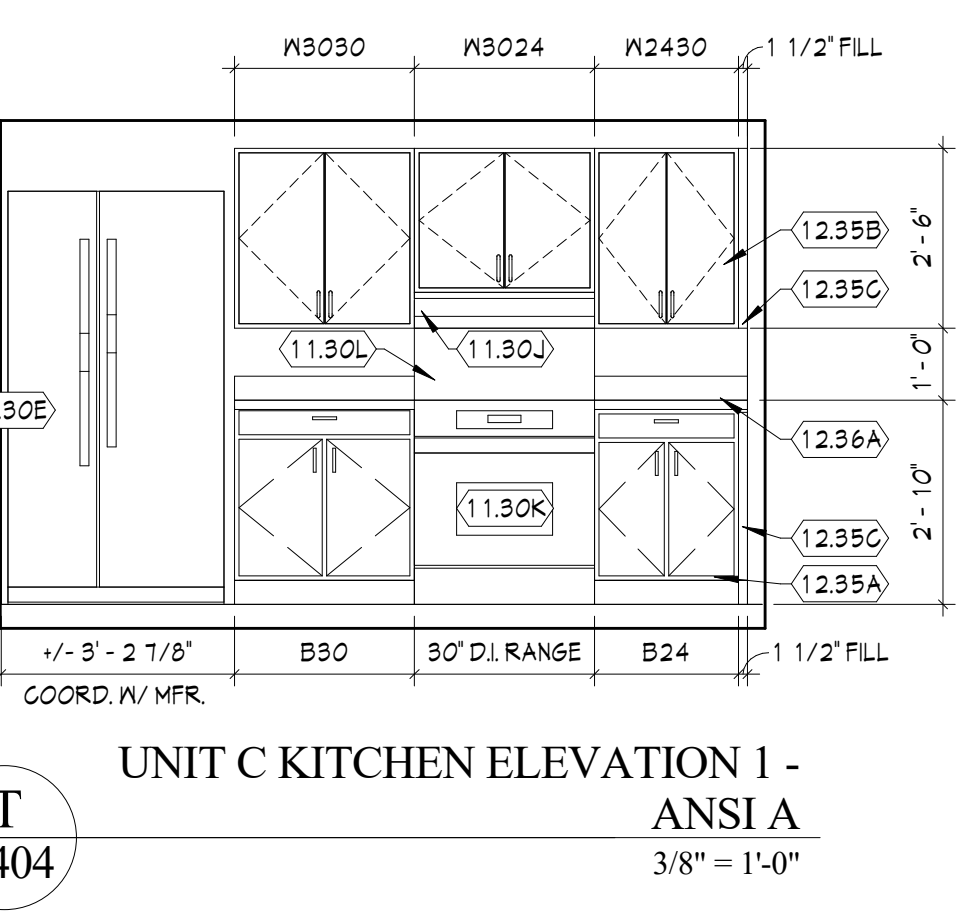
W A404 UNIT D KITCHEN ELEVATION 2 - ANSI A
3/8" = 1'-0"



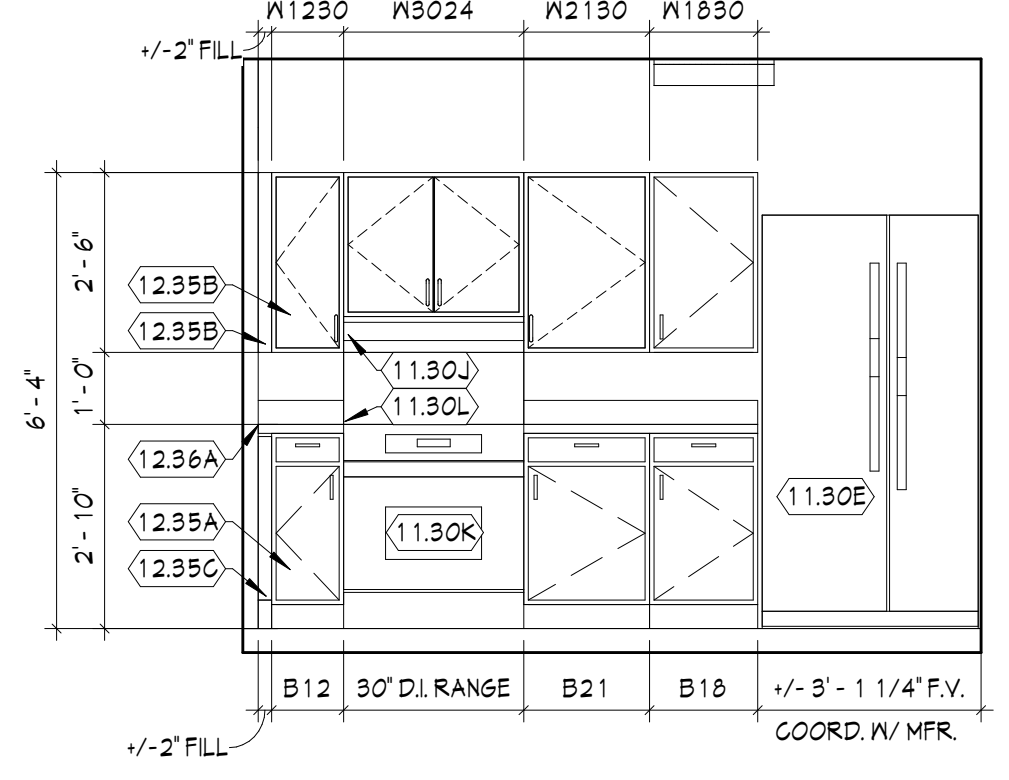
V A404 UNIT D KITCHEN ELEVATION 1 - ANSI A
3/8" = 1'-0"



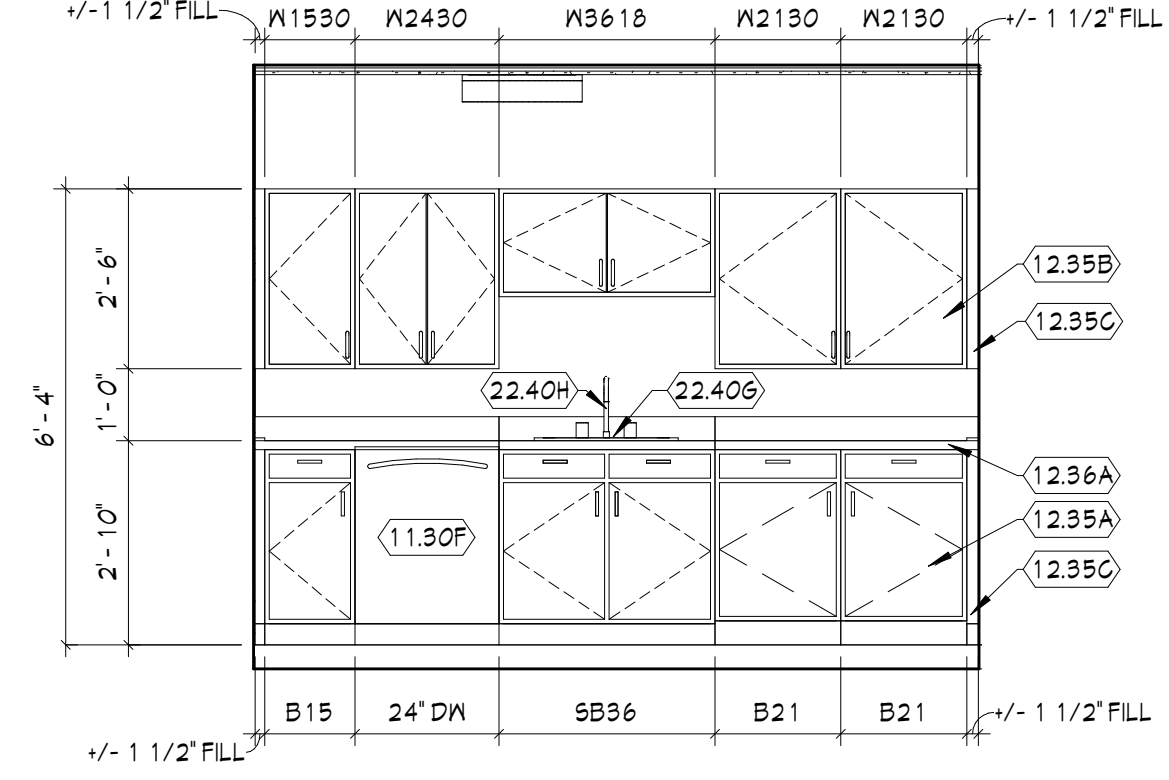
U A404 UNIT C KITCHEN ELEVATION 2 - ANSI A
3/8" = 1'-0"



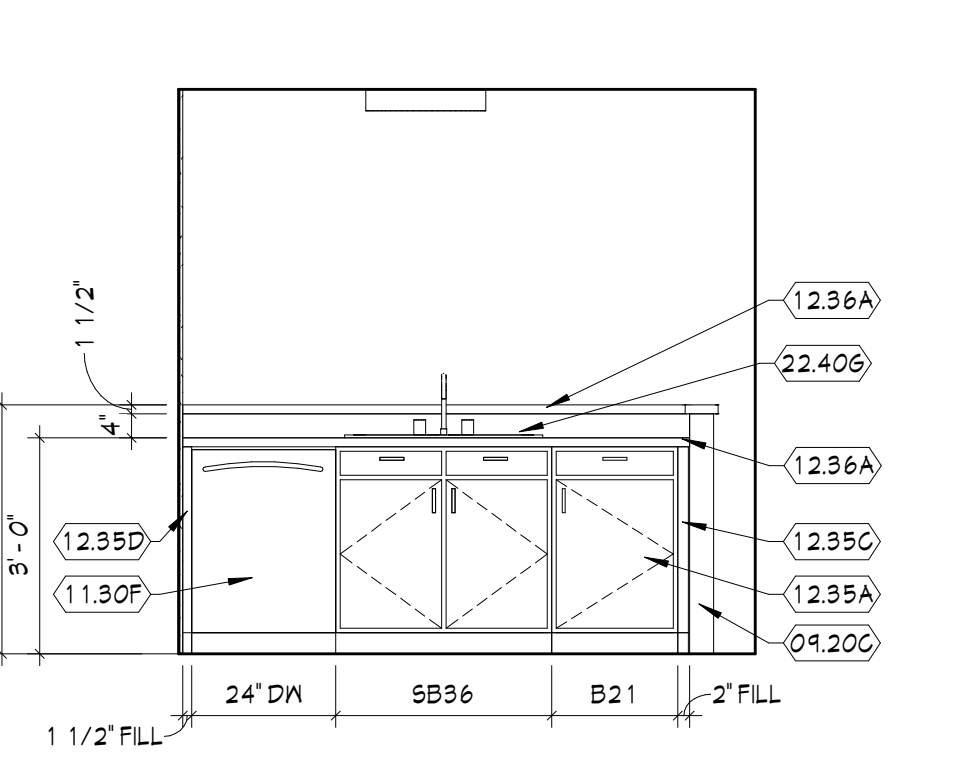
T A404 UNIT C KITCHEN ELEVATION 1 - ANSI A
3/8" = 1'-0"



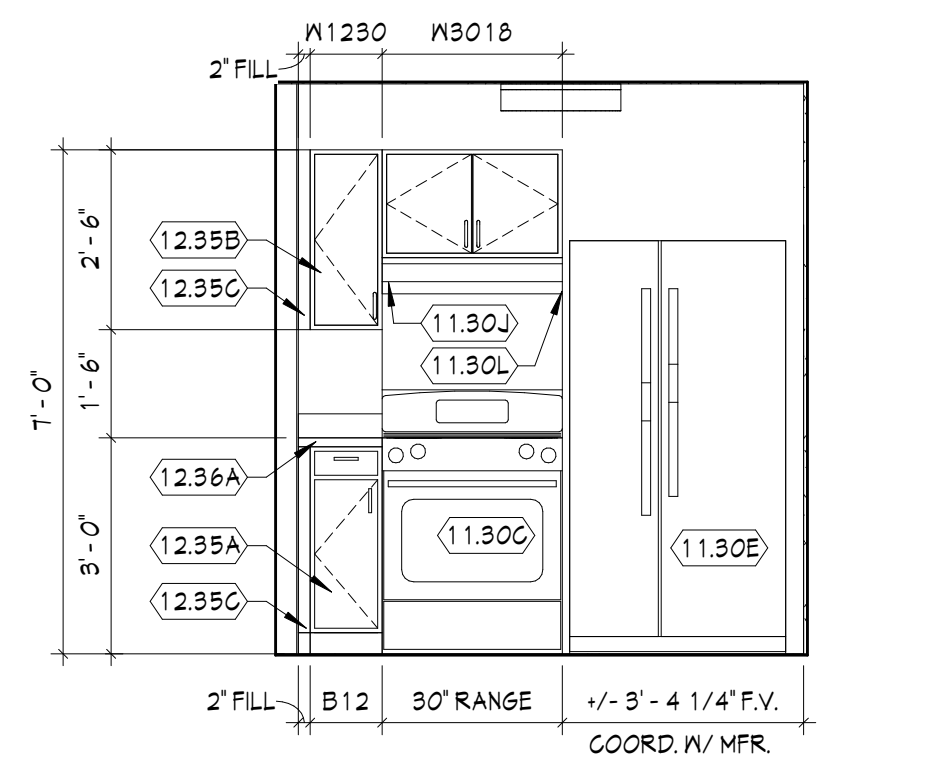
S A404 UNIT B KITCHEN ELEVATION 2 - ANSI TYPE A
3/8" = 1'-0"



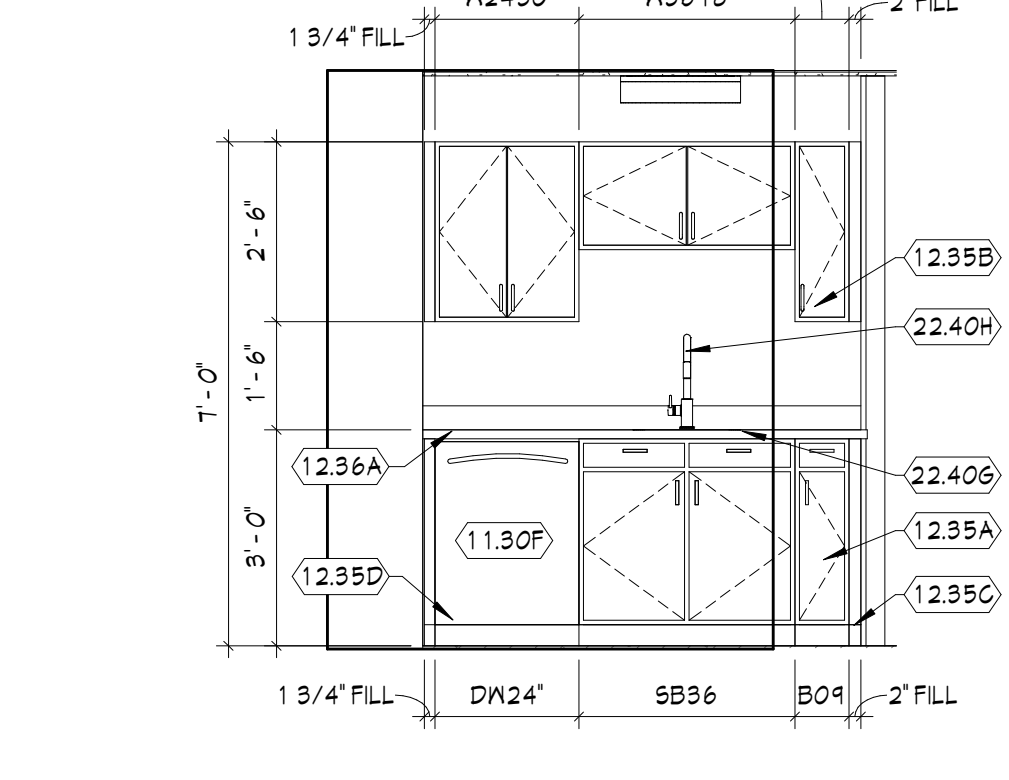
R A404 UNIT B KITCHEN ELEVATION 1 - ANSI TYPE A
3/8" = 1'-0"



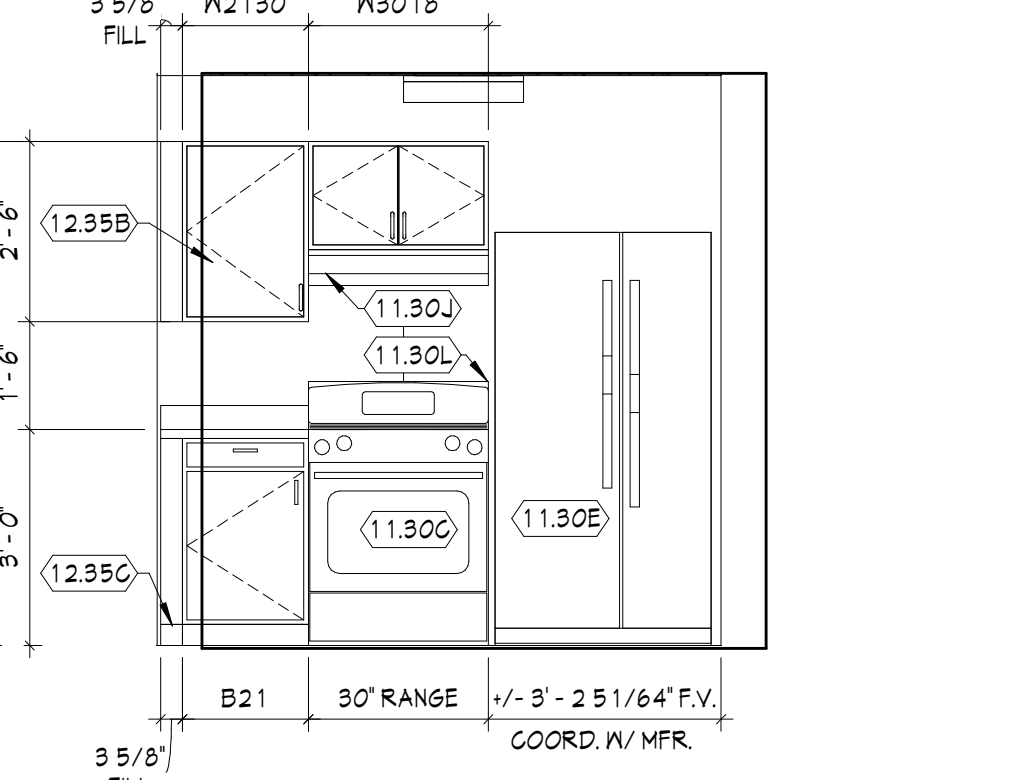
P A404 UNIT E KITCHEN ELEVATION 2
3/8" = 1'-0"



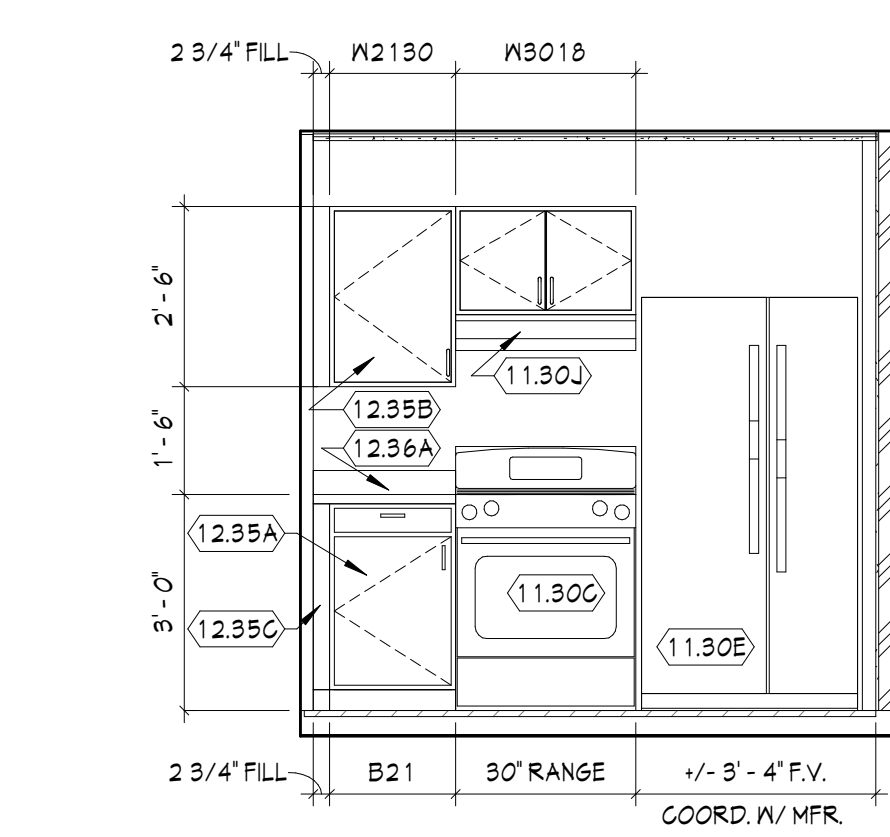
O A404 UNIT E KITCHEN ELEVATION 1
3/8" = 1'-0"



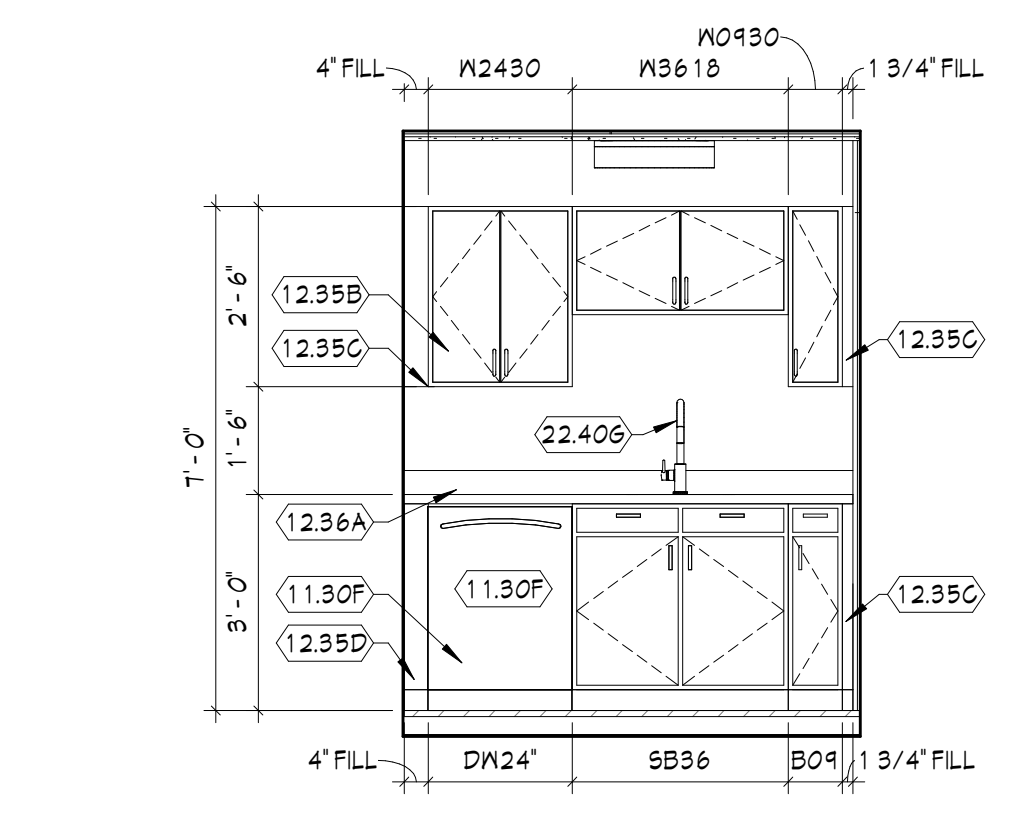
N A404 UNIT D ANSI B - KITCHEN ELEVATION 2
3/8" = 1'-0"



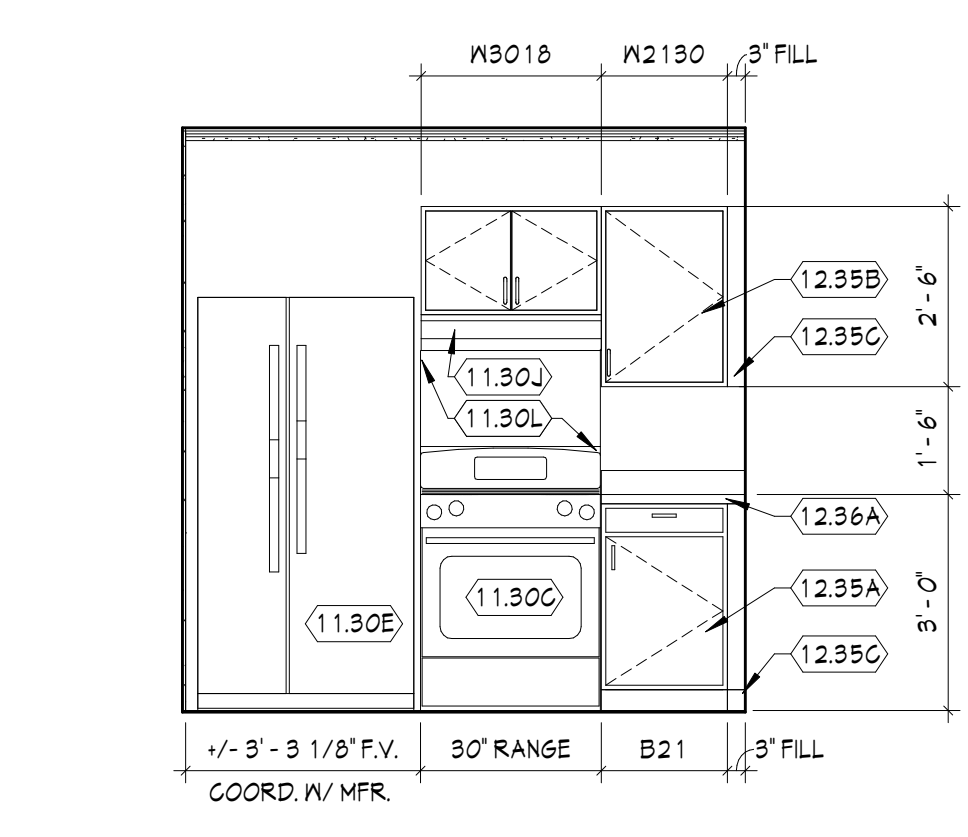
M A404 UNIT D ANSI B - KITCHEN ELEVATION 1
3/8" = 1'-0"



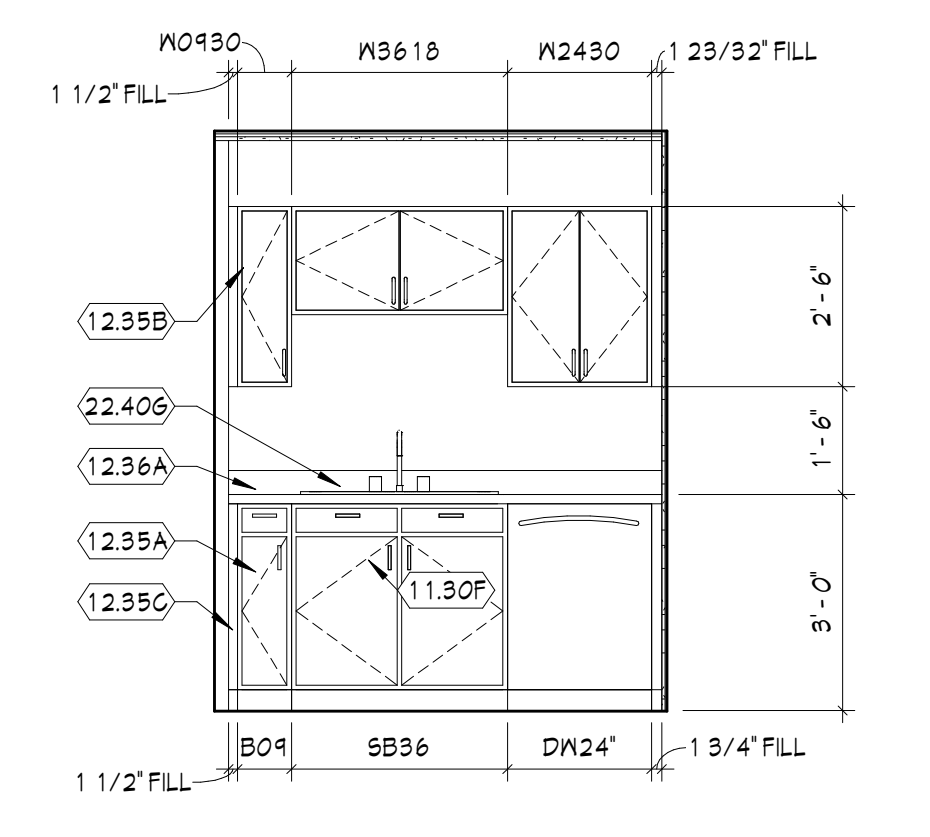
K A404 UNIT C - KITCHEN ELEVATION 2
3/8" = 1'-0"



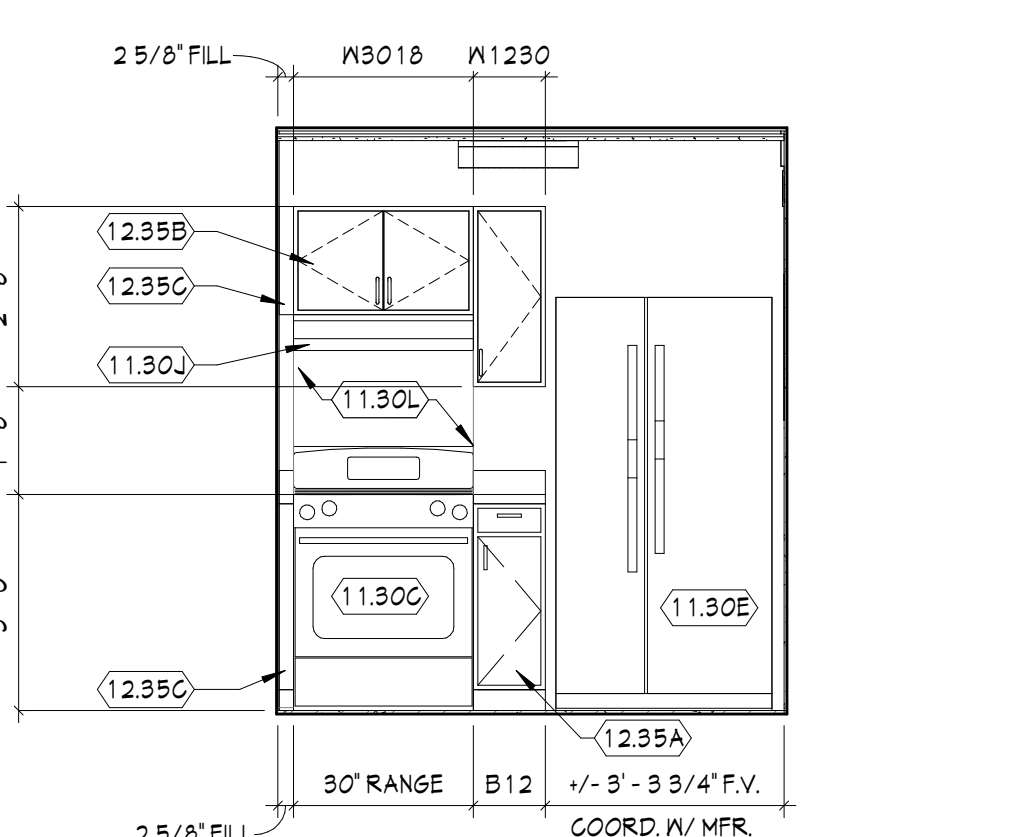
J A404 UNIT C - KITCHEN ELEVATION 1
3/8" = 1'-0"



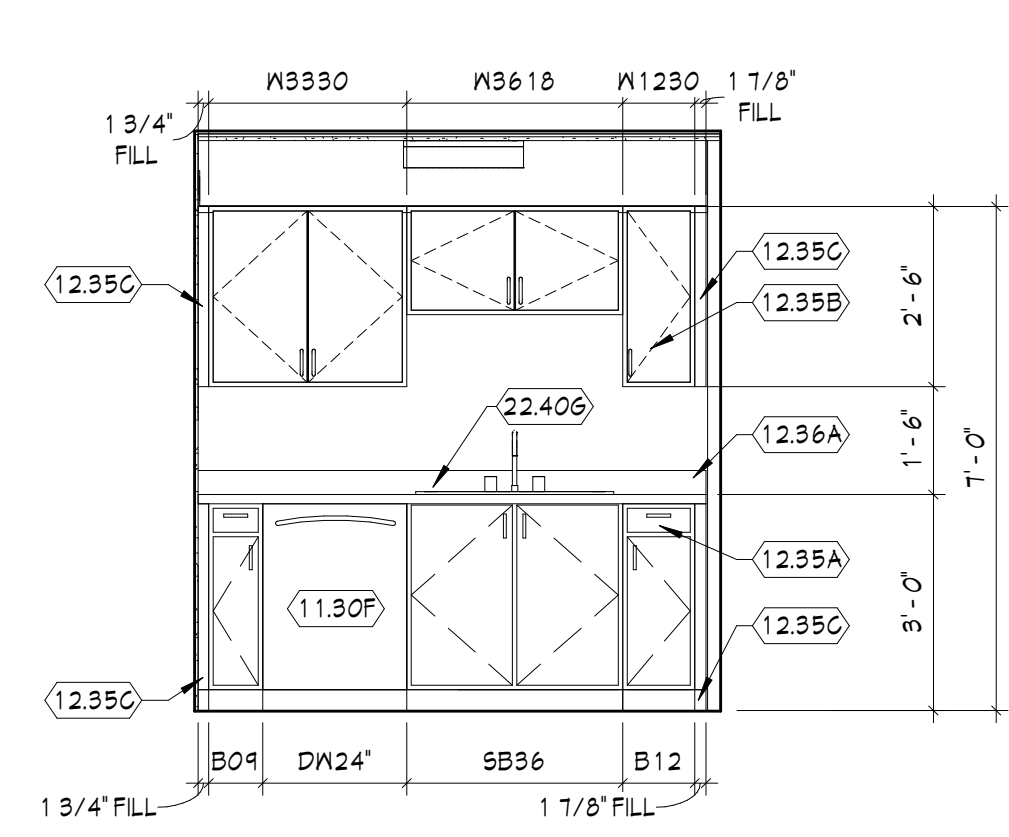
H A404 UNIT B KITCHEN ELEVATION 2
3/8" = 1'-0"



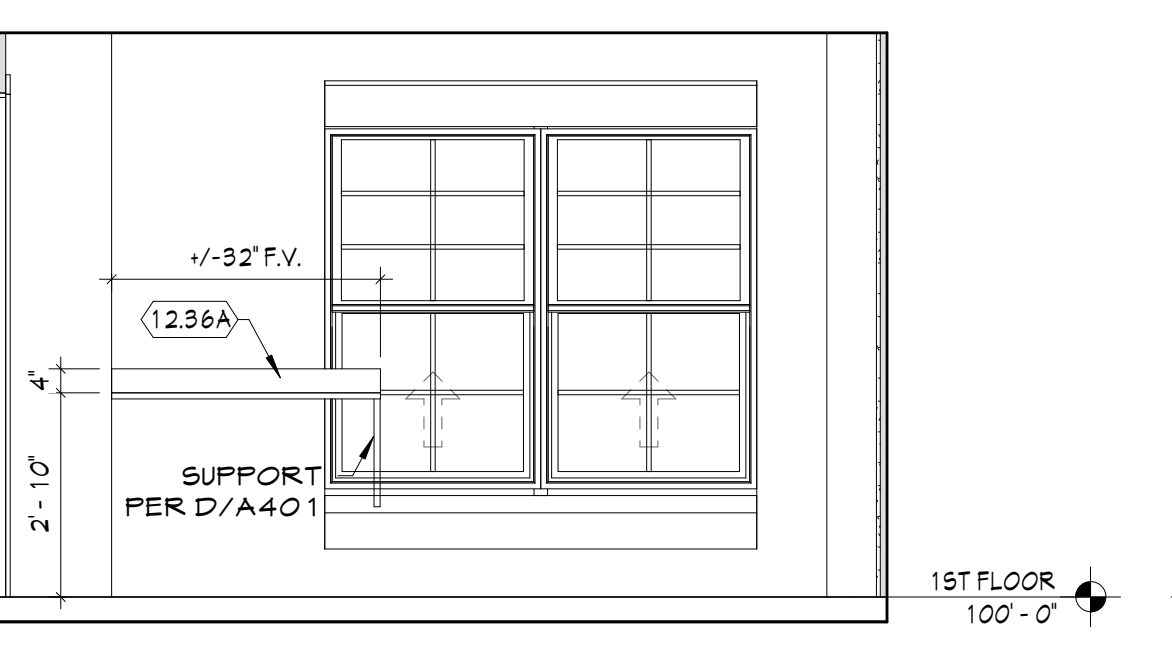
G A404 UNIT B KITCHEN ELEVATION 1
3/8" = 1'-0"



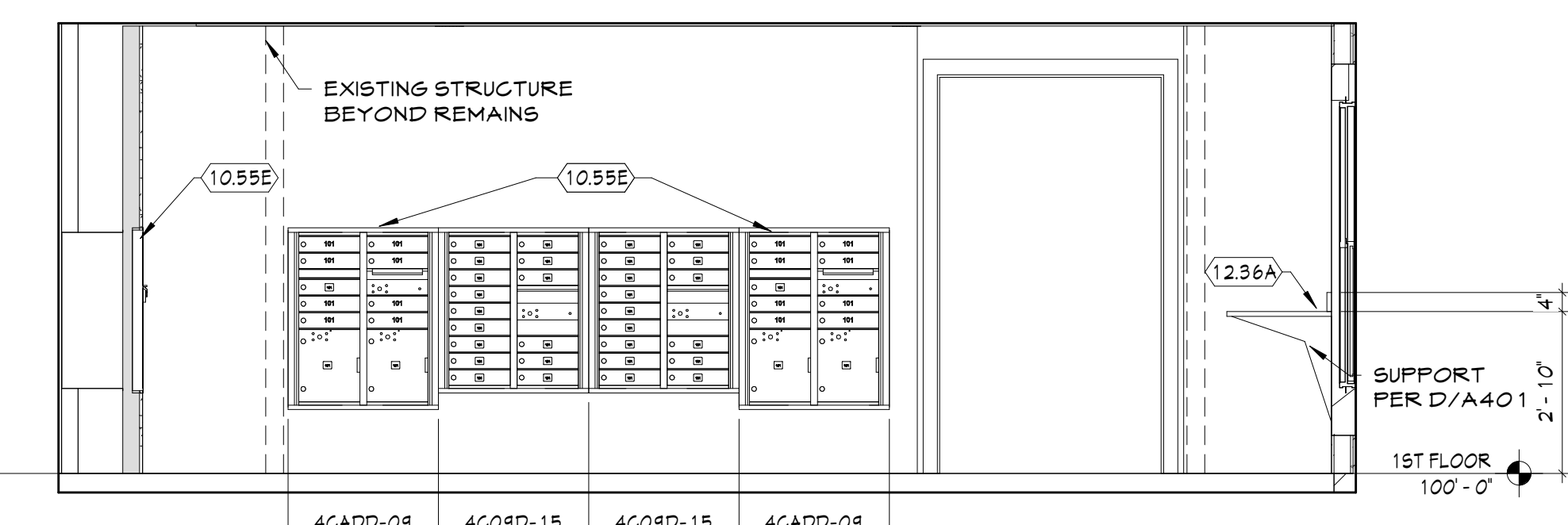
F A404 UNIT A KITCHEN ELEVATION 2
3/8" = 1'-0"



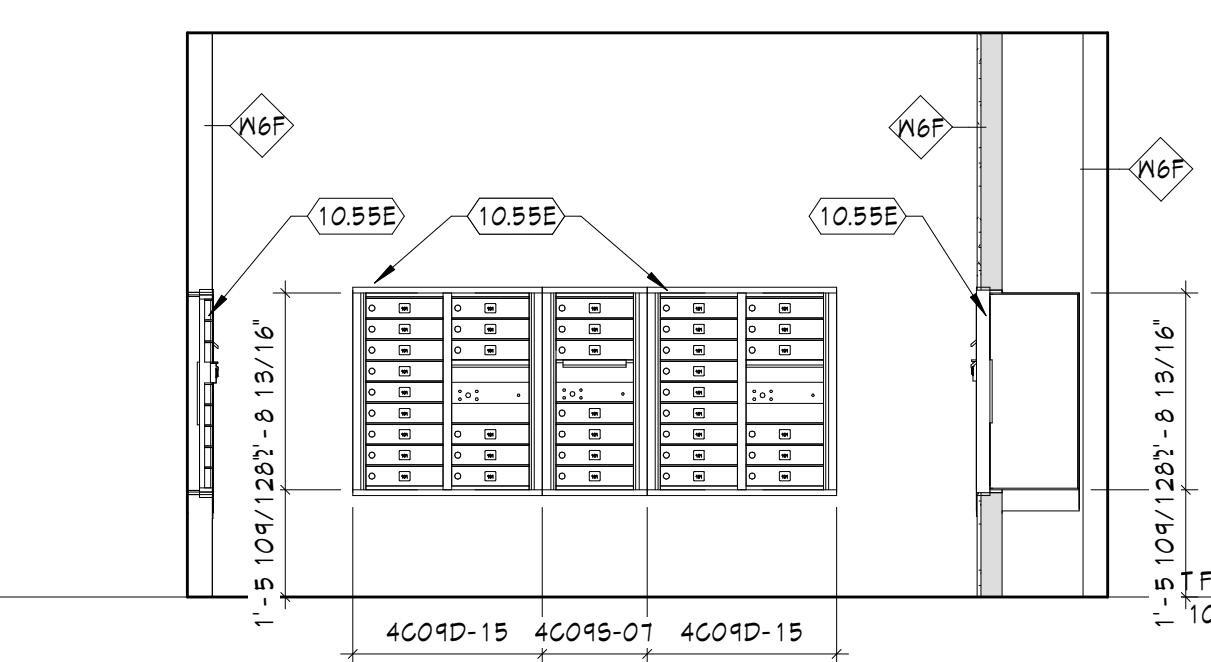
E A404 UNIT A KITCHEN ELEVATION 1
3/8" = 1'-0"



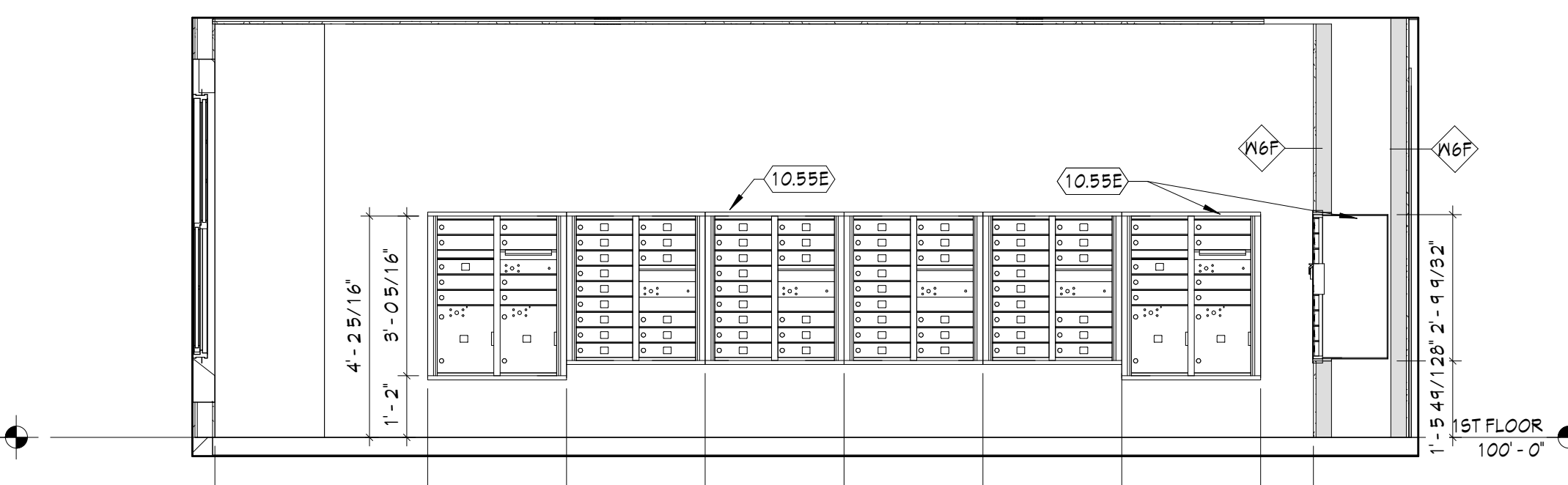
D A404 MAIL ROOM ELEVATION
3/8" = 1'-0"



C A404 MAIL ROOM ELEVATION
3/8" = 1'-0"



B A404 MAIL ROOM ELEVATION
3/8" = 1'-0"



A A404 MAIL ROOM ELEVATION
3/8" = 1'-0"

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description Date

INTERIOR ELEVATIONS

A404

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

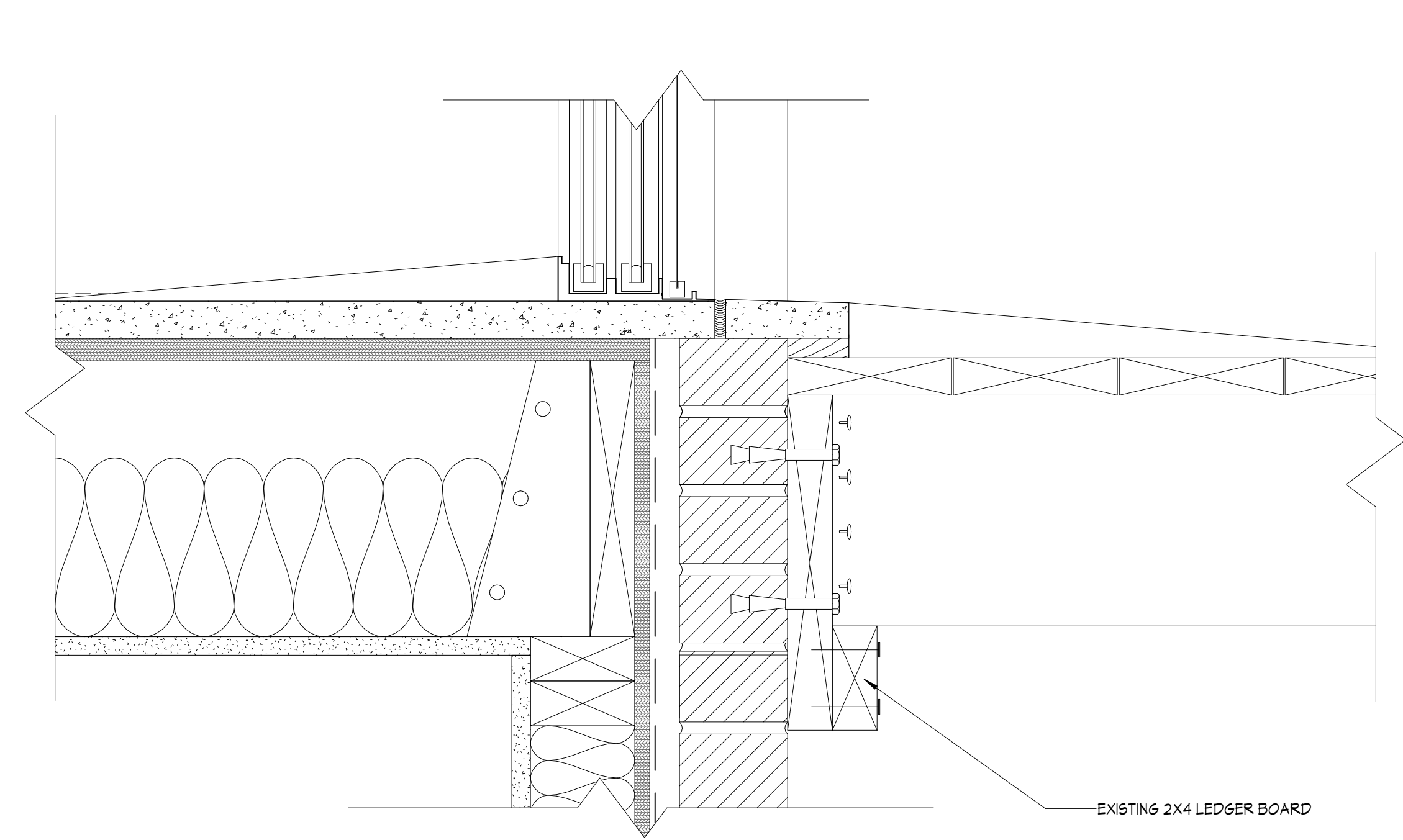
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

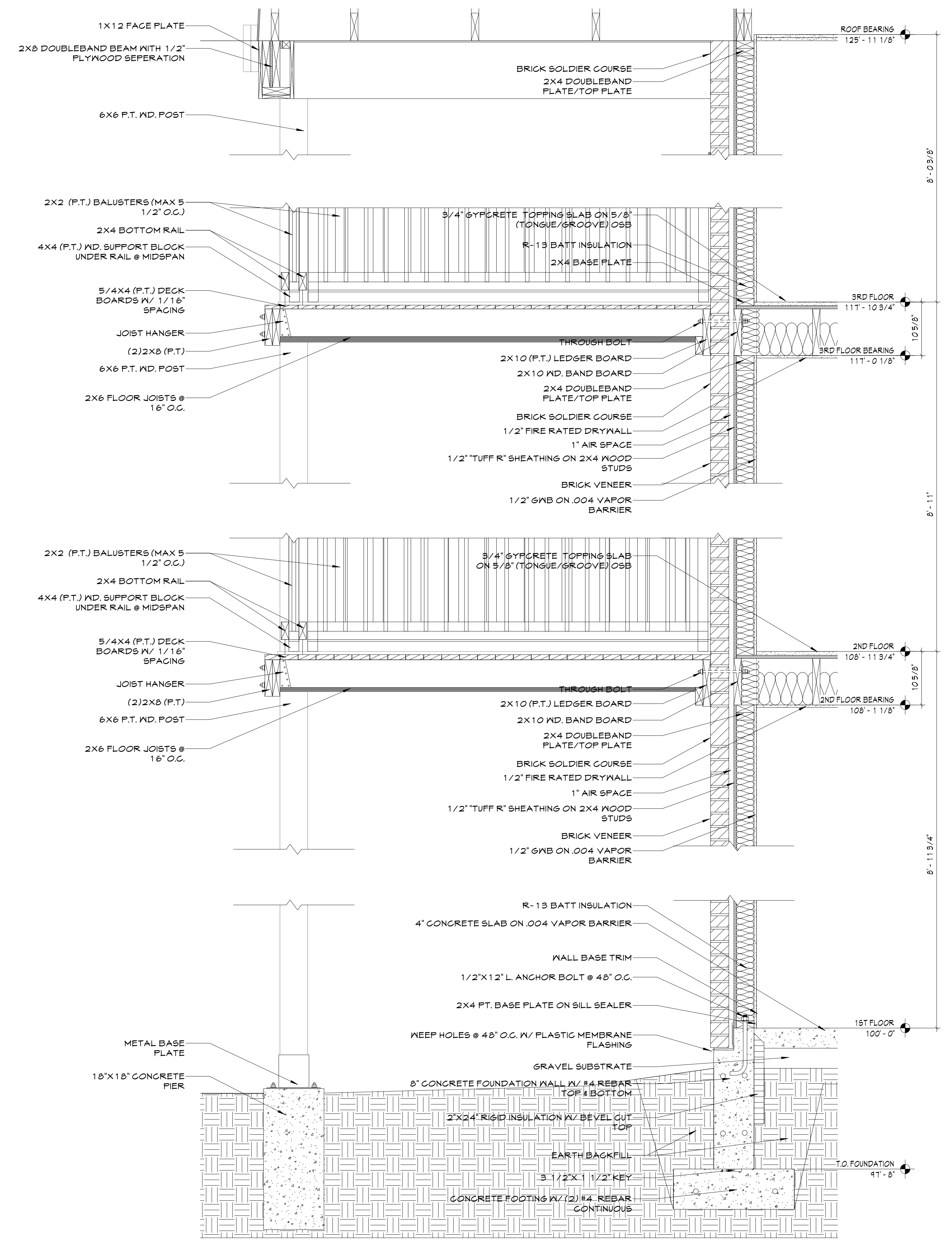
© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

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



1 BALCONY THRESHOLD DETAIL
 A602 3" = 1'-0"



2 WALL SECTION AT BALCONY
 A602 1" = 1'-0"

PROGRESS SET

DATE: 06/21/2018
 PROJECT #: 17192

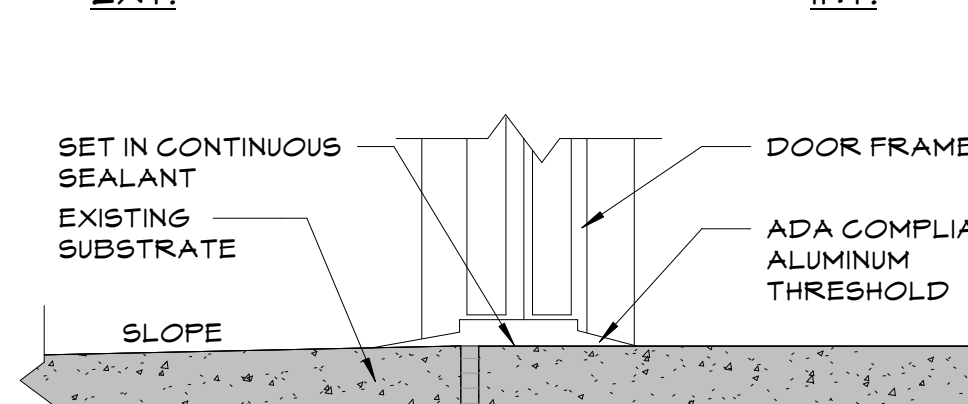
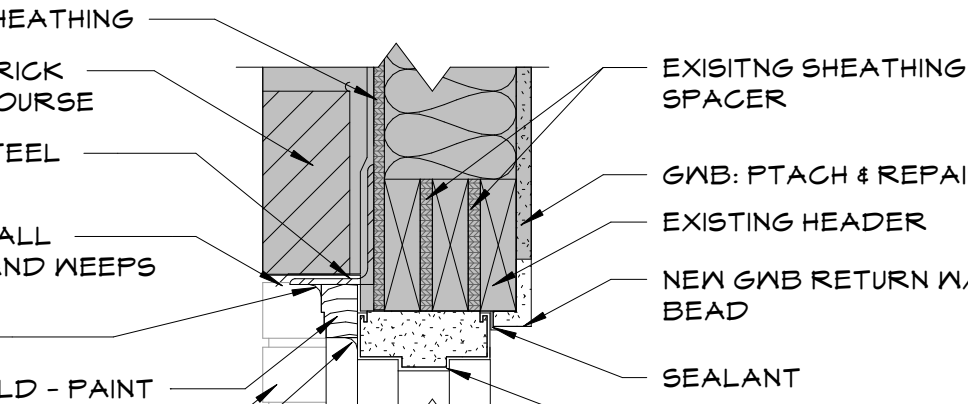
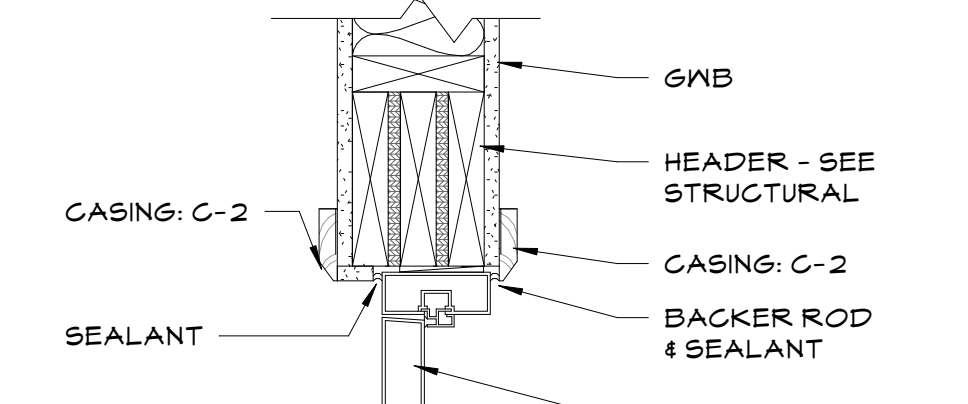
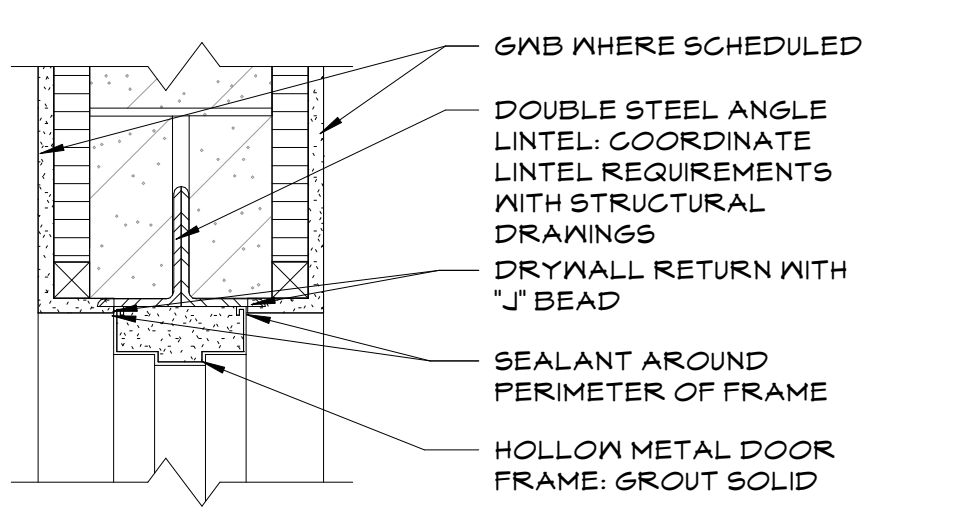
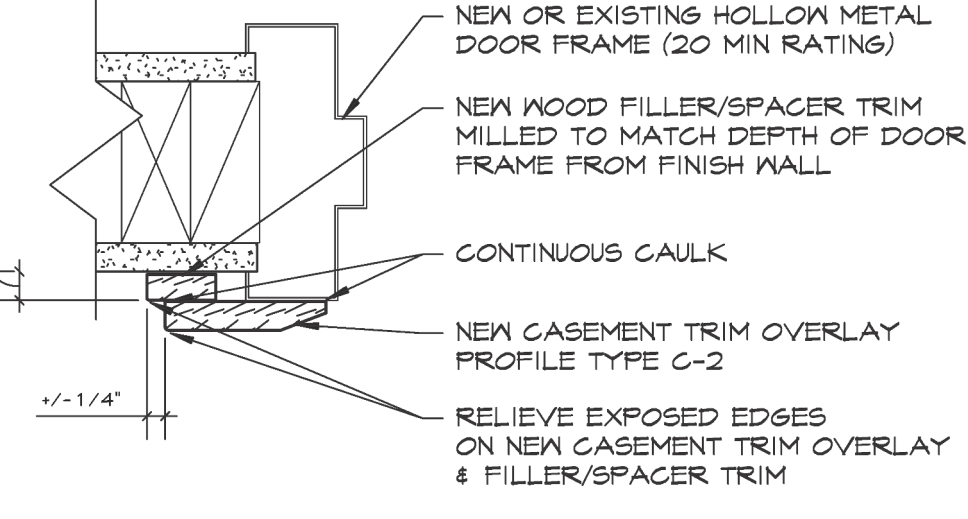
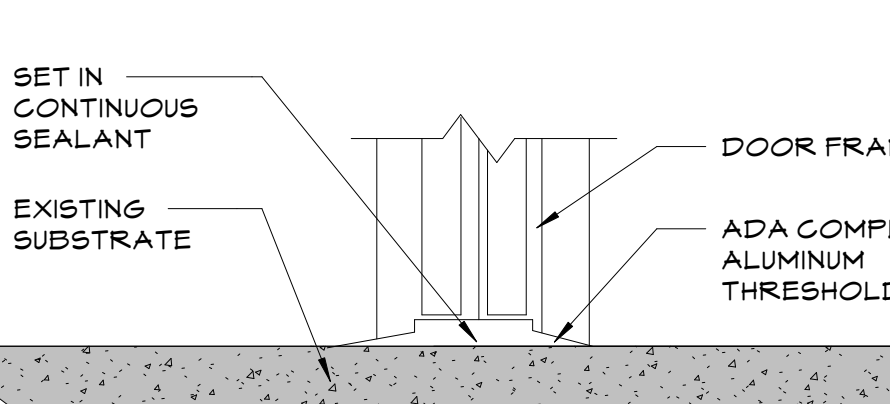
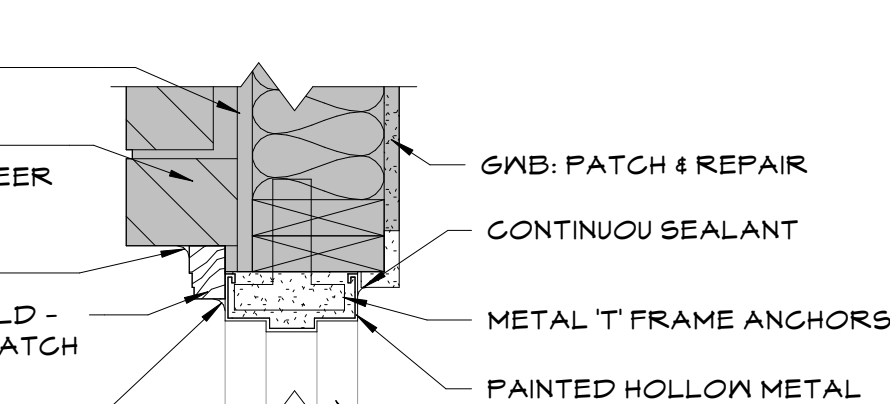
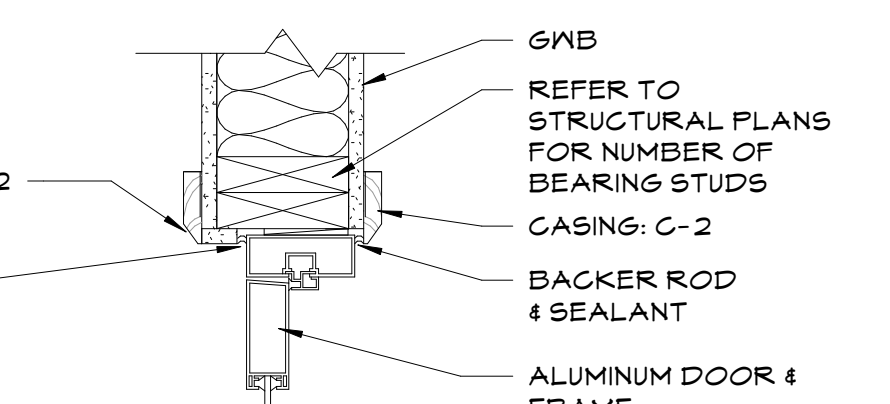
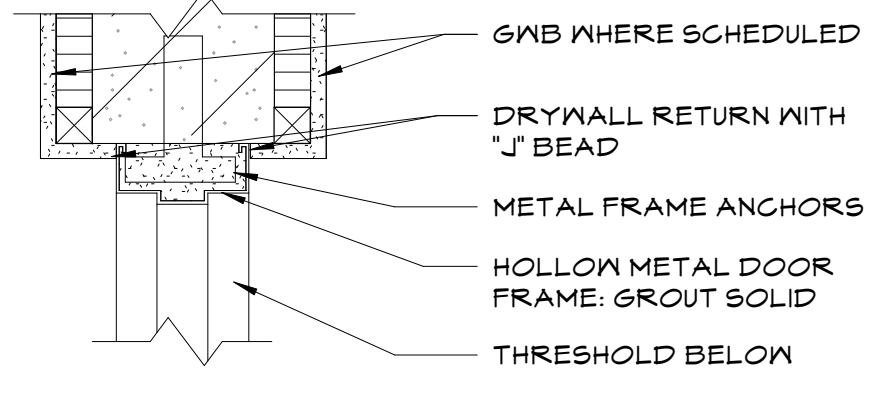
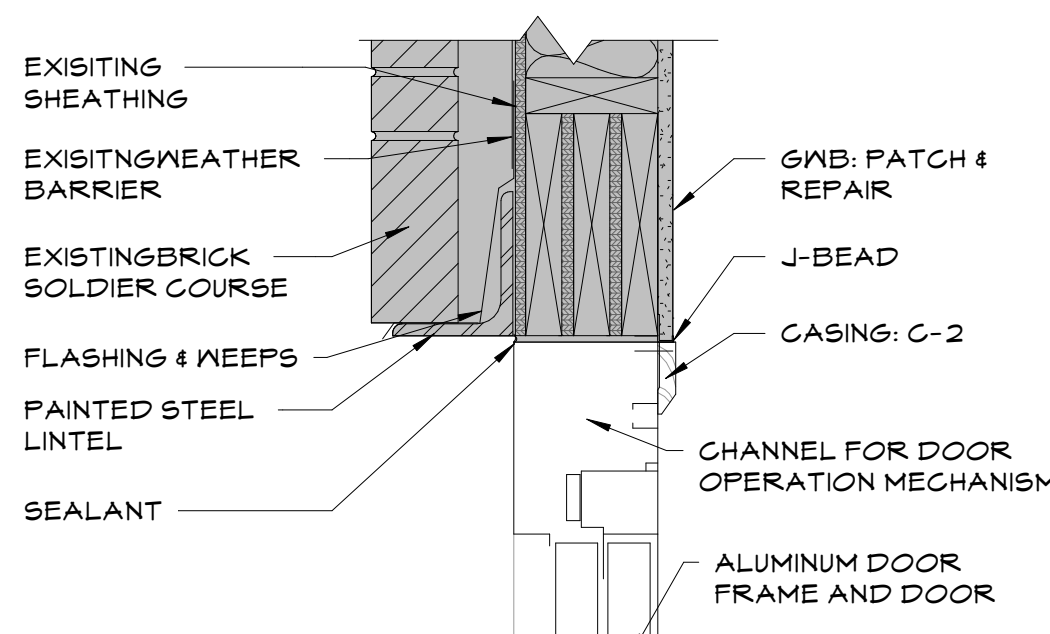
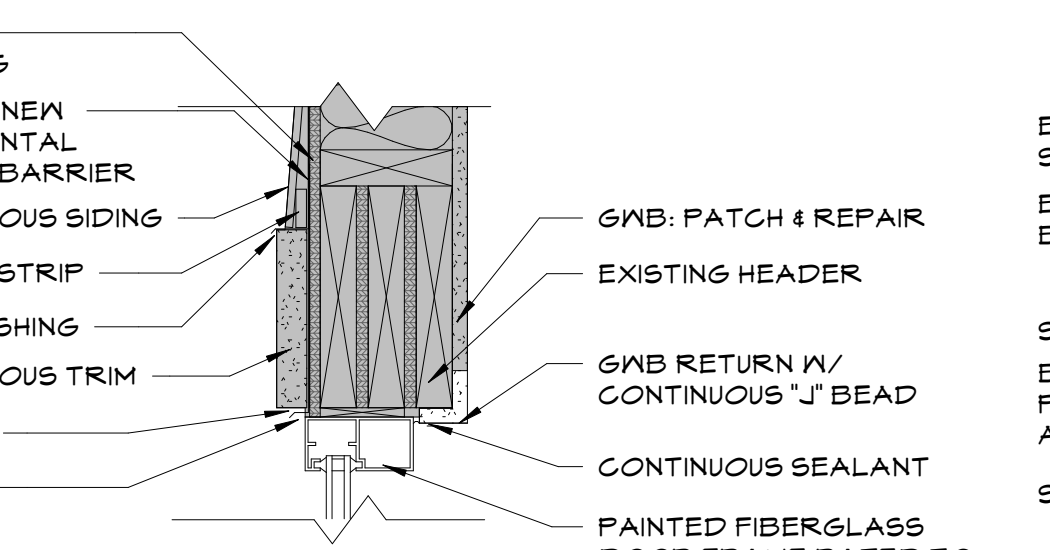
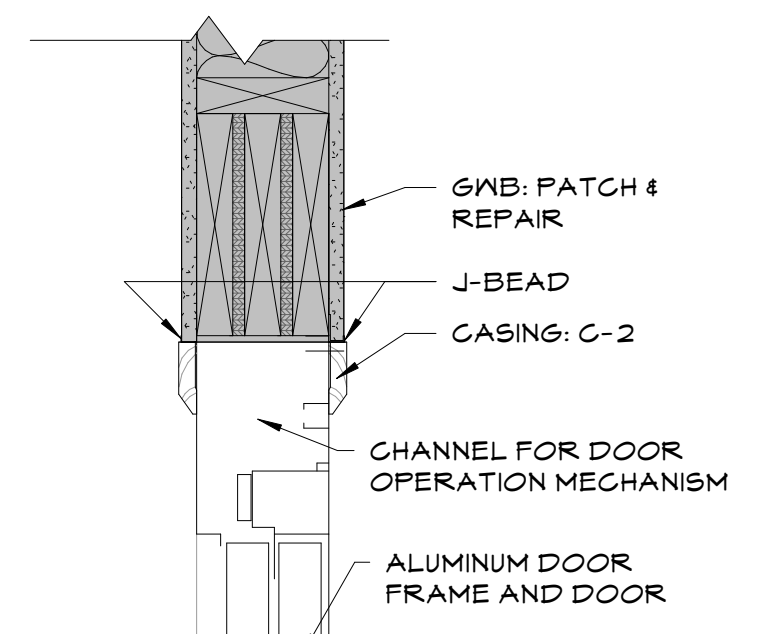
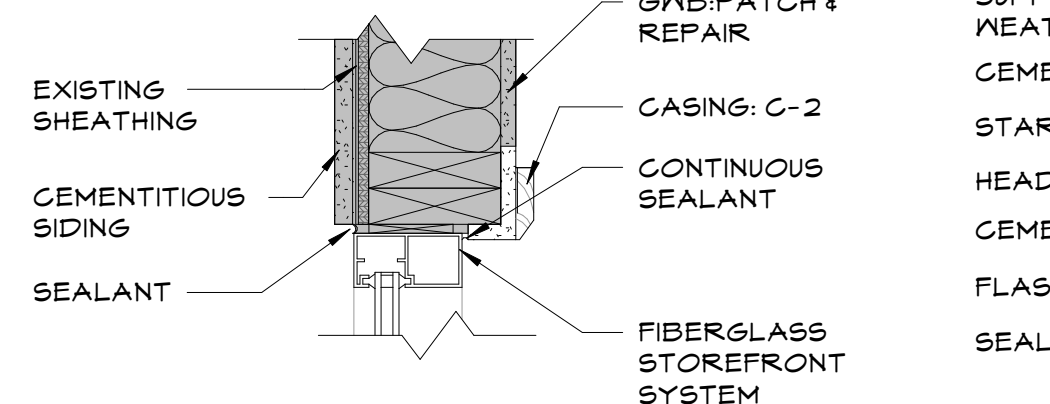
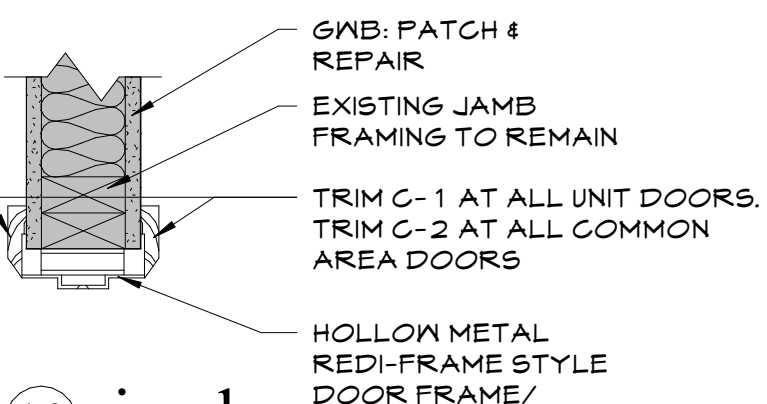
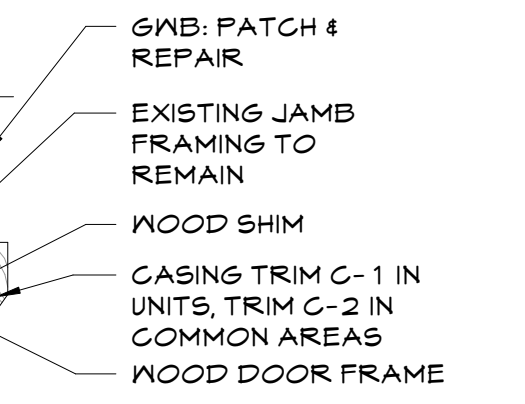
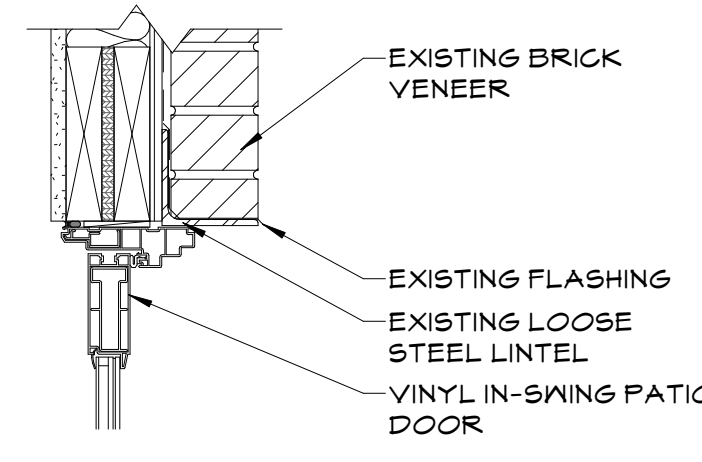
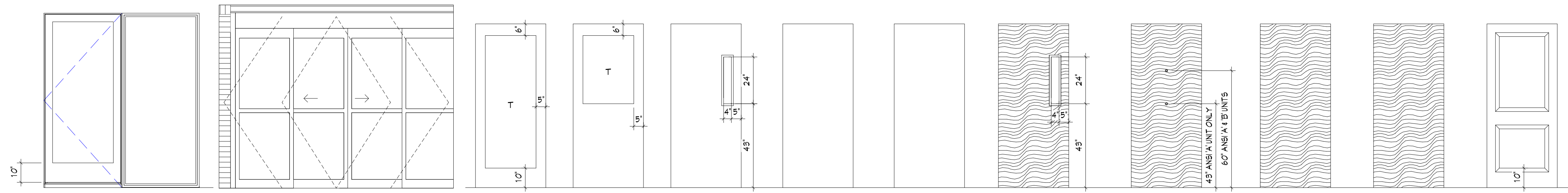
Description	Date
-------------	------

WALL SECTIONS

A602

C:\Users\mrberard\Documents\17-171192-HOOVER_CENTRAL_mriberard.rvt

DOOR ELEVATIONS



DOOR SCHEDULE

FR	Location	Width	Height	Door	Frame	Head	Jamb	Fire Rating	Hardware	Comments
U1	UNIT ENTRY	3'-0"	6'-8"	B3	F1	A	A	20 MIN.		EXISTING DOOR TO REMAIN. ALL DOOR HARDWARE TO BE REPLACED.
U1B	UNIT ENTRY	2'-10"	6'-8"	B3	HM	A	A	45 MIN.		EXISTING DOOR TO REMAIN. ALL DOOR HARDWARE TO BE REPLACED.
U2	UNIT BEDROOM	2'-10"	6'-8"	EX	EX	EX	EX			
U2A	UNIT BEDROOM	3'-0"	6'-8"	A	MD	13	14			
U3	UNIT BATHROOM	3'-0"	6'-8"	EX	EX	EX	EX			
U4	UNIT CLOSET	4'-0"	6'-8"	EX	EX	EX	EX			
U5	UNIT CLOSET	6'-0"	6'-8"	A	MD	13	14			
U5A	UNIT CLOSET	2'-0"	6'-8"	EX	EX	EX	EX			EXISTING DOOR TO REMAIN. ALL DOOR HARDWARE TO BE REPLACED.
U6	UNIT CLOSET	4'-0"	6'-8"	A	MD	13	14			
UT	UNIT MECHANICAL CLOSET	2'-0"	6'-8"	EX	EX	EX	EX			
UTA	UNIT CLOSET	3'-0"	6'-8"	DB	MD					
UBA	UNIT BALCONY	6'-1 1/2"	7'-5 1/2"	D9	F5	T	U			

DOORS - COMMON SPACE

Mark	Location	Width	Height	Door	Frame	Head	Jamb	SB	Fire Rating	Hardware	Remarks
100A	ENTRY VESTIBULE	4'-11"	7'-6"	G	ALUM	2	2	SIM	1	-	FIELD VERIFY DIMENSIONS/R.O.
100B	ENTRY VESTIBULE	4'-11"	7'-6"	G	ALUM	2B	2B	SIM	1B	-	FIELD VERIFY DIMENSIONS/R.O.
102B	OFFICE	2'-0"	6'-8"	B2	MD	13	14				
104C	OFFICE	3'-0"	6'-8"	B2	MD	13	14				
109A	CONFERENCE	3'-0"	6'-8"	F	ALUM	7	8		45 MIN		SEE MFR. DETAIL
110A	WOMEN'S RESTROOM	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
111A	JANITOR	3'-0"	6'-8"	G1	HM	9	10				
115A	MECHANICAL ROOM	3'-0"	6'-8"	B1	HM	9	10		45 MIN		
114A	OFFICE	3'-0"	6'-8"	B1	HM	9	10		45 MIN		
120A	FILE STORAGE	3'-0"	6'-8"	B1	HM	9	10		45 MIN		
122A	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
125A	NORTH LAUNDRY	3'-0"	6'-8"	B4	HM	9	10		45 MIN		
126A	EL/EQ	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
127A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
124A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
124B	CORRIDOR	3'-8"	6'-8"	C	HM	3	4				
130A	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10				
130B	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10				
131A	TENANT STORAGE	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
132A	WARMING KITCHEN	3'-0"	6'-8"	B1	HM	9	10		45 MIN		
132B	WARMING KITCHEN PANTRY	6'-0"	6'-8"	B2	MD	13	14				
132C	WARMING KITCHEN	3'-0"	6'-8"	B2	MD	13	14				
134A	DINING ROOM	6'-0"	6'-8"	B1	HM	9	10		45 MIN		
134B	DINING ROOM	6'-0"	6'-8"	B1	HM	9	10		45 MIN		
134C	DINING/COMMUNITY ROOM	4'-11"	7'-6"	G	ALUM	2	2	SIM	1	-	FIELD VERIFY DIMENSIONS/R.O.
136A	COFFEE SHOP	6'-0"	6'-8"	B1	HM	9	10		45 MIN		
134A	BUSINESS CENTER	3'-0"	6'-8"	F	ALUM	7	8		45 MIN		SEE MFR. DETAIL
143A	ENTRY VESTIBULE	4'-11"	7'-6"	G	ALUM	2	2	SIM	1	-	FIELD VERIFY DIMENSIONS/R.O.
143B	SOUTHEAST STAIR	3'-0"	6'-8"	B	4						
143C	CORRIDOR	3'-8"	6'-8"	C	HM	3	4				
143G	DINING ROOM	6'-0"	6'-8"	B1	HM	9	10		45 MIN		
143G	6066	3'-0"	6'-8"	DB	HM						
143H	DINING/COMMUNITY ROOM	4'-11"	7'-6"	G	ALUM	2	2	SIM	1	-	FIELD VERIFY DIMENSIONS/R.O.
143I	ENTRY VESTIBULE	4'-11"	7'-6"	G	ALUM	2B	2B	SIM	1B	-	FIELD VERIFY DIMENSIONS/R.O.
143J	ENTRY VESTIBULE	4'-11"	7'-6"	G	ALUM	2B	2B	SIM	1B	-	FIELD VERIFY DIMENSIONS/R.O.
143K	WELLNESS SUITE CLOSET	3'-0"	6'-8"	B1	HM	9	10				
143Q	WELLNESS SUITE	3'-0"	6'-8"	B1	HM	9	10				
143R	WELLNESS SUITE	3'-0"	6'-8"	B1	HM	9	10				
143S	NORTHEAST STAIR	3'-0"	6'-8"	C	HM	3	4				
143U	SERVICE COORD. OFFICE	3'-0"	6'-8"	B1	HM	9	10		45 MIN		
143X	CORRIDOR	3'-8"	6'-8"	C	HM	3	4				
145A	TENANT STORAGE	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
146A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
148A	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
148B	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10				
149A	SOUTH LAUNDRY	3'-0"	6'-8"	B4	HM	9	10		45 MIN		
150A	EL/EQ	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
152A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
152B	CORRIDOR	3'-8"	6'-8"	C	HM	3	4				
154A	WATER SERVICE	3'-0"	6'-8"	B1	HM	9	10		45 MIN		
156A	ACTIVITY ROOM	3'-0"	6'-8"	B1	HM	9	10		45 MIN		
157A	ACTIVITY ROOM CLOSET	2'-10"	6'-8"	B2	MD	13	14				
160A	MECHANICAL ROOM	3'-0"	6'-8"	B1	HM	9	10		45 MIN		

Mark	Location	Width	Height	Door	Frame	Head	Jamb	SB	Fire Rating	Hardware	Remarks
202A	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
206A	TENANT STORAGE	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
207A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
212A	LAUNDRY	3'-0"	6'-8"	B4	HM	9	10		45 MIN		
213A	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
216A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
220A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
230A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR

Mark	Location	Width	Height	Door	Frame	Head	Jamb	SB	Fire Rating	Hardware	Remarks
302A	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
305A	NORTH LAUNDRY	3'-0"	6'-8"	B4	HM	9	10		45 MIN		
306A	TENANT STORAGE	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
307A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
311A	TENANT STORAGE	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
312A	SOUTH LAUNDRY	3'-0"	6'-8"	B4	HM	9	10		45 MIN		
313A	ELECTRICAL	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
315A	TENANT STORAGE	3'-0"	6'-8"	G1	HM	9	10		45 MIN		
316A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
318A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR
333A	CORRIDOR	6'-0"	6'-8"	C	HM	16	15		2 HR		FIRE DOOR

DOORS - EGRESS STAIRS

Mark	Location	Width	Height	Door	Frame	Head	Jamb	SB	Fire Rating	Hardware	Remarks
5NC1A	NORTH CENTRAL STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN.		
5NC1B	NORTH CENTRAL STAIR	3'-0"	6'-8"	C	HM	3	4				
5NC1A	NORTHWEST STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN.		
5NC1B	NORTHWEST STAIR	3'-0"	6'-8"	C	HM	3	4				
5NM1A	NORTHEAST STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN.		
5NM1B	NORTHEAST STAIR	3'-0"	6'-8"	C	HM	3	4				
5SE1A	SOUTHEAST STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN.		
5SE1B	SOUTHEAST STAIR	3'-0"	6'-8"	C	HM	3	4				
5SA1A	SOUTHWEST STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN.		
5SA1B	SOUTHWEST STAIR	3'-0"	6'-8"	C	HM	3	4				

Mark	Location	Width	Height	Door	Frame	Head	Jamb	SB	Fire Rating	Hardware	Remarks
5NC2A	NORTH CENTRAL STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN		
5NC2B	NORTH CENTRAL STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN		
5NC2A	NORTHWEST STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN		
5SE2A	SOUTHEAST STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN		
5SA2A	SOUTHWEST STAIR	3'-0"	6'-8"	D	HM	9	10		45 MIN		

GENERAL DOOR NOTES

- ALL EGRESS DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR KEY.
- ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING, THE APPROVED INSPECTION AGENCY AND FIRE PROTECTION RATING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESSES.
- ALL HINGES AT EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PIN.
- THRESHOLDS AT ALL DOORS SHALL BE HANDICAP COMPLIANT WITH MAXIMUM HEIGHT OF 1/2".
- SEE THIS SHEET FOR DOOR HARDWARE SCHEDULE AND SPECIFICATIONS FOR OTHER DOOR AND HARDWARE AND KEYING REQUIREMENTS.
- DOOR FLOOR TO BE MOUNTED ON BLIND SIDE OF DOOR IN COMMON AREAS.
- THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR NON-FIRE RATED DOOR, SHALL BE 5LBF, ADAAS 4.13.11.
- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON LIVING UNIT OR PUBLIC USE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- UNDERCUT INTERIOR UNIT DOORS 1" FROM FINISHED FLOOR ELEVATION - COORDINATE WITH FLOORING THICKNESS.
- SEE DETAIL 1/A701 FOR ALL EXTERIOR DOOR FLUSH ENTRIES.

LEGEND

- DOOR TYPES:
 MD = FLUSH WOOD
 FS = PANEL STEEL
 GS = GLASS STEEL
 GMA = GL

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

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

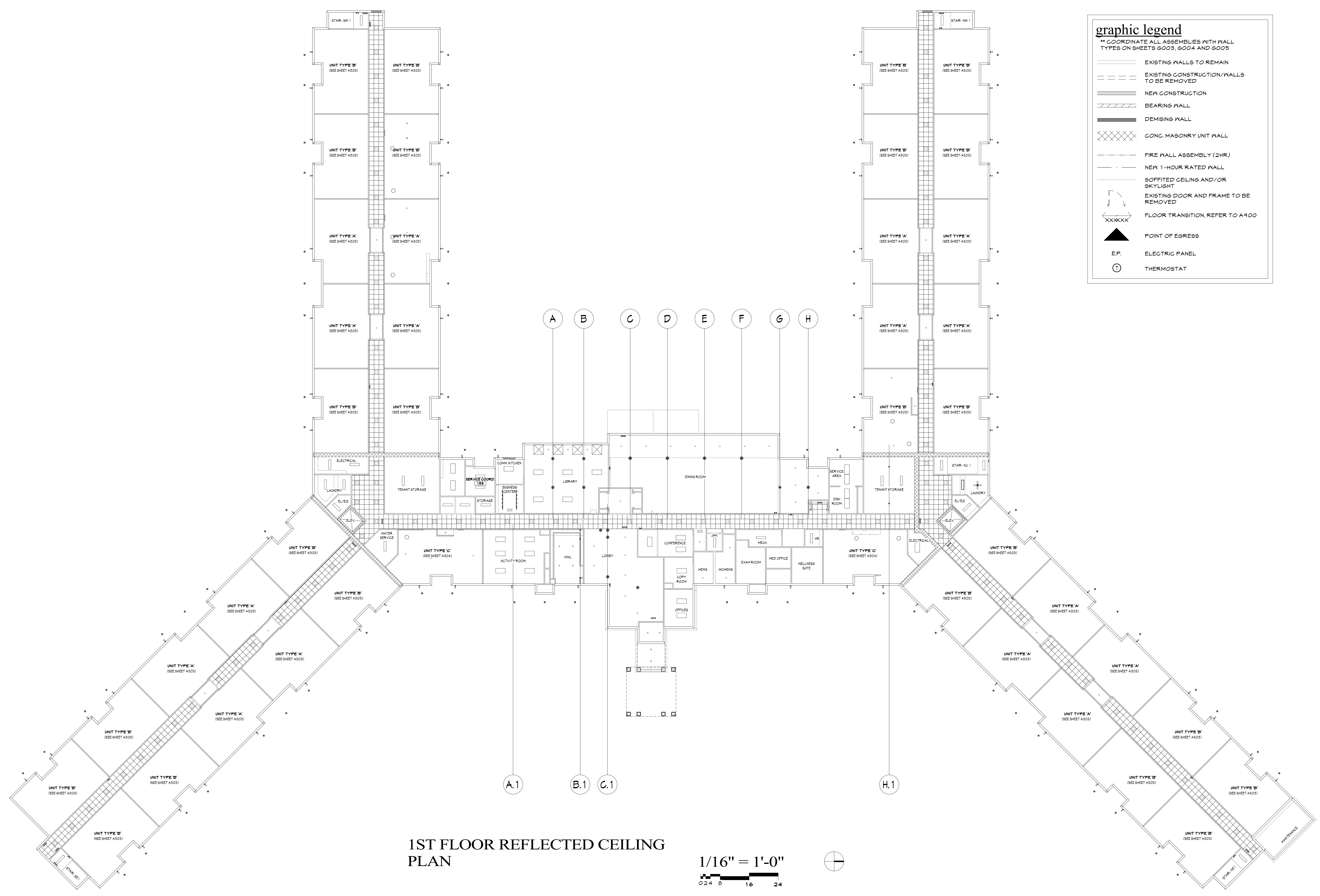
PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description	Date

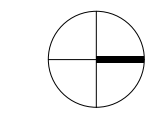
1ST FLOOR REFLECTED CEILING PLAN

A801



1ST FLOOR REFLECTED CEILING PLAN

1/16" = 1'-0"
0 4 8 16 24



C:\Users\mrbbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

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

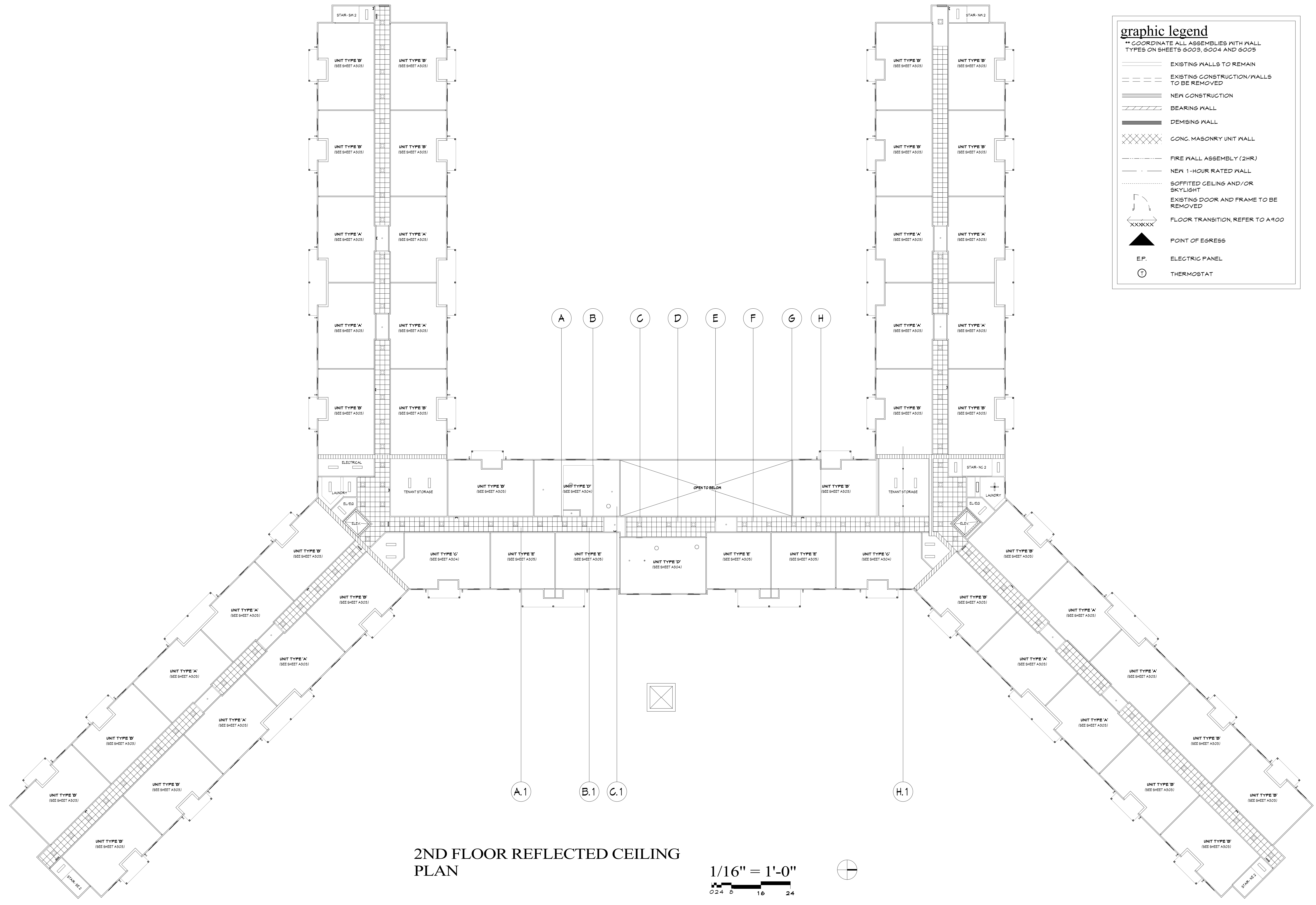
PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description	Date

2ND FLOOR REFLECTED CEILING PLAN

A802



2ND FLOOR REFLECTED CEILING PLAN

1/16" = 1'-0"
0 4 8 16 24

C:\Users\miribessel\Documents\17-11192-HOOVER_CENTRAL_miribessel.rvt

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

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

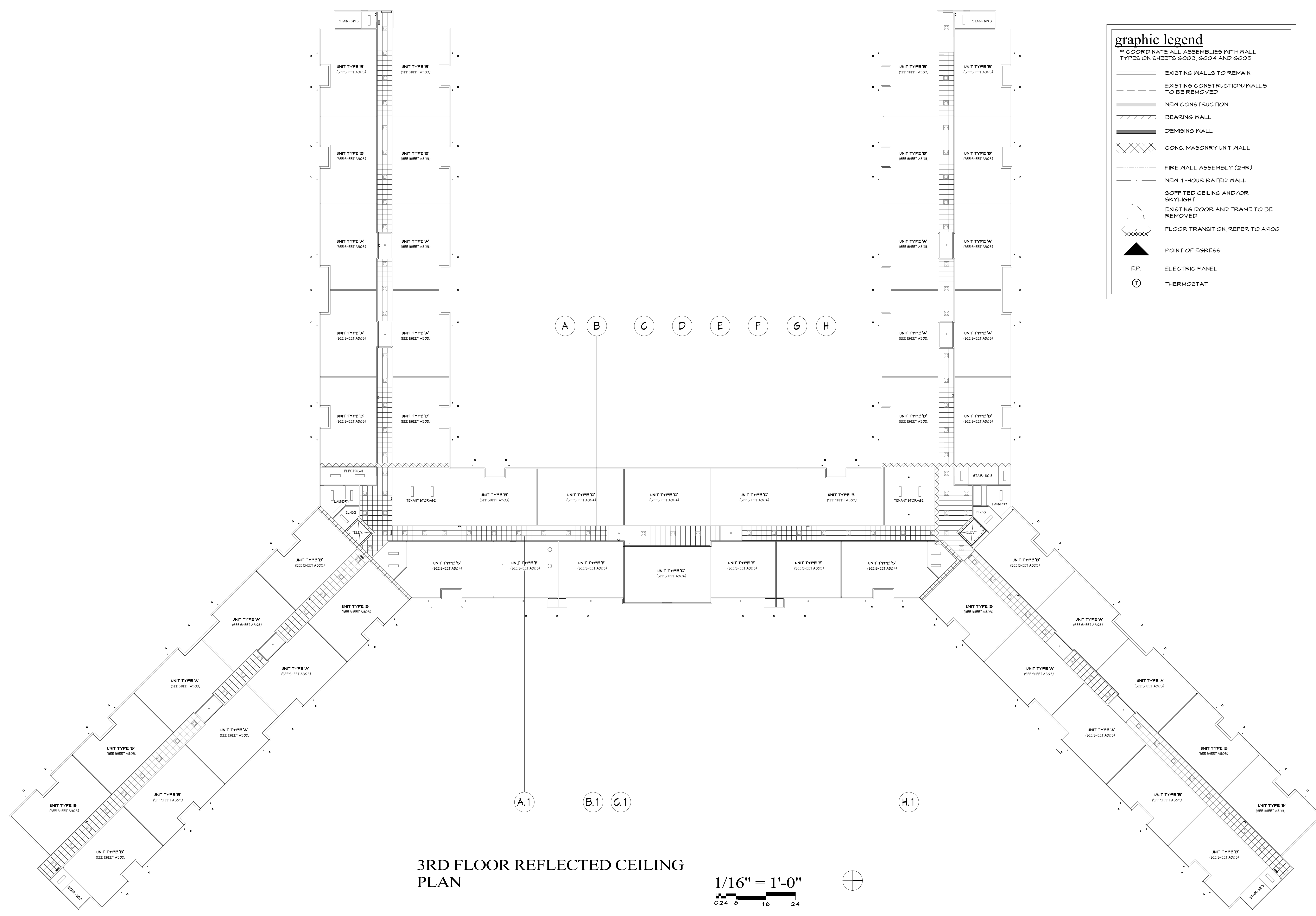
PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

Description	Date

3RD FLOOR REFLECTED CEILING PLAN

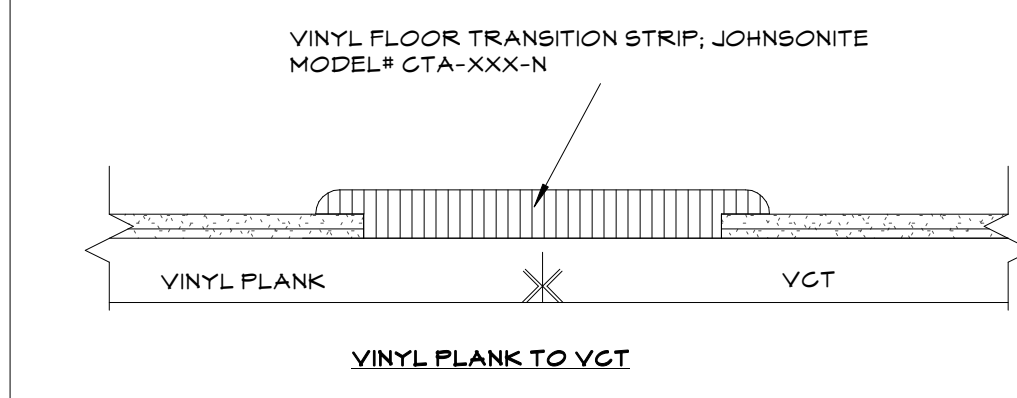
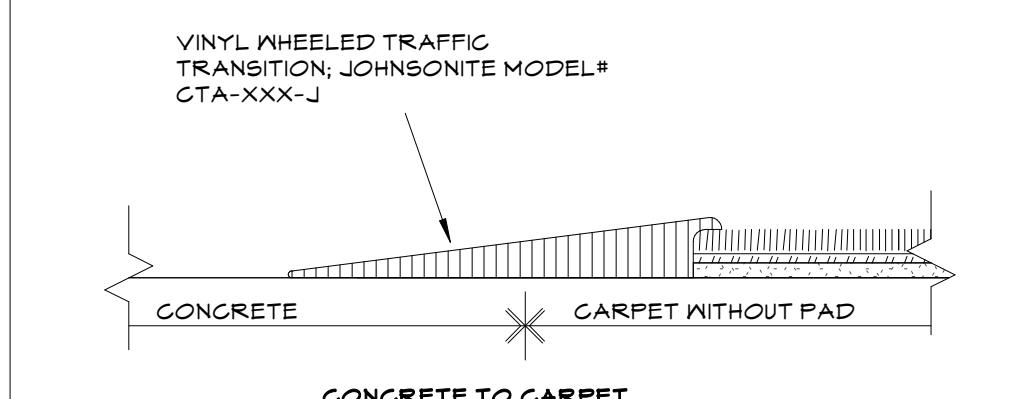
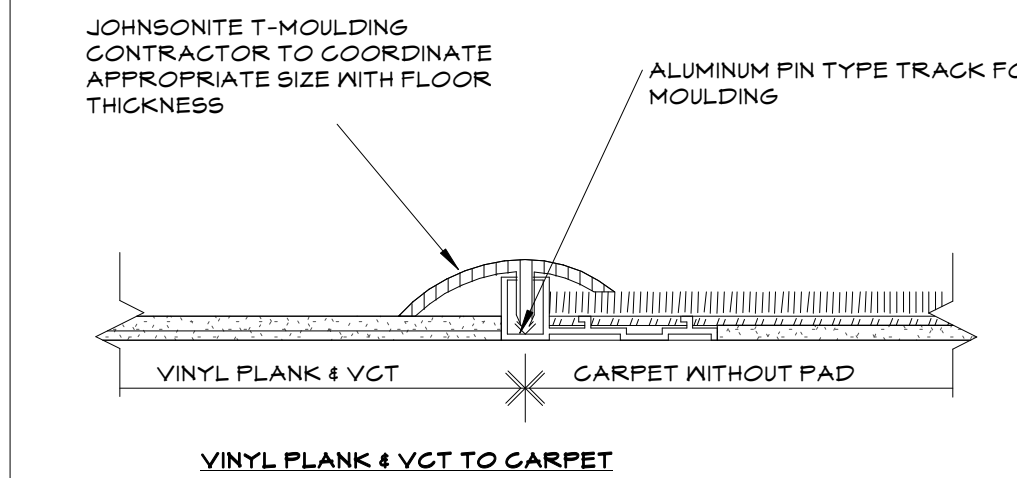
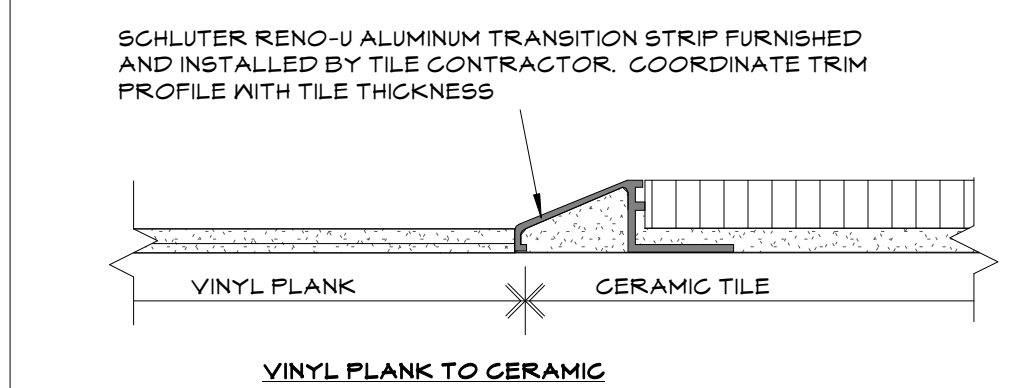
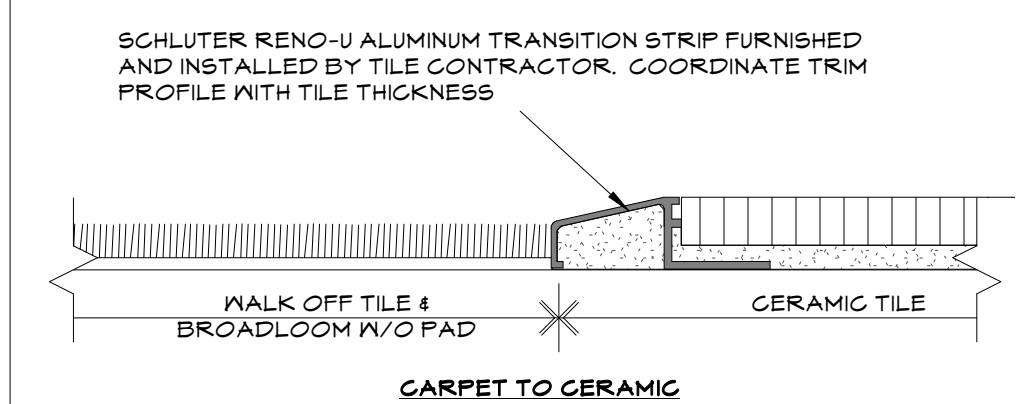
A803



C:\Users\mrbesell\Documents\17-11192-HOOVER_CENTRAL_mrbesell.rvt

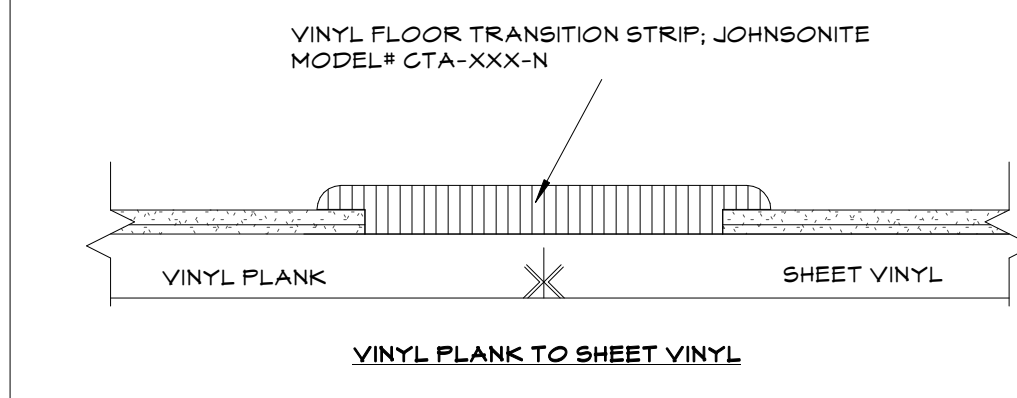
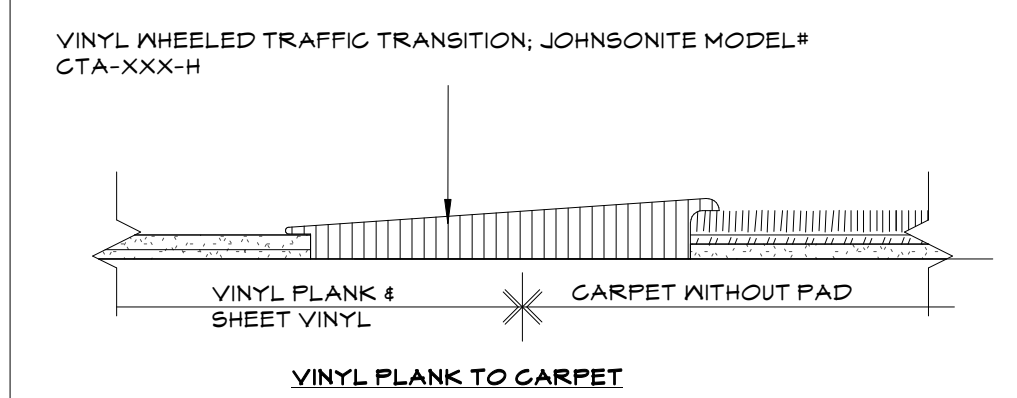
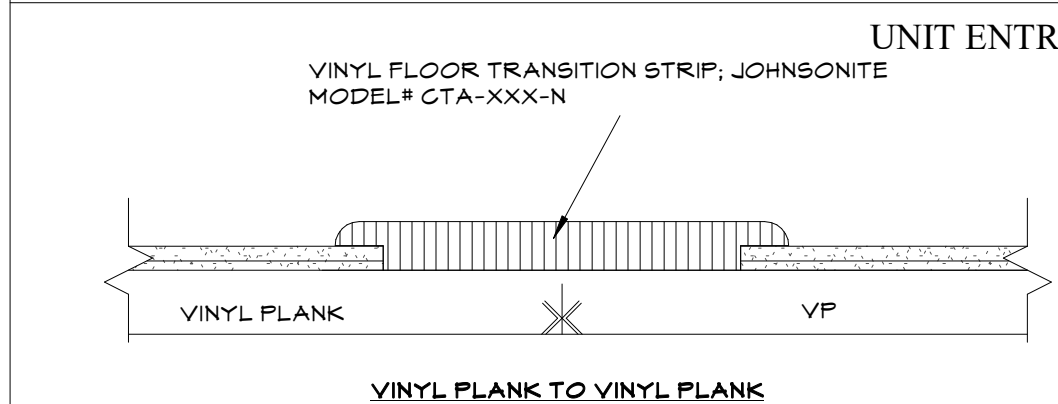
COMMON AREA TRANSITIONS

*ALL FLOORING PRODUCTS AND TRANSITIONS INSTALLED PER MANUFACTURER'S INSTRUCTIONS



UNIT TRANSITIONS

*ALL FLOORING PRODUCTS AND TRANSITIONS INSTALLED PER MANUFACTURER'S INSTRUCTIONS



ROOM NAME	FLOOR	FLOOR	WALLS	CEILING	COMMENTS
ENTRY	WOOD	VINYL PLANK	PAINTED EGGSHELL	PAINTED FLAT	URN
COATS	WOOD	VINYL PLANK	PAINTED EGGSHELL	PAINTED FLAT	-
KITCHEN	WOOD & VINYL COVE BASE	VINYL PLANK	PAINTED EGGSHELL	PAINTED FLAT	VINYL COVE BASE AT CABINET TOE & SIDE PANELS, PLASTIC LAMINATE COUNTERTOPS & BACKSPLASH, WOOD CABINETS
LIVING ROOM	WOOD	VINYL PLANK	PAINTED EGGSHELL	PAINTED FLAT	MINI BLIND AT EXTERIOR WINDOW
BEDROOM	WOOD	CARPET	PAINTED EGGSHELL	PAINTED FLAT	MINI BLIND AT EXTERIOR WINDOW
BEDROOM CLOSET	WOOD	CARPET	PAINTED EGGSHELL	PAINTED FLAT	-
BATHROOM	VINYL COVE BASE	SHEET VINYL	PAINTED EGGSHELL	PAINTED EGGSHELL	PLASTIC LAMINATE COUNTERTOPS & BACKSPLASH, WOOD CABINETS

ADDITIONAL COMMENTS

1. ALL FINISHES ARE TO BE SELECTED BY THE ARCHITECT; ALL MATERIALS SAMPLES TO BE SUBMITTED FOR ARCHITECT'S REVIEW AND APPROVAL. GC TO ASSEMBLE A COMPLETE INTERIOR FINISH SELECTION PACKAGE FOR ALL ITEMS SO A TOTAL COORDINATED SELECTION CAN BE PERFORMED BY OWNER & ARCHITECT.
2. WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS I IN VERTICAL EXITS AND PASSAGEWAYS AND CLASS II AT CORRIDORS AND ALL OTHER ROOMS.
3. SEE REFLECTED CEILING PLANS FOR FEATURES AND APPROXIMATE CEILING HEIGHTS / CONFIRM WITH SECTIONS
4. ALL UNITS TO RECEIVE MINI BLINDS. ALL COMMON AREA EXTERIOR WINDOWS TO RECEIVE SOLAR SHADES. ALL COMMON AREA INTERIOR
5. FINISH CARPENTRY & TRIM SHALL BE PAINT GRADE MATERIAL PAINTED SEMI GLOSS
6. INTERIOR SIGNS PER CLIENT STANDARD BY COLUMBUS SIGN CO.
7. METAL DOORS & FRAMES PAINTED SEMI GLOSS
8. UNIT INTERIOR DOORS & FRAMES PAINTED SEMI GLOSS
9. ALL CARPET TO BE DIRECT GLUE - NO CARPET PAD.

MATERIAL & FINISHES

CERAMIC TILE BASE VINYL COVE BASE WOOD BASE AMERICAN OLEAN, LAUREL HEIGHTS 3X12 BULLNOSE BASE JOHNSONITE 4" STANDARD VINYL COVE PAINTED SEMI GLOSS

CARPET COMMON AREAS, PATCRAFT, MIRACLE EPBL T10M6, BLUE HEAVEN 506 CARPET LIVING UNITS, PATCRAFT, SOCRATES II 26 WITH EPBL 00120 EMERSON CERAMIC TILE AMERICAN OLEAN, LAUREL HEIGHTS 12X12 FLOOR TILE SHEET VINYL PATCRAFT, COSMOS 13003 MILKY WAY 249 VGT ARMSTRONG, STANDARD, EXCELON IMPERIAL TEXTURE VINYL PLANK COMMON AREAS, PATCRAFT, NOAH II LVT BOXWOOD LIVING UNITS, PATCRAFT, VENUS LVT, SUN BURST WALK OFF PATCRAFT, RAINBOW WALKOFF 800D6

FRP MARLITE STANDARD FRP PAINT SHERWIN WILLIAMS

ACOUSTIC TILE ARMSTRONG DUNE SECOND LOOK

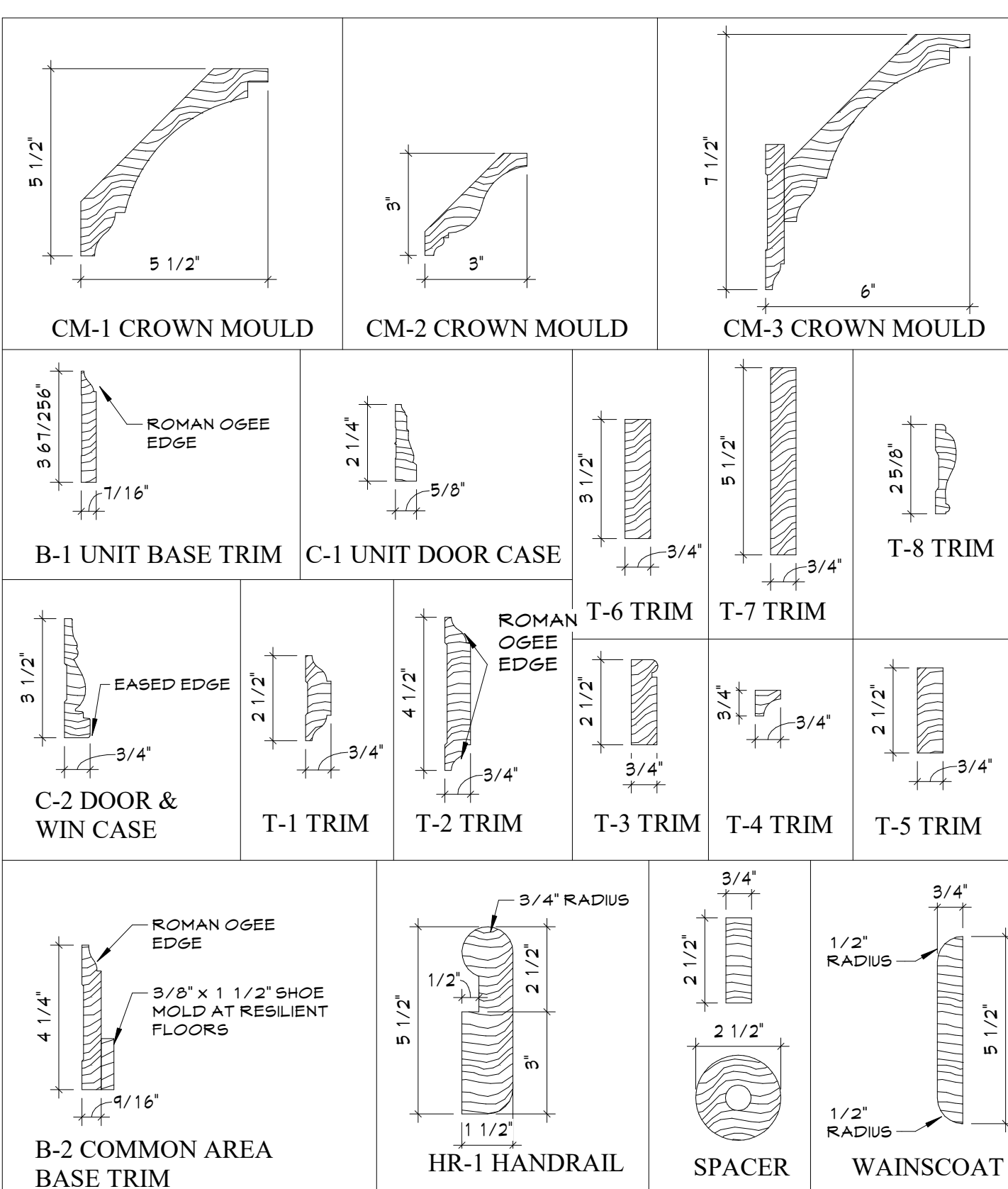
MINI BLINDS SWF CONTRACT, 1" HORIZONTAL LOUVERS, ALUMINIUM DRAPER SOLAR CONTROL SHADING SYSTEM, MANUAL, SHEARWEAVE 5% OPEN SOLAR SHADES

CABINETS COMMON AREAS, MERRILLAT BASICS, WESLEY SQUARE, CLOVE CABINETS LIVING UNITS, MERRILLAT BASICS, COLLINS SQUARE, CLOVE

PLASTIC LAMINATE WILSONART OR FORMICA STANDARD GRANITE GIALLO ORNAMENTAL

INTERIOR SIGNAGE BY COLUMBUS SIGN CO.

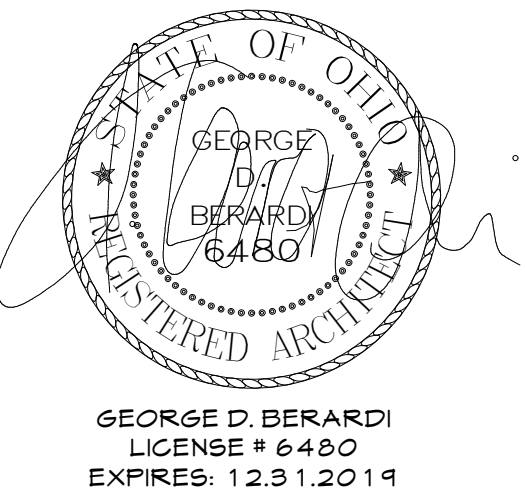
EM DIRECTIONAL
EM EVACUATION MAP
EX EXIT
ICF IN CASE OF FIRE
IRS INSERT ROOM
RRM RESTROOM MEN
RRU RESTROOM UNISEX
RRW RESTROOM WOMEN
RSS TYPICAL ROOM
SCID STAIR CORE LEVEL ID
SID STAIR IDENTIFICATION
SID UNIT ROOM NUMBER
URN



*ALL TRIM SHOWN SHALL BE FINE SANDED, PRIMED AND PAINTED SEMI GLOSS.



		ROOM FINISH SCHEDULE							
Number	Name	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Comments	Interior Sign Type & Copy		
100	VESTIBULE	WOOD BASE, PAINT SEMI GLOSS	WALK OFF CARPET	PAINT EGGSHELL	PAINT FLAT	-			
101	LOBBY	WOOD BASE, PAINT SEMI GLOSS	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES AT EXTERIOR WINDOWS			
102	OFFICE	WOOD BASE, PAINT SEMI GLOSS	CARPET	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES AT EXTERIOR WINDOWS	RSS OFFICE		
104	OFFICE	WOOD BASE, PAINT SEMI GLOSS	CARPET	PAINT EGGSHELL	PAINT FLAT	-	RSS OFFICE		
105	RECEPTION	WOOD BASE, PAINT SEMI GLOSS	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	-			
106	LOBBY	WOOD BASE, PAINT SEMI GLOSS	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	-			
106	MAIL	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	-		RSS COATS	
107	MAIL	WOOD BASE, PAINT SEMI GLOSS	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	-			
108	CONFERENCE	WOOD BASE, PAINT SEMI GLOSS	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	-			
109	CONFERENCE	WOOD BASE, PAINT SEMI GLOSS	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS CONFERENCE ROOM	
110	MENS RR	CERAMIC TILE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	PLASTIC LAMINATE COUNTERTOPS	RRM		
110	WOMENS RR	CERAMIC TILE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	PLASTIC LAMINATE COUNTERTOPS	RRM		
111	JAN	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL 4 FRP	PAINT FLAT	-		RSS JANITOR	
112	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
113	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	HAND/CHAIR RAIL PAINTED SEMI GLOSS			
114	CLOSET	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-			
114	WAITING	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	-			
115	MECH	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-			
116	STAFF RR	CERAMIC TILE	CERAMIC TILE	PAINT EGGSHELL 4 CERAMIC TILE	PAINT EGGSHELL	PLASTIC LAMINATE COUNTERTOPS	RRU		
116	EXAM ROOM	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES W/BLACKOUT, PLASTIC LAMINATE COUNTERTOPS & CABINETS	RSS EXAM ROOM		
117	STAFF LOUNGE	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOPS & CABINETS	RSS STAFF LOUNGE		
117	MED OFFICE	WOOD BASE, PAINT SEMI GLOSS	CARPET	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES W/BLACKOUT, PLASTIC LAMINATE COUNTERTOPS & CABINETS	RSS MEDICAL OFFICE		
118	CLOSET	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	-		RSS CLOSET	
114	OFFICE	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES W/BLACKOUT, PLASTIC LAMINATE COUNTERTOPS & CABINETS	RSS CLINIC		
120	FILE STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS HOUSE KEEPING	
121	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
122	ELECTRICAL	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	ACOUSTIC CEILING TILE		RSS ELECTRICAL ROOM	
123	LOUNGE	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		CF, EM	
123	LAUNDRY	VINYL COVE BASE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOP		RSS LAUNDRY	
126	EL/EQ	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS ELEVATOR EQUIPMENT	
127	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM	
124	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM	
130A	MAINTENANCE								
130B	ELEVATOR								
130C	ELEVATOR								
131	TENANT STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS TENANT STORAGE	
132	WARMING KITCHEN	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS STAFF ONLY	
133	SERVING AREA	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-			
139	DINING ROOM	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, CHAIR RAIL PAINTED SEMI GLOSS	EX, RSS DINING ROOM		
136	LIBRARY	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	GRANITE COUNTERTOPS, SOLAR SHADES, CHAIR RAIL PAINTED SEMI GLOSS	RSS COFFEE SHOP		
137	PREP	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	GRANITE COUNTERTOPS, SOLAR SHADES			
138	CLOSET	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	-			
134	BUSINESS CENTER	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS STORAGE	
140	MECH	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS MECHANICAL ROOM	
141	MED SERV OFFICE A	WOOD BASE, PAINT SEMI GLOSS	CARPET	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES AT EXTERIOR WINDOWS		RSS OFFICE	
142	CLOSET	VINYL COVE BASE	CARPET	PAINT EGGSHELL	PAINT FLAT	-			
143	BEAUTY/BARBER SHOP	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOPS & CABINETS		RSS BEAUTY SHOP	
143	MED SERV OFFICE B	WOOD BASE, PAINT SEMI GLOSS	CARPET	PAINT EGGSHELL	PAINT FLAT	-		RSS OFFICE	
144	STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-			
145	TENANT STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS TENANT STORAGE	
146	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM	
148	ELECTRICAL	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS ELECTRICAL ROOM	
148	LAUNDRY	VINYL COVE BASE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOP		RSS LAUNDRY	
150	EL/EQ	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS ELEVATOR EQUIPMENT	
151	LOUNGE	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		CF, EM	
152	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM	
154	WATER SERVICE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS WATER SERVICE	
155	SERVICE COORD.	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL TNO TONE	PAINT FLAT	SOLAR SHADES, CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
156	ACTIVITY ROOM	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, CHAIR RAIL PAINTED SEMI GLOSS		RSS ACTIVITY ROOM	
157A	CLOSET	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	-			
157B	CLOSET	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	-			
157C	CLOSET	VINYL COVE BASE	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	-			
158	LIVING ROOM	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, CHAIR RAIL PAINTED SEMI GLOSS			
160	MECH	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS MECHANICAL CLOSET	
113	LOUNGE	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	PAINT FLAT	HAND/CHAIR RAIL PAINTED SEMI GLOSS			
200	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
201	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS			
202	ELECTRICAL	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS ELECTRICAL ROOM	
203	LOUNGE	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		CF, EM	
205	LAUNDRY	VINYL COVE BASE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOP		RSS LAUNDRY	
206	TENANT STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS TENANT STORAGE	
207	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
211	TENANT STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS STORAGE	
212	LAUNDRY	VINYL COVE BASE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOP		RSS LAUNDRY	
213	ELECTRICAL	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS ELECTRICAL ROOM	
214	LOUNGE	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		CF, EM	
215	TENANT STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS TENANT STORAGE	
216	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
220	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
235	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	PAINT FLAT	-		EM, DNS TBD	
300	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
301	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS			
302	ELECTRICAL	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS ELECTRICAL ROOM	
303	LOUNGE	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		CF, EM	
305	LAUNDRY	VINYL COVE BASE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOP		RSS LAUNDRY	
306	TENANT STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS TENANT STORAGE	
307	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
311	STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS STORAGE	
312	LAUNDRY	VINYL COVE BASE	CERAMIC TILE	PAINT EGGSHELL	PAINT FLAT	SOLAR SHADES, PLASTIC LAMINATE COUNTERTOP		RSS LAUNDRY	
313	ELECTRICAL	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS ELECTRICAL ROOM	
314	LOUNGE	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		CF, EM	
315	TENANT STORAGE	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		RSS TENANT STORAGE	
316	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
318	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
333	CORRIDOR	WOOD BASE, PAINT SEMI GLOSS	VINYL PLANK	PAINT EGGSHELL TNO TONE	ACOUSTIC CEILING TILE	HAND/CHAIR RAIL PAINTED SEMI GLOSS		EM, DNS TBD	
3NC-1	STAR NORTHCENTRAL-1	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID, EX	
3NC-2	STAR NORTHCENTRAL-2	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3NC-3	STAR NORTHCENTRAL-3	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3NE-1	STAR NORTHEAST-1	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID, EX	
3NE-2	STAR NORTHEAST-2	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3NE-3	STAR NORTHEAST-3	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3NW-1	STAR NORTHWEST-1	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID, EX	
3NW-2	STAR NORTHWEST-2	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3NW-3	STAR NORTHWEST-3	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3SE-1	STAR SOUTHEAST-1	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID, EX	
3SE-2	STAR SOUTHEAST-2	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3SE-3	STAR SOUTHEAST-3	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID	
3SW-1	STAR SOUTHWEST-1	VINYL COVE BASE	VINYL COMPOSITION TILE	PAINT EGGSHELL	PAINT FLAT	-		SID, SCID, EX	
3SW									



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES 12.31.2014

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

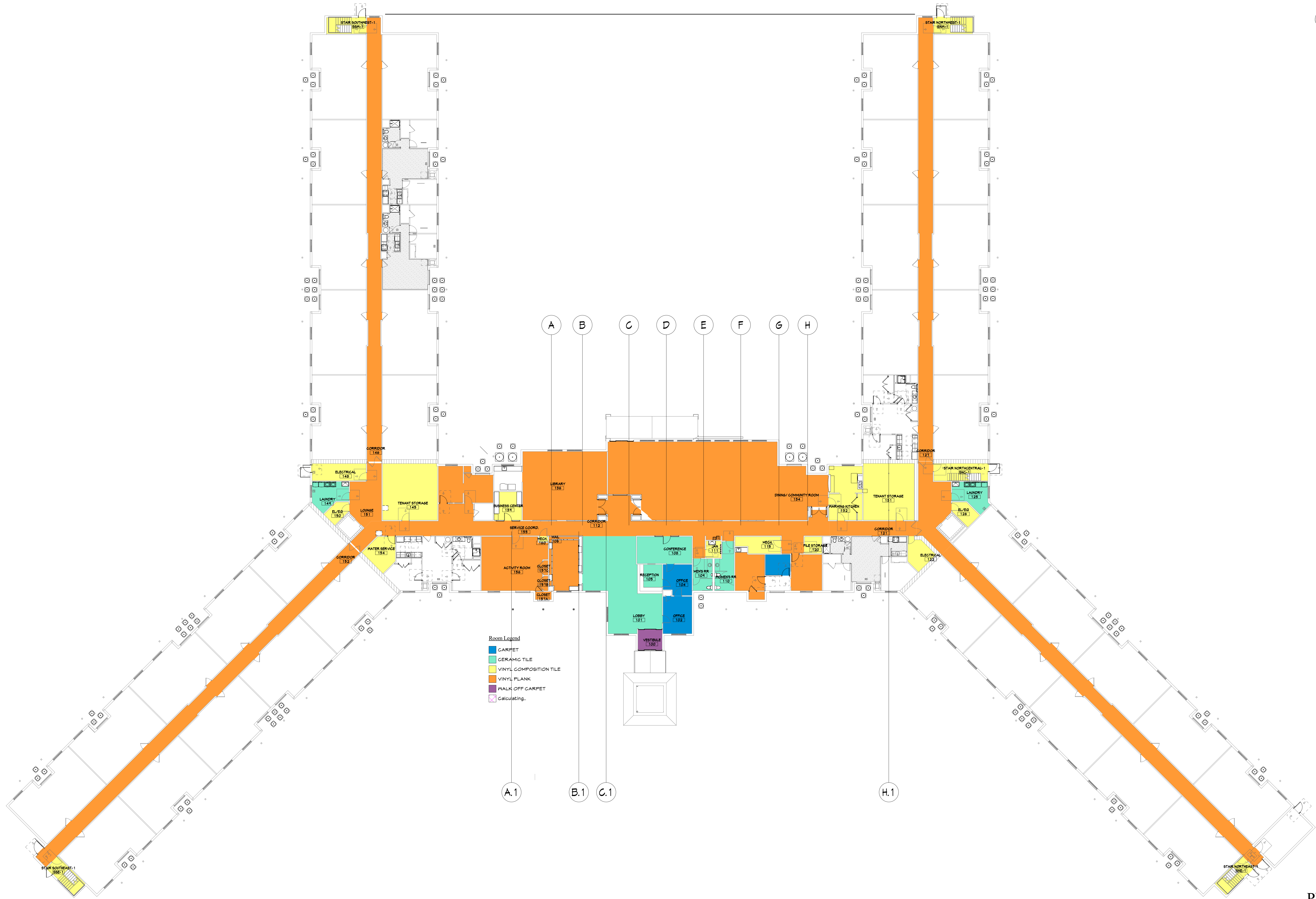
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

▲ Description Date



- Room Legend
- CARPET
 - CERAMIC TILE
 - VINYL COMPOSITION TILE
 - VINYL PLANK
 - WALK OFF CARPET
 - Calculating

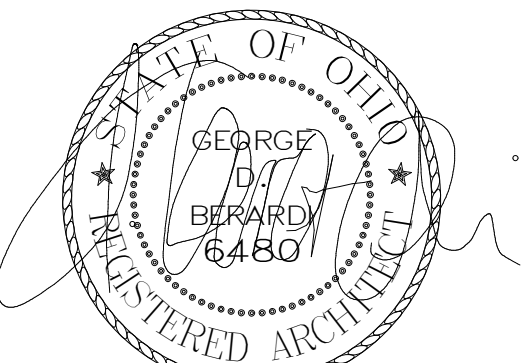
1ST FLOOR, FLOOR FINISH PLAN 1/16" = 1'-0"
PRINT THIS SHEET IN COLOR

FLOOR FINISH PLAN 1ST FLOOR

A901

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

C:\Users\mrbesell\Documents\17-1711-12-HOOVER_CENTRAL_mrbesell.rvt



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2014



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

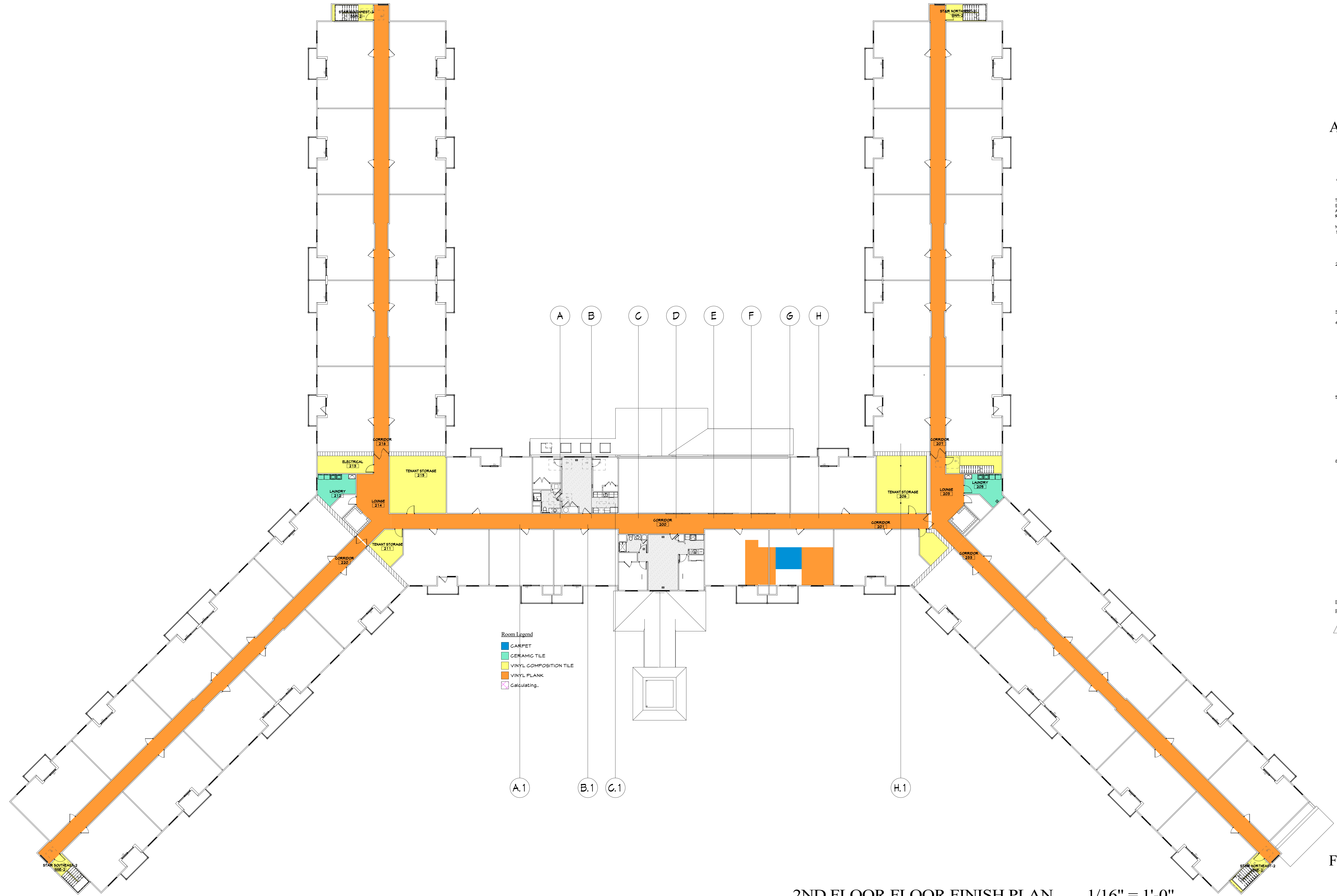
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

▲ Description Date



- Room Legend
- CARPET
 - CERAMIC TILE
 - VINYL COMPOSITION TILE
 - VINYL PLANK
 - Calculating...

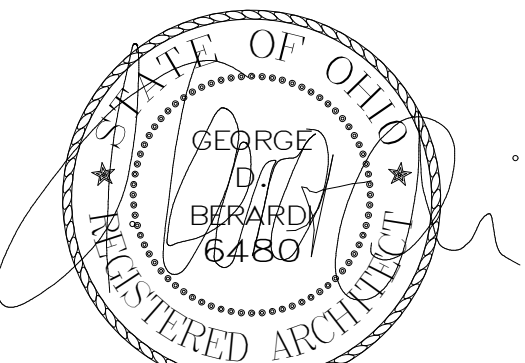
2ND FLOOR FLOOR FINISH PLAN 1/16" = 1'-0"
PRINT THIS SHEET IN COLOR

FLOOR FINISH PLAN 2ND FLOOR

A902

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

C:\Users\mrberard\Documents\17-171192-HOOVER_CENTRAL_mriberard.rvt



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2014



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

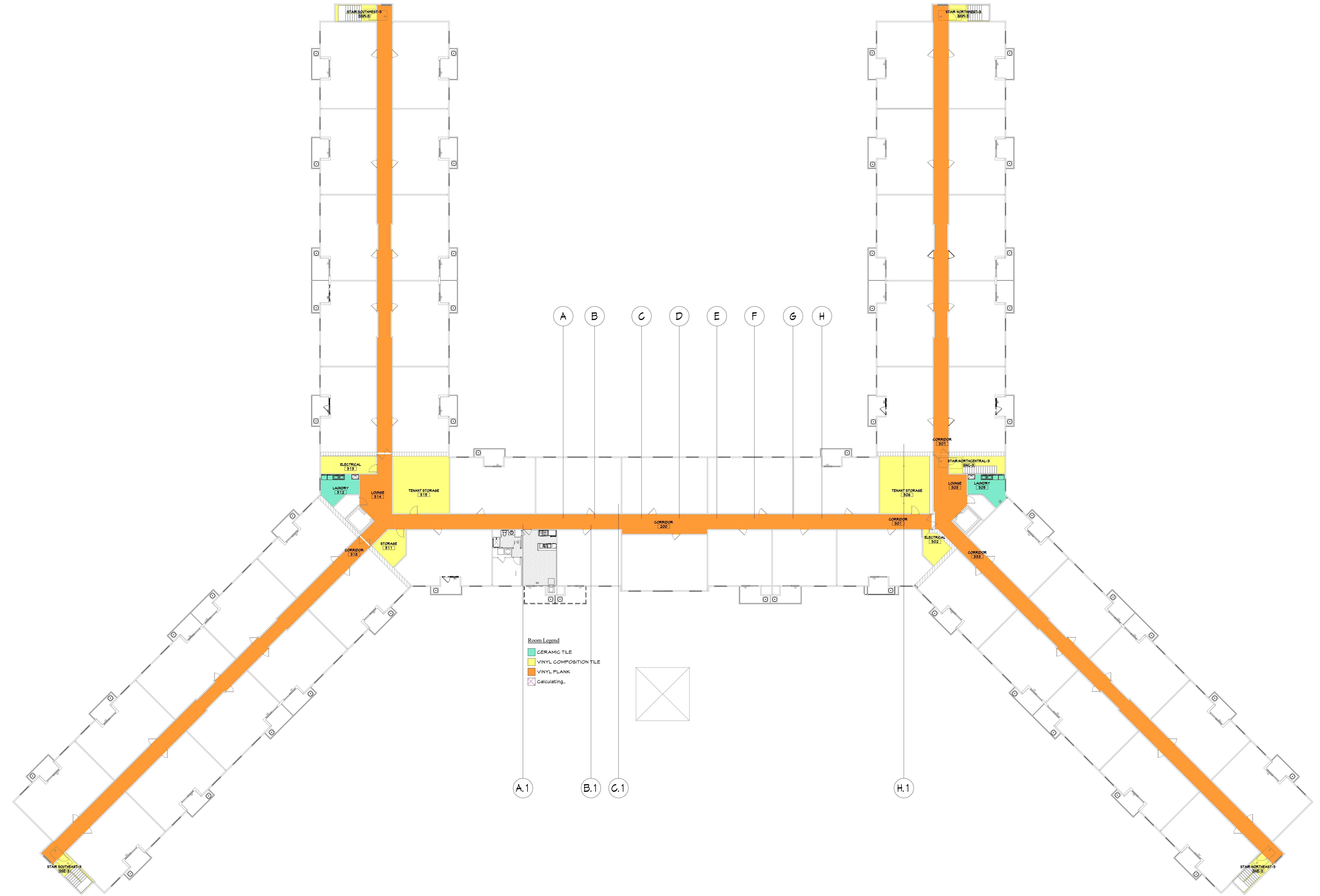
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

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

PROGRESS SET

DATE: 06/21/2018
PROJECT #: 17192

▲ Description Date



Room Legend

- CERAMIC TILE
- VINYL COMPOSITION TILE
- VINYL PLANK
- Calculating...

3RD FLOOR FLOOR FINISH PLAN 1/16" = 1'-0"
PRINT THIS SHEET IN COLOR

FLOOR FINISH PLAN 3RD FLOOR

A903

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

C:\Users\mrbesell\Documents\17-171192-HOOVER_CENTRAL_mrbesell.rvt

Fire Protection Coded Notes

- Existing incoming fire sprinkler service, see site utility plans for continuation.
- Existing inspector test station and drain: provide per the authority having jurisdiction and fire prevention code, see detail for more information.
- Reconfigure piping to relocate inaccessible valve next to wall to accessible location.
- Route all sprinkler lines so as not to encroach on the switchgear and electrical distribution system.
- Reconfigures sprinklers within modified area to provide full coverage.

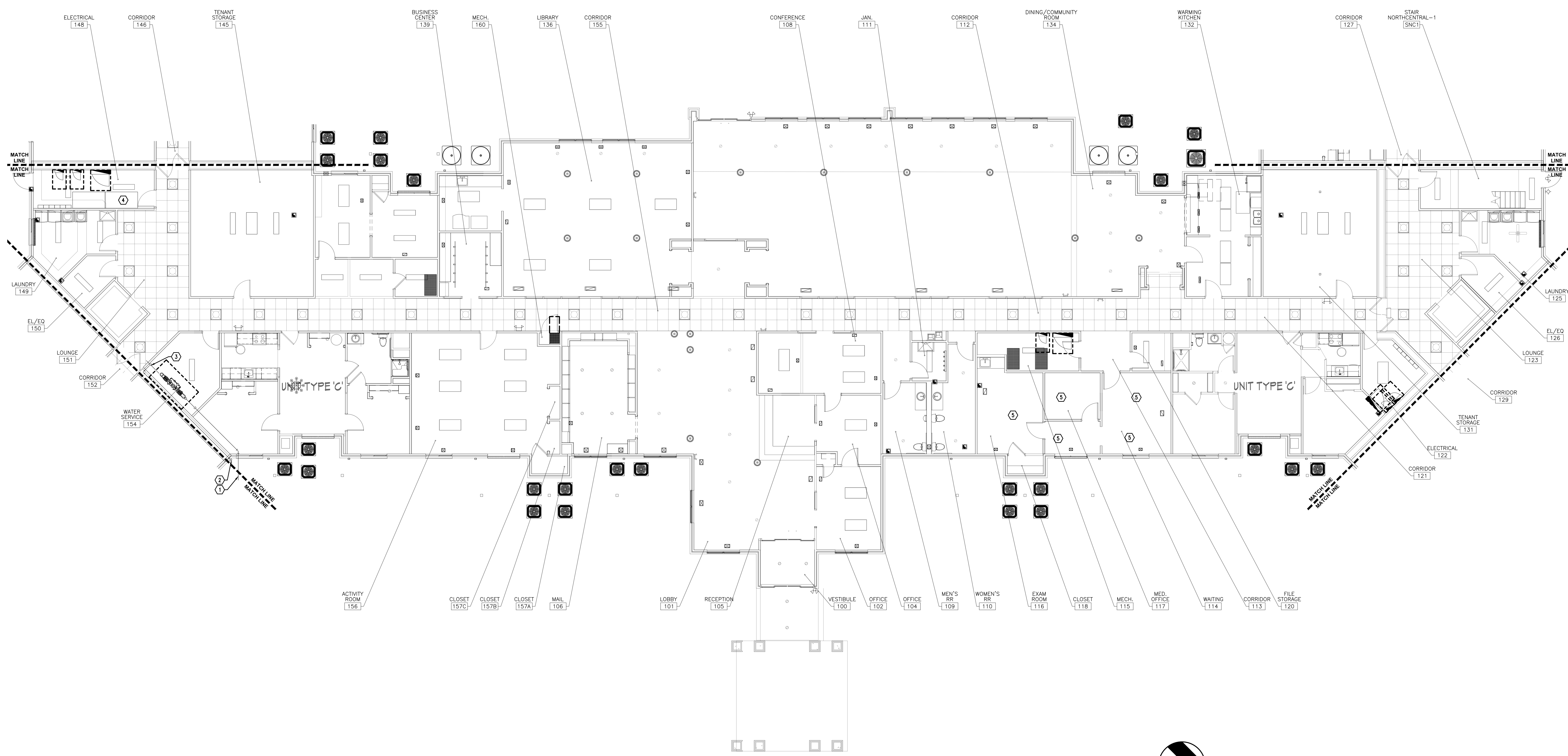
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

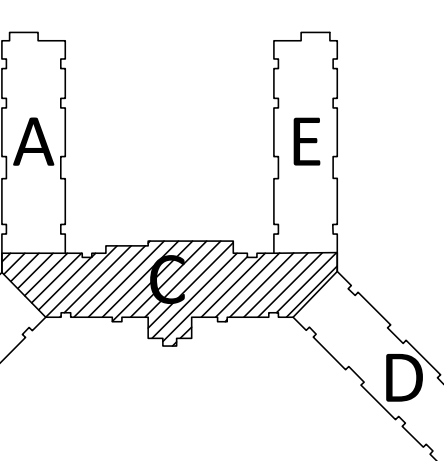
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
5. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
6. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
7. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
8. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
9. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
10. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
FIRST FLOOR
CORE PLAN

F101c



enlarged first floor core plan
1/8"=1'-0"

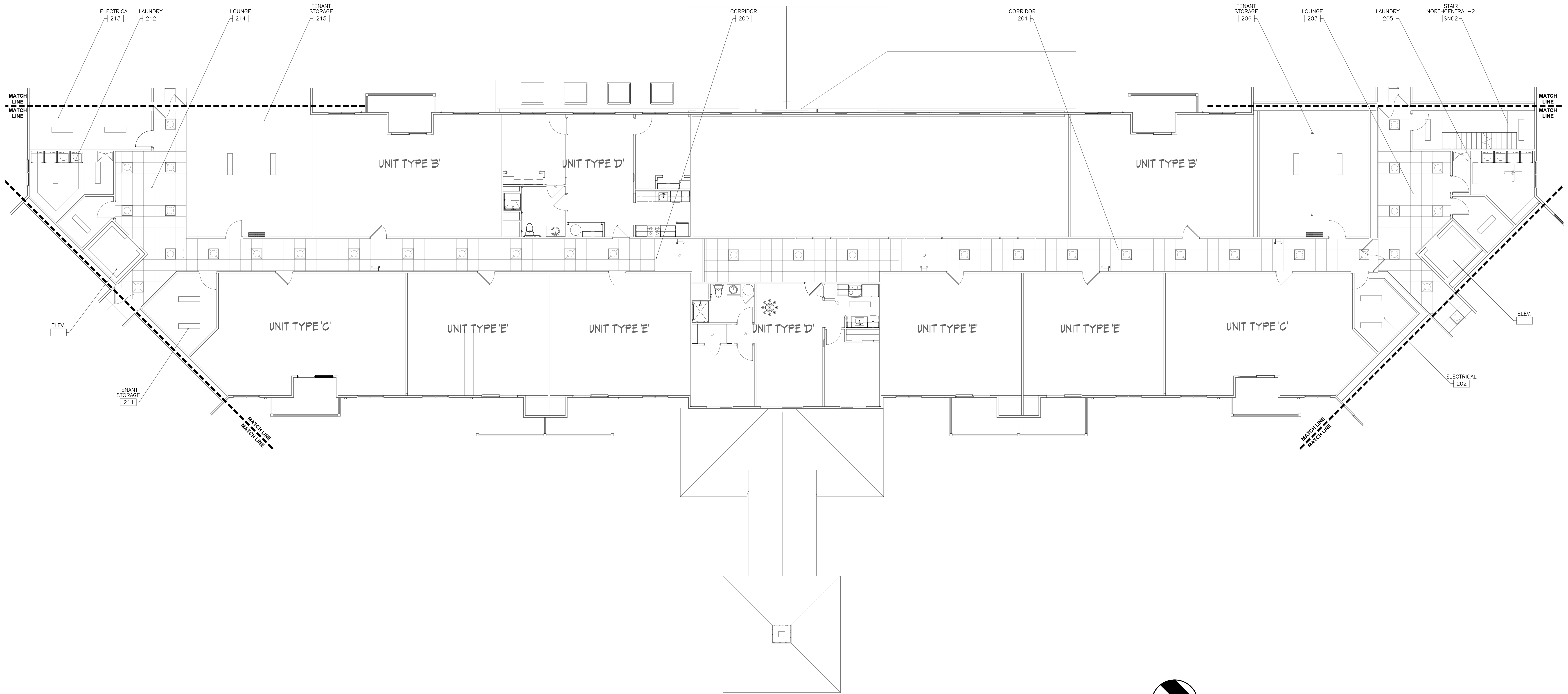
**HOOVER PLACE
APARTMENTS**

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

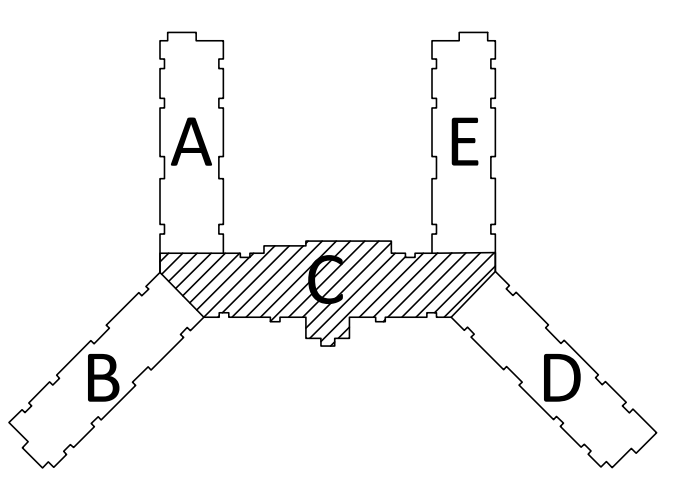
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT BETWEEN THESE DOCUMENTS, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS PROJECT.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND ACCEPTS THAT THE CONSULTANT'S LIABILITY SHALL NOT BE LIMITED BY ANY STATE STATUTE OR COMMON LAW.
5. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND ACCEPTS THAT THE CONSULTANT'S LIABILITY SHALL NOT BE LIMITED BY ANY STATE STATUTE OR COMMON LAW.
6. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND ACCEPTS THAT THE CONSULTANT'S LIABILITY SHALL NOT BE LIMITED BY ANY STATE STATUTE OR COMMON LAW.
7. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND ACCEPTS THAT THE CONSULTANT'S LIABILITY SHALL NOT BE LIMITED BY ANY STATE STATUTE OR COMMON LAW.
8. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND ACCEPTS THAT THE CONSULTANT'S LIABILITY SHALL NOT BE LIMITED BY ANY STATE STATUTE OR COMMON LAW.
9. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND ACCEPTS THAT THE CONSULTANT'S LIABILITY SHALL NOT BE LIMITED BY ANY STATE STATUTE OR COMMON LAW.
10. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND ACCEPTS THAT THE CONSULTANT'S LIABILITY SHALL NOT BE LIMITED BY ANY STATE STATUTE OR COMMON LAW.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date

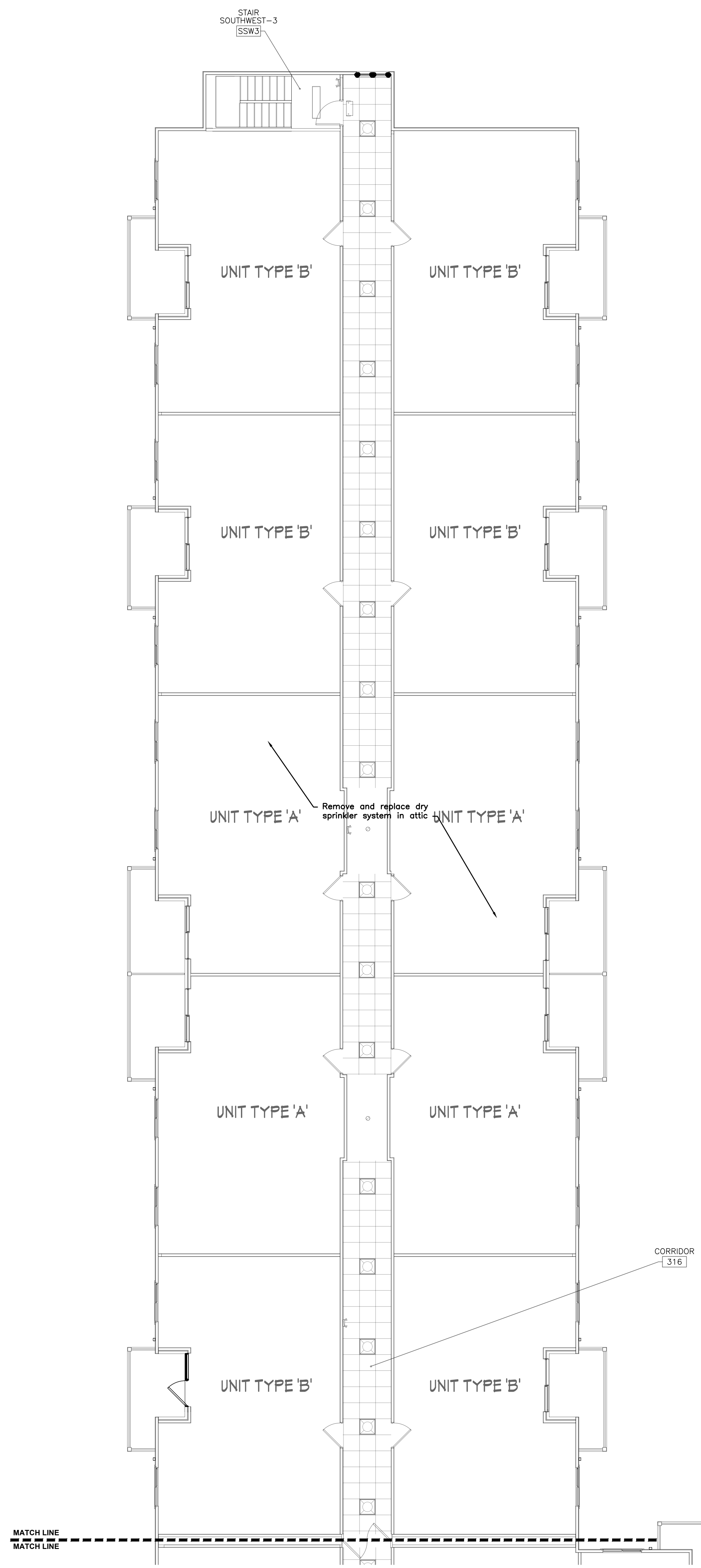


**key plan
NTS
ENLARGED
SECOND FLOOR
CORE PLAN**

F102c



enlarged second floor core plan
1/8"=1'-0"



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

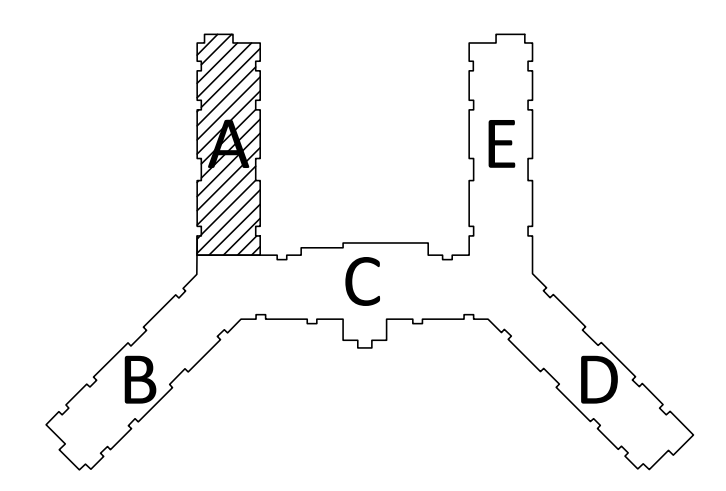
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY OR CONFLICT BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL PREVAIL UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.

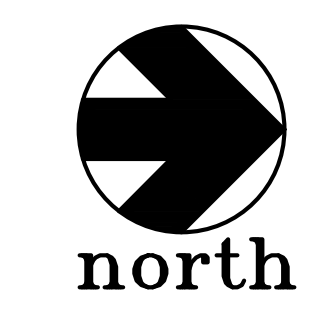
PROGRESS SET

DATE:	10.30.2017
PROJECT #:	17192
△ Description	Date



key plan
NTS
ENLARGED
THIRD FLOOR
SW PLAN

F103a



enlarged third floor SW plan
1/8" = 1'-0"

**HOOVER PLACE
APARTMENTS**

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

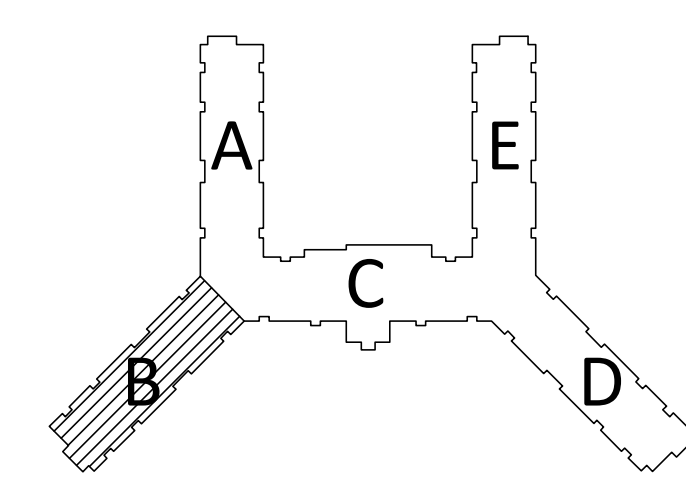
- NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE, WITHOUT LIMITATION, THE CONSULTANTS' LIABILITY FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.
 5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.
 6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.
 7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.
 8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.
 9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.
 10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
THIRD FLOOR
SE PLAN

F103b



enlarged third floor SE plan
1/8"=1'-0"

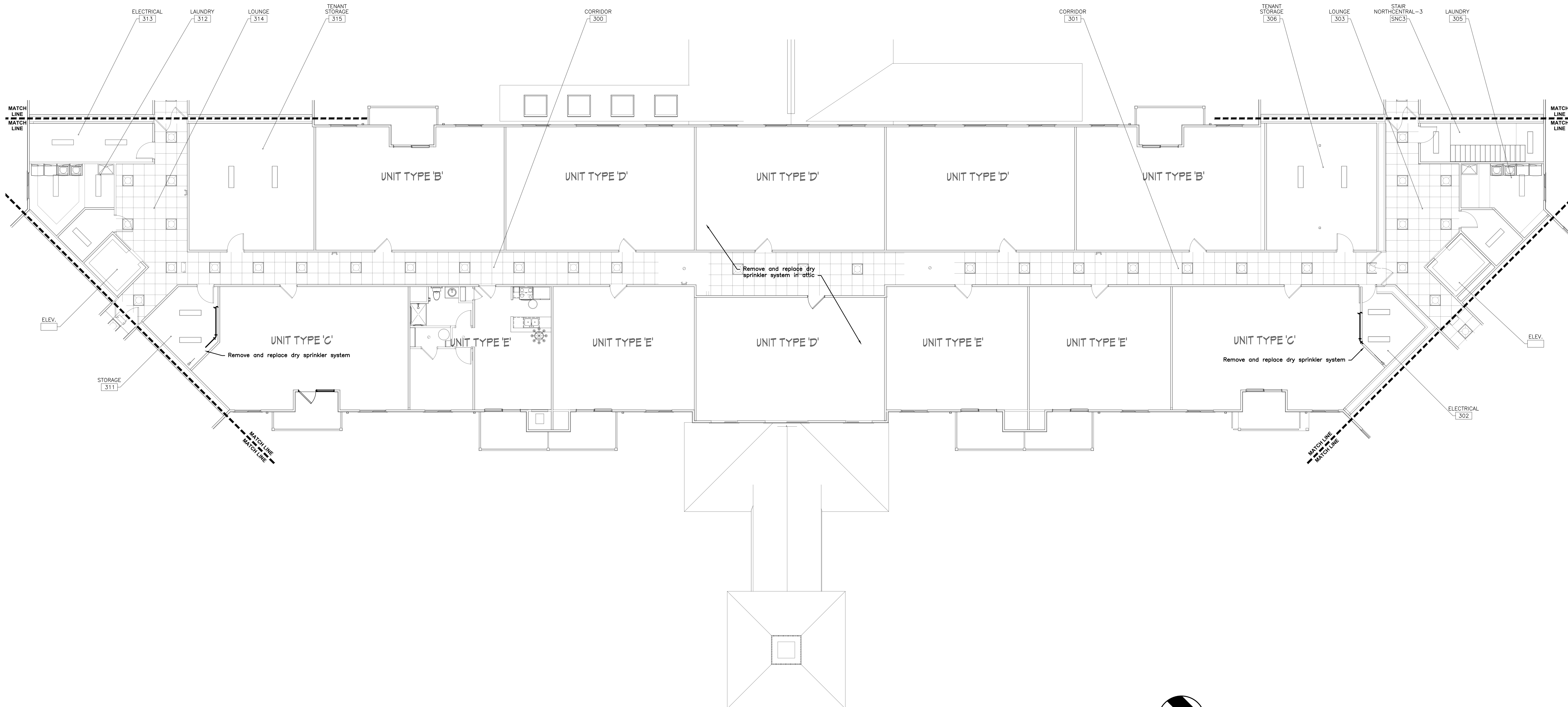
**HOOVER PLACE
APARTMENTS**

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

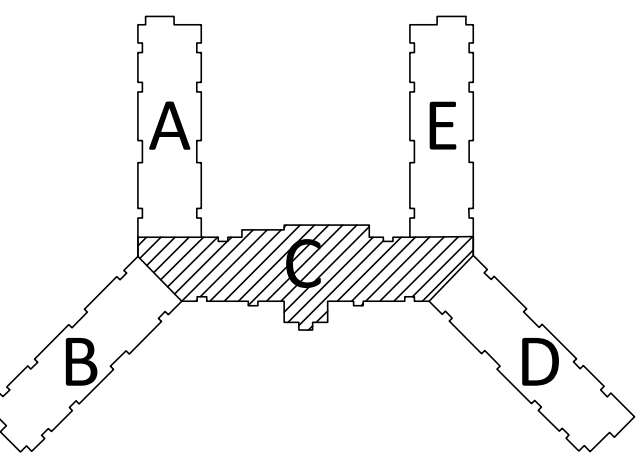
- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS PROJECT.
 3. ADDITIONAL SEE GENERAL INFORMATION ON THE SHEETS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CONSULTANTS' LIABILITY FOR PROFESSIONAL SERVICES. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CONSULTANTS' LIABILITY FOR PROFESSIONAL SERVICES.
 5. ARCHITECT LIABILITY WARRANTIES: THE ARCHITECT'S LIABILITY WARRANTIES SHALL NOT BE APPLICABLE TO THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CONSULTANTS' LIABILITY FOR PROFESSIONAL SERVICES.
 6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CONSULTANTS' LIABILITY FOR PROFESSIONAL SERVICES.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date



**key plan
NTS
ENLARGED
THIRD FLOOR
CORE PLAN**

F103c



north

enlarged third floor core plan
1/8"=1'-0"

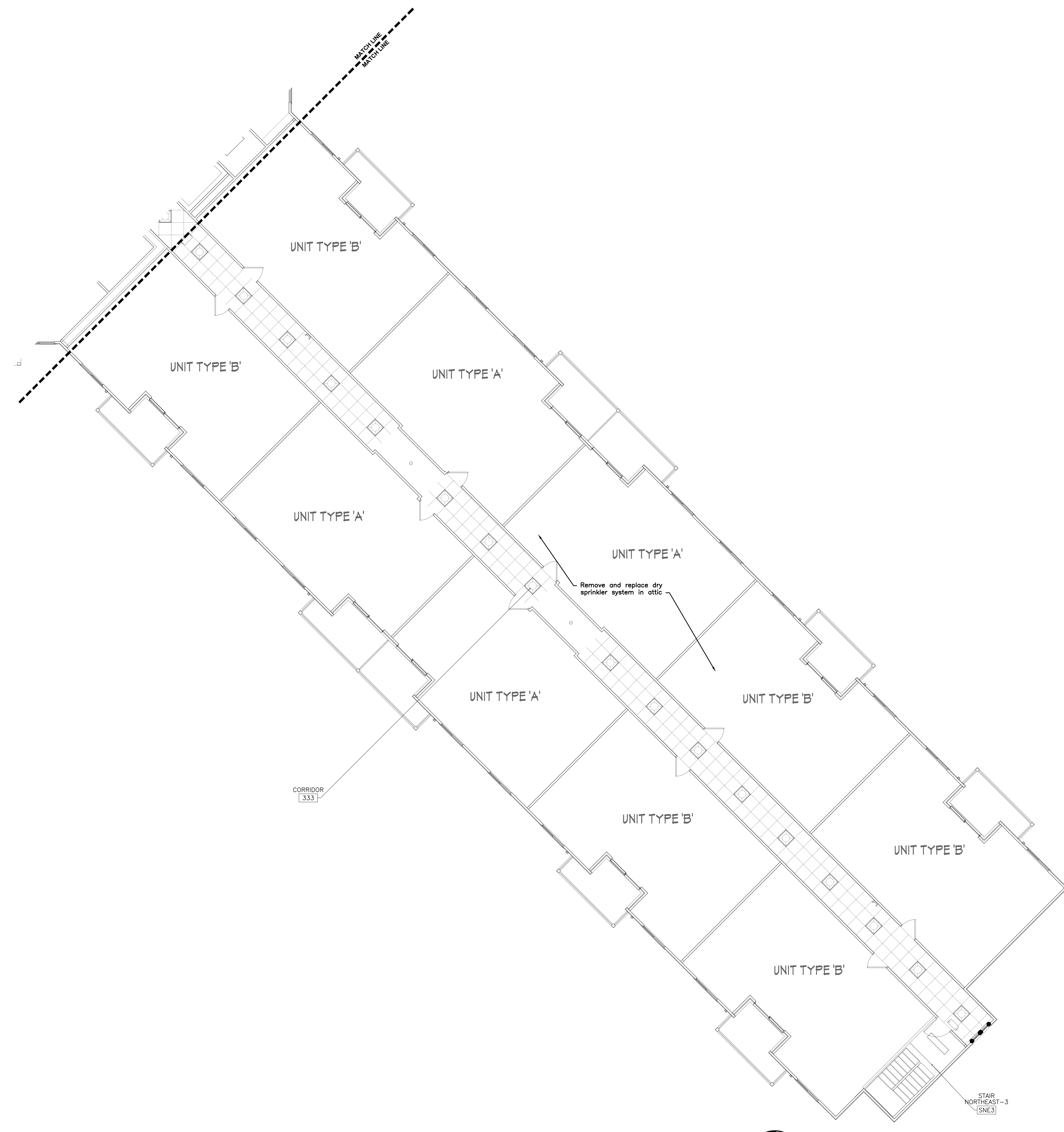
**HOOVER PLACE
APARTMENTS**

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

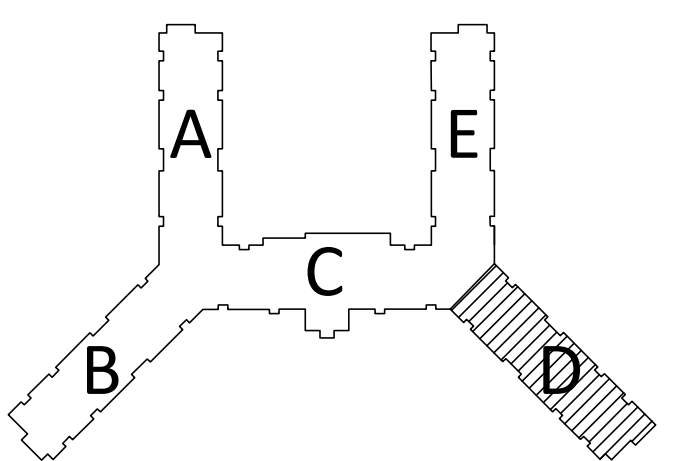
- NOTE:**
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE SEPARATED BY THE CONTRACTOR OR OTHER SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS. THEY SHALL REMAIN TOGETHER AND BE KEPT TOGETHER.
 3. ADDITIONAL TO THE GENERAL INFORMATION ON THE DRAWINGS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, PLUMBERS, ELEC.) SHALL BE RESPONSIBLE FOR THE CONSULTANTS' DESIGN AND PROFESSIONAL SERVICES. THE CLIENT SHALL NOT RELY ON OR PERMIT TO BE MADE ANY INDICATION TO THE DRAWINGS AND REQUIREMENTS WITHOUT THEIR WRITTEN PERMISSION. THE CONSULTANT ARCHITECTS SHALL BE RESPONSIBLE FOR ANY AND ALL ERRORS AND OMISSIONS THAT MAY RESULT FROM INDICATION OF THE DRAWINGS AND REQUIREMENTS.
 4. ARCHITECT LIAISON: ARCHITECTS SHALL BE RESPONSIBLE FOR ALL CHANGES MADE TO THE DRAWINGS OR OTHER PARTS OF THE PROJECT MANUAL. ANY CHANGES TO THE DRAWINGS SHALL BE MADE TO THE ORIGINAL DRAWINGS AND SHALL BE IDENTIFIED AND DATED. CHANGES SHALL BE MADE TO THE ORIGINAL DRAWINGS AND SHALL BE IDENTIFIED AND DATED. CHANGES SHALL BE MADE TO THE ORIGINAL DRAWINGS AND SHALL BE IDENTIFIED AND DATED.
 5. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DRAWINGS AND NOT TO BE USED FOR CONSTRUCTION. THE DRAWINGS SHALL NOT BE SCALED. DIMENSIONS SHALL BE TAKEN FROM THE DRAWINGS AND NOT FROM THE MODEL. DIMENSIONS SHALL BE TAKEN FROM THE DRAWINGS AND NOT FROM THE MODEL. DIMENSIONS SHALL BE TAKEN FROM THE DRAWINGS AND NOT FROM THE MODEL.
 6. THE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DRAWINGS AND NOT TO BE USED FOR CONSTRUCTION. THE DRAWINGS SHALL NOT BE SCALED. DIMENSIONS SHALL BE TAKEN FROM THE DRAWINGS AND NOT FROM THE MODEL. DIMENSIONS SHALL BE TAKEN FROM THE DRAWINGS AND NOT FROM THE MODEL. DIMENSIONS SHALL BE TAKEN FROM THE DRAWINGS AND NOT FROM THE MODEL.



**PROGRESS
SET**

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



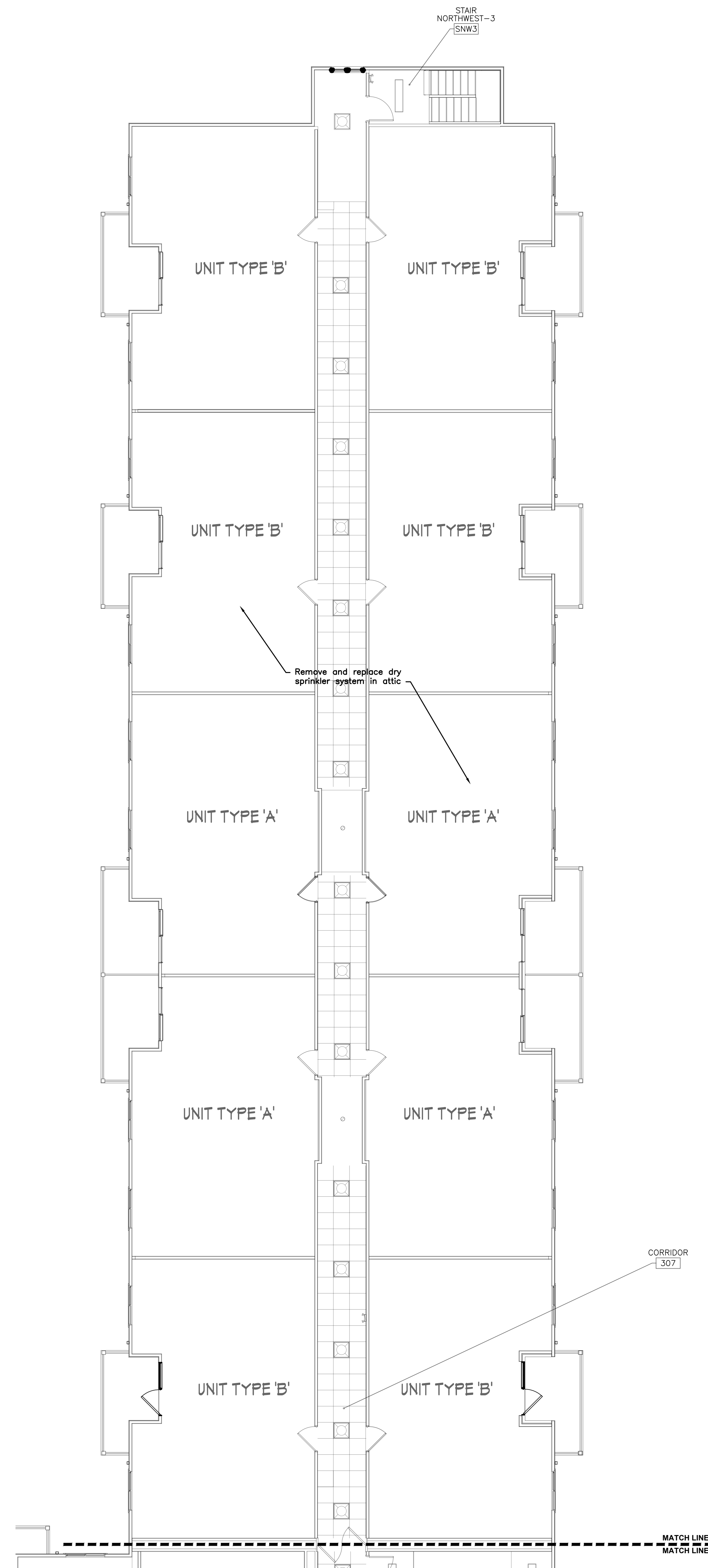
**key plan
NTS
ENLARGED
THIRD FLOOR
NE PLAN**

F103d



north

enlarged third floor NE plan
1/8"=1'-0"



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

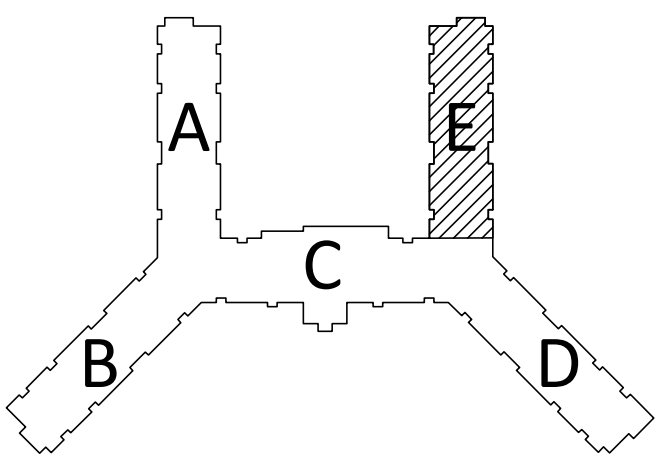
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:**
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL NOT BE PRECEDENT TO THE PROJECT MANUAL.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
N.T.S.
ENLARGED
THIRD FLOOR
NW PLAN

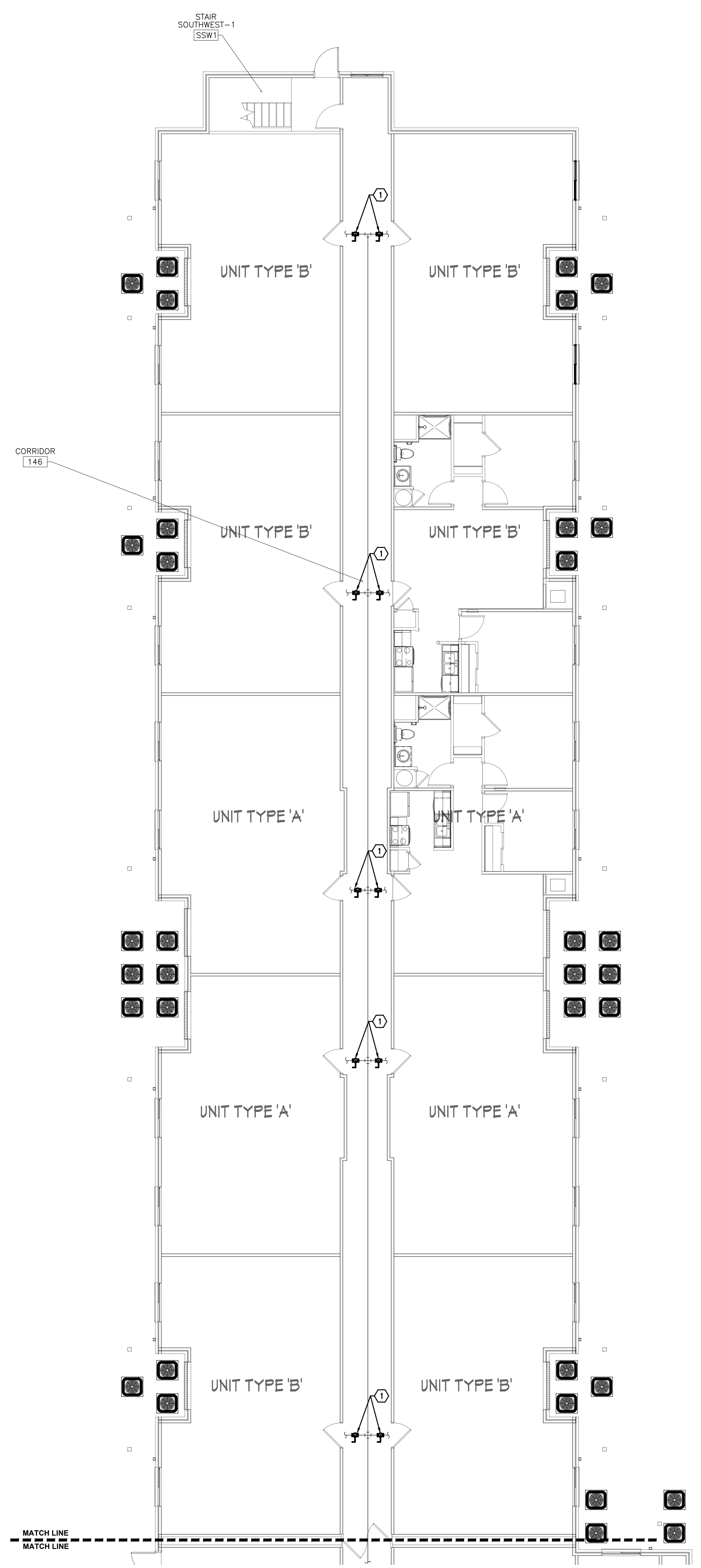
F103e



north

enlarged third floor NW plan
1/8" = 1'-0"

1. Provide full port shutoff valve at the base of each domestic riser to units. Typical all risers.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

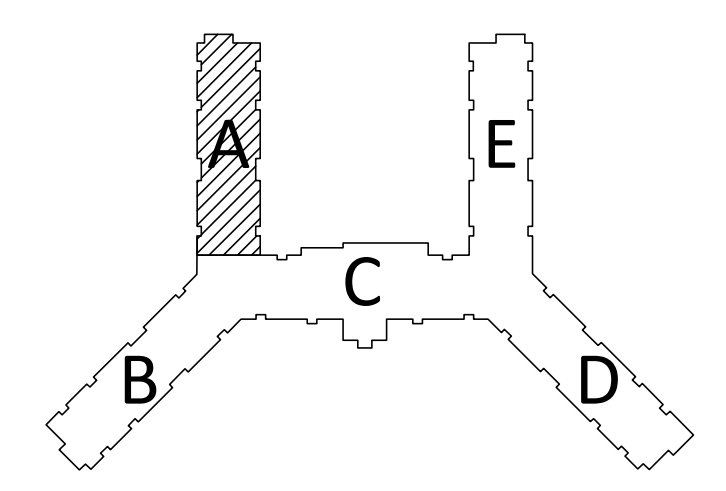
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT, THE PROJECT MANUAL SHALL TAKE PRECEDENCE OVER THE DRAWINGS.
 3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR FOR ANY DELAY OR COST INCREASES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE INFORMATION TO THE CONSULTANTS.
 5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR FOR ANY DELAY OR COST INCREASES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE INFORMATION TO THE CONSULTANTS.
 6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR FOR ANY DELAY OR COST INCREASES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE INFORMATION TO THE CONSULTANTS.
 7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR FOR ANY DELAY OR COST INCREASES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE INFORMATION TO THE CONSULTANTS.
 8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR FOR ANY DELAY OR COST INCREASES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE INFORMATION TO THE CONSULTANTS.
 9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR FOR ANY DELAY OR COST INCREASES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE INFORMATION TO THE CONSULTANTS.
 10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR FOR ANY DELAY OR COST INCREASES RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ACCURATE INFORMATION TO THE CONSULTANTS.

PROGRESS SET

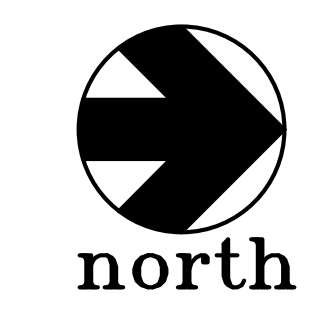
DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
NTS
ENLARGED
FIRST FLOOR
SW PLAN

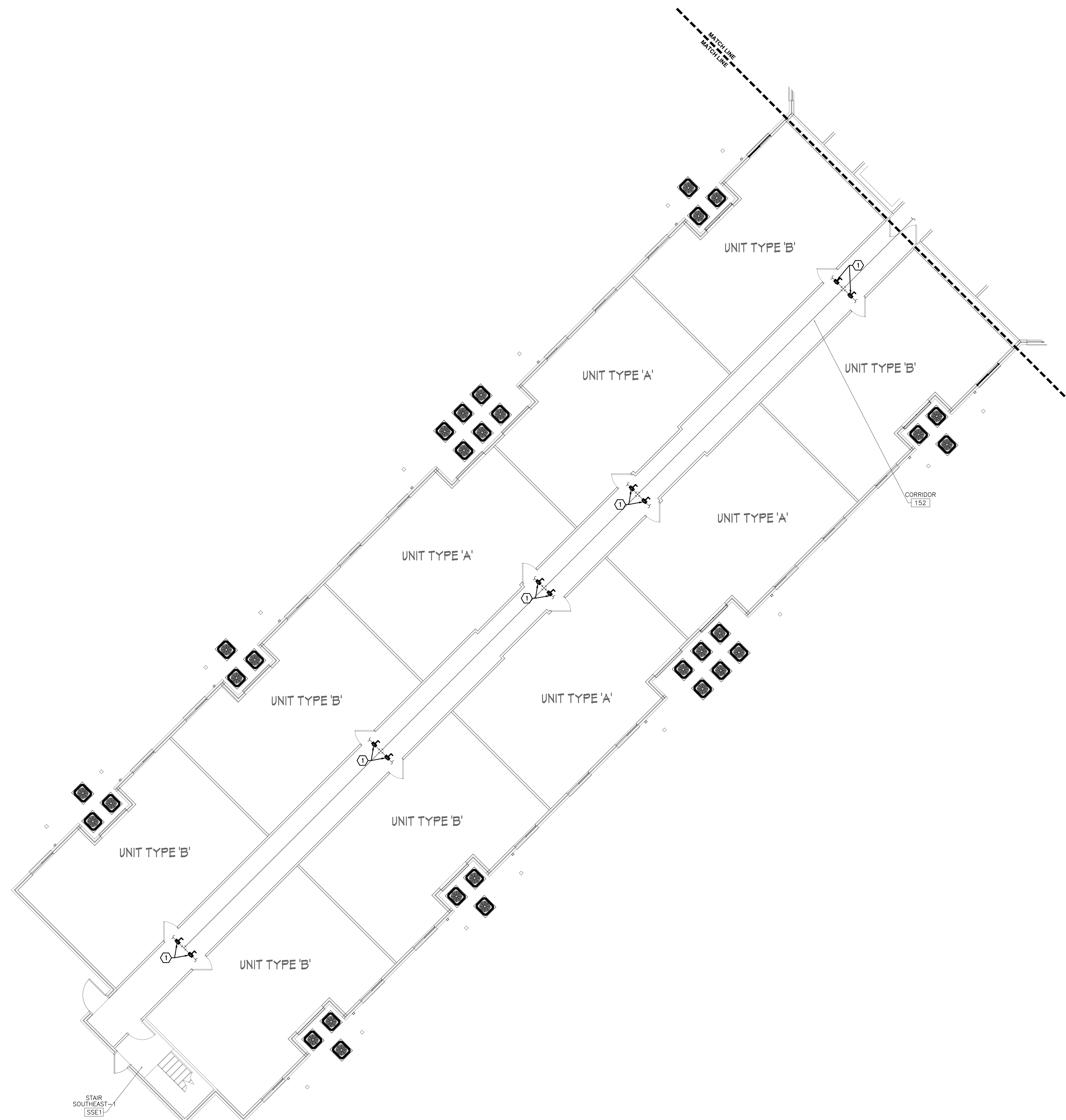
P101a



enlarged first floor SW plan
1/8" = 1'-0"

Plumbing Coded Notes

1. Provide full port shutoff valve at the base of each domestic riser to units. Typical all risers.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

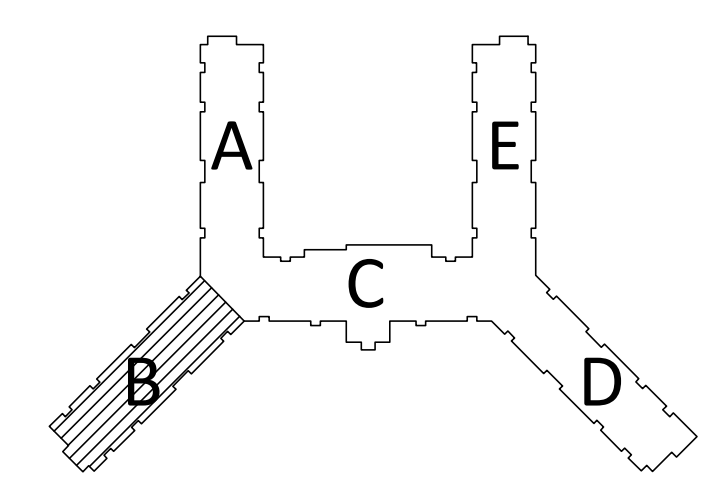
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
 3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

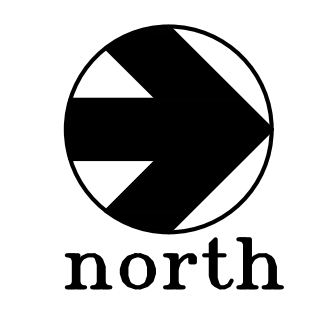
PROGRESS SET

Description	Date
DATE:	10.30.2017
PROJECT #:	17192



key plan
NTS
ENLARGED
FIRST FLOOR
SE PLAN

P101b



enlarged first floor SE plan
1/8"=1'-0"

Plumbing Coded Notes

- Existing 8" building sanitary main to local sewer main. See site utility plan for more information.
- Existing 3" domestic water service entrance line.
- Add Alternate: Remove and replace two RPZ backflow preventers on domestic water service entrance.
- Route all domestic water lines so as not to encroach on the switchgear and electrical distribution system.
- Add Alternate: Remove and replace hose bib. Typical for all hose bibs on exterior of building.
- Water heaters installed per manufacturers specifications. Water heater to be approved during shop drawing process prior to work starting. See schematic detail, and the water heater schedule for more information.
- Expansion tank for water heater, see water heater schedule and detail for more information.
- Floor drain: Locate floor drain in mechanical areas in unobstructed space away from HVAC and/or water heating equipment footprints. Coordinate with HVAC contractor.
- Sump pump with 2" discharge. Connect indirectly to the nearest floor drain. See pump schedule and floor drain detail for more information.
- 0.75" DHW and 0.75" CW supplies for mop sinks, laundry sinks, and washing machines.
- Provide full port shutoff valve at the base of each domestic riser to units. Typical all risers.

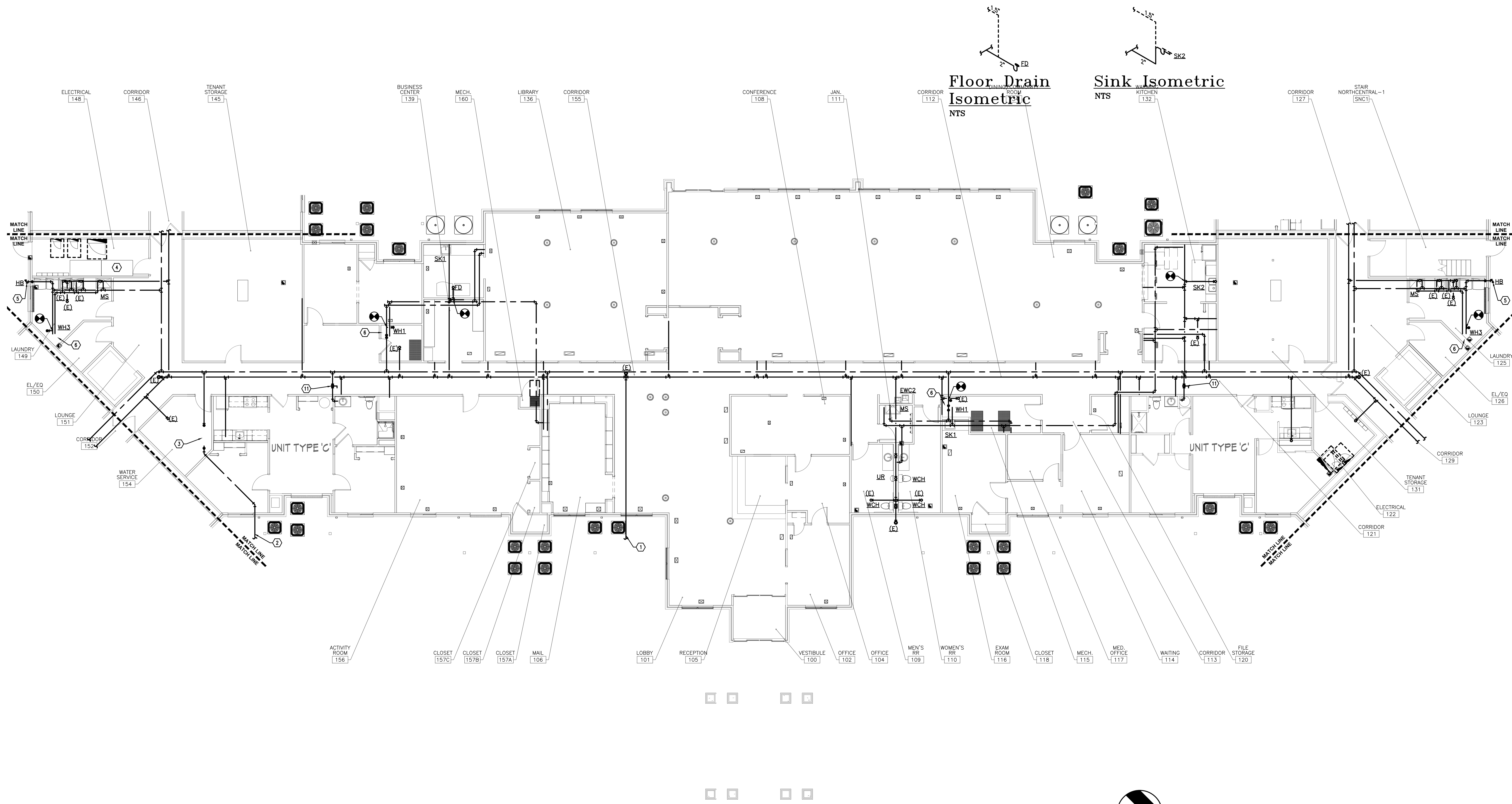
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

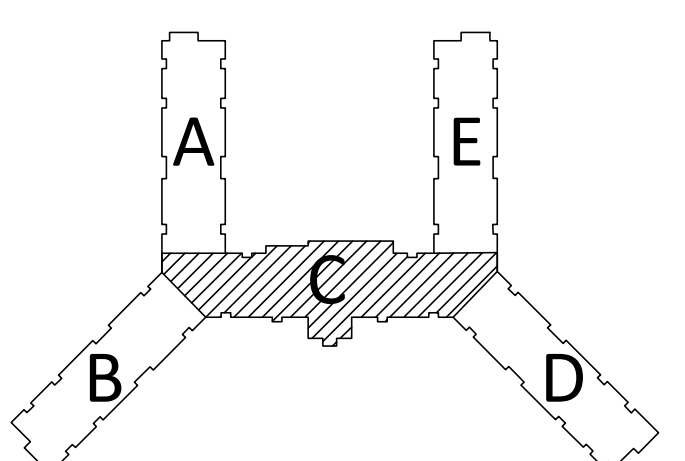
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE OR EXTEND TO ANY OTHER SERVICES.
5. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF OR FROM THE PERFORMANCE OF THESE SERVICES.
6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SHALL NOT BE EXTENDED TO ANY OTHER SERVICES.
7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF DATA CONTAINED HEREIN AND FOR THE RESULTS OF DESIGN OR CONSTRUCTION.
8. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF DATA CONTAINED HEREIN AND FOR THE RESULTS OF DESIGN OR CONSTRUCTION.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF DATA CONTAINED HEREIN AND FOR THE RESULTS OF DESIGN OR CONSTRUCTION.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



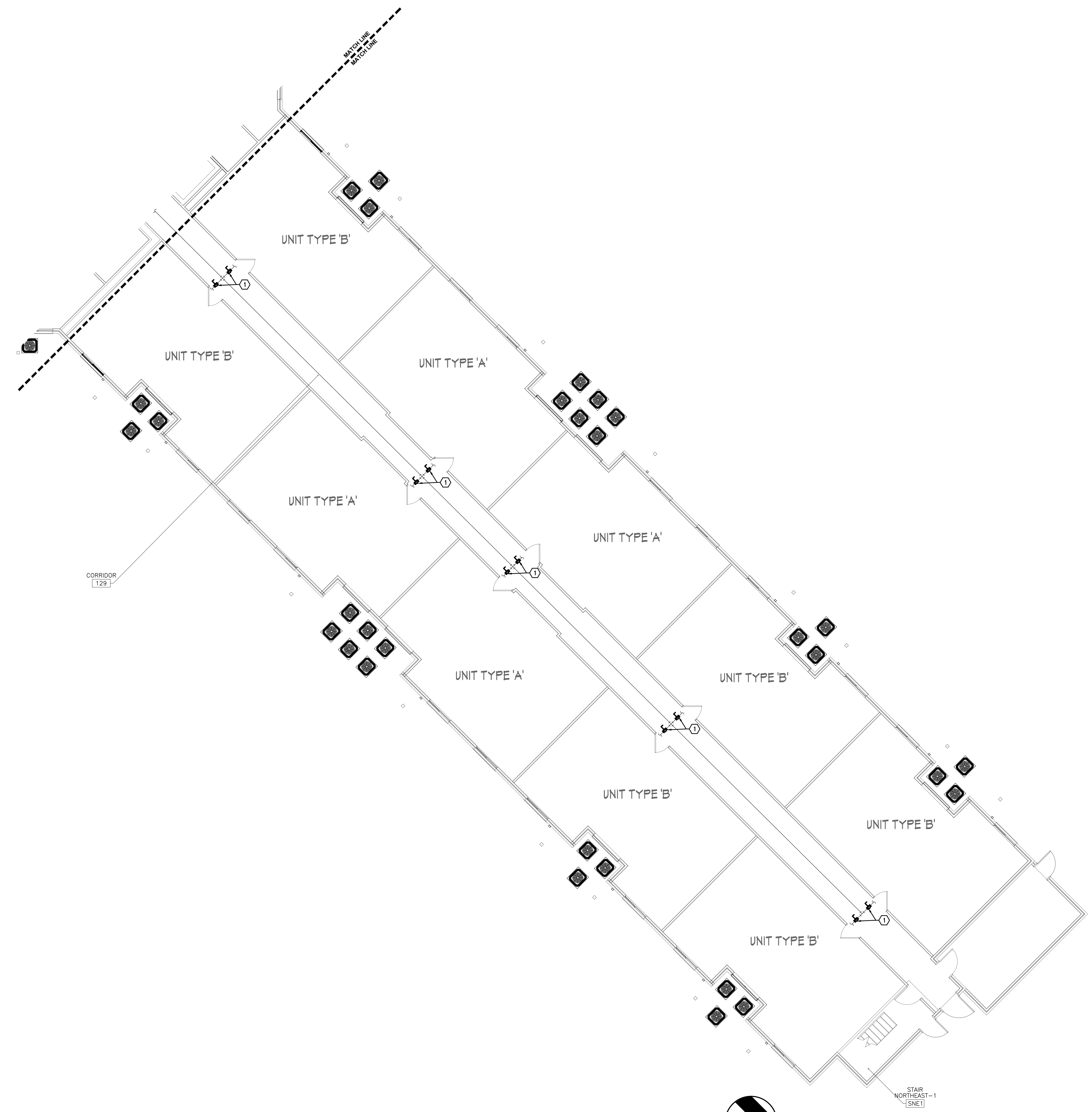
key plan
NTS
ENLARGED
FIRST FLOOR
CORE PLAN

P101c



enlarged first floor core plan
1/8" = 1'-0"

1. Provide full port shutoff valve at the base of each domestic riser to units. Typical all risers.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

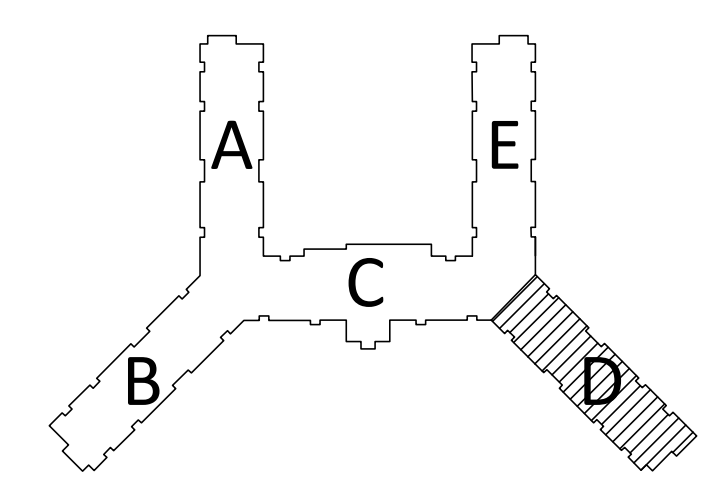
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS AND APPROVALS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 5. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 6. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 7. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 8. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 9. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 10. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE:	10.30.2017
PROJECT #:	17192
△ Description	Date



key plan
NTS
ENLARGED
FIRST FLOOR
NE PLAN

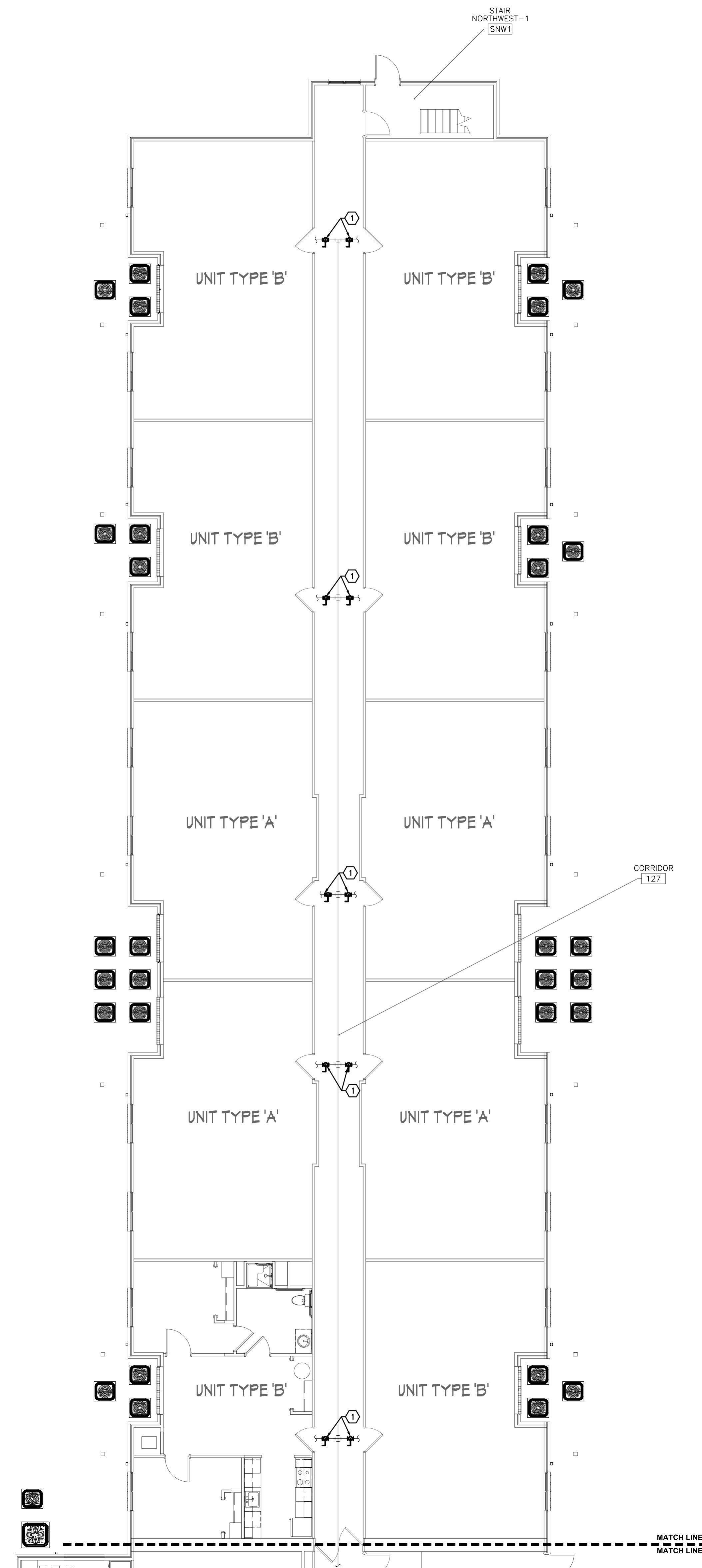
P101d



enlarged first floor NE plan
1/8"=1'-0"

Plumbing Coded Notes

1. Provide full port shutoff valve at the base of each domestic riser to units. Typical all risers.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

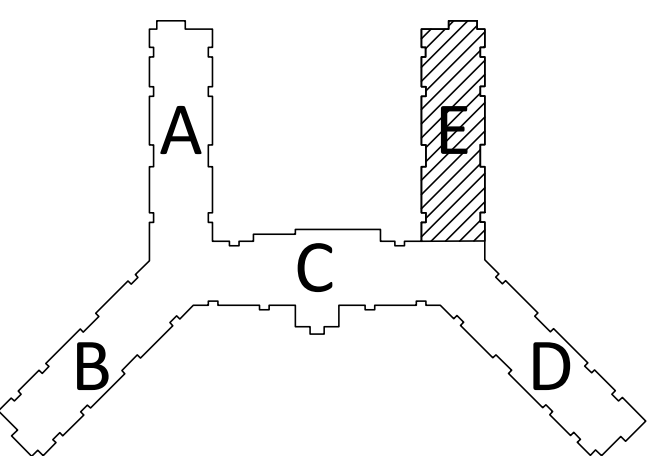
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

- NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THESE DOCUMENTS, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PRECEDENT TO THE CONTRACT DOCUMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF THESE PERMITS AND APPROVALS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
FIRST FLOOR
NW PLAN

P101e



north

enlarged first floor NW plan
1/8" = 1'-0"

- 0.75" DHW and 0.75" DCW supplies for mop sinks, laundry sinks, and washing machines.

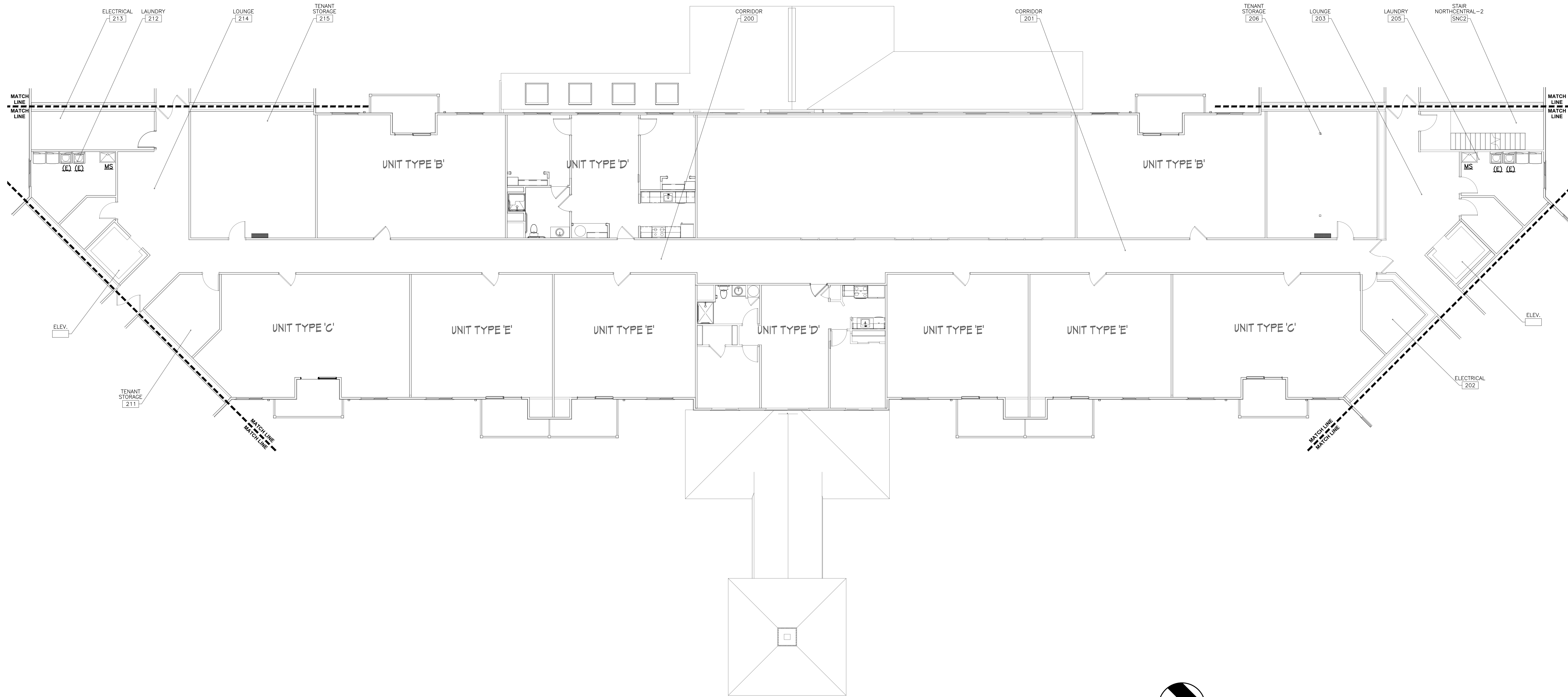
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

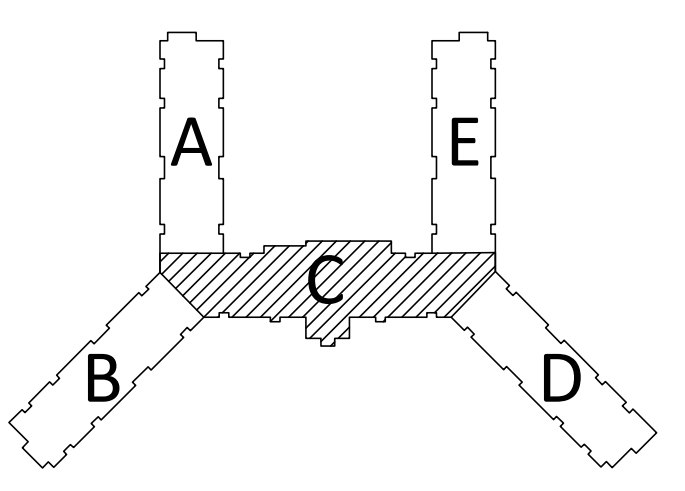
- NOTE:
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PREEMPTED BY THE CONTRACTOR'S CHOICE TO SEPARATE THE DOCUMENTS INTO PORTIONS TO BE SUBMITTED SEPARATELY.
 - ADDITIONAL TO THE GENERAL INFORMATION ON THE SHEETS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' OBLIGATIONS TO DRAWINGS AND SPECIFICATIONS. ALL DOCUMENTS, ELECTRICAL, MECHANICAL AND INSTRUMENTS OF THE CONSULTANTS, SHALL BE PROVIDED TO THE CLIENT BY THE CONSULTANT'S WRITTEN PERMISSION. THE CLIENT AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST THE CLIENT'S AND THE CONSULTANT'S OBLIGATIONS TO THE CLIENT AND THE CONSULTANT'S OBLIGATIONS TO THE CLIENT.
 - THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF DATA CONTAINED HEREIN AND THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE DATA AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USER'S MISUSE OF THESE DRAWINGS OR FOR THE USER'S NEGLIGENCE OR FOR THE USER'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USER'S MISUSE OF THESE DRAWINGS OR FOR THE USER'S NEGLIGENCE OR FOR THE USER'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
NTS
ENLARGED
SECOND FLOOR
CORE PLAN

P102c



north

enlarged second floor core plan
1/8" = 1'-0"

Plumbing Coded Notes

1. 0.75" DWV and 0.75" DCW supplies for mop sinks, laundry sinks, and washing machines.

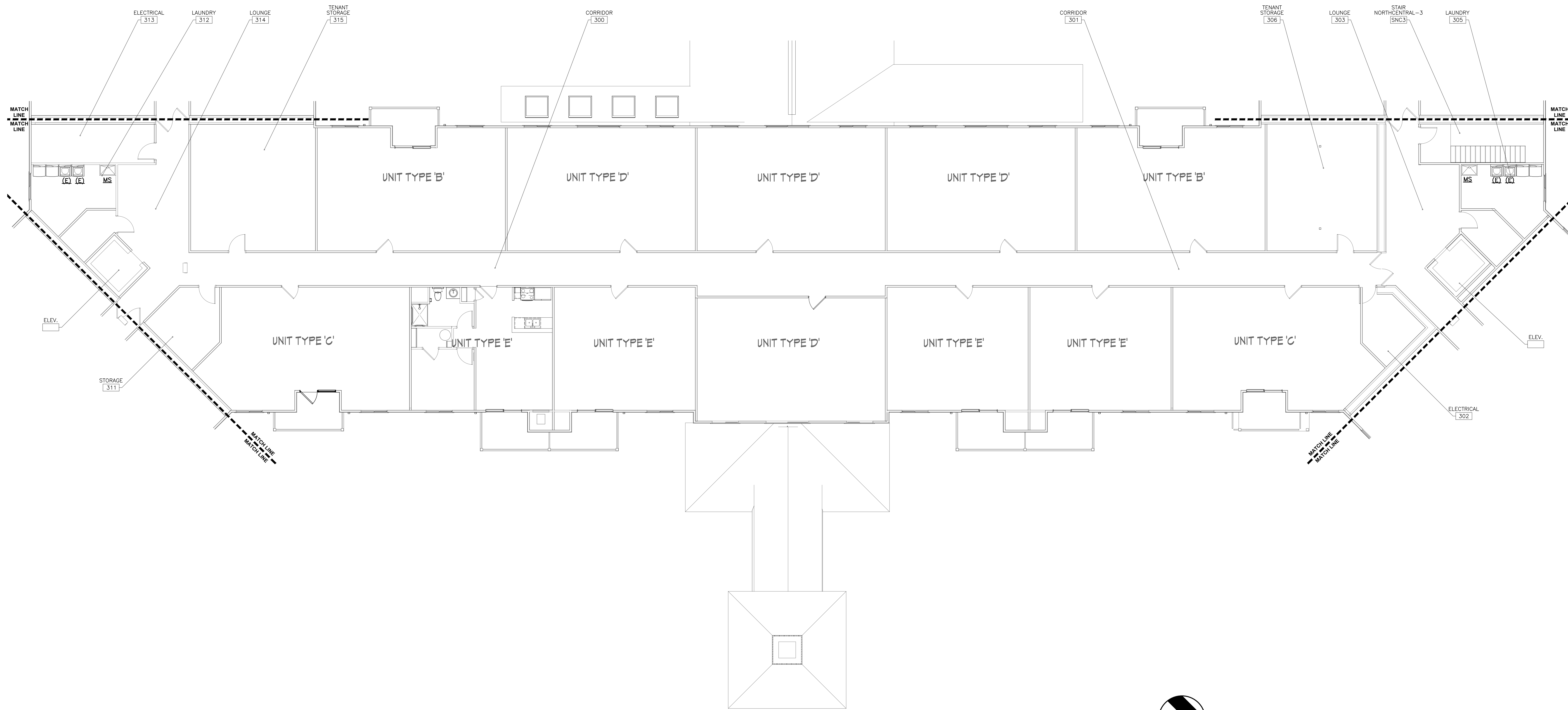
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

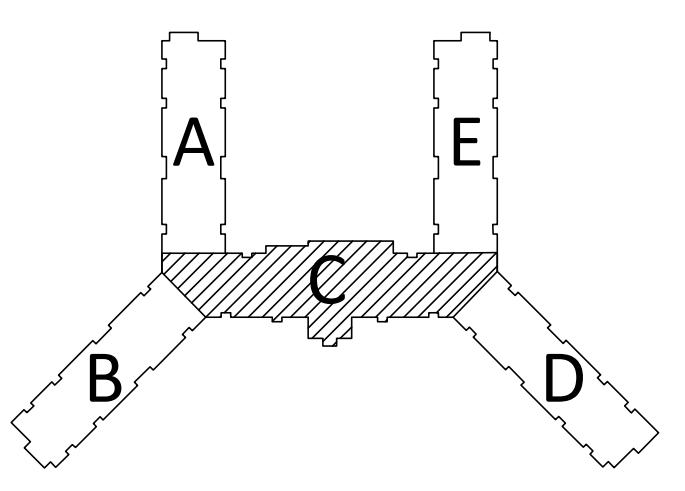
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S OBLIGATION TO PROVIDE PROFESSIONAL SERVICES AND THAT THE CLIENT SHALL NOT RELY ON OR BE DEPENDENT ON THE CONSULTANT FOR ANY INFORMATION NOT SPECIFICALLY PROVIDED IN THE CONTRACT DOCUMENTS.
5. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY SUBCONTRACTOR OR OTHER THIRD PARTY.
6. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY SUBCONTRACTOR OR OTHER THIRD PARTY.
7. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY SUBCONTRACTOR OR OTHER THIRD PARTY.
8. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY SUBCONTRACTOR OR OTHER THIRD PARTY.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
THIRD FLOOR
CORE PLAN

P103c



north

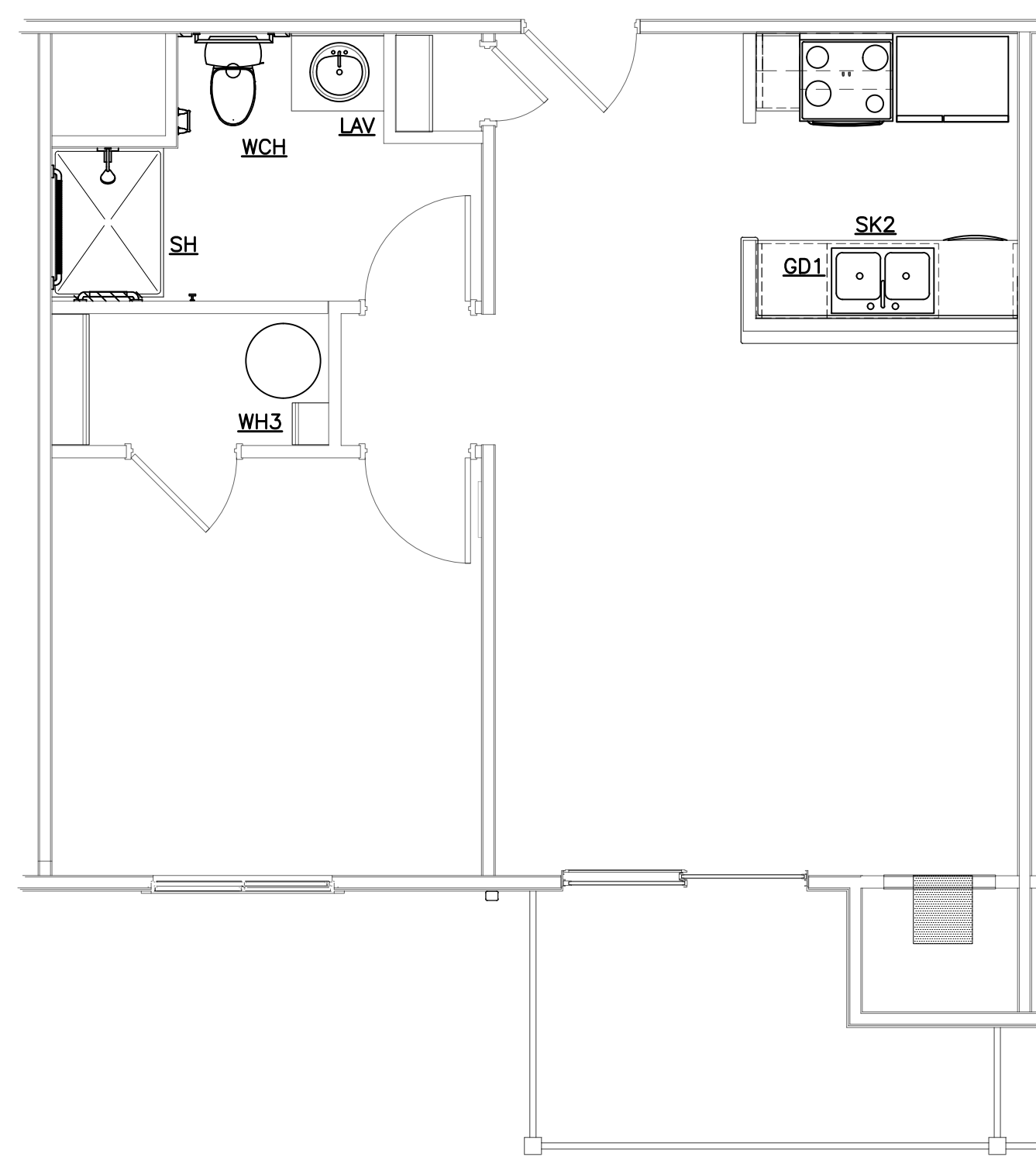
enlarged third floor core plan
1/8"=1'-0"

Plumbing Scope Notes

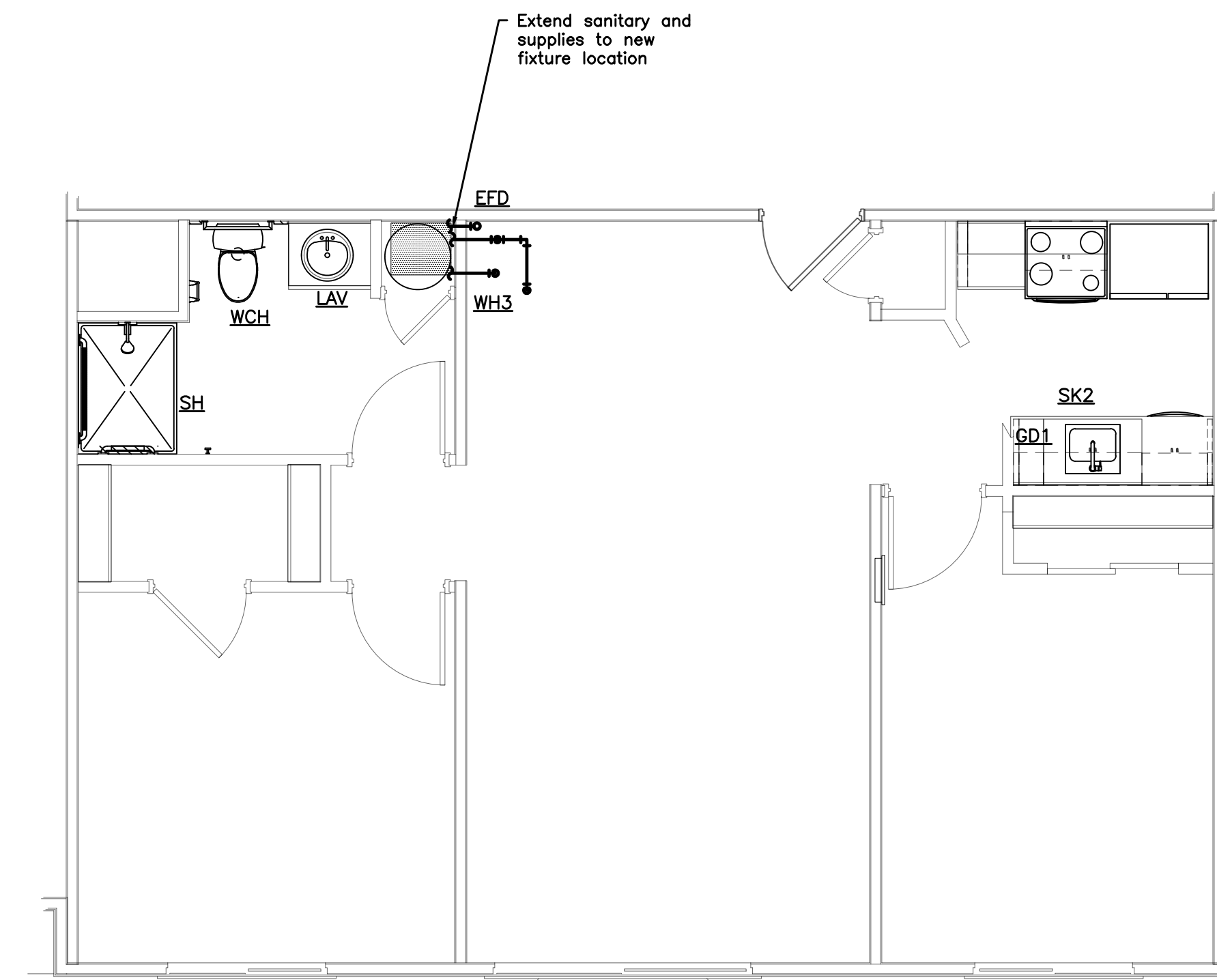
- Remove and replace kitchen sinks, disposals, and faucets. Provide new sinks, faucets with maximum flow rate of 1.5 GPM, disposals, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Basinguard plumbing insulation for handicap sinks.
- Remove and replace bathroom lavatories, and faucets. Provide new lavatories, faucets with maximum flow rate of 1.5 GPM, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Lavguard plumbing insulation for handicap lavatories.
- Remove and replace bathtubs/showers. Provide new roll-in showers, new mixing valves with integral supply stops, hand held shower heads, and connect to existing sanitary.
- Remove and replace toilets. Provide new toilets with maximum of 1.3 GPF. Provide new wax seals, supply lines, and quarter turn supply stops.

Plumbing Coded Notes

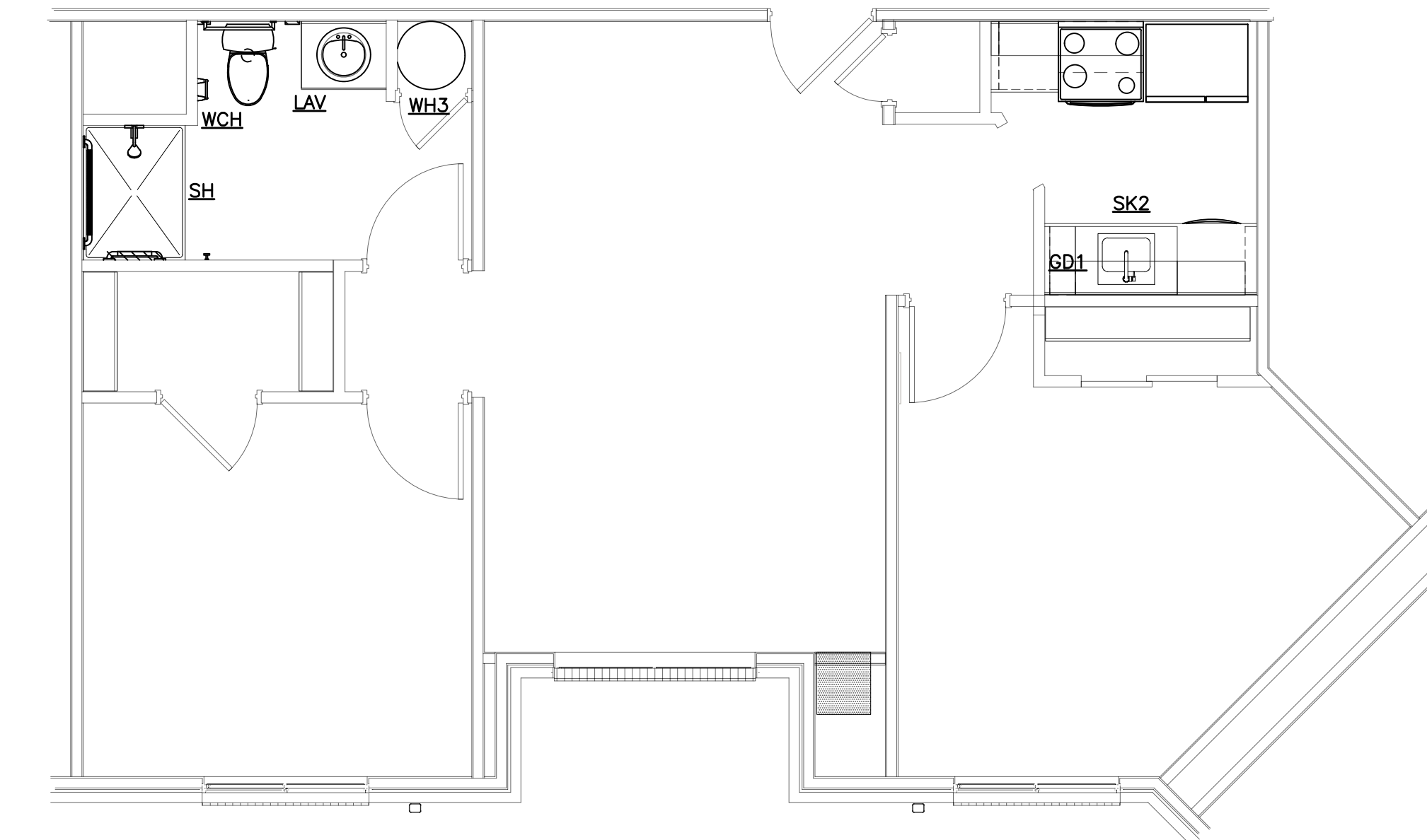
- Floor drain: Locate floor drain in mechanical areas in unobstructed space away from HVAC and/or water heating equipment footprints. Coordinate with HVAC contractor.



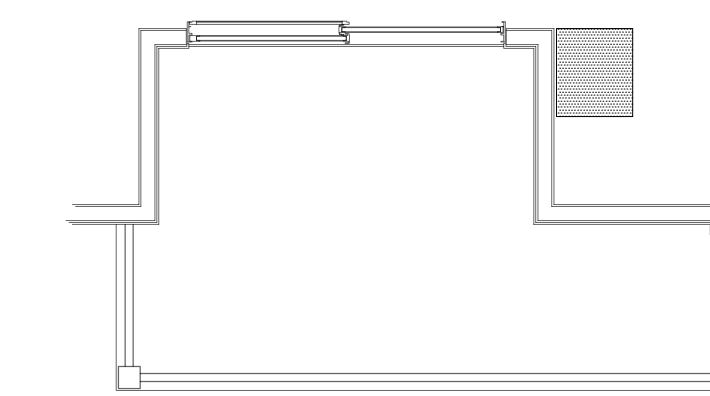
enlarged unit E ANSI 'B'
1/4"=1'-0"



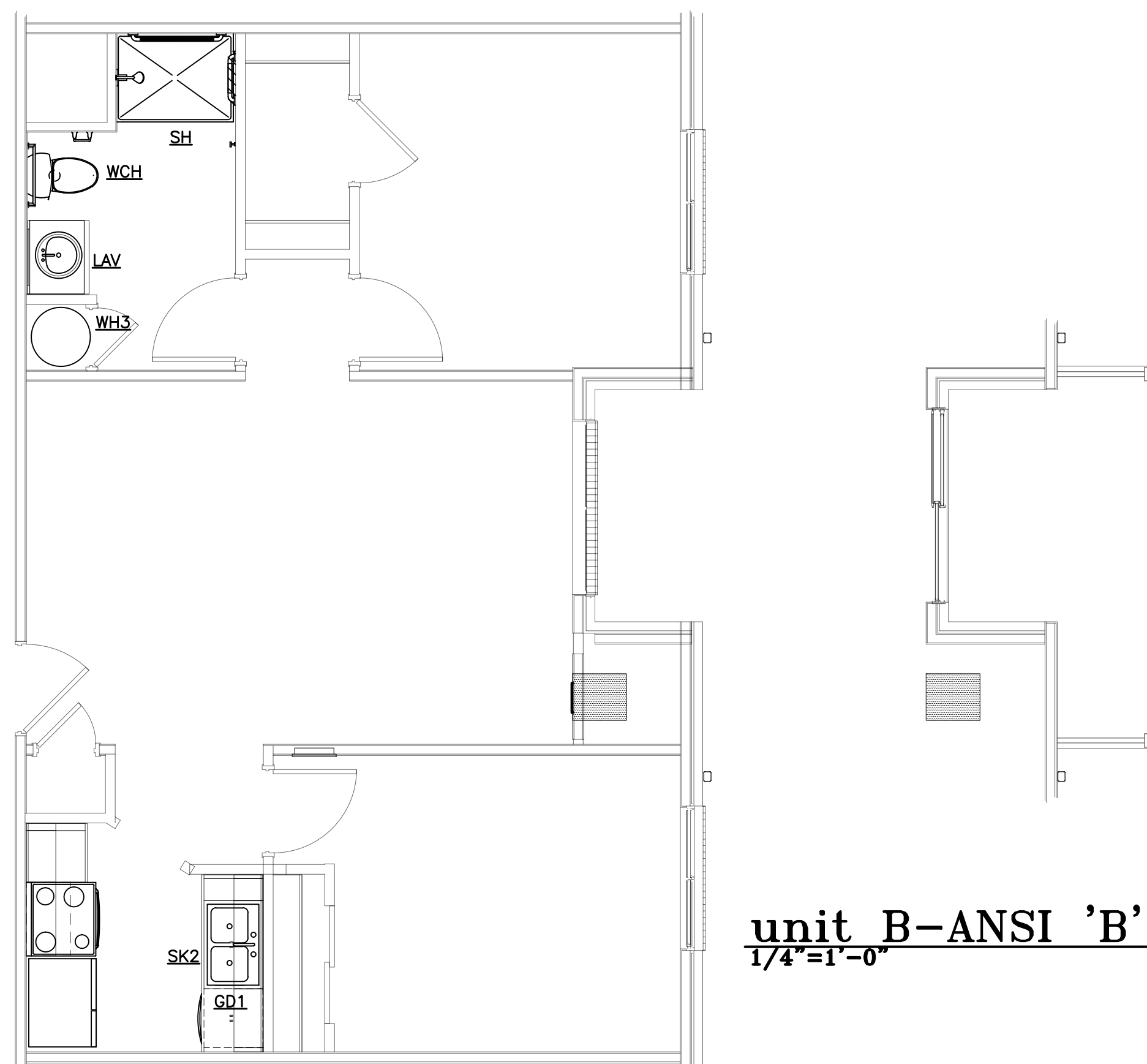
enlarged unit plan D ANSI 'B'
1/4"=1'-0"



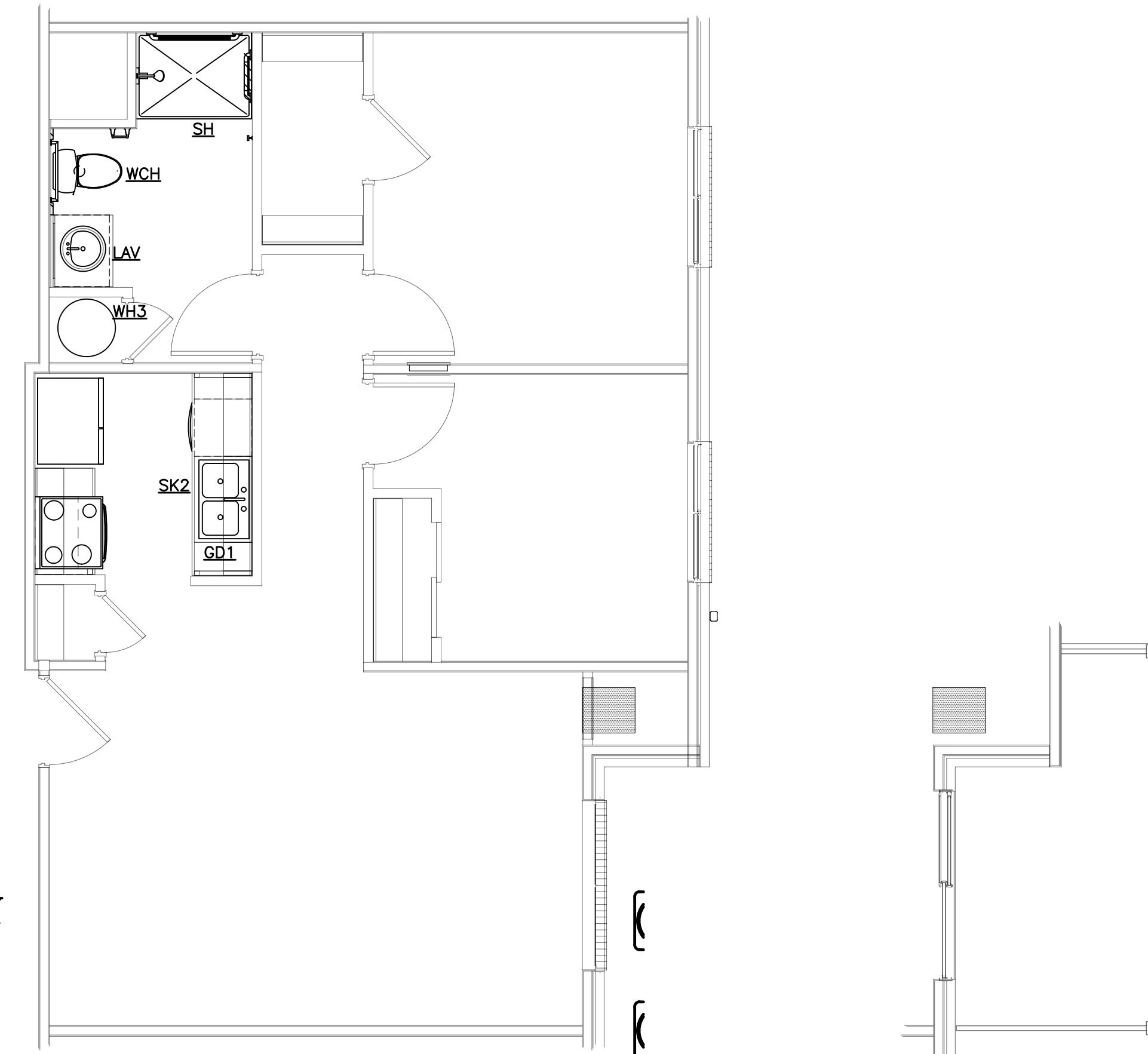
enlarged unit plan C ANSI 'B'
1/4"=1'-0"



unit C-ANSI 'B' balcony
1/4"=1'-0"



unit B-ANSI 'B' balcony
1/4"=1'-0"



enlarged unit plan A ANSI 'B'
1/4"=1'-0"

unit A-ANSI 'B' balcony
1/4"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT'S COMMON WORK AREA.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECTS. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.
5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECTS.
6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECTS.
7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECTS.
8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECTS.
9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECTS.
10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECTS.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date

ENLARGED UNIT PLANS

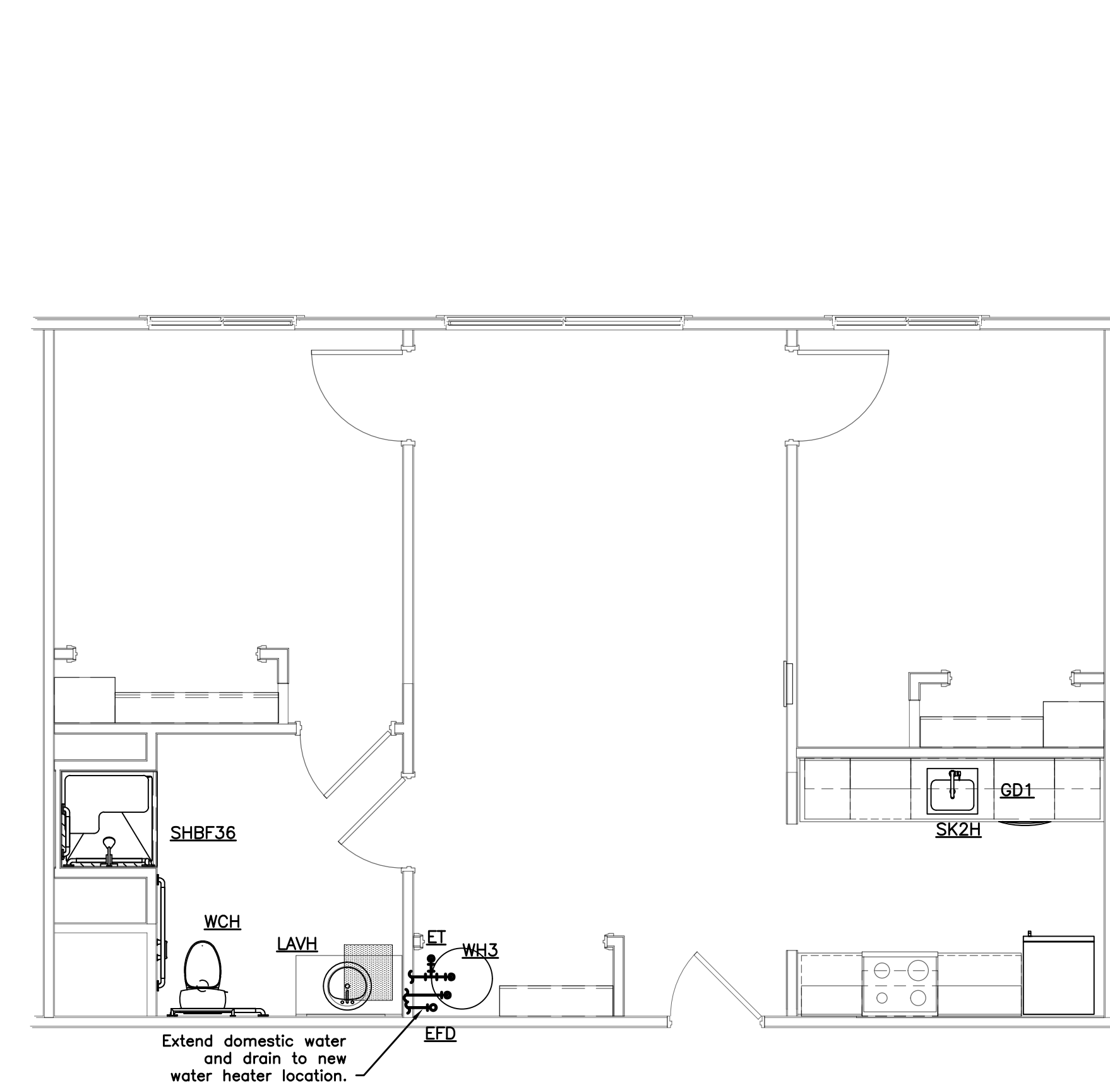
P301

Plumbing Scope Notes

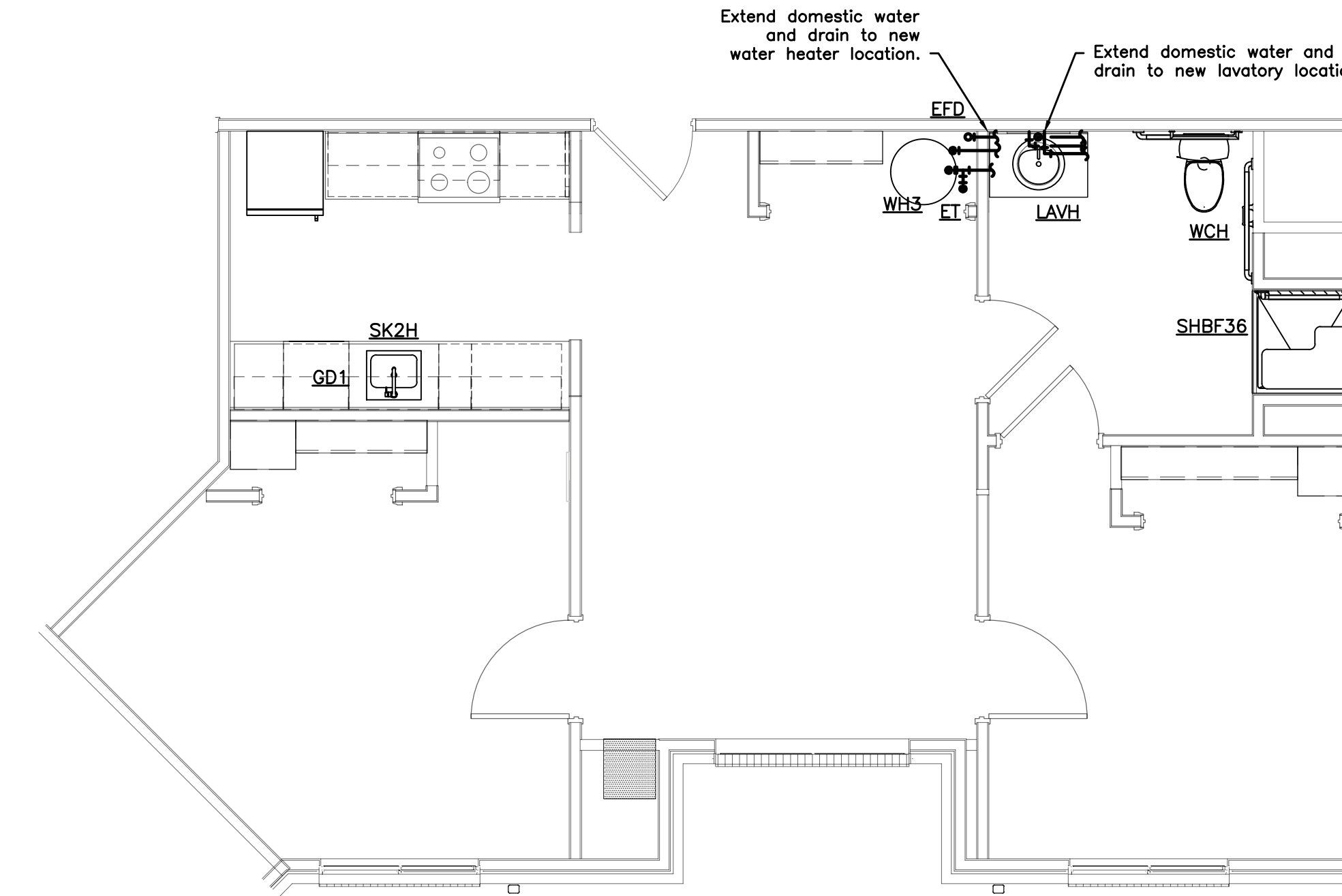
- Remove and replace kitchen sinks, disposals, and faucets. Provide new sinks, faucets with maximum flow rate of 1.5 GPM, disposals, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Basinguard plumbing insulation for handicap sinks.
- Remove and replace bathroom lavatories, and faucets. Provide new lavatories, faucets with maximum flow rate of 1.5 GPM, brass wastes, supply lines, and quarter turn supply stops. Provide Truebro Lavguard plumbing insulation for handicap lavatories.
- Remove and replace bathtubs/showers. Provide new roll-in showers, new mixing valves with integral supply stops, hand held shower heads, and connect to existing sanitary.
- Remove and replace toilets. Provide new toilets with maximum of 1.3 GPF. Provide new wax seals, supply lines, and quarter turn supply stops.

Plumbing Coded Notes

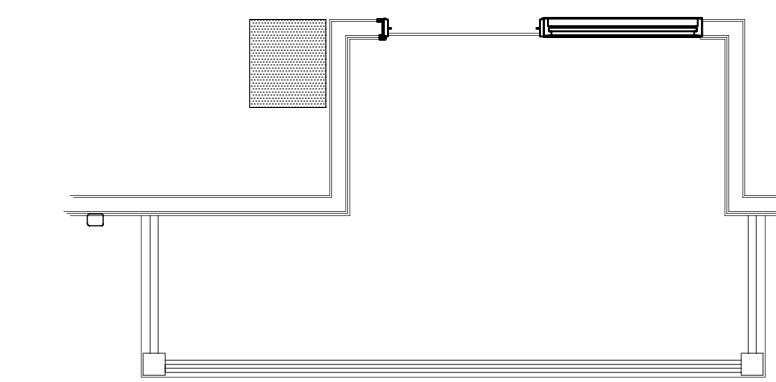
- Floor drain: Locate floor drain in mechanical areas in unobstructed space away from HVAC and/or water heating equipment footprints. Coordinate with HVAC contractor.



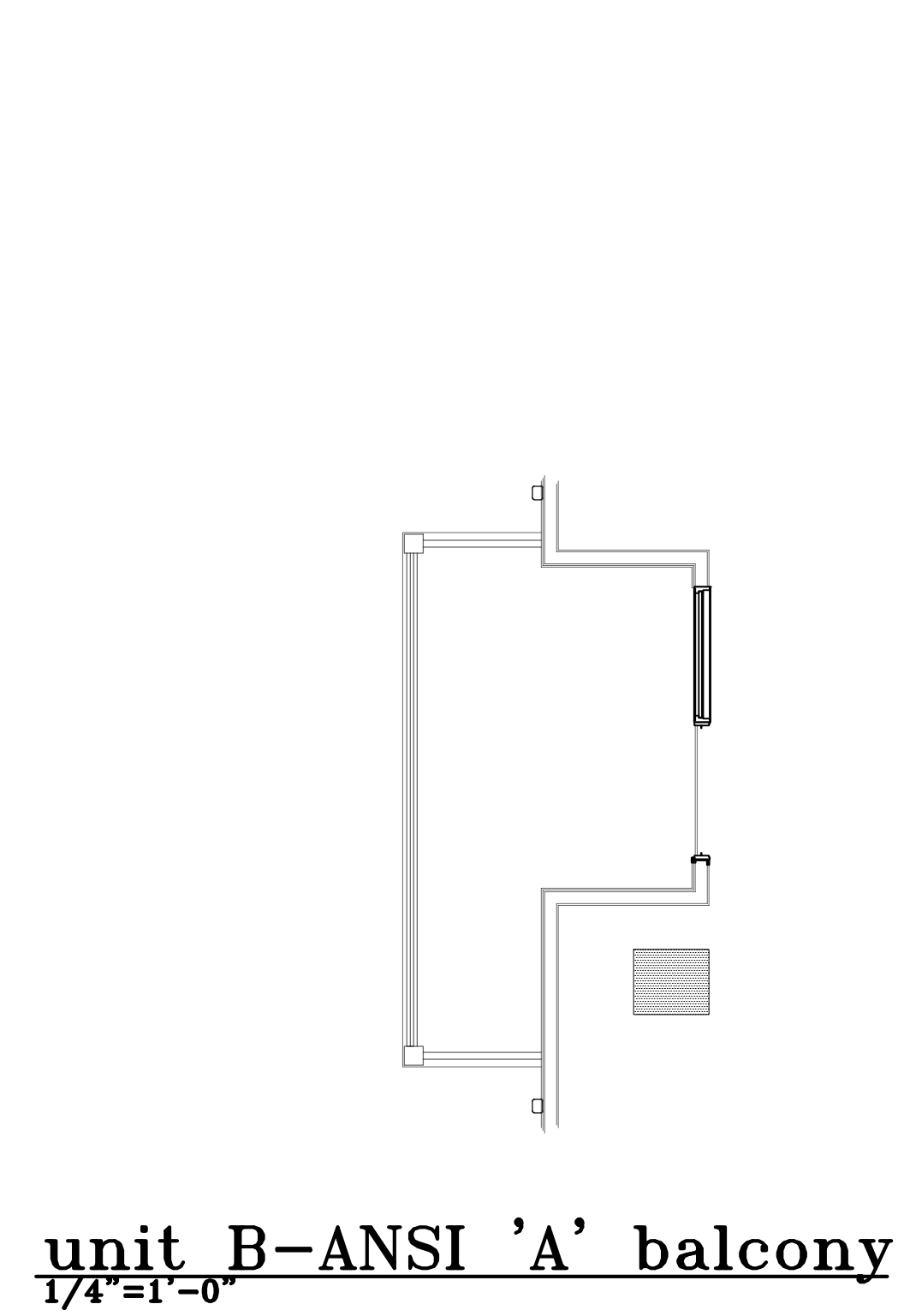
enlarged unit plan D ANSI 'A'
1/4"=1'-0"



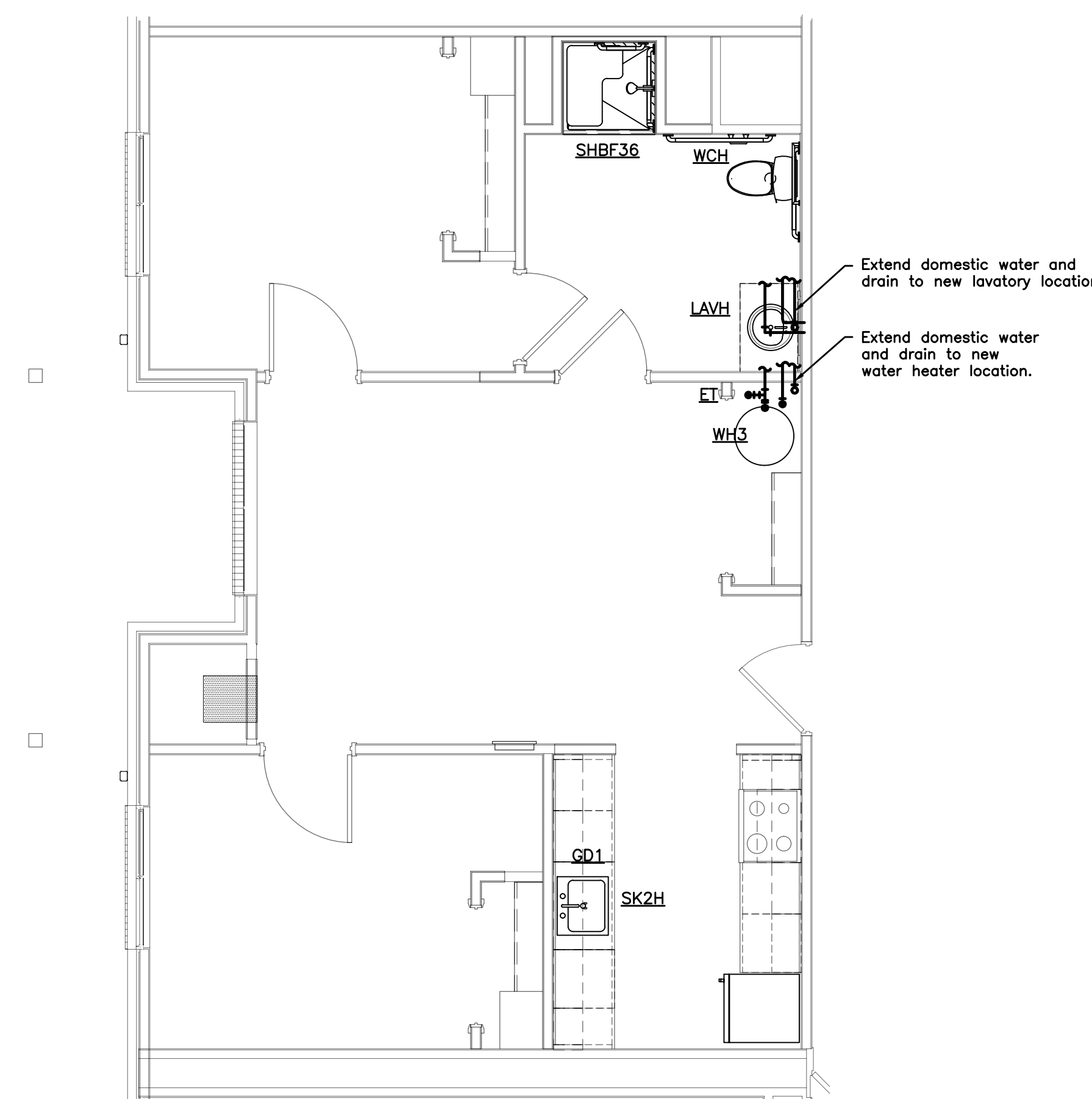
enlarged unit plan C ANSI 'A'
1/4"=1'-0"



unit C-ANSI 'A' balcony
1/4"=1'-0"



unit B-ANSI 'A' balcony
1/4"=1'-0"



enlarged unit plan B ANSI 'A'
1/4"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. NO OTHER INFORMATION OF THE CONTRACT DOCUMENTS SHALL BE PERMITTED IF THE CONTRACTOR CHOOSES TO DEPART FROM THE DOCUMENTS. THEY SHALL BE THE ONLY BASIS FOR CONSTRUCTION.
3. ADDITIONAL SEE GENERAL INFORMATION ON THE DRAWINGS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS AND SPECIALISTS) DESIGNATIONS OR ELECTIONS TO BE MADE AS INSTRUMENTS OF THE CONSULTANTS' PROFESSIONAL SERVICES. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND INSTRUMENTS OF THE CONSULTANTS' PROFESSIONAL SERVICES WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANTS' ARCHITECTS. THE CLIENT AGREES TO HOLD THE CONSULTANTS' ARCHITECTS HARMLESS FROM AND AGAINST THE CLIENT'S AND SUBCONTRACTORS' LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OF THE DRAWINGS AND INSTRUMENTS.
5. ARCHITECT LIABILITY WARRANTIES AND THE ADEQUACY OF DATA CONTAINED HEREIN ARE NOT A BASIS FOR LIABILITY OR ALTERED LIABILITY WARRANTIES BY THE OWNER OR OTHER PARTIES TO THESE DOCUMENTS. THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE SCOPE OF THE WORK AND THE ARCHITECT SHALL BE RESPONSIBLE FOR IDENTIFYING AND HOLDING ARCHITECTS HARMLESS FROM AND AGAINST THE CLIENT'S AND SUBCONTRACTORS' LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OF THESE DRAWINGS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF THE CONSULTANTS' PROFESSIONAL SERVICES. THE DRAWINGS SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANTS' ARCHITECTS. THE CLIENT AGREES TO HOLD THE CONSULTANTS' ARCHITECTS HARMLESS FROM AND AGAINST THE CLIENT'S AND SUBCONTRACTORS' LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OF THESE DRAWINGS.

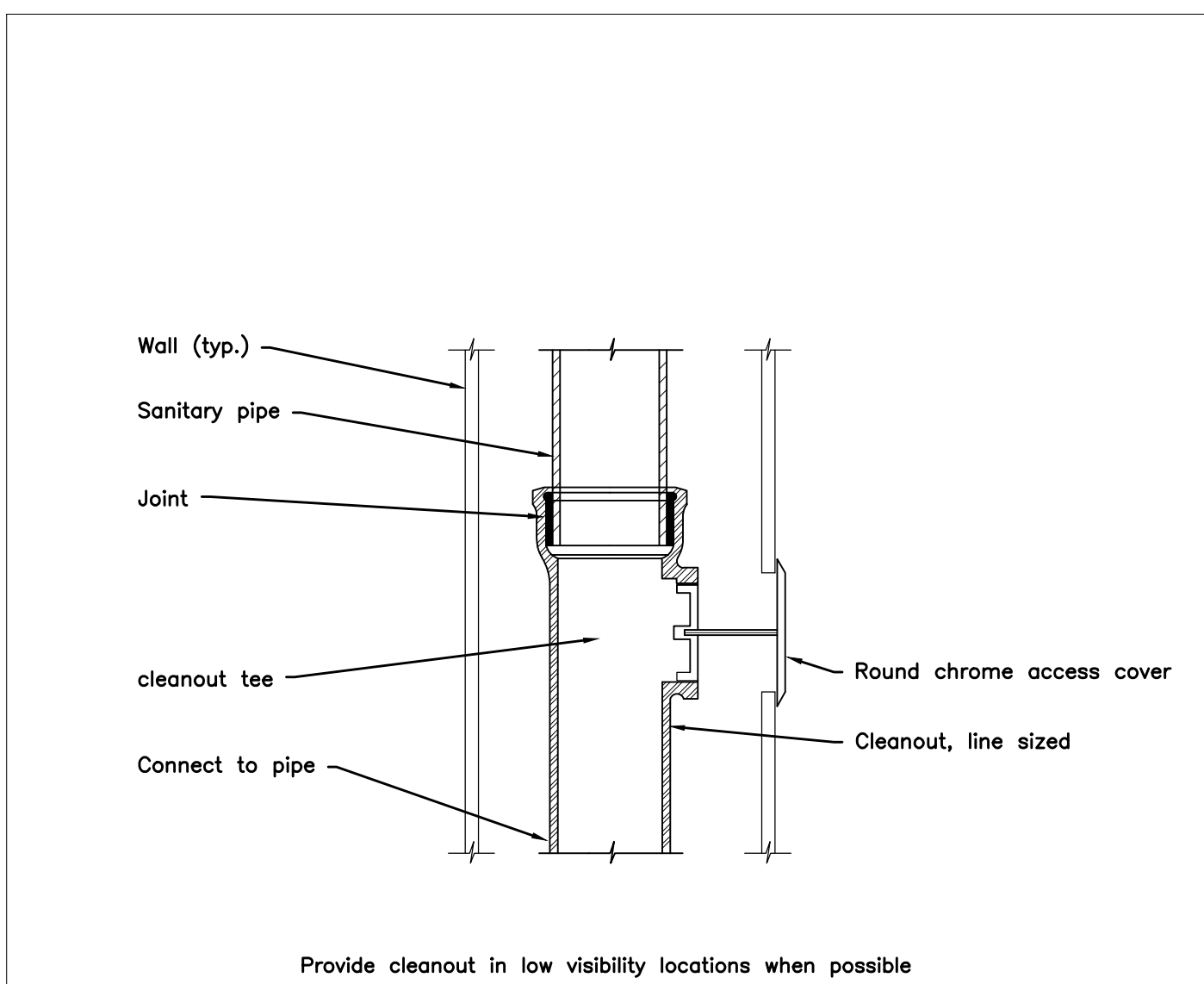
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date

ENLARGED UNIT PLANS ANSI 'A'

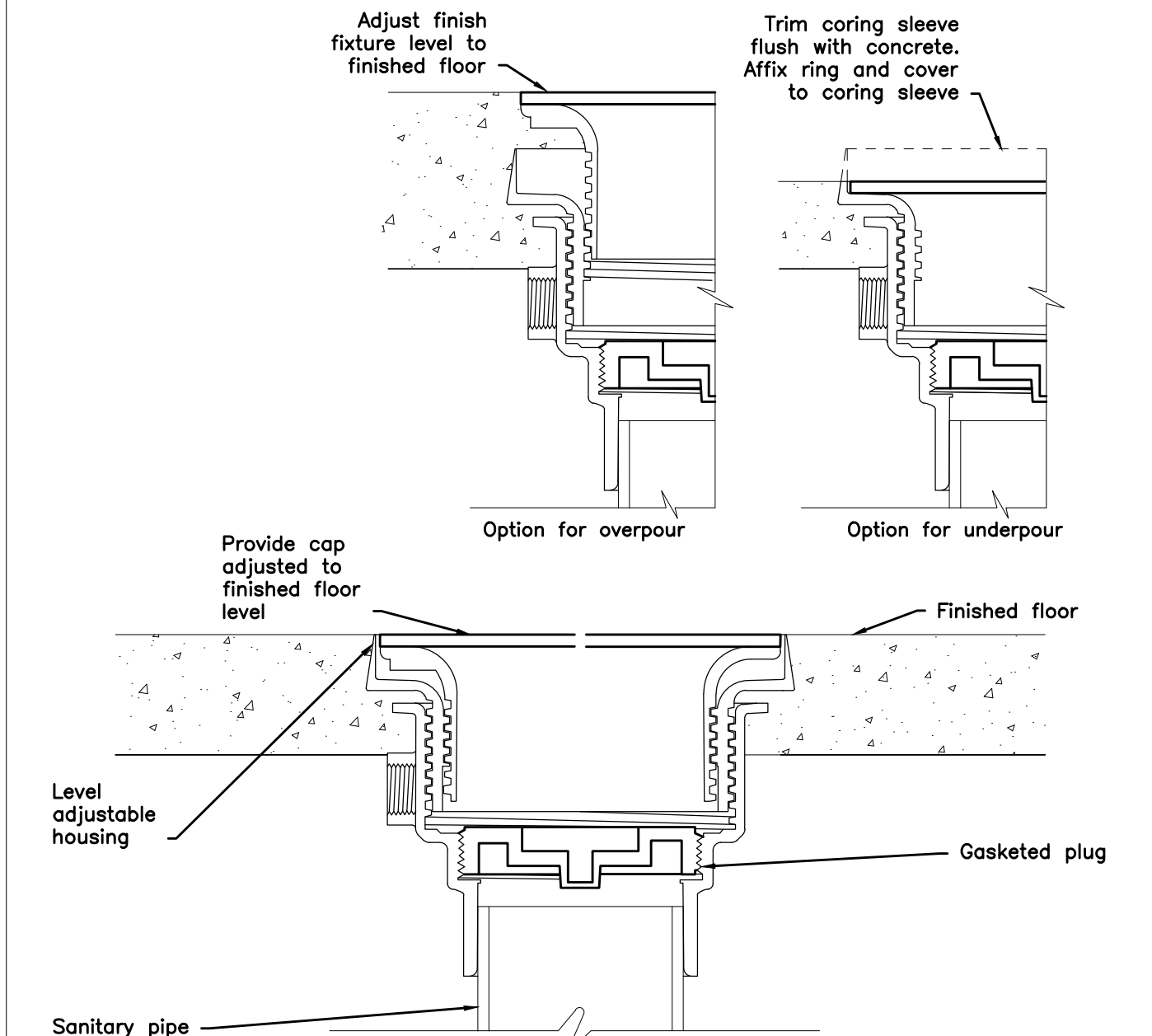
P302



Provide cleanout in low visibility locations when possible

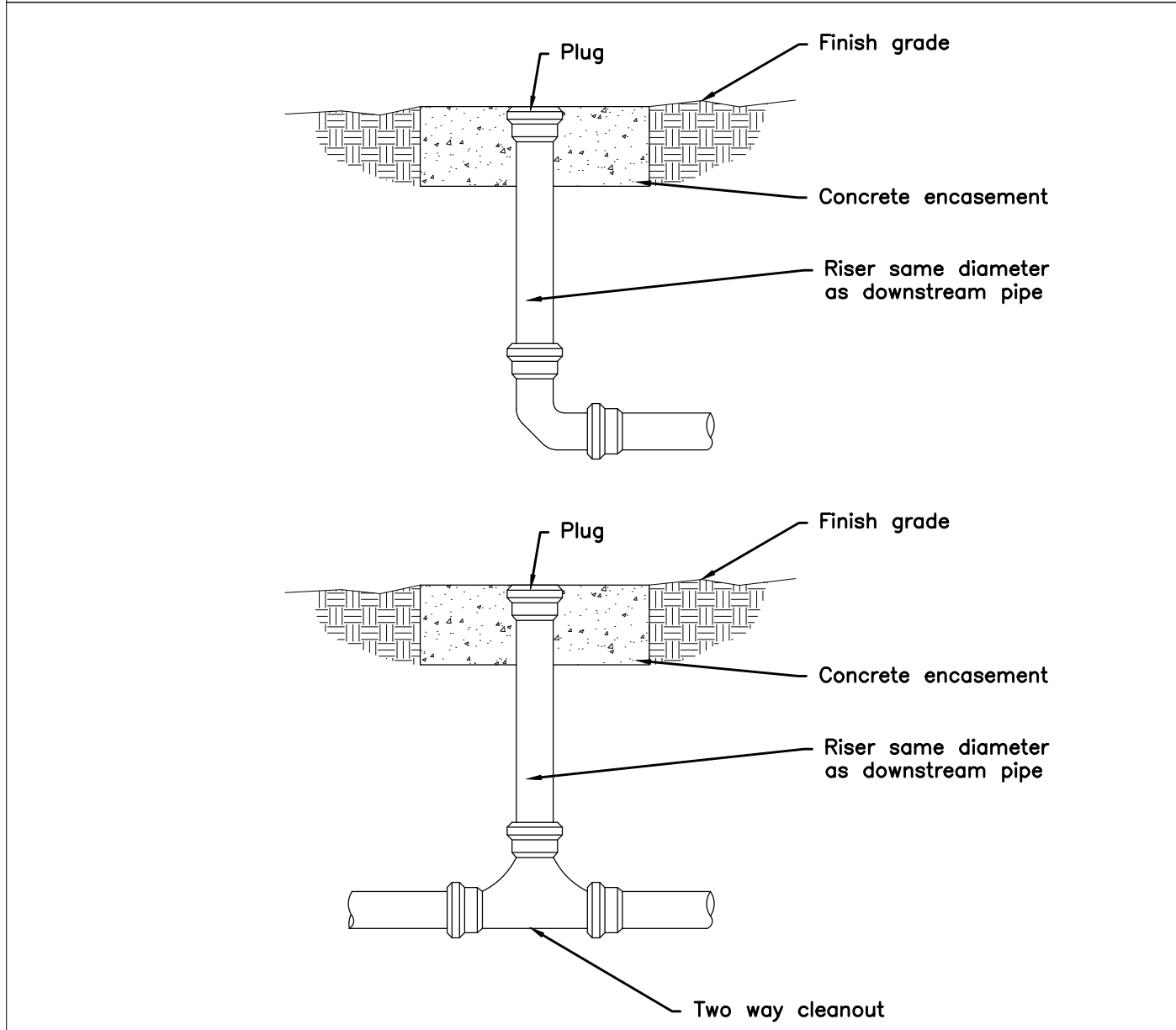
Wall Cleanout

NTS



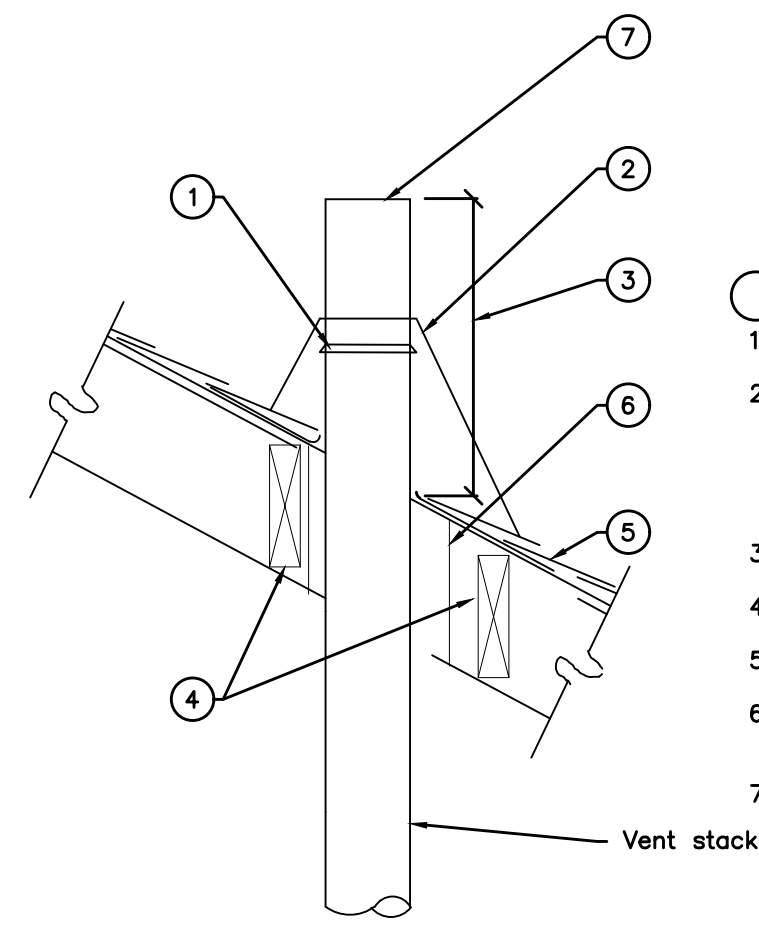
Floor Cleanout

NTS



Grade Cleanout

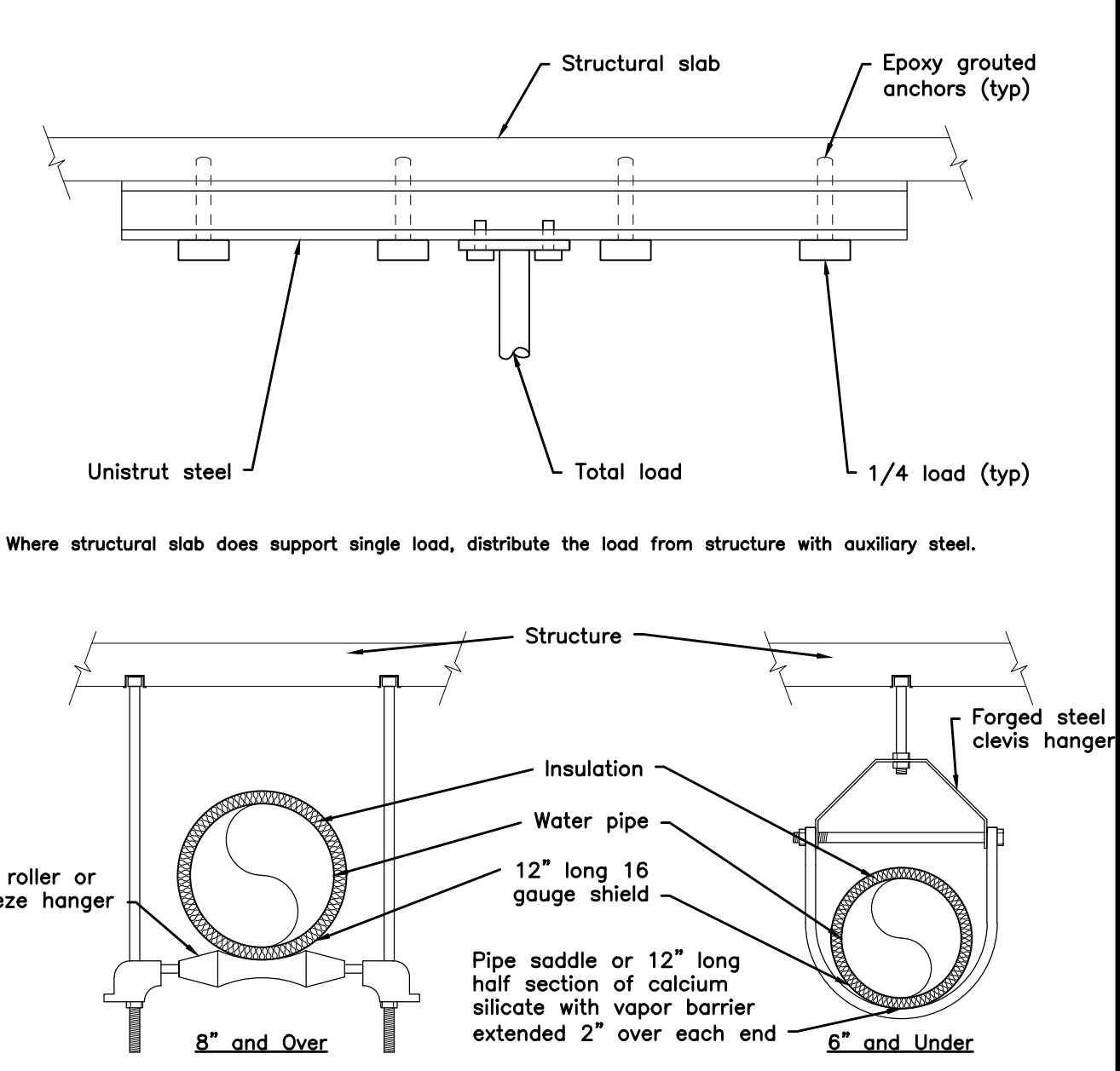
NTS



Detail Notes:

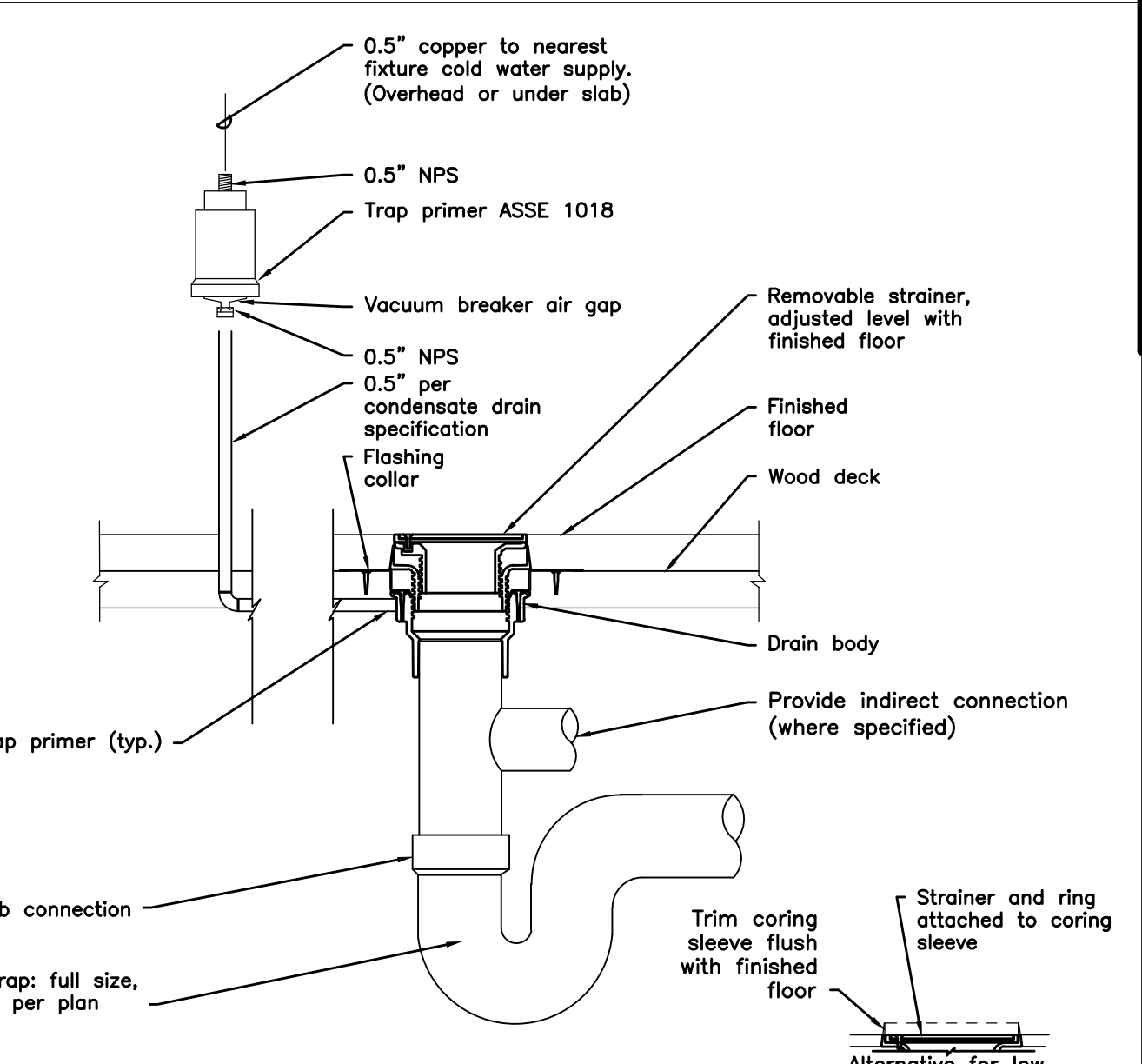
Vent Through Roof

NTS



Insulated Pipe Hanger

NTS



Floor Drain

NTS

Tag	Description	Minimum Piping (See note E.)				Fixture Specifications						
		Waste	Vent	Hot	Cold	Make and Model #	Mat'l	Color	Mount	Controls	Notes	Accessories / Remarks
EW2	2 Level wall hung elec. water cooler	1.5"	1.25"	---	0.5"	Sumrac ADA-BACB	Stainless steel	---	Wall	---	B, E	Fixture to be handicap accessible.
FCO	Floor clean out	Line sized	---	---	---	Sioux Chief 834	PVC/ABS	---	Floor	---	---	Provide metal floor drain for all public spaces - for condensate use funnel top. Provide Zurn Z1022 trap primer.
FD	Floor drain	Line sized	---	---	---	Sioux Chief 832	PVC/ABS	---	Floor	---	---	Provide ADA compliant factory installed grab bars, folding seat, soap dish, shower rod, and Sioux Chief 825 shower drain. Valve body must have integral water stops. Flow rate = 1.5 GPM
GCO	Grade clean out	Line sized	---	---	---	Sioux Chief 951	Cast iron	---	Grade	---	---	Provide ADA compliant factory installed grab bars, folding seat, soap dish, shower rod, and Sioux Chief 825 shower drain. Valve body must have integral water stops. Flow rate = 1.5 GPM
GD1	Garbage Disposal	1.5"	---	---	---	Insinkerator Badger 5	---	---	Below sink	Switch	---	0.5HP, 120V, 1ø, 4-5A
GD2	Garbage Disposal	1.5"	---	---	---	Insinkerator Excel	---	---	Below sink	Switch	---	1HP, 120V, 1ø, 7A
HB	Frostproof hose bib	---	---	---	0.75"	Woodford 17	---	---	Wall	---	---	For residential applications. Mount between 18"-24" above grade, coordinate with architectural exterior finishes. Provide Tee Key option for all publicly accessible locations.
IM	Ice maker outlet box	---	---	---	0.5"	Guy Gray FRB12ABS	Metal	White	In wall	---	---	Powder coated white, 1/4 turn ball valve shutoff, fire rated
LAV	Countertop lavatory	1.5"	1.5"	0.5"	0.5"	Toto LT401	Vitreous Ohio	White	Counter	Moen L4635	E, G	Flow rate: 1.2GPM @ 60PSI
LAVH	Handicapped countertop lavatory	1.5"	1.5"	0.5"	0.5"	Toto LT401	Vitreous Ohio	White	Counter	Moen L4635	B, E, G	Provide Truebro Lav-Guard insulation kit, offset tailpiece. Fixture to be handicap accessible. Flow rate: 1.2GPM @ 60PSI. Provide 0.5GPM aerator for public fixtures per IPC 604.4
LS	Laundry sink	1.5"	1.5"	0.75"	0.75"	Flat FL1	Molded stone	White	Floor	American Standard 2475-550.002	B, E	20 Gallon, fasten sink to wall and fasten legs to floor.
MS	Mop sink	1.5"	1.5"	0.75"	0.75"	Flat MSB-2424	Molded stone	White	Floor	Flat 830AA	B, E	Provide #MSG2424 wall guard, #889-CC Mop hanger, #832-AA hose, and hose bracket.
SH	Shower	1.5"	1.5"	0.5"	0.5"	Exiat	Fiber glass	White	Floor	Moen T834EP15 8371HD	A, B, D, E, H	Provide ADA compliant factory installed grab bars, folding seat, soap dish, shower rod, and Sioux Chief 825 shower drain. Valve body must have integral water stops. Flow rate = 1.5 GPM
SHBF36	36" Barrier free shower for recessed slab	1.5"	1.5"	0.5"	0.5"	Clarion MP3636BF	Fiber glass	White	Floor	Moen 52224GBM15 8371HD	A, B, C, D, E, H	Provide ADA compliant factory installed grab bars, folding seat, soap dish, shower rod, and Sioux Chief 825 shower drain. Valve body must have integral water stops. Flow rate = 1.5 GPM
SHBF63	63" Barrier free shower	1.5"	1.5"	0.5"	0.5"	Clarion MP6336BF34	Fiber glass	White	Floor	Moen 52224GBM15 8371HD	A, B, C, D, E, H	Provide ADA compliant factory installed grab bars, folding seat, soap dish, shower rod, and Sioux Chief 825 shower drain. Valve body must have integral water stops. Flow rate = 1.5 GPM
SK1	Kitchen sink - single bowl	1.5"	1.5"	0.5"	0.5"	Just SL-ADA-2122-AGR	Stainless steel	Stainless steel	Counter	Moen CAB7480SP	E, F, G, H	Provide aerator with flow rate = 1.5GPM @ 60PSI. Fixture to have drain location in rear, outside corner of bowl to maintain ADA clearance with garbage disposer. Maximum sink depth = 6.5"
SK1H	Kitchen sink - single bowl	1.5"	1.5"	0.5"	0.5"	Just DL-ADA-2122-AGR	Stainless steel	Stainless steel	Counter	Moen CAB7480SP	B, E, F, G, H	Fixture to be handicap accessible with drain location in rear, outside corner of bowl to maintain ADA clearance with garbage disposer. Maximum sink depth = 6.5"
SK2	Kitchen sink - double bowl	1.5"	1.5"	0.5"	0.5"	Just DL-ADA-2133-AGR	Stainless steel	Stainless steel	Counter	Moen CAB7480SP	E, F, G, H	Provide aerator with flow rate = 1.5GPM @ 60PSI. Fixture to have drain location in rear, outside corner of bowl to maintain ADA clearance with garbage disposer. Maximum sink depth = 6.5"
SK2H	Handicapped double bowl sink	1.5"	1.5"	0.5"	0.5"	Just DL-ADA-2133-AGR	Stainless steel	Stainless steel	Counter	Moen CAB7480SP	B, E, F, G, H	Fixture to be handicap accessible with drain locations in rear of bowl to maintain ADA clearance with garbage disposer. Provide aerator with flow rate = 1.5GPM @ 60PSI. Maximum sink depth = 6.5", ADA barrier by others.
TSH	HC Tub shower	1.5"	1.5"	0.5"	0.5"	Clarion MP7911L/RX	Fiber glass	---	Floor	Moen L2361 shower with Moen 52224GBM15 and 3931	A, B, D, E, H	Specify 15" apron, left or right drain. Provide ADA compliant factory installed grab bars, soap dishes, shower rod, and weighted shower curtain. Valve body must have integral water stops.
UR	Urinal	3"	2"	0	1"	American Standard 6801.012	Vitreous Ohio	---	Wall	Sloan Royal 188-0.5	---	Flush rate=0.5 GPF
WB	Washer box	3"	2"	0.5"	0.5"	Guy Gray WB200	Steel	---	In wall	---	---	One piece, bronze, LEED-compliant single-throw lever shut off valve, 18 gauge steel box.
WCH	Water closet - elongated, HC height	3"	2"	---	0.5"	American Standard Codet PRO 215AB.104	Vitreous Ohio	---	Floor	---	B, E, H	2.125" Glazed trap way. Specify flush lever on side furthest from obstruction, see detail. Provide a closed front with white seat in dwellings with white lid, in public spaces provide an open front white seat with white lid, 1.25 GPF.
WCO	Wall clean out	---	---	---	---	Zurn Z1446	Cast iron	---	In wall	---	---	Provide Truebro Lav-Guard insulation kit, offset tailpiece, and ASSE 1070 rated Watts USG-B mixing valve set to 110°F. Fixture to be handicap accessible. Flow rate: 1.5GPM @ 60PSI
WLAV	Wall Hung Lavatory	1.5"	1.5"	0.5"	0.5"	American Standard 0355.012	Vitreous Ohio	White	Wall	Moen L4635	B, E	Provide Truebro Lav-Guard insulation kit, offset tailpiece, and ASSE 1070 rated Watts USG-B mixing valve set to 110°F. Fixture to be handicap accessible. Flow rate: 1.5GPM @ 60PSI
WHA	Water hammer arrester	---	---	---	---	PPP Line sized	---	---	---	---	---	Provide 2 spare of each type of sink, faucet, and water closet as part of the contract.

Provide 2 spare of each type of sink, faucet, and water closet as part of the contract.
 *See architectural floor plans and unit interior elevations for additional information. All stops, supplies, and risers shall be all metallic.
 Notes:
 A. See architectural interior elevations for grab bar and accessory requirements and locations, all units shall have grab bars.
 B. Unit accessories must be installed to comply with accessibility requirements of the authority having jurisdiction.
 C. Provide collapsible rubber curb.
 D. Must have ASSE 1018 mixing valve set at 110°F. Mixing valve shall be balanced pressure, thermostatic, or combination balanced pressure thermostatic.
 E. Provide new 1/4 turn supply shut off valves, braided stainless steel flexible supplies, p-trap, and fixture drain.
 F. Provide sidespray.
 G. Provide, ASSE 1070 rated Watts USG-B mixing valve set to 110°.
 H. WaterSense Certified

HOOVER PLACE APARTMENTS

5401 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS. ANY REUSE OR REPRODUCTION OF THESE ARRANGEMENTS WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC. IS STRICTLY PROHIBITED.
 NOTE:
 1. ALL DESIGNERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACT MANUAL SHALL TAKE PRECEDENCE.
 3. ADDITIONAL SEE SPECIFICATIONS FOR THE DRAWINGS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY SHALL BE LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND SHALL NOT BE RESPONSIBLE FOR ANY OTHER SERVICES OR FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACT DOCUMENTS.
 5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACT DOCUMENTS.
 6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACT DOCUMENTS.
 7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACT DOCUMENTS.
 8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACT DOCUMENTS.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192
 Description Date

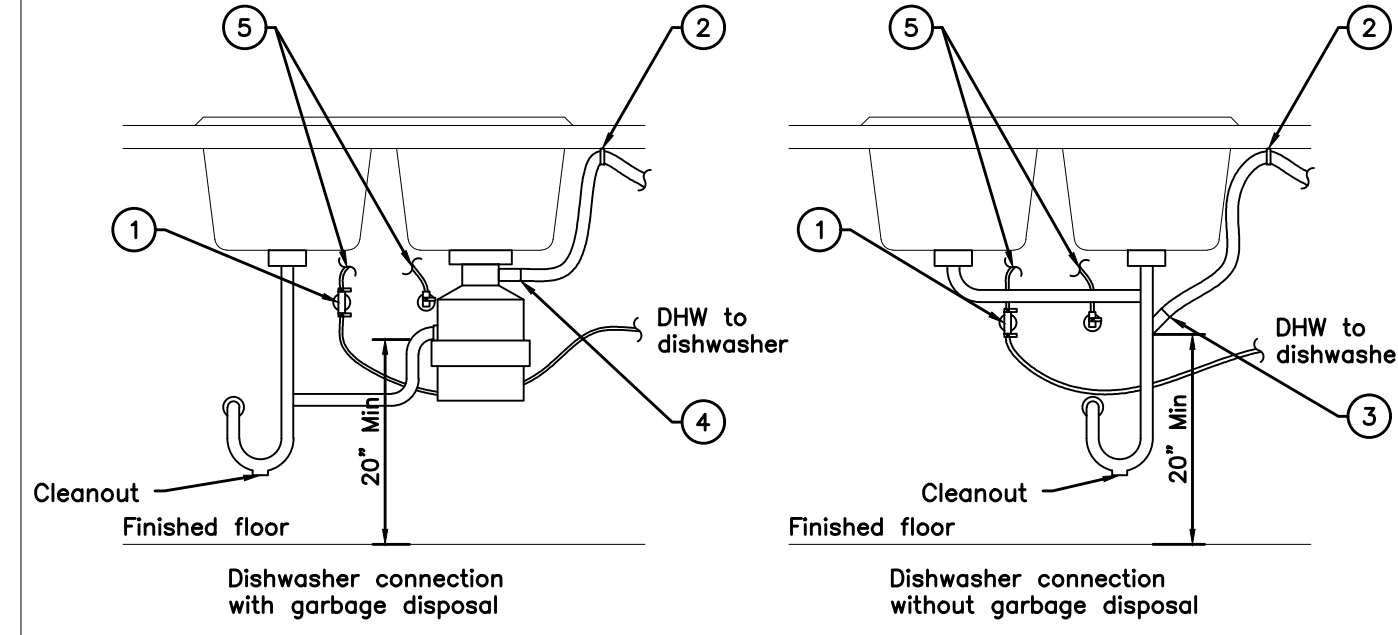
SCHEDULES

P401

Detail notes:

1. Provide dual outlet, dual shutoff valve for DHW supply. Provide one supply to sink faucet and one supply to the dishwasher. Valve location may vary.
2. Confirm with AHJ prior to rough in if an air gap is required for dishwasher drain hose. If required provide air gap fitting and coordinate penetration location with architect. If an air gap is not required attach dishwasher drain hose to the underside of the countertop.
3. Attach dishwasher drain hose to waste tee
4. Attach dishwasher drain hose to garbage disposal inlet
5. Extend supply lines to faucet, verify exact location with architect prior to rough in.

Note: Electrical connection by E.C., see electrical plans for more information.

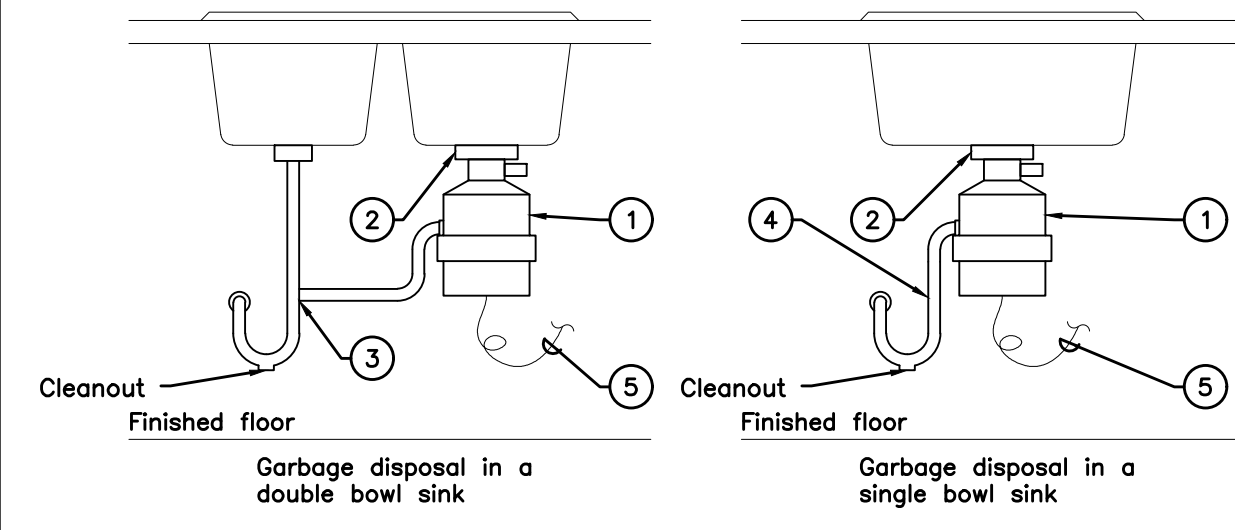


Dishwasher Connections

NTS

Detail notes:

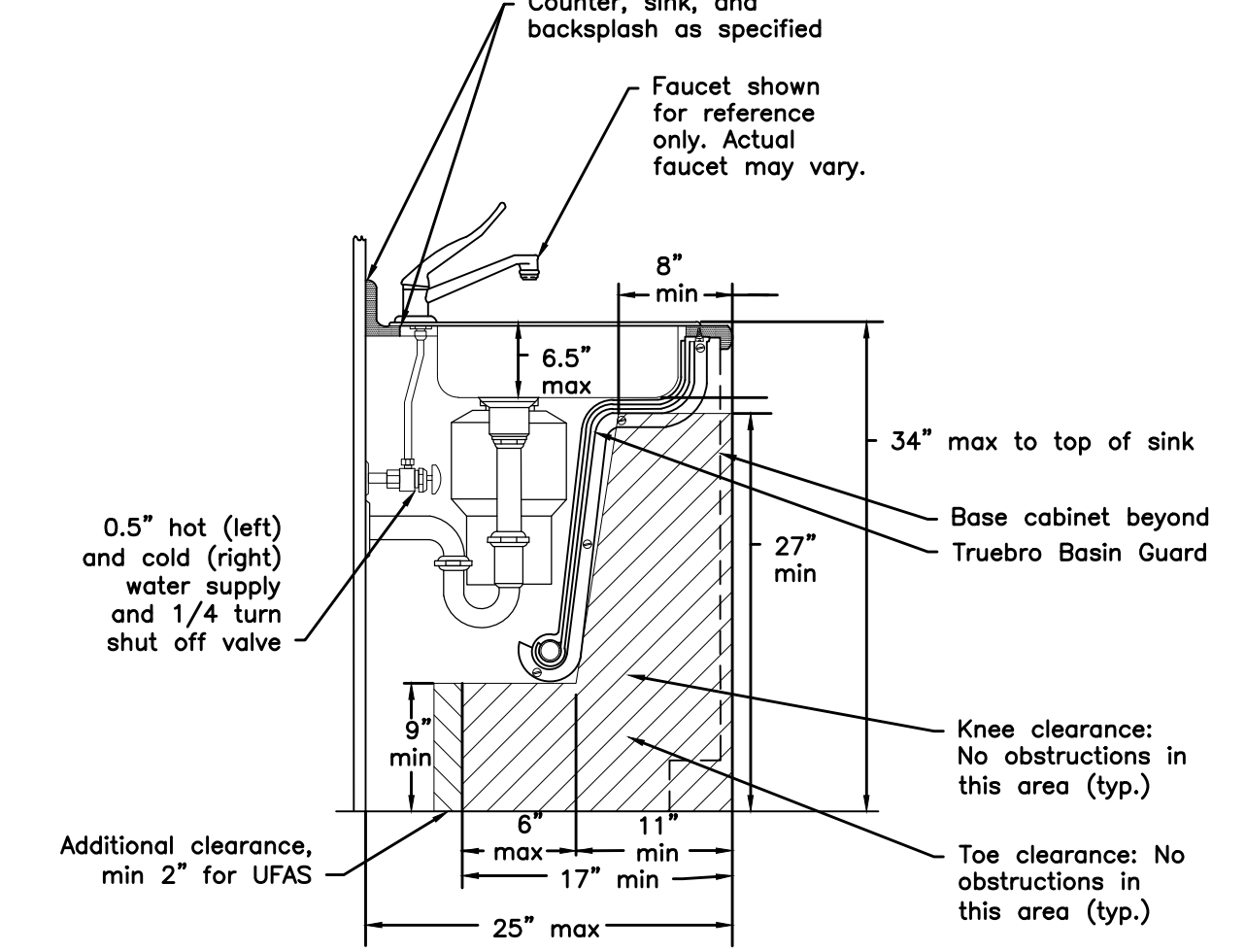
1. Provide garbage disposal where indicated on drawings. For double bowl sinks the garbage disposal shall be installed in the right hand side.
2. Provide mounting ring assembly.
3. Connect garbage disposal discharge to sanitary tee prior to the drain trap.
4. Connect garbage disposal discharge to the drain trap.
5. Electrical contractor to provide electrical connections. Switch shall be installed on the right hand side of the sink. See electrical drawings for more information.



Garbage Disposal Connection

NTS

This detail applies to kitchen "SK1H" and "SK2H" ADA kitchen sinks to have basin guard to conceal piping and mechanical components, eliminating the need to insulate piping while maintaining ADA mandated knee and foot clearance.



HC Kitchen Sink Detail

NTS

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

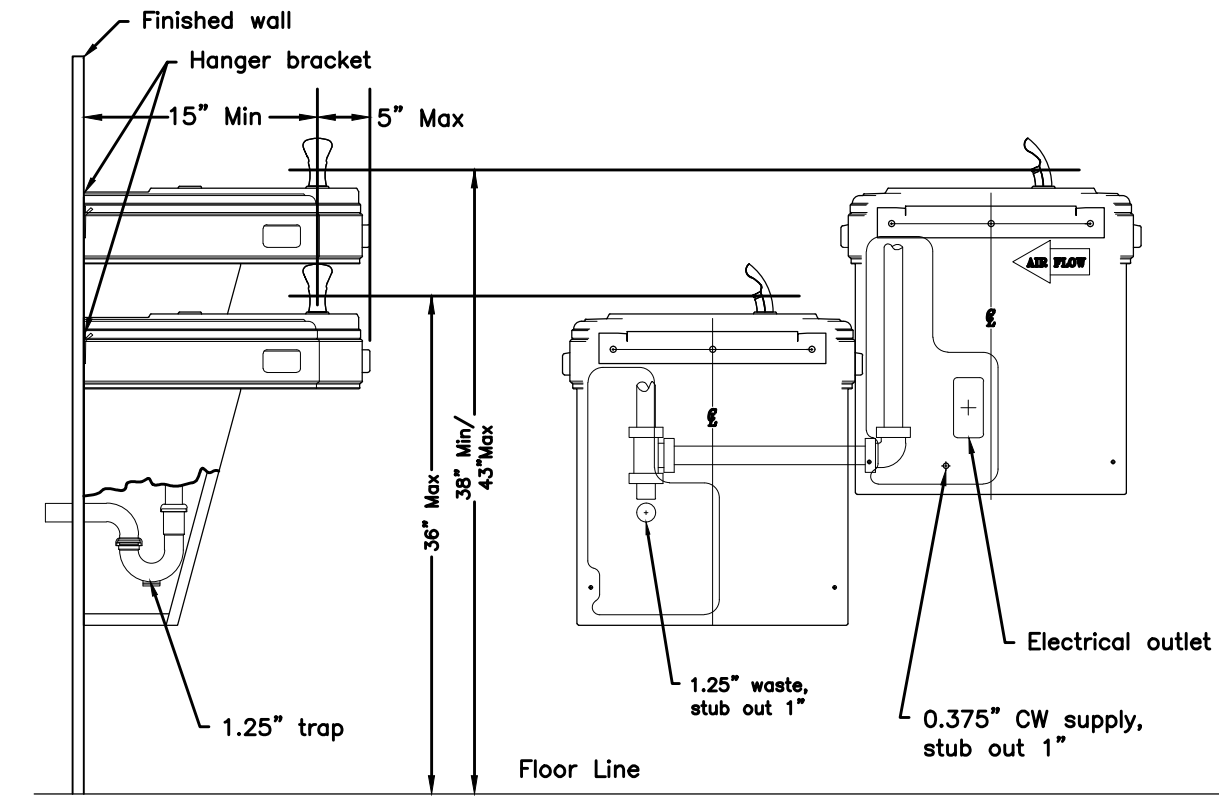
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC.

NOTE:
1. ALL DESIGNERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NO OTHER INFORMATION OR INFORMATION OF ANY KIND SHALL BE USED TO SUPPLEMENT OR CONTRADICT THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT RELEASE OR WAIVE OR INTEND TO WAIVE ANY LIABILITY TO THE CONTRACTOR OR OTHER PROFESSIONALS FOR NEGLIGENCE OR MALPRACTICE IN CONNECTION WITH THE CONTRACT DOCUMENTS. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL SUCH LIABILITY FOR NEGLIGENCE OR MALPRACTICE.
5. ARCHITECT'S LIABILITY IS LIMITED TO THE ACCURACY OF DATA, INFORMATION AND REVISIONS PROVIDED BY THE OWNER OR OTHER PARTIES TO THE PROJECT AND NOT TO THE ACCURACY OF THE ARCHITECT'S DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT AND SHALL BE SHOWN ON A REVISION SHEET. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE DESIGN OR CONSTRUCTION OF THE PROJECT.

General Notes

1. IMPORTANT! Cooler must be secured to wall with anchor holes.
2. Provide stop valve, trap, and electrical outlet.
3. Allow 5" min. per side for ventilation.
4. Recommended height shown - adjust vertical dimension to comply with AHJ.
5. Power cord furnished with NEMA 5-15 plug. Electrical connection by E.C.

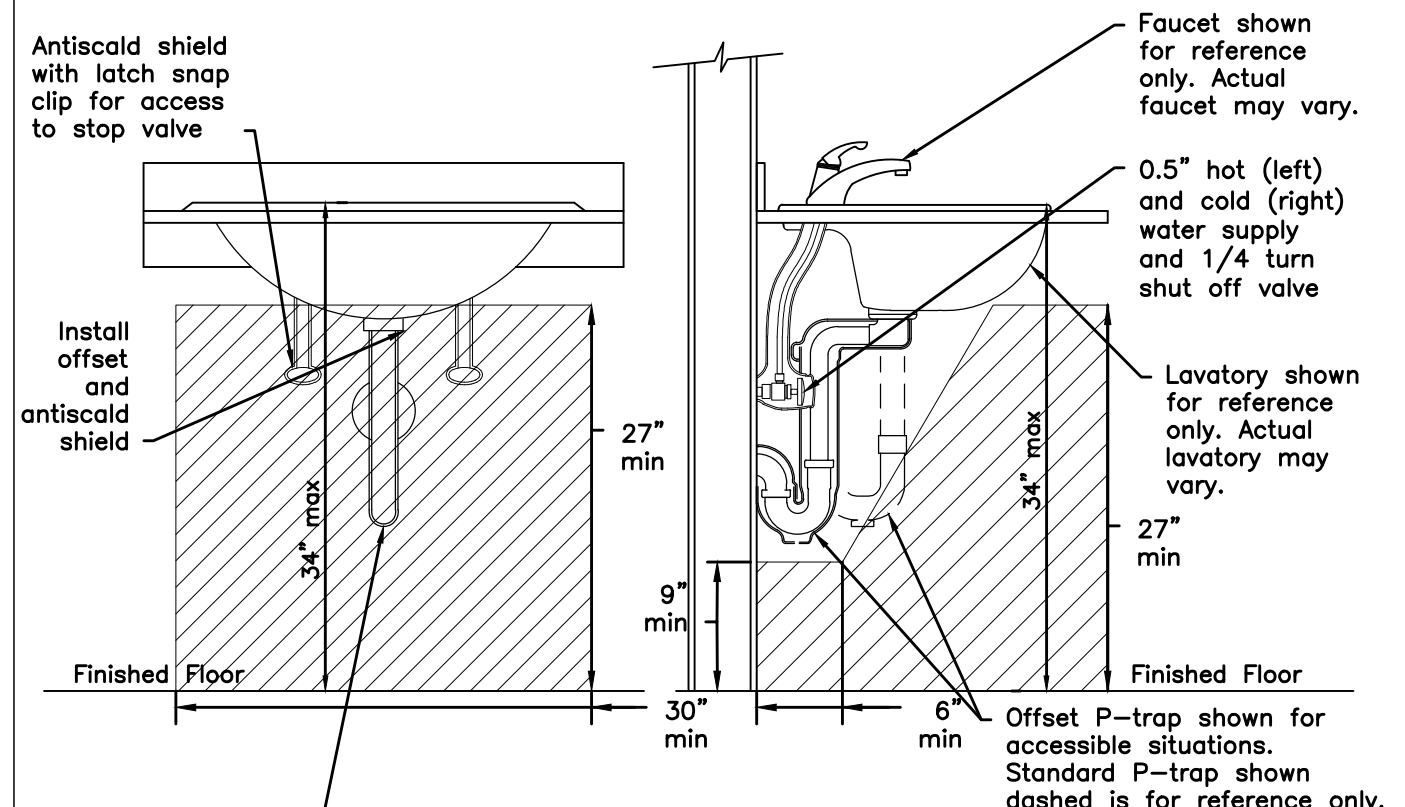


Electric Water Cooler

NTS

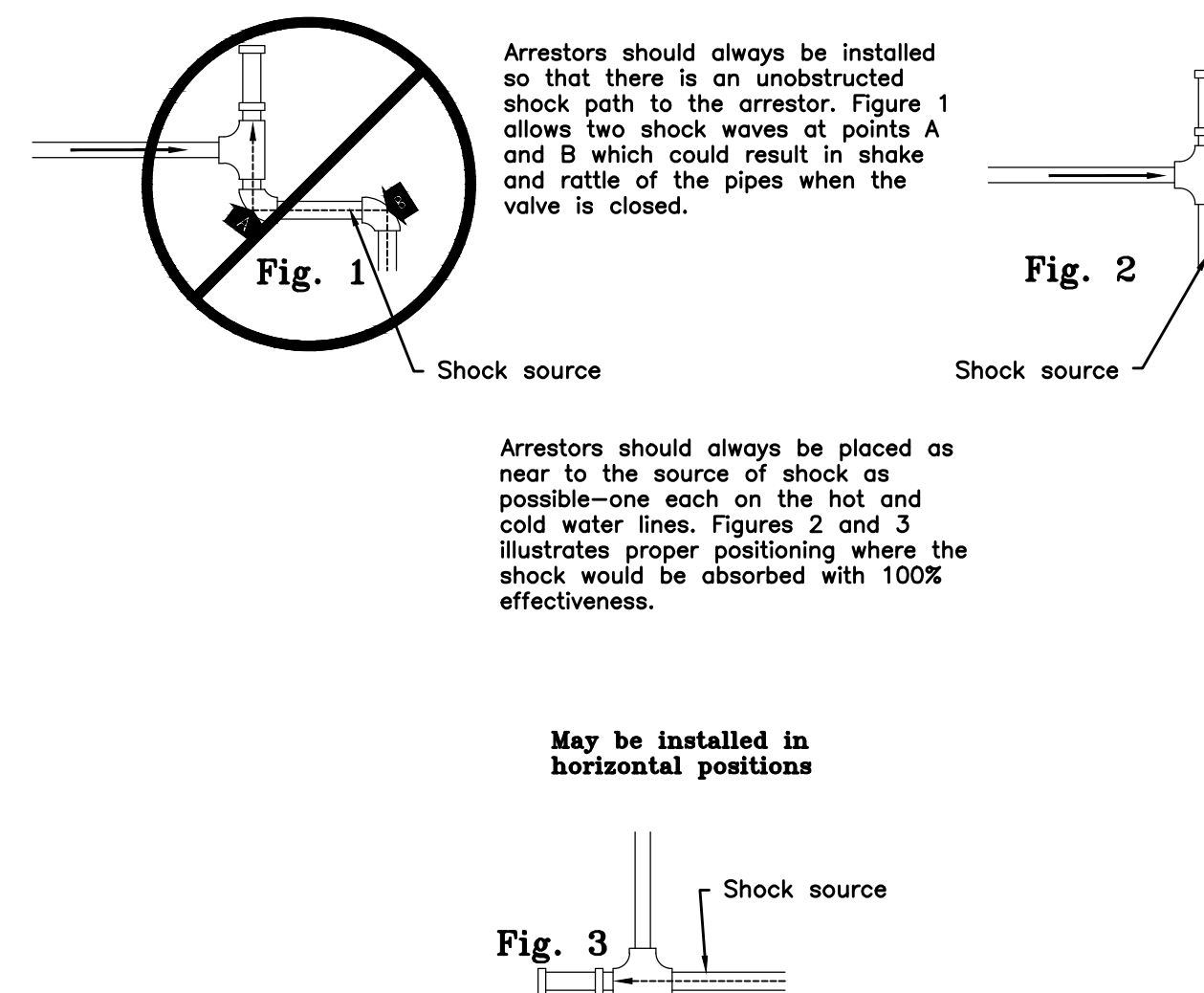
This detail applies to lavatory "LAVH" and hand sink "WLAV"

ADA and ANSI 117 conforming, wheelchair accessible P-trap and angle valve assemblies shall be covered with the molded, anti-microbial under sink protective pipe cover. Cover to be white in color, and secure with snap clip flush reusable fastener. 1/4 turn angle stop valves shall have lock-lid locking access cover. Material shall be molded closed cell vinyl, nominal wall diameter of 0.125", smooth, high gloss finish that will not fade or discolor in sunlight. Cover shall fit all 1.25" and 1.5" castor brass or tubular P-trap assemblies, and all 0.375" or 0.5" angle stop assemblies. Surface to be anti-microbial vinyl. UL listing ASTM D-635 self extinguishing 5 second (ATB) 10mm.



HC Lavatory Detail

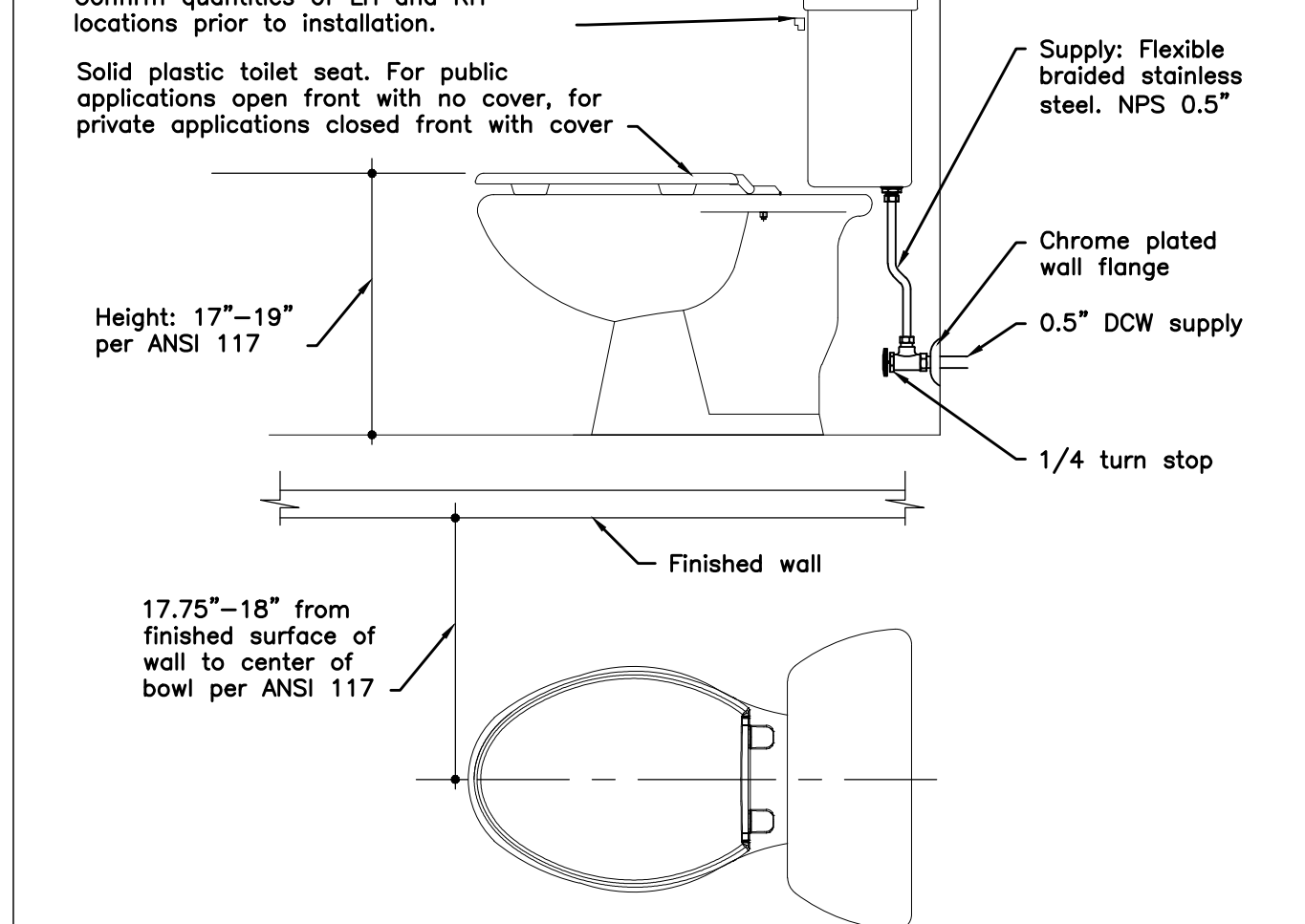
NTS



Water Hammer Arrestor

NTS

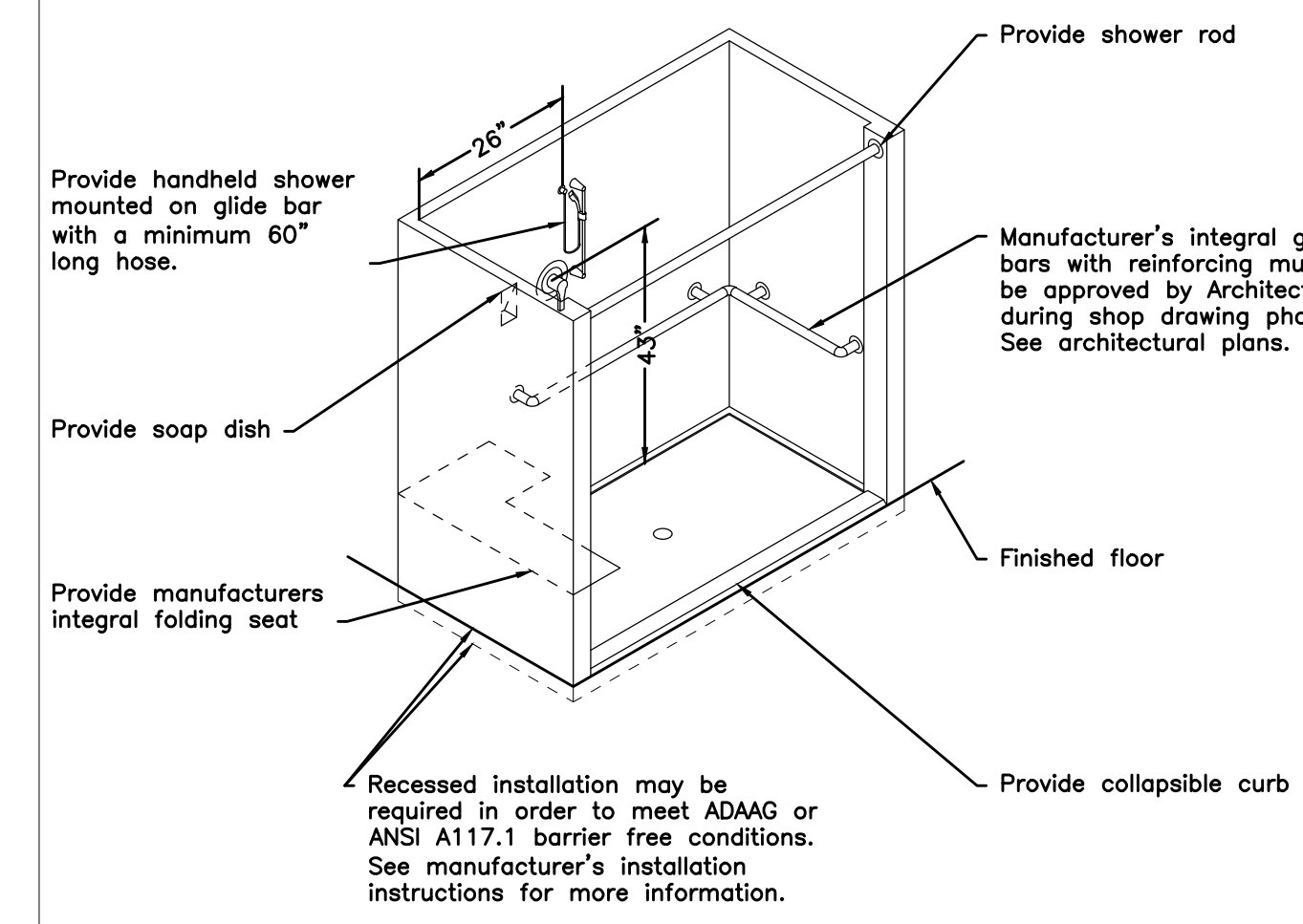
Flush controls shall be located on the open side of the water closet opposite of adjacent walls, tubs, and showers. Confirm quantities of LH and RH locations prior to installation.



It is the plumbing contractor's responsibility to rough-in pipe and coordinate with E.C. to allow all required clearances and elevations to meet all regulatory requirements, including, but not limited to ANSI A117.1. Locate 17.75" minimum to 18" maximum from centerline of water closet to finished surface of adjacent wall.

HC Water Closet

NTS



Barrier Free Shower

NTS

PROGRESS SET

DATE: 10.30.2017

PROJECT #: 17192

Description Date

DETAILS

P402

Plumbing Coded Notes

Sanitary

1. Remove fixture and cap sanitary behind finished floor or wall. Remove domestic water supplies back to main and cap.
2. Remove fixture and maintain sanitary and supplies for new fixture.

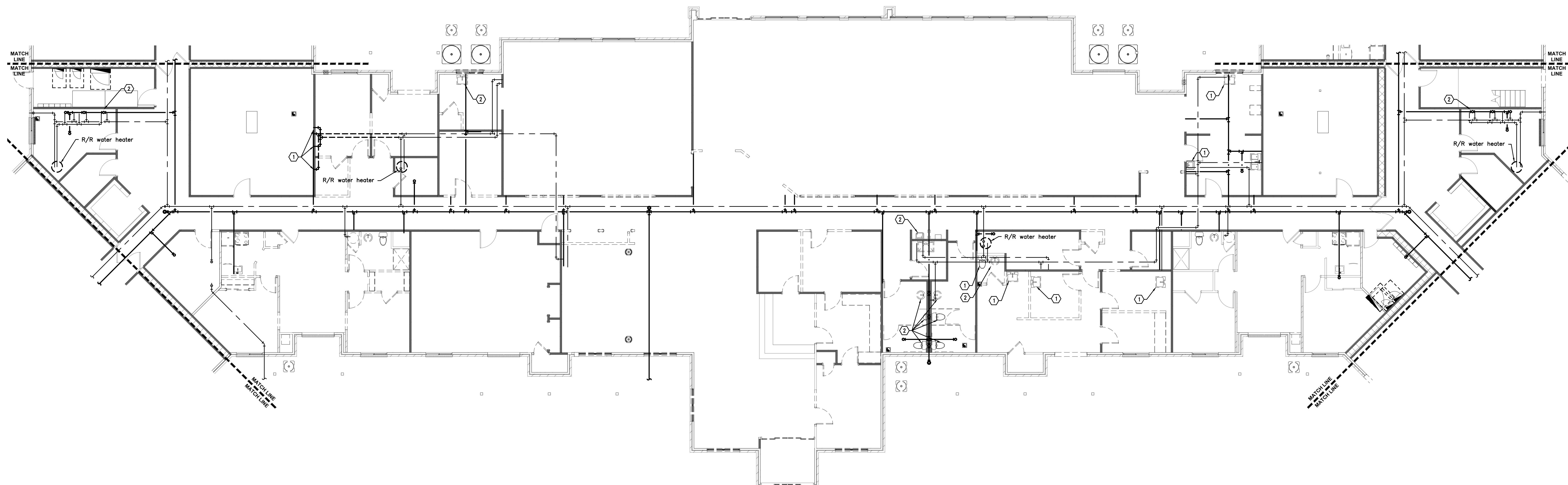
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

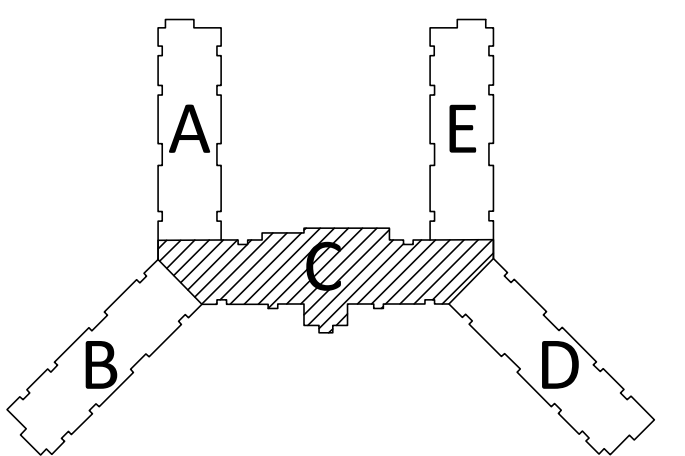
NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PREVENTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS PROJECT MANUAL.
3. ADDITIONAL SEE SIGNAL INFORMATION ON THE SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.
5. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.
6. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.
7. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.
8. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.
9. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.
10. THE CONSULTANTS' LIABILITY SHALL NOT BE LIMITED BY THE CONTRACT DOCUMENTS.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date



key plan
NTS
ENLARGED
FIRST FLOOR CORE
DEMOLITION PLAN

PD101c



north

enlarged first floor core plan
1/8"=1'-0"

Plumbing Coded Notes

Sanitary

1. Remove fixture and cap sanitary behind finished floor or wall. Remove domestic water supplies back to main and cap.
2. Remove fixture and maintain sanitary and supplies for new fixture.

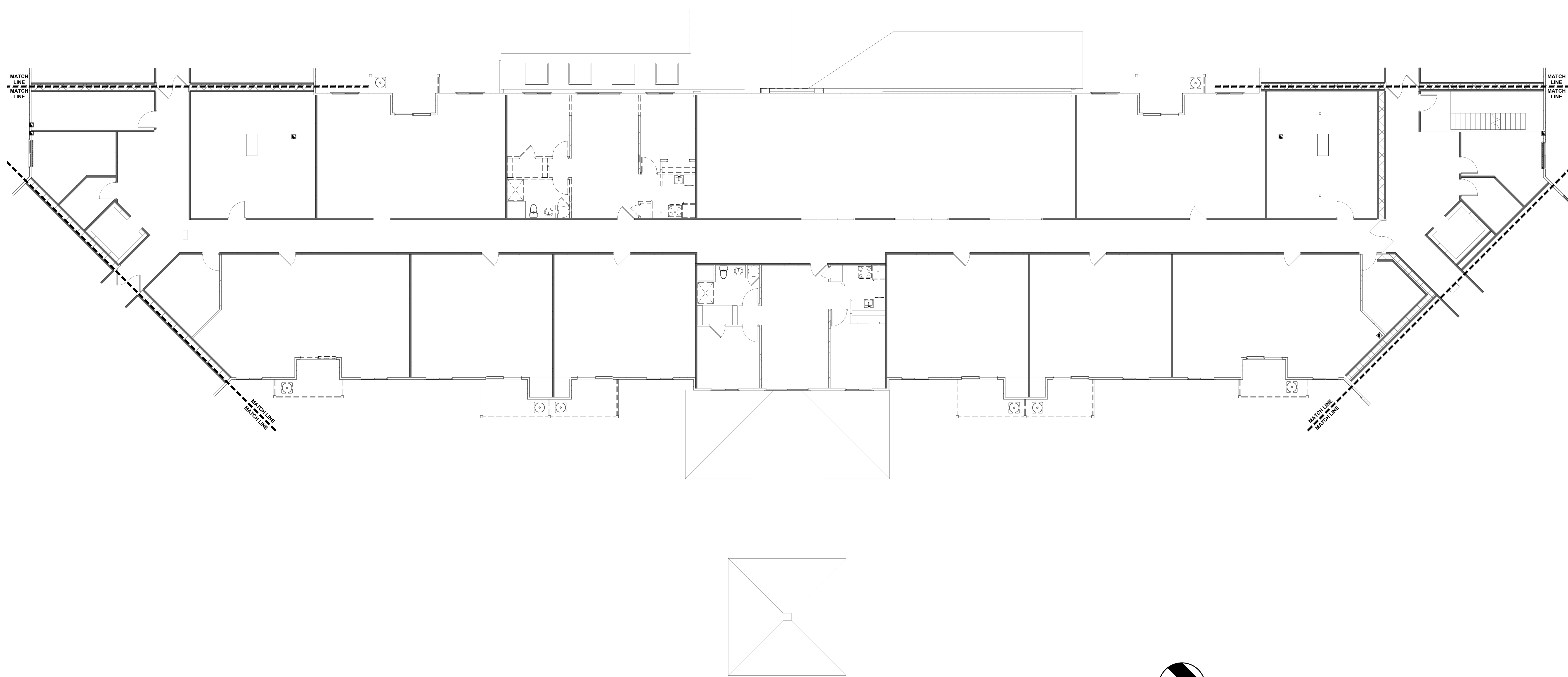
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION.

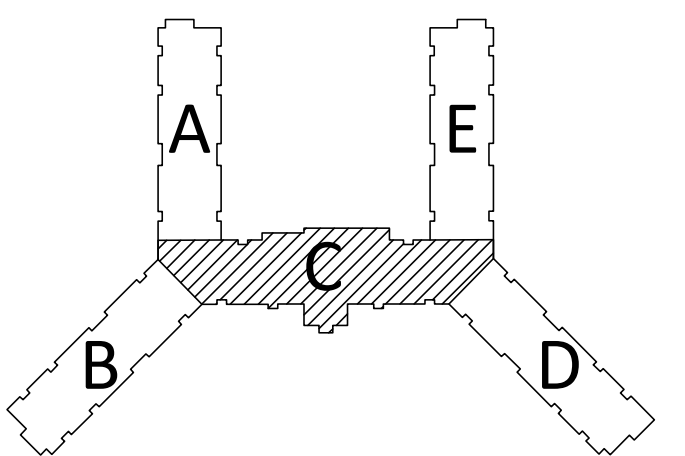
NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL NOT BE PERMITTED TO MAKE ANY CHANGES OR DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
5. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date



key plan
NTS
ENLARGED
SECOND FLOOR CORE
DEMOLITION PLAN

PD102c



north

enlarged second floor core plan
1/8"=1'-0"

Plumbing Coded Notes

Sanitary

1. Remove fixture and cap sanitary behind finished floor or wall. Remove domestic water supplies back to main and cap.
2. Remove fixture and maintain sanitary and supplies for new fixture.

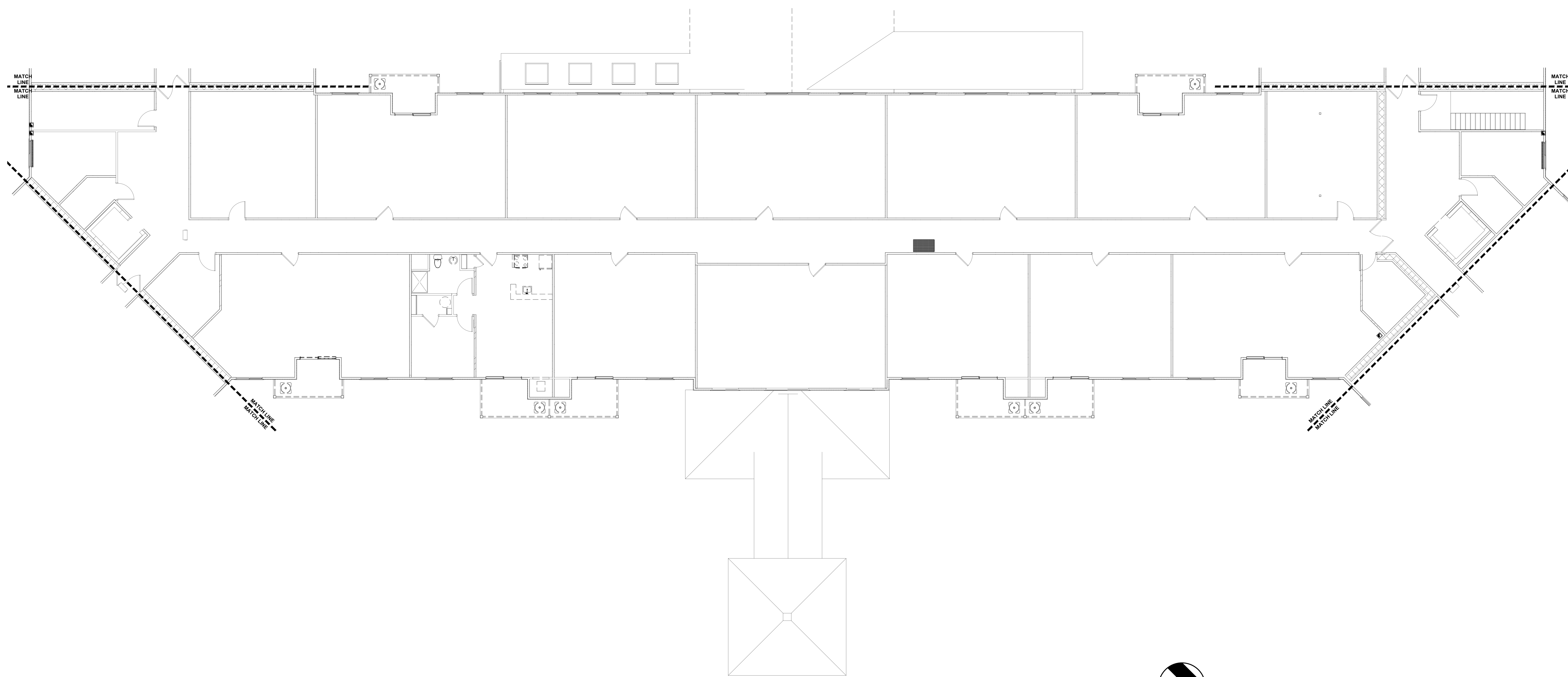
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

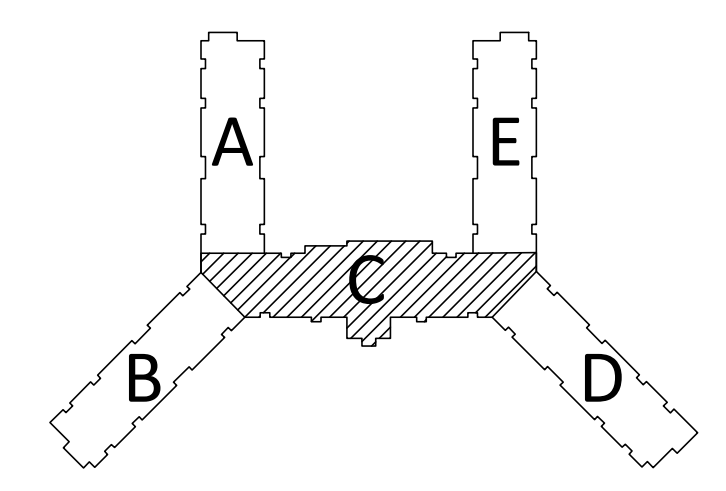
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PREVENTED BY THE CONTRACT DOCUMENTS FROM BEING USED BY THE CONTRACTOR TO CORRECT OR CLARIFY THE DRAWINGS.
 3. ADDITIONAL SEE GENERAL INFORMATION ON THE SHEETS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ELECTS TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE IN EXCESSIVE QUANTITY AND ARE NOT TO BE REPRODUCED OR COPIED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CLIENT AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. ARCHITECT LIABILITY WARRANTIES AND/OR OTHER DATA CONTAINED HEREIN ARE NOT TO BE REPRODUCED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE IN EXCESSIVE QUANTITY AND ARE NOT TO BE REPRODUCED OR COPIED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CLIENT AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.



PROGRESS SET

DATE:	10.30.2017
PROJECT #:	17192
Description	Date



key plan
NTS
ENLARGED
THIRD FLOOR CORE
DEMOLITION PLAN

PD103c



enlarged third floor core plan
1/8" = 1'-0"

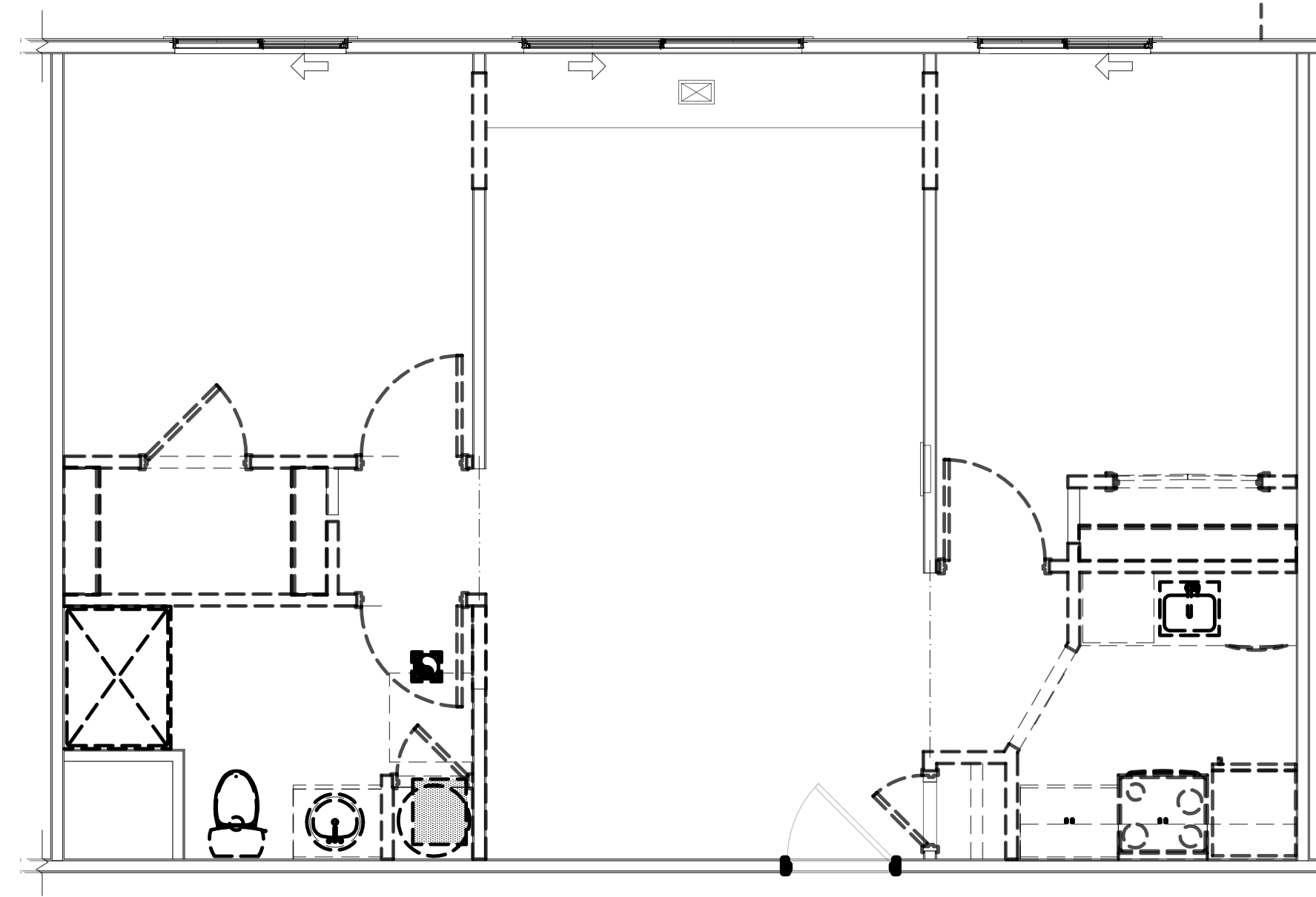
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

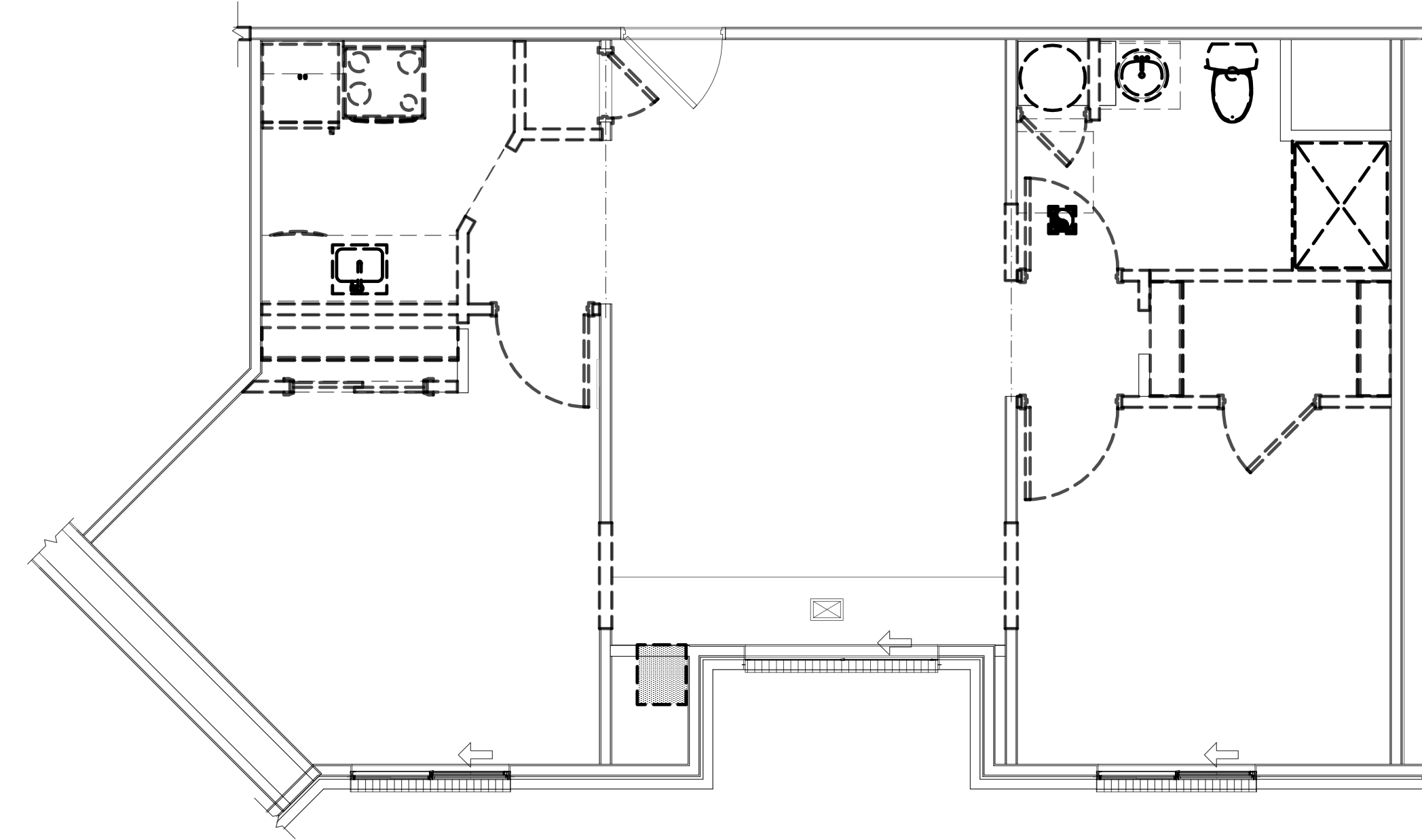
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

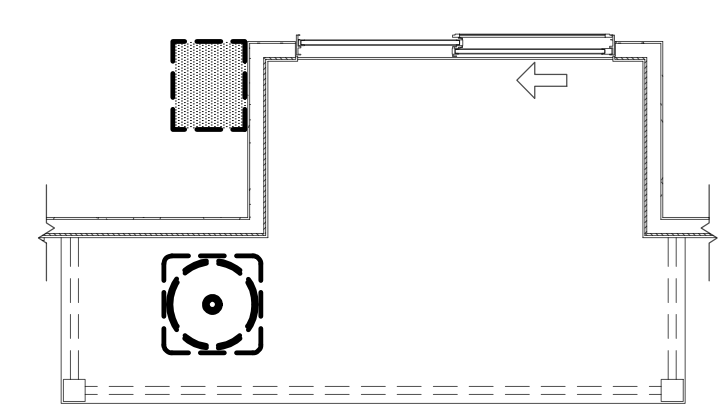
- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS. THEY SHALL BE USED AS ONE AND THE SAME.
 3. ADDITIONAL SEE GENERAL INFORMATION ON THE SHEETS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECT, ENGINEER AND SPECIALIST) RESPONSIBILITY TO THE CLIENT AND NOT TO THE ARCHITECT. PROFESSIONAL SERVICES OF THE CLIENT SHALL NOT BE USED OR PERMITTED TO BE USED FOR INFORMATION TO THE ARCHITECT AND PROFESSIONAL SERVICES OF THE ARCHITECT SHALL NOT BE USED FOR INFORMATION TO THE CLIENT.
 5. WRITTEN PERMISSION OF THE CONSULTANT (ARCHITECT) THE CLIENT AGREES TO ACT AS AN ADVISOR. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION TRANSMITTED BY THE CLIENT TO THE ARCHITECT AND PROFESSIONAL SERVICES OF THE ARCHITECT AND PROFESSIONAL SERVICES OF THE ARCHITECT SHALL NOT BE USED FOR INFORMATION TO THE CLIENT.
 6. ARCHITECT LANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF ORIGINAL OR ALTERED CAD DRAWING MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE WRITTEN AND EXPRESS APPROVAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR IDENTIFYING AND HOLDING ARCHITECTS HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION OR REUSE OF THESE MATERIALS.
 7. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY STATE AND LOCAL CODE REQUIREMENTS AND THESE SHALL GOVERN. REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY APPROXIMATION WHICH RESULTS IN CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.



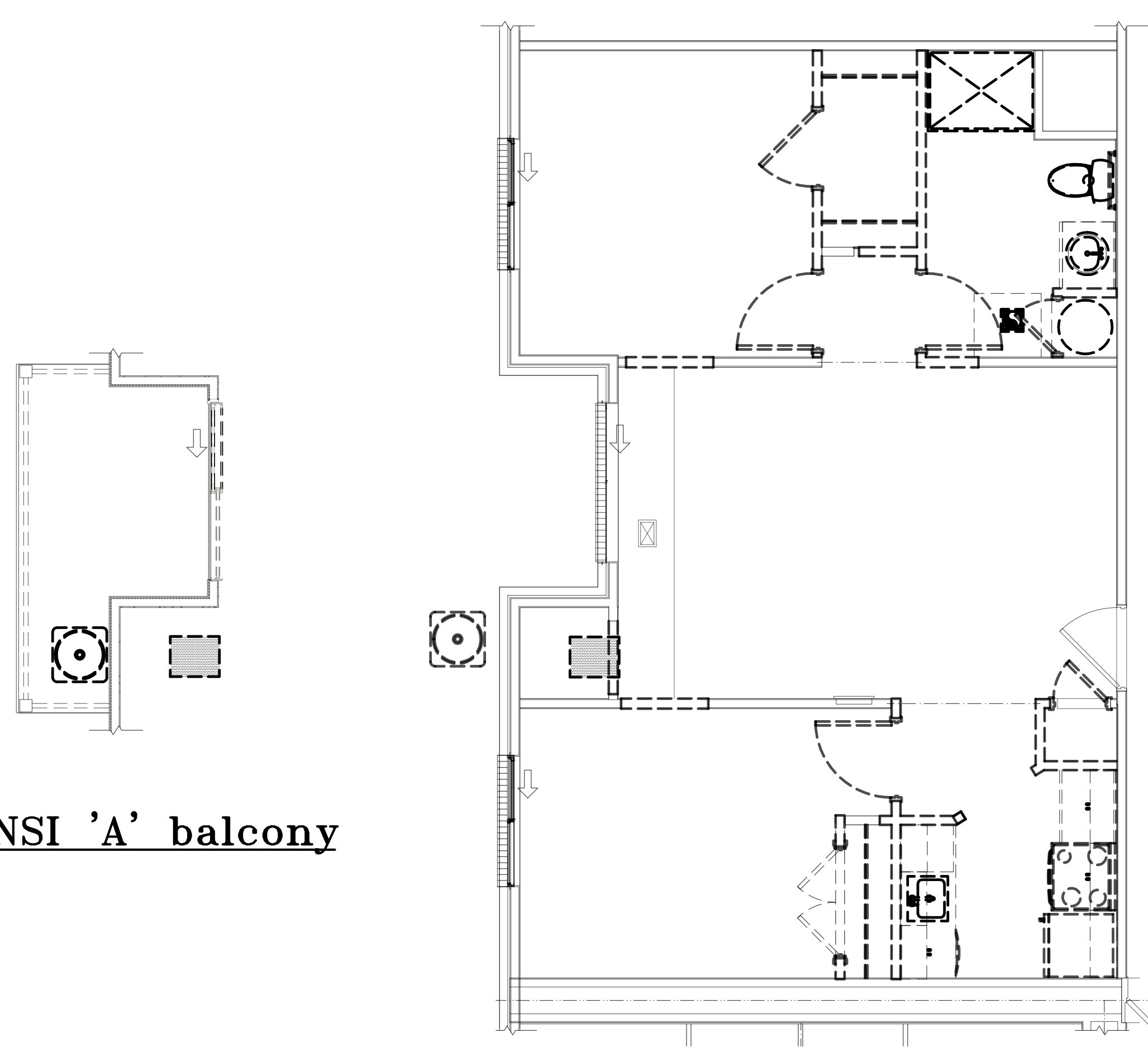
enlarged unit demolition plan D ANSI 'A'
1/4"=1'-0"



enlarged unit demolition plan C ANSI 'A'
1/4"=1'-0"



unit C-ANSI 'A' balcony
1/4"=1'-0"



enlarged unit demolition plan B ANSI 'A'
1/4"=1'-0"

unit B-ANSI 'A' balcony
1/4"=1'-0"

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date

ENLARGED UNIT DEMOLITION PLANS

PD302

14.02.2017 11:52 AM Hoover Place\020628\17\17192\17192.dwg, 4/22/2018 8:33:31 PM, phsxy

HVAC Symbols			
	Condensate Drain	EF	Exhaust Fan
	Rectangular or square ductwork: first number indicates dimension of side shown, second number indicates side not shown.	EF	Exhaust Fan with Light
	Duct Exhaust Elbow-Turned up 90-Rectangular		Ceiling Radiation Fire Damper
	Duct Exhaust Elbow-Turned down 90-Rectangular		Smoke Damper
	Duct Return Elbow-Turned up 90-Rectangular	$\rightarrow F/S/D$	Fire/Smoke Damper
	Duct Return Elbow-Turned down 90-Rectangular	$\rightarrow VD$	Volume Damper
	Duct Supply Elbow-Turned down 90-Rectangular		Pipe Turned Down
	Duct Supply Elbow-Turned down 90-Rectangular		Pipe Turned Up
	Direction of flow		Pipe Capped
	Change of elevation rise (R), drop (D)	\oplus	Humidistat
	Smoke Detector	\odot	CO2 Sensor
	Heat Detector	\odot	Connect to Existing
	Mount top of thermostat at 47" AFF	$\rightarrow MOD$	Motor Operated Damper

Abbreviations	
ACC	Air cooled condenser
ACCU	Air cooled condensing unit
AD	Access door
AF	Above finished floor
AFR	Above finished roof
AHU	Air handling unit
ARCH	Architectural
AS	Air separator
AVG	Average
BD	Bottom of duct
BDD	Backdraft Damper
BFC	Below finished ceiling
BFP	Backflow preventer
BI	Building
BHP	Break horse power
CX	Chilled water coil
CD	Cubic feet per minute
CFM	Cubic feet per minute
CHWS	Chilled water supply
CHWR	Chilled water return
CLG	Ceiling
COND	Carbon Dioxide Detector
CONSTR	Condensing unit
CONST	Constant
CONV	Convector
CONNECT	Connect to existing
DCW	Domestic cold water
DH	Dehumidifier
DH or	Diameter
DHW	Domestic hot water return
DN	Down
DWG	Drawing
DX	Direct expansion
DXC	Refrigerant coil
EAG	Exhaust air grille
EAT	Entering air temperature
EBB	Electric baseboard heater
EC	Electrical contractor
EDH	Electric duct heater
EF	Exhaust fan
ELECT	Electrical
ERV	Energy recovery ventilator
EUH	Electric unit heater
EWH	Electric wall heater
EWC	Electric water cooler
(E)	Existing
FC	Forward curved
F	Furnace
FT	Feet
FTHD	Feet of head
FLEX	Flexible
FSC	Fan speed control
GA	Gauge
GALV	Galvanized
GC	General contractor
GPM	Gallons per minute
GEN	General
HC	Hot water coil
HCWR	Heat/chilled water return
HCWS	Heat/chilled water supply
perm	Permit
HP	Heat pump
HTG	Heating
HTR	Heater
HVAC	Heating, ventilating and air conditioning
HV	Heating and ventilating
HORIZ	Horizontal
HP	Horse power
HPWR	Heat pump water return
HPWS	Heat pump water supply
HW	Hot water
HWR	Hot water return
HWS	Hot water supply
IE	Invert elevation
IN	Inches
IRTH	Infrared tube
LAF	Leaving air temperature
LBD	Linear bar diffuser
LBS/LB	Pounds or pound
MA	Mixed air
MAX	Maximum
MBS	1000 British thermal units per hour
MECH	Mechanical
MC	Mechanical contractor
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MOP	Motor Operated Damper
MTG	Mounting
MIA	Make-up air
MUW	Make-up water
NA	Not applicable
NTS	Not to scale
OA	Outside air
OAI	Outside air intake
OED	Open end duct
PC	Plumbing contractor
PD	Pressure drop
PLUM	Plumbing
PRESS	Pressure
PROP	Propeller
PTAC	Packaged terminal air-conditioner
RA	Return air
RAG	Return air grille
RAK	Return air register
REG	Register
REQ'D	Required
RL	Refrigerant liquid
REL	Relocate existing
RM	Room
REV	Revolutions per minute
RS	Refrigerant suction
RTU	Roof top unit
RE	Remove existing
RX	Refrigerant register
SA	Supply air
SAN	Sanitary
SAR	Supply air register
SP	Supply fan
SFR	Supply floor register
SG	Soft grille
SHMTL	Sheet metal
TSTAT	Thermostat
STD	Standard
STM	Storm
STRUCT	Structural
SP	Static pressure
SPD	Sump pump discharge
SPLD	Splitter damper
SOFT	Square feet
SS	Stainless steel
SUCT	Suction
SYS	System
TCP	Temperature control panel
TEMP	Temperature
AT	Temperature difference
TC	Transfer grille
THERM	Thermometer
THRE	Threaded
TSP	Total static pressure
TYP	Typical
UH	Unit heater
UL	Underwriters laboratory
V	Vent
VEST	Vestibule
W/	With
WP	Working point
WSPH	Water source heat pump

Schedules of through penetration firestop systems

Concrete floors				Concrete or block walls			
Type of penetrant	F-rating (HR)	UL-Classified system	Type of penetrant	F-rating (HR)	UL-Classified system		
Circular blank openings	1	FA 0006, CAJ 0055, CAJ 0090	Circular blank openings	1	CAJ 0055, CAJ 0090		
	2	FA 0006, CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090		
Single metal pipes or conduit	1	CAJ 1226, FA 1028	Single metal pipes or conduit	1	CAJ 1226, WJ 1067		
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067		
Single non-metallic pipe or conduit (i.e. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2026, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	Single non-metallic pipe or conduit (i.e. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342		
	2	FA 2053, FA 2026, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ-2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342		
	1	CAJ 3007, CAJ 3095, CAJ 3180		1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060		
	2	FA 3007, CAJ 3095, CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060		
Cable tray	1	CAJ 4034, CAJ 4035	Cable tray	1	WJ 4027, CAJ 4034, CAJ 4035		
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035		
Single insulated pipes	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	Single insulated pipes	1	CAJ 5090, CAJ 5091, CAJ 5081, WJ 5042		
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5081, WJ 5042		
	1	CAJ 6006, CAJ 6017, CAJ 6002, CAJ 6036		1	CAJ 6006, CAJ 6017, CAJ 6036		
Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, CAJ 7084	Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022		
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022		
Insulated mechanical ductwork without dampers	N/A**	N/A**	Insulated mechanical ductwork without dampers	1	WJ 7029		
Mixed penetrants	1	CAJ 8099, CAJ 8056, CAJ 8143	Mixed penetrants	1	CAJ 8099, CAJ 8056, WJ 8143		
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8143		
Wood floor		Gypsum wallboard assemblies					
Type of penetrant	F-rating (HR)	UL-Classified system	Type of penetrant	F-rating (HR)	UL-Classified system		
Metal pipes or conduit	1	FC 1009, FC 1059	Metal pipes or conduit	1	WL 1054, WL 1058, WL 1164		
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164		
Non-metallic pipe or conduit	1	FC 2232, FC 2030, FC 2180, FC 2127, FC 2128	Non-metallic pipe or conduit	1	WL 2078, WL 2075, WL 2128		
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128		
	1	FC 3012, FC 3044		1	WL 3065, WL 3111, WL 3112		
Single or bundled cables	2	FC 3012	Single or bundled cables	2	WL 3065, WL 3111, WL 3112		
Insulated pipes	1	FC 5004, FC 5037, FC 5036	Cable tray	1	WL 4011, WL 4019		
	2	FC 5004, FC 5037		2	WL 4011, WL 4019		
Non-insulated mechanical ductwork without dampers	1	FC 7013	Non-insulated mechanical ductwork without dampers	1	WL 7017, WL 7040, WL 7042, WL 7155		
	2	WL 7040, WL 7042, WL 7155		2	WL 7040, WL 7042, WL 7155		
Insulated mechanical ductwork without dampers	1	N/A**	Insulated mechanical ductwork without dampers	1	WL 7059, WL 7153, WL 7156, WL 7151		
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151		
Mixed penetrants	1	FC 8009, FC 8014, FC 8026, FC8025	Mixed penetrants	1	WL 1095, WL 8013		
				2	WL 1095, WL 8013		

*Based on Hilti model numbers. See Division 7 specifications for other approved manufacturers.

Notes:

- Jobsite conditions of each through-penetration firestop system must meet all details of the UL-Classified System selected.
- If jobsite conditions do not match any UL-Classified systems in the schedules above, contact one of the approved manufacturers for alternative systems or engineer judgment drawings.
- Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each through-penetration firestop system.
- Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.
- For 3-hour rated gypsum walls, contact one of the approved manufacturers for a UL-classified system or engineer judgment drawing.

HVAC General Notes

- A. Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJs). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Facility Accessibility Guidelines), and all codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for all permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before the bid. All costs resulting from code interpretation shall be borne by the contractor.
- B. Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletin, Change Orders, and other instructions transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, product quality, construction, finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Review and understand the requirements of the Contract Documents before bidding. Confirm contract document and code compliance requirements with the Project Architect and General Contractor during bidding and again during the Pre-Construction Conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.
- C. Coordination: The drawings are schematic, and shall be used for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Confirm size and location of all work prior to bid and construction. Verify all existing conditions prior to bidding and construction. Verify exact dimensions and sequencing of the work and coordinate with the site, utilities, building structure and with all other trades. Coordinate exact locations of all work with other trades and suppliers before installation. Concealed conditions may require scope changes required shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All additional costs resulting from lack of coordination shall be borne by the contractor.
- D. Substitutions: Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions. Review if accepted by owner and added to construction documents. All costs associated with dimensional, performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.
- E. Definitions: Furnish means to purchase, arrange for delivery to site, and to take delivery at the site. Install means to place in position for use. Provide means to furnish and install.
- F. Incidents: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangars, and other appearances) to provide complete working HVAC systems for the project. Offsets, accessories, and other miscellaneous hardware are not shown, but shall be included at no additional cost where required to complete the system. Major deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work.
- G. Warranty: To obtain final project certificates of occupancy upon completion of the work scope, contractor shall warrant that the work has been completed in compliance with established codes and regulations. Certificate shall be given to owner at project completion.
- H. Shop Drawings: Shall be reviewed by architect/engineer prior to submission for permit.
- I. Penetrations: Penetrations through fire/smoke rated construction shall be protected with a product listed and labeled to maintain the fire/smoke rating of system penetrated. HVAC, etc. which penetrate through walls, slabs, masonry, etc. shall do so through sleeves. All gaps outside and inside of the sleeves shall be sealed with fire-rated, fire-rated packed with insulation (blanket or foam) in order to maintain proper protection against heat loss, infiltration, sound transmission, etc.
- J. Coordinate radiation/fire dampers with structural assembly/structural shop drawings before ordering. Verify damper outside dimensions fit inside the dimensional clearances of the structural assembly and advise if changes are needed. Verify damper is listed for the application - horizontal or vertical, and concrete, wood, or truss. Verify the UL listing of the damper includes UL listing for the rated assembly and verify the UL listing of rated assembly includes the damper manufacturer and model number. Install all dampers according to manufacturer's instructions.
- K. Condensate Drains: Trap for condensate drain shall be 1" deeper than the total possible static pressure that the air handling unit can develop. Trap outlet shall be lower than inlet by 1" more than total unit static pressure.
- L. Piping in exterior walls shall be run inside of building insulation. Provide metal jacket up 6" AFF. on all exposed insulated piping. Trapeze hangers may be used when grouping pipes.
- M. Air Ducts: Duct leakage shall be less than 4.0 CFM at 25 Pascals/100 SF of conditioned floor area. Ducts shall run within thermal envelope. Air distribution within walls shall be fully ducted-no exposed studs, drywall, or sheathing. Ducts run outside thermal envelope shall have R-8 insulation minimum.
- N. Refrigerant: Provide Non-HCFC HVAC refrigerant, charge per manufacturer requirements. Forward test and refrigerant data to builder and green rater when complete.
- O. Ceiling Access Panels: Provide one 36" x 36" ceiling access panel for each item of equipment located above a drywall ceiling. Provide one 24" x 24" ceiling access panel for each valve (including but not limited to balance and control valves, or damper (including but not limited to balance, fire, smoke and/or combination fire/smoke dampers). Coordinate access panel locations and show recommended locations on coordination drawings along with equipment, valves, dampers, structure, lights, and ceiling air devices.

HVAC Demolition Notes

- A. Coordination: Before bidding and construction, perform demolition and construction coordination as follows. Refer to architectural plans and specifications for additional requirements. Investigate, examine and verify existing systems, conditions, dimensions, sizes and locations. Coordinate with the building structure and with all other trades including proposed construction phasing and sequencing (additional costs due to construction phasing will not be considered). Include costs of cutting to access work indicated and patching subcontracted to and performed by GC to match existing finishes. Indicate with bid all assumptions and qualifications regarding concealed conditions. All additional costs resulting from lack of coordination shall be borne by the contractor.
- B. Demolition: HVAC contractor shall be responsible for all work and costs associated with demolition and replacement of the HVAC services including permit application, fees, dust control, protection of existing, temporary HVAC, and fuel usage. Verify exact requirements and coordinate with local utility. Contractor shall pay for all costs of disposal.
- C. Occupied Buildings: For occupied buildings, coordinate with local management for communication with building users, occupants, and/or residents regarding potential for disruption, and provide 72 hour advance notification for planned outages. Install new work to the fullest extent possible before interrupting existing services to minimize disruption to residents. Provide temporary heat/cooling equipment to prevent disruptions from lasting over four hours.
- D. Remove all HVAC equipment, ductwork, and air devices shown with dashed lines on plan unless noted otherwise. Plans show readily visible HVAC, and associated ductwork only. Quantities and locations may not be exact or readily accessible. Field verify before bid or include an allowance for items not shown but needing demolished as determined by the owner and/or architect.
- E. Removed equipment shall be turned over to owner (or hauled from site for disposal at owner's option).
- F. Where shown on plan as existing to be reused, quote additional price with bid for providing new equipment. Verify in field that existing equipment is safe and in good working order and if it is not, replace after authorized by owner's representative.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.

ARCHITECTS AND ENGINEERS

ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. THESE DOCUMENTS SHALL BE USED IN CONJUNCTION WITH THE GENERAL CONDITIONS OF CONTRACT AND SUPPLEMENTARY SPECIFICATIONS OF CONTRACT DOCUMENTS.

3. THE CONTRACT DOCUMENTS SHALL BE USED IN CONJUNCTION WITH THE CONTRACTOR'S STANDARD SPECIFICATIONS AND THE PROJECT MANUAL TO DETERMINE THE SCOPE AND EXTENT OF THE WORK TO BE PERFORMED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

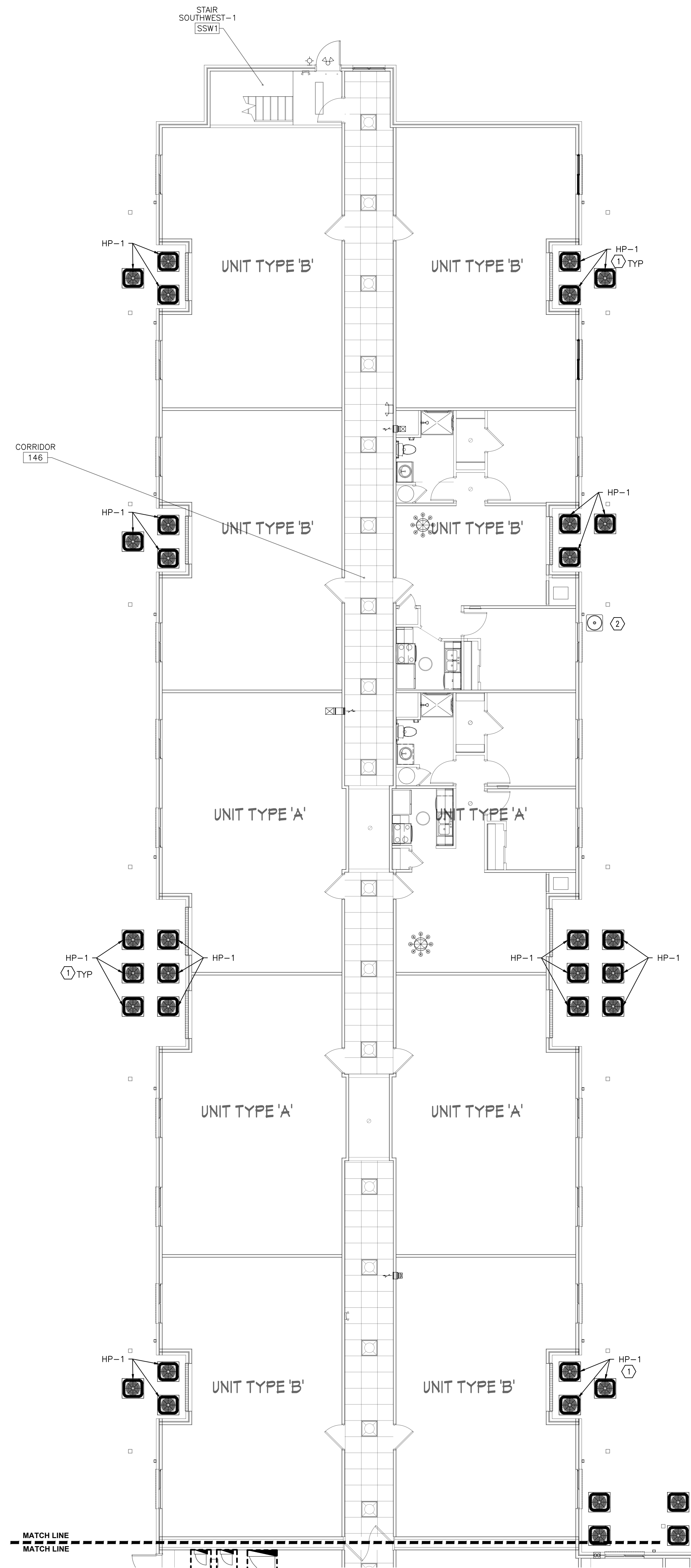
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

Coded Notes

1. Condensing unit bolted to concrete pad.
2. Existing split system heat pump.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

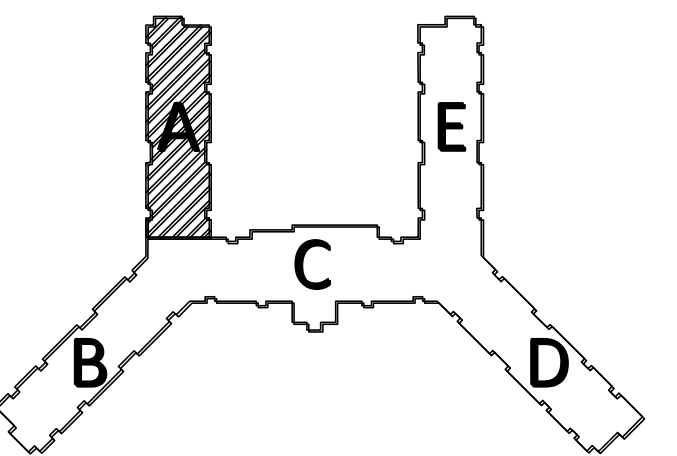
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO DEPART FROM THE DRAWINGS OR PROJECT MANUAL.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 5. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 6. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 7. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 8. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 9. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 10. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
N/S
ENLARGED
FIRST FLOOR
SW PLAN

M101a

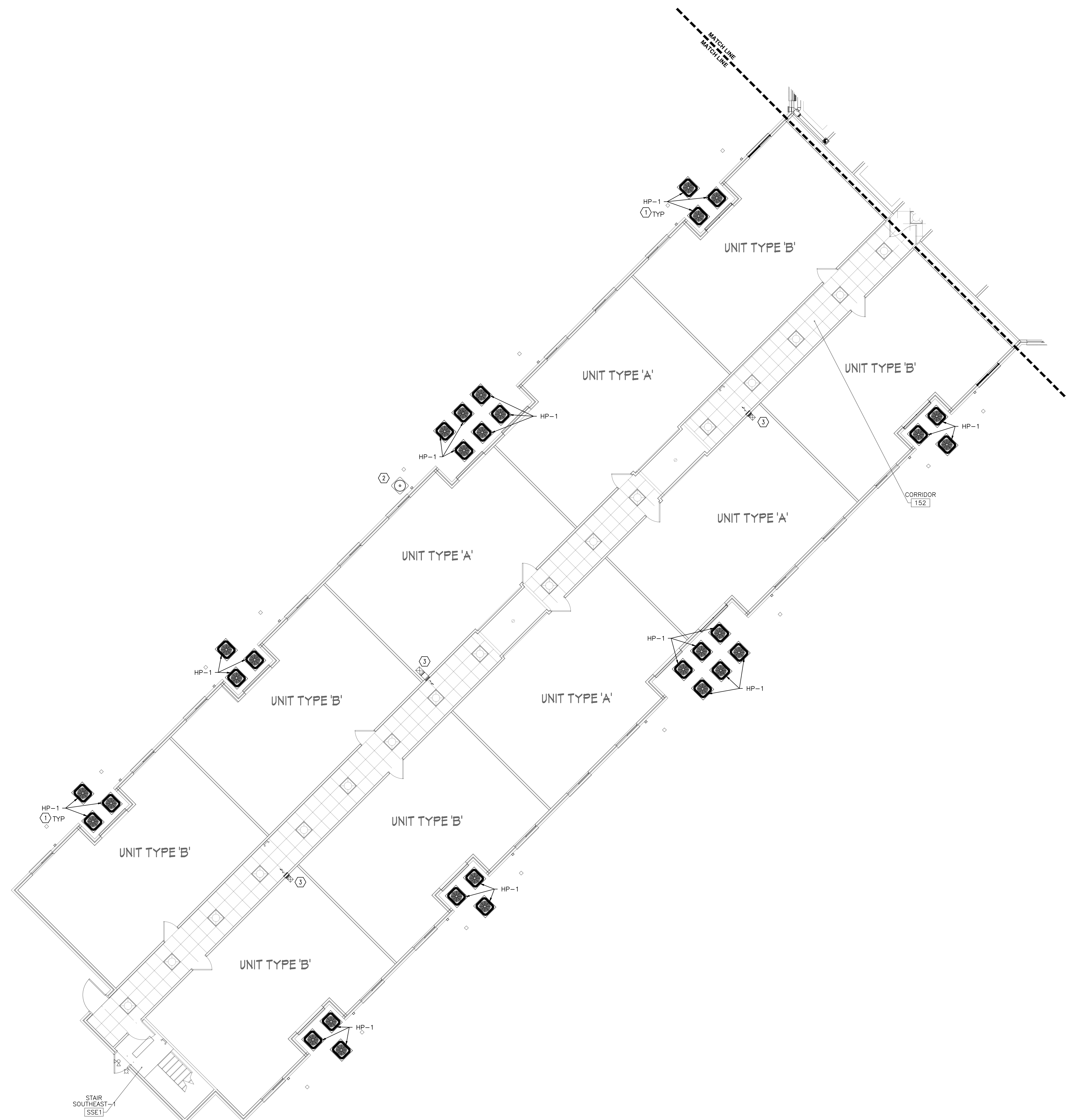


north

enlarged first floor SW plan
1/8" = 1'-0"

Coded Notes

1. Condensing unit bolted to concrete pad.
2. Existing condensing unit.
3. Existing ductwork and air device.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

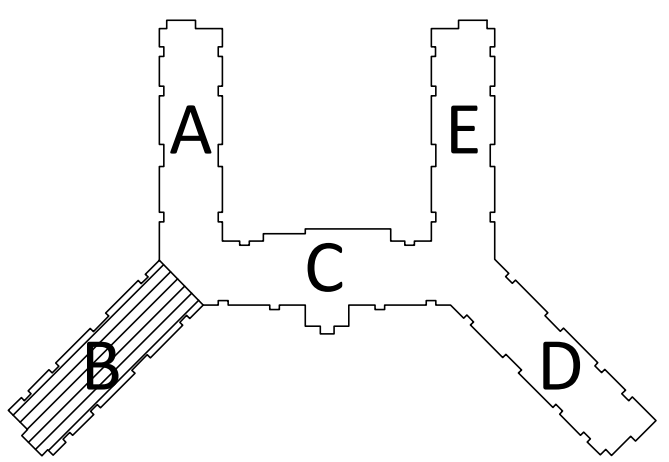
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT BETWEEN THESE DOCUMENTS, THE PROJECT MANUAL SHALL TAKE PRECEDENCE OVER THE DRAWINGS UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
FIRST FLOOR
SE PLAN

M101b



enlarged first floor SE plan
1/8"=1'-0"

Coded Notes

1. Condensing unit bolted to concrete pad.
2. Existing split system heat pump. Provide new filters.
3. Existing ductwork.
4. Existing air device.
5. Relocated thermostat mounted 47" A.F.F. at top.
6. Existing condensing unit.
7. Existing radiant ceiling panel.
8. Existing exhaust fan.
9. Existing electric baseboard heater.

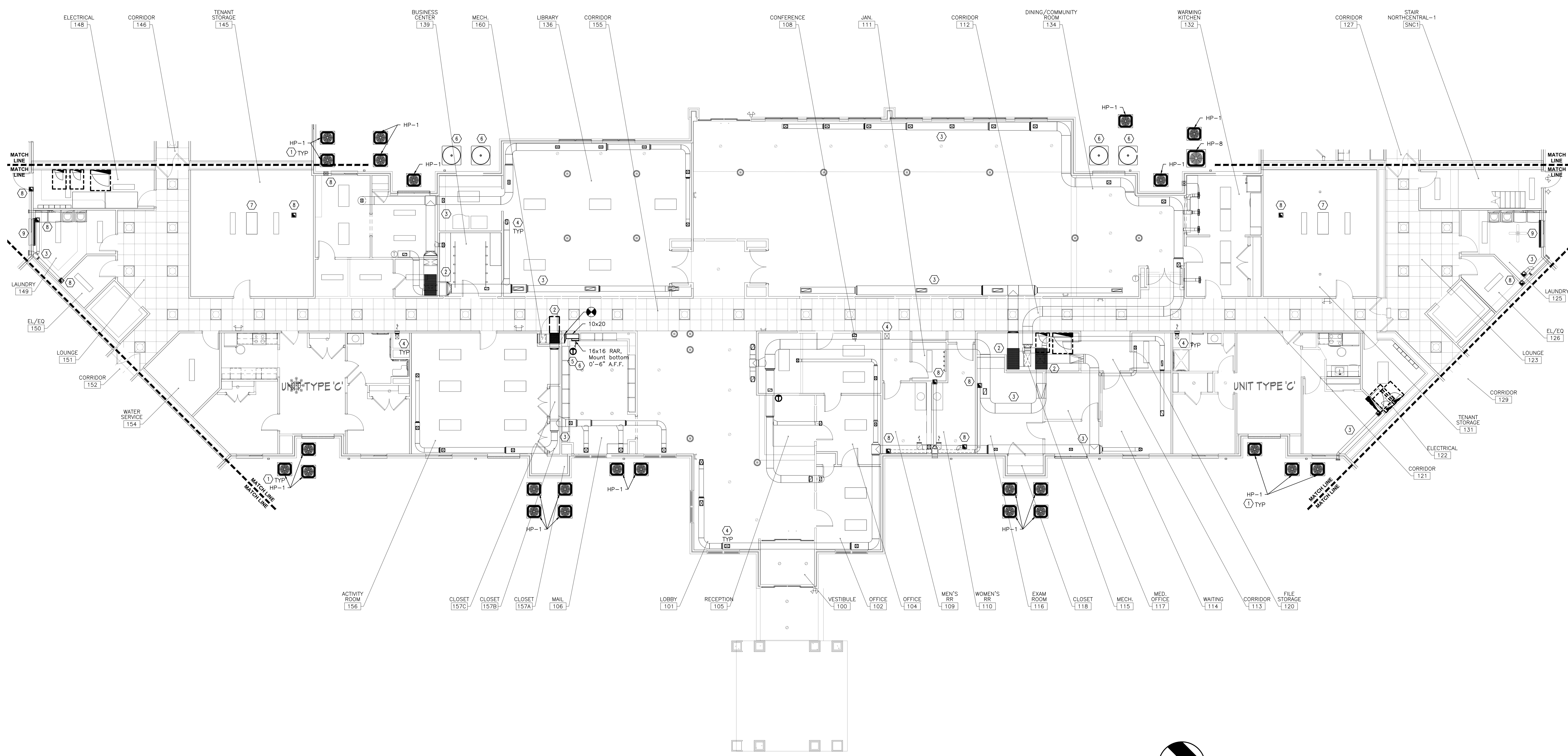
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

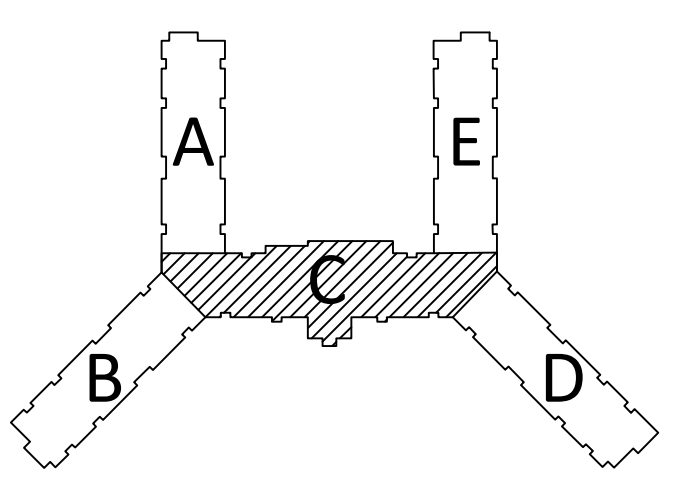
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
FIRST FLOOR
CORE PLAN

M101c

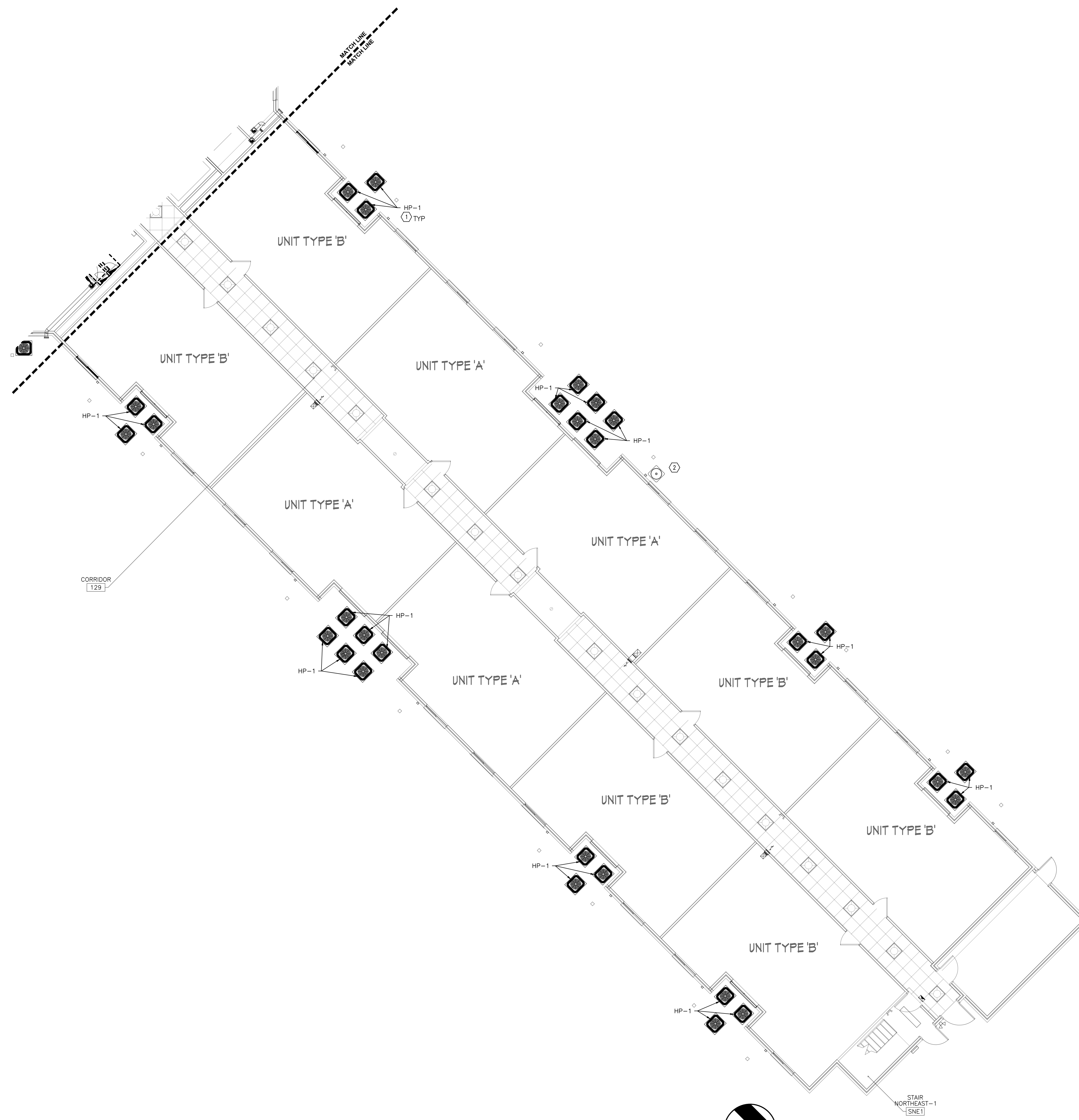


north

enlarged first floor core plan
1/8"=1'-0"

Coded Notes

1. Condensing unit bolted to concrete pad.
2. Existing split system heat pump.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.

2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.

3. THE CONTRACT DOCUMENTS SHALL NOT BE SEPARATED FROM THE CONTRACT OR CHOICE OF SEPARATE THE DOCUMENTS. THEY SHALL REMAIN TOGETHER AND BE KEPT TOGETHER.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND PERFORMANCE OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

11. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

12. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

13. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

14. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

15. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

16. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

17. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

18. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

19. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

20. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

21. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

22. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

23. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

24. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

25. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

26. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

27. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

28. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

29. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

30. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

31. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

32. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

33. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

34. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

35. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

36. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

37. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

38. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

39. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

40. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

41. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

42. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

43. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

44. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

45. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

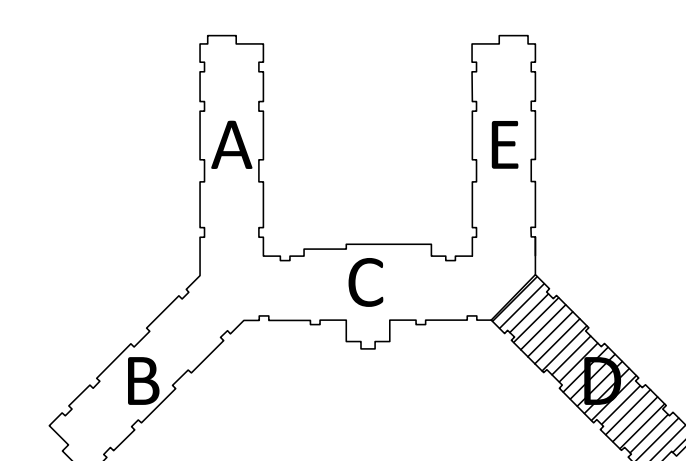
46. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

47. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

48. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

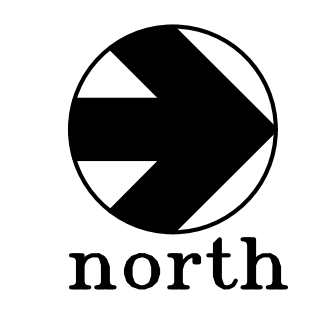
49. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

50. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

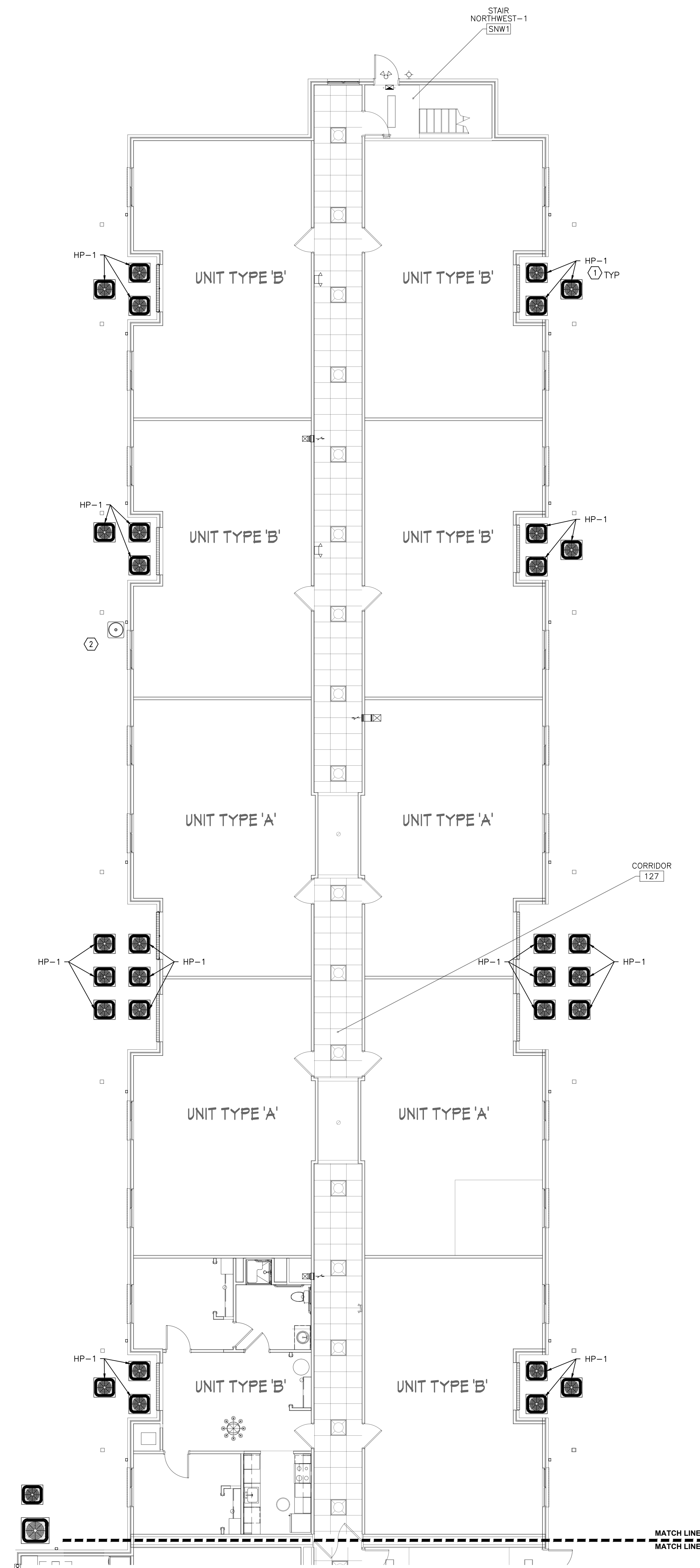


key plan
FIRST FLOOR
ENLARGED
NE PLAN

M101d



enlarged first floor NE plan
1/8"=1'-0"



Coded Notes

1. Condensing unit bolted to concrete pad.
2. Existing split system heat pump.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

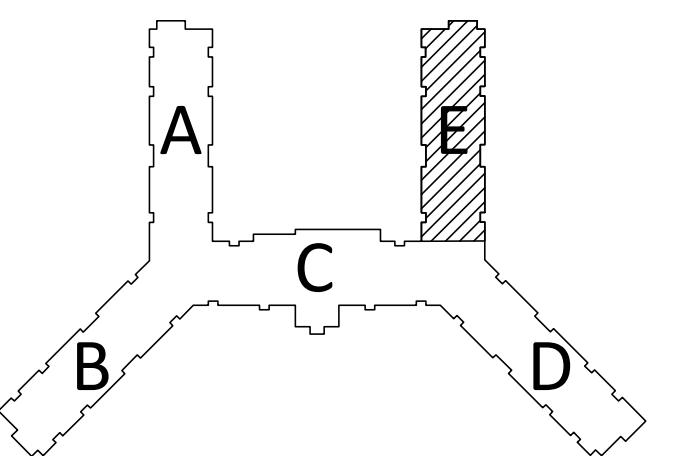
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL PREVAIL UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date



key plan
NTS
ENLARGED
FIRST FLOOR
NW PLAN

M101e

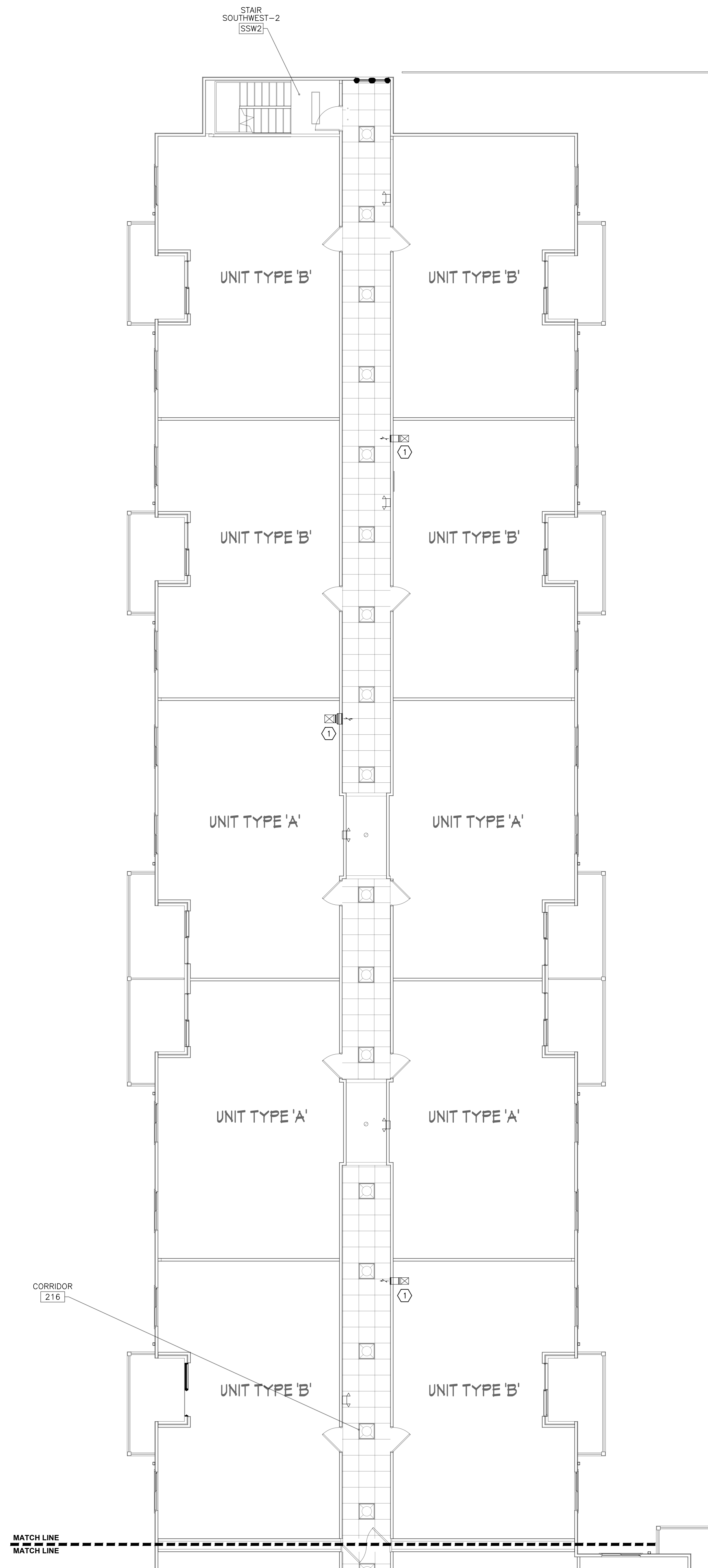


north

enlarged first floor NW plan
1/8" = 1'-0"

Coded Notes

- Existing ductwork and air device.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

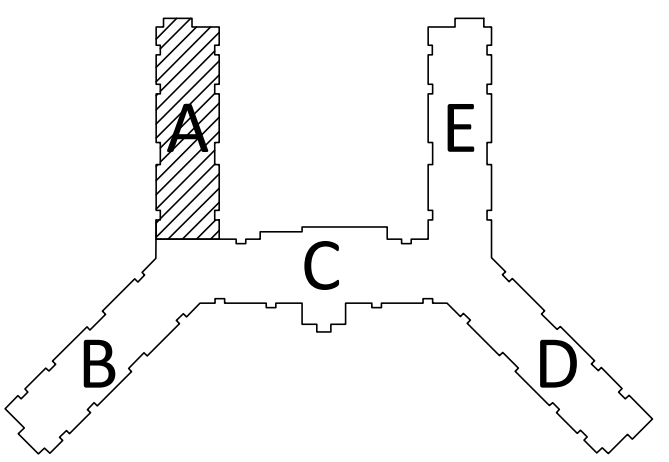
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO DEPART FROM THE CONTRACT DOCUMENTS.
 - ADDITIONAL TO THE GENERAL INFORMATION ON THE DRAWINGS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' OBLIGATION TO PROVIDE AND OPERATE ALL UTILITIES AS SHOWN ON THE DRAWINGS AND OPERATE ALL UTILITIES AS SHOWN ON THE DRAWINGS. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST THE CONSULTANTS' LIABILITY FOR DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION OR USE OF THESE MATERIALS.
 - THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DRAWINGS AND NOT TO BE USED FOR CONSTRUCTION. THE DRAWINGS SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST THE CONSULTANTS' LIABILITY FOR DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION OR USE OF THESE MATERIALS.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
NTS
ENLARGED
SECOND FLOOR
SW PLAN

M102a

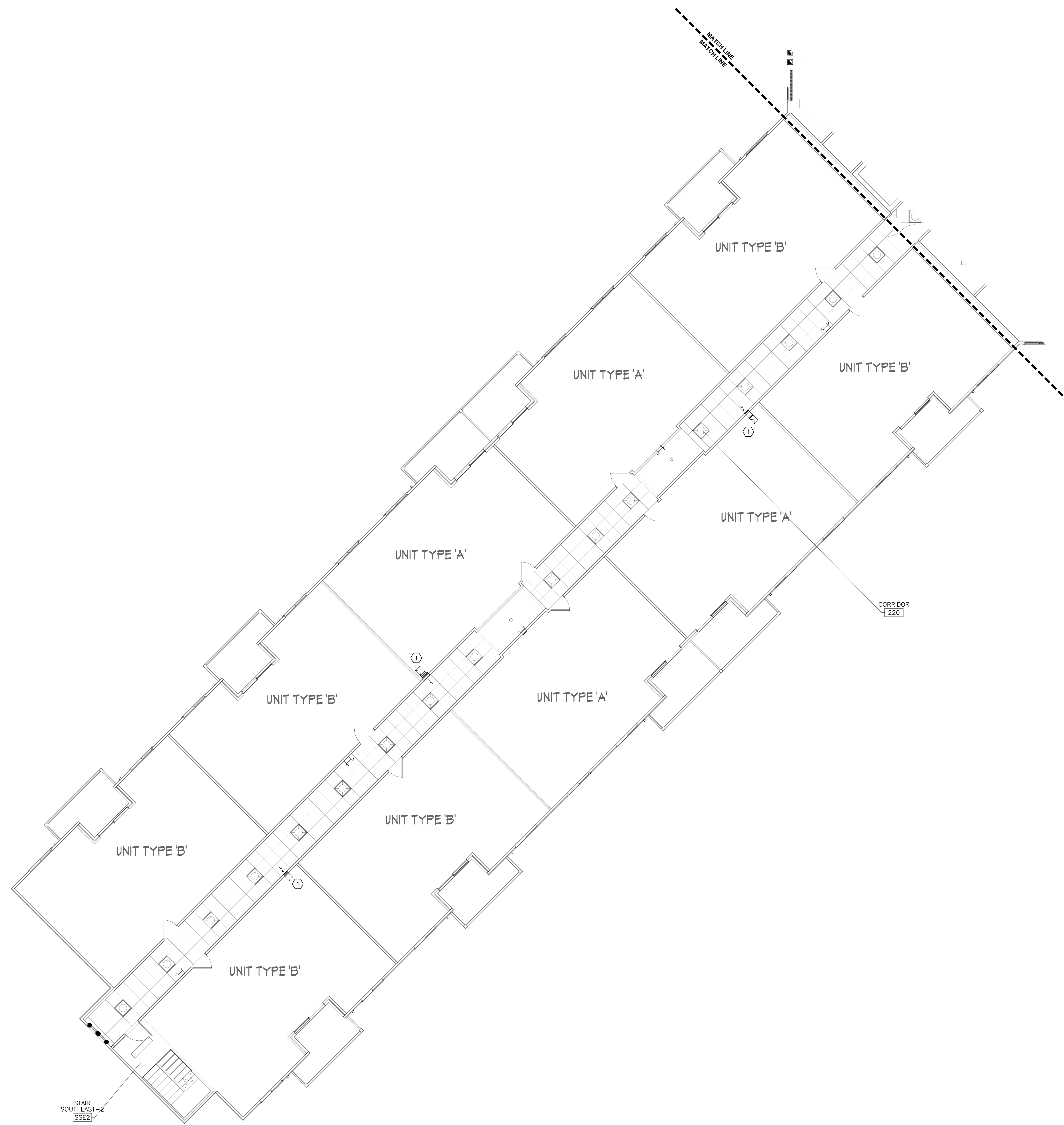


north

enlarged second floor SW plan
1/8" = 1'-0"

Coded Notes

- Existing ductwork and air device.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

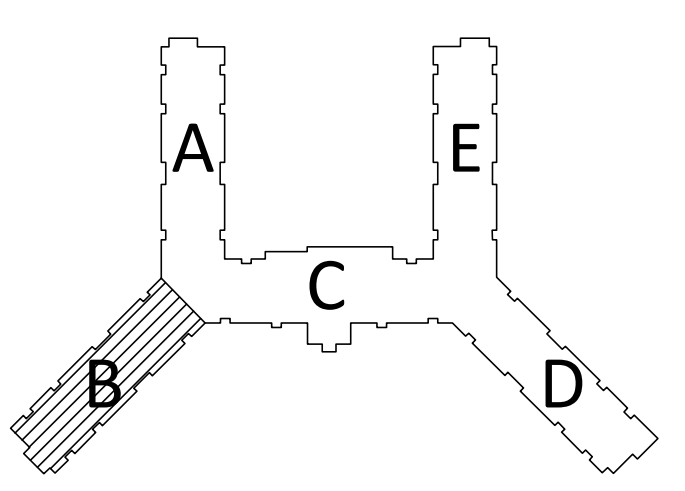
NOTE:

- ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
- THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE IN THE ORDER LISTED BELOW.
- ADDITIONAL TO THE CONTRACT DOCUMENTS, THE ARCHITECT HAS PROVIDED THE CLIENT WITH A LIST OF SUGGESTED SUPPLIERS FOR THE PROJECT. THE CLIENT'S CHOICE TO USE AN ALTERNATE SUPPLIER SHALL BE AT THEIR OWN RISK AND WITHOUT LIABILITY TO THE ARCHITECT.
- THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT IS NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS. THE CLIENT SHALL NOT RELY ON ANY INFORMATION NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM.
- THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT IS NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS.
- THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT IS NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS.
- THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT IS NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS.
- THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT IS NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS.
- THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT IS NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS.
- THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT IS NOT SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS.

PROGRESS SET

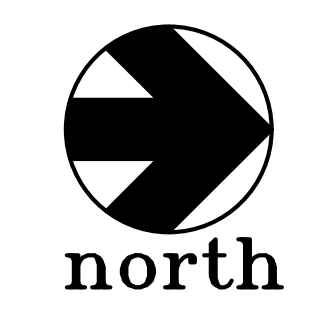
DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
NTS
ENLARGED SECOND FLOOR SE PLAN

M102b



enlarged second floor SE plan
1/8"=1'-0"

Coded Notes

1. Existing ductwork.
2. Existing air device.
3. Existing exhaust fan.
4. Existing clothes dryer exhaust ductwork.
5. Existing electric baseboard heater.
6. Existing radiant ceiling panel.

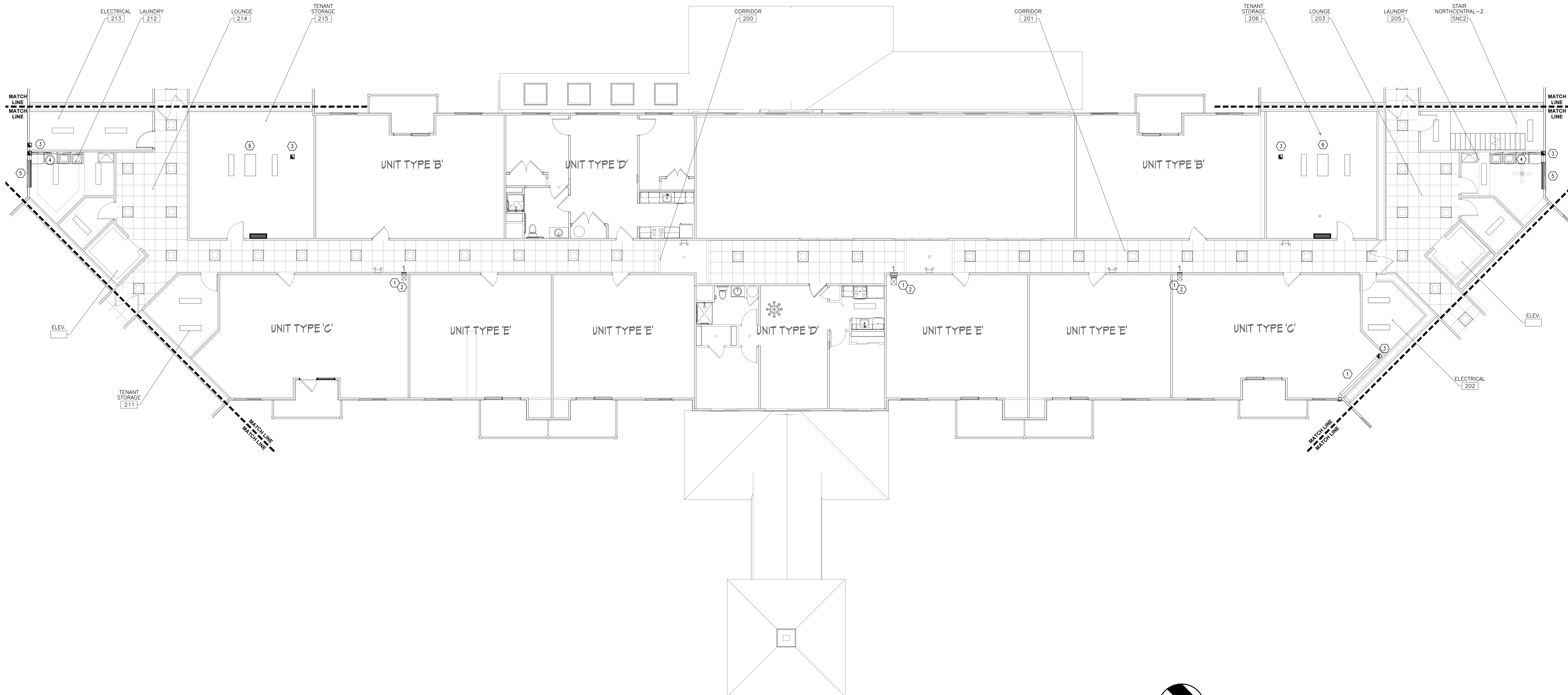
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

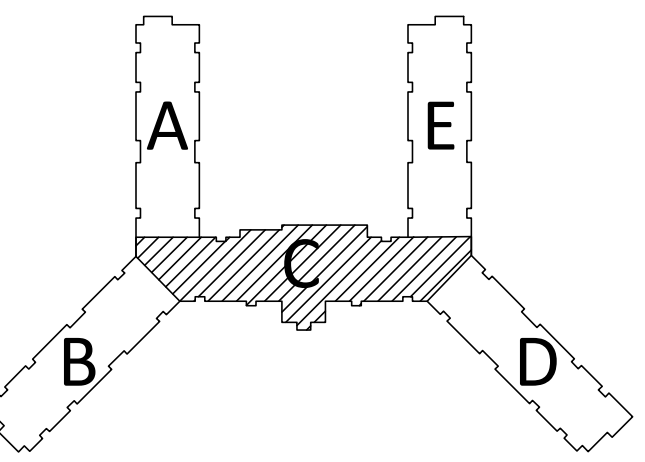
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
7. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
8. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
9. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
10. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
SECOND FLOOR
CORE PLAN

M102c

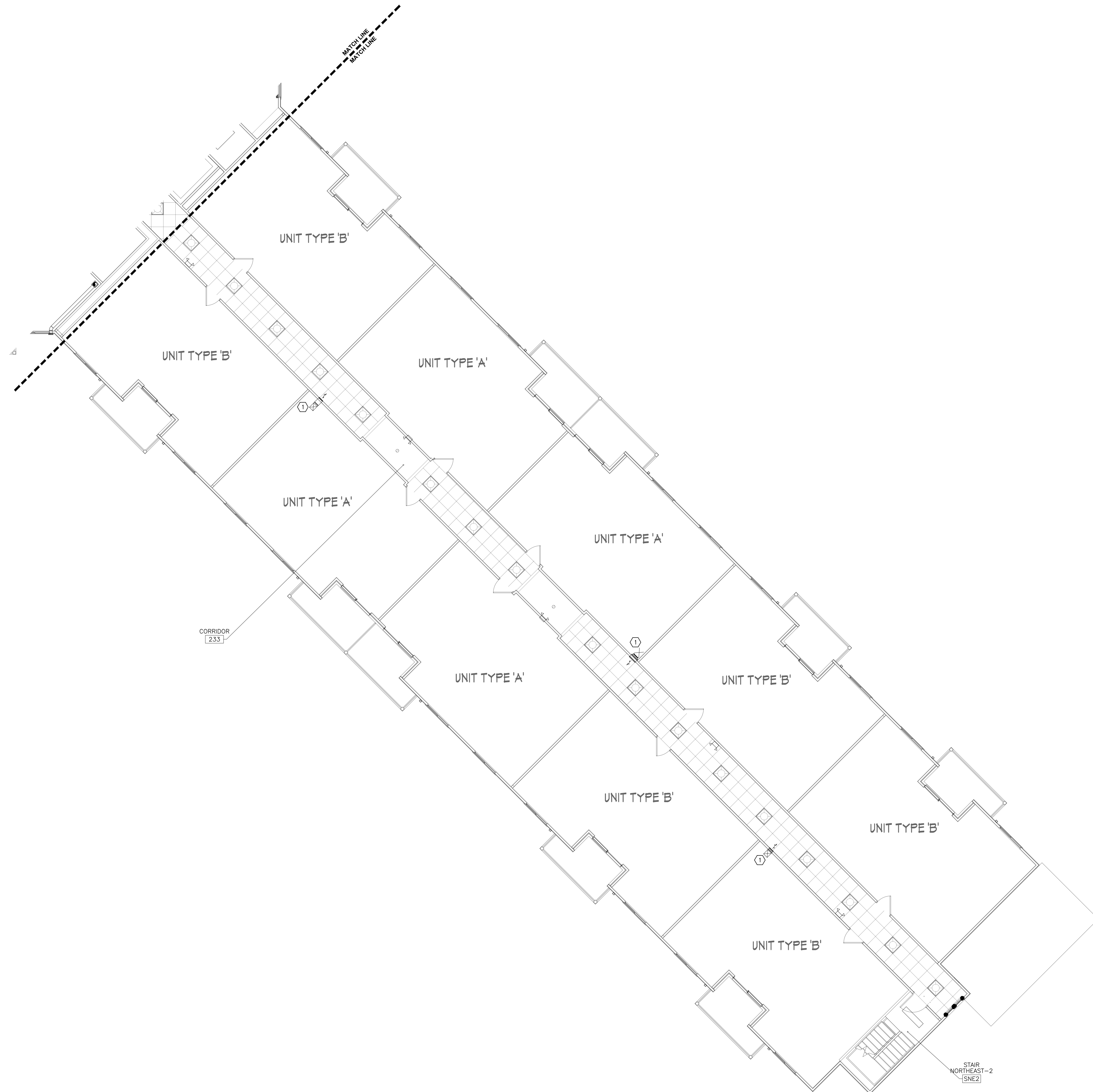


north

enlarged second floor core plan
1/8"=1'-0"

Coded Notes

1. Existing ductwork and air device



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

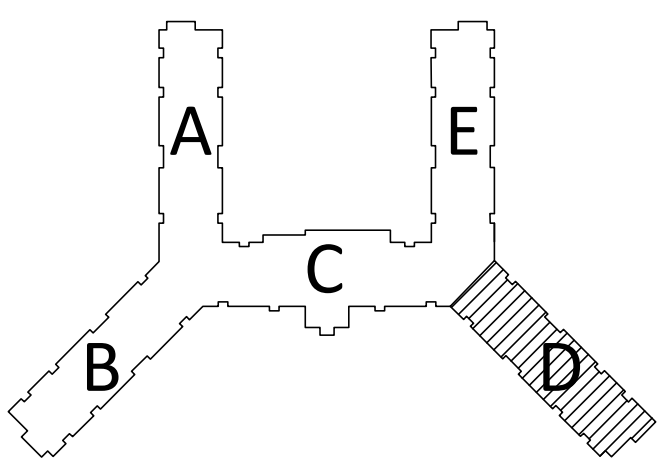
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:**
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL PREVAIL UNLESS OTHERWISE SPECIFIED.
 - ADDITIONAL TO THE GENERAL INFORMATION ON THE DRAWINGS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' OBLIGATION TO REVIEW AND APPROVE ALL DOCUMENTS OR ELEMENTS OF WORK AS INSTRUMENTS OF THE CONSULTANTS' PROFESSIONAL SERVICE. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND PROJECT MANUAL THAT IS NOT WRITTEN OR APPROVED BY THE CONSULTANTS' ARCHITECT.
 - THE ARCHITECT'S LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND PROJECT MANUAL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THE DRAWINGS AND PROJECT MANUAL.
 - ARCHITECT LIABILITY WARRANTIES AND/OR WARRANTIES OF DATA, CONTRACTS, PERMITS AND/OR RESULTS OF DESIGN OR CONSTRUCTION SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE ARCHITECT AND SHALL NOT BE TRANSFERRED TO ANY OTHER PARTY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
 - THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND PROJECT MANUAL THAT IS NOT WRITTEN OR APPROVED BY THE CONSULTANTS' ARCHITECT.
 - THE ARCHITECT'S LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND PROJECT MANUAL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK NOT SHOWN ON THE DRAWINGS AND PROJECT MANUAL.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date



**key plan
NTS
ENLARGED
SECOND FLOOR
NE PLAN**

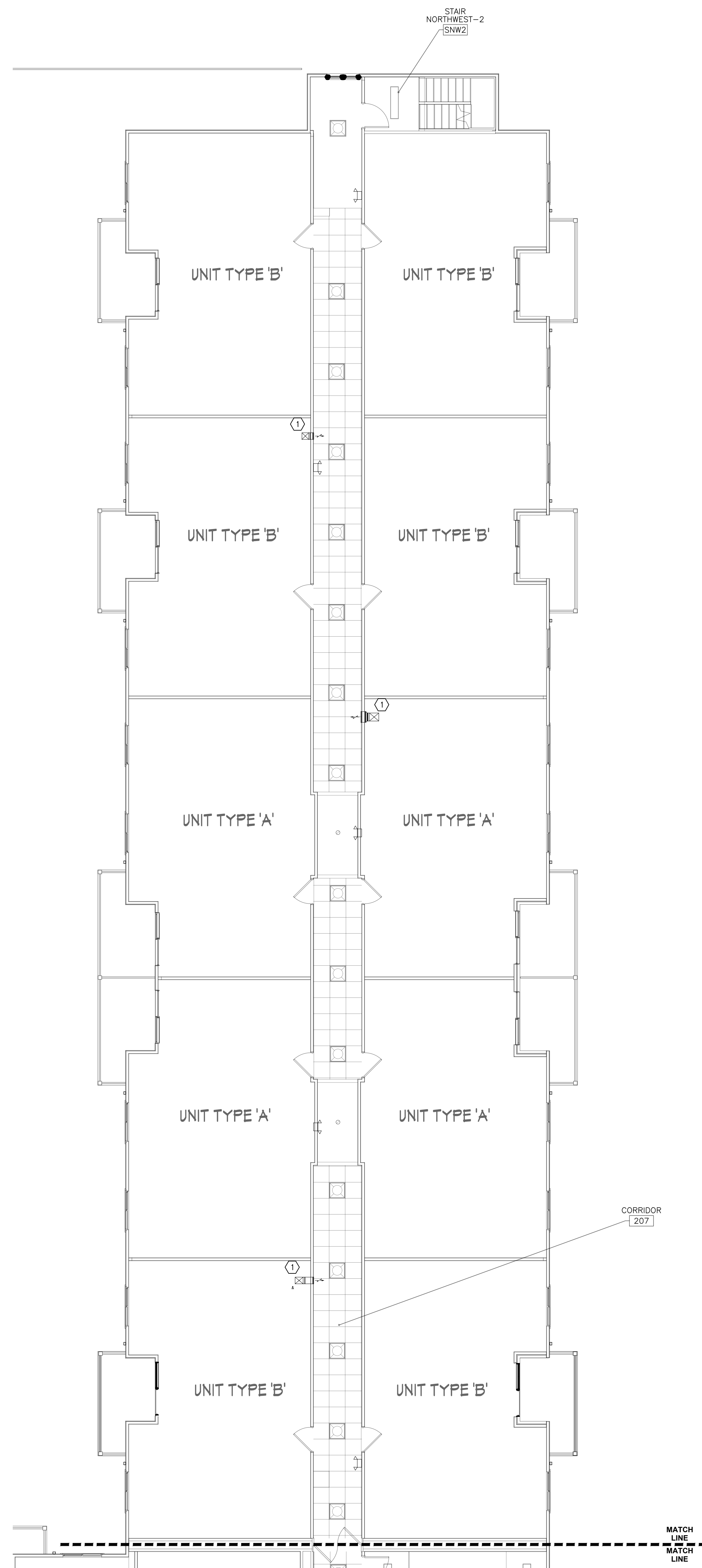
M102d



enlarged second floor NE plan
1/8"=1'-0"

Coded Notes

- Existing ductwork and air device.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

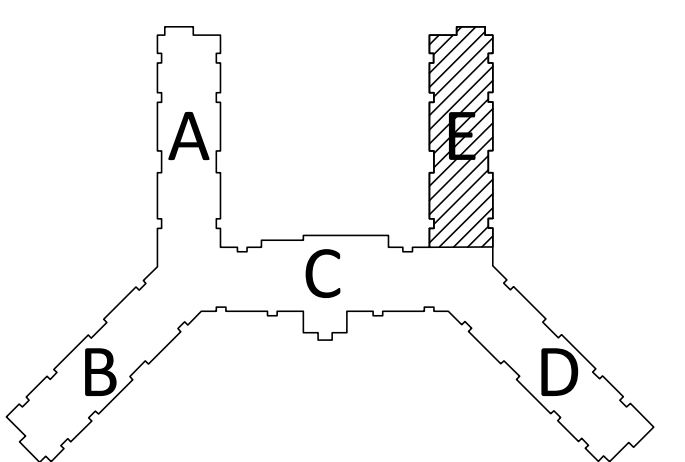
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

- NOTE:
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL NOT BE PERMITTED TO MAKE ANY CHANGES TO THE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE WORK OR FROM THE USE OF THESE DRAWINGS.
 - THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE WORK OR FROM THE USE OF THESE DRAWINGS.
 - THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE WORK OR FROM THE USE OF THESE DRAWINGS.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
SECOND FLOOR
NW PLAN

M102e

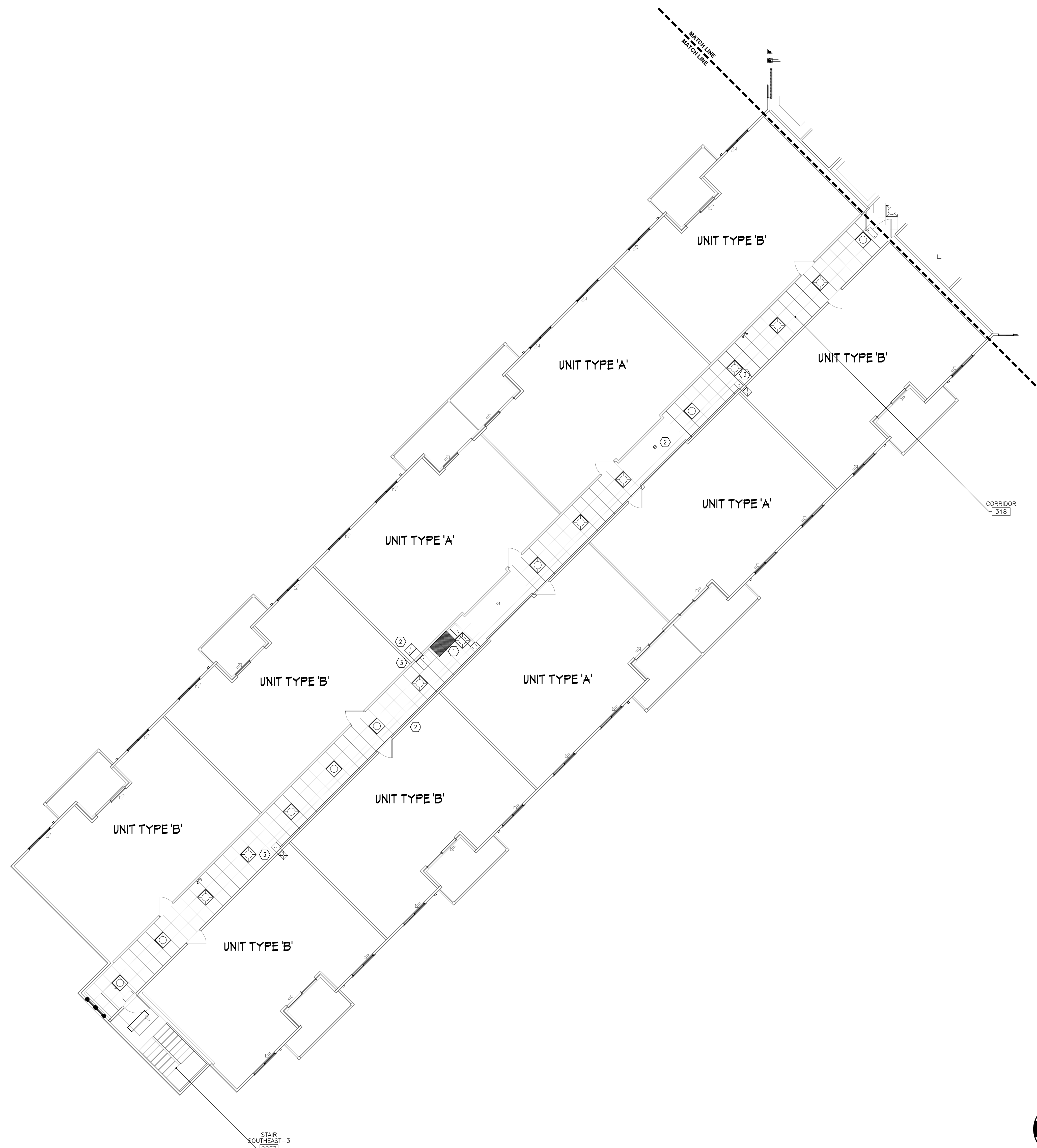


north

enlarged second floor NW plan
1/8" = 1'-0"

Coded Notes

- Existing AHU. Provide new filter.
- Existing ductwork.
- Existing air device.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

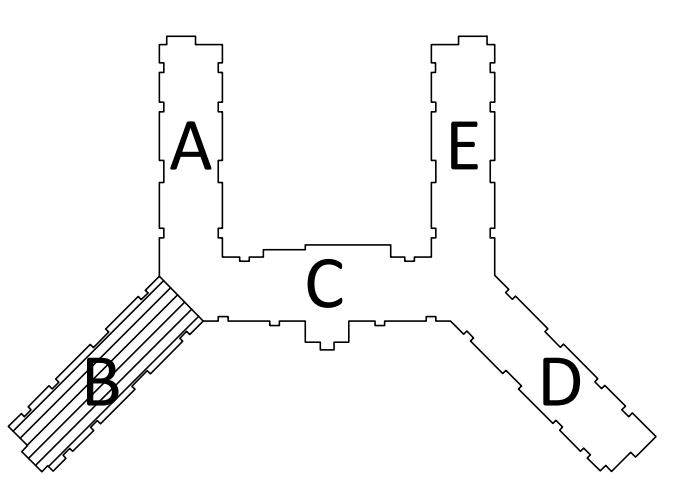
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THESE DOCUMENTS, THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY SHALL BE USED IN THE ORDER SHOWN.
 - ADDITIONAL TO THE GENERAL INFORMATION ON THE SHEETS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) DISCRETION IN SELECTING PROFESSIONAL SERVICES. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY INFORMATION TO THE DRAWINGS AND PERFORMANCES WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO HOLD ANY CLAIM AGAINST THE CONSULTANT ARCHITECT FOR THE SERVICES PROVIDED THEREUNDER. REUSE OR INFORMATION OF THE DRAWINGS AND PERFORMANCES.
 - ARCHITECT LAYOUT DRAWINGS AND THE ACCURACY OF DATA CONTAINED HEREIN ARE THE RESULT OF DESIGN OR ALTERED LAYOUT DESIGN MATERIALS BY THE USER OR OTHER PARTIES TO THE DESIGN AND NOT THE ARCHITECT. OF THE ARCHITECT SHALL BE THE USER'S RESPONSIBILITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR IDENTIFYING AND HOLDING ARCHITECTS HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION OR REUSE OF THESE MATERIALS.
 - THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE FOR INFORMATION AND NOT INTENDED TO BE USED AS A BASIS FOR CONSTRUCTION. THE DRAWINGS SHALL NOT BE SCALED EXCEPT AS NOTED. LOCAL CODE REQUIREMENTS AND ANY APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY APPROVALS WHICH DIRECTLY CONFLICT WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

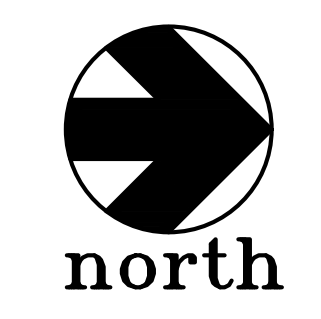
DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
NTS
ENLARGED
THIRD FLOOR
SE PLAN

M103b



enlarged third floor SE plan
1/8"=1'-0"

Coded Notes

- Existing split system heat pump. Provide new filter.
- Existing ductwork.
- Existing air device.
- Existing clothes dryer exhaust ductwork.
- Existing radiant ceiling panel.
- Existing exhaust fan.

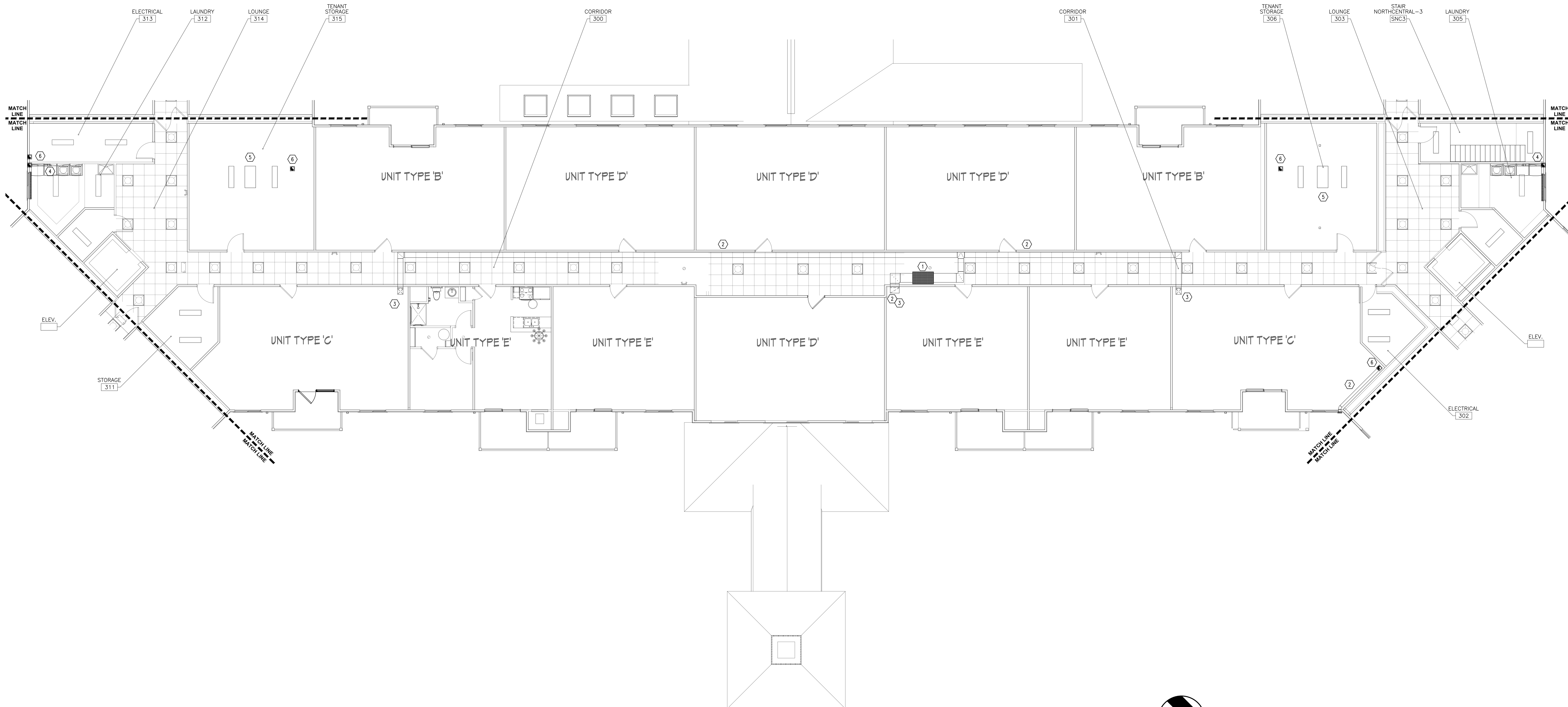
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

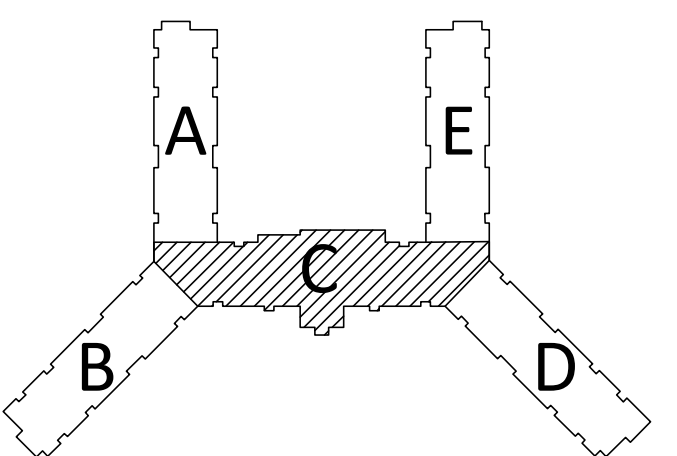
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY OR OMISSION, THE CONTRACT DOCUMENTS SHALL NOT BE PRECEDENT TO THE PROJECT MANUAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S OBLIGATION TO PROVIDE PROFESSIONAL SERVICES AND SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF THE CONSULTANT'S NEGLIGENCE OR MALPRACTICE.
5. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THESE DRAWINGS.
6. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THESE DRAWINGS.
7. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THESE DRAWINGS.
8. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THESE DRAWINGS.
9. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THESE DRAWINGS.
10. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN ON THESE DRAWINGS.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
THIRD FLOOR
CORE PLAN

M103c

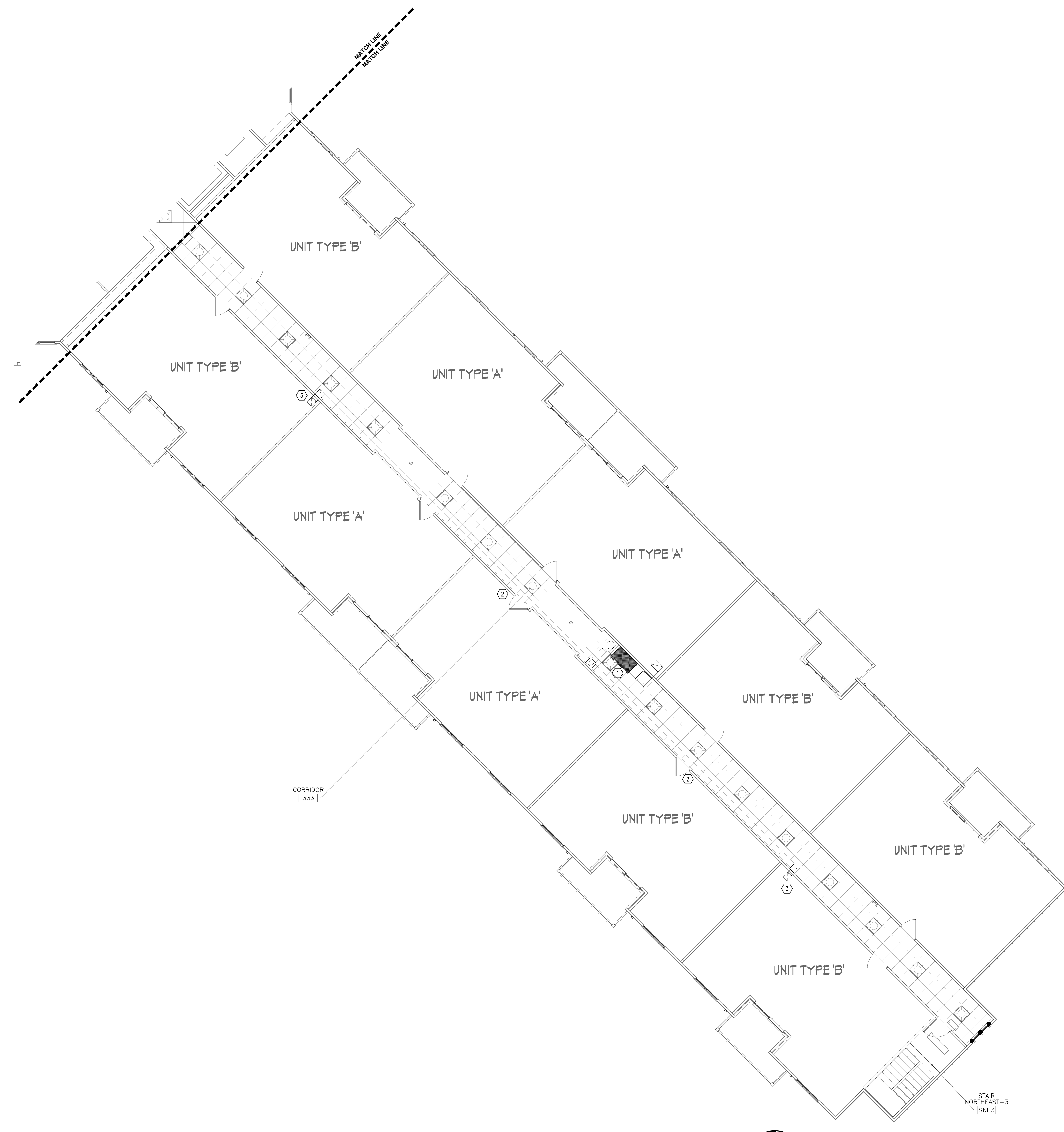


north

enlarged third floor core plan
1/8" = 1'-0"

Coded Notes

- Existing split system heat pump. Provide new filter.
- Existing ductwork.
- Existing air device.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

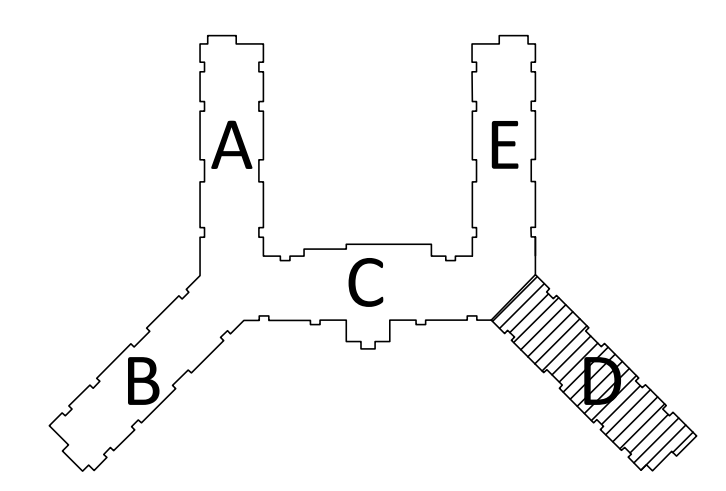
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR DISCREPANCIES IDENTIFIED DISCOVERED IN THE CONTRACT DOCUMENTS.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE SEPARATED OR THE CONTRACTOR CHOOSE TO SEPARATE THE DOCUMENTS FROM THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DOCUMENTS.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) DISCRETION IN SELECTING METHODS AND MATERIALS OF THE CONSULTANTS' PROFESSIONAL SERVICES. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY INFORMATION TO THE DRAWINGS AND INFORMATION FROM THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. ARCHITECT. THE CLIENT AGREES TO HOLD ANY AND ALL INFORMATION THAT RESULTS FROM THE INFORMATION PROVIDED BY THE ARCHITECT AND INFORMATION FROM THESE DRAWINGS AND INFORMATION FROM THESE DRAWINGS.
 - ARCHITECT WARRANTS THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF DRAWINGS OR ALTERED CAD DATA MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE DESIGN AND ARCHITECTURAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER FURTHERMORE USER AGREES TO PROTECT, IDENTIFY AND HOLD ARCHITECT'S INFORMATION CONFIDENTIAL, UNLESS SHOWN OTHERWISE IN WRITING AND TO NOTIFY ARCHITECT OF ANY SUCH REUSE OR INFORMATION FROM THESE DRAWINGS.
 - THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DRAWINGS AND NOT TO BE USED FOR CONSTRUCTION. THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY THE LOCAL COPY REQUIREMENTS AND THE LOCAL COPY REQUIREMENTS SHALL BE VERIFIED BY AND THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY APPROXIMATIONS OR RESULTS CONDUCTED WITH ANY OF THESE COPIES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

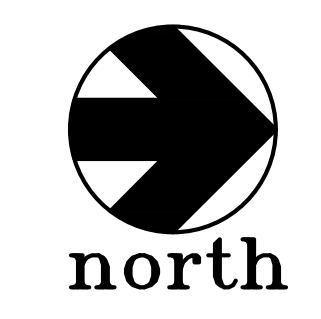
DATE: 10.30.2017
PROJECT #: 17192

Description	Date



**key plan
ENLARGED
THIRD FLOOR
NE PLAN**

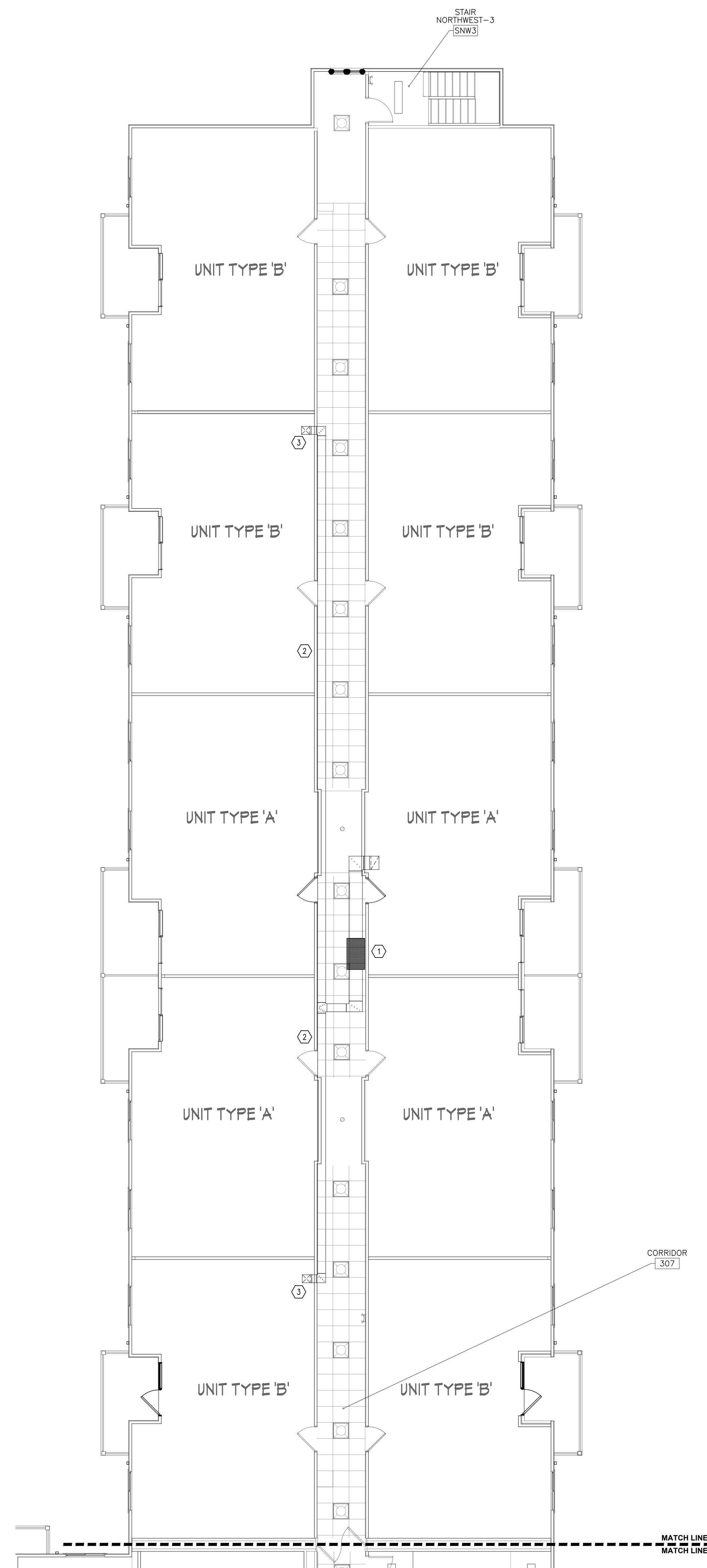
M103d



enlarged third floor NE plan
1/8"=1'-0"

Coded Notes

- Existing split system heat pump. Provide new filter.
- Existing ductwork.
- Existing air device.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

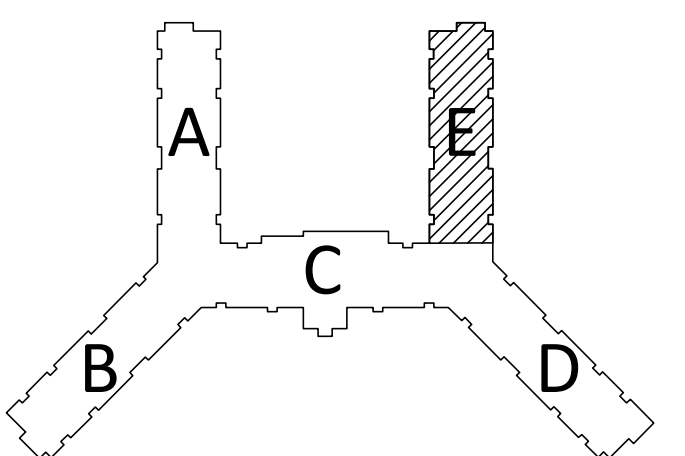
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE CLIENT'S PERSONNEL OR TO THE CLIENT'S REPUTATION.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
N.T.S.
ENLARGED
THIRD FLOOR
NW PLAN

M103e



north

enlarged third floor NW plan
1/8" = 1'-0"

Coded Notes

1. AHU-1 connected to existing ductwork and condensate drain, field verify. Provide new wall sleeve. Provide new RS & RL routed within mechanical closet down to pad mounted HP-1 at grade. Clean and flush entire condensate drain/riser.
2. EF-1 connected to existing exhaust ductwork, field verify.
3. Provide new thermostat mounted 47" A.F.F. at top.
4. Existing ductwork.
5. Existing air device.
6. Ductless range hood, by others.

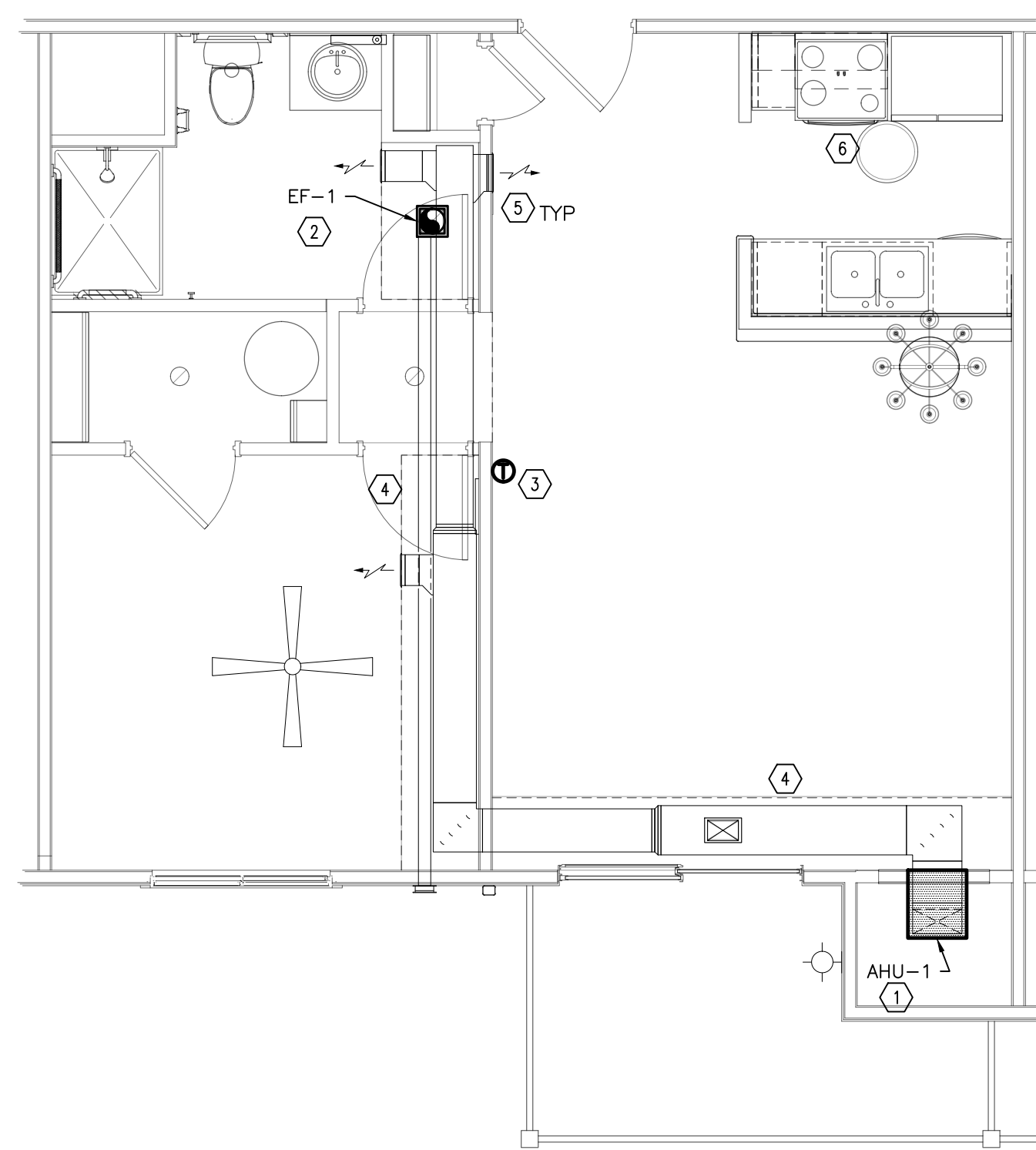
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

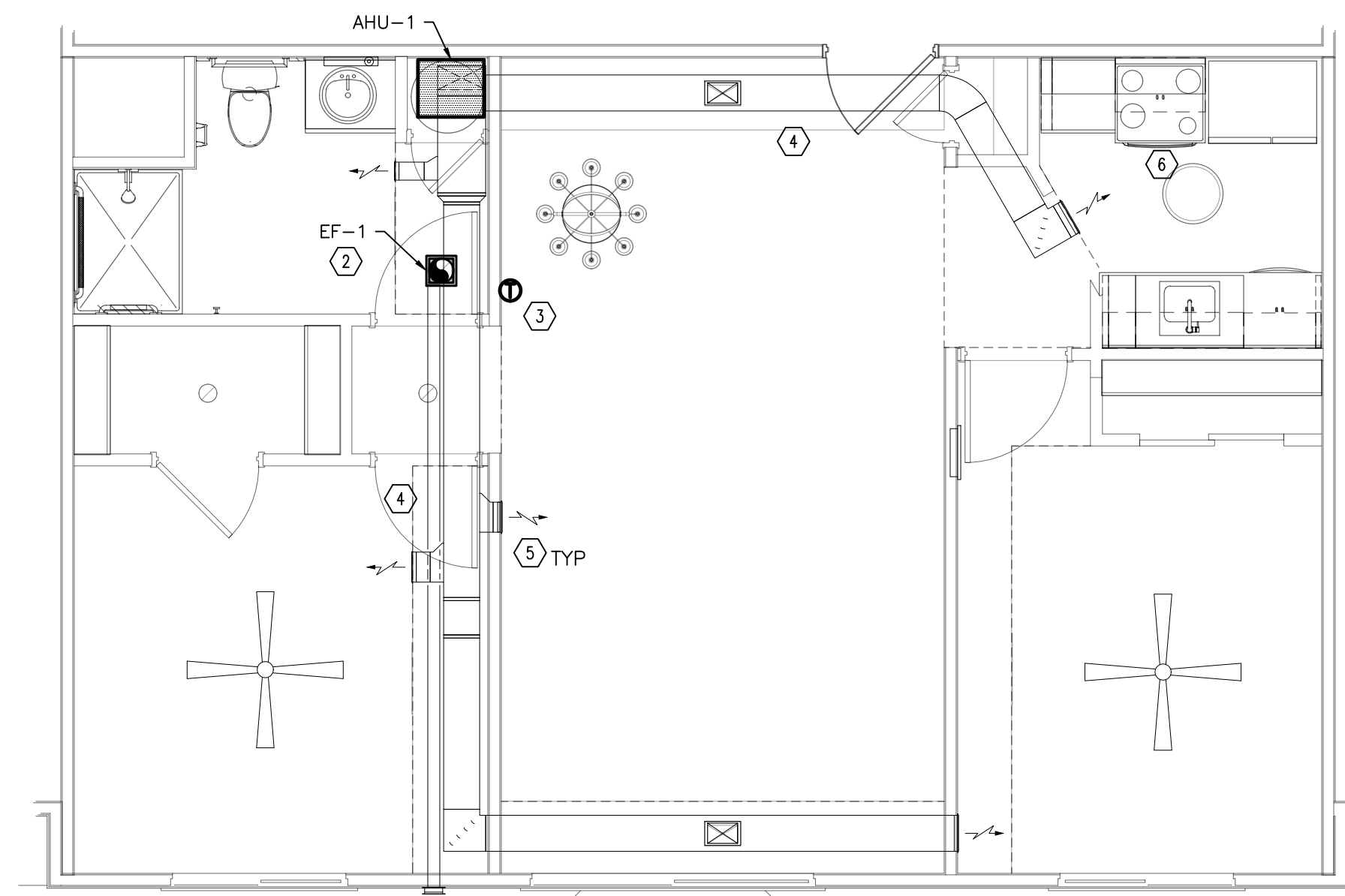
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

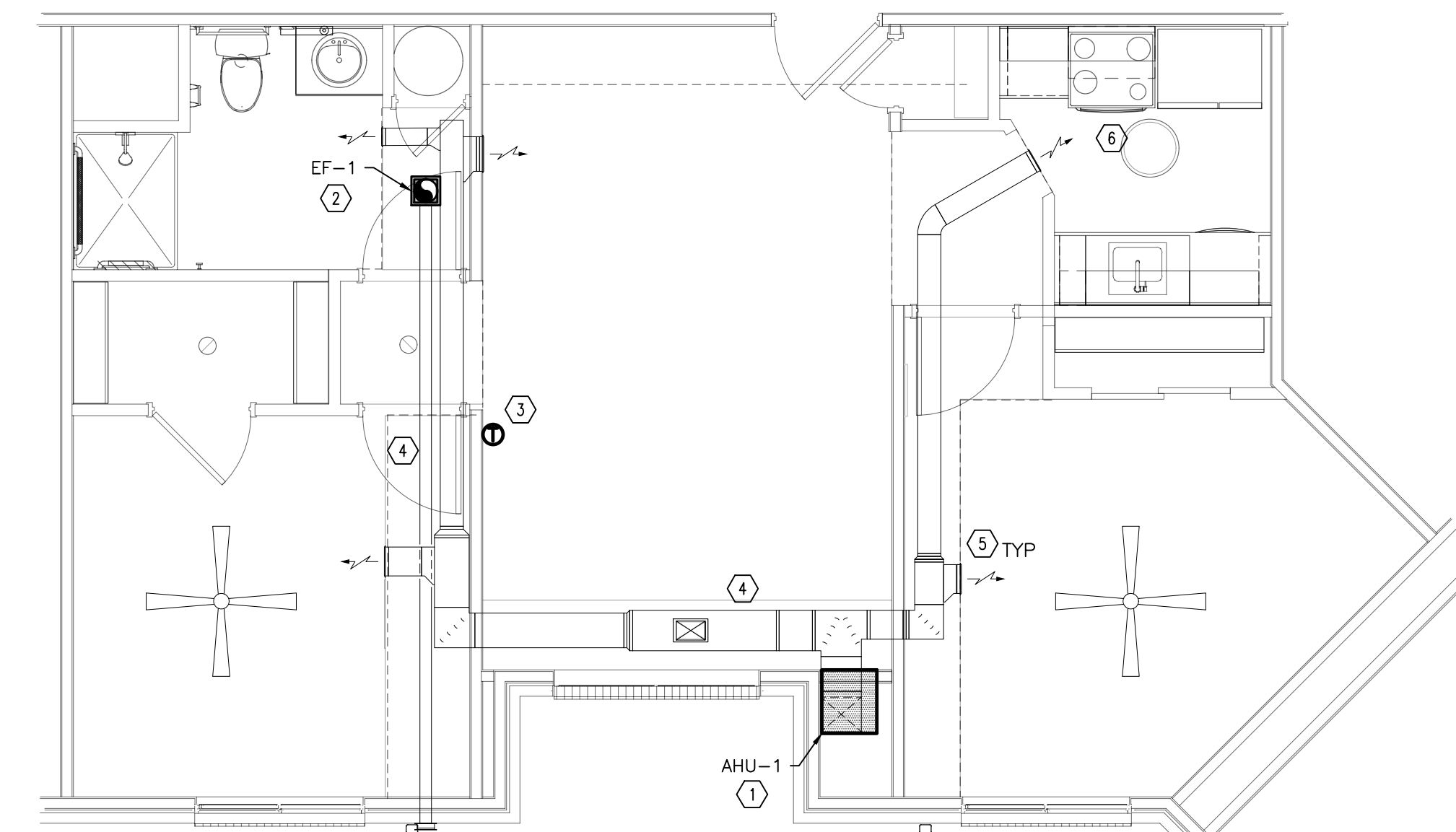
NOTE:
1. ALL SUBMITTALS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL NOT BE PERMITTED TO MAKE ANY CHANGES TO THE CONTRACT DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND SPECIFICATIONS AND THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
5. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS PROVIDED IN THESE DRAWINGS AND SHALL NOT BE EXTENDED TO THE CONSTRUCTION OF THE PROJECT.
6. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
7. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
8. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
9. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
10. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.



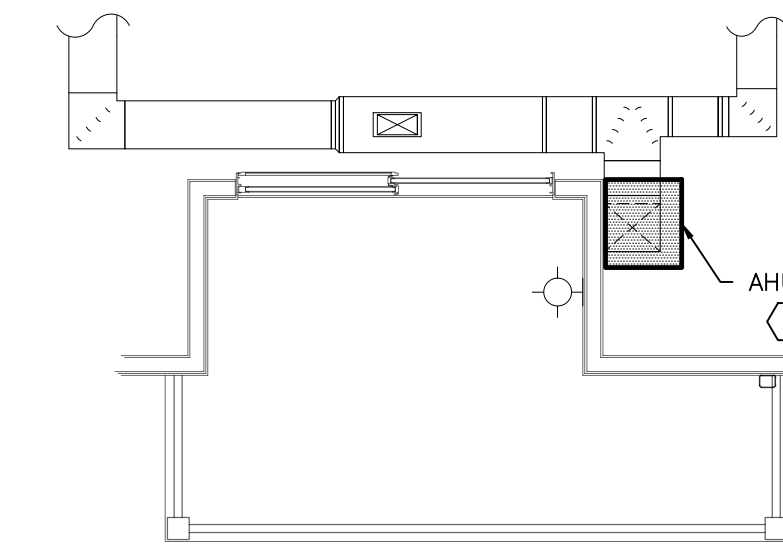
enlarged unit E ANSI 'B'
1/4"=1'-0"



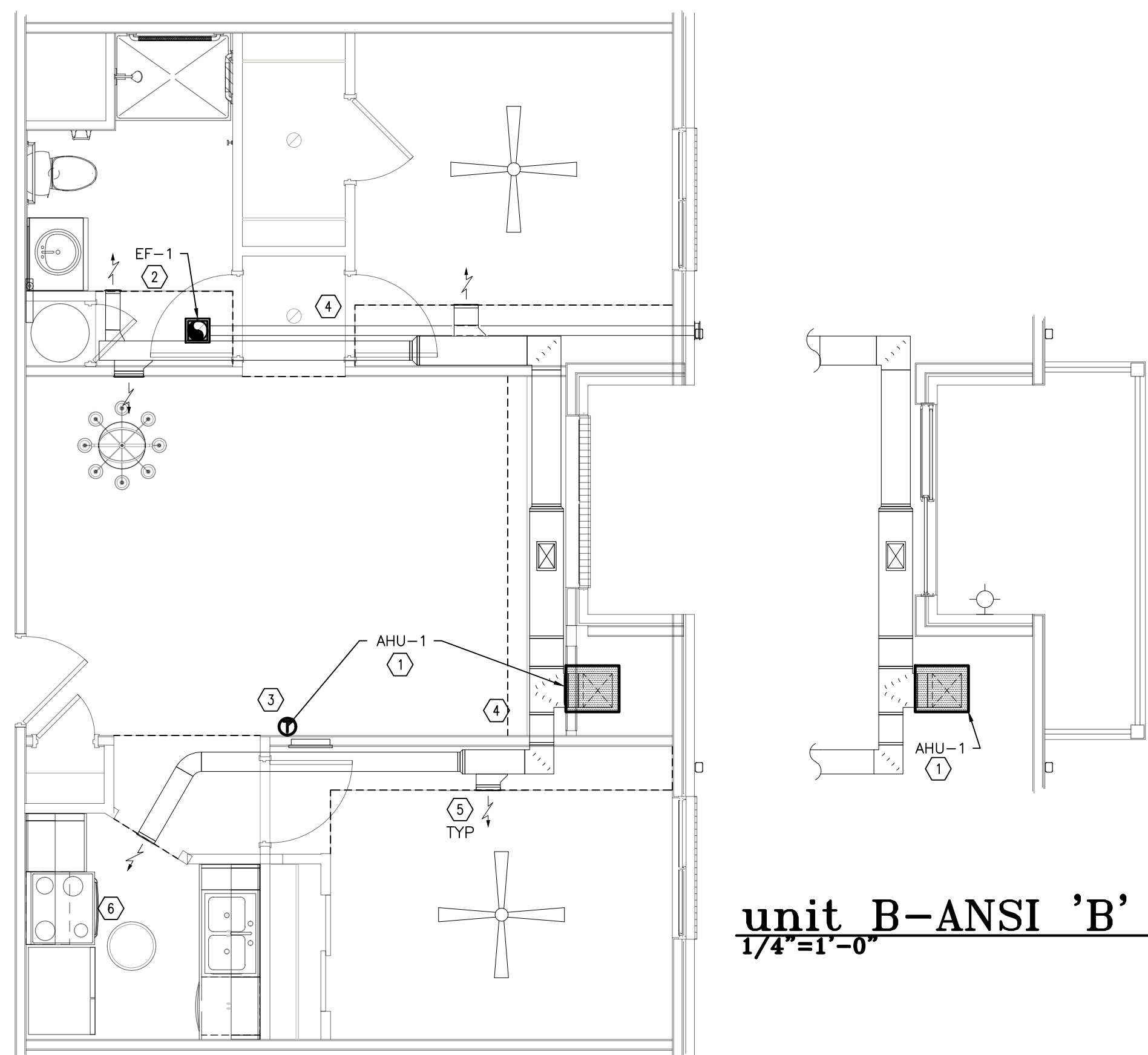
enlarged unit plan D ANSI 'B'
1/4"=1'-0"



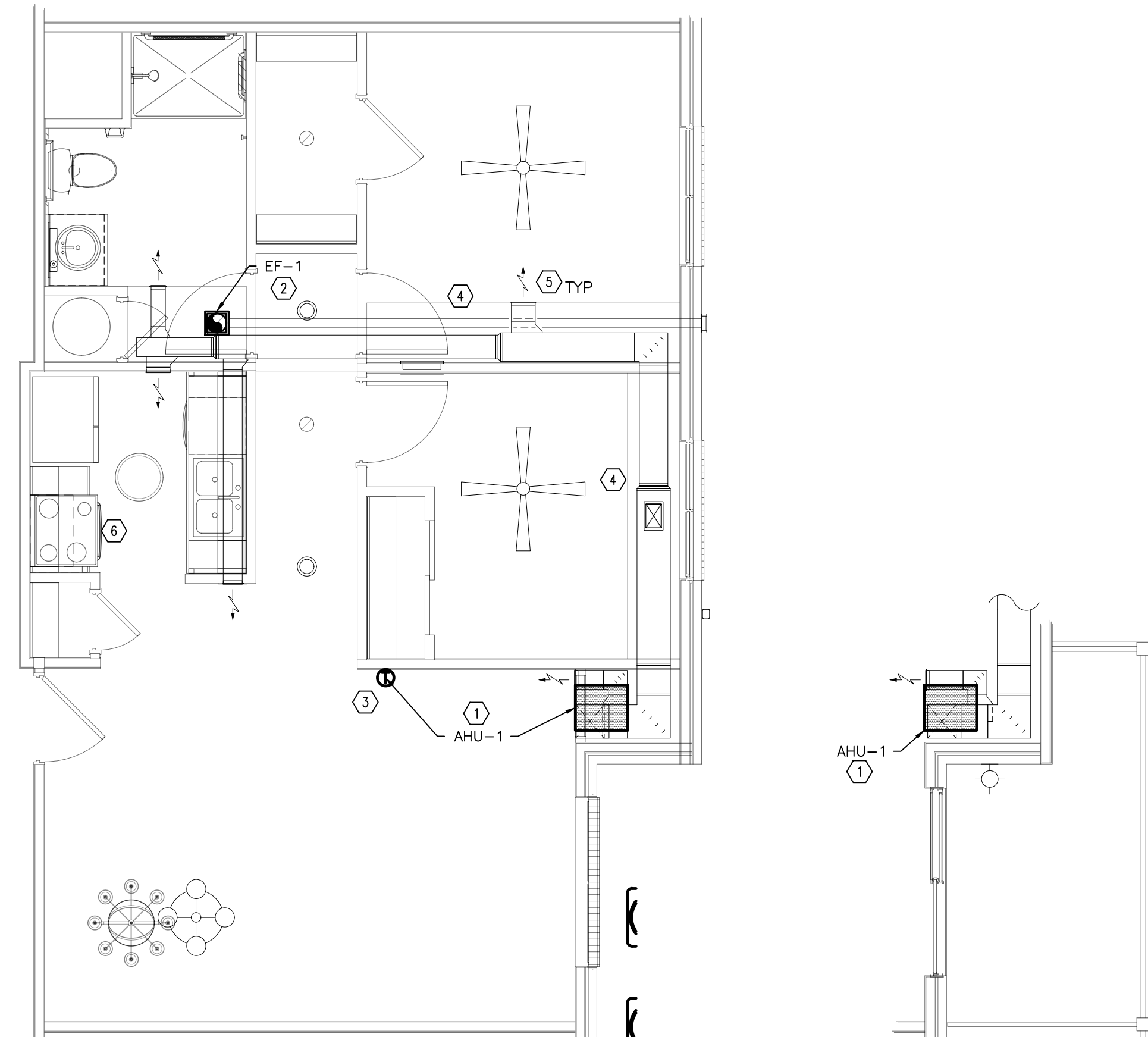
enlarged unit plan C ANSI 'B'
1/4"=1'-0"



unit C-ANSI 'B' balcony
1/4"=1'-0"



unit B-ANSI 'B' balcony
1/4"=1'-0"



enlarged unit plan A ANSI 'B'
1/4"=1'-0"

unit A-ANSI 'B' balcony
1/4"=1'-0"

enlarged unit plan B ANSI 'B'
1/4"=1'-0"

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date

ENLARGED UNIT PLANS

M301

Coded Notes

- AHU-1 connected to existing ductwork and condensate drain, field verify. Provide new wall sleeve. Provide new RS & RL routed within mechanical closet down to pad mounted HP-1 at grade. Clean and flush entire condensate drain/riser.
- EF-1 connected to existing exhaust ductwork, field verify.
- Provide new thermostat mounted 47" A.F.F. at top.
- Existing ductwork.
- Existing air device.
- Ductless range hood, by others.
- Relocated SAR.
- Cap duct.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.

2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE PERMITTED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST THE CLIENT'S LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION.

7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

11. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

12. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

13. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

14. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

15. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

16. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

17. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

18. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

19. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

20. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

21. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

22. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

23. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

24. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

25. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

26. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

27. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

28. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

29. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

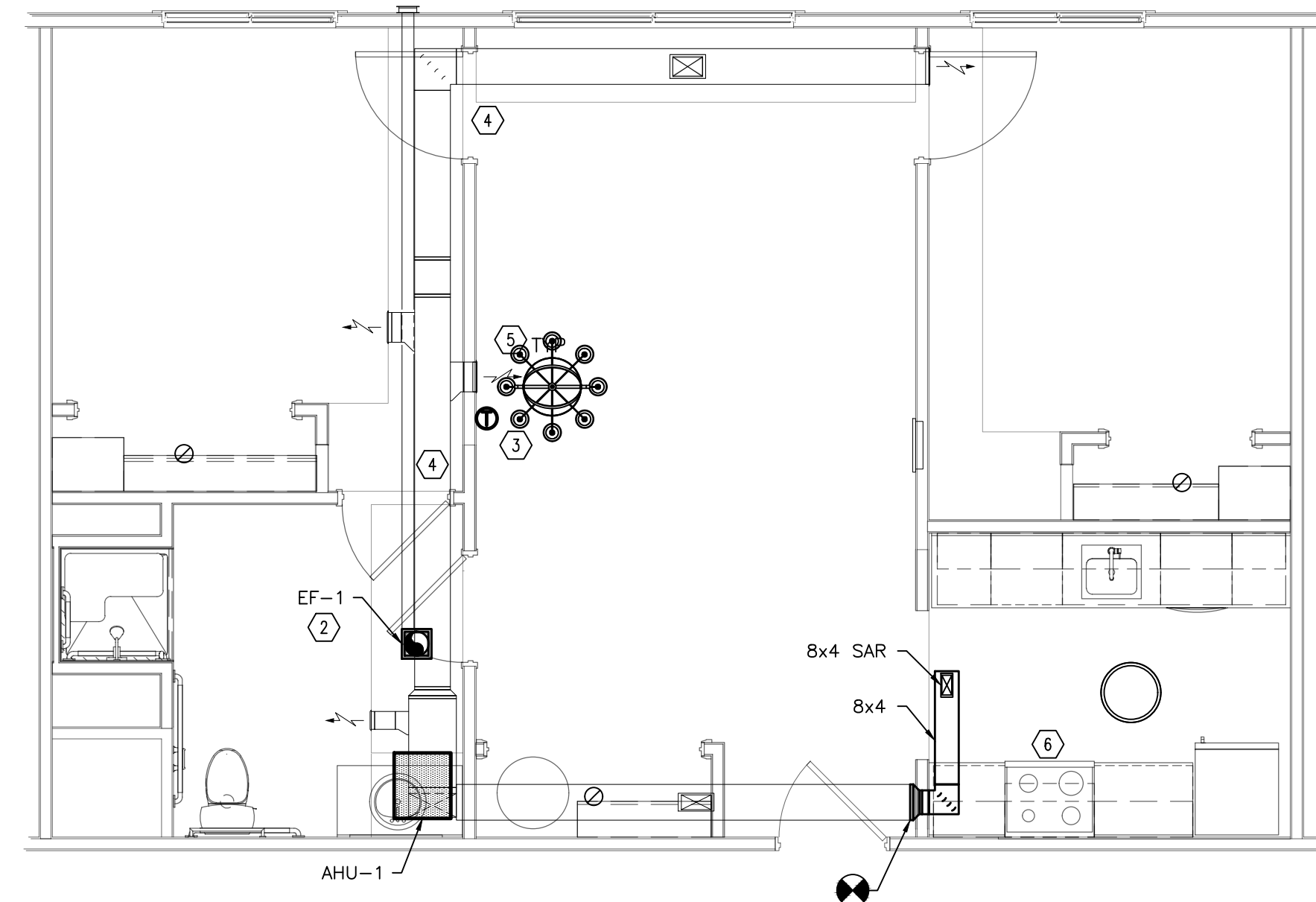
30. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

31. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

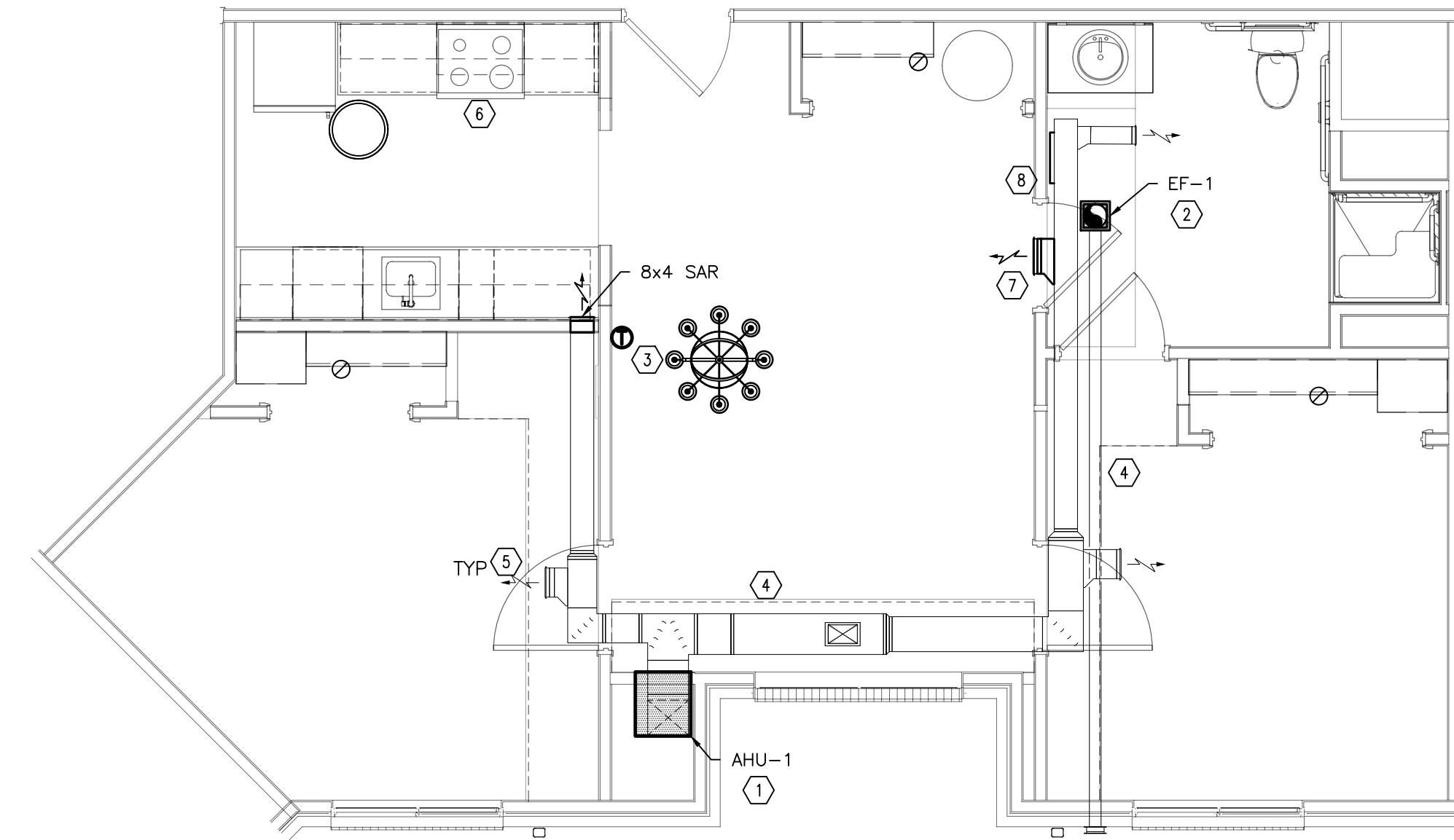
32. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

33. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.

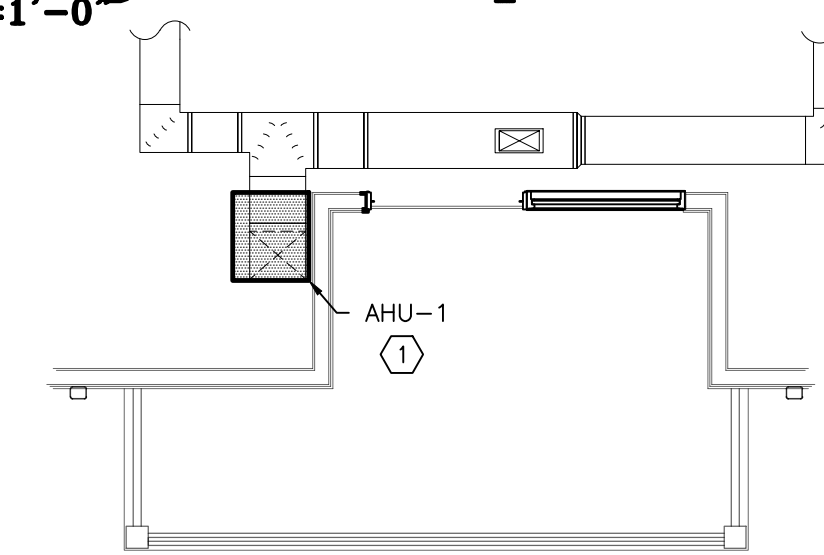
34. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THE CONTRACT.



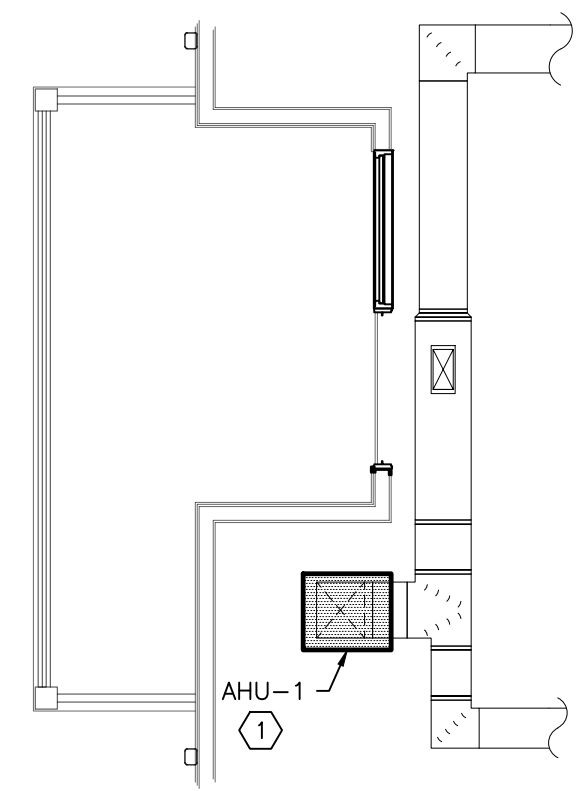
enlarged unit plan D ANSI 'A'
1/4"=1'-0"



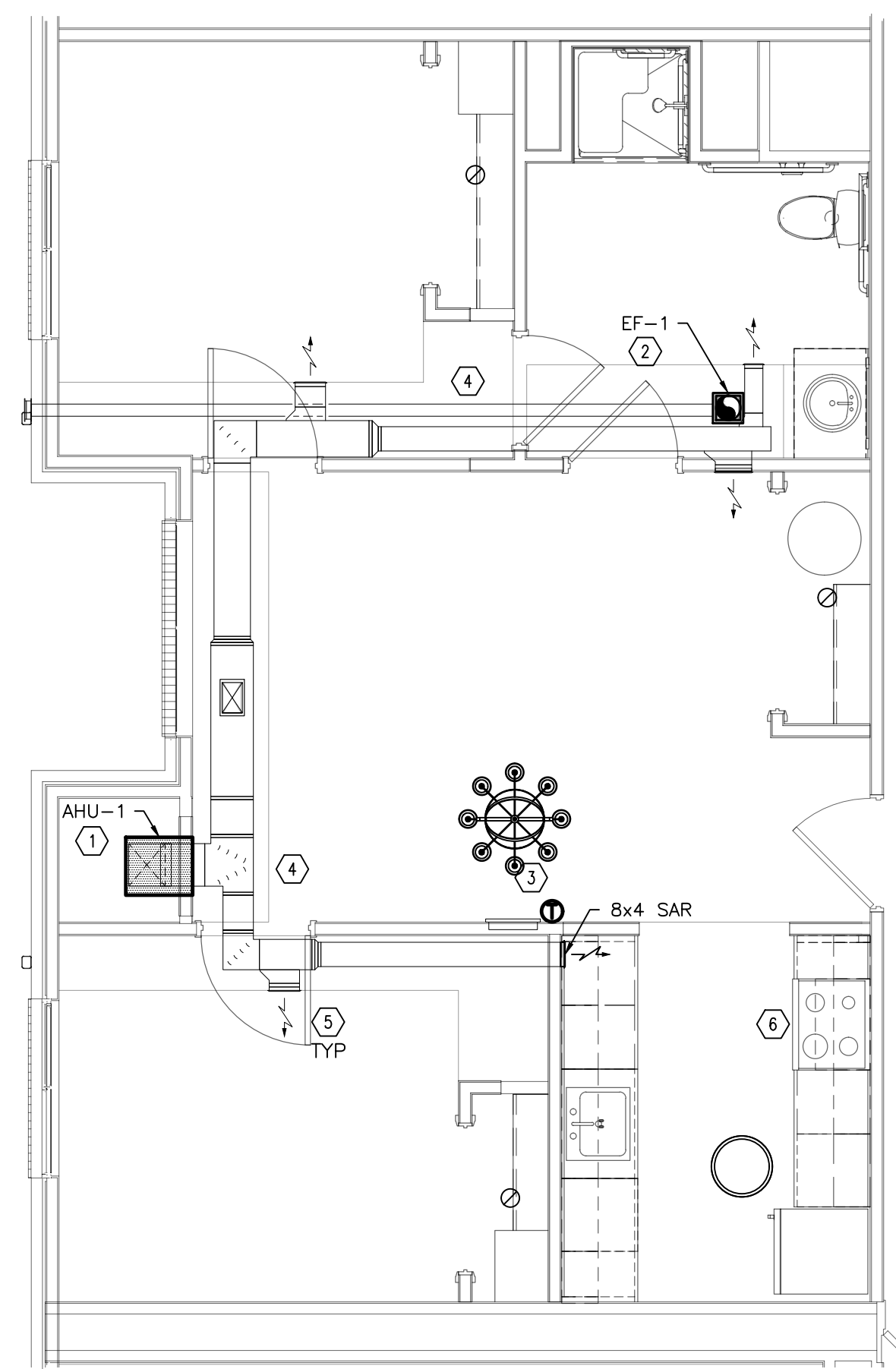
enlarged unit plan C ANSI 'A'
1/4"=1'-0"



unit C-ANSI 'A' balcony
1/4"=1'-0"



unit B-ANSI 'A' balcony
1/4"=1'-0"



enlarged unit plan B ANSI 'A'
1/4"=1'-0"

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

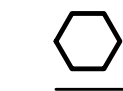
△ Description Date

ENLARGED UNIT PLANS ANSI 'A'

M302

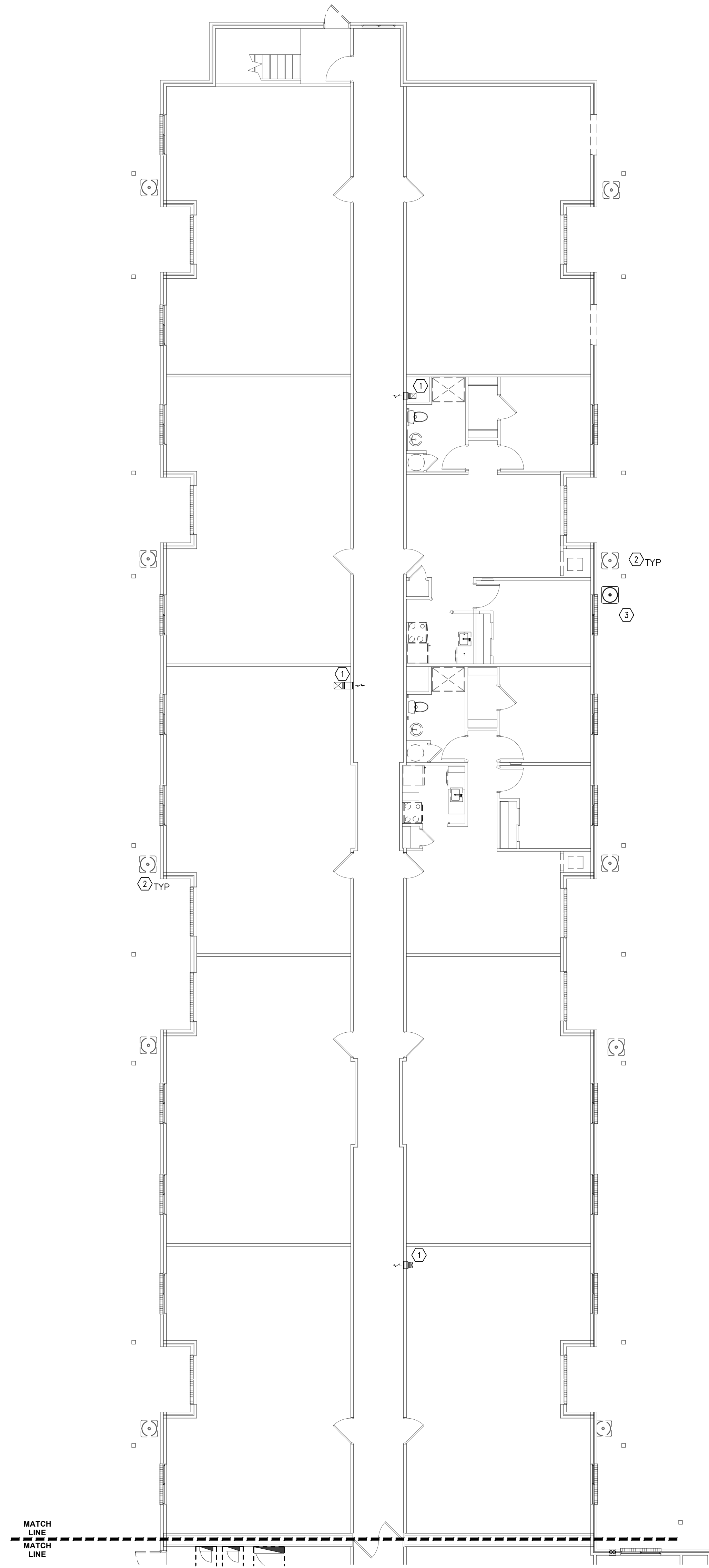
BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1298 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P: 614.221.1110 | berardi@partners.com

06/21/2018



Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing split system heat pump to remain.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

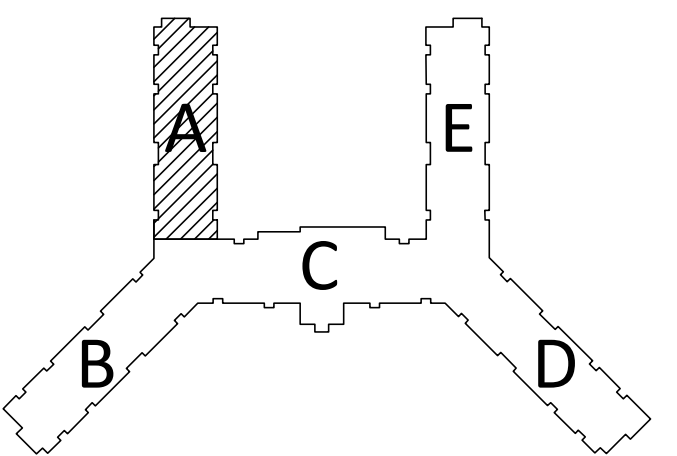
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:**
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS IS TO BE CONSIDERED AS A SINGLE, CONSISTENT AND UNAMBIGUOUS SET OF REQUIREMENTS. THE CONTRACTOR SHALL NOT BE PERMITTED TO REQUEST ANY CHANGES OR MODIFICATIONS TO THE CONTRACT DOCUMENTS OR TO SEPARATE THE DOCUMENTS FROM EACH OTHER.
 3. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.
- WRITTEN PERMISSION OF THE CONSULTANT (ARCHITECT/ENGINEER) IS REQUIRED FOR ANY REVISIONS TO THE DRAWINGS AND PROJECT MANUAL. WRITTEN PERMISSION OF THE CONSULTANT (ARCHITECT/ENGINEER) IS REQUIRED FOR ANY REVISIONS TO THE DRAWINGS AND PROJECT MANUAL.
5. ARCHITECT WARRANTS THE ACCURACY OF DATA CONTAINED HEREIN AND USE OF THESE DRAWINGS OR ALTERED DATA OR INFORMATION BY THE USER OR OTHER PARTIES SHALL BE AT THEIR OWN RISK. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE USER'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE USER'S REPUTATION OR BUSINESS.
 6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION SYMBOL.
 7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S REPUTATION OR BUSINESS.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date

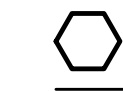


key plan
NTS
ENLARGED
FIRST FLOOR SW
DEMOLITION PLAN

MD101a

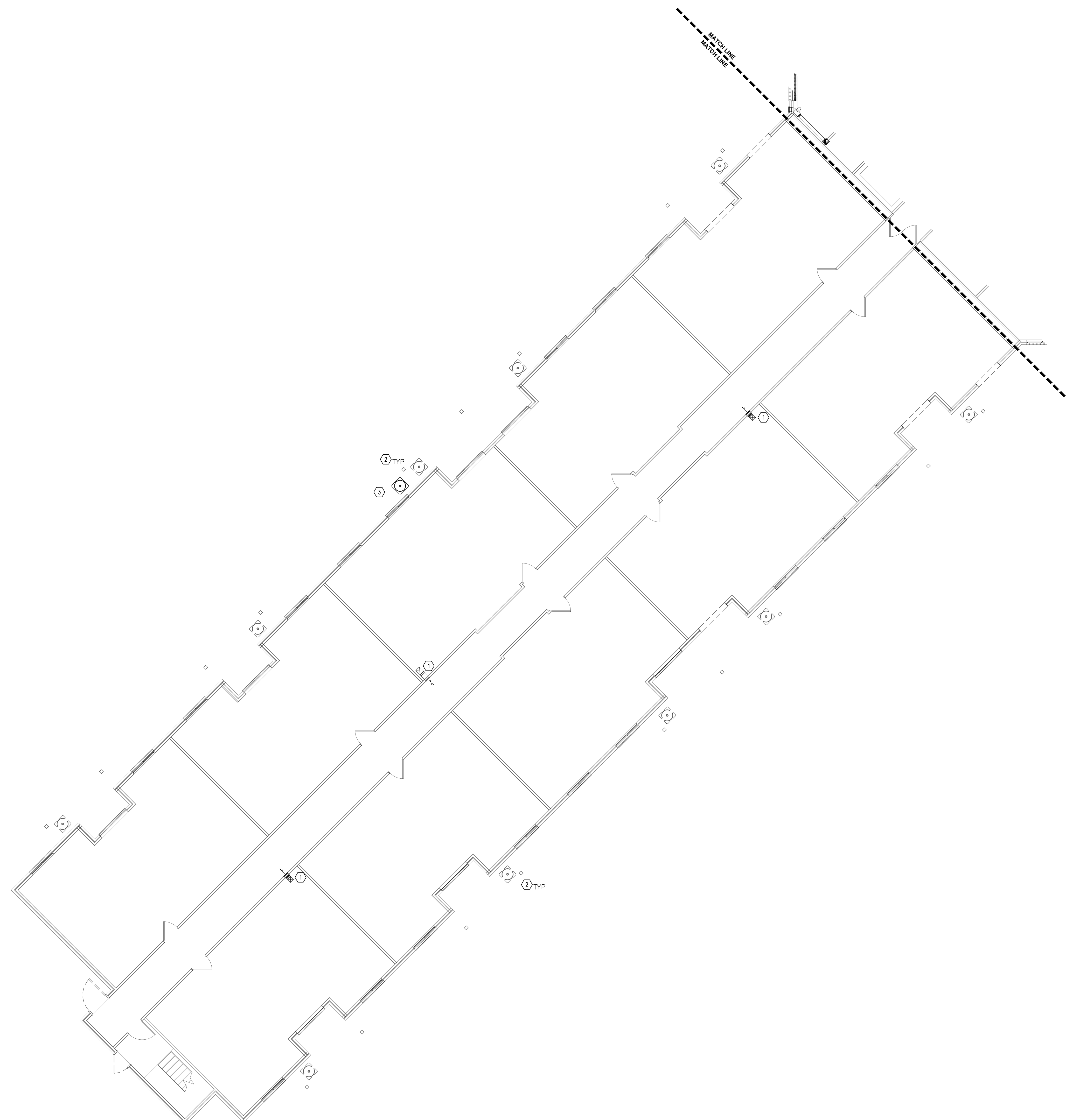


enlarged first floor SW plan
1/8" = 1'-0"



Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing condensing unit to remain.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

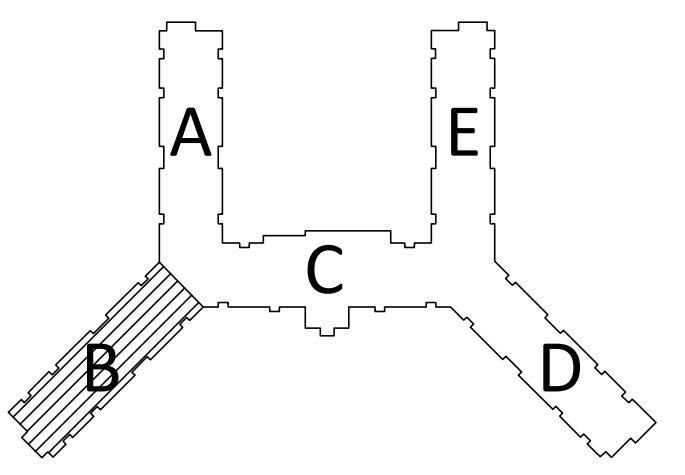
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

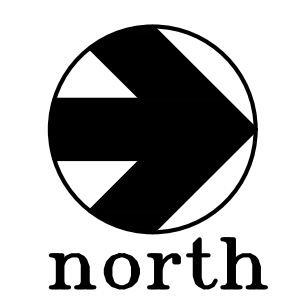
DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
FIRST FLOOR SE
DEMOLITION PLAN

MD101b



enlarged first floor SE plan
1/8"=1'-0"

Coded Notes

1. Remove existing condensing units and associated refrigerant piping.
2. Existing thermostat to remain.
3. Existing radiant ceiling panel to remain.
4. Existing exhaust fan to remain.
5. Existing AHU to remain.
6. Existing underlab ductwork to remain.
7. Remove existing ductwork.
8. Existing ductwork to remain.
9. Remove existing air device.
10. Existing air device to remain.
11. Existing electric baseboard heater to remain.
12. Existing clothes dryer exhaust ductwork to remain.
13. Existing split system heat pump to remain.
14. Relocate existing thermostat.

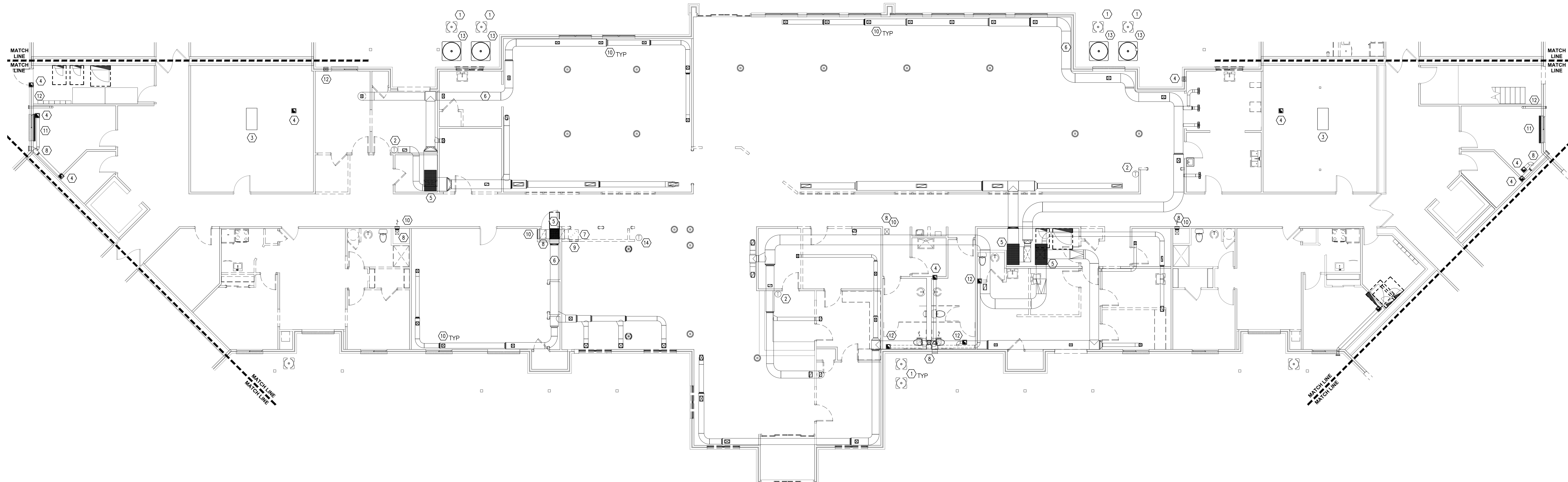
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

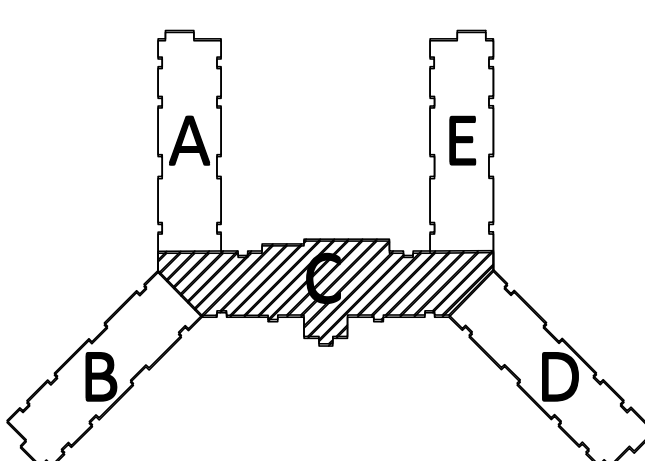
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE SEPARATED OR THE CONTRACT DOCUMENTS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
5. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THESE DRAWINGS AND SHALL NOT BE EXTENDED TO ANY OTHER WORK OR SERVICES PROVIDED BY THE ARCHITECT OR ANY OTHER PARTY.
7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
11. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
12. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
13. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.
14. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE CONTRACT DOCUMENTS.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
FIRST FLOOR CORE
DEMOLITION PLAN

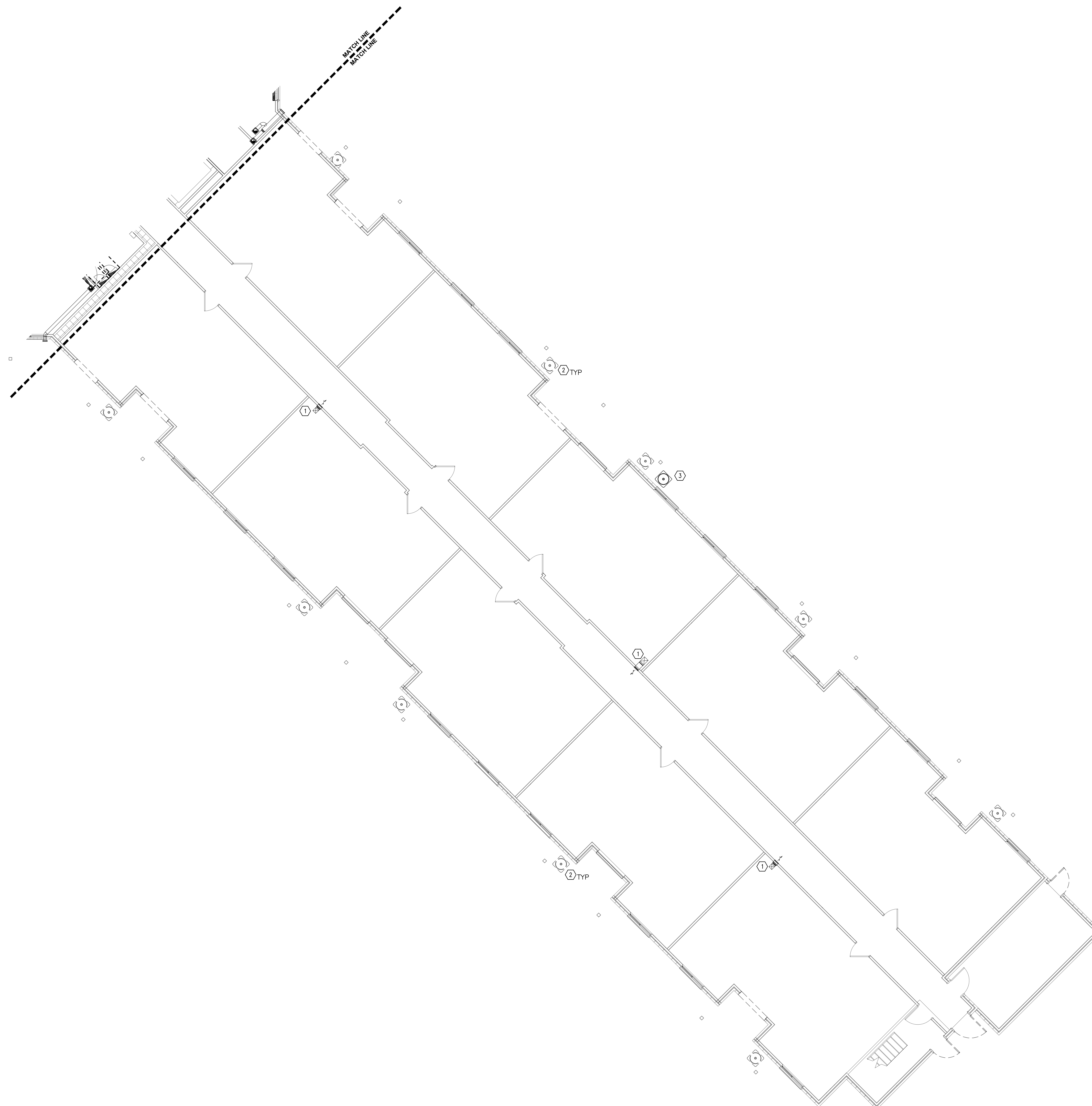
MD101c



enlarged first floor core plan
1/8" = 1'-0"

Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing split system heat pump to remain.



enlarged first floor NE plan
1/8"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

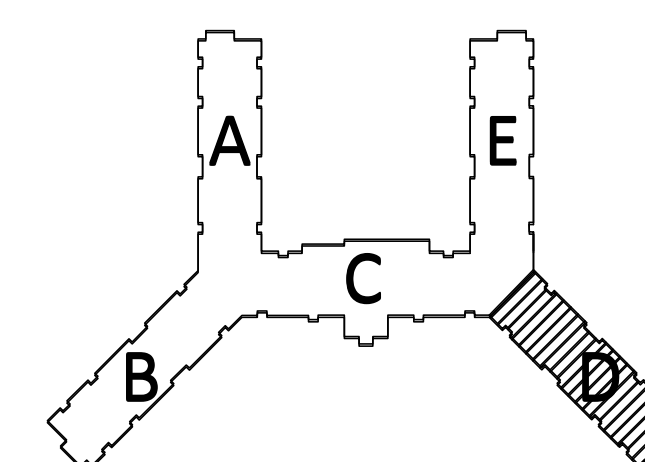
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF
BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY
NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:**
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS SET OF DRAWINGS.
 3. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND PERFORMANCE OF THE PROJECTS. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.
 4. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.
 5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.
 6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.
 7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.
 8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.
 9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.
 10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECTS UNLESS IT IS PROVEN THAT THE CONSULTANTS' NEGLIGENCE OR MALPRACTICE CAUSED THE DESIGN OR PERFORMANCE OF THE PROJECTS TO BE DEFECTIVE.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date

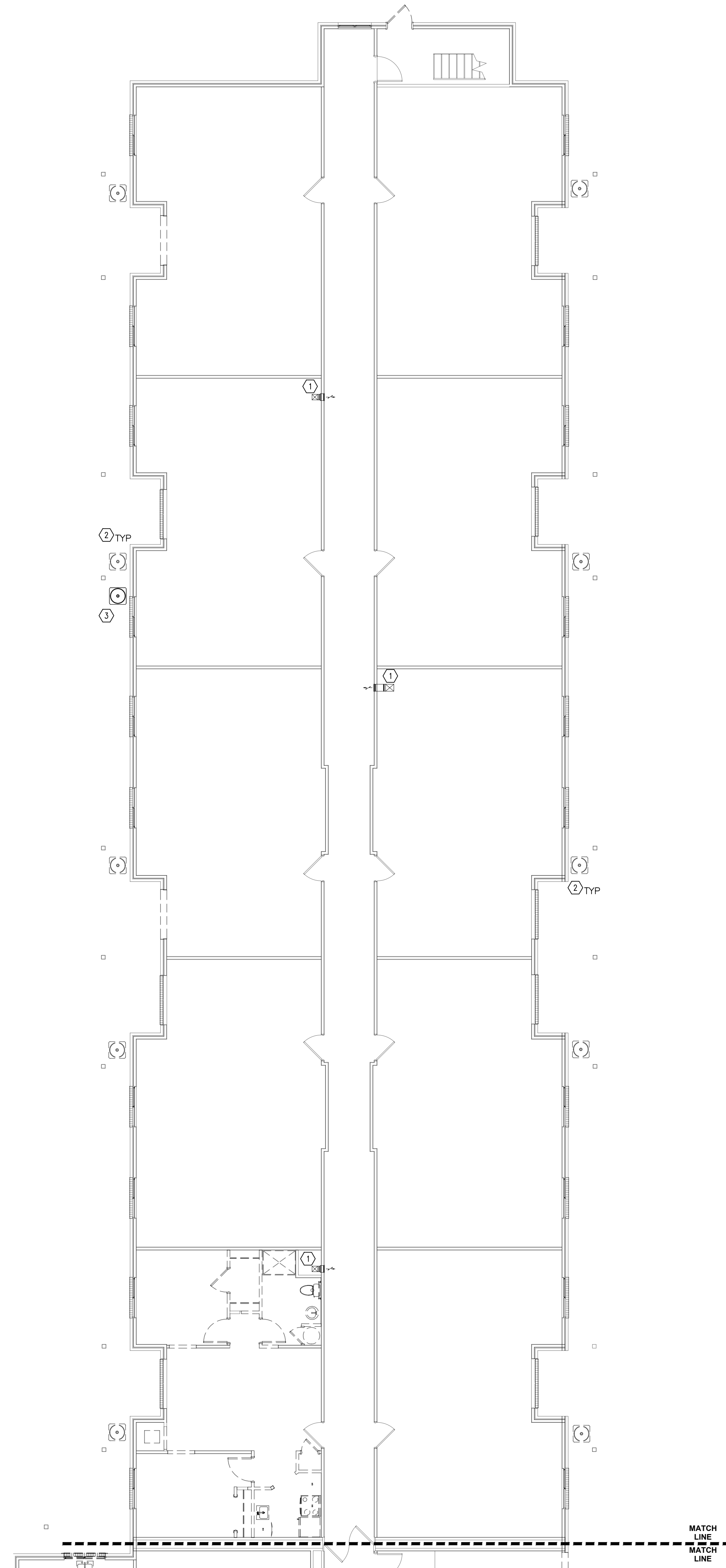


key plan
ENLARGED
FIRST FLOOR NE
DEMOLITION PLAN

MD101d

Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing split system heat pump to remain.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

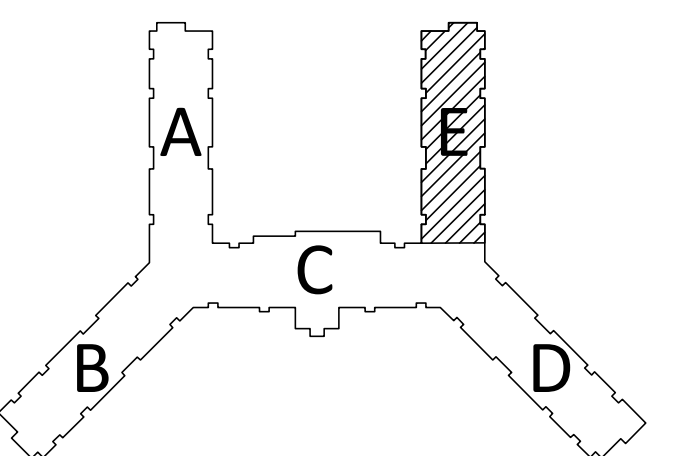
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

- NOTE:**
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT BETWEEN THESE DOCUMENTS, THE CONTRACT DOCUMENTS SHALL NOT BE PRECEDENT IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS SET OF CONTRACT DOCUMENTS.
 3. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THAT THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THAT THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS.
- THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THAT THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS.
5. ARCHITECT LIABILITY IS LIMITED TO THE ACCURACY OF DATA CONTAINED HEREIN AND IS NOT A GUARANTEE OF PERFORMANCE OR RESULTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS.
 6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date



key plan
NTS
ENLARGED
FIRST FLOOR NW
DEMOLITION PLAN

MD101e

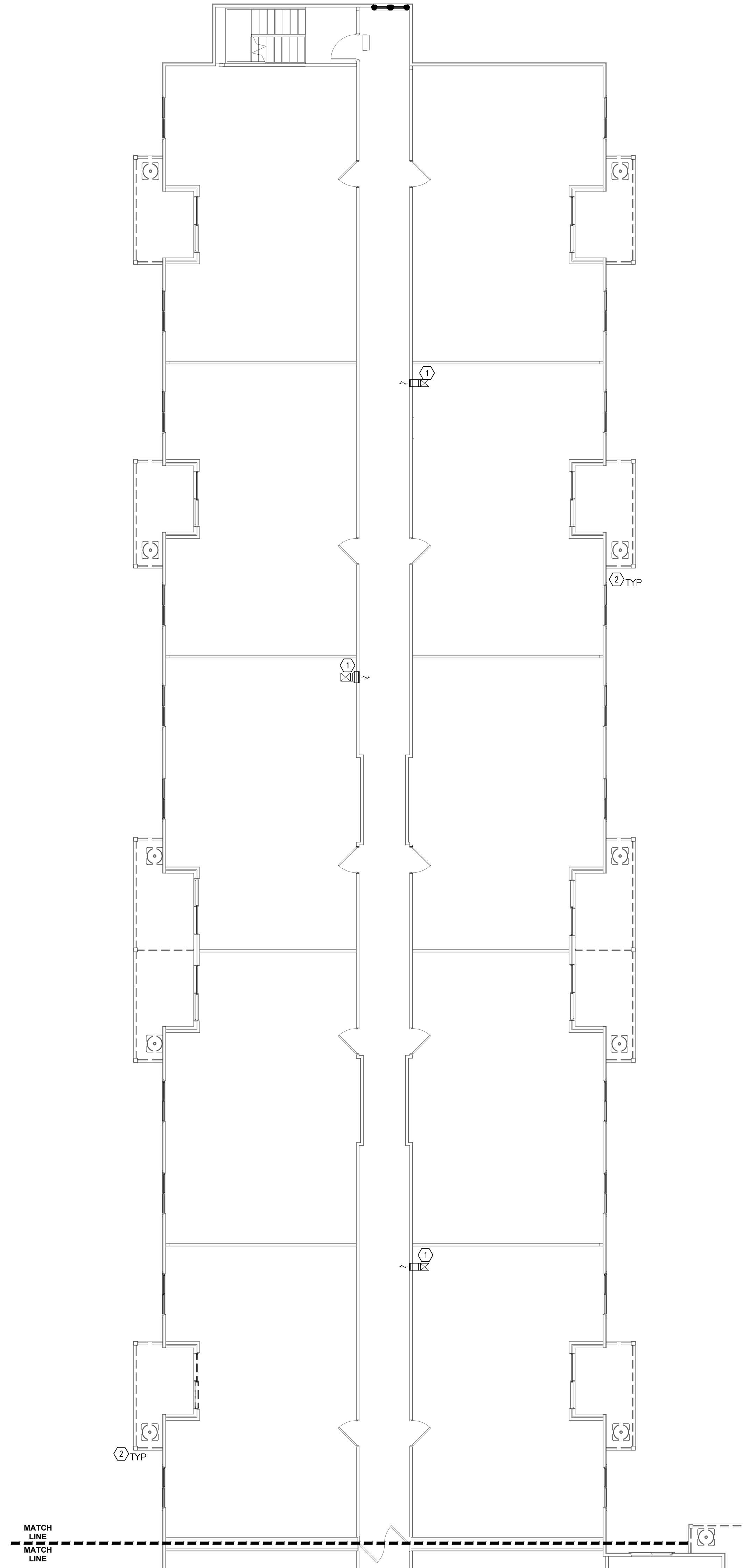


north

enlarged first floor NW plan
1/8" = 1'-0"

Coded Notes

- Existing ductwork and air device to remain.
- Remove existing condensing unit and associated refrigerant piping.



**HOOVER PLACE
APARTMENTS**

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

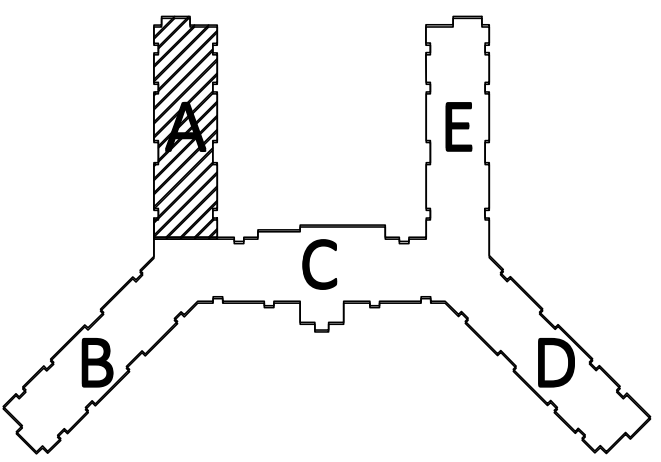
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:**
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AS LIMITED BY THE CONSULTANT'S PROFESSIONAL LIABILITY INSURANCE POLICY. THE CLIENT SHALL NOT RELY ON OR REFRAIN FROM MAKING ANY REPRESENTATION TO THE ARCHITECT/ENGINEER REGARDING THE CONSULTANT'S LIABILITY INSURANCE COVERAGE.
 - THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND THE PROJECT MANUAL.
 - THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF DATA CONTAINED HEREIN NOR FOR THE RESULTS OF DESIGN OR ANALYSIS PERFORMED BY THE ARCHITECT/ENGINEER OR OTHER CONSULTANTS.
 - THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF DESIGN OR ANALYSIS PERFORMED BY THE ARCHITECT/ENGINEER OR OTHER CONSULTANTS UNLESS THE ARCHITECT/ENGINEER HAS BEEN ADVISED IN WRITING OF THE RESULTS OF SUCH DESIGN OR ANALYSIS AND HAS NOT TAKEN APPROPRIATE ACTION TO CORRECT THE DESIGN OR ANALYSIS.
 - THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF DESIGN OR ANALYSIS PERFORMED BY THE ARCHITECT/ENGINEER OR OTHER CONSULTANTS UNLESS THE ARCHITECT/ENGINEER HAS BEEN ADVISED IN WRITING OF THE RESULTS OF SUCH DESIGN OR ANALYSIS AND HAS NOT TAKEN APPROPRIATE ACTION TO CORRECT THE DESIGN OR ANALYSIS.

**PROGRESS
SET**

DATE: 10.30.2017
PROJECT #: 17192

Description	Date
-------------	------

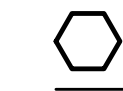


key plan
ENLARGED
SECOND FLOOR SW
DEMOLITION PLAN

MD102a

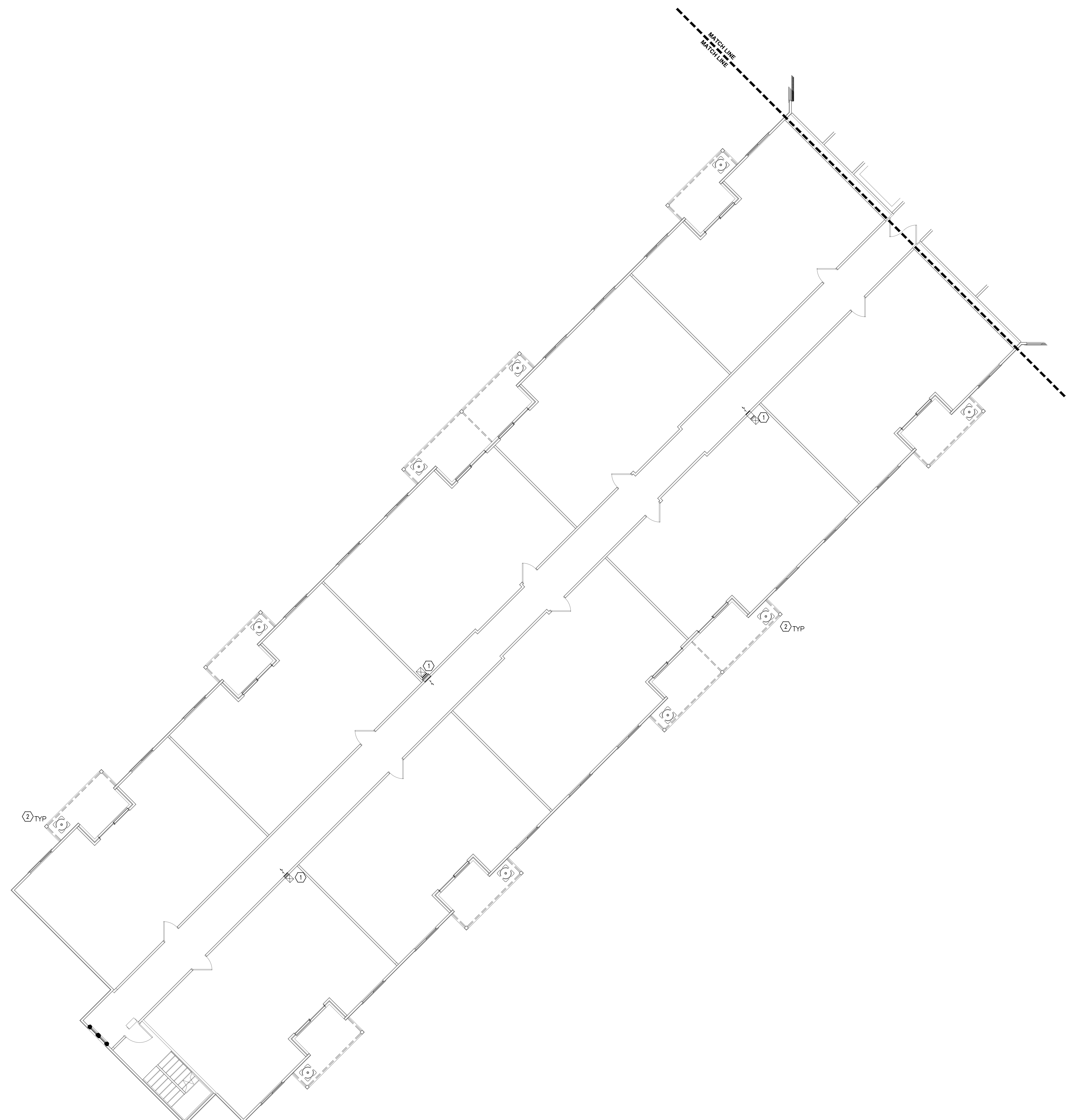


enlarged second floor SW plan
1/8" = 1'-0"



Coded Notes

- Existing ductwork and air device to remain.
- Remove existing condensing unit and associated refrigerant piping.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

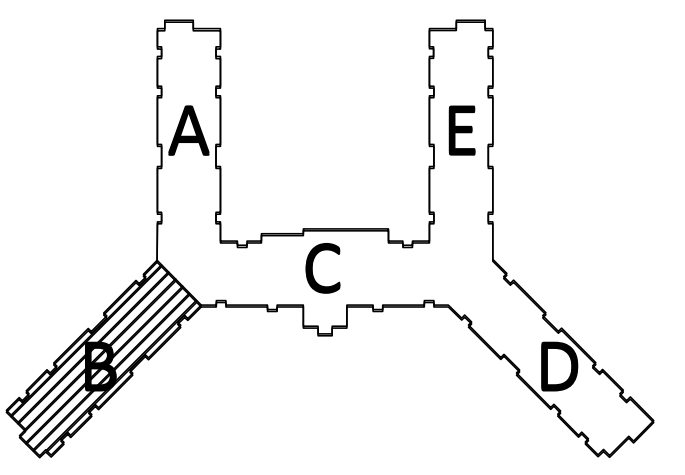
NOTE:

- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
- THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS PROJECT.
- ADDITIONAL TO THE GENERAL INFORMATION ON THE SHEETS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' OBLIGATION TO DRAWINGS AND SPECIFICATIONS. ALL DOCUMENTS OR ELEMENTS SHALL BE AS INSTRUMENTS OF THE CONSULTANTS' PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO HOLD ANY AND ALL AGENTS, EMPLOYEES, SUBCONTRACTORS, AND OTHERS HARMLESS FROM AND AGAINST REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
- ARCHITECT WARRANTS AGAINST THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF DRAWINGS OR ALTERED DATA OR INFORMATION BY THE USER OR OTHER PARTIES WITHOUT THE DESIGN AND ARCHITECTURAL OPINION OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM AND AGAINST ALL DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE DRAWINGS.
- THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE IN GENERAL AND NOT INTENDED TO REPRESENT EXACT QUANTITIES, LOCATIONS OR COURSE REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODES. REQUIREMENTS SHALL BE OBTAINED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY APPROXIMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

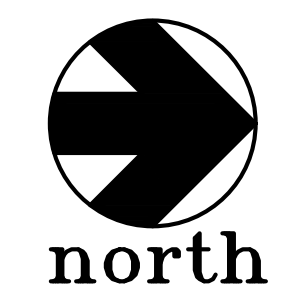
DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan ENLARGED SECOND FLOOR SE DEMOLITION PLAN

MD102b



enlarged second floor SE plan 1/8"=1'-0"

Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing radiant ceiling panel to remain.
4. Existing exhaust to remain.
5. Existing electric baseboard heater to remain.
6. Existing exhaust fan to remain.
7. Existing clothes dryer exhaust ductwork to remain.

HOOVER PLACE APARTMENTS

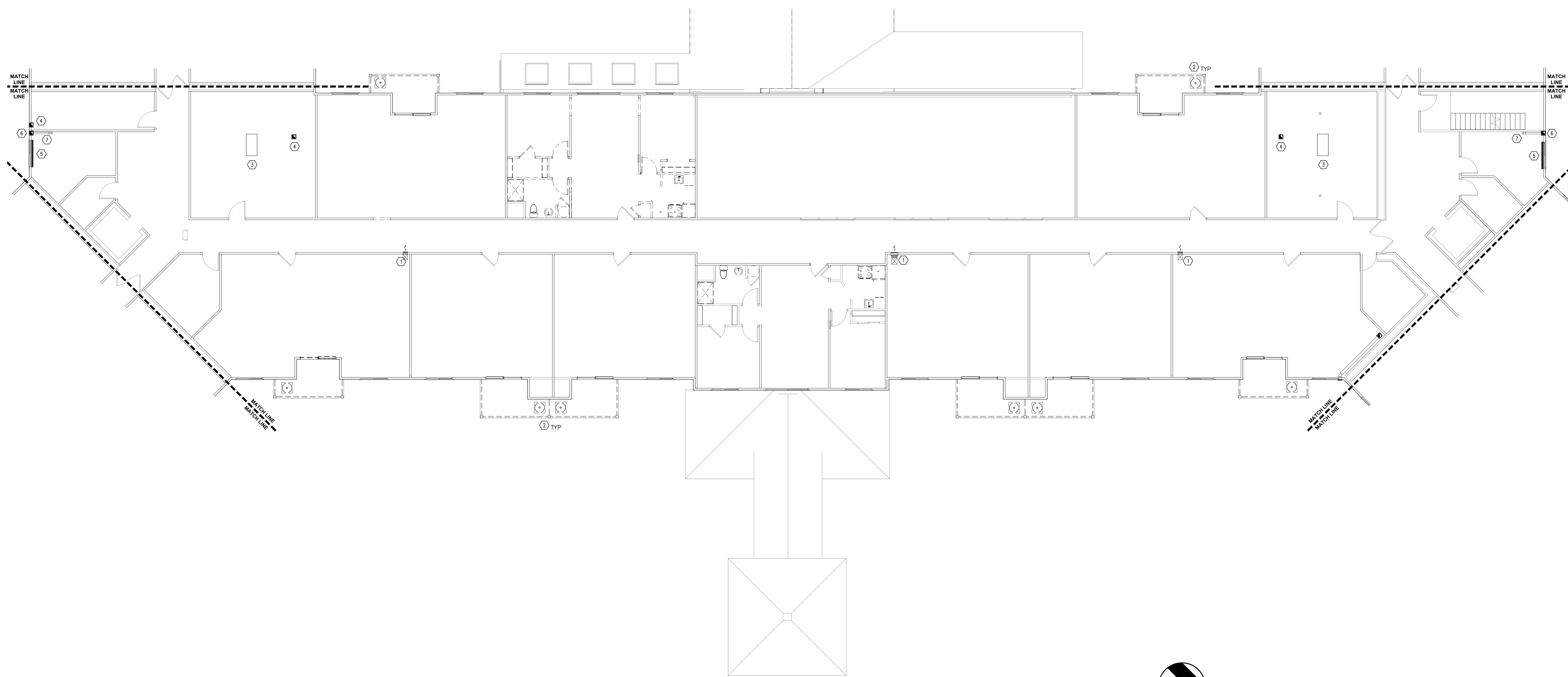
5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:

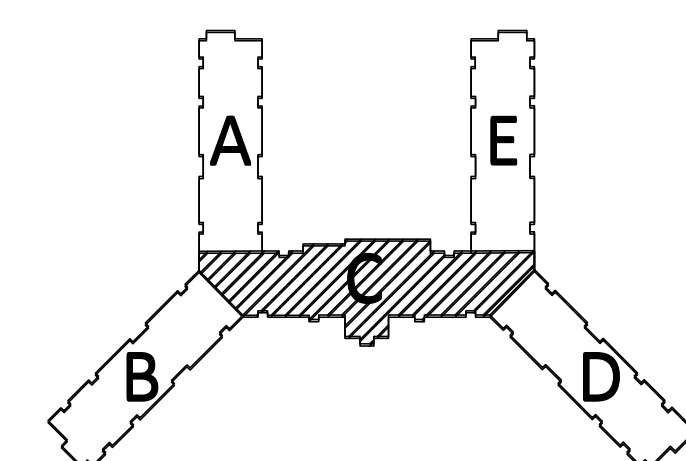
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS IS TO BE OBSERVED BY THE CONTRACTOR AS A WHOLE AND SHALL NOT BE SEPARATED OR INTERPRETED IN A MANNER THAT WOULD CONTRADICT OR CHALLENGE THE INTENT OF THE CONTRACT DOCUMENTS.
3. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PERSONAL PROPERTY.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PERSONAL PROPERTY.
5. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PERSONAL PROPERTY.
6. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PERSONAL PROPERTY.
7. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PERSONAL PROPERTY.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
SECOND FLOOR CORE
DEMOLITION PLAN

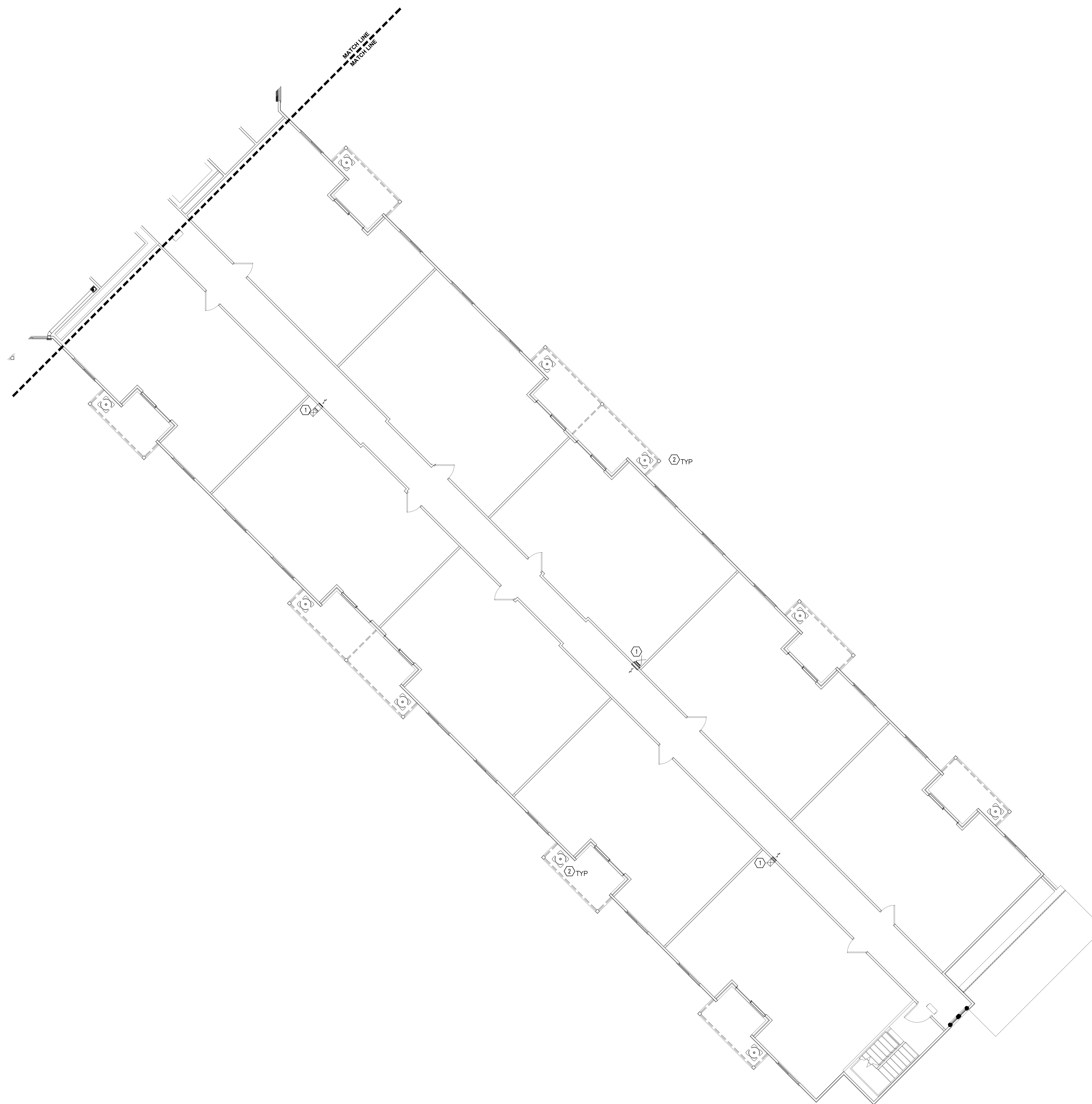
MD102c



enlarged second floor core plan
1/8" = 1'-0"

Coded Notes

- Existing ductwork and air device to remain.
- Remove existing condensing unit and associated refrigerant piping.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

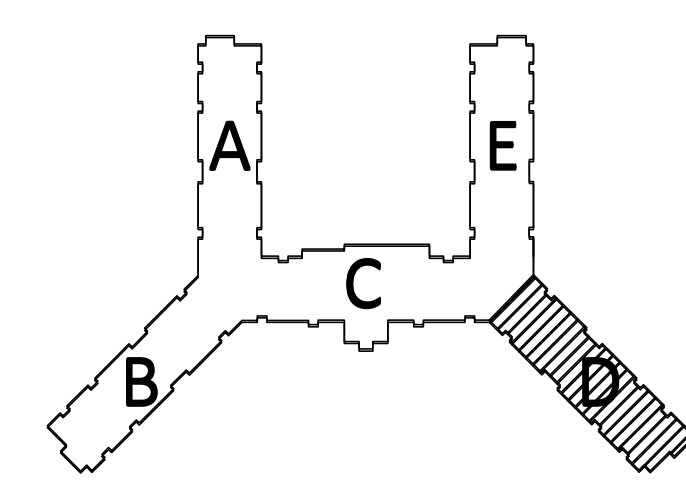
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED BY THE CONTRACTOR TO BE SEPARATED OR TO CONTRADICT THE CONTRACT DOCUMENTS.
 - ADDITIONAL TO THE GENERAL INFORMATION ON THE DRAWINGS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECT, ENGINEER, AND SPECIALTY CONSULTANTS) DOCUMENTS OR ELEMENTS WHICH ARE INSTRUMENTS OF SERVICE SHALL NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CLIENT AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST THE CONSULTANT'S LIABILITY FOR DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION OR REUSE OF THESE DRAWINGS.
 - ARCHITECT WARRANTS AGAINST THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF DRAWINGS OR ALTERED CAD DATA MATERIALS BY THE USER OR OTHER PARTIES SHALL BE THE USER'S AND NOT ARCHITECT'S RESPONSIBILITY. ARCHITECT SHALL BE RESPONSIBLE FOR THE USER'S FURTHER USE AND REUSE OF THESE DRAWINGS, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION OR REUSE OF THESE DRAWINGS.
 - THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND NOT TO BE REPRODUCED, COPIED, QUOTED, LOANED, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF ARCHITECT. THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY STATE AND LOCAL CODE REQUIREMENTS AND SHALL BE USED AS SUCH. RESPONSIBILITY OF THIS CONTRACTOR AND ARCHITECT FOR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
N.T.S.
ENLARGED
SECOND FLOOR NE
DEMOLITION PLAN

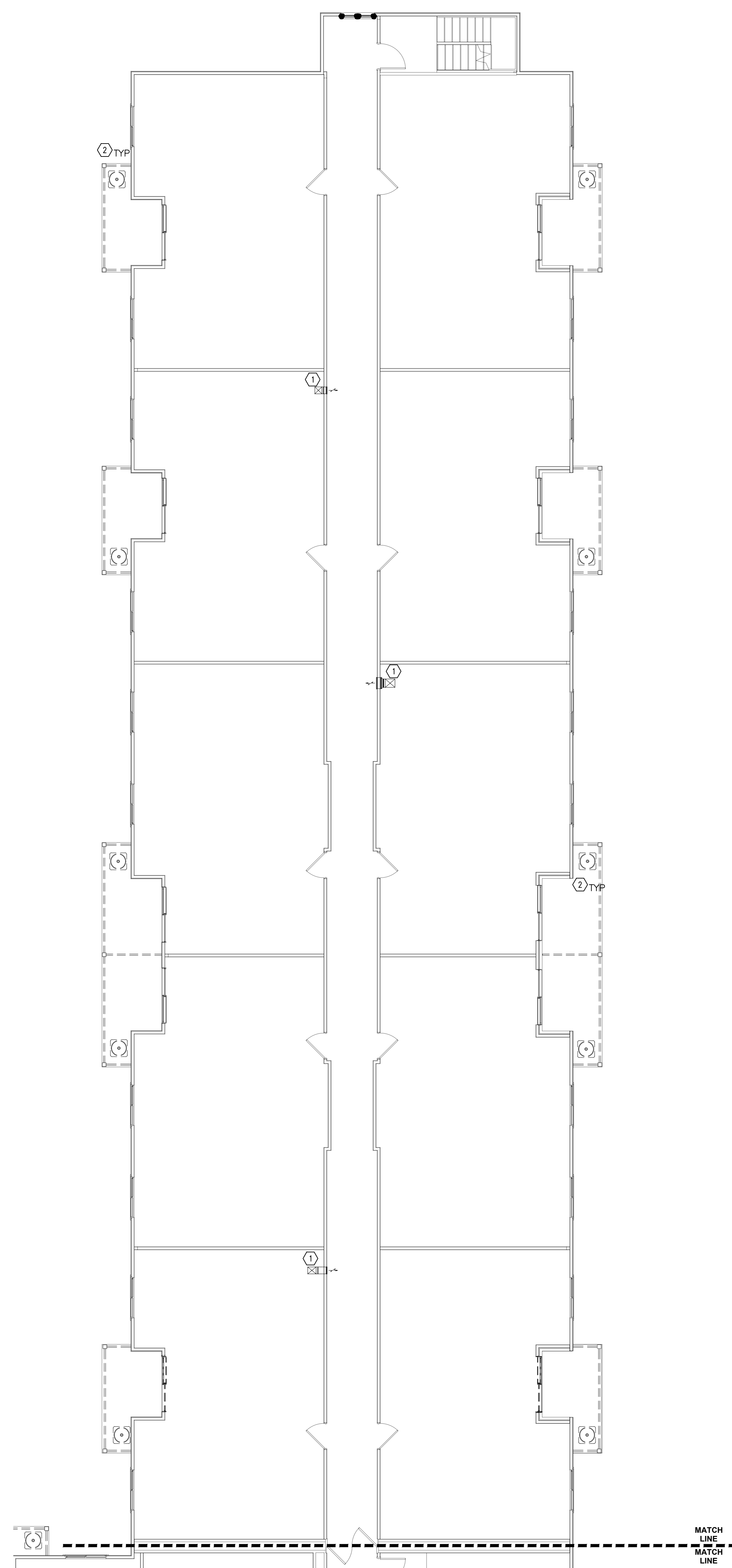
MD102d



enlarged second floor NE plan
1/8"=1'-0"

Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND PROJECT MANUAL. THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THEM AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF THE PROJECT.

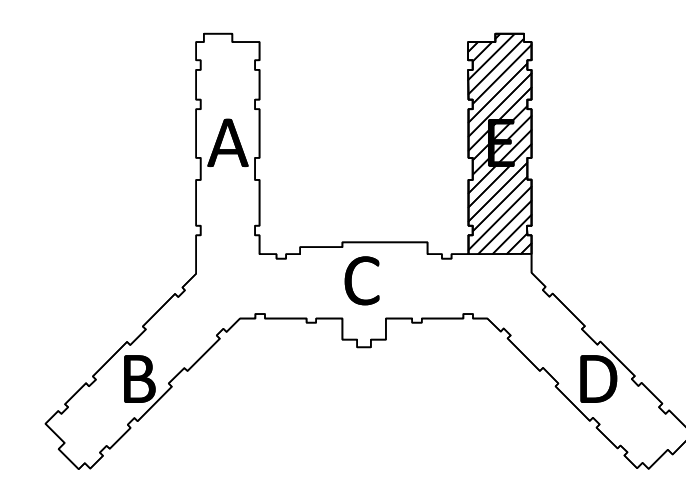
WRITTEN PERMISSION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO HOLD ANY CLAIM AGAINST THE CONSULTANT ARCHITECT HARMLESS FROM ANY AND ALL DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE DRAWINGS AND PROJECT MANUAL.

5. ARCHITECT WARRANTS THE ACCURACY OF DATA CONTAINED HEREIN AND USE OF THESE DRAWINGS OR ALTERED CAD DATA MATERIALS BY THE USER OR OTHER PARTIES SHALL BE AT THEIR OWN RISK. ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND PROJECT MANUAL.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE FOR INFORMATION AND NOT INTENDED TO BE USED AS A BASIS FOR CONSTRUCTION. THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY MEANS OF A GRAPHIC SCALE AND SHALL BE USED IN CONJUNCTION WITH THE PROJECT MANUAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND PROJECT MANUAL.

PROGRESS SET

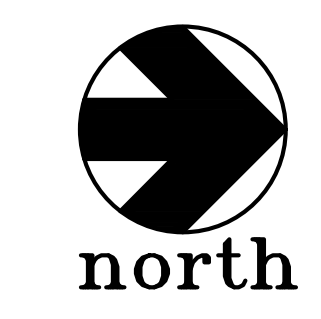
DATE: 10.30.2017
PROJECT #: 17192

▲ Description Date



key plan
NTS
ENLARGED
SECOND FLOOR NW
DEMOLITION PLAN

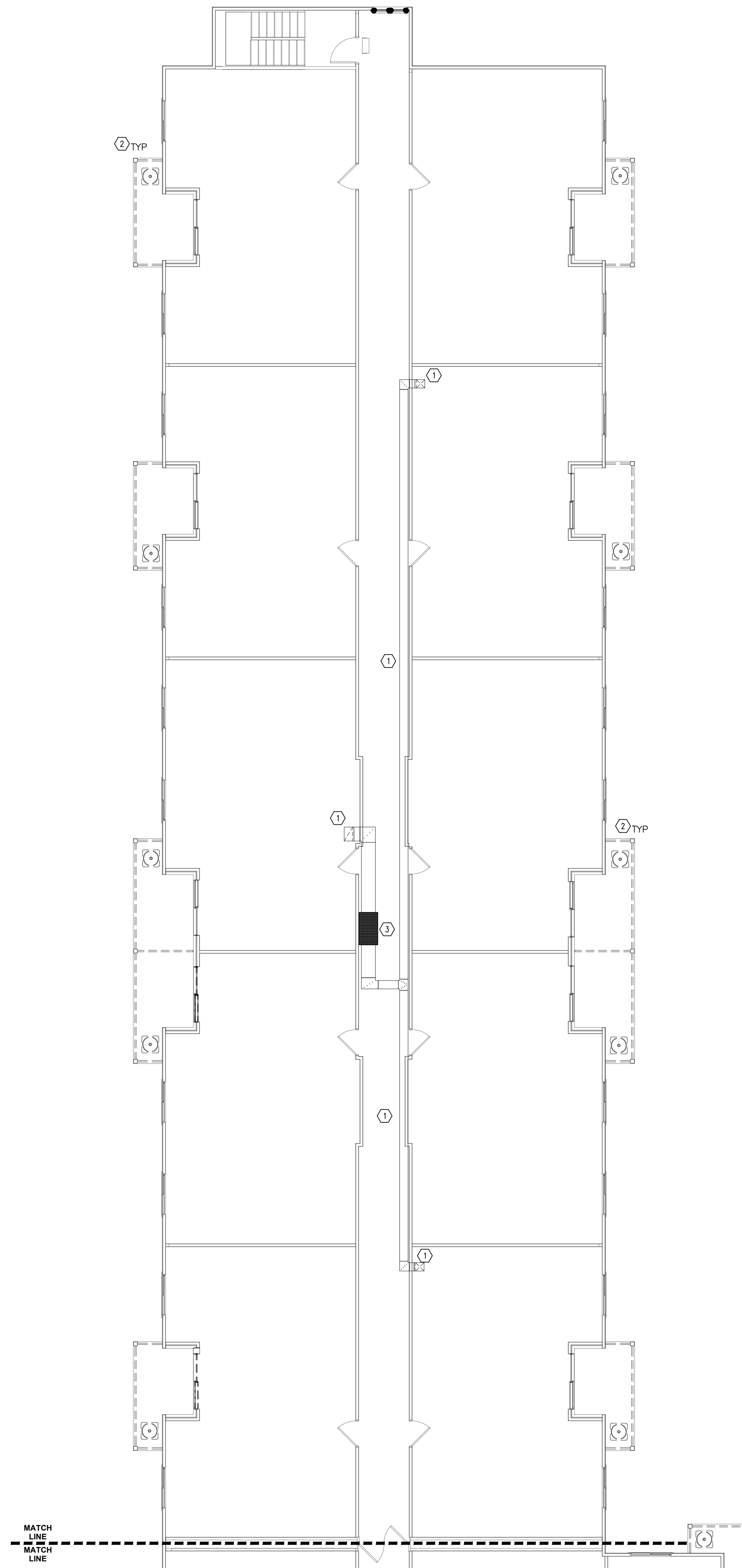
MD102e



enlarged second floor NW plan
1/8" = 1'-0"

Coded Notes

- Existing ductwork and air device to remain.
- Remove existing condensing unit and associated refrigerant piping.
- Existing AHU and associated refrigerant piping to remain.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

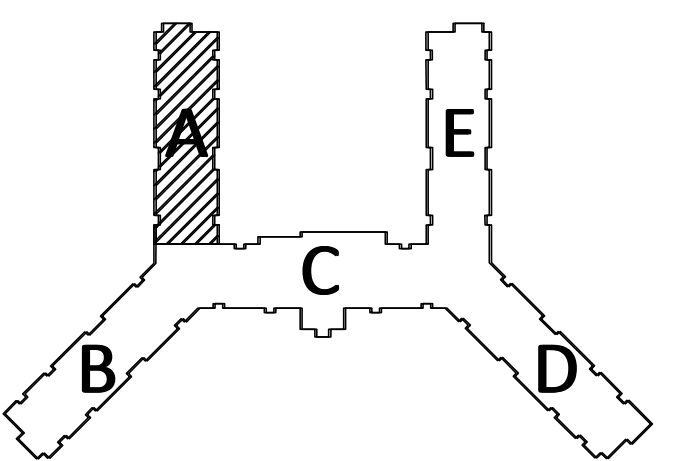
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE PERSONS OR PROPERTY OF OTHERS ARISING FROM THE CONSULTANTS' NEGLIGENCE OR FROM THE CONSULTANTS' NEGLIGENCE OR FROM THE CONSULTANTS' NEGLIGENCE OR FROM THE CONSULTANTS' NEGLIGENCE.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT INCLUDE THE COST OF CONSTRUCTION OR THE COST OF FINANCING OR THE COST OF OBTAINING PERMITS OR APPROVALS OR THE COST OF OBTAINING TITLE INSURANCE OR THE COST OF OBTAINING TITLE INSURANCE.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT INCLUDE THE COST OF CONSTRUCTION OR THE COST OF FINANCING OR THE COST OF OBTAINING PERMITS OR APPROVALS OR THE COST OF OBTAINING TITLE INSURANCE OR THE COST OF OBTAINING TITLE INSURANCE.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT INCLUDE THE COST OF CONSTRUCTION OR THE COST OF FINANCING OR THE COST OF OBTAINING PERMITS OR APPROVALS OR THE COST OF OBTAINING TITLE INSURANCE OR THE COST OF OBTAINING TITLE INSURANCE.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT INCLUDE THE COST OF CONSTRUCTION OR THE COST OF FINANCING OR THE COST OF OBTAINING PERMITS OR APPROVALS OR THE COST OF OBTAINING TITLE INSURANCE OR THE COST OF OBTAINING TITLE INSURANCE.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT INCLUDE THE COST OF CONSTRUCTION OR THE COST OF FINANCING OR THE COST OF OBTAINING PERMITS OR APPROVALS OR THE COST OF OBTAINING TITLE INSURANCE OR THE COST OF OBTAINING TITLE INSURANCE.
 - THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND SHALL NOT INCLUDE THE COST OF CONSTRUCTION OR THE COST OF FINANCING OR THE COST OF OBTAINING PERMITS OR APPROVALS OR THE COST OF OBTAINING TITLE INSURANCE OR THE COST OF OBTAINING TITLE INSURANCE.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NRS
ENLARGED
THIRD FLOOR SW
DEMOLITION PLAN

MD103a

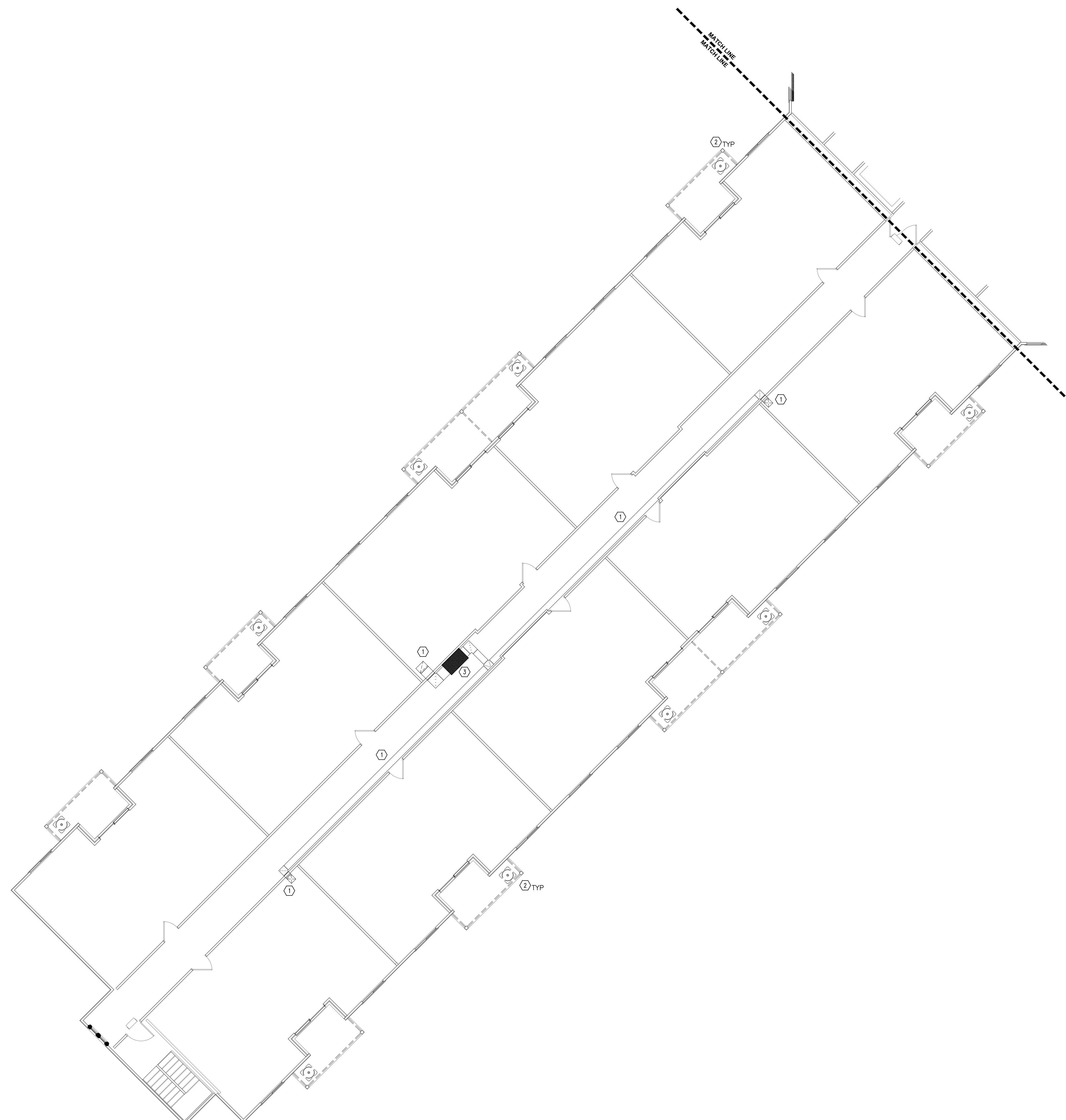


north

enlarged third floor SW plan
1/8" = 1'-0"

Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing AHU to remain.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

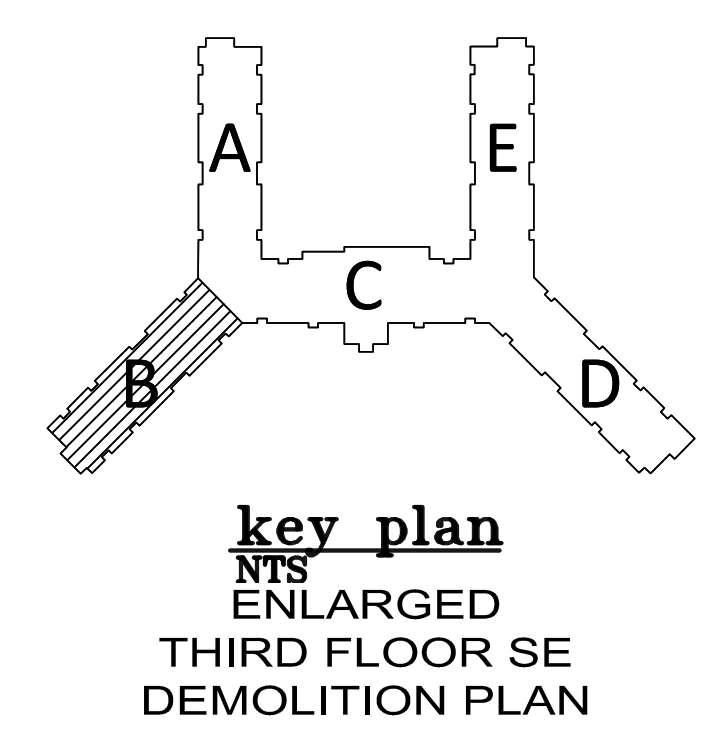
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE SEPARATED BY THE CONTRACTOR UNDER ANY CIRCUMSTANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE CONTRACT DOCUMENTS TO REMAIN UNCHANGED THROUGHOUT THE PROJECT.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECT, ENGINEER, AND SPECIALIST) RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT AND THAT THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED BY THE CLIENT.
5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED BY THE CLIENT.
6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED BY THE CLIENT.
7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED BY THE CLIENT.
8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED BY THE CLIENT.
9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED BY THE CLIENT.
10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY INFORMATION NOT PROVIDED BY THE CLIENT.

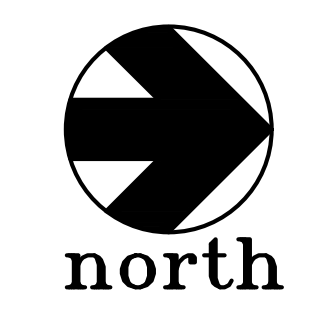
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

▲ Description Date



MD103b



enlarged third floor SE plan
1/8"=1'-0"

Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing split system heat pump to remain.
4. Existing radiant ceiling panel and all associated controls to remain.
5. Existing exhaust fan to remain.
6. Existing electric baseboard heater to remain.
7. Existing exhaust fan to remain.
8. Existing clothes dryer exhaust ductwork to remain.

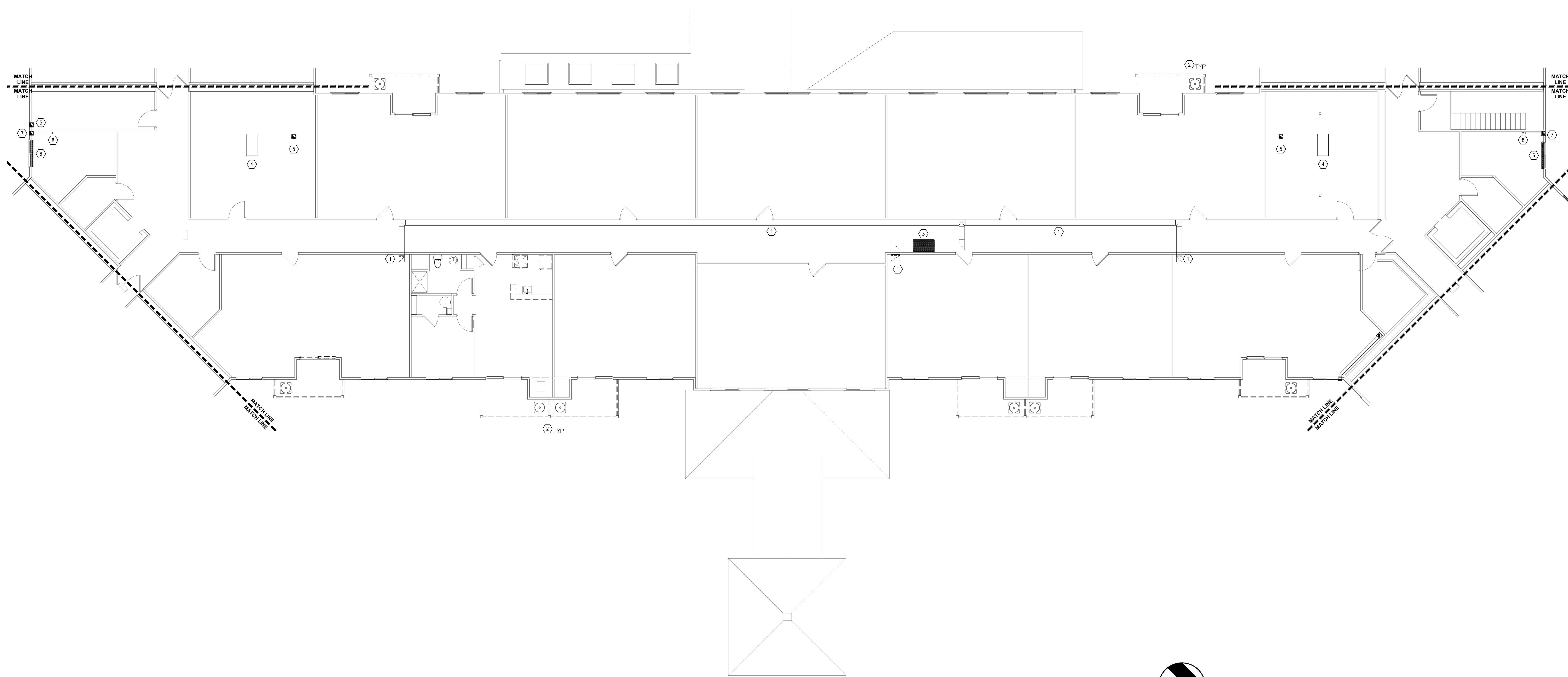
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

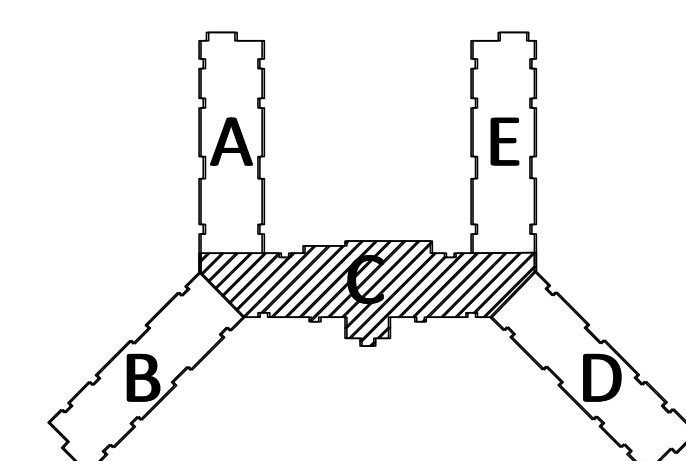
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
THIRD FLOOR CORE
DEMOLITION PLAN

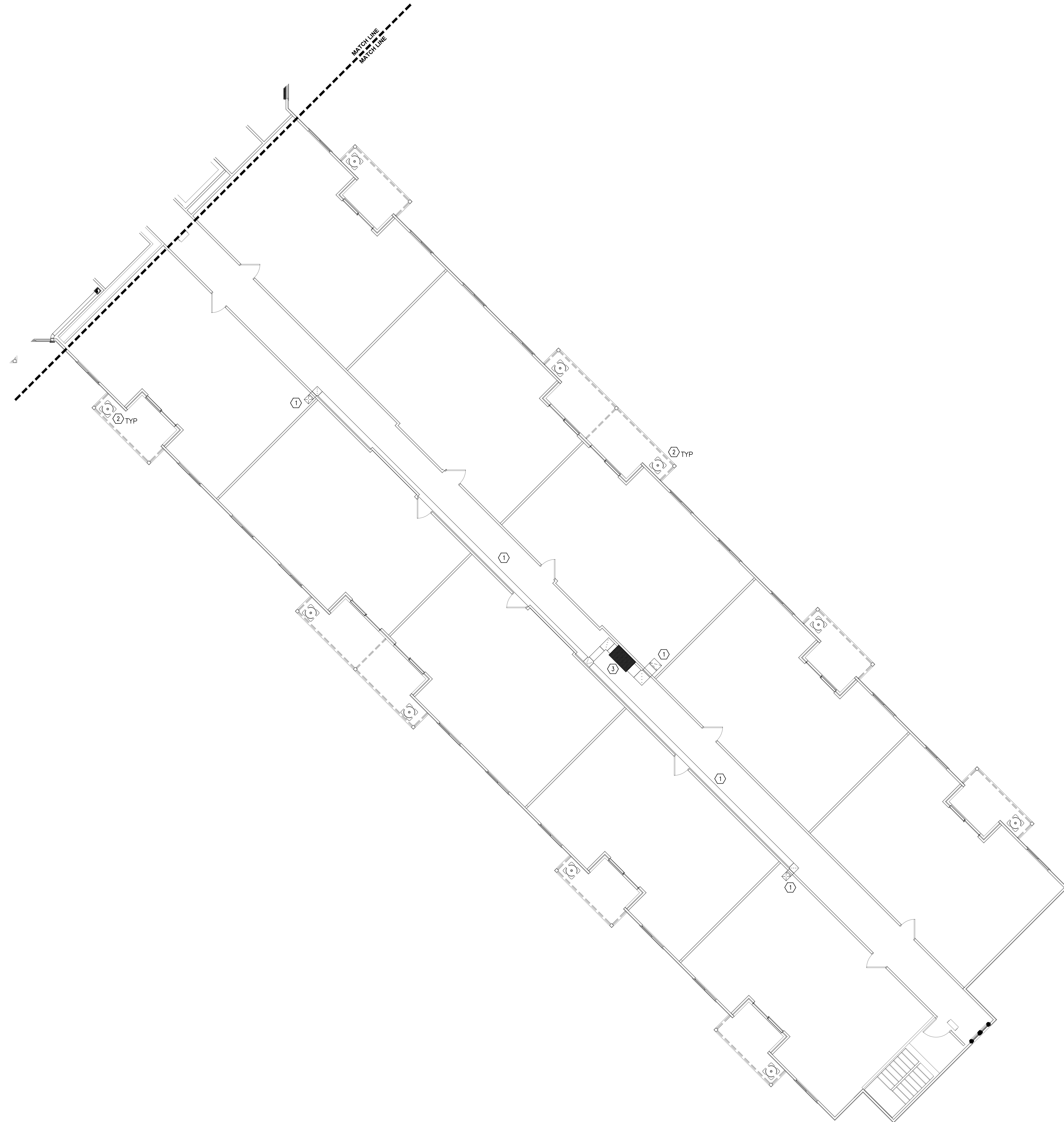
MD103c



enlarged third floor core plan
1/8"=1'-0"

Coded Notes

- Existing ductwork and air device to remain.
- Remove existing condensing unit and associated refrigerant piping.
- Existing AHU and associated refrigerant piping to remain.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

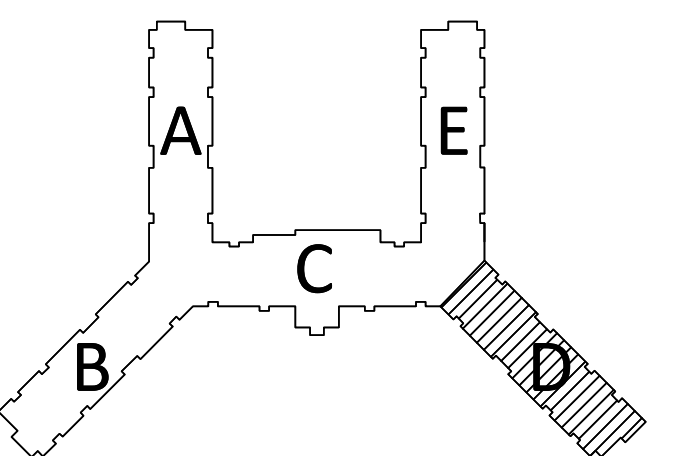
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PREEMPTED BY THE CONTRACTOR'S CHOICE TO SEPARATE THE DOCUMENTS FROM EACH OTHER OR TO REORDER THEM.
 - ADDITIONAL TO THE GENERAL INFORMATION ON THE DRAWINGS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECT, ENGINEER, AND SPECIALIST) RESPONSIBILITIES AS SET FORTH IN THE PROJECT MANUAL. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY WORK NOT SHOWN OR NOT REFERRED TO IN THE DRAWINGS OR PROJECT MANUAL.
 - THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CLIENT WITH WRITTEN INFORMATION OF THE CONSULTANT'S LIABILITY. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION PROVIDED BY THE CONSULTANT.
 - ARCHITECT LIABILITY WARRANTIES AND/OR OTHER DATA CONTAINED HEREIN ARE THE RESULT OF DESIGN OR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 - THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
THIRD FLOOR NE
DEMOLITION PLAN

MD103d

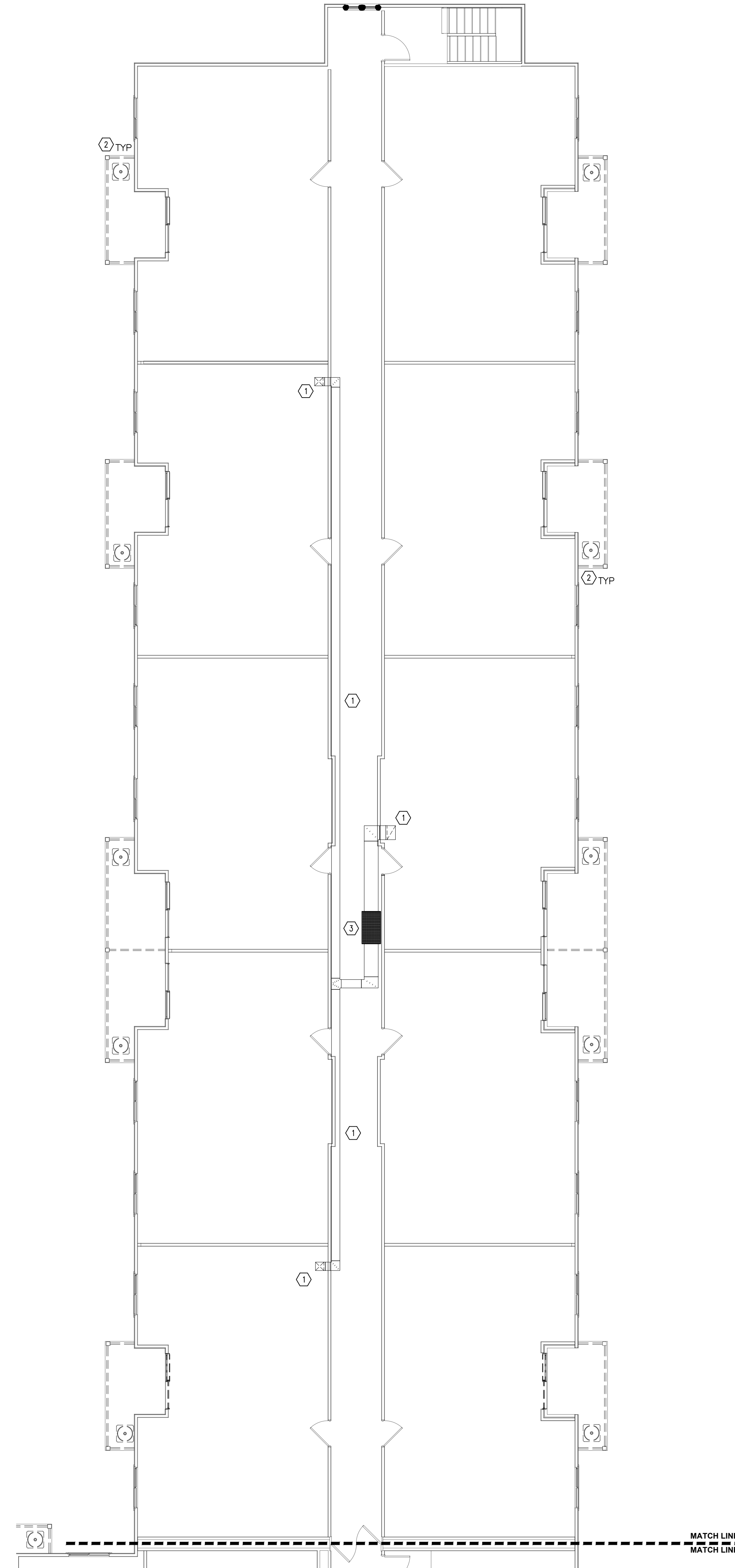


north

enlarged third floor NE plan
1/8"=1'-0"

Coded Notes

1. Existing ductwork and air device to remain.
2. Remove existing condensing unit and associated refrigerant piping.
3. Existing AHU and associated refrigerant piping to remain.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

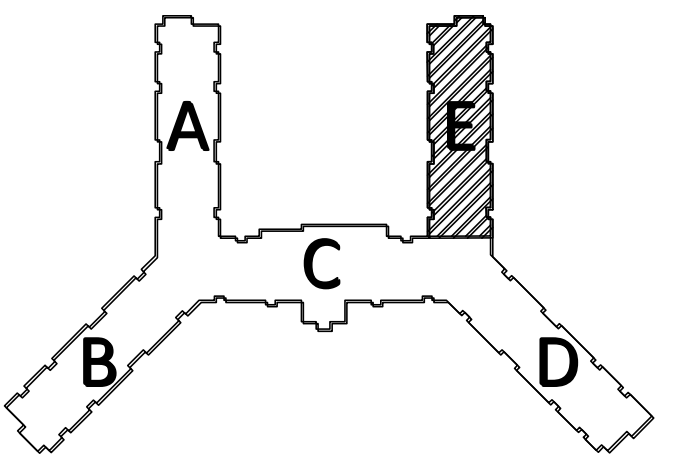
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS PROJECT.
 3. ADDITIONAL SPECIFICATIONS, INFORMATION ON THE SUBJECTS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT, ENGINEER, AND SPECIALTY CONTRACTORS) SHALL BE OBTAINED FROM THE ARCHITECT'S PROFESSIONAL FIRM. THE CLIENT SHALL NOT RELY ON OR PERMIT TO BE MADE ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO HOLD AN ADVANTAGE POSITION AND WAIVES ANY RIGHTS TO REVISIONS OR INFORMATION OF THE DRAWINGS AND SPECIFICATIONS.
 4. ARCHITECT LANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF ORIGINAL OR ALTERED CAD DRAWING MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE WRITTEN AND APPROVAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER FURTHERMORE AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE INFORMATION OR REUSE OF THESE MATERIALS.
 5. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DRAWINGS AND NOT INTENDED TO REPRESENT EXACT QUANTITIES. LOCATION OR QUANTITY REQUIREMENTS THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY STATE AND LOCAL CODE REQUIREMENTS AND THESE LOCAL CODE REQUIREMENTS SHALL BE OBTAINED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY APPROXIMATIONS WHICH DIRECTLY CONTRADICT WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
N1S
ENLARGED
THIRD FLOOR NW
DEMOLITION PLAN

MD103e

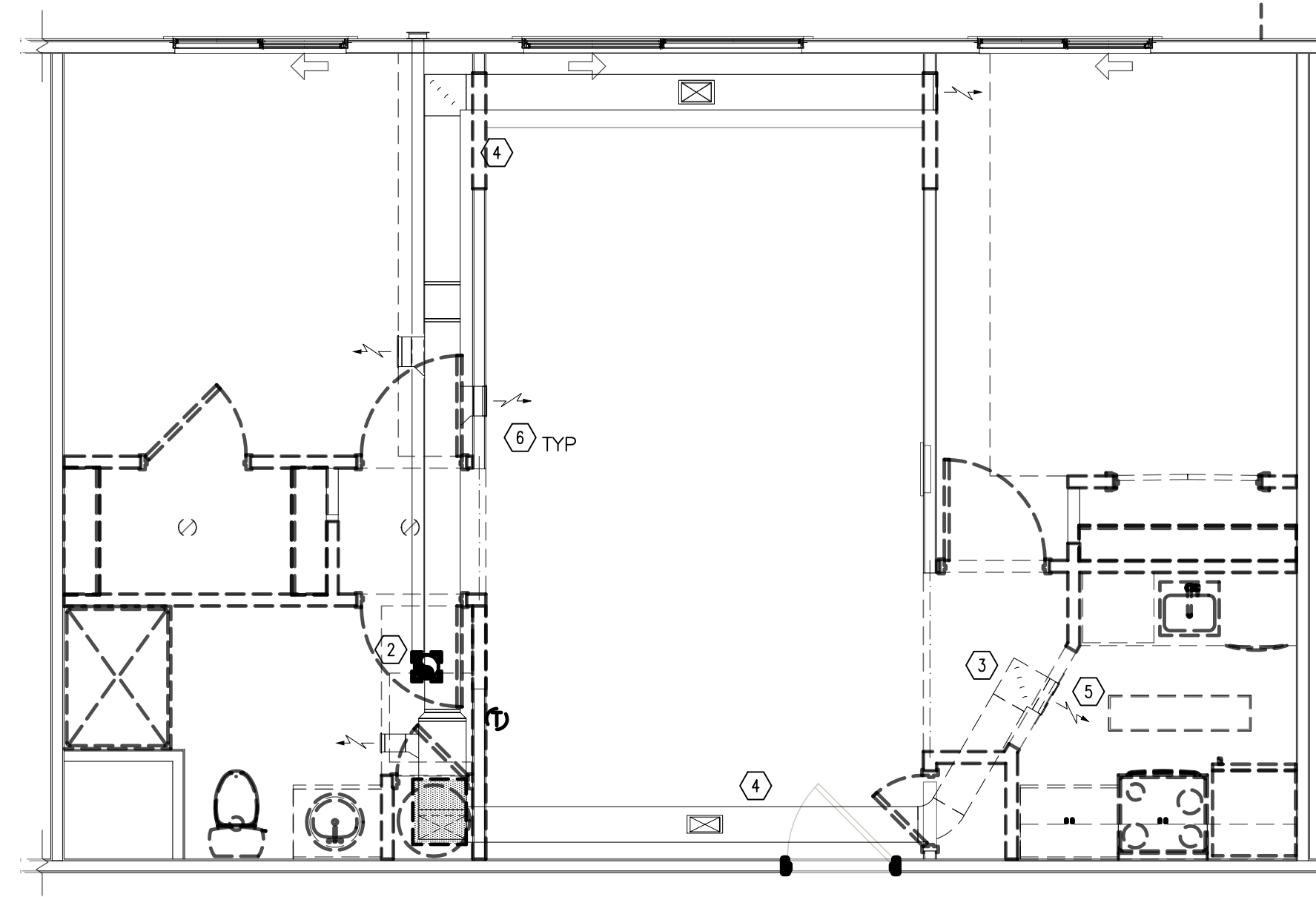


north

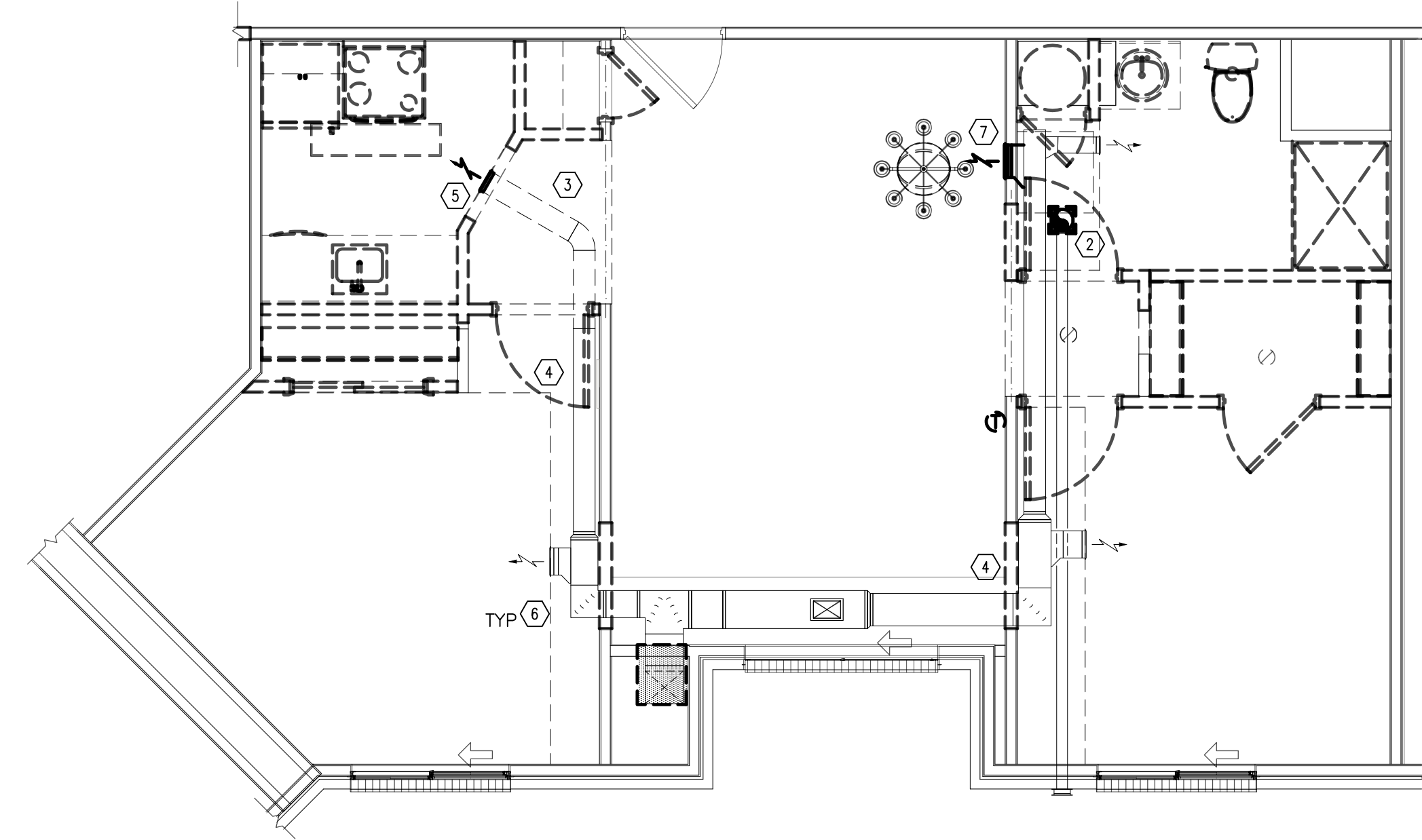
enlarged third floor NW plan
1/8" = 1'-0"

Coded Notes

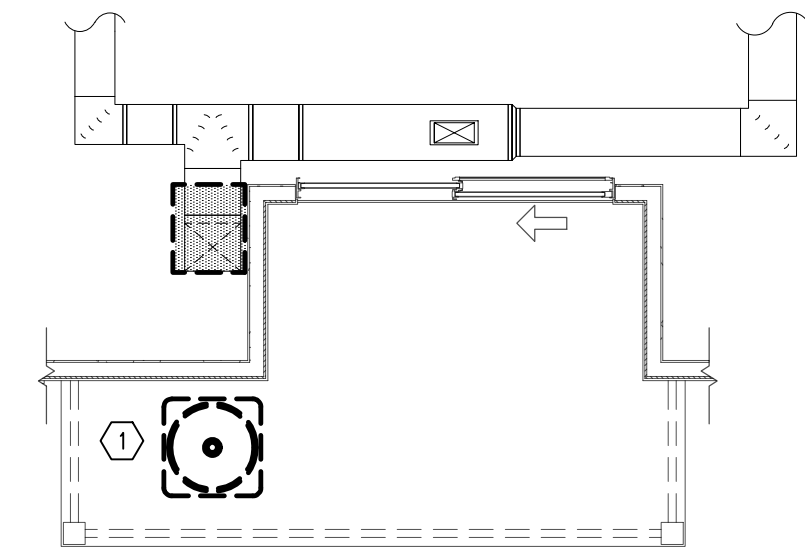
1. Remove existing split system heat pump and associated refrigerant piping, controls, wall sleeve, etc.
2. Remove existing bathroom exhaust fan.
3. Remove existing ductwork.
4. Existing ductwork to remain.
5. Remove existing air device.
6. Existing air device to remain.
7. Relocate existing SAR.



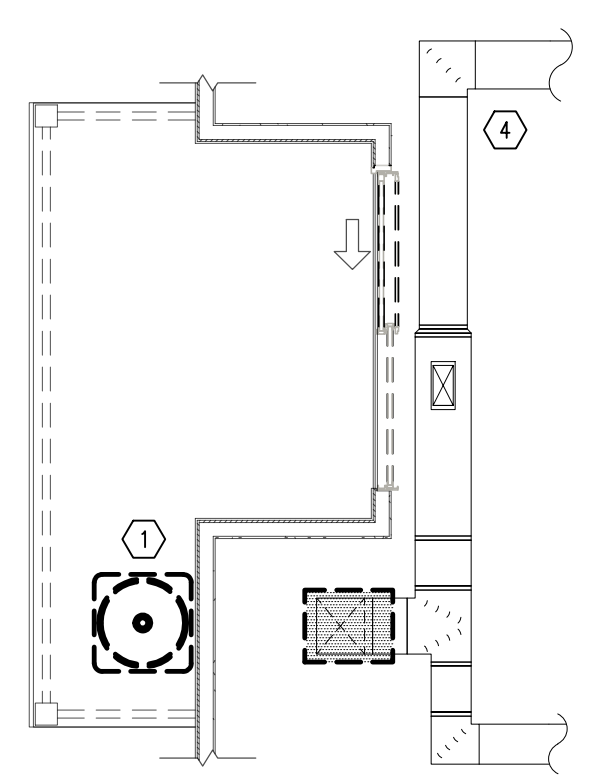
enlarged unit demolition plan D ANSI 'A'
1/4"=1'-0"



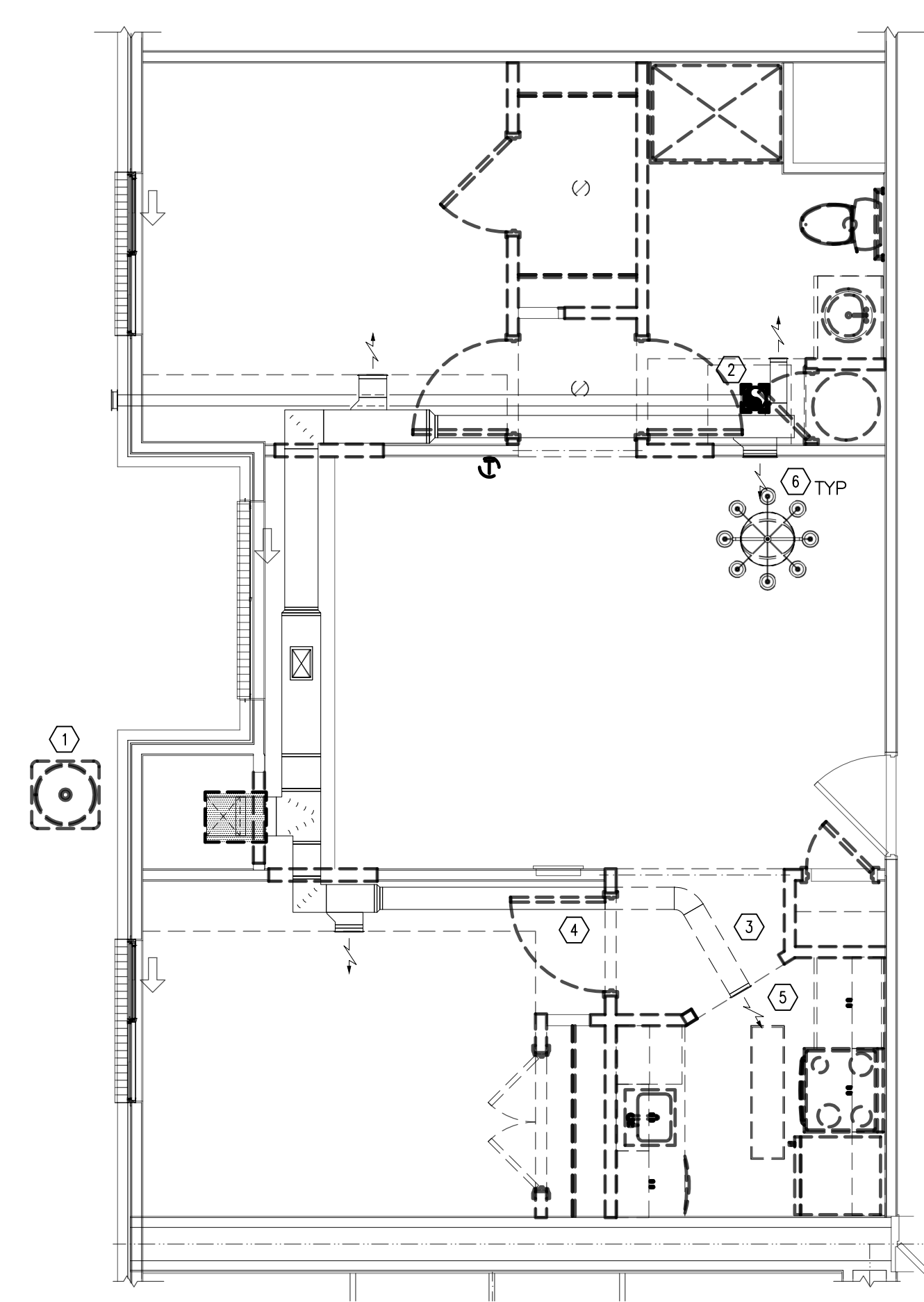
enlarged unit demolition plan C ANSI 'A'
1/4"=1'-0"



unit C-ANSI 'A' balcony
1/4"=1'-0"



unit B-ANSI 'A' balcony
1/4"=1'-0"



enlarged unit demolition plan B ANSI 'A'
1/4"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS SET OF DRAWINGS.
3. ADDITIONAL SEE GENERAL INFORMATION ON THE SUBJECTS OF THESE DRAWINGS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS' LIABILITY SHALL NOT BE RELEASED OR WAIVED OR PRESENT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT'S LIABILITY SHALL NOT BE RELEASED OR WAIVED OR PRESENT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS.
6. ARCHITECT'S LIABILITY SHALL NOT BE RELEASED OR WAIVED OR PRESENT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS.
7. ARCHITECT'S LIABILITY SHALL NOT BE RELEASED OR WAIVED OR PRESENT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS.
8. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE TO BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date

ENLARGED UNIT DEMOLITION PLANS

MD302

Electrical Symbols Legend

(Not all Symbols Used)

Symbol	Description	Mounting Height	Symbol	Description	Mounting Height
	Ground Fault Interrupt Duplex Receptacle	See Sheet E401		CATV service: Mount on 4"x8" board with 4" conduit to utility - see detail.	Verify with utility
	Weather Proof Ground Fault Interrupt Duplex Receptacle	See Sheet E401		CATV Outlet: Provide junction box, standard T" connector, and coaxial cable from dwelling unit to service board/demarc box. Provide home run service for each dwelling unit. No loop wiring from dwelling unit to dwelling unit.	See Sheet E401
	240/208 Volt, 2 Pole Receptacle	See Sheet E401		Phone service: Mount on 4"x8" board with 4" conduit to utility - see detail.	Verify with utility
	Receptacle	See Sheet E401		Telephone Outlet: Provide J-box, plate, jack and cable from outlet to telephone service board/demarc box. No loop wiring from dwelling unit to dwelling unit for each dwelling unit. No loop wiring prior to rough in.	See Sheet E401
	Switched Receptacle (top half switched only)	See Sheet E401		Fire department communication system outlet	See Sheet E401
	Single Receptacle	See Sheet E401		Ethernet Panel: Provide backboard in location as shown or as coordinated with the Owner, GC and the broadband utilities. Contractor to ensure location is secure and can be accessed with all clearances as required by NEC. Backboard must be in well ventilated, conditioned space in compliance with electronic components ambient air specifications.	Mounted on 4"x8" backboard
	Quad Receptacle	See Sheet E401		Voice/Data Outlet: Provide J-box, plate, jack and two separate cat 6 cables, one for telephone, and one for data.	See Sheet E401
	Floor Receptacle	Floor Mounted		Data Outlet: Provide J-box, plate, jack and cat 6 wire from outlet to service board. Provide 10' service loops, labels and cable performance testing of all cable terminations.	See Sheet E401
	Electrical Panel	See Sheet E401		E-Call Control Panel	Per AHJ
	Dwelling Unit Load Center	See Sheet E401		E-Call annunciator panel	See Sheet E401
	Disconnect Switch	See Sheet E401		E-Call System Dioler: Provide secure location, dioler shall be hard wired to control panel and have 120V dedicated receptacle.	Field verify
	J-Box	Field verify		E-Call System Wireless Repeater: Repeaters shall be located in each hallway on Ethernet repeater boards. Wireless repeaters shall have battery back up and be mounted within the manufacturer's recommended practice for the construction materials and size of the building.	Field verify
	J-Box and Snap Switch	Field verify		E-Call System Wireless Repeater: Repeaters shall be located in each hallway on Ethernet repeater boards. Wireless repeaters shall have battery back up and be mounted within the manufacturer's recommended practice for the construction materials and size of the building.	Field verify
	Emergency Generator Remote Panel-NFPA 110-5.6.6 requires a remote common outside alarm per 5.6.5.2(4) that is powered by the storage battery and located (outside of the EPS service room) at a work area observable by personnel.	per AHJ		Wireless E-Call Pull Station/Button	See Sheet E401
	Fire Alarm Control Panel: Run conductors and ground from circuit breaker in panel indicated to junction box. Panel shall be fully addressable with battery backup.	60" to top		Emergency Call Dome Light	See Sheet E401
	Fire Alarm Annunciator Panel	See Sheet E401		Door Security Panel (Ickes DS-100): Provide junction box and 120V power from a 20A/15' circuit as coordinated with the GC/EC.	See Sheet E401
	Smoke Detector - System Type (Unless noted otherwise) All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted		Door Annunciator Panel: Provide in managers suite and outside entry office location.	See Sheet E401
	Smoke Detector with Relay Base for elevator Recall (See Elevator detail for more information)	Ceiling Mounted		FOB Proximity Reader	See Sheet E401
	All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted		Keypad	See sheet E401
	Smoke/Carbon Monoxide Detector-System Type All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.	Ceiling mounted		Push Pad/Door Switch	See Sheet E401
	Heat Detector - System Type (Fixed Temp. and Rate of Rise)	Ceiling mounted		Door Contact (Ickes ST103) with IR0198 laser system: Mount contacts on door/frame per manufacturer's guidelines. Wire contacts together at door and designate as (1) zone at door security panel. Coordinate installation with GC. To avoid conflicts with other trades and door hardware.	Top of door jam
	Carbon Monoxide Detector	Ceiling mounted		Electric lock, coordinate with door hardware supplier for electronic lock type, (door strike, maglock, electrified lockset, electrified mortise lock). Provide power and interconnects with access control and Fire Alarm system if an emergency egress door. Coordinate with Door hardware supplier for transformer and interconnect with door controller. Coordinate location of interconnecting and power wiring, (door jamb, strike, wiring through hinges).	72" to top
	Fire Alarm Pull Station	See Sheet E401		Exterior Wall Pock Light	Wall mounted
	Fire Alarm Horn and Strobe	See Sheet E401		Pole Light	See pole height on light fixture schedule
	Fire Alarm Horn	See Sheet E401		LV Remote Emergency Light Head	96" to bottom
	Fire Alarm Strobe	See Sheet E401		Emergency Light	90" to top
	Smoke Alarm Strobe	See Sheet E401		Emergency Exit Sign	Ceiling mounted or above door
	Fire Alarm Sprinkler Tamper Switch: Provided by FSC and wired to fire alarm by FAC.	N/A		Emergency Exit Sign double face	Ceiling mounted or above door
	Fire Alarm Sprinkler Flow Switch: Provided by FSC and wired to fire alarm system.	N/A		Exhaust Fan - See HVAC plans for more info.	Ceiling mounted
	Magnetic Door Hold-Open Device: Interlock with fire alarm system.	See Sheet E401		Combination Exhaust Fan/Light	Ceiling mounted
	Access Point	Ceiling Mounted		Fan Forced Ceiling Heater	Ceiling mounted
	Door Bell (Nutone LA203W)	See Sheet E401		Cove Light	Ceiling mounted
	Door Bell with strobe (Nutone LA204W)	See Sheet E401		Track Lights	Ceiling mounted
	Push Button	See Sheet E401		Chandelier	Ceiling mounted
	Security CCTV DVR: Coordinate with all trades and field conditions before rough-in to ensure proper cabling, power and control wiring.	Coordinate with G.C./Arch/Owner		Connect to Existing	N/A
	Camera Signal Generator and Amplifier: Coordinate with GC and EC before final rough in. Location must be secured within locking NEMA enclosure.	Coordinate with G.C./Arch/Owner		Refuge intercom master/emergency egress intercom: Provide power supply and duplex receptacle in electrical room. Install master intercom next to building fire alarm system panel or where required by AHJ. Provide all low voltage wiring in conduit. Refuse intercom system shall include limited access to public phone system.	See Sheet E401
	CCV Monitor: Coordinate with all trades and field conditions before rough in to ensure proper cabling, power and control wiring. Provide Monitor Bracket and coordinate exact location with building staff.	Coordinate with G.C./Arch/Owner		Refuge intercom remote/emergency egress intercom substation: mount one per stairwell landing. Provide all low voltage wiring for entire system in conduit. Refuse intercom system shall include limited access to public phone system.	See Sheet E401
	Security Camera: Provide vandal proof housing as indicated to show entry call panel in main vestibule. Provide junction box, power wiring and extend signal wiring to CCTV service.	Coordinate with G.C./Arch/Owner		Refuge Intercom Control Panel: Run conductors and ground from circuit breaker in panel indicated to junction box. Panel shall be fully addressable with battery backup.	Per AHJ

Electrical Demolition Notes

- Coordination: Before bidding and construction, perform demolition and construction coordination as follows. Refer to architectural plans and specifications for additional requirements. Investigate, examine and verify existing systems, conditions, dimensions, sizes and locations. Coordinate with the building structure and with all other trades including proposed construction phasing and sequencing (additional costs due to construction phasing will not be considered). Include costs of cutting to access work indicated and patching subcontracted to and performed by GC to match existing finishes. Indicate with bid all assumptions and qualifications regarding concealed conditions. All additional costs resulting from lack of coordination shall be borne by the contractor.
- Utility Coordination: Include all costs associated with demolition and replacement of services: power, phone, cable, and data including application, fees, installation, temporary services and usage charges. For temporary utilities, verify exact requirements and coordinate with local utility. Contractor shall pay for all costs of utility company including final connections.
- Occupied Buildings: For occupied buildings, coordinate with local management for communication with building staff, monitoring operations and conditions regarding potential for disruption, and during construction regarding planned outages. Construct all new work possible adjacent to existing work in order to minimize disruption to residents. Assume off hours work using premium labor rates for all work involving power or communication service outages. For any power outages exceeding 15 minutes, provide temporary power via on-site power generation (or other approved means) to maintain existing services for affected occupants. For any telephone outage exceeding 80 minutes, provide temporary wiring (or other approved means) to maintain existing services for affected occupants.
- Demolition: Disconnect mechanical and plumbing equipment shown for demolition by other trades. Remove electrical equipment, fixtures, and devices as shown. For equipment, fixtures, and devices to be removed (by electrical or other trades), remove wire and conduit to source unless noted otherwise. Plans show readily visible devices only. Quantities and locations shown may not be exact. Demolished equipment, fixtures and devices shall be hauled from site for disposal (or turned over to owner at owners option).
- Reuse existing: Existing conduit, and junction boxes may be reused for new devices and wiring. If not reused, then provide duct free to abandon existing wiring, raceways and boxes. If no duct free is given then include price in bid to remove existing unused wiring, raceways and boxes back to source, plug remaining box openings, and patch surfaces to match surrounding finish. Buried underground conduits shall be capped below finished surface and surface patched to match surrounding finish. Refer to architectural cutting and patching specifications.
- Extend existing: Where connecting new work to existing, verify manufacturers and model numbers of existing equipment, fixtures and devices before bid, and only quote new work which is compatible with existing equipment. Where existing systems are not replaced entirely, then existing work connecting to new work shall result in complete working systems to be turned over to owner. Where replacing existing (line or low voltage) equipment with new, re-connect all existing wiring, devices, and fixtures to the new equipment to complete the system and be code compliant.
- Concealed conditions: Where existing connections are concealed, investigate equipment (remove cover and trace wiring) before bid to determine exact requirements for bid. Where shown on plans as existing to be reused, verify that existing equipment is safe and in good working order. If contractor assumes typical requirements from past experience to reduce investigation time during bid, contractor is responsible for cost of bad assumptions. In any case, reconnect to existing without additional cost to owner.
- Emergency Generator: Existing generator shall not be removed until new location is prepared and new generator is on site. Occupied buildings shall follow procedures noted above. Aboveground fuel tank(s) shall be emptied before removal. Underground fuel tank(s) shall be emptied, cleaned, and filled with sand per EPA guidelines before being abandoned in place.
- Existing elevator: Determine elevator existing conditions and modernization scope from GC/manufacturer before bid. Coordinate existing work new alarm, telephone, and control wiring and systems for permitting and code compliant operation of existing elevator.

(E)	Existing to remain	ELEC	Electrical water cooler	IE	Invert elevation	PC	Plumbing contractor	SPLD	Splitter damper
(R)	Existing to Remove	EW	Electric water cooler	IN+	Inches	PLUM	Plumbing	SF	Square Feet
AF	Above Finished Floor	FAC	Fire Alarm Contractor	LBS/LB	Pounds or pound	PRESS	Pressure	Sq.in.	Square inches
AFB	Above Finished Grade	FSC	Fire Sprinkler Contractor	MA	Mixed air	PROP	Propelling	THRD	Threaded
AFG	Above Finished Roof	FTD	Foot	MAX	Maximum	RA	Return air	TSP	Total static pressure
AJ	Authority Having Jurisdiction	FTH	Foot of head	MBH	1000 British thermal units per hour	REQ	Required	TRP	Typical
AWG	American Wire Gauge	FLEX	Flexible	REC'D	Required	RM	Room	UH	Unit heater
BLDG	Building	GA	Gauge	MECH	Mechanical	RPM	Revolutions per minute	UL	Underwriters laboratory
CLG	Ceiling	GALV	Galvanized	MFR	Manufacturer	RTU	Room top unit	V	Vent
CONTR	Contractor	GEN	General	MH	Manhole	SA	Supply air	W/P	With weather proof
DMCO	Demolition	HP	Horsepower	MTG	Mounting	SM	Sheet metal	W	Weather
DIA or ø	Diameter	HTG	Heating, ventilating and air conditioning	N/A	Not applicable	SHTMT	Sheet metal thermostat		
DN	Down	HORIZ	Horizontal	NEC	National Electrical Code	STD	Standard		
EB	Electric baseboard	HPZ	Hot water	NTS	Not to scale	STM	Storm		
EC	Electrical contractor	HW	Hot water	OA	Outside air	STRUCT	Structural		
EF	Exhaust fan								

Electrical General Notes

- Permits: Provide work in accordance with current version of applicable national, state, and local codes as determined by the Authorities Having Jurisdiction (AHJ). Applicable codes shall include ANSI A117.1 (latest edition), UFAS (Uniform Federal Accessibility Standards), FIMAG (Fair Housing Accessibility Guidelines) and all codes listed on cover and interpretations. Contractor shall be responsible for obtaining and paying for all permits and inspections. Contractor shall be familiar with applicable codes and local AHJ interpretations before the bid. All costs resulting from code interpretation shall be borne by the contractor.
- Contract Documents: All work shall be performed according to the Contract Documents. The Contract Documents include Architectural, Civil, Structural, Fire Protection, Plumbing, Mechanical, and Electrical design drawings, Specifications, and Addenda, Architect's Supplemental Instructions, Bulletin, Change Orders, and other instruction transmitted to modify the original documents. All of these documents are integral to the project. Refer to the specifications for general requirements, product quality, construction, finish, and for additional installation instructions. Refer to the architectural drawings for accessibility compliance requirements. Review and understand the requirements of the Contract Documents before bidding. Confirm contract document and code compliance requirements with the Project Architect and General Contractor during bidding, arrange during the Pre-Construction Conference prior to performing the work. Conflicts within or between the Contract Documents and referenced codes shall use the most stringent interpretation until clarified. Clarifications shall be requested in writing and shall be resolved prior to proceeding with installation. All costs due to performing work prior to conflict resolution shall be borne by the contractor.
- Coordination: The drawings are diagrammatic, schematic and shown for bidding and general reference. Drawings are not intended to define exact installation details and shall not be scaled. Confirm size and location of all work prior to bid and construction. Verify all existing conditions prior to bidding and construction. Verify exact dimensions and sequencing of the work and coordinate with the site, utilities, building structure and with all other trades. Coordinate exact locations of all work with other trades and suppliers before installation. Concealed conditions may occur, and scope changes required shall be approved by the Owner, Architect, Engineer, and the General Contractor, prior to proceeding with installation. All additional costs resulting from lack of coordination shall be borne by the contractor.
- Substitutions: Alternate products and/or system layouts must be approved in writing prior to bid in order to be accepted. If submitted products are not specified, they are substitutions and shall be submitted for consideration under substitution procedures. Contractor shall be responsible for design and performance of proposed substitutions, even if accepted by owner and added to construction documents. All costs associated with dimensional performance, or other deviations from basis of design, including but not limited to, engineering, permitting, and other affected trades, shall be borne by the contractor.
- Definitions: "Approved" means approved by the Engineer and Owner before order, purchase, or delivery. "Furnish" means to purchase, arrange for delivery to site, and to take delivery at the site. "Install" means to place in position for use. "Provide" means to furnish and install.
- Incidents: Provide materials, labor, and incidental work (including protection of existing, surface preparation, hangers, low voltage wiring, and other appurtenances) to provide complete working systems for all trades. Offsets, accessories, and other miscellaneous hardware are not shown, but shall be included at no additional cost where required to complete the systems. Provide all wire connections. Major deviations from the design shall be approved by the Architect and Engineer before ordering supplies or starting work.
- Warranty: To obtain final project certificates of occupancy upon completion of the work scope, contractor shall warrant that the work has been completed in compliance with established codes and regulations. Certificate shall be given to project completion.
- Penetrations: Conduits, cables, wiring, etc., which penetrate walls, slabs, masonry, etc. shall do so through pipe sleeves. Penetrations through all assemblies shall have sleeves and sealed outside and inside with caulk or tightly packed with insulation (blanket or foam) to prevent heat loss, infiltration, sound transmission, etc. Penetrations through membranes of fire and/or smoke rated assemblies shall be protected with products listed and labeled to maintain the rating of the assembly. Boxes in rated assemblies shall be installed to be code compliant. Boxes on opposite sides of a rated assembly shall be code compliant (approved by a 24 inch horizontal distance, fireblocking, or protected by putty pads or other approved means or methods.) Equipment or boxes larger than 16 sq.in., a noted exception shall be protected by UL listed products. During bid, estimate and include costs for maintaining assembly ratings. During construction, coordinate with other trades for sealants suppliers. For all penetrations which do not have a standard UL installation detail, arrange for engineering determinations from sealants supplier and install modifications required to match detail. Refer to architectural firestopping specifications for more information.
- Costs: Electrical contractor shall be responsible for all costs associated with the installation of electrical systems including conduit, utility transformer, primary feeders, secondary feeders, trenching and backfilling, etc. Contractor shall coordinate and verify exact utility transformer and service requirements with local utility providing power service. The EC shall provide all materials and labor by utility company.
- Underground Wiring: Underground wiring shall be deeper than the minimum depth required by the NEC and shall include tracer wire. Wiring beneath traffic, fire lanes, and driveways shall be encased in concrete or run within 4" rigid steel sleeves. Wiring beneath building slab shall be a minimum distance of 3'-0" from parallel walls for repair access and not directly under a cabinet.
- Lighting: All lights shall be switched per standard practice, ASHRAE 90.1/90.2 and the model energy code. Areas with more than one entry and exit shall have three or three/four way switching, typical for all spaces unless otherwise noted. All nonresidential areas shall have dimmer switches. Exact switch location to be determined in field with architect's representative. Provide all exit lights in locations and configurations required by the authority having jurisdiction. Service and distribution equipment shall have short circuit capacity of 65,000 AWR unless available fault current is verified with utility and approved by engineer.
- Dwelling Units: All 15A and 20A, 120V receptacles (both new and existing) shall be tamper-resistant and protected by a listed arc-fault interrupting circuit breaker for locations listed in the NEC. All receptacles (both new and existing) at kitchen counter tops and bathroom lavatories shall have ground fault protection for personnel.
- Special Systems: The electrical contractor shall provide conduit and wiring from source to point of use for all low voltage systems including telephone, television, Fire Alarm, Emergency call/Nurse call and security, systems unless noted otherwise.
- Telephone/Data: Telephone and data systems shall use Cat6 wire and RJ45 outlets. All wiring shall be the property of the owner after construction regardless of service supplier used. Coordinate installation with utility in field.
- Fire Alarms: Fire alarm systems shall be addressable and shall be designed and installed in accordance with NFPA 72. See architectural plans for handicap accessible, UFAS and sensory impaired dwelling units and areas and provide strobes in all rooms to show visual alarm indication. Fire alarm system shall be designed by a NICET certified designer and submitted to the AHJ for permit. Submittals shall include battery calculations and installation drawings. Circuit breakers shall be marked in red and provide with a locking device.
- Voltage Drop: All wire sizes throughout contract documents refer to copper wire (industry standard) unless specifically noted as aluminum. Wire size shall be increased to limit voltage drop to 5% total. Unless otherwise noted or contractor calculations submitted and approved, the following copper wire size combinations shall be used:
 - Dwelling unit 100 Amp panel feeder #3 AWG up to 210', #2 AWG up to 255', #1/0 AWG up to 320' (3% drop).
 - Dwelling unit 15 Amp branch circuits #14 AWG up to 30', #12 AWG up to 45', #10 AWG up to 70' (2% drop).
 - Dwelling unit 20 Amp branch circuits #12 AWG up to 60', #10 AWG up to 50', #8 AWG up to 85' (2% drop).
 - House 100 Amp panel feeder #2 AWG up to 160', #1 AWG up to 130', #1/0 AWG up to 160' (1% drop).
 - House 200 Amp panel feeder #3/0 AWG up to 115', #4/0 AWG up to 140', #250 kcmil up to 155' (1% drop).
 - House 15 Amp branch circuits #14 AWG up to 55', #12 AWG up to 90', #10 AWG up to 145' (4% drop).
 - House 20 Amp branch circuits #12 AWG up to 70', #10 AWG up to 105', #8 AWG up to 170' (4% drop).
- Elevator: Elevator hoistway and machine room shall be sprinkled per NFPA11-8.15.8. For each sprinkler head in elevator hoistway and machine room, provide a fire alarm heat detector within 2' of each head to monitor temperatures. Connect heat detector and/or flow switch to activate shunt trip and disconnect power before sprinkler head operates. Smoke detectors shall be provided at lobbies, hoistway and machine room with auxiliary relay to recall elevator and discharge outlets to a safe floor before power is disconnected. Flow switch(es) for the elevator zone(s) shall be installed by the F.E. contractor and wired by the electrical contractor to activate trip shunt trip device(s) upon water flow. The certified Fire Protection and Fire Alarm designers shall verify exact requirements with the AHJ, coordinate each other, submit shop drawings and product data to the AHJ for permit, then submit approved permit drawings to the engineer after submitted and approved. The sprinkler heads, heat detectors, pre-action valve, flow switch and/or shunt trip may be omitted only if authorized in writing by the building AHJ, fire AHJ, elevator AHJ, electrical AHJ, and the Engineer.
- Emergency radio responder system, provide allowance for Emergency radio responder system, system shall include one amplifier, and one base antenna, the system shall also include one DAS antenna per floor. Installation to occur after building emergency radio coverage is measured by the fire marshal. Final installation requirements to be verified by local Fire department.

Abbreviations

IN+	Inches	PC	Plumbing contractor	SPLD	Splitter damper
LBS/LB	Pounds or pound	PRESS	Pressure	SF	Square Feet
MA	Mixed air	PROP	Propelling	Sq.in.	Square inches
MAX	Maximum	RA	Return air	THRD	Threaded
MBH	1000 British thermal units per hour	REQ	Required	TSP	Total static pressure
REC'D	Required	RM	Room	TRP	Typical
MECH	Mechanical	RPM	Revolutions per minute	UH	Unit heater
MFR	Manufacturer	RTU	Room top unit	V	Vent
MH	Manhole	SA	Supply air	W/P	With weather proof
MTG	Mounting	SM	Sheet metal	W	Weather
N/A	Not applicable	SHTMT	Sheet metal thermostat		
NEC	National Electrical Code	STD	Standard		
NTS	Not to scale	STM	Storm		
OA	Outside air	STRUCT	Structural		

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS. NO PART OF THIS DOCUMENT OR ANY INFORMATION HEREIN MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC.

NOTE: ALL DRAWINGS SHALL BE THE SITE AND EXISTING DRAWINGS AND THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL ACCURATELY REFLECT THE AS-BUILT CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

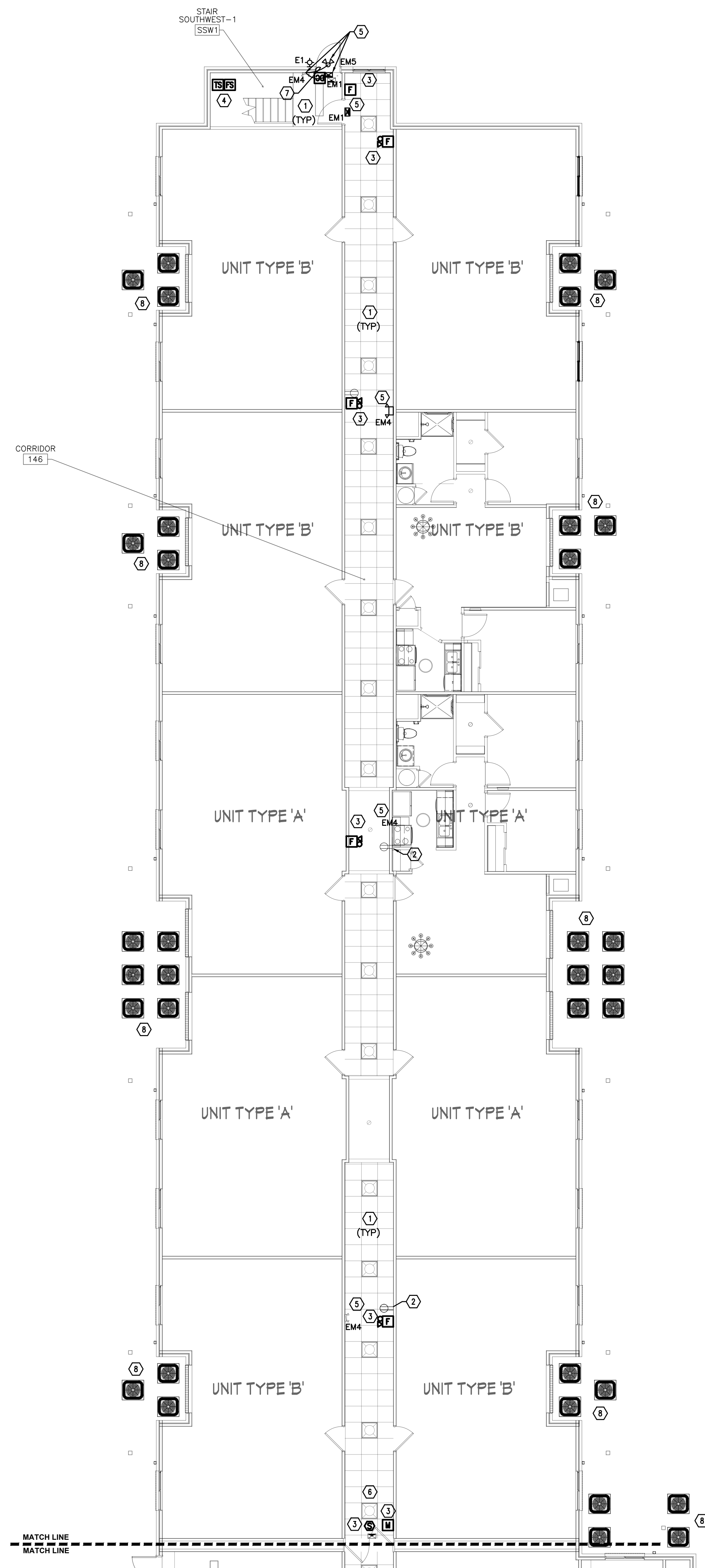
REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001. REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED ON SHEET E-001.

REVISIONS: ALL REVISIONS SHALL BE MADE IN ACC



Indicates new work
Indicates existing to remain

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.
7. Low Voltage wiring for remote head.
8. Relocate disconnect switch for dwelling unit heat pumps, extend wiring from dwelling unit load centers.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

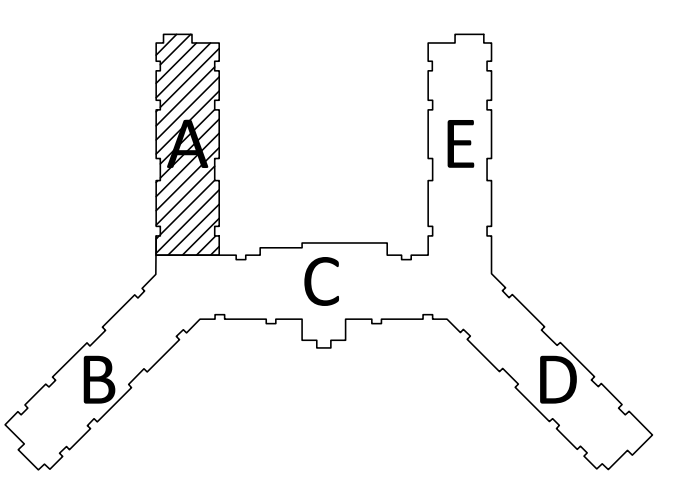
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
FIRST FLOOR
SW PLAN

E101a

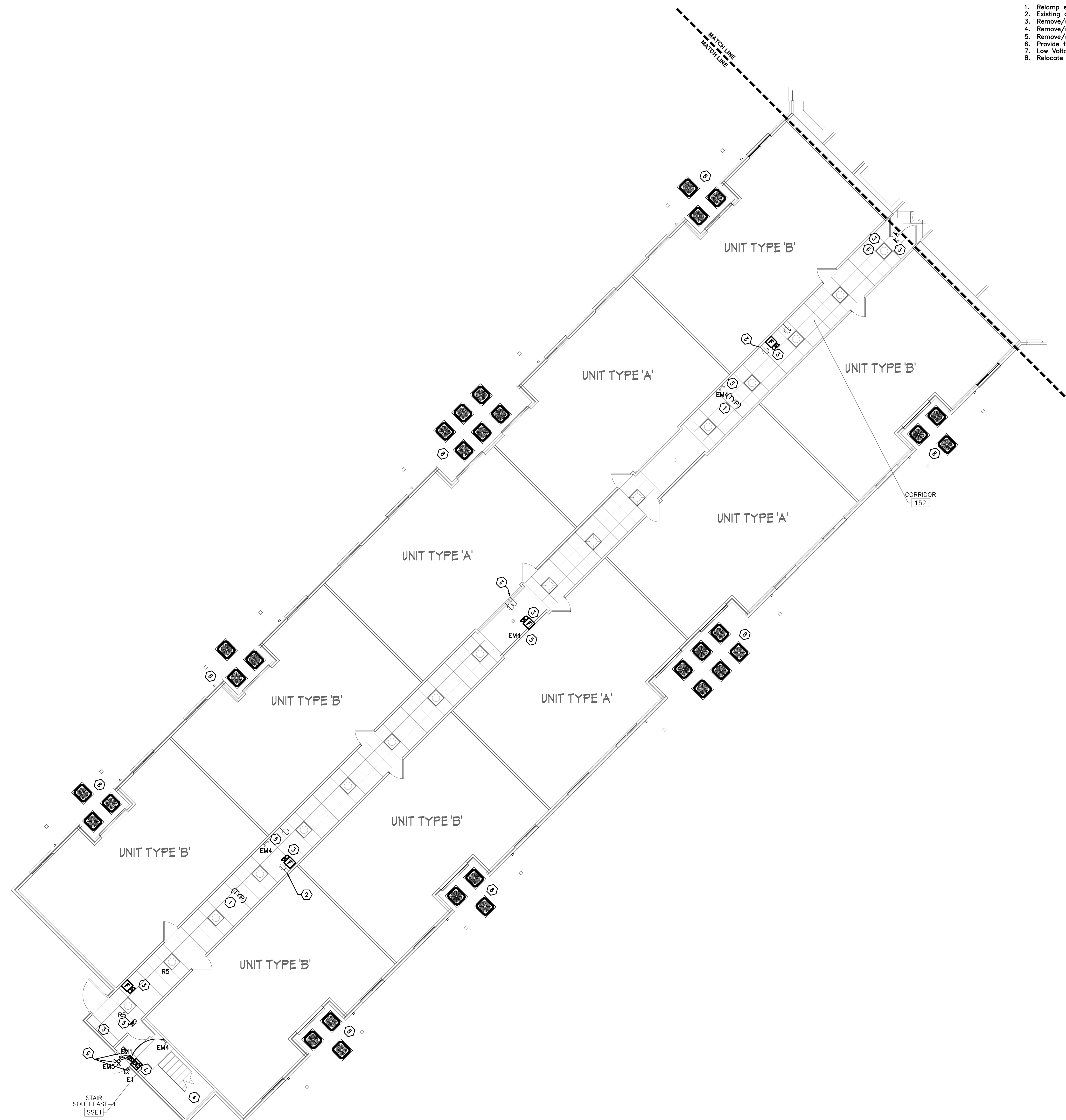


enlarged first floor SW plan
1/8" = 1'-0"

Indicates new work
Indicates existing to remain

Coded Notes

1. Relocate existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/fire switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.
7. Low Voltage wiring for remote head.
8. Relocate disconnect switch for dwelling unit heat pumps, extend wiring from dwelling unit load centers.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

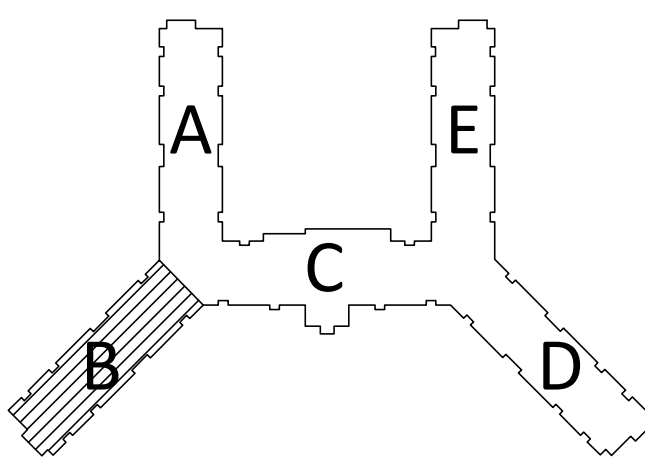
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS SET OF DRAWINGS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) LIABILITY SHALL NOT BE RELEASED OR WAIVED BY ANY MODIFICATION TO THE DRAWINGS AND PROJECT MANUAL.
5. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OF THE DRAWINGS AND PROJECT MANUAL.
6. ARCHITECT LIABILITY INSURANCE POLICY INFORMATION: THE ARCHITECT'S LIABILITY INSURANCE POLICY DOES NOT COVER THE ARCHITECT'S LIABILITY FOR THE DESIGN AND PREPARATION OF THE DRAWINGS AND PROJECT MANUAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND PREPARATION OF THE DRAWINGS AND PROJECT MANUAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND PREPARATION OF THE DRAWINGS AND PROJECT MANUAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND PREPARATION OF THE DRAWINGS AND PROJECT MANUAL.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
FIRST FLOOR
SE PLAN

E101b



enlarged first floor SE plan
1/8"=1'-0"

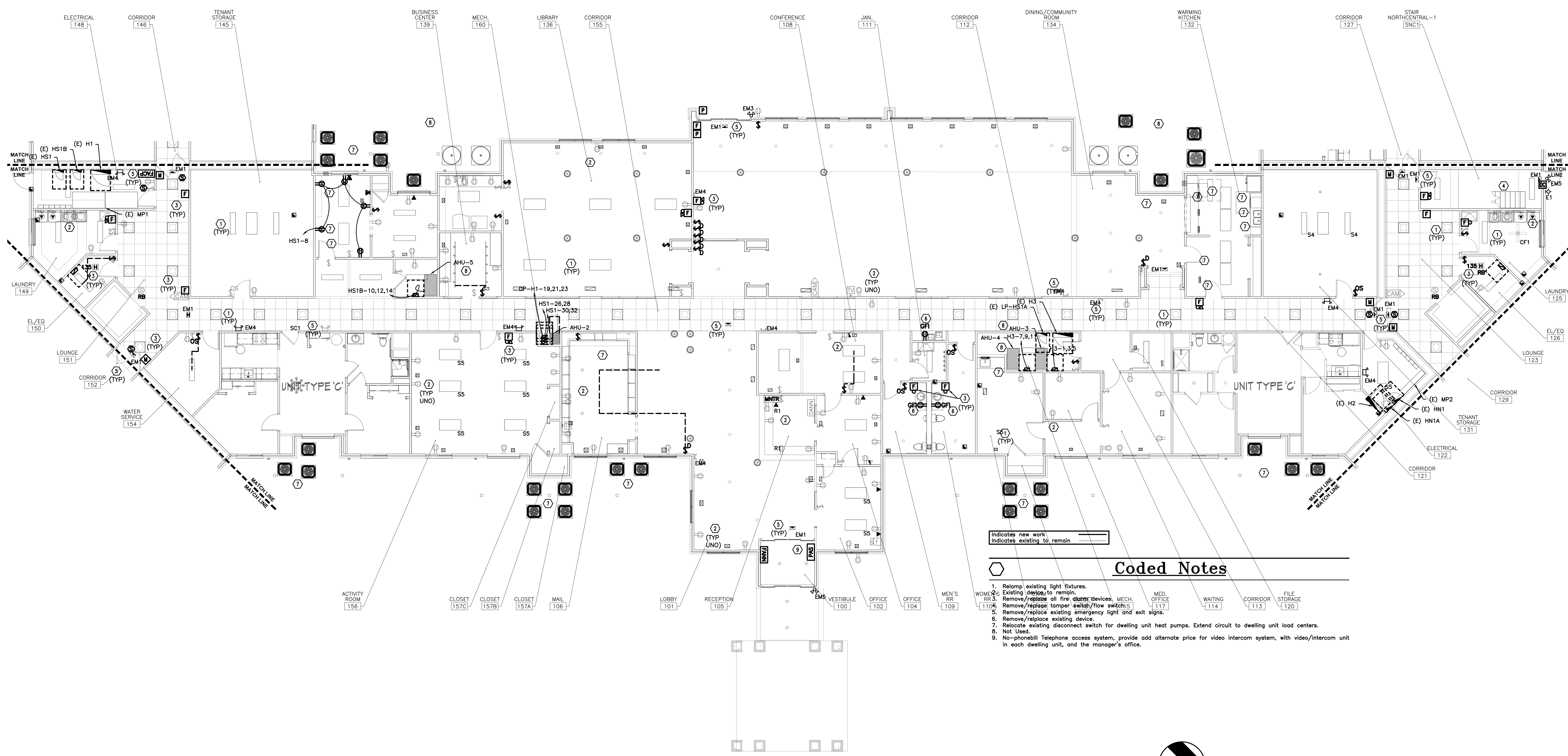
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

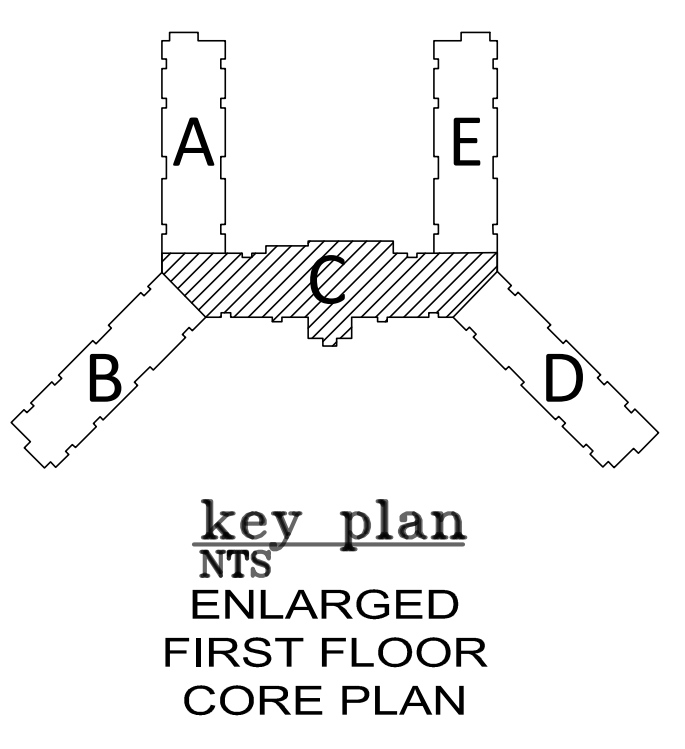
NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
5. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date

- Indicates new work
Indicates existing to remain
- Coded Notes**
1. Relamp existing light fixtures.
 2. Existing devices to remain.
 3. Remove/replace oil fire alarm devices, MECH.
 4. Remove/replace tamper switch/flow switches.
 5. Remove/replace existing emergency light and exit signs.
 6. Remove/replace existing device.
 7. Relocate existing disconnect switch for dwelling unit heat pumps. Extend circuit to dwelling unit load centers.
 8. Not Used.
 9. No-phoneline telephone access system, provide add alternate price for video intercom system, with video/intercom unit in each dwelling unit, and the manager's office.



E101c



enlarged first floor core plan
1/8"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI+ PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

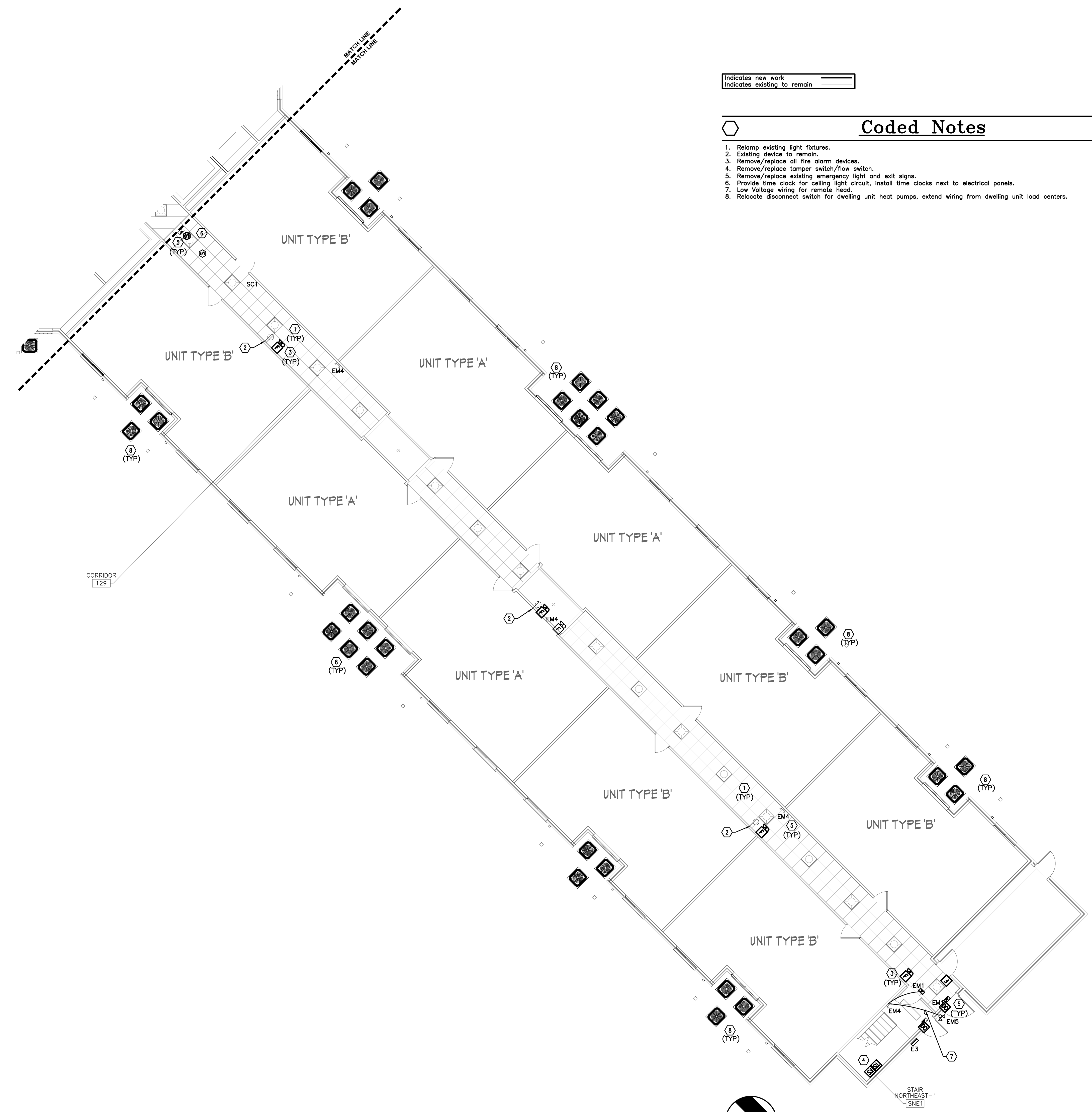
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI+ PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY OR OMISSION, THE CONTRACT DOCUMENTS SHALL NOT BE PRECEDENT TO THE CONTRACT DOCUMENTS.
3. ADDITIONAL SPECIFICATIONS OR INFORMATION ON THE DRAWINGS OR IN THE PROJECT MANUAL SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS OR IN THE PROJECT MANUAL.
5. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS OR IN THE PROJECT MANUAL.
6. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS OR IN THE PROJECT MANUAL.
7. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS OR IN THE PROJECT MANUAL.
8. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE DRAWINGS OR IN THE PROJECT MANUAL.

Indicates new work
Indicates existing to remain

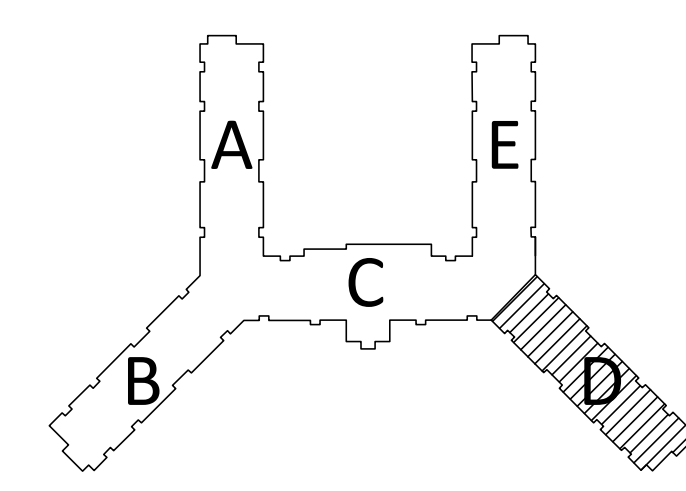
Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.
7. Low Voltage wiring for remote head.
8. Relocate disconnect switch for dwelling unit heat pumps, extend wiring from dwelling unit load centers.



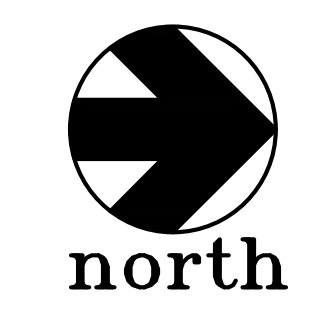
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date

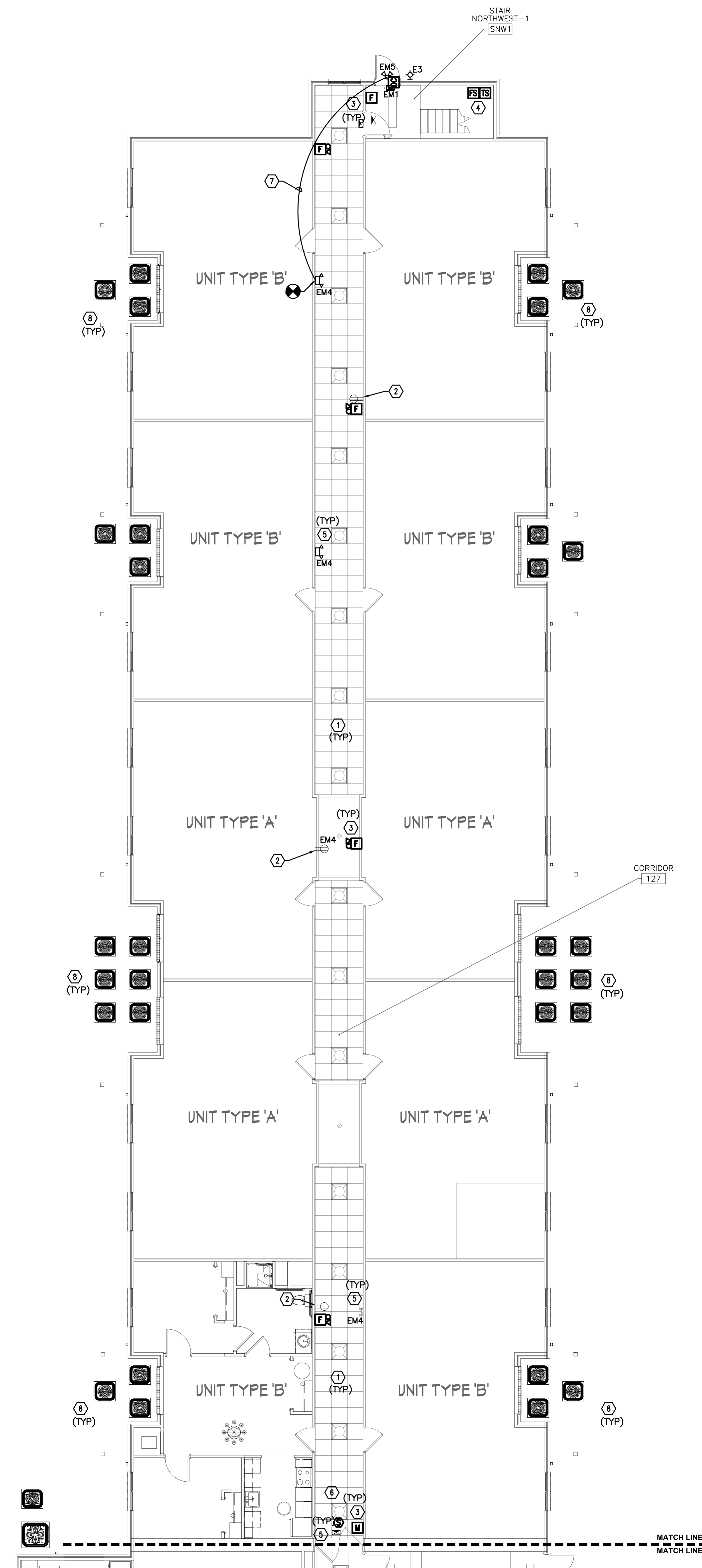


key plan
FIRST FLOOR
NE PLAN

E101d



enlarged first floor NE plan
1/8"=1'-0"



Indicates new work
Indicates existing to remain

Coded Notes

1. Remove/replace existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.
7. Low Voltage wiring for remote head.
8. Relocate disconnect switch for dwelling unit heat pumps, extend wiring from dwelling unit load centers.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

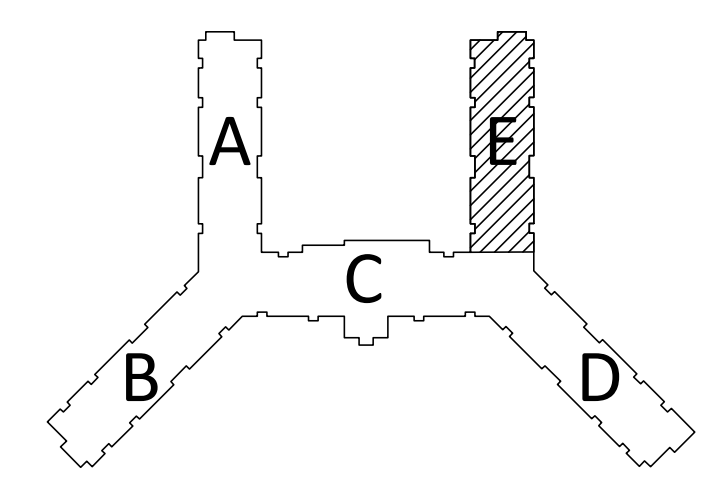
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY OR CONFLICT BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE INTERPRETED AS A CONTRACTOR'S GUIDE TO SEPARATE THE DOCUMENTS FROM EACH OTHER OR TO BE USED AS A BASIS FOR SEPARATE CONTRACTS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

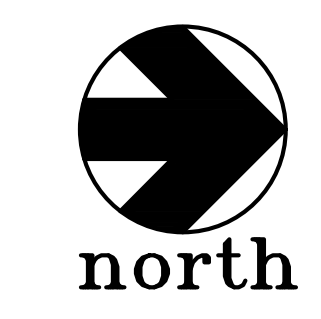
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date

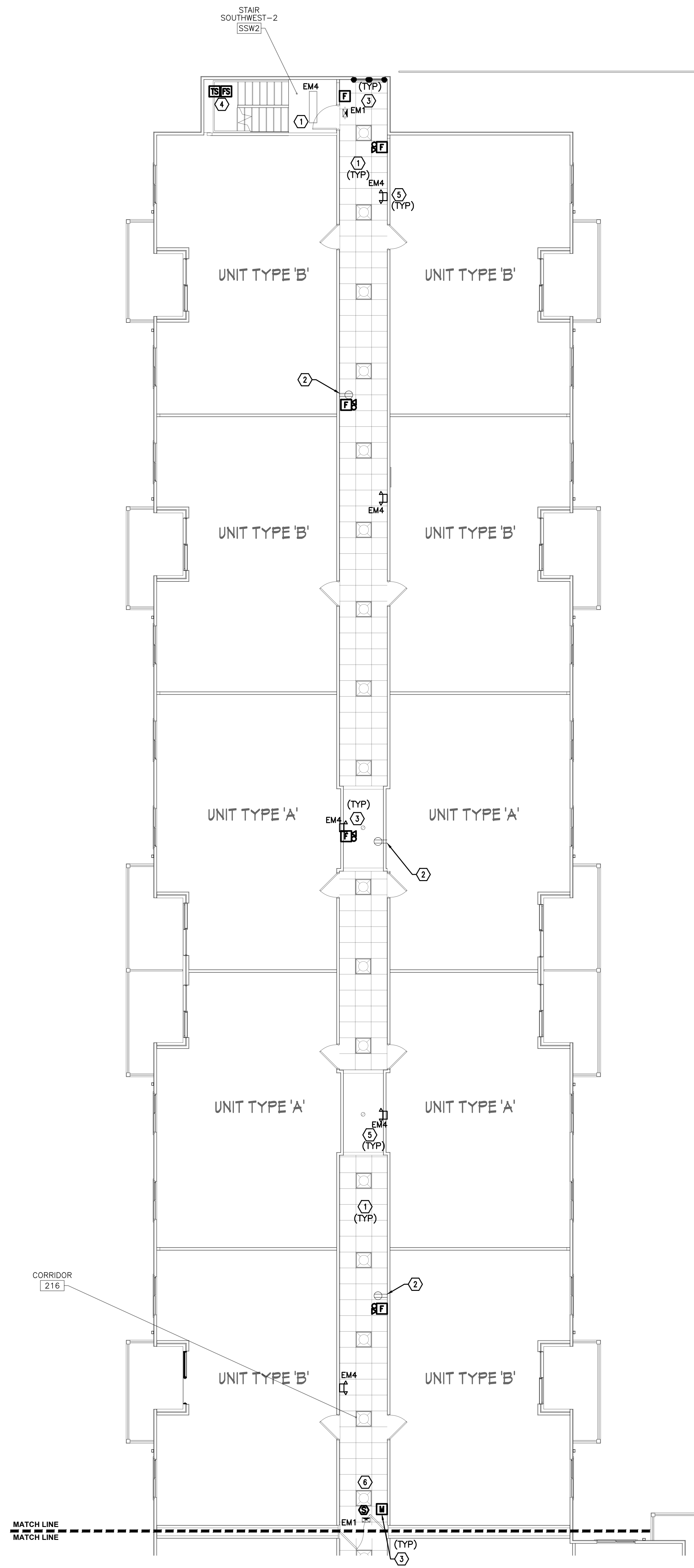


key plan
NTS
ENLARGED
FIRST FLOOR
NW PLAN

E101e



enlarged first floor NW plan
1/8" = 1'-0"



Indicates new work
Indicates existing to remain

Coded Notes

1. Return existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/fire switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. NO PARTS OF THIS DRAWING ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC.

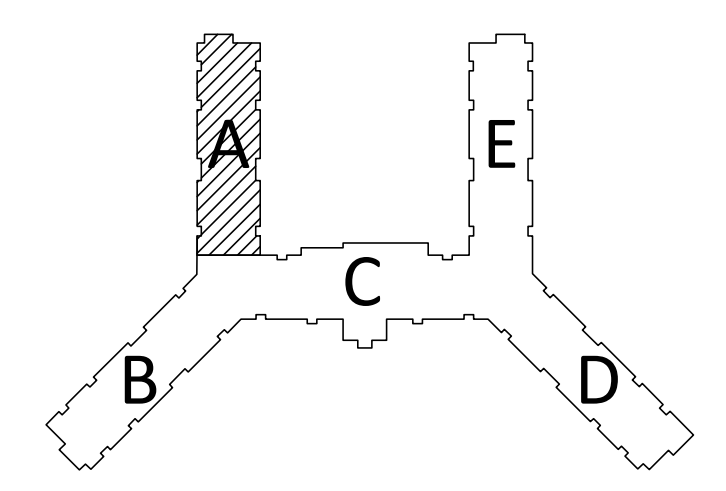
NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT BETWEEN THESE DOCUMENTS, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S OBLIGATION TO PROVIDE PROFESSIONAL SERVICES AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS. THE CONSULTANT SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS THAT ARE THE RESULT OF INFORMATION PROVIDED BY THE CLIENT THAT IS INCOMPLETE, INACCURATE, OR CHANGING.
5. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE CONSULTANT AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS THAT ARE THE RESULT OF INFORMATION PROVIDED BY THE CLIENT THAT IS INCOMPLETE, INACCURATE, OR CHANGING.
6. THE CONSULTANT SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS THAT ARE THE RESULT OF INFORMATION PROVIDED BY THE CLIENT THAT IS INCOMPLETE, INACCURATE, OR CHANGING.

PROGRESS SET

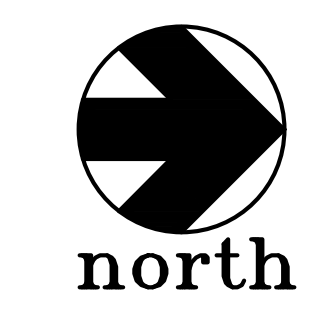
DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
SECOND FLOOR
SW PLAN

E102a

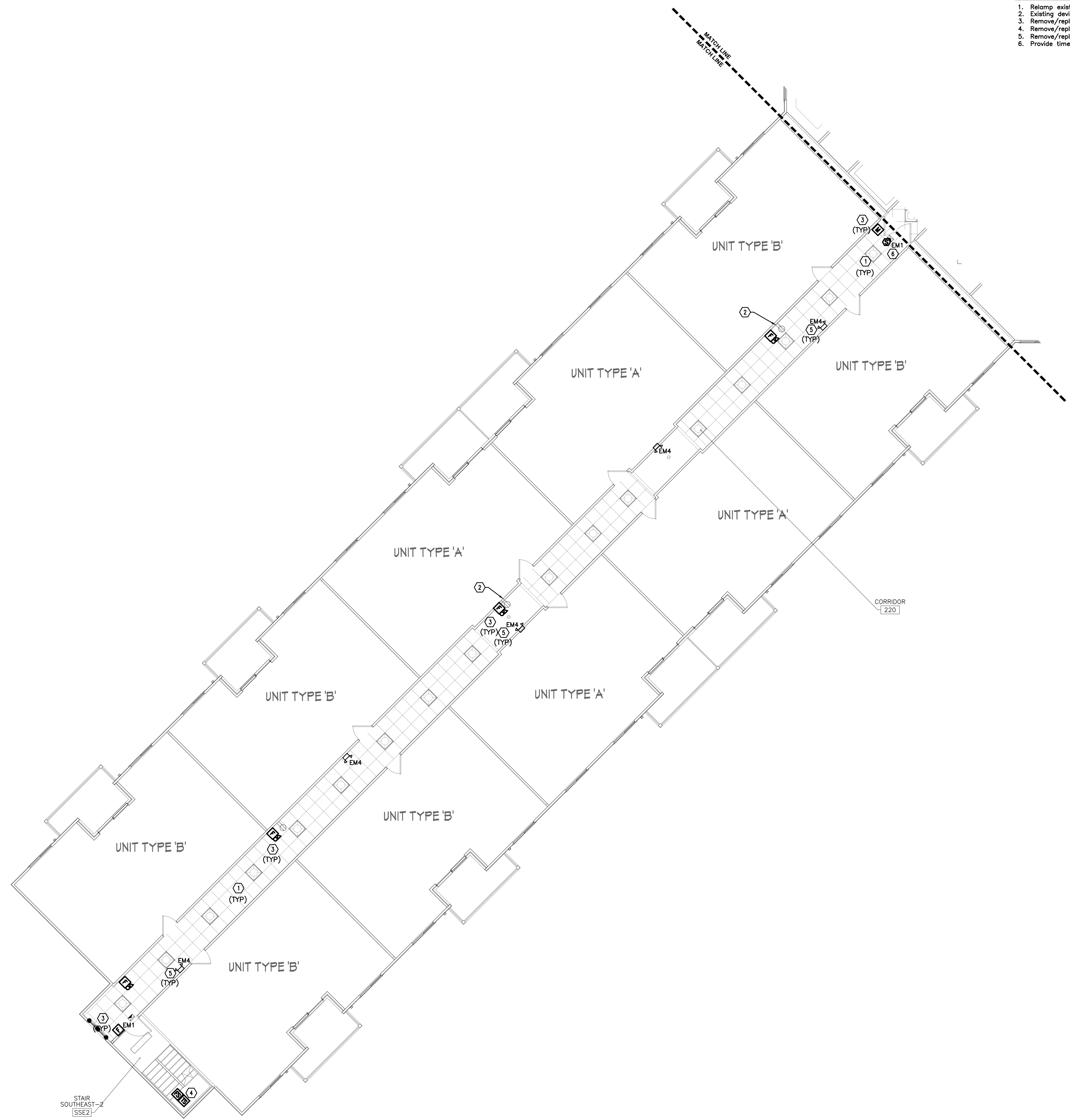


enlarged second floor SW plan
1/8" = 1'-0"

Indicates new work
Indicates existing to remain

Coded Notes

1. Remove existing light fixtures.
2. Existing devices to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

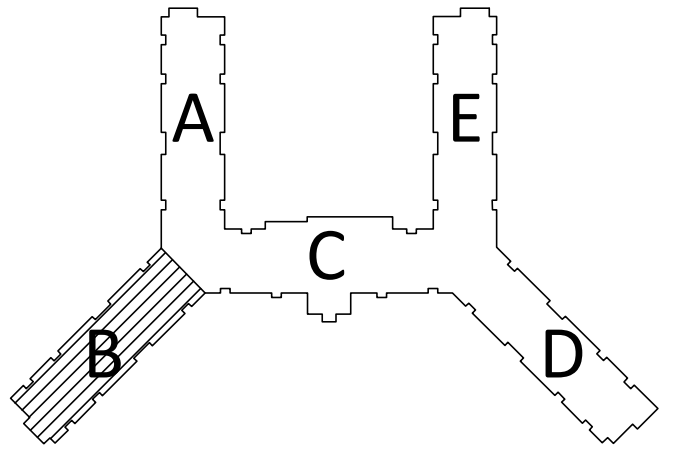
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT AGREES TO HOLD EACH CONSULTANT HARMLESS FROM AND AGAINST THE OTHERS FOR ANY AND ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. ARCHITECT LIABILITY WARRANTIES: THE ARCHITECT'S LIABILITY FOR DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT IF THE ARCHITECT HAS BEEN ADVISED IN WRITING BY THE CLIENT THAT THE ARCHITECT'S DESIGN OR CONSTRUCTION OF THE PROJECT IS NOT TO BE USED FOR THE PROJECT.
6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE PROJECT MANUAL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT IF THE ARCHITECT HAS BEEN ADVISED IN WRITING BY THE CLIENT THAT THE ARCHITECT'S DESIGN OR CONSTRUCTION OF THE PROJECT IS NOT TO BE USED FOR THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
ENLARGED
SECOND FLOOR
SE PLAN

E102b



enlarged second floor SE plan
1/8"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

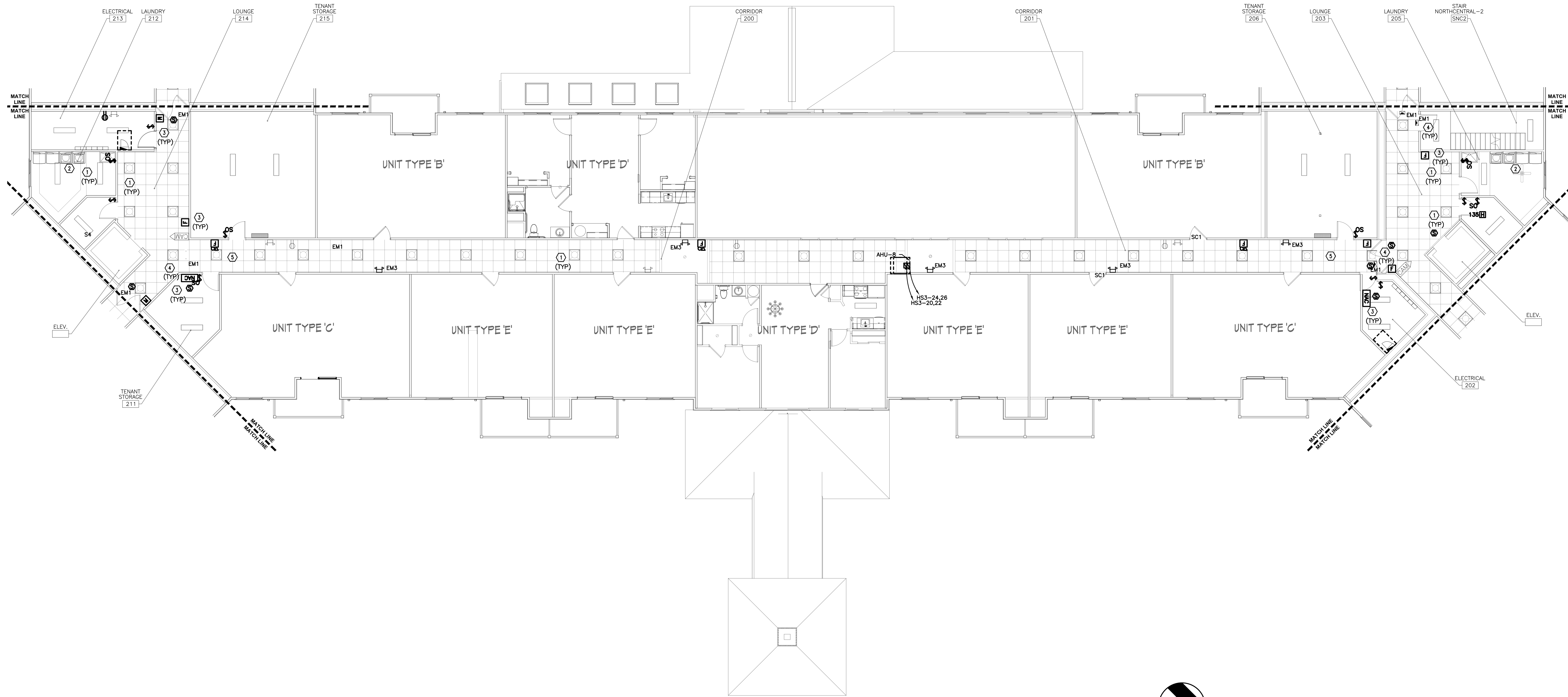
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE, WITHOUT LIMITATION, THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER SPECIALTY SYSTEMS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONSULTANT'S LIABILITY SHALL NOT BE EXTENDED TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY OTHER CONSULTANTS OR TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY THE CLIENT.
6. THE CONSULTANT'S LIABILITY SHALL NOT BE EXTENDED TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY THE CLIENT.
7. THE CONSULTANT'S LIABILITY SHALL NOT BE EXTENDED TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY THE CLIENT.
8. THE CONSULTANT'S LIABILITY SHALL NOT BE EXTENDED TO ANY OTHER PROFESSIONAL SERVICES PROVIDED BY THE CLIENT.

Indicates new work
Indicates existing to remain

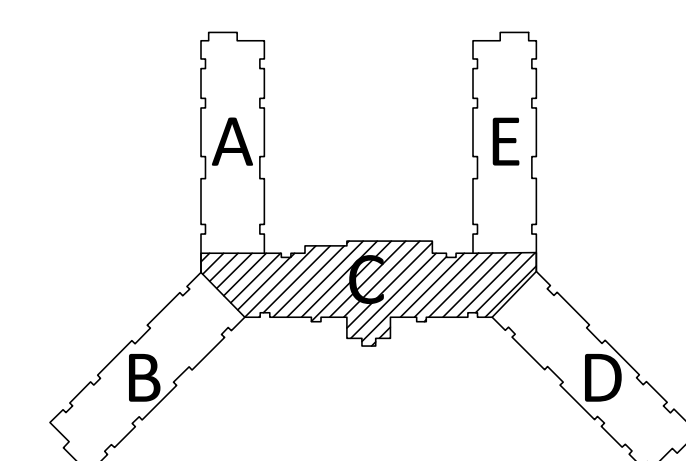
Coded Notes

1. Remove/replace existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace existing emergency light and exit signs.
5. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
SECOND FLOOR
CORE PLAN

E102c

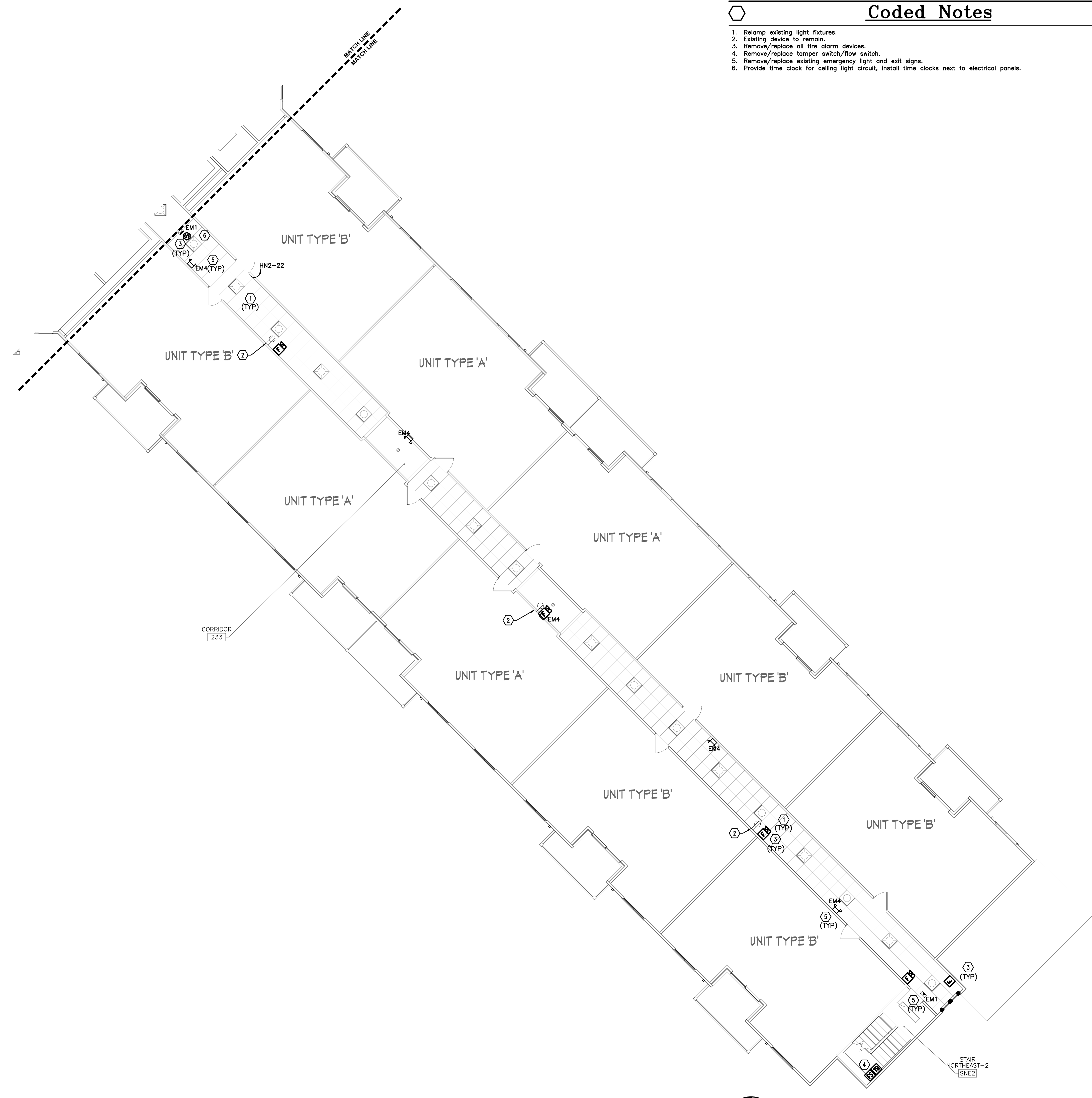


enlarged second floor core plan
1/8"=1'-0"

Indicates new work
 Indicates existing to remain

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.,
 ARCHITECTS AND ENGINEERS.
 ALL RIGHTS RESERVED.

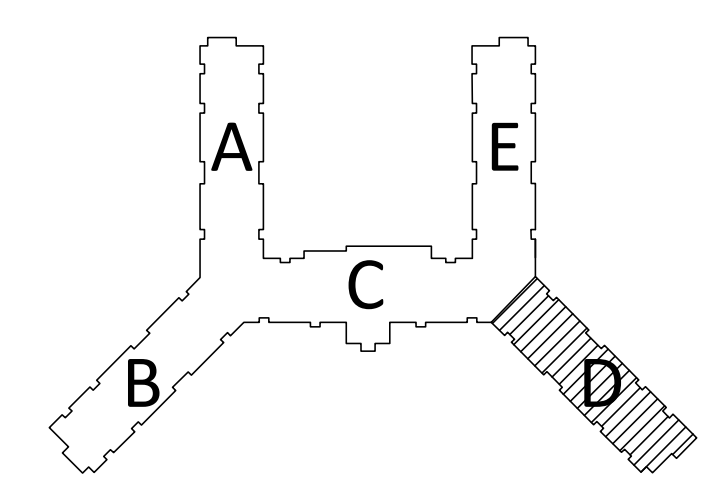
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
 3. THE CONTRACT DOCUMENTS SHALL NOT BE SEPARATED FROM THE CONTRACT OR COPIES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND PERFORMANCE OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
 5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
 6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
 7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
 8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
 9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.
 10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR PERFORMANCE OF THE PROJECT.

PROGRESS SET

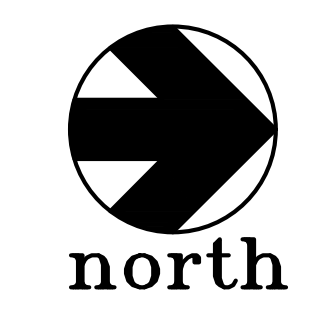
DATE: 10.30.2017
 PROJECT #: 17192

Description	Date

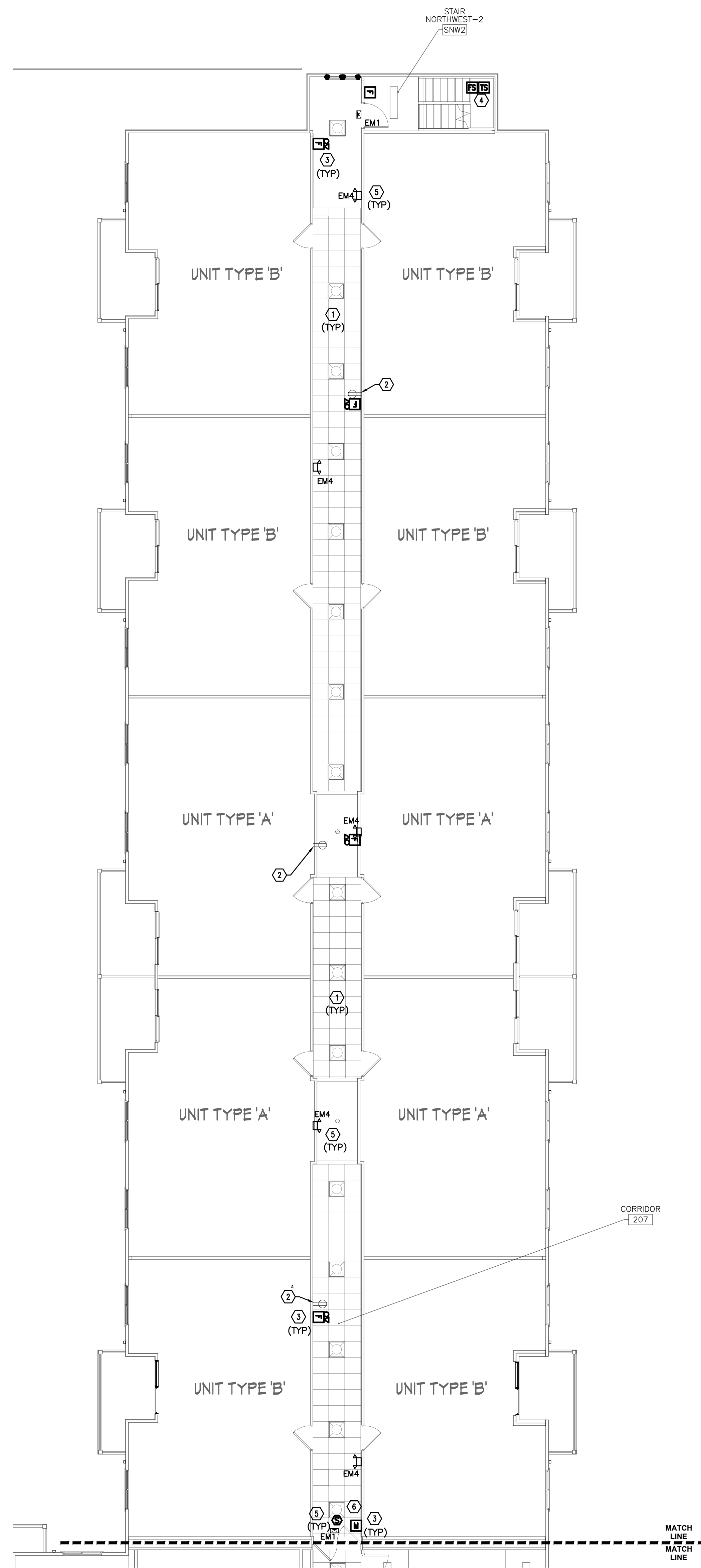


key plan
 ENLARGED
 SECOND FLOOR
 NE PLAN

E102d



enlarged second floor NE plan
 1/8"=1'-0"



Indicates new work
Indicates existing to remain

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

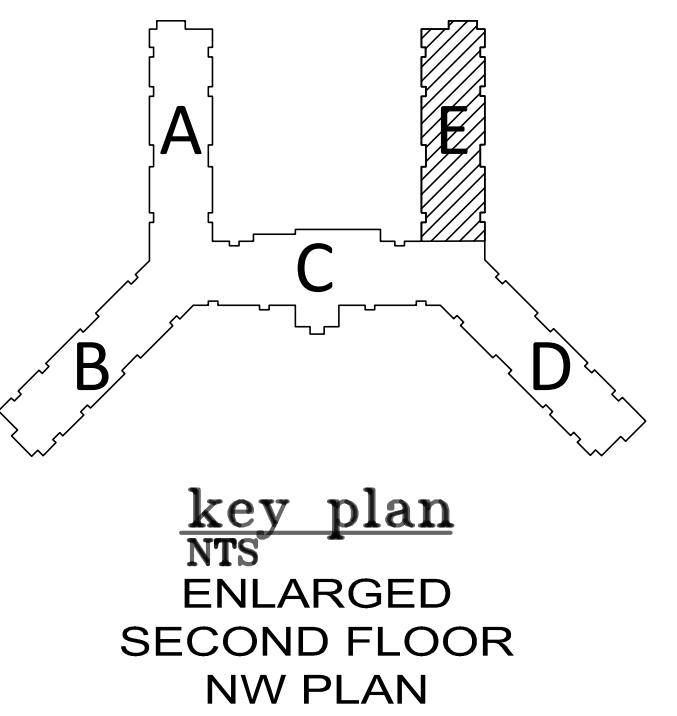
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY OR CONFLICT BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) LIABILITY TO THE CLIENT FOR NEGLIGENCE, BUT NOT FOR OMISSIONS OR FOR DAMAGE TO PERSONS OR PROPERTY.
5. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE PERFORMANCE OF THE CONSULTANTS' OBLIGATIONS UNDER THIS CONTRACT.
6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE PROJECT MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date

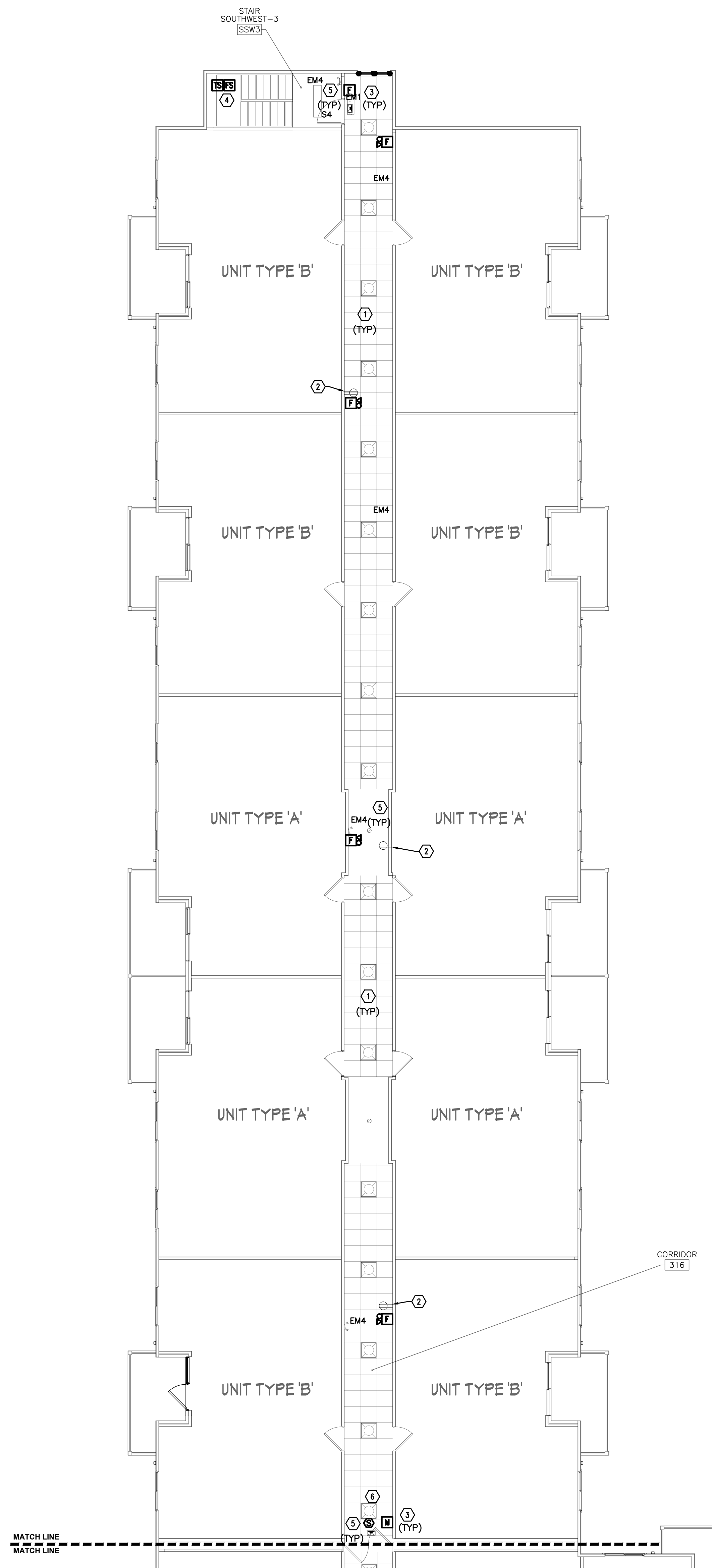


E102e



north

enlarged second floor NW plan
1/8" = 1'-0"



Indicates new work
Indicates existing to remain

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

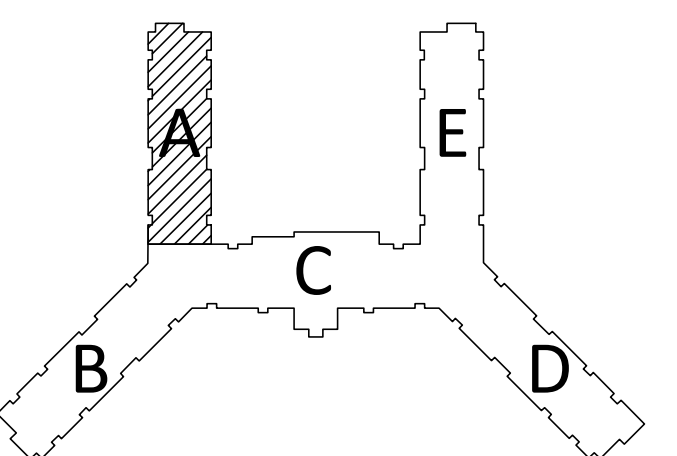
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED TO BE SEPARATED OR MODIFIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
THIRD FLOOR
SW PLAN

E103a



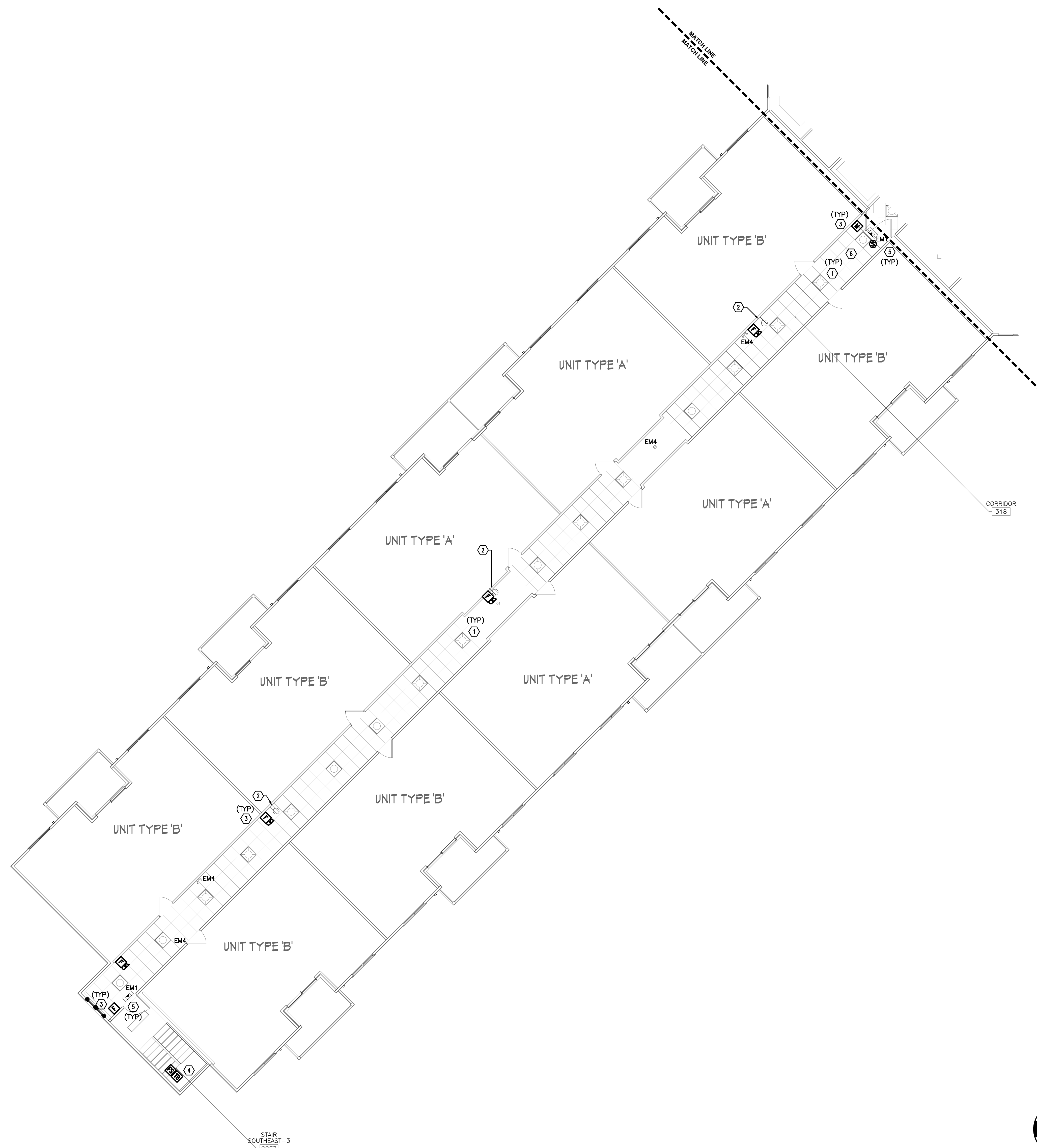
north

enlarged third floor SW plan
1/8" = 1'-0"

Indicates new work
Indicates existing to remain

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

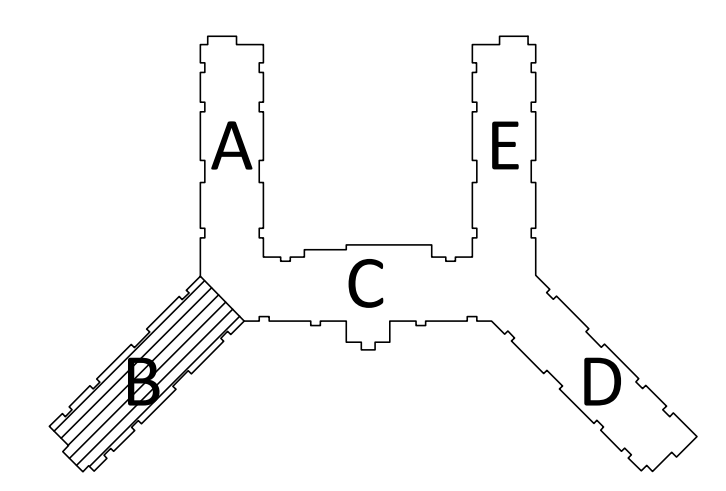
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE SEPARATED FROM THE CONTRACT OR COPIES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD RESPONSIBLE FOR ANY DEFICIENCIES OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD RESPONSIBLE FOR ANY DEFICIENCIES OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE HELD RESPONSIBLE FOR ANY DEFICIENCIES OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

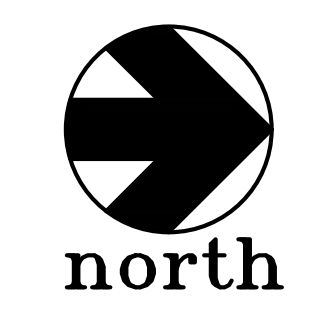
DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
NTS
ENLARGED
THIRD FLOOR
SE PLAN

E103b



enlarged third floor SE plan
1/8"=1'-0"

HOOVER PLACE
APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

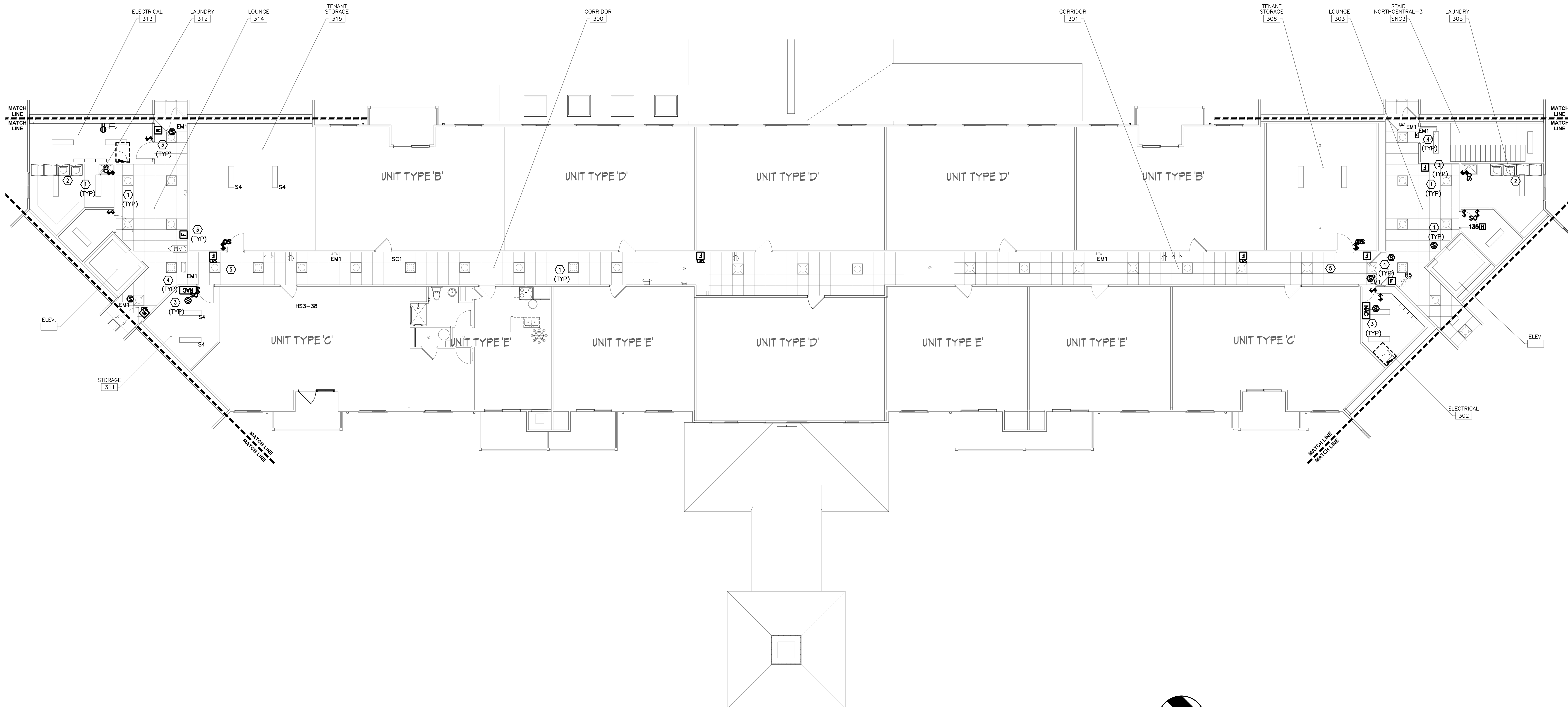
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE SEPARATED FROM THE CONTRACT OR COPIES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

Indicates new work
Indicates existing to remain

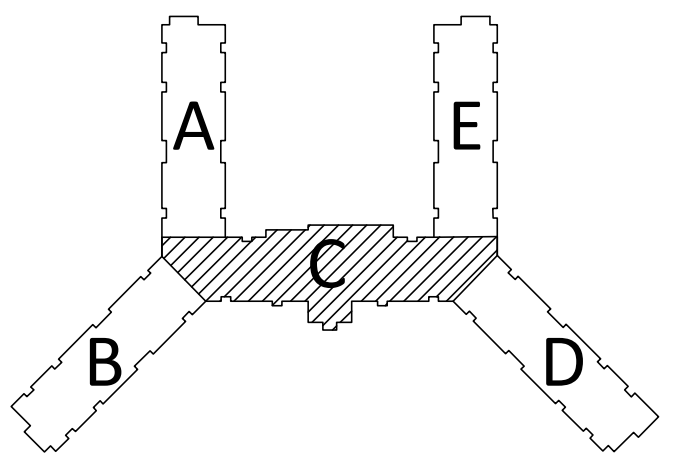
Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace existing emergency light and exit signs.
5. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
THIRD FLOOR
CORE PLAN

E103c



north

enlarged third floor core plan
1/8"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

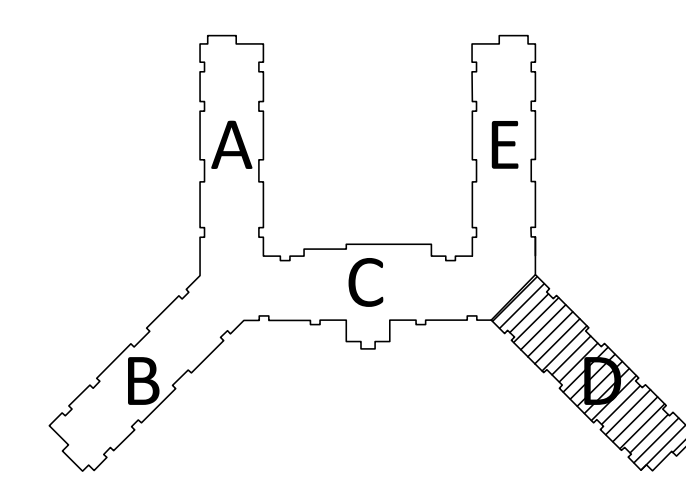
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PRESENTED IF THE CONTRACT DOCUMENTS SEPARATELY OF THE CONTRACT DOCUMENTS CHOOSE TO SEPARATE THE DOCUMENTS FROM THIS PROJECT.
3. ADDITIONAL TO THE GENERAL INFORMATION ON THE DRAWINGS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' OBLIGATION TO DRAWINGS AND INFORMATION RELATIVE TO THE DOCUMENTS OR ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS' PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND INFORMATION WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO HOLD THE CONSULTANT ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OF THE DRAWINGS AND INFORMATION.
4. ARCHITECT WARRANTS AGAINST THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF DRAWINGS OR ALTERED CAD DATA MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE DESIGN AND ARCHITECTURAL OPINION OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
5. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DRAWINGS AND NOT TO BE USED FOR CONSTRUCTION. THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY THE LOCAL CODE REQUIREMENTS AND THE APPLICABLE CODE REQUIREMENTS SHALL BE OBTAINED BY AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY APPROXIMATION WHICH RESULTS CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

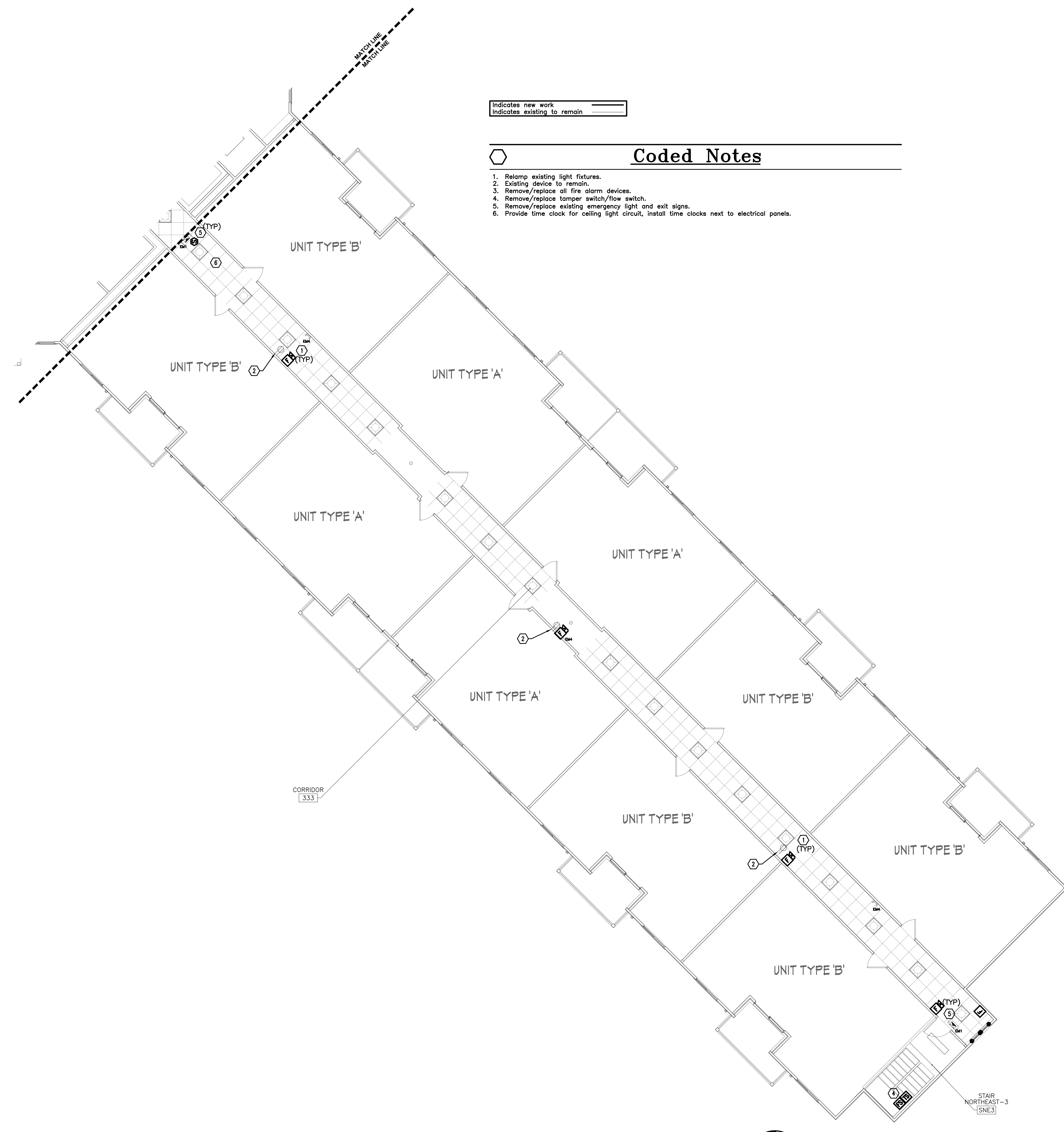
DATE: 10.30.2017
PROJECT #: 17192

Description Date



key plan
UNITS
ENLARGED
THIRD FLOOR
NE PLAN

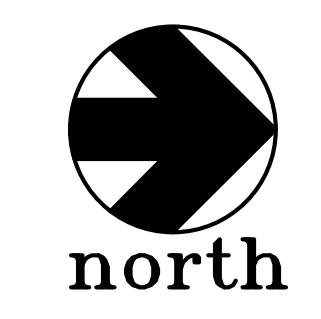
E103d



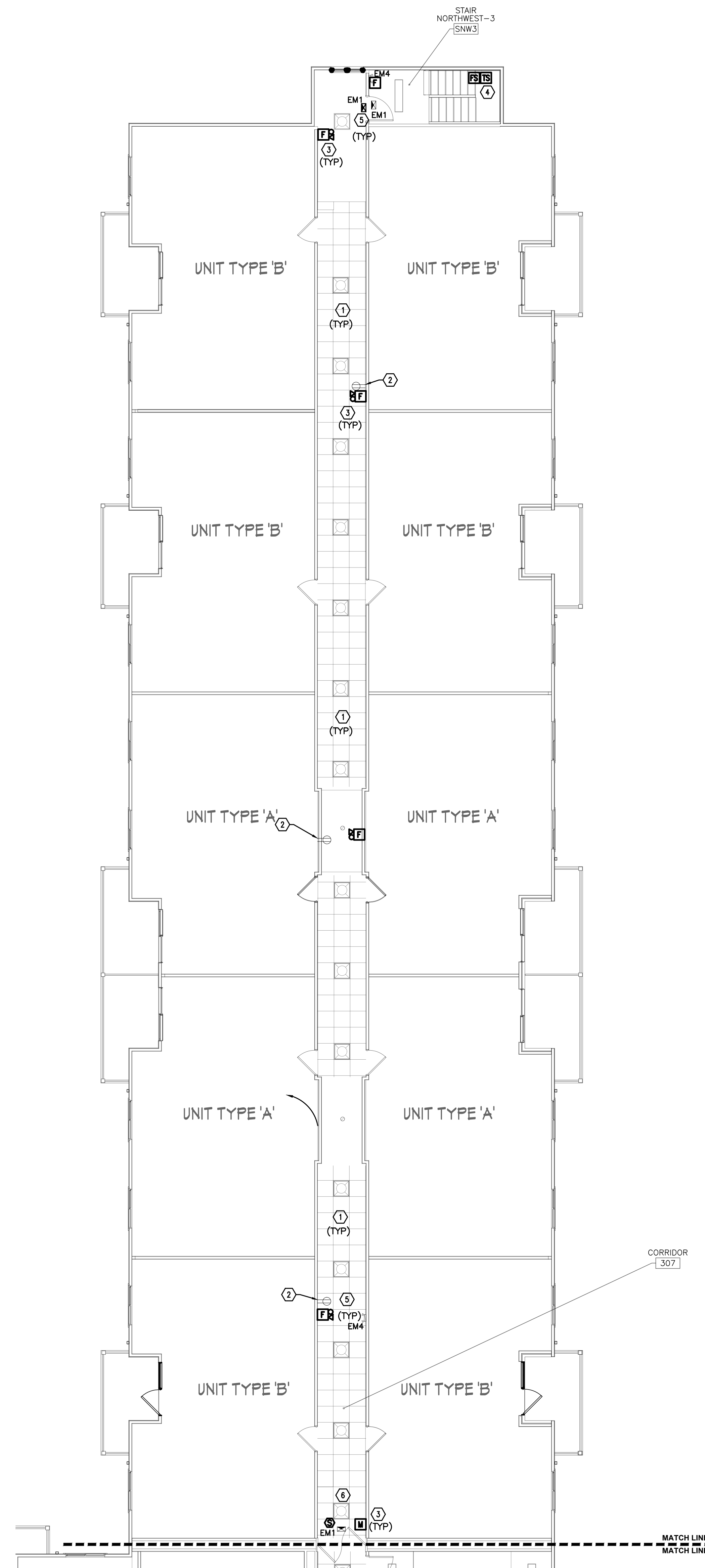
Indicates new work
Indicates existing to remain

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/fire switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.



enlarged third floor NE plan
1/8"=1'-0"



Indicates new work
Indicates existing to remain

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/fire switch.
5. Remove/replace existing emergency light and exit signs.
6. Provide time clock for ceiling light circuit, install time clocks next to electrical panels.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

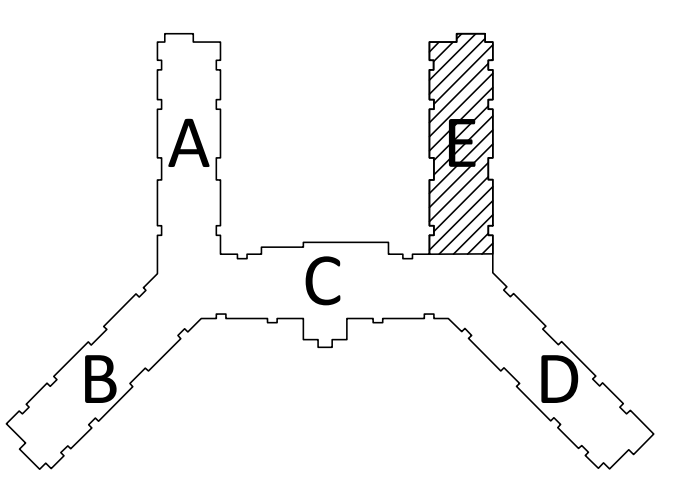
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) DISCRETION IN ELECTING TO PROVIDE AS INSTRUMENTS OF SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY INSTRUMENTATION TO THE DRAWINGS AND INSTRUMENTS OF SERVICE WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO HOLD AN ADVISORY RELATIONSHIP WITH BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND TO HOLD THE CONSULTANT ARCHITECT AND BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS HARMLESS FROM AND AGAINST ALL LIABILITY ARISING OUT OF THE INSTRUMENTATION OF THE DRAWINGS AND INSTRUMENTS OF SERVICE.
5. ARCHITECT LIABILITY WARRANTIES AND/OR WARRANTIES OF DATA CONTAINED HEREIN MAY BE VOID OR LIMITED BY FEDERAL OR STATE LAWS OR REGULATIONS. THE ARCHITECT'S LIABILITY WARRANTIES AND/OR WARRANTIES OF DATA CONTAINED HEREIN MAY BE VOID OR LIMITED BY FEDERAL OR STATE LAWS OR REGULATIONS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND NOT CONTRACTS. THE ARCHITECT'S LIABILITY WARRANTIES AND/OR WARRANTIES OF DATA CONTAINED HEREIN MAY BE VOID OR LIMITED BY FEDERAL OR STATE LAWS OR REGULATIONS. THE ARCHITECT'S LIABILITY WARRANTIES AND/OR WARRANTIES OF DATA CONTAINED HEREIN MAY BE VOID OR LIMITED BY FEDERAL OR STATE LAWS OR REGULATIONS.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
N.T.S.
ENLARGED
THIRD FLOOR
NW PLAN

E103e



enlarged third floor NW plan
1/8" = 1'-0"

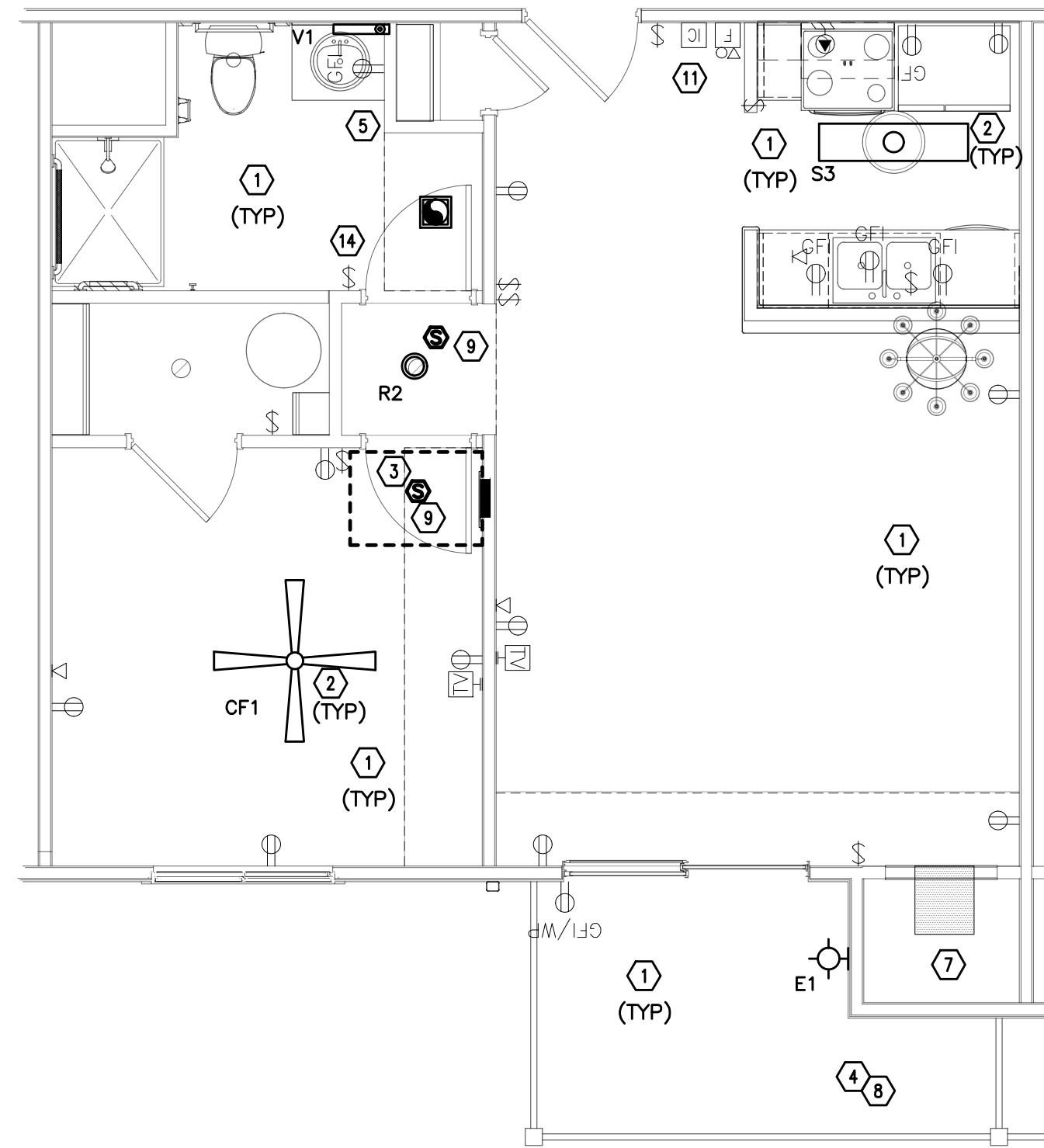
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

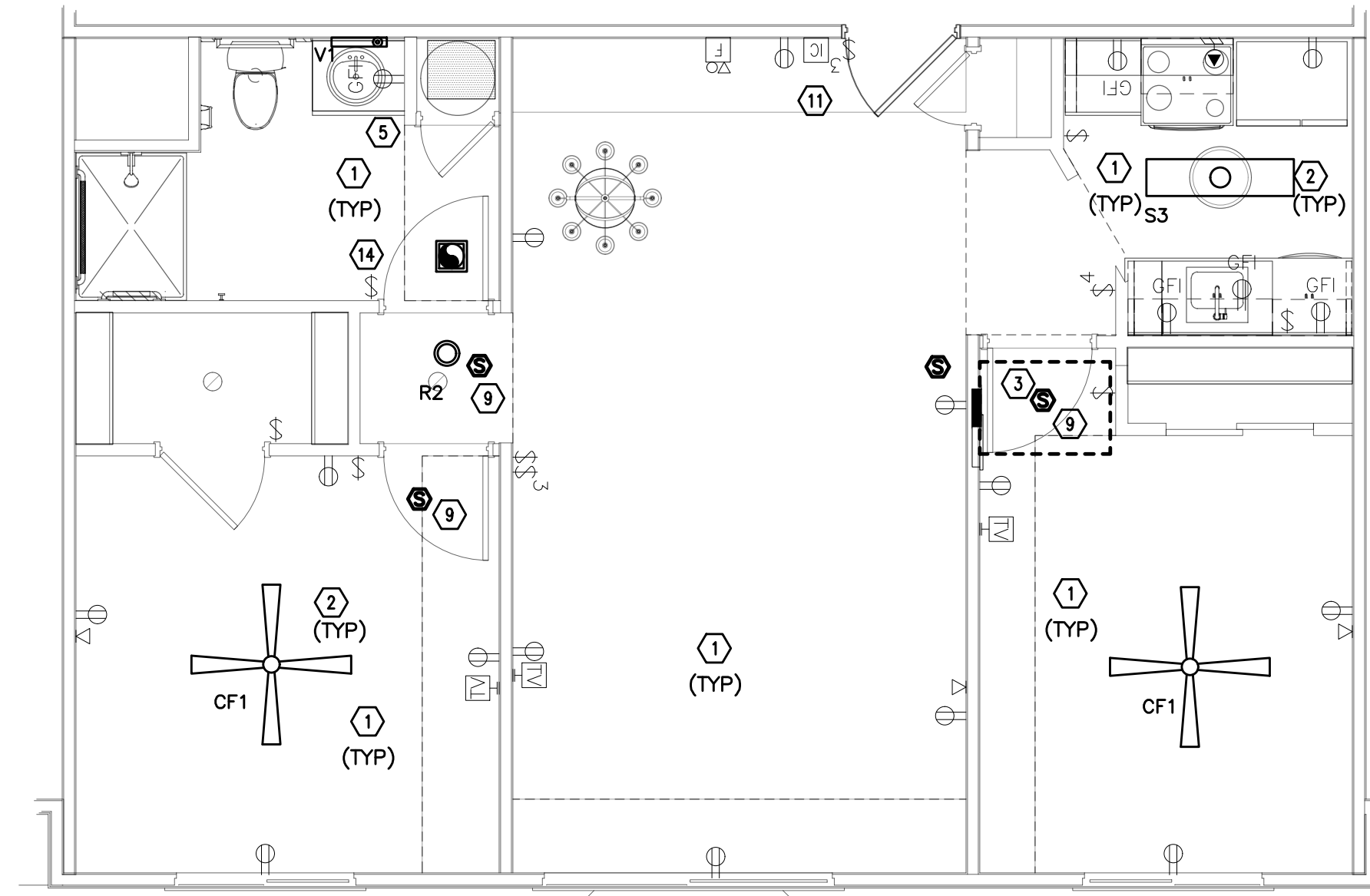
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

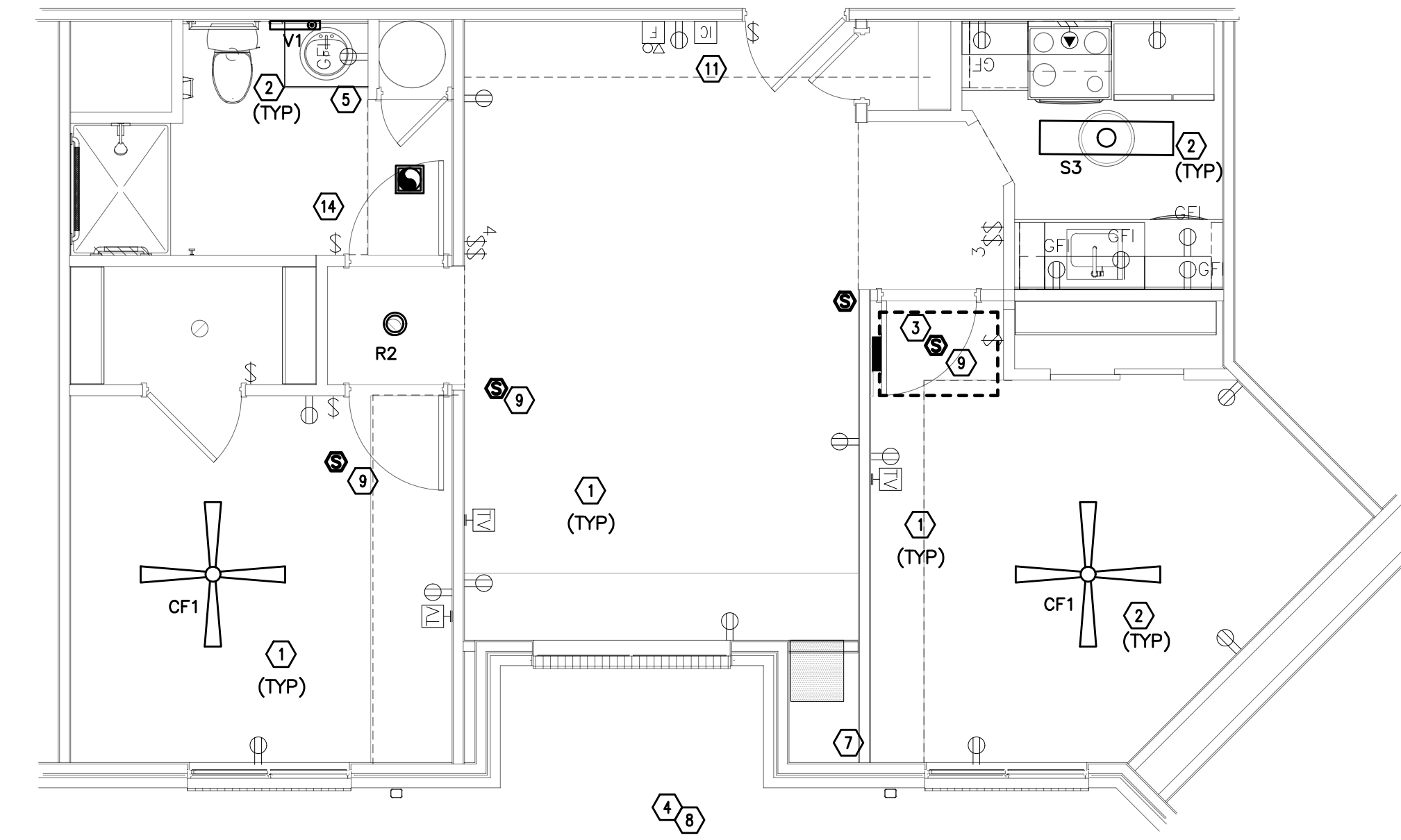
NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL NOT BE PERMITTED BY THE ARCHITECT TO OBTAIN INFORMATION FROM ANY SOURCE OTHER THAN THE CONTRACT DOCUMENTS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE QUALITY OF THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO ANY OTHER PARTY.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
11. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
12. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
13. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.
14. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THE DRAWINGS.



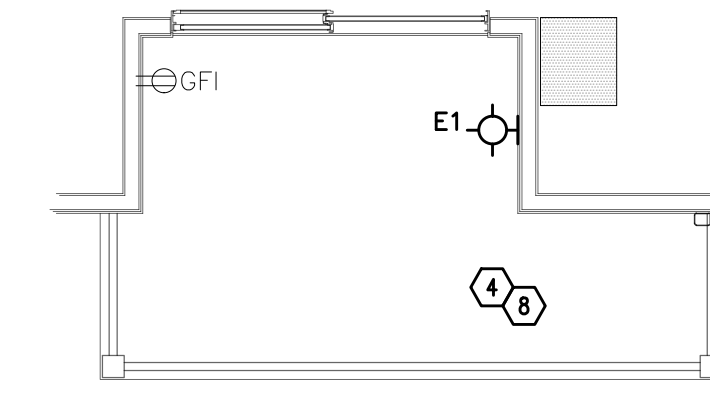
enlarged unit E ANSI 'B'
1/4"=1'-0"



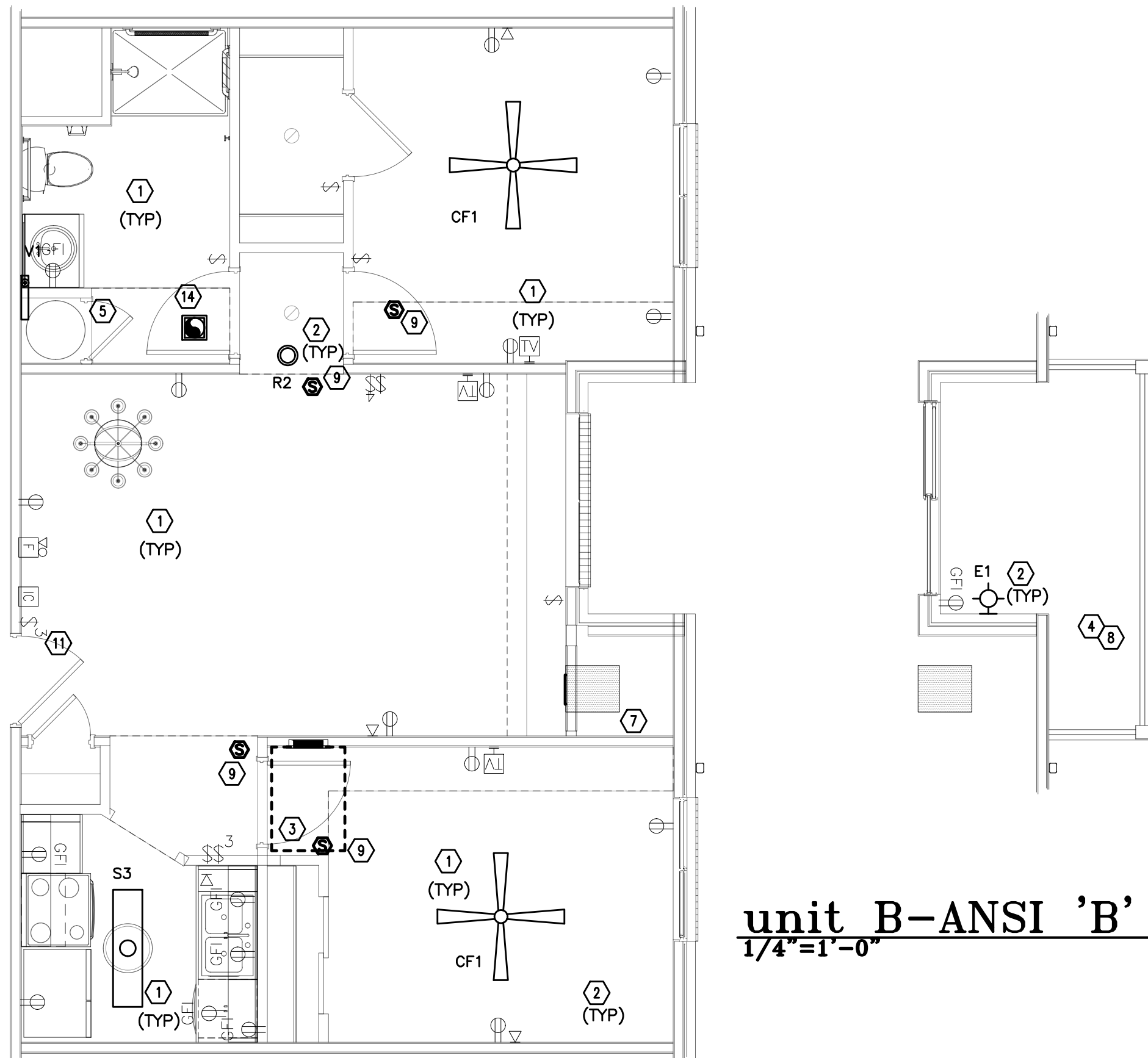
enlarged unit plan D ANSI 'B'
1/4"=1'-0"



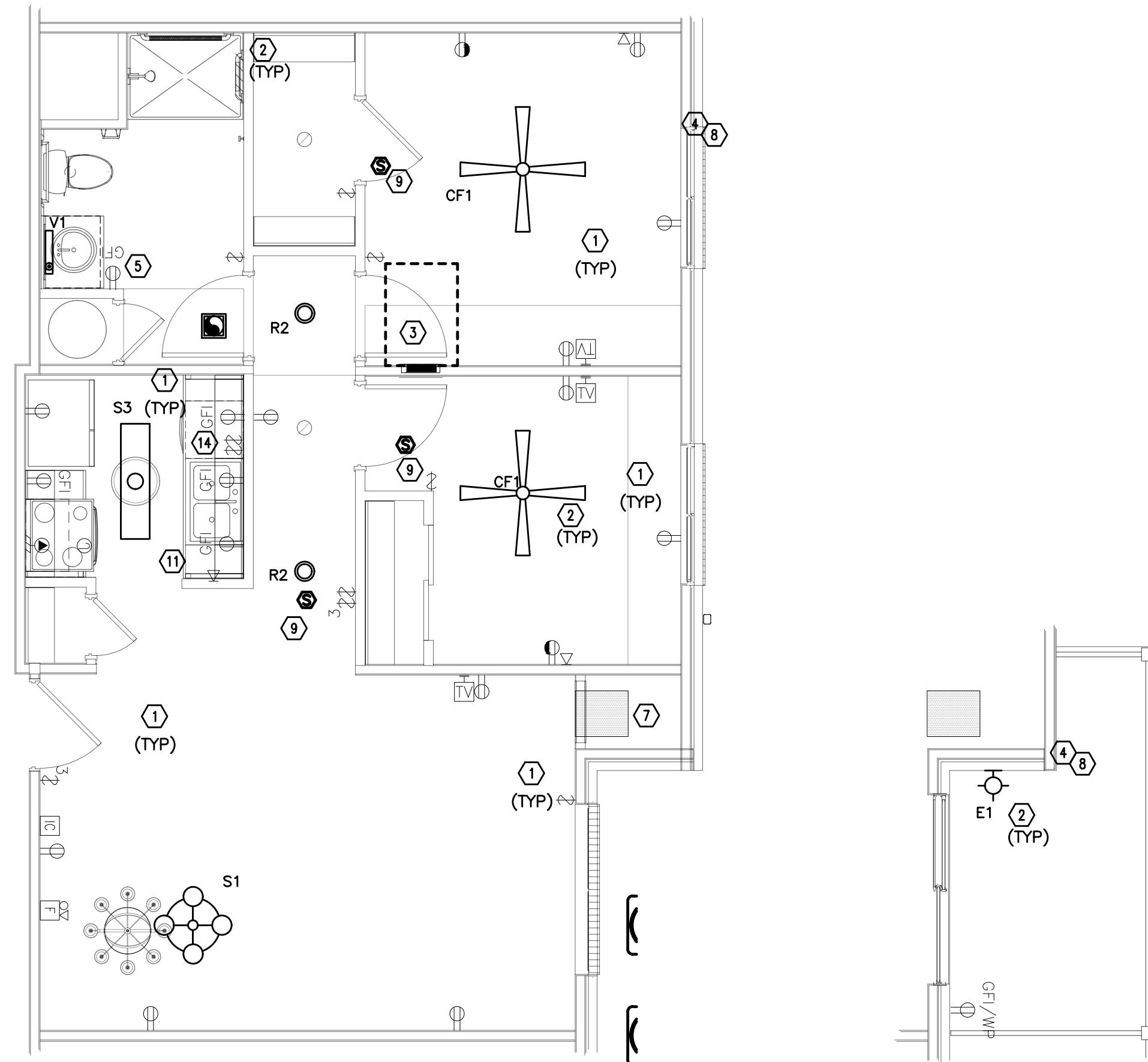
enlarged unit plan C ANSI 'B'
1/4"=1'-0"



unit C-ANSI 'B' balcony
1/4"=1'-0"



enlarged unit plan B ANSI 'B'
1/4"=1'-0"



enlarged unit plan A ANSI 'B'
1/4"=1'-0"

unit A-ANSI 'B' balcony
1/4"=1'-0"

Indicates existing to remain
Indicates demolition work

Coded Notes

- Existing device locations, remove/replace devices with tamper resistant receptacles and rocker switches. Remove/replace all 15 and 20 Amp breakers with AFCI breakers.
- Provide new light fixture as scheduled, reuse existing power and switching circuit.
- Existing load center to remain remove/replace all 15 and 20 amp breakers (except the restroom) with arc-fault breakers.
- Exterior HVAC unit, remove disconnect switch, extend to new location on grade, see electrical first floor plans and mechanical plans for equipment locations, coordinate with M.C.
- Restroom GFI receptacle: 120V, 1ø. Provide a GFI receptacle complying with NEC section 210.52(D). Verify location of mounting with architect's representative in field, coordinate with mirror, and/or medicine cabinet, and grab bars and/or towel racks.
- Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backplash.
- HVAC Indoor Unit: 208V, 1ø. Provide a 30A/2P non-fused disconnect switch at unit. Verify size/overcurrent protection, and coordinate exact requirements/location in field with M.C. and actual equipment prior to rough in. Equipment provided by M.C. Provide new 25 Amp breaker in unit load center.
- Condensing Unit: 208V, 1ø. Provide a 30A/2P fusible disconnect switch (NEMA 3R) near unit with flexible liquidtight conduit to unit for final connection. Verify size/overcurrent protection, and coordinate exact requirements/location in field with M.C. and actual equipment prior to rough in. Equipment provided by M.C. Provide new 20 Amp 2 pole breaker in dwelling unit load center.
- Smoke detectors: 120V, 1ø. Smoke detectors shall be run from lighting circuit with lock on clip. Smoke detectors shall be tandem wired for simultaneous annunciation. All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.
- System Smoke Detector with sounder base: dwelling unit smoke detectors shall cause Fire Alarm panel to go into a supervisory/trouble mode, detector shall not cause system to go into alarm. Detector shall also cause Horn/Strobe devices within the dwelling unit to go into alarm mode. All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.
- Telephone handset: Provide Clarity products handset model #C200 in all dwelling units, for use with phone access system. Wall mount phone over telephone outlet. Provide deduct alternate price for video intercom station.
- Sensory impaired devices: HC accessible and sensory impaired (SI) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room), smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architect's field representative before work begins.
- Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backplash, plumbing, and other trades. Where mounting in cabinet or ontop, protect surfaces from damage - cost for damage shall be borne by the contractor.
- Connect exhaust fan to light switching in restroom.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date

ENLARGED UNIT PLANS

E301

Sensory Impaired and HC unit requirements								
	Smoke Detector Type	Carbon Monoxide Detector Type	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Telephone access/ video intercom	Doorbell Strobe	Counter receptacle Accessible in backplash
Typical Unit	Hardwired	Hardwired	Bedroom			Required		Mounted 42.5"
Sensory Impaired	System	System	Restroom/Living Room	Bedroom	Bedroom	Required with strobe	Living Room/Bedroom	Accessible in backplash
Handicapped	System	System	Restroom/Living Room	Bedroom	Bedroom	Required with strobe	Living Room/Bedroom	Accessible in backplash

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.

2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL NOT BE PRESENTED BY THE CONTRACTOR TO BE OPENED OR SEPARATED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY.

3. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AS INSTRUMENTS OF SERVICE. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT. THE CLIENT AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.

4. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

5. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED AS SUCH. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

6. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

7. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

8. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

9. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

10. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

11. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

12. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

13. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

14. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

15. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

16. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

17. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

18. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

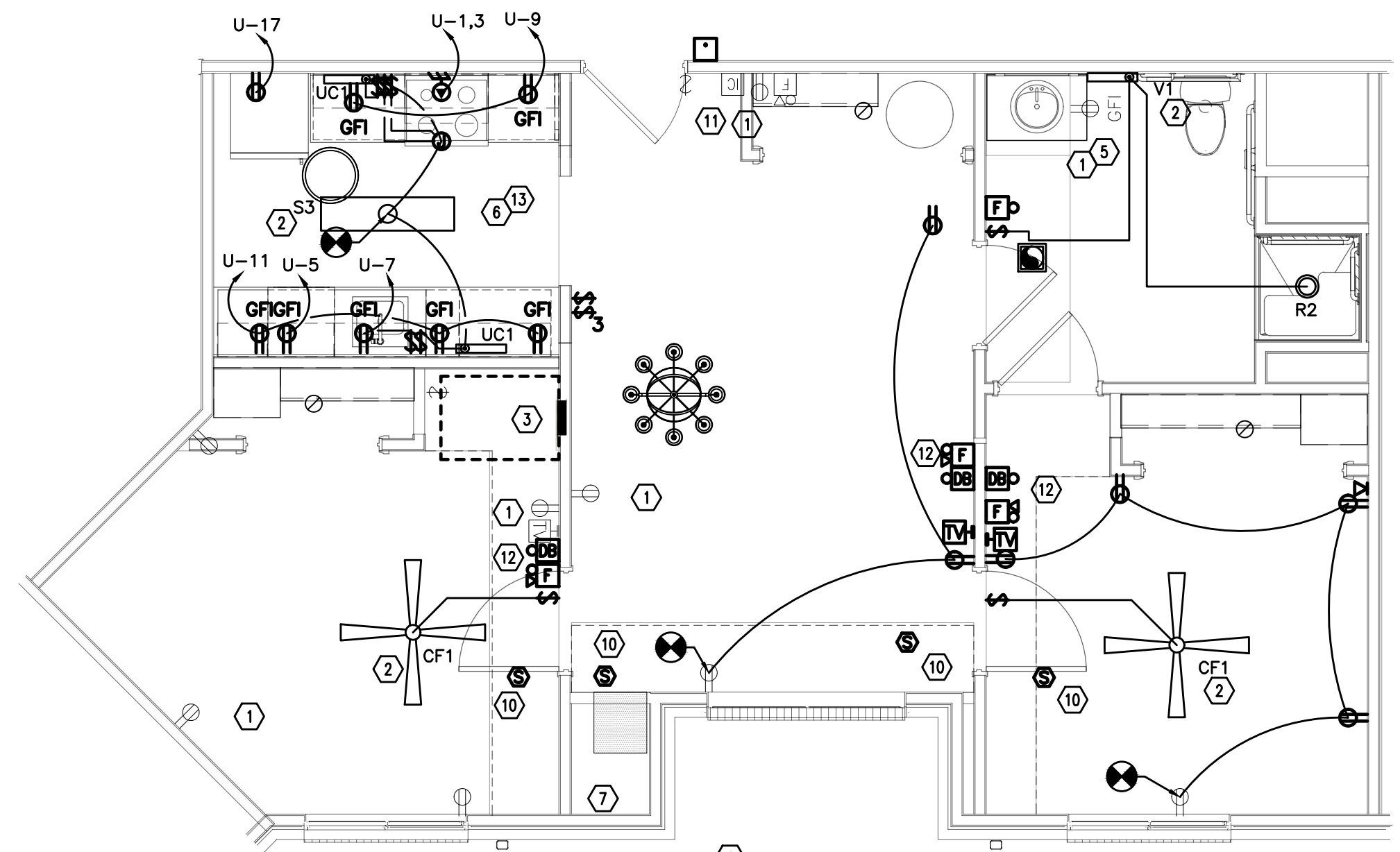
19. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

20. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

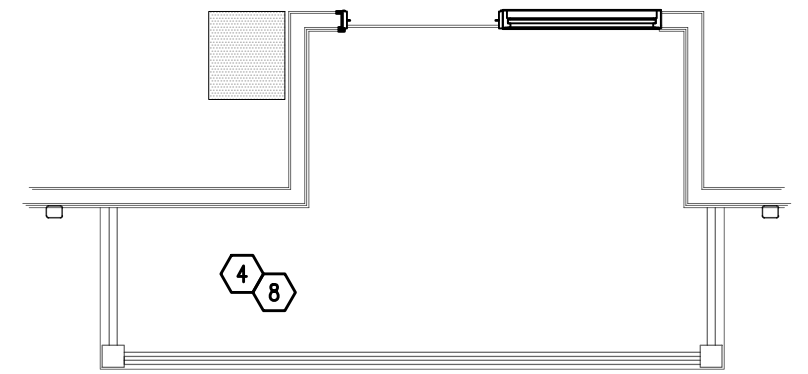
21. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

22. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.

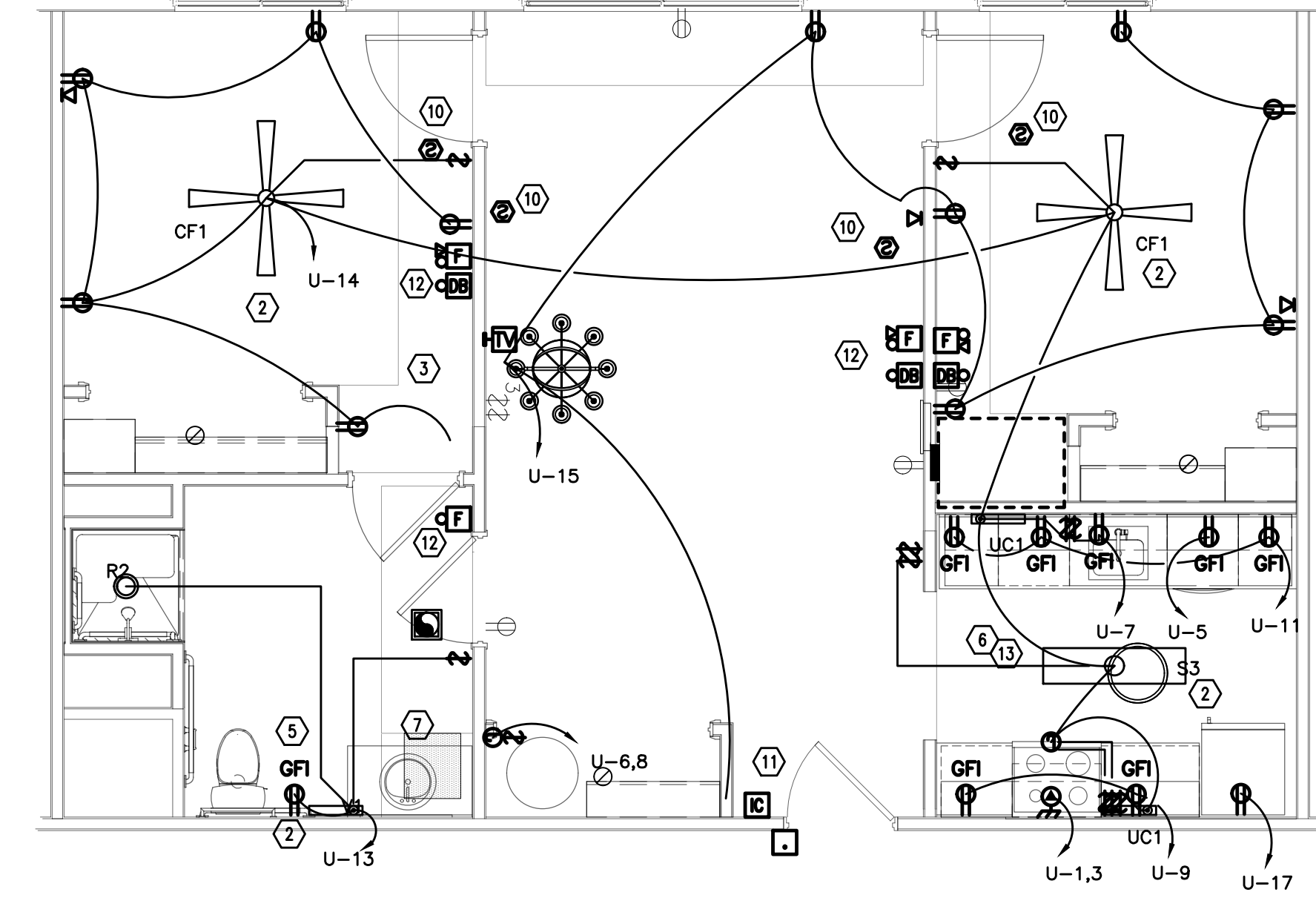
23. THE ARCHITECT'S LIABILITY FOR THE DESIGN OF DATA CONTAINED HEREIN SHALL BE LIMITED TO THE DESIGN OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS OR FOR THE DESIGN OF DATA CONTAINED IN ANY OTHER DOCUMENTS.



enlarged unit plan C ANSI 'A'
1/4"=1'-0"



unit C-ANSI 'A' balcony
1/4"=1'-0"



enlarged unit plan D ANSI 'A'
1/4"=1'-0"

Indicates existing to remain
Indicates demolition work

Coded Notes

- Existing device locations, remove/replace devices with tamper resistant receptacles and rocker switches. Remove/replace all 15 and 20 Amp breakers with AFCI breakers.
- Provide new light fixture as scheduled, reuse existing power and switchleg circuit.
- Existing load center to remain remove/replace all 15 and 20 amp breakers (except the restroom) with arc-fault breakers.
- Exterior HVAC unit, remove disconnect switch, extend to new location on grade, see electrical first floor plans and mechanical plans for equipment locations, coordinate with M.C.
- Restroom GFI receptacle: 120V, 1ø. Provide a GFI receptacle complying with NEC section 210.52(D). Verify location of mounting with architects representative in field, coordinate with mirror, and/or medicine cabinet, and grab bars and/or towel racks.
- Accessible counter receptacle, mount 36" A.F.F. to center, see E401. Provide extension ring and mount in backsplash.
- HVAC Indoor Unit: 208V, 1ø. Provide a 30A/2P non-fused disconnect switch at unit. Verify size/overcurrent protection, and coordinate exact requirements/location in field with M.C. and actual equipment prior to rough in. Equipment provided by M.C. Provide new 25 amp breaker in unit load center.
- Condensing Unit: 208V, 1ø. Provide a 30A/2P fusible disconnect switch (NEMA 3R) near unit with flexible liquidtight conduit to unit for final connection. Verify size/overcurrent protection, and coordinate exact requirements/location in field with M.C. and actual equipment prior to rough in. Equipment provided by M.C. Provide new 20 amp 2 pole breaker in dwelling unit load center.
- Smoke detectors: 120V, 1ø. Smoke detectors shall be run from lighting circuit with lock on clip. Smoke detectors shall be tandem wired for simultaneous annunciation. All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.
- System Smoke Detector with sounder base: dwelling unit smoke detectors shall cause Fire Alarm panel to go into a supervisory/trouble mode, detector shall not cause system to go into alarm. Detector shall also cause Horn/Strobe devices within the dwelling unit to go into alarm mode. All smoke detectors shall be a minimum of 36" from fans, ceiling fans, HVAC diffusers, etc.
- Telephone handset: Provide Clarity products handset model #C200. In all dwelling units, for use with phone access system. Wall mount phone over telephone outlet. Provide deduct alternate price for video intercom station.
- Sensory Impaired devices: HC accessible and sensory impaired (S) units in this facility must be wired for sensory impaired devices. See the Architectural plans for accessible and sensory impaired dwelling unit location and quantity. Sensory impaired devices include: fire alarm strobe in every room for fire alarm visual indication (horn/strobe in living room), smoke detector strobe in every room for smoke detector visual indication (sound is from detector), door bell strobe in the living room and bedroom for visual indication when doorbell has been rung, intercom strobe above intercom if not integral with device (where applicable). Coordinate exact locations with Architects field representative before work begins.
- Accessible Switches: Provide accessible switching for under cabinet light, disposal, and range hood fan/light. Coordinate in field with backplash, plumbing, and other trades. Where mounting in cabinet or apron, protect surfaces from damage - cost for damage shall be borne by the contractor.

	Smoke Detector Type	Carbon Monoxide Detector	Fire Alarm Horn	Fire Alarm Strobe	Fire Alarm Horn/strobe	Telephone access/video intercom	Doorbell Strobe	Counter receptacle Accessible in backsplash
Typical Unit	Hardwired	Hardwired	Bedroom			Required		Mounted 42.5"
Sensory Impaired	System	System	Restroom/Living Room	Restroom/Living Room	Bedroom	Required with strobe	Living Room/Bedroom	Accessible in backsplash
Handicapped	System	System	Restroom/Living Room	Restroom/Living Room	Bedroom	Required with strobe	Living Room/Bedroom	Accessible in backsplash

PROGRESS SET

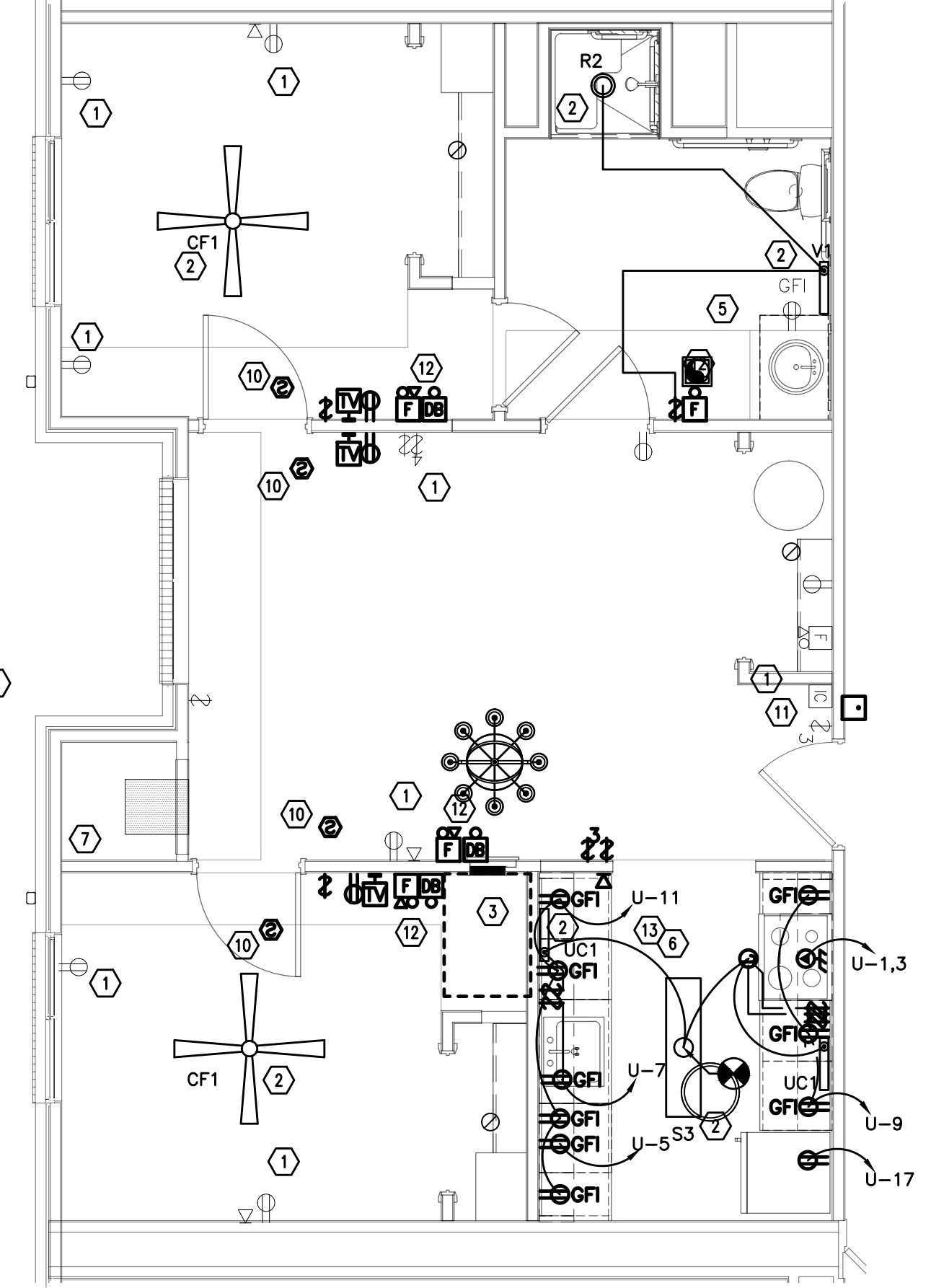
DATE: 10.30.2017
PROJECT #: 17192

Description Date

ENLARGED ANSI TYPE 'A' UNIT PLANS

E302

unit B-ANSI 'A' balcony
1/4"=1'-0"



enlarged unit plan B ANSI 'A'
1/4"=1'-0"

13.020171792.dwg: 10/30/2017 10:50:00 AM

HOOVER PLACE APARTMENTS

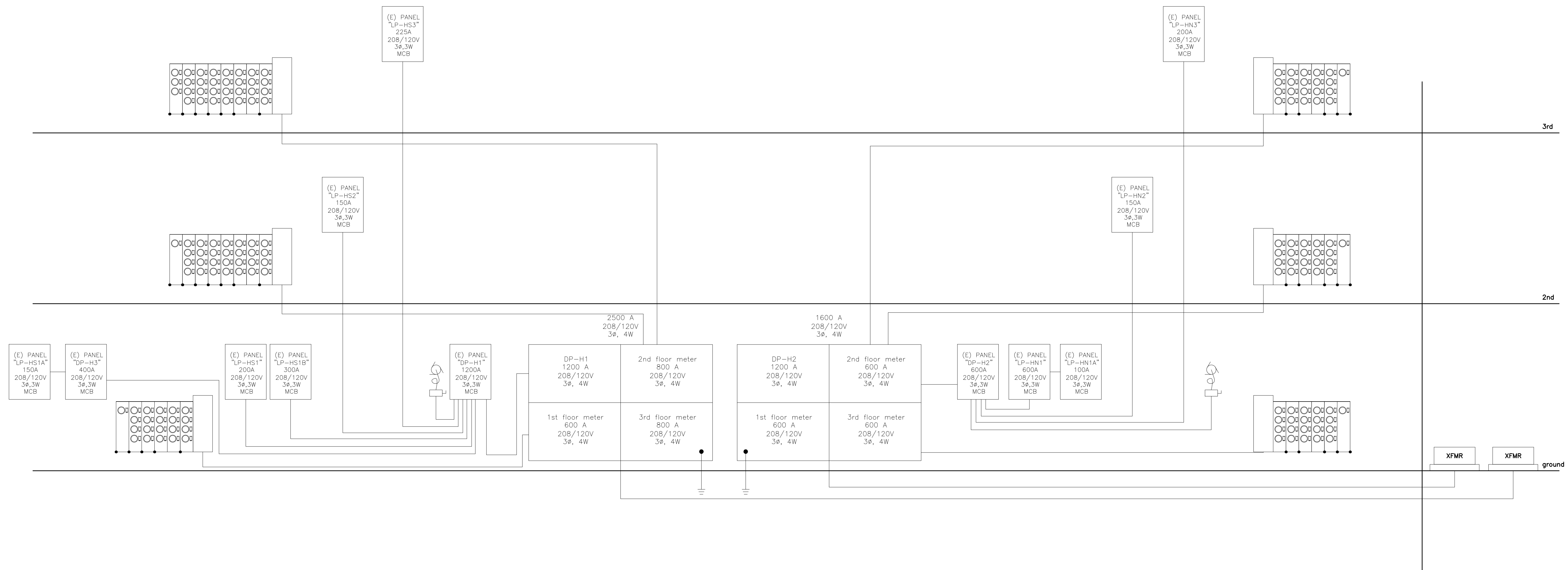
5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY OR CONFLICT BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
 3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY AND AGREES TO HOLD THE CLIENT HARMLESS FROM AND AGAINST THE CONSULTANT'S LIABILITY FOR NEGLIGENCE OR OTHER PROFESSIONAL SERVICE. THE CONSULTANT SHALL NOT BE HELD LIABLE OR PERMITTED TO BE HELD LIABLE FOR NEGLIGENCE TO THE CLIENT OR ANY OTHER PARTY FOR NEGLIGENCE OR OTHER PROFESSIONAL SERVICE. THE CONSULTANT SHALL NOT BE HELD LIABLE OR PERMITTED TO BE HELD LIABLE FOR NEGLIGENCE TO THE CLIENT OR ANY OTHER PARTY FOR NEGLIGENCE OR OTHER PROFESSIONAL SERVICE.
 5. ARCHITECT LIABILITY WARRANTY: THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE AMOUNT OF DATA CONTAINED HEREIN AND THE USE OF THE INFORMATION CONTAINED HEREIN SHALL BE AT THE USER'S SOLE RISK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, INJURY, OR DEATH, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF THE INFORMATION CONTAINED HEREIN.
 6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, INJURY, OR DEATH, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF THE INFORMATION CONTAINED HEREIN.

Indicates new work
Indicates existing to remain



one line riser floor plan
1/8"=1'-0"

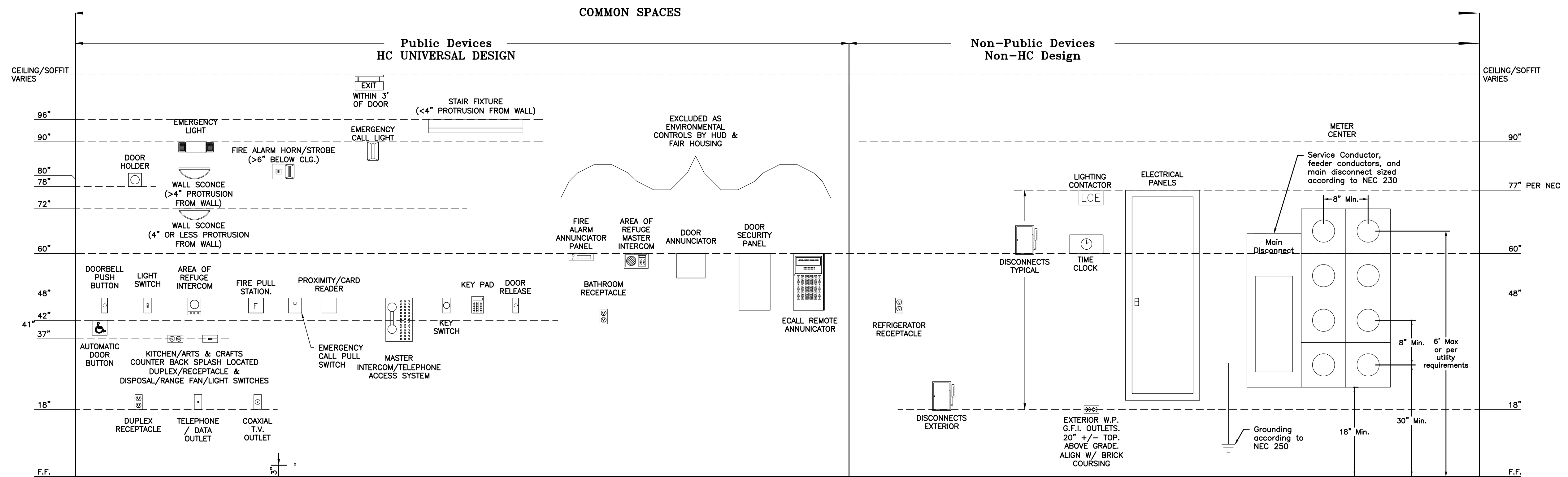
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date

RISER DIAGRAM

E401



HOOVER PLACE APARTMENTS

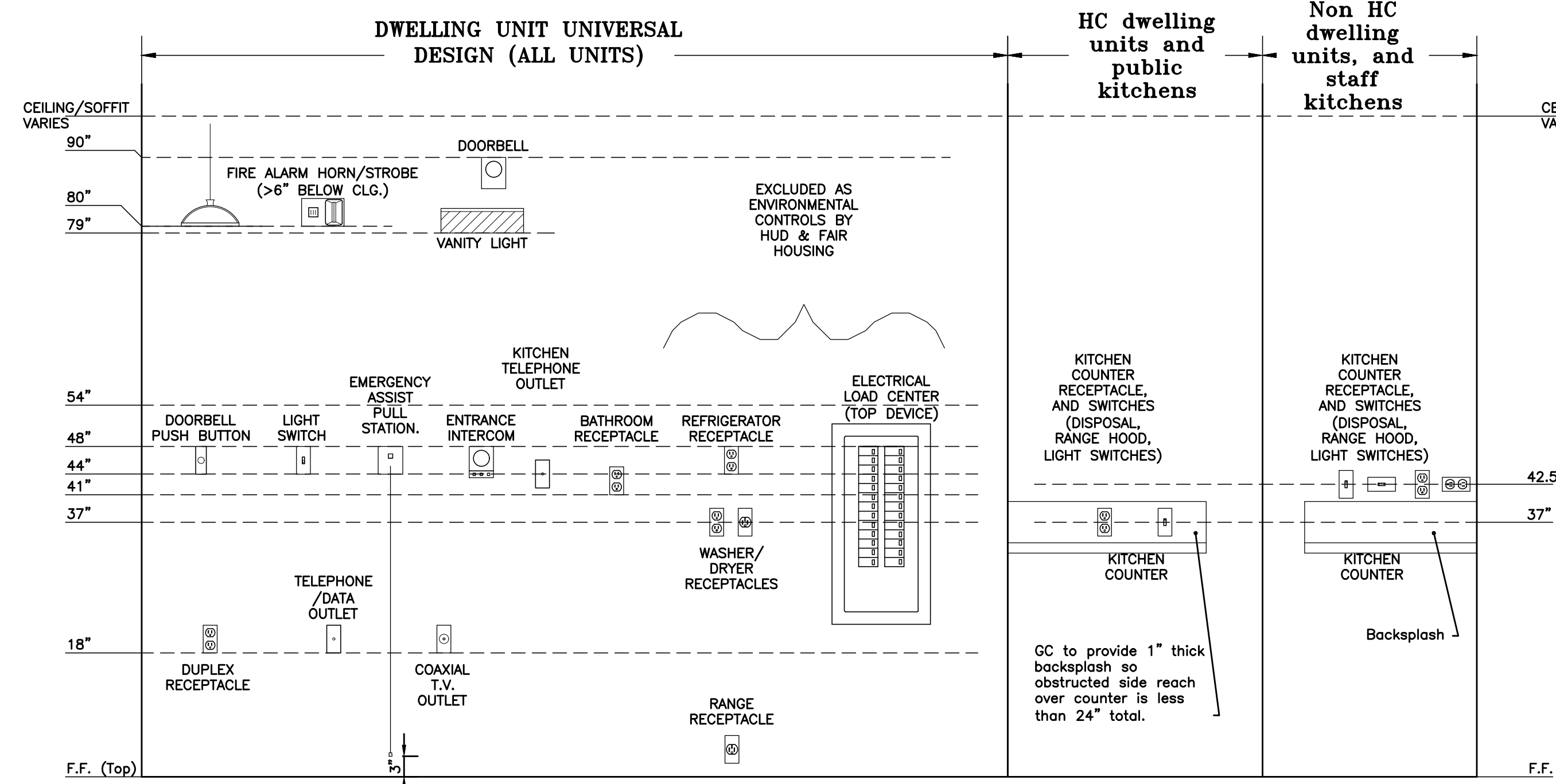
5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS. NO PARTS OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC.

METER CENTER NOTES:

- Contact the local utility company before installation of meter center.
- Install per utility requirements.
- Height not to exceed 5 meter positions, coordinate with physical dimensions of equipment to confirm 5 meter sockets can fit in the max and minimum dimensions.
- All sockets (inside and out) and breakers must be permanently and plainly marked to designate the specified unit served.
- If installation contains poly-phase meter sockets, these must be plainly marked.
- Meter socket(s) may be connected to an external ground rod if permitted by local inspection Authorities.



ALL DEVICE MOUNTING HEIGHTS ARE TO CENTERLINE/TOP/BOTTOM AS DEPICTED. COORDINATE & CONFIRM BOTH VERTICAL AND HORIZONTAL DIMENSIONS WITH OTHER TRADES TO CORRECTLY LOCATE ROUGH IN BOXES. COORDINATE ROUGH IN DIMENSION WITH UNDER LAYMENT (PLYWOOD, GYPCRETE, ETC.) AND FINISHED FLOORING THICKNESS. TYPICAL--ALL LOCATIONS.

BPI Device Mounting Heights (Unless Noted Otherwise)
NOT TO SCALE

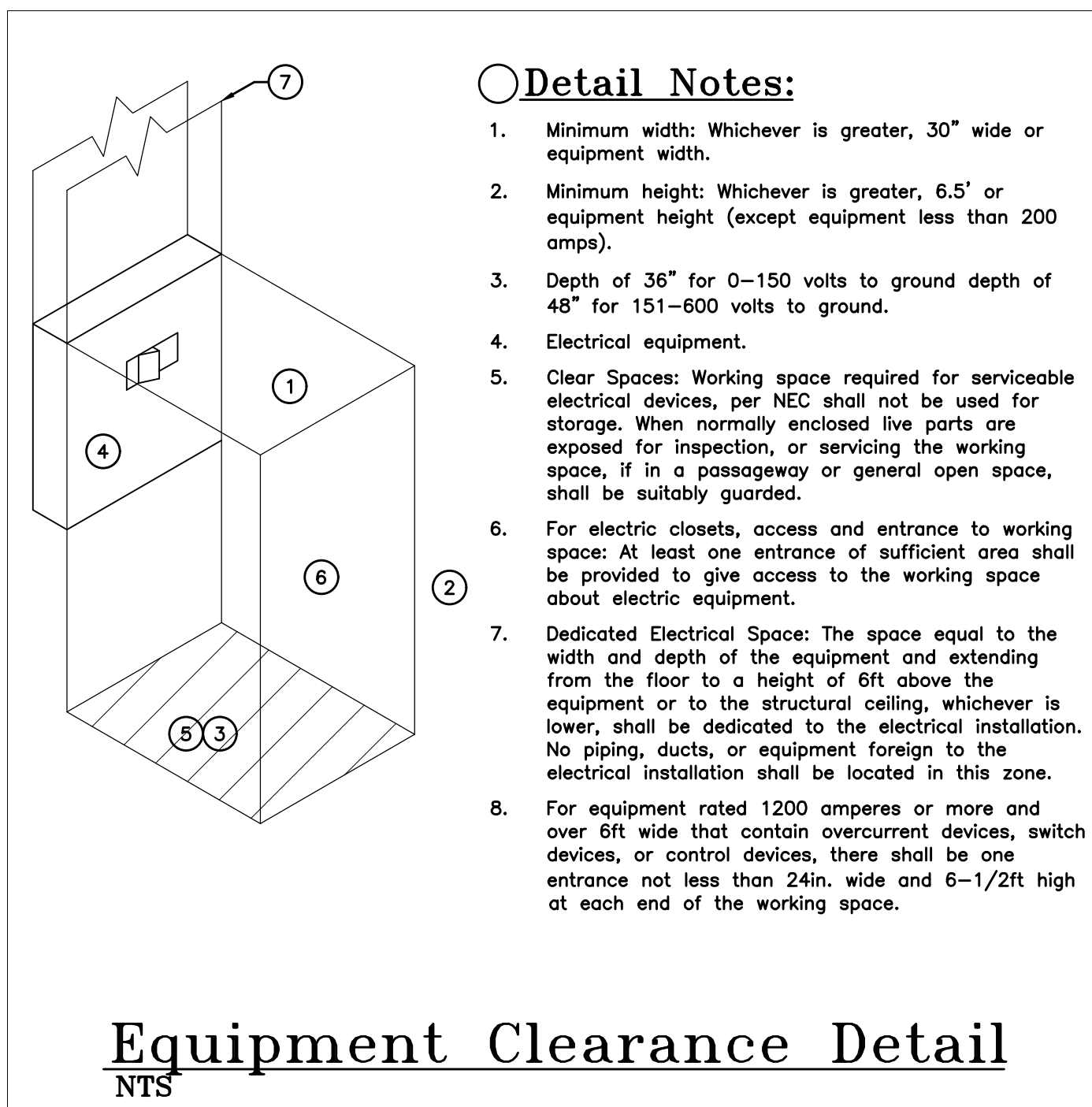
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date

MOUNTING HEIGHT DETAILS

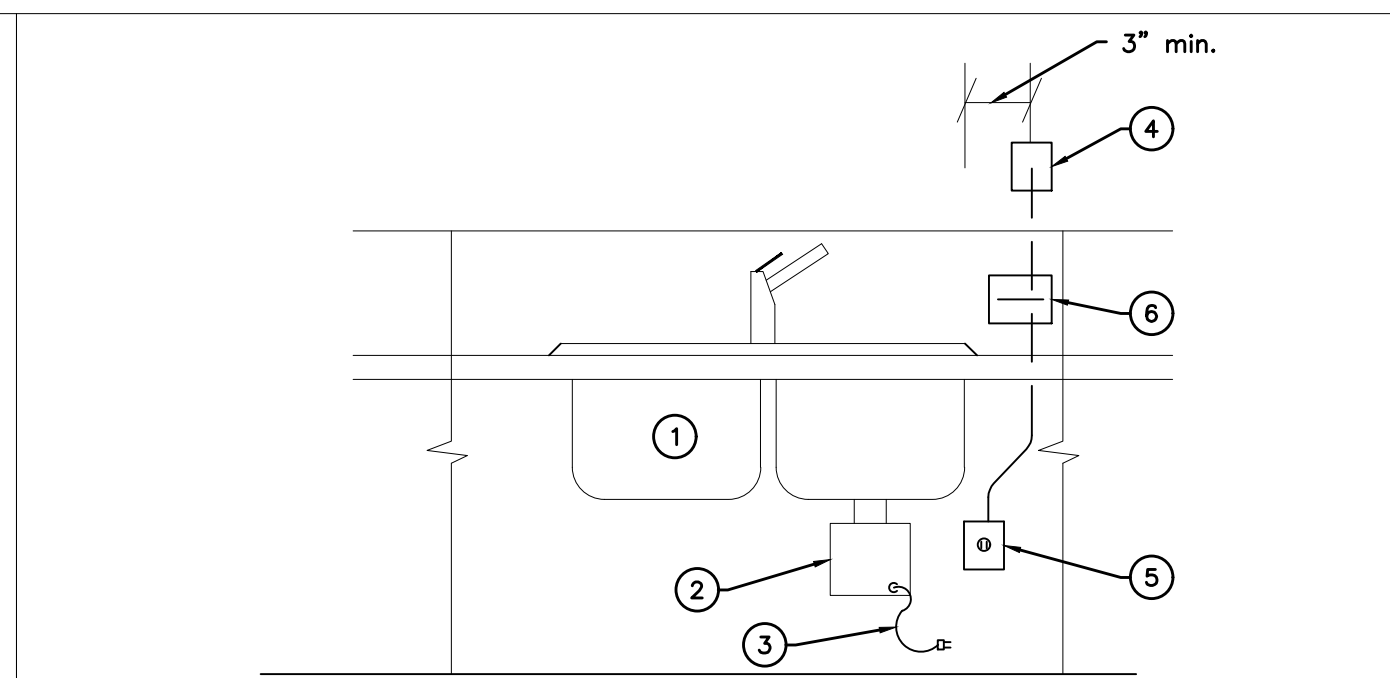
E501



Detail Notes:

1. Minimum width: Whichever is greater, 30" wide or equipment width.
2. Minimum height: Whichever is greater, 6.5' or equipment height (except equipment less than 200 amps).
3. Depth of 36" for 0-150 volts to ground depth of 48" for 151-600 volts to ground.
4. Electrical equipment.
5. Clear Spaces: Working space required for serviceable electrical devices, per NEC shall not be used for storage. When normally enclosed live parts are exposed for inspection, or servicing the working space, if in a passageway or general open space, shall be suitably guarded.
6. For electric closets, access and entrance to working space: At least one entrance of sufficient area shall be provided to give access to the working space about electric equipment.
7. Dedicated Electrical Space: The space equal to the width and depth of the equipment and extending from the floor to a height of 6ft above the equipment or to the structural ceiling, whichever is lower, shall be dedicated to the electrical installation. No piping, ducts, or equipment foreign to the electrical installation shall be located in this zone.
8. For equipment rated 1200 amperes or more and over 6ft wide that contain overcurrent devices, switch devices, or control devices, there shall be one entrance not less than 24in. wide and 6-1/2ft high at each end of the working space.

Equipment Clearance Detail
NTS

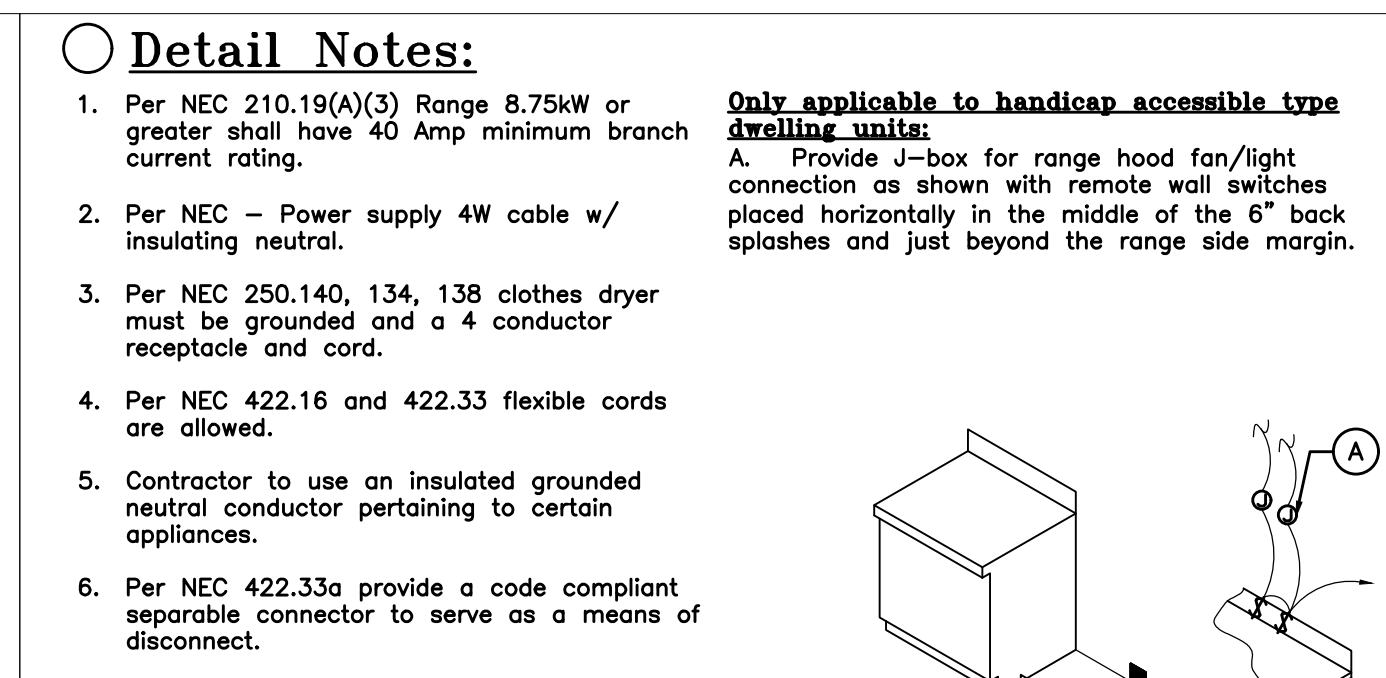


Note: Kitchen disposal units shall comply with all applicable codes including but not limited to NEC. E.C. must coordinate with G.C. regarding disposal type, framing and backplash. This equipment will be installed differently for accessible locations. The E.C. must reference the Architectural plans.

Detail Notes:

1. Kitchen sink.
2. Food grinder by other.
3. Cord must be 3-conductor, "S.O." type terminated with grounding type plug. Cord must be between 18" and 36" long.
4. Wall switch (mount differently for accessible units).
5. Single receptacle for disposal, wire thru switch. Coordinate with plumbing and counter backplash.
6. Wall switch accessible unit locations.

Disposal Detail
NTS



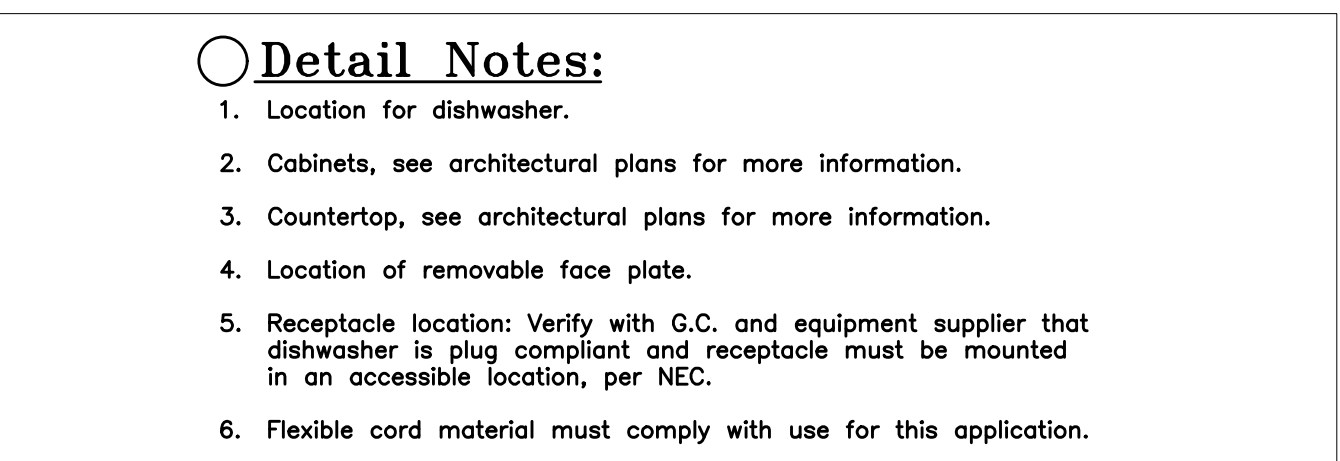
Detail Notes:

1. Per NEC 210.19(A)(3) Range 8.75kW or greater shall have 40 Amp minimum branch current rating.
2. Per NEC - Power supply 4W cable w/ insulating neutral.
3. Per NEC 250.140, 134, 138 clothes dryer must be grounded and a 4 conductor receptacle end cord.
4. Per NEC 422.16 and 422.33 flexible cords are allowed.
5. Contractor to use an insulated grounded neutral conductor pertaining to certain appliances.
6. Per NEC 422.33a provide a code compliant separable connector to serve as a means of disconnect.
7. Per NEC 422-33b E.C. must verify with G.C. that range being purchased has removable drawer and is code compliant, specifically

Only applicable to handicap accessible type drilling units:

A. Provide J-box for range hood fan/light connection as shown with remote wall switches placed horizontally in the middle of the 6" back splash and just beyond the range side margin.

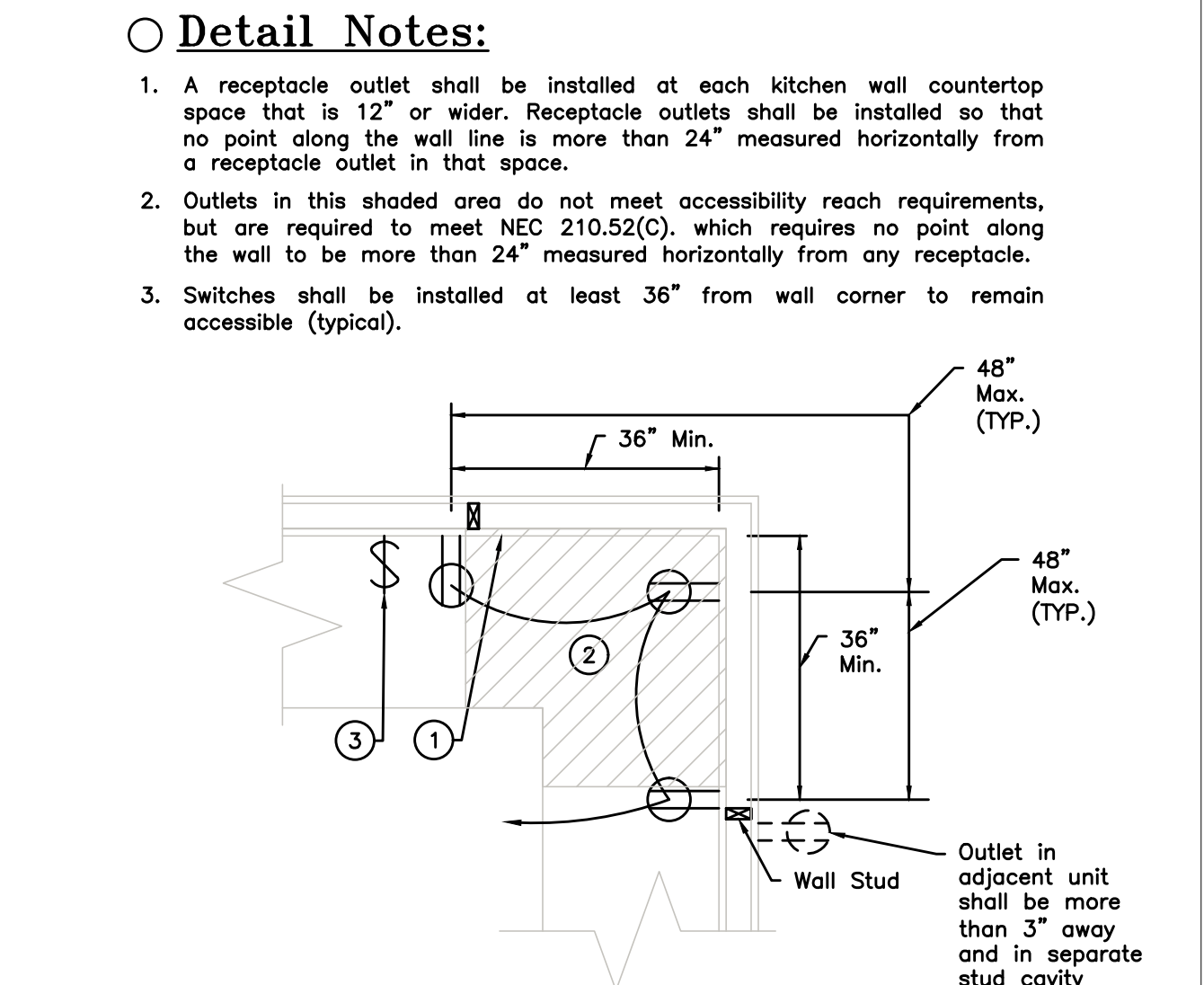
Range and Dryer Detail
NTS



Detail Notes:

1. Location for dishwasher.
2. Cabinets, see architectural plans for more information.
3. Countertop, see architectural plans for more information.
4. Location of removable face plate.
5. Receptacle location: Verify with G.C. and equipment supplier that dishwasher is plug compliant and receptacle must be mounted in an accessible location, per NEC.
6. Flexible cord material must comply with use for this application.

Dishwasher Detail
NTS



Detail Notes:

1. A receptacle outlet shall be installed at each kitchen wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space.
2. Outlets in this shaded area do not meet accessibility reach requirements, but are required to meet NEC 210.52(C), which requires no point along the wall to be more than 24" measured horizontally from any receptacle.
3. Switches shall be installed at least 36" from wall corner to remain accessible (typical).

Kitchen Counter Detail
NTS

HOOVER PLACE APARTMENTS
5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC.

NOTE:
1. ALL SUBMITTALS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY OR INCONSISTENCY BETWEEN THE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL PREVAIL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.

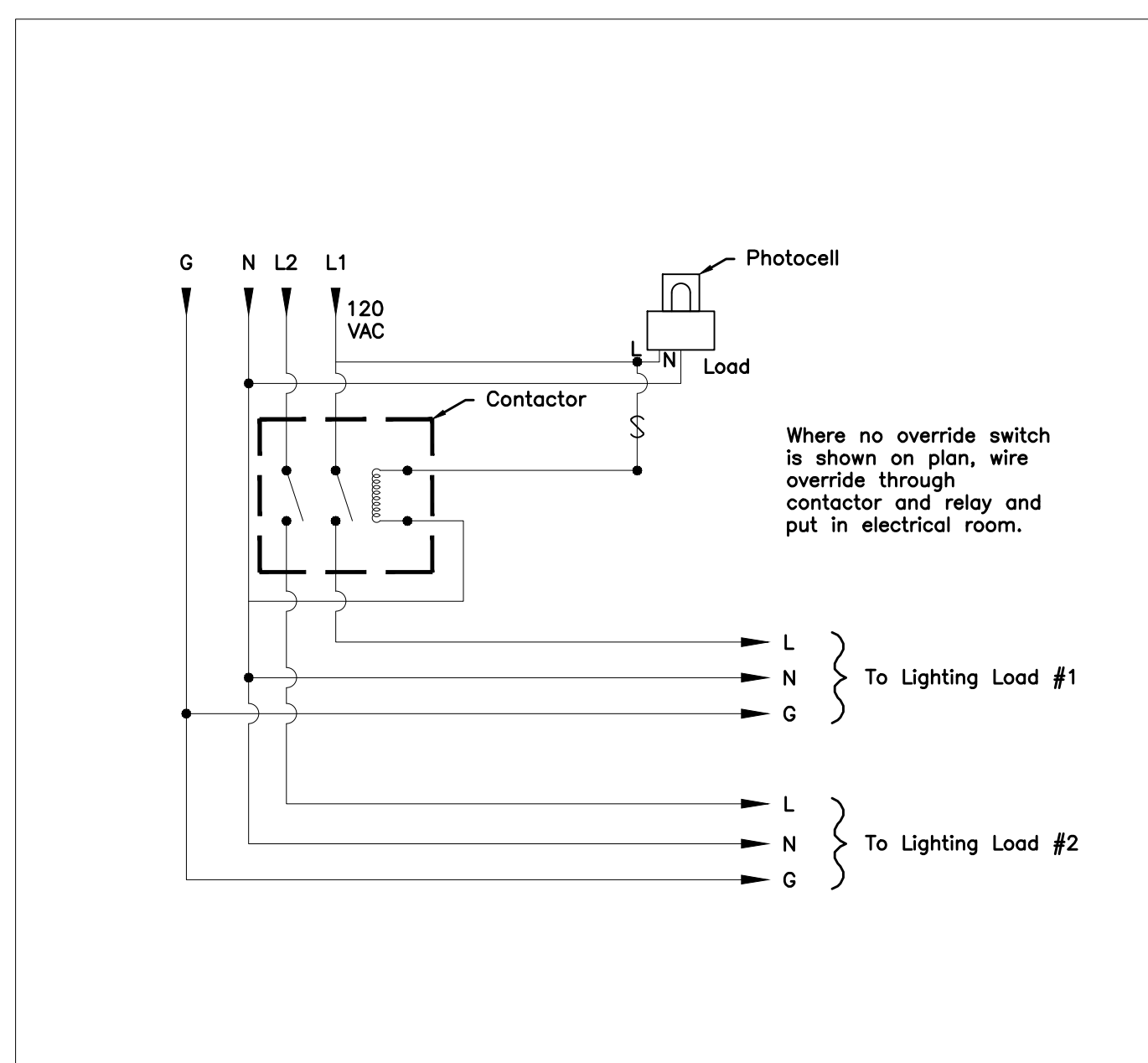
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

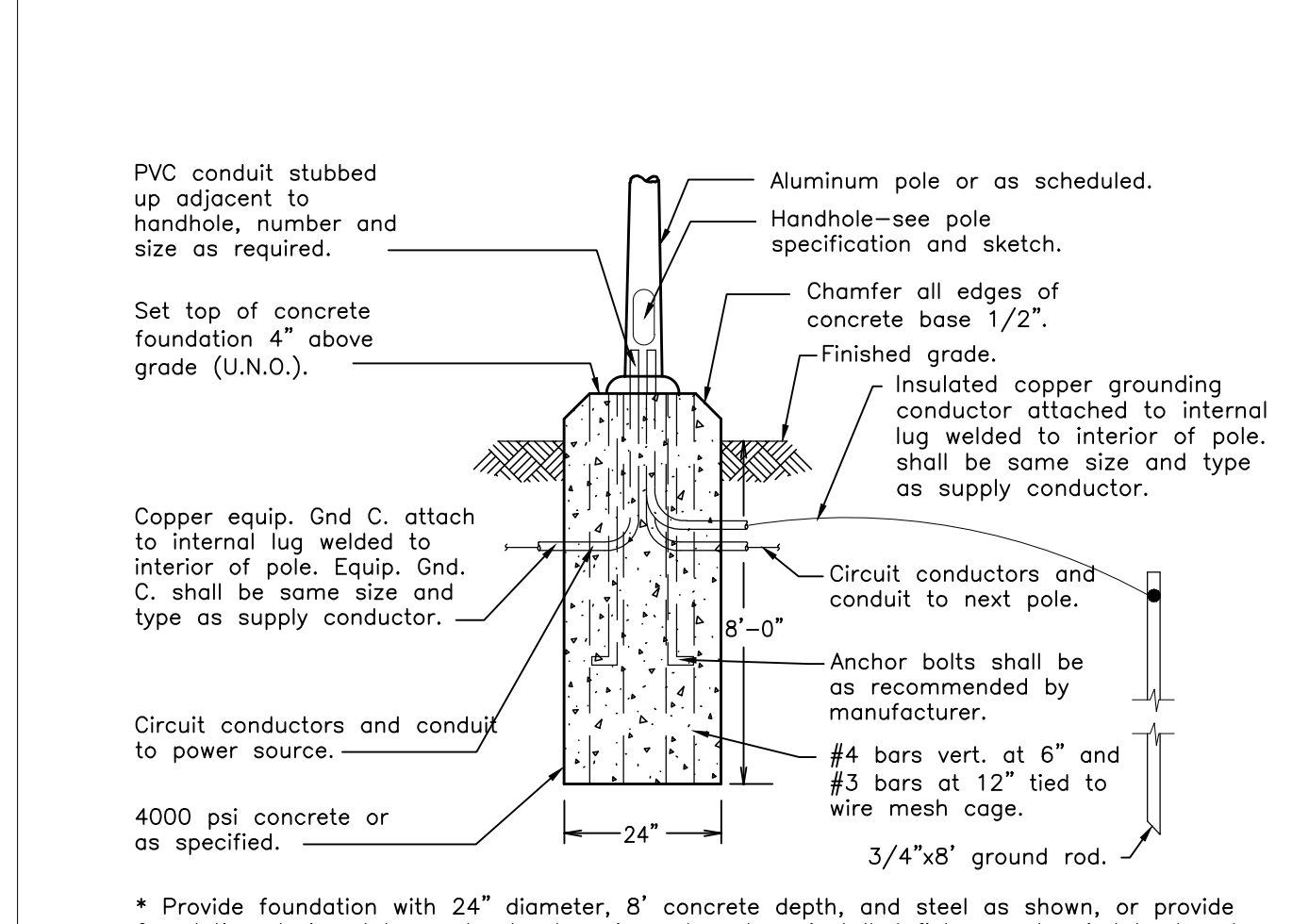
Description Date

DETAILS

E502



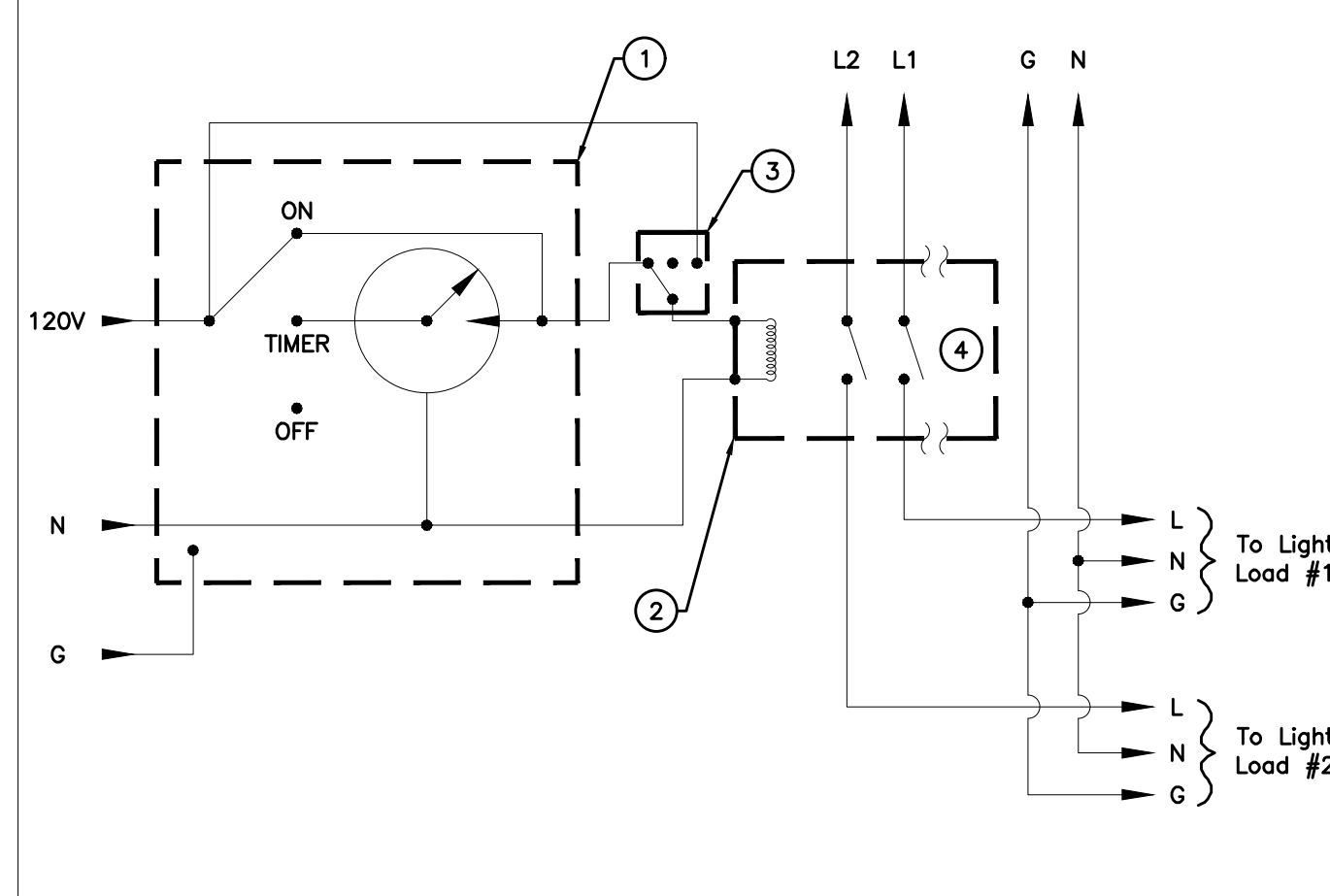
Photocell Control Wiring Detail
NTS



Pole Base Detail
NTS

Light Pole Base Detail
NTS

- Detail Notes:**
1. Lighting Timer.
 2. Contactor.
 3. Remote Override switch, double throw, center off.
 4. Additional contacts for all circuits shown on plans plus one space.



Time Clock Wiring Detail
NTS

Image	Tag	Description	Manufacturer Model #	Finish	Lamp	Lamp Qty	Lamp Wattage	Voltage	Length [in.]	Width [in.]	Depth [in.]	Energy Star	Remarks
	CF1	Ceiling Fan	Progress P2521 with P2612-30 light	Brushed Nickel	A19 LED	2	10	120		Ø52		Incl.	
	E1	Exterior Lantern	Progress P9985-19EB	Satin	CFL	1	26	120	21	10	6	Incl.	
	E2	Exterior Wallpack Light	Cooper XT0R4B	Black	LED	1	38	120	17.5	10	4	N/A	
	EM1	Exit Sign	Dual Lite OVER-2-R-N-E	Brushed Aluminum Mounting Plate	LED	2	1	120	12	5	8	Incl.	Housing finish as selected by architect. Double faced UNO. Letter color and direction coordinate with drawings and AHJ. Coordinate voltage to match circuit. Recessed ceiling mount UNO.
	EM3	Emergency Remote Lamp Head	Lithonia ELA-T-Q	Selected by architect	LED	2	8	120	7	7.5	5	N/A	-Weatherproof fixture, color selected by architect, for surface mounting. If no generator, provide additional battery capacity in nearest exit fixture for fixture load. If generator, provide UL 724 bypass shunt relay emergency transfer device (Dualite ATSD or listed approved equivalent).
	EM4	Emergency Wall Light	Lithonia ELM2 LED HO	White	LED	2	4	120	12.79	4.73	7	N/A	For minimum 1FC average coverage on 3' path of egress a spacing of 40' can be used with a 10' mounting height
	LH1	Lamp Holder	Leviton 9726-C	Porcelain	A19 LED	1	10	120	Ø4.25	2.25		N/A	Outlet box lamp holder with removable interior mechanism. Pull chain with extra length (minimum 36") to fit 3/4" to 4" box. Provide NEMA 5-15R receptacle. Lampholder to be rated for 15 amp, 660 watts, top wired.
	PL1	Site Light	Lithonia DSX1LED-40C-700-40K-T2M-M VOLT-SPA	Black	LED	1	24	120	33	7.5	13	Incl.	Provide 16' square pole Lithonia SSS
	PL2	Pole Light	Hubbell FG-183-SAL-Y3-32LED-4K-700-ALF-BLK	Black	LED	1	42	120		Ø17	42	Incl.	Provide DBB-4F14 Pole
	P1	Pendant Light	Lithonia P3667-09	Brushed Steel	A19 LED	2	10	120		15.25	10.375	N/A	E.C. must coordinate exact placement of this fixture with G.C. and Architect in writing before any work begins. The location information including dimensions must be independent of ceiling/floor framing and submitted to the Architect, putting the device on the closest framing member is not permitted.
	R1	Recessed Fire Rated Can Light	Prescolite RLCRHL-SD-6LCHL-45L-30K-9-WH	White	LED	1	10	120		Ø6	1	N/A	
	R2	Dwelling Unit Can Light	Progress P8202-30K9	White	LED	1	10	120	14.375	11.75	6.125	N/A	
	R4	Recessed Mounted 2x4 Light	Lithonia 2CTL4 5000LM LP835	White	LED	1	42	120	48	24	4	N/A	General Requirements, unless otherwise indicated, features include the following: Designed for type and quantity of lamps indicated at full light output. Total Harmonic Distortion Rating: Less than 10 percent. Sound Rating: A Electronic ballasts (Electromagnetic Ballasts not allowed) for linear lamps: Encapsulation Without voids in potting compound. Parallel Lamp Circuits: Multiple lamp ballasts connected to maintain full light output on surviving lamps if one or more lamps fail. Low-profile static troffer, fully gasketed flush steel, with opposing rotary action cam latches. T-hinges, in-out standard wiring.
	R5	Recessed Mounted 2x2 Light	Lithonia 2CTL4 4400LM LP835	White	LED	2	43	120	48	24		N/A	
	RH1	Range Hood	Whirlpool #UXT30303ADW			1		120				Incl.	Non-duct range hood by others-lamp and wiring by E.C. Two (2) speed plug in motor. CF light (lamp by E.C.) illuminates cooking surface. Lens is removable for relamping. Located up front rocker switch. Prewired with keyhole mounting slots. UL listed and CSA certified. Single coil, thermally protected, 120Volt 1.7 amp motor. E.C. to verify with hood supplier the exact electrical requirements. Note: E.C. must provide provisions in accessible apartments for special switching. E.C. must mount individual switches for fan and light in back splash. E.C. must coordinate with G.C. as to exact mounting.
	S1	Surface Mounted Light for Units	Progress P3688-09	Brushed Steel	A19 LED	1	10	120		Ø11.5	3.75	Incl.	Round glass fixture. Surface mount. Satin opal cased glass
	S2	Surface Mounted Light for Common Spaces	Progress P3561-09	Brushed Steel	A19 LED	2	10	120		Ø15.25		Incl.	
	S3	Surface Mounted 1x4 Light for Units Kitchens	Progress P7263-30EB	White	F32TB	2	32	120	49	12.5	4.5	Incl.	Provide drop in opal 100K acrylic lens and mounting frame. E.C. must coordinate exact placement of the fixture with G.C. and Architect in writing before any work begins. The location information including dimensions must be independent of floor framing and be submitted to the Architect, putting the device on the closest framing member is not permitted.
	S4	Surface Mounted 1x4 Light	Columbia WC-4-232-EBB 120	White	F32TB	2	32	120	48	10	3	N/A	Total Harmonic Distortion Rating: Less than 10%. Sound Rating: A Electronic Ballasts (Electromagnetic Ballasts not allowed) for Linear Lamps: Encapsulation: Without voids in potting compound. Parallel Lamp Circuits: Multiple lamp ballasts connected to maintain full light output on surviving lamps if one or more lamps fail.
	S5/S5a	Surface Mounted 2x4 Light	Lithonia FMFL-30840-CA ML	White	LED	1	35	120	48.688	24.313	1.3125	Incl.	S5a- 2x2 light fixture Progress P7213-30EB
	S6	Surface Mounted 1x4 Light	Progress P7263-30EB	White	F32TB	2	32	120	49	12.5	4.5	N/A	Provide drop in opal 100K acrylic lens and mounting frame. E.C. must coordinate exact placement of the fixture with G.C. and Architect in writing before any work begins. The location information including dimensions must be independent of floor framing and be submitted to the Architect, putting the device on the closest framing member is not permitted.
	SC1	Wall Sconce	Progress P7170-09	Brushed Nickel	A19 LED	1	10	120	15.5	7.75	3	N/A	
	ST1	Wall Mounted Surface Light	Finelite Series 12 LED WM D DCO 4" 2E B 840 OPEN 120V SC SD FE	White	LED	2	38	120	48	6.5	2.4	N/A	
	UC1	Under Counter Light	Progress P7013-30	White	LED	1	14	120	21.25	5	1.125	Incl.	Under cabinet and under shelf fluorescent. Mount under cabinet in kitchens or in furnace closet on the wall over the door. With a white acrylic diffuser and white baked powder coated housing. For units wired to a wall switch, select models without a starter switch. Reduce cabinet structure as necessary for flush installation on underside of shelf.
	V1	Vanity Light	Progress P2093-0930K9	Opal White Glass	LED	3	9	120	26.75	6	4.25	Incl.	

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC.

NOTE:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED TO BE MODIFIED OR AMENDED BY ANY OTHER DOCUMENTS, DRAWINGS, OR SPECIFICATIONS, UNLESS THEY ARE SPECIFICALLY REFERENCED IN THE CONTRACT DOCUMENTS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) OBLIGATION TO THE CLIENT AND TO THE PUBLIC TO PROVIDE HONEST AND FAITHFUL SERVICE. THE CONSULTANT SHALL NOT BE PERMITTED TO ACCEPT COMPENSATION FROM ANY OTHER SOURCE FOR THE SAME OR SIMILAR SERVICES.
5. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
8. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND MONUMENTS.
9. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES.
10. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL RESOURCES.
11. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND HISTORIC RESOURCES.
12. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE RESOURCES.
13. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER RESOURCES.
14. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR RESOURCES.
15. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOIL RESOURCES.
16. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GEOLOGICAL RESOURCES.
17. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SEISMOLOGICAL RESOURCES.
18. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CLIMATE RESOURCES.
19. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIODIVERSITY RESOURCES.
20. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL HERITAGE RESOURCES.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date

LIGHT SCHEDULE AND DETAILS

E601

Schedules of through penetration firestop systems.

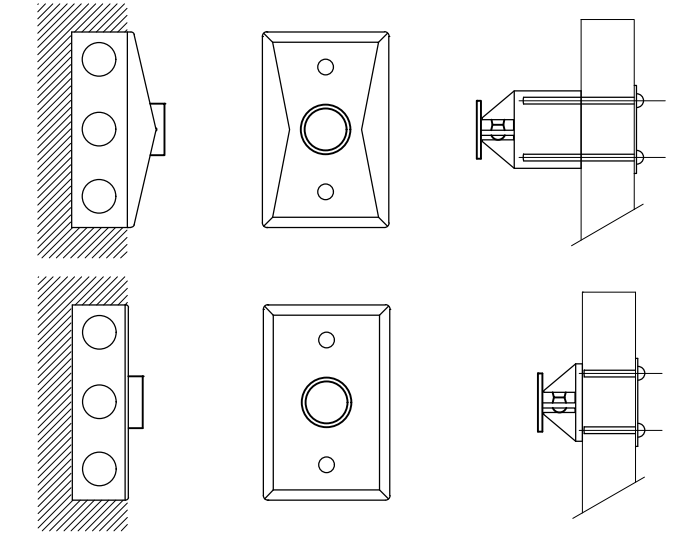
Concrete floors			Concrete or block walls		
Type of penetrant	F-rating (HR)	UL-Classified system	Type of penetrant	F-rating (HR)	UL-Classified system
Circular blank openings	1	FA 0006, CAJ 0055, CAJ 0090	Circular blank openings	1	CAJ 0055, CAJ 0090
	2	FA 0006, CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090
Single metal pipes or conduit	1	CAJ 1226, FA 1028	Single metal pipes or conduit	1	CAJ 1226, WJ 1067
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067
Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	Single non-metallic pipe or conduit (I.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	2	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ-2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
Single or bundled cables	1	FA 3007, CAJ 3085, CAJ 3180	Single or bundled cables	1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	2	FA 3007, CAJ 3095, CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
Cable tray	1	CAJ 4034, CAJ 4035	Cable tray	1	WJ 4027, CAJ 4034, CAJ 4035
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035
Single insulated pipes	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	Single insulated pipes	1	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
Electrical busway	1	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036	Electrical busway	1	CAJ 6006, CAJ 6017, CAJ 6036
	2	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036		2	CAJ 6006, CAJ 6017, CAJ 6036
Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, CAJ 7084	Non-insulated mechanical ductwork without dampers	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
Insulated mechanical ductwork without dampers	N/A**	N/A**	Insulated mechanical ductwork without dampers	1	WJ 7029
	2	FC 8099, CAJ 8056, CAJ 8143		2	WJ 7029
Mixed penetrants	1	CAJ 8099, CAJ 8056, CAJ 8143	Mixed penetrants	1	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143

Wood floor			Gypsum wallboard assemblies		
Type of penetrant	F-rating (HR)	UL-Classified system	Type of penetrant	F-rating (HR)	UL-Classified system
Metal pipes or conduit	1	FC 1009, FC 1059	Metal pipes or conduit	1	WL 1054, WL 1058, WL 1164
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164
Non-metallic pipe or conduit	1	FC 2232, FC 2030, FC 2160, FC 2127, FC 2128	Non-metallic pipe or conduit	1	WL 2078, WL 2075, WL 2128
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128
Single or bundled cables	1	FC 3012, FC 3044	Single or bundled cables	1	WL 3065, WL 3111, WL 3112
	2	FC 3012		2	WL 3065, WL 3111, WL 3112
Insulated pipes	1	FC 5004, FC 5037, FC 5036	Cable tray	1	WL 4011, WL 4019
	2	FC 5004, FC 5037		2	WL 4011, WL 4019
Non-insulated mechanical ductwork without dampers	1	FC 7013	Non-insulated mechanical ductwork without dampers	1	WL 5028, WL 5029, WL 5047
	2	FC 7013		2	WL 5028, WL 5029, WL 5047
Insulated mechanical ductwork without dampers	1	N/A**	Insulated mechanical ductwork without dampers	1	WL 7059, WL 7153, WL 7156, WL 7151
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151
Mixed penetrants	1	FC 8009, FC 8014, FC 8026, FC 8025	Mixed penetrants	1	WL 1095, WL 8013
	2	FC 8009, FC 8014, FC 8026, FC 8025		2	WL 1095, WL 8013

*Based on Hilti model numbers. See Division 7 specifications for other approved manufacturers.

Notes:

- Jobsite conditions of each through-penetration firestop system must meet all details of the UL-Classified System selected.
- If jobsite conditions do not match any UL-classified systems in the schedules above, contact one of the approved manufacturers for alternative systems or engineer judgment drawings.
- Where more than one applicable UL-Classified System is listed in the schedules, choose the UL System which is most economical for each through-penetration firestop system.
- Coordinate work with other trades to assure that penetration opening sizes are appropriate for penetrant locations, and vice versa.
- For 3-hour rated gypsum walls, contact one of the approved manufacturers for a UL-classified system or engineer judgment drawing.

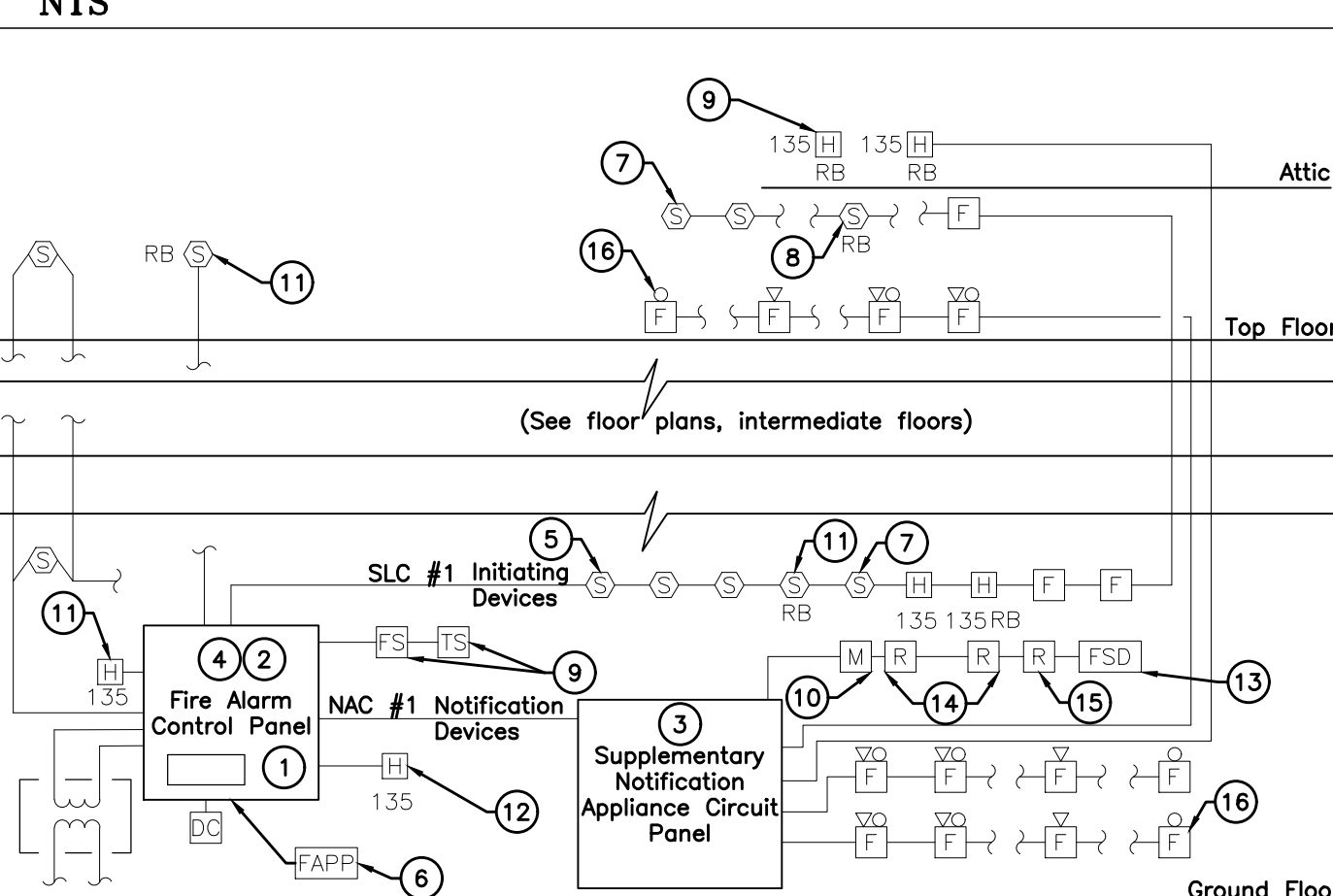


Magnet must require no more than 3 watts to develop 25-lbf holding force. The electromagnetic door released by a remote smoke detector switch, fire alarm control or sprinkler system. In the event of power failure, doors are released to close automatically, but may be opened or closed manually at any time. The door holders shall have a sprayed aluminum finish. All units must have "multi-voltage" design allowing them to operate in 12V DC, 24V AC/DC, or 120V AC.

- Units to be:
- Cast aluminum construction with satin aluminum finish.
 - Wall mounted with matching door hardware.

Contractor must provide extensions when necessary to make contact with the door.

Electromagnetic Door Holder Detail



- Detail Notes:
- Fire alarm system: NICET and state certified alarm designer as Designer of Record shall design per NFPA 72. Coordinate design requirements with Authority Having Jurisdiction (AHJ) and install as directed by AHJ.
 - Fire Alarm Control Panel: panel shall be fully addressable and shall supervise initiation and notification appliance wiring. Panel shall contain a secondary power supply capable of powering the system as required by code. Connect the control panel to a dedicated branch circuit with lock on clip, red marking, and identified on directory as Fire Alarm Circuit per NFPA 72.
 - Provide additional power supplies if power requirements or voltage drop exceeds system control panel capacity, per NFPA 72.
 - Digital Alarm Communication Transmitter (DACT): provide digital alarm communication device (auto dialer) per NFPA 72 and connect to two telephone lines upstream of telephone switching equipment one line to be dedicated.
 - System Protection: provide smoke detectors at each control panel, power supply, and DACT per NFPA 72.
 - Fire Alarm Annunciator Panel: locate in or near front entrance (typical) for fire department review upon arrival. Contact the local fire authority and install where directed.
 - Smoke detectors in common areas shall be system type detectors.
 - Duct Smoke Detectors: provide, wire, and program for all air handling units. Detector shall have auxiliary contact for HVAC system shut down.
 - Sprinkler system: wire and program system to supervise/monitor flow and tamper switches.
 - Magnetic Hold Open devices: program to release associated (fire rated) doors upon activation of the fire alarm system.
 - Elevator: provide initiating devices at elevator lobbies, equipment rooms, and in hoistway with relays to initiate elevator recall or provide system interface units. Heat detectors shall be placed within 2'-0" of hoistway sprinkler heads to monitor high and low temperatures. Provide waterflow switch and wiring to shunt trip breaker which will disconnect power upon sprinkler activation.
 - Kitchen Hood: extend wiring from contacts in kitchen hood fire suppression system.
 - Fire Smoke Damper: provide relay and control wiring to fire smoke dampers to close upon activation of the fire alarm system.
 - Elevator relay: provide interface units and control wiring to primary and secondary elevator recall relays in elevator machine room.
 - Provide system interface unit relays and connect to activate smoke guard systems and to shut down HVAC systems.
 - Provide annunciation devices in dwelling unit bedrooms to produce 75dBA/520Hz at the pillow. Devices in HC/SI dwellings shall include 110-177cd visible notification in all areas.

Fire Alarm Riser

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

- ALL DESIGNERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO THE COMMENCEMENT OF THE PROJECT.
- THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS, THE INFORMATION IN THESE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER THE INFORMATION IN THE PROJECT MANUAL.
- ADDITIONAL TO THE GENERAL INFORMATION ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
- THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
- ARCHITECT CANNOT GUARANTEE THE ACCURACY OF DATA CONTAINED HEREIN AND DOES NOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
- THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

Description Date

FIRE ALARM DETAILS

E801

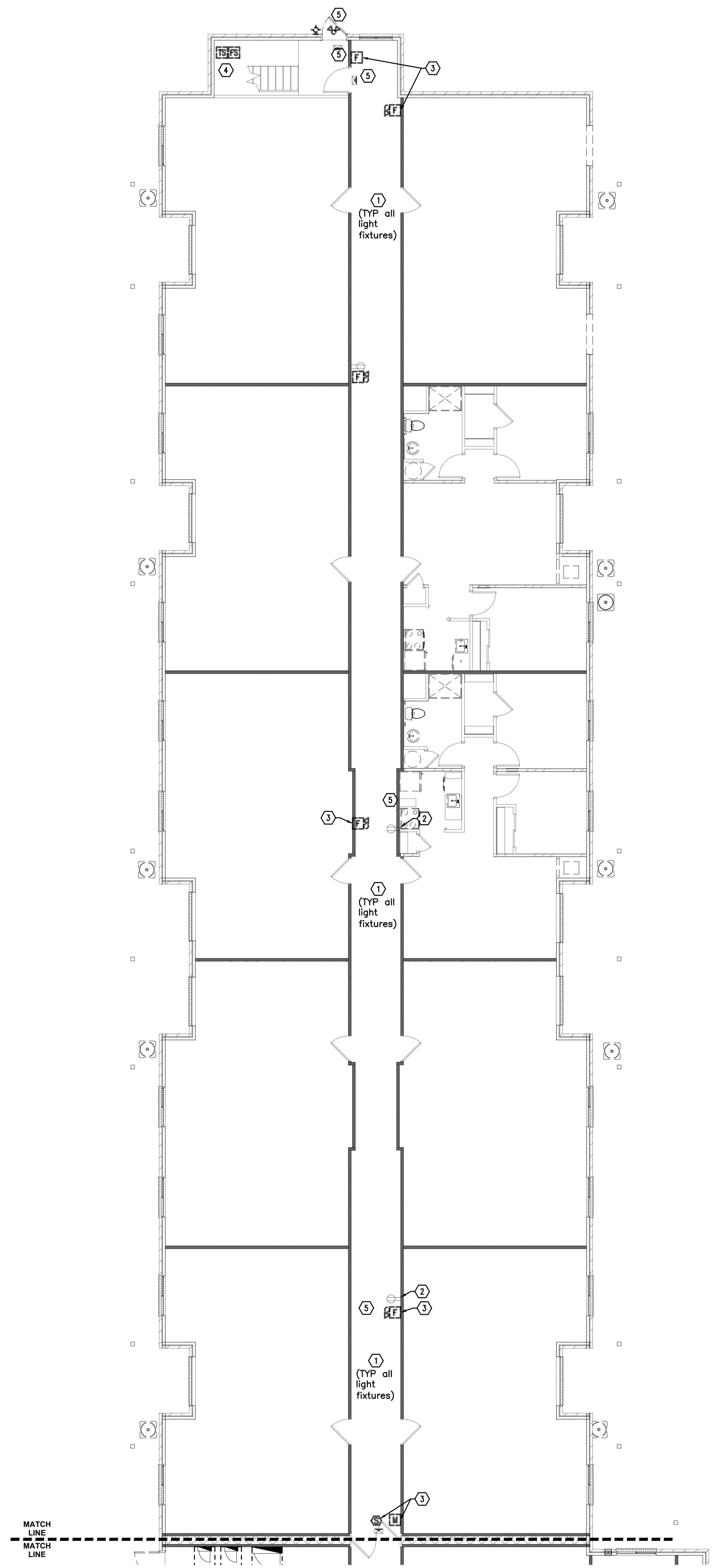
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR DISCREPANCIES DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. THESE DOCUMENTS SHALL BE CONSIDERED TO BE SUPPLEMENTARY TO EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE BIDDING AND CONTRACTOR CHANGES TO THE CONTRACT DOCUMENTS. THEY SHALL BE FOR THE CONTRACTOR'S USE ONLY.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANTS. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
5. ARCHITECT WARRANTS AGAINST THE ACCURACY OF DATA CONTAINED HEREIN AND THE RESULTS OF DESIGN OR ANALYSIS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR ANALYSIS OF THE WORK. ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND ANALYSIS OF THE WORK. ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND ANALYSIS OF THE WORK. ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND ANALYSIS OF THE WORK.
6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED AS SUCH. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT.
7. THE CLIENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANTS. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
8. ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



Indicates existing to remain
Indicates demolition work

Coded Notes

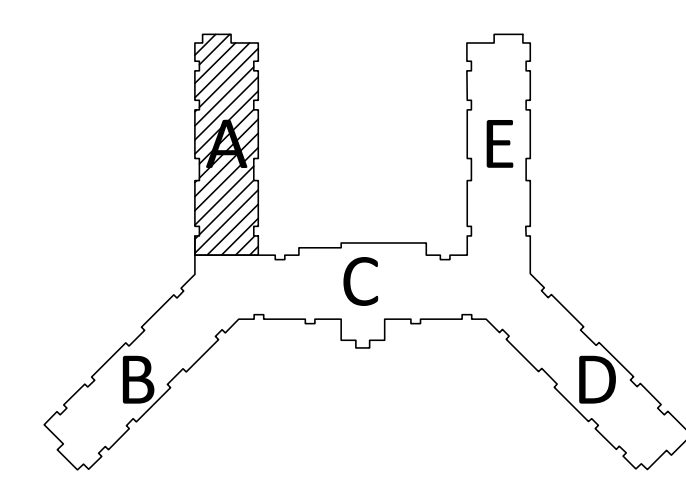
1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.

Electrical Demolition Notes

- A. Coordination: Before bidding and construction, perform demolition and construction coordination as follows. Refer to architectural plans and specifications for additional requirements. Investigate, examine and verify existing systems, conditions, dimensions, sizes and locations. Coordinate with the building structure and with all other trades including proposed construction phasing and sequencing (additional costs due to construction phasing will not be considered). Include costs of cutting to access work indicated and patching subcontracted to and performed by GC to match existing finishes. Indicate with bid all assumptions and qualifications regarding concealed conditions. All additional costs resulting from lack of coordination shall be borne by the contractor.
- B. Utility Coordination: Include all costs associated with demolition and replacement of services: power, phone, cable, and data including application, fees, installation, temporary services and usage charges. For temporary utilities, verify exact requirements and coordinate with local utility. Contractor shall pay for all costs of utility company including final connections.
- C. Occupied Buildings: For occupied buildings, coordinate with local management for communication with building staff, monitoring agencies and residents before construction regarding potential for disruption, and during construction regarding planned outages. Construct all new work possible adjacent to existing work in order to minimize disruption to residents. Assume off hours work using premium labor rates for all work involving power or communication service outages. For any power outage exceeding 15 minutes, provide temporary power via onsite power generation (or other approved means) to maintain existing services for affected occupants. For any telephone outage exceeding 60 minutes, provide temporary wiring (or other approved means) to maintain existing services for affected occupants.
- D. Demolition: Disconnect mechanical and plumbing equipment shown for demolition by other trades. Remove electrical equipment, fixtures, and devices as shown. For equipment, fixtures, and devices to be removed (by electrical or other trades), remove wire and conduit to source unless noted otherwise. Plans show readily visible devices only. Quantities and locations shown may not be exact. Demolished equipment, fixtures and devices shall be hauled from site for disposal (or turned over to owner at owners option).
- E. Reuse existing: Existing conduit, and junction boxes may be reused for new devices and wiring. If not reused, then provide deduct price to abandon existing wiring, raceways and boxes. If no deduct price is given then include price in bid to remove existing unused wiring, raceways and boxes back to source, plug remaining box openings, and patch surfaces to match surrounding finish. Buried underground conduits shall be capped below finished surface and surface patched to match surrounding finish. Refer to architectural cutting and patching specifications.
- K. Extend existing: Where connecting new work to existing, verify manufacturers and model numbers of existing equipment, fixtures and devices before bid, and only quote new work which is compatible with existing equipment. Where existing systems are not replaced entirely, then existing work connecting to new work shall result in complete working systems to be turned over to owner. Where replacing existing (line or low voltage) equipment with new, re-connect all existing wiring, devices, and fixtures to the new equipment to complete the system and be code compliant.
- L. Concealed conditions: Where existing connections are concealed, investigate equipment (remove cover and trace wiring) before bid to determine exact requirements for bid. Where shown on plans as existing to be reused, verify that existing equipment is safe and in good working order. If contractor assumes typical requirements from past experience to reduce investigation time during bid, contractor is responsible for cost of bad assumptions. In any case, reconnect to existing without additional cost to owner.
- M. Existing elevator. Determine elevator existing conditions and modernization scope from GC/manufacture before bid. Coordinate existing work with new fire alarm, telephone, and control wiring and systems for permitting and code compliant operation of existing elevator.

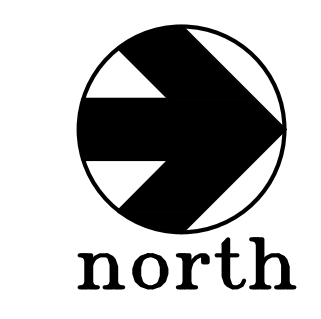
PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
FIRST FLOOR SW
DEMOLITION PLAN

ED101a

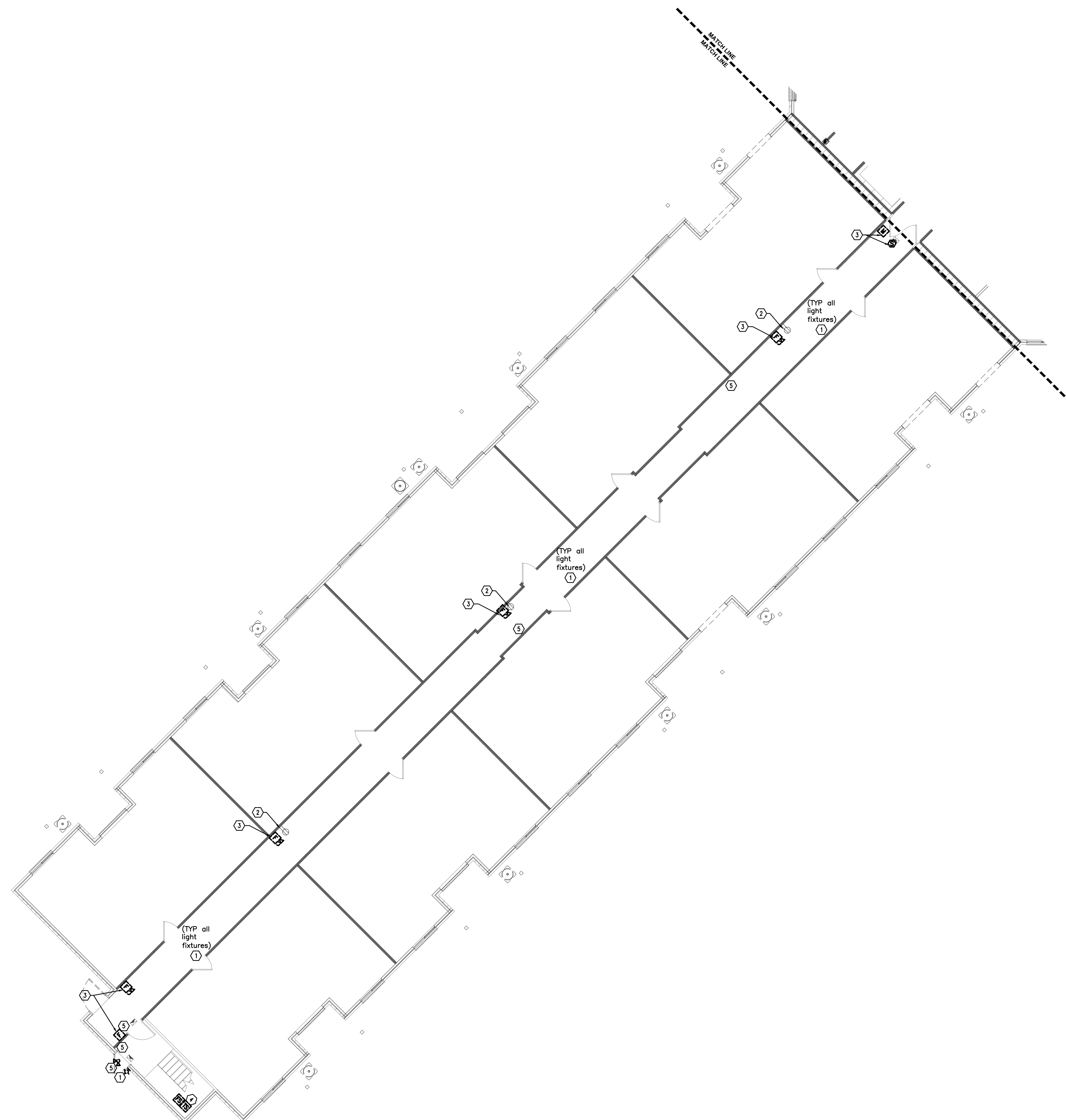


enlarged first floor SW plan
1/8" = 1'-0"

Indicates existing to remain ————
 Indicates demolition work - - - - -

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED.

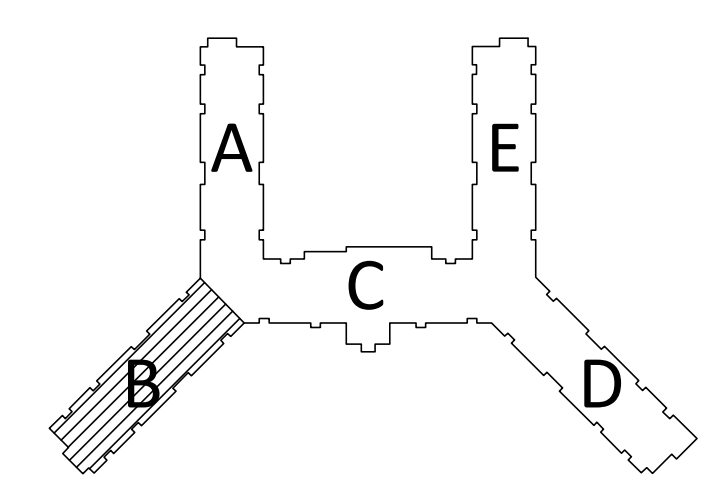
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONAL INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192

△ Description Date



key plan
 NTS
 ENLARGED
 FIRST FLOOR SE
 DEMOLITION PLAN

ED101b



enlarged first floor SE plan
 1/8"=1'-0"

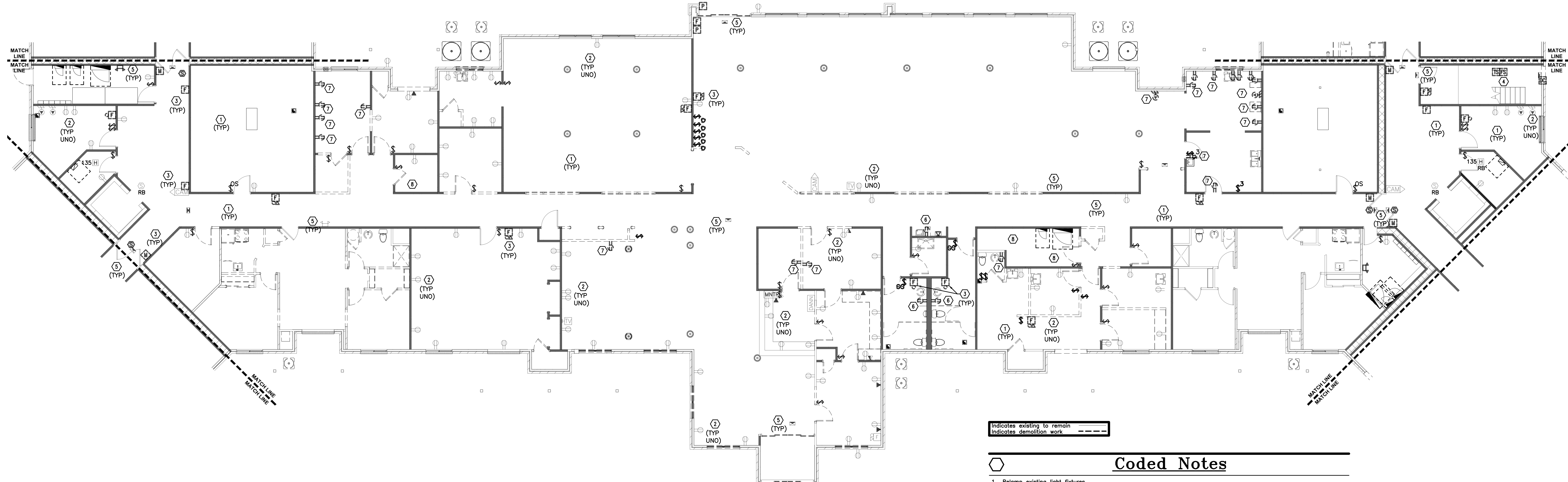
**HOOVER PLACE
APARTMENTS**

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THESE DOCUMENTS, THE CONTRACT DOCUMENTS SHALL NOT BE PRECEDENT TO THE PROJECT MANUAL.
3. ADDITIONAL SITE VISUAL INFORMATION ON THE SUBJECT CONTRACTOR CHOOSES TO OBTAIN AT HIS OWN RISK AND RESPONSIBILITY.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DRAWINGS AND SPECIFICATIONS. THE CONSULTANTS' LIABILITY SHALL NOT BE RELEASED OR WAIVED BY ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS. THE CONSULTANTS' LIABILITY SHALL NOT BE RELEASED OR WAIVED BY ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT LIAISON: ARCHITECT'S OFFICE: 1335 HOOVER AVENUE, DAYTON, OHIO 45402. ARCHITECT'S PHONE: (937) 233-1111. ARCHITECT'S FAX: (937) 233-1112. ARCHITECT'S EMAIL: info@berardi.com
6. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED ONLY FOR THE PROJECT DESCRIBED HEREIN. ANY OTHER USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC. IS STRICTLY PROHIBITED.
7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES.
8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES.



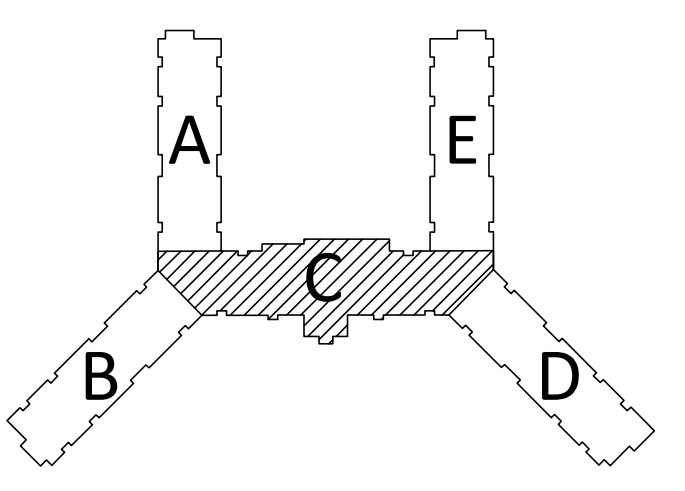
Indicates existing to remain
Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.
6. Remove/replace existing device.
7. Existing device to be removed.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



**key plan
NTS
ENLARGED
FIRST FLOOR CORE
DEMOLITION PLAN**

ED101c

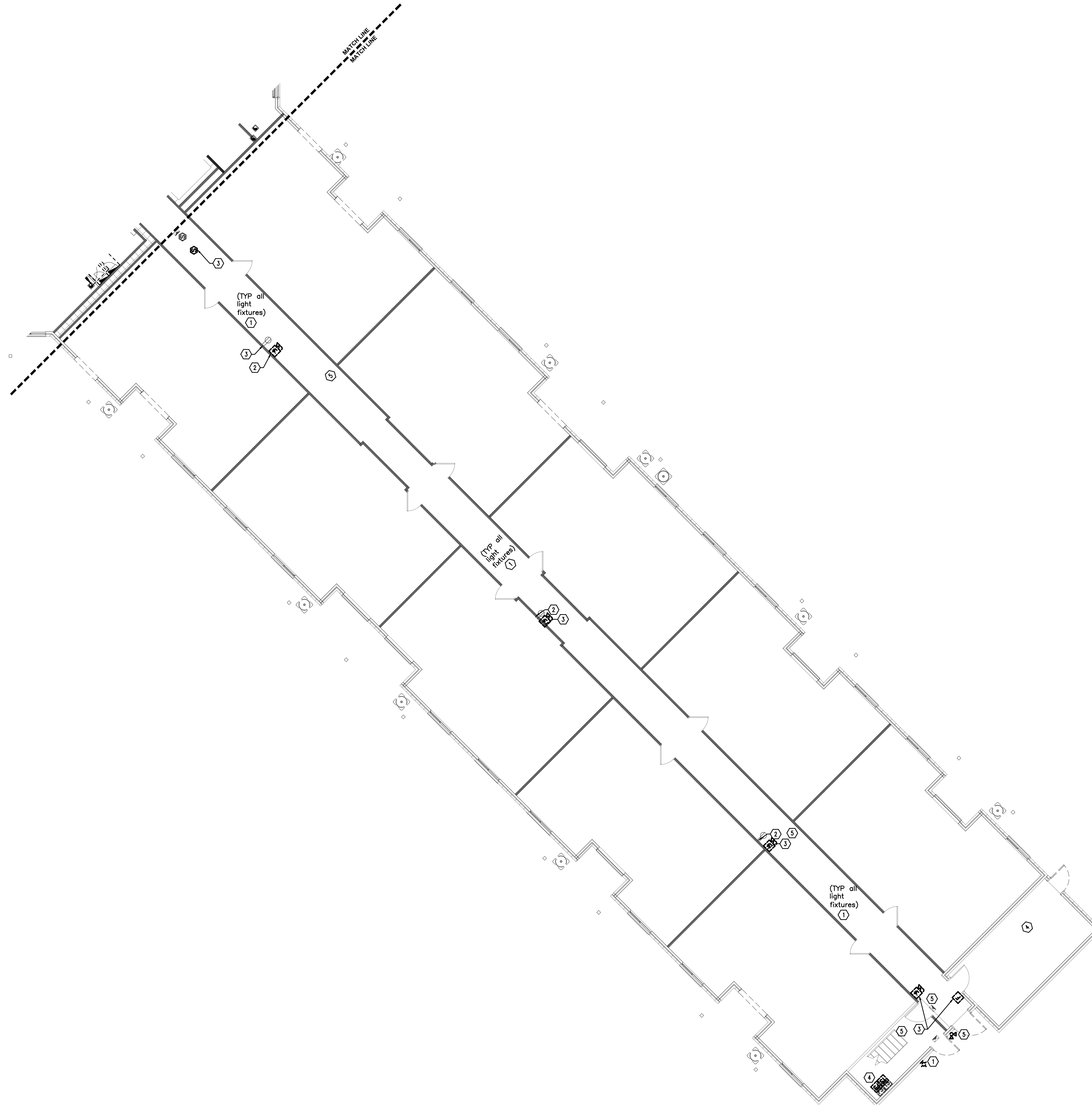


enlarged first floor core plan
1/8"=1'-0"

Indicates existing to remain
Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



enlarged first floor NE plan
1/8"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

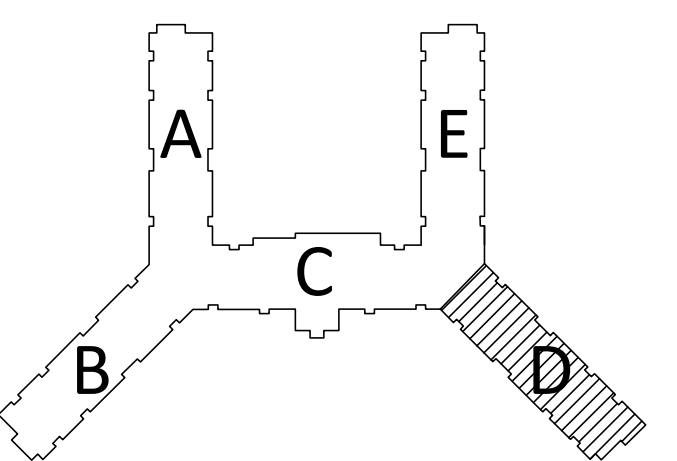
THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



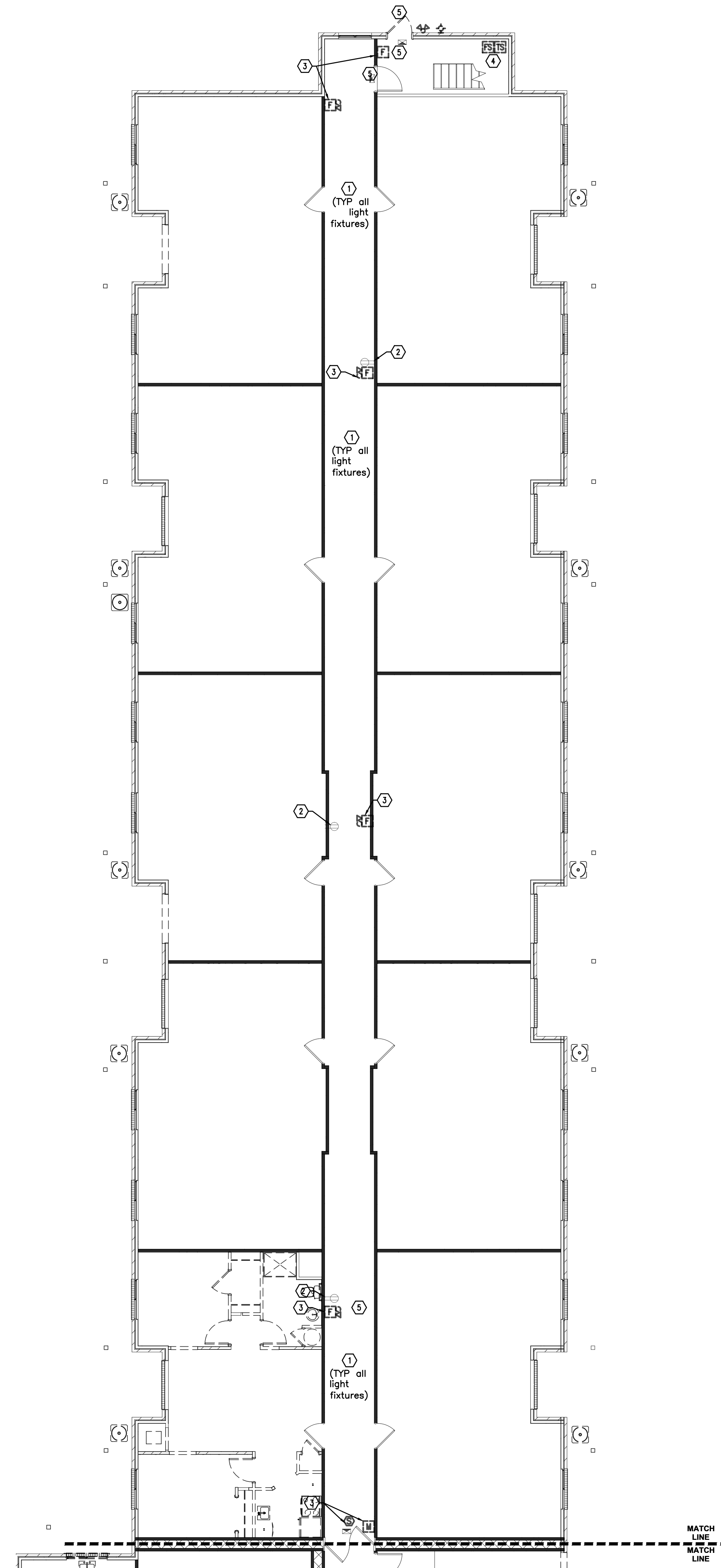
key plan
NTS
ENLARGED
FIRST FLOOR NE
DEMOLITION PLAN

ED101d

Indicates existing to remain
 Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED.

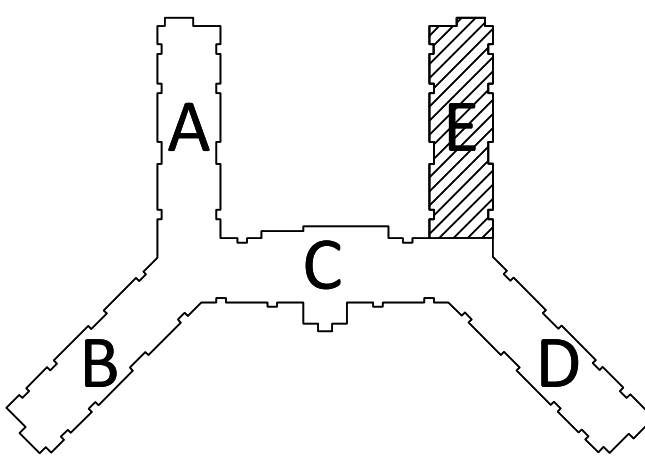
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PRECEDENT TO THE CONTRACT DOCUMENTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192

△ Description Date



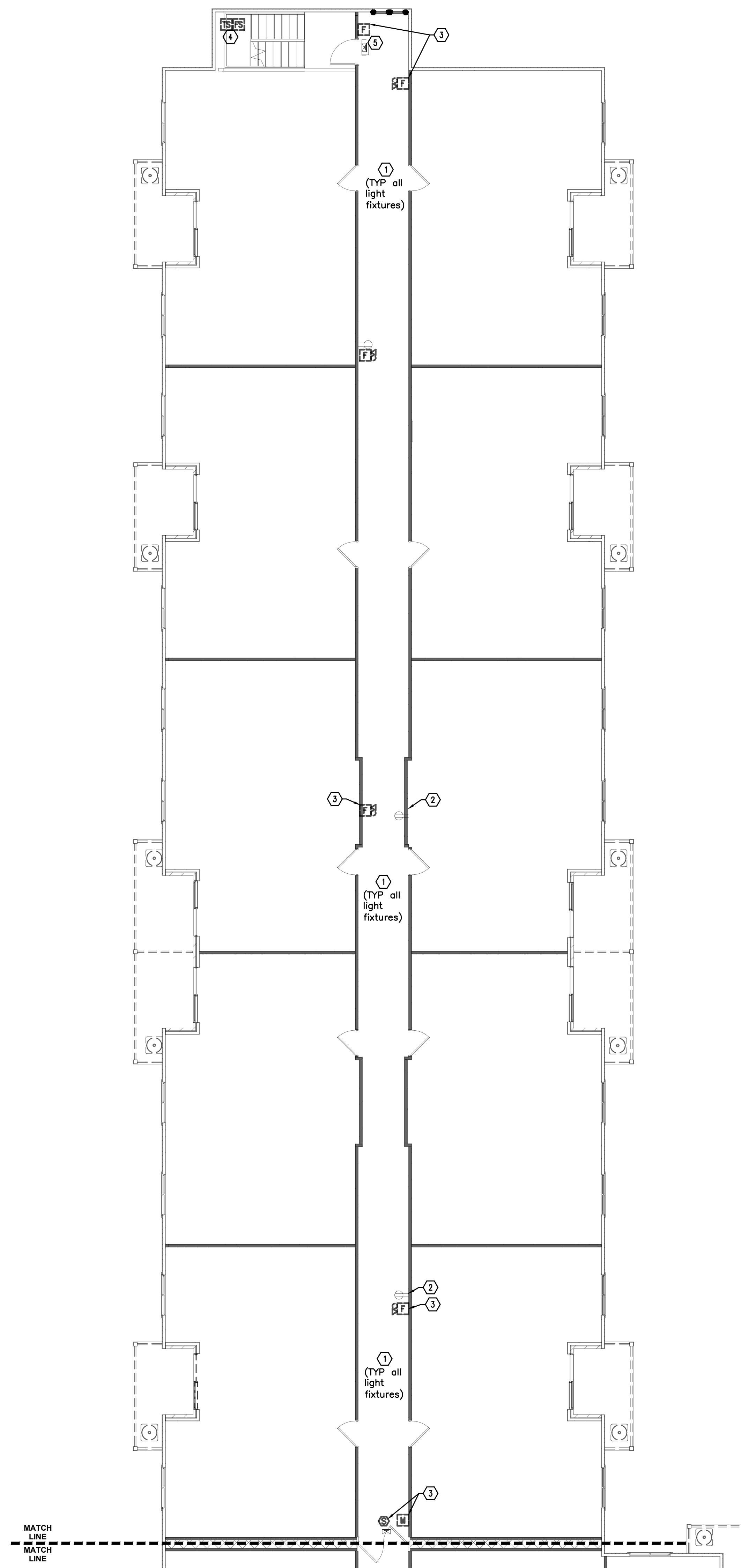
key plan
 NTS
 ENLARGED
 FIRST FLOOR NW
 DEMOLITION PLAN

ED101e



north

enlarged first floor NW plan
 1/8" = 1'-0"



Indicates existing to remain
 Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS.
 ALL RIGHTS RESERVED.

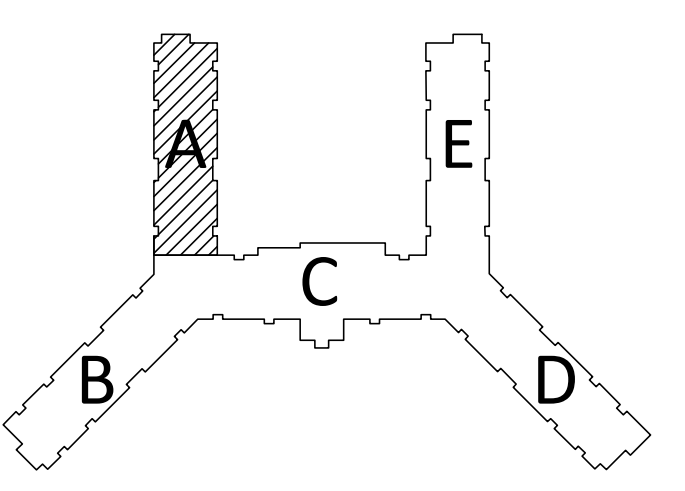
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 8. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 9. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.
 10. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192

▲ Description Date



key plan
 NTS
 ENLARGED
 SECOND FLOOR SW
 DEMOLITION PLAN

ED102a

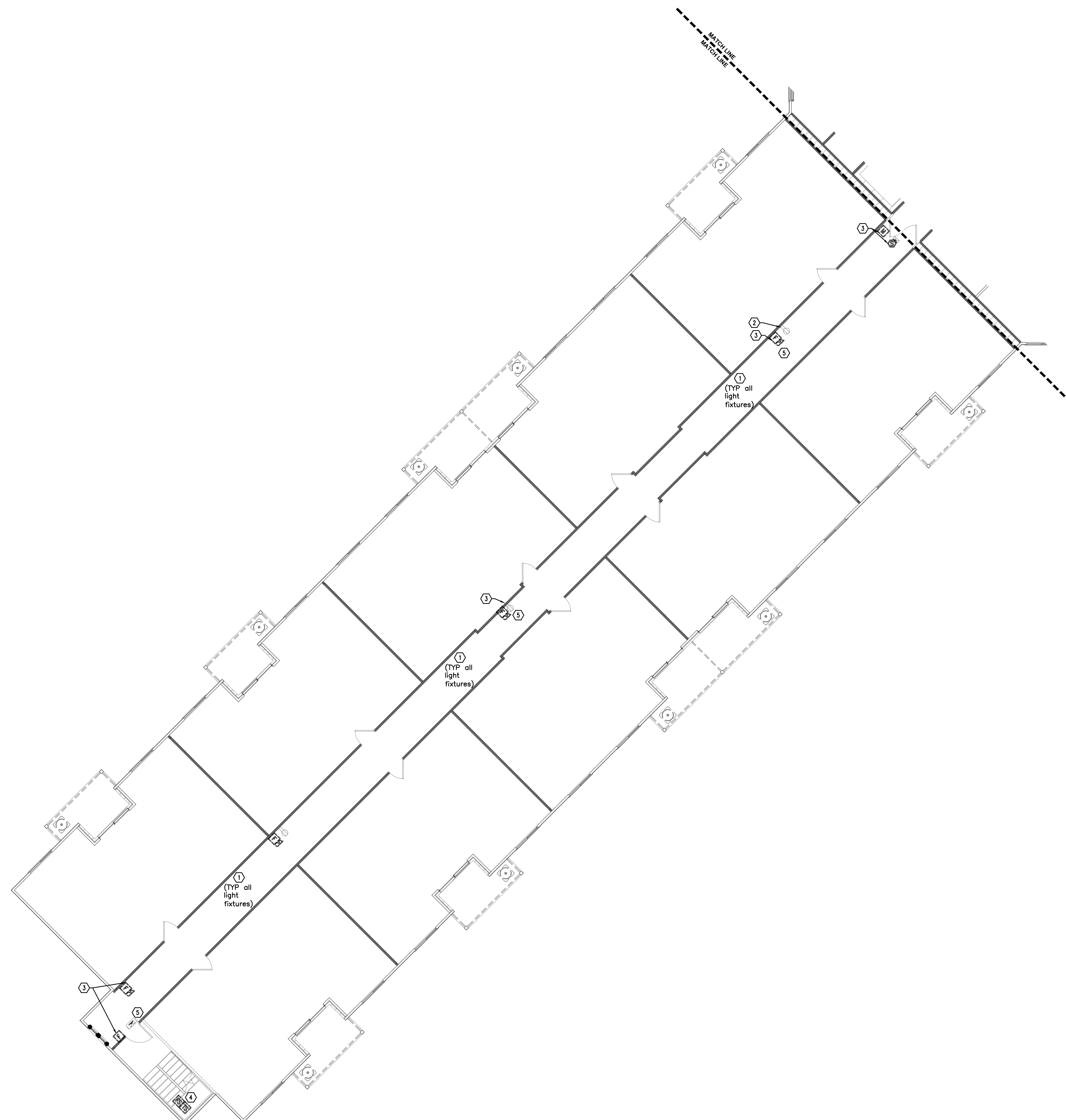


enlarged second floor SW plan
 1/8" = 1'-0"

Indicates existing to remain
Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.,
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

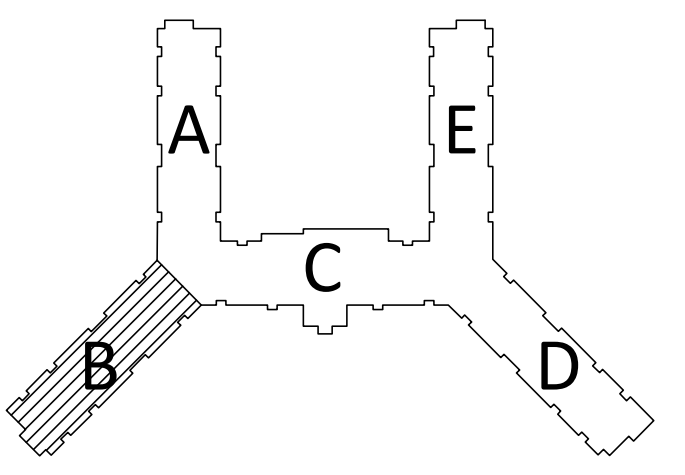
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE SEPARATED OR CONTRADICTORY TO EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS. THEY SHALL BE USED AS ONE SINGLE DOCUMENT.
3. ADDITIONAL SPECIFICATIONS, NOTATIONS OR NOTES TO THE DRAWINGS SHALL BE PROVIDED TO THE BIDDERS BY THE ARCHITECT. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' (ARCHITECT, ENGINEER, AND/OR SPECIALIST) RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWINGS. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST THE CONSULTANTS' LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWINGS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWINGS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWINGS.
4. THE ARCHITECT WARRANTS THE ACCURACY OF THE DATA CONTAINED HEREIN AND THE USE OF THE SAME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USE OF THE DATA OR FOR THE RESULTS OF THE SAME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USE OF THE DATA OR FOR THE RESULTS OF THE SAME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USE OF THE DATA OR FOR THE RESULTS OF THE SAME.
5. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USE OF THE DATA OR FOR THE RESULTS OF THE SAME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USE OF THE DATA OR FOR THE RESULTS OF THE SAME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE USE OF THE DATA OR FOR THE RESULTS OF THE SAME.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date



key plan
NTS
ENLARGED
SECOND FLOOR SE
DEMOLITION PLAN

ED102b



enlarged second floor SE plan
1/8"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

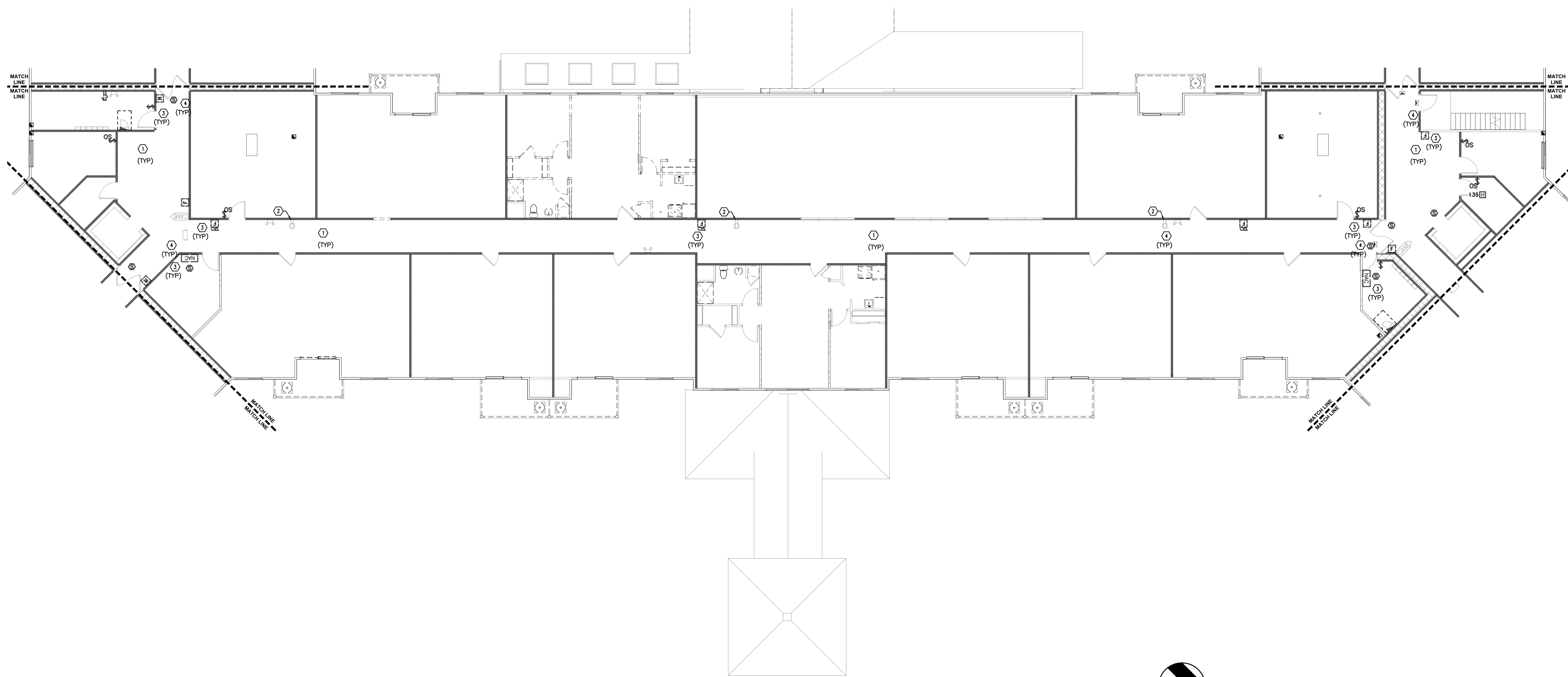
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE OR EXTEND TO ANY OTHER MATTER.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE OR EXTEND TO ANY OTHER MATTER.
6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR OTHER PARTIES.
7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR OTHER PARTIES.
8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR OTHER PARTIES.
9. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR OTHER PARTIES.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR OTHER PARTIES.

Indicates existing to remain
Indicates demolition work

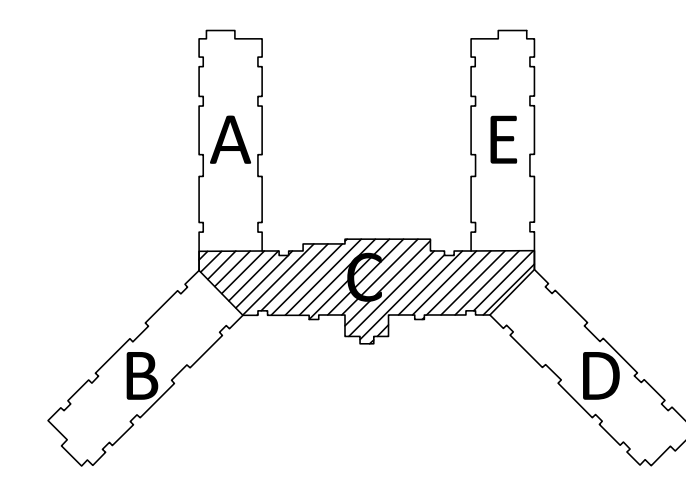
Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace existing emergency light and exit signs.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



key plan
NTS
ENLARGED
SECOND FLOOR CORE
DEMOLITION PLAN

ED102c

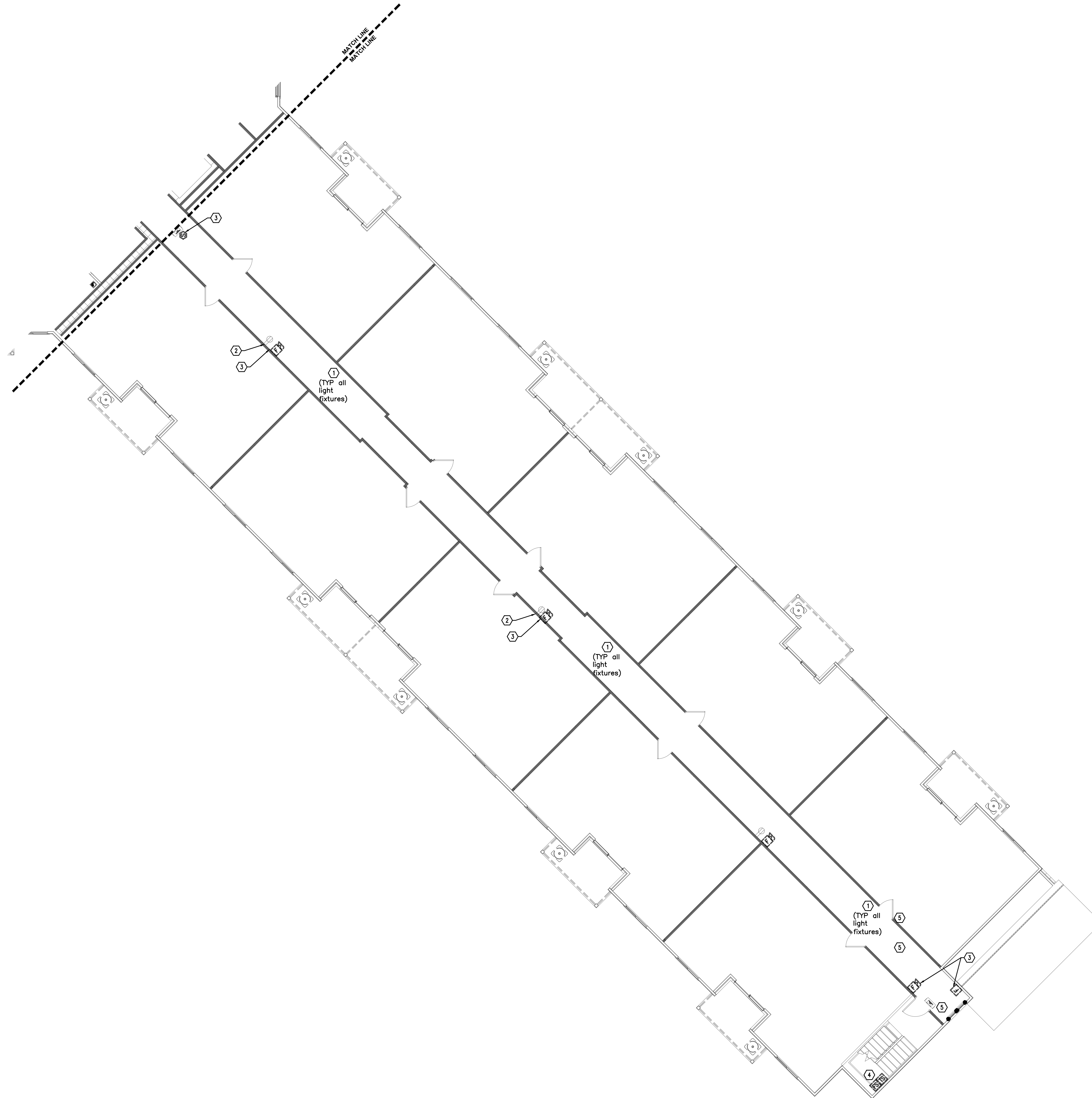


enlarged second floor core plan
1/8"=1'-0"

Indicates existing to remain
 Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace lamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS.
 ALL RIGHTS RESERVED.

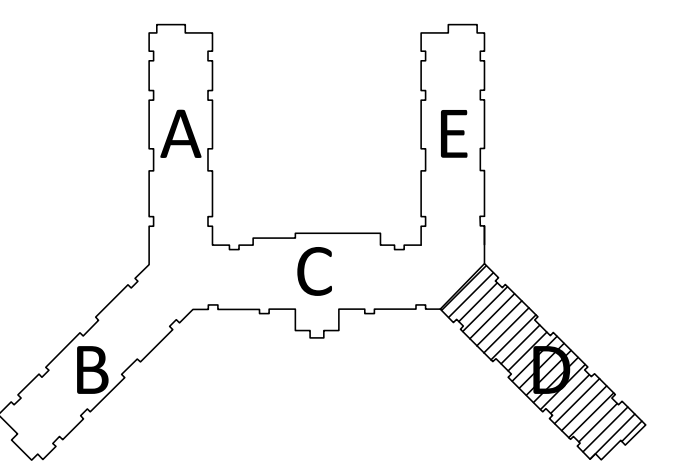
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THESE DOCUMENTS, THE CONTRACT DOCUMENTS SHALL NOT BE PRECEDENT TO THE CONTRACT DOCUMENTS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
 3. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR OTHERS ARISING FROM THE CONSULTANTS' NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE. THE CLIENT SHALL NOT RELY ON OR BE DEPENDENT ON THE CONSULTANTS' PROFESSIONAL SERVICES FOR ANY PURPOSES OTHER THAN THOSE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.
 4. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR OTHERS ARISING FROM THE CONSULTANTS' NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE. THE CLIENT SHALL NOT RELY ON OR BE DEPENDENT ON THE CONSULTANTS' PROFESSIONAL SERVICES FOR ANY PURPOSES OTHER THAN THOSE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.
 5. ARCHITECT WARRANTS AGAINST THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF DRAWINGS OR ALTERED CAD DATA IN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE DESIGN AND ARCHITECTURAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE USER'S PROPERTY OR PERSONS OR OTHERS ARISING FROM THE USER'S NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE.
 6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DRAWINGS AND NOT CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS SHALL NOT BE SCALED EXACTLY BY SIZE AND LEGAL REQUIREMENTS AND THE CONTRACT DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE USER'S PROPERTY OR PERSONS OR OTHERS ARISING FROM THE USER'S NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192

△ Description Date



key plan
 NTS
 ENLARGED
 SECOND FLOOR NE
 DEMOLITION PLAN

ED102d

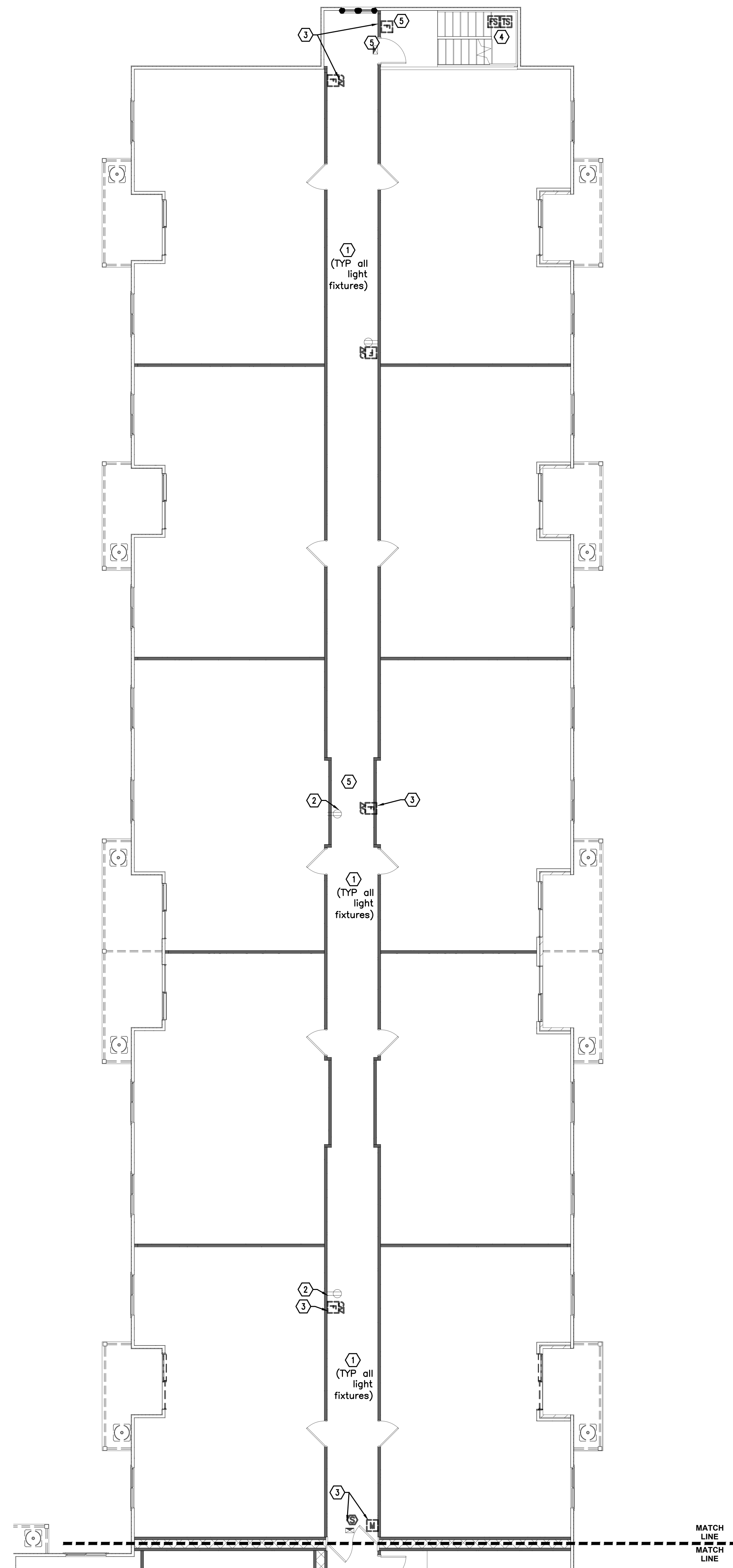


enlarged second floor NE plan
 1/8"=1'-0"

Indicates existing to remain
 Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace oil fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS.
 ALL RIGHTS RESERVED.

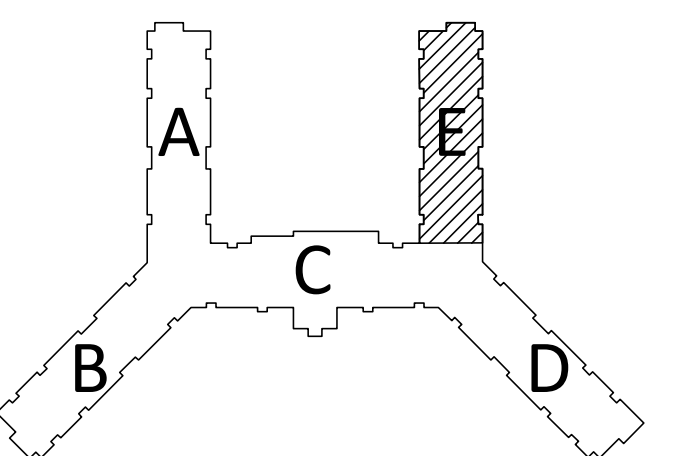
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
 3. THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THE PROJECT MANUAL.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT'S) DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE. THE CONSULTANT'S INSTRUMENTS OF SERVICE SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CLIENT AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE USE OF INSTRUMENTS OF SERVICE FOR ANY OTHER PURPOSE.
 5. ARCHITECT WARRANTS AGAINST THE ACCURACY OF DATA CONTAINED HEREIN AND USE OR REUSE OF DRAWINGS OR ALTERED CAD DATA IN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE DESIGN AND ARCHITECTURAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER FURTHERHEREIN AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE REPRODUCTION OR REUSE OF THESE MATERIALS.
 6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE. THE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE REPRODUCTION OR REUSE OF THESE MATERIALS.
 7. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE. THE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE REPRODUCTION OR REUSE OF THESE MATERIALS.
 8. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE. THE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE REPRODUCTION OR REUSE OF THESE MATERIALS.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192

△ Description Date



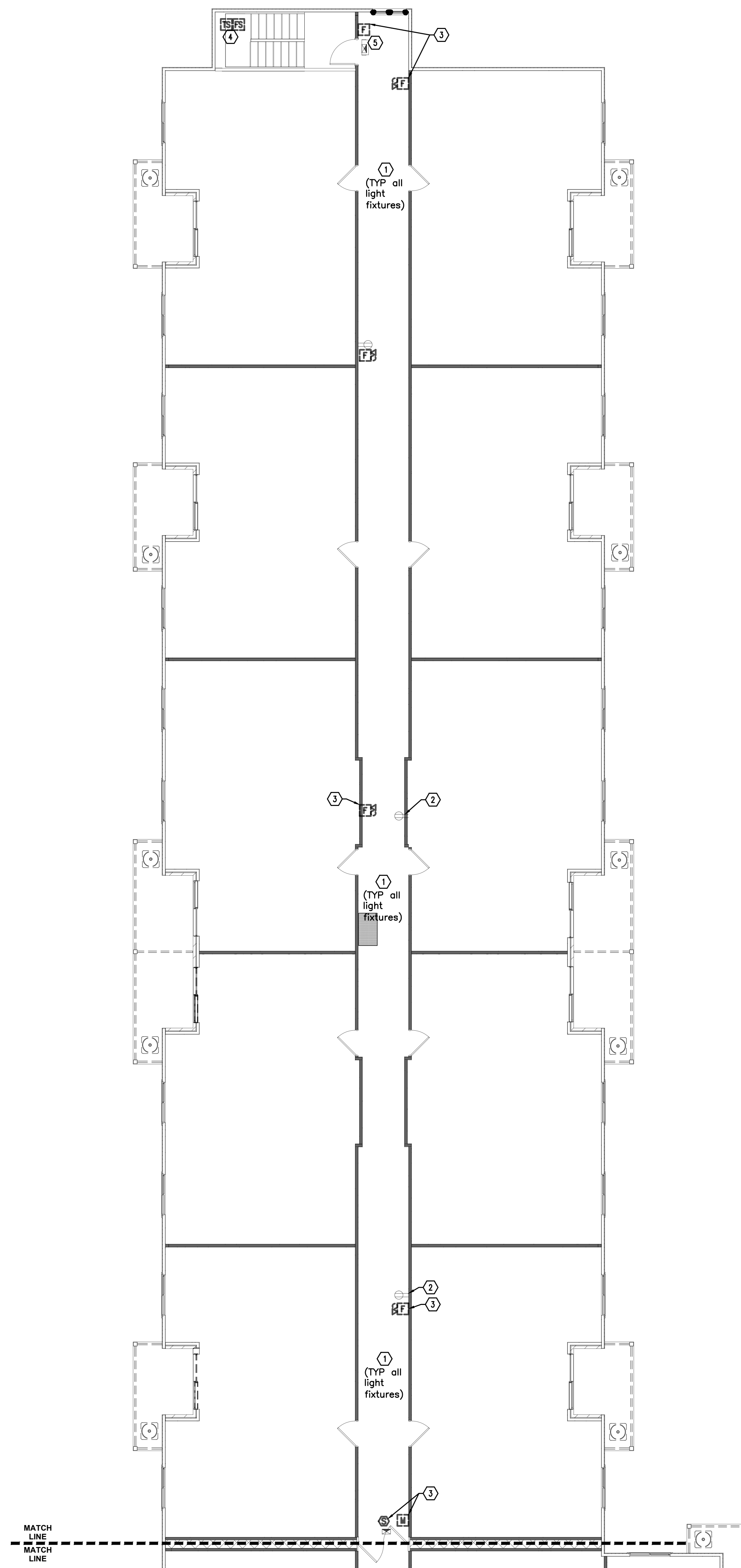
key plan
 NTS
 ENLARGED
 SECOND FLOOR NW
 DEMOLITION PLAN

ED102e



north

enlarged second floor NW plan
 1/8" = 1'-0"



Indicates existing to remain
Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

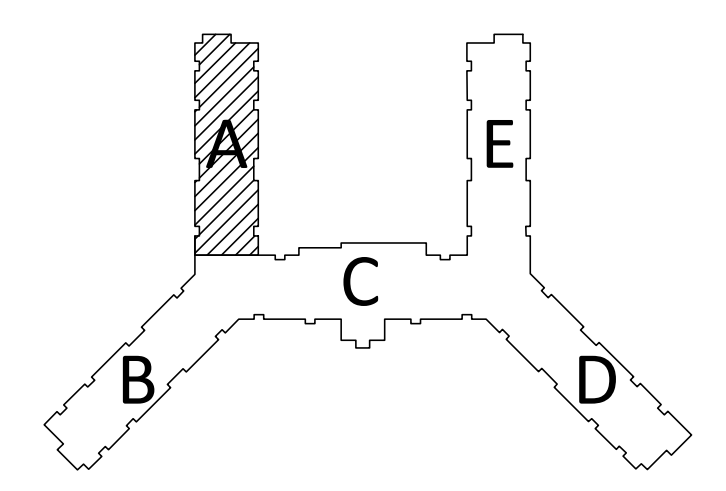
NOTE:

1. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS AND APPROVALS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT'S) DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE. THE CONSULTANT'S INSTRUMENTS OF SERVICE SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CLIENT AGREES TO HOLD THE CONSULTANT HARMLESS FROM AND AGAINST THE CONSULTANT'S LIABILITY FOR DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE USE OF INSTRUMENTS OF SERVICE FOR ANY OTHER PURPOSES.
5. ARCHITECT LIABILITY WARRANTIES: THE ACCURACY OF DATA CONTAINED HEREIN AND THE USE OF INSTRUMENTS OF SERVICE ARE LIMITED TO THE PROJECT AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE USE OF INSTRUMENTS OF SERVICE FOR ANY OTHER PURPOSES.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE USE OF INSTRUMENTS OF SERVICE FOR ANY OTHER PURPOSES.

PROGRESS SET

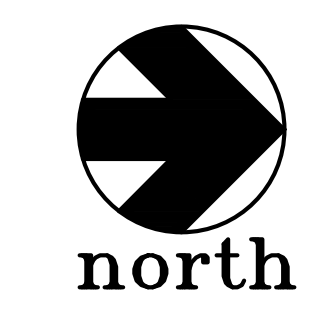
DATE: 10.30.2017
PROJECT #: 17192

Description	Date



key plan
NTS
ENLARGED
THIRD FLOOR SW
DEMOLITION PLAN

ED103a

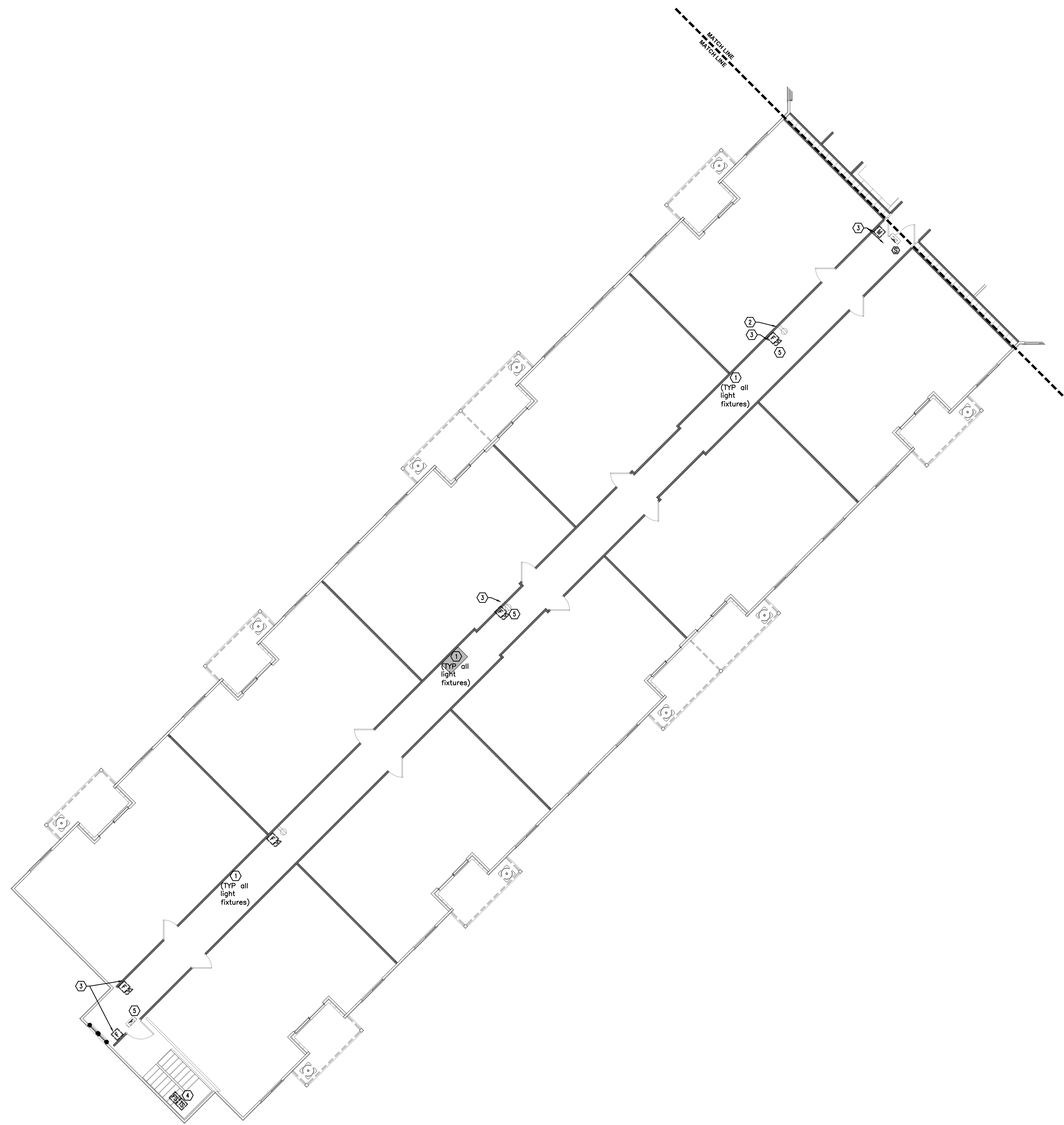


enlarged third floor SW plan
1/8" = 1'-0"

Indicates existing to remain
 Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace oil fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED.

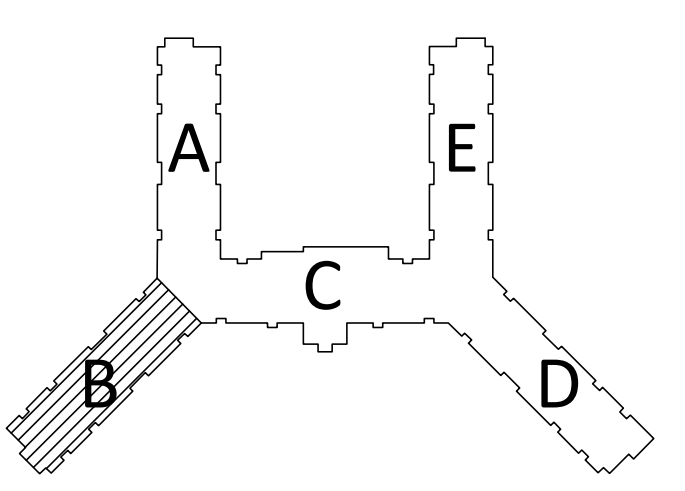
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
 1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE INFORMATION IN THE PROJECT MANUAL SHALL PREVAIL.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE, WITHOUT LIMITATION, THE CONSULTANTS' LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.
 5. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.
 6. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.
 7. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.
 8. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.
 9. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.
 10. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE OF THE PROJECT.

PROGRESS SET

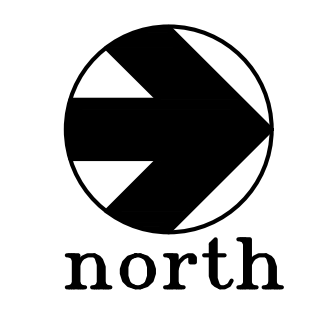
DATE: 10.30.2017
 PROJECT #: 17192

△ Description Date



key plan
 NTS
 ENLARGED
 THIRD FLOOR SE
 DEMOLITION PLAN

ED103b



enlarged third floor SE plan
 1/8"=1'-0"

**HOOVER PLACE
APARTMENTS**

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

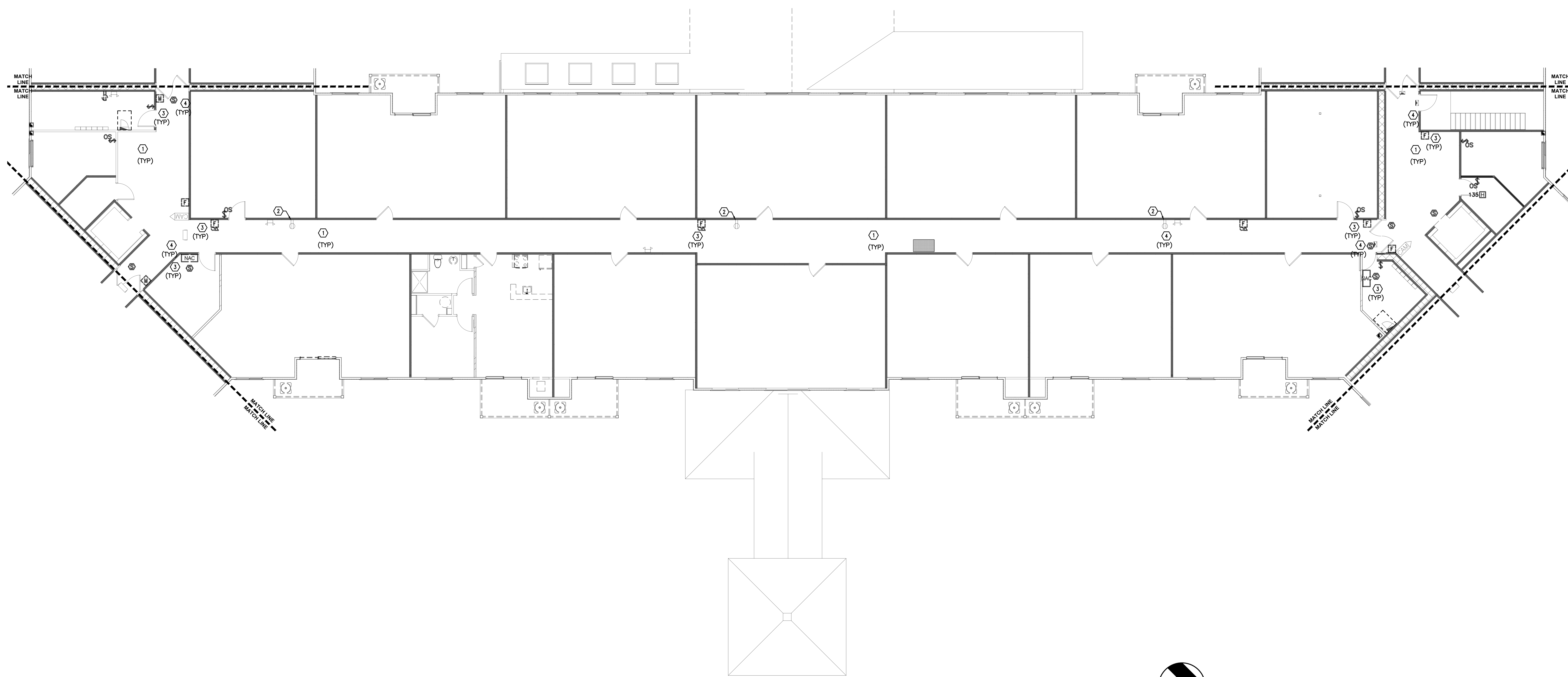
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THE EVENT OF A CONFLICT BETWEEN THESE DOCUMENTS, THE PROJECT MANUAL SHALL TAKE PRECEDENCE.
3. THE CONTRACT DOCUMENTS SHALL NOT BE INTERPRETED BY THE CONTRACTOR TO BE IN CONFLICT WITH THE PROJECT MANUAL.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY TO THE CLIENT AND NOT TO THE BIDDERS. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE BIDDERS' INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE BIDDERS' FAILURE TO OBTAIN NECESSARY PERMITS OR FOR THE BIDDERS' FAILURE TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF THE PROJECT.
6. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF THE PROJECT.
7. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF THE PROJECT.

Indicates existing to remain
Indicates demolition work

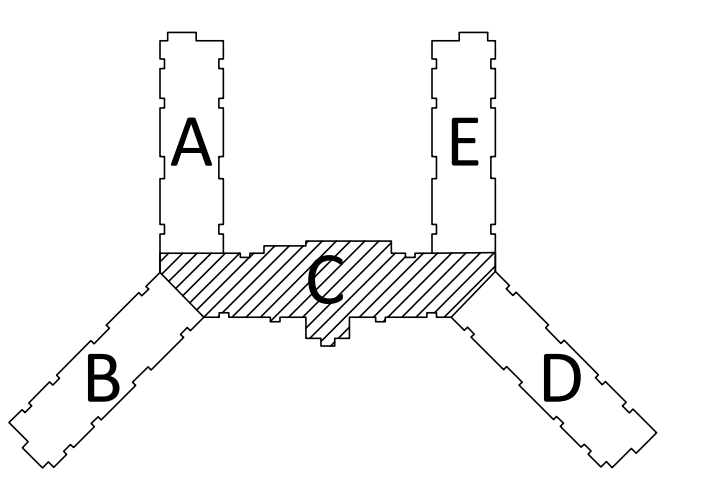
Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace existing emergency light and exit signs.



PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192
Description Date



**key plan
NTS
ENLARGED
THIRD FLOOR CORE
DEMOLITION PLAN**

ED103c

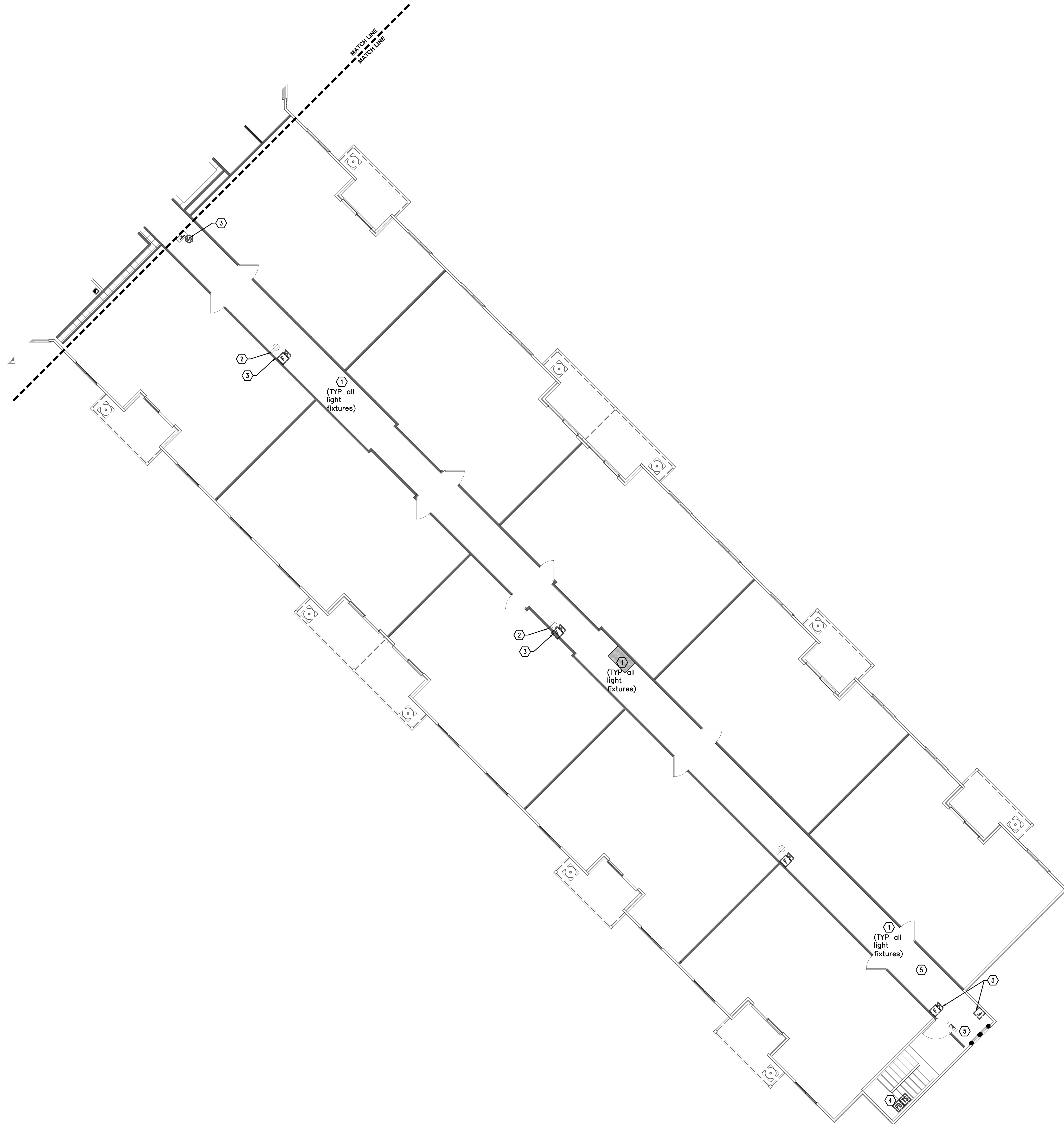


enlarged third floor core plan
1/8"=1'-0"

Indicates existing to remain
 Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace lamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



enlarged third floor NE plan
 1/8"=1'-0"

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS.
 ALL RIGHTS RESERVED.

THE ARRANGEMENTS SHOWN HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

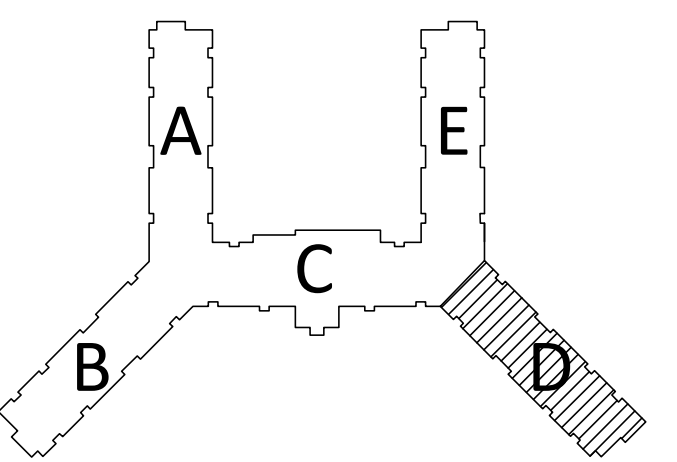
NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE SEPARATED OR CONSIDERED IN ISOLATION OR IN CONTRADICTION OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS FROM THIS PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE BIDDING PROCESS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL SUCH DAMAGES AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.
5. ARCHITECT WARRANTS AGAINST THE ACCURACY OF DATA CONTAINED HEREIN AND USE OF REPRODUCED OR ALTERED DATA OR INFORMATION BY THE USER OR OTHER PARTIES WITHOUT THE WRITTEN AND EXPRESS APPROVAL OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE IN EXCESSIVE QUANTITY AND ARE NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS. THE DRAWINGS SHALL NOT BE SCALED EXCEPT BY STATE AND LOCAL CODE REQUIREMENTS AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. ANY REVISIONS TO THESE DRAWINGS OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192

△ Description Date



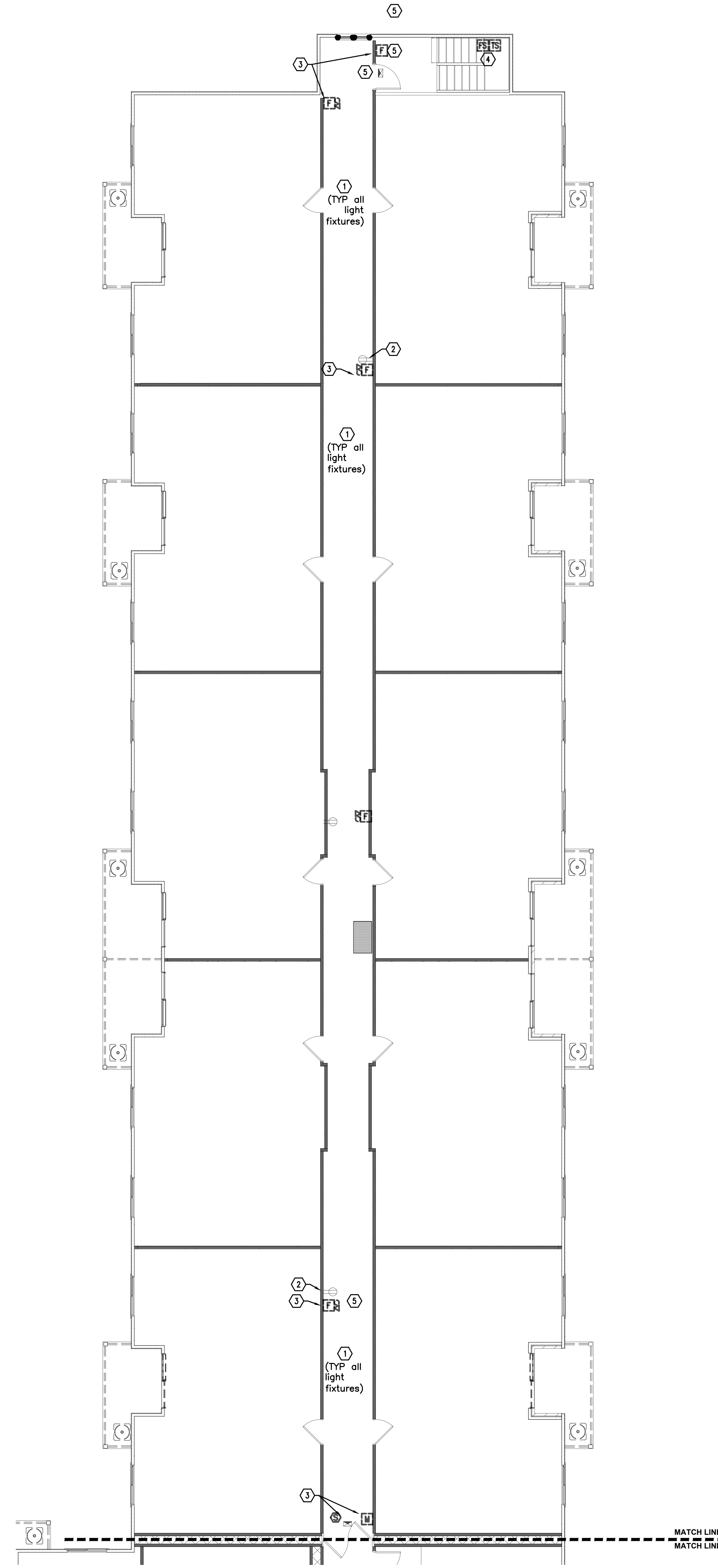
key plan
 NTS
 ENLARGED
 THIRD FLOOR NE
 DEMOLITION PLAN

ED103d

Indicates existing to remain
 Indicates demolition work

Coded Notes

1. Relamp existing light fixtures.
2. Existing device to remain.
3. Remove/replace all fire alarm devices.
4. Remove/replace tamper switch/flow switch.
5. Remove/replace existing emergency light and exit signs.



HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
 DAYTON, OHIO

© 2018 BY:
 BERARDI + PARTNERS, INC.
 ARCHITECTS AND ENGINEERS
 ALL RIGHTS RESERVED.

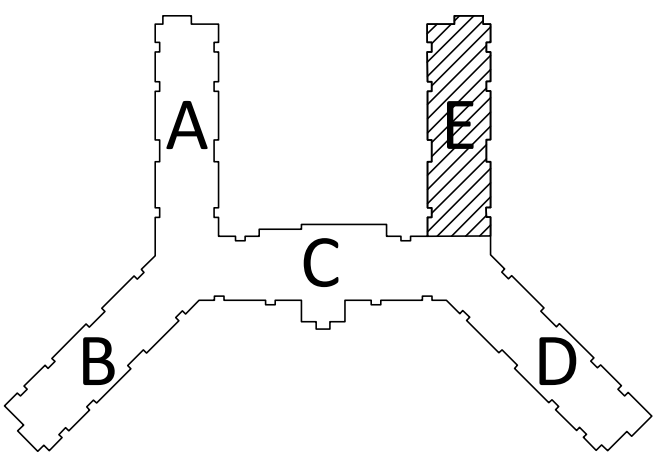
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACT DOCUMENTS ARE COMPREHENSIVE OF THE DRAWINGS AND THE PROJECT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE INFORMATION IN THESE DOCUMENTS IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND SHALL NOT BE PERMITTED IF THE CONTRACT DOCUMENTS DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF THESE PERMITS AND APPROVALS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 5. THE CLIENT AGREES TO HOLD THE CONSULTANTS HARMLESS FROM AND AGAINST ALL SUCH DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 6. ARCHITECT WARRANTS THE ACCURACY OF DATA CONTAINED HEREIN AND USE OF THESE DRAWINGS FOR ANY OTHER PURPOSE THAN THAT INTENDED BY THE ARCHITECT SHALL BE AT THE USER'S RISK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS FOR ANY OTHER PURPOSE THAN THAT INTENDED BY THE ARCHITECT.
 7. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REQUIREMENTS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS FOR ANY OTHER PURPOSE THAN THAT INTENDED BY THE ARCHITECT.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF THESE PERMITS AND APPROVALS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR REQUIRED FOR THE PROJECT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO UTILITIES DURING THE PROJECT.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL DEMOLITION WORK AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO ADJACENT PROPERTIES DURING THE PROJECT.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL SAFETY MEASURES AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE PROJECT.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL INSURANCE AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE PROJECT.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE PROJECT.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL PROFESSIONAL FEES AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
 PROJECT #: 17192

▲ Description Date

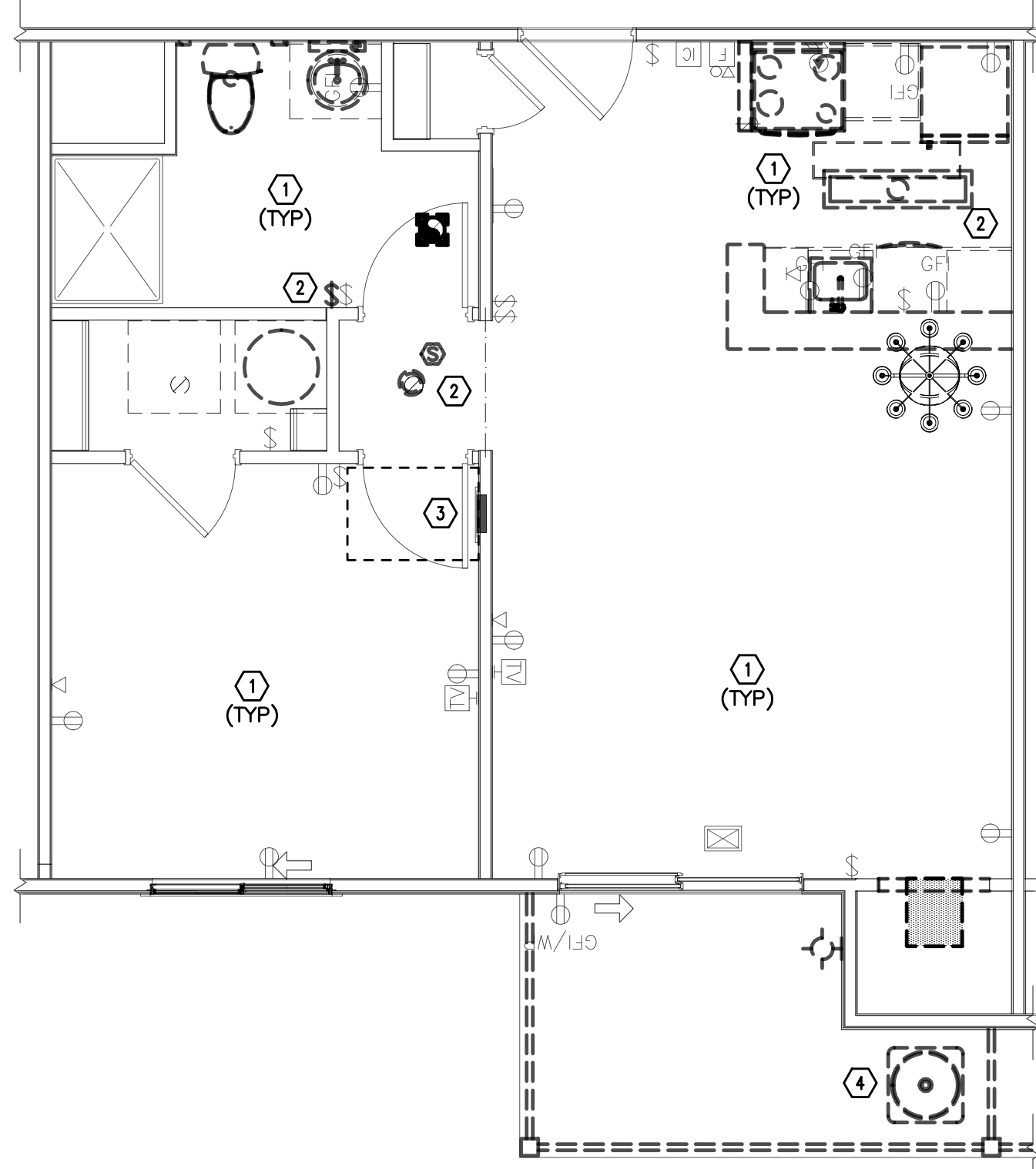


key plan
 NTS
 ENLARGED
 THIRD FLOOR NW
 DEMOLITION PLAN

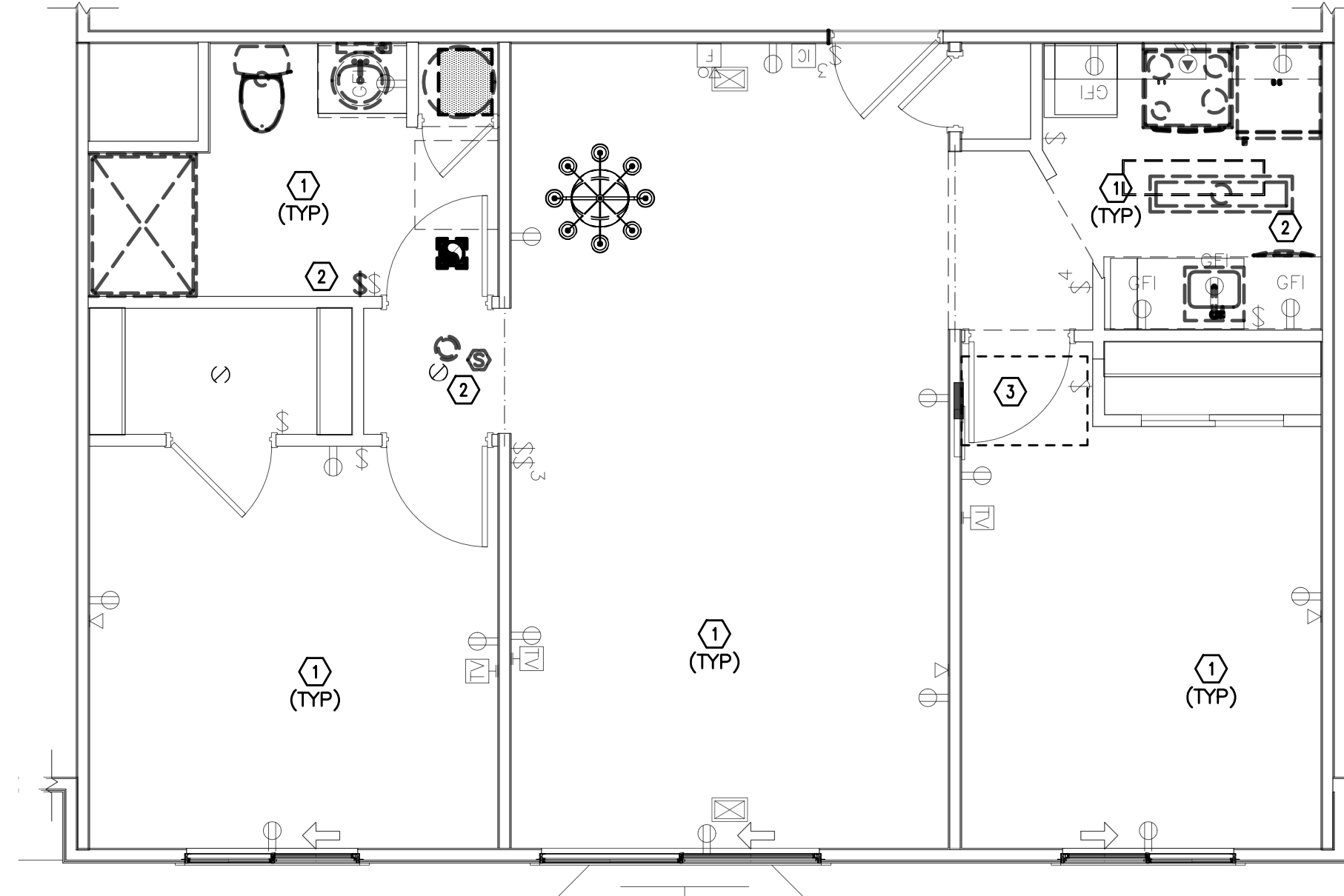
ED103e



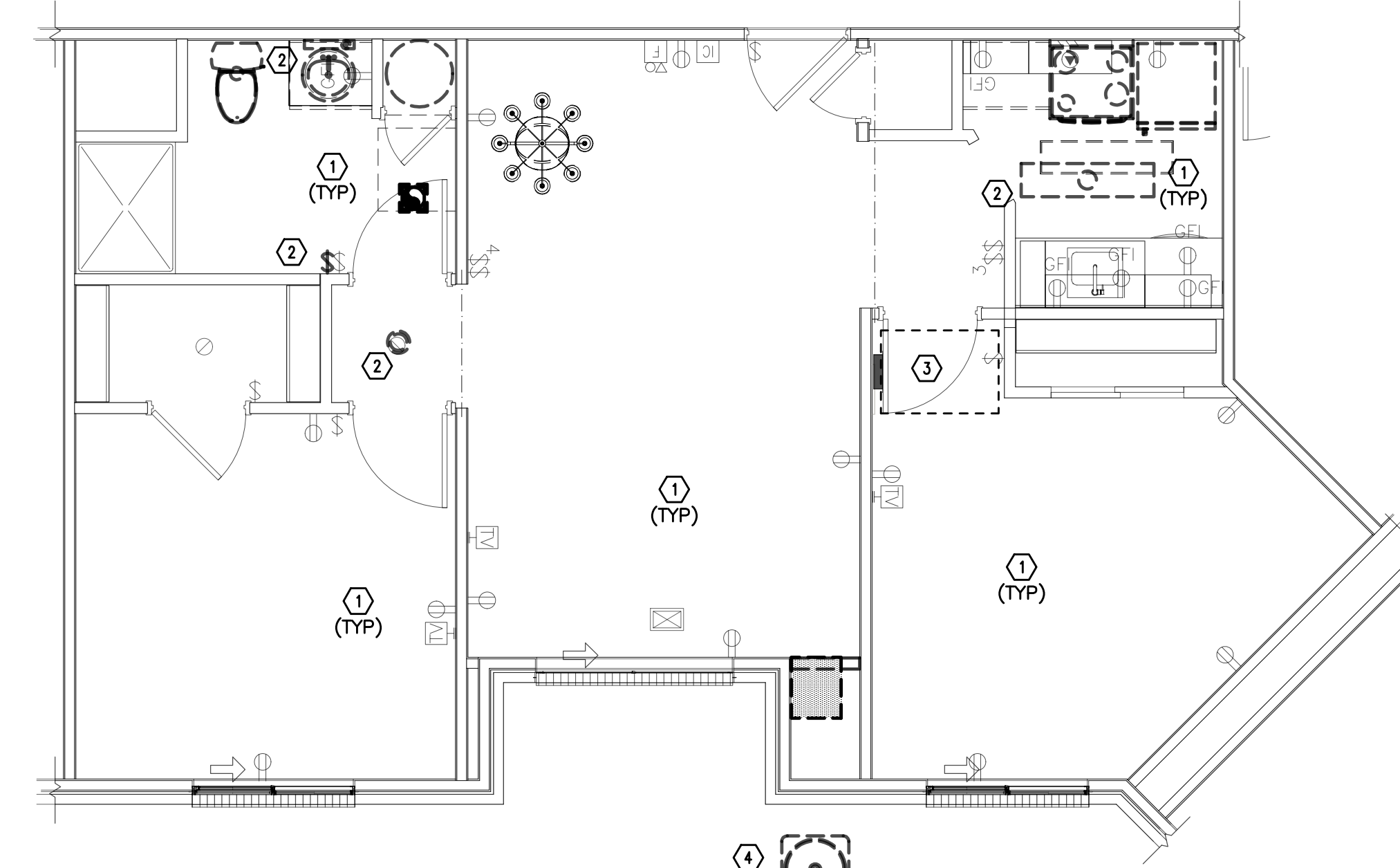
enlarged third floor NW plan
 1/8" = 1'-0"



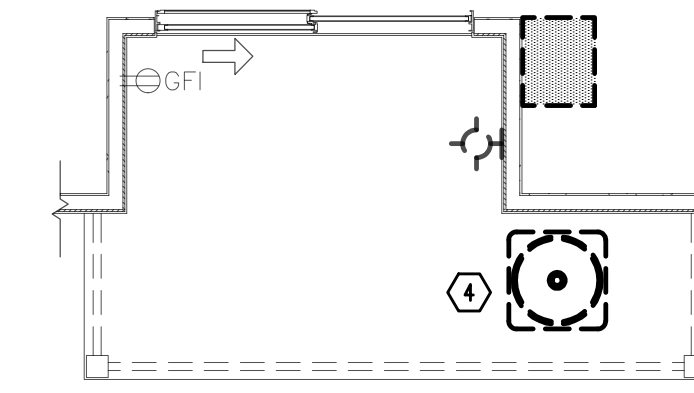
enlarged unit demolition plan E
1/4"=1'-0"



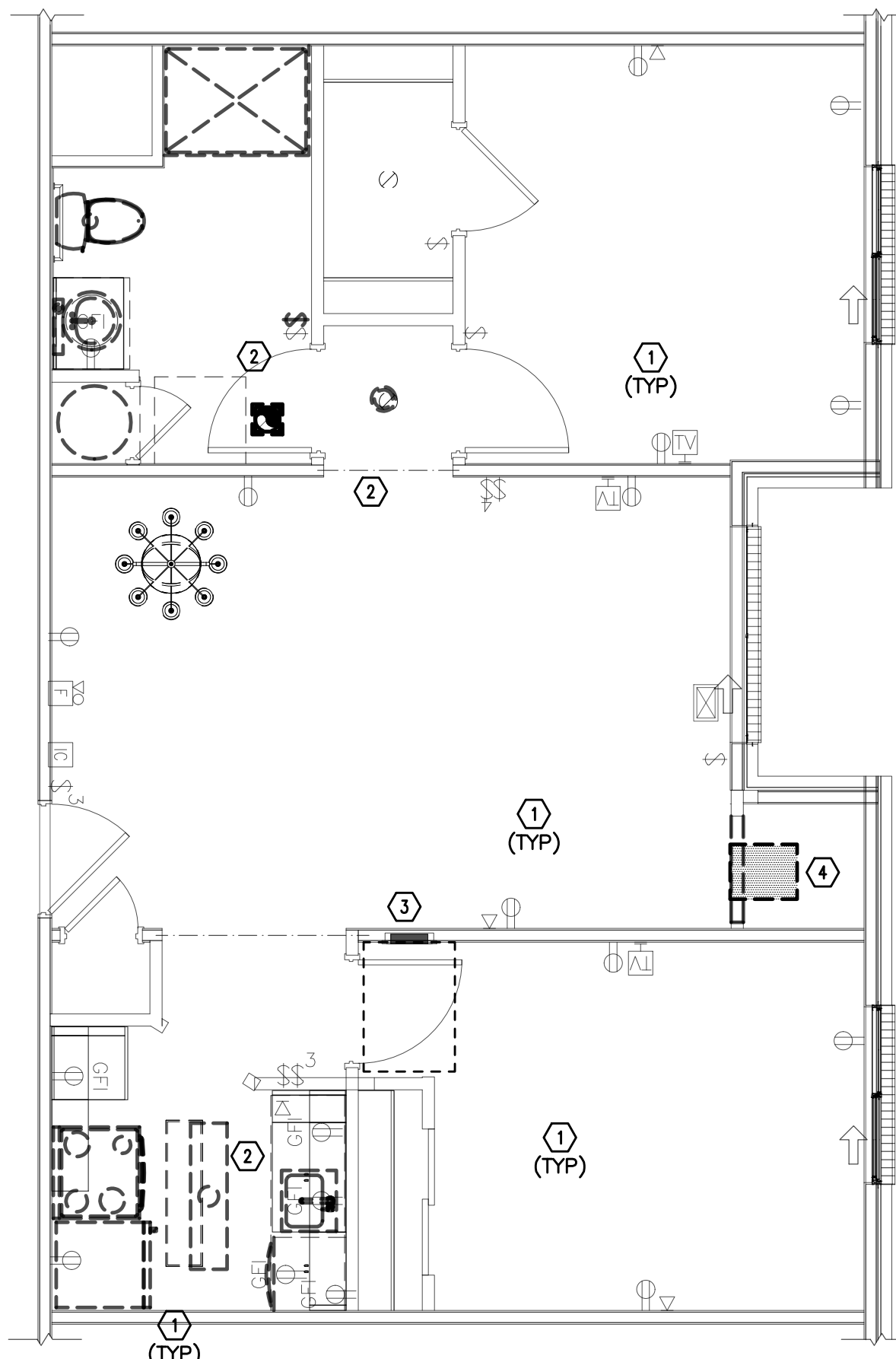
enlarged unit demolition plan D
1/4"=1'-0"



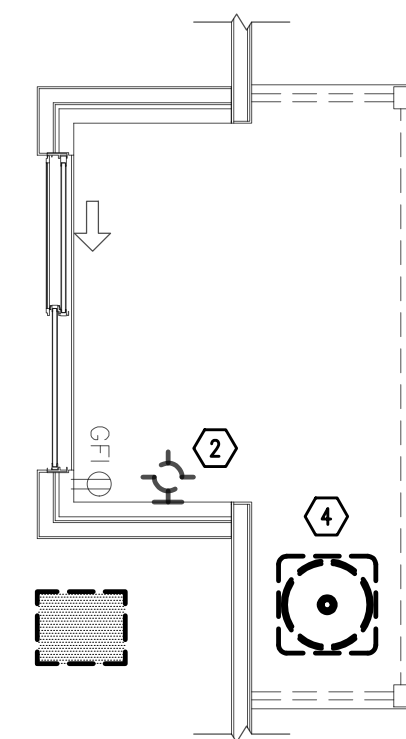
enlarged unit demolition plan C
1/4"=1'-0"



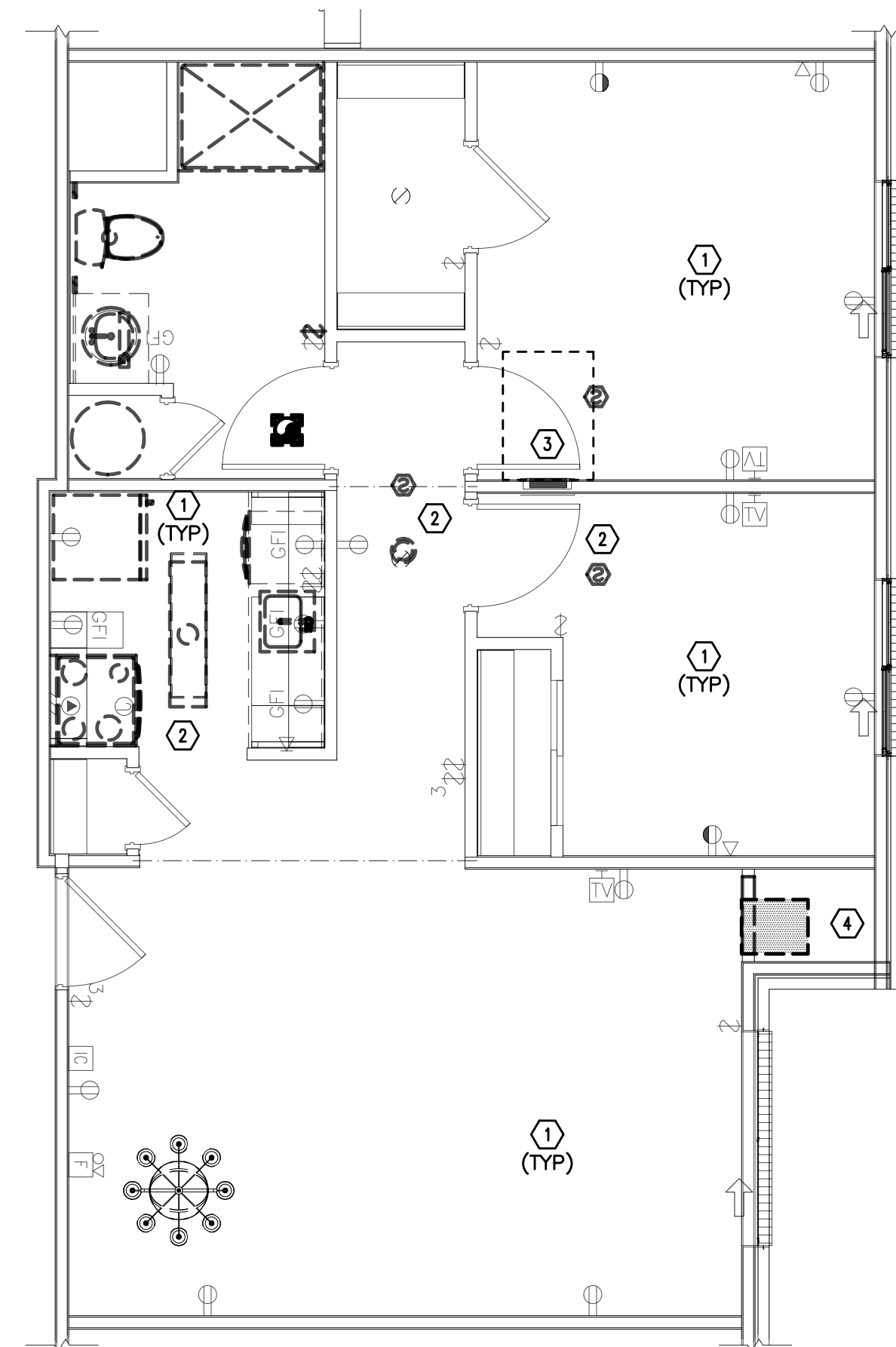
balcony unit C
1/4"=1'-0"



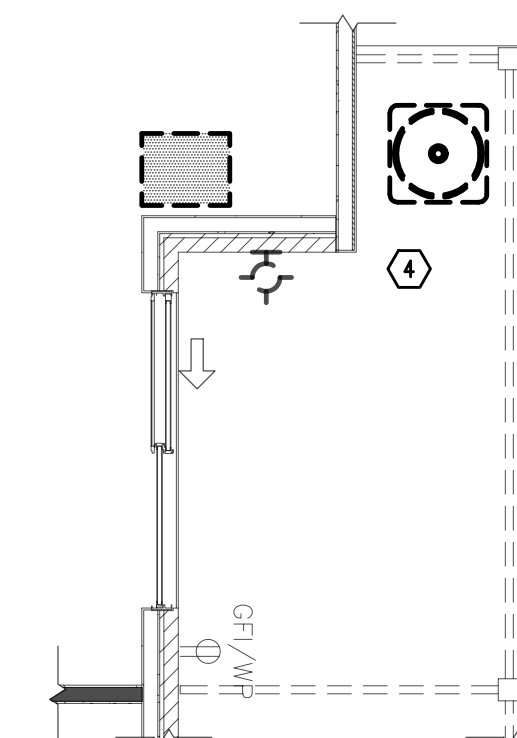
enlarged unit demolition plan B
1/4"=1'-0"



balcony unit B
1/4"=1'-0"



enlarged unit demolition plan A
1/4"=1'-0"



balcony unit A
1/4"=1'-0"

Indicates existing to remain
Indicates demolition work

Coded Notes

- Existing device locations, remove/replace devices with tamper resistant receptacles and rocker switches.
- Existing devices to be removed.
- Existing load center to remain.
- Exterior HVAC unit, remove disconnect switch, extend to new location on grade, see electrical first floor plans and mechanical plans for equipment locations, coordinate with M.C.

HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

- NOTE:
- ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS IMMEDIATELY UPON DISCOVERY.
 - THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE SEPARATED OR COMPILED IN ANY MANNER OTHER THAN AS INTENDED BY THE ARCHITECT.
 - ADDITIONAL TO THE GENERAL INFORMATION ON THE SHEETS, THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.
 - THE CLIENT ACKNOWLEDGES THE CONSULTANTS' LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

PROGRESS SET

DATE: 10.30.2017
PROJECT #: 17192

△ Description Date

ENLARGED UNIT DEMOLITION PLANS

ED301

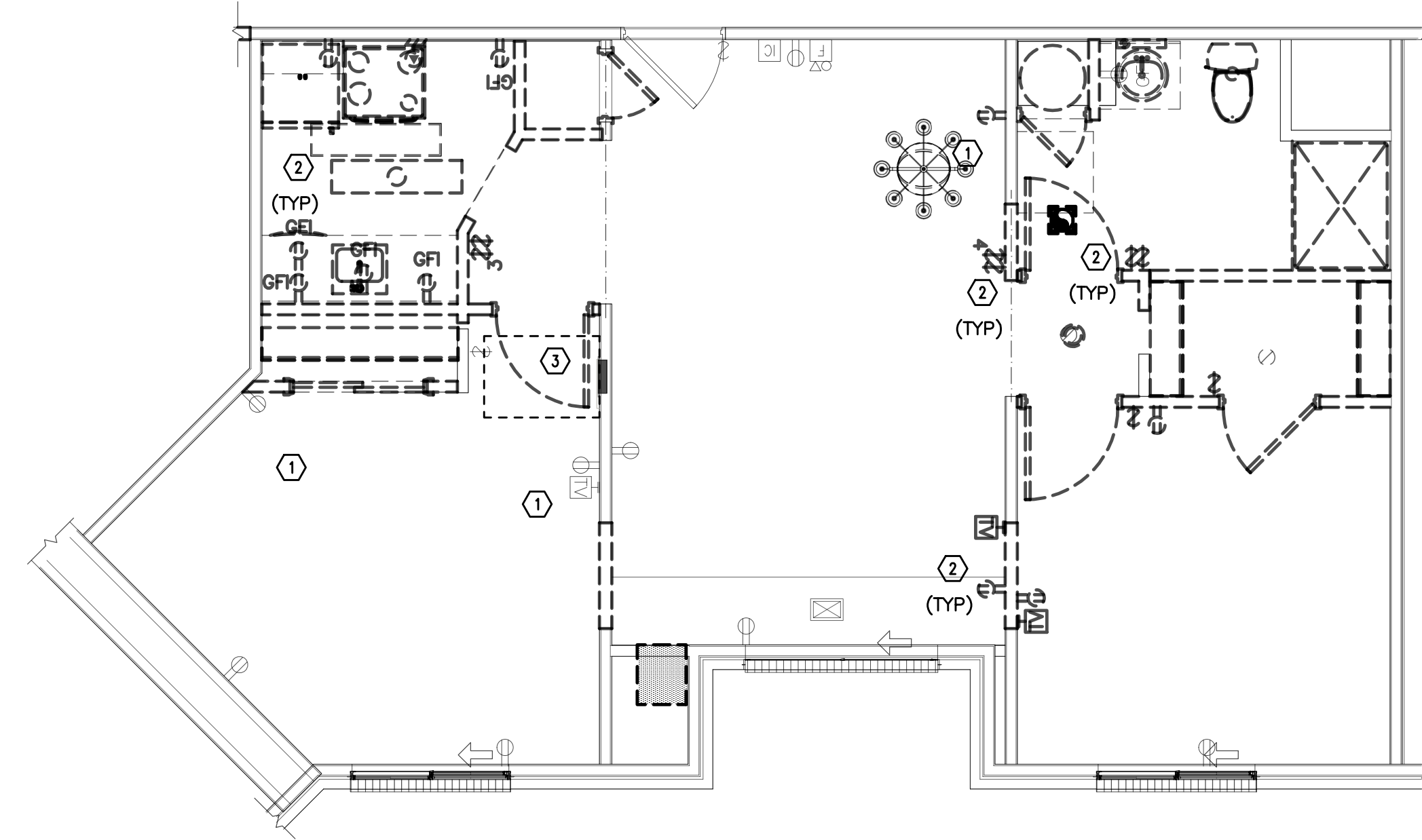
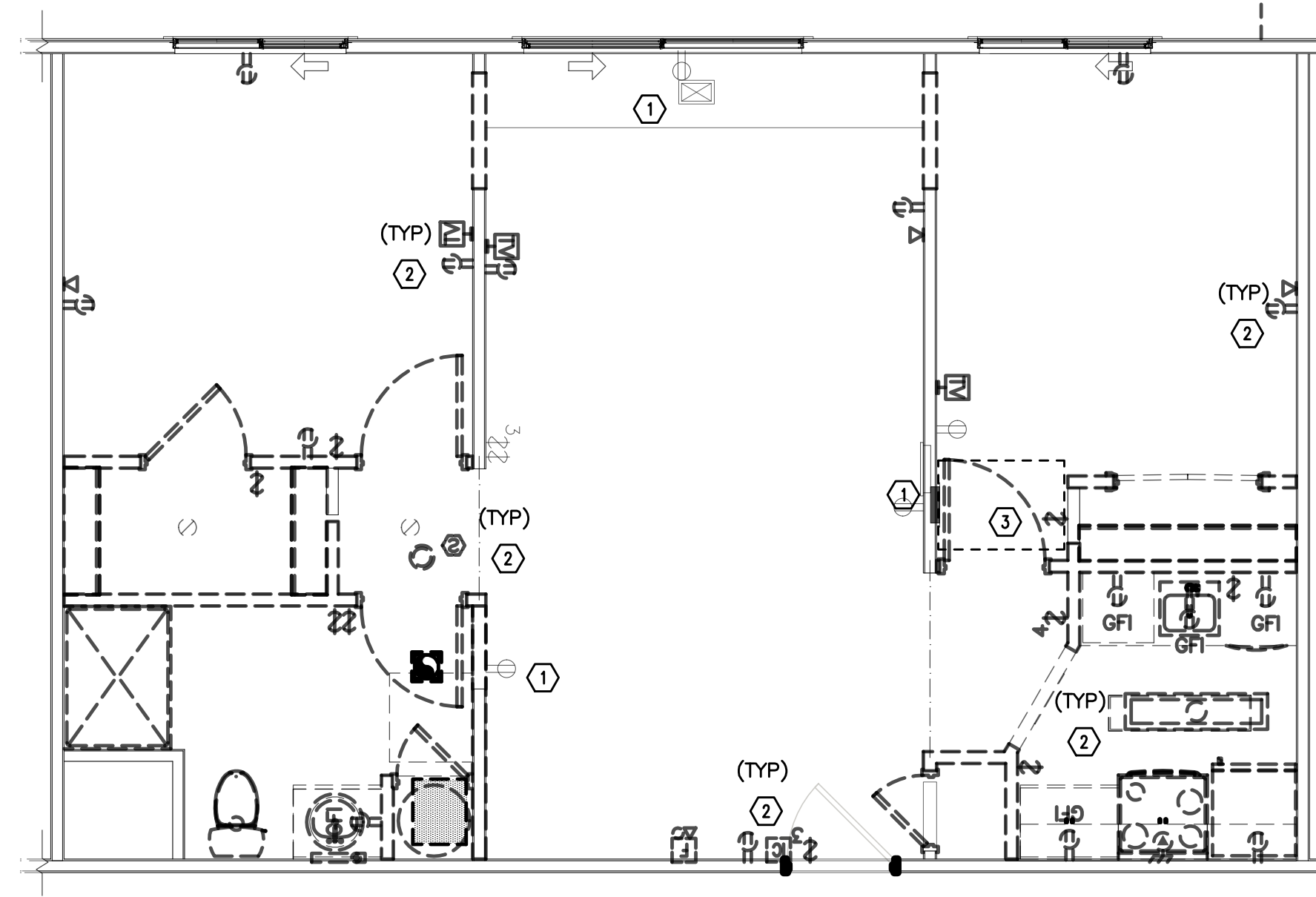
HOOVER PLACE APARTMENTS

5407 HOOVER AVENUE
DAYTON, OHIO

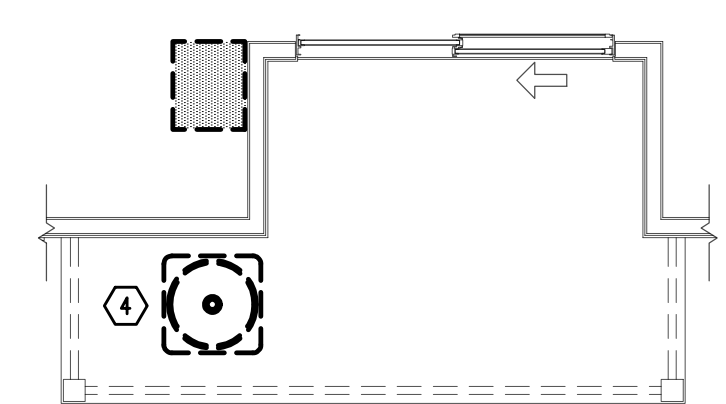
© 2018 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS.
ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACT DOCUMENTS ARE COMPOSED OF THE DRAWINGS AND THE PROJECT MANUAL. IN THEIR ENTIRETY, THE INFORMATION IN THESE DOCUMENTS SHALL NOT BE PREEMPTED BY THE CONTRACTOR'S ASSUMPTIONS OR BY THE CONTRACTOR'S SEPARATION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT/ENGINEER) LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT SHALL NOT RELY ON OR BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.
4. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.
5. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.
6. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.
7. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.
8. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.
9. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.
10. THE ARCHITECT/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY INFORMATION TO THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE CLIENT.



enlarged unit demolition plan D ANSI 'A'
1/4"=1'-0"



PROGRESS SET

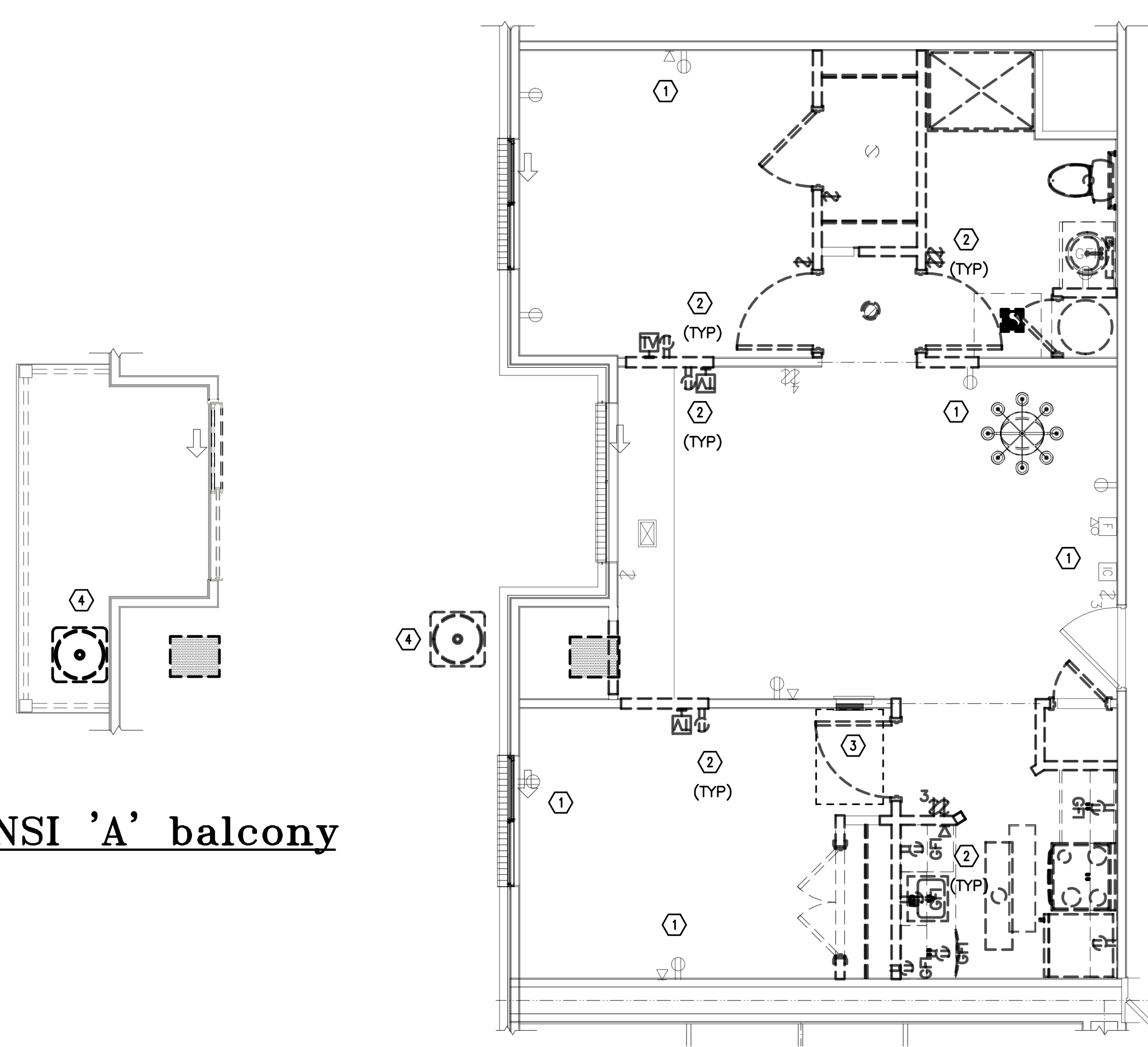
DATE: 10.30.2017
PROJECT #: 17192

Description Date

Indicates existing to remain
Indicates demolition work

Coded Notes

- Existing device locations, remove/replace devices with tamper resistant receptacles and rocker switches.
- Existing devices to be removed.
- Existing load center to remain.
- Exterior HVAC unit, remove disconnect switch, extend to new location on grade, see electrical first floor plans and mechanical plans for equipment locations, coordinate with M.C.



unit B-ANSI 'A' balcony
1/4"=1'-0"

ENLARGED UNIT DEMOLITION PLANS

ED302