

The Formica Building

Auditor Address: 115 E. 5th Street

Actual Address: 120 E. 4th Street

Cincinnati Ohio 45202

Office & Apartments

Architectural Permit Set

04.25.2022

Engineering Change #1

11.14.2022



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

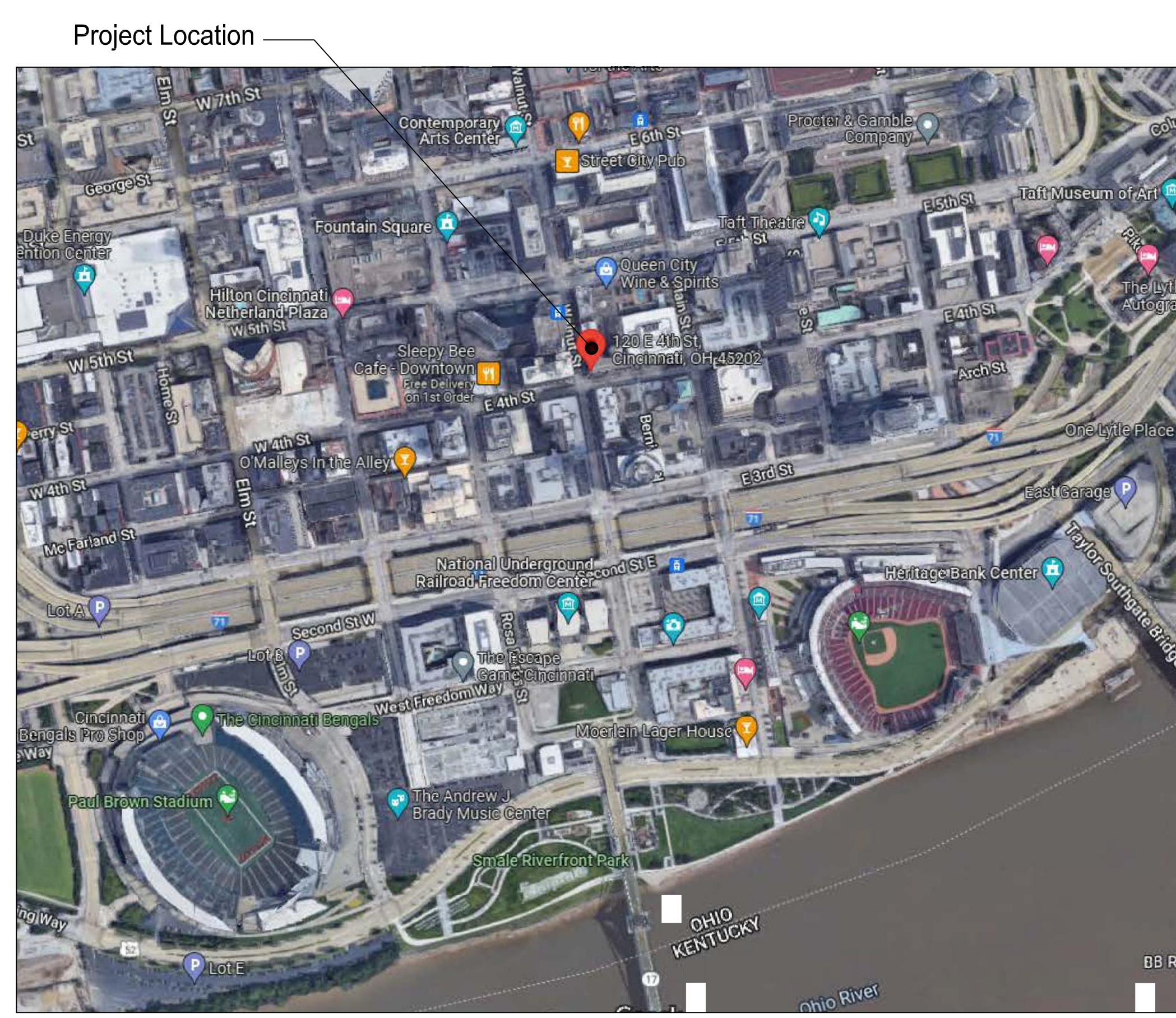
Office/Apartments

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Cincinnati OH 45202

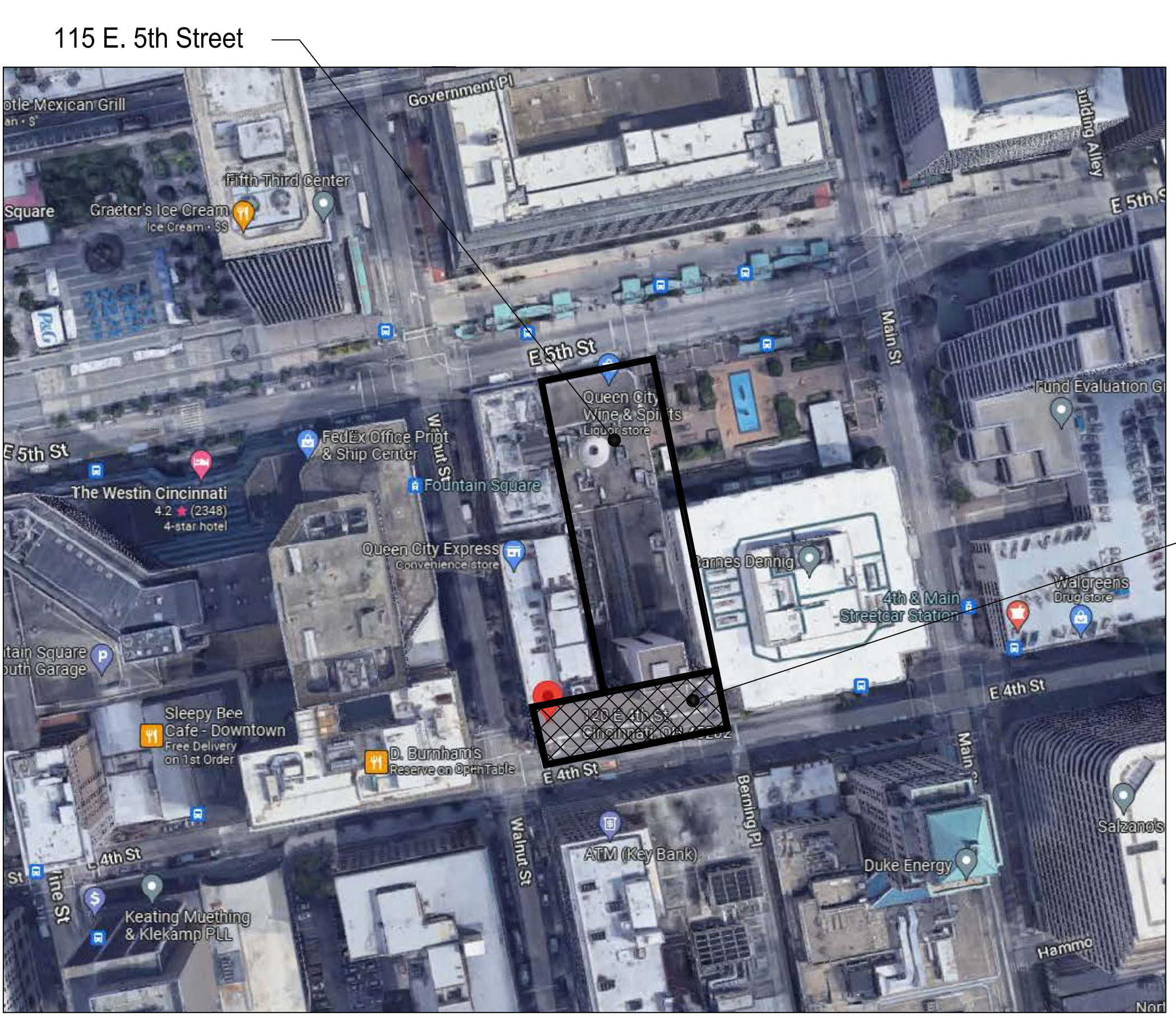
Project	Formica Building
Auditor Address	115 E. 5th Street
Cincinnati, Ohio	45202
Sheet	TS
Project No.	2022-259
Scale	As Noted
Date	04.25.2022
Permit	Permit Set
Revision	Checked
Plan Review	Comments 07.05.2022
ENG CHG #1	11.14.2022
APARTMENT CHANGES	12.05.2022

Owner	Project Architect	Historic Consultant	Code Consultant	Contractor
MCA, LLC 1826 Race Street Cincinnati Ohio 45202	The Model Group 1826 Race Street Cincinnati, Ohio 45202	Common Bond Consulting, LLC 4232 Florida Ave. Cincinnati, Ohio 45223	Dabdoub & Associates, LLC 7357 E. Kemper Rd, Suite A Cincinnati, Ohio 45249	Model Construction 1826 Race Street Cincinnati, Ohio 45202

LOCATION MAP



VICINITY MAP



PROJECT INFORMATION

PROJECT SCOPE:
PROJECT IS THE CONVERSION OF SEVEN FLOORS (7-13) OF THE FORMICA BUILDING TOWER INTO STUDIO, 1 & 2-BEDROOM APARTMENTS. THE CURRENT OFFICES ON FLOORS THREE TO SIX WILL BE CLEARED OUT INTO "WHITE BOX" OPEN FLOOR PLANS THAT ARE OFFICE TENANT READY. EXISTING ELEVATORS WILL REMAIN AS IS. THERE IS NO EXTERIOR WORK AND NO WORK IN THE BASEMENT, FIRST FLOOR AND SECOND FLOOR INCLUDING THE ARCADE, BUSINESSES AND EVENT SPACE ON THE 4TH STREET SIDE.
NOTE: ALL MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION, ALARM SYSTEMS ARE DESIGN/BUILD

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APPROVED
CINBD
2022P03573
02/01/23
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TS

The Formica Building

Auditor Address: 115 E. 5th Street

Actual Address: 120 E. 4th Street

Cincinnati Ohio 45202

Basement thru Floor 6

Architectural Permit Set 12.02.2022



modelgroup
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Office Conversion to Apartments
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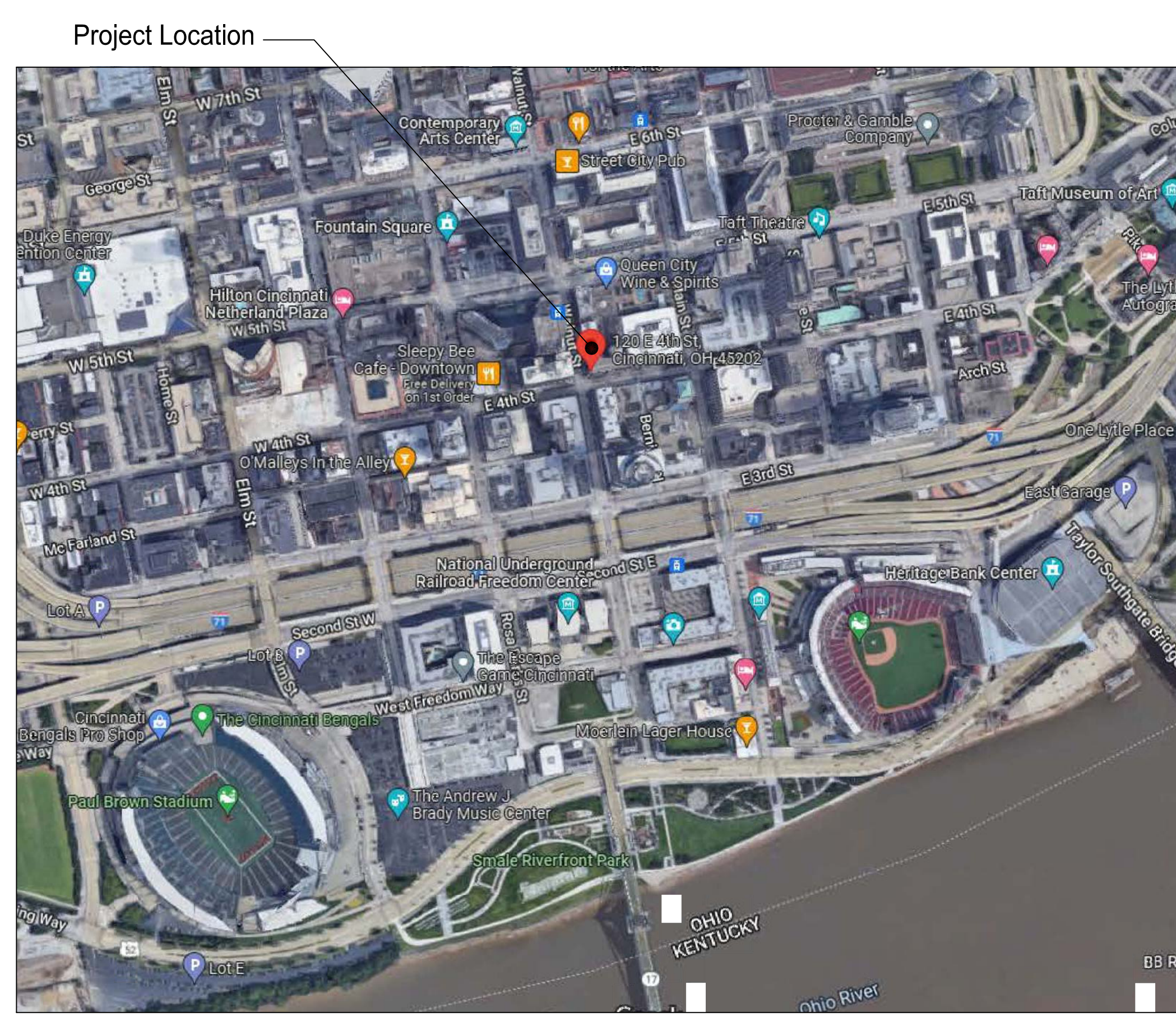
NOT FOR CONSTRUCTION

Project	Formica Building B To 6	Date	01.12.2023
Address	120 E 4th Street	Revisions	APARTMENT CHANGES
City	Cincinnati, Ohio - 45202	Scale	As Noted
Sheet	CONSTRUCTION	Project No.	2022-259-D
Scale	As Noted	Drawn	Checked

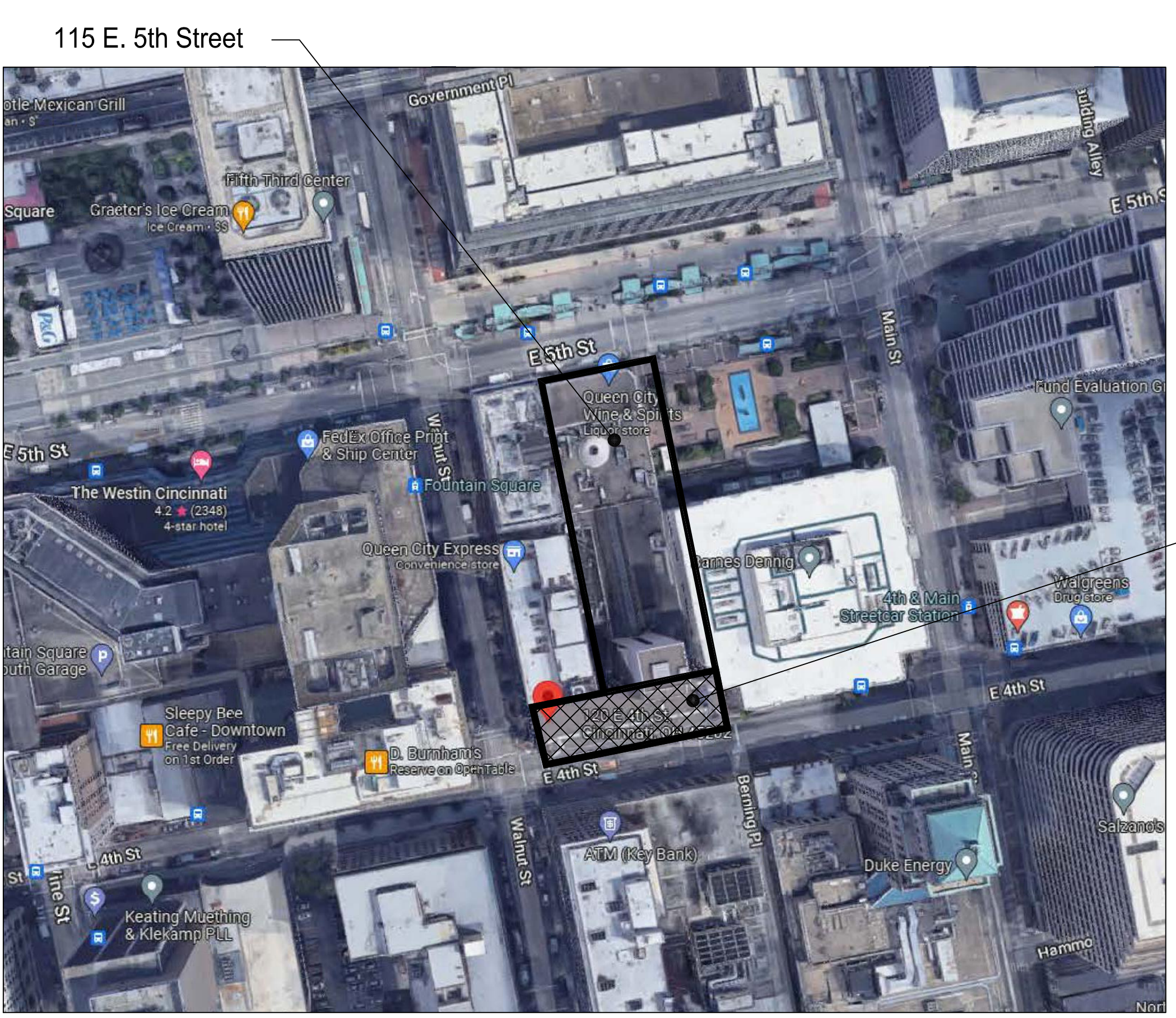
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LOCATION MAP



VICINITY MAP



PROJECT INFORMATION

PROJECT SCOPE:
PROJECT IS CONSTRUCTING FOUR FLOORS (3-6) OF THE FORMICA BUILDING TOWER INTO STUDIO & 1-BEDROOM APARTMENTS. EXISTING ELEVATORS WILL REMAIN AS IS. A TRASH CHUTE ENCLOSURE WILL PASS THROUGH FLOORS ONE AND TWO. A TRASH ROOM AND ELECTRIC ROOM WILL BE ADDED TO THE BASEMENT. THERE IS NO EXTERIOR WORK AND NO WORK IN THE ARCADE, BUSINESSES AND EVENT SPACE ON THE 5TH STREET SIDE.
NOTE: ALL MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION, ALARM SYSTEMS ARE DESIGN/BUILD

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LS-101	CODE & LIFE/SAFETY PLAN
LS-102	CODE & LIFE/SAFETY PLAN
LS-103	CODE & LIFE/SAFETY PLAN
D100	BASEMENT DEMOLITION PLAN
D101	1ST FLOOR DEMOLITION PLAN
D102	2ND FLOOR DEMOLITION PLAN
D103	3RD & 4TH FLOOR DEMOLITION PLAN
D104	5TH & 6TH FLOOR DEMOLITION PLAN
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A701	REFLECTED CEILING PLAN - 1ST FLOOR
A702	REFLECTED CEILING PLAN - 2ND FLOOR
A703	REFLECTED CEILING PLANS - 3RD, THRU 6TH FLOORS
A800	INTERIOR ELEVATIONS - COMMON APARTMENT HALLWAYS
A900	FINISH PLAN - FLOORS 3 TO 6

APPROVED
CIN BD
2022P10119
02/02/23

City of Cincinnati, Department of Public Works, 120 E. 4th Street, Cincinnati, OH 45202, 513.559.0048, 12.02.2022

GENERAL NOTES

- All Mechanical, Electrical, Plumbing, Sprinkler, Fire Alarm are Design-Build under the General Contractor.
- General Contractor (GC) shall comply with all applicable Local, State, and Federal Building Codes. General Contractor is responsible for verifying requirements prior to installing work. All Federal, State And Local Codes, Ordinances, and Regulations, Etc. shall be considered as part of the Specifications of this building, and are to be adhered to even if they are in variance with the plan.
- The following outlines the general qualities of the work expected. All materials used are required to be good quality and meet or exceed all applicable industry standards. Where specific products or manufacturers are not noted, the General Contractor is required to notify Architect to obtain a standard of quality.
- All work is to be done with the appropriate tools and materials. The Architect or Owner/Client has the right to reject any work not done appropriately.
- The General Contractor may elect to offer opinions, advice or alternate materials or details. All will be reviewed and discussed with the Architect to determine merits. Any savings of materials or details will be credited to the Owner/Client, while any additions, billed to the Owner/Client.
- The General Contractor is responsible for the installation and removal of all temporary services required during the work. Energy bills for electricity and temporary heat, and water usage bills are to be paid for by the Owner.
- In accordance with generally accepted construction practices, the General Contractor shall be solely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. When on site, the Owner/Client & Architect are responsible for their own safety but has no responsibility for the safety of other personal safety conditions at the site.
- Provide and maintain all necessary temporary barricades, shoring and lighting. General Contractor is to erect dust barricades to protect occupied areas of the building during demolition and construction. Coordinate with Owner for approval of barrier locations prior to erection of barriers. Building will be occupied during construction. Maintain access to all egress routes and exits.
- If, in the General Contractor's opinion, any work is indicated on the drawings or is specified in such a manner as will make it impossible to produce first class work, or if the work of a previous trade should make first class work impossible for another trade, the General Contractor shall refer the problem to the Architect for interpretation before proceeding with the work.
- All dimensions on the drawings are to be confirmed by the General Contractor. Any discrepancies are to be resolved by Architect prior to execution of work.
- The General Contractor is responsible for obtaining and paying all fees, permits, licenses, and inspections including but not limited to Water Works & Sewer Department applications/permits.
- Remove all unused materials, trash debris, tools and equipment from the site on a daily basis.
- The General Contractor is responsible for obtaining and maintaining liability insurance and worker's compensation. File Certificates with owner prior to commencing work.
- The General Contractor is responsible for all security of his materials, equipment and tools.
- All cutting, patching, refinishing and repainting of all work is the responsibility of the General Contractor.
- All work shall be warranted for a minimum period of one year from the date of substantial completion. Provide longer warranties where specified for individual components. General Contractor to assemble an Owner's Manual containing all product & warranty info and turn over a hard and electronic copy to the Owner.
- General Contractor is to protect all finished surfaces from dirt and damage until final acceptance by Owner/Client/Tenant. Materials damaged during construction are to be repaired/replaced at General Contractor's cost to the satisfaction of the Owner/Client.
- Substitutions of specified materials are to be approved by Architect prior to executing work. Substitutions installed prior to receiving approval in writing are performed at the General Contractor's risk.
- Provide all necessary and required draft stopping, fire stopping, fire blocking, etc.
- All systems are to be installed neatly, orderly and in a workmanlike manner. Verify clearances and coordinate the work of all trades including ducts and lights. In case of conflict, notify Architect for resolution prior to installation. All devices are to be arranged logically (i.e. centered, aligned horizontally/vertically). All final device locations are to be coordinated with Architect/Owner's Representative prior to installation. All electrical, plumbing and HVAC runs are to be concealed, where possible.
- General Contractor is to coordinate all MEPS drawings with the architectural plans.
- Performing work means acceptance of existing conditions and substrate work. Do no work until conditions are acceptable.
- General Contractor is to provide Owner/Client with a list of Sub-Contractors and personnel to be on site during the work.
- General Contractor is to submit SDS sheets for all materials used in construction to the Owner/Client.
- The General Contractor is to maintain record documents throughout the course of the work. Note all changes on drawings and provide a hard and electronic copy of As-Built Drawings to the Owner/Client.
- Upon acceptance of the contract, the General Contractor is to prepare a schedule for the proposed work. This schedule must be reviewed and accepted by the Owner/Client. All long order items must be called to Owner's/Client's attention as soon as possible.
- General Contractor shall verify all information and dimensions in these drawings. General Contractor shall verify all existing conditions, including existing building and site conditions. Any errors, omissions, and inconsistencies are to be reported to the Architect before proceeding with the work. Failure to do so will release the Architect of all responsibility. Any changes from these documents are the responsibility of the General Contractor. Drawings are not to be scaled. If insufficient information exists, contact the Architect for clarification before proceeding with work.
- Architect/Owner shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by General Contractor.
- Support walls to ceiling as required for stability, where applicable.
- General Contractor is responsible for bracing the structure as required to maintain structural stability until complete and functioning as the designed unit.
- Lighting shown for placement reference only. Electrical Contractor to install all electric per local/state code and responsible for all permits, electrical drawings and fees. Electrical plans are to be reviewed and coordinated by the Architect & Owner prior to submitting for permits. This includes Fixture Switching.
- The General Contractor is solely and completely responsible for verifying that all construction is completed to provide a water/tight structure. The architect shall have no responsibility for such issues or resulting damages.
- The plans and specifications are "Design Intent" drawings and not intended to depict each and every detail.
- The Client/Owner understands that there may be misinterpretations of the design professional's plans and specifications during the construction, which may lead to errors and subsequent damage. Inasmuch as the client/owner has elected to proceed with the work without the design professional providing construction review services, the client/owner agrees to indemnify and hold-harmless the design professional against any and all claims, damages, awards and costs of defense, which may arise out of the acts of the General Contractor performing work not in accordance with the intent of the design documents. Submission of these drawings to obtain a building permit is acceptance of these terms.

MEPS:

- All HVAC, Electric, Plumbing & Sprinkler Design and Permits will be under separate permits and is under the General Contractor's contract.
- General Contractor is responsible for verifying & providing adequate services to the new space.
- General Contractor is responsible for installing all new ductwork, electric, plumbing and related services for the building.
- Provide shop drawings, submittals, samples, etc. for all Lighting and Plumbing Fixtures for approval by Owner/Architect prior to installation. Installing prior to receiving written approval are performed at contractor's risk.

SECTION 01000 GENERAL CONDITIONS

1.1 CONTRACT RESPONSIBILITIES

The A.I.A. document A201 General Conditions, current edition, shall apply to the project. A copy is available from the Architect.

1.2 FIELD CONDITIONS

A. The General Contractor (GC) is to verify all dimensions and field conditions in compliance with overall wall dimensions, ceiling heights, conditions of ceilings, capacity of electrical systems, interference such as existing duct work, HVAC equipment, sprinkler lines and mains, roof down-spouts, electrical equipment or other obstructions which will come in conflict with the new construction. The G.C. shall notify the Architect in written form of any variances prior to commencing work. Failure to report discrepancies shall make any costs incurred arising from the conditions the sole responsibility of the Contractor. Any hidden or uncovered conditions shall be reported in the same manner and with the same restrictions.

B. The G.C. shall verify size and location of all floor, roof and wall penetrations, equipment etc. and coordinate with mechanical, plumbing, electrical, & sprinkler designers.

C. Prior to excavation or trenching the G.C. shall determine and verify location of utility services in all areas to be excavated.

D. The G.C. shall coordinate all millwork installation with electrical, plumbing and mechanical work.

1.3 FIELD REVISIONS

A. If any substitutions are proposed and approved for specific equipment, the G.C. and his subcontractors shall be responsible for all coordination including HVAC, plumbing and electrical.

B. All materials specified are to be installed in accordance with manufacturers instructions and specifications. The G.C. is to construct the project in accordance with the documents. Any deviations from the intent of the documents without the Architect's written approval is at the contractor's own risk and may result in the work being redone at the contractor's expense.

C. In the event that the quality or grade of material or work is not clearly specified, the G.C. shall request clarification from the Architect. Under no circumstances shall the contractors shall assume grade or quality.

D. In the event when the discrepancy occurs from one drawing or specification to another, the general quality or higher quality shall prevail.

1.4 PERMITTING / CODE COMPLIANCE

A. The G.C. shall apply for all permits that involve drawing submittal and processing (i.e. mechanical, electrical, sprinkler, and plumbing). The G.C. shall obtain these permits and pay all permitting fees.

B. The G.C. shall assure that all work is done in accordance with all applicable national, state and local codes, ordinances and requirements by governing agencies, whether or not said codes, ordinances, requirements, etc. are specifically shown on drawings and or specifications.

C. Construction material, assemblies and procedures are to comply with all applicable codes and supplementary ordinances. When a conflict occurs between such codes and information shown on the drawings, the G.C. shall consult with the owner's representative or Architect for resolution prior to commencing work.

D. The G.C. shall be responsible for scheduling inspections by code officials and shall pay inspection fees associated with the work.

1.5 G.C. / COORDINATION

A. The G.C. is to become familiar with the owner criteria, special working conditions pertaining to barricades, noise, dust, trash removal, etc. and shall coordinate with Owner. Any work which is required to take place at night or during off hours shall be verified with the owner's representatives. Any associated costs shall be included in the bid.

B. The G.C. shall be responsible for the cost of any damage arising from their work.

C. If applicable, the contractor shall provide a storefront barricade that shall be erected in accordance with all applicable regulations. Verify with the locations with the owner. In addition, the G.C. shall provide any safety or warning devices required to protect the public from any hazard arising from the contractors' work. Site security is the responsibility of the G.C.

D. The G.C. shall provide a dumpster or other trash device as required and shall coordinate with the Owner and City for location. G.C. to obtain permit for dumpster.

1.6 GENERAL CONSTRUCTION

A. Each contractor shall be responsible for repair of damage to the work of other trades caused by his operations. The nature of such repair work must receive the prior approval of the owner's representative.

1.7 PROJECT CLEAN UP / COMPLETION

A. The G.C. shall be responsible for overall construction site cleanliness, including provisions of a dumpster with weekly servicing, removal of all contractor/subcontractor refuse and debris and sweeping of the entire site at the completion of the workday.

B. The premises shall be turned over clear of all debris, packing, boxes, wrappings and excess materials and left in broom swept condition.

C. All mirrors and glass are to be cleaned of protective pads, mastics and markings.

D. All electrical panels and breakers are to be properly marked with type written labels.

SECTION 02850.300 SELECTIVE DEMOLITION

PART 1 - GENERAL

A. Materials Ownership: Except for items or materials indicated to be reused, salvaged, reinstated or otherwise indicated to remain Owner's property, demolished materials shall become General Contractor's property and shall be removed from Project site

B. Storage or sale of removed items or materials on-site will not be permitted

C. Existing warranties: Remove, replace, patch and repair materials and surfaces cut or damaged during selective demolition by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS

A. Repair Materials: Use repair materials identical to the existing materials.
AA. If identical materials are unavailable or cannot be used for exposed surfaces use materials that visually match existing adjacent surfaces to the fullest extent possible and excepted by the Owner.

B. Use materials of which installed performance equals or surpasses that of existing materials.

PART 3 - EXECUTION

A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

B. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to the Architect/Owner.

C. Where required engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.

D. Perform surveys as the work progresses to detect hazards resulting from selective demolition activities.

E. Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations, i.e. Telephone Service Lines, etc.

F. Utility Requirements: Locate, identify, disconnect, shut off and seal or cap off indicated utilities serving areas to be selectively demolished.

G. If utility services are required to be removed, relocated or abandoned before proceeding with selective demolition provide temporary utilities that bypass areas of selective demolition and will maintain continuity of service to other parts of the building or adjacent buildings.



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Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building b to 6	No.	Revisions	Date
	120 E 4th Street			
	Cincinnati, Ohio - 45202			
Sheet	GENERAL NOTES			
	Construction			
Project No.	2022_259_D	Issue Date	07/07/2022	FOR PERMIT
Scale	As Noted	Drawn	Checked	

GN



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CODE SUMMARY:

THE PROPOSED WORK IS A PART CHANGE OF OCCUPANCY PER SECTION 3408.03C. THE PROPOSED PART CHANGE OF OCCUPANCY IS TO CHANGE FLOORS 7-13 FROM OFFICE-B USE TO APARTMENTS-R-2 USE, THERE WILL BE 52 APARTMENTS.

3408.3 EXISTING STAIRWAYS WILL BE MAINTAINED AND WILL BE MAINTAINED.

3408.4 SNOW, WIND AND SEISMIC LOADS WILL NOT HAVE ANY IMPACT.

3408 THE BUILDING IS CLASSIFIED AND APPROVED AS A HISTORIC BUILDING- SEE LETTER OF CERTIFICATION.

CHAPTER 3:

- THE EXISTING BUILDING CURRENTLY IS CLASSIFIED AS A-2/A-3/B/S-2, THE PROPOSED CHANGE IS TO CHANGE FLOORS 7-13 FROM B TO R-2, THE REST OF THE BUILDING WILL NOT BE CHANGED.
- THE BASEMENT HAS EXISTING S-2 USE AND IS ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING, THERE IS NO WORK SCHEDULED IN THE BASEMENT FOR THIS PERMIT.

SECTION 403.2 CONSTRUCTION TYPE IS IA WITH THE MODIFICATIONS THAT ARE PERMITTED, THE EXISTING STRUCTURE IS TWO HOURS RATED.

- 403.2.1 SHAFT ENCLOSURES ARE EXISTING - TWO HOURS
- 403.2.2 SEISMIC PROVISIONS N/A
- 403.2.3 N/A
- 403.2.4 SPRAYED FIRE RESISTANCE FOR THE TWO HOURS ARE MAINTAINED/EXISTING
- 403.3 AUTOMATIC SPRINKLER SYSTEM: THE BUILDING IS FULLY SUPPRESSED, THE R-2 USE SPRINKLER SYSTEM WILL BE DESIGNED PER NFPA 13 AND WILL BE SUBMITTED BY THE SPRINKLER CONTRACTOR
- 403.3.2 WATER SUPPLY IS ADEQUATE AND WILL BE MAINTAINED
- 403.3.4 FIRE PUMP ROOM IS EXISTING, THE FIRE PUMP WILL BE REPLACED WITH A NEW FIRE PUMP.
- 403.4 EMERGENCY SYSTEM: EXISTING, NEW SYSTEM WILL BE INSTALLED IN THE R-2 USES, SEPARATE PERMIT WILL BE APPLIED.
- 403.4.1 SMOKE DETECTORS WILL BE INSTALLED PER SECTION 907.2.13.1
- 403.4.2 FIRE ALARM SYSTEM WILL BE REPLACED AND NEW SYSTEM WILL BE INSTALLED IN THE R-2 USE.
- 403.4.3 STANDPIPE SYSTEM IS EXISTING
- 403.4.4 EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM WILL BE MODIFIED PER SECTION 907.5.2.2
- 403.4.5 EMERGENCY RESPONDER RADIO COVERAGE IS EXISTING AND WILL BE UPGRADED TO MEET SECTION 510 OF THE FIRE CODE.
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- 403.4.8 STANDBY AND EMERGENCY POWER: THE EXISTING BUILDING DOES HAVE TWO SOURCES OF POWER-SEE LETTER FROM THE UTILITY COMPANY.
- 403.5 MEANS OF EGRESS AND EVACUATION: TWO EXISTING STAIRS COMPLY WITH THE CURRENT CODE BUT THEY ARE NOT PRESSURIZED, BOTH STAIRS WILL BE PRESSURIZED TO COMPLY WITH SECTION 909 OBC.
- 403.6 ELEVATORS: THERE ARE THREE ELEVATORS IN THE EXISTING BUILDING- THE FIRE DEPARTMENT INSPECTED THE ELEVATORS AND THE EXISTING CONDITION COMPLES WITH SECTION 403.6.1

SECTION 400:

- SEPARATION WALLS ARE PROVIDED BETWEEN THE UNITS AND OTHER USES, THERE ARE TWO HOURS SEPARATION BETWEEN THE R-2 AND B USES AND THE UNITS WILL BE SEPARATED VERTICALLY AND HORIZONTALLY

CHAPTER 5:

- SECTION 508 - THE EXISTING BUILDING IS A MIXED USES WITH NO SEPARATION, THE PROPOSED PART OF CHANGE IN OCCUPANCY WILL BE NON-SEPARATED USES.
- 508.4 THE BUILDING IS DESIGNED BY USING THE NON-SEPARATION, NO SEPARATION ARE REQUIRED BUT THE FLOOR SYSTEM BETWEEN THE B USE AND R-2 USE IS TWO HOURS BECAUSE OF CONSTRUCTION TYPE REQ.

CHAPTER 6: THE EXISTING BUILDING IS CLASSIFIED AS 1A AND WILL CONTINUE.

- TABLES 601 AND 602 -NO CHANGE, THE FIRE RESISTANCE RATINGS WILL BE MAINTAINED BASED ON TABLE 601 AND THE PROVISIONS OF SECTION 403.2

CHAPTER 7:

- ALL RESISTANCE CONSTRUCTION IS EXISTING, THE NEW WORK WILL COMPLY WITH THE CURRENT CODE- SEE DETAILS FOR NEW RATED ASSEMBLIES.

CHAPTER 8 INTERIOR FINISH- SEE TABLE

Finishes Table 803.1.1	Floors 3-6, Use B	Walls & Ceilings	Class C
		Interior Partitions & Exits	Class B
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CHAPTER 9:

- 903 SPRINKLER SYSTEM WILL BE DESIGNED AND INSTALLED PER NFPA 13-2016-SEPARATE PERMIT
- 905 STANDPIPES ARE EXISTING
- 906 PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED PER SECTION 906 AND NFPA 10
- 907 FIRE ALARM SYSTEM WILL BE DESIGNED FOR THE R-2 USE AND INSTALLED PER NFPA 72-2016 -SEPARATE PERMIT

CHAPTER 10 MEANS OF EGRESS:

- THE BUILDING HAS TWO STAIRWAYS
- EACH UNIT WILL HAVE ONE EXIT THAT WILL LEAD TO THE TWO STAIRS-SEE LIFE SAFETY PLANS
- OCCUPANT LOAD FOR THE R-2 USE IS BASED ON SECTION 1004 AND THE FACTOR LISTED IN TABLE 1004.1.2- 200 SQFT/PERSON
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- THERE ARE NO DEAD END CORRIDORS
- SECTION 1022 SEE SAFETY PLANS
- SECTION 1023 INTERIOR STAIRS
- BOTH STAIRS ARE ENCLOSED BY TWO HOURS THEY WILL BE PROVIDED WITH A PRESSURIZED SYSTEM.

CHAPTER 11 ACCESSIBILITY:

- THE BUILDING IS CURRENTLY ACCESSIBLE THE NEW USE-R-2 WILL BE ACCESSIBLE PER SECTION 1107.
- TWO (2) ACCESSIBLE UNITS ARE PROVIDED- SEE GENERAL NOTE RELATED TO THE NUMBER OF ACCESSIBLE UNITS. THE TOTAL NUMBER OF ACCESSIBLE UNITS WILL BE BASED ON SECTION 1107.6.2.3 OBC

CHAPTER 12 ENERGY CALCULATIONS:

- WILL BE SUBMITTED

CHAPTER 16:

- THE LIVE LOAD FOR THE R-2 UNITS IS 40 PSF, THE EXISTING FLOOR SYSTEM IS DESIGN FOR 50 PSF.

CHAPTER 17:

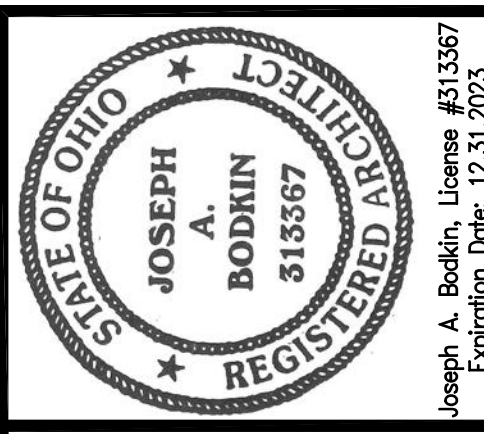
- SPECIAL INSPECTION IS NOT REQUIRED

CHAPTER 20:

- BASED ON TABLE 2002 EACH UNIT WILL BE PROVIDED WITH THE REQUIRED PLUMBING FIXTURES SEE PLANS.

The Formica Building
120 E 4th Street
Cincinnati, Ohio 45202

10.23.2022																																	
Project description:	No work Floor Basement, 1st & 2nd Floors. Floors 3, 4, 5, 6 will remain office but will be gutted of existing office. Floors 7 thru 13 will be converted into 52 apartments. Floors 7, 8, 9, 10, 11 & 12 will be converted to apartments with 4 apartments on each floor (48 total). Floors 13 will be converted to apartments with 4 apartments on this floor (4 total).																																
Design code:	OBC 2017/Based on IRC 2018																																
Applicable regulations:	Annl A117.1																																
Zoning Code:	TITLE XIV ZONING CODE OF THE CITY OF CINCINNATI																																
Applicable zoning district:	DD-A Subdistrict																																
Maximum building height:	Allowable: 105' ASL. No change -> (Existing building)																																
Minimum yard setbacks:	No change -> (Existing building)																																
Building occupancy classification:	Groups M, B, S, A-2, Proposed R-2																																
Mixed occupancy separation:	Yes																																
High-rise building:	Yes, 13th Floor 180' above 4th street																																
Type of Construction:	IA																																
Building height and areas	Allowable Existing & Proposed																																
Building area: 809.2	UL																																
Building height: Table 804.3	UL																																
Building Stories: Table 804.4	UL																																
Total floor area (all stories):	214,868 sq ft																																
Basement	35308 sq ft 35308 sq ft Includes loading & parking																																
1st	31852 sq ft 31852 sq ft																																
2nd	34365 sq ft 34365 sq ft																																
3rd-8th (6)	10285 sq ft 41140 sq ft 10285sq x 4																																
7th-13th (7)	10285 sq ft 71935 sq ft 10285sq x 7																																
Total	214,868 sq ft this permit 113138																																
Fire suppression:	Yes																																
Standpipes:	Yes																																
Fire Alarm:	Yes																																
Occupant loads:	<table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Proposed</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>Existing</td> <td>No Change</td> <td></td> </tr> <tr> <td>Main Level</td> <td>Existing</td> <td>No Change</td> <td></td> </tr> <tr> <td>Second Floor</td> <td>Existing</td> <td>No Change</td> <td></td> </tr> <tr> <td>3-6 Floors</td> <td>328</td> <td>328</td> <td>8176 sq ft per floor/100 lbs B = 82</td> </tr> <tr> <td>7-9 Floors</td> <td>248</td> <td>105</td> <td>8245 sq ft per floor/200 lbs R2 = 38sq</td> </tr> <tr> <td>10-13 Floors</td> <td>328</td> <td>140</td> <td>8245 sq ft per floor/200 lbs R2 = 38sq</td> </tr> <tr> <td>Total</td> <td>802</td> <td>673</td> <td>Reduction of 329sq</td> </tr> </tbody> </table>		Current	Proposed	Notes	Basement	Existing	No Change		Main Level	Existing	No Change		Second Floor	Existing	No Change		3-6 Floors	328	328	8176 sq ft per floor/100 lbs B = 82	7-9 Floors	248	105	8245 sq ft per floor/200 lbs R2 = 38sq	10-13 Floors	328	140	8245 sq ft per floor/200 lbs R2 = 38sq	Total	802	673	Reduction of 329sq
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Maximum common path of travel:	B = 100' R2 = 128'																																
Number exits required:	2, TABLE 1008.2.1																																
Stair enclosure:	2hr - Existing to Remain																																
Maximum exit access travel distance:	Office 300-feet, table 1017.2 Residential 250-feet, table 1017.2																																
Stair width:	44-inches, 1009.3, existing																																
Corridors fire resistance rating:	B = 0-hr TABLE 1020.1 R2 = 1/2-hr TABLE 1020.2																																
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Dead Ends	60 Feet, 1020.4, Exception 2 - No Dead End																																
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modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

October 23, 2022

modelgroup

Mr. Art Dahlberg, R.A., B.O.
Director
Department of Buildings & Inspections
City of Cincinnati
Two Centennial Plaza, 805 Central Ave, Suite 500
Cincinnati, OH 45202

Dear Mr. Dahlberg,

Thank you for your time this week. We feel it was a very productive meeting.

This is a follow up with some of the items we discussed and what you requested.

Project overview: The existing 1970 Formica building contains three parts and a connection to the Mercantile Library Building (414 Walnut Street).

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This project is concentrated on the lower portion of the current 13-story Formica Tower (blue). The main entrance is at 120 E 4th Street and contains first floor businesses accessed off of E 4th Street. The Second through Thirteenth floors contain Offices with an elevator lobby and restrooms in the bump out to the north. There are Three Elevators which will remain. This is addressed below in more detail. There are two egress stair towers at opposite ends of the building. The west stair will continue to be used by the Mercantile Library Building and addressed below.

The new proposed work, per floor, is as follows:

- Basement: No work besides reworking MEP as needed to separate the Mercantile Library from the Formica building
- 1st Floor: No work is proposed for this floor and will remain as is and in operation.
- 2nd Floor: No work is proposed for this floor and will remain as is and in operation.
- 3rd through 6th Floors: The current Offices will be removed and will remain open unfinished space. The Elevator Lobby and Restrooms will remain as is. No work in these areas.
- 7th through 11th Floors: The current Offices will be removed and will be converted to Eight Apartments. The Elevator Lobbies will have new finishes and the two Restrooms will have fixtures removed and will be converted into Mechanical Rooms. Total Apartment count is Forty-Eight (48).

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13th Floor: The current Offices will be removed and will be converted to Four Apartments. The Elevator Lobbies will have new finishes and the two Restrooms will have fixtures removed and will be converted into Mechanical Rooms. Total Apartment count is Four (4).

Total Number of new Apartments is Fifty-Two (52).

Building Type and Use: The Office/Arcade/Museum Center building was constructed between 1968-1970 and is a Steel Frame and Concrete/Steel Pan Floor building and is IA Construction Type. The Steel Frame has Spray-on Fireproofing. The Structure is 2-hr rated. There are Two 2-hr Egress Stairs. Original Building Use Group A2, A3, B & M. The building is equipped with an NFPA-13 Fire Suppression system with standpipes in each stair and FDC's on Walnut & E. 5th street sides. The Current Structure is in very good shape and all current Fire Ratings will be retained. Any missing Spray-on Fireproofing will be replaced to meet OBC Section 601 code requirements.

Detailed Information

Elevators: The current size of the Three elevator is approximately 5'-9"W x 4'-5"D x 8'-7"H. We met with the Captain Hart with the Cincinnati Fire Department and EMS at 120 E 4th Street on Wednesday 04.06.2022 to review the Elevator Sizes. The EMS crew was able to fit their gurney into the elevator. Capt. Hart requested we rework the interior cab rails which we will do.

Fire Command Center: Currently there isn't a Fire Command Center. A Fire Command Center will be provided that complies with Section 911 Fire Command Center requirements.

Fire Panel: A new Addressable Fire Panel will be installed in the Command Center. The Panel will communicate with the Fire Panel in the Mercantile Library building and vice versa the Mercantile Library Building's fire panel will communicate with the Formica Building.

Fire Shutters: Currently, there are fire shutters that deploy, where the buildings are internally connected, if an alarm is sounded in either the Formica Complex or the Mercantile Library Building. These Fire Shutters will remain.

Fire Department Connection and Standpipes: There are two FDC locations for the complex. These are located on the corner of Walnut and E 4th Street Egress Door, West side of the building at E 5th Street at the egress door.

Fire Pump: The current fire pump will be replaced with a new fire pump.

Stairs: The Two Egress Stairs are currently not pressurized. The new work will Pressurize both Egress stairs to comply with OBC Section 509. The West Stair (Stair #2) is currently shared with the Mercantile Library Building for its means of egress. An easement is being obtained and recorded to retain and continue to share the egress stair #2.

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Emergency Responder Radio Coverage: The building currently has a DAS and will be tested for compliance. If the system is inadequate, the system will be replaced.

Emergency Power: There are two sources of power from the utility company.

Construction Period: During construction, ALL Life Safety Items will remain functional and in place. This will include Sprinklers, Smoke Detectors, Fire Alarms, Fire Panels, Fire Shutters, Fire Dampers, FDC, Etc. The Exit Egress pathways and stairs will remain clear and operational at all times.

Sincerely,

Jose Bockin, RA
Director of Design
The Model Group, Inc.

cc: Mejed Dabdoub, P.E.

DEVELOPMENT • CONSTRUCTION • MANAGEMENT
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Project: Formica Building

115 E 5th Street
Cincinnati, Ohio 45202

PLAN REVIEW COMMENTS 07.05.2022

11.14.2022

ENG CH #1

Issue Date

Project No: 2022_259

Scale: As Noted

Drawn: [Name]

Checked: [Name]

LS-100

CODE SUMMARY:

THE PROPOSED WORK IS A PART CHANGE OF OCCUPANCY PER SECTION 3408 OBC
 THE PROPOSED PART CHANGE OF OCCUPANCY IS TO CHANGE FLOORS 3-6 FROM "WHITE-BOX OFFICE" TO APARTMENTS-R-2 USE, THERE WILL BE 32 APARTMENTS.
 3408.3 EXISTING STAIRWAYS WILL BE MAINTAINED
 3408.4 SNOW, WIND AND SEISMIC LOADS WILL NOT HAVE ANY IMPACT
 3408.5 THE BUILDING IS CLASSIFIED AND APPROVED AS A HISTORIC BUILDING
 CHAPTER 3:
 • THE EXISTING BUILDING CURRENTLY IS CLASSIFIED AS A-2/A-3/B-2/R-2, THE PROPOSED CHANGE IS TO CHANGE FLOORS 3-6 FROM B TO R-2, THE REST OF THE BUILDING WILL NOT BE CHANGED.
 • THE BASEMENT HAS EXISTING S-2 USE AND IS ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING. A NEW TRASH ROOM AND ELECTRIC ROOM WILL BE IN THIS PROJECT SCOPE.
 • SECTION 403.2 CONSTRUCTION TYPE IS IA WITH THE MODIFICATIONS THAT ARE PERMITTED, THE EXISTING STRUCTURE IS TWO HOURS RATED.
 • 403.2.2 SHAFI ENCLOSURES ARE EXISTING - TWO HOURS
 • 403.2.2 SEISMIC PROVISIONS N/A
 • 403.2.3 N/A
 • 403.2.4 SPRINKLER FIRE RESISTANCE FOR THE TWO HOURS ARE MAINTAINED/EXISTING
 • 403.3 AUTOMATIC SPRINKLER SYSTEM - THE BUILDING IS FULLY SUPPRESSED, THE R-2 USE SPRINKLER SYSTEM WILL BE DESIGNED PER NFPA 13 AND WILL BE SUBMITTED BY THE SPRINKLER CONTRACTOR
 • 403.3.2 WATER SUPPLY IS ADEQUATE AND WILL BE MAINTAINED
 • 403.3.4 FIRE PUMP ROOM IS EXISTING, THE FIRE PUMP WILL BE REPLACED WITH A NEW FIRE PUMP.
 • 403.4 EMERGENCY SYSTEM: EXISTING, NEW SYSTEM WILL BE INSTALLED IN THE R-2 USES, SEPARATE PERMIT WILL BE APPLIED
 • 403.4.1 SMOKE DETECTORS WILL BE INSTALLED PER SECTION 907.2.1.3.1
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 • 403.4.7 SMOKE REMOVAL: N/A
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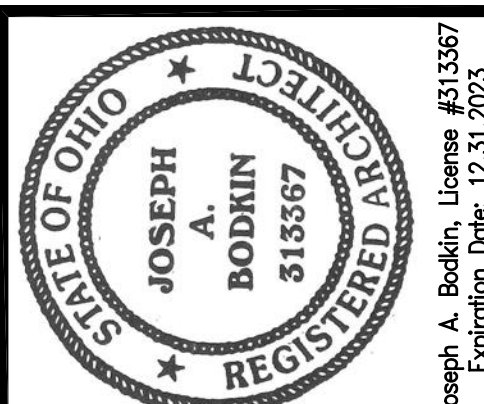
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 • TWO (2) ACCESSIBLE UNITS ARE PROVIDED. SEE GENERAL NOTE RELATED TO THE NUMBER OF ACCESSIBLE UNITS. THE TOTAL NUMBER OF ACCESSIBLE UNITS WILL BE BASED ON SECTION 1107.6.3.3 OBC
 CHAPTER 13 ENERGY CALCULATIONS:
 • WILL BE SUBMITTED.
 CHAPTER 16:
 • THE LIVE LOAD FOR THE R-2 UNITS IS 40 PSF, THE EXISTING FLOOR SYSTEM IS DESIGN FOR 50 PSF.
 CHAPTER 17:
 • SPECIAL INSPECTION IS NOT REQUIRED
 CHAPTER 26:
 • BASED ON TABLE 2902 EACH UNIT WILL BE PROVIDED WITH THE REQUIRED PLUMBING FIXTURES SEE PLANS.

The Formica Building
Floors B - 8
 120 E 4th Street
 Cincinnati, Ohio 45202

11.28.2022

Project description:	This project includes work on Basement to Floor 8. Floors 3, 4, 5, 6 which are white-box spaces will become apartments. Each floor will have eight (8) apartments for a total of 32 new apartments. The Basement will have a new Trash Room and Electric Room. Floors 7 thru 13 will remain apartments which were approved under permit 2022P03573.		
Design code:	CBC 2017/Based on IRC 2016		
Applicable regulations:	Annex A117.1		
Zoning Code:	TITLE XIV ZONING CODE OF THE CITY OF CINCINNATI		
Applicable zoning district:	RD-A-subdistrict		
Maximum building height:	Allowable: 100' ASL. No change -> (Existing building)		
Minimum yard setbacks:	No change -> (Existing building)		
Building occupancy classification:	Groups M, B, B, A-2, Proposed R-2		
Mixed occupancy separations:	Yes		
High-rise building:	Yes, 13th Floor 18' above 4th street		
Type of Construction:	IA		
Building height and areas:	Existing	Proposed	
Building area: 408.2	Nil	Nil	
Building height: Table 504.3	Nil	Nil	
Building height: Table 504.4	Nil	Nil	
Total floor area (all stories):	per floor	216,858	sq ft
Basement	35309 sq ft	35309 sq ft	includes loading & parking
Floor 5	34895 sq ft	34895 sq ft	
Floor 6	34895 sq ft	34895 sq ft	
Floor 7	10284 sq ft	41140 sq ft	10284 sq ft
Floor 13th Tr)	10284 sq ft	71950 sq ft	10284 sq ft
Total	10284 sq ft	216858 sq ft	this permit 41140 sq ft
Fire suppression:	Yes		
Standpipes:	Yes		
Fire Alarm:	Yes		
Occupant loads:	Current	Proposed	Notes
1004	Basement	Existing	No Change
	Main Level	Existing	No Change
	Second Floor	Existing	No Change
	3-8 Floors	388	10284 sq ft per floor/200 for R2 = 3500
	7-8 Floors	248	8945 sq ft per floor/200 for R2 = 3500
	10-13 Floors	388	1400
	Total	902	388
Maximum common path of travel:	R2 = 128' 1008.2.1		
Number exits required:	2, TABLE 1008.2.1		
Stair enclosure:	2hr - Existing to Remain		
Maximum exit access travel distance:	Office 300-feet, Table 1017.2 Residential 250-feet, Table 1017.2		
Stair width:	44-inches, 1008.3, existing		
Corridor fire resistance rating:	R = 0-hr TABLE 1020.1 R2 = 1/2-hr TABLE 1020.1		
Minimum corridor width:	44-inches, Table 1020.2		
Dead End:	80 Feet, 1020.4, Exception 2 - No Dead End		
Exit and exit access door locations:	1007.1.1 (Reparation distance, not less than 1/3 the overall diagonal of the area served)		
Finish: Table 803.1.1	Floors 3-6, Use R2	Walls & Ceilings	Class C
		Interior Stairways & Etc.	Class C
		Corridors	Class C
		Rooms & Enclosed Spaces	Class C
		Stairs	Class II
		Interior Trim	Class C

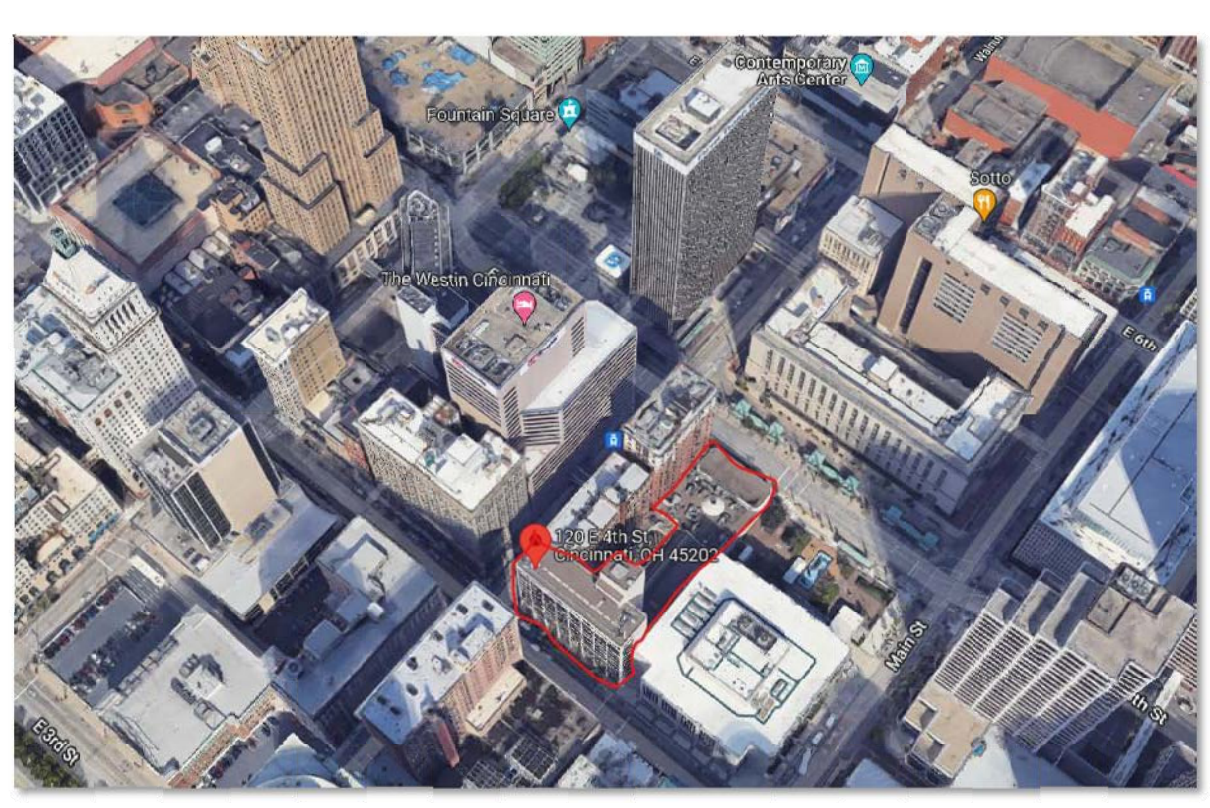


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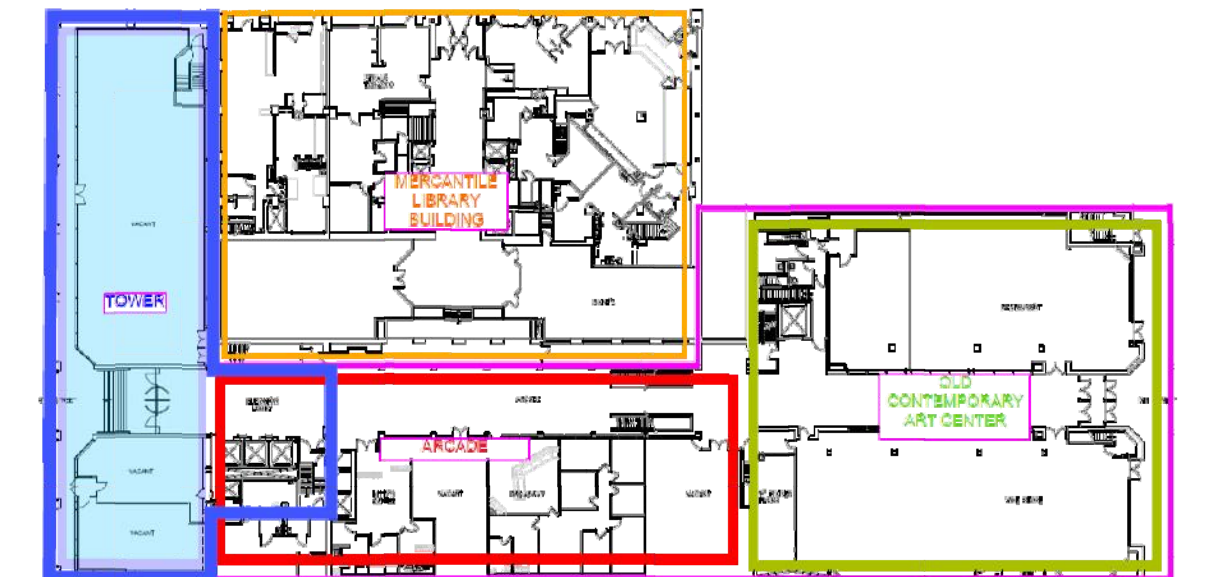
Formica Building
 Office Conversion to Apartments
 Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project: Formica Building - Floors B-6
 120 E 4th Street
 Cincinnati, Ohio 45202
 SHEET: SAFETY PLANS
 Construction
 Project No: 2022_259_D
 Issue Date: _____
 Scale: As Noted
 Drawn: _____
 Checked: _____

LS-100

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 November 11, 2022
 Mr. Art Dahlberg, R.A., B.O.
 Director
 Department of Buildings & Inspections
 City of Cincinnati
 Two Centennial Plaza, 805 Central Ave, Suite 500
 Cincinnati, OH 45202
 Dear Mr. Dahlberg,
 This letter addresses the same code items as discussed for floors 7 through 13 from the previous permit, No. 2022P03573.
 This is a follow up with some of the items we discussed and what you requested.
 Project overview: The existing 1970 Formica building contains three parts and a connection to the Mercantile Library Building (414 Walnut Street).


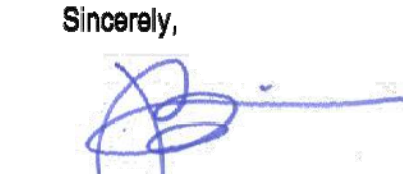
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 This project is concentrated on the lower portion of the current 13-story Formica Tower (blue). The main entrance is at 120 E 4th Street and contains first floor businesses accessed off of E 4th Street. The second through thirteenth floors contain Offices with an elevator lobby and restrooms in the bump out to the north. There are Three Elevators which will remain. This is addressed below in more detail. There are two egress stair towers at opposite ends of the building. The west stair will continue to be used by the Mercantile Library Building and addressed below.

 The new proposed work, per floor, is as follows:
 Basement: New Electric and trash rooms will be added
 1st Floor: A trash chute enclosure will be added to this floor and will remain as is and in operation.
 2nd Floor: A trash chute enclosure will be added to this floor and will remain as is and in operation.
 3rd through 6th Floors: The current Offices "White-Box" spaces will be converted to Eight Apartments per floor. The Elevator Lobbies will have new finishes and the two Restrooms will have fixtures removed and will be converted into Mechanical Rooms. The total Apartment count is Thirty-Two (32).
 7th through 13th Floors: These floors will remain apartments as approved under Permit 2022P03573. A trash chute was added to each floor

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 Building Type and Use: The Office/Arcade/Museum Center building was constructed between 1968-1970 and is a Steel Frame and Concrete/Steel Pan Floor building and is 1A Construction Type. The Steel Frame has Spray-on Fireproofing. The Structure is 2-hr rated. There are Two 2-hr Egress Stairs. Original Building Use Group A2, A3, B & M. The building is equipped with an NFPA-13 Fire Suppression system with standpipes in each stair and FDC's on Walnut & E. 5th street sides. The Current Structure is in very good shape and all current Fire Ratings will be retained. Any missing Spray-on Fireproofing will be replaced to meet OBC Section 601 code requirements.
 Detailed information
 Elevators: The current size of the Three elevator is approximately 5'-9"W x 4'-5"D x 8'-7"H. We met with Captain Hart with the Cincinnati Fire Department and EMS at 120 E 4th Street on Wednesday 04.06.2022 to review the Elevator Sizes. The EMS crew was able to fit their gurney into the elevator. Capt. Hart requested we rework the interior cab rails which we will do.
 Fire Command Center: Currently there isn't a Fire Command Center. A Fire Command Center will be provided that complies with Section 911 Fire Command Center requirements.
 Fire Panel: A new Addressable Fire Panel will be installed in the Command Center. The Panel will communicate with the Fire Panel in the Mercantile Library building and vice versa the Mercantile Library Building's fire panel will communicate with The Formica Building.
 Fire Shutters: Currently, there are fire shutters that deploy where the buildings are internally connected, if an alarm is sounded in either the Formica Complex or the Mercantile Library Building. These Fire Shutters will remain.
 Fire Department Connection and Standpipes: There are two FDC locations for the complex. These are located on the corner of Walnut and E 4th Street Egress Door, West side of the building at E 8th Street at the egress door.
 Fire Pump: The current fire pump will be replaced with a new fire pump.
 Stairs: The Two Egress Stairs are currently not pressurized. The new work will Pressurize both Egress stairs to comply with OBC Section 909. The West Stair (Stair #2) is currently shared with the Mercantile Library Building for its means of egress. An easement is being obtained and recorded to retain and continue to share egress stair #2.
 Emergency Responder Radio Coverage: The building currently has a DAS and will be tested for compliance. If the system is inadequate, the system will be replaced.
 Emergency Power: There are two sources of power from the utility company.
 Construction Period: During construction, ALL Life Safety items will remain functional and in place. This will include Sprinklers, Smoke Detectors, Fire Alarms, Fire Panels, Fire Shutters, Fire Dampers, FDC, Etc. The Existing Egress pathways and stairs will remain clear and operational at all times.

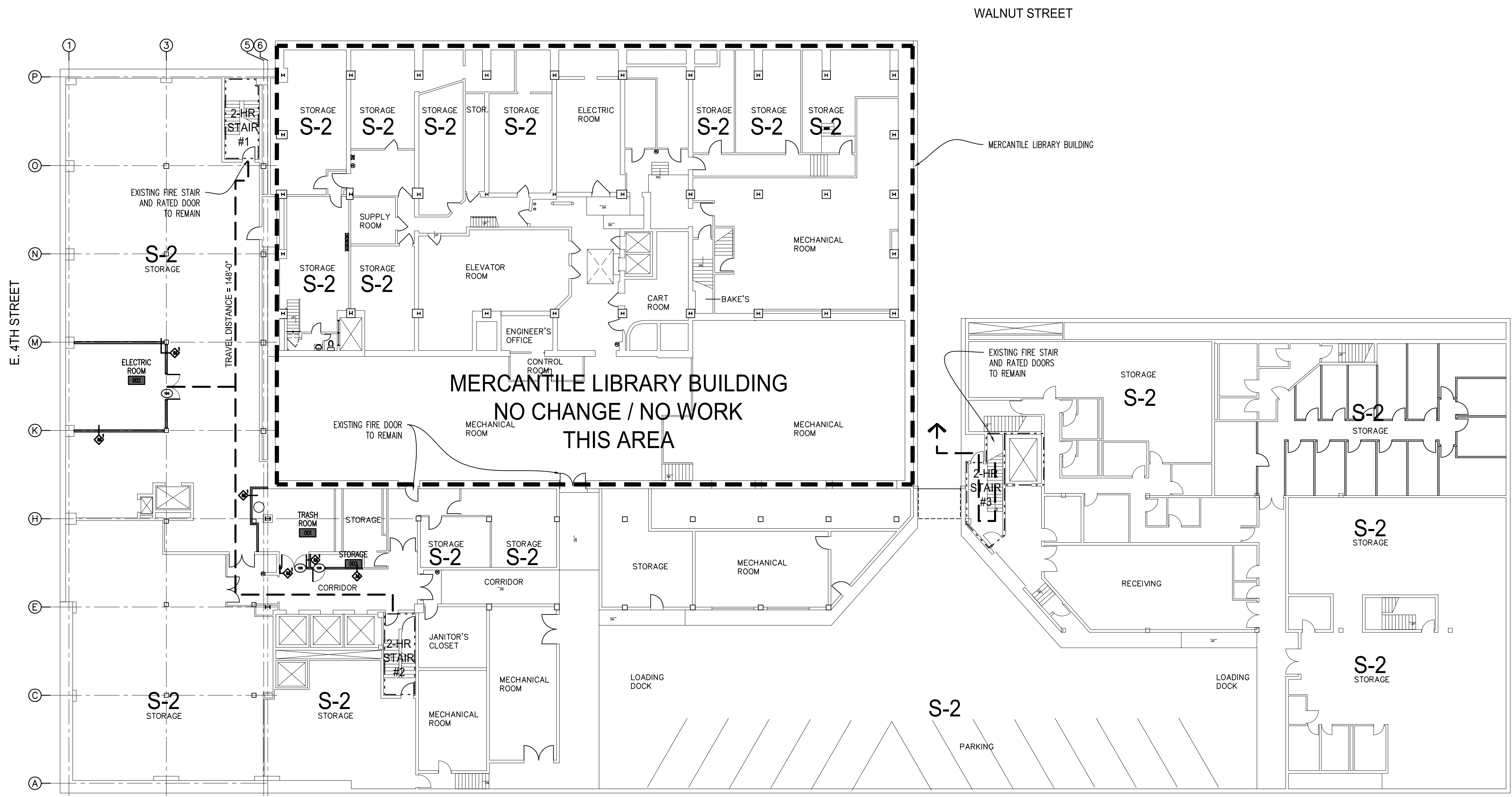
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modelgroup
 Sincerely,

 Joe Bodkin, RA
 Director of Design
 The Model Group, Inc.
 cc: Mejed Dabdoub, P.E.

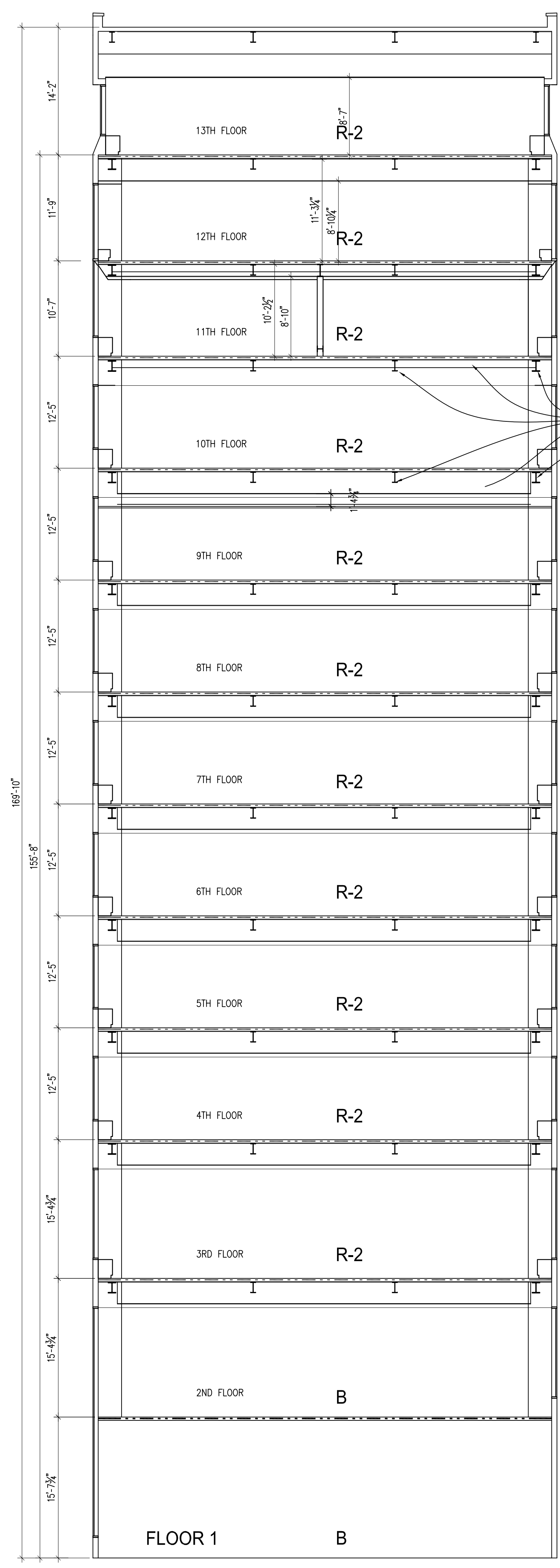
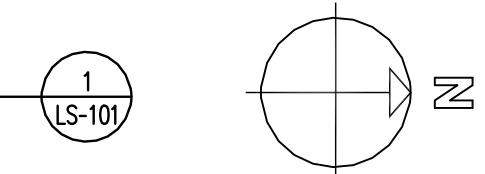
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 CINCINNATI
 BUILDINGS & INSPECTIONS
 2022P10119
 02/02/23

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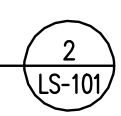


LIFE/SAFETY
BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



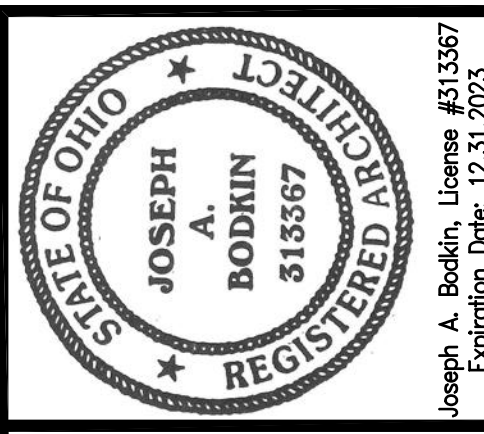
ALL EXISTING STEEL HAS SPRAY-ON FIREPROOFING AND WILL REMAIN IN PLACE. ANY MISSING FIREPROOFING WILL BE REPLACED. TYP. OF ALL. SEE SHEET A500 FOR MORE DETAILS.

LIFE/SAFETY
SECTION
SCALE: 1/8" = 1'-0"



FIRE RATING LEGEND
 - - - - - 1-HR RATED ASSEMBLY
 - - - - - 2-HR RATED ASSEMBLY

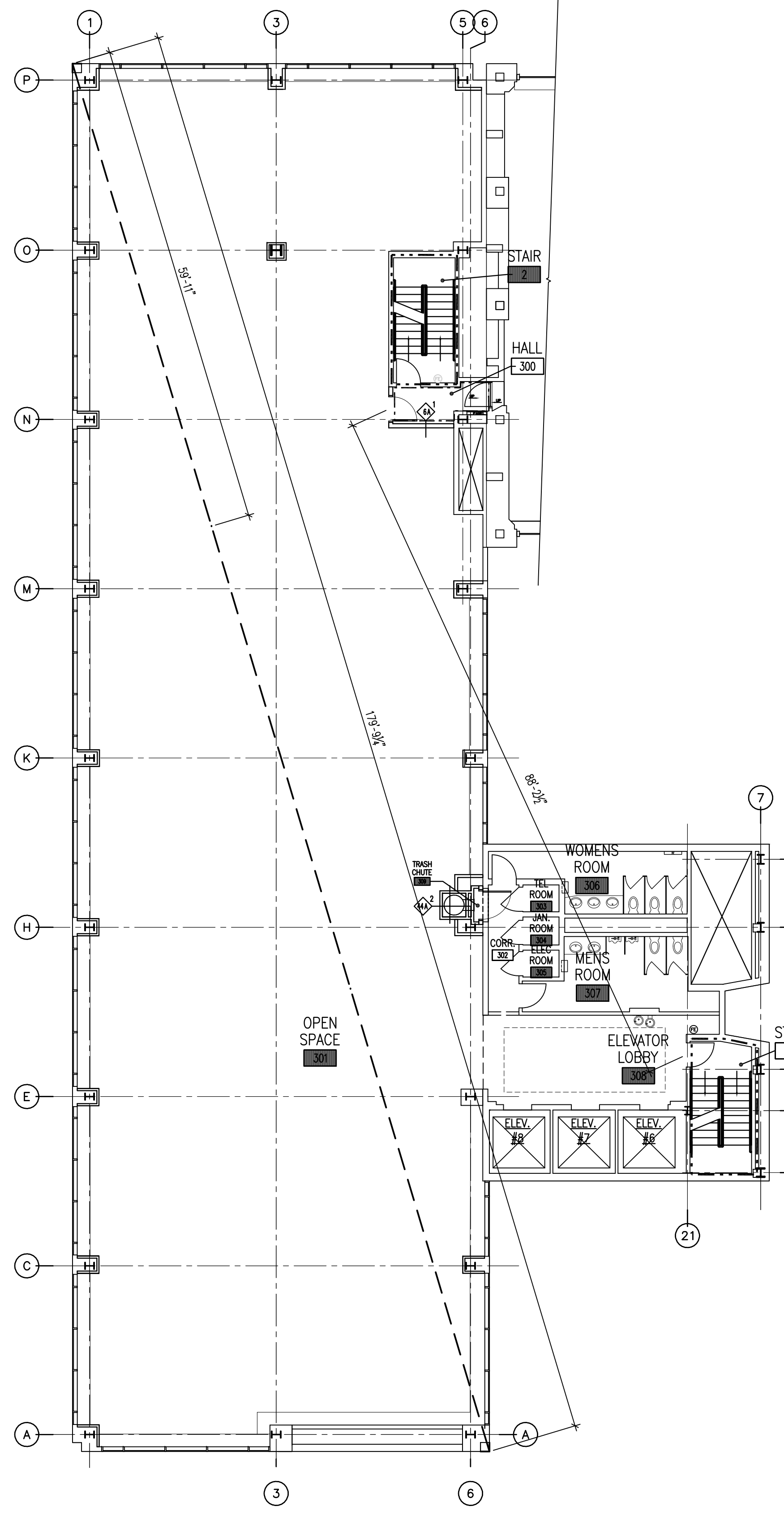
GENERAL LIFE-SAFETY NOTES:
 A. FIRE STAIR #1 WILL BE USED BY THE MERCANTILE LIBRARY BUILDING AS A MEANS OF EGRESS. AN EGRESS PERMIT FOR THE USE OF THIS STAIR WILL BE FILE UNDER THE PERMIT FOR THE MERCANTILE LIBRARY BUILDING. THERE IS NOT ACCESS FROM THE FORMICA BUILDING TO THE MERCANTILE LIBRARY BUILDING EXCEPT ON FLOOR 2 FOR THE USE OF THE EXISTING TOILETS. THIS DOOR IS TO HAVE SIGNAGE ON THE DOORS THAT STATES "NOT AN EXIT."
 B. ALL MAGNETIC HOLD OPENS ARE TO BE CONNECTED AND CONTROLLED BY THE SMOKE AND FIRE ALARM SYSTEM.



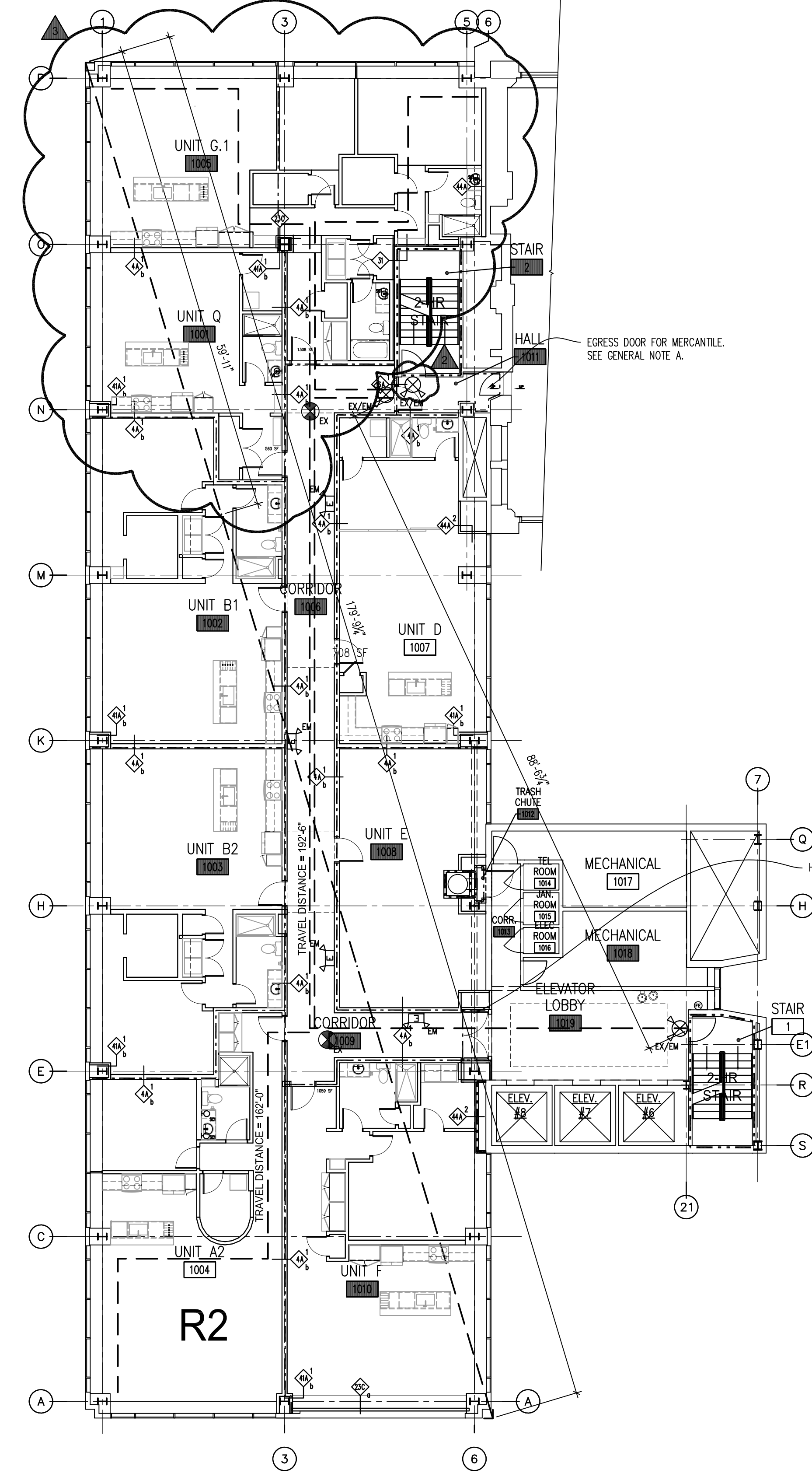
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Formica Building
 Office Conversion to Apartments
 Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

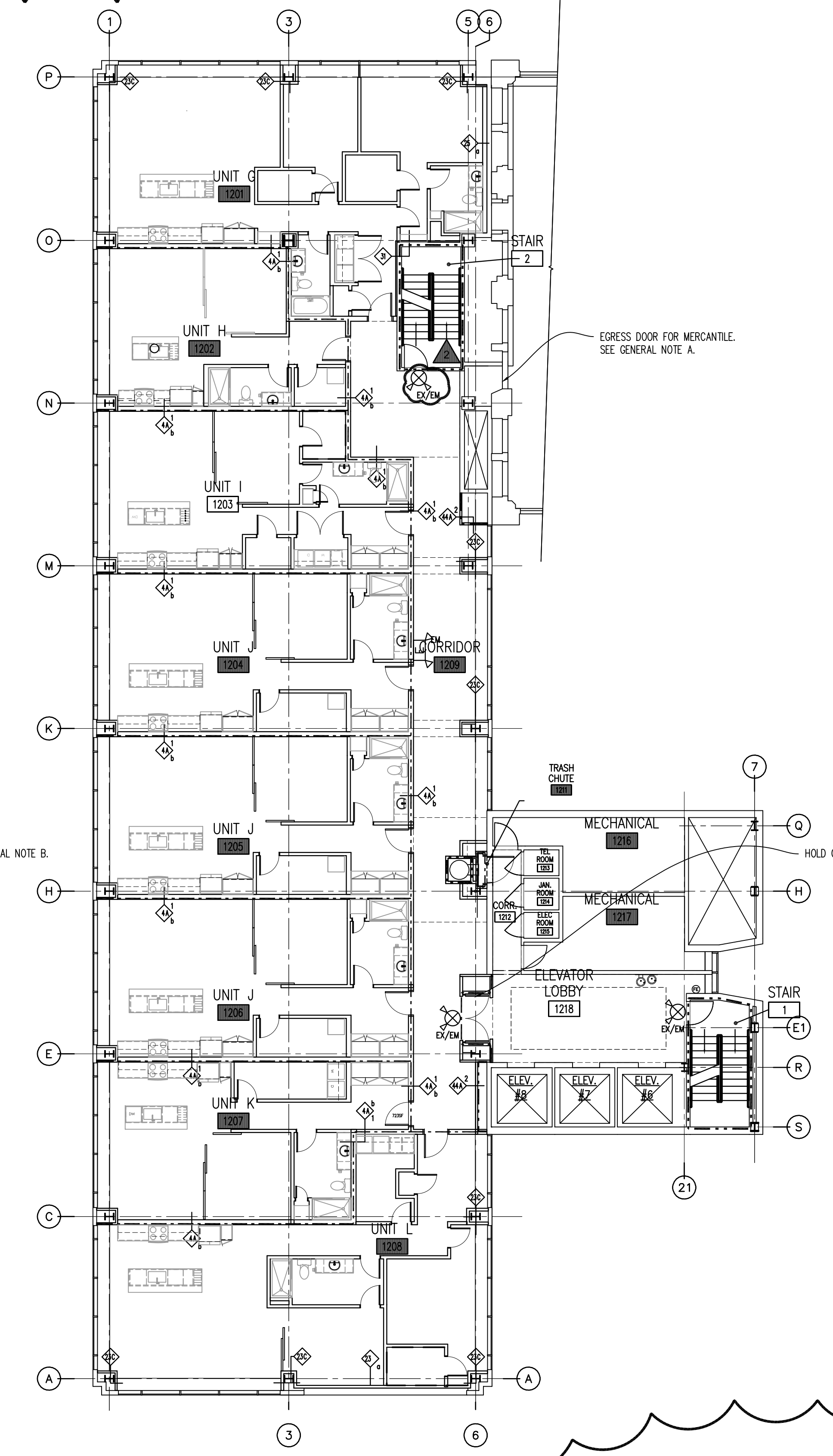
Project	Formica Building - Floors B-6	No.	Revisions	Date
Location	120 E 4th Street			
City	Cincinnati, Ohio - 45202			
Sheet Title	LIFE SAFETY PLANS			
Construction	Construction	Issue Date		
Project No.	2022_259_D	Issue Date		
Scale	As Noted	Drawn	Checked	



LIFE/SAFETY
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 3, 4, 5, & 6
SCALE: 3/32" = 1'-0"
1 LS-103



LIFE/SAFETY
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 7, 8, 9, & 10
SCALE: 3/32" = 1'-0"
1 LS-103



LIFE/SAFETY
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 11 & 12
SCALE: 3/32" = 1'-0"
2 LS-103

FIRE RATING LEGEND
 - - - - - 1-HR RATED ASSEMBLY
 - - - - - 2-HR RATED ASSEMBLY

GENERAL LIFE-SAFETY NOTES:
 A. FIRE STAIR #1 WILL BE USED BY THE MERCANTILE LIBRARY BUILDING AS A MEANS OF EGRESS. AN EASEMENT FOR THE USE OF THIS STAIR WILL BE FILE UNDER THE PERMIT FOR THE MERCANTILE LIBRARY BUILDING. THERE IS NOT ACCESS FROM THE FORMICA BUILDING TO THE MERCANTILE LIBRARY BUILDING EXCEPT ON FLOOR 2 FOR THE USE OF THE EXISTING TRAILER. THIS DOOR IS TO HAVE SIGNAGE ON THE DOORS THAT STATES "NOT AN EXIT."
 B. ALL MAGNETIC HOLD OPENS ARE TO BE CONNECTED AND CONTROLLED BY THE SMOKE AND FIRE ALARM SYSTEM.

STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
 JOSEPH A. BOBKIN
 813367
 License # 813367
 Expiration Date: 12/31/2023

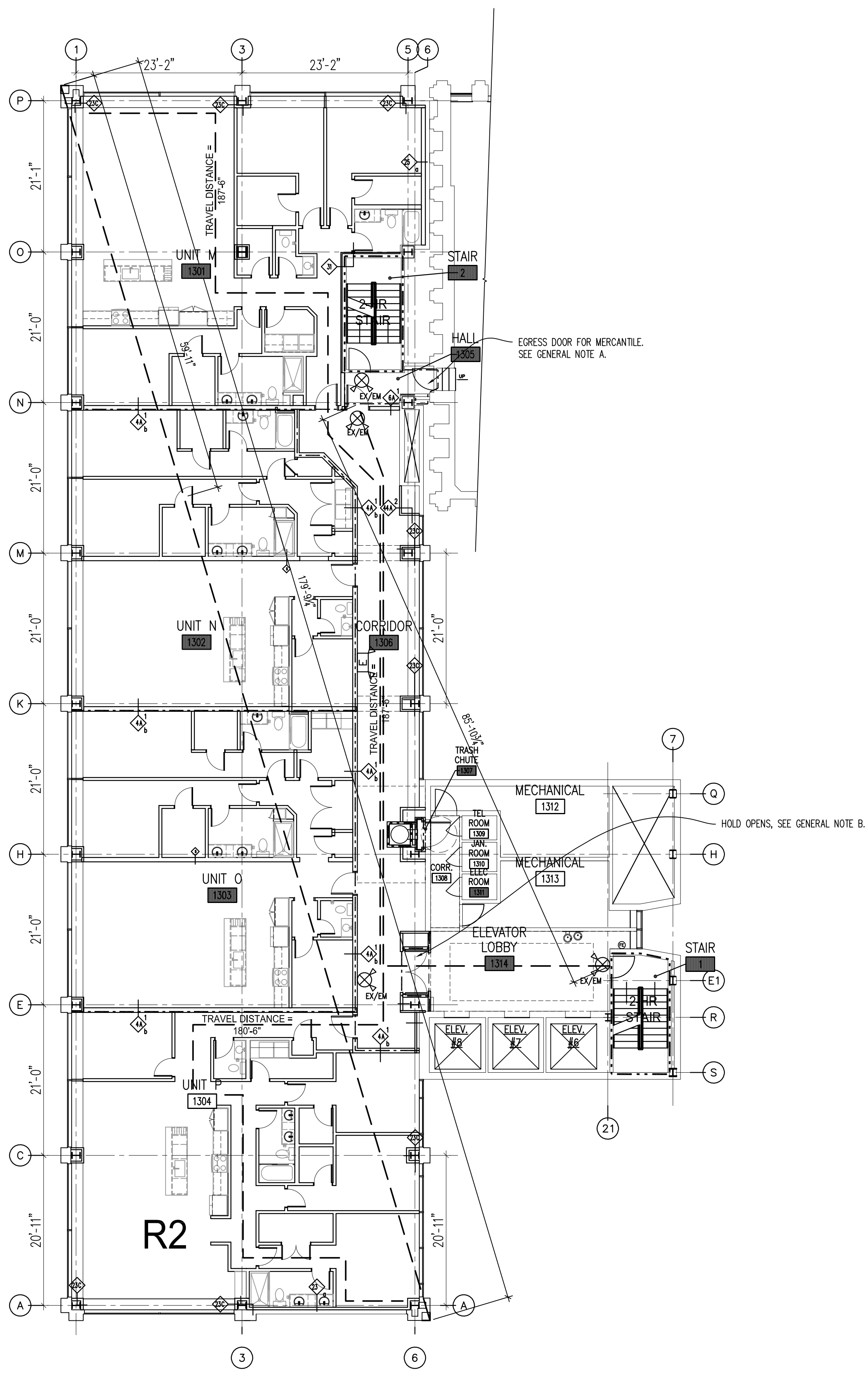
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Formica Building

Office/Apartments

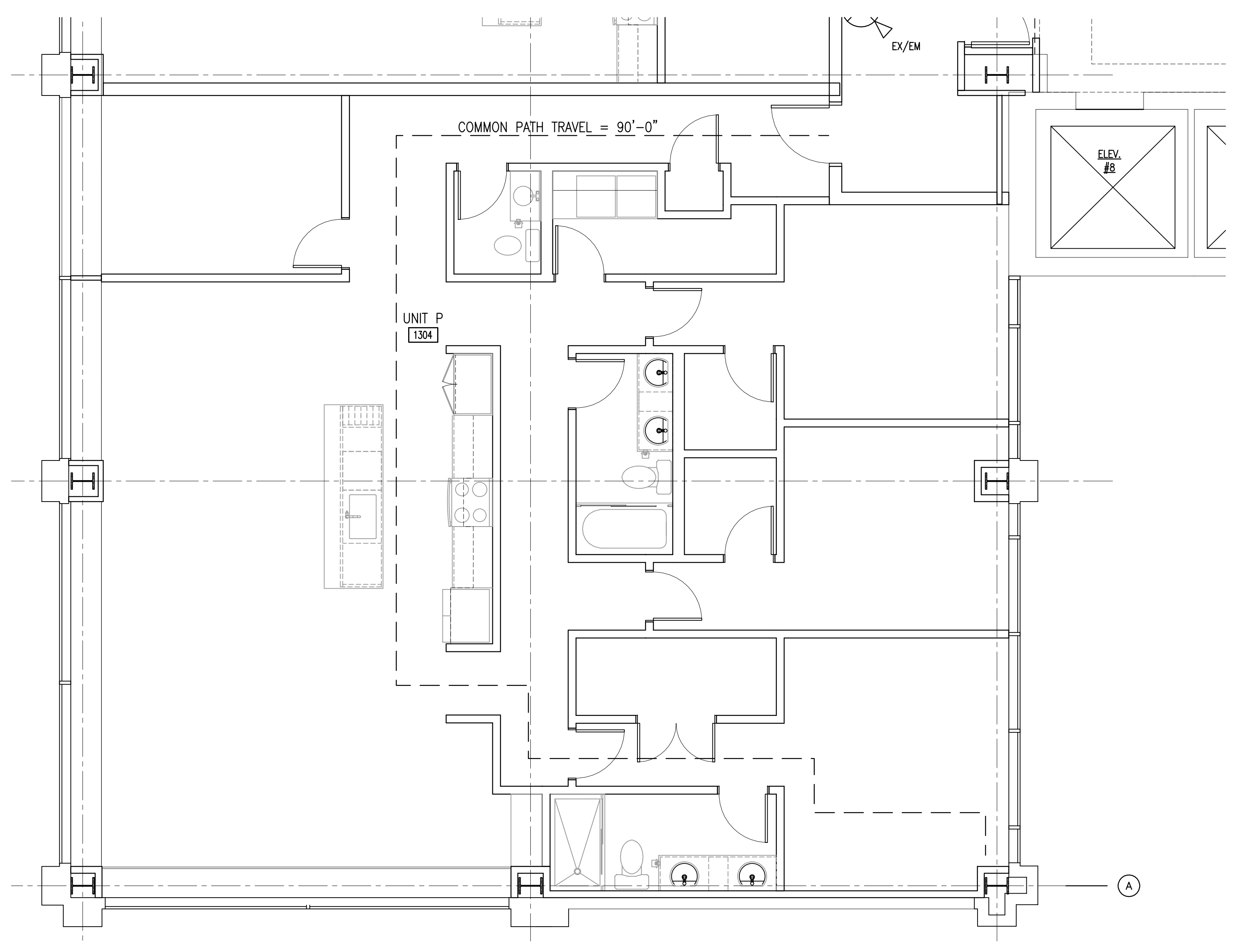
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project	No.	Revisions	Date
Formica Building 115 E 5th Street Cincinnati, Ohio - 45202 SHAPE THE LIFE - SAFETY PLANS	▲	PLAN REVIEW COMMENTS	07.05.2022
	▲	ENG CHANGE #1	11.14.2022
	▲	APARTMENT CHANGES	12.05.2022
	▲	ISSUE DATE	
Project No. 2022_259	Scale	As Noted	Drawn



LIFE/SAFETY
TYPICAL RESIDENTIAL FLOOR PLAN - FLOOR 13
SCALE: 3/32" = 1'-0"

1
LS-104



LIFE/SAFETY
LONGEST TRAVEL DISTANCE
SCALE: 1/4" = 1'-0"

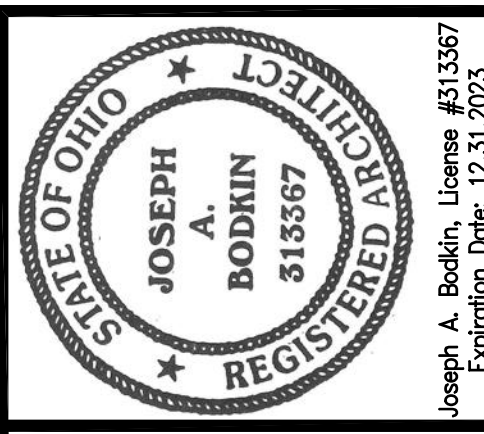
2
LS-104

FIRE RATING LEGEND

- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY

GENERAL LIFE-SAFETY NOTES:

- A. FIRE STAIR #1 WILL BE USED BY THE MERCANTILE LIBRARY BUILDING AS A MEANS OF EGRESS. AN EASEMENT FOR THE USE OF THIS STAIR WILL BE FILE UNDER THE PERMIT FOR THE MERCANTILE LIBRARY BUILDING. THERE IS NOT ACCESS FROM THE FORMICA BUILDING TO THE MERCANTILE LIBRARY BUILDING EXCEPT ON FLOOR 2 FOR THE USE OF THE EXISTING TRILETS. THIS DOOR IS TO HAVE SIGNAGE ON THE DOORS THAT STATES "NOT AN EXIT".
- B. ALL MAGNETIC HOLD OPENS ARE TO BE CONNECTED AND CONTROLLED BY THE SMOKE AND FIRE ALARM SYSTEM.



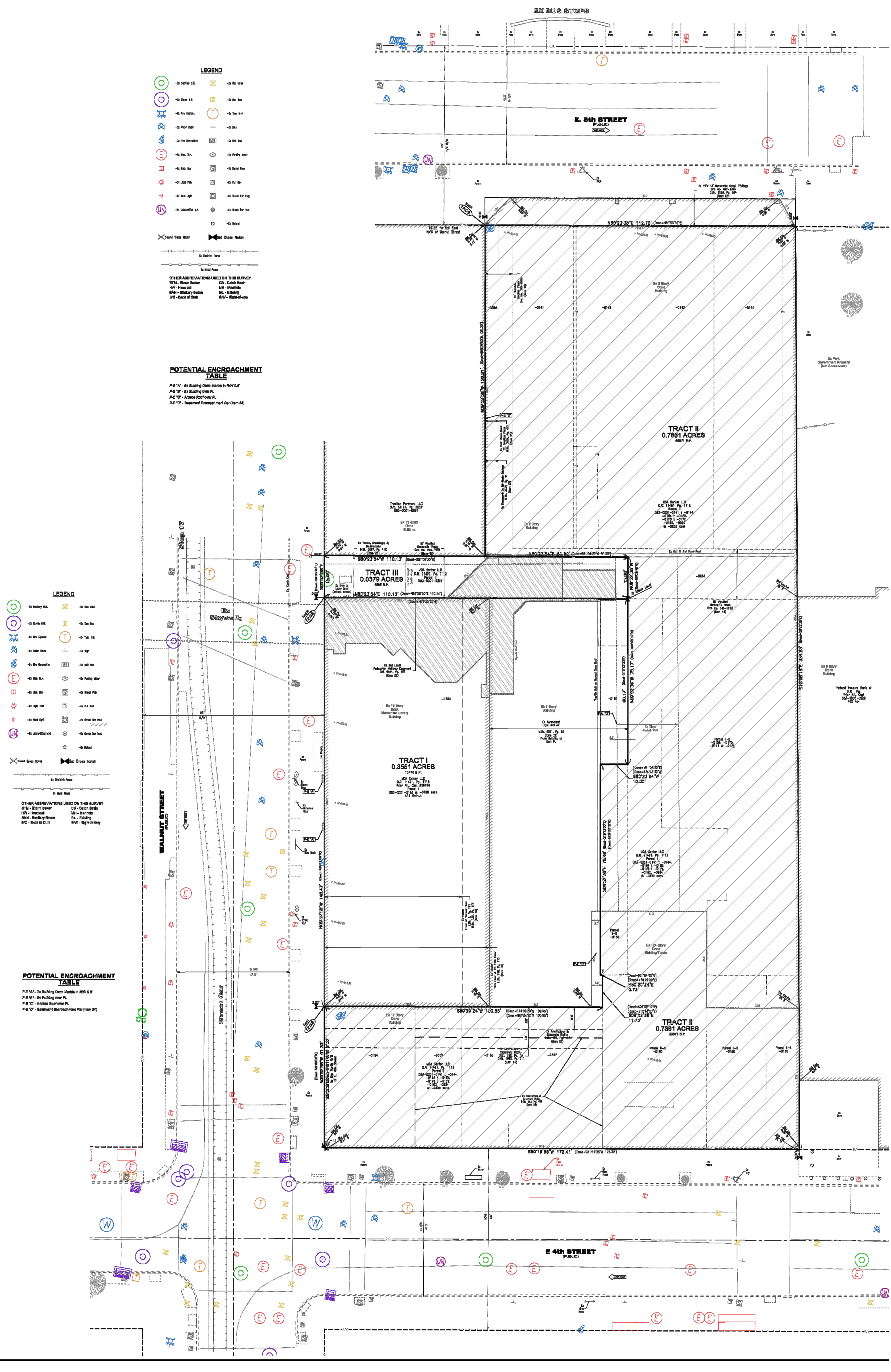
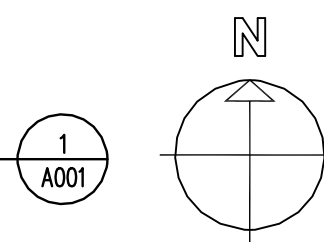
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Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

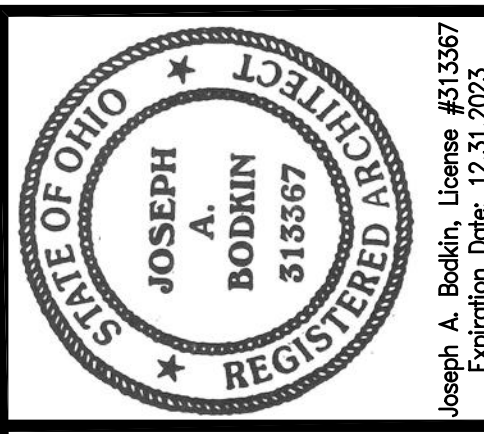
Project	Formica Building
Address	115 E 5th Street
City	Cincinnati, Ohio - 45202
Sheet Title	LIFE SAFETY PLANS
Project #	2022_259
Scale	As Noted
Date	11.14.2022
Revision	PLAN REVIEW COMMENTS 07.05.2022
ENG CHG #1	
Issue Date	
Drawn	
Checked	

LS-104

SURVEY
SCALE: 1:20



GENERAL SITE NOTES:
A. NO EXTERIOR SITE WORK IN THIS PROJECT



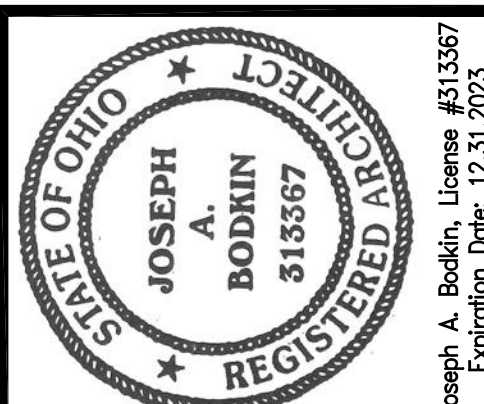
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Cincinnati, Ohio 45202
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Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building - B TO 6
115 E. 5th Street	No. Revisions
Cincinnati, Ohio - 45202	
Sheet	ARCHITECTURAL SITE PLAN
Project No. 2022_259	Date 12/03/2022 FOR PERMIT
Scale	As Noted
Drawn	Checked

A001



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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
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Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building - B TO 6	Date	
Address	115 E 5th Street	No. Revisions	
City	Cincinnati, Ohio - 45202		
Sheet	FIRST FLOOR CONSTRUCTION PLAN	Issue Date	
Project No.	2022_259	Permit No.	17022022 FOR PERMIT
Scale	As Noted	Drawn	Checked

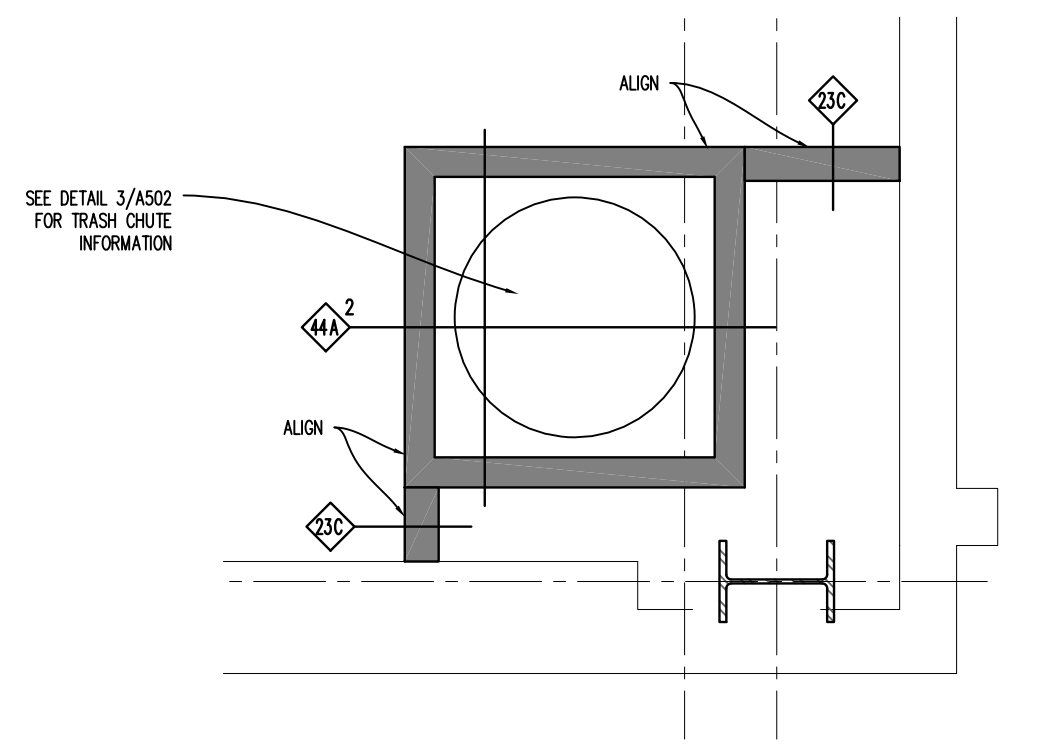
A201

GENERAL CONSTRUCTION NOTES:

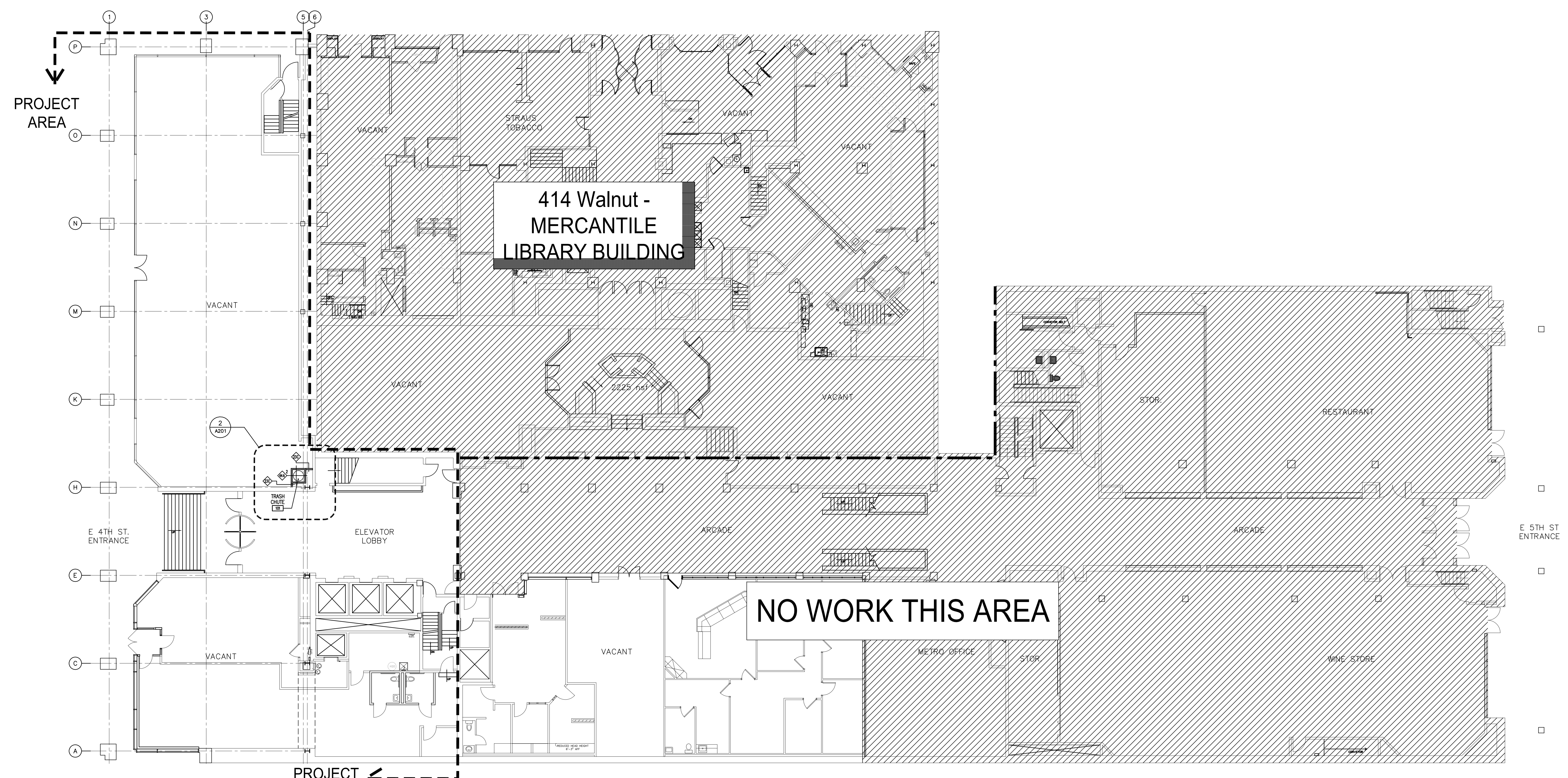
- A. ALL WALLS ARE TYPE 3 U.N.O.
- B. ALL APARTMENT AND COMMON AREA DRYWALL IS TO BE LEVEL 4 FINISH.
- C. SEE ENLARGED APARTMENT PLANS ON A300 SERIES SHEETS FOR MORE DETAIL.
- D. ALL EXISTING METAL DOOR FRAMES ON FLOORS B-6 ARE TO BE REPAIRED, CLEANED, SCRAPPED, PRIMED & PAINTED. INSTALL ALL NEW HARDWARE EXCEPT HINGES.
- E. ALL VISIBLE PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPARED, PRIMED & PAINTED. TYP OF ALL.
- F. ALL PAINTED METAL STAIR GUARDS & HANDRAILS ARE TO BE REPAIRED CLEANED, PREPARED, PRIMED & PAINTED. U.N.O.
- G. ALL FF&E BY OWNER.
- H. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK. COORDINATE WITH ALL OTHER TRADES.
- I. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- J. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING.
- K. ALL SPRAY-ON FIREPROOFING IS TO REMAIN. ANY DAMAGED FIREPROOFING IS TO BE REPAIRED/REPLACED TO AN EQUIVALENT FIRE RATING.
- L. ALL WINDOWS AND FRAMES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- M. ALL APPLIANCES, WATER HEATERS, HVAC UNITS ARE ELECTRIC.
- N. ALL APARTMENT DRYERS ARE ELECTRIC & VENTLESS.
- O. ALL APARTMENT RANGE HOODS ARE RECIRCULATING.
- P. ALL DUCTS WILL BE RUN BELOW RATED ASSEMBLIES.
- Q. ANY DUCTS PENETRATING RATED ASSEMBLIES WILL HAVE FIRE DAMPERS OR MEETS MECHANICAL & BUILDING CODES.
- R. COLUMN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. THESE HAVE NOT BEEN FIELD VERIFIED.

CONSTRUCTION PLAN NOTES:

- 1. ALL EXISTING METAL HVAC CABINETS ARE TO REMAIN. PROTECT DURING CONSTRUCTION. ALL ARE TO BE PREPARED, PRIMED & PAINTED. COLOR TBD.
- 2. NEW WALL FINISH TO MATCH ADJACENT FINISHES. U.N.O.
- 3. NEW RATED RECESSED FIRE EXTINGUISHER CABINET. TYP OF ALL U.N.O.
- 4. PROVIDE & INSTALL NEW ELEVATOR FINISHES (LIGHTING, WALL PANELS, FLOORING & CEILINGS).
- 5. EXISTING RATED DOOR TO ADJACENT BUILDING TO REMAIN. THIS DOOR IS TO REMAIN CLEAR AT ALL TIMES.
- 6. NEW SHAFT
- 7. NOT USED.
- 8. EXISTING DRINKING FOUNTAINS TO REMAIN WHERE THEY EXIST. PROTECT DURING CONSTRUCTION.
- 9. EXISTING SHAFT SPACE TO REMAIN.
- 10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION.
- 11. NOT USED.
- 12. EXPOSED CONCRETE FLOOR. TYPICAL OF ALL U.N.O.
- 13. GYP. BD. PLASTER, SEE DETAIL.
- 14. REMOVE AND REPLACE ROOF DRAIN COVERS.



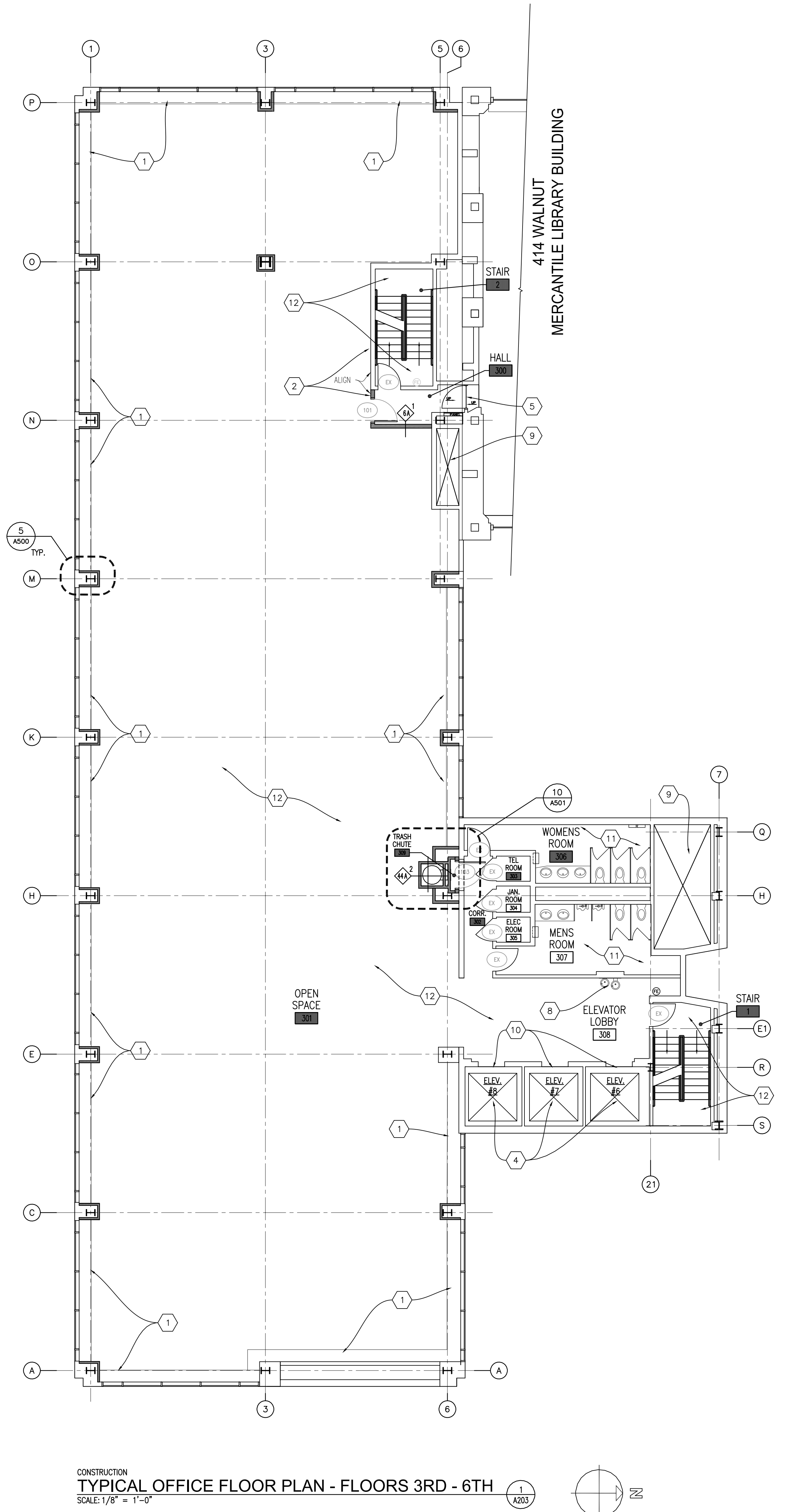
CONSTRUCTION TRASH CHUTE
SCALE: 1/2" = 1'-0" 2 A201



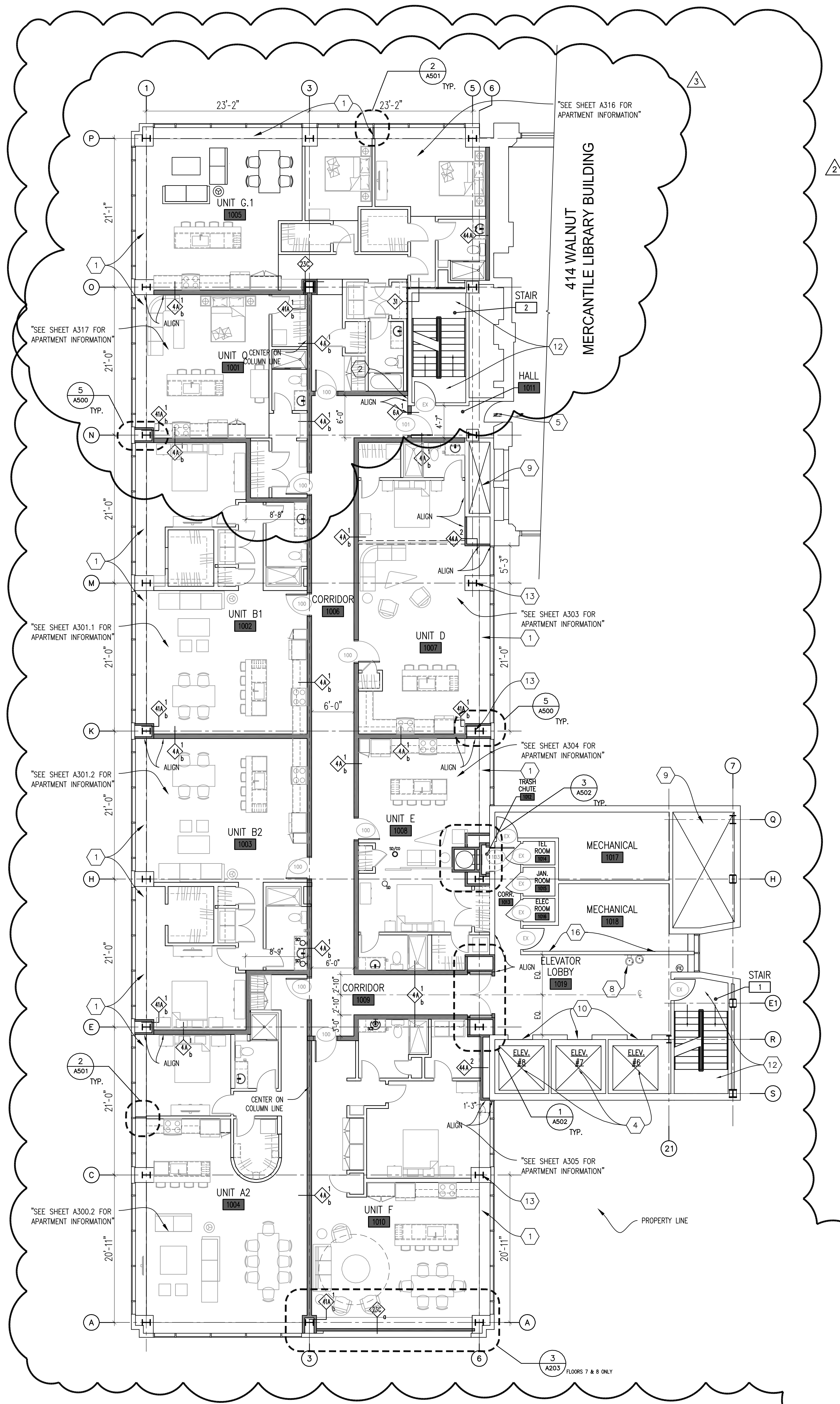
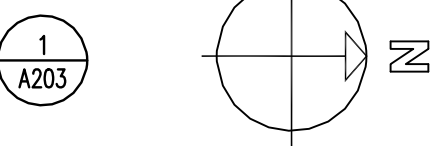
CONSTRUCTION FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0" 1 A201

APPROVED
CIN BD
2022P10119
02/02/23

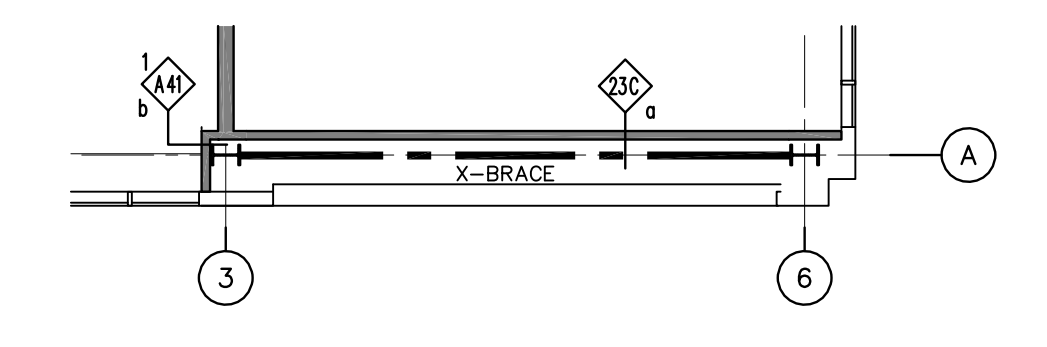
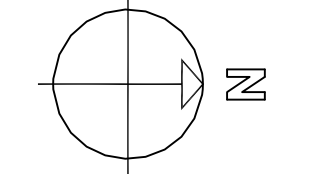
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CONSTRUCTION
TYPICAL OFFICE FLOOR PLAN - FLOORS 3RD - 6TH
SCALE: 1/8" = 1'-0"



CONSTRUCTION
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 7th to 10th
SCALE: 1/8" = 1'-0"



CONSTRUCTION
TYPICAL FLOOR PLAN - FLOORS 7 & 8
SCALE: 1/8" = 1'-0"

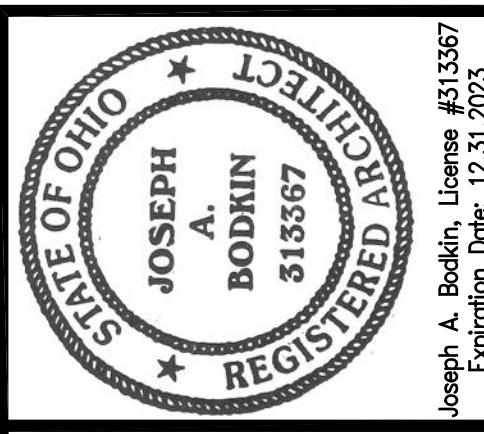


GENERAL CONSTRUCTION NOTES:

- A. ALL WALLS ARE TYPE 3 U.N.O.
- B. SEE ENLARGED APARTMENT PLANS ON A300 SERIES SHEETS.
- C. ALL EXIST'G METAL STAR GUARDRAILS AND HANDRAILS, METAL DOOR FRAMES ON FLOORS 3-13 ARE TO BE REPAIRED, CLEANED, SCRAPED, PRIMED & PAINTED. INSTALL ALL NEW HARDWARE EXCEPT HINGES.
- D. ALL PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPPED, PRIMED & PAINTED, TYP OF ALL.
- E. ALL PAINTED METAL RAILS ARE TO BE REPAIRED CLEANED, PREPPED, PRIMED & PAINTED, U.N.O.
- F. ALL FF&E BY OWNER.
- G. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK.
- H. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- I. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING. FIREPROOFING IS TO BE REPAIRED/REPLACED TO AN EQUIVALENT FIRE RATING.
- J. ALL WINDOWS AND FRAMES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- K. ALL WINDOW DIMENSIONS ARE FOR REFERENCE ONLY, THEY HAVE NOT BEEN FIELD VERIFIED.
- L. ALL APARTMENT KITCHEN HOODS ARE RECIRCULATING.
- M. ALL DRYERS ARE ELECTRIC AND VENTLESS.

CONSTRUCTION PLAN NOTES:

1. ALL EXISTING METAL HVAC CABINETS TO REMAIN. PROTECT DURING CONSTRUCTION. ALL ARE TO BE PREPPED, PRIMED & REPAINTED. USE APPROPRIATE PAINT FOR METAL.
2. NEW WALL FINISH TO MATCH ADJACENT FINISHES. U.N.O.
3. NEW RATED RECESSED FIRE EXTINGUISHER CABINET, TYP OF ALL U.N.O.
4. PROVIDE & INSTALL NEW ELEVATOR FINISHES.
5. EXISTING RATED DOOR TO ADJACENT BUILDING TO REMAIN. THIS DOOR IS TO REMAIN CLEAR AT ALL TIMES.
6. NEW MEMBRANE ROOF.
7. MECHANICAL ROOM ROOF. PROVIDE NEW ROOF.
8. EXISTING DRINKING FOUNTAINS TO REMAIN WHERE THEY EXIST. PROTECT DURING CONSTRUCTION.
9. SHAFT SPACE TO REMAIN.
10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION.
11. ALL BATHROOM FINISHES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
12. EXPOSED CONCRETE FLOOR, TYPICAL OF ALL U.N.O.
13. GYP. BD. WRAP. SEE DETAIL.
14. REMOVE AND REPLACE ROOF DRAIN COVERS
15. STONE COPING TO BE INSPECTED AND REPAIRED AS REQ'D TO PROVIDE SECURE COPING. TYP OF ALL
16. NEW NON-RATED GYP. BD. WALLS TO MATCH ADJACENT FINISH.
17. REINSTALL SALVAGE DOOR.
18. VENT TO REMAIN.
19. EXISTING ROOF HATCH TO REMAIN.
20. REMOVED EXIST'G HVAC CABINET THIS LOCATION ONLY.

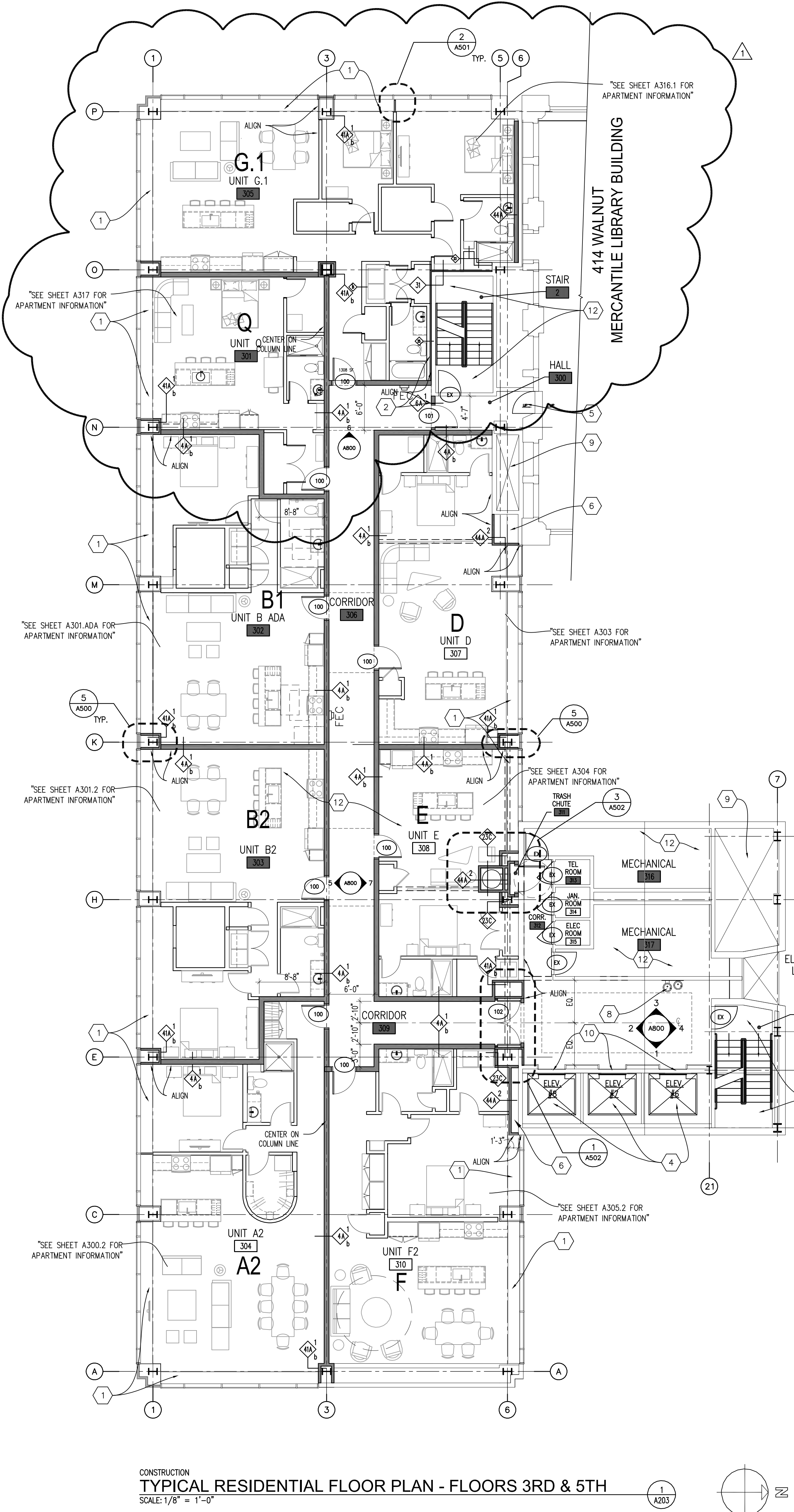


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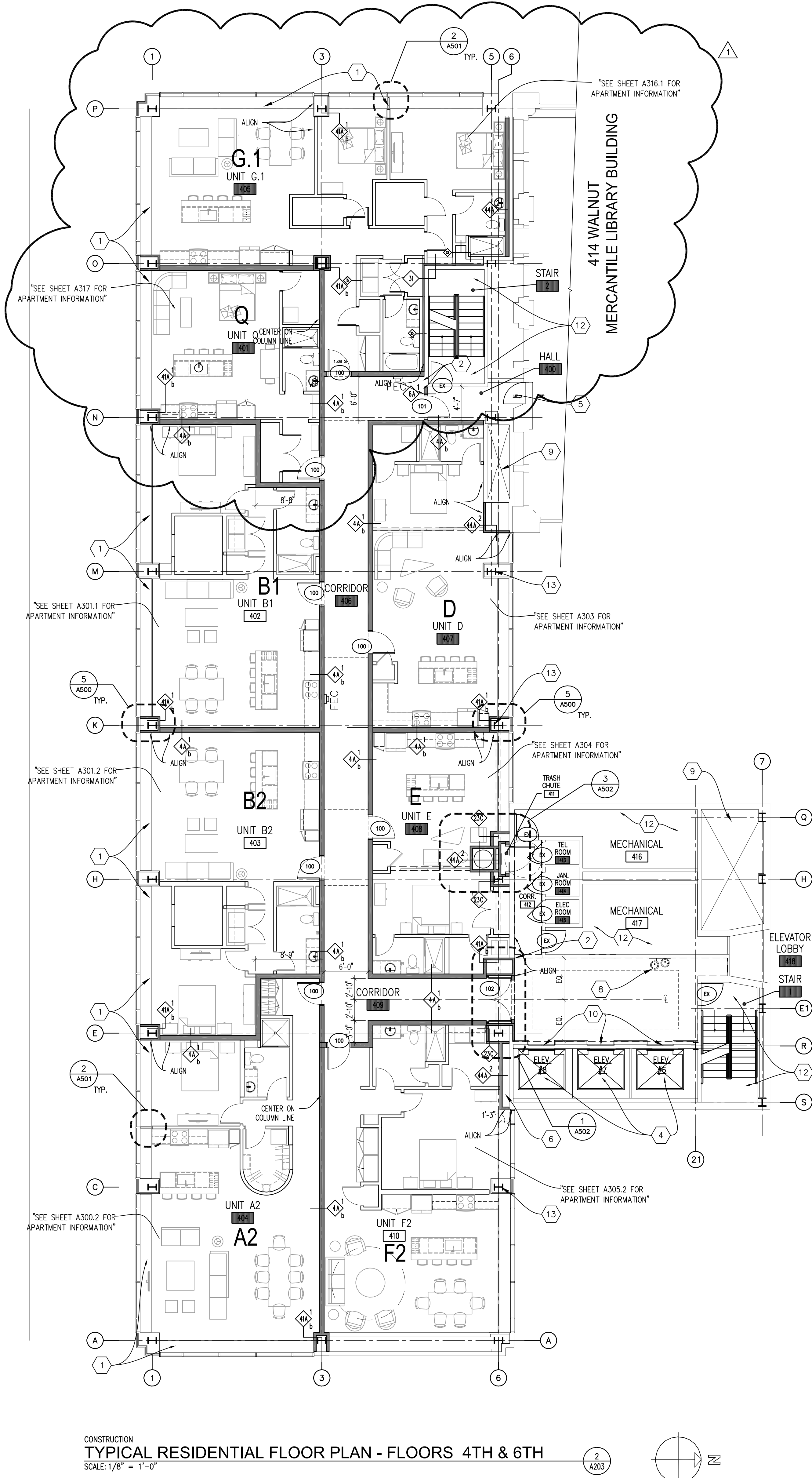
Formica Building

Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building	Date	11.14.2022
Address	115 E 5th Street	Revisions	
City	Cincinnati, Ohio - 45202	No.	2
Sheet	TYPICAL OFFICE & RESIDENTIAL FLOORS PLAN	ENC CHG #1	3
Project No.	2022_259	CHANGED APARTMENTS	12.05.2022
Scale	As Noted	CONSTRUCTION PLAN	
Drawn	AS	Issue Date	
Checked			



CONSTRUCTION
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 3RD & 5TH
SCALE: 1/8" = 1'-0"



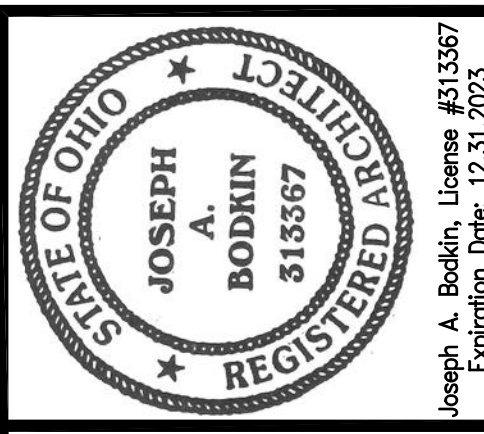
CONSTRUCTION
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 4TH & 6TH
SCALE: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES:

- A. ALL WALLS ARE TYPE 3 U.N.O.
- B. ALL APARTMENT AND COMMON AREA DRYWALL IS TO BE LEVEL 4 FINISH.
- C. SEE ENLARGED APARTMENT PLANS ON A300 SERIES SHEETS FOR MORE DETAIL.
- D. ALL EXISTING METAL DOOR FRAMES ON FLOORS 4-6 ARE TO BE REPAIRED, CLEANED, SCRAPPED, PRIMED & PAINTED. INSTALL ALL NEW HARDWARE EXCEPT HINGES.
- E. ALL VISIBLE PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPARED, PRIMED & PAINTED. TYP. OF ALL.
- F. ALL PAINTED METAL STAIR GUARDS & HANDRAILS ARE TO BE REPAIRED/CLEANED/ PREPARED, PRIMED & PAINTED. U.N.O.
- G. ALL FF&E BY OWNER.
- H. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK. COORDINATE WITH ALL OTHER TRADES.
- I. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- J. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING.
- K. ALL SPRAY-ON FIREPROOFING IS TO REMAIN. ANY DAMAGED FIREPROOFING IS TO BE REPAIRED/REPLACED TO AN EQUIVALENT FIRE RATING.
- L. ALL WINDOWS AND FRAMES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- M. ALL APPLIANCES, WATER HEATERS, HVAC UNITS ARE ELECTRIC.
- N. ALL APARTMENT DRYERS ARE ELECTRIC & VENTLESS.
- O. ALL APARTMENT RANGE HOODS ARE RECIRCULATING.
- P. ALL DUCTS WILL BE RUN BELOW RATED ASSEMBLIES.
- Q. ANY DUCTS PENETRATING RATED ASSEMBLIES WILL HAVE FIRE DAMPERS OR MEETS MECHANICAL & BUILDING CODES.
- R. COLUMN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. THESE HAVE NOT BEEN FIELD VERIFIED.

CONSTRUCTION PLAN NOTES:

- 1. ALL EXISTING METAL HVAC CABINETS ARE TO REMAIN. PROTECT DURING CONSTRUCTION. ALL ARE TO BE PREPARED, PRIMED & PAINTED. COLOR TBD.
- 2. NEW WALL FINISH TO MATCH ADJACENT FINISHES. U.N.O.
- 3. NEW RATED RECESSED FIRE EXTINGUISHER CABINET. TYP. OF ALL U.N.O.
- 4. PROVIDE & INSTALL NEW ELEVATOR FINISHES (LIGHTING, WALL PANELS, FLOORING & CEILING).
- 5. EXISTING RATED DOOR TO ADJACENT BUILDING TO REMAIN. THIS DOOR IS TO REMAIN CLEAR AT ALL TIMES.
- 6. NEW SHAFT
- 7. NOT USED.
- 8. EXISTING DRINKING FOUNTAINS TO REMAIN WHERE THEY EXIST. PROTECT DURING CONSTRUCTION.
- 9. EXISTING SHAFT SPACE TO REMAIN.
- 10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION
- 11. NOT USED
- 12. EXPOSED CONCRETE FLOOR. TYPICAL OF ALL U.N.O.
- 13. GYP. BD. PLASTER, SEE DETAIL
- 14. REMOVE AND REPLACE ROOF DRAIN COVERS.

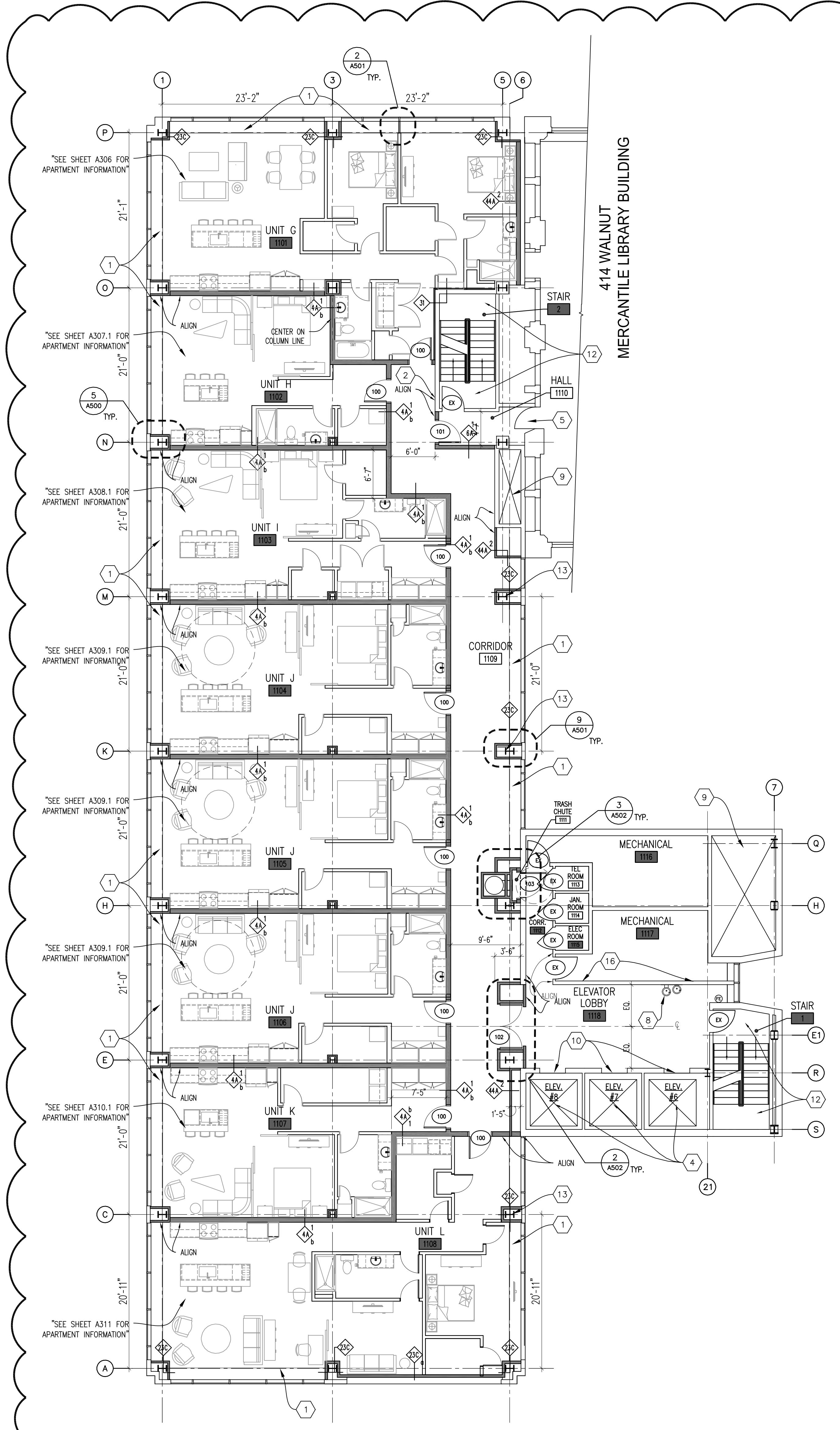


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Formica Building

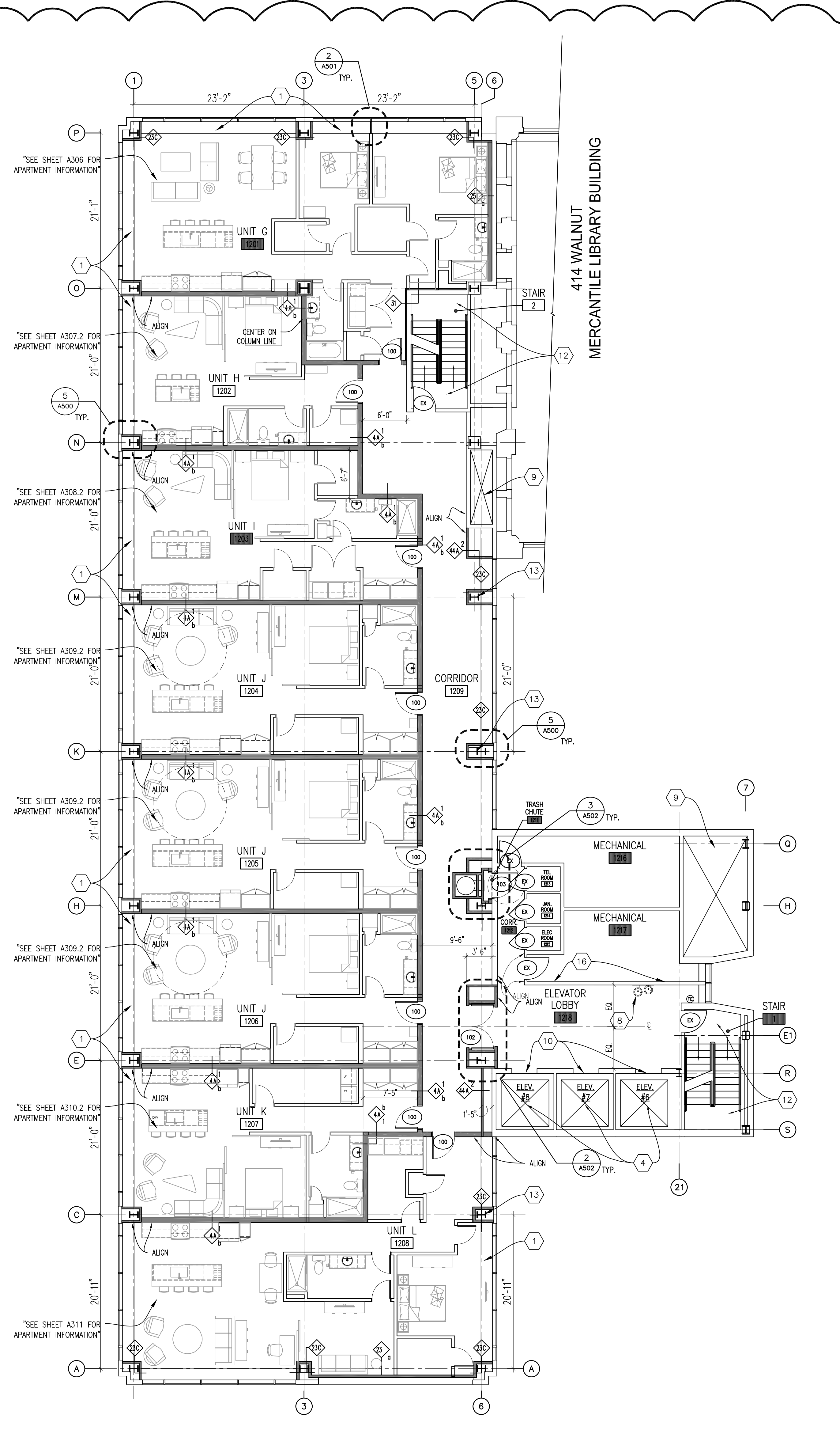
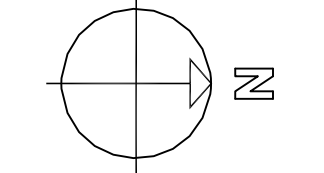
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B To 6
Address	115 E 5th Street
City	Cincinnati, Ohio - 45202
Sheet	TYPICAL RESIDENTIAL FLOORS PLAN
CONSTRUCTION PLAN	
Project No.	2022_259
Issue Date	12.02.2022 FOR PERMIT
Scale	As Noted
Drawn	AS
Checked	



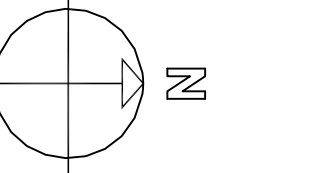
CONSTRUCTION
TYPICAL RESIDENTIAL FLOOR PLAN - FLOOR 11th
SCALE: 1/8" = 1'-0"

1
A204



CONSTRUCTION
RESIDENTIAL FLOOR PLAN - FLOOR 12th
SCALE: 1/8" = 1'-0"

2
A204

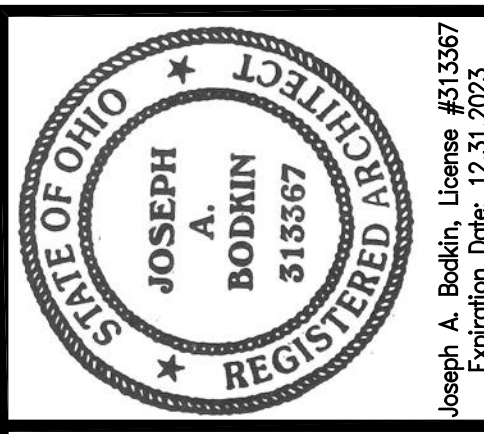


GENERAL CONSTRUCTION NOTES:

- A. ALL WALLS ARE TYPE 3 U.N.O.
- B. SEE ENLARGED APARTMENT PLANS ON A300 SERIES SHEETS.
- C. ALL EXIST'G METAL STAR GUARDRAILS AND HANDRAILS, METAL DOOR FRAMES ON FLOORS 3-13 ARE TO BE REPAIRED, CLEANED, SCRAPPED, PRIMED & PAINTED. INSTALL ALL NEW HARDWARE EXCEPT HINGES.
- D. ALL PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPPED, PRIMED & PAINTED. TYP. OF ALL.
- E. ALL PAINTED METAL RAILS ARE TO BE REPAIRED CLEANED, PREPPED, PRIMED & PAINTED. U.N.O.
- F. ALL FF&E BY OWNER.
- G. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK.
- H. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- I. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING. ALL SPRAY-ON FIREPROOFING IS TO REMAIN. ANY DAMAGED FIREPROOFING IS TO BE REPAIRED/REPLACED TO AN EQUIVALENT FIRE RATING.
- K. ALL WINDOWS AND FRAMES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- L. ALL COLUMN DIMENSIONS ARE FOR REFERENCE ONLY. THEY HAVE NOT BEEN FIELD VERIFIED.

CONSTRUCTION PLAN NOTES:

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4. PROVIDE & INSTALL NEW ELEVATOR FINISHES.
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9. SHAFT SPACE TO REMAIN.
10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION.
11. ALL BATHROOM FINISHES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
12. EXPOSED CONCRETE FLOOR. TYPICAL OF ALL U.N.O.
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17. REINSTALL SALVAGE DOOR.
18. VENT TO REMAIN.
19. EXISTING ROOF HATCH TO REMAIN.
20. REMOVED EXST'G HVAC CABINET THIS LOCATION ONLY.

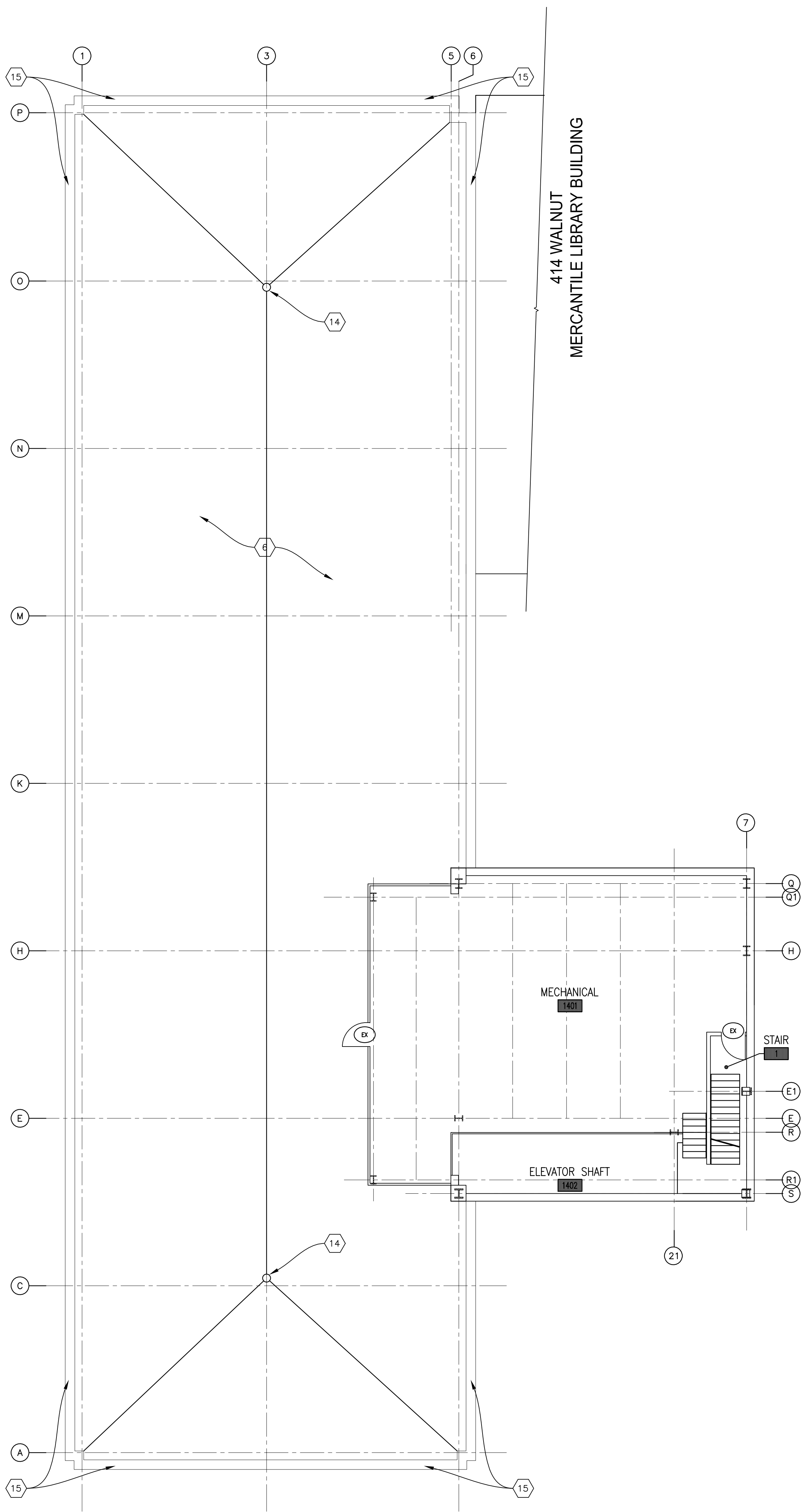


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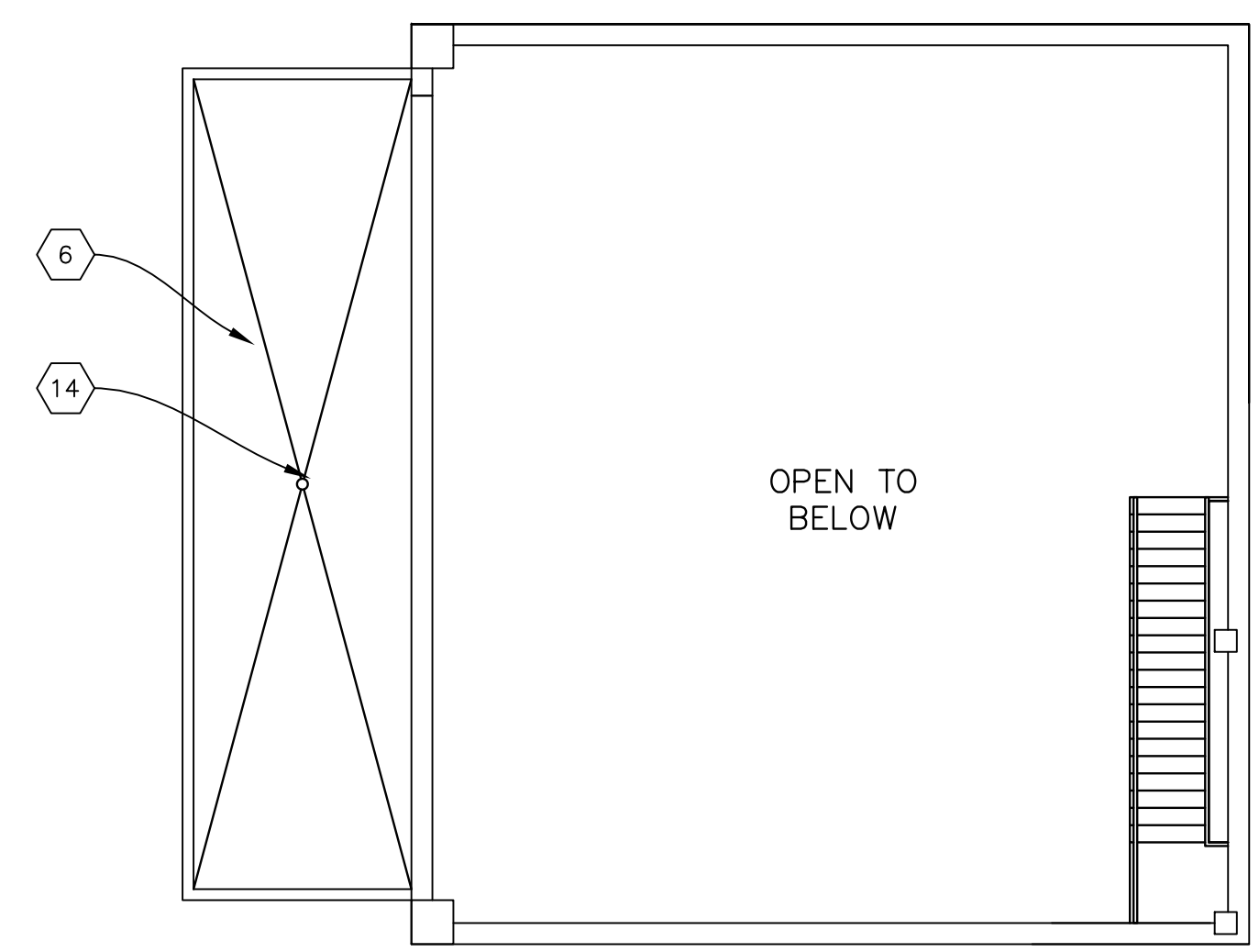
Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building	Date	11/14/2022
No.	Revisions	ENC CHG #1	
Cincinnati, Ohio - 45202			
TYPICAL RESIDENTIAL FLOOR			
CONSTRUCTION PLAN			
Project No.	2022_259	Issue Date	
Scale	As Noted	Checked	

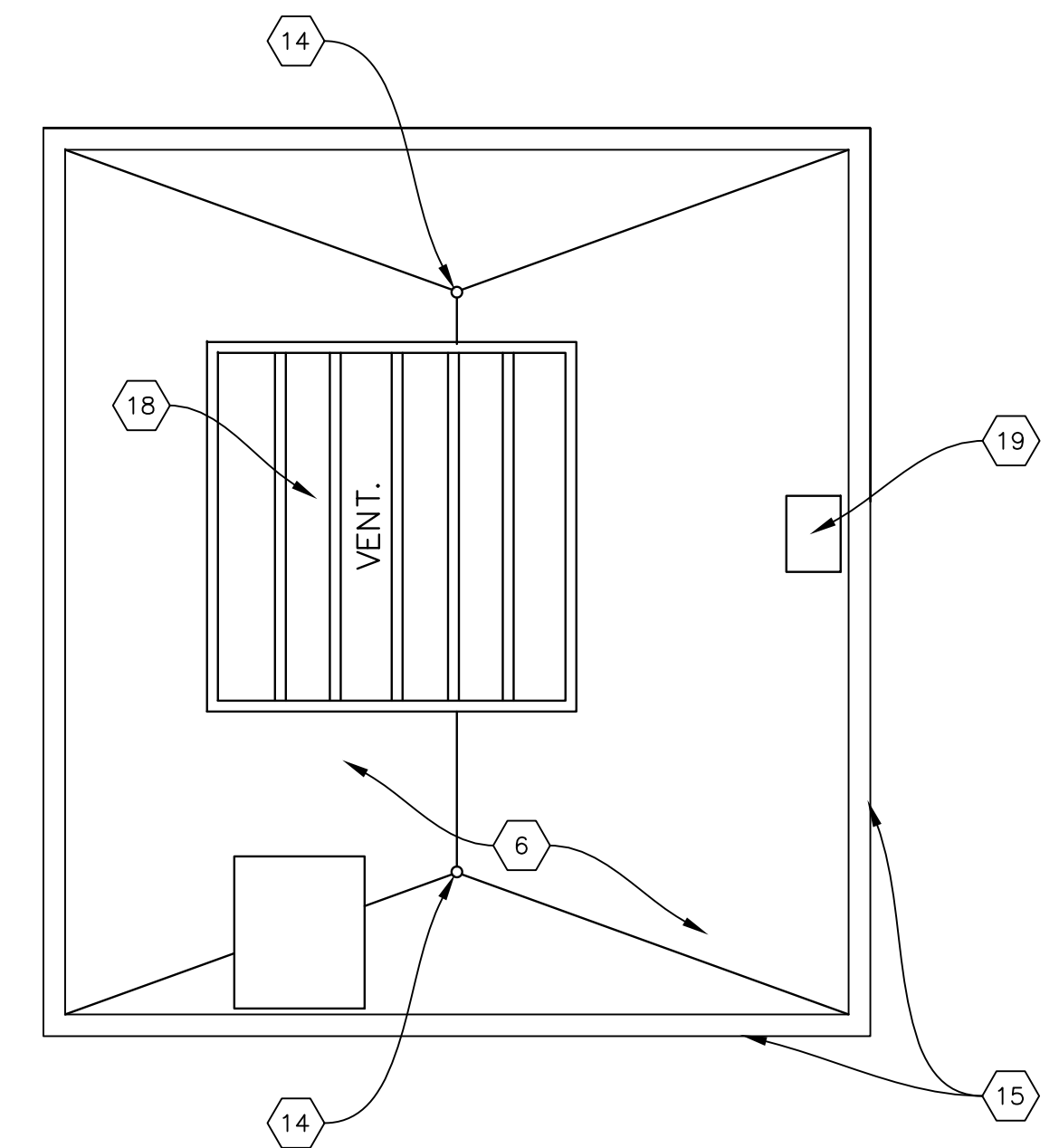
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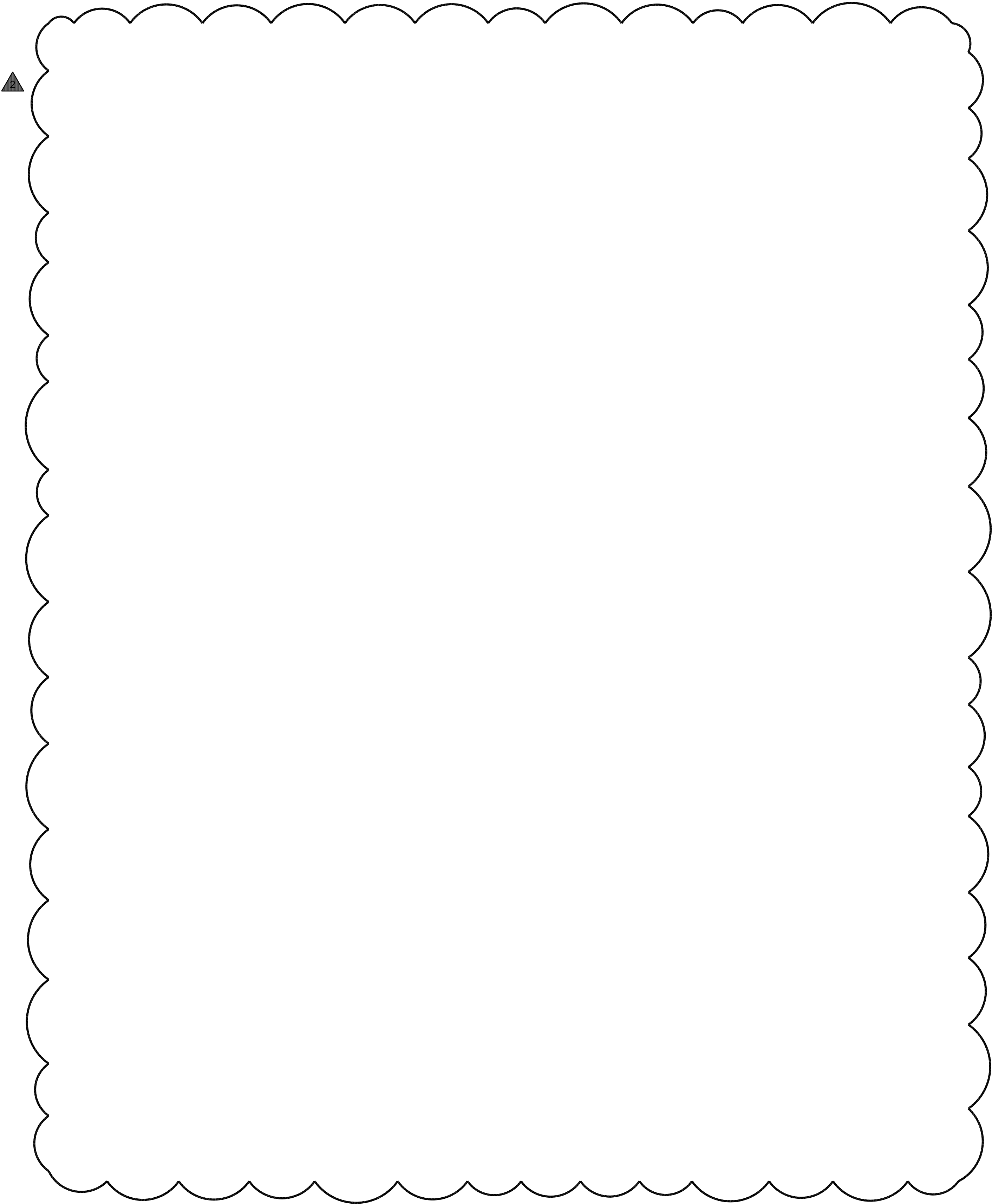
CONSTRUCTION
ROOF PLAN
SCALE: 1/8" = 1'-0"
1
A206



CONSTRUCTION
UPPER MECH ROOM PLAN
SCALE: 1/8" = 1'-0"
2
A206



CONSTRUCTION
UPPER MECH ROOM ROOF PLAN
SCALE: 1/8" = 1'-0"
3
A206

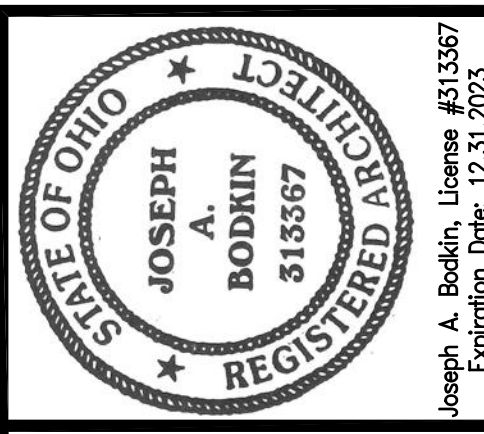


GENERAL CONSTRUCTION NOTES:

- A. ALL WALLS ARE TYPE 3 U.N.O.
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- D. ALL PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPPED, PRIMED & PAINTED. TYP OF ALL.
- E. ALL PAINTED METAL RAILS ARE TO BE REPAIRED CLEANED, PREPPED, PRIMED & PAINTED. U.N.O.
- F. ALL FF&E BY OWNER.
- G. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK.
- H. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- I. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING.
- J. ALL SPRAY-ON FIREPROOFING IS TO REMAIN. ANY DAMAGED FIREPROOFING IS TO BE REPAIRED/REPLACED TO AN EQUIVALENT FIRE RATING.
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- L. ALL COLUMN DIMENSIONS ARE FOR REFERENCE ONLY. THEY HAVE NOT BEEN FIELD VERIFIED.

CONSTRUCTION PLAN NOTES:

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- 3. NEW RATED RECESSED FIRE EXTINGUISHER CABINET. TYP OF ALL U.N.O.
- 4. PROVIDE & INSTALL NEW ELEVATOR FINISHES.
- 5. EXISTING RATED DOOR TO ADJACENT BUILDING TO REMAIN. THIS DOOR IS TO REMAIN CLEAR AT ALL TIMES.
- 6. NEW MEMBRANE ROOF.
- 7. MECHANICAL ROOM ROOF. PROVIDE NEW ROOF.
- 8. EXISTING DRINKING FOUNTAINS TO REMAIN WHERE THEY EXIST. PROTECT DURING CONSTRUCTION.
- 9. SHAFT SPACE TO REMAIN.
- 10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION.
- 11. ALL BATHROOM FINISHES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- 12. EXPOSED CONCRETE FLOOR. TYPICAL OF ALL U.N.O.
- 13. GYP. BD. WRAP. SEE DETAIL.
- 14. REMOVE AND REPLACE ROOF DRAIN COVERS
- 15. STONE COPING TO BE INSPECTED AND REPAIRED AS REQ'D TO PROVIDE SECURE COPING. TYP OF ALL
- 16. NEW NON-RATED GYP. BD. WALLS TO MATCH ADJACENT FINISH.
- 17. REINSTALL SALVAGE DOOR.
- 18. VENT TO REMAIN.
- 19. EXISTING ROOF HATCH TO REMAIN.
- 20. REMOVED EXST'G HVAC CABINET THIS LOCATION ONLY.



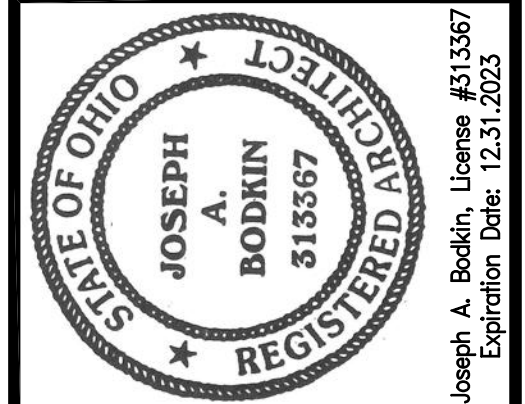
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Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building	Date	11.11.2022
No.	Revisions	ENC CHG #	
Cincinnati, Ohio - 45202			
Sheet		Issue Date	
ROOF CONSTRUCTION PLAN		Checked	
Project No.	2022_259	Drawn	
Scale	As Noted	Checked	

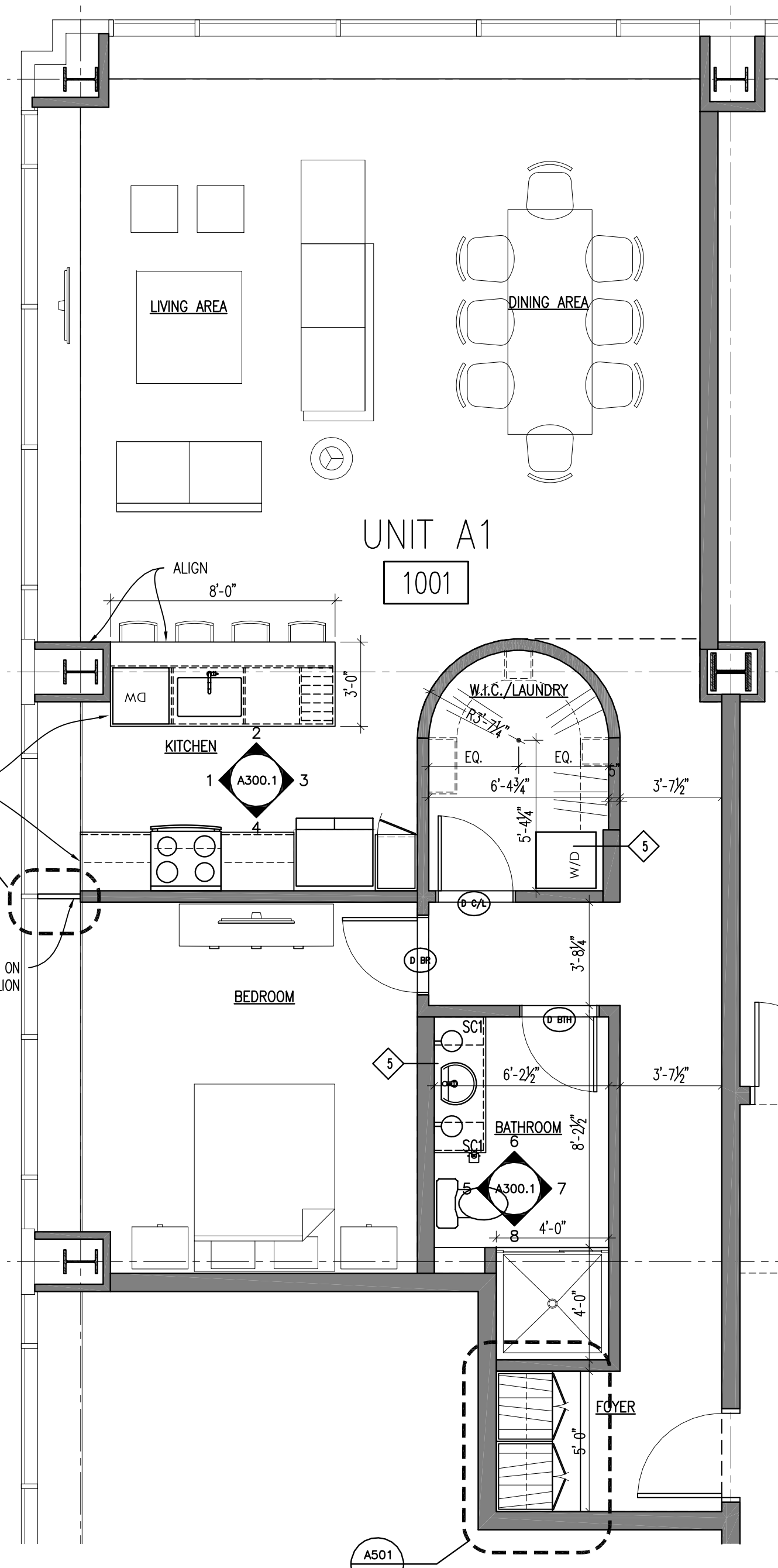


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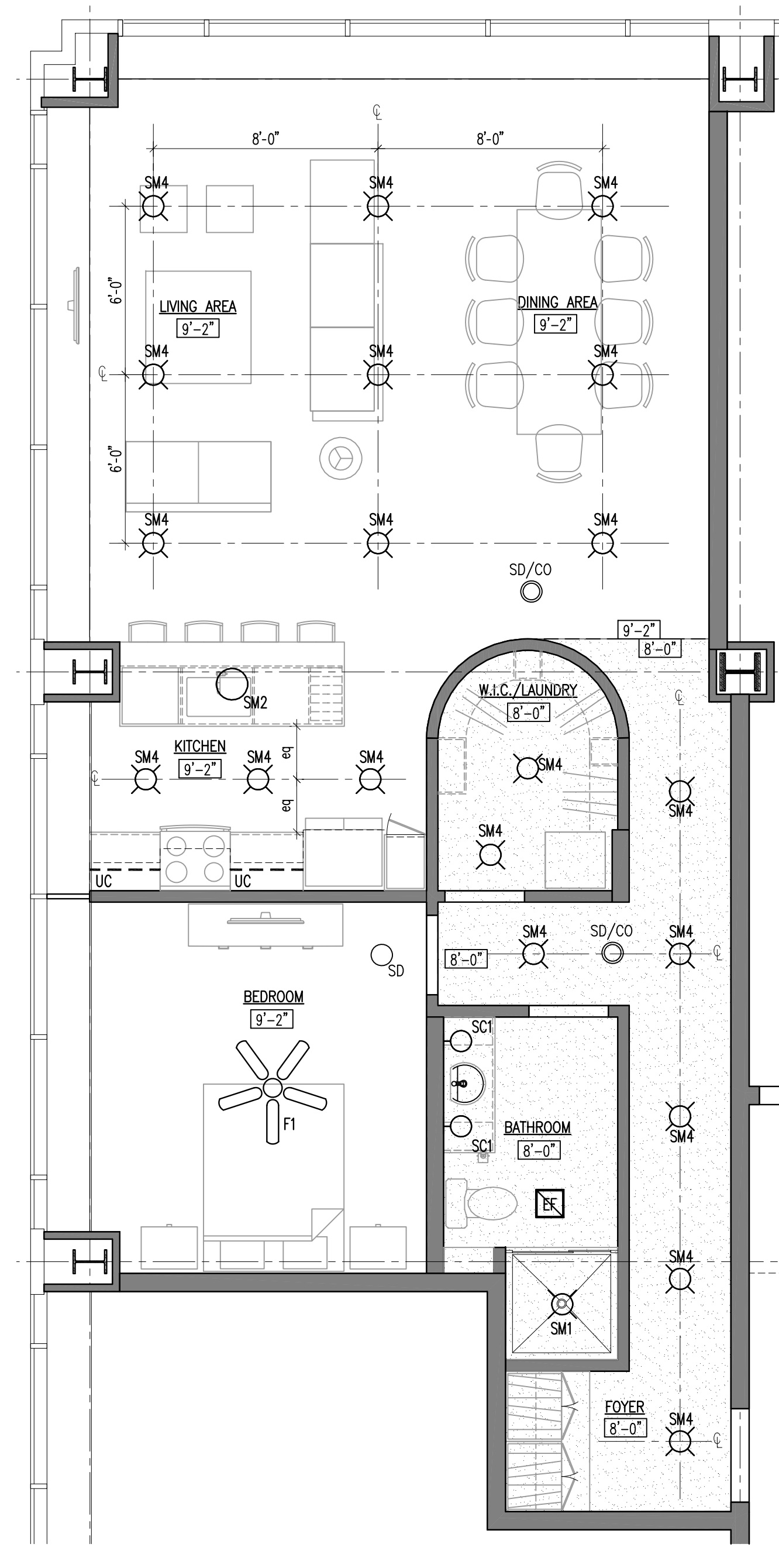
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GENERAL APARTMENT NOTES

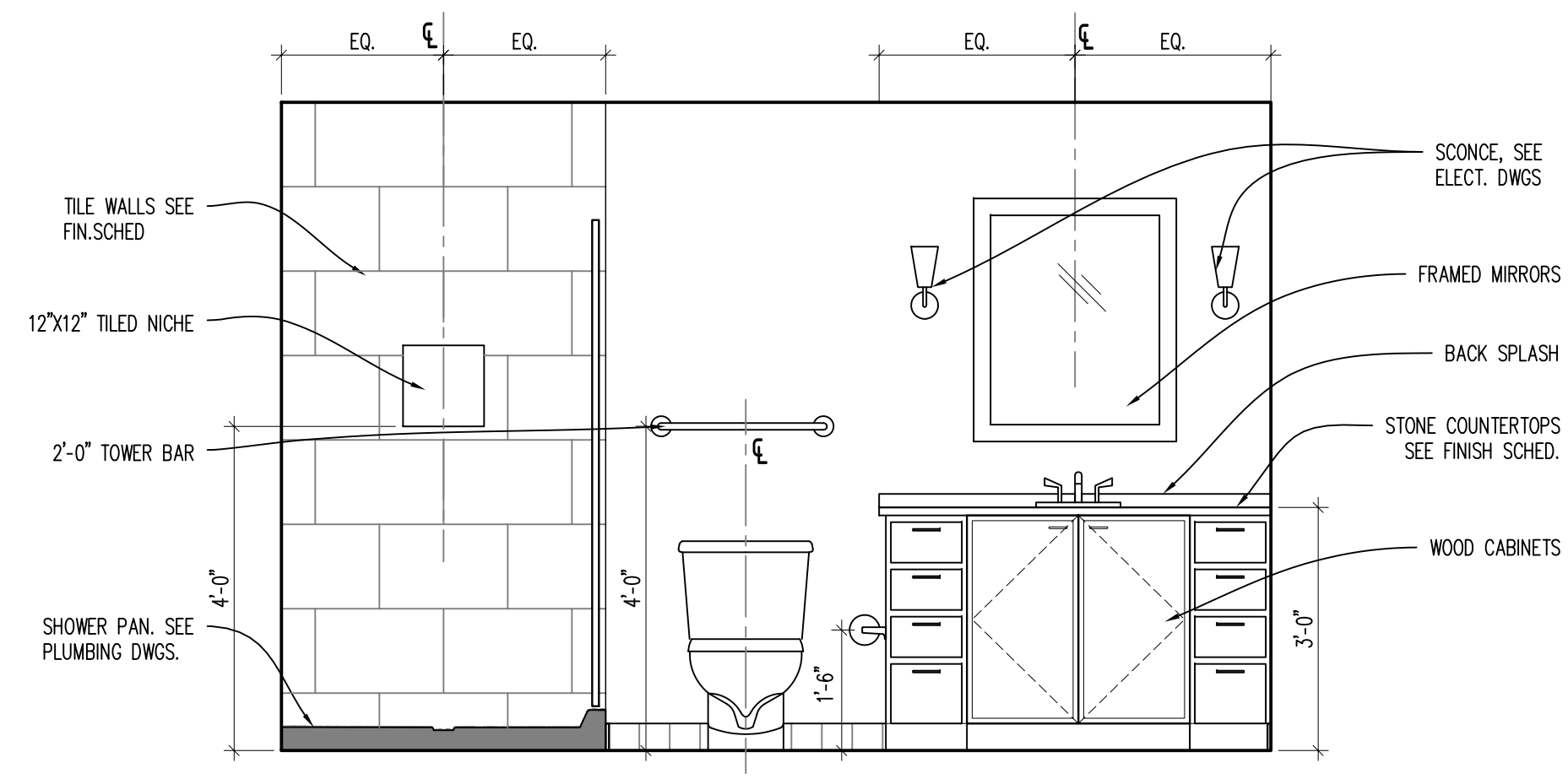
- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADATORS AND/OR FACING THE WINDOWS. TOP OF ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- H. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- I. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- J. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- K. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



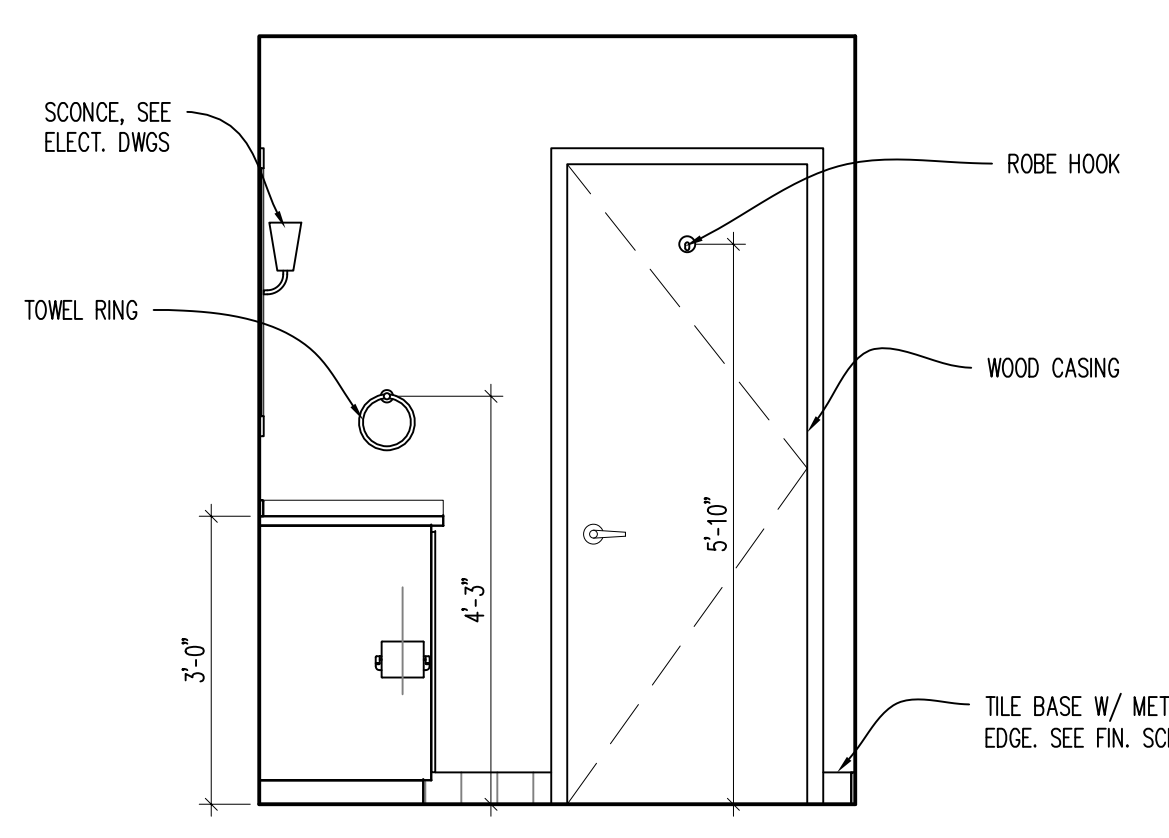
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" (A300.1)



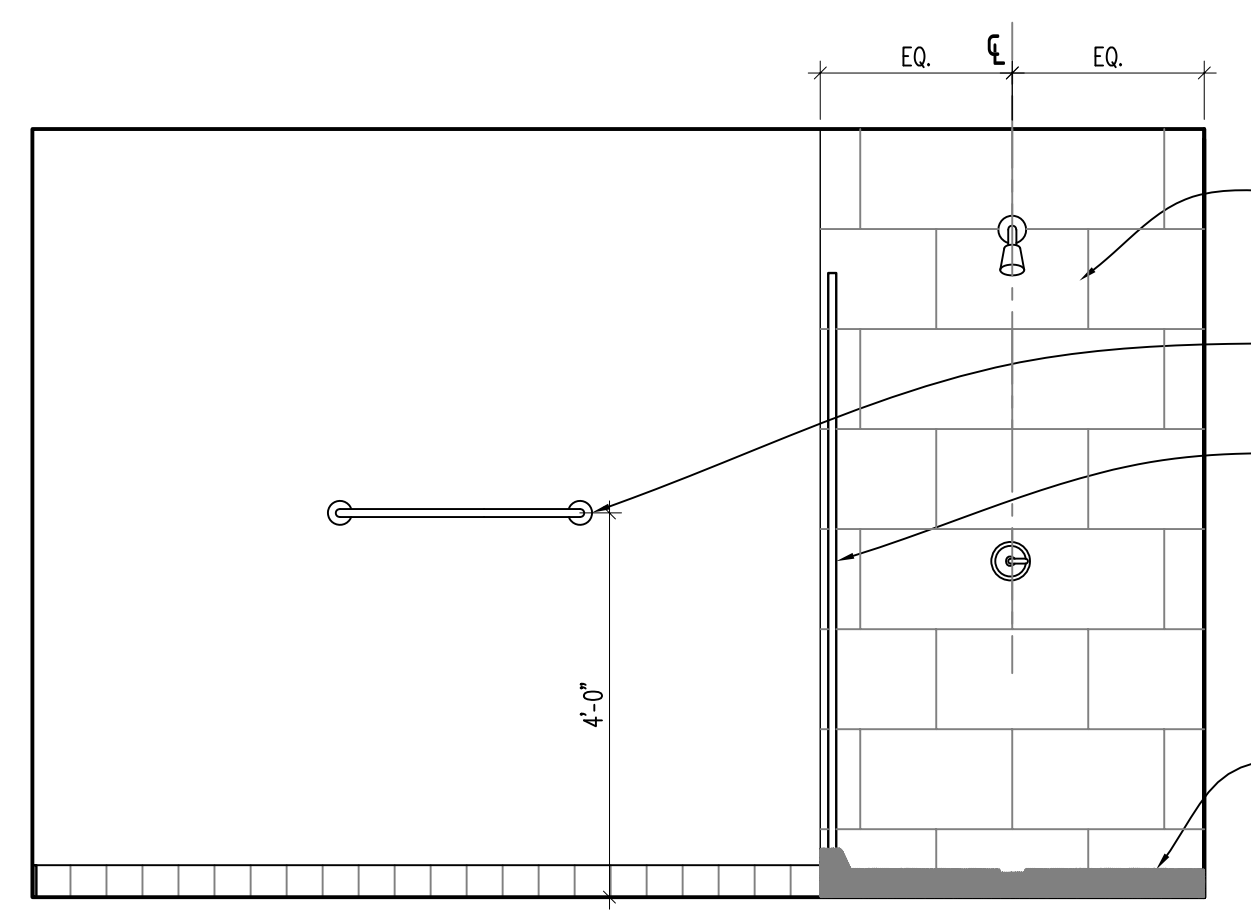
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0" (A300.1)



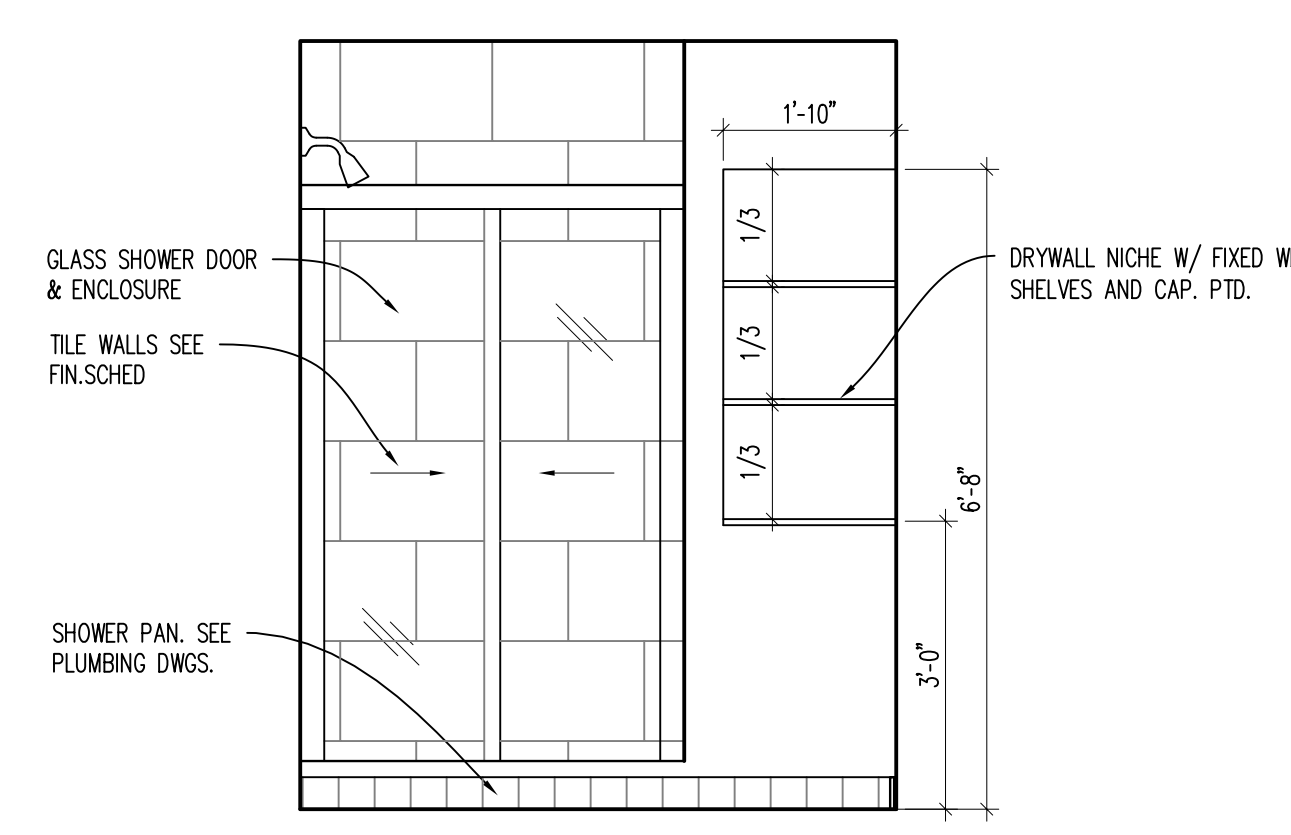
ELEVATION 5
SCALE: 1/2" = 1'-0" (A300.1)



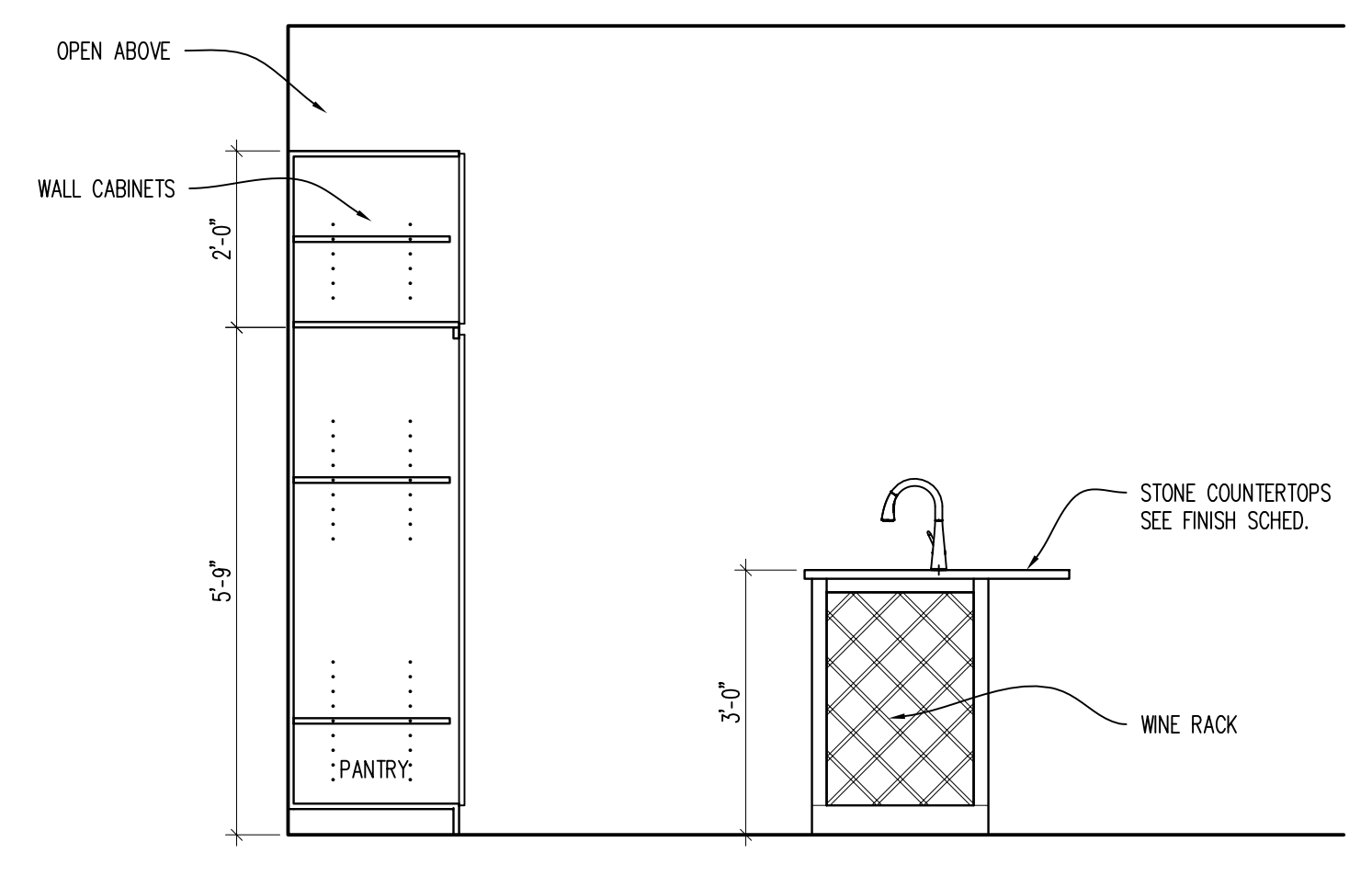
ELEVATION 6
SCALE: 1/2" = 1'-0" (A300.1)



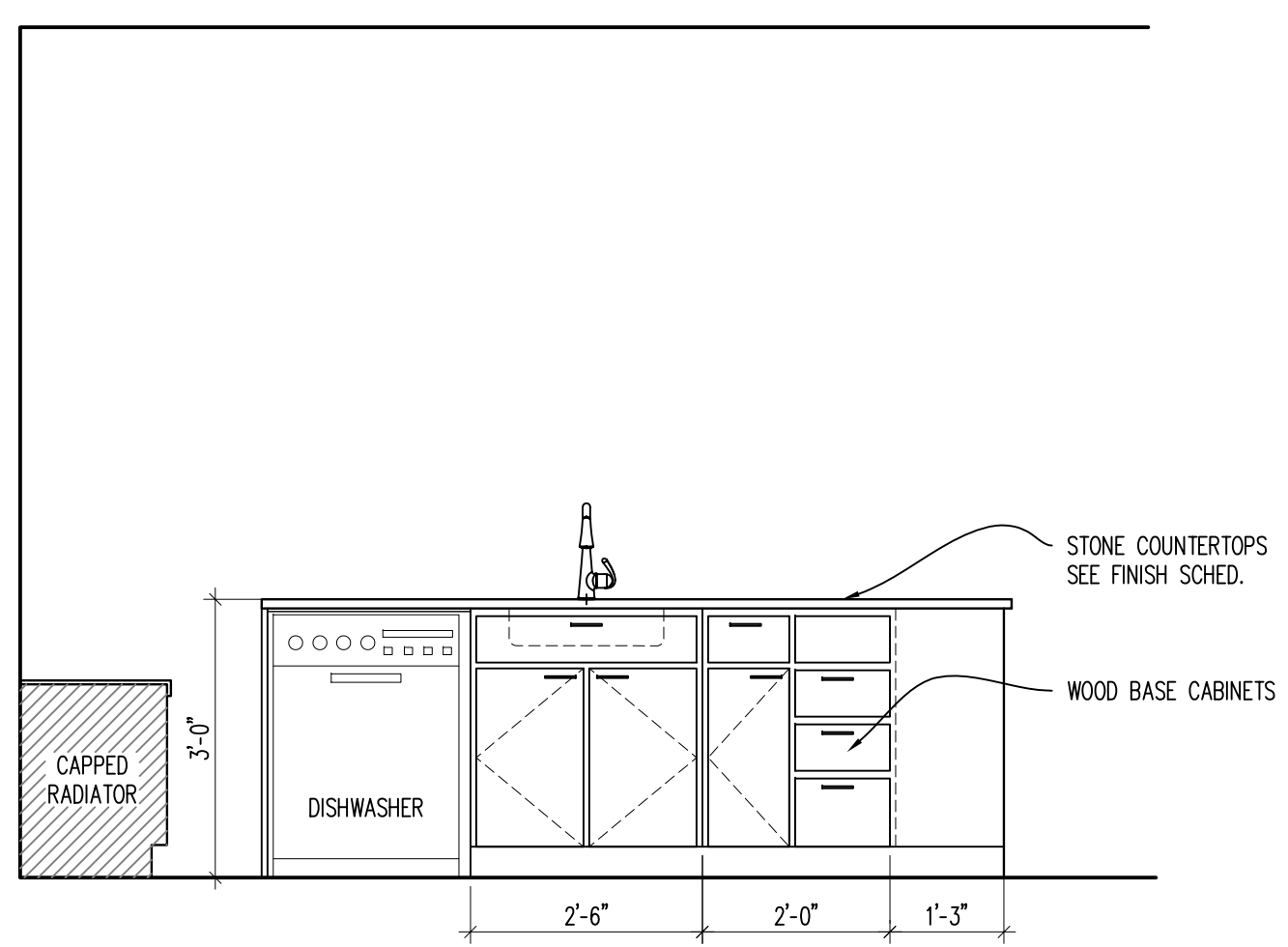
ELEVATION 7
SCALE: 1/2" = 1'-0" (A300.1)



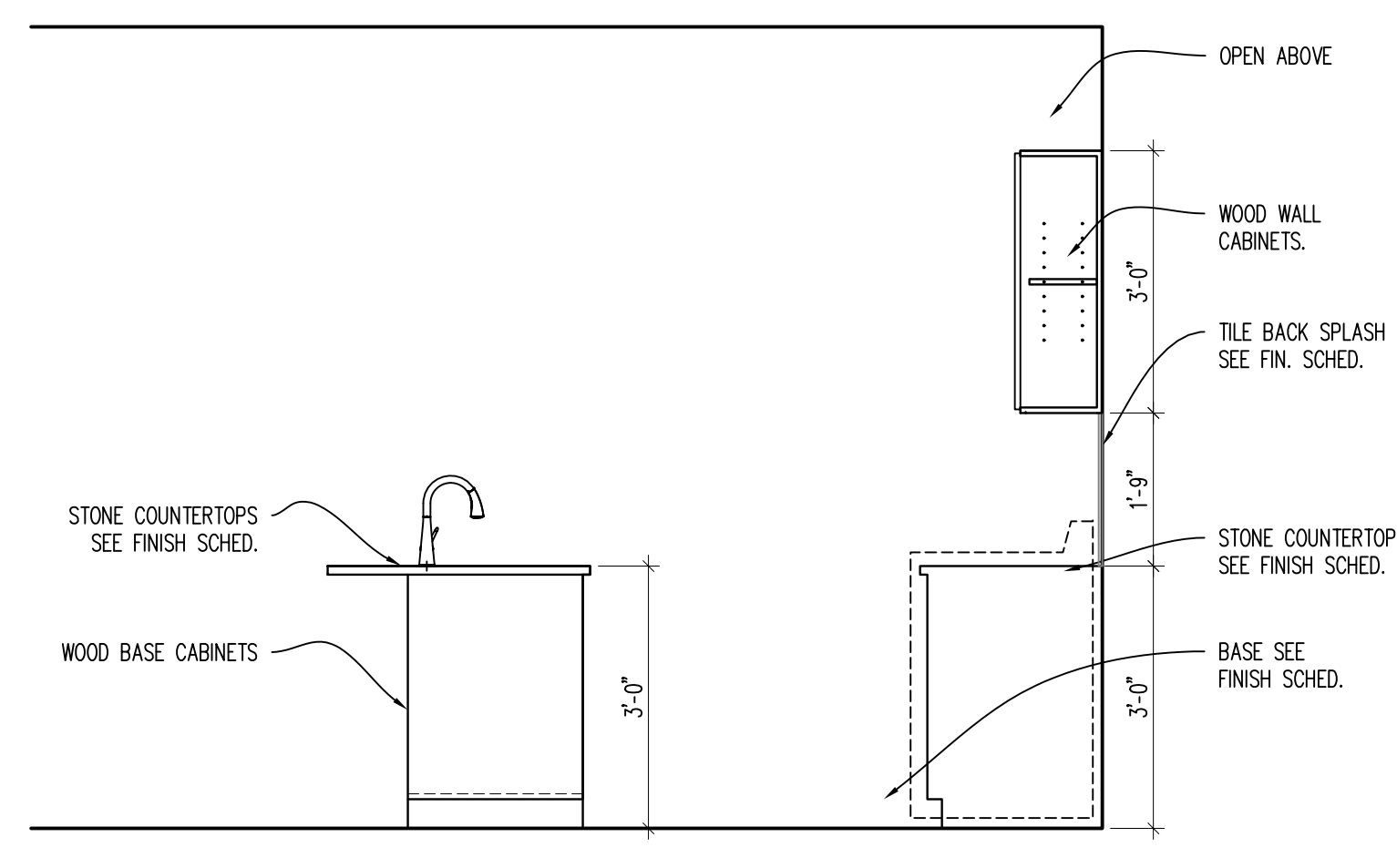
ELEVATION 8
SCALE: 1/2" = 1'-0" (A300.1)



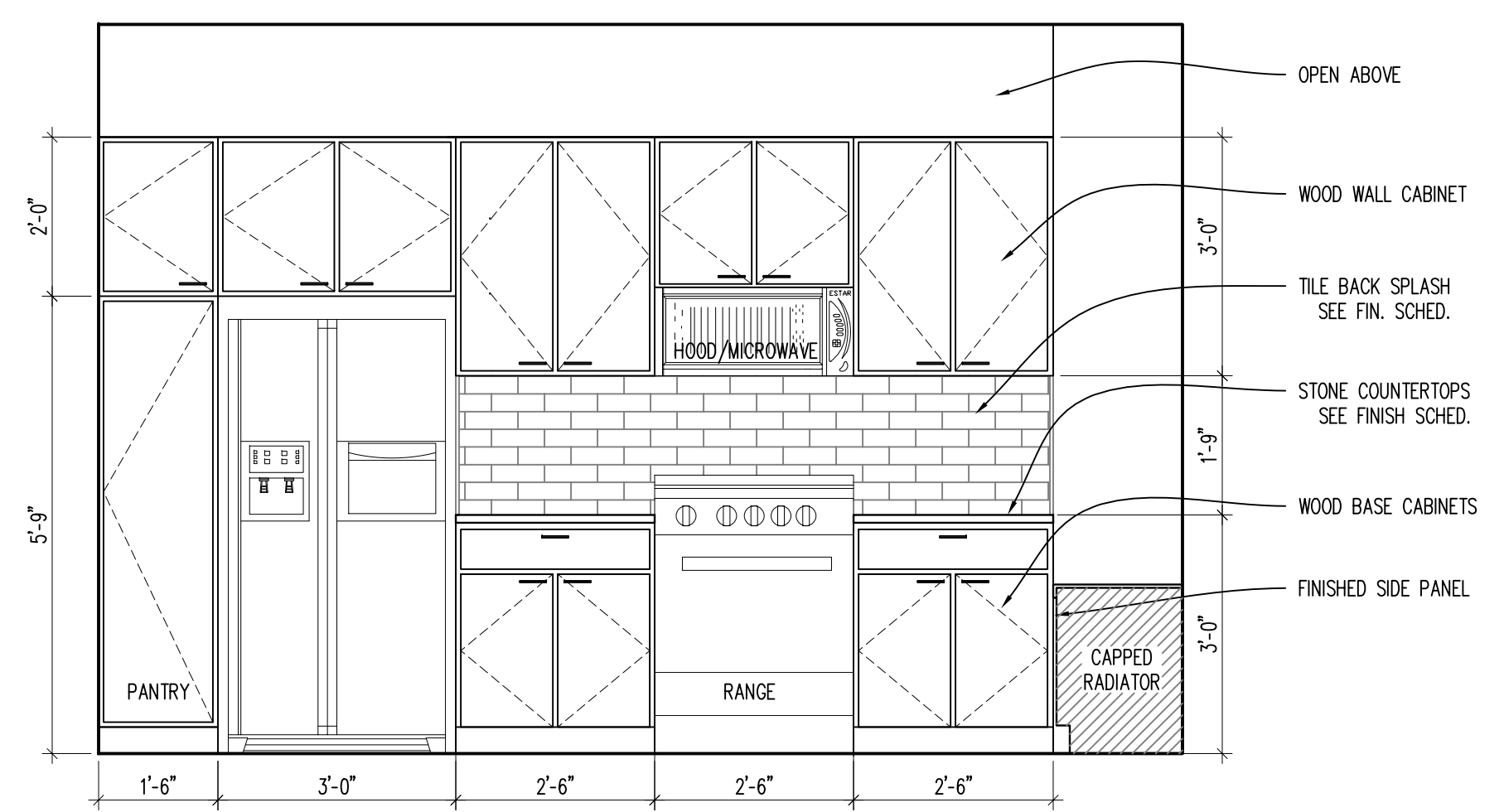
ELEVATION 1
SCALE: 1/2" = 1'-0" (A300.1)



ELEVATION 2
SCALE: 1/2" = 1'-0" (A300.1)



ELEVATION 3
SCALE: 1/2" = 1'-0" (A300.1)



ELEVATION 4
SCALE: 1/2" = 1'-0" (A300.1)

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL					
		WIDTH	HEIGHT	THICK	STYLE				HEAD				JAMBOther	
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C/L	CLOSET / LAUNDRY	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED

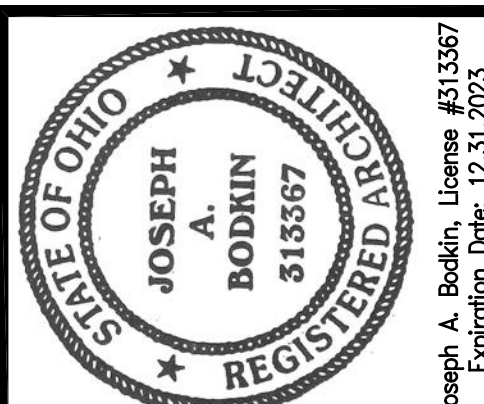
Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building
No. 115 E 5th Street
City: Cincinnati, Ohio 45202
Date: 11.14.2022
ENG CHG #1
Sheet Title: Unit A.1
Project No: 2022-259
Issue Date: 11/14/2022
Scale: As Noted
Drawn: [Signature]
Checked: [Signature]

A300.1



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office/Apartments

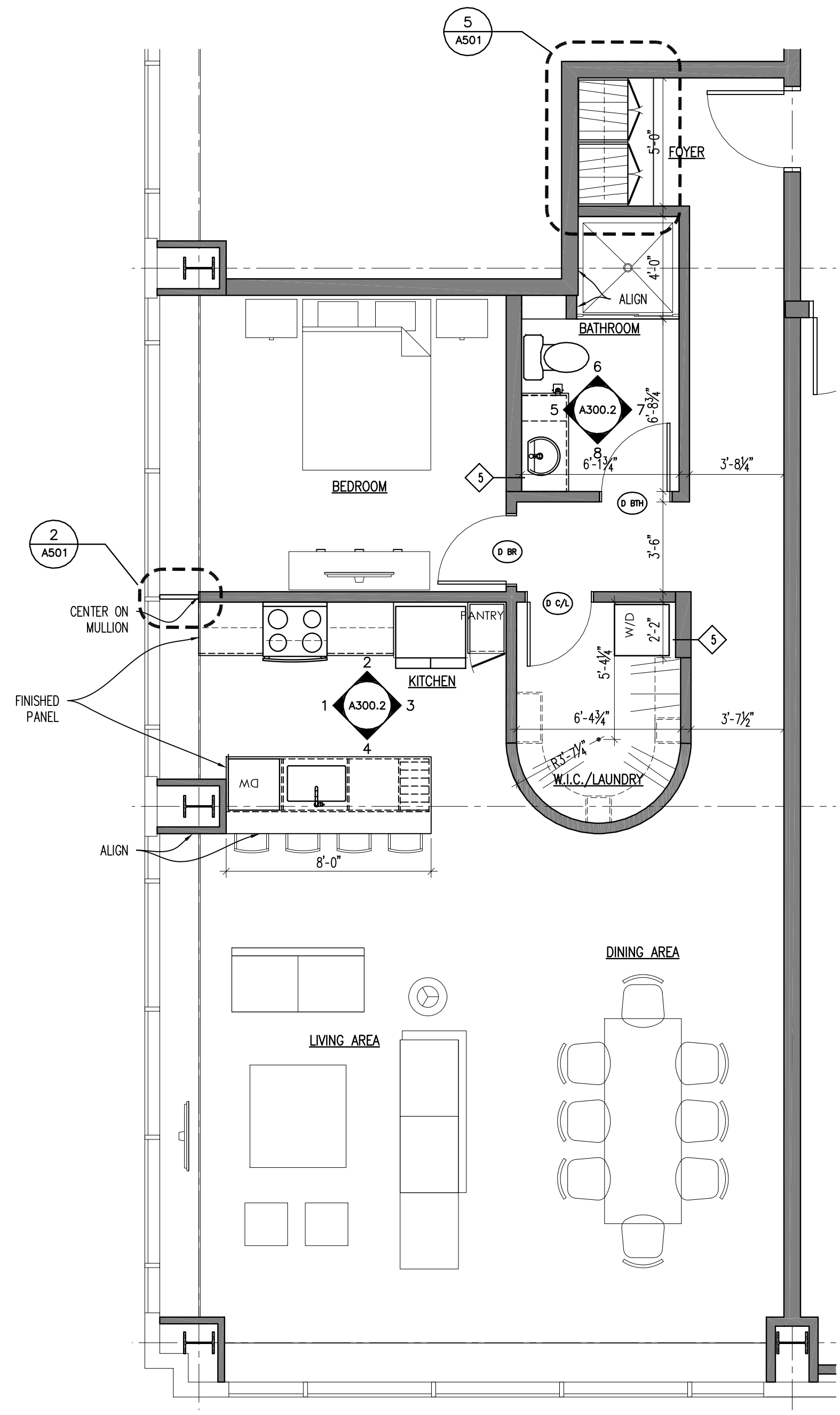
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project No.	2022-259
Issue Date	11/14/2022
Scale	As Noted
Drawn	Checked
Sheet Title	Construction
Project	2022-259
ENC CHG #	
Revisions	
Date	11/14/2022

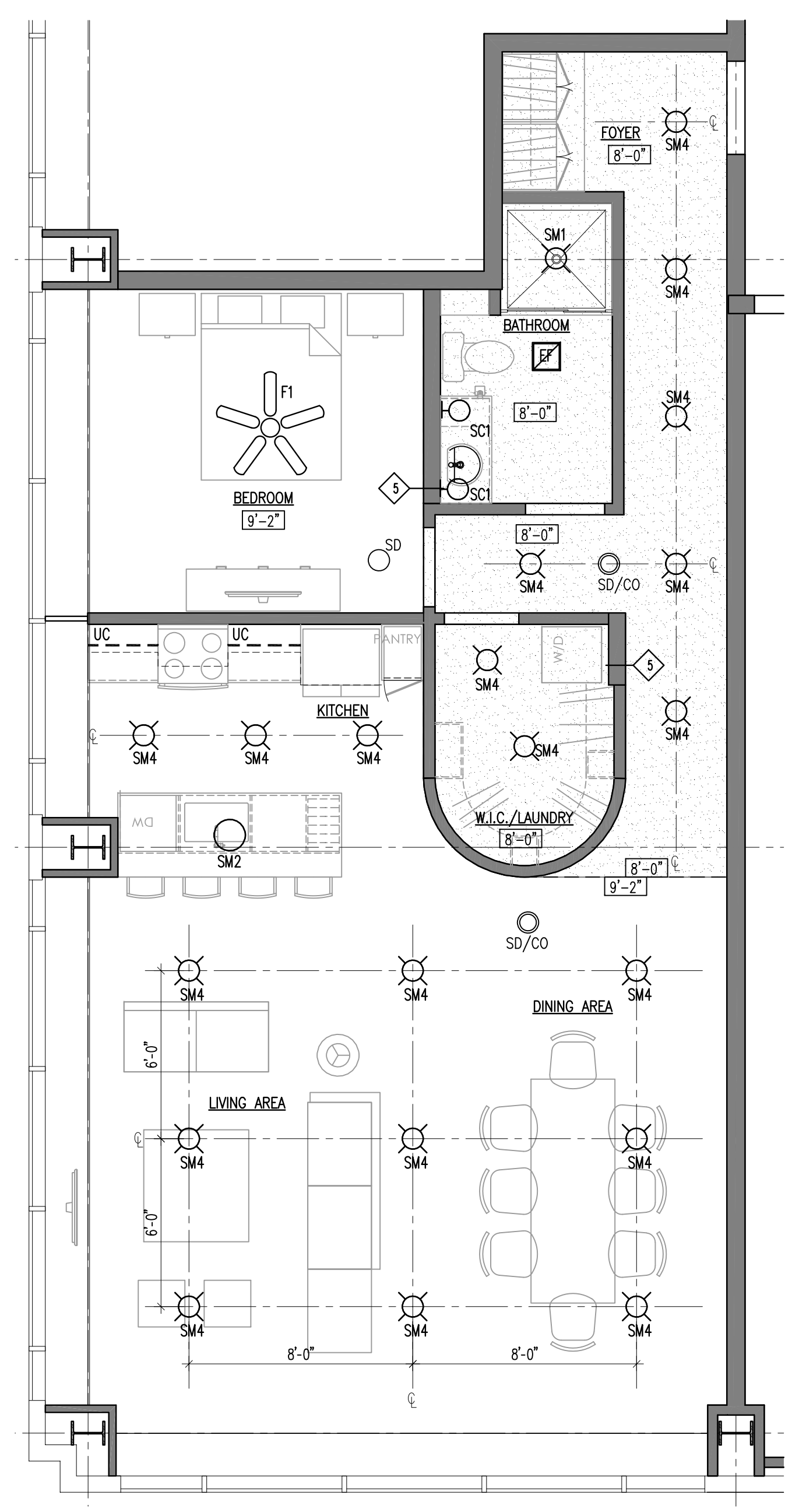
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GENERAL APARTMENT NOTES

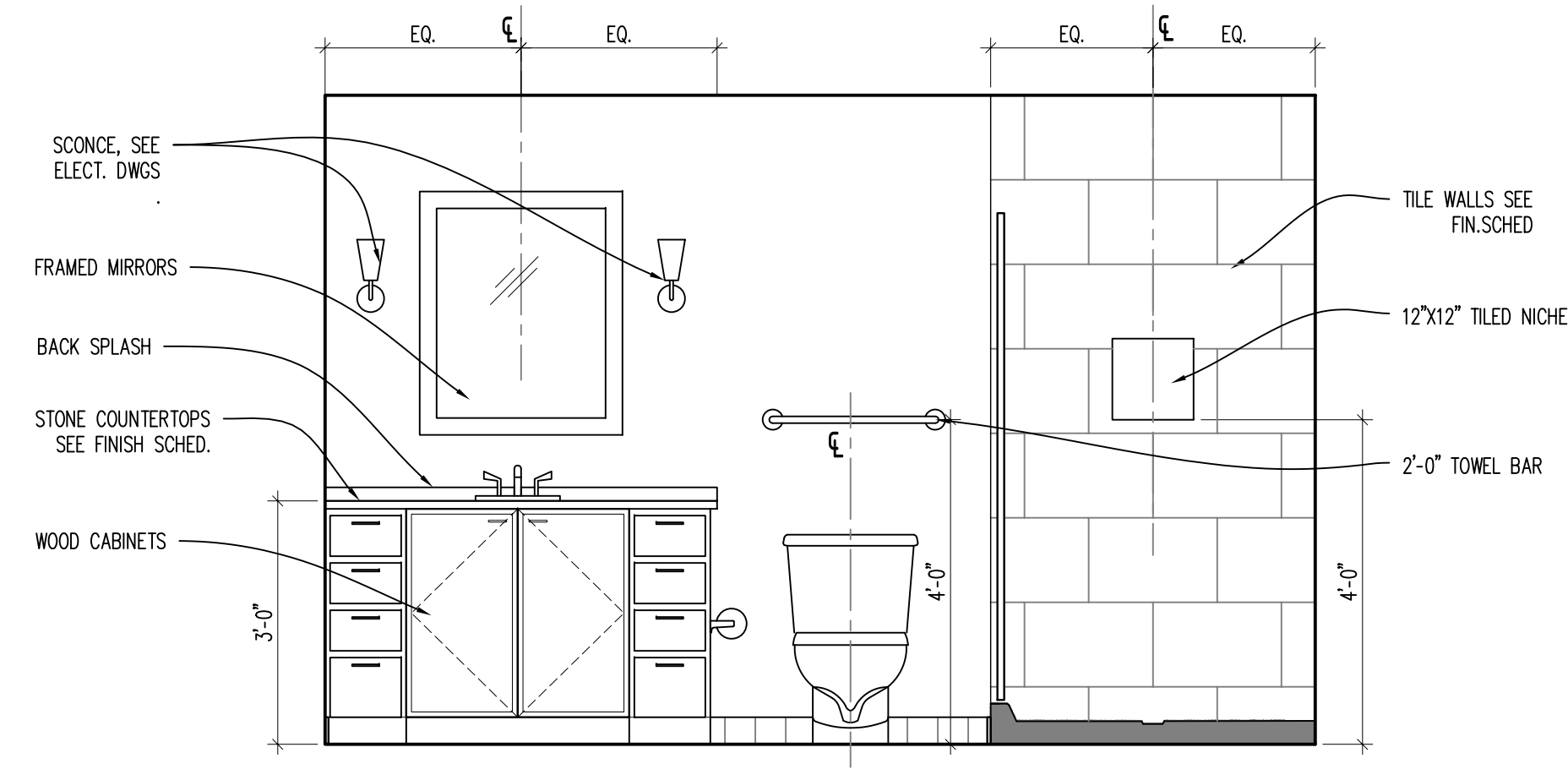
- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADATORS AND/OR FACING THE WINDOWS. TYP OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



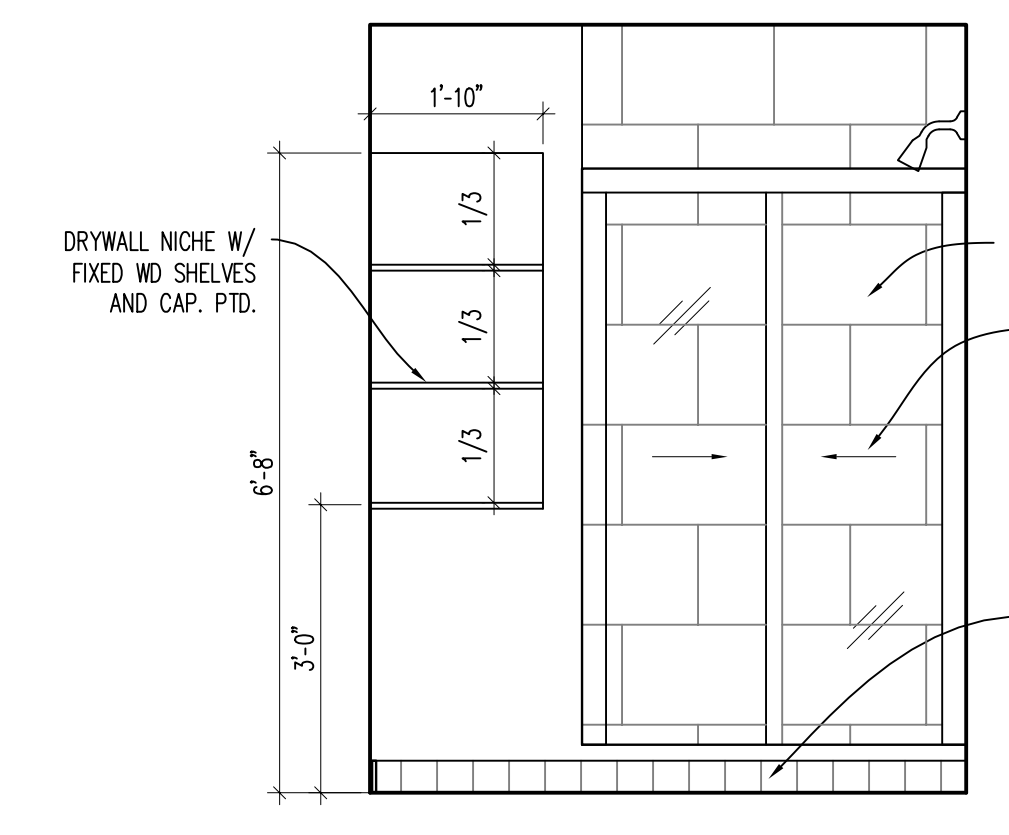
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 A300.2



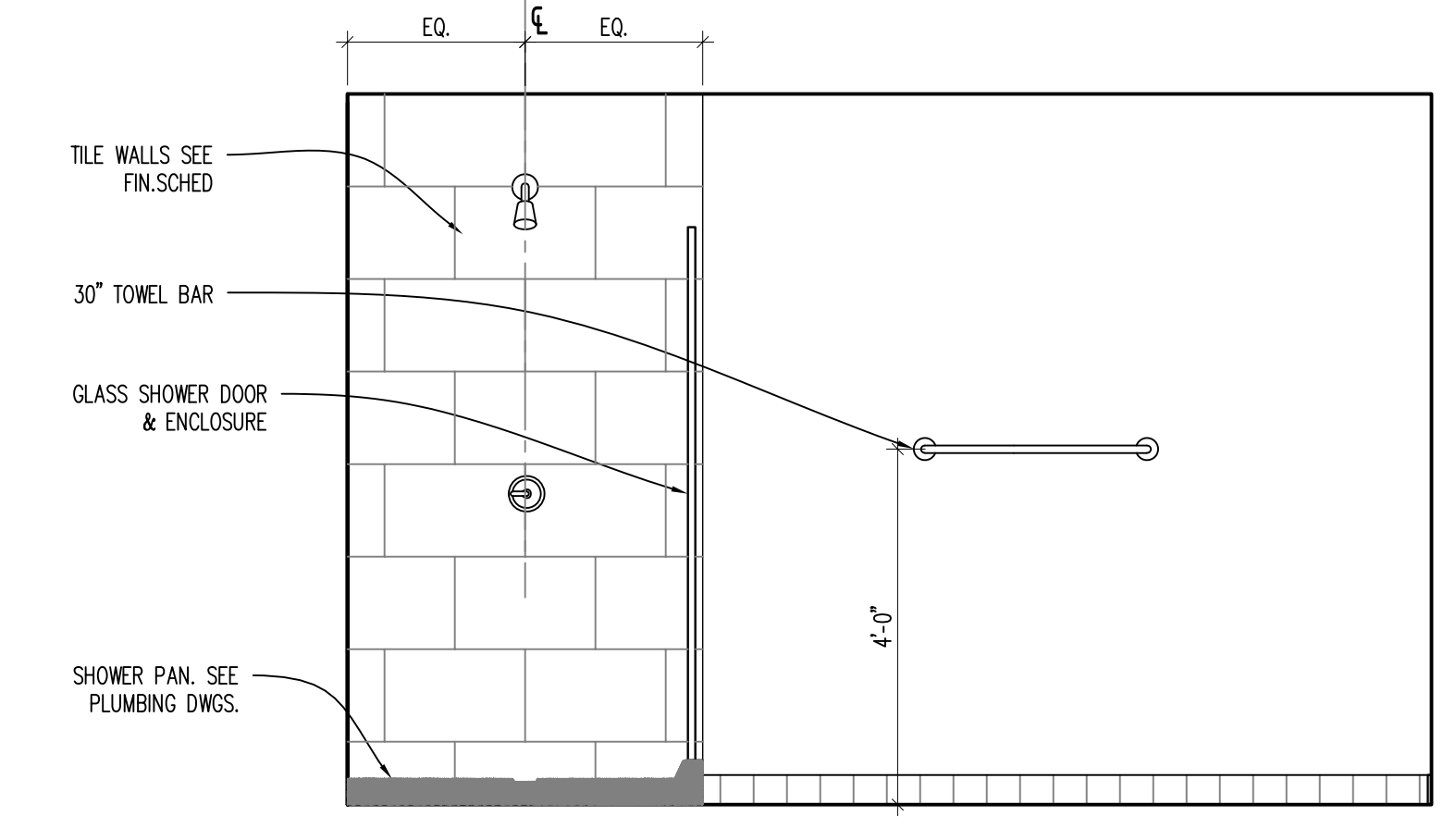
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
2 A300.2



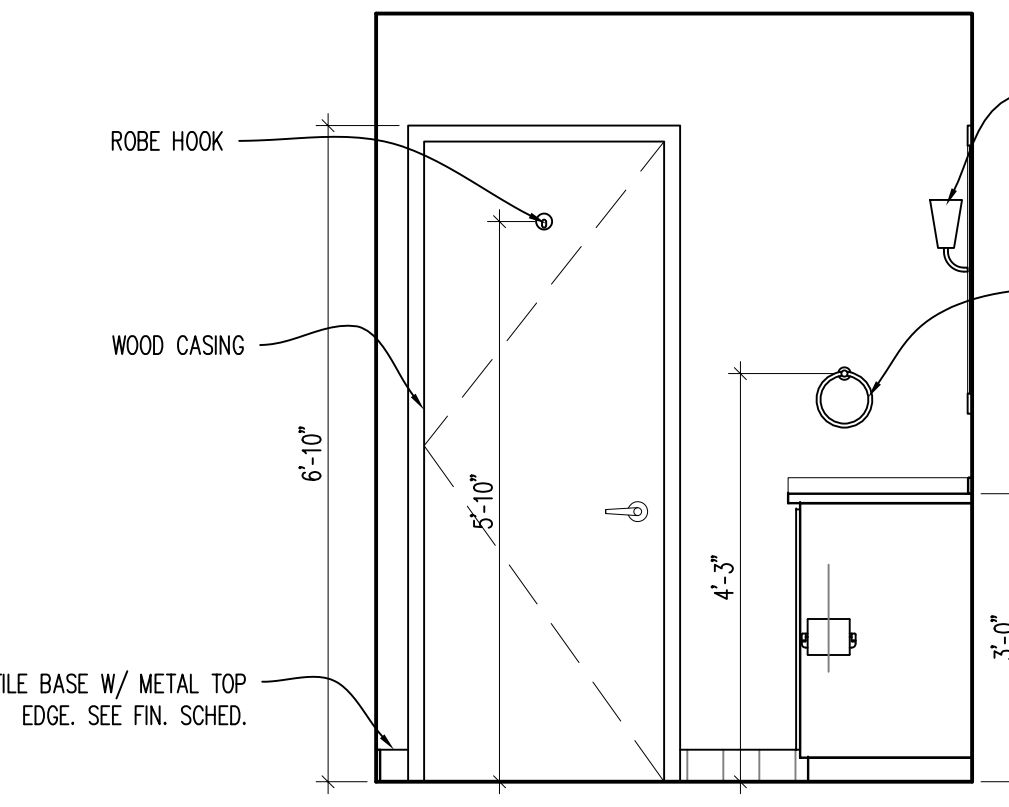
ELEVATION 5
SCALE: 1/2" = 1'-0"
5 A300.2



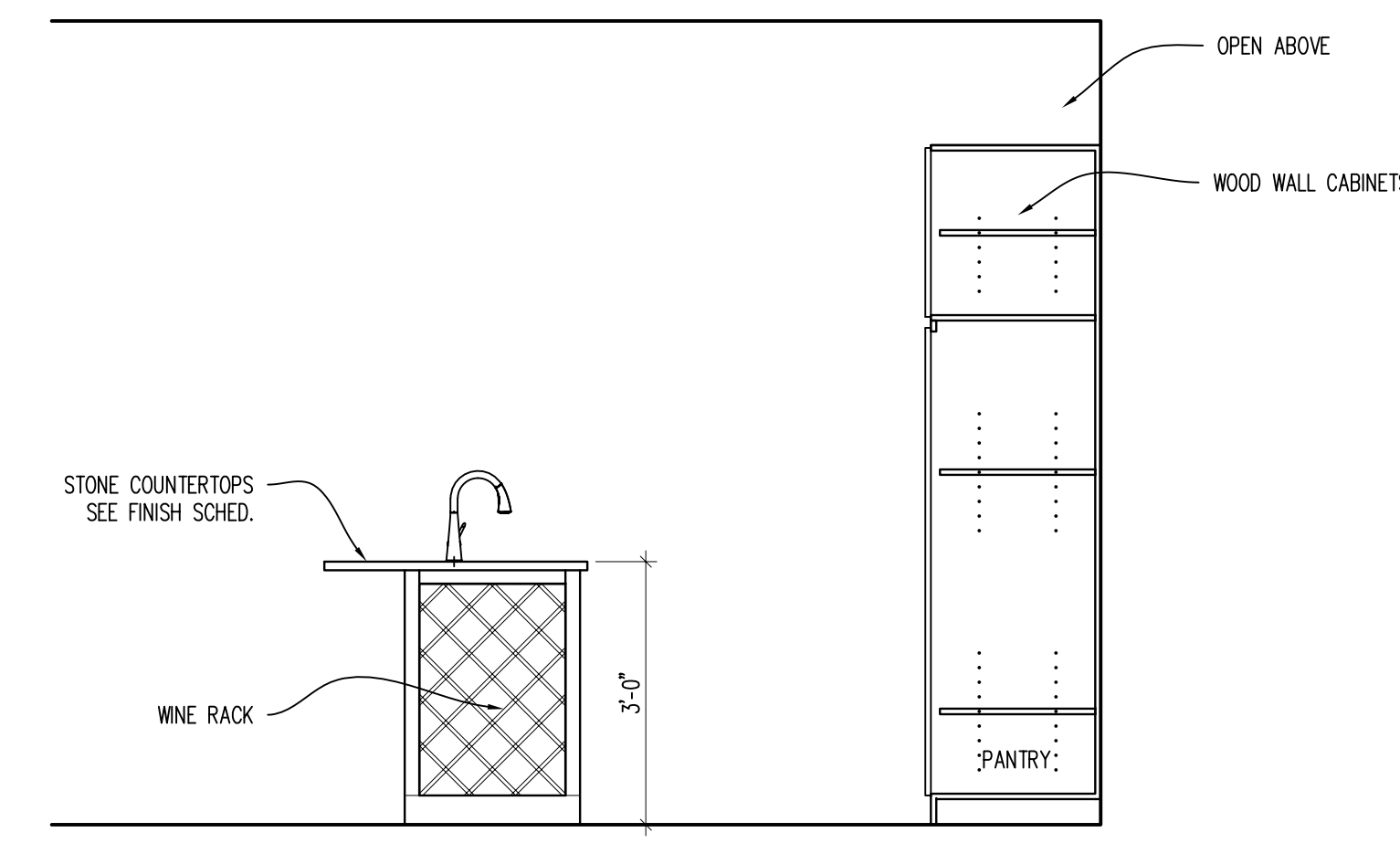
ELEVATION 6
SCALE: 1/2" = 1'-0"
6 A300.2



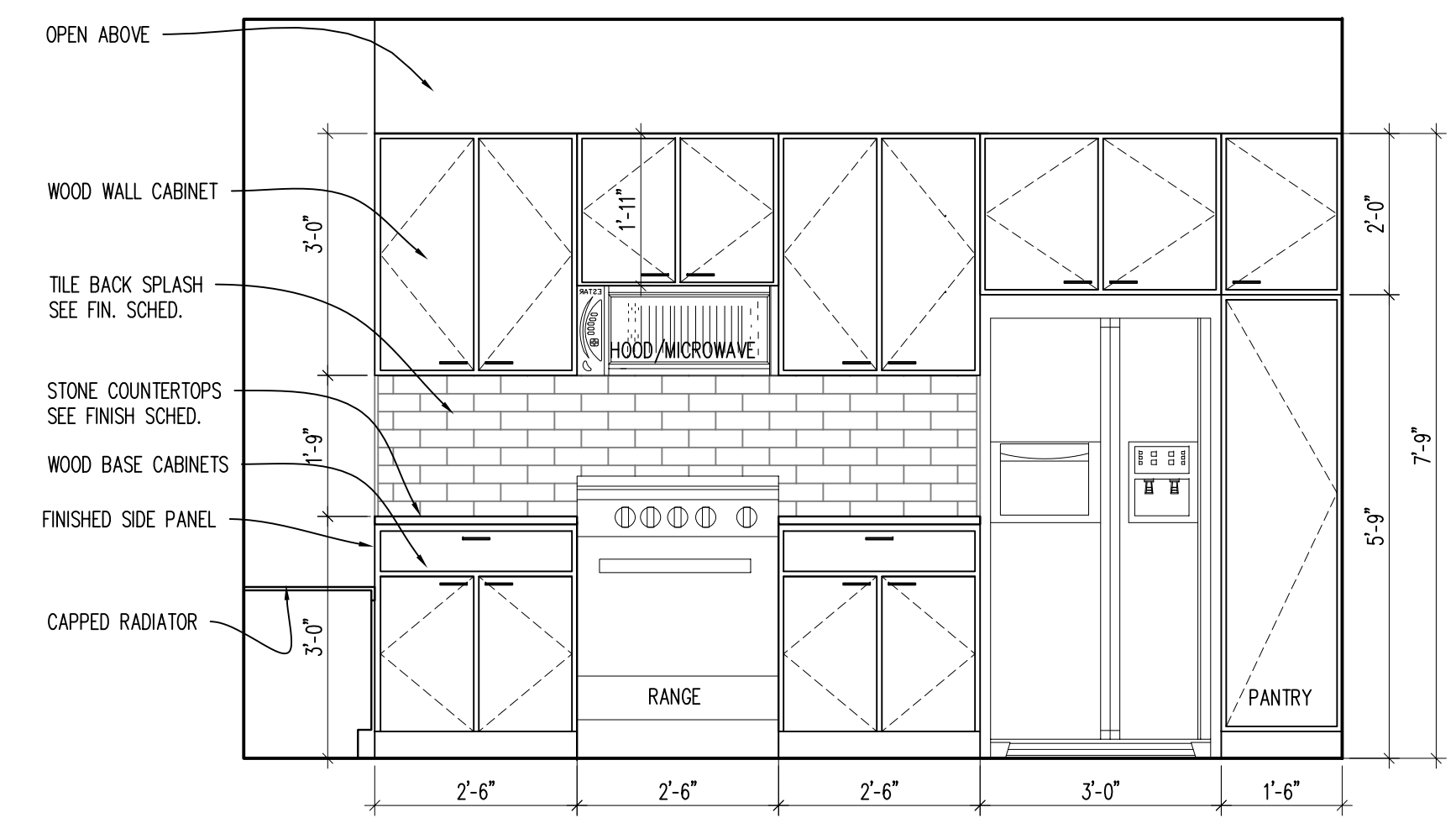
ELEVATION 7
SCALE: 1/2" = 1'-0"
7 A300.2



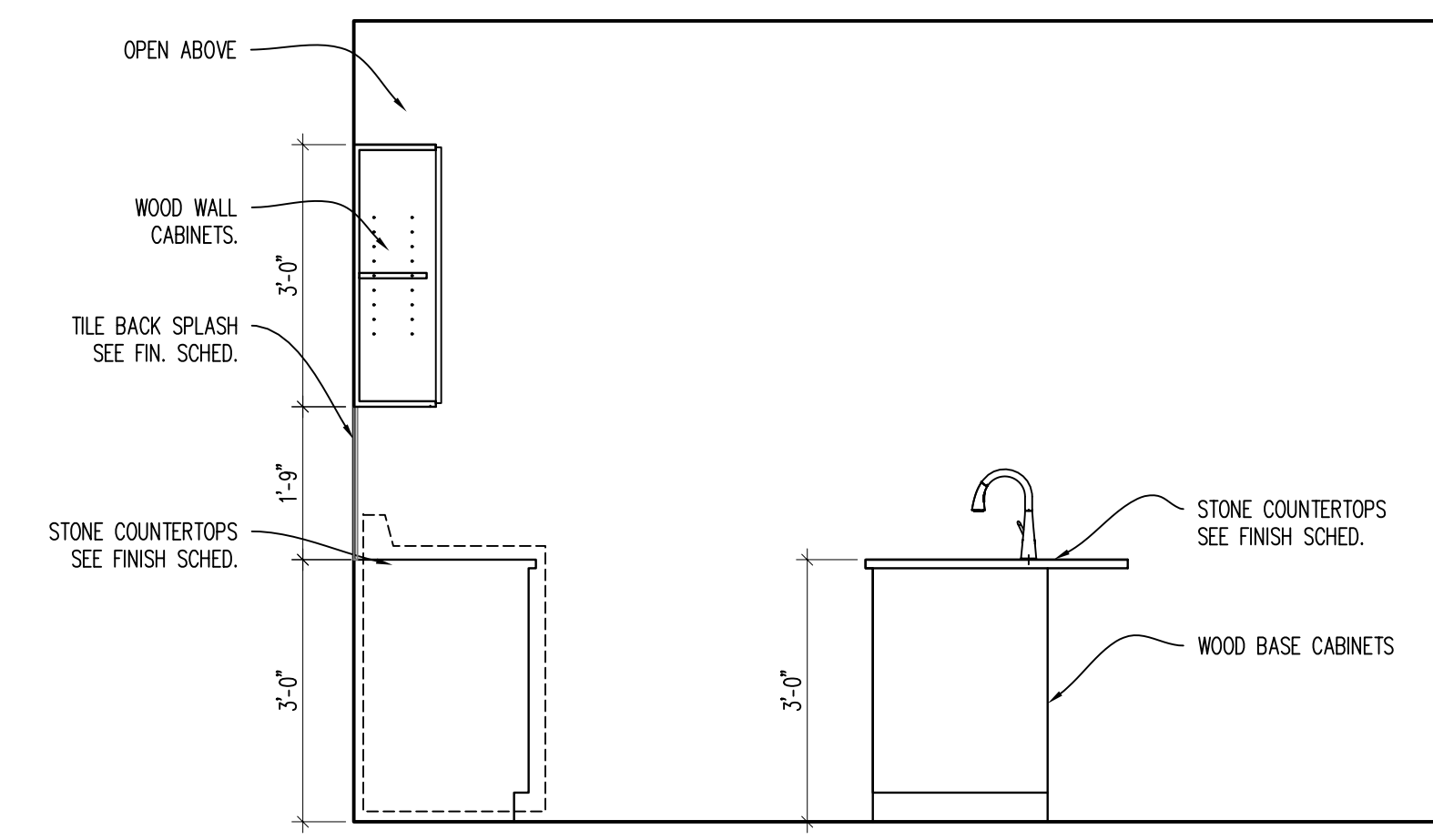
ELEVATION 8
SCALE: 1/2" = 1'-0"
8 A300.2



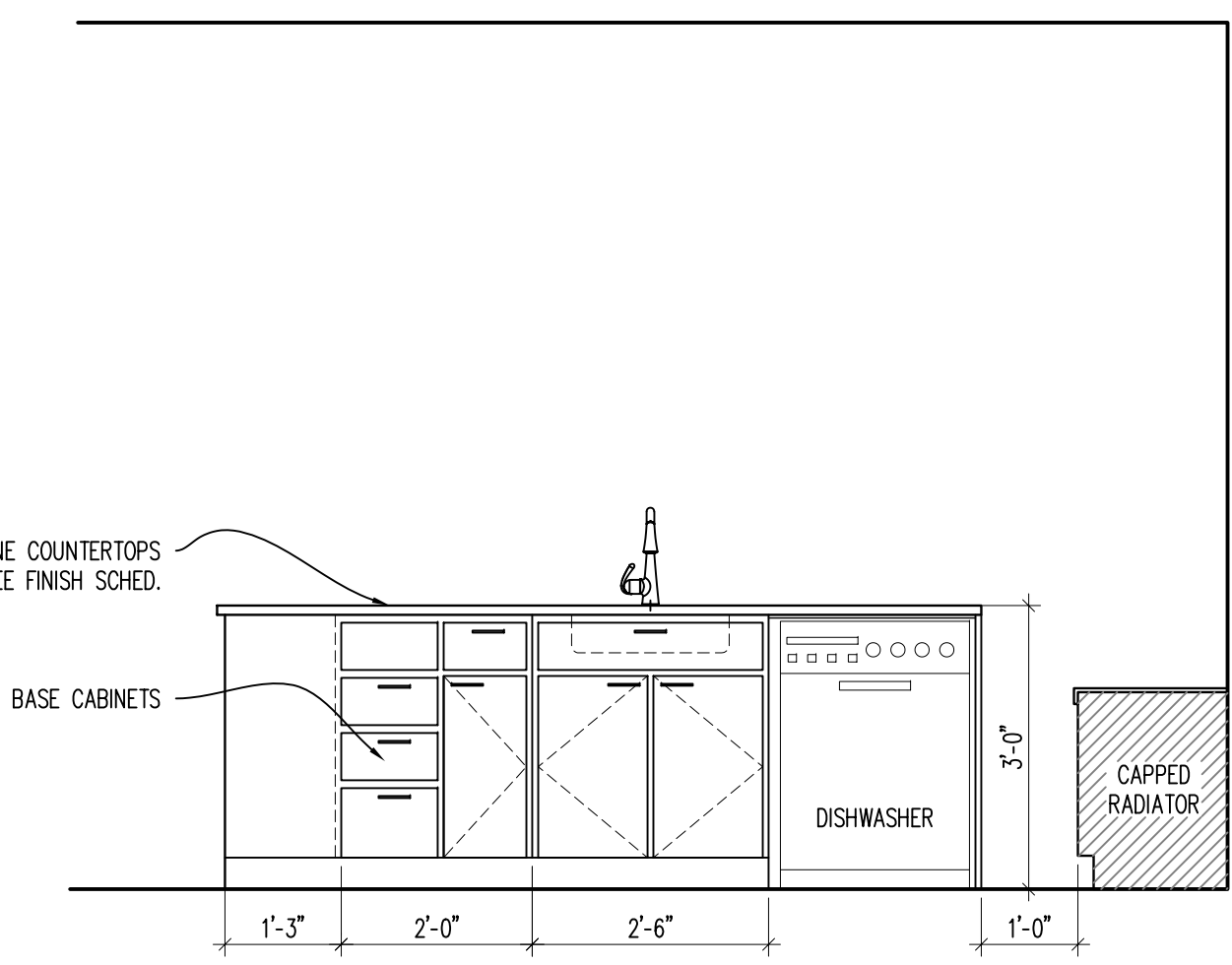
ELEVATION 1
SCALE: 1/2" = 1'-0"
1 A300.2



ELEVATION 2
SCALE: 1/2" = 1'-0"
2 A300.2



ELEVATION 3
SCALE: 1/2" = 1'-0"
3 A300.2



ELEVATION 4
SCALE: 1/2" = 1'-0"
4 A300.2

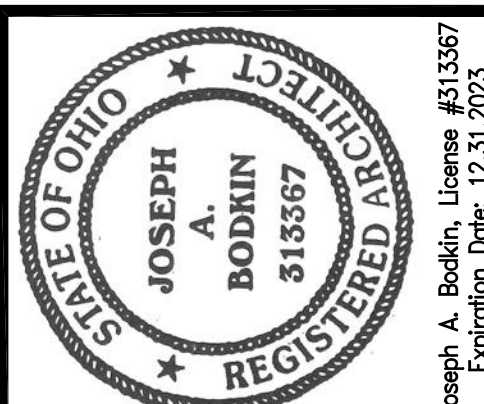
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DETAIL								
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	HEAD				JAMB/OTHER	
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C/L	CLOSET / LAUNDRY	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED

APPROVED
CIN BD
2022P03573
02/01/23

C:\Users\jacob\OneDrive\01_2023\Projects\2022_259\115 E 5th Street - Phase 2 - Formica A300.2 - 42 Plot Date/Time: Nov 15, 2022 - 7:57am - By: jacob



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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202

Sheet Title: A-2
Construction
Project No: 2022-259
Date: 02/02/2023
Scale: As Noted
Checked: [Signature]

A300.2

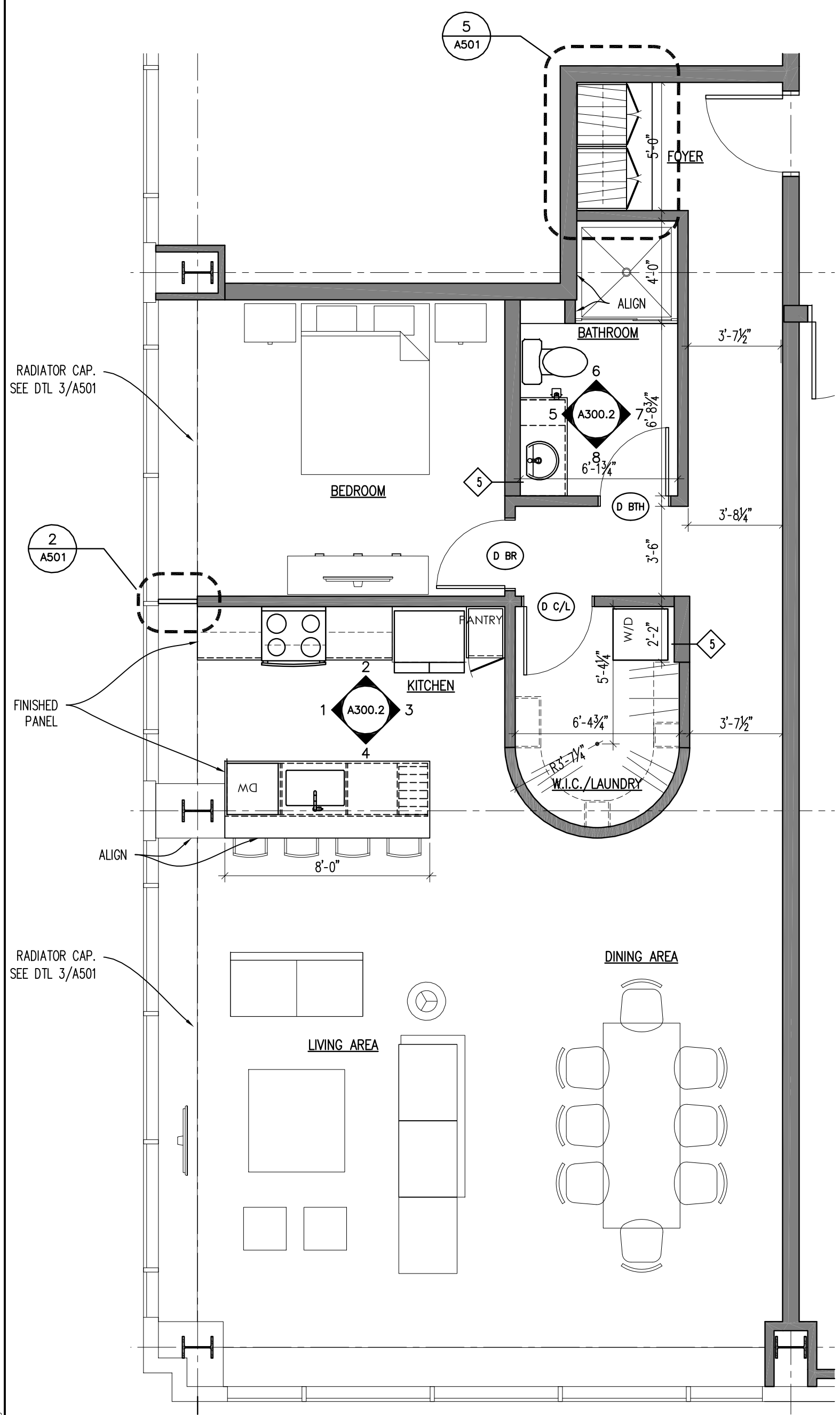
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
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- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS, TOP OF ALL.
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- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

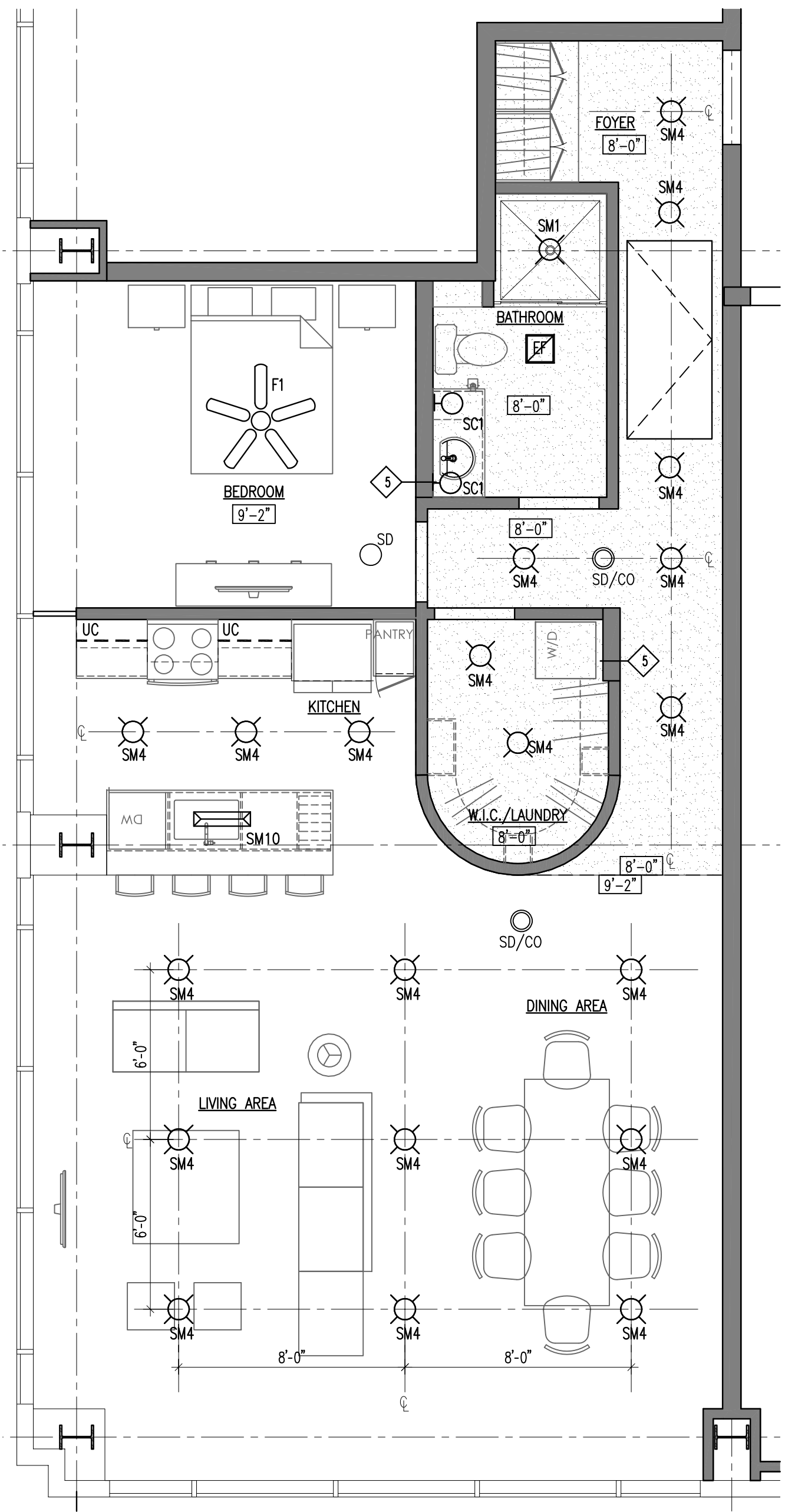
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K&M CONTROLS & LIGHTING
PO BOX 89303
513.813.0633

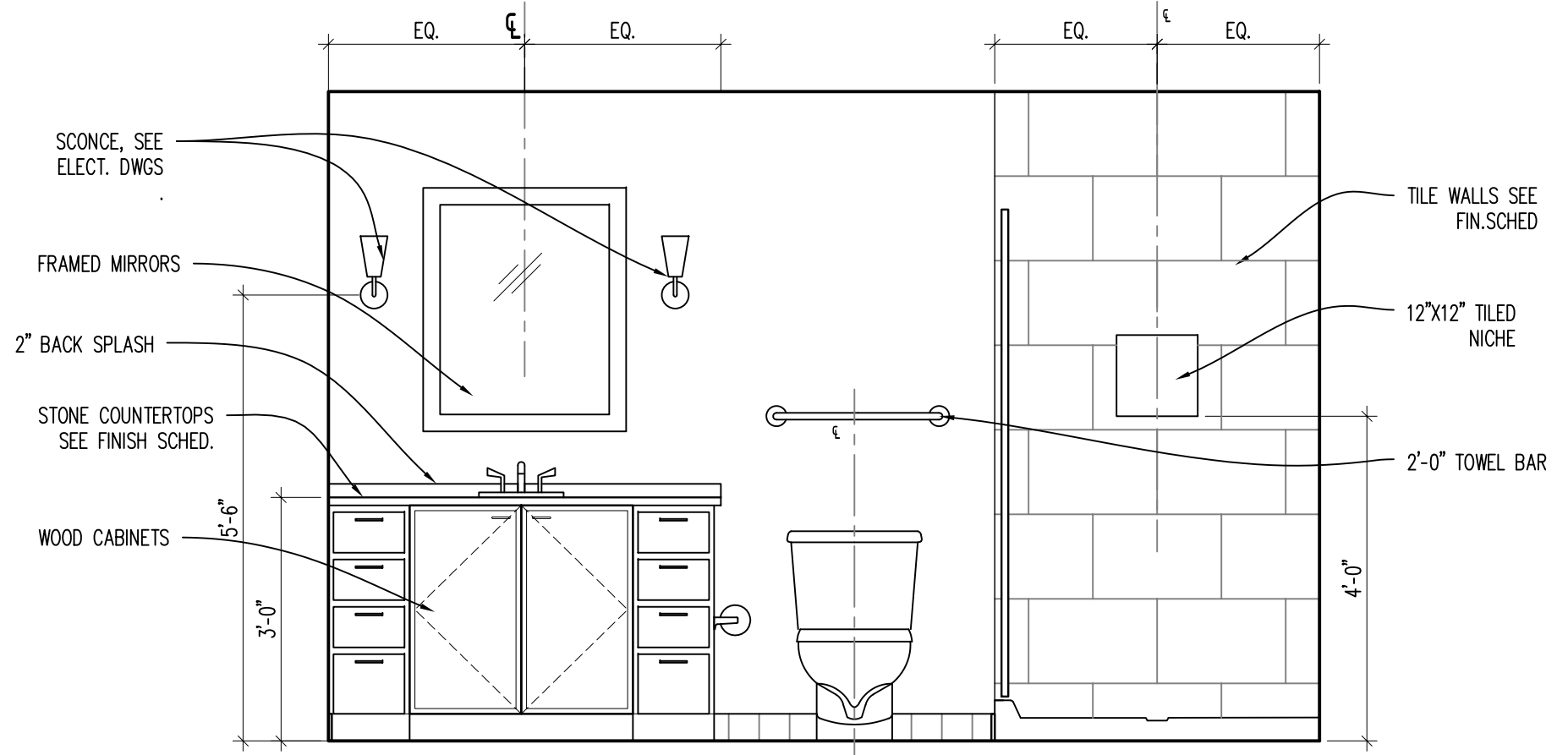
- SURFACE TBD
- SURFACE TBD
- SURFACE 6" ROUND
- SURFACE 4" ROUND
- DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- VANITY WALL LIGHT
- VANITY SCONCE LIGHT
- 36" CEILING FAN
- 42" CEILING FAN
- UNDER CABINET LIGHT



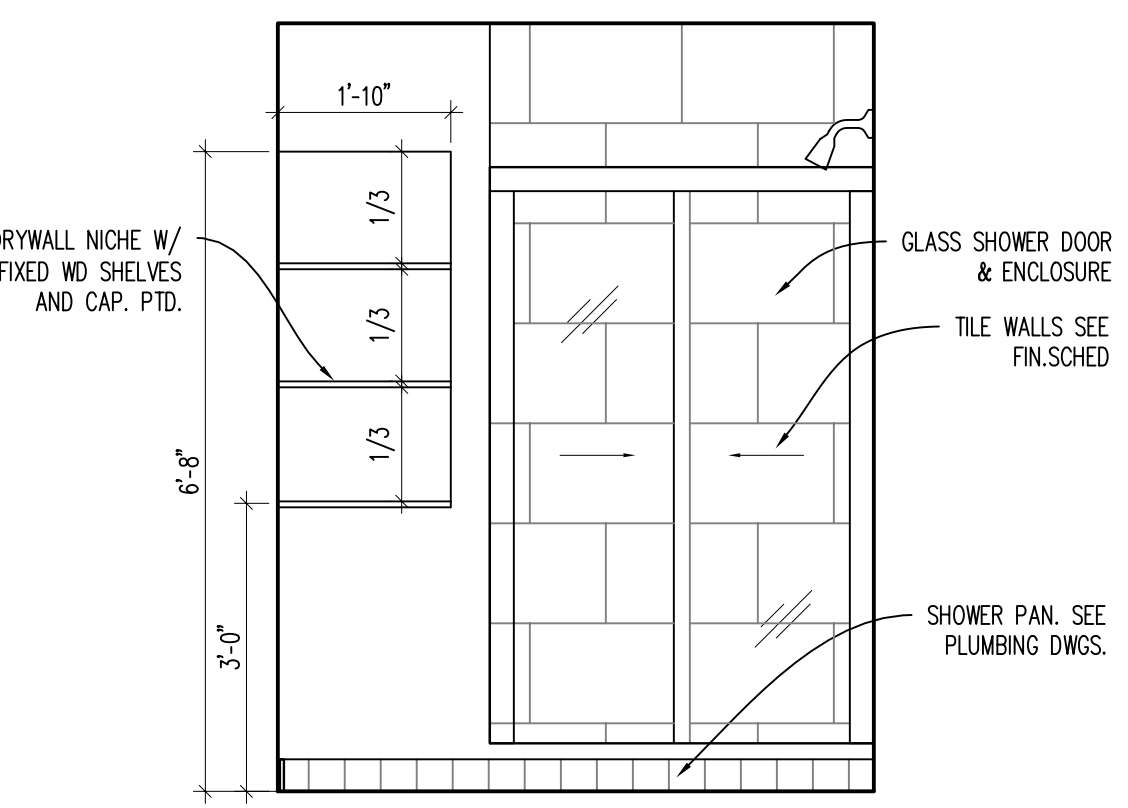
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" (A300.2)



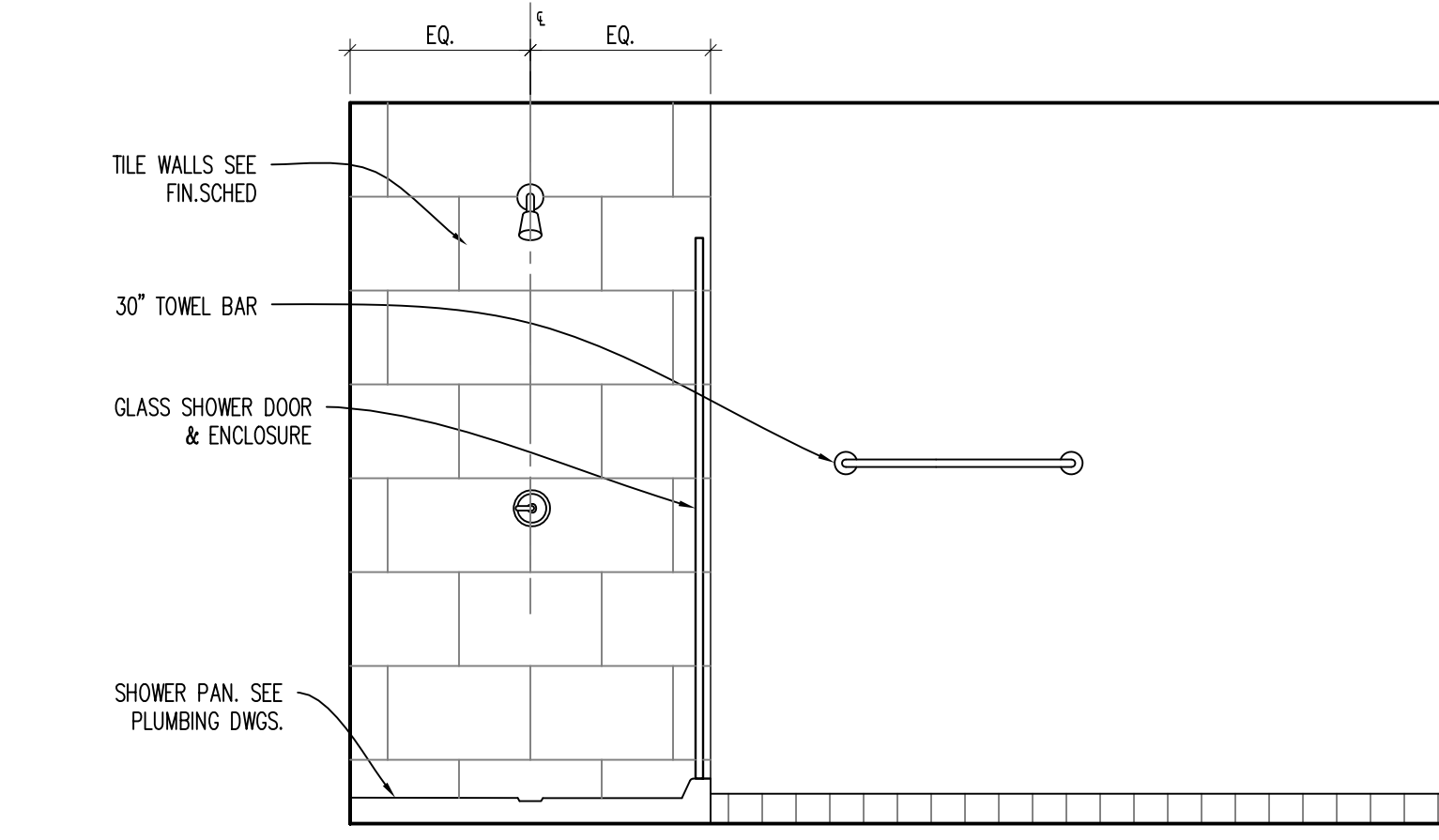
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0" (A300.2)



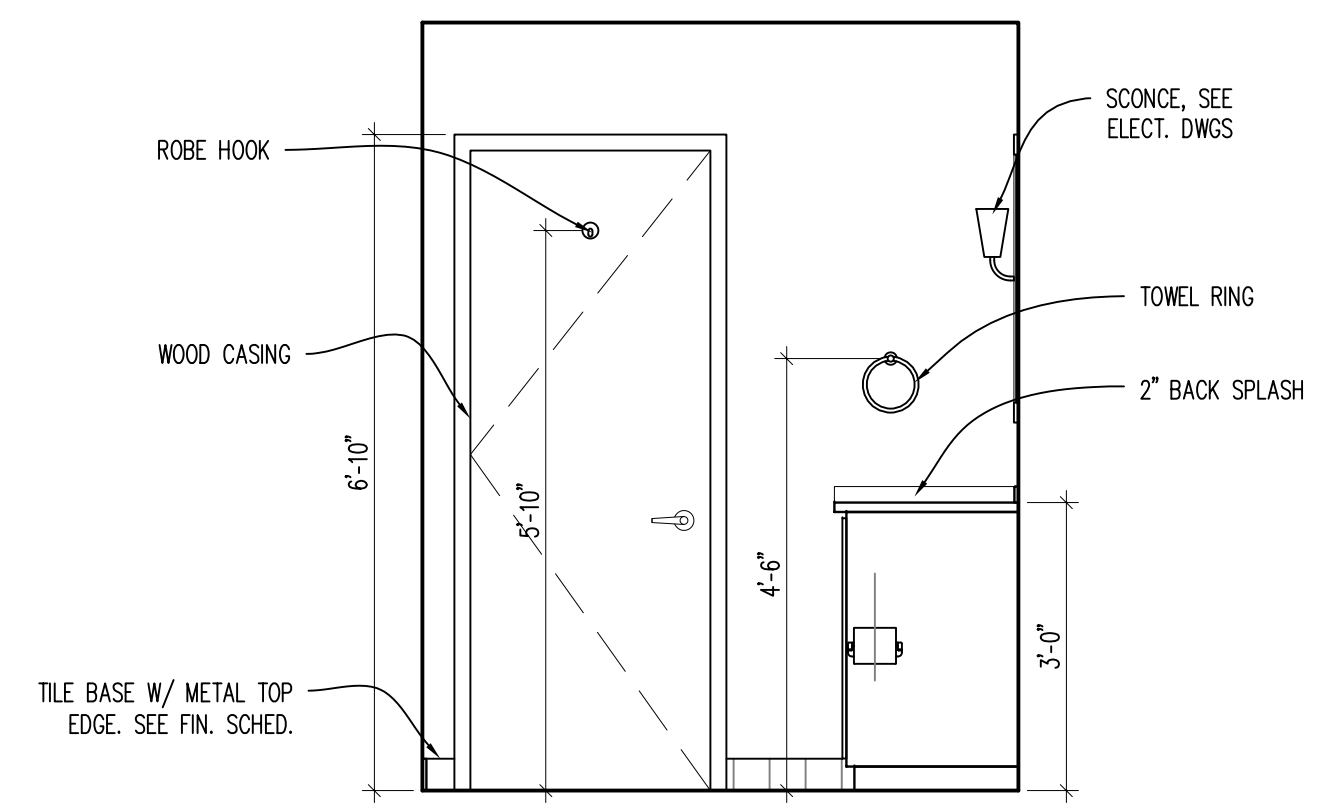
ELEVATION 5
SCALE: 1/2" = 1'-0" (A300.2)



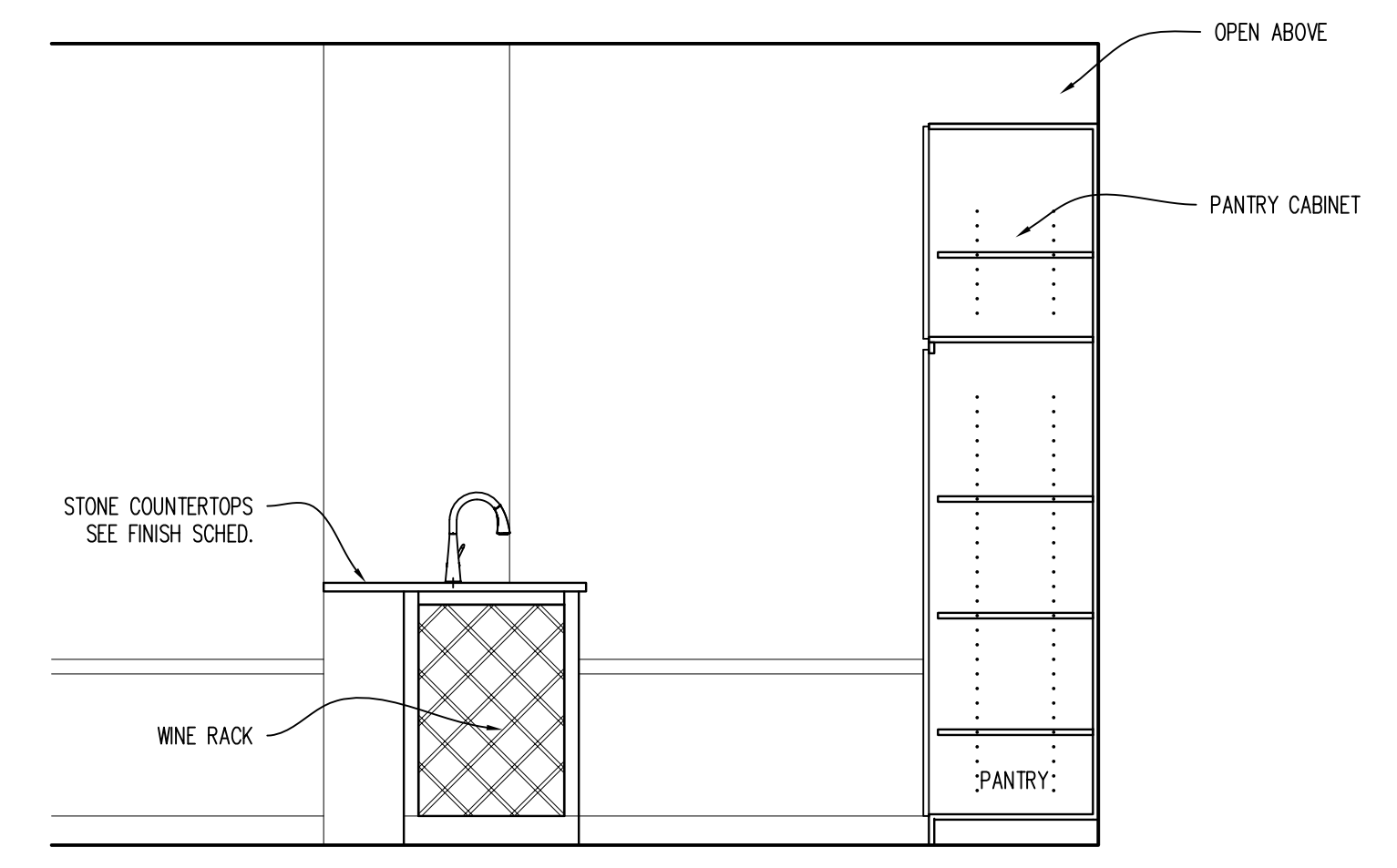
ELEVATION 6
SCALE: 1/2" = 1'-0" (A300.2)



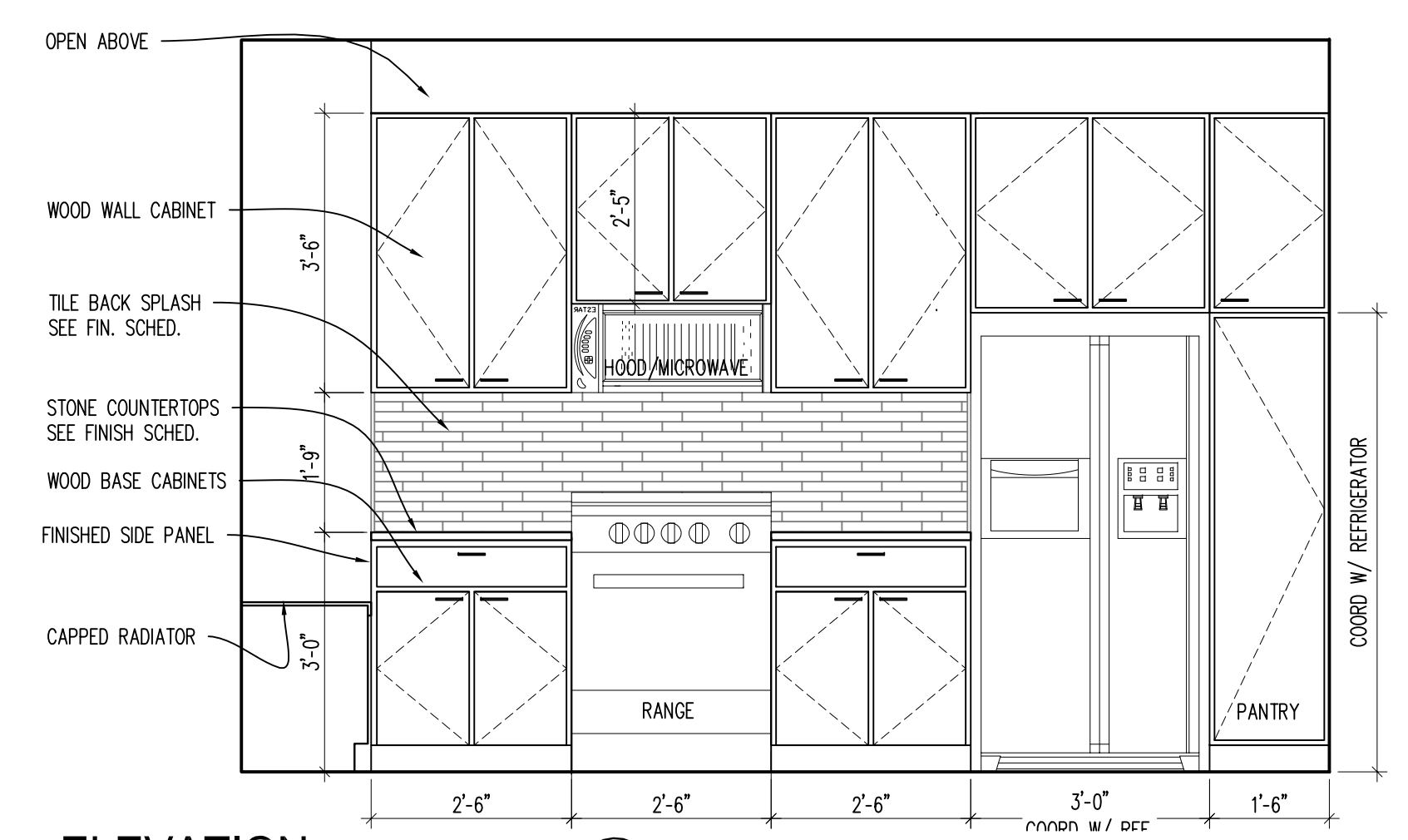
ELEVATION 7
SCALE: 1/2" = 1'-0" (A300.2)



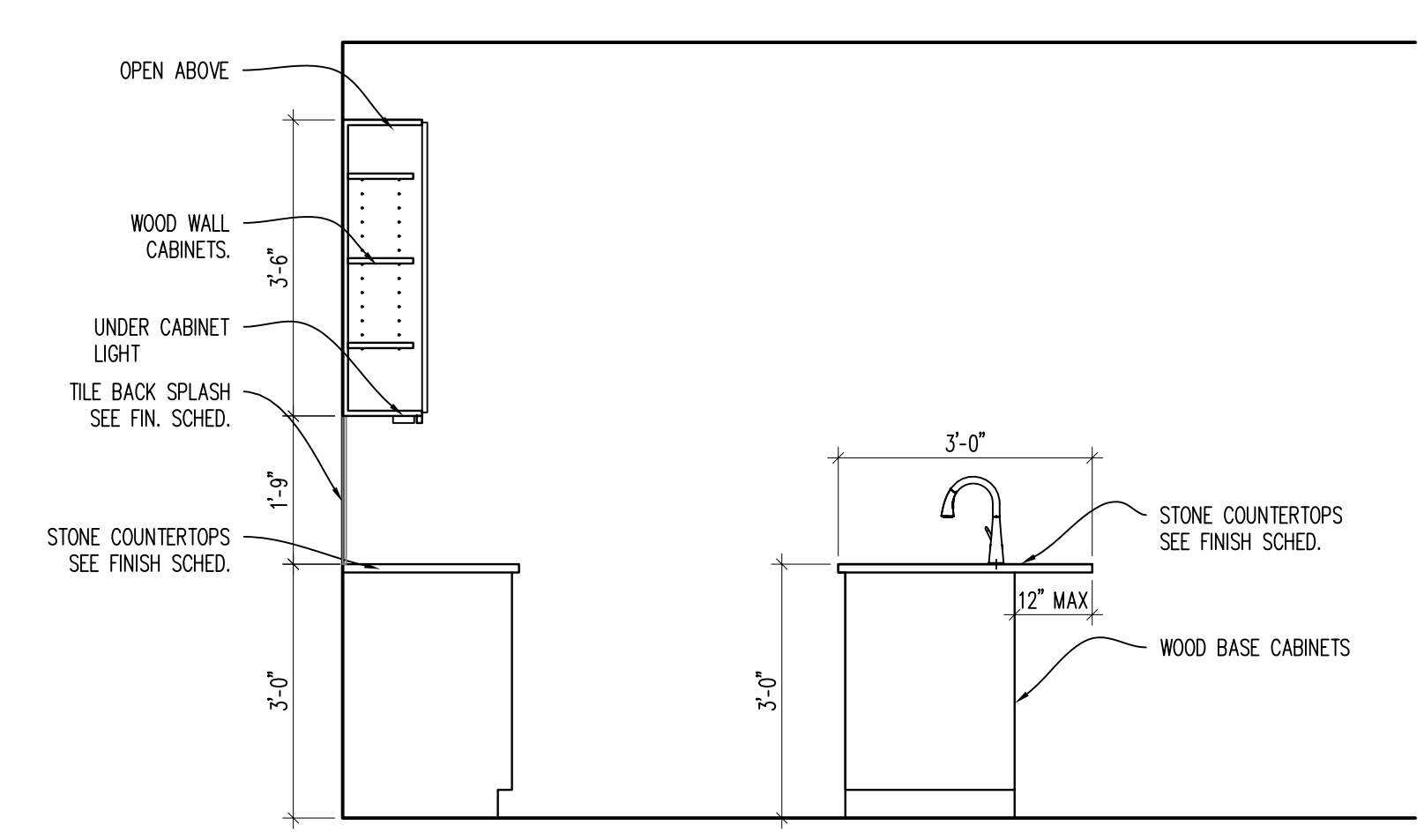
ELEVATION 8
SCALE: 1/2" = 1'-0" (A300.2)



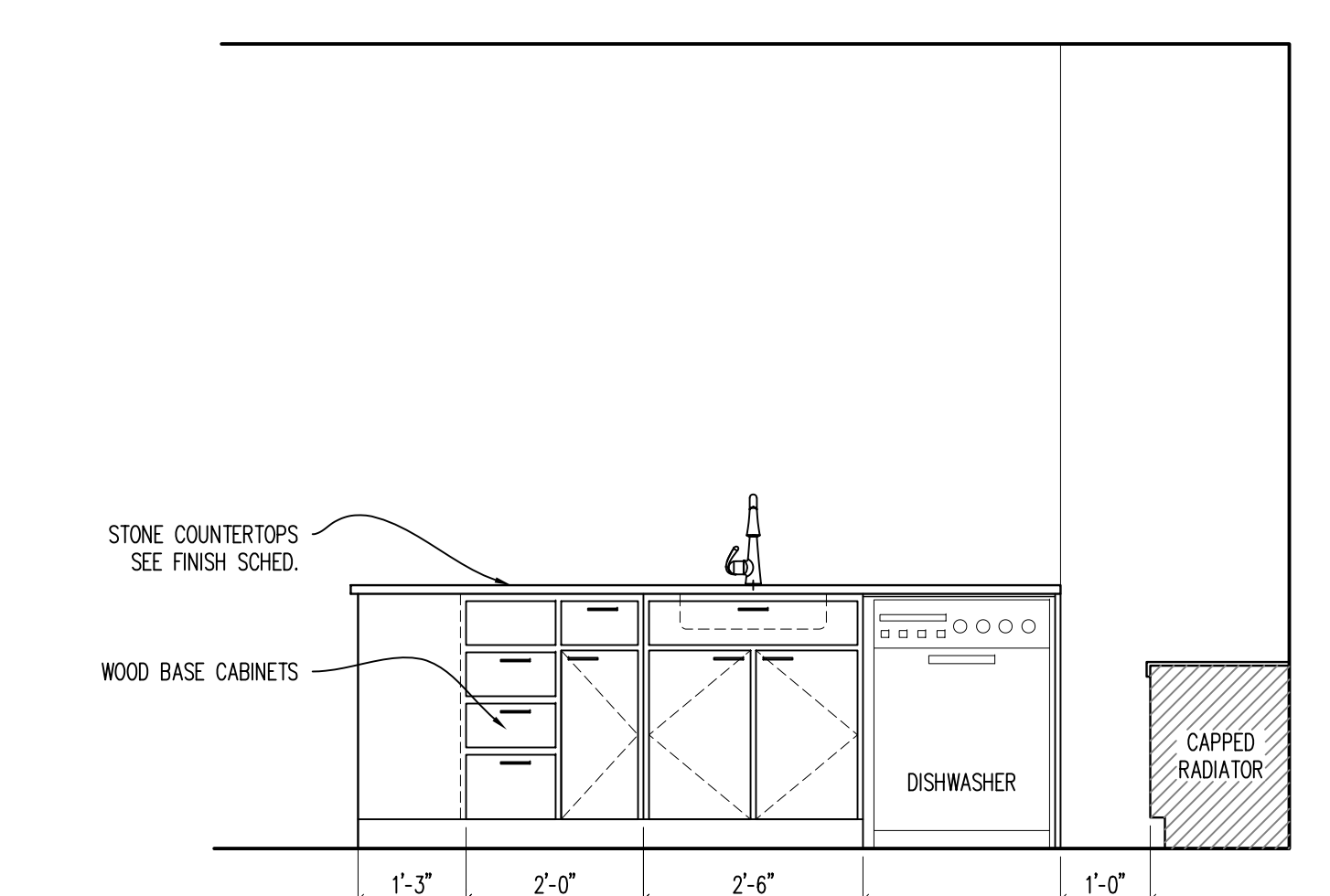
ELEVATION 1
SCALE: 1/2" = 1'-0" (A300.2)



ELEVATION 2
SCALE: 1/2" = 1'-0" (A300.2)



ELEVATION 3
SCALE: 1/2" = 1'-0" (A300.2)



ELEVATION 4
SCALE: 1/2" = 1'-0" (A300.2)

APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

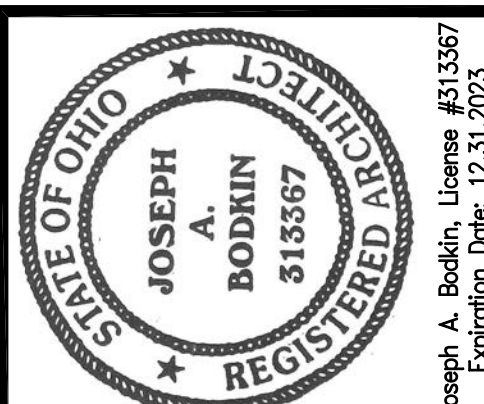
NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DOOR MATERIAL	TYPE	FRAME MATERIAL						
		WIDTH	HEIGHT	THICK	STYLE			HEAD	JAMB/OTHER					
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/600	4/600	-	2	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/600	4/600	-	2	-	PRE-HUNG, STAINED OAK
D C/L	CLOSET / LAUNDRY	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/600	4/600	-	3	-	PRE-HUNG, STAINED OAK

APPROVED
CIN BD
2022P10119
02/02/23

City of Cincinnati Building & Inspections 12000 Project 2022-259 Formica_A300.2 - Floor 3-6.dwg-A300.2 - A2 Plot Date/Time: Dec 03, 2022 8:55am - By: jboskin



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DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
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APPROVED
CIN BD
2022P03573
02/01/23

Formica Building
115 E 5th Street
Cincinnati, Ohio 45202

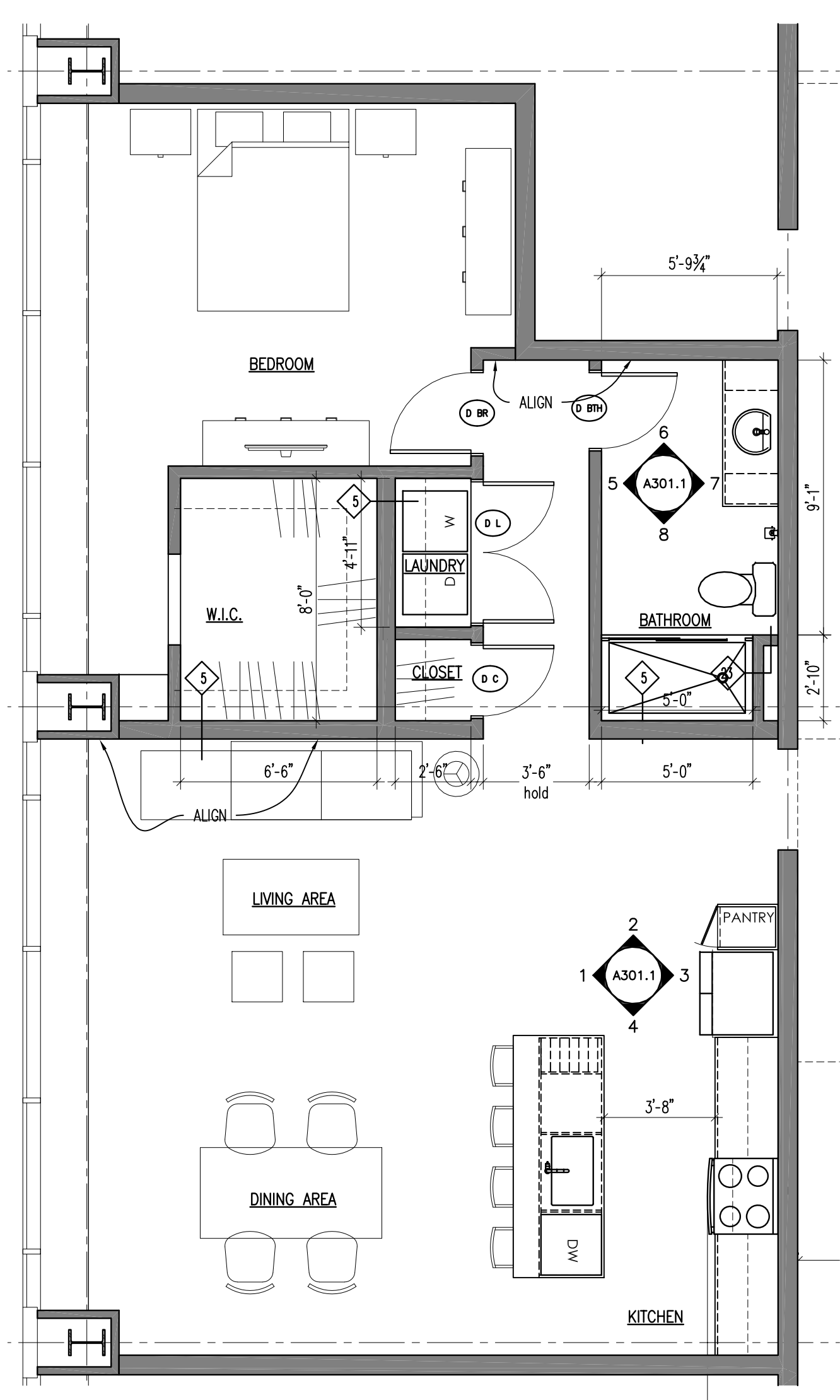
ENC CHG #
11.14.2022

Sheet Title: B.1
Construction
Project # 2022_259
Scale: As Noted
Date: 11.14.2022

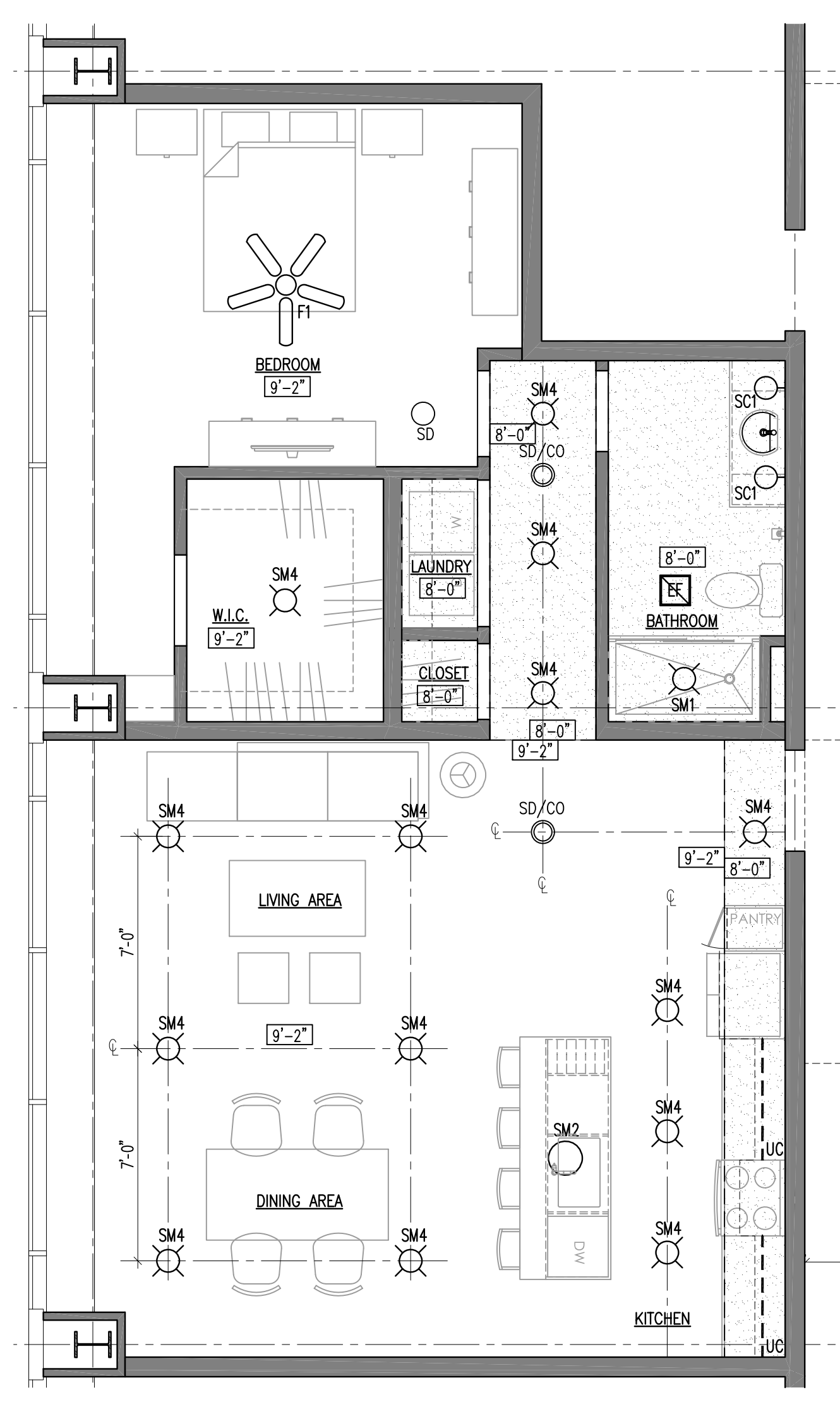
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GENERAL APARTMENT NOTES

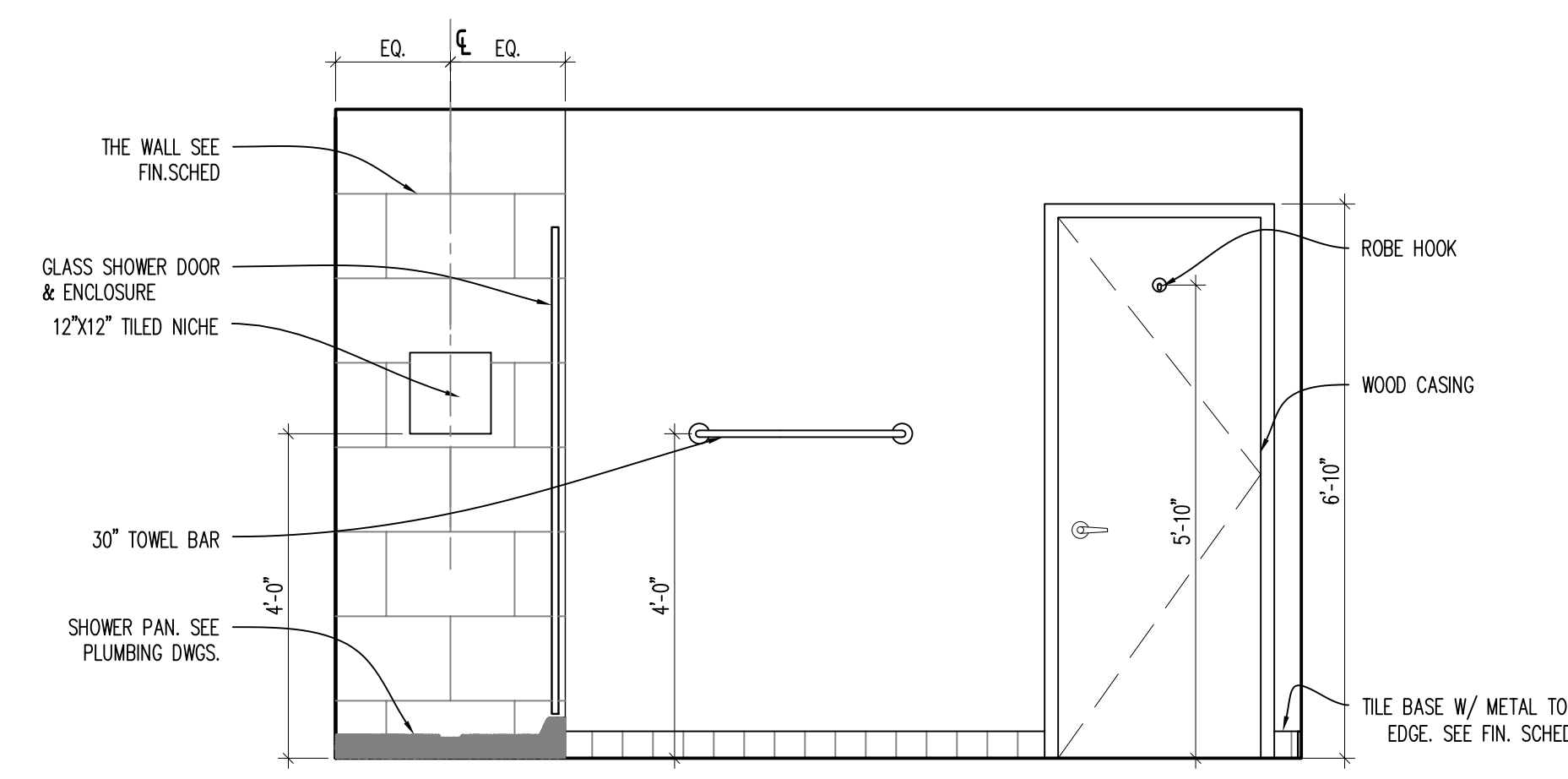
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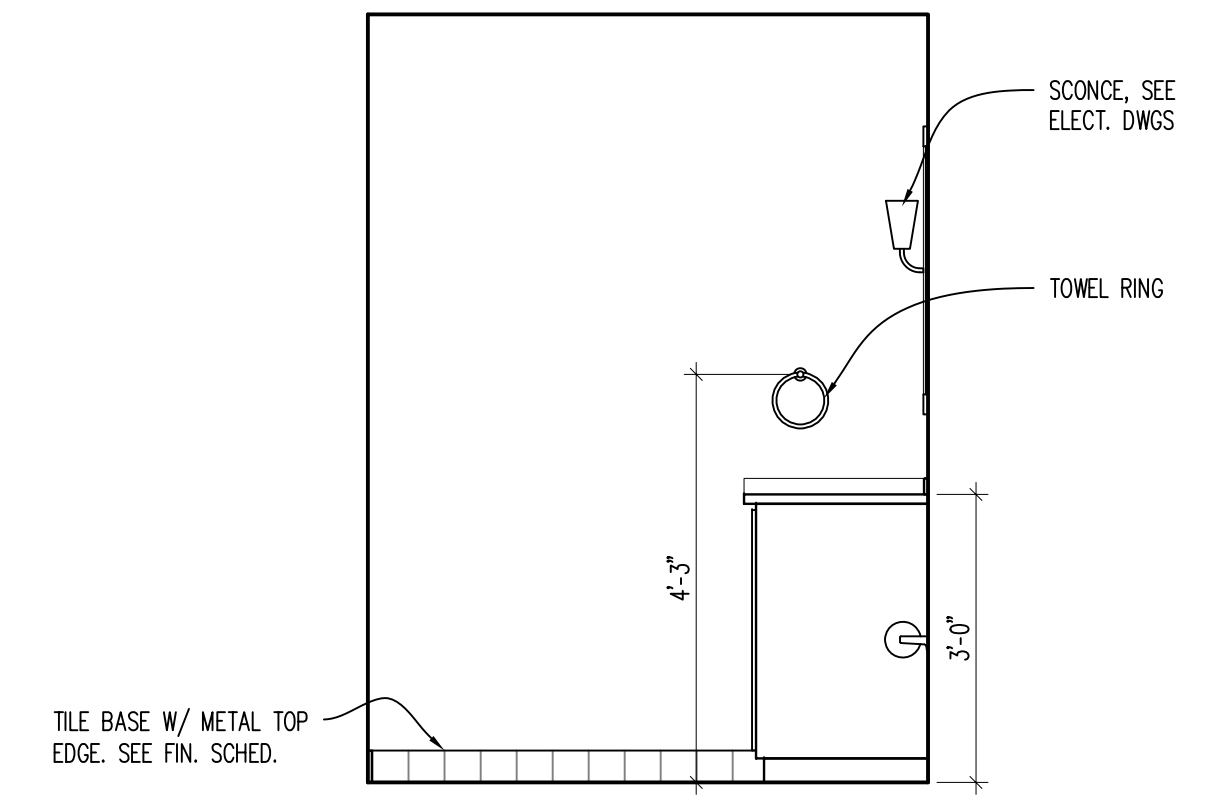
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 A301.1



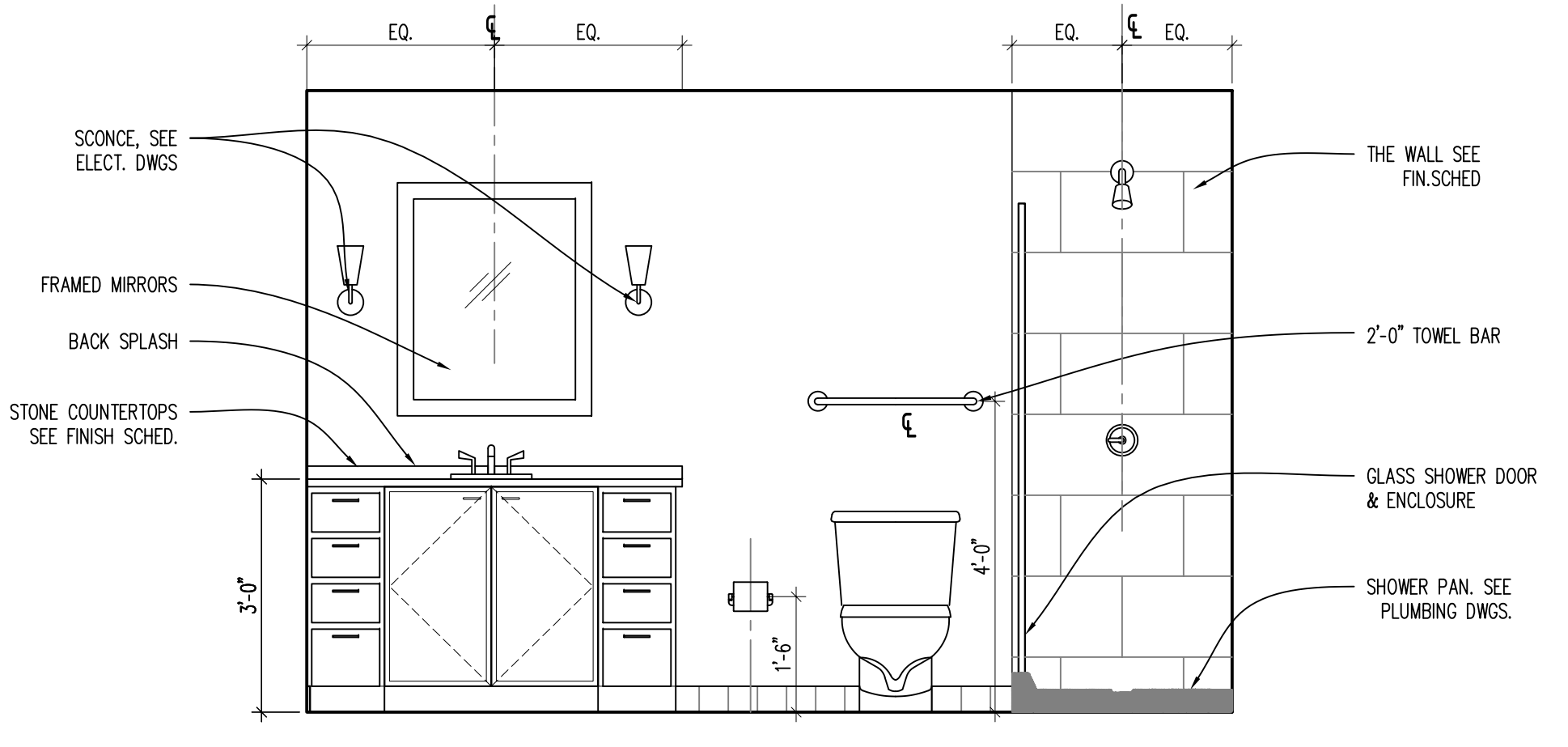
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
2 A301.1



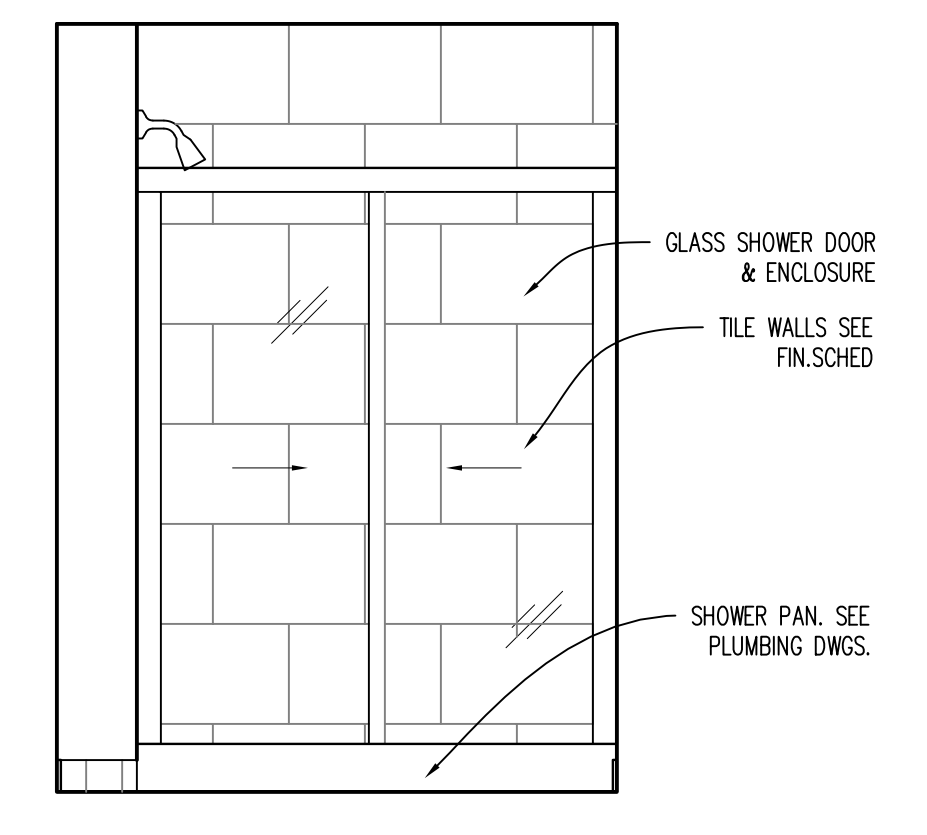
ELEVATION 5
SCALE: 1/2" = 1'-0"
5 A301.1



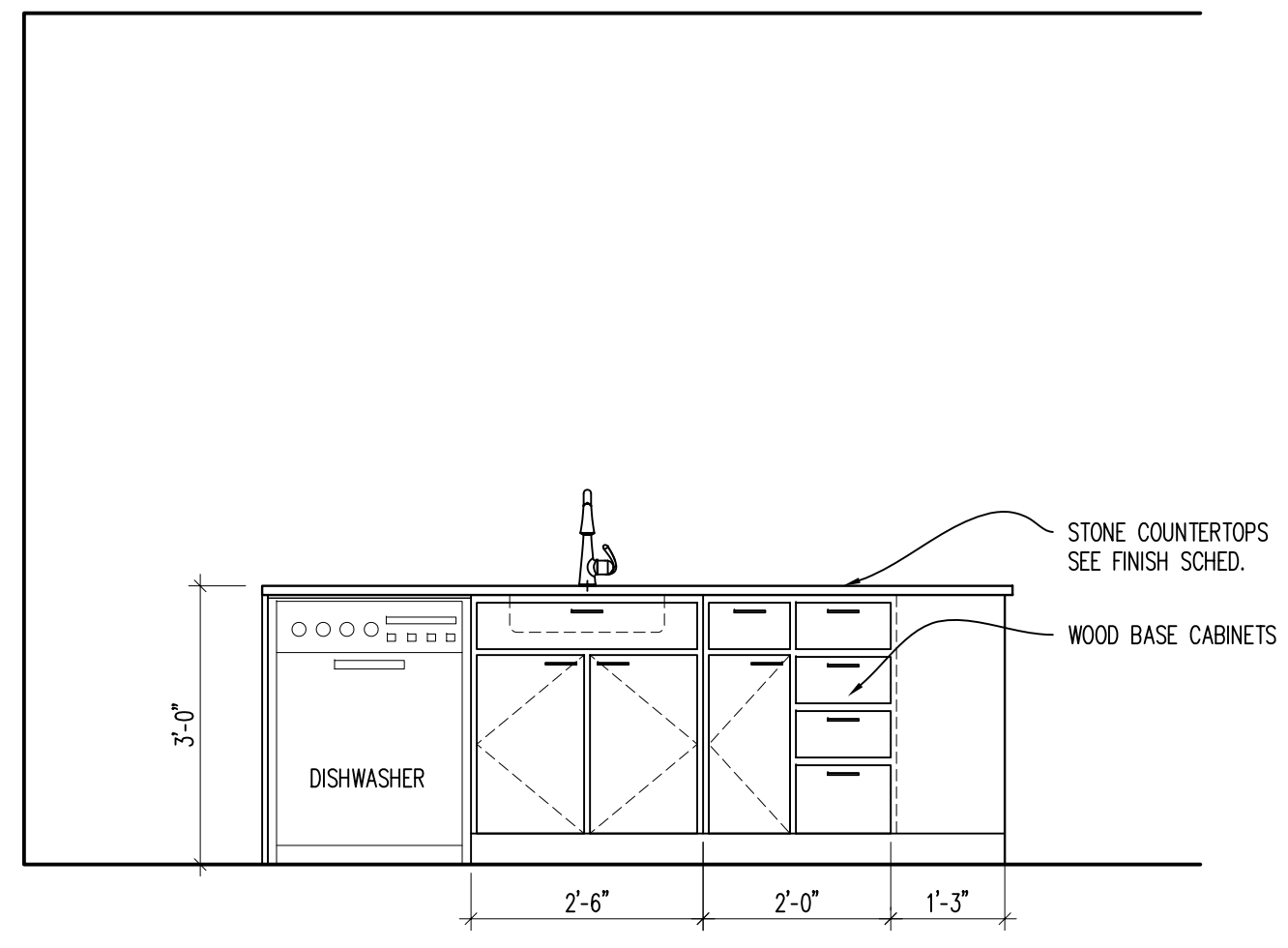
ELEVATION 6
SCALE: 1/2" = 1'-0"
6 A301.1



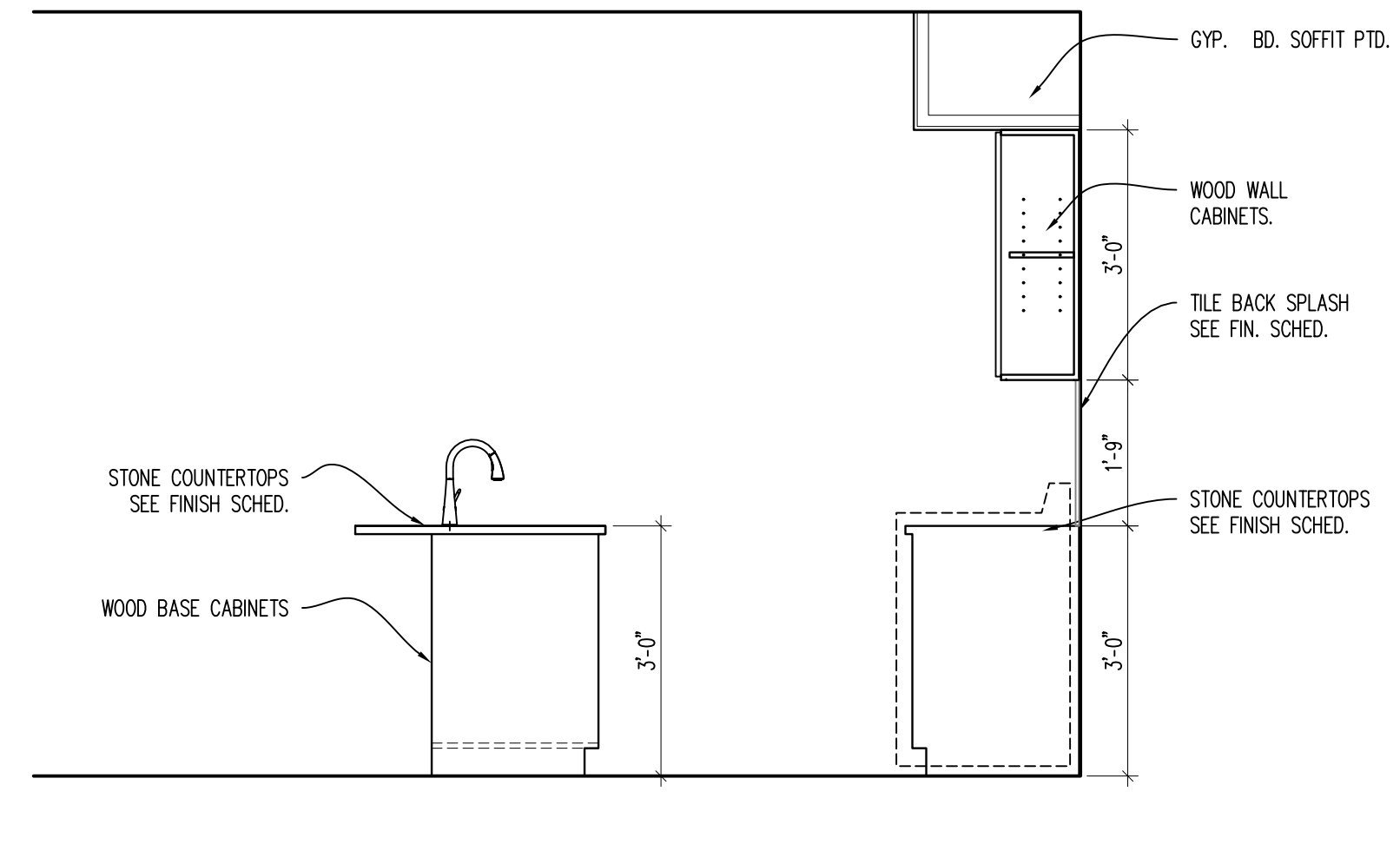
ELEVATION 7
SCALE: 1/2" = 1'-0"
7 A301.1



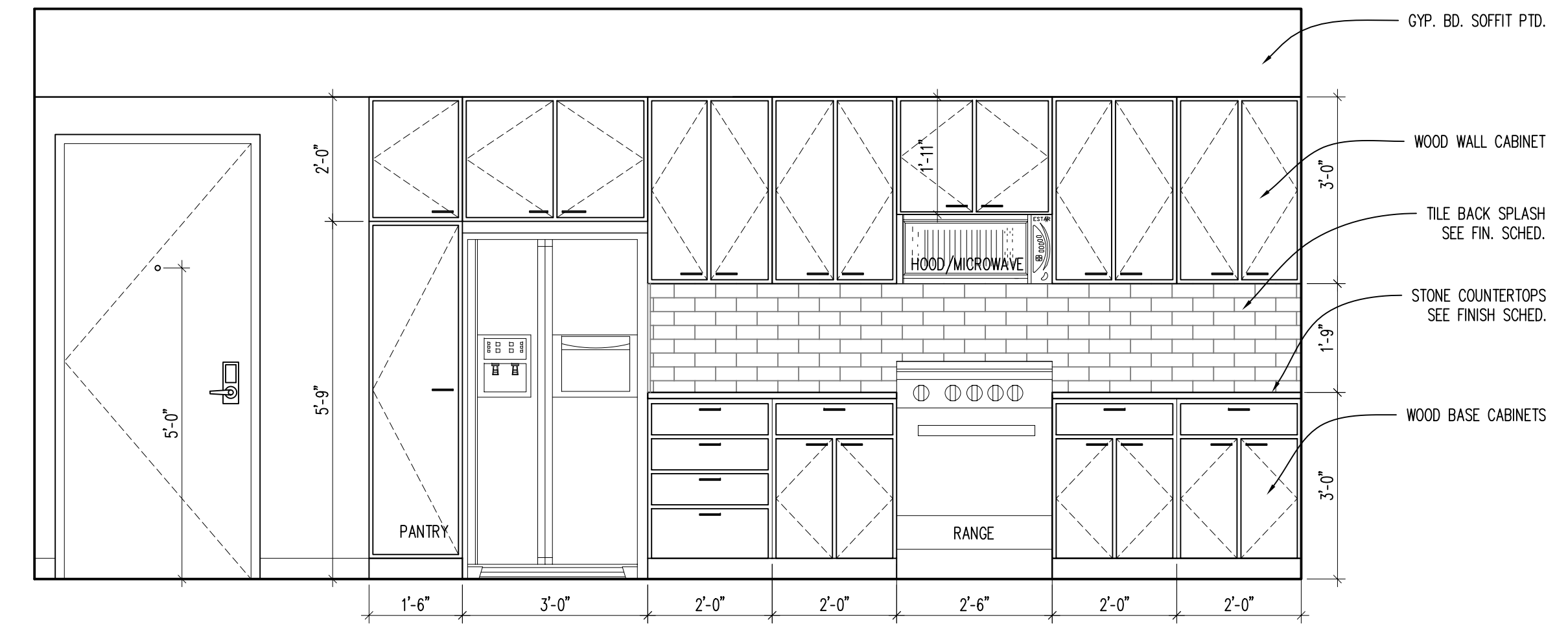
ELEVATION 8
SCALE: 1/2" = 1'-0"
8 A301.1



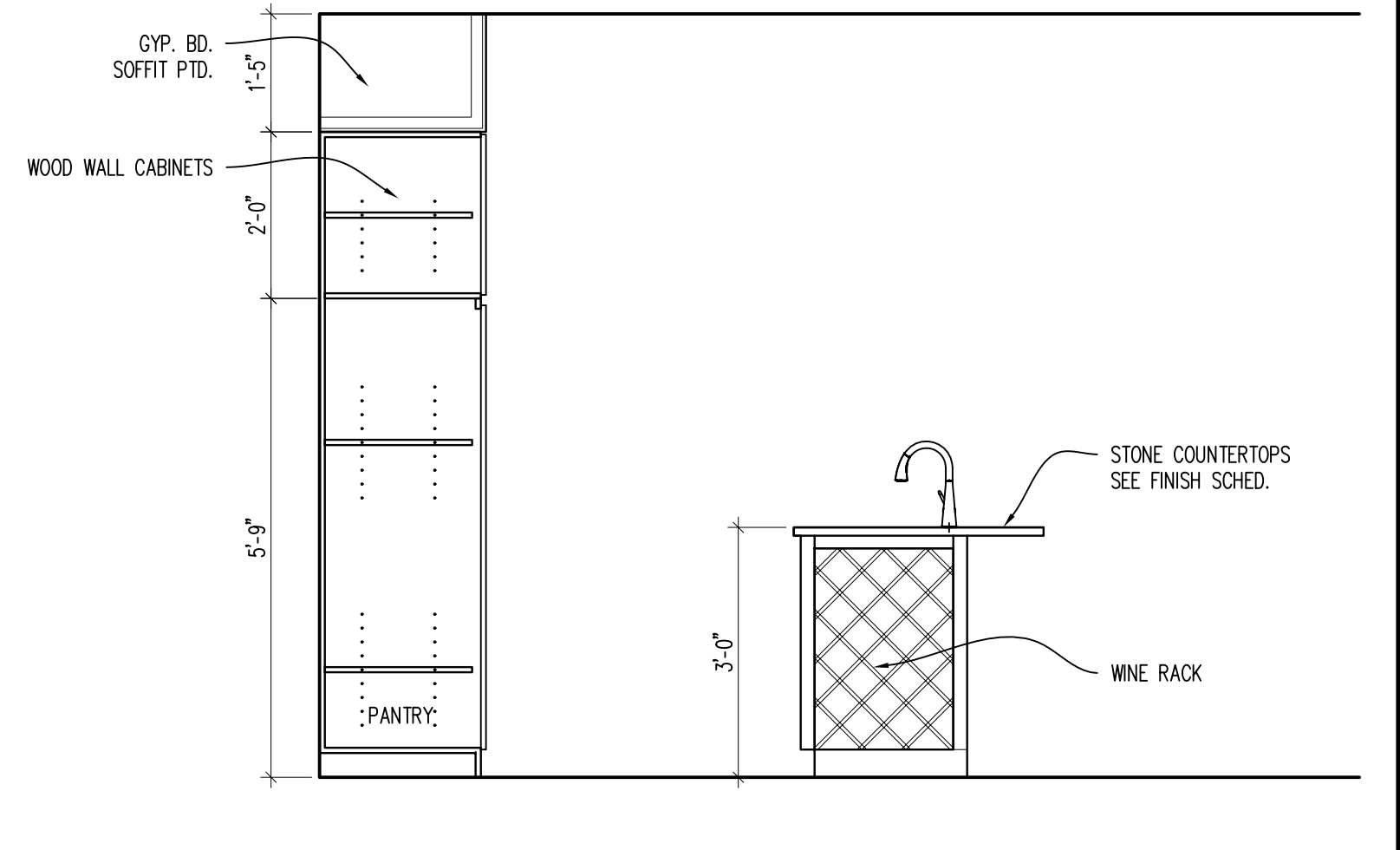
ELEVATION 1
SCALE: 1/2" = 1'-0"
1 A301.1



ELEVATION 2
SCALE: 1/2" = 1'-0"
2 A301.1



ELEVATION 3
SCALE: 1/2" = 1'-0"
3 A301.1



ELEVATION 4
SCALE: 1/2" = 1'-0"
4 A301.1

APARTMENT ROOM FINISH SCHEDULE

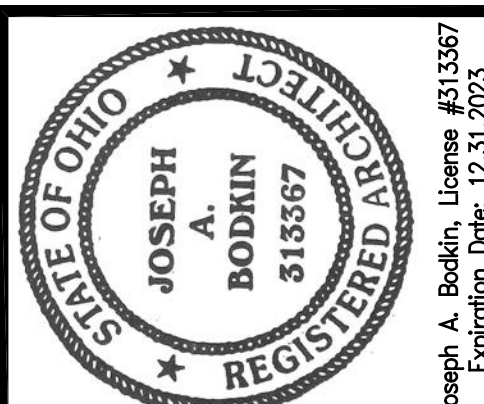
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

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APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS			
		SIZE				DOOR MATERIAL	FRAME MATERIAL	DETAIL							
		WIDTH	HEIGHT	THICK	STYLE			HEAD	JAMBO				OTHER		
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED	
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED	
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED	
D L	LAUNDRY	(2'-4"x2)	4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG STAINED

A301.1



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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202

Sheet Title: B.1
Construction

Project No: 2022-259
Date: 02/09/2022 FOR PERMIT
Scale: As Noted

A301.1

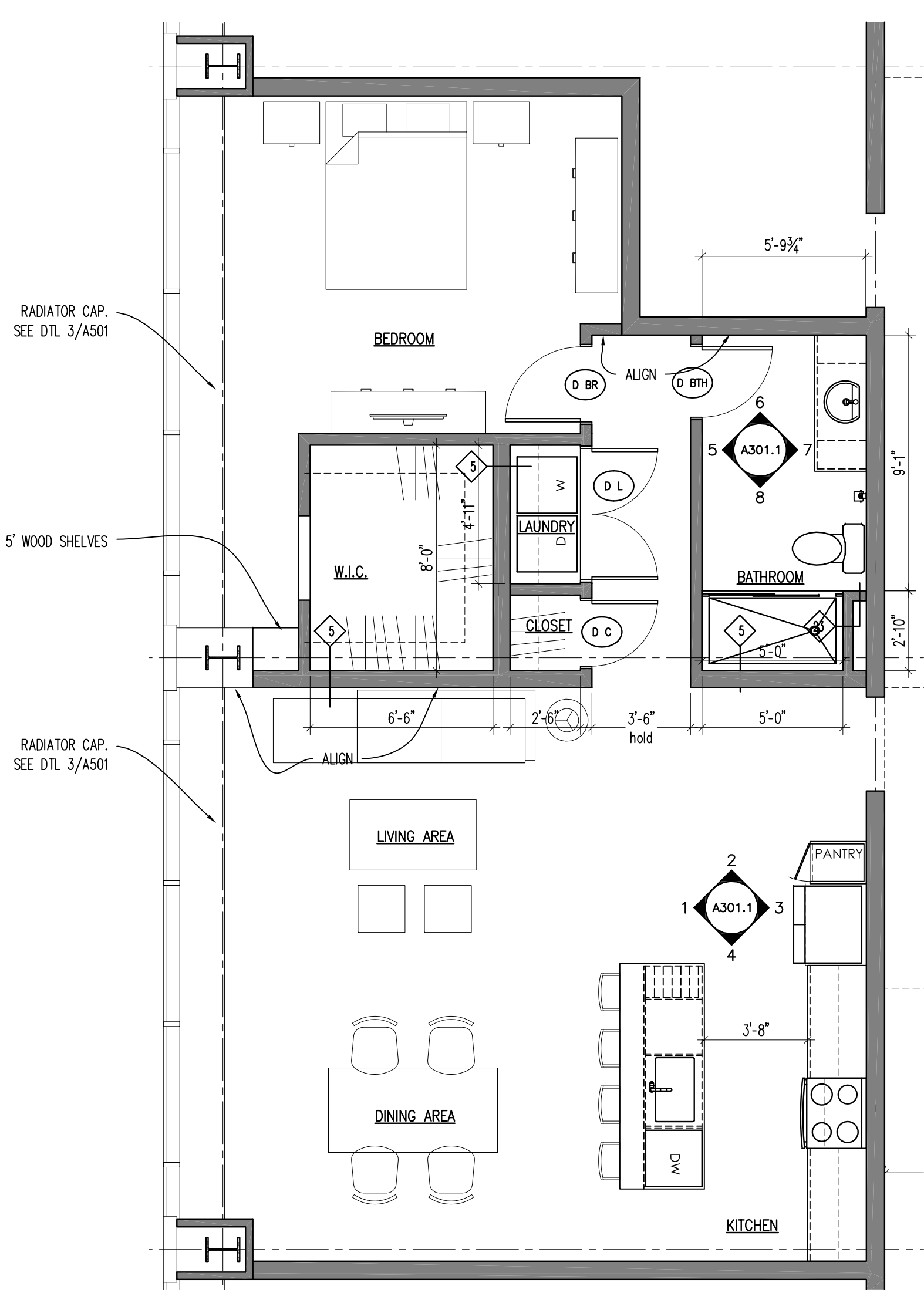
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
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- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

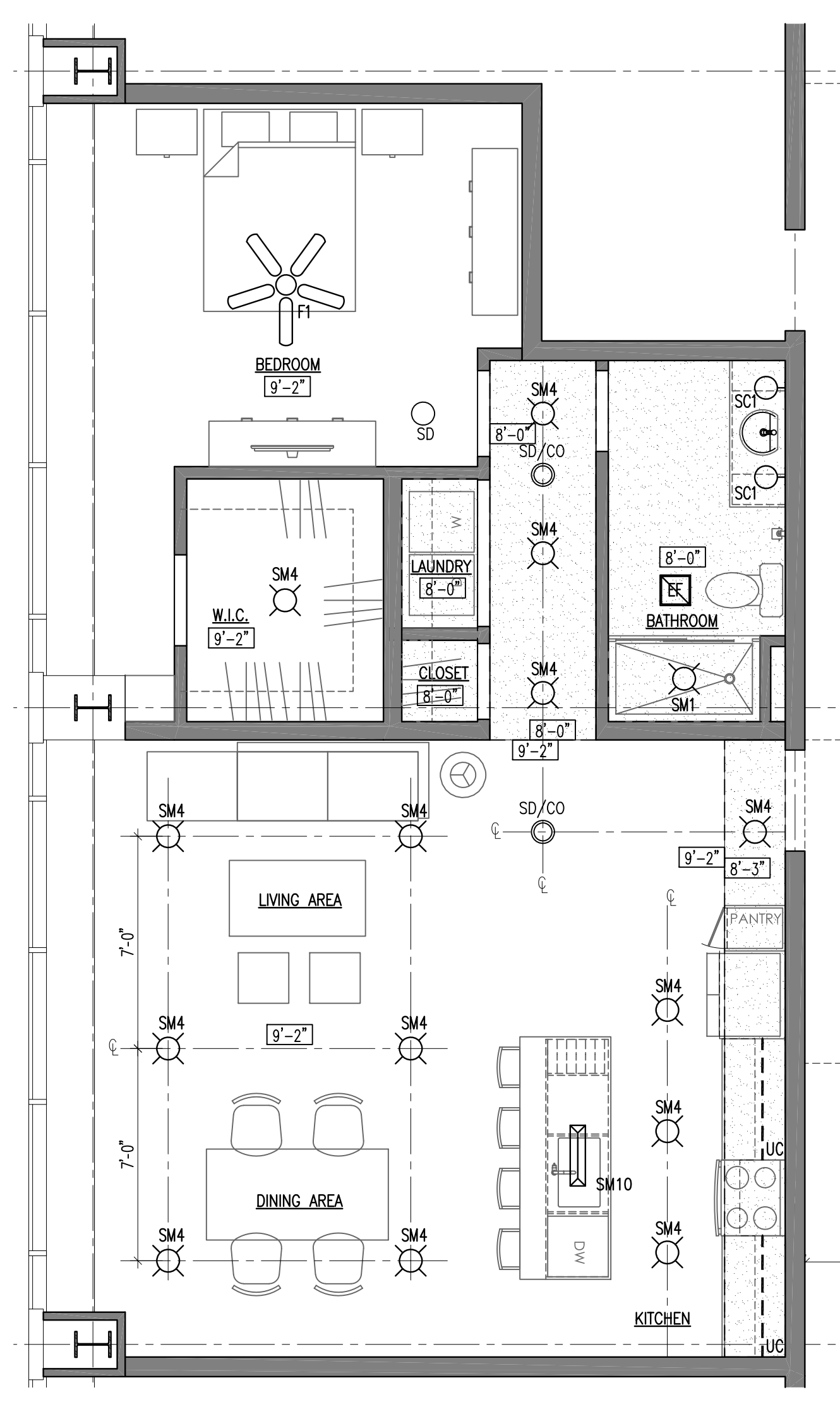
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K25A CONTROLS & LIGHTING
800.875.8333
513.813.0633

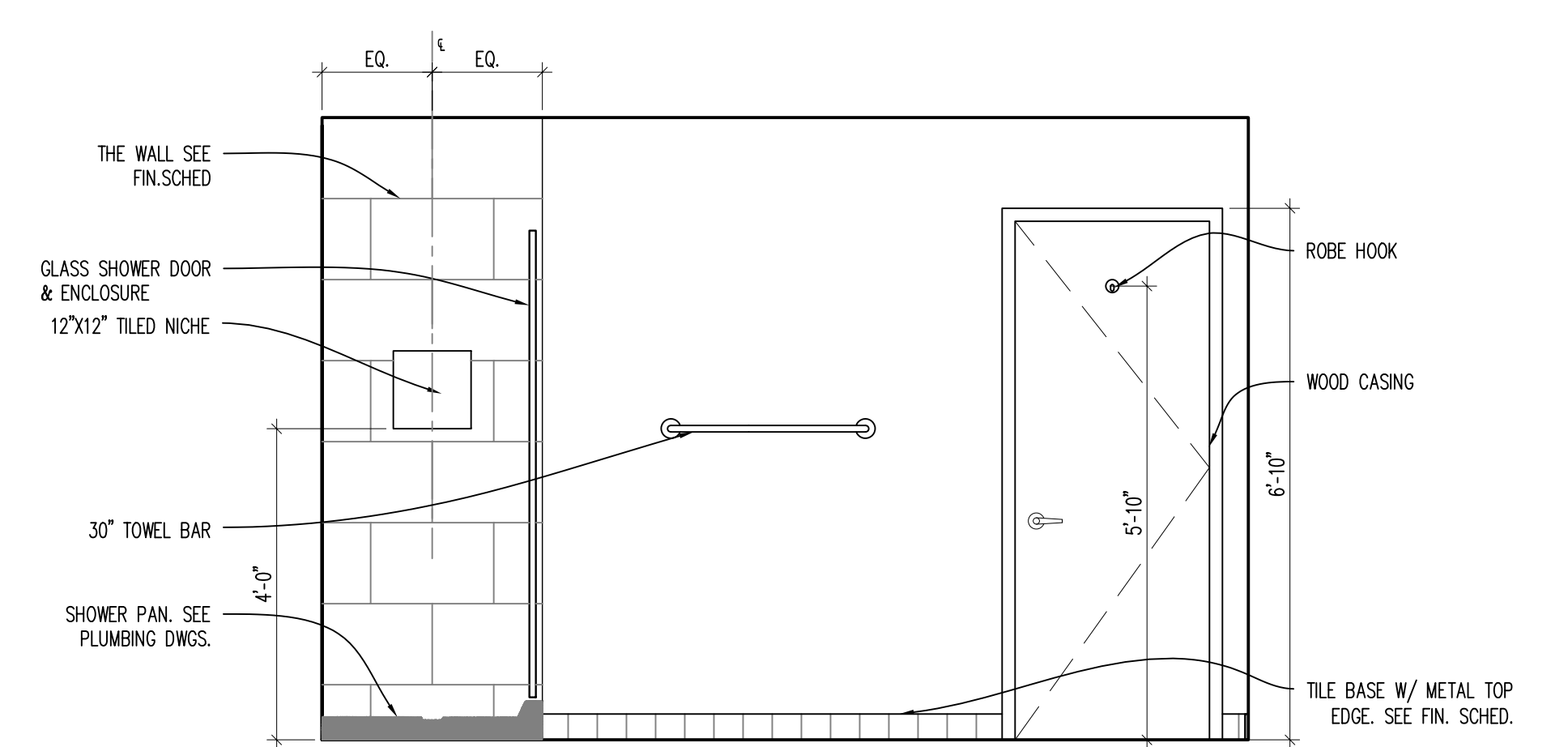
- 1? SURFACE TBD
- 2? SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- HO V1 VANITY WALL LIGHT
- HO SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



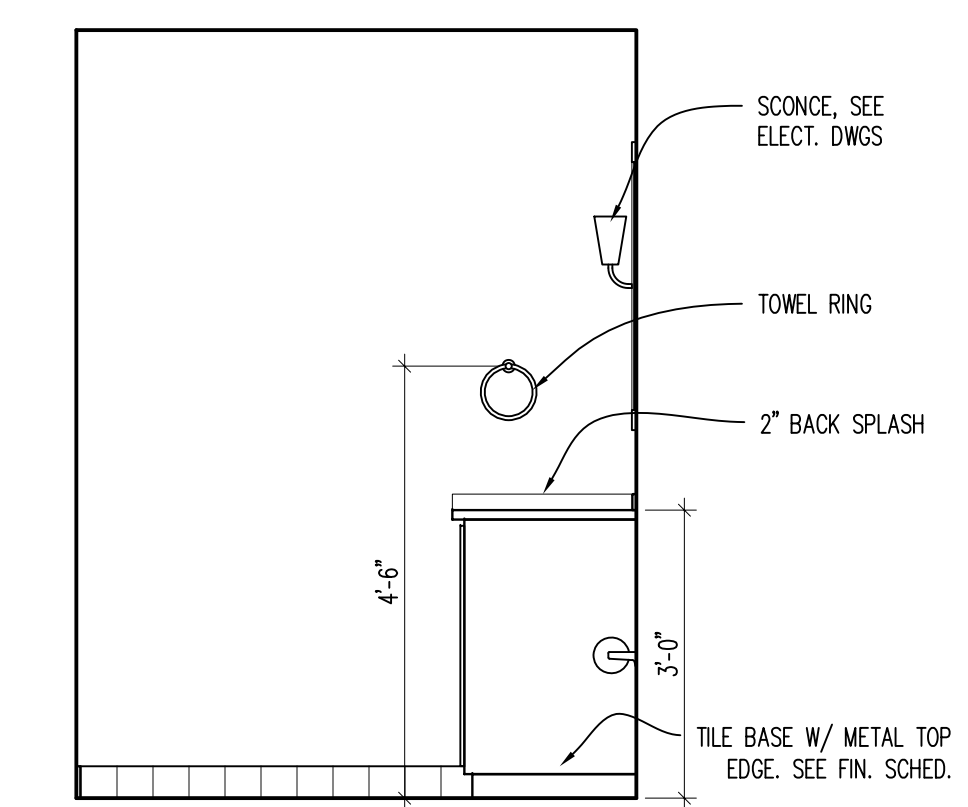
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
9 A301.1



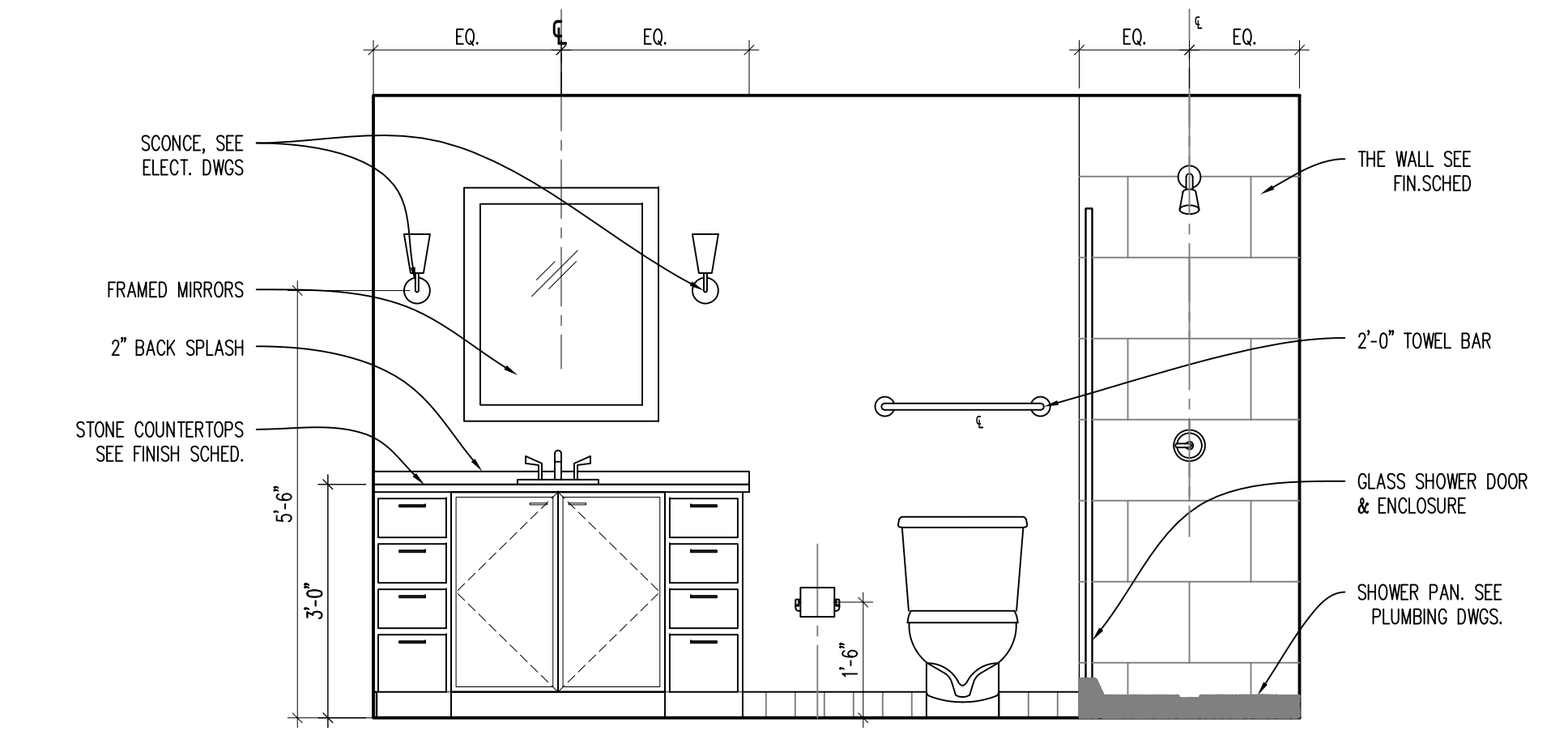
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
10 A301.1



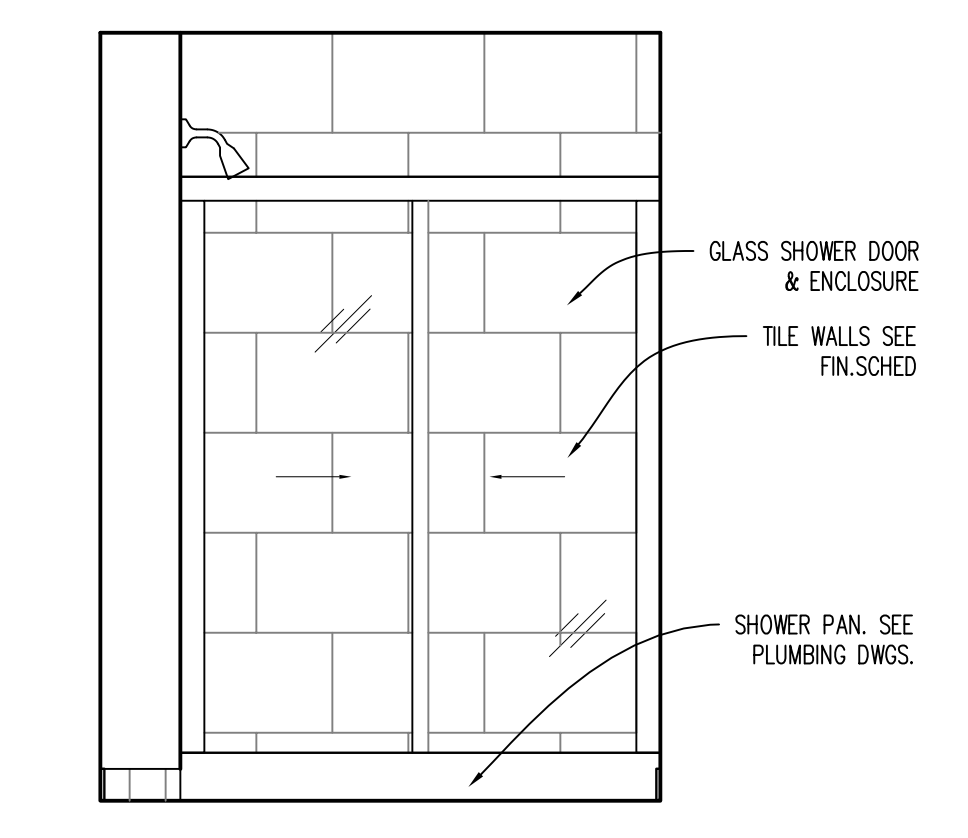
ELEVATION
SCALE: 1/2" = 1'-0"
5 A301.1



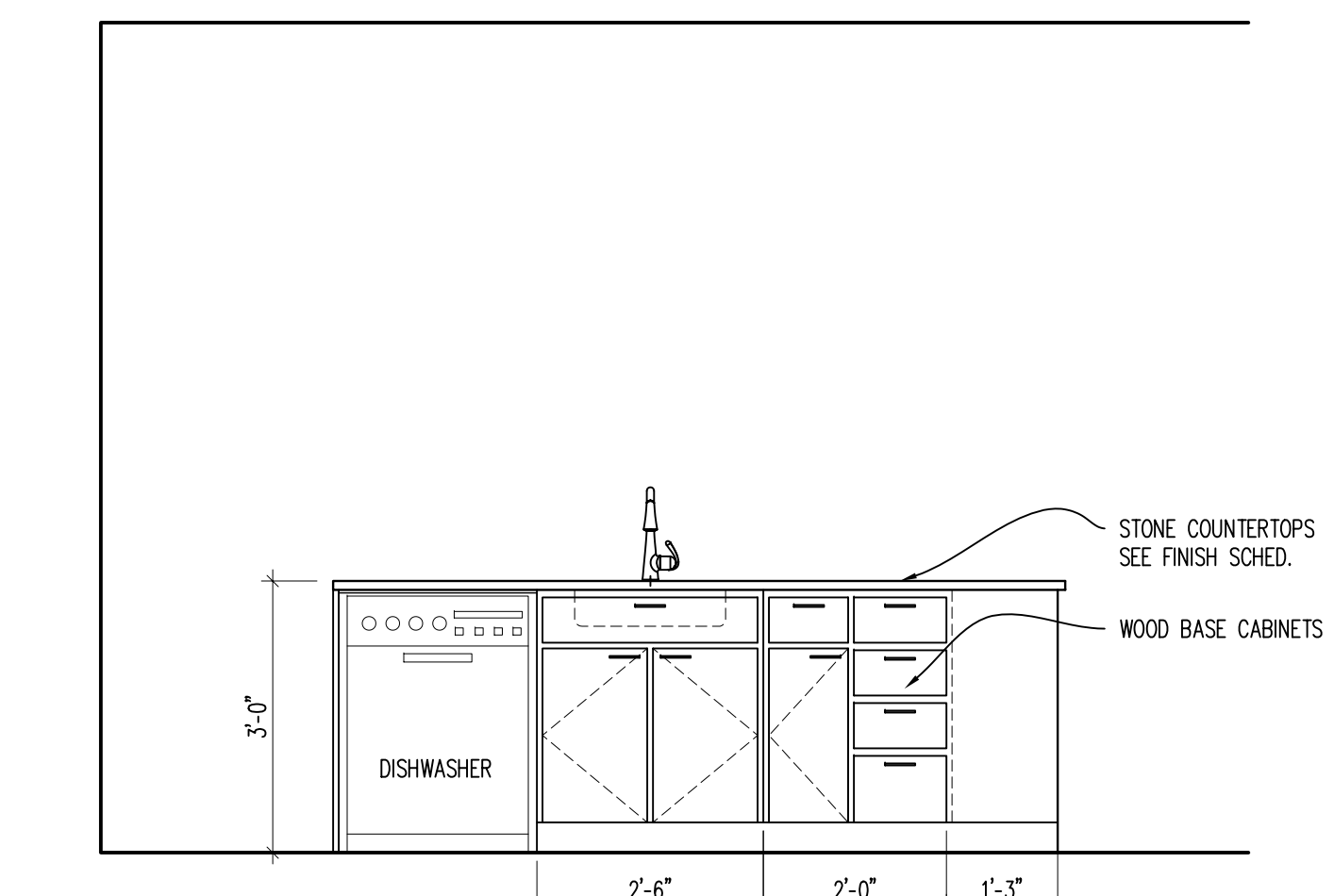
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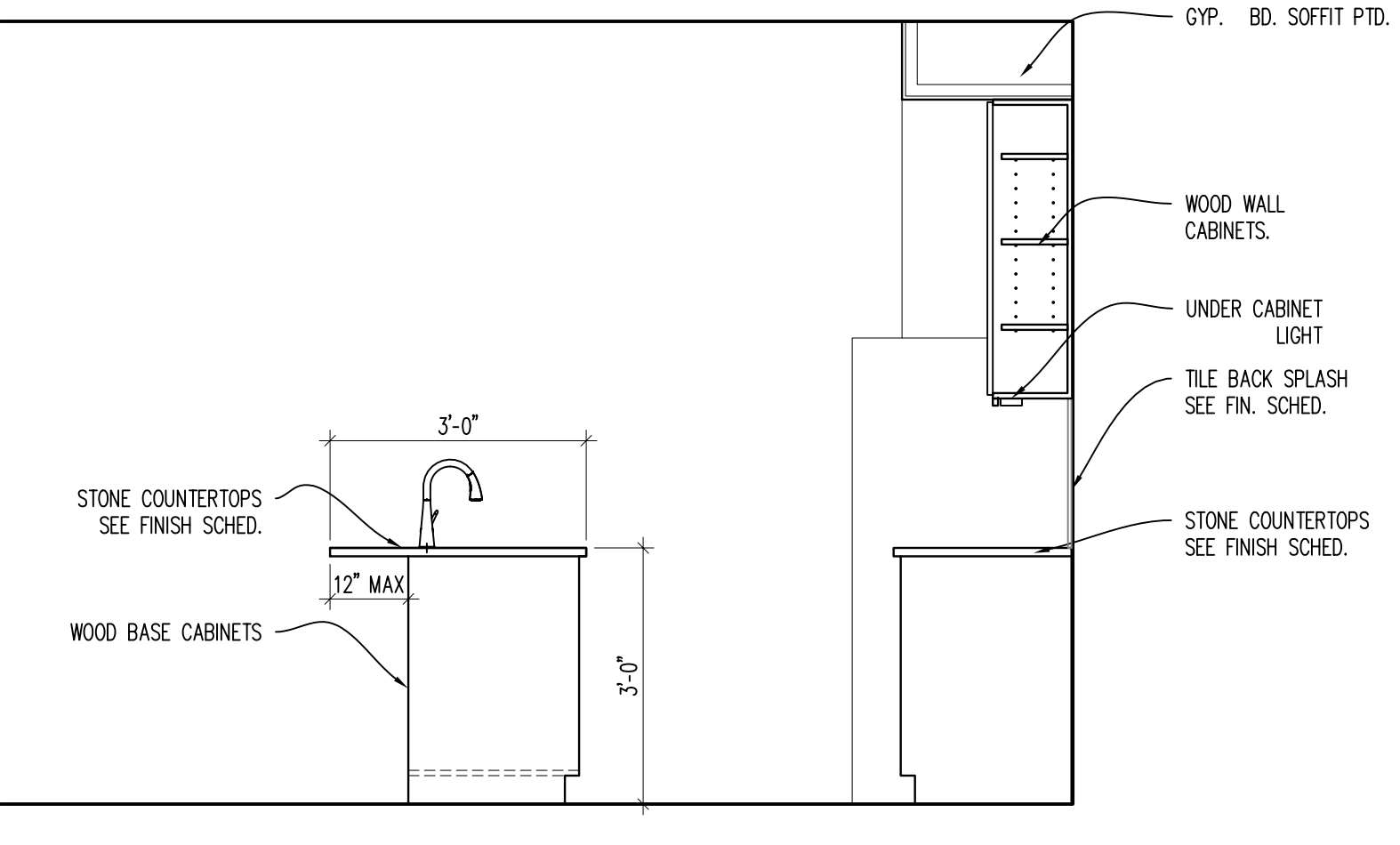
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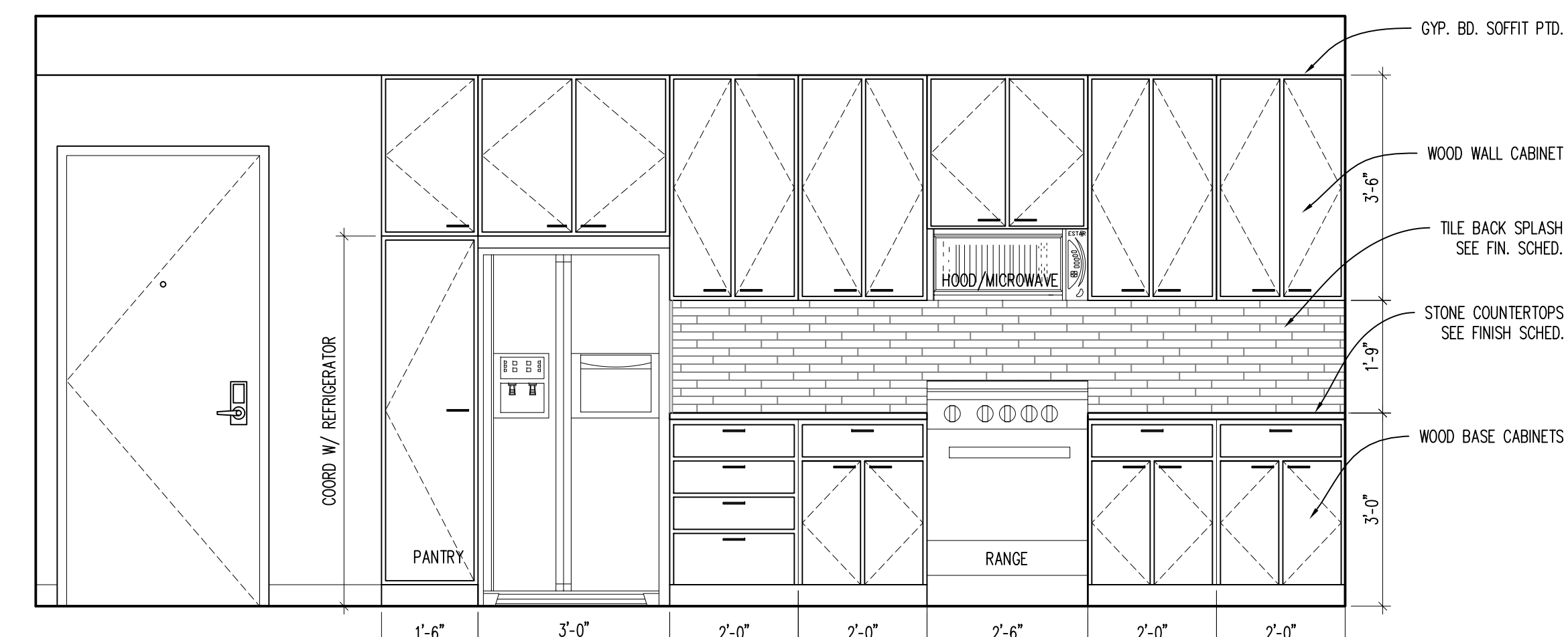
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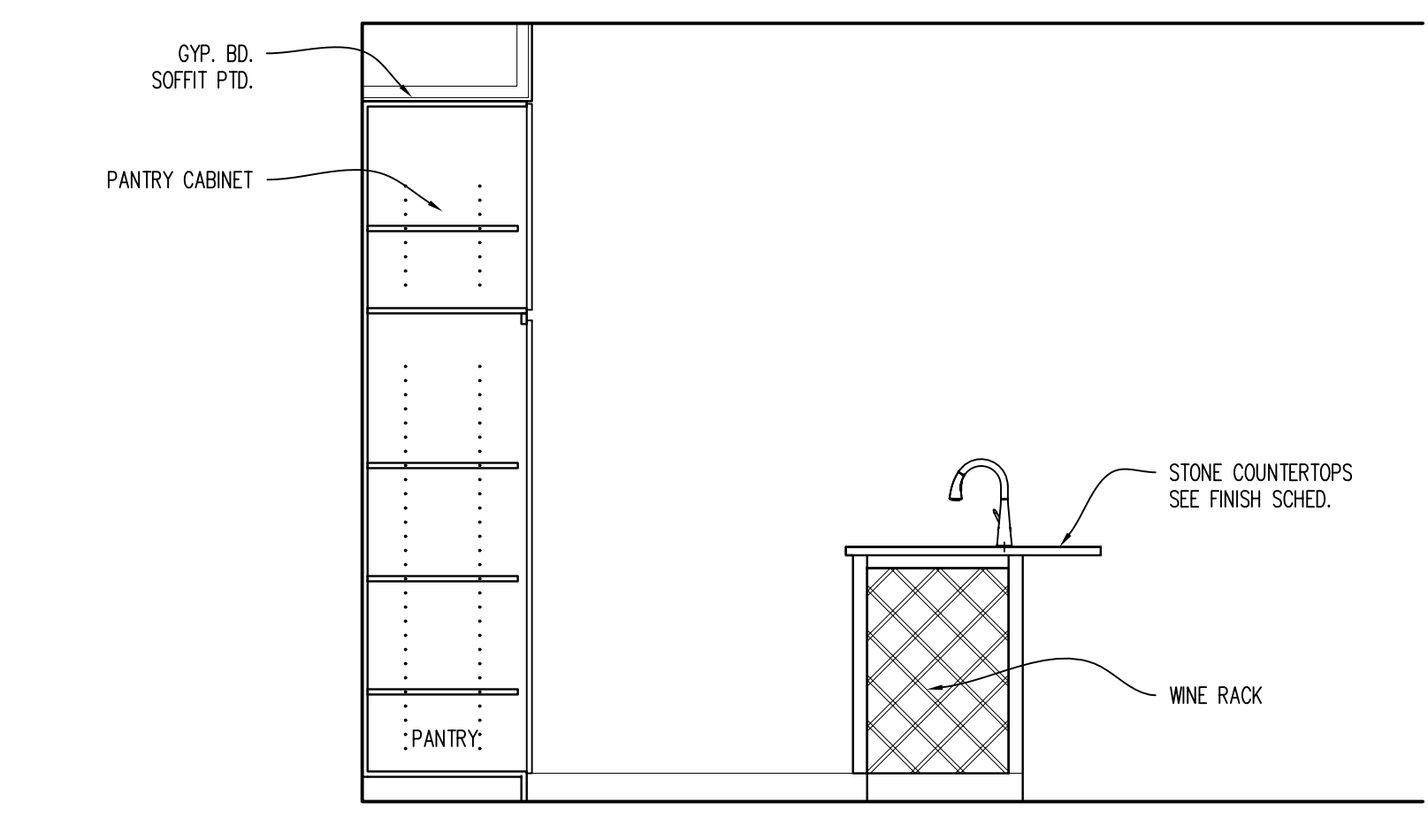
ELEVATION
SCALE: 1/2" = 1'-0"
1 A301.1



ELEVATION
SCALE: 1/2" = 1'-0"
2 A301.1



ELEVATION
SCALE: 1/2" = 1'-0"
3 A301.1



ELEVATION
SCALE: 1/2" = 1'-0"
4 A301.1

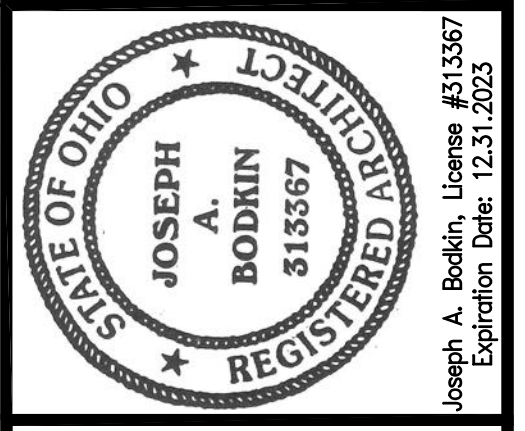
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	FRAME MATERIAL	HEAD	JAMBO/OTHER					
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D L	LAUNDRY	(2'-4"x2) 4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	4	-	PRE-HUNG, STAINED OAK



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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

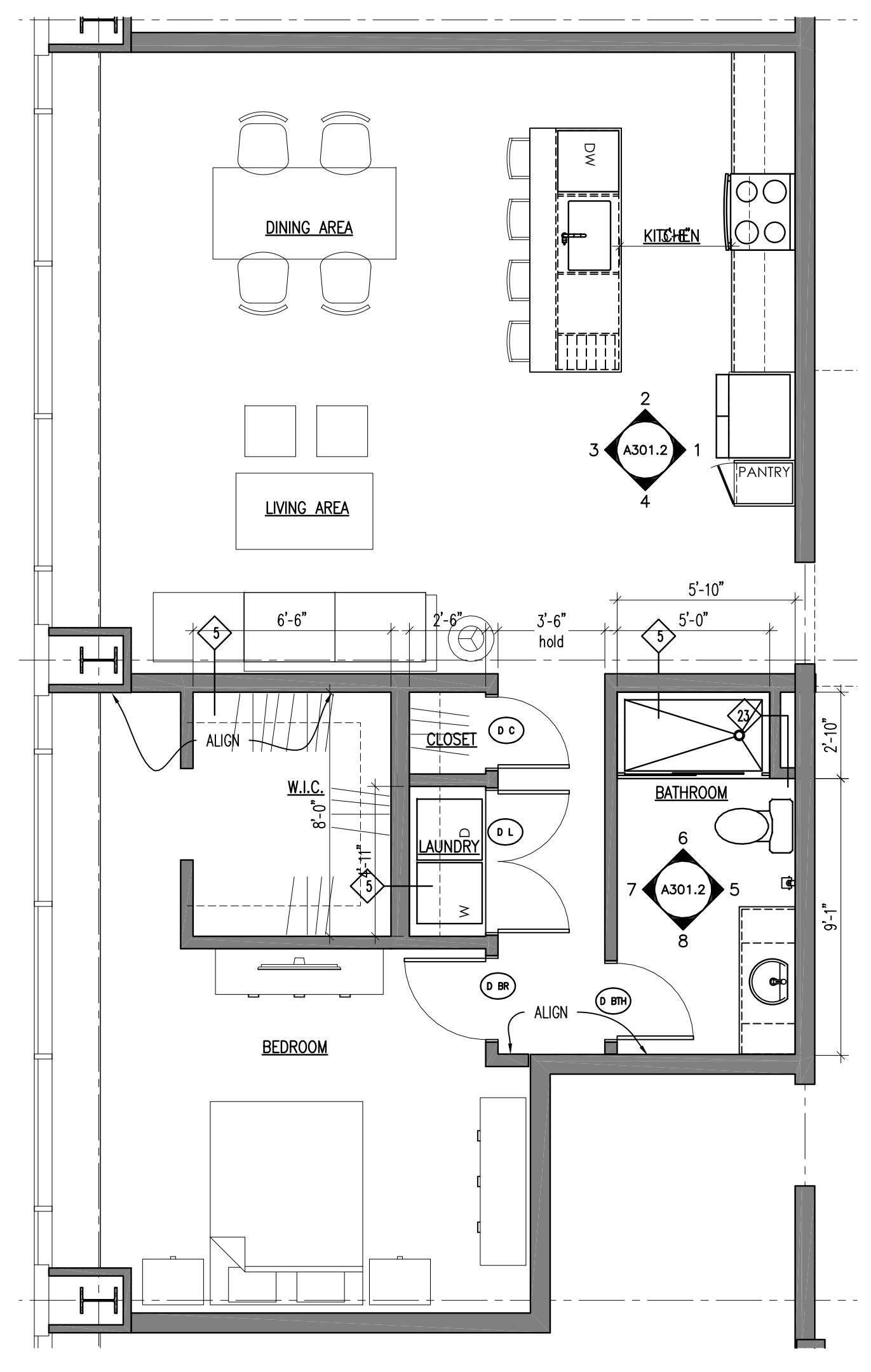
Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati, OH 45202

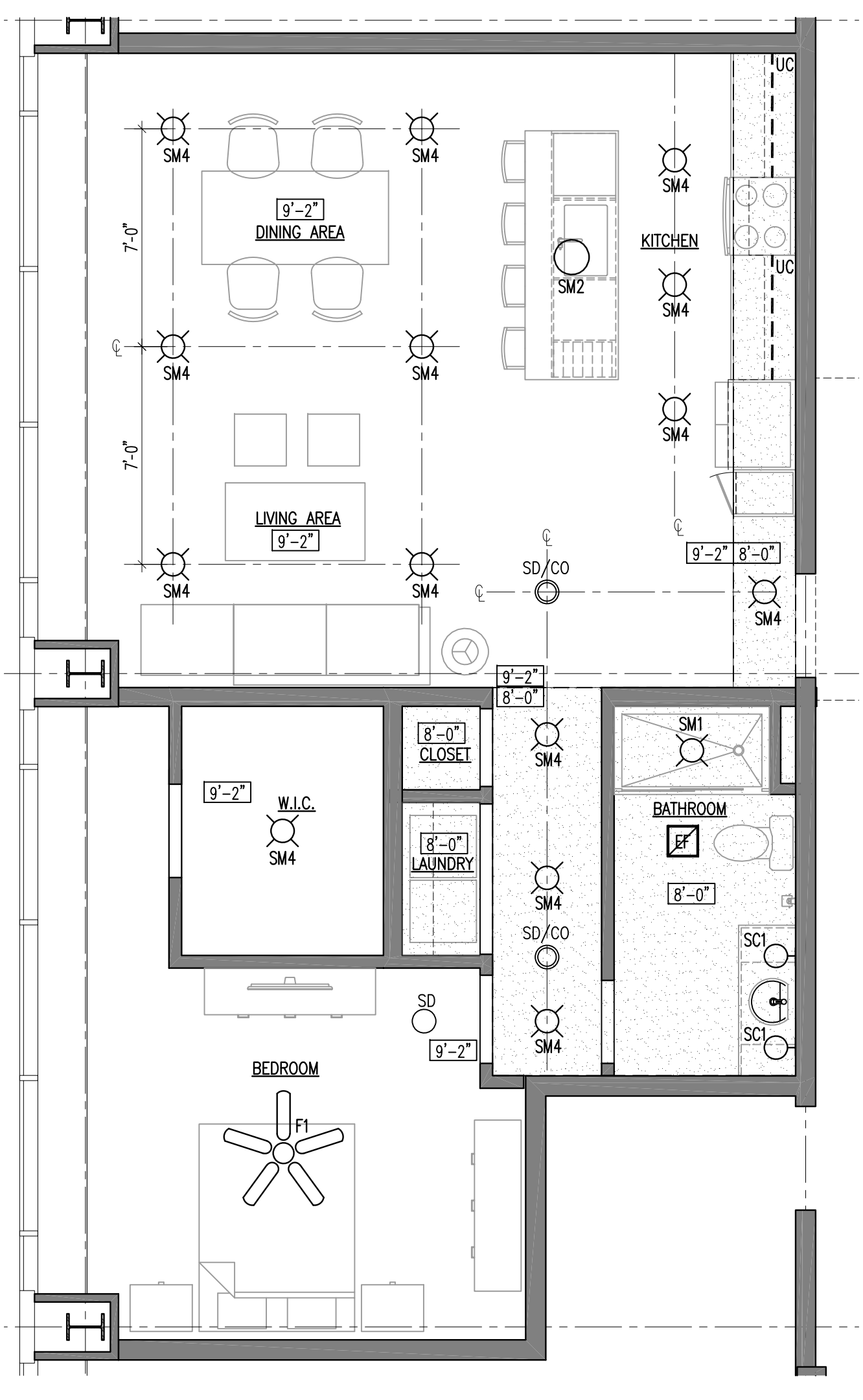
Formica Building	No.	Revisions	Date
115 E 5th Street			11.14.2022
Cincinnati, Ohio 45202	ENG CHG #1		
Sheet Title	Unit P.2	Issue Date	
Project #	2022_259	Checked	
Scale	As Noted	Drawn	

GENERAL APARTMENT NOTES

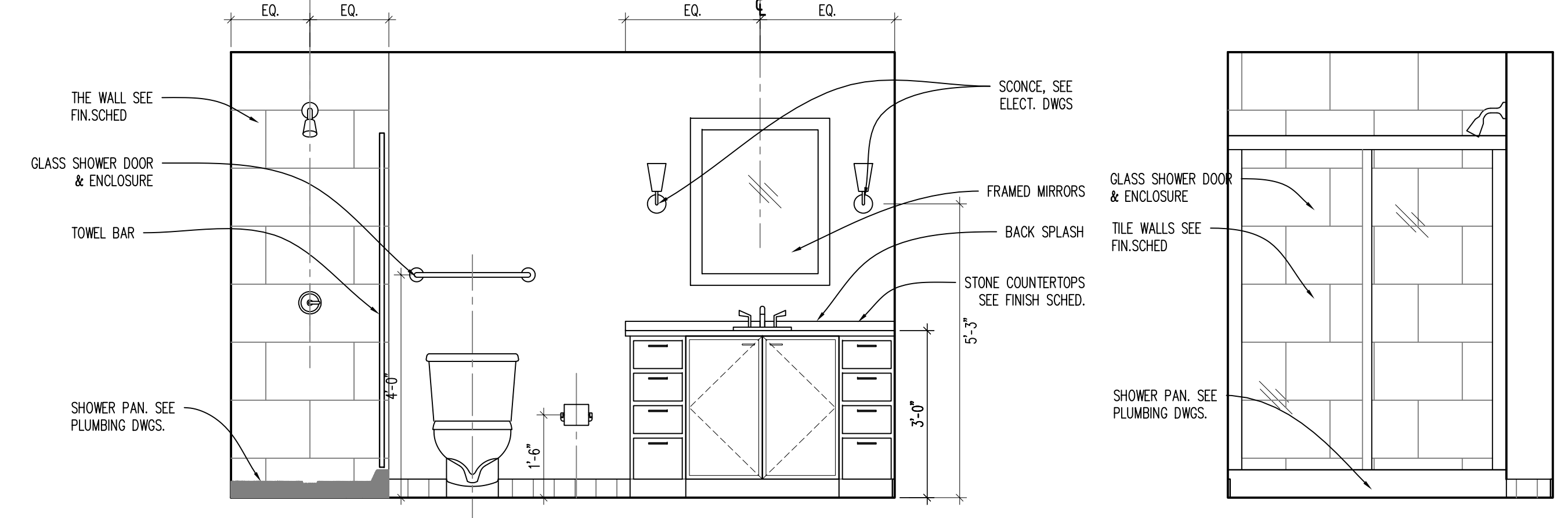
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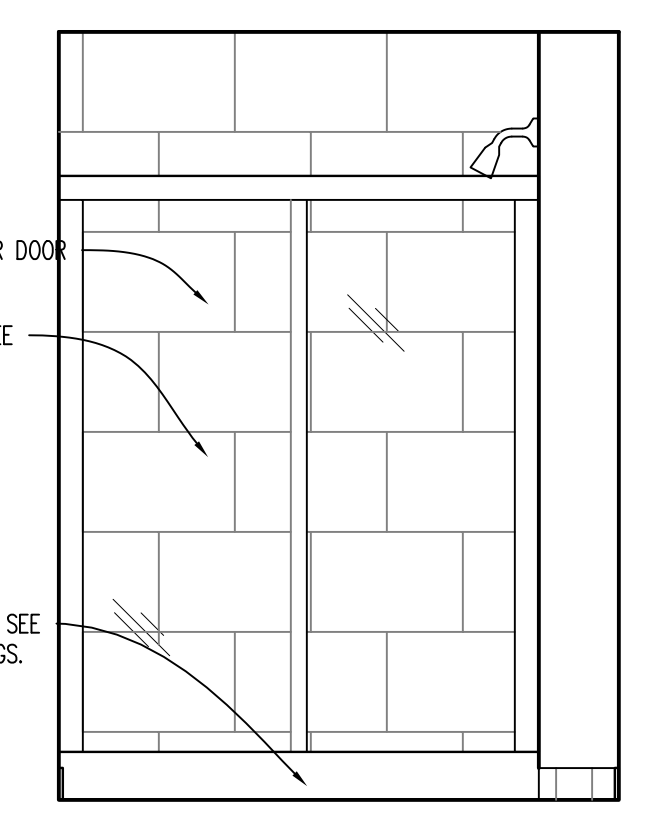
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



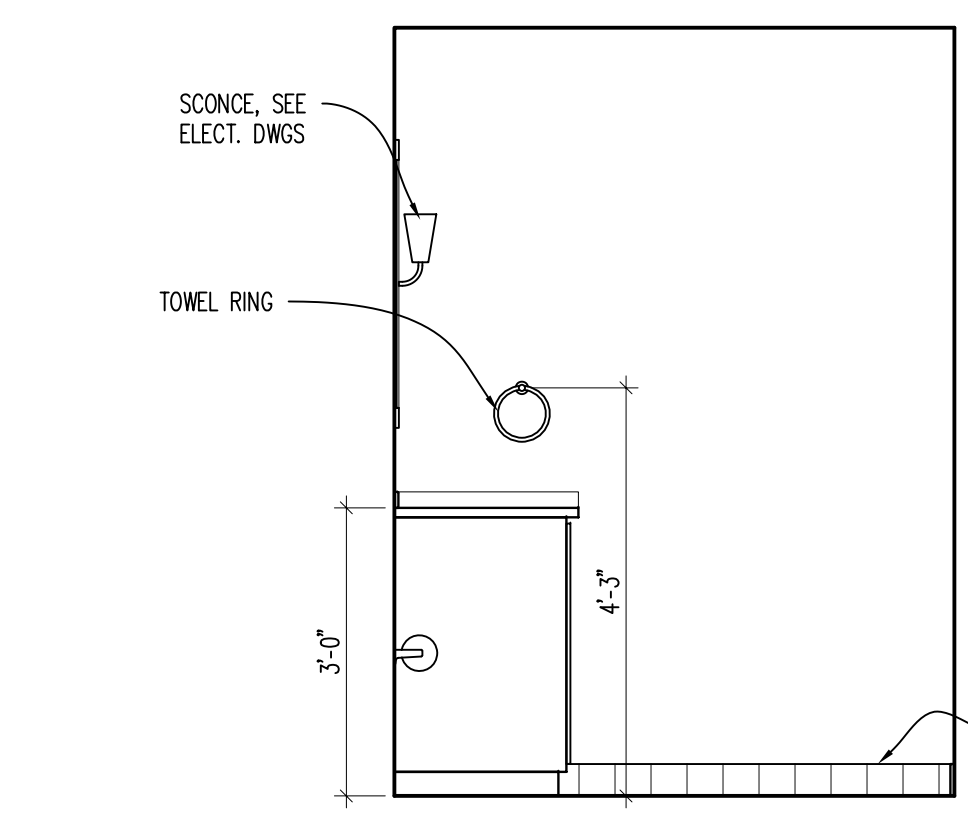
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



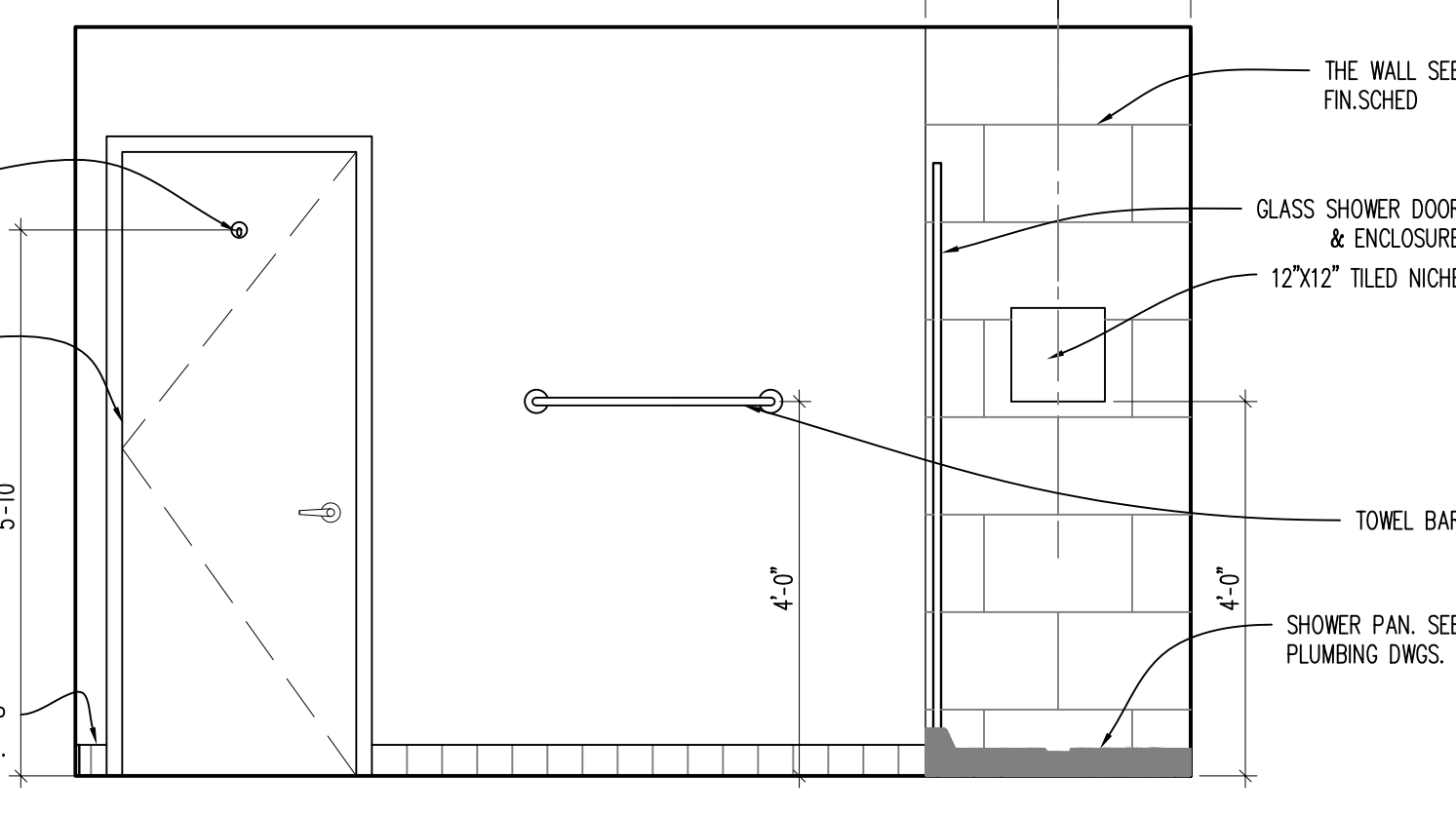
ELEVATION 5
SCALE: 1/2" = 1'-0"



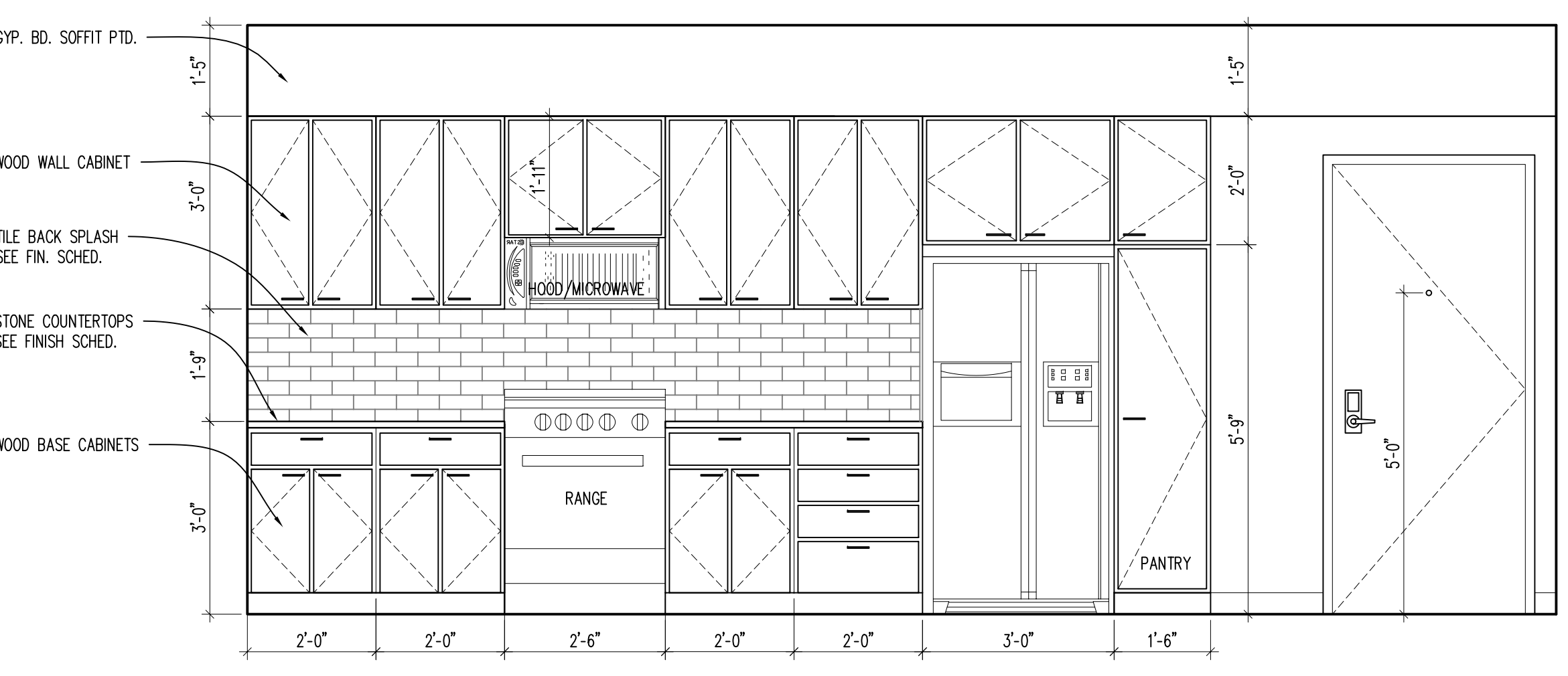
ELEVATION 6
SCALE: 1/2" = 1'-0"



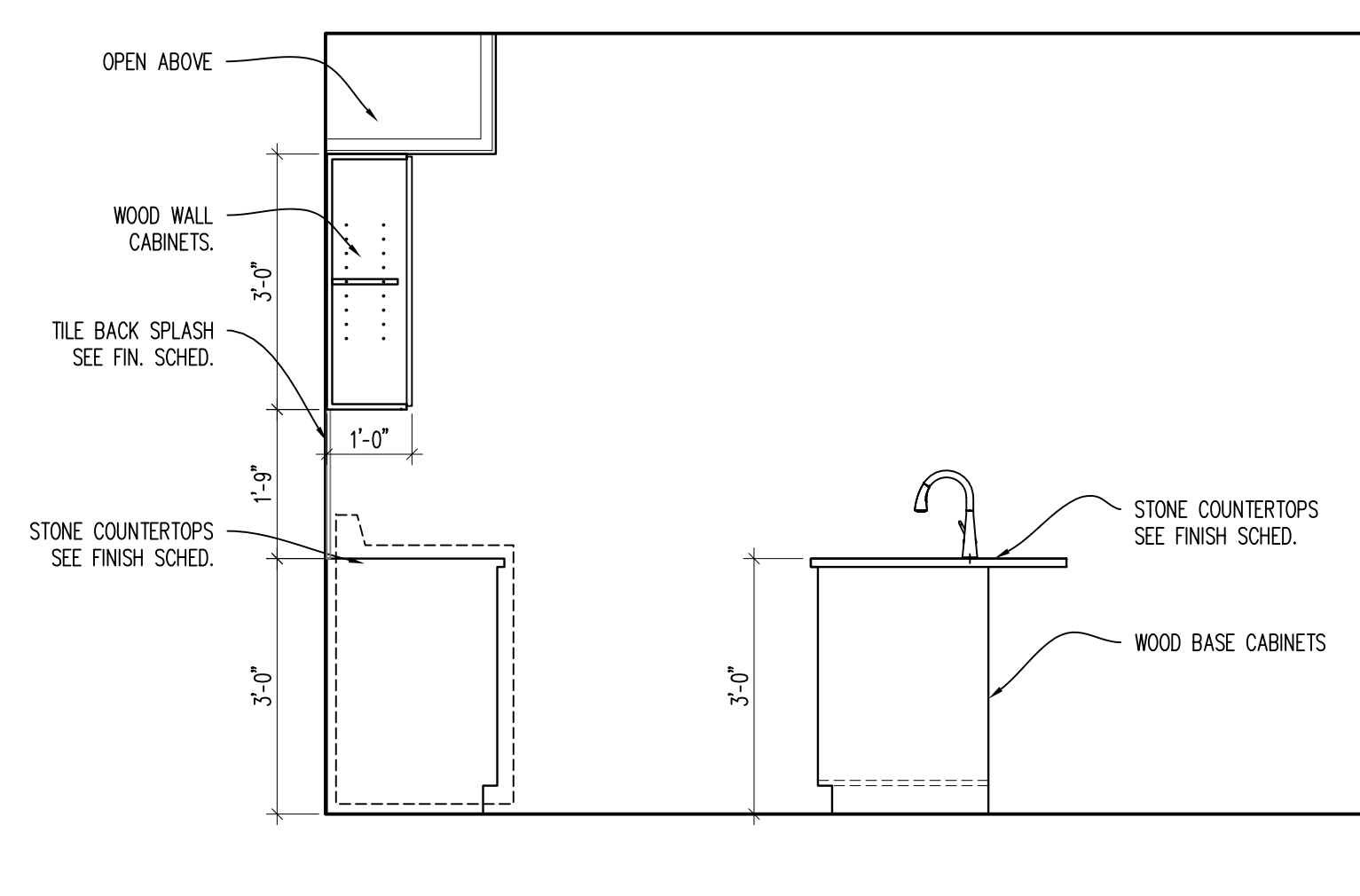
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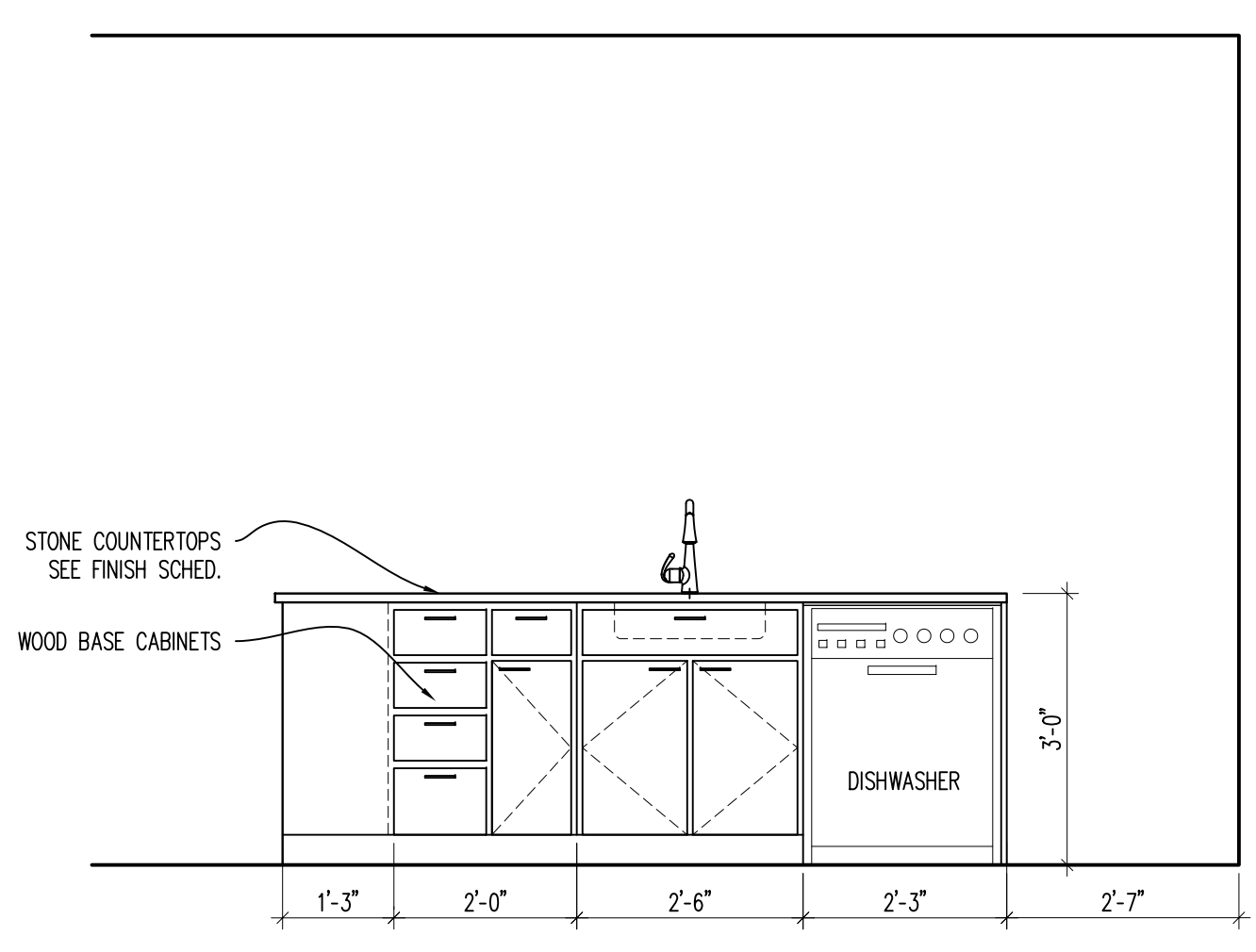
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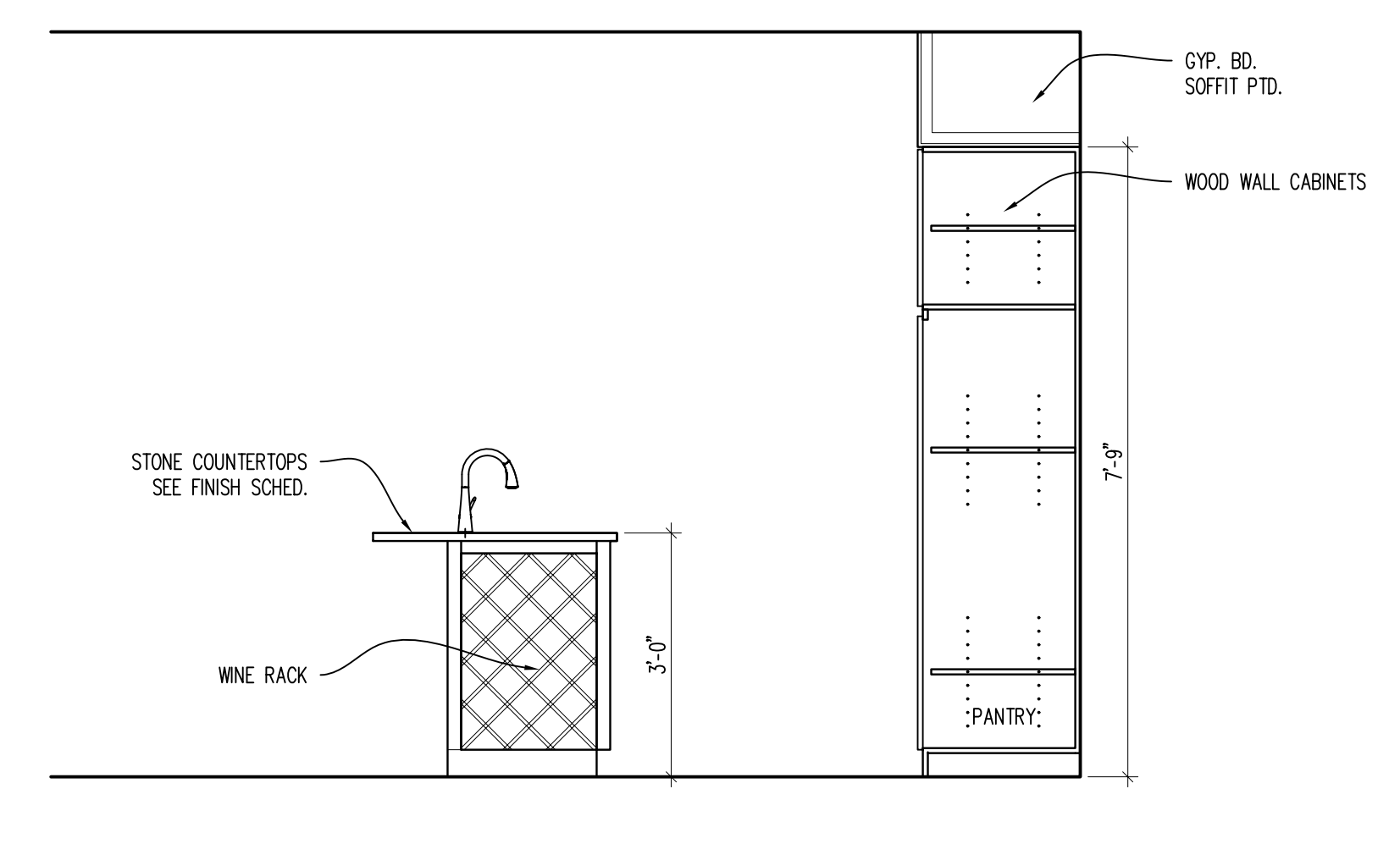
ELEVATION 1
SCALE: 1/2" = 1'-0"



ELEVATION 2
SCALE: 1/2" = 1'-0"



ELEVATION 3
SCALE: 1/2" = 1'-0"



ELEVATION 4
SCALE: 1/2" = 1'-0"

APARTMENT ROOM FINISH SCHEDULE

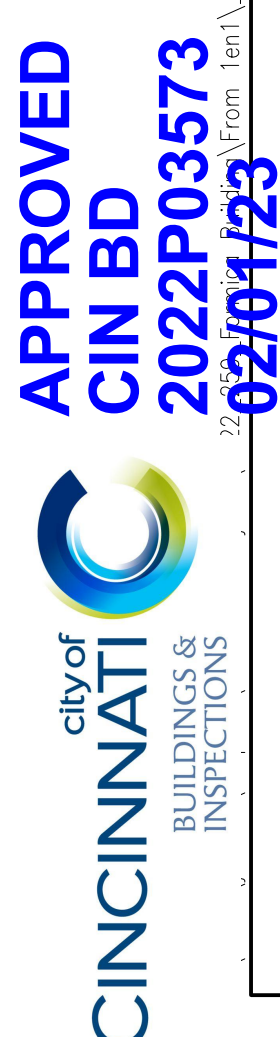
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

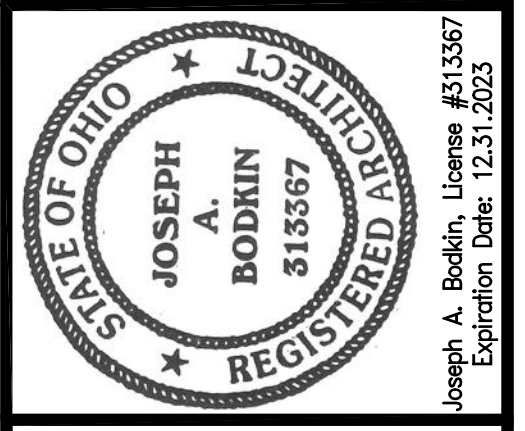
APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL				
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	PRE-HUNG STAINED
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	PRE-HUNG STAINED
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	PRE-HUNG STAINED
D L	LAUNDRY	(2'-4"x2) 4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	PRE-HUNG STAINED

A301.2



GPR. BD. SOFFIT PTD. 1'-5"
 WOOD WALL CABINET 5'-0"
 TILE BACK SPLASH SEE FIN. SCHED.
 STONE COUNTERTOPS SEE FINISH SCHED.
 WOOD BASE CABINETS 5'-0"
 RANGE
 PANTRY 1'-6"
 2'-0" 2'-0" 2'-6" 2'-0" 2'-0" 5'-0" 1'-6"
 1'-5" 2'-0" 5'-9" 5'-0"



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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
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Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202
Sheet Title: Unit B.2
Construction
Project No: 2022_259
Scale: As Noted
Date: 12/02/2022 FOR PERMIT
Checked: [Signature]

A301.2

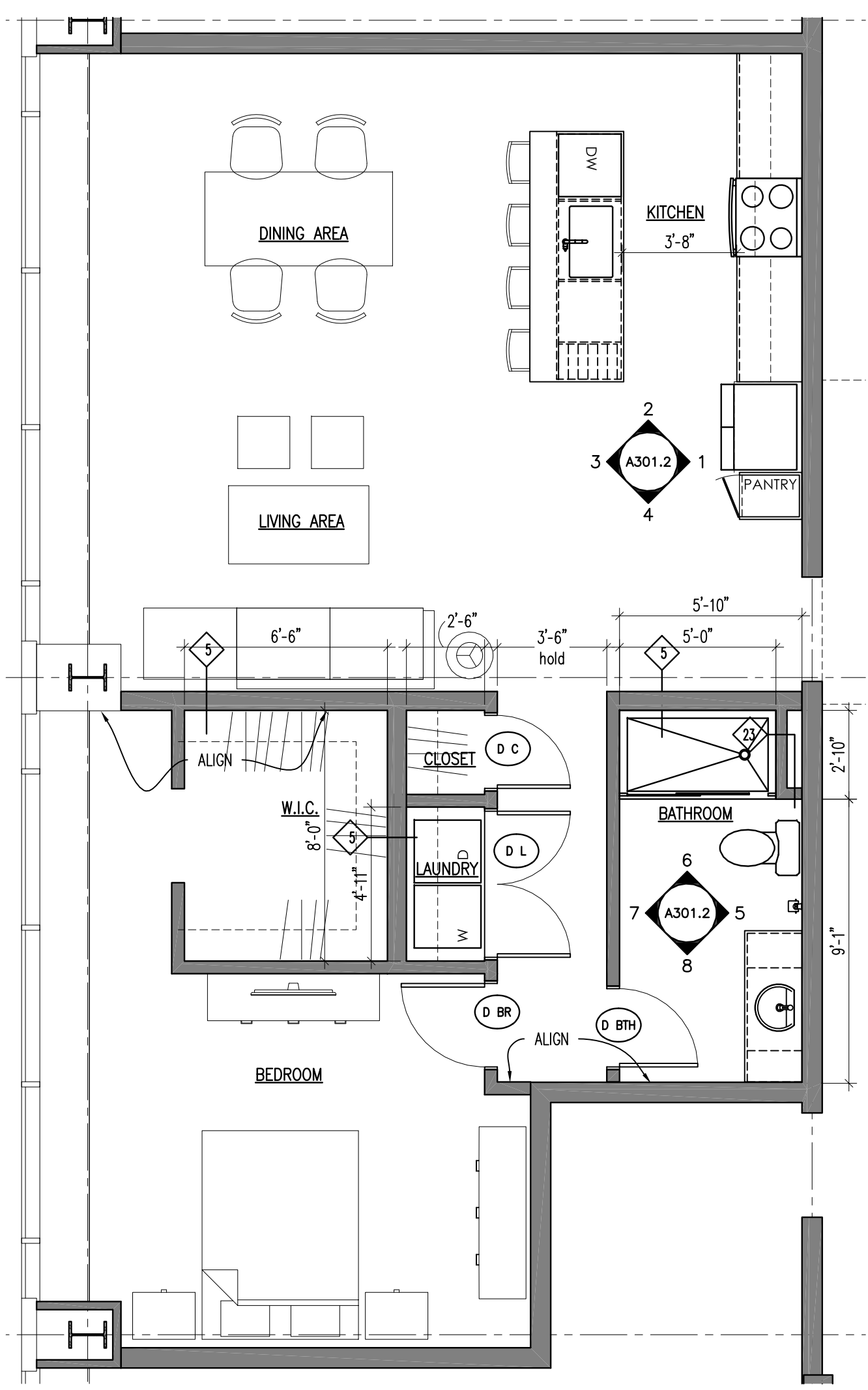
GENERAL APARTMENT NOTES

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- SHOWER PAN B.O.D.: ROOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. (U.N.O.)
- SEE SHEET A800 FOR MATERIAL SCHEDULE.
- SEE SHEET A502 DTL. 6 FOR LAUNDRY ROOM CABINET DETAIL.

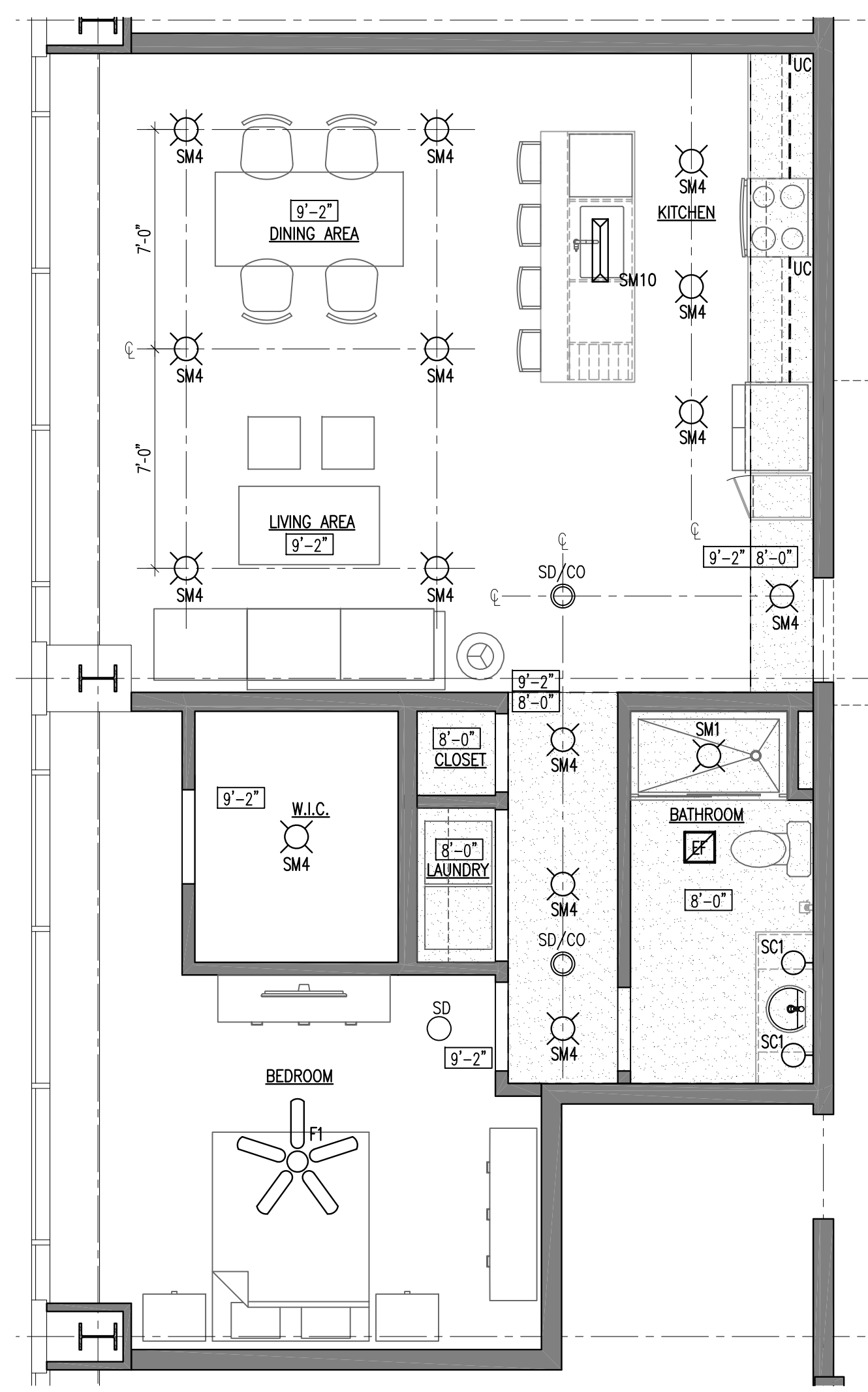
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
BOCK KRUEGER
513.813.0833

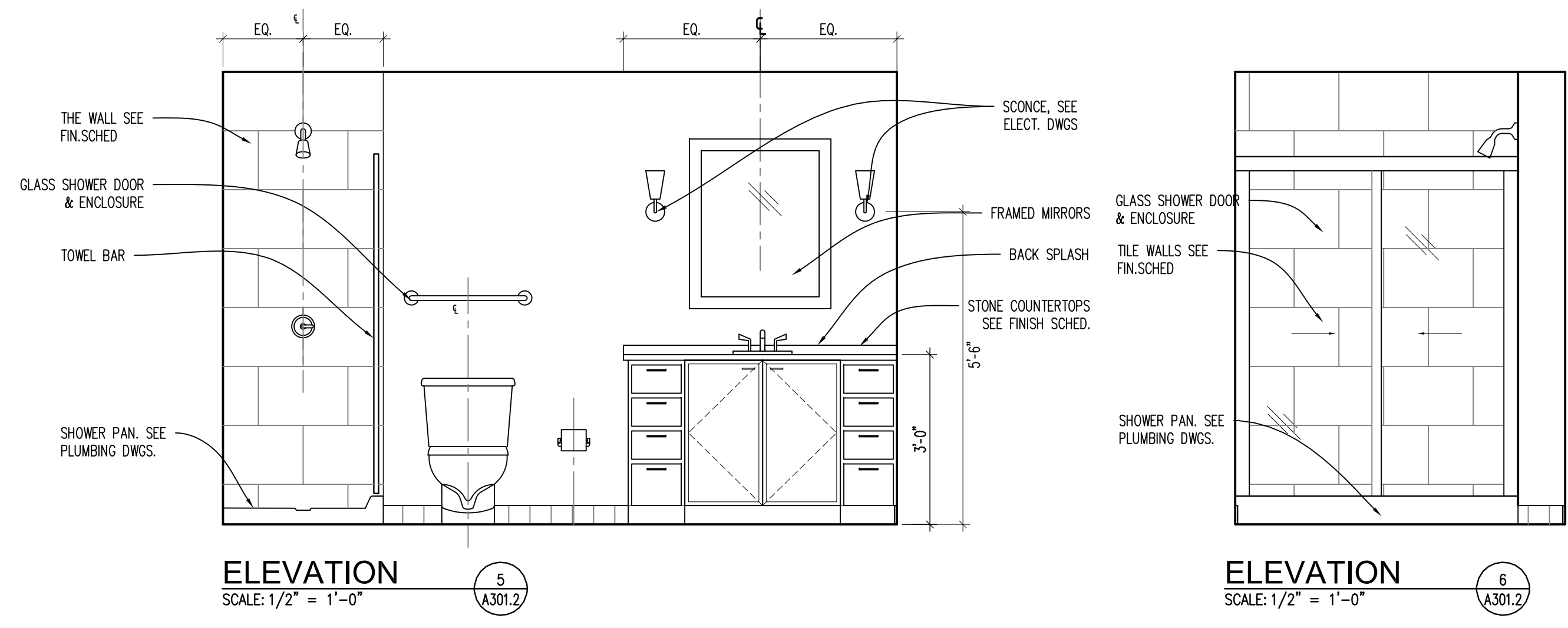
- 12 SURFACE TBD
- 22 SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- V1 VANITY WALL LIGHT
- SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



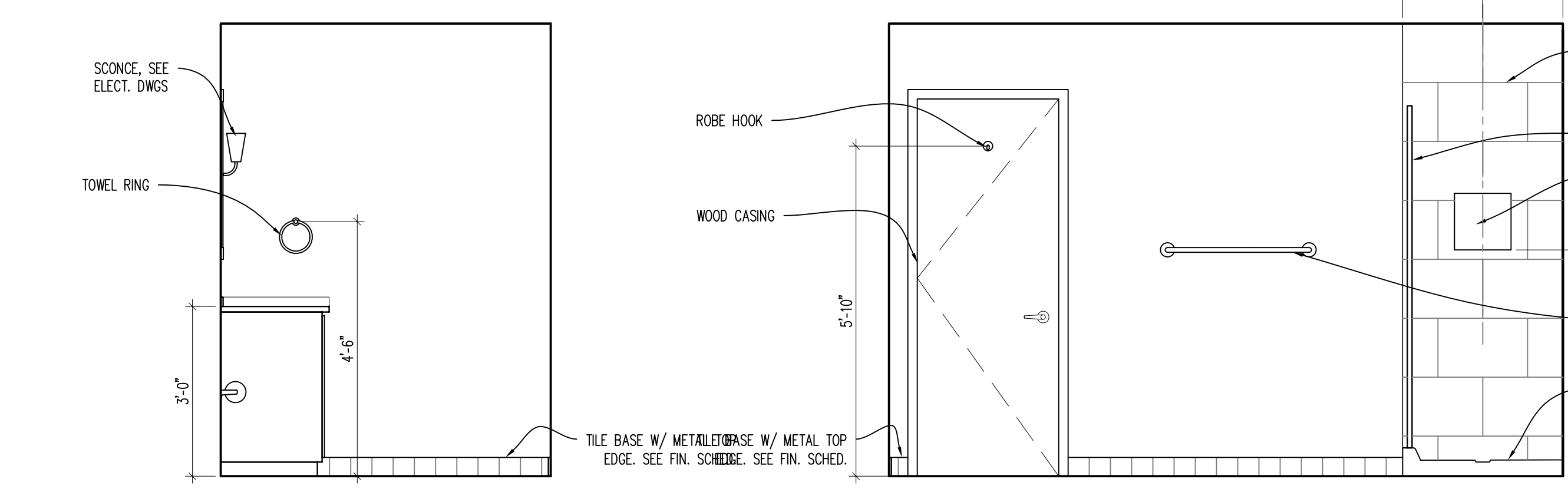
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A301.2



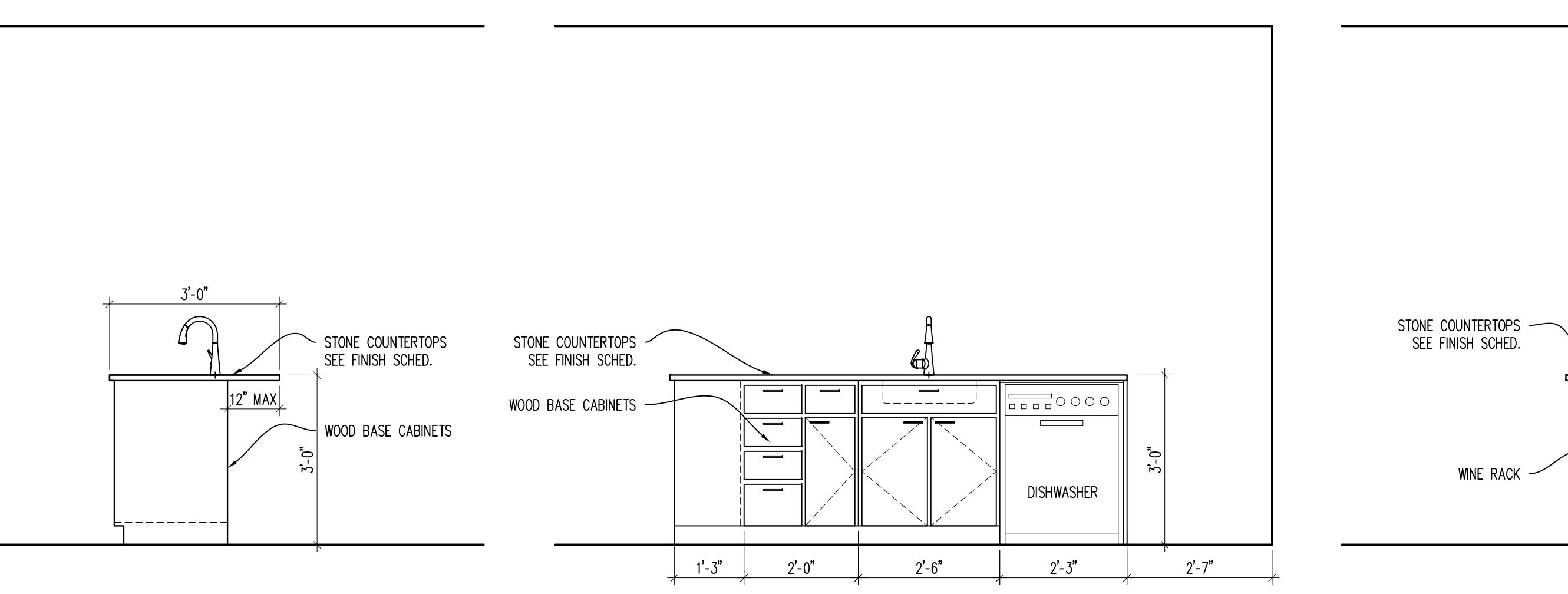
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
A301.2



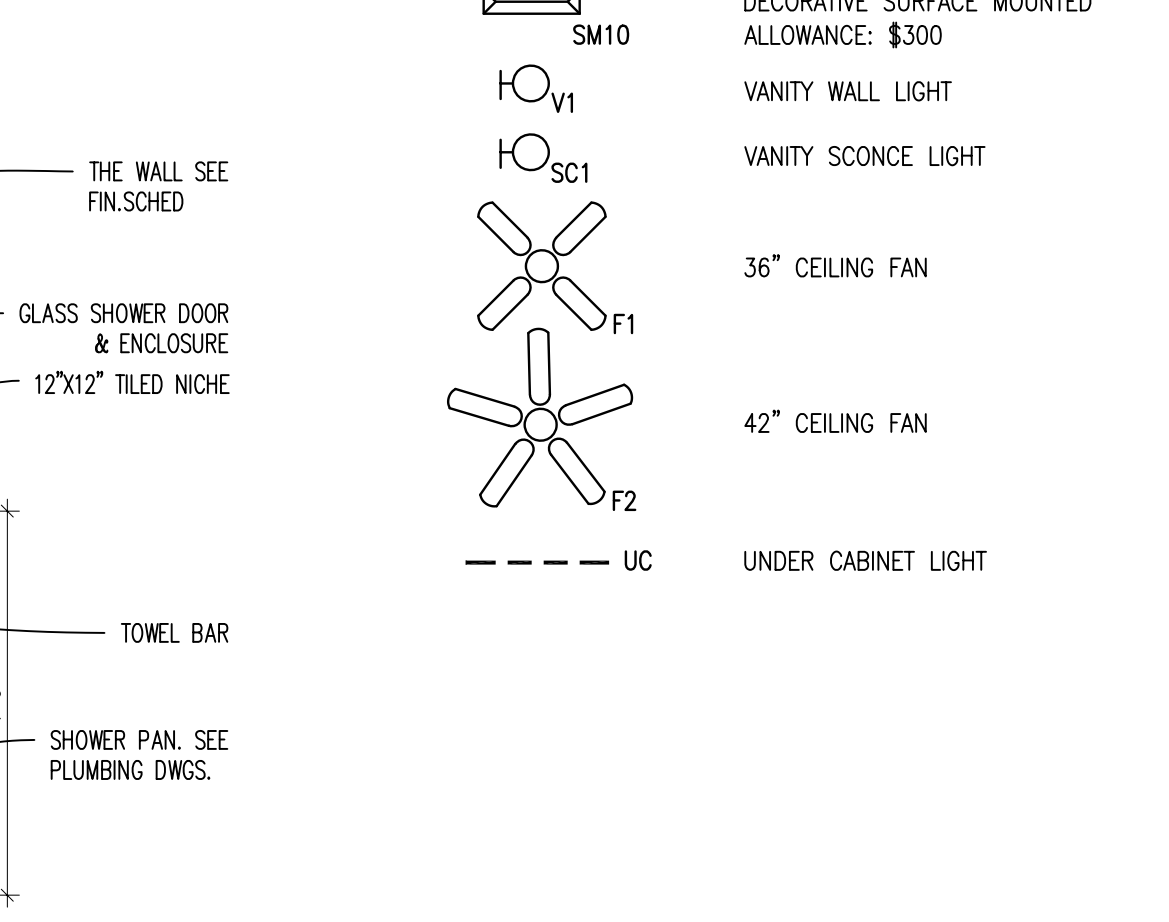
ELEVATION 5
SCALE: 1/2" = 1'-0"
A301.2



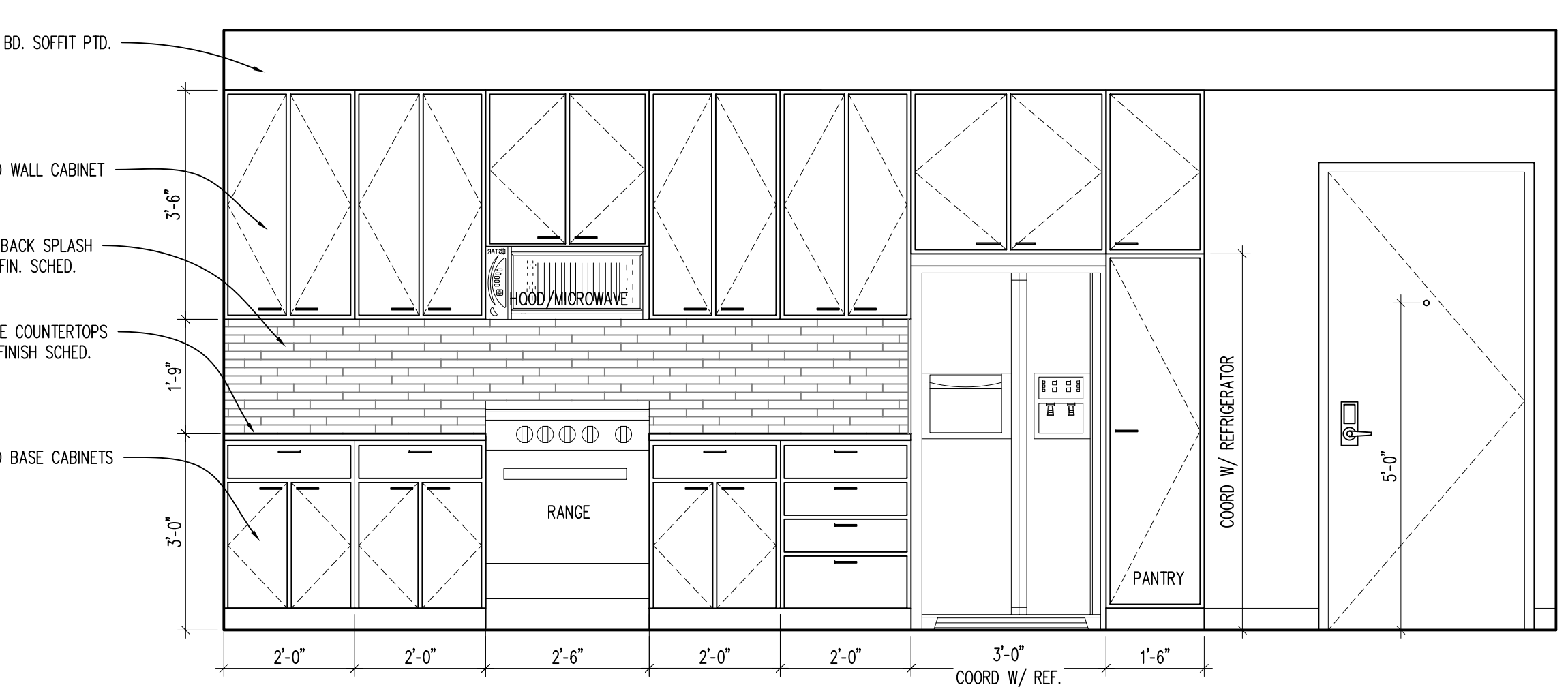
ELEVATION 7
SCALE: 1/2" = 1'-0"
A301.2



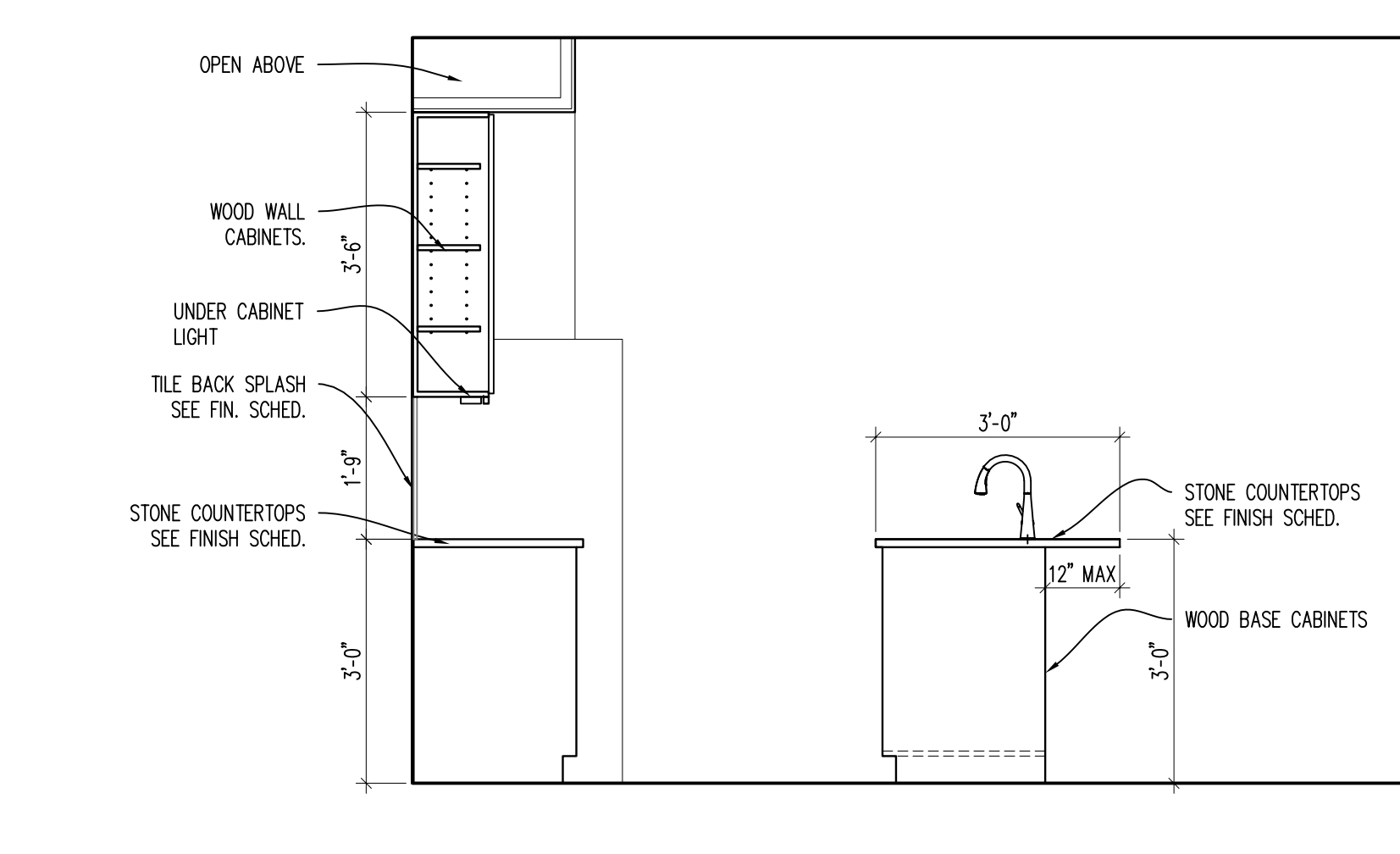
ELEVATION 8
SCALE: 1/2" = 1'-0"
A301.2



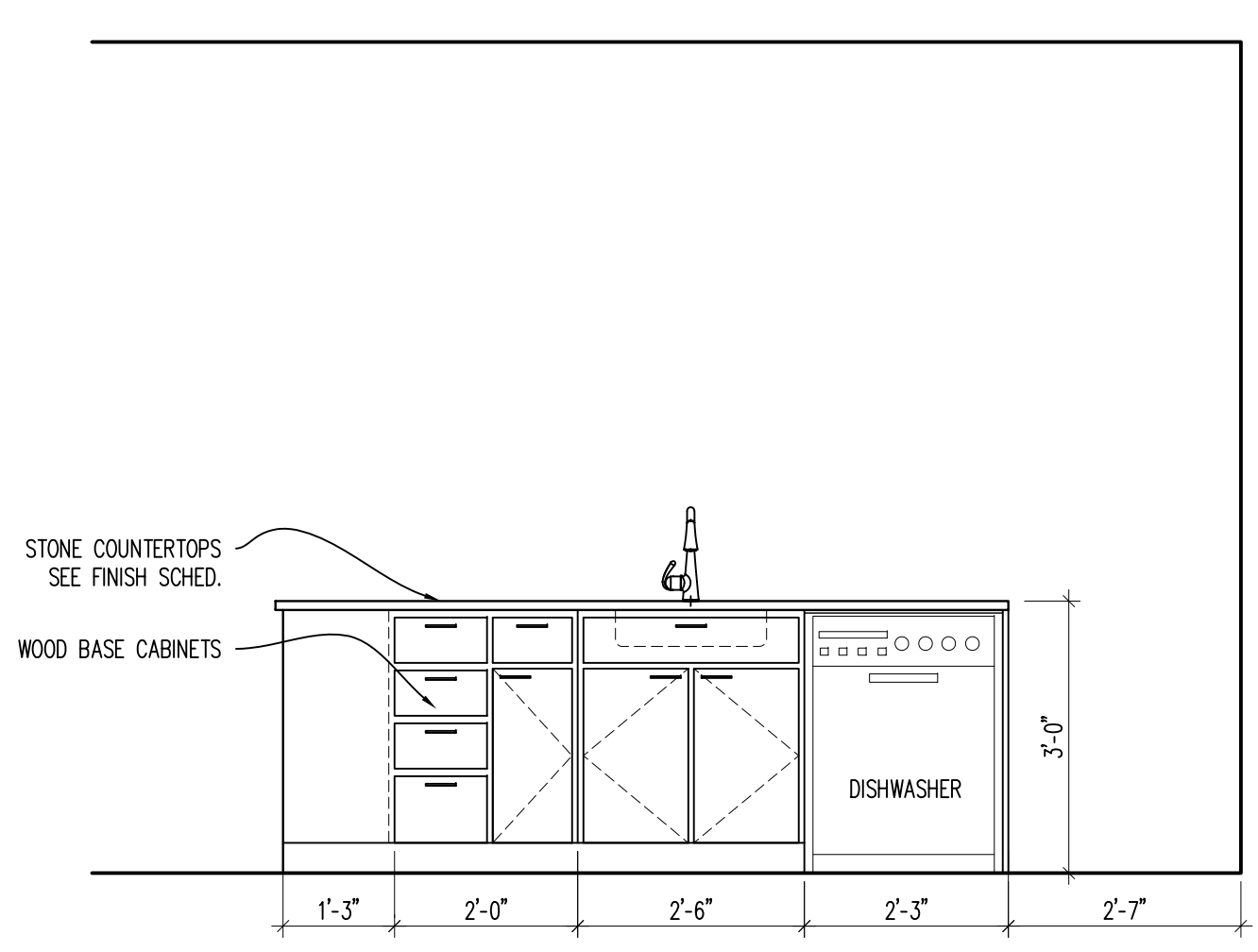
ELEVATION 6
SCALE: 1/2" = 1'-0"
A301.2



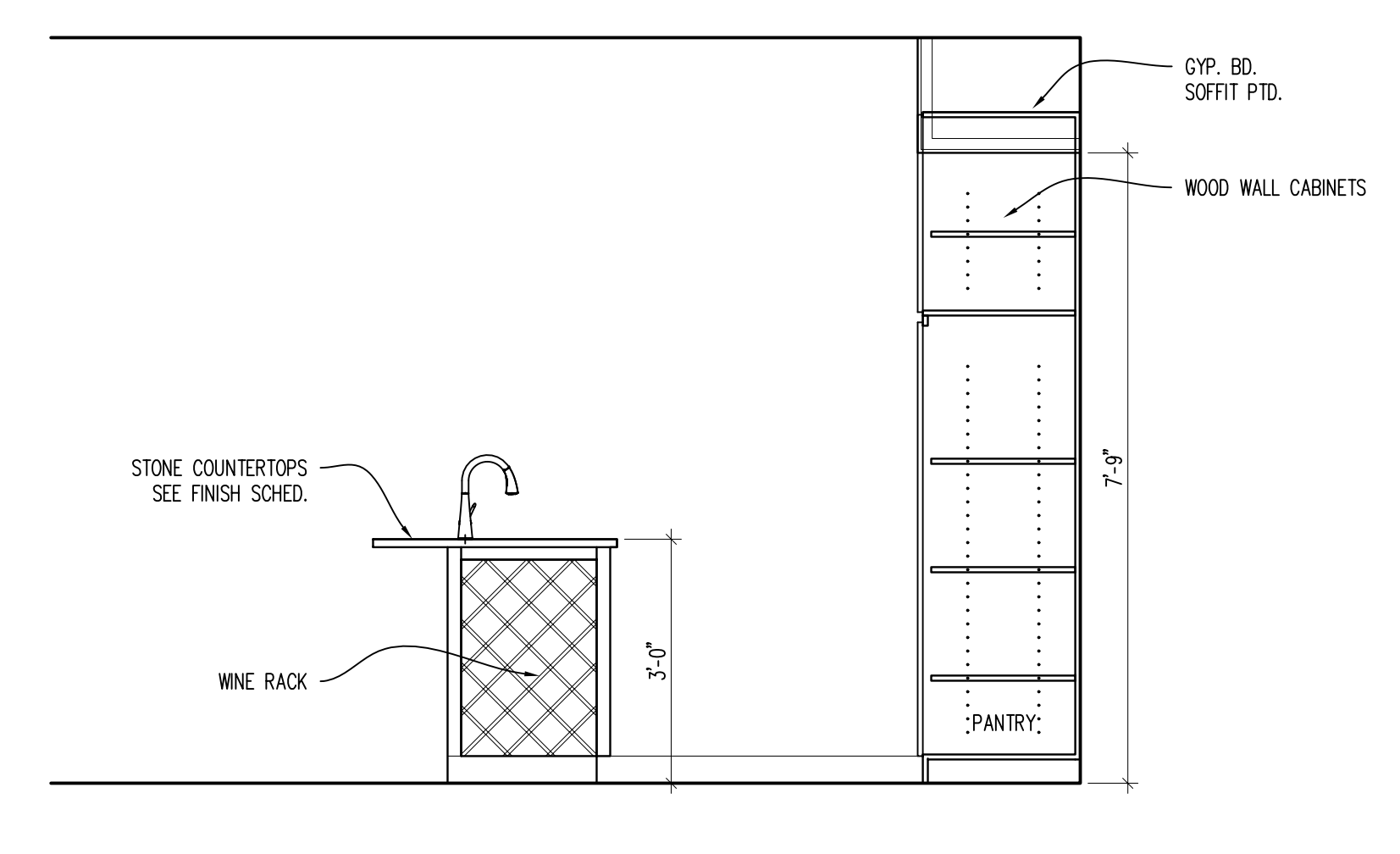
ELEVATION 1
SCALE: 1/2" = 1'-0"
A301.2



ELEVATION 2
SCALE: 1/2" = 1'-0"
A301.2



ELEVATION 3
SCALE: 1/2" = 1'-0"
A301.2



ELEVATION 4
SCALE: 1/2" = 1'-0"
A301.2

APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

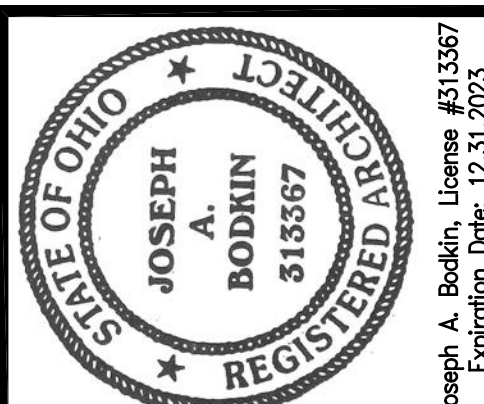
NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL				
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	PRE-HUNG, STAINED OAK
D L	LAUNDRY	(2'-4"x2) 4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	4	PRE-HUNG, STAINED OAK

APPROVED
CIN BD
2022P10119
02/02/23





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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Formica Building
115 E 5th Street
Cincinnati, Ohio 45202

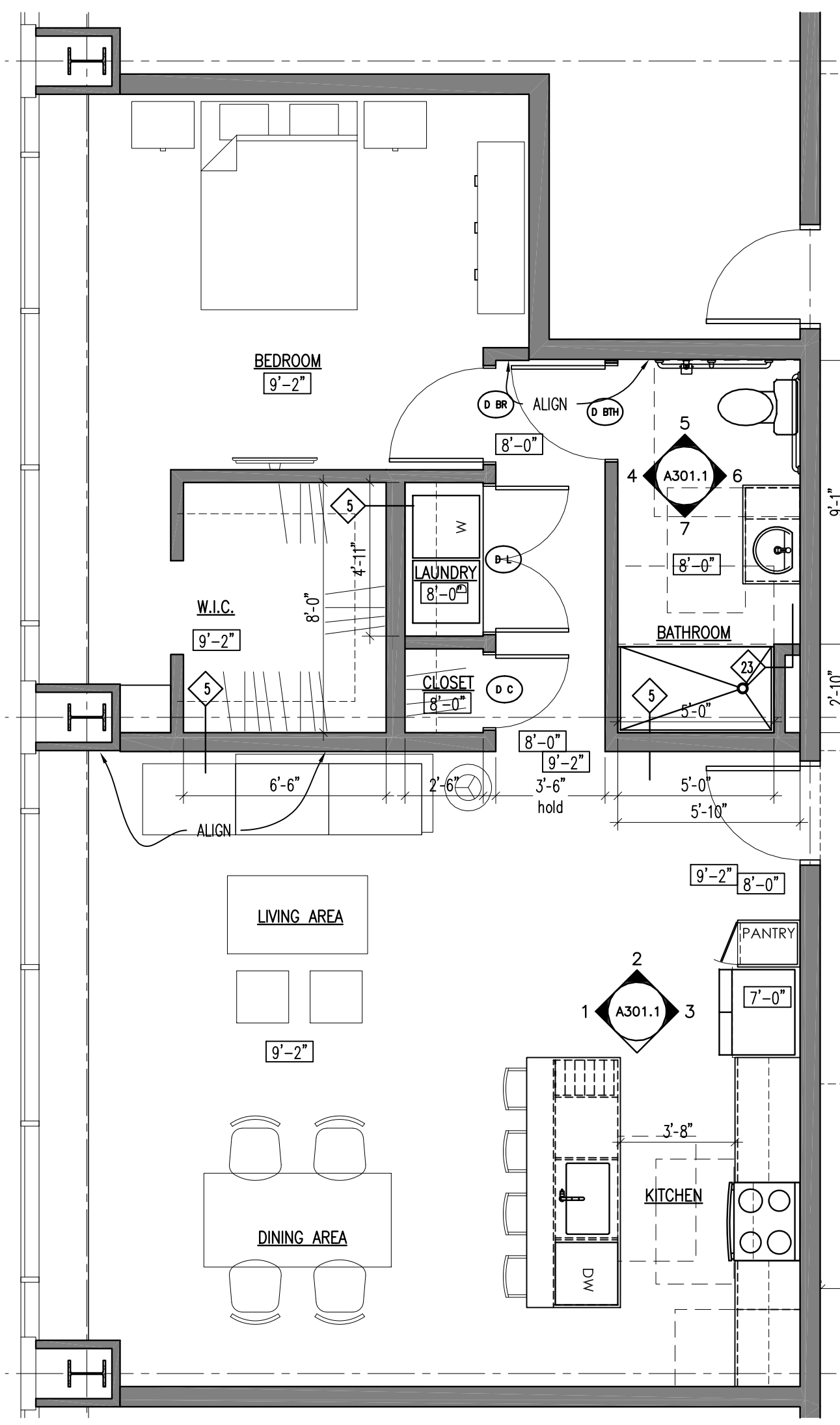
ENC CHG # 1114.2022
Date 11.14.2022

Sheet Title: B ADA
Project: 2022_259
Scale: As Noted

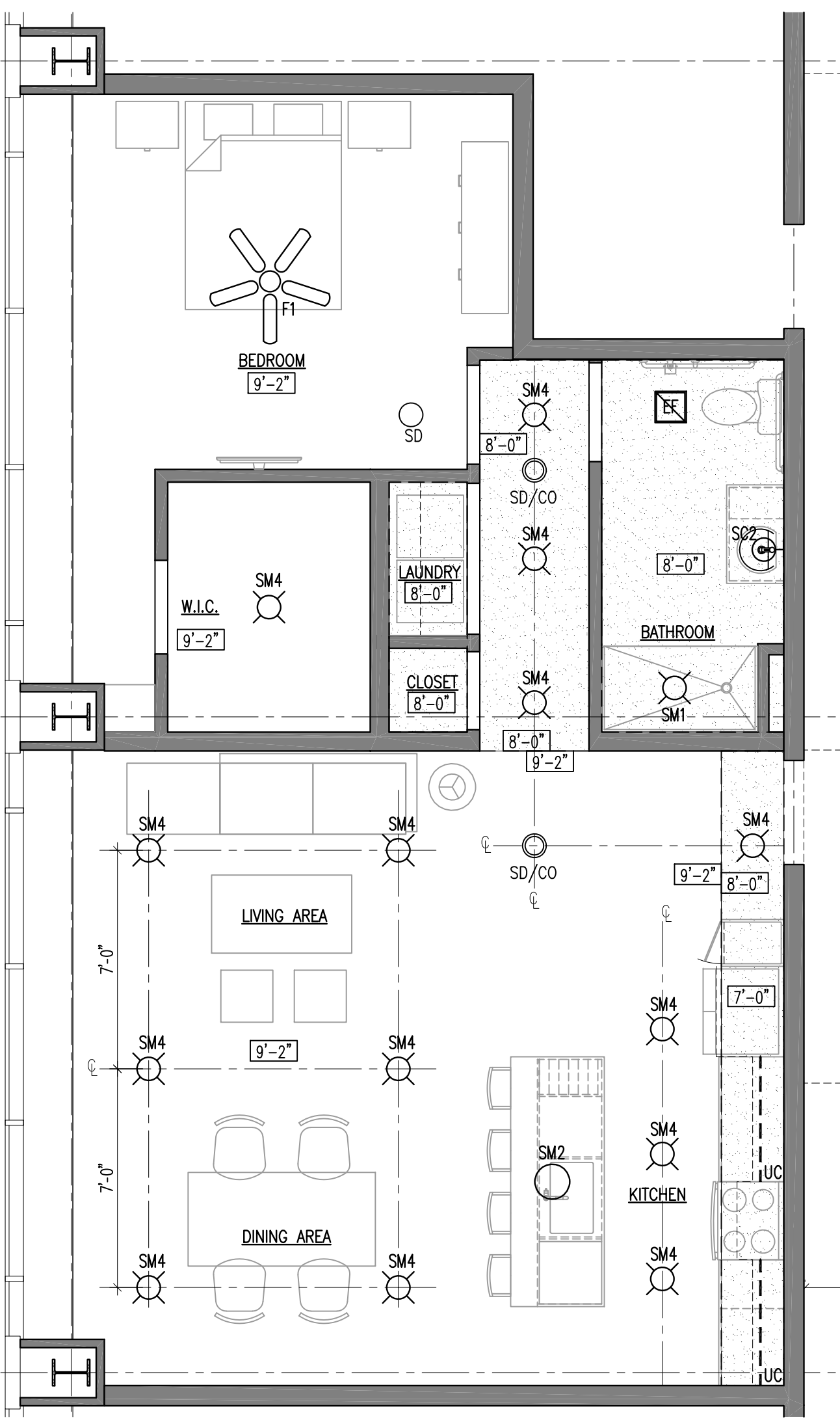
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Issue Date: []

GENERAL APARTMENT NOTES

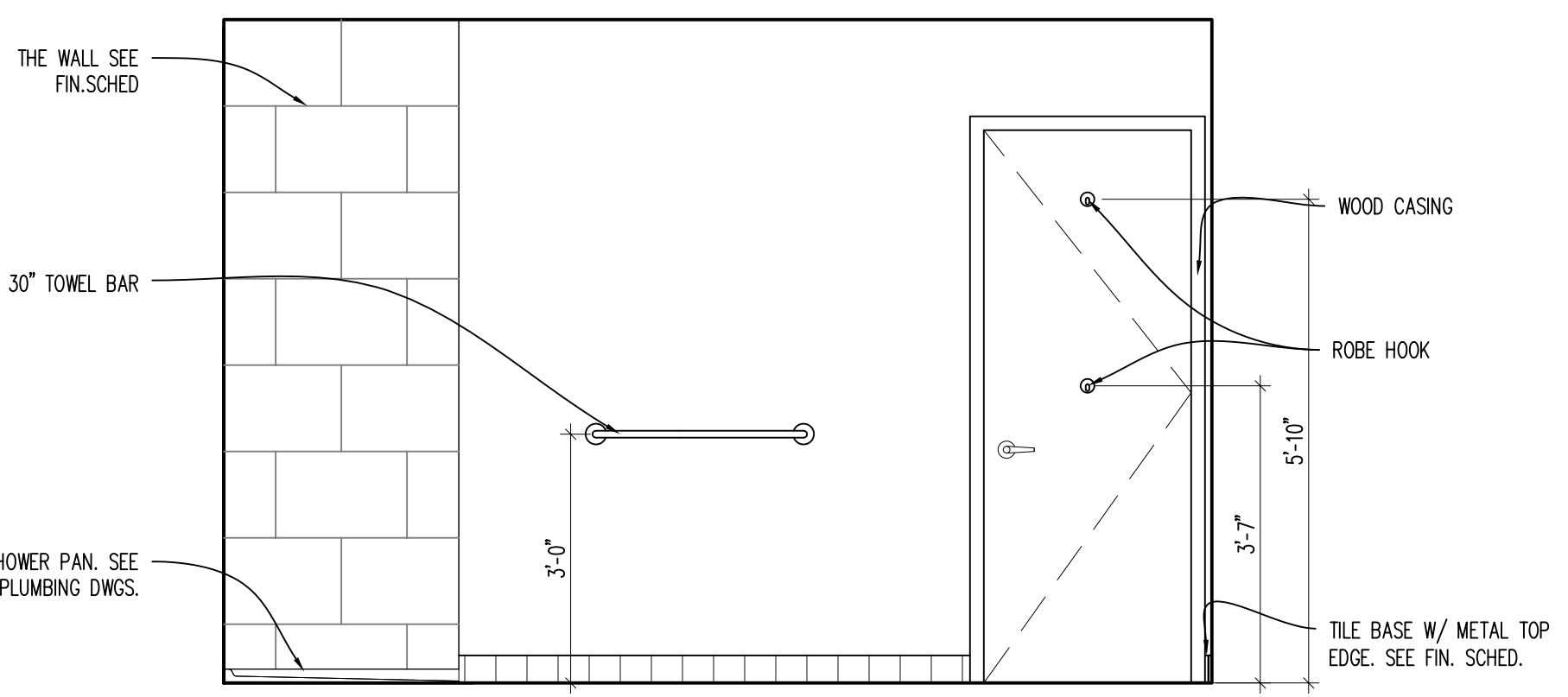
- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADATORS AND/OR FACING THE WINDOWS. TYP OF ALL.
- ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR.
- PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



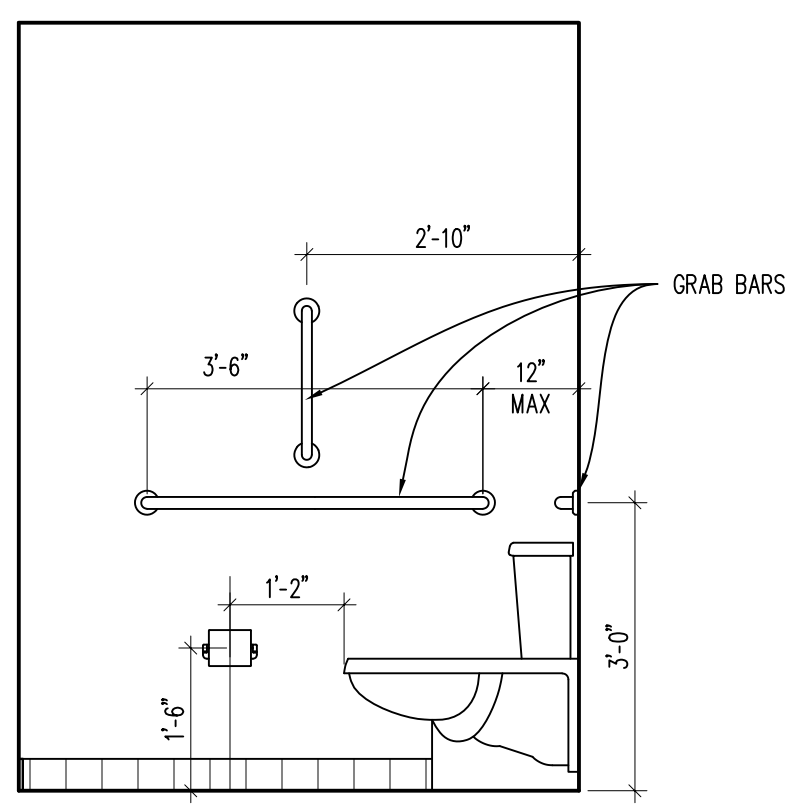
APARTMENT FLOOR PLAN - ADA
SCALE: 1/4" = 1'-0" (1) A301.ADA



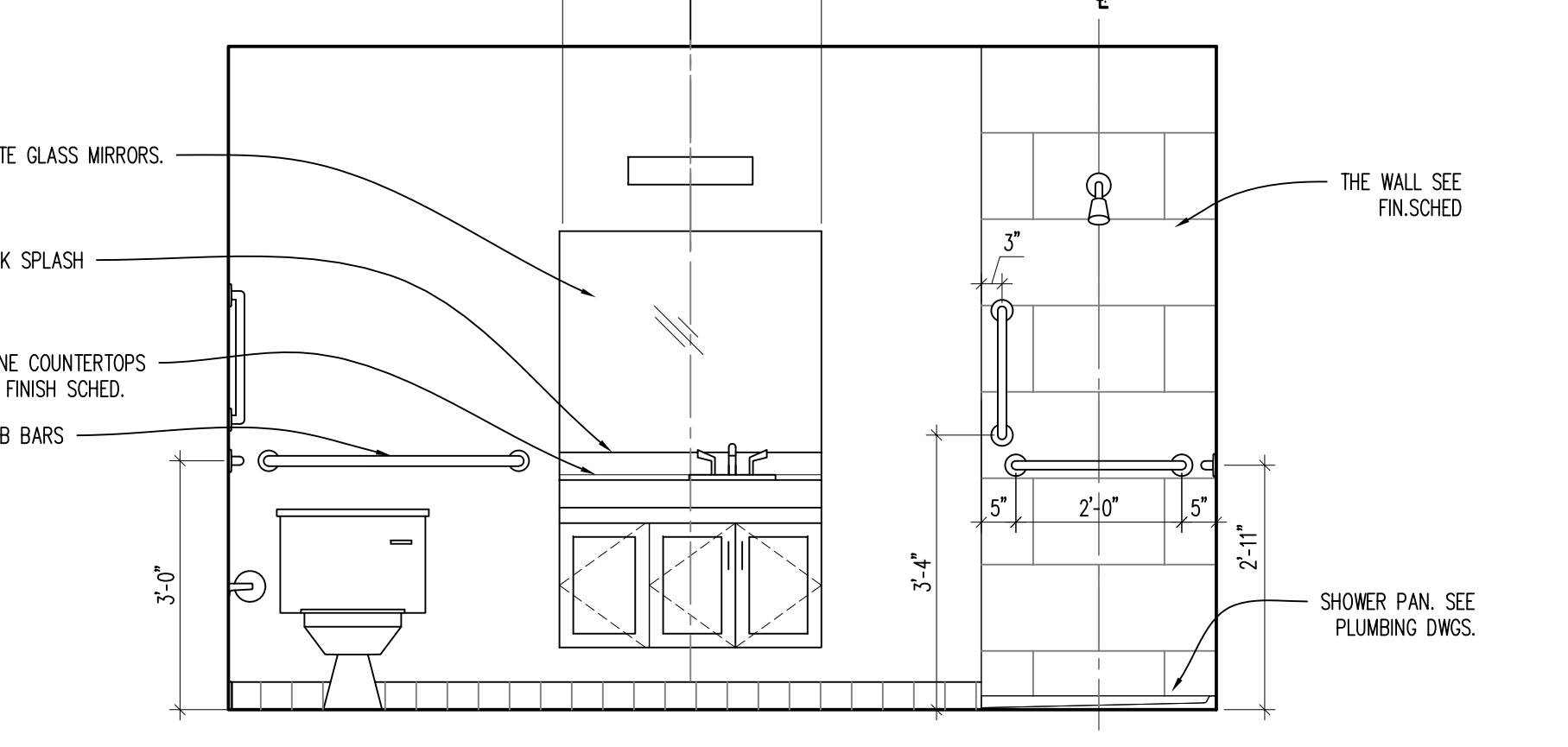
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0" (2) A301



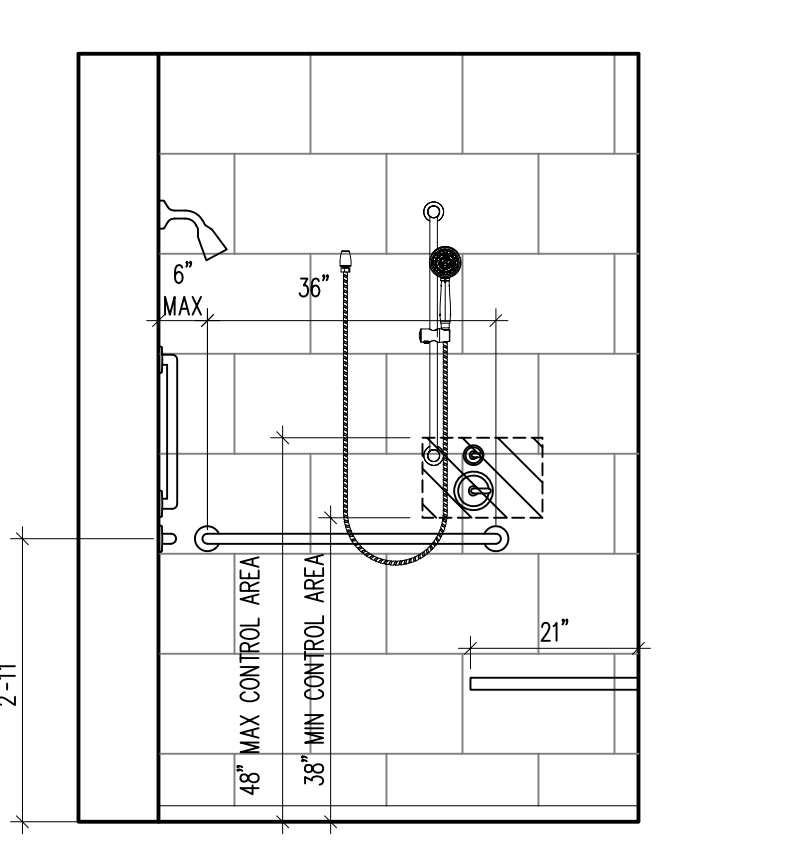
ELEVATION 4
SCALE: 1/2" = 1'-0" (4) A301.ADA



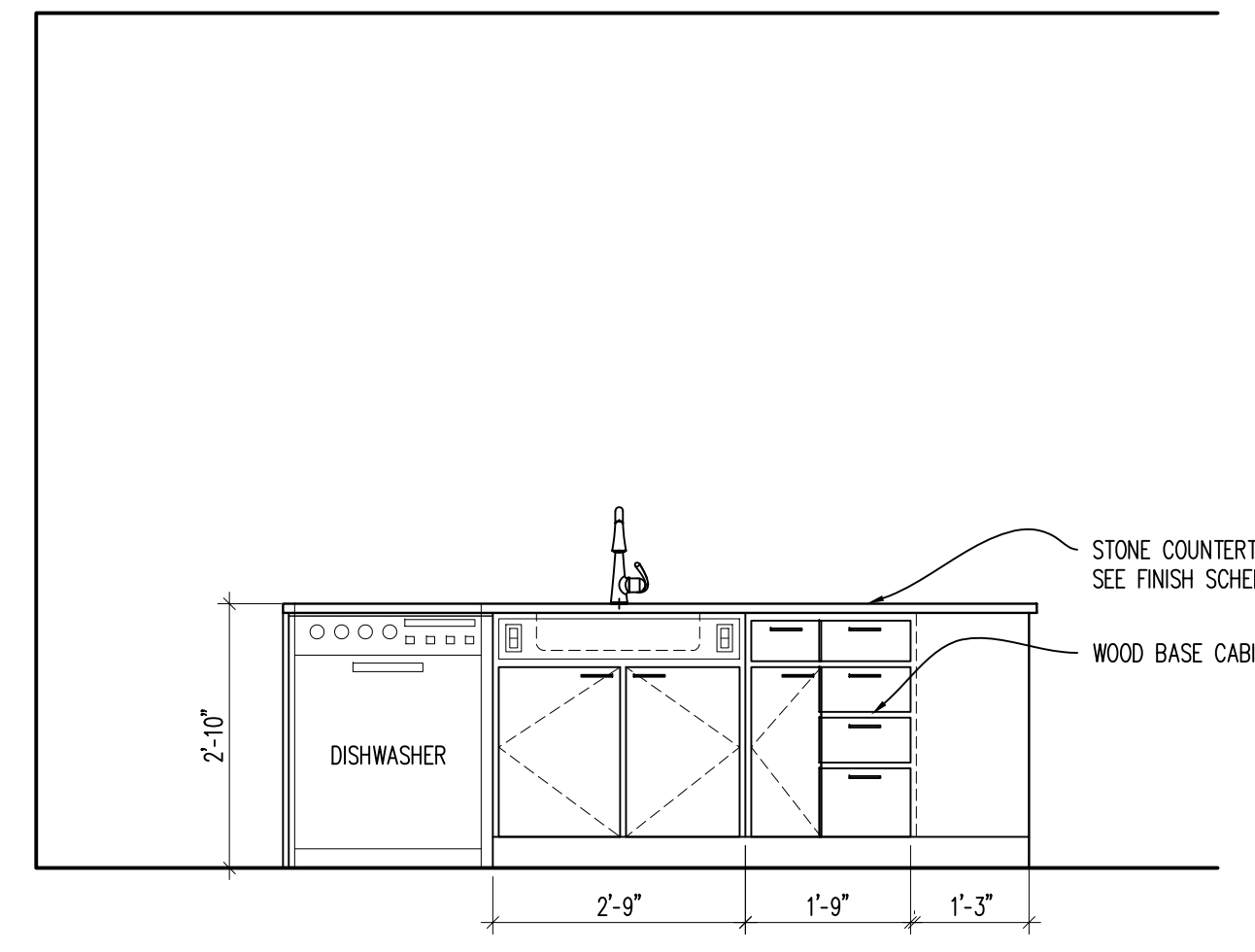
ELEVATION 5
SCALE: 1/2" = 1'-0" (5) A301.ADA



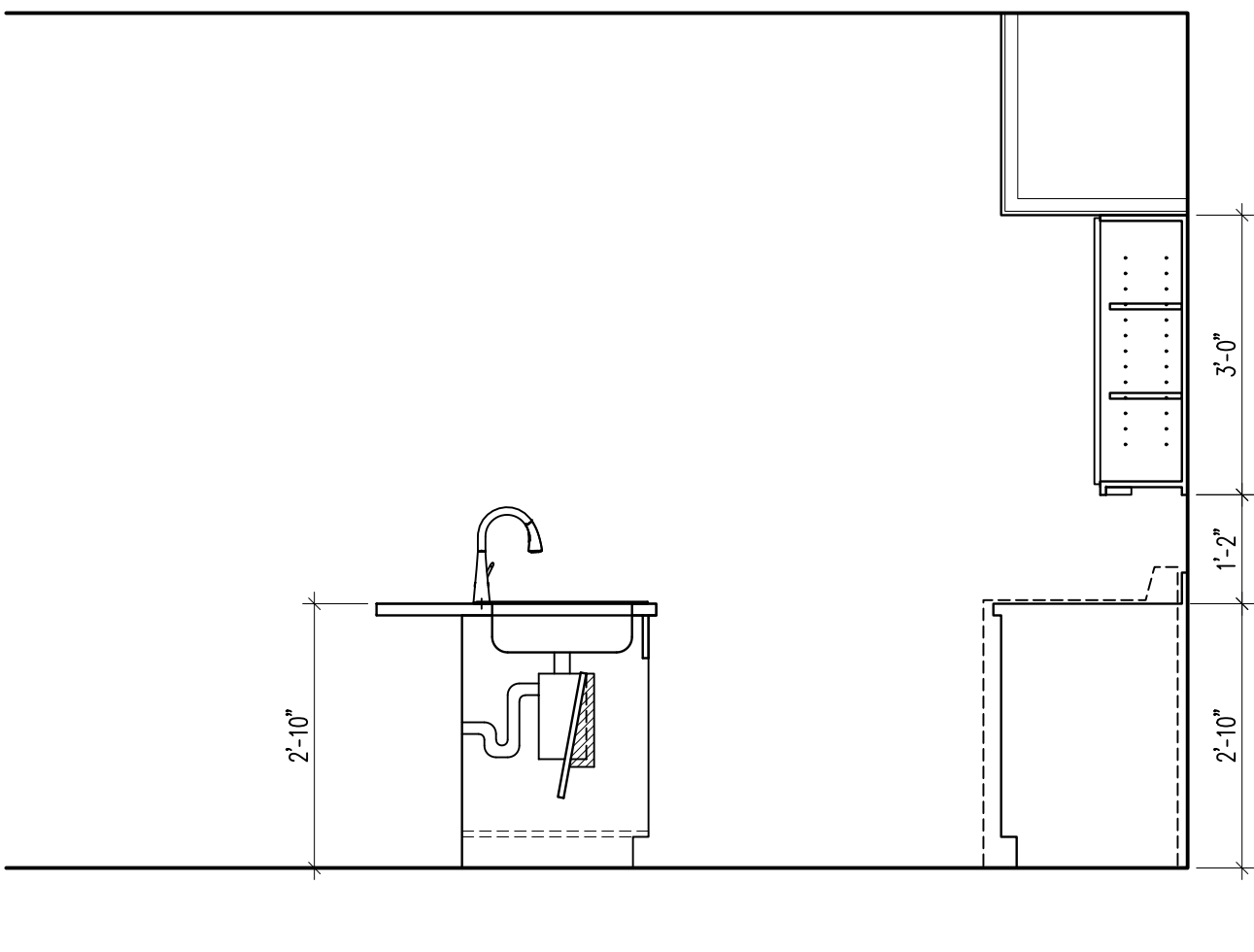
ELEVATION 6
SCALE: 1/2" = 1'-0" (6) A301.ADA



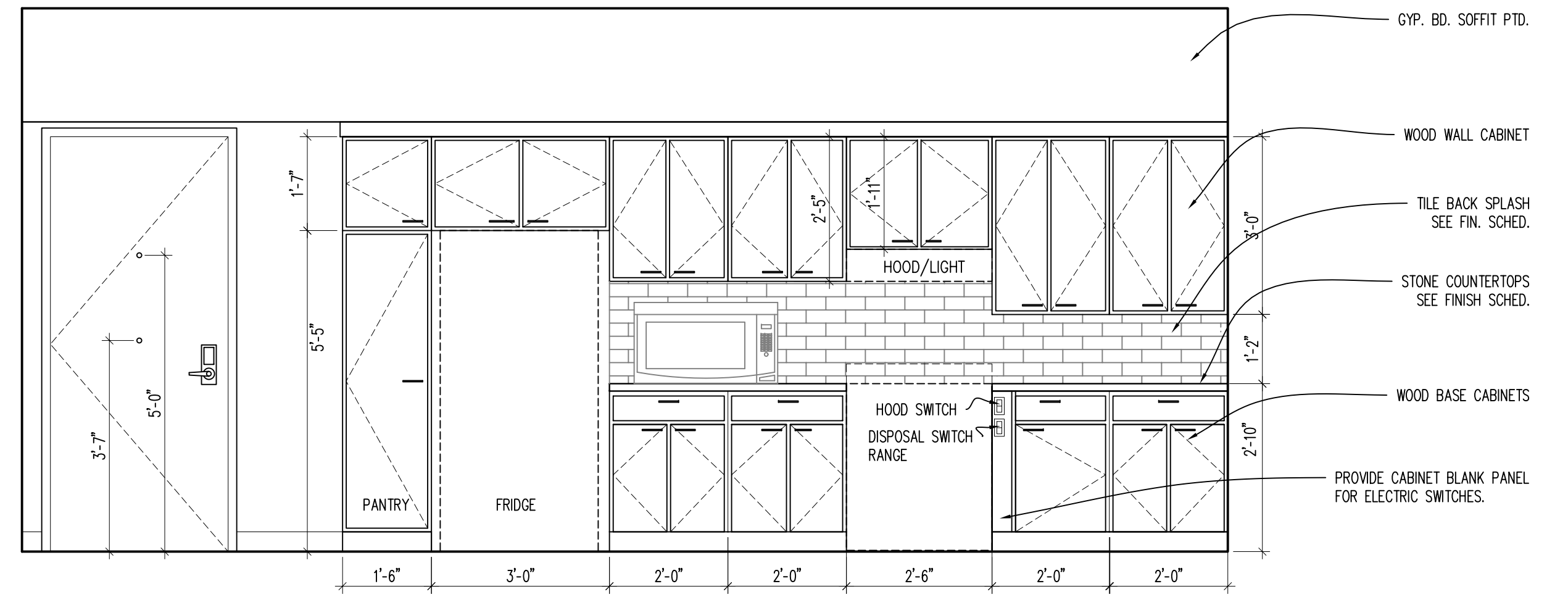
ELEVATION 7
SCALE: 1/2" = 1'-0" (7) A301.ADA



ELEVATION 1
SCALE: 1/2" = 1'-0" (1) A301.ADA



ELEVATION 2
SCALE: 1/2" = 1'-0" (2) A301.ADA



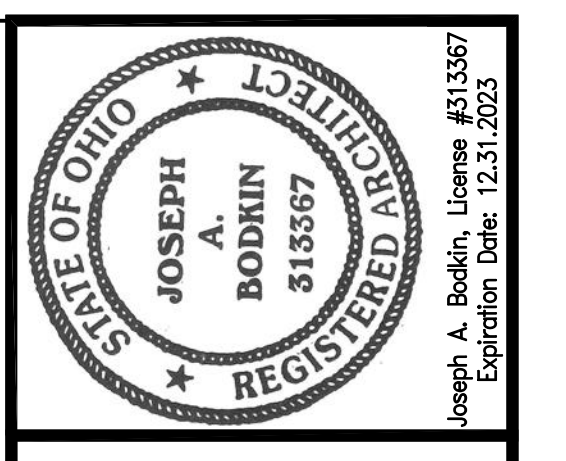
ELEVATION 3
SCALE: 1/2" = 1'-0" (3) A301.ADA

APARTMENT ROOM FINISH SCHEDULE								REMARKS	REV. NO.
ROOM NAME	FLOOR	BASE	WALLS				CEILING		
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE			DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL						
		WIDTH	HEIGHT	THICK				HEAD	JAMB/OTHER					
D BR	BEDROOM	3'-0"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH	BATHROOM	3'-0"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D L	LAUNDRY	(2'-4"x2) 4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG STAINED

A301 ADA



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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

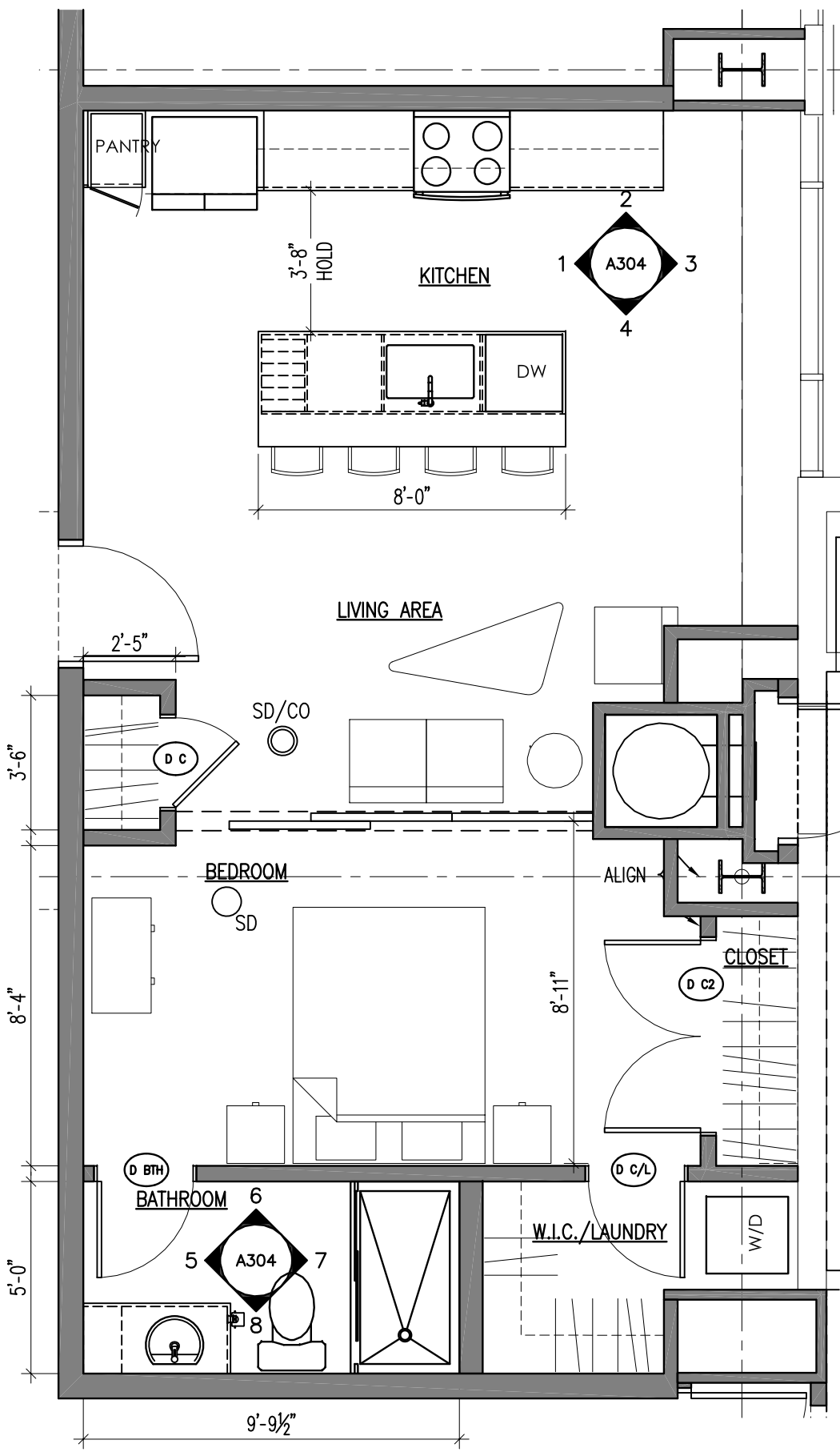
Formica Building

Office/Apartments

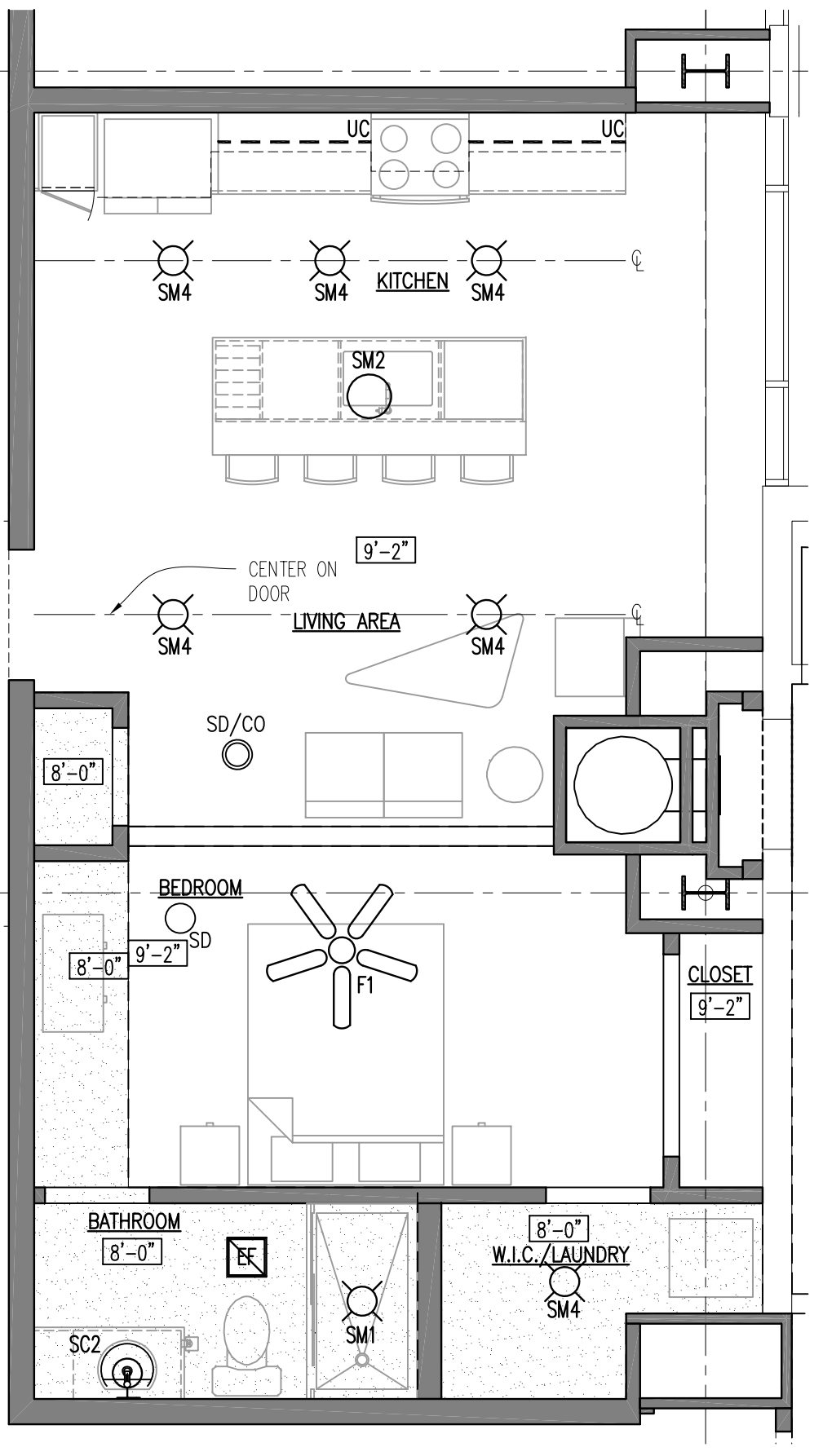
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project No.	2022-259
Sheet Title	Unit E Construction
Issue Date	11.14.2022
Scale	As Noted
Drawn	Down
Checked	Down
ENG CHG #1	11.14.2022
No. Revisions	
Formica Building	115 E. 5th Street
Cincinnati, Ohio 45202	

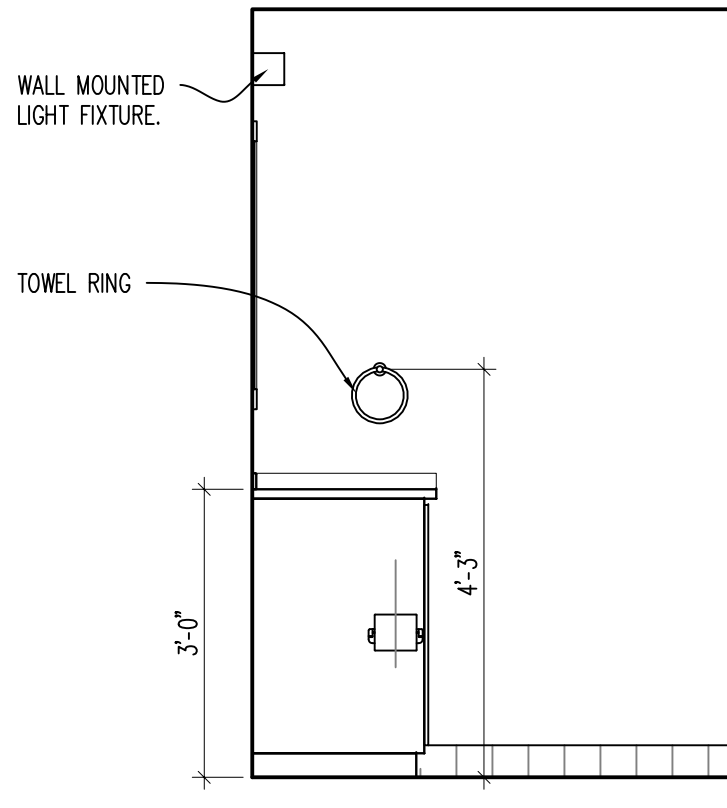
- ### GENERAL APARTMENT NOTES
- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
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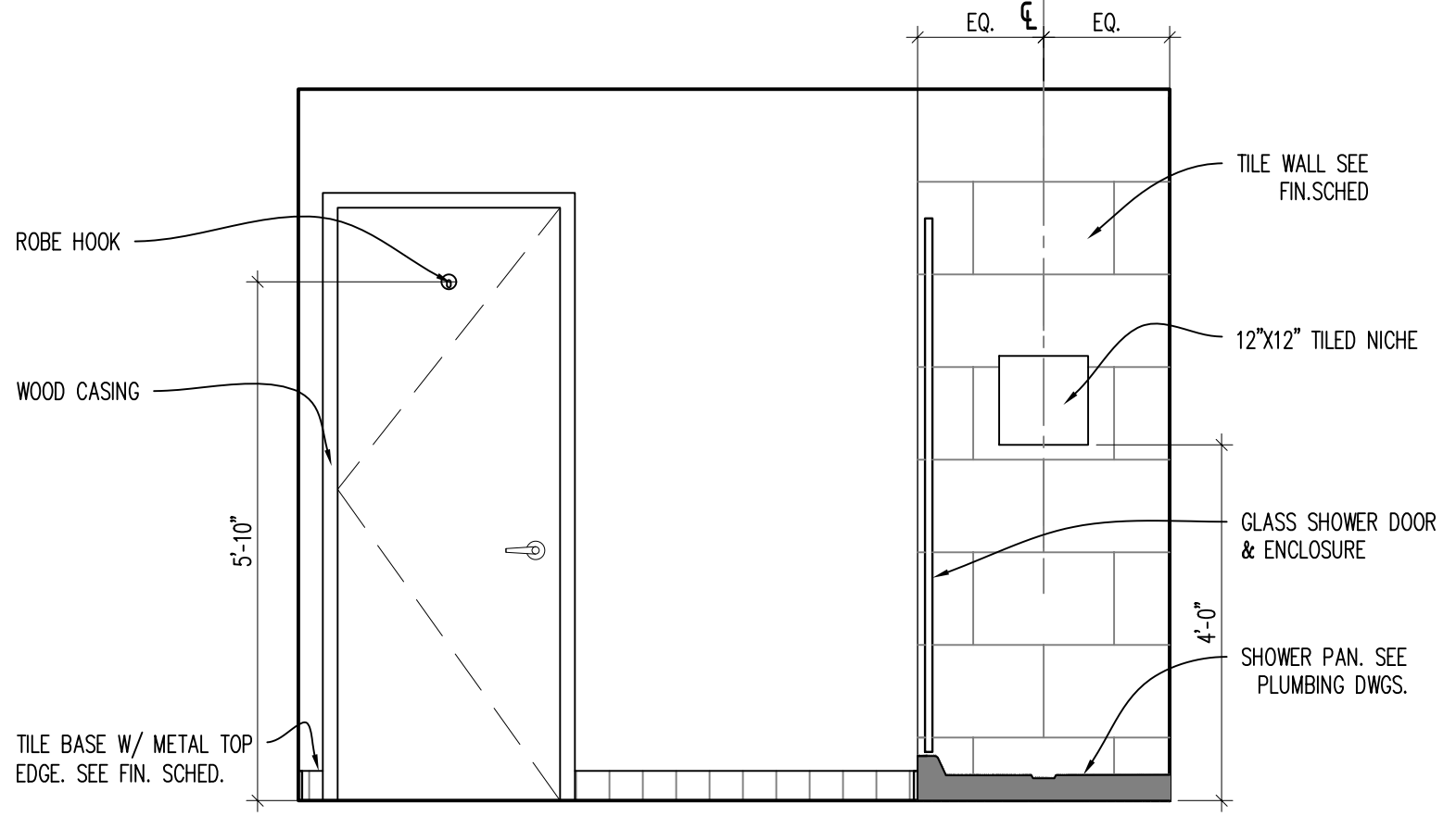
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" (1) A304



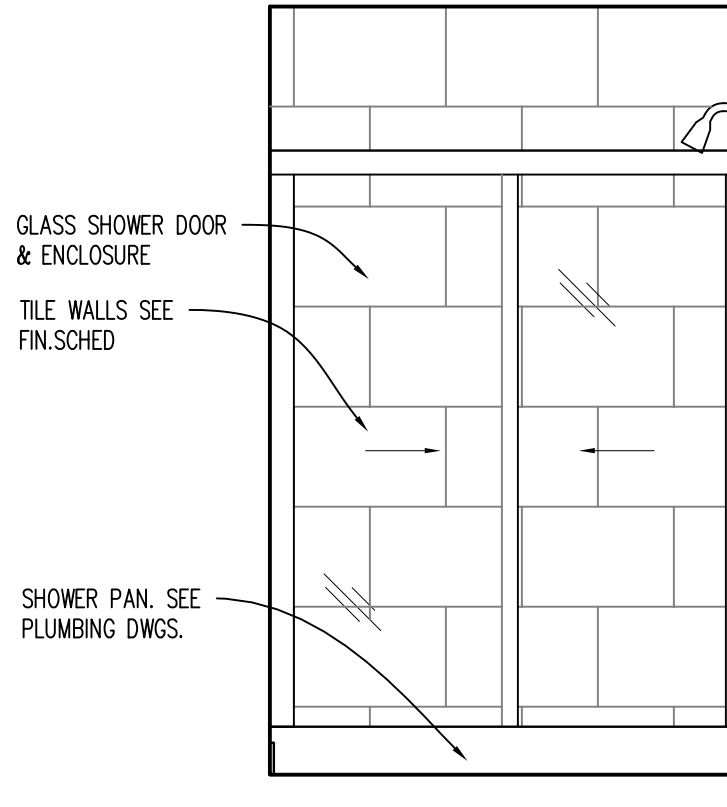
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0" (2) A304



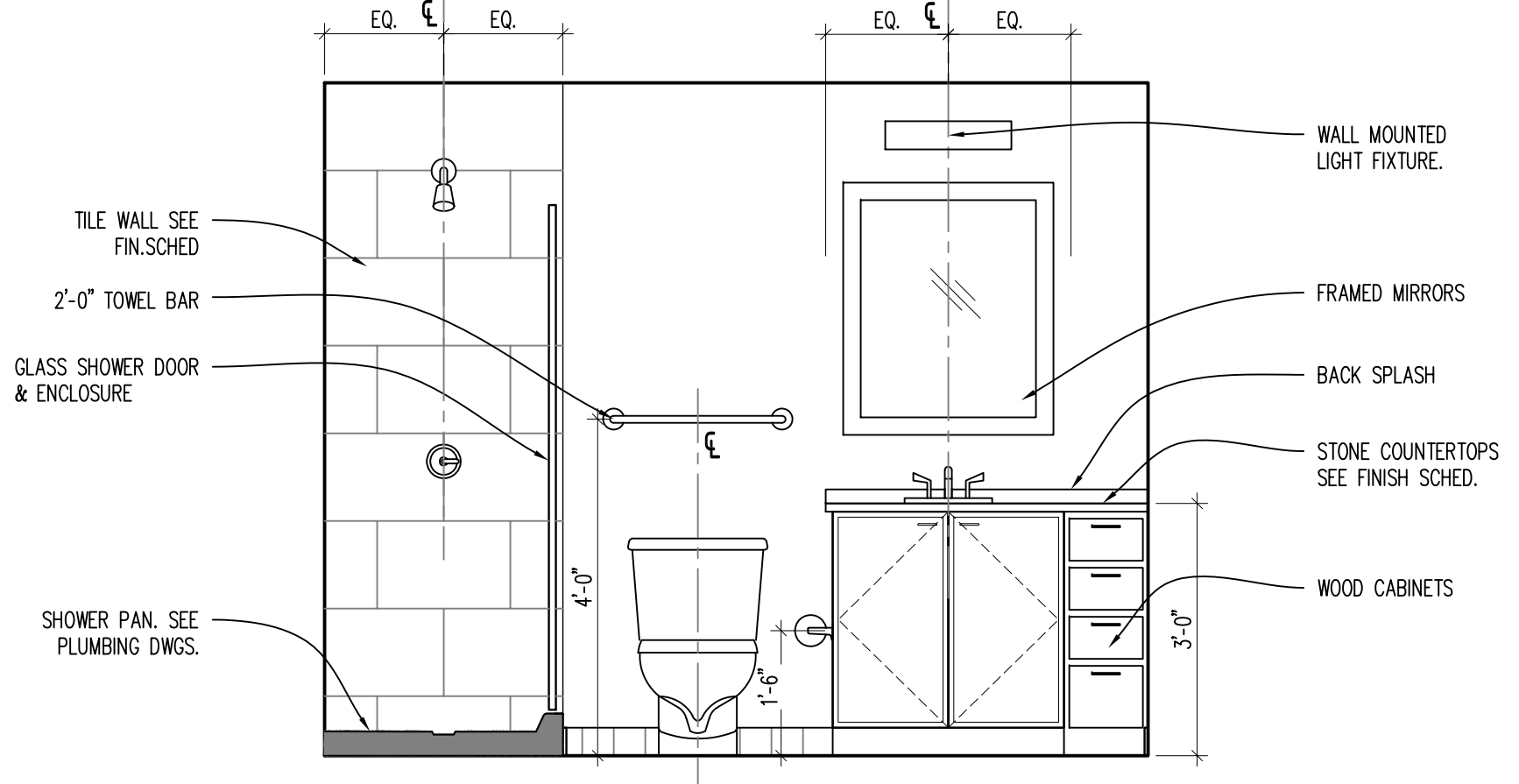
ELEVATION
SCALE: 1/2" = 1'-0" (5) A304



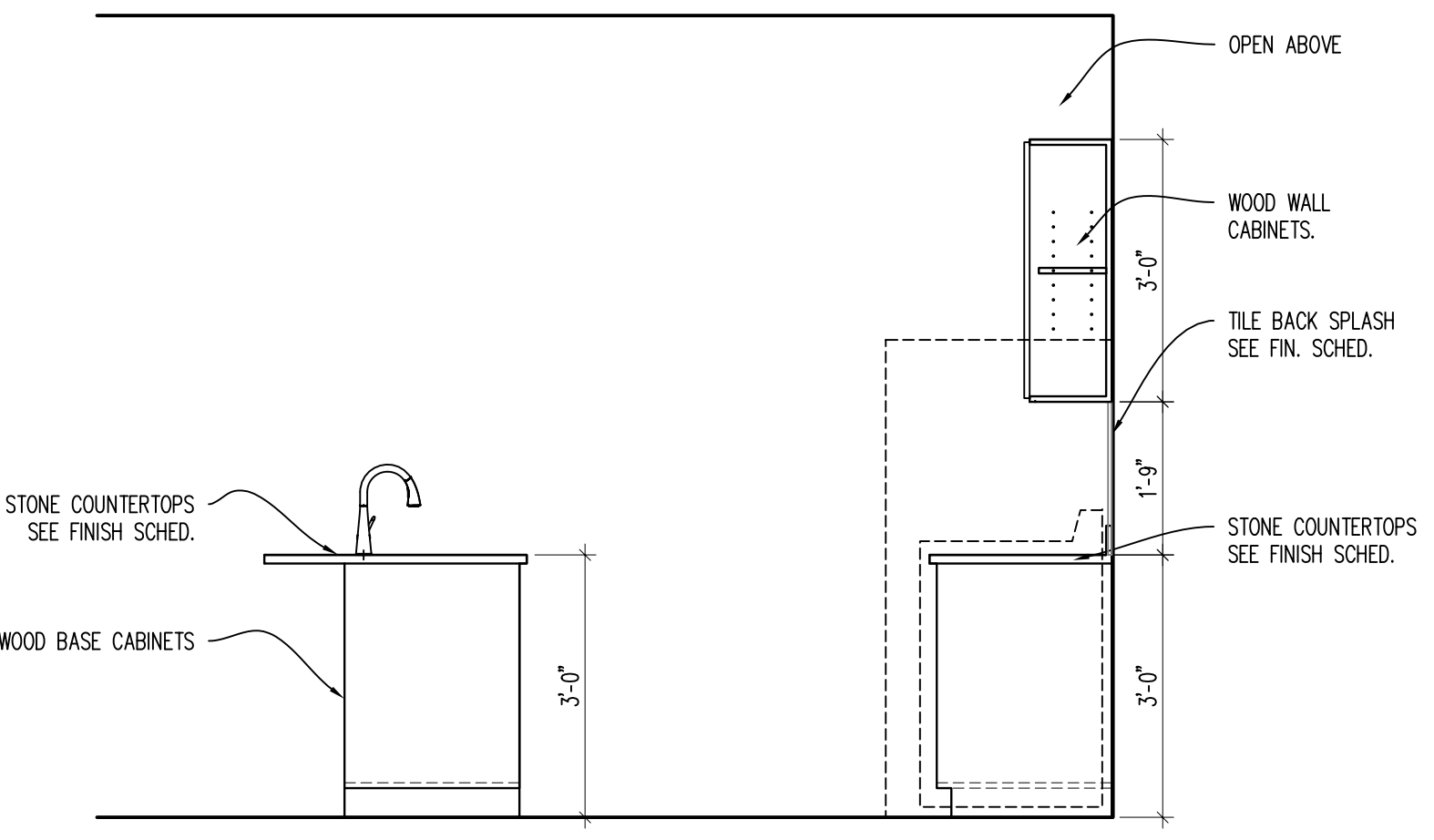
ELEVATION
SCALE: 1/2" = 1'-0" (6) A304



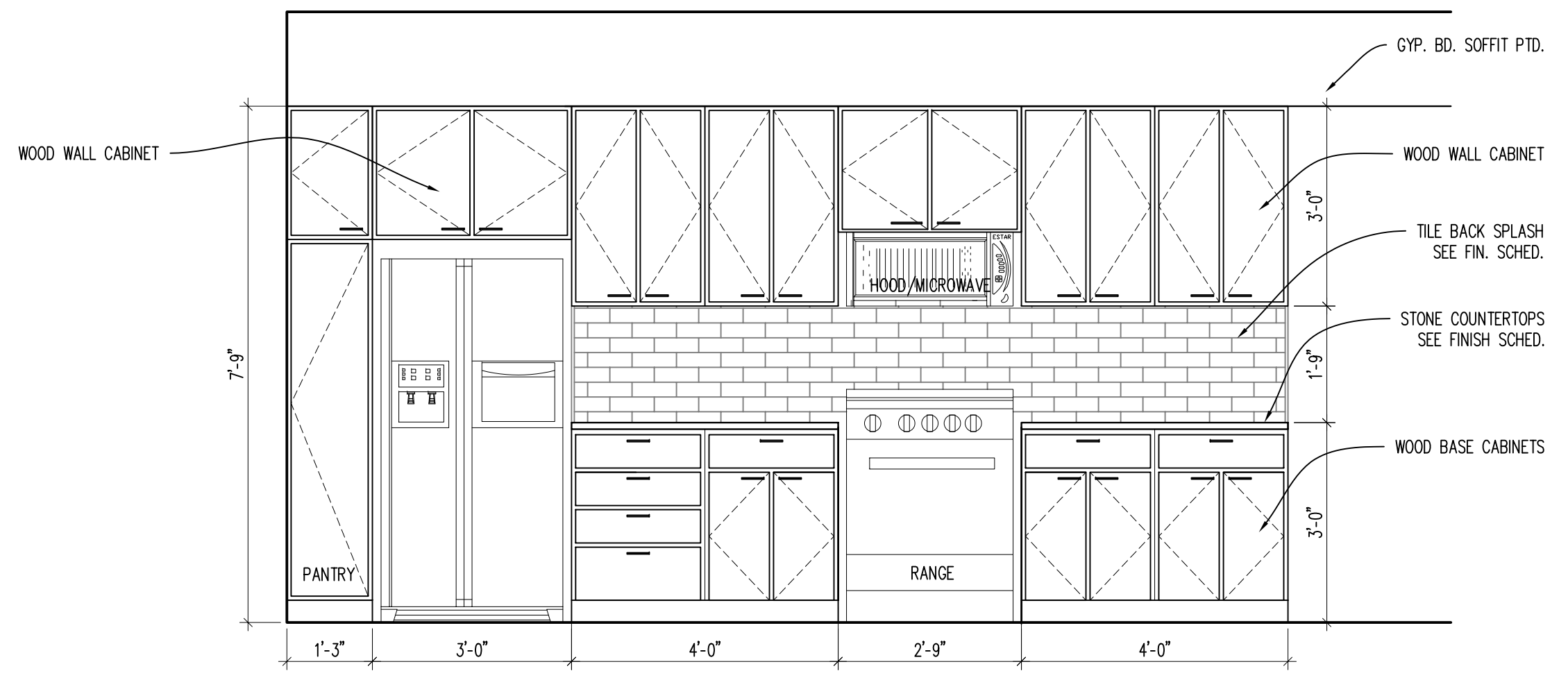
ELEVATION
SCALE: 1/2" = 1'-0" (7) A304



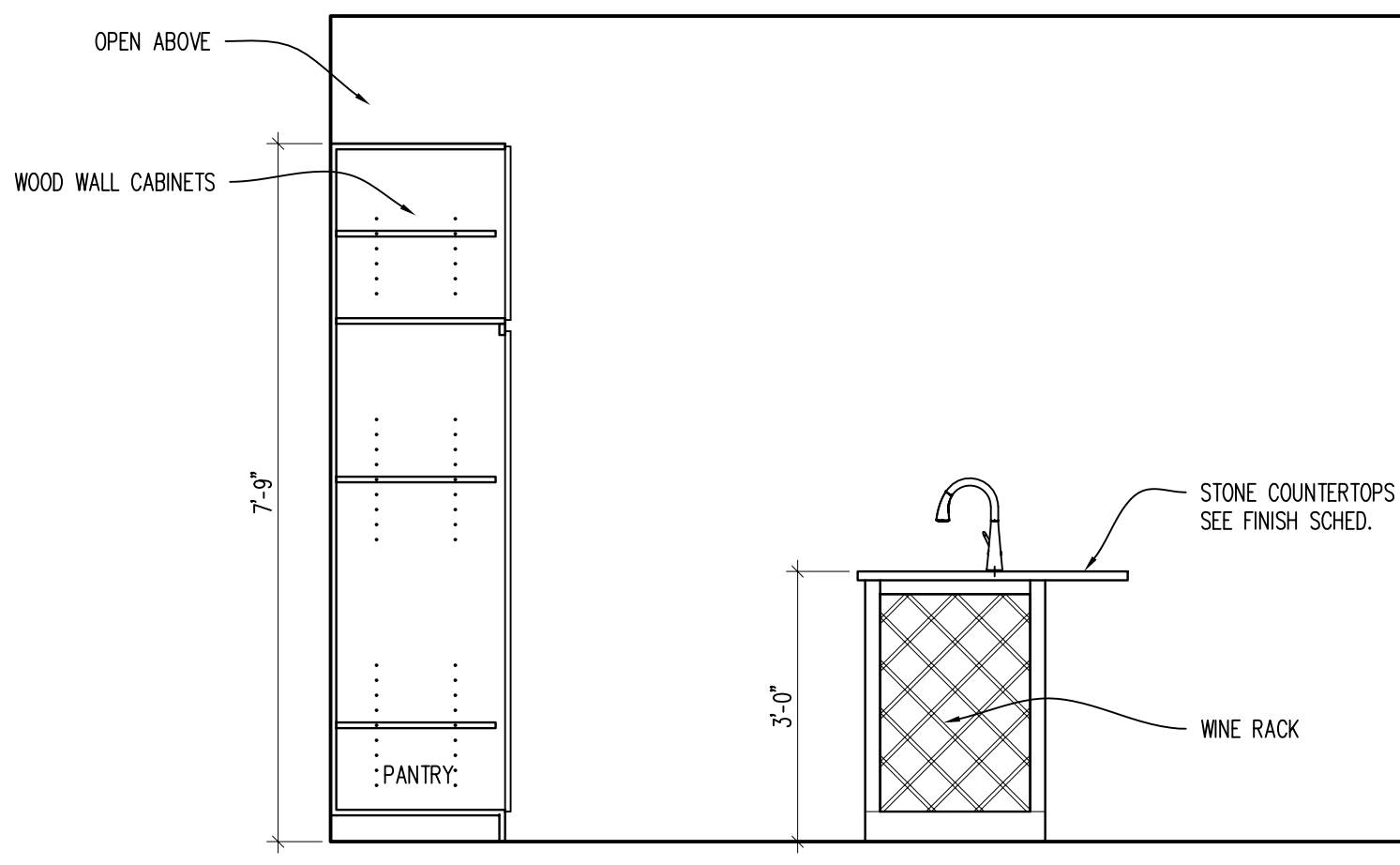
ELEVATION
SCALE: 1/2" = 1'-0" (8) A304



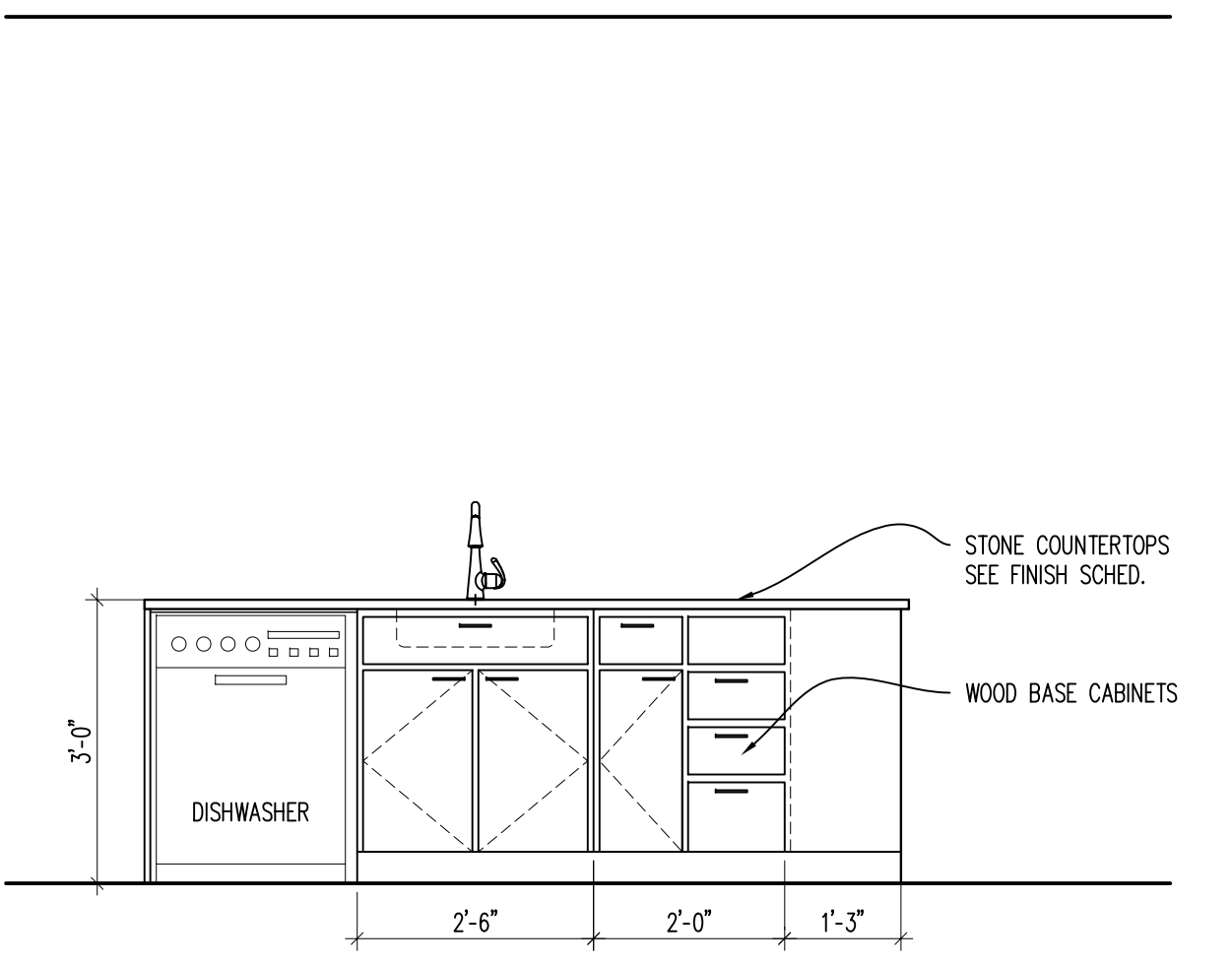
ELEVATION
SCALE: 1/2" = 1'-0" (1) A304



ELEVATION
SCALE: 1/2" = 1'-0" (2) A304



ELEVATION
SCALE: 1/2" = 1'-0" (3) A304



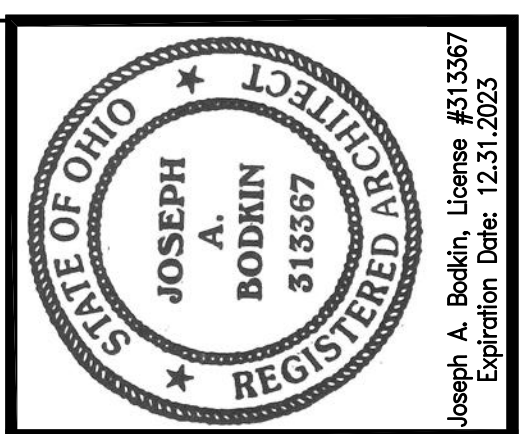
ELEVATION
SCALE: 1/2" = 1'-0" (4) A304

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	WALLS					CEILING	REMARKS	REV. NO.
		BASE	NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
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APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DETAIL								
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	HEAD				JAMBO	OTHER
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/600	6/600	-	2	-	PRE-HUNG STAINED
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	5/600	6/600	-	3	-	PRE-HUNG STAINED
D C/L	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/600	6/600	-	3	-	PRE-HUNG STAINED
D C	CLOSET	(2'-6"x2) 5'-0"	6'-8"	1 3/8"	2	OAK	A	WD	5/600	6/600	-	3	-	PRE-HUNG STAINED

A304



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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B To 6
115 E. 5th Street
Cincinnati, Ohio 45202
Sheet Title: Unit E
Construction: 07/02/2022 FOR PERMIT
Project No: 2022_259
Scale: As Noted
Date: _____
Revised: _____
Checked: _____
Drawn: _____

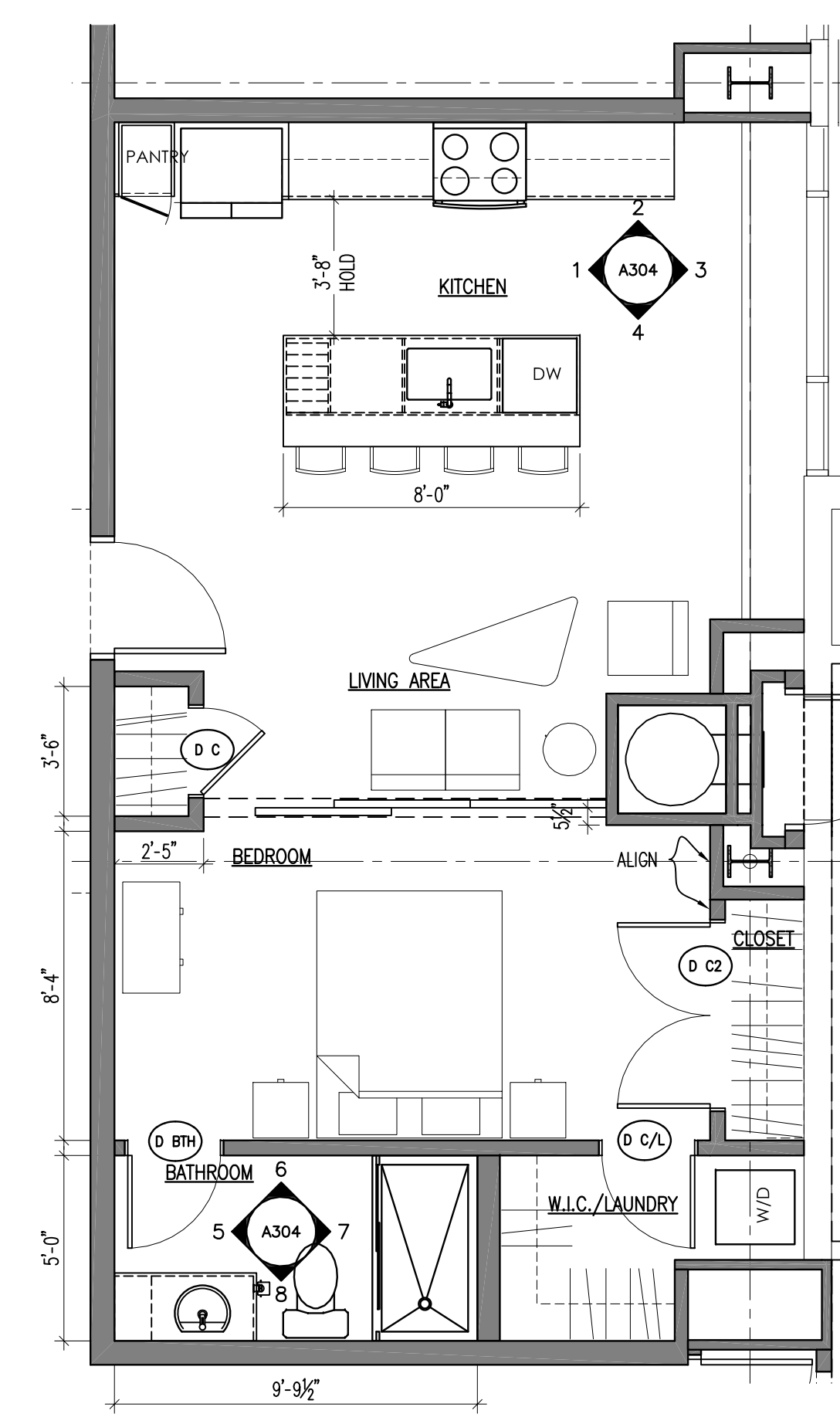
GENERAL APARTMENT NOTES

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- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
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- J. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD. U.N.O.
- K. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING.
- L. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- M. SHOWER PAN B.O.D.: BOOTS SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. U.N.O.
- N. SEE SHEET A400 FOR MATERIAL SCHEDULE.
- O. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

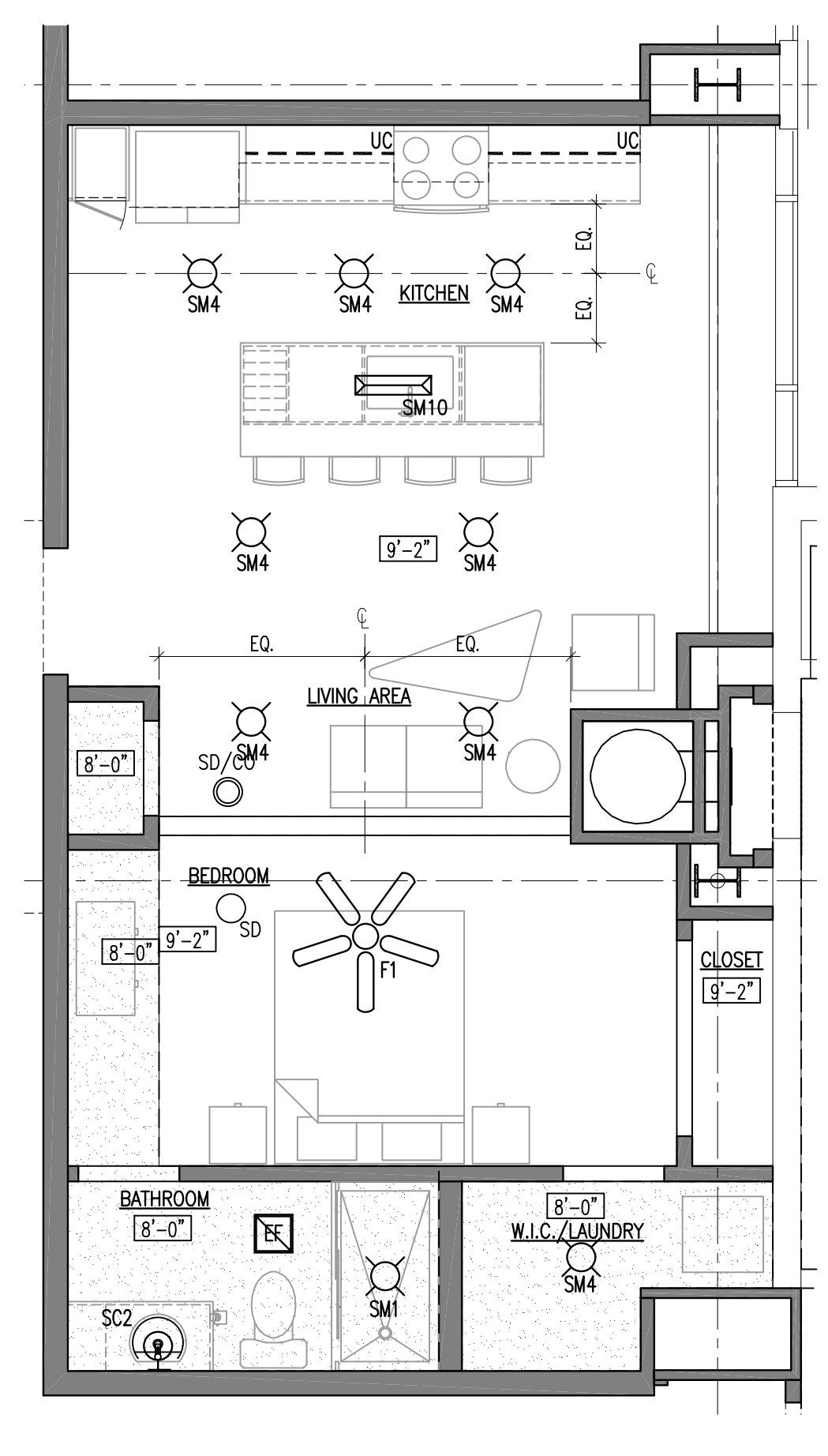
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
TRICK KREIGER
513.813.0633

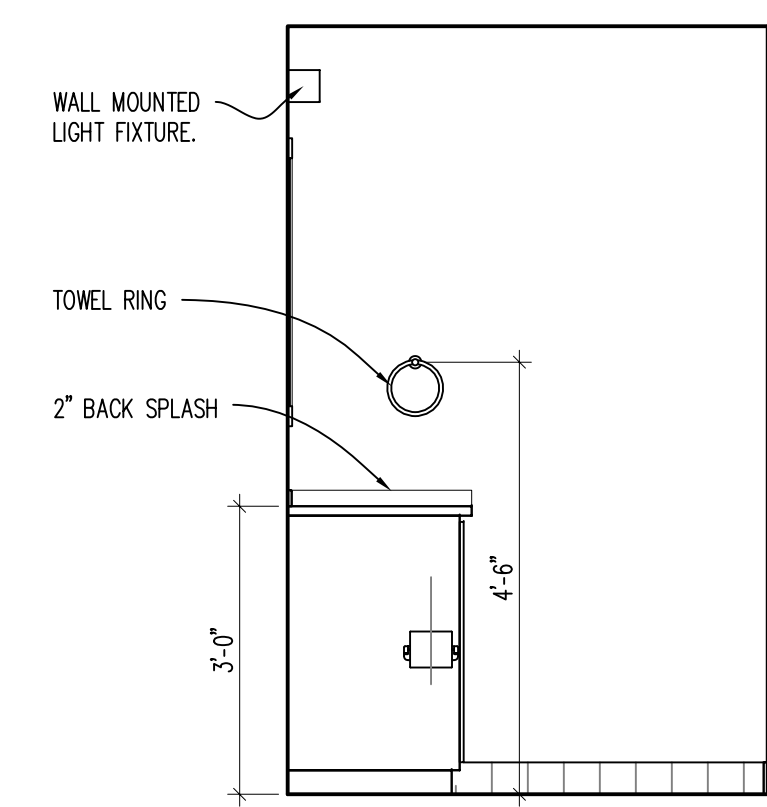
- 1? SURFACE TBD
- 2? SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- V1 VANITY WALL LIGHT
- SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



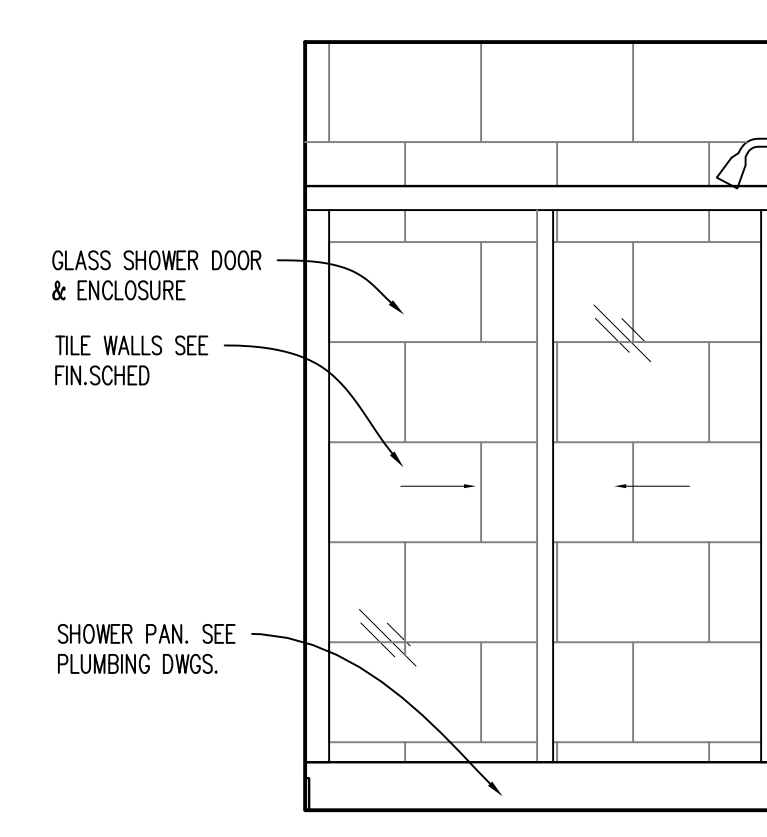
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
9 A304



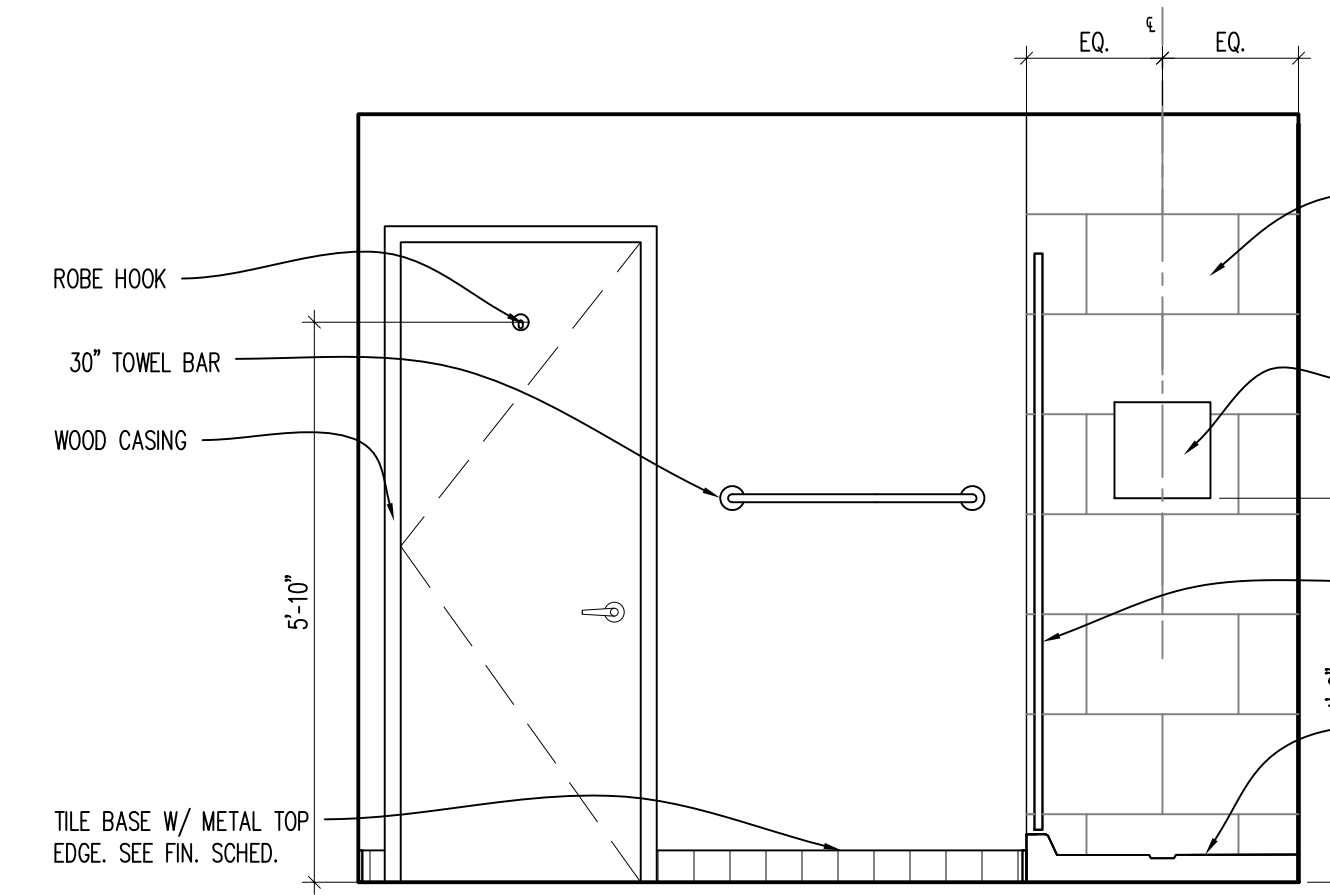
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
10 A304



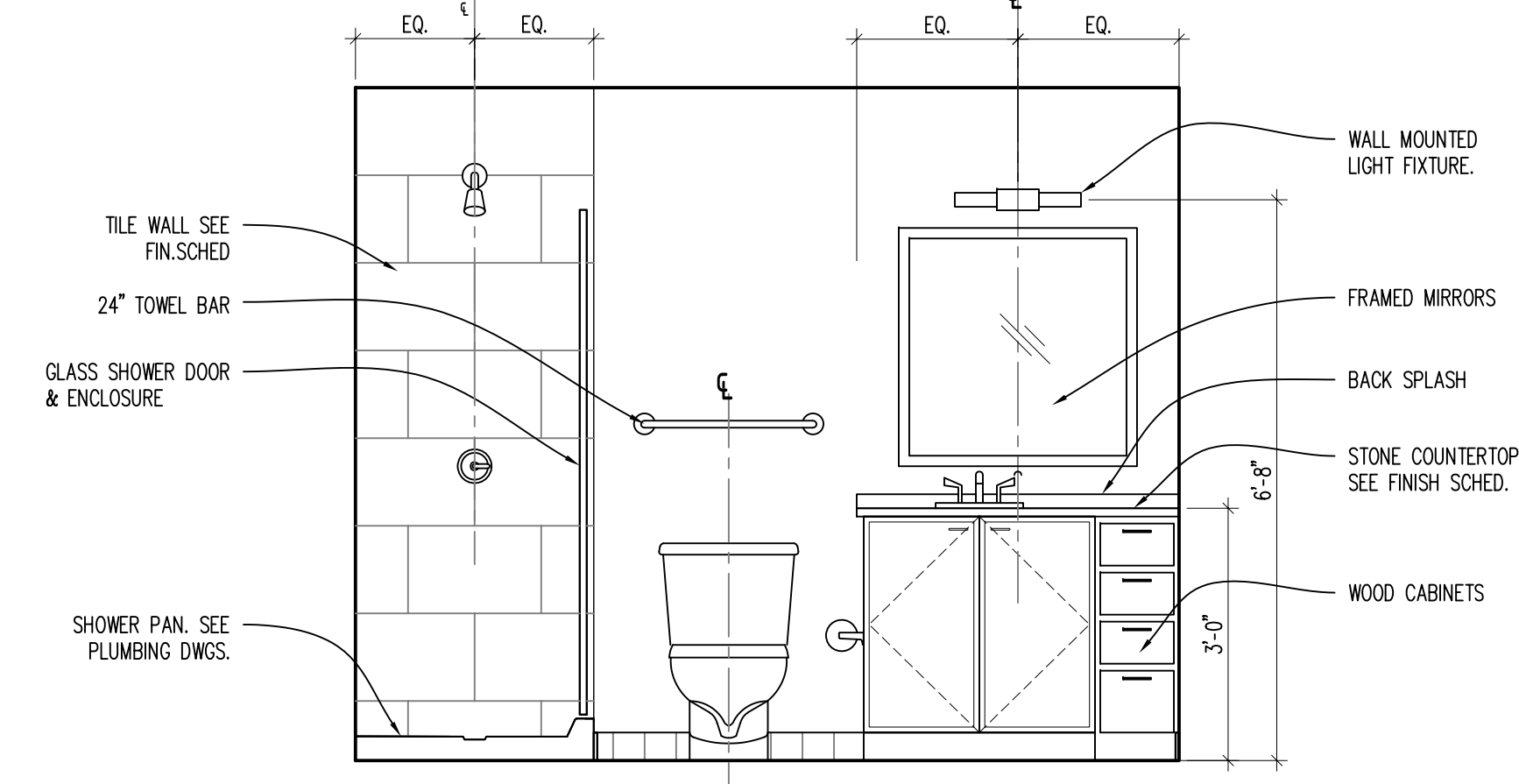
ELEVATION 5
SCALE: 1/2" = 1'-0"
5 A304



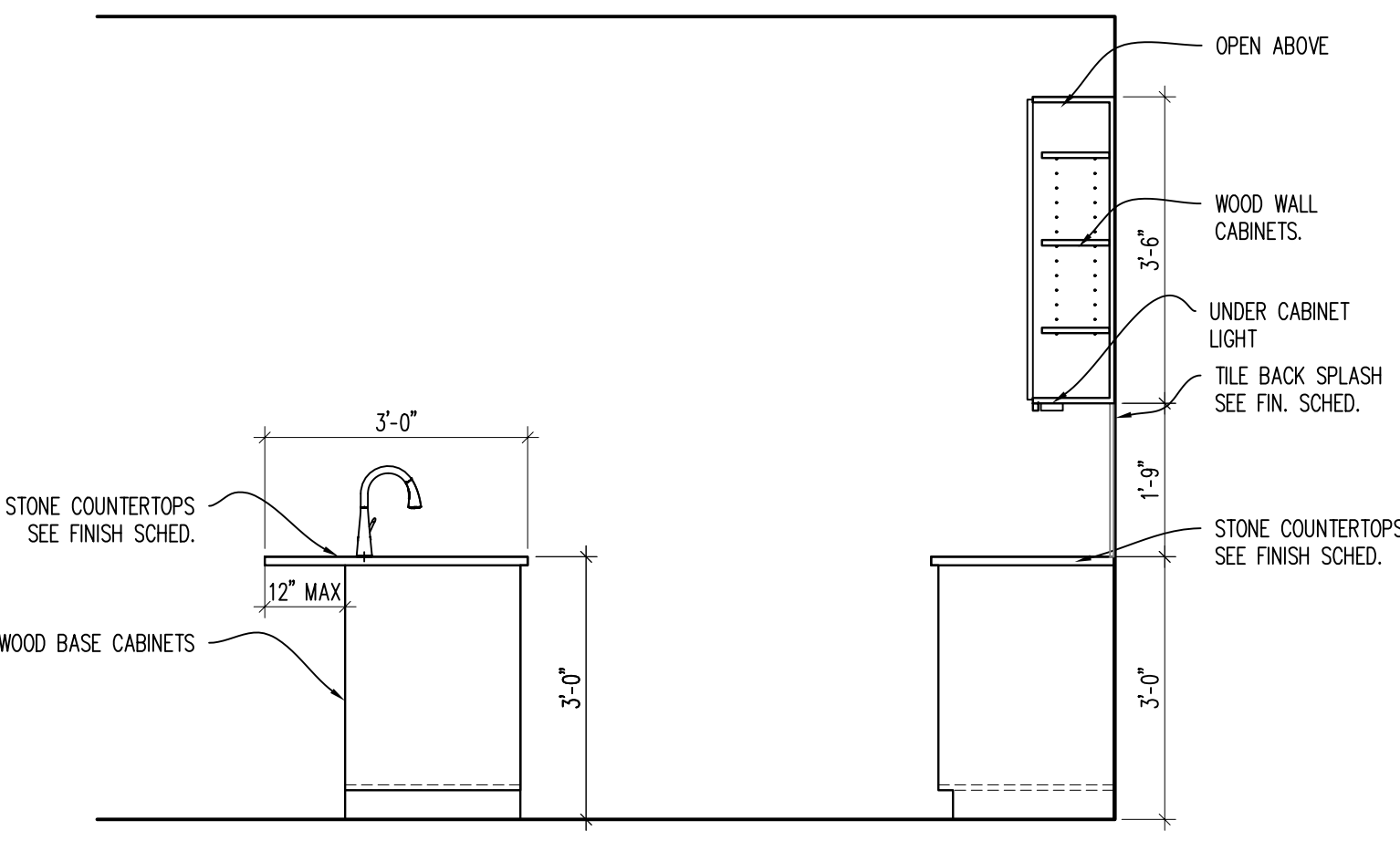
ELEVATION 7
SCALE: 1/2" = 1'-0"
7 A304



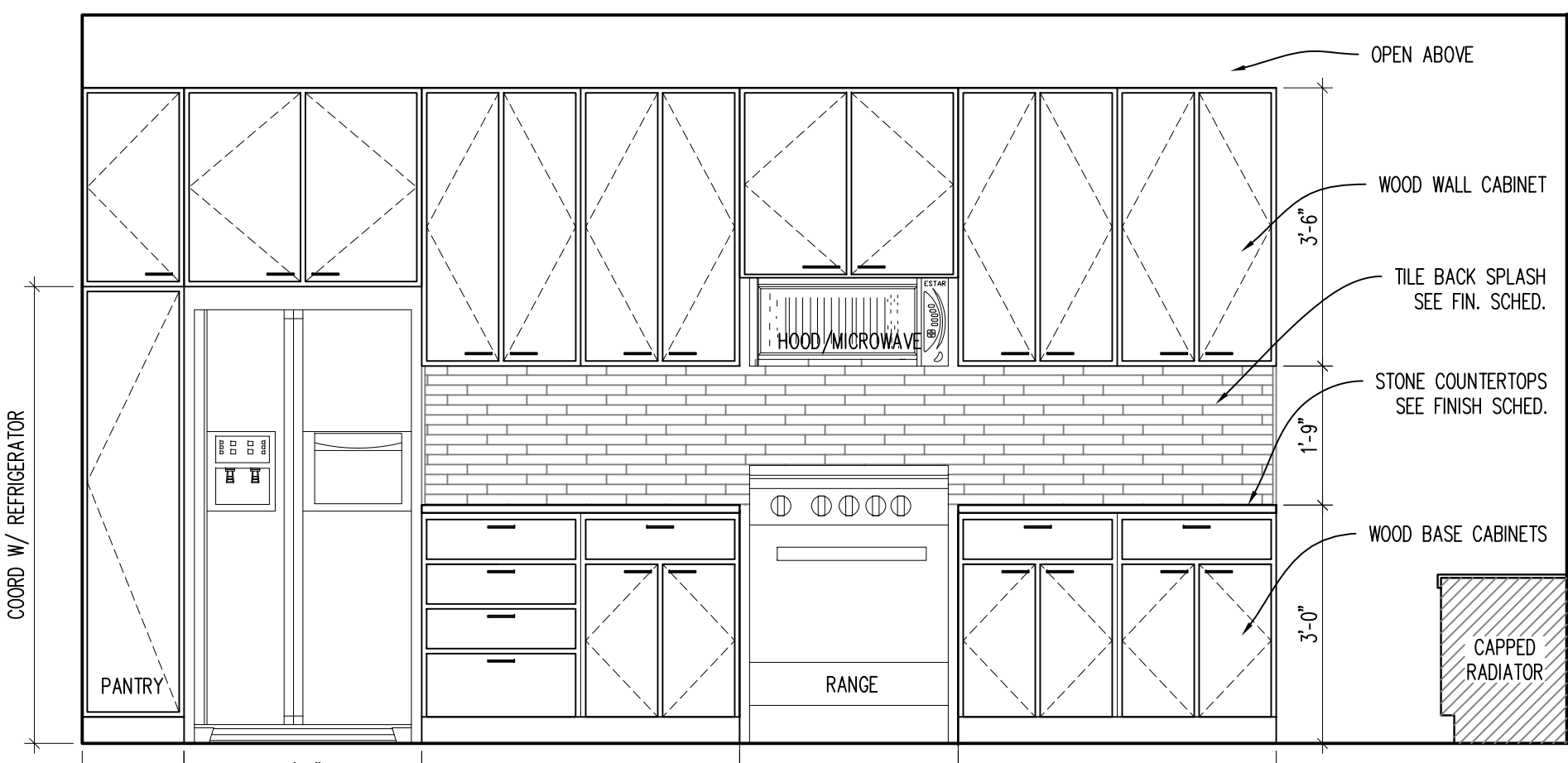
ELEVATION 6
SCALE: 1/2" = 1'-0"
6 A304



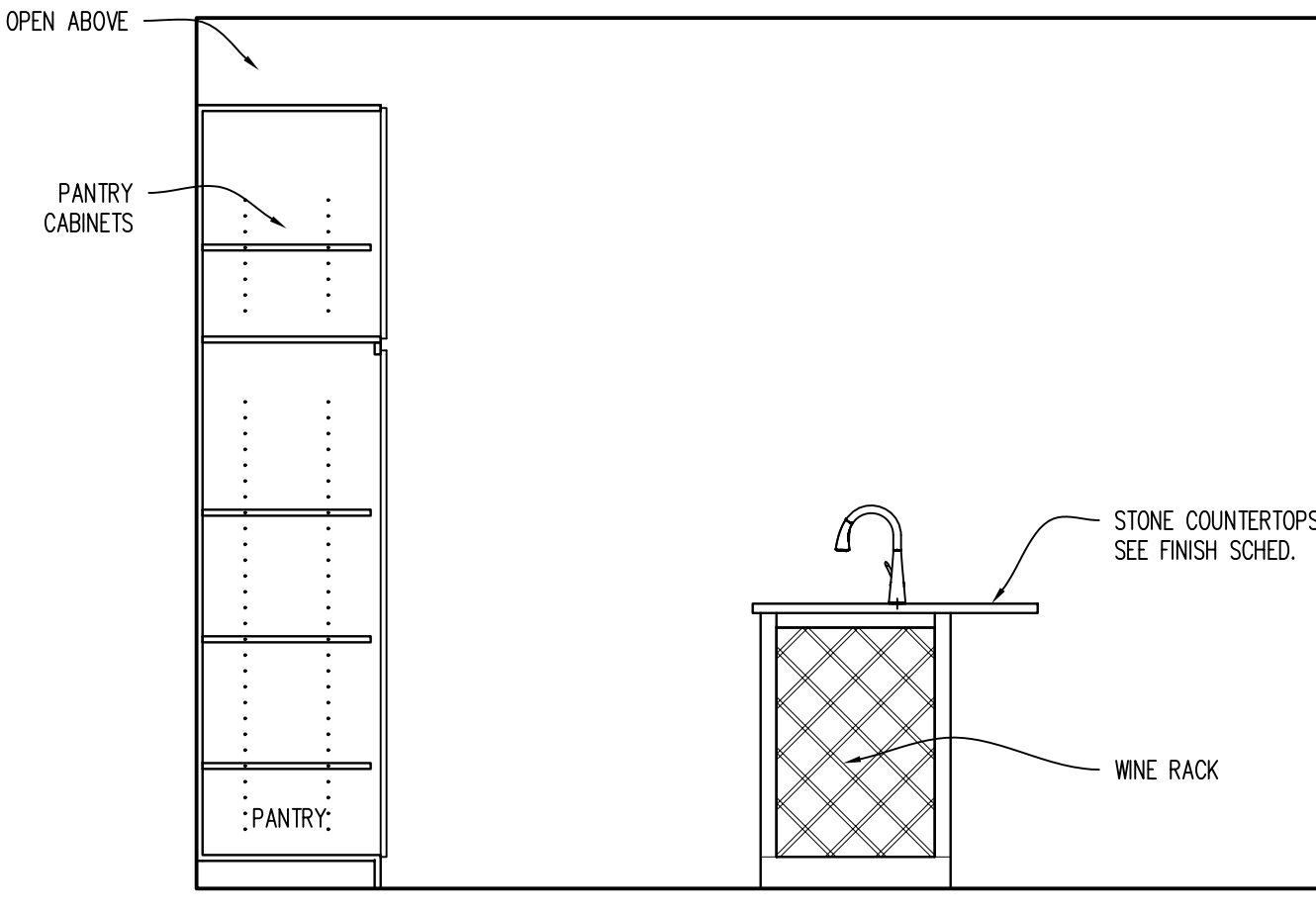
ELEVATION 8
SCALE: 1/2" = 1'-0"
8 A304



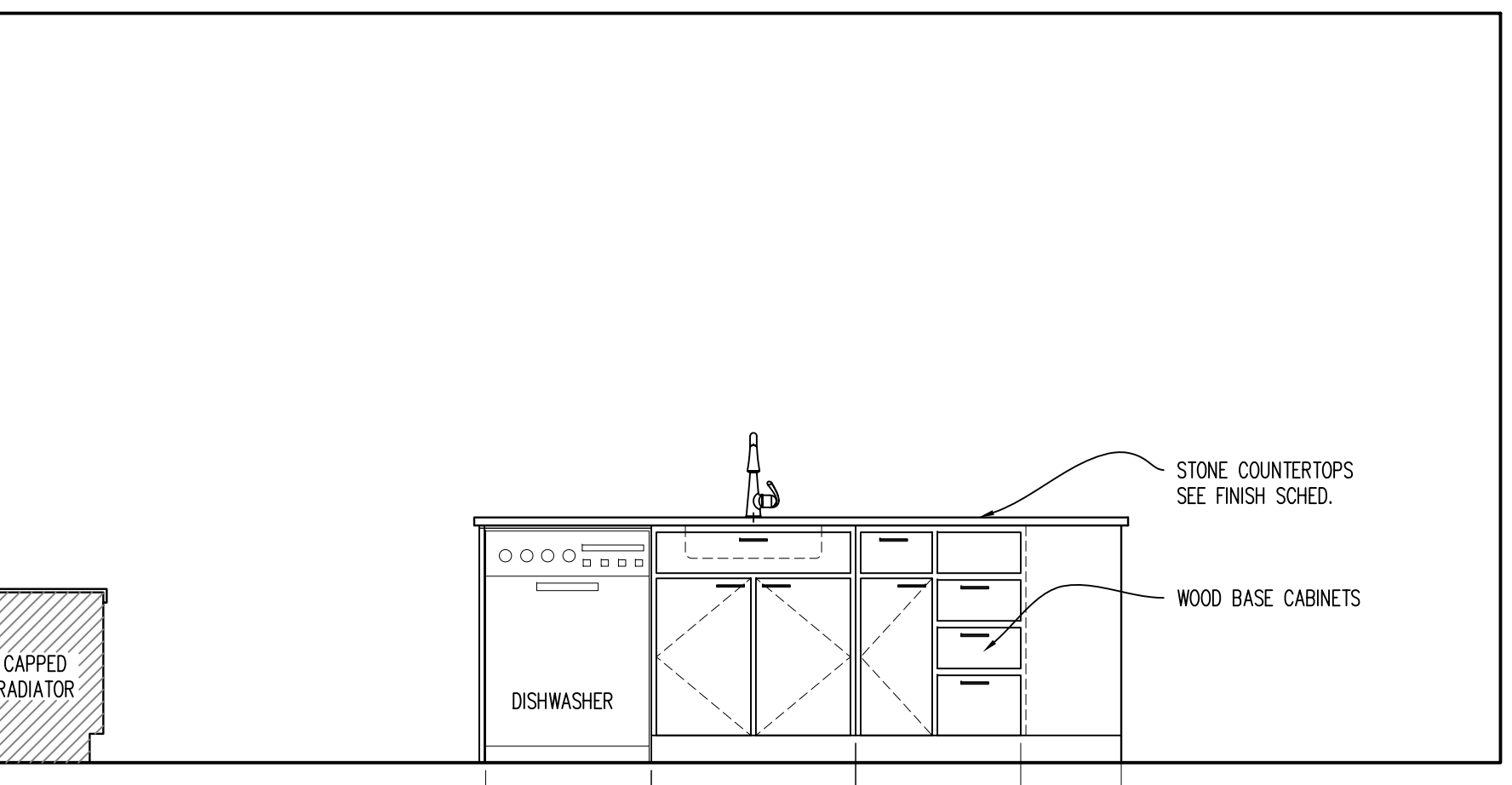
ELEVATION 1
SCALE: 1/2" = 1'-0"
1 A304



ELEVATION 2
SCALE: 1/2" = 1'-0"
2 A304



ELEVATION 3
SCALE: 1/2" = 1'-0"
3 A304

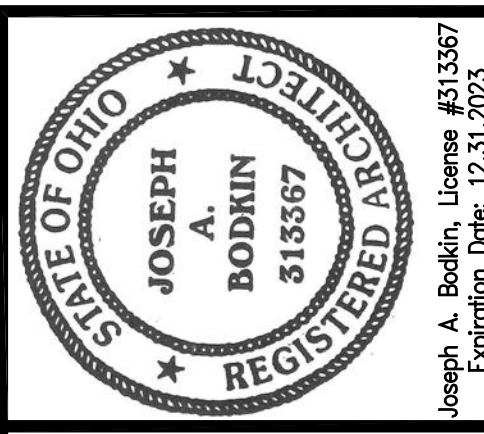


ELEVATION 4
SCALE: 1/2" = 1'-0"
4 A304

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

DOOR MARK	DOOR LOCATION	DOOR INFORMATION					FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		SIZE			DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL						
		WIDTH	HEIGHT	THICK				HEAD	JAMBOther					
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/4600	4/4600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	3/4600	4/4600	-	3	-	PRE-HUNG, STAINED OAK
D C/L	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/4600	4/4600	-	3	-	PRE-HUNG, STAINED OAK
D C	CLOSET	(2'-6"x2) 5'-0"	6'-8"	1 3/8"	2	OAK	A	WD	3/4600	4/4600	-	3	-	PRE-HUNG, STAINED OAK



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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

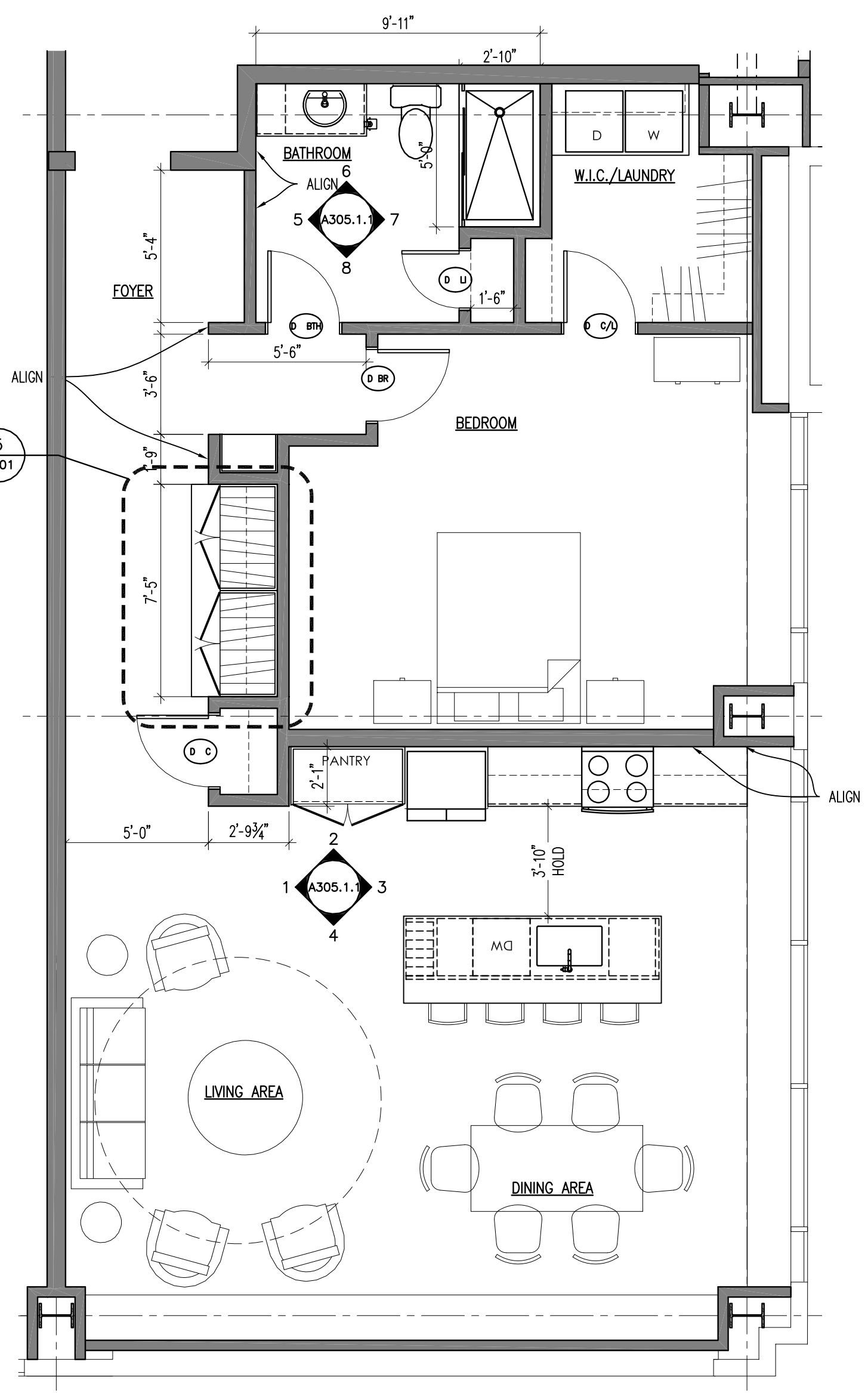
Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

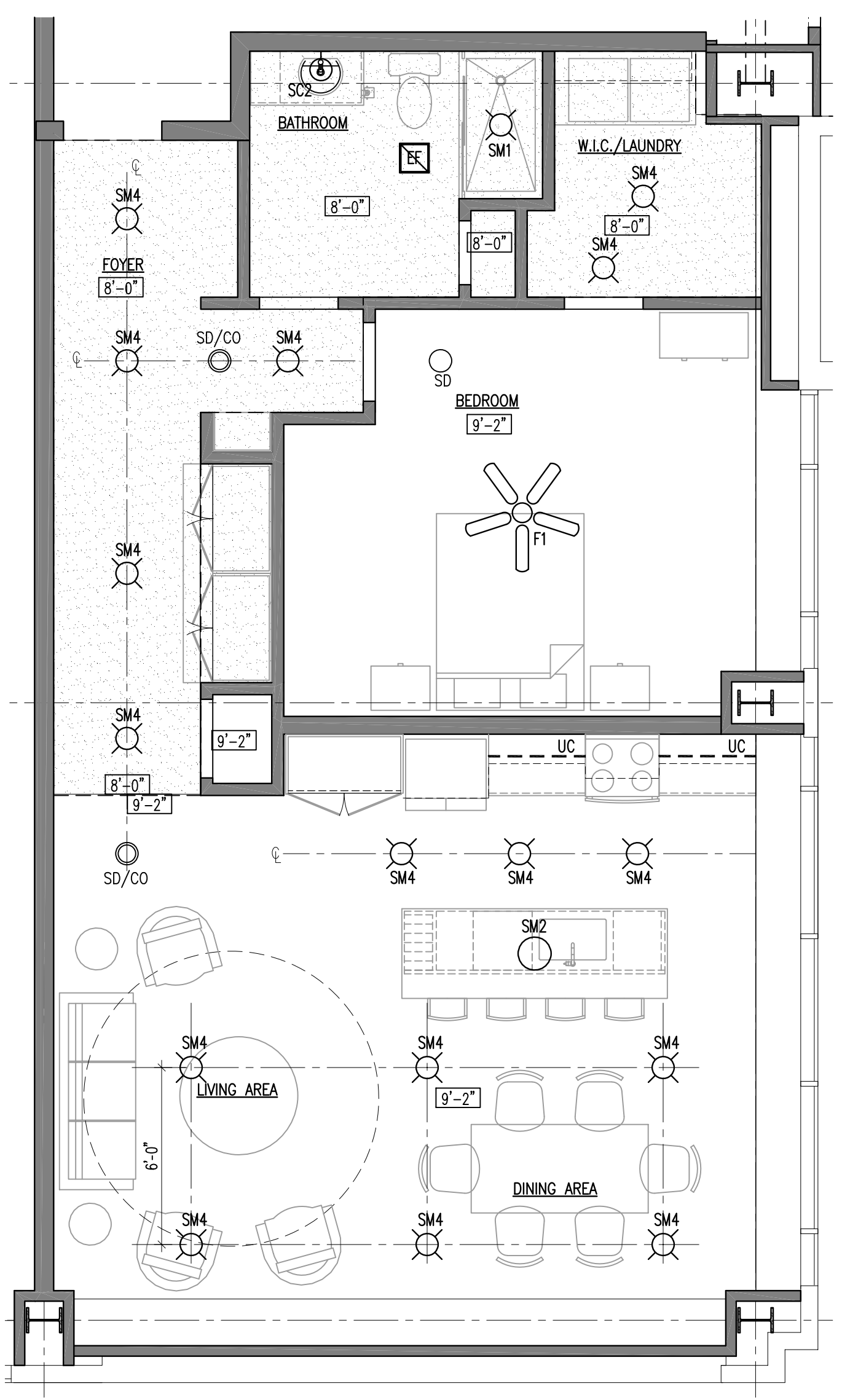
Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
ENC DRG # 1114.2022
Date 11.14.2022
Sheet Title Construction
Project # 2022_259
Scale As Noted
Drawn Checked

GENERAL APARTMENT NOTES

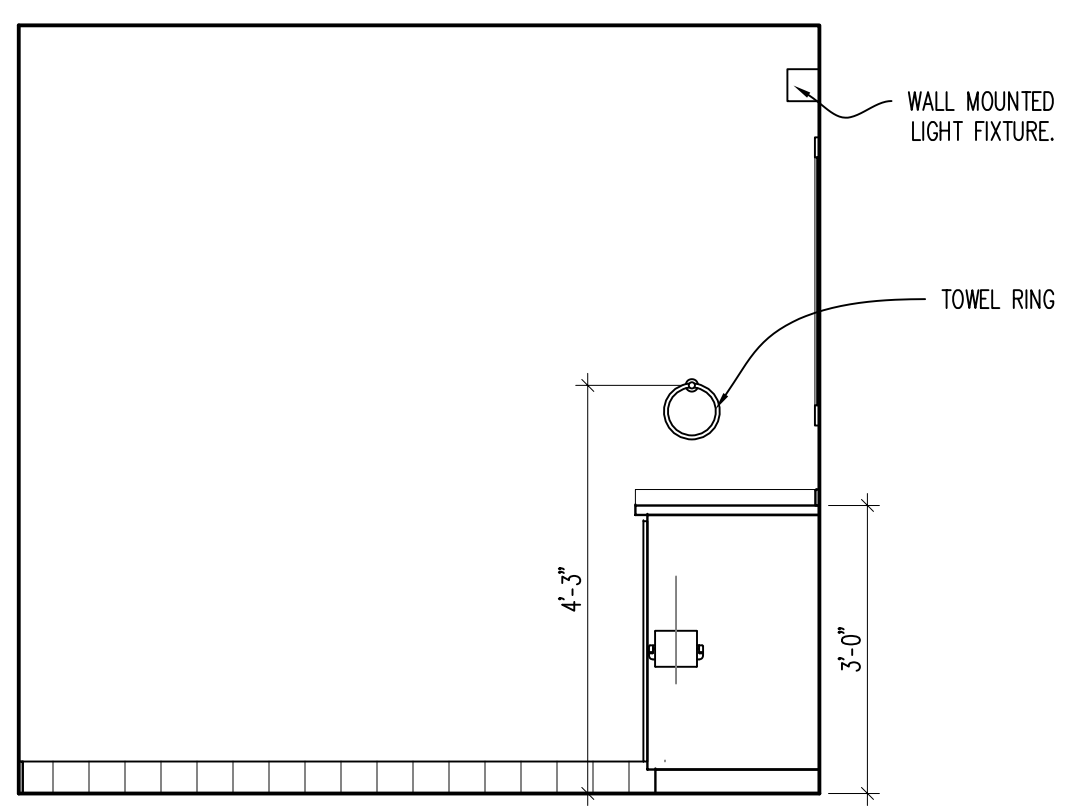
- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS. TOP OF ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- H. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- I. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- J. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- K. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



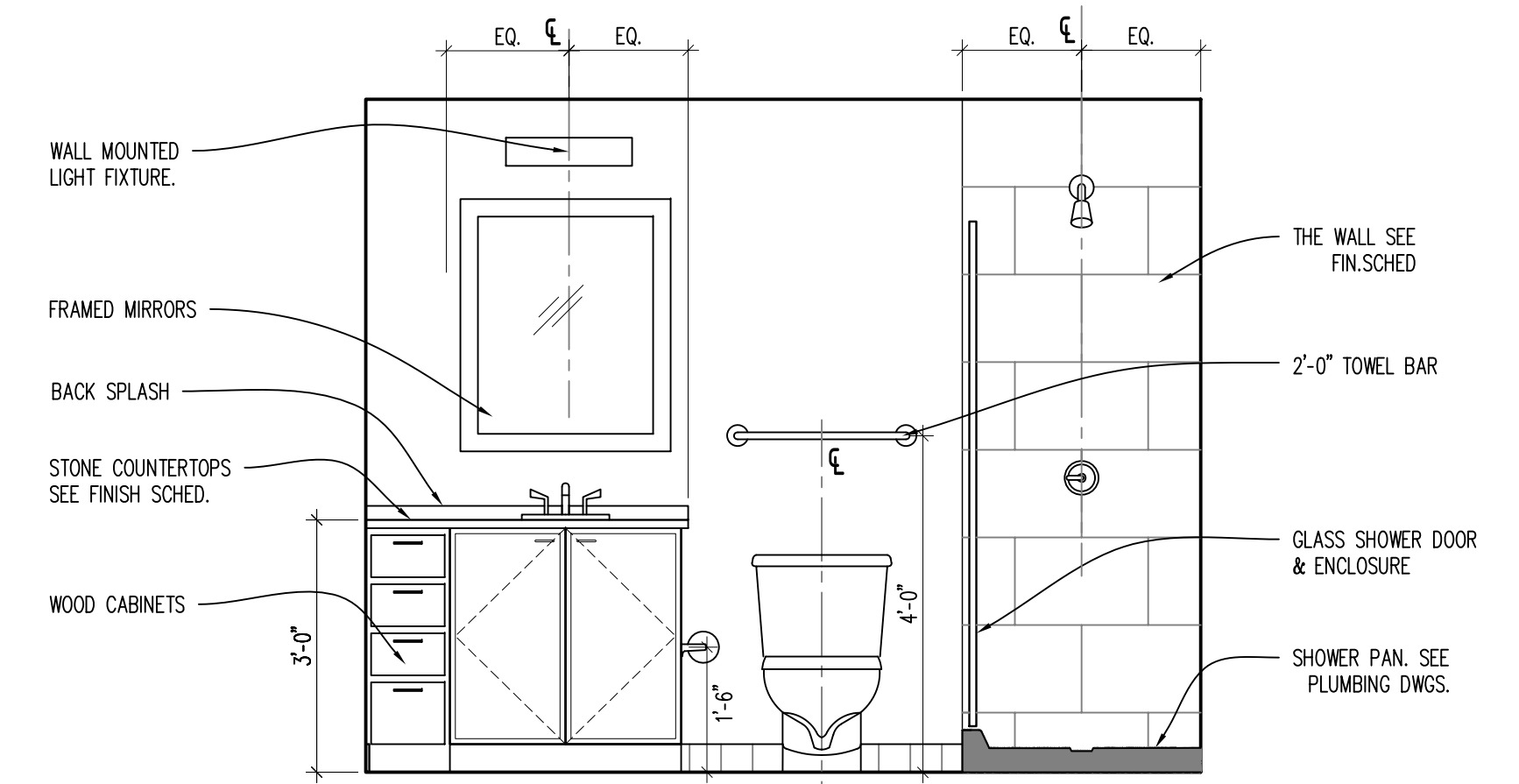
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A305.1



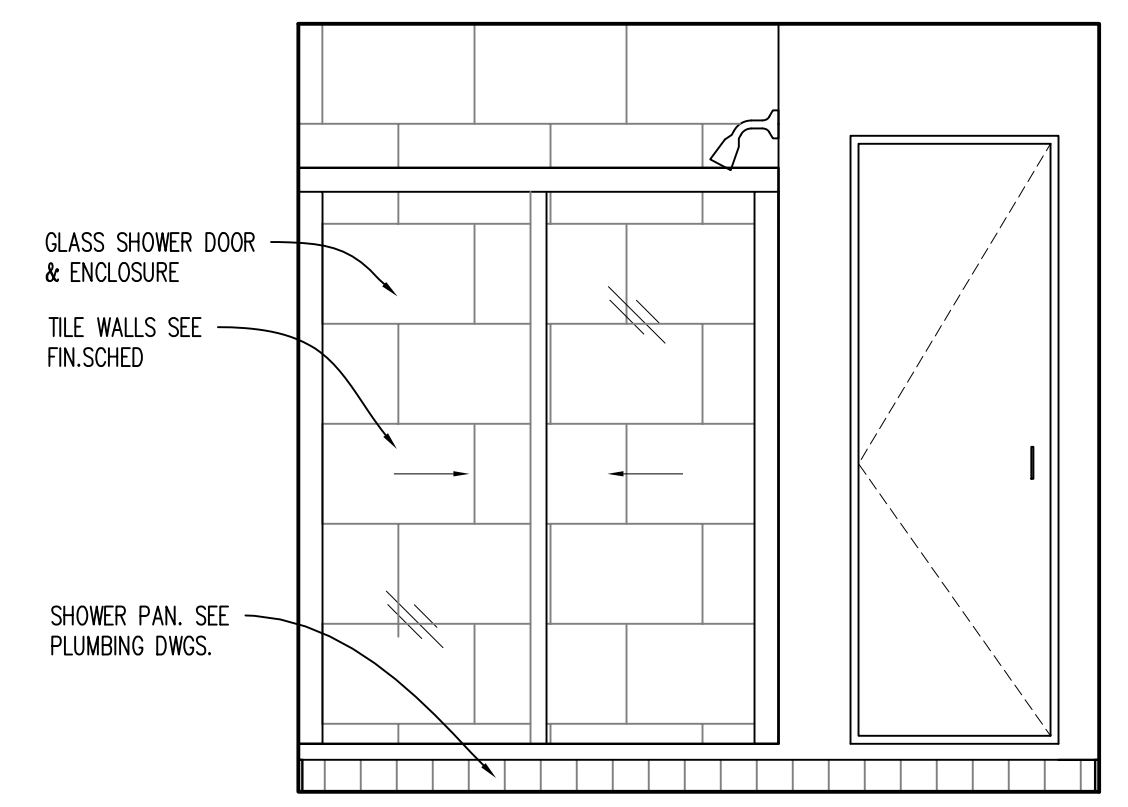
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
A305.1



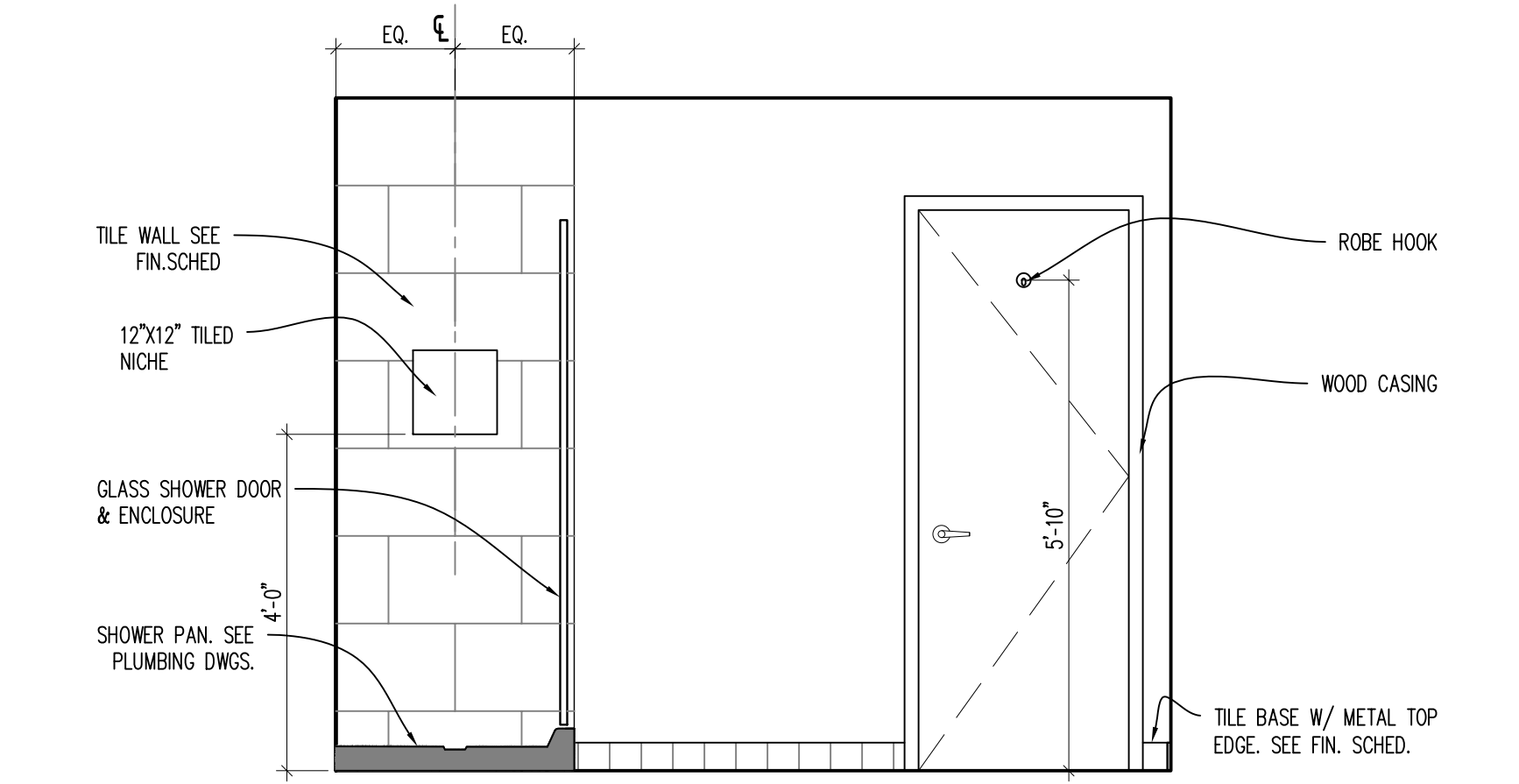
ELEVATION 5
SCALE: 1/2" = 1'-0"
A305.1



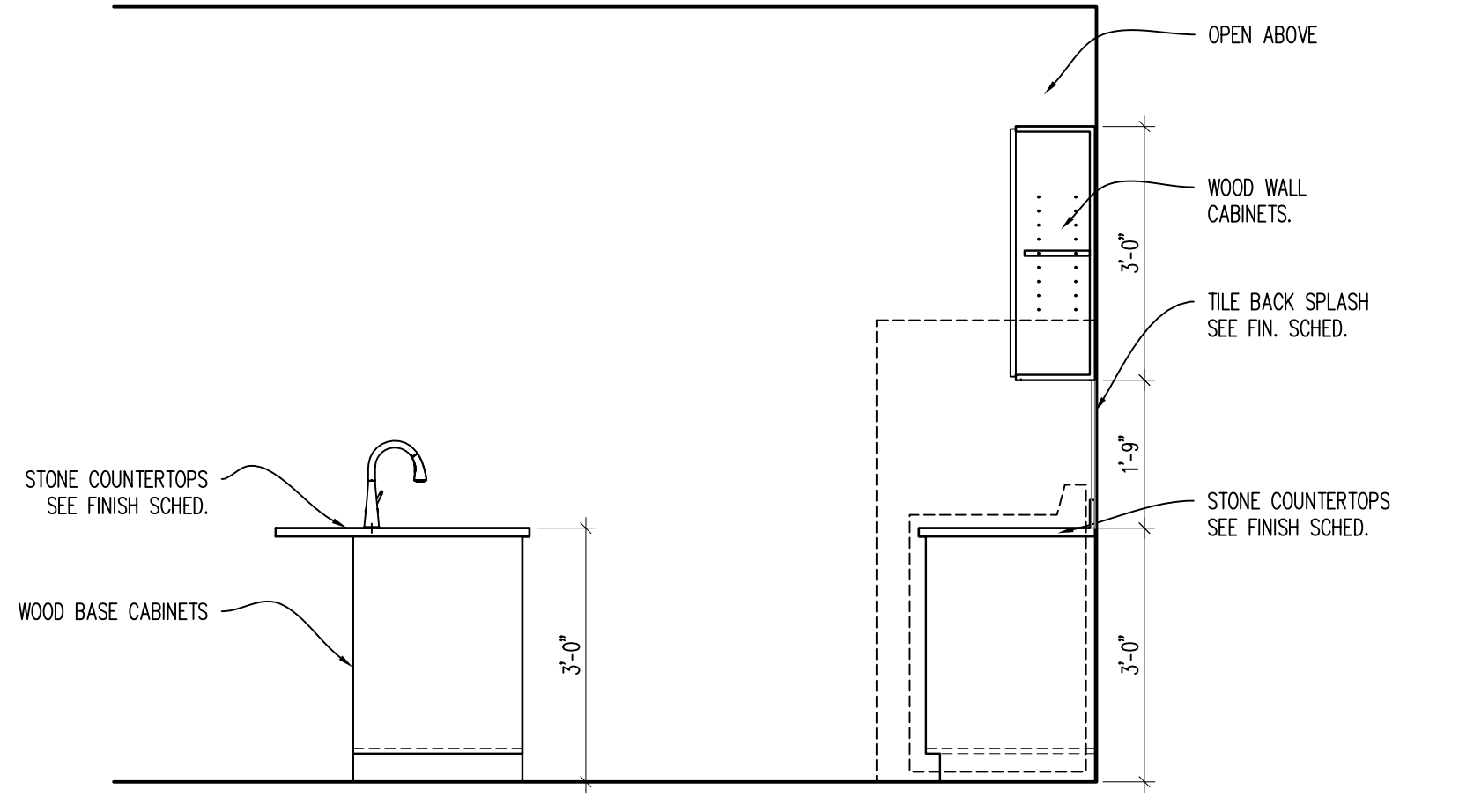
ELEVATION 6
SCALE: 1/2" = 1'-0"
A305.1



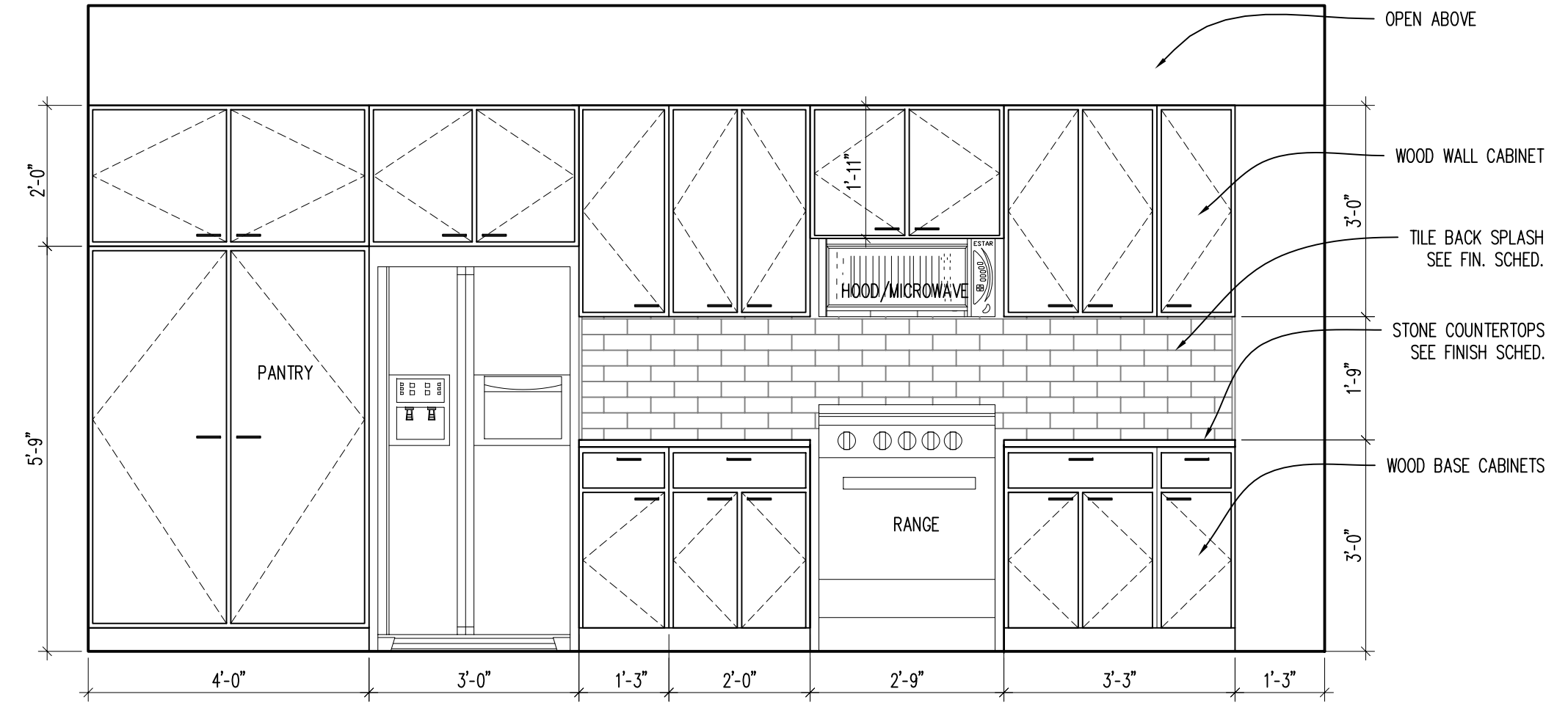
ELEVATION 7
SCALE: 1/2" = 1'-0"
A305.1



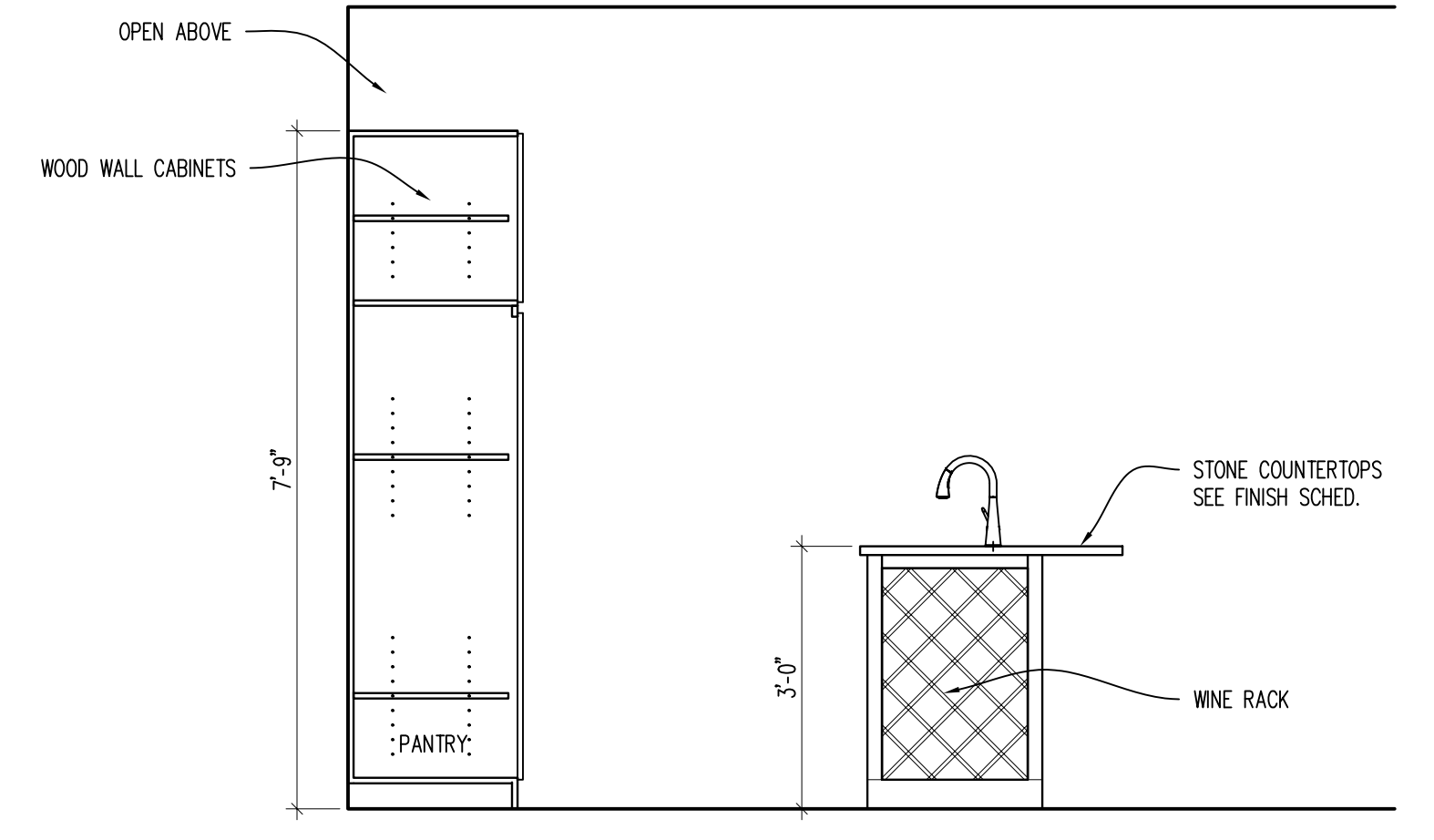
ELEVATION 8
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A305.1



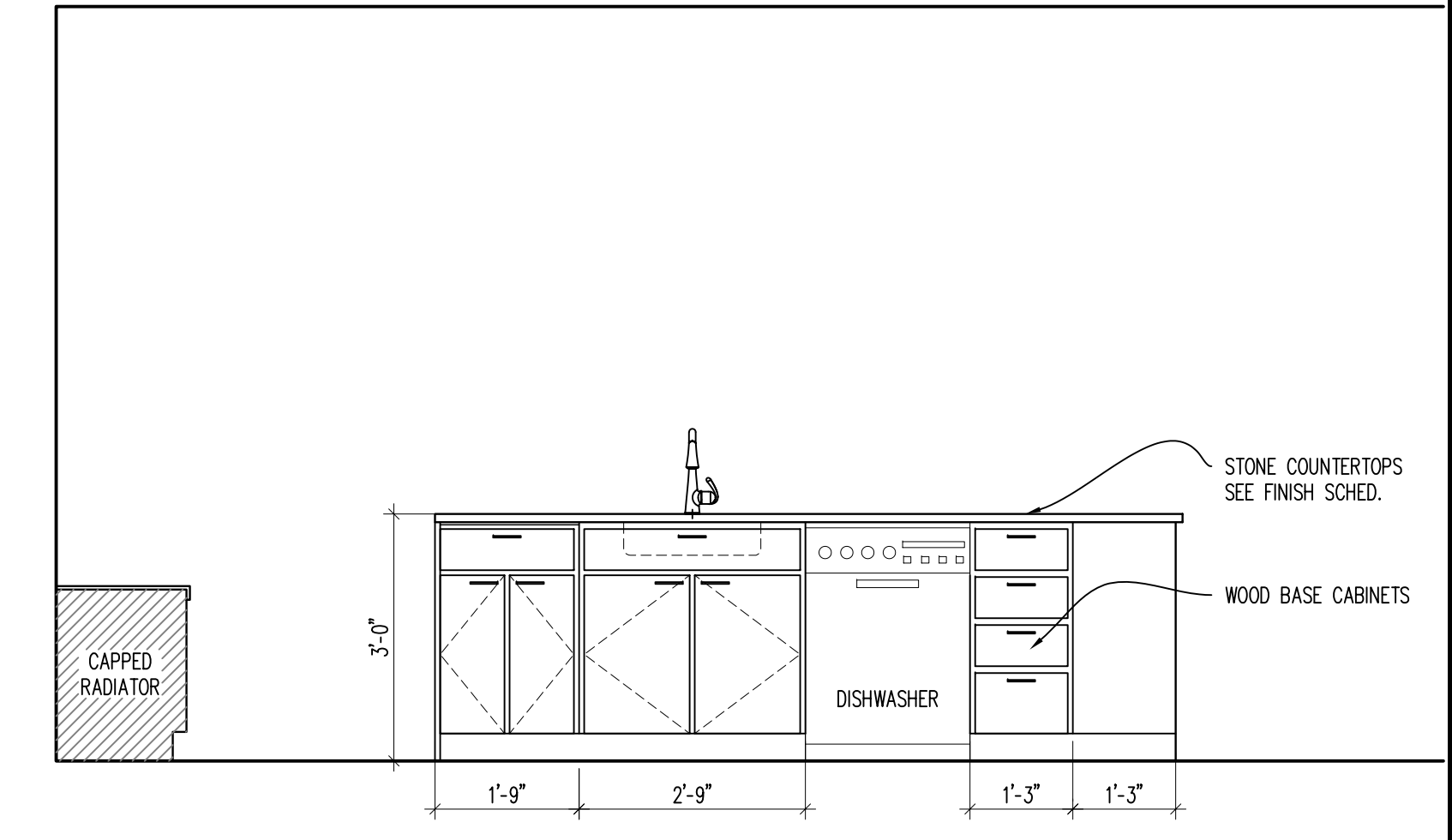
ELEVATION 1
SCALE: 1/2" = 1'-0"
A305.1



ELEVATION 2
SCALE: 1/2" = 1'-0"
A305.1



ELEVATION 3
SCALE: 1/2" = 1'-0"
A305.1



ELEVATION 4
SCALE: 1/2" = 1'-0"
A305.1

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

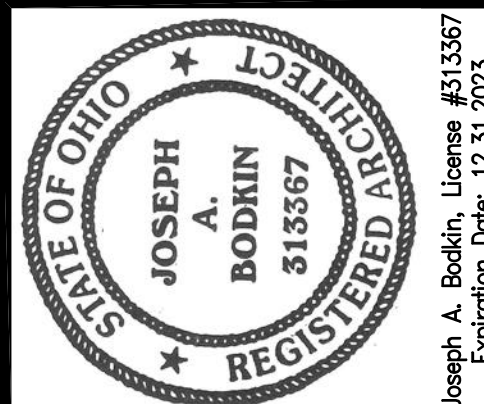
NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DETAIL								
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	HEAD				JAMB	OTHER
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D C	CLOSET	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D LI	LINEN	2'-0"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED

A305.1

APPROVED
CIN BD
2022P03573
02/01/23

City of Cincinnati Building & Inspections
C:\Users\jacob\OneDrive\Documents\Projects\2022\020123\020123_03573\020123_03573_1 - F. Plat. Date/Time: Nov 15, 2022 8:08am - By: jacob



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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office/Apartments

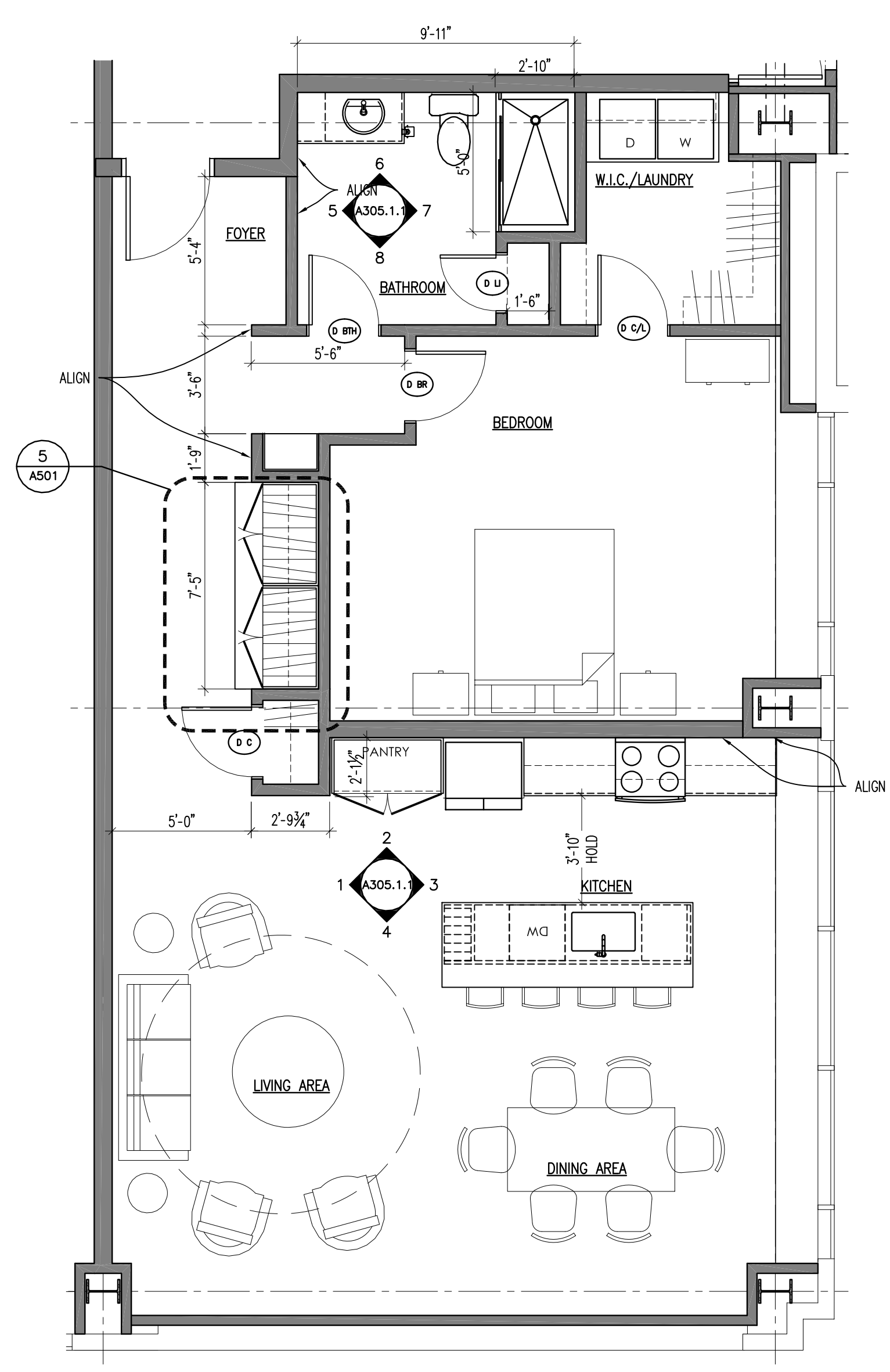
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
No.	115 E 5th Street
City	Cincinnati, Ohio 45202
Sheet Title	Unit 2
Unit	Construction
Project #	2022-259
Issue Date	
Scale	As Noted
Drawn	
Checked	

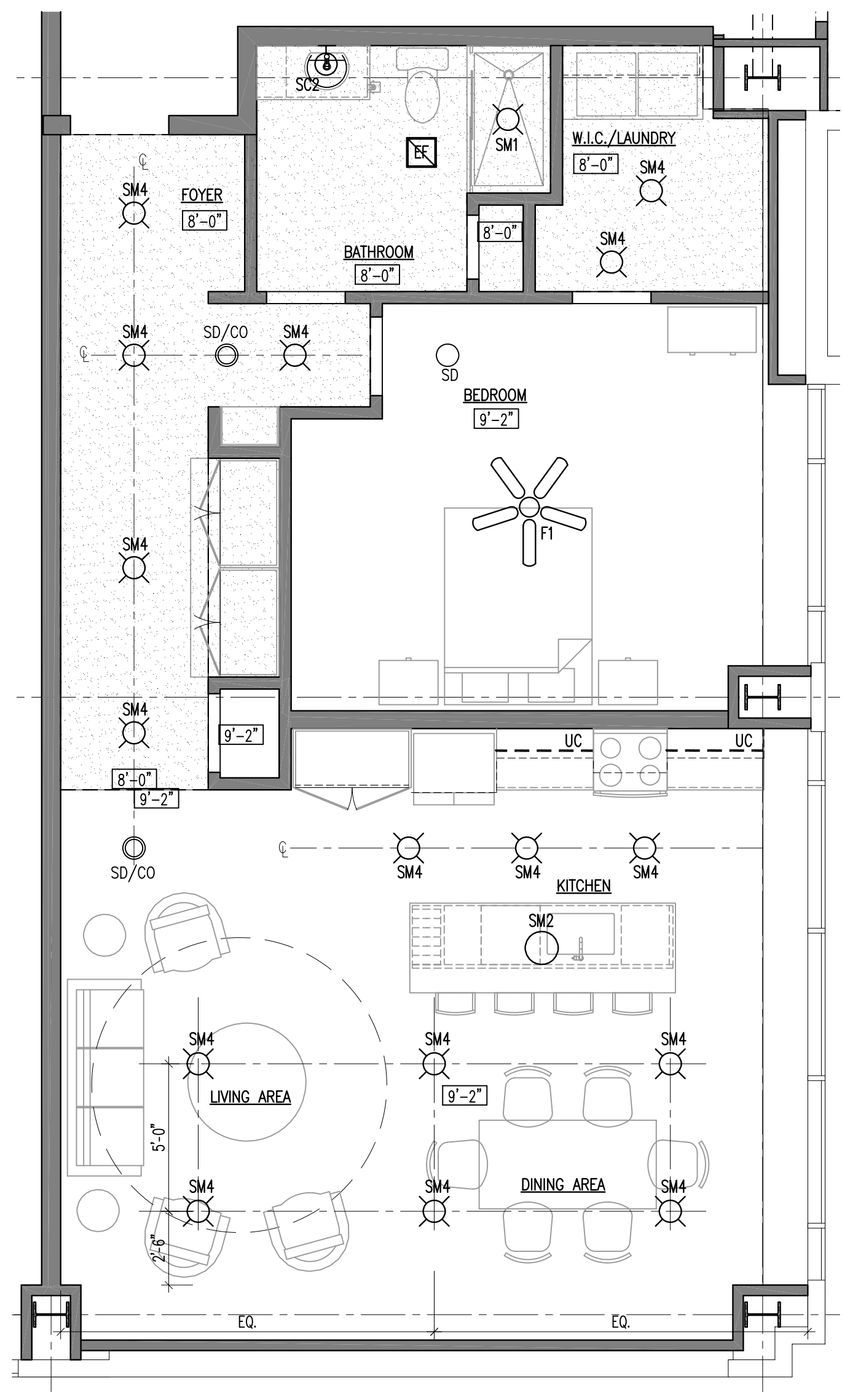
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GENERAL APARTMENT NOTES

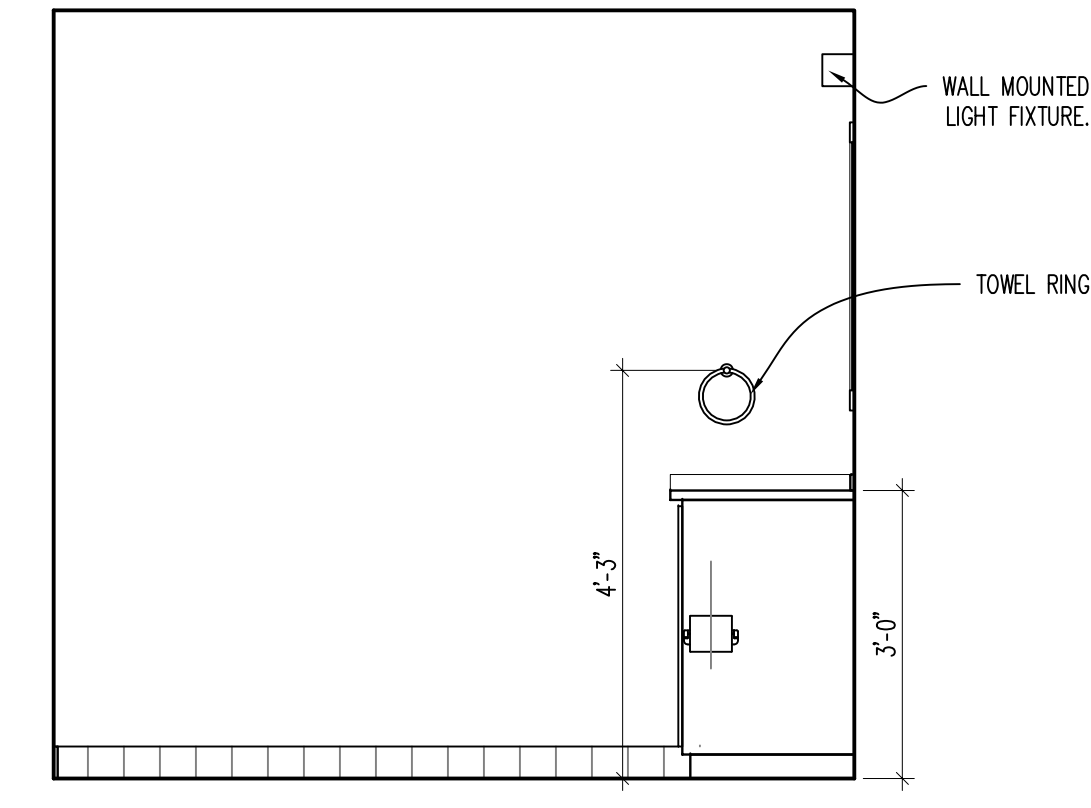
- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
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- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
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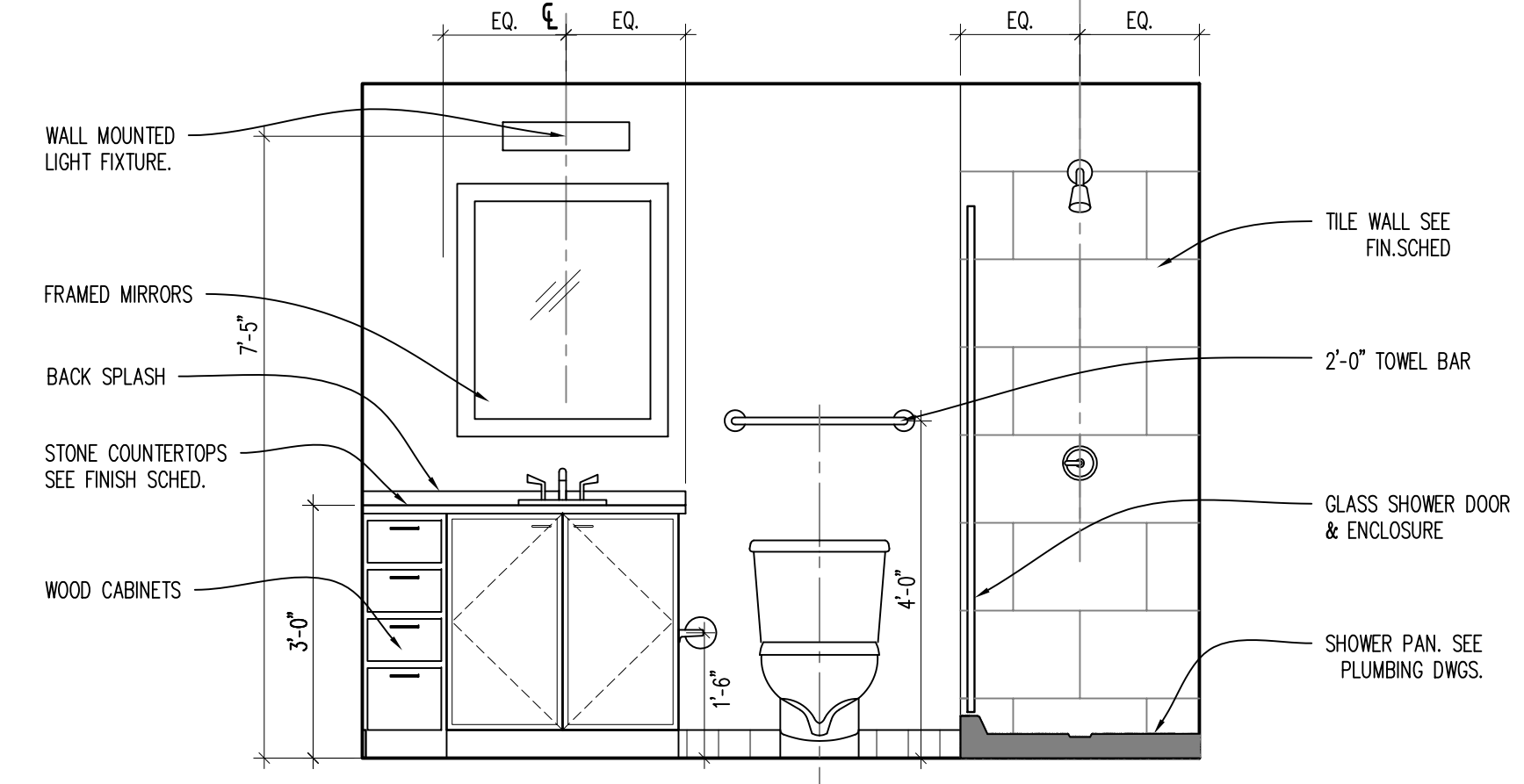
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



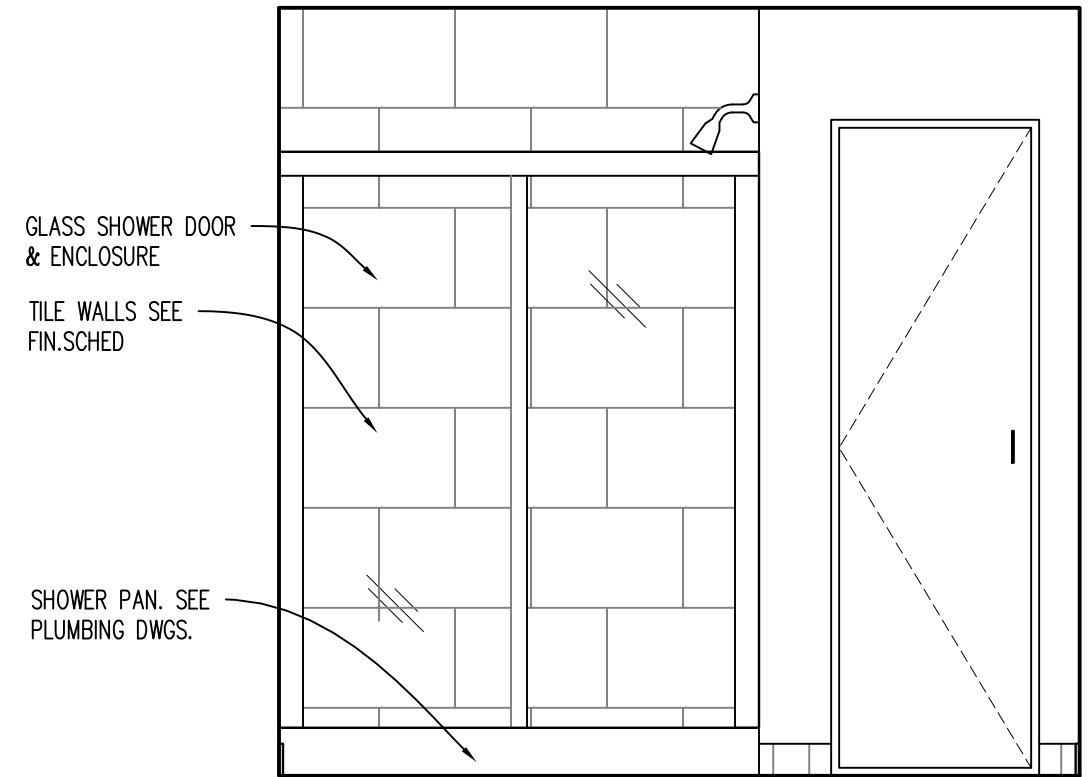
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



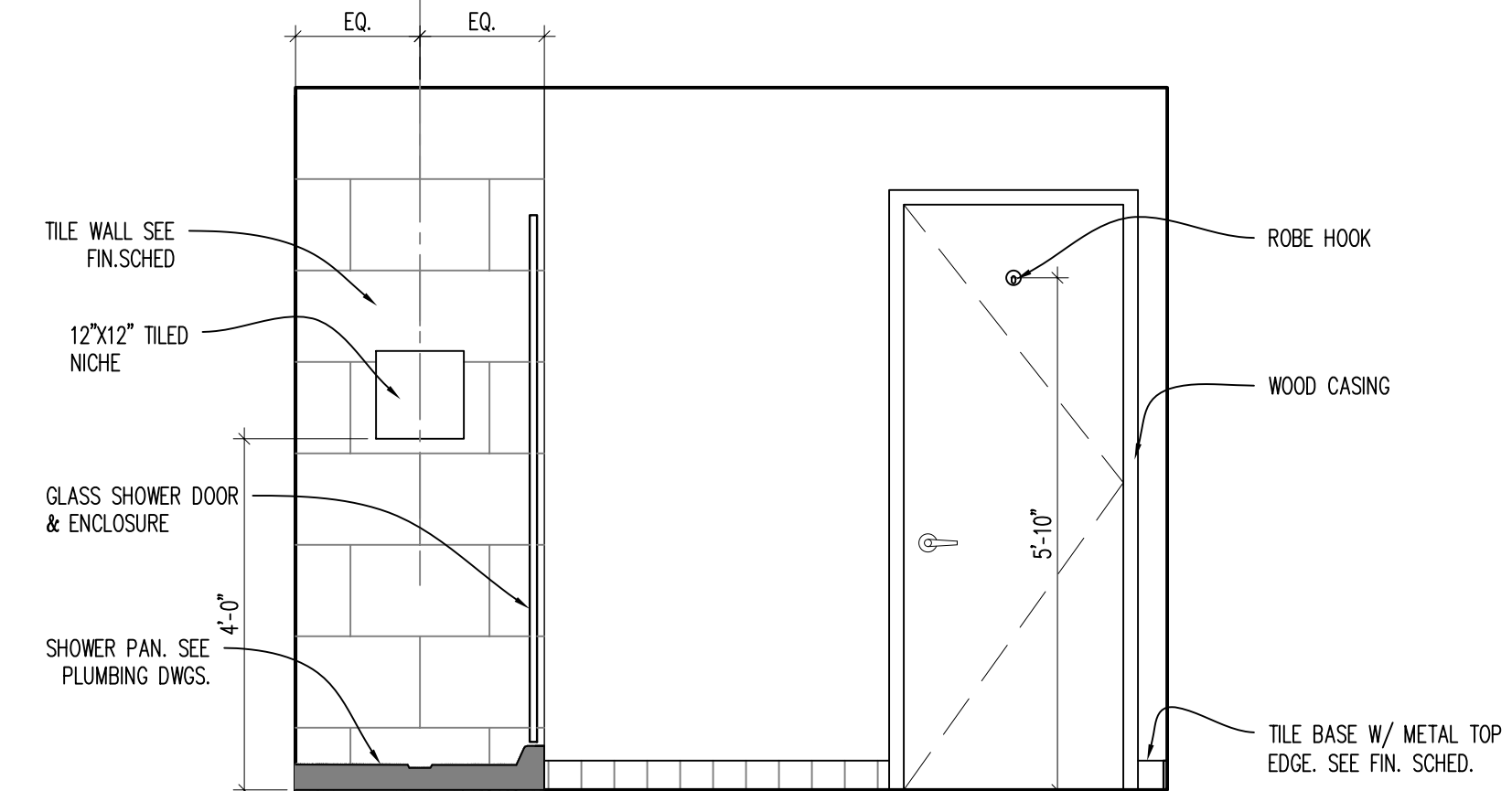
ELEVATION 5
SCALE: 1/2" = 1'-0"



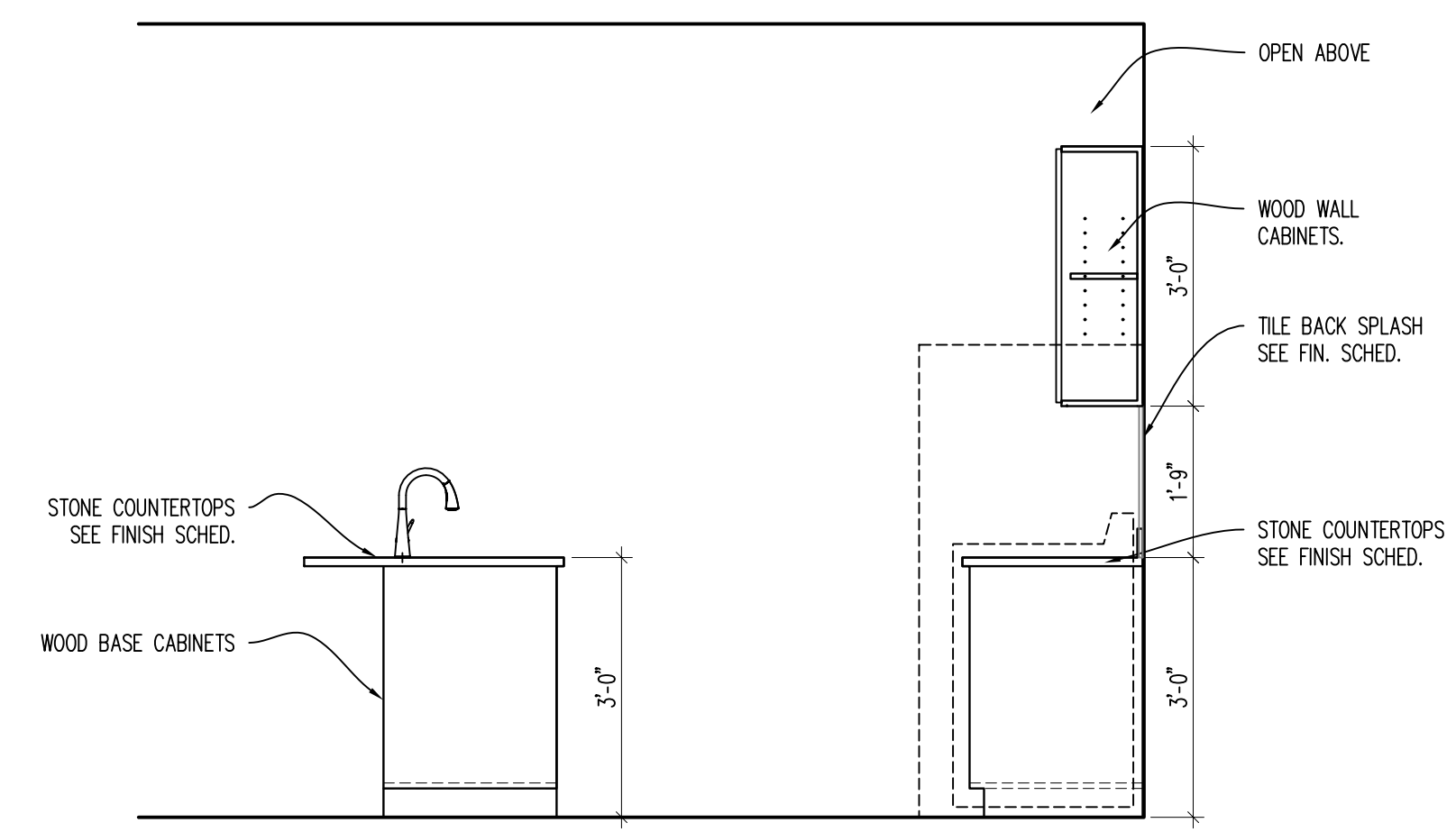
ELEVATION 6
SCALE: 1/2" = 1'-0"



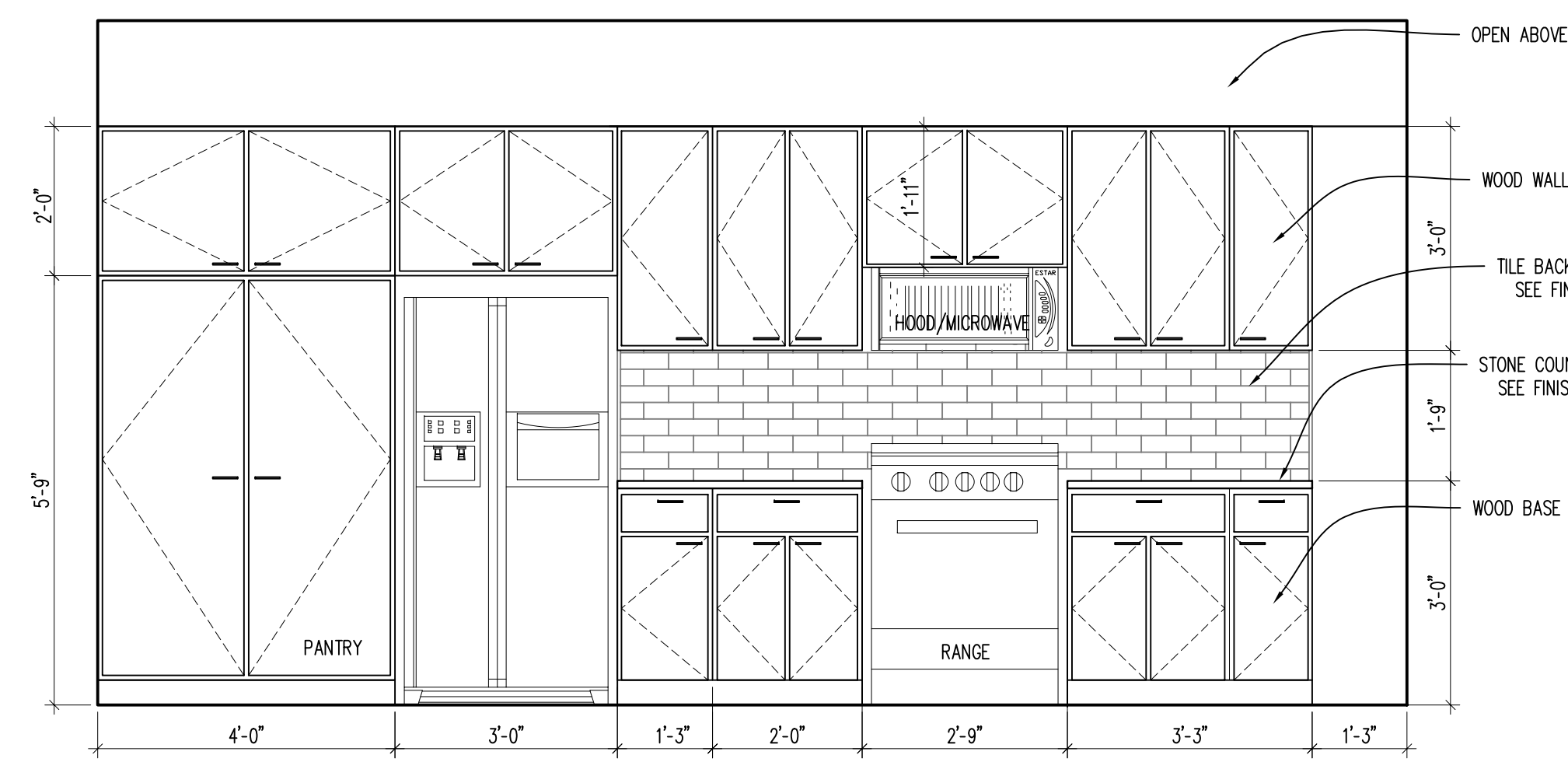
ELEVATION 7
SCALE: 1/2" = 1'-0"



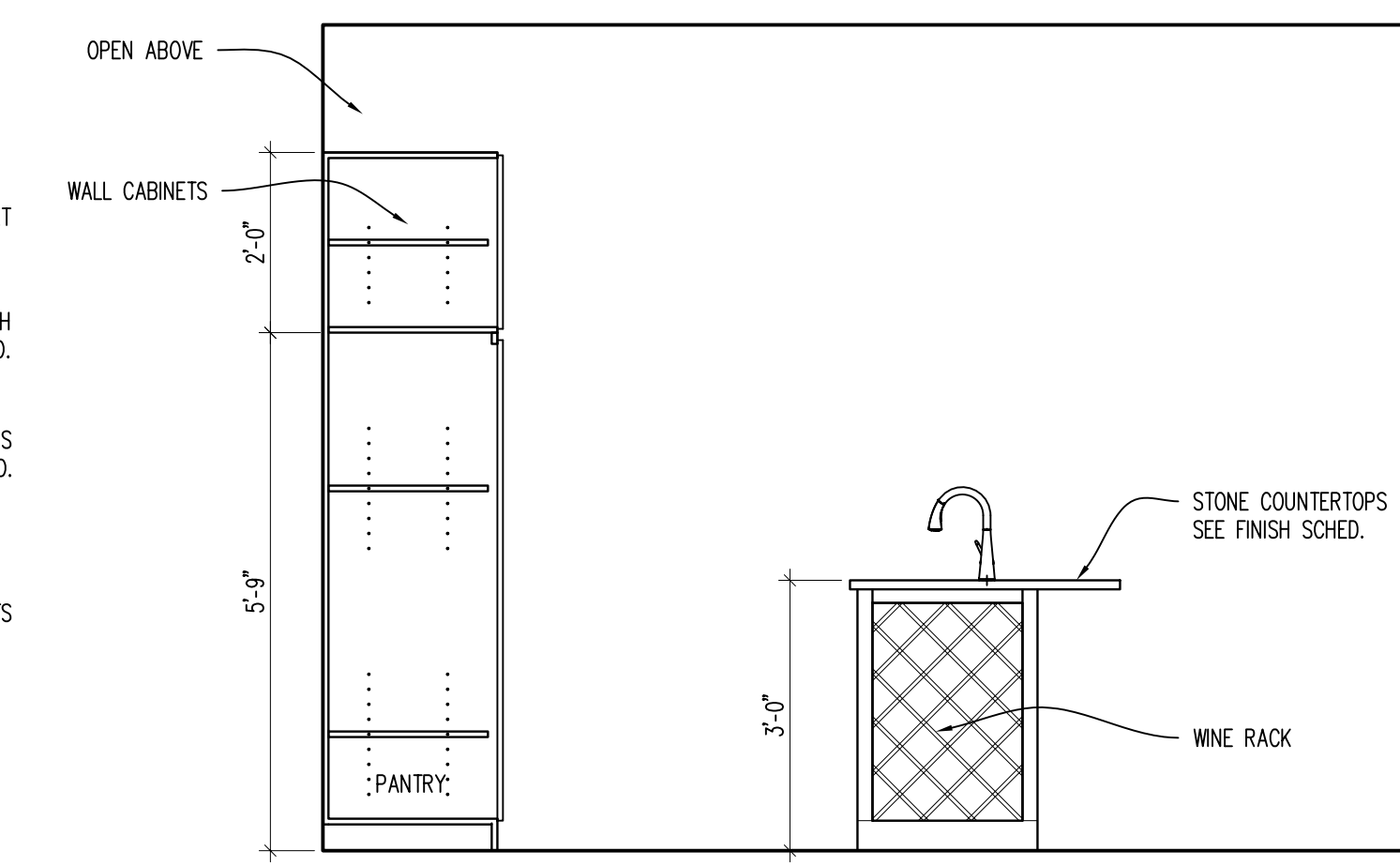
ELEVATION 8
SCALE: 1/2" = 1'-0"



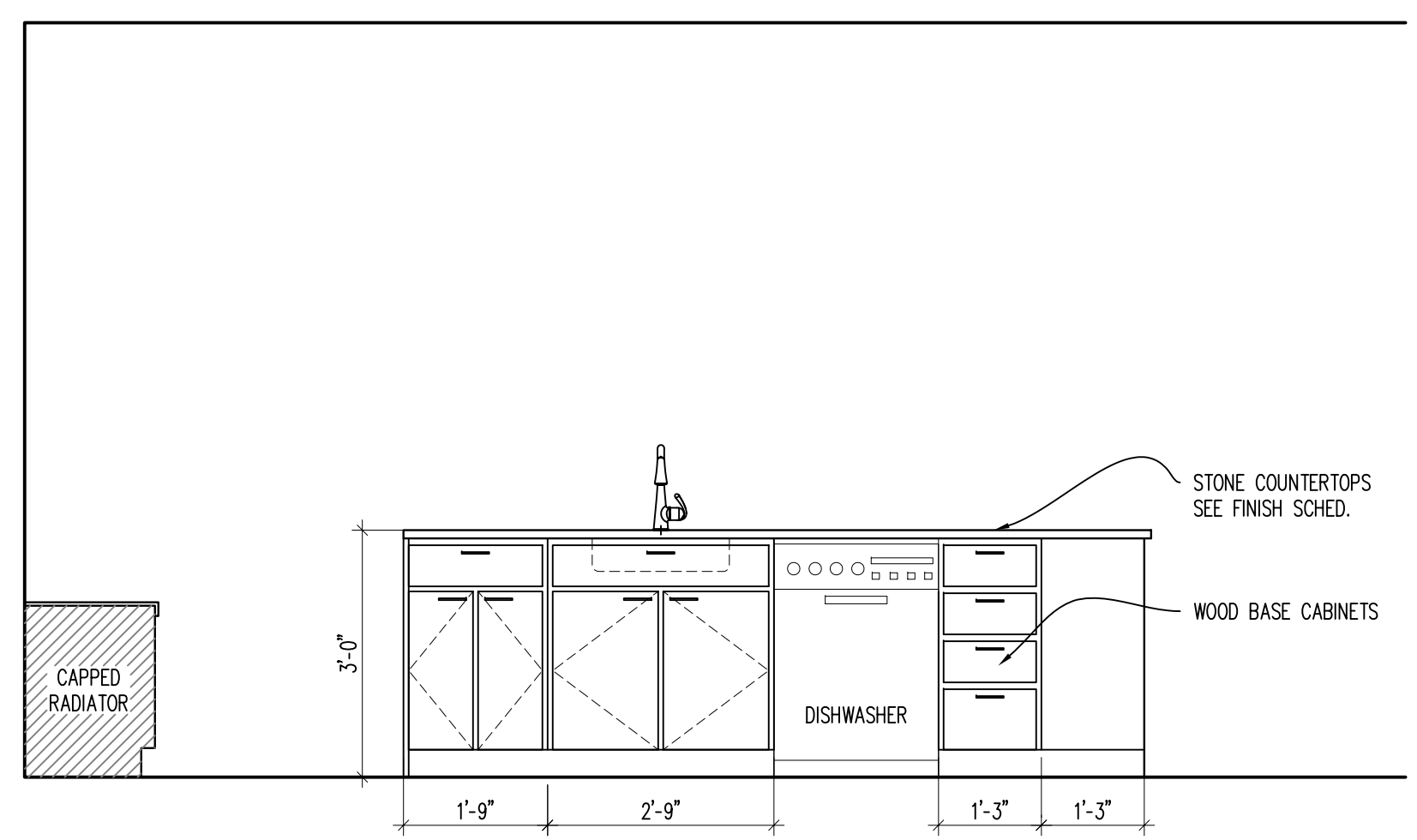
ELEVATION 1
SCALE: 1/2" = 1'-0"



ELEVATION 2
SCALE: 1/2" = 1'-0"



ELEVATION 3
SCALE: 1/2" = 1'-0"



ELEVATION 4
SCALE: 1/2" = 1'-0"

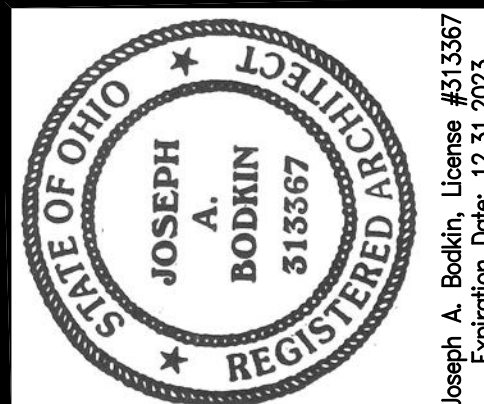
APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	HEAD				JAM	OTHER
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D C	CLOSET	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D LI	LINEN	2'-0"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED

APPROVED
CINBD
2022P03573
02/01/23

City of Cincinnati Building & Inspections
C:\Users\jacobson\OneDrive\Documents\Projects\2022\2022P03573\Drawings\2022P03573 - Phase C - From Item\02_Formica_A305.2 - F2 - Plot Date/Time: Nov 15, 2022 8:07am - By: jacobson



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DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202
Sheet Title: Unit F2
Construction
Project No: 2022_259
Date: 02/02/2023
Scale: As Noted

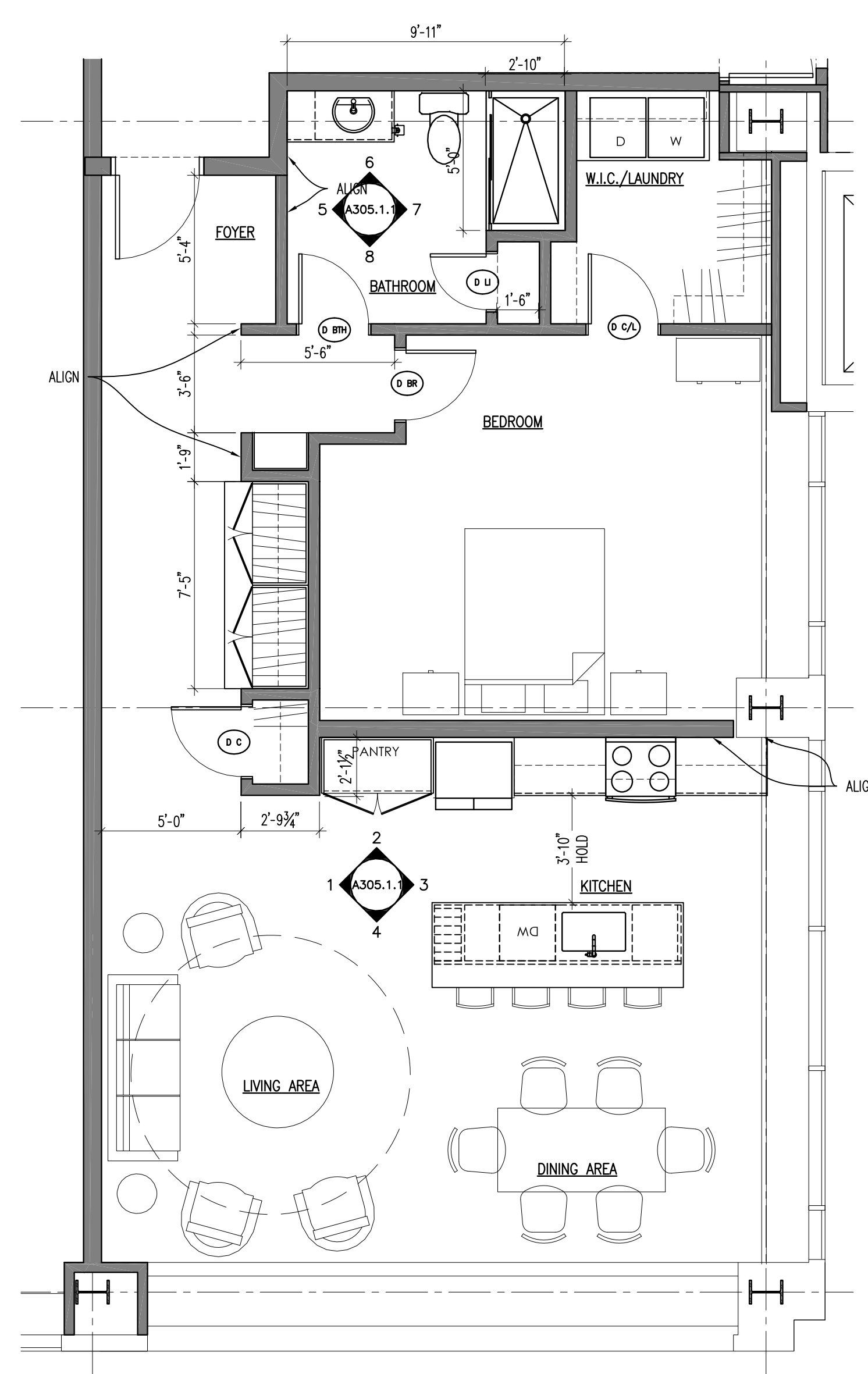
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GENERAL APARTMENT NOTES

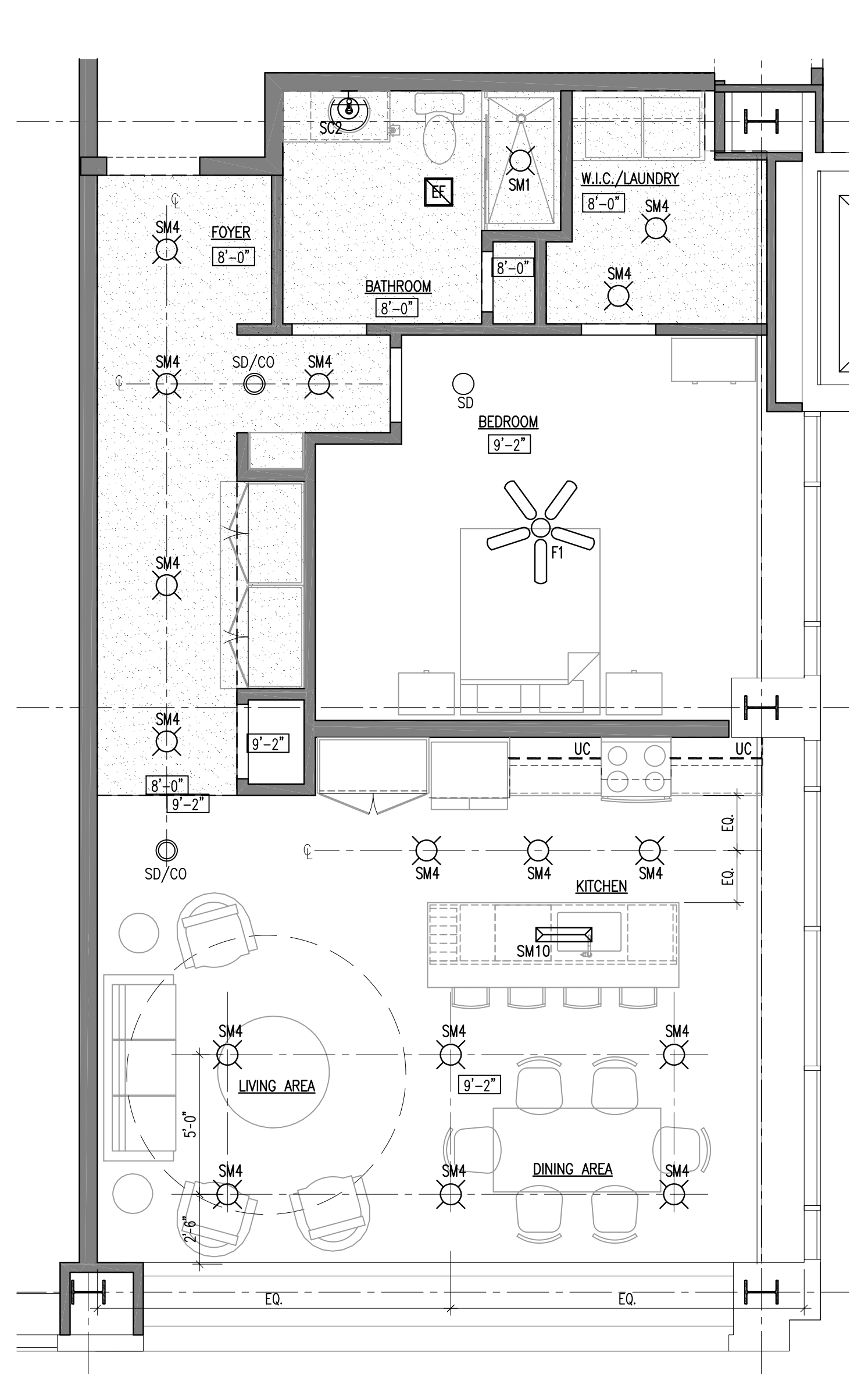
- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME. U.I.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.I.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.I.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.I.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FINISHING THE WINDOWS. TOP OF ALL.
- ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD. U.I.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING.
- SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: BOOITZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. U.I.O.
- SEE SHEET A502 FOR MATERIAL SCHEDULE.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

LIGHTING LEGEND

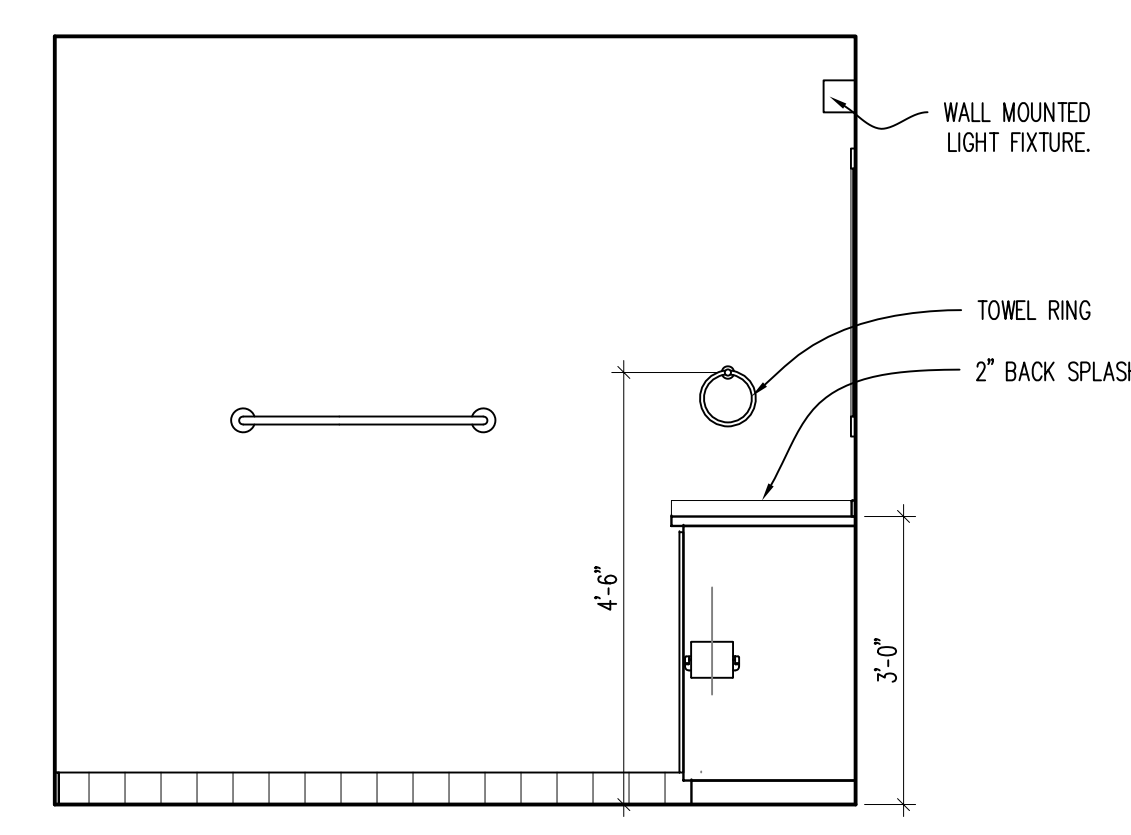
- FOR ALL LIGHTING CONTROL:
M254 CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633
- 11 SURFACE TBD
 - 22 SURFACE TBD
 - ⊗ SM3 SURFACE 6" ROUND
 - ⊗ SM1 SURFACE 4" ROUND
 - SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
 - HO V1 VANITY WALL LIGHT
 - HO SC1 VANITY SCONCE LIGHT
 - F1 36" CEILING FAN
 - F2 42" CEILING FAN
 - UC UNDER CABINET LIGHT



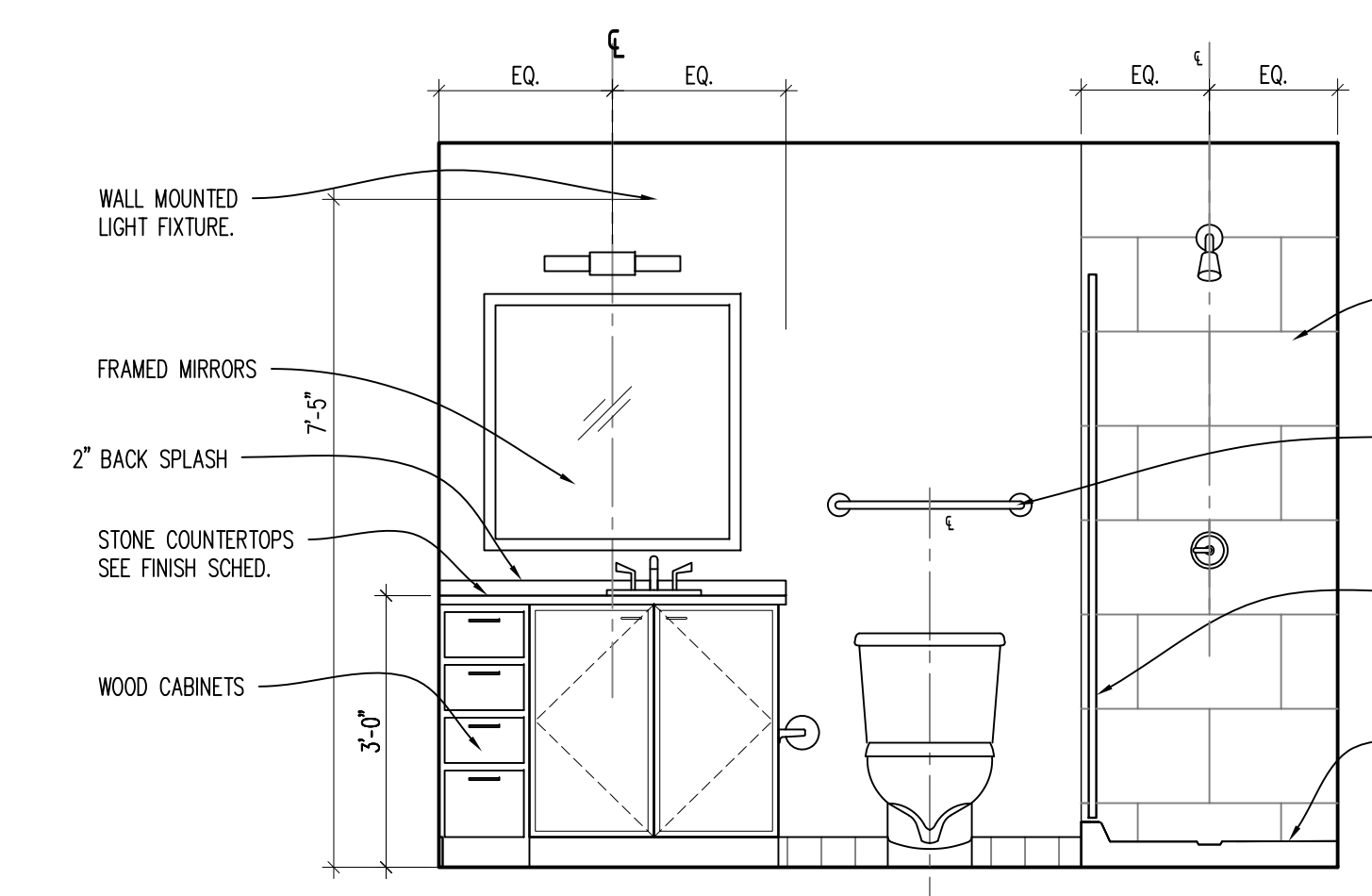
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A305.2



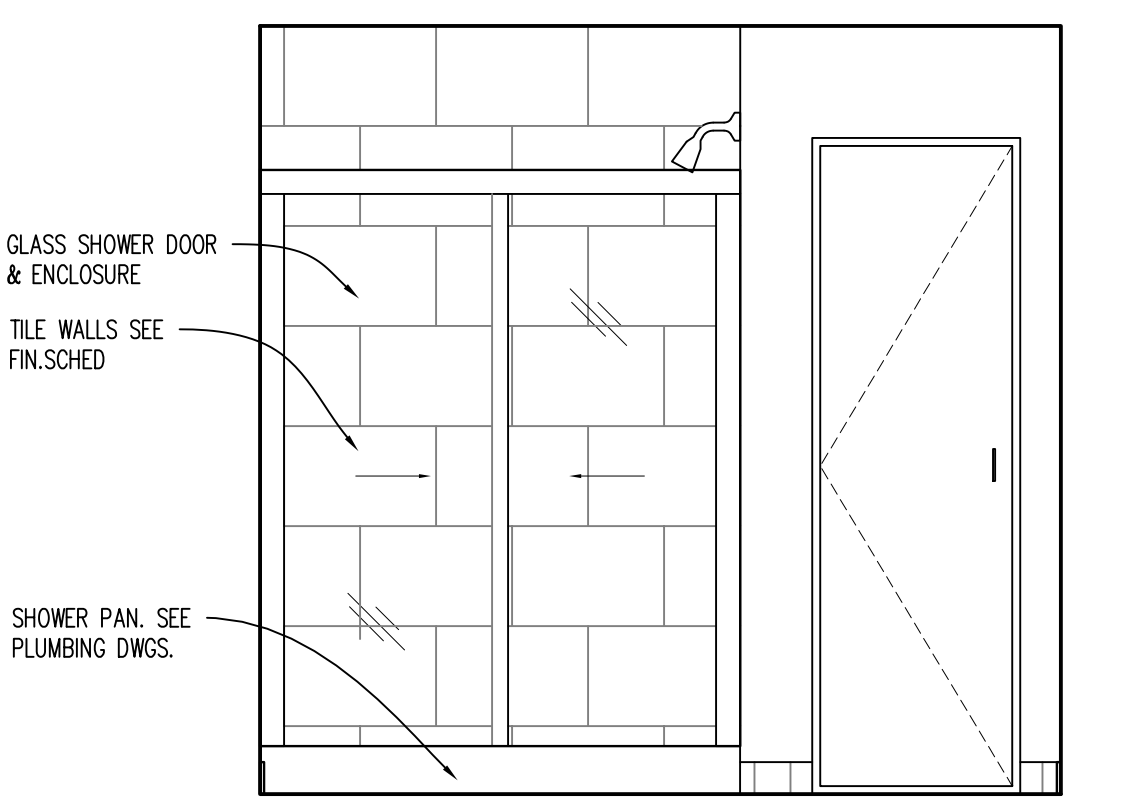
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
A305.2



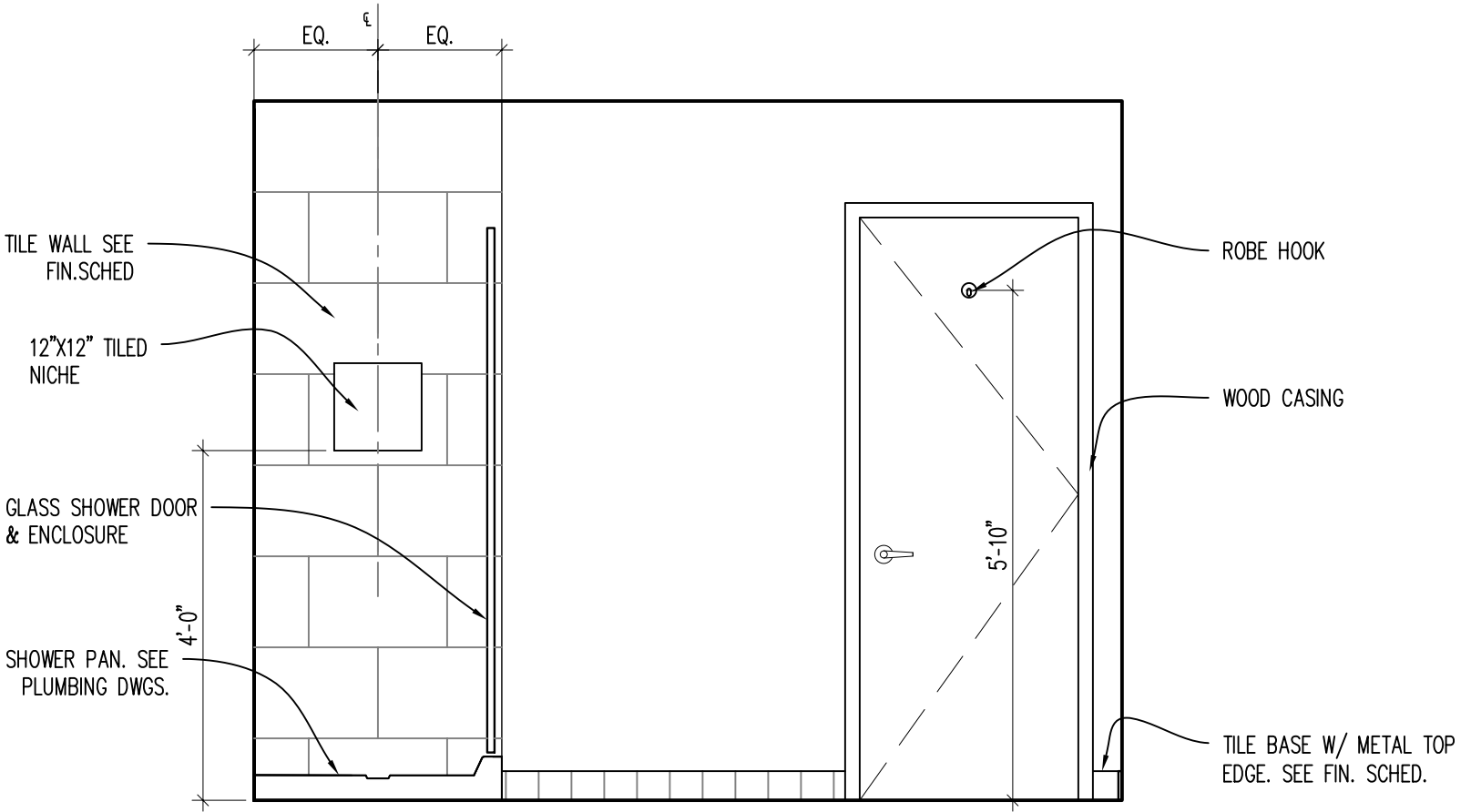
ELEVATION 5
SCALE: 1/2" = 1'-0"
A305.2



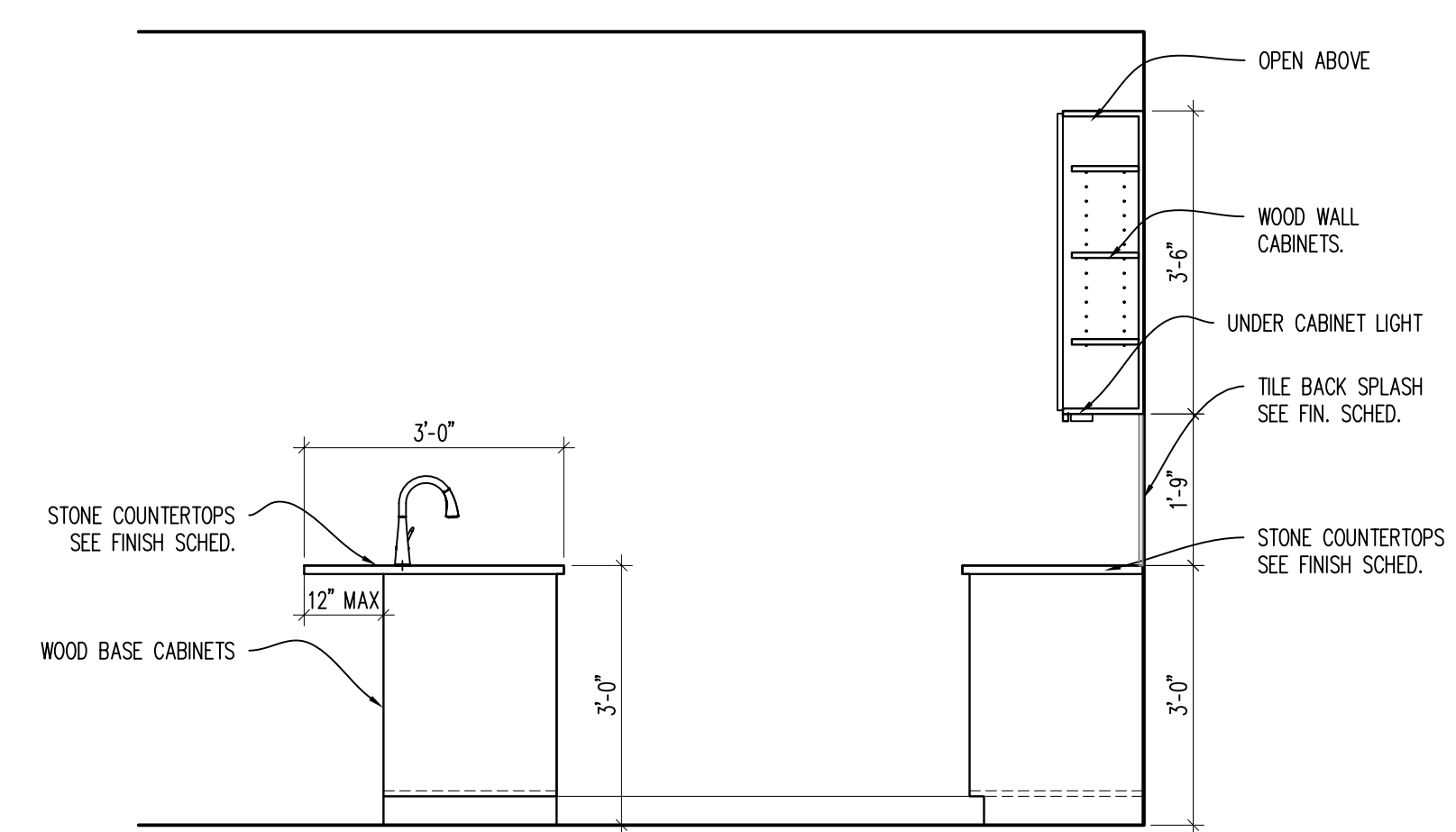
ELEVATION 6
SCALE: 1/2" = 1'-0"
A305.2



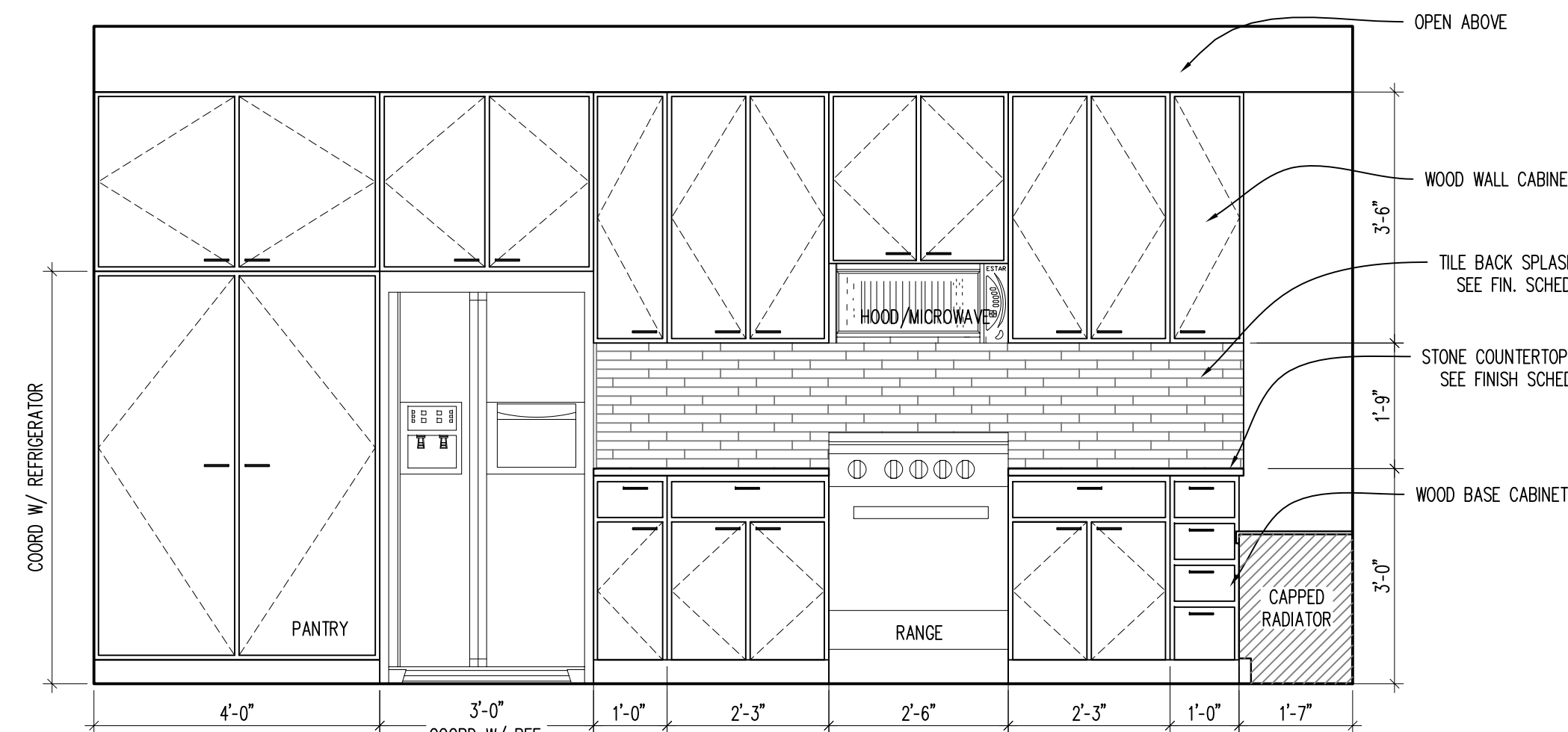
ELEVATION 7
SCALE: 1/2" = 1'-0"
A305.2



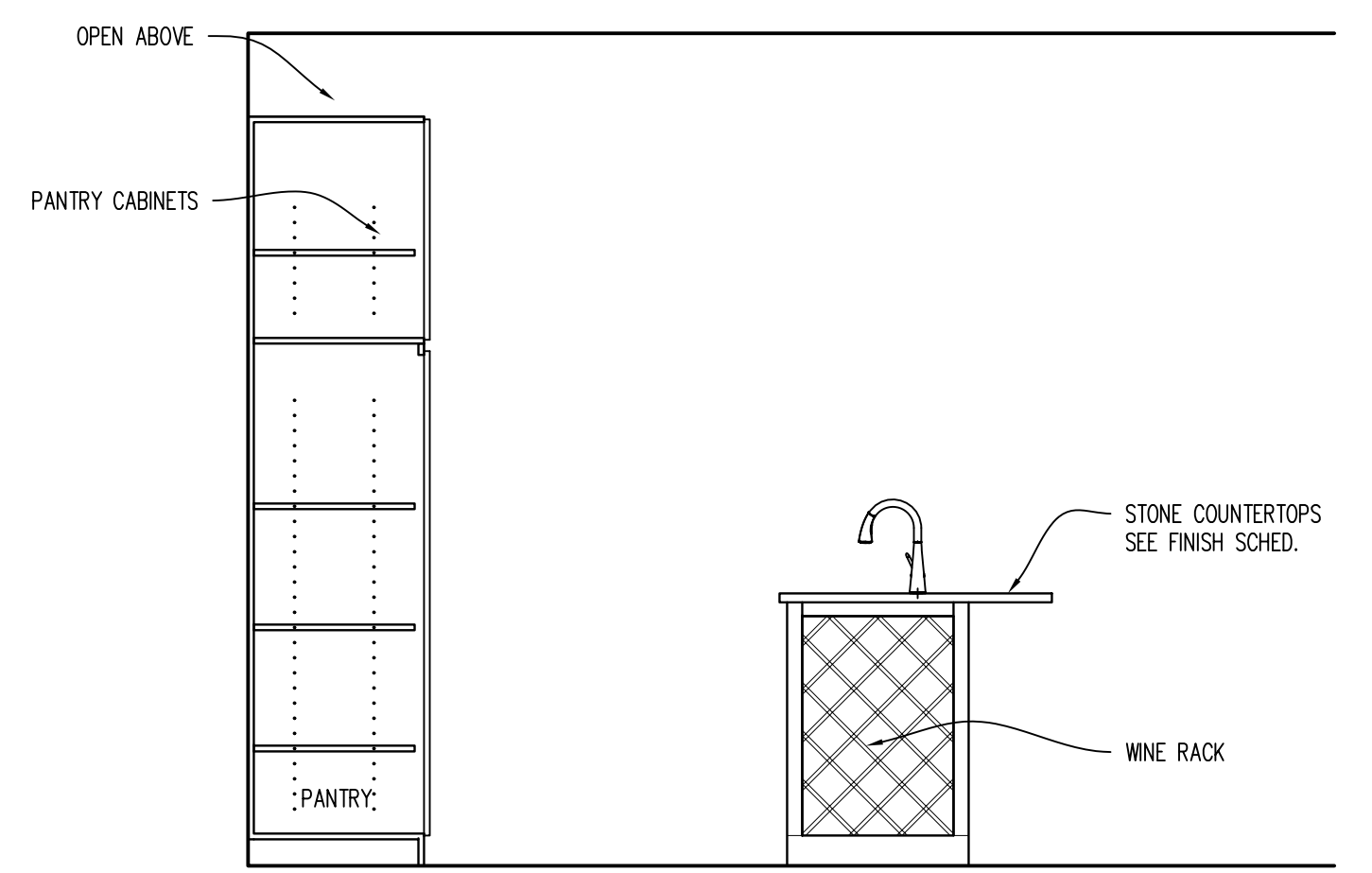
ELEVATION 8
SCALE: 1/2" = 1'-0"
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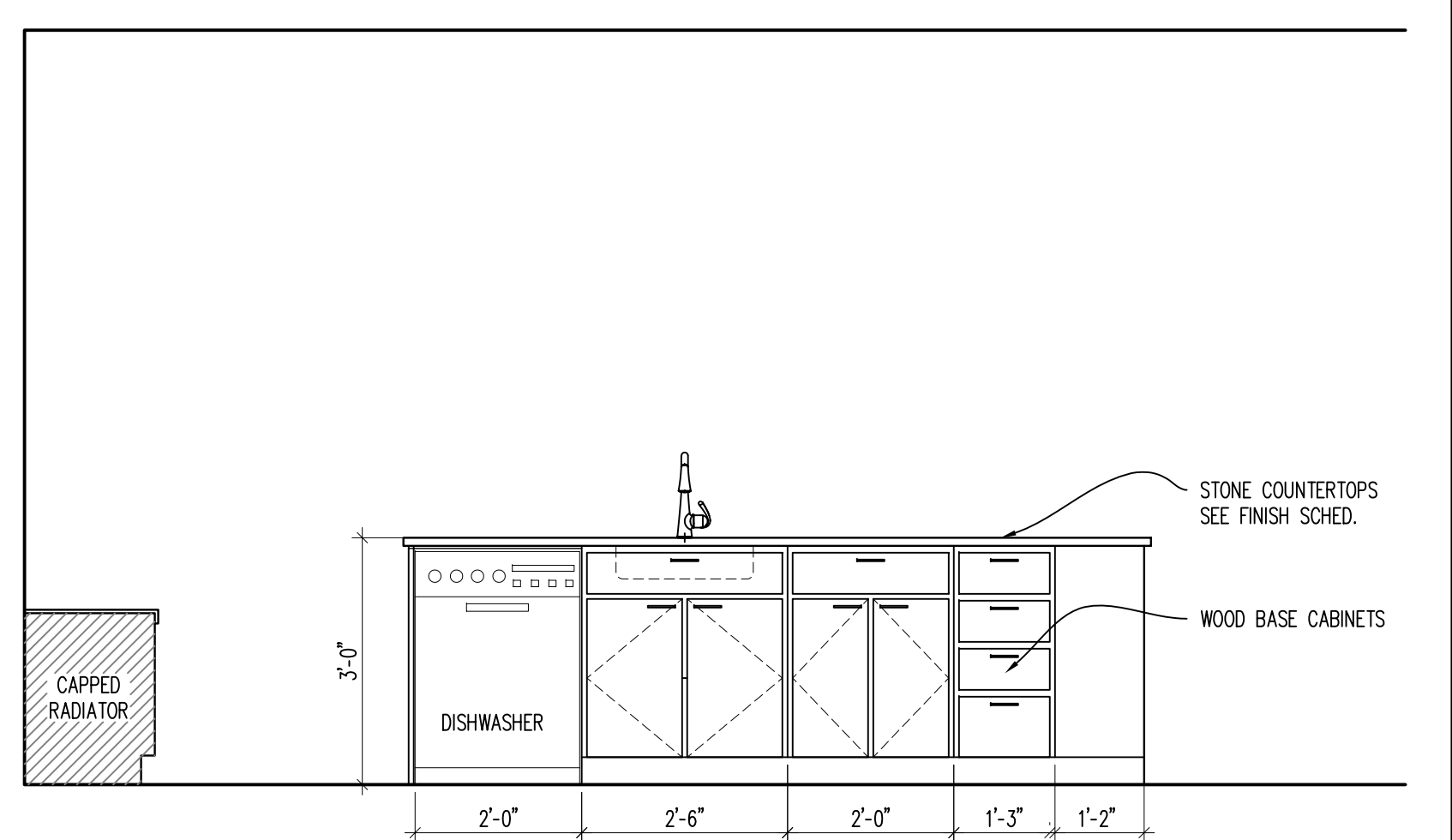
ELEVATION 1
SCALE: 1/2" = 1'-0"
A305.2



ELEVATION 2
SCALE: 1/2" = 1'-0"
A305.2



ELEVATION 3
SCALE: 1/2" = 1'-0"
A305.2



ELEVATION 4
SCALE: 1/2" = 1'-0"
A305.2

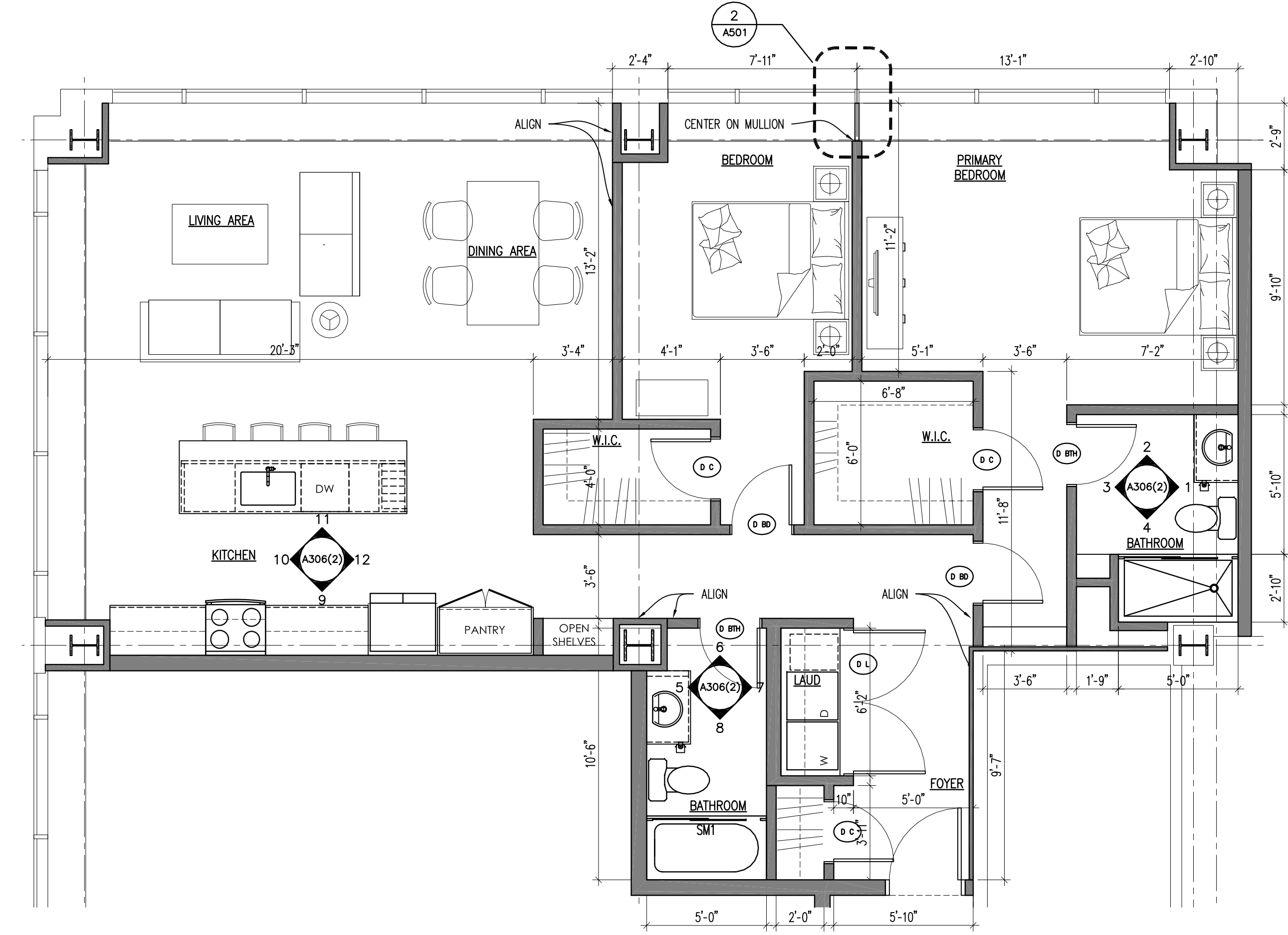
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS						CEILING	REMARKS	REV. NO.
		BASE	NORTH	SOUTH	EAST	WEST				
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
BATHROOM	CB-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A		

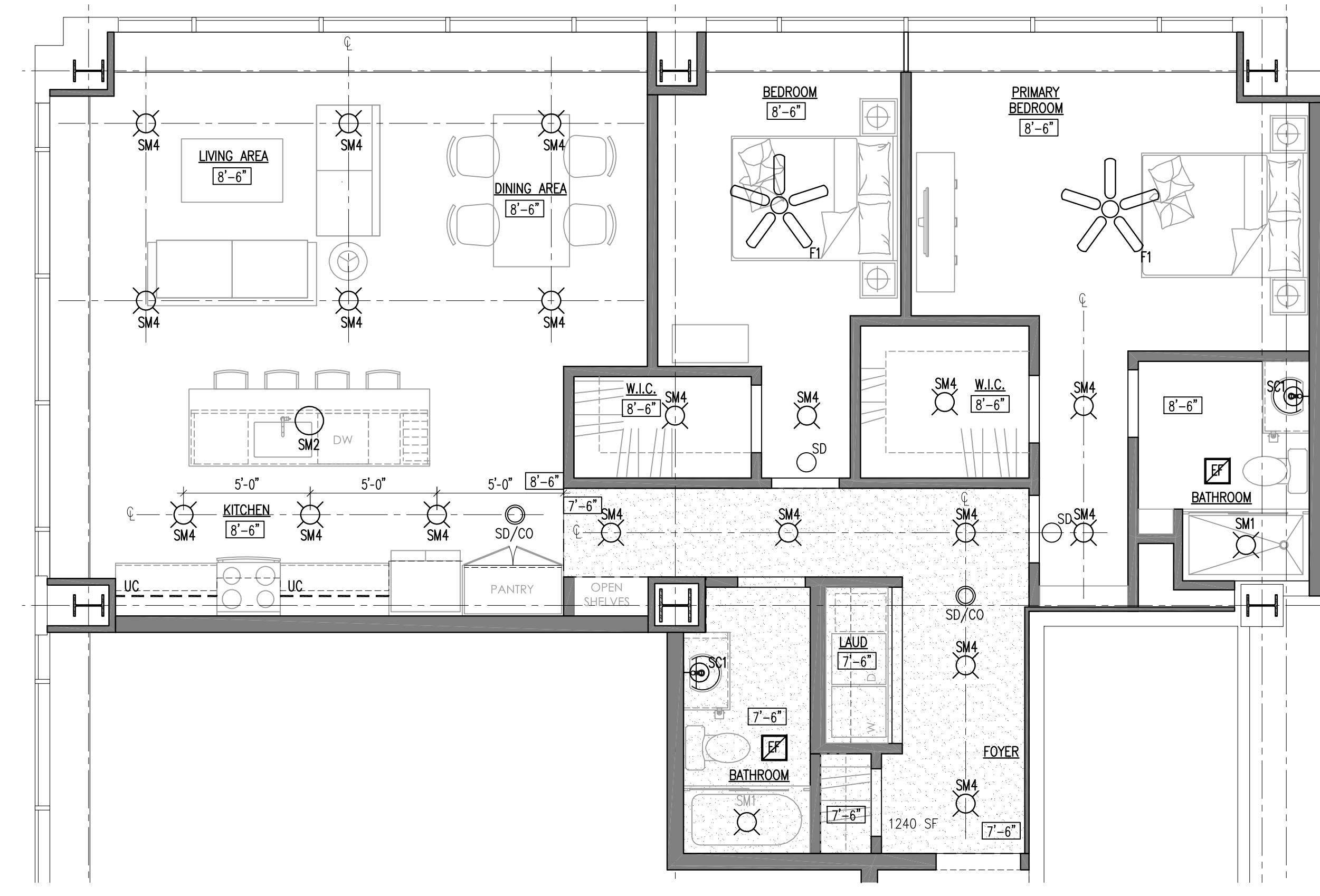
NOTES:
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APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HW. SET	FIRE RATING	REMARKS		
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	FRAME MATERIAL	HEAD	JAMBO				OTHER	
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D L	LINEN	2'-0"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK



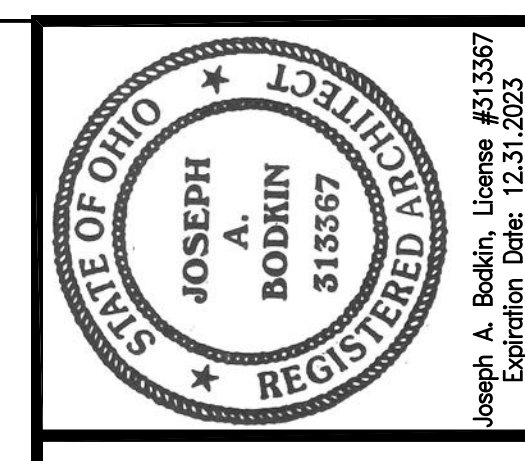
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS, TYP OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



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513.559.0048

Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
Address	115 E 5th Street
City	Cincinnati, Ohio 45202
Sheet No.	11.14.2022
Scale	ENG CHG #1
Unit	Construction
Drawn	As Noted
Checked	

A306(1)

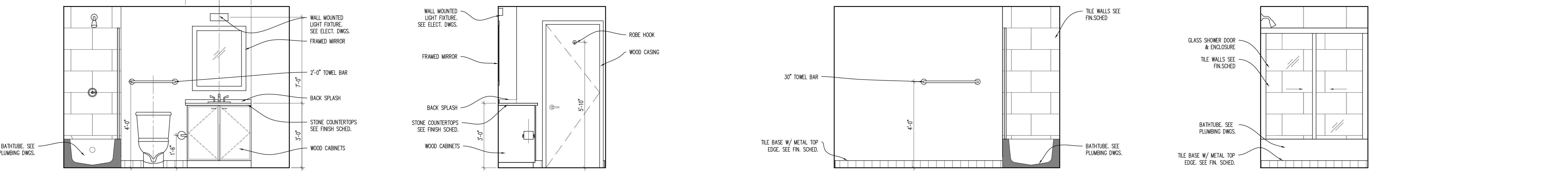
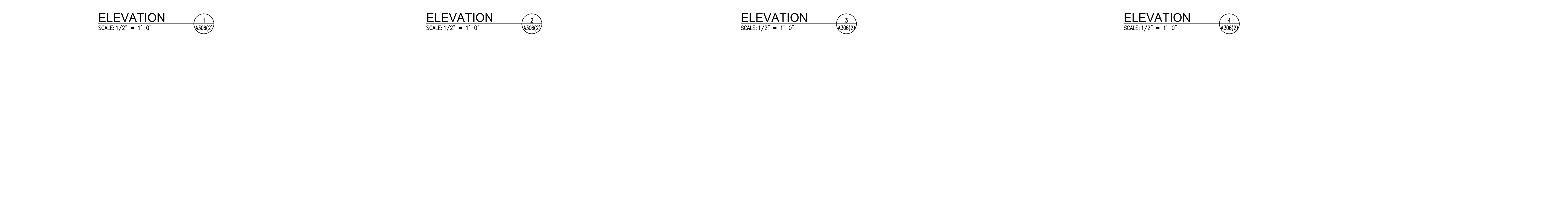
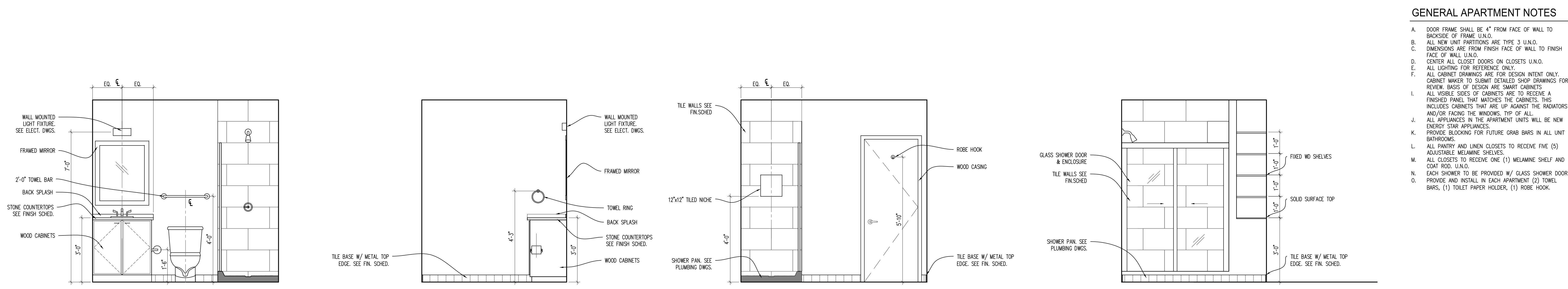
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
PRIMARY BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

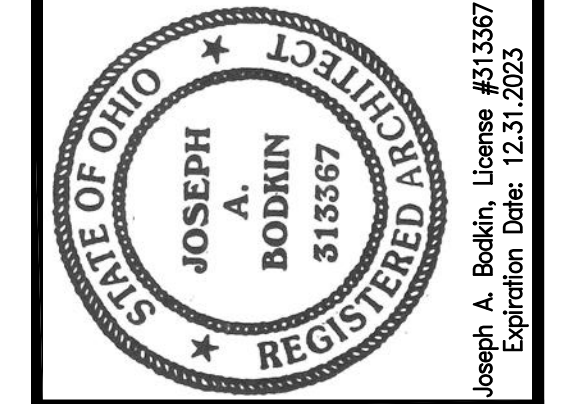
NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION					FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		SIZE					DETAIL							
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	HEAD	JAMBO				OTHER
D BR (x2)	BEDROOMS	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/AB00	6/AB00	-	2	-	PRE-HUNG, STAINED
D BTH (x2)	BATHROOMS	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/AB00	6/AB00	-	2	-	PRE-HUNG, STAINED
D C (x3)	CLOSET / W.I.C.	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/AB00	6/AB00	-	3	-	PRE-HUNG, STAINED
D L (x1)	LAUNDRY	(3'-0"x2)	6'-0"	6'-8"	2	OAK	A	WD	5/AB00	6/AB00	-	4	-	PRE-HUNG, STAINED



- GENERAL APARTMENT NOTES**
- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
 - ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
 - DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
 - CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
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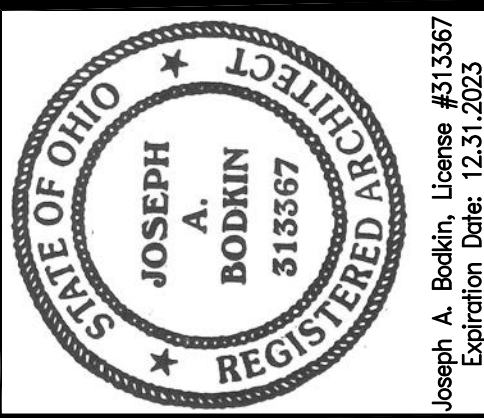
Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
Date	11.14.2022
No. Revisions	
ENG CHG #1	
Sheet	Unit G
Drawn	Construction
Issue Date	Project No: 2022_259
Checked	As Noted

A306(2)

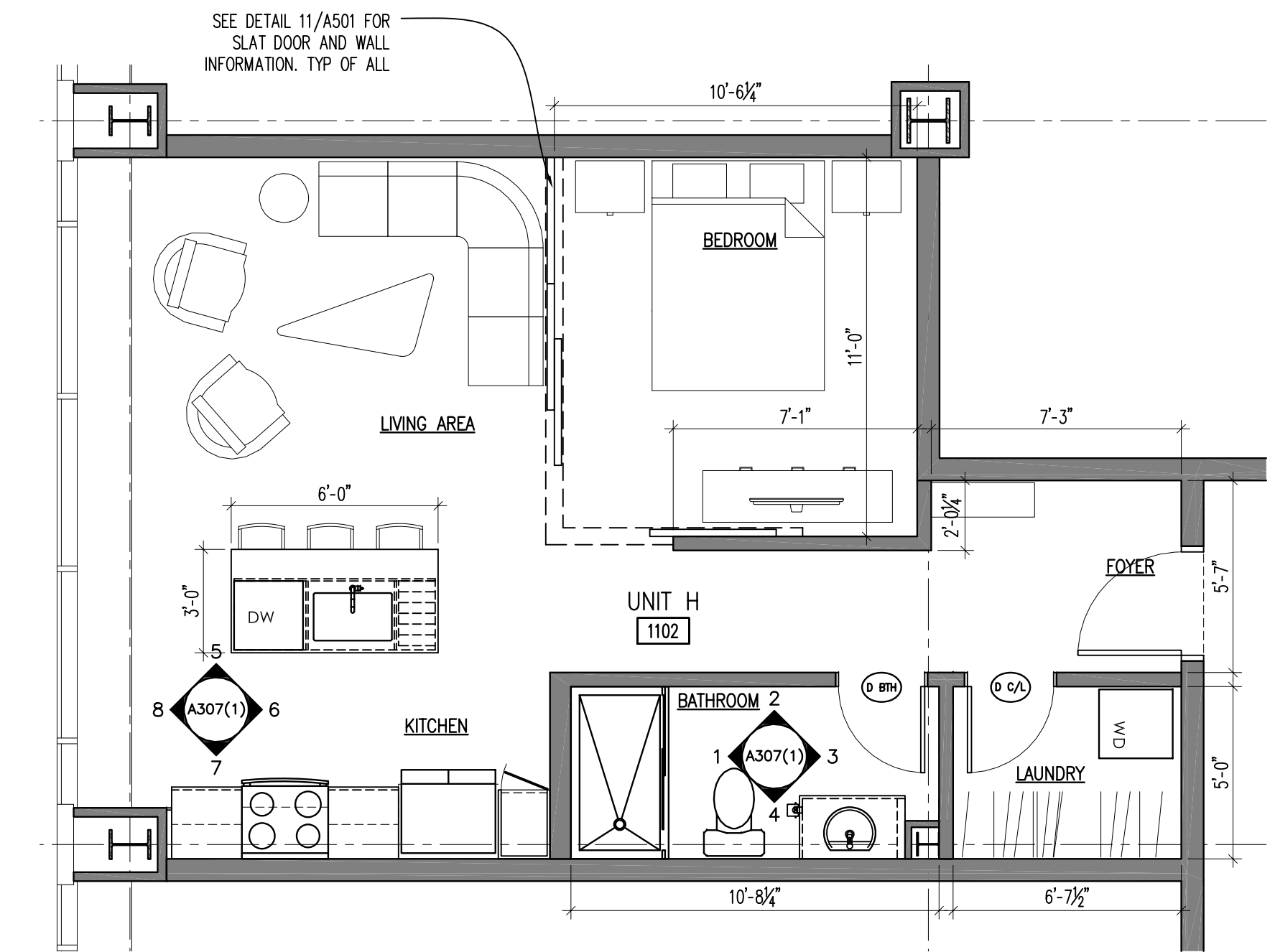


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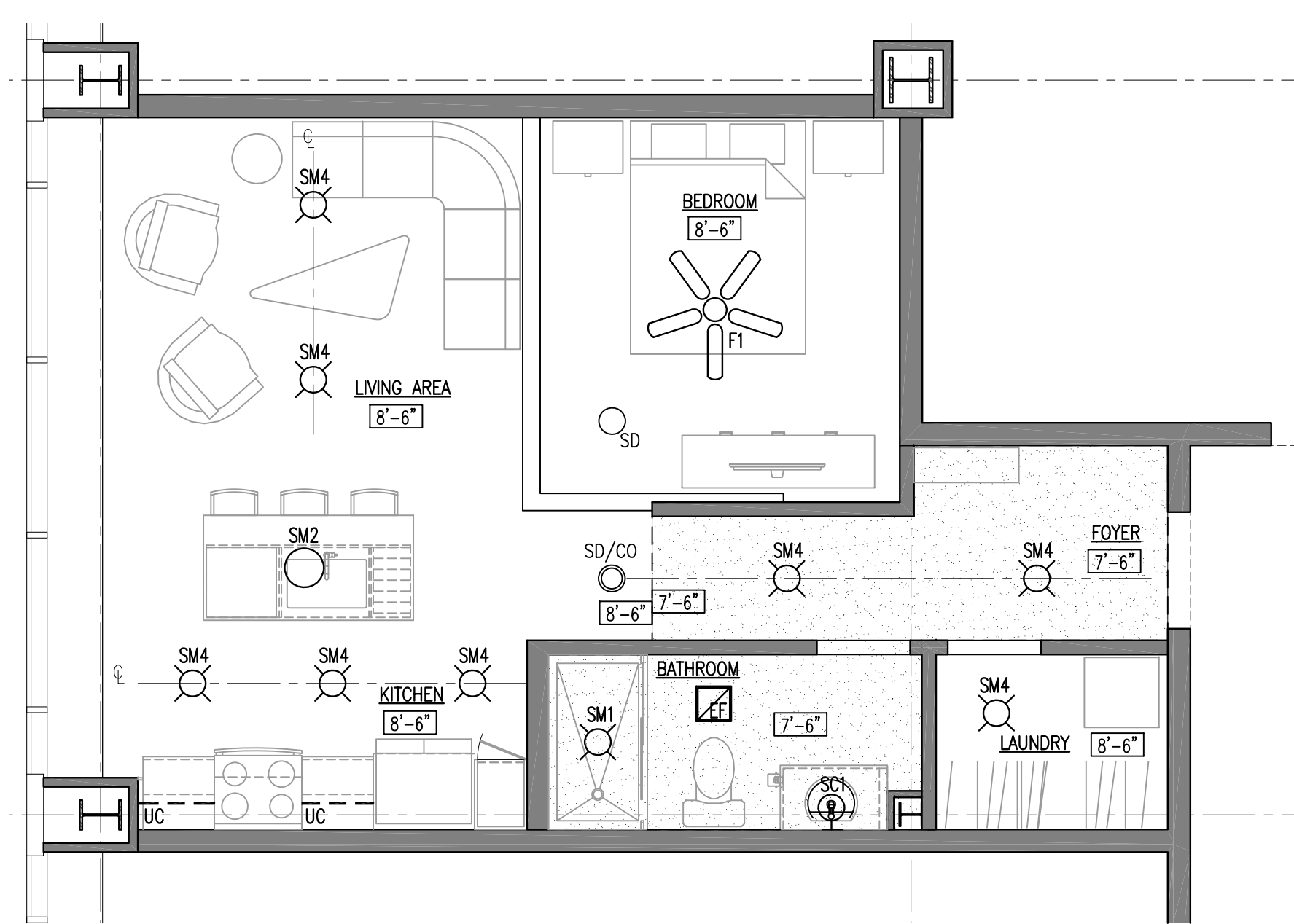
1826 Race Street
Cincinnati, Ohio 45202
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GENERAL APARTMENT NOTES

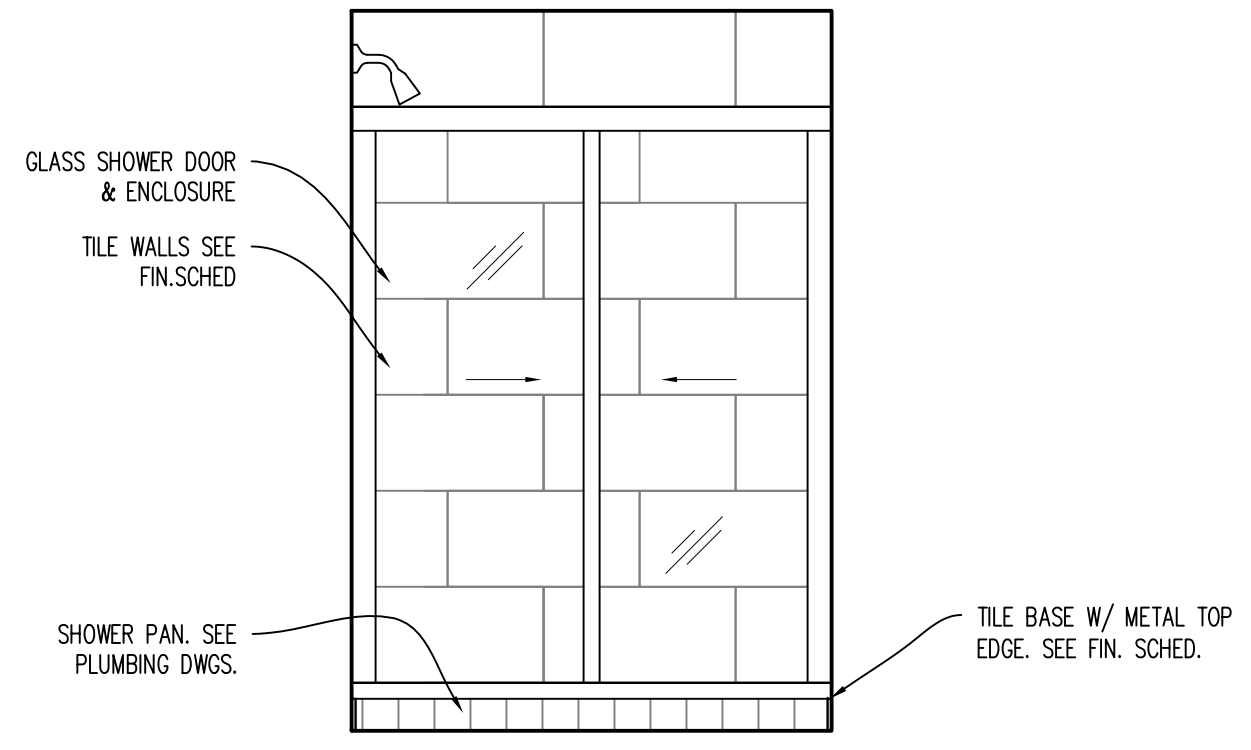
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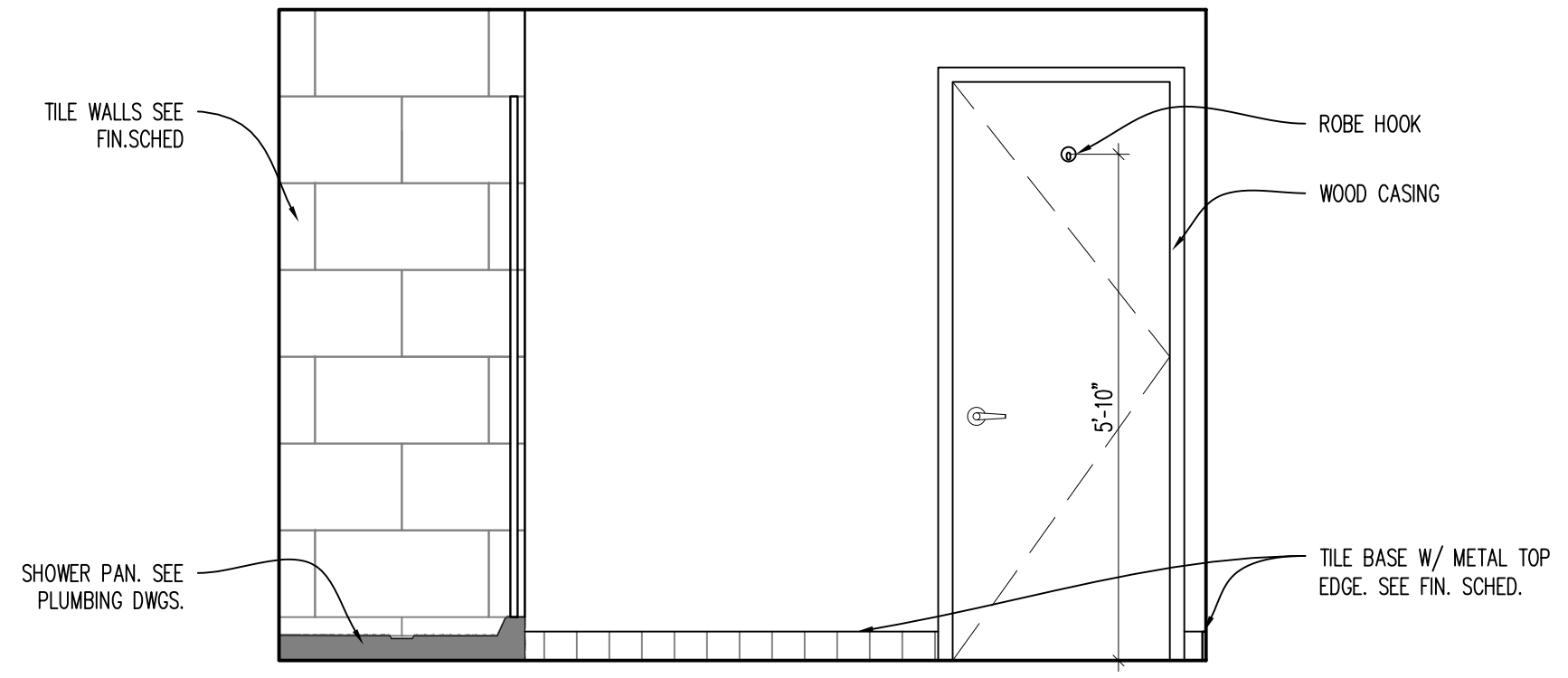
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 A307.1



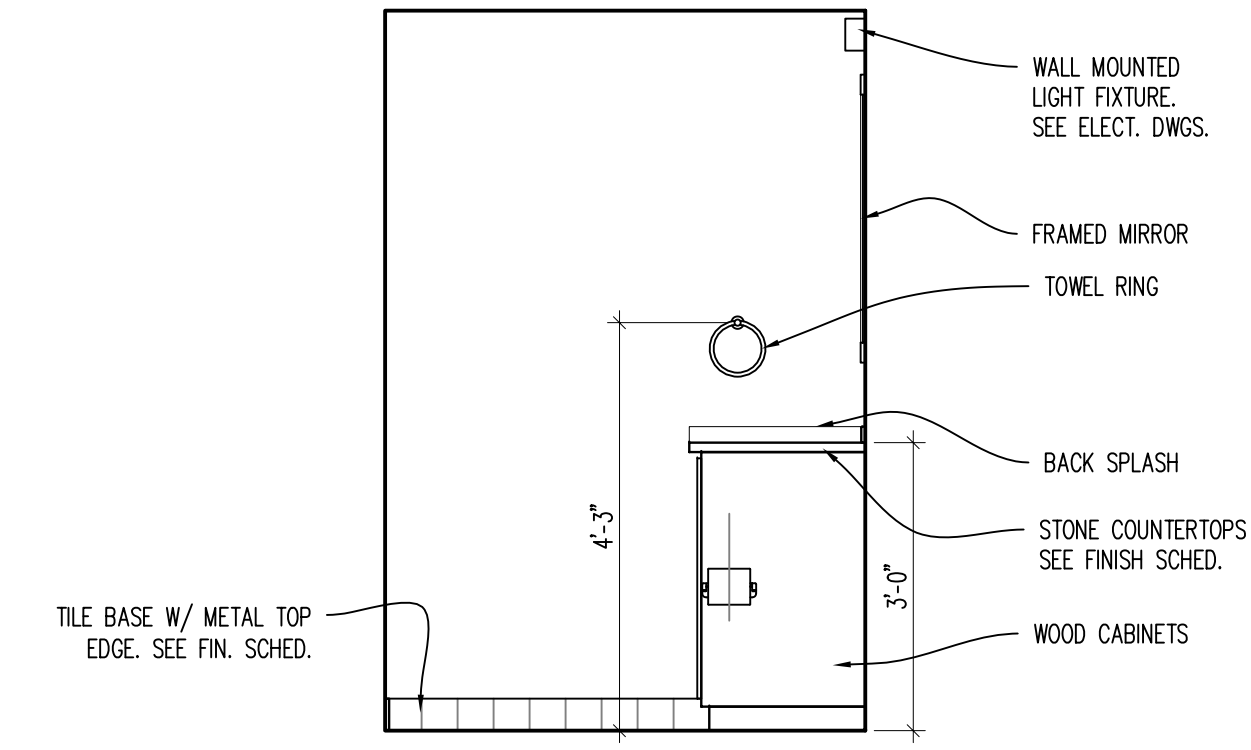
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
2 A307.1



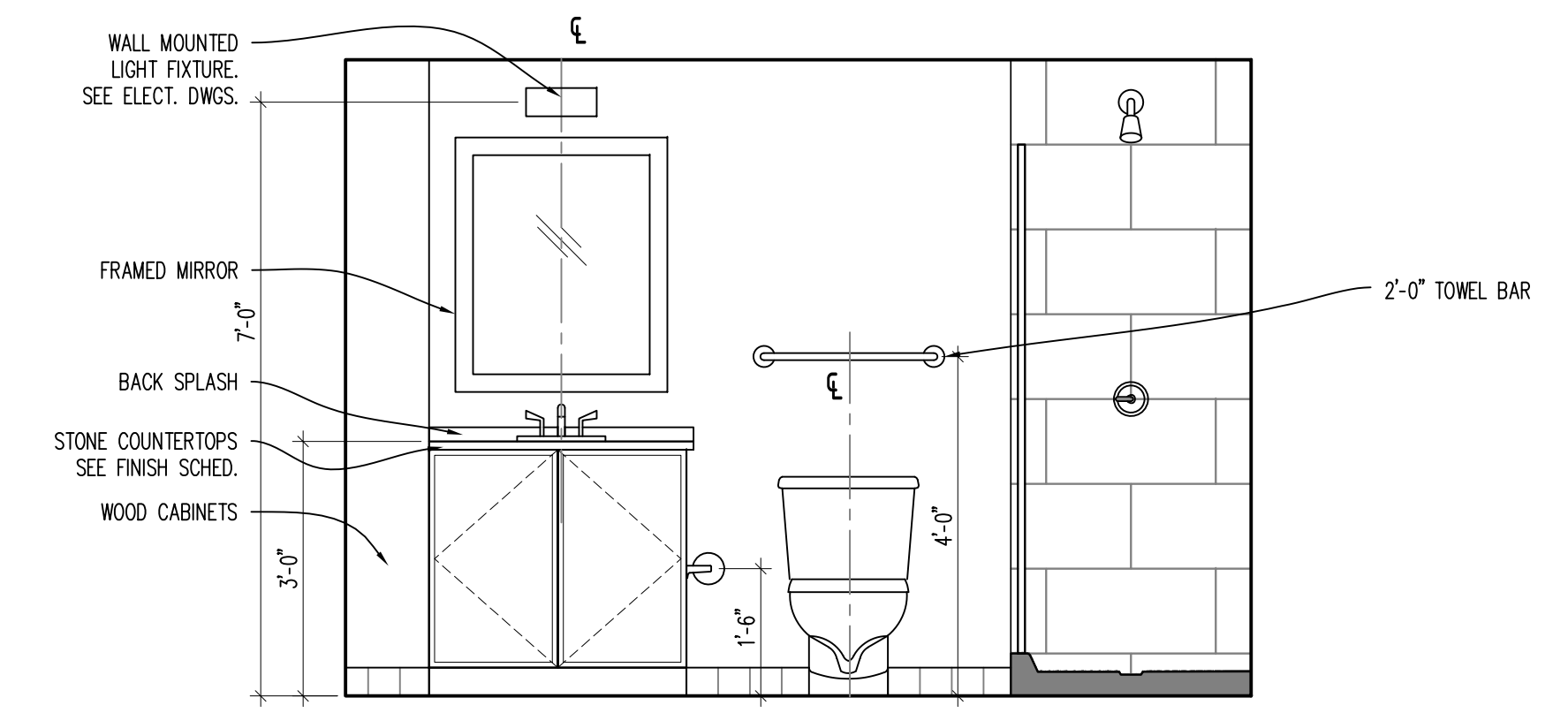
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SCALE: 1/2" = 1'-0"
1 A307.1



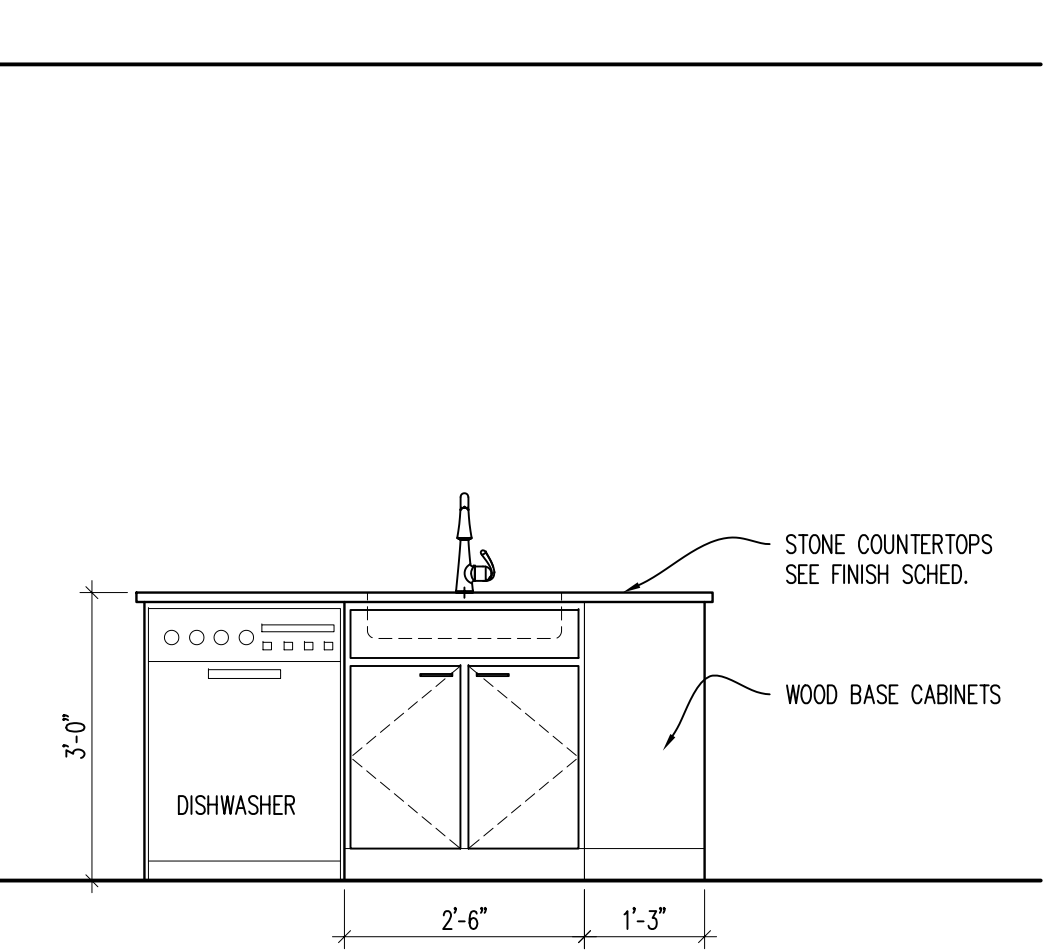
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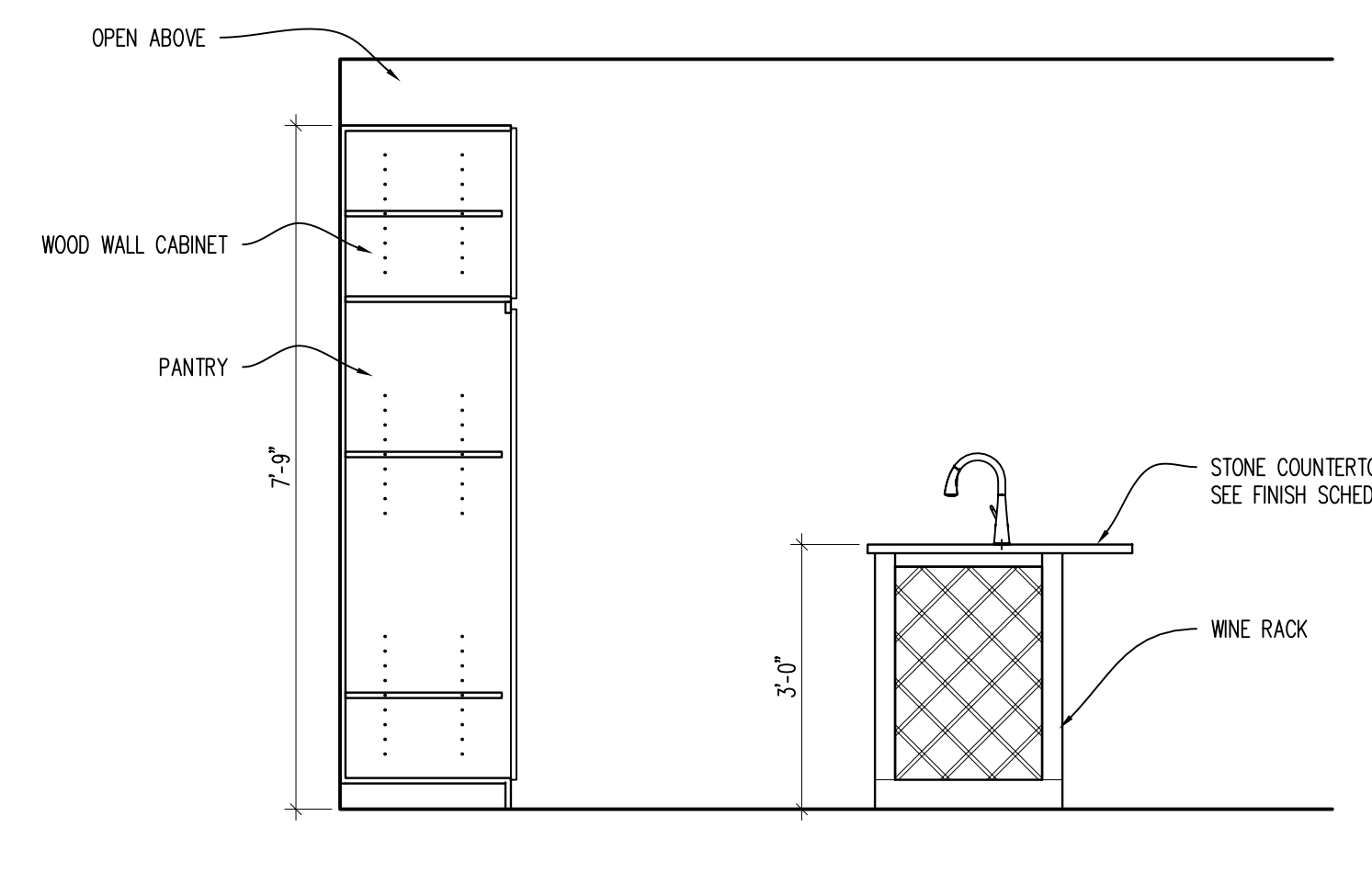
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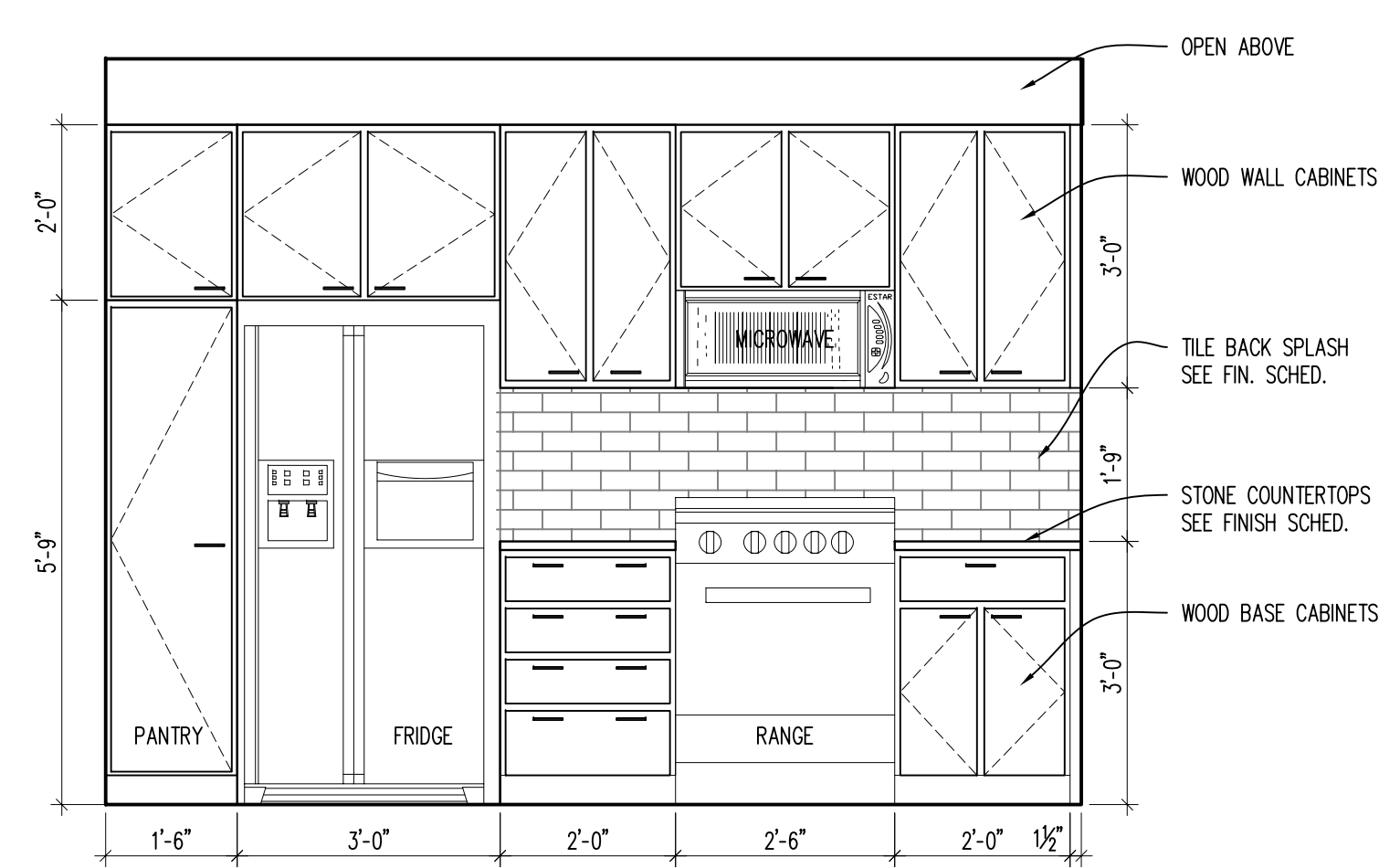
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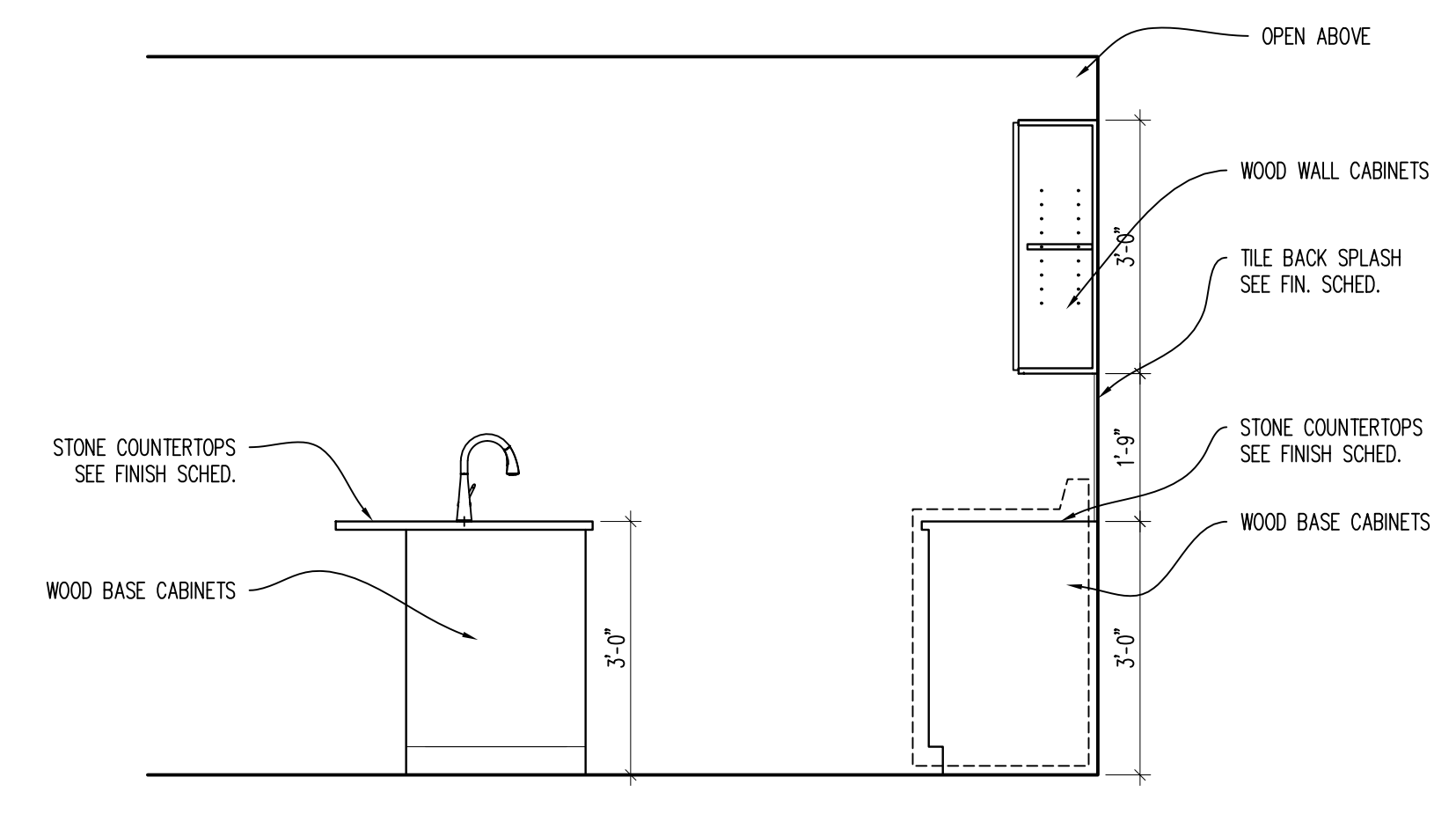
ELEVATION
SCALE: 1/2" = 1'-0"
5 A307.1



ELEVATION
SCALE: 1/2" = 1'-0"
6 A307.1



ELEVATION
SCALE: 1/2" = 1'-0"
7 A307.1



ELEVATION
SCALE: 1/2" = 1'-0"
8 A307.1

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
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APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE			STYLE	DOOR MATERIAL	TYPE	DETAIL						
		WIDTH	HEIGHT	THICK				HEAD	JAMB				OTHER	
D BTH (x1)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG, STAINED
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG, STAINED

Formica Building

Office/Apartments

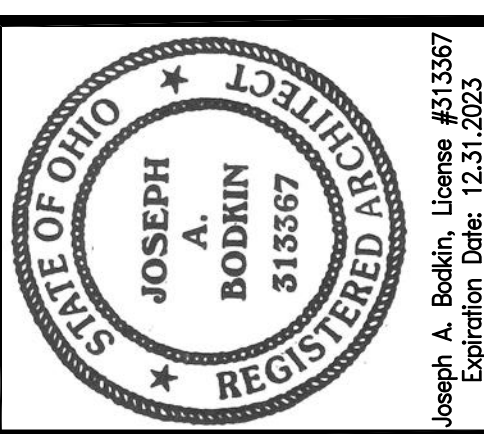
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
Date: 11.14.2022

No. Revisions: _____
ENG CHG #1: _____

Unit H - 11th Construction
Project No: 2022_259
Date: _____
By: As Noted
Checked: _____

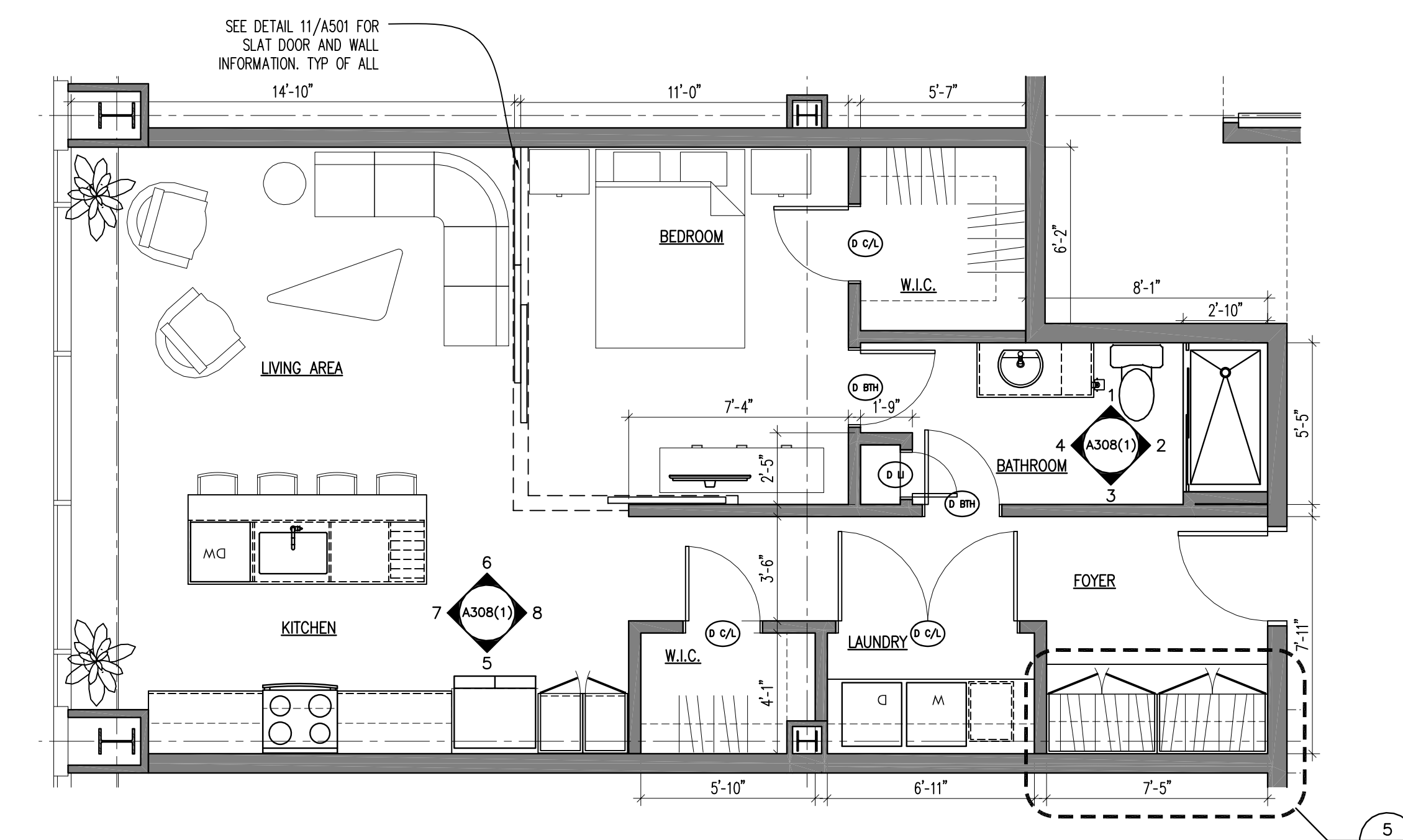
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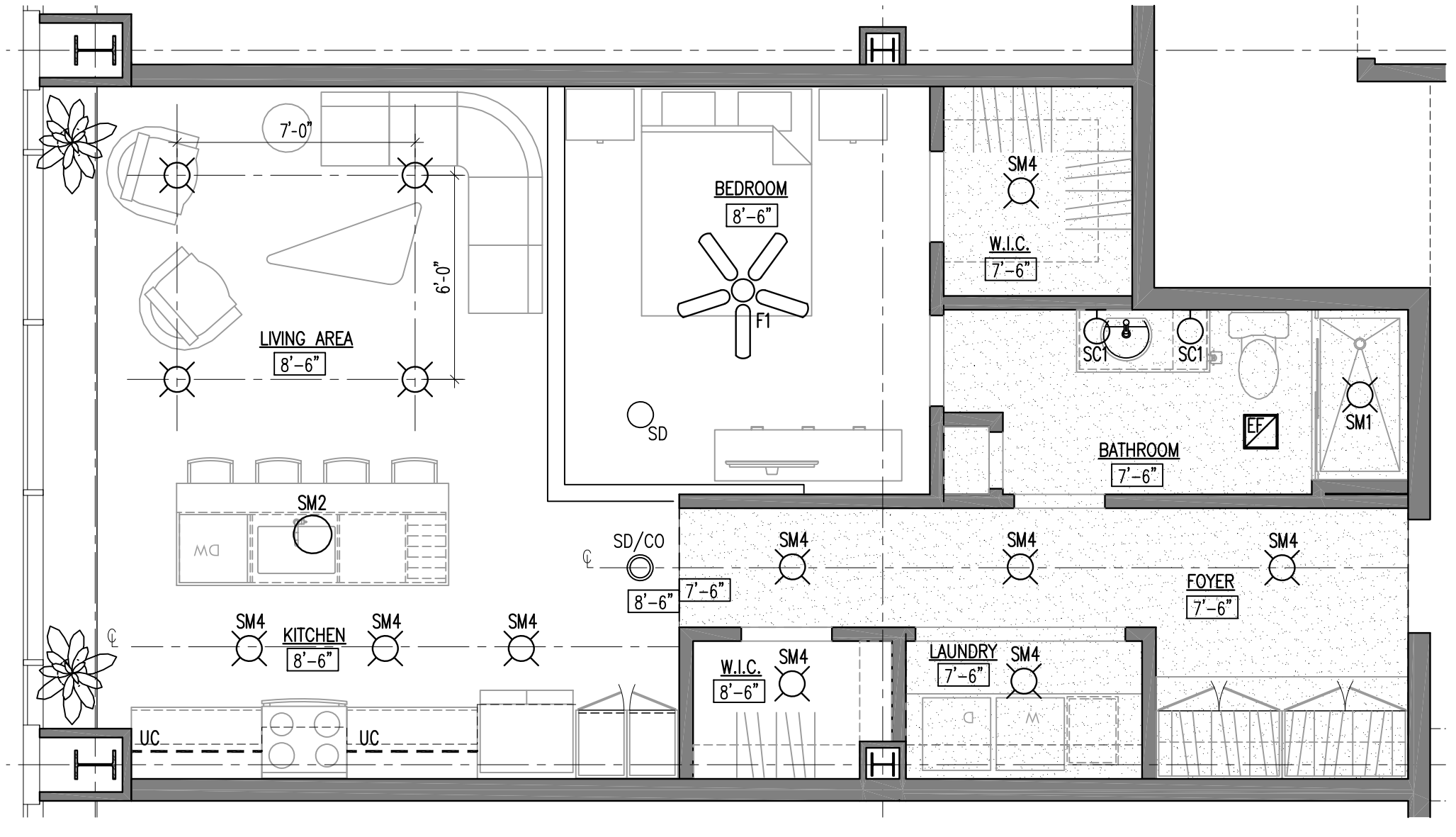
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Cincinnati, Ohio 45202
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GENERAL APARTMENT NOTES

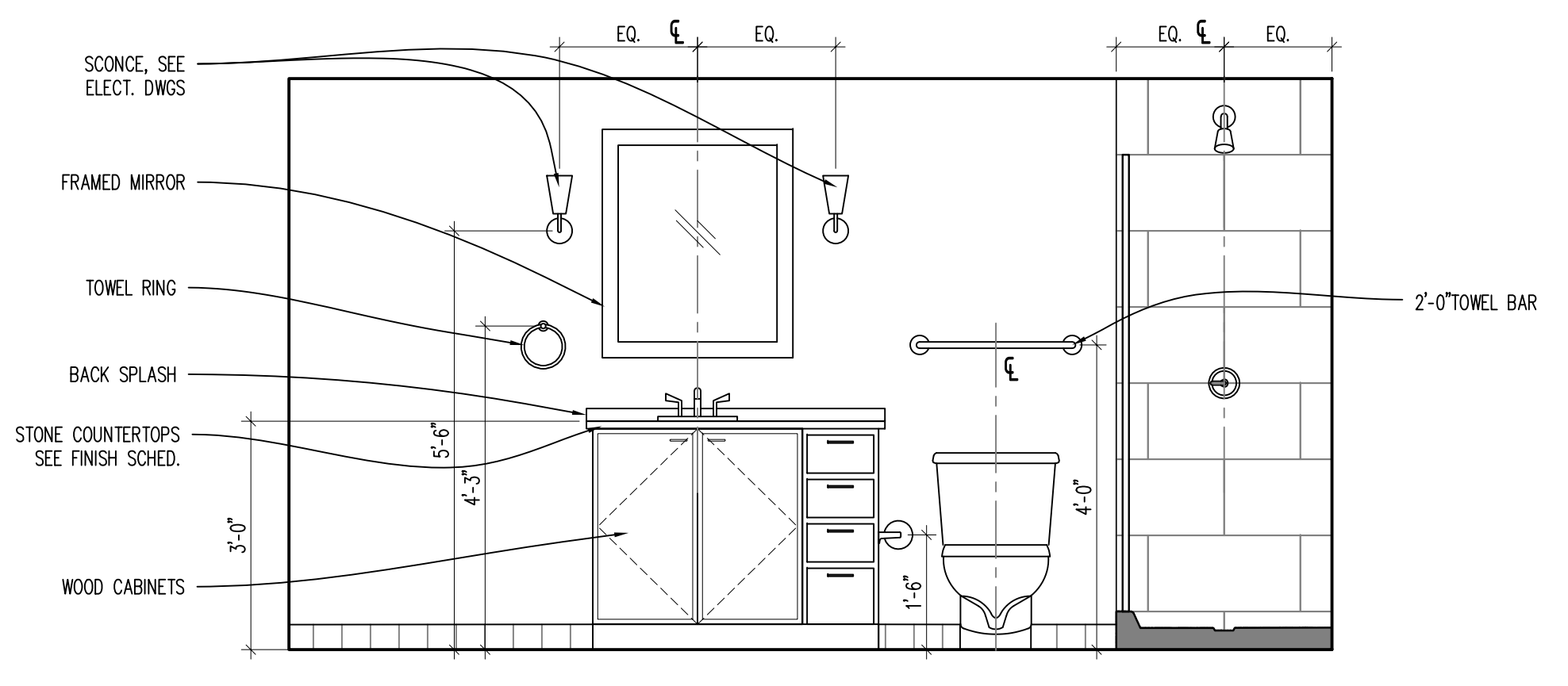
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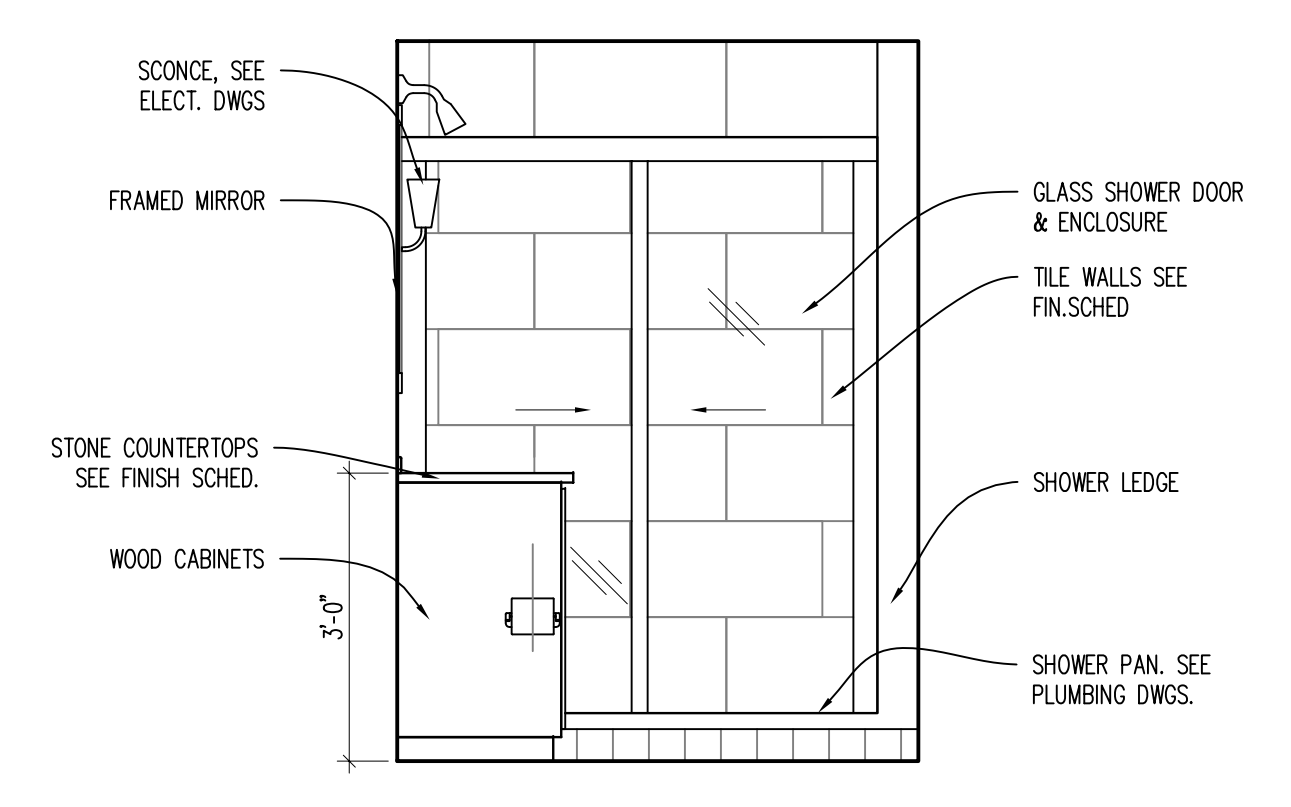
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A308.1



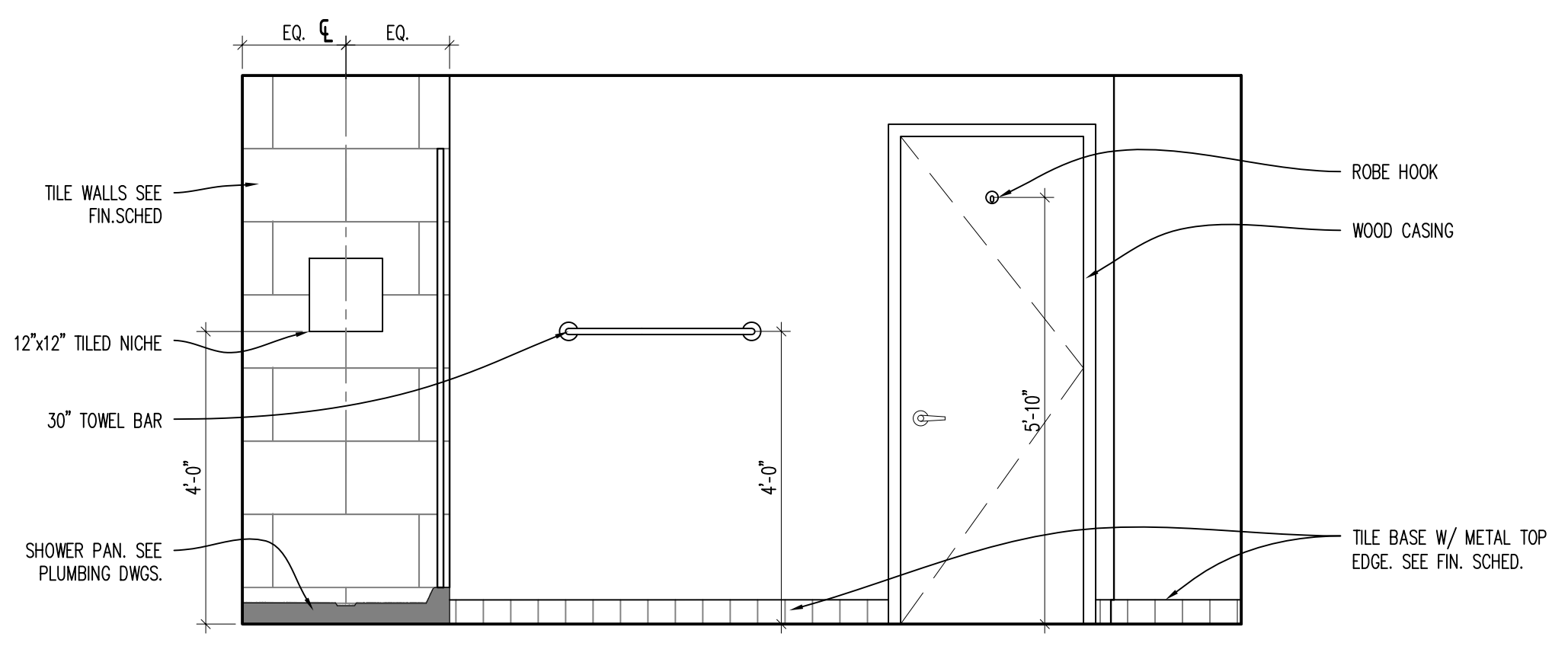
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
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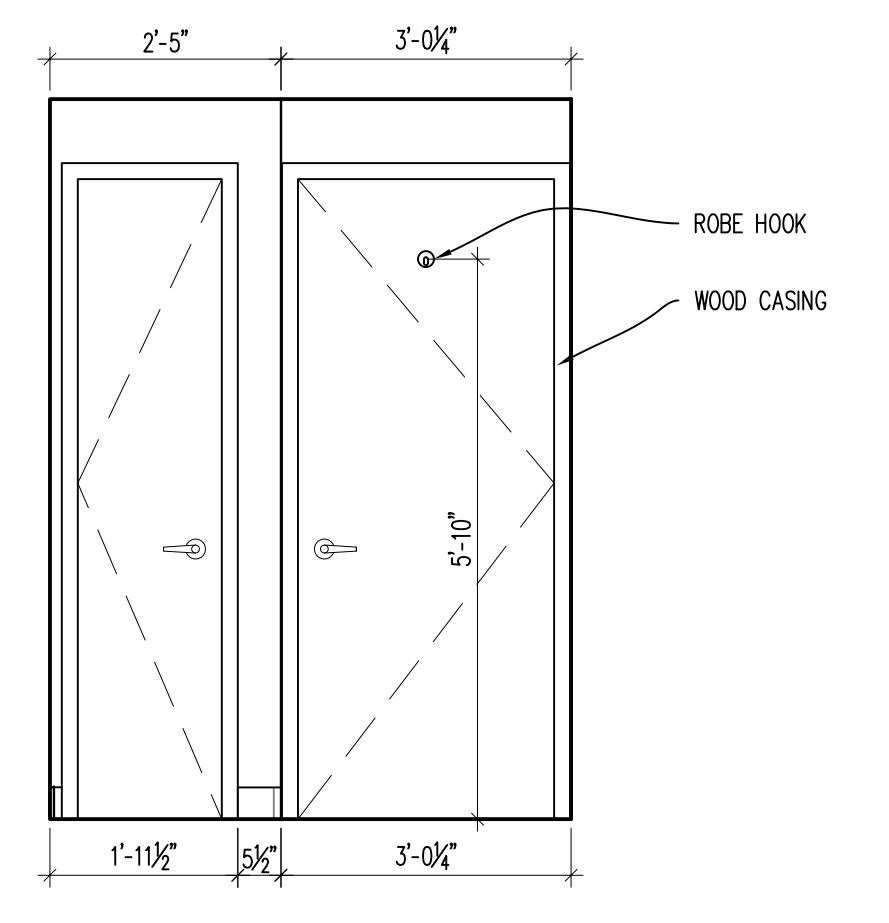
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SCALE: 1/2" = 1'-0"
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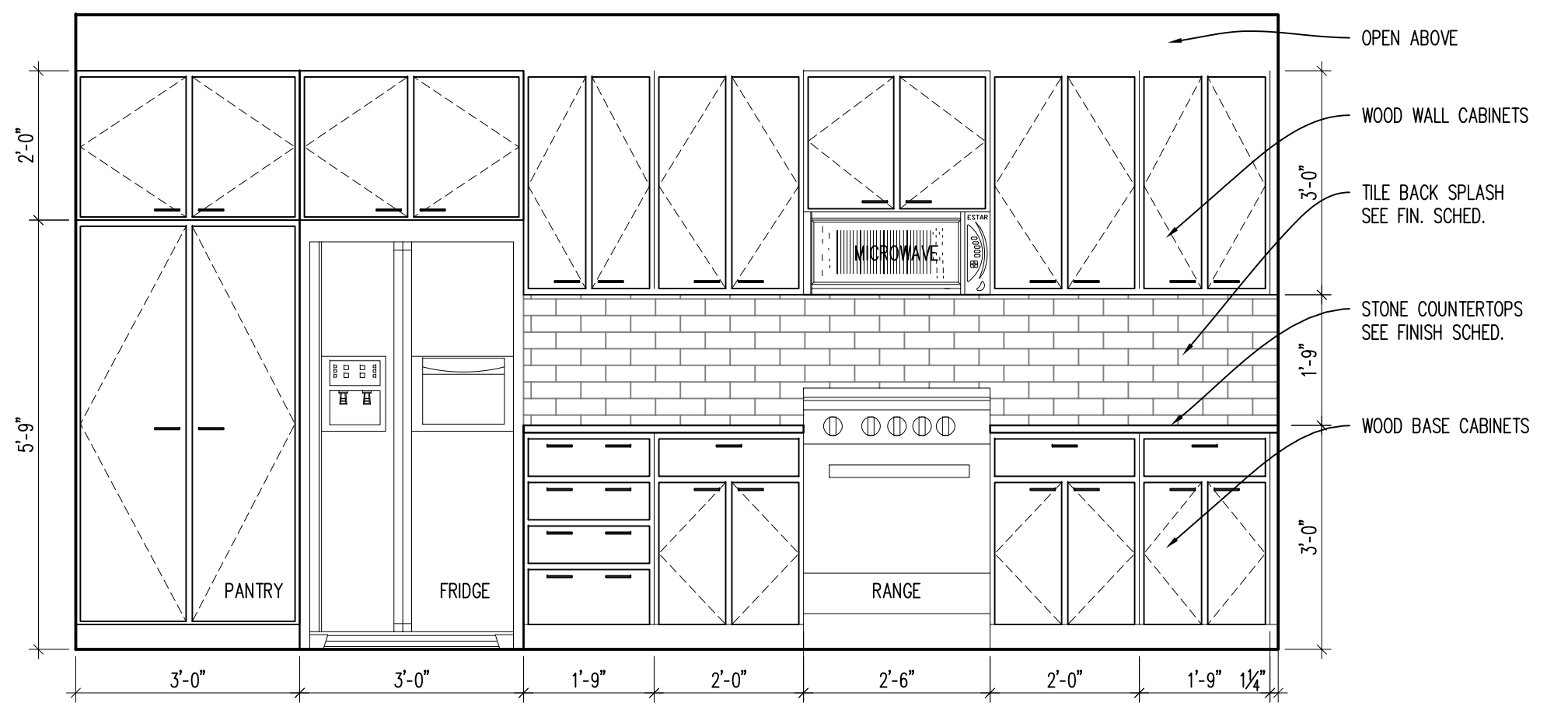
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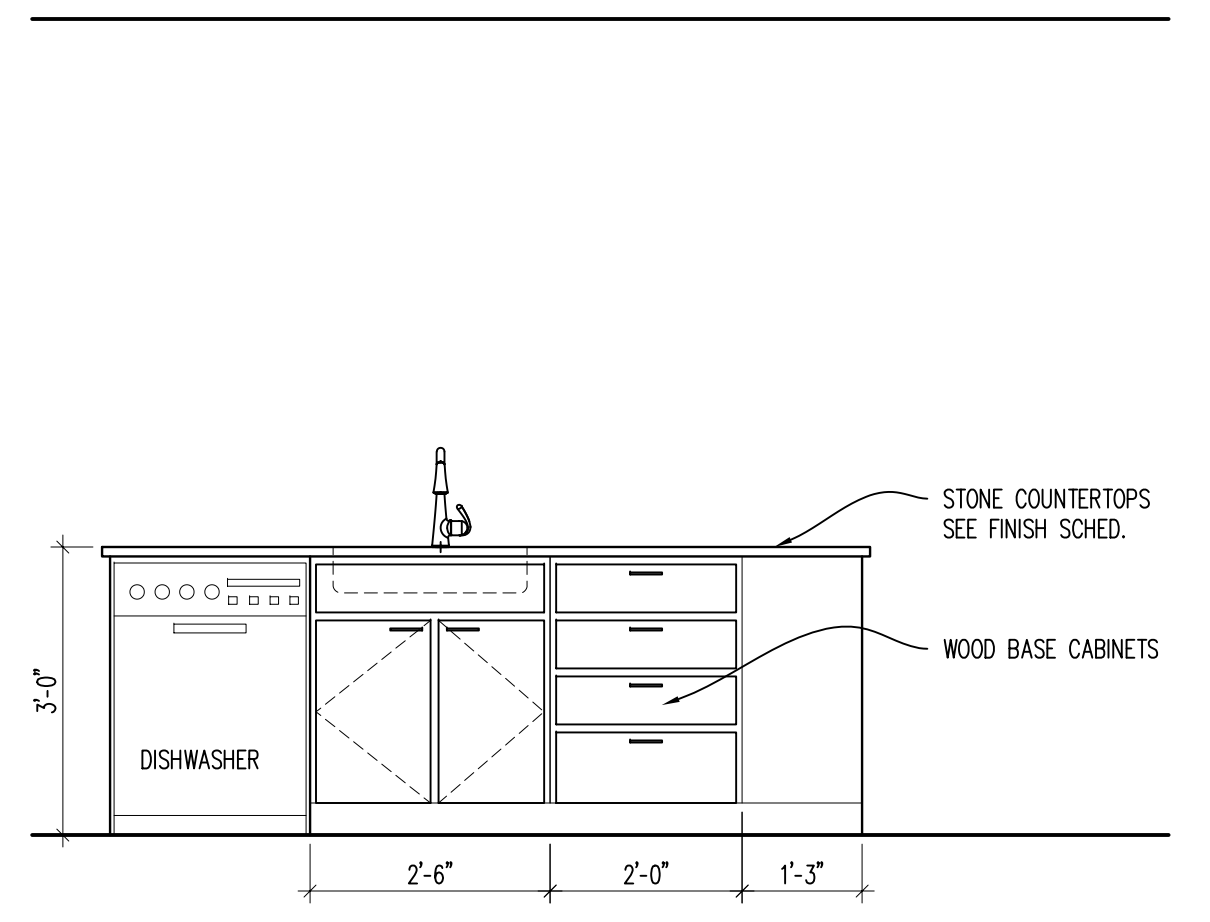
ELEVATION 3
SCALE: 1/2" = 1'-0"
A308.1



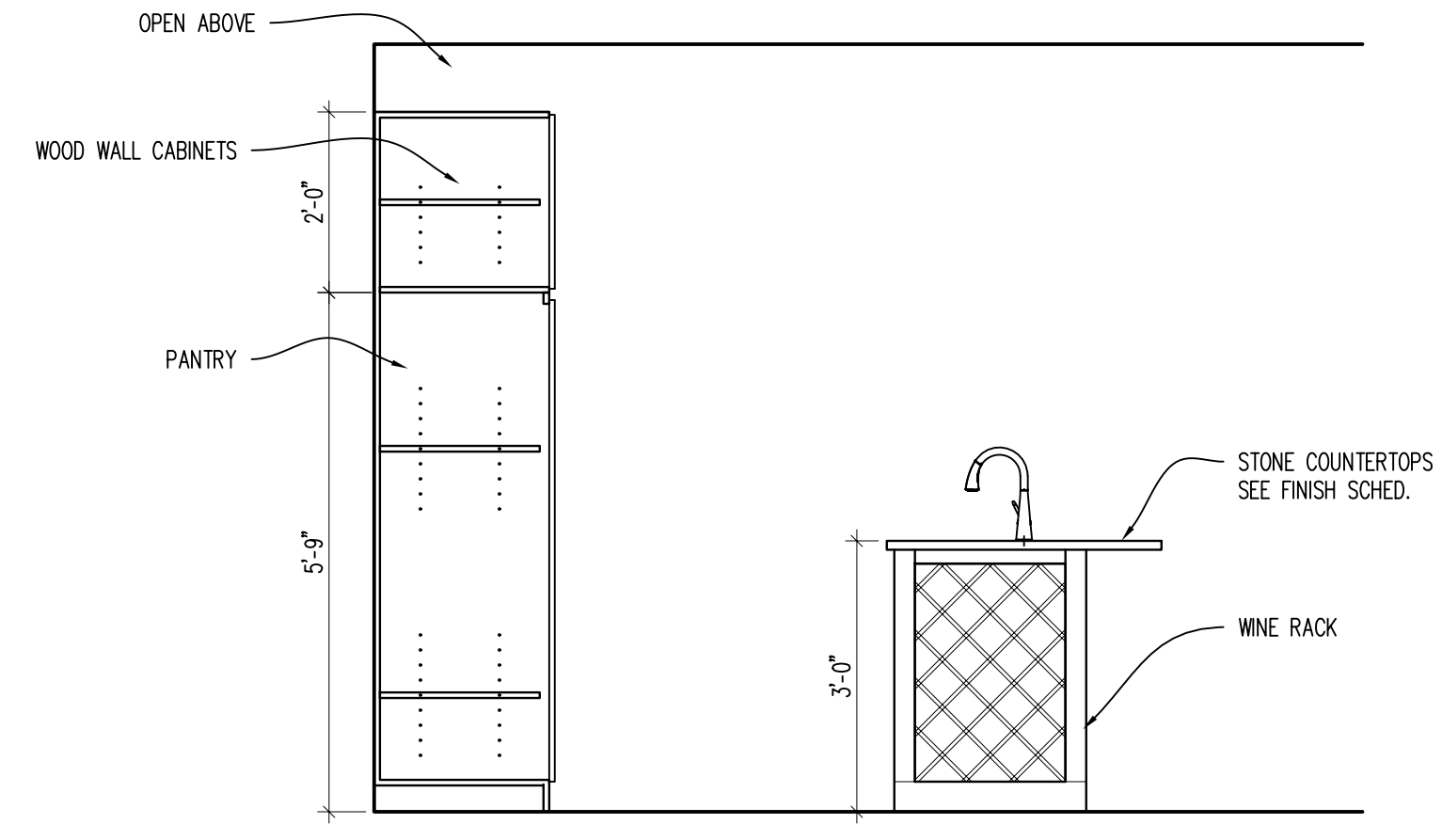
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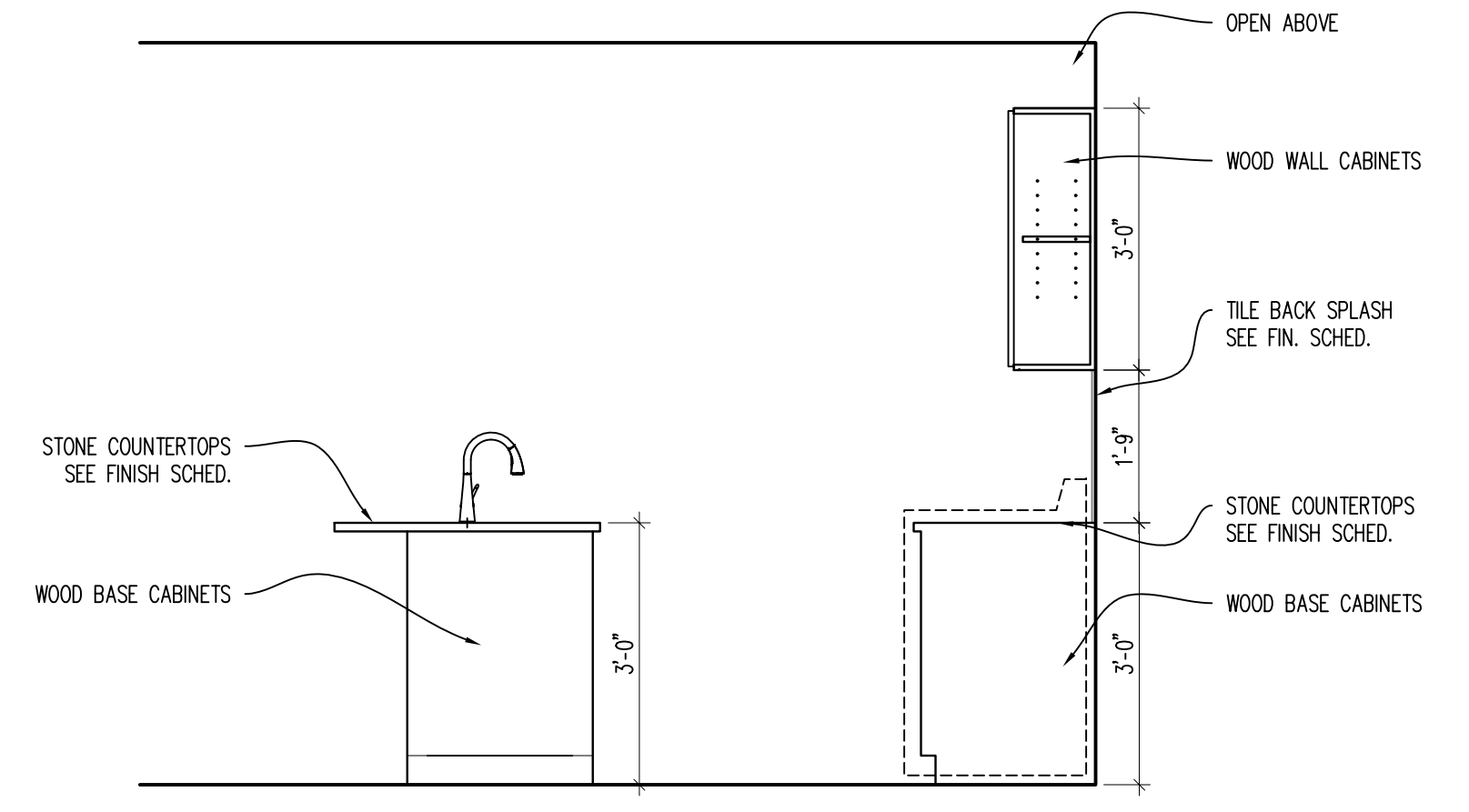
ELEVATION 5
SCALE: 1/2" = 1'-0"
A308.1



ELEVATION 6
SCALE: 1/2" = 1'-0"
A308.1



ELEVATION 7
SCALE: 1/2" = 1'-0"
A308.1



ELEVATION 8
SCALE: 1/2" = 1'-0"
A308.1

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

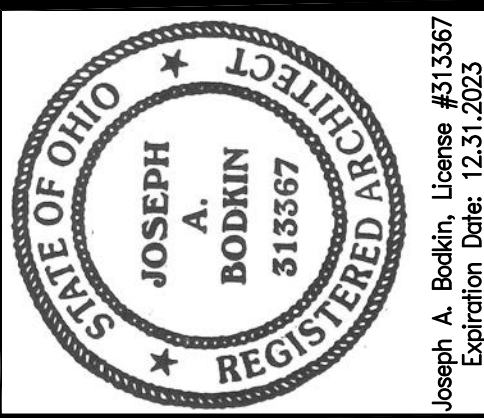
NOTES:
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APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HW. SET	FIRE RATING	REMARKS		
		SIZE			STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL					
		WIDTH	HEIGHT	THICK					HEAD				JAMB/OTHER	
D BTH (x2)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG, STAINED
D C (x2)	WALK-IN CLOSET	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG, STAINED
D L (x1)	LAUNDRY	(3'-0"x2) 6'-0"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG, STAINED
D Li (x1)	LINEN	1'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG, STAINED

Formica Building
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Project: Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
Date: 11.14.2022
No. Revisions: 1
ENG CHG #1
Unit 1 - 11th Construction
Project No: 2022_259
Scale: As Noted
Checked: [Signature]
Drawn: [Signature]

A308.1



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513.559.0048

Formica Building

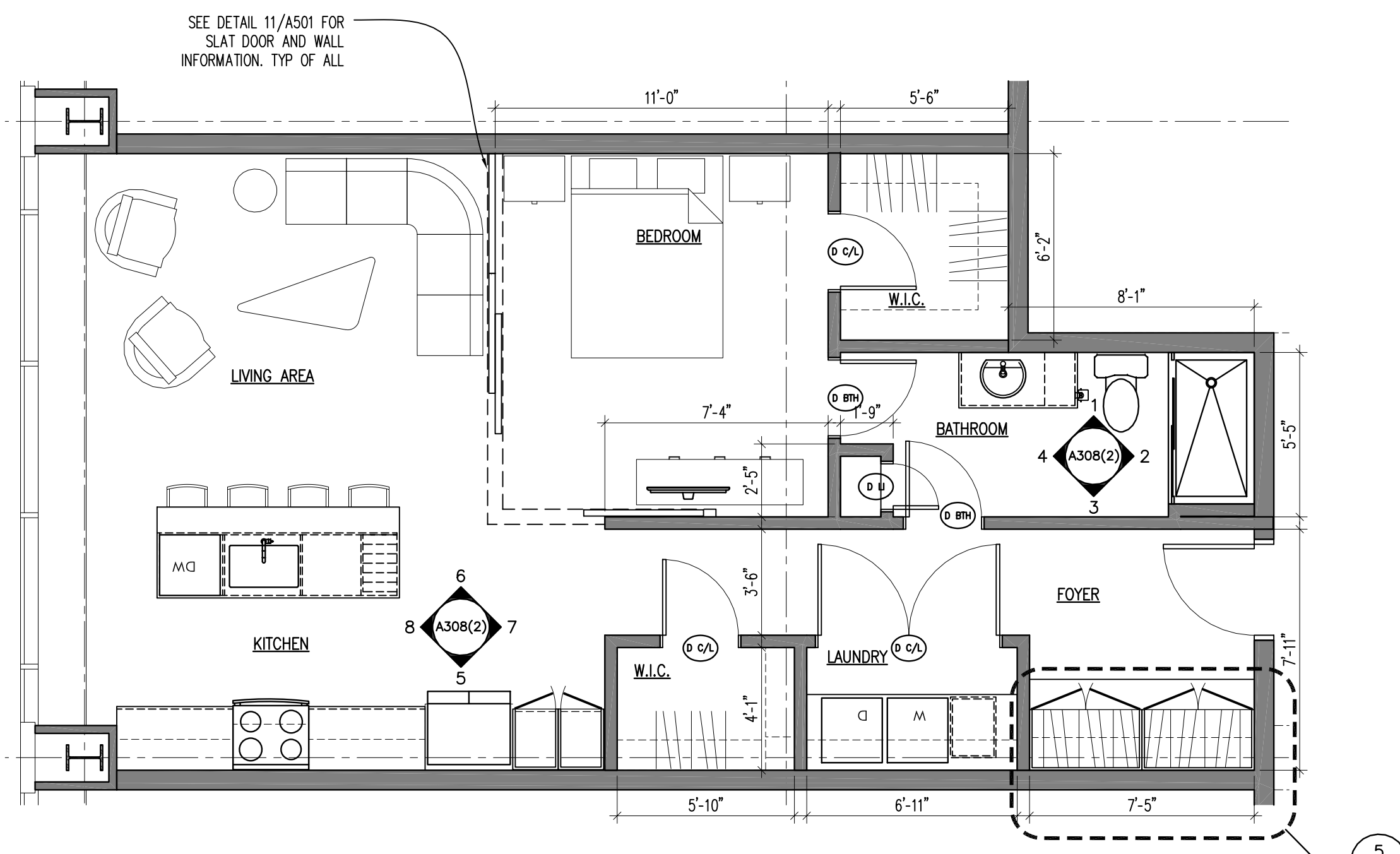
Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

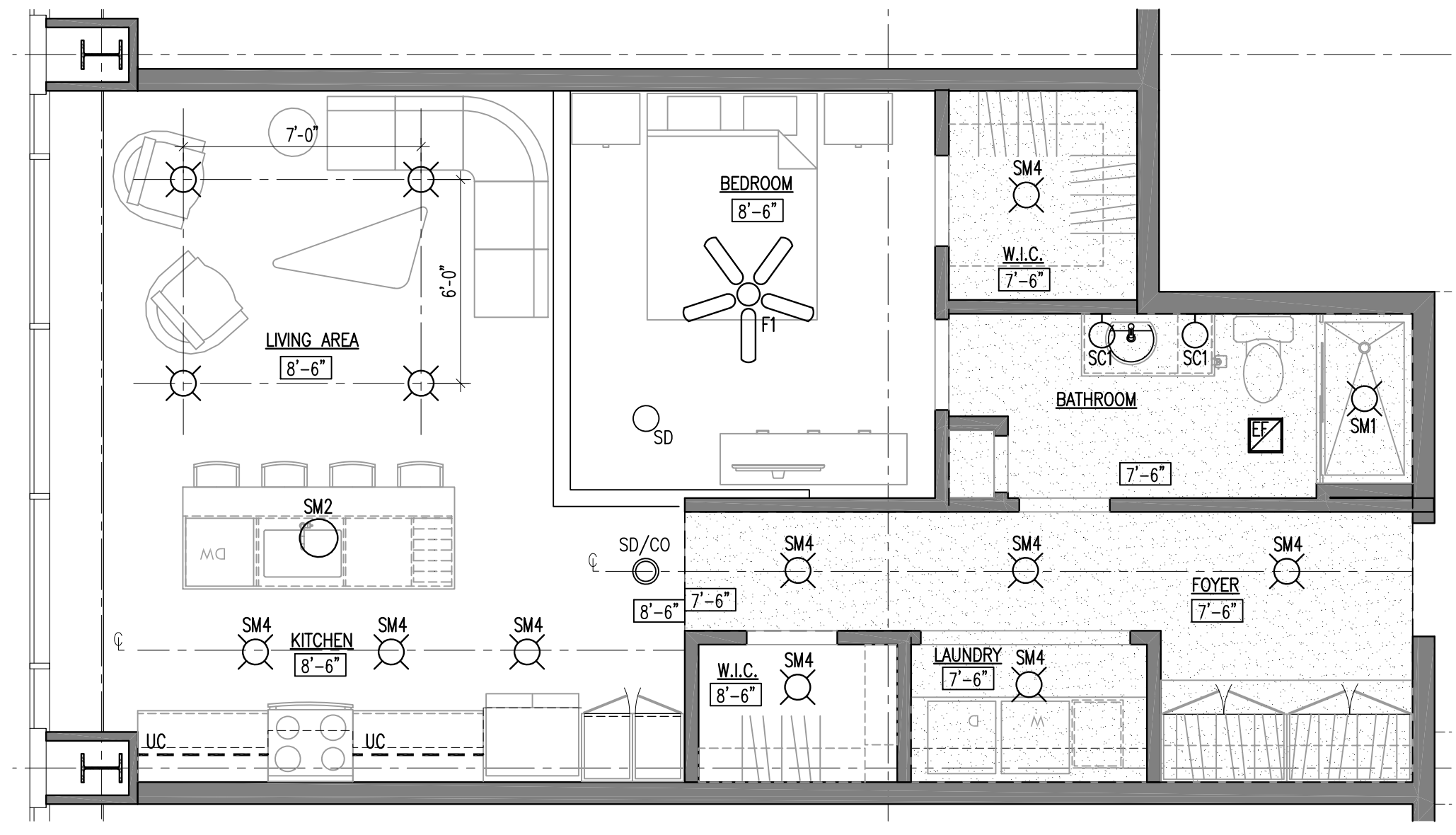
Project: Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
Date: 11.14.2022
No. of Floors: 4
ENG CHG #1
Date: 11.14.2022
Unit: 1
Construction
Project No: 2022_259
Scale: As Noted
Drawn: [Signature]
Checked: [Signature]

GENERAL APARTMENT NOTES

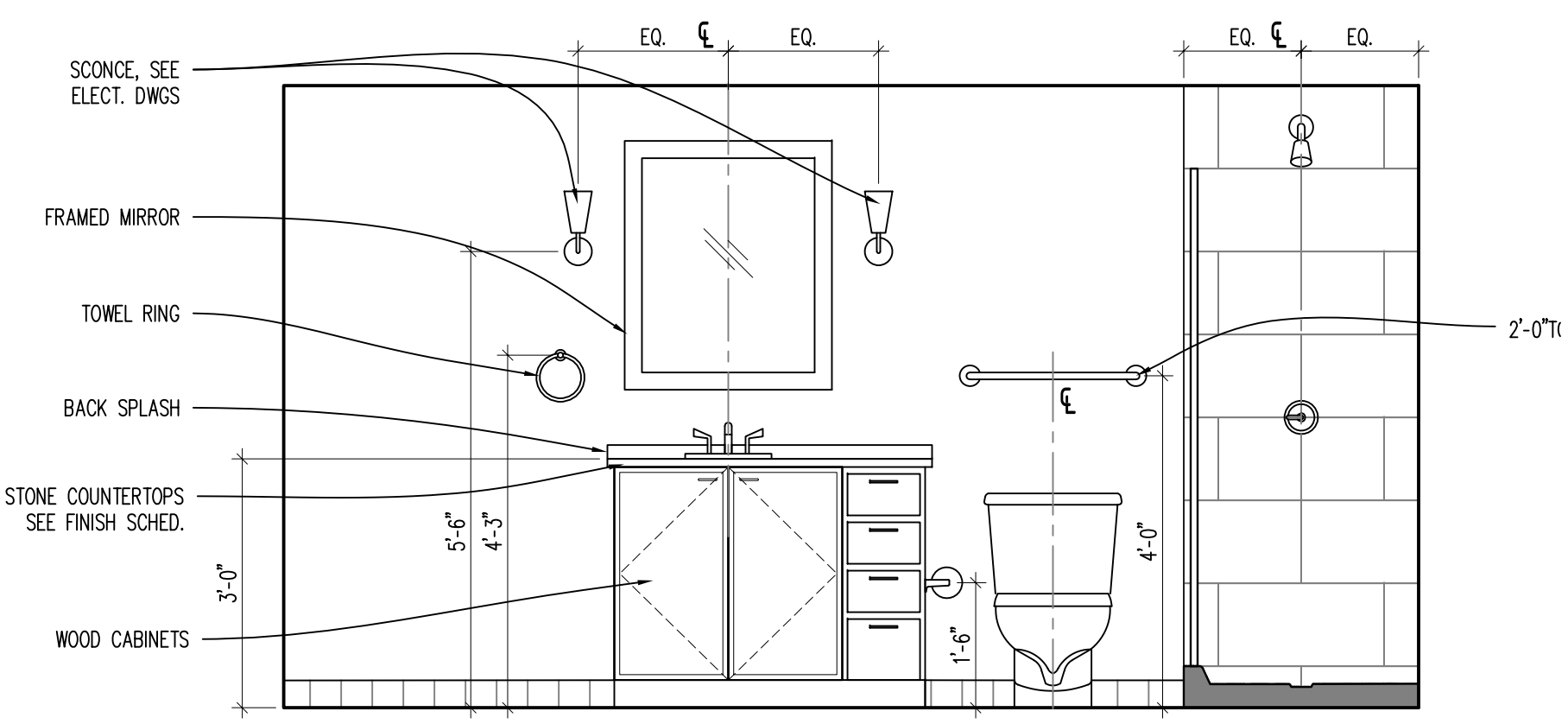
- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
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- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



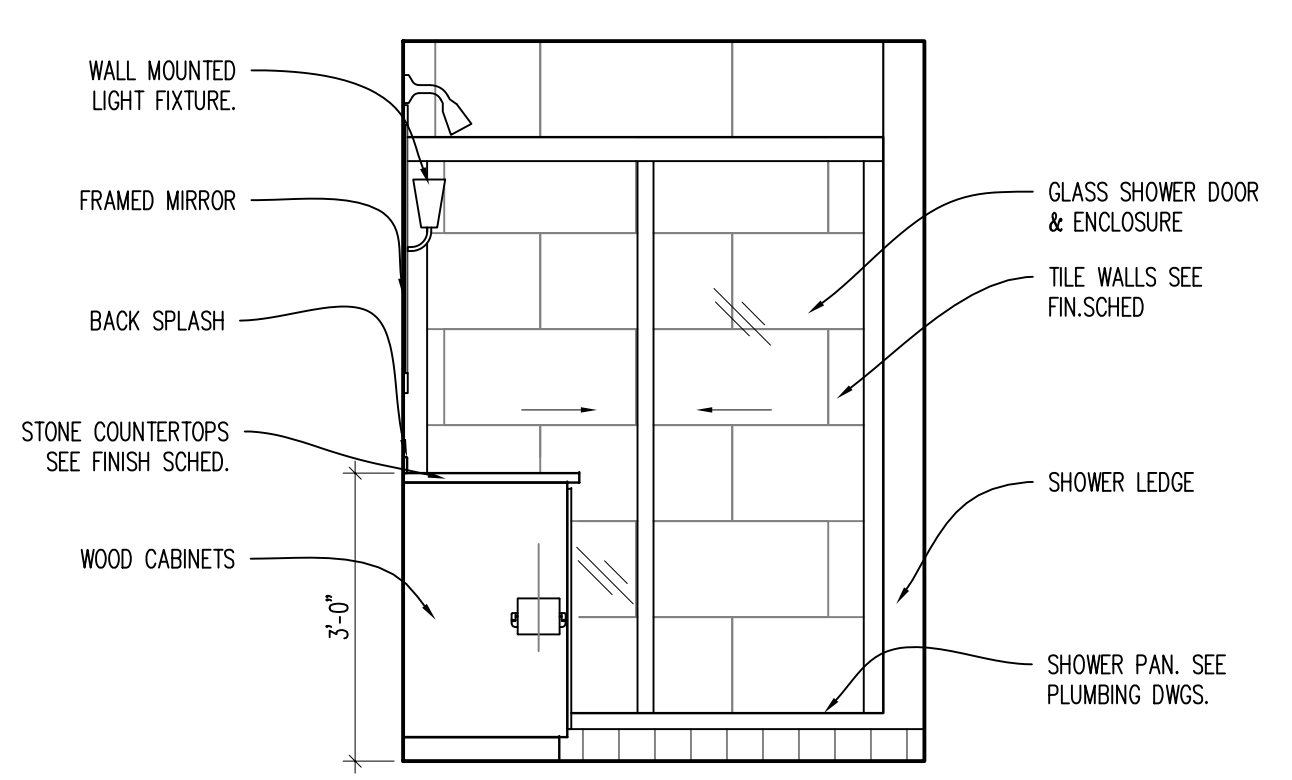
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 A308.2



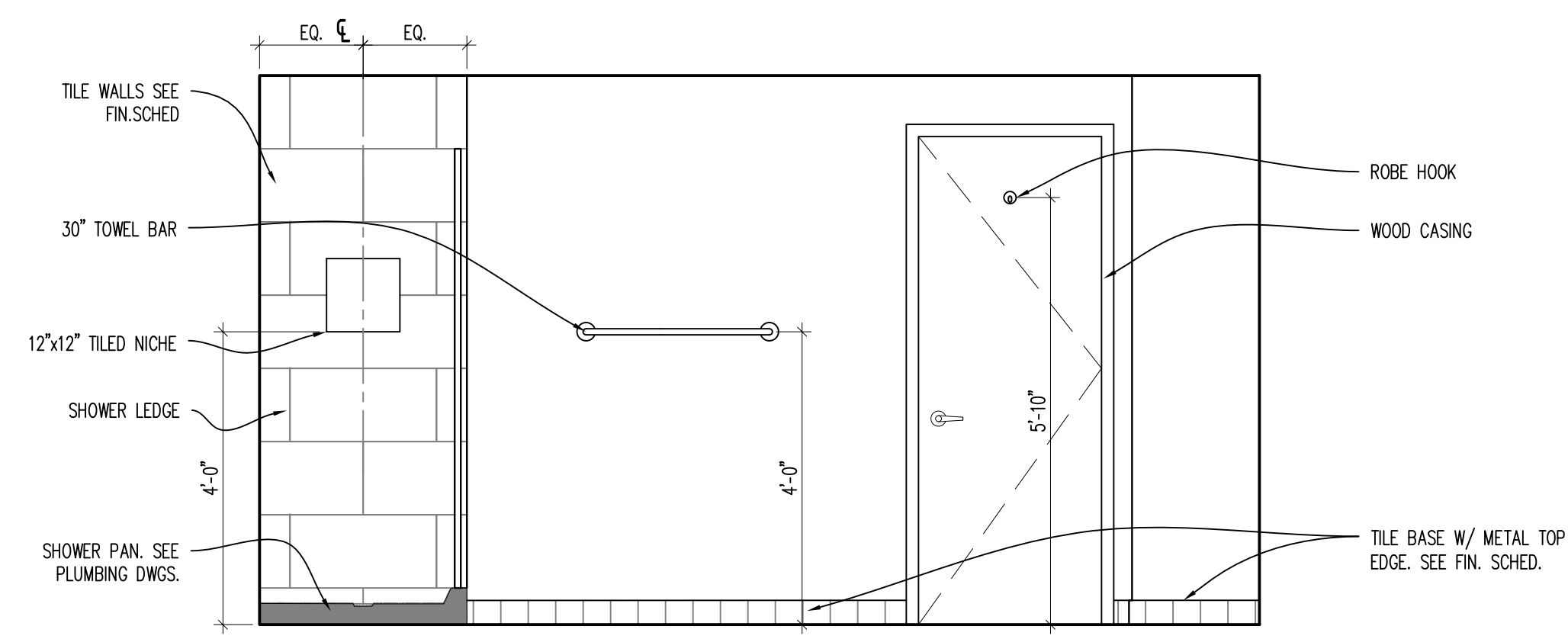
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
2 A308.2



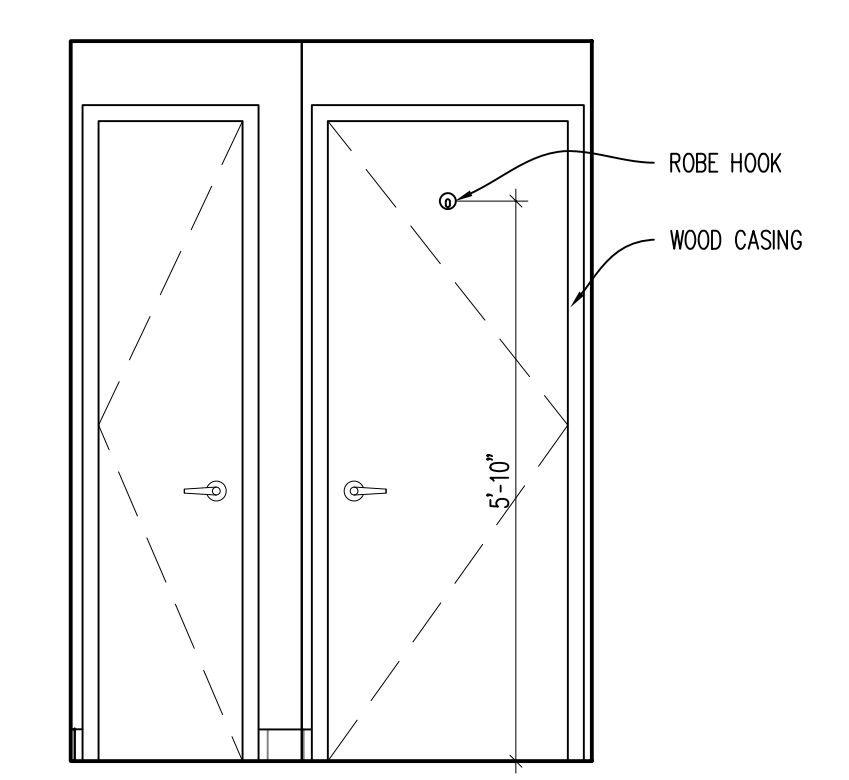
ELEVATION
SCALE: 1/2" = 1'-0"
1 A308.2



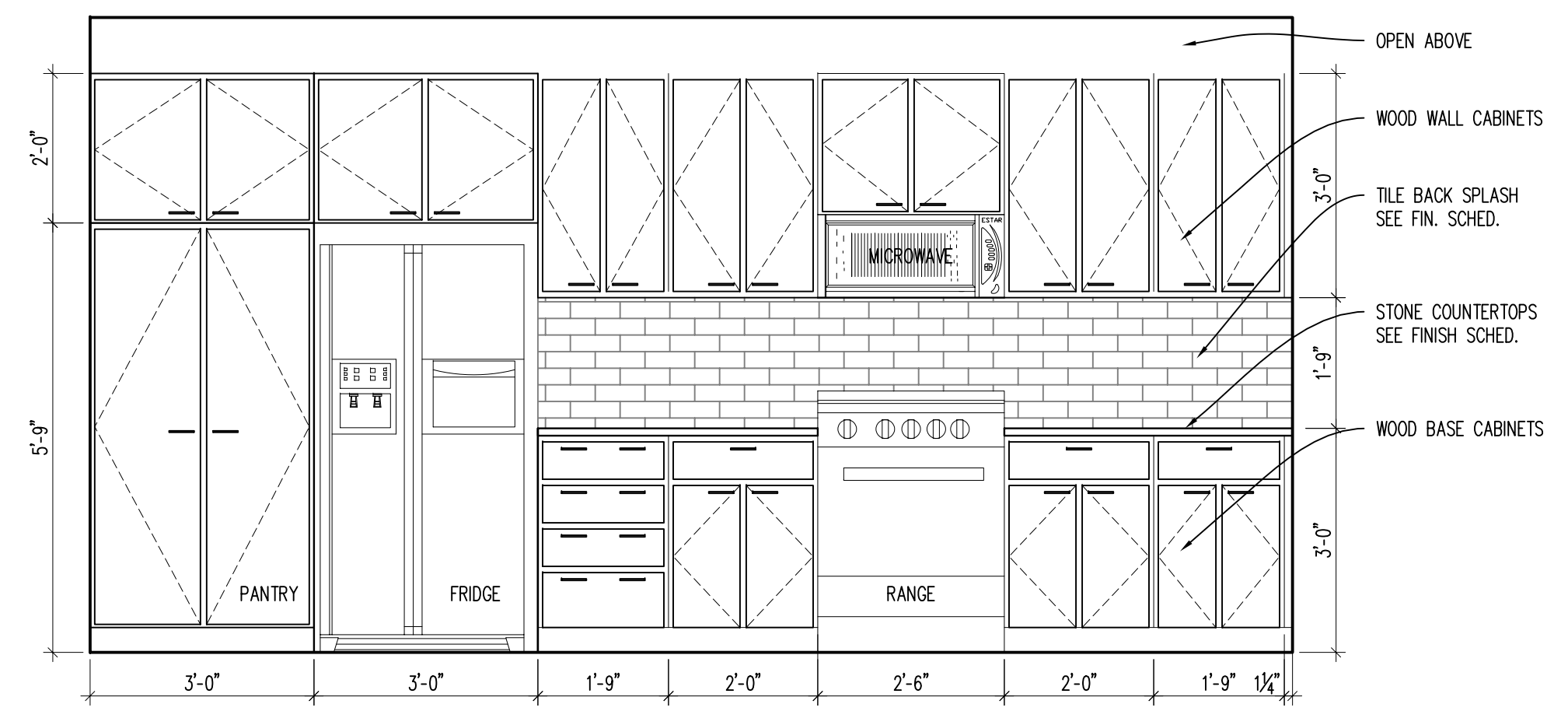
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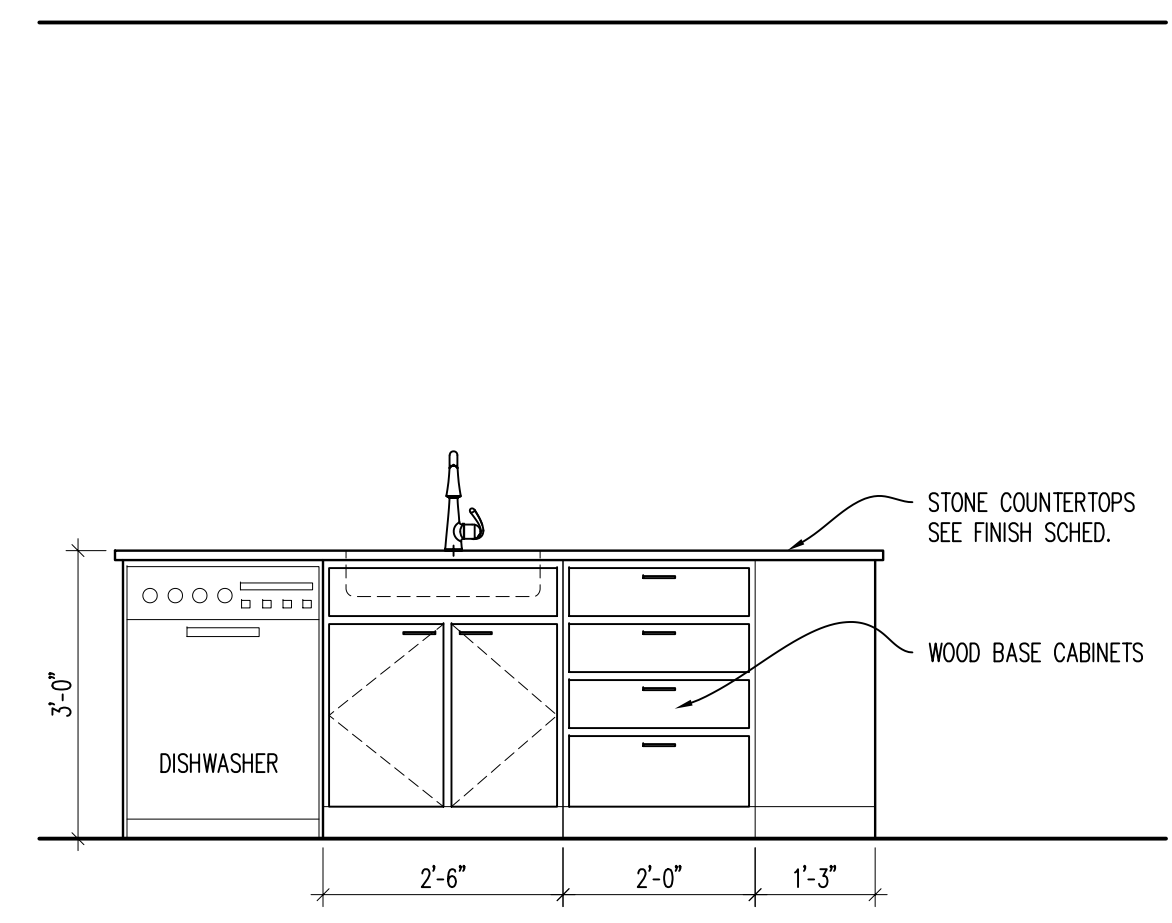
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3 A308.2



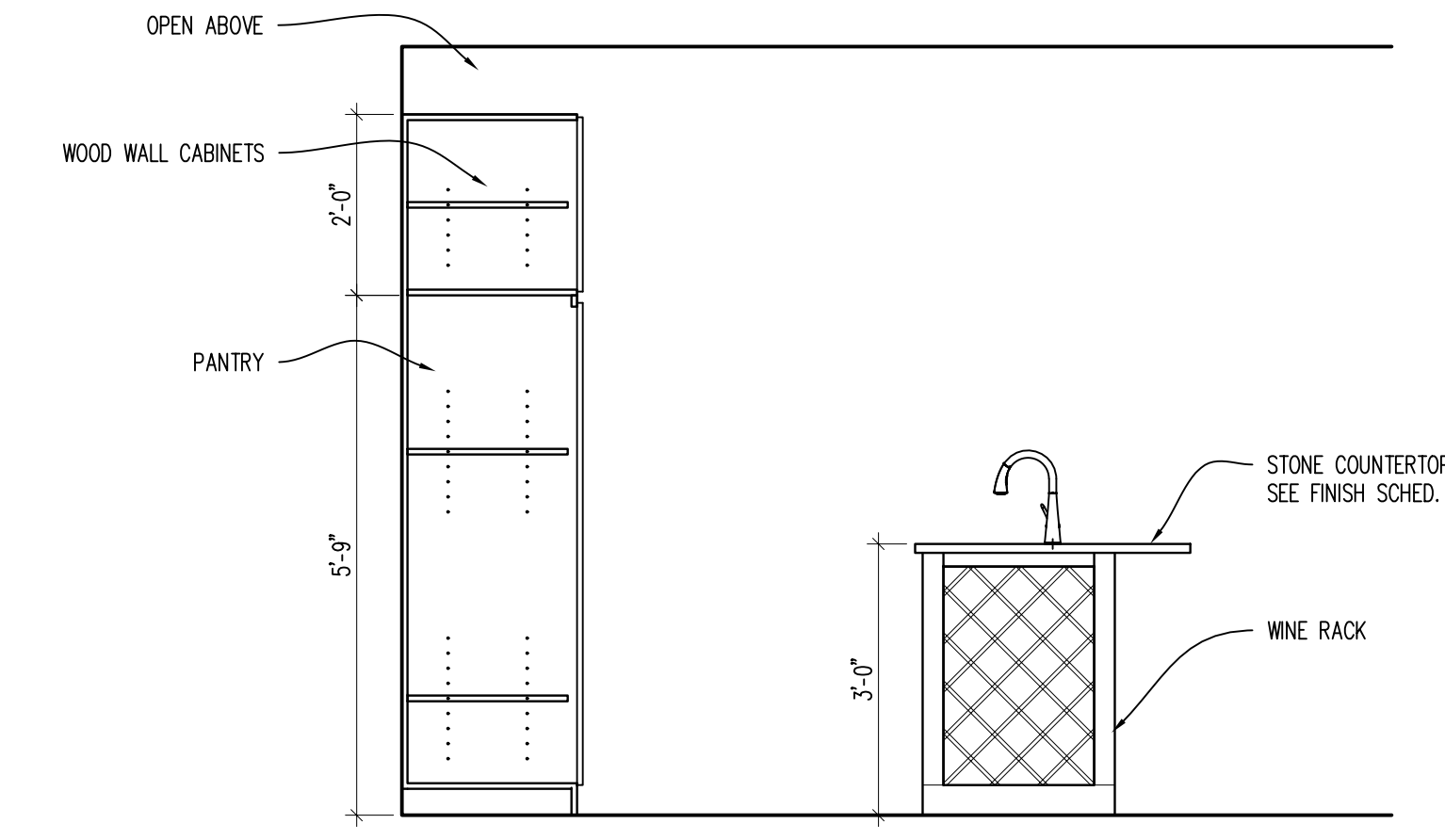
ELEVATION
SCALE: 1/2" = 1'-0"
4 A308.2



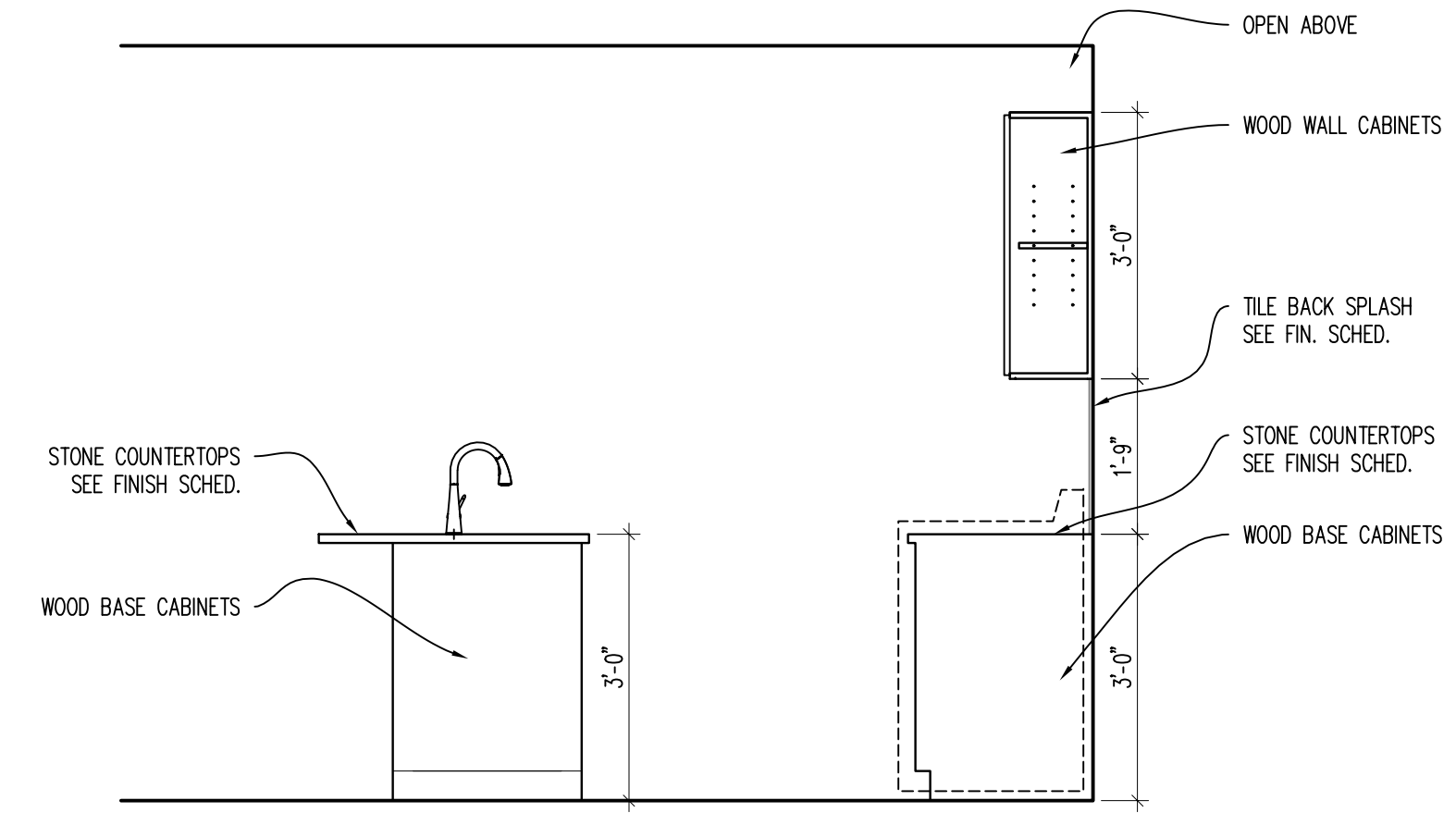
ELEVATION
SCALE: 1/2" = 1'-0"
5 A308.2



ELEVATION
SCALE: 1/2" = 1'-0"
6 A308.2



ELEVATION
SCALE: 1/2" = 1'-0"
7 A308.2

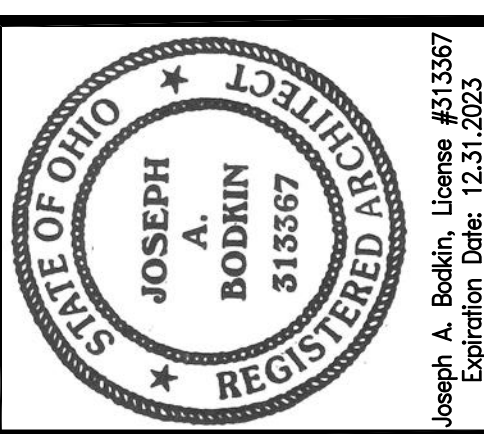


ELEVATION
SCALE: 1/2" = 1'-0"
8 A308.2

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

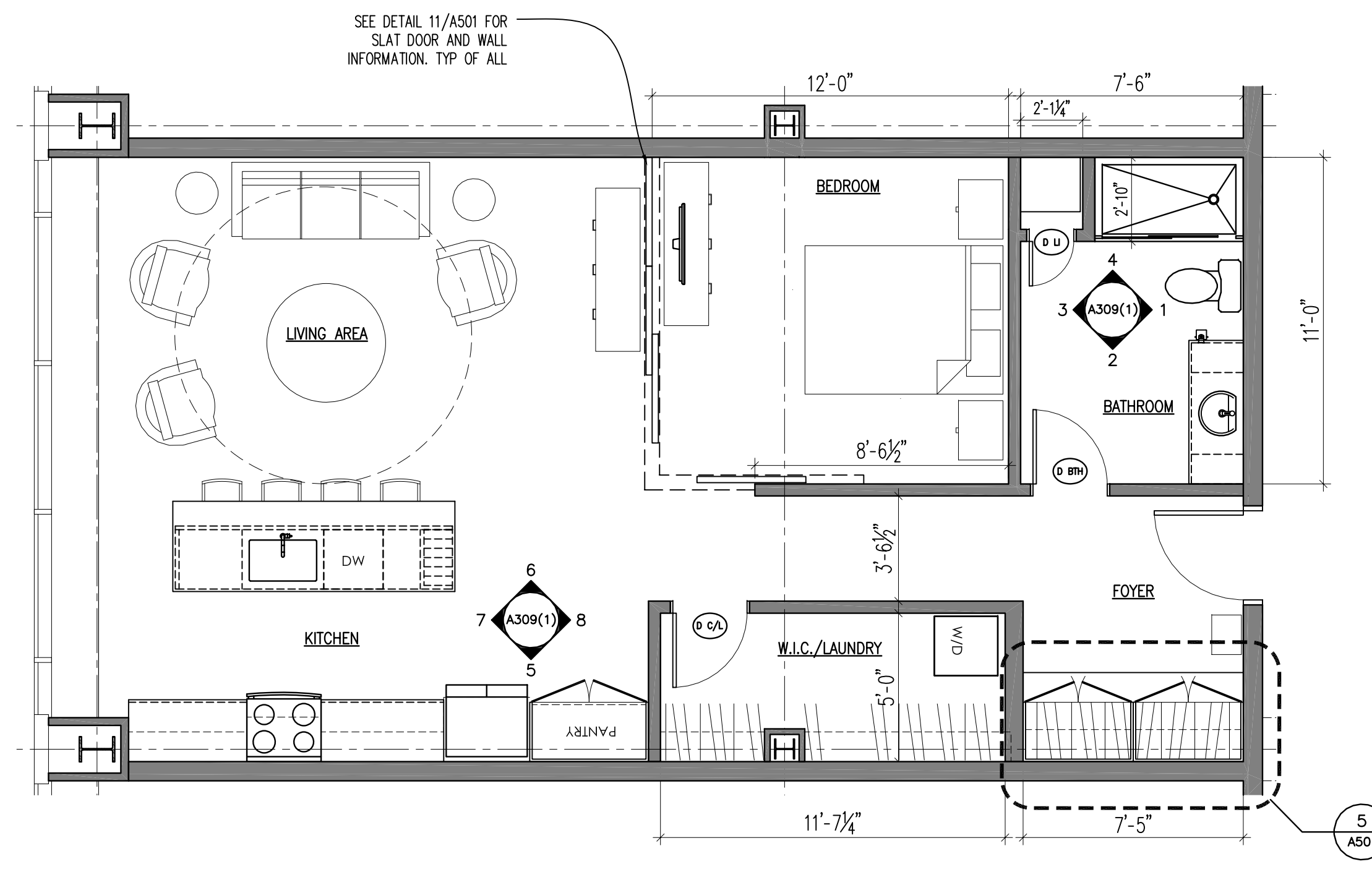
DOOR MARK	DOOR LOCATION	DOOR INFORMATION					FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS			
		SIZE			STYLE	DOOR MATERIAL	TYPE	DETAIL							
		WIDTH	HEIGHT	THICK				HEAD	JAMB				OTHER		
D BTH (x2)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG, STAINED	
D C (x2)	WALK-IN CLOSET	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG, STAINED	
D L (x1)	LAUNDRY	(3'-0"x2)	6'-0"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG, STAINED
D LI (x1)	LINEN	1'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG, STAINED	



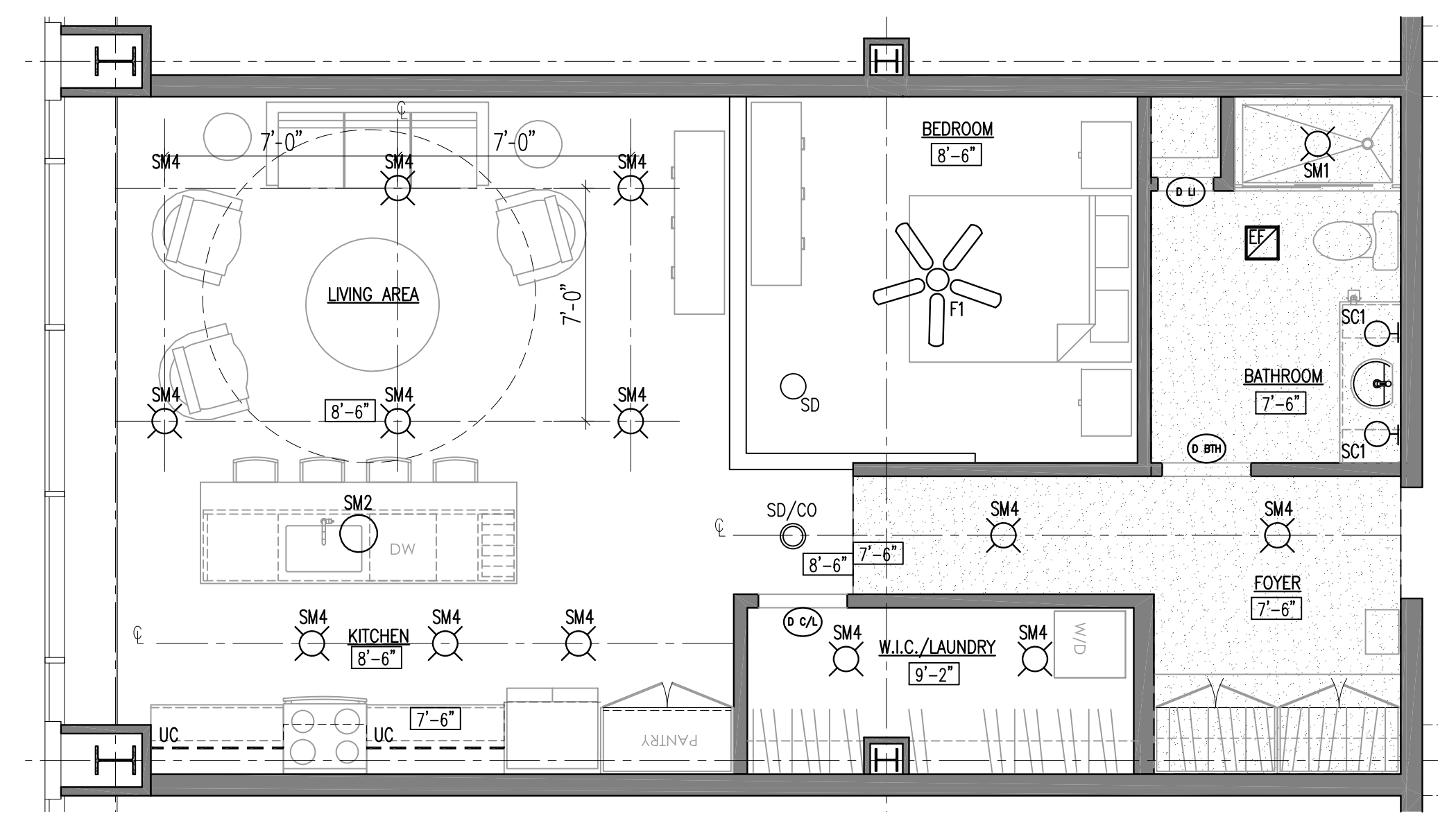
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL APARTMENT NOTES

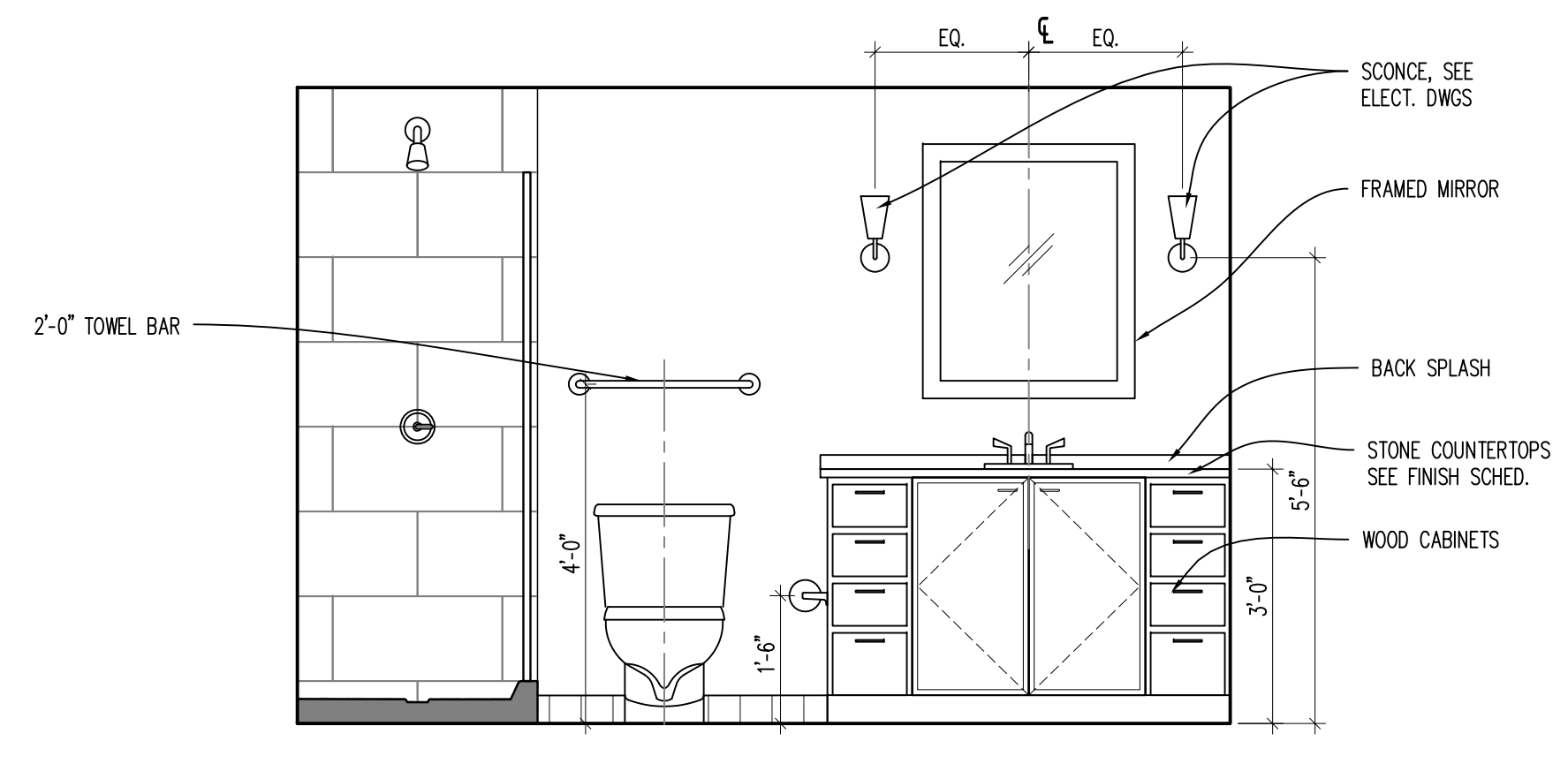
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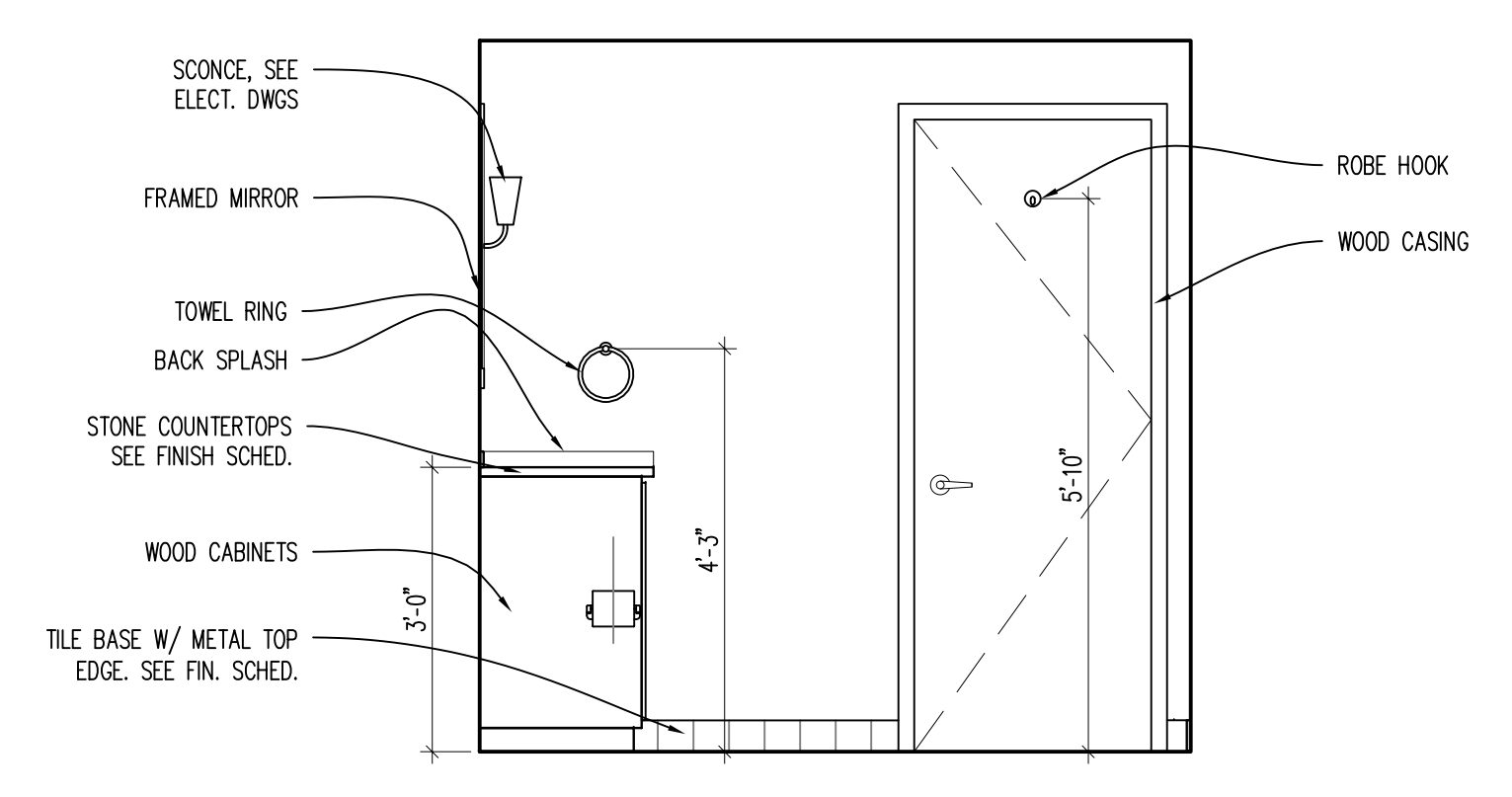
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 A309.1



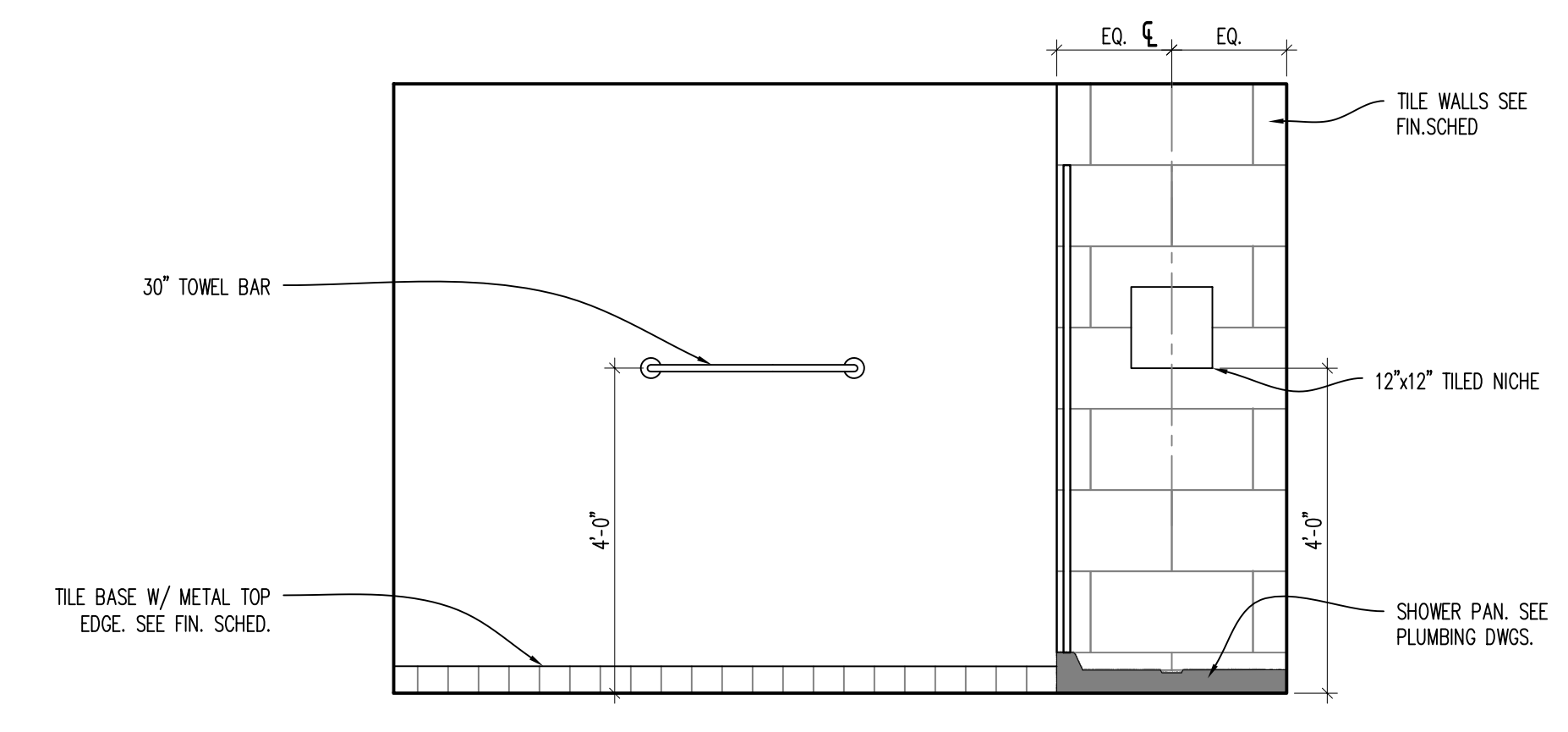
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
2 A309.1



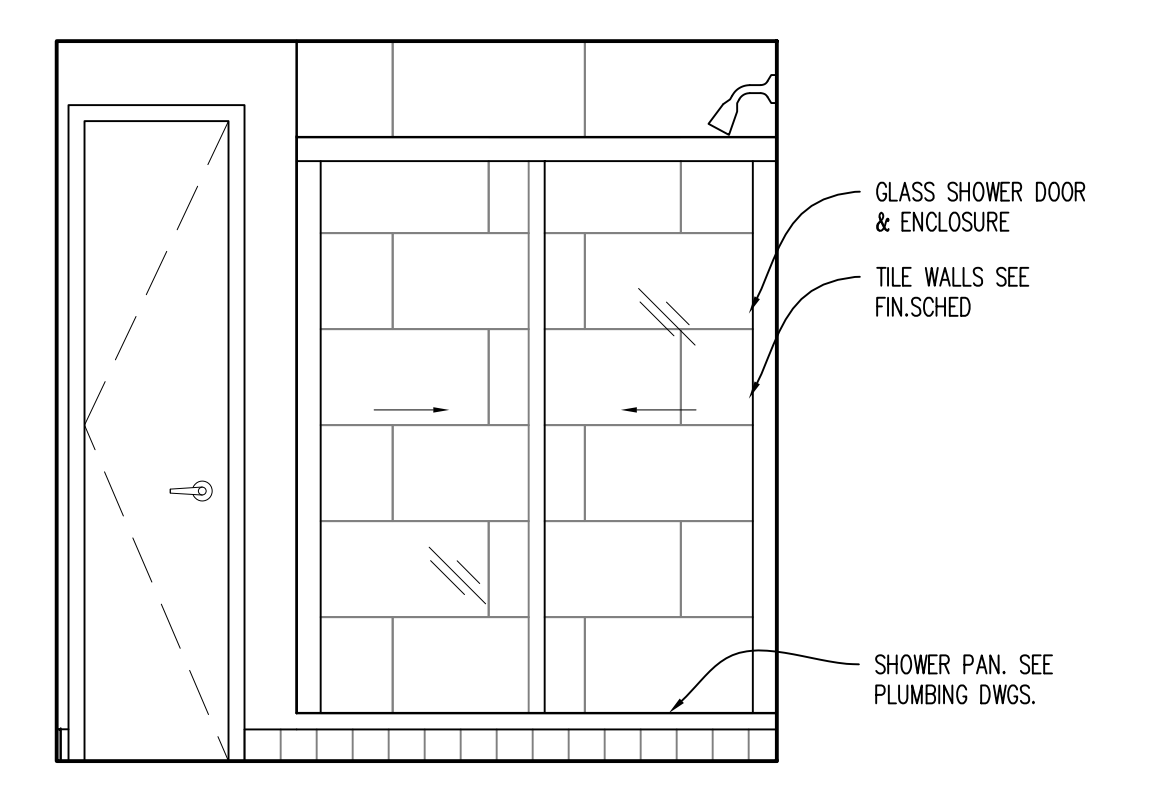
ELEVATION
SCALE: 1/2" = 1'-0"
1 A309.1



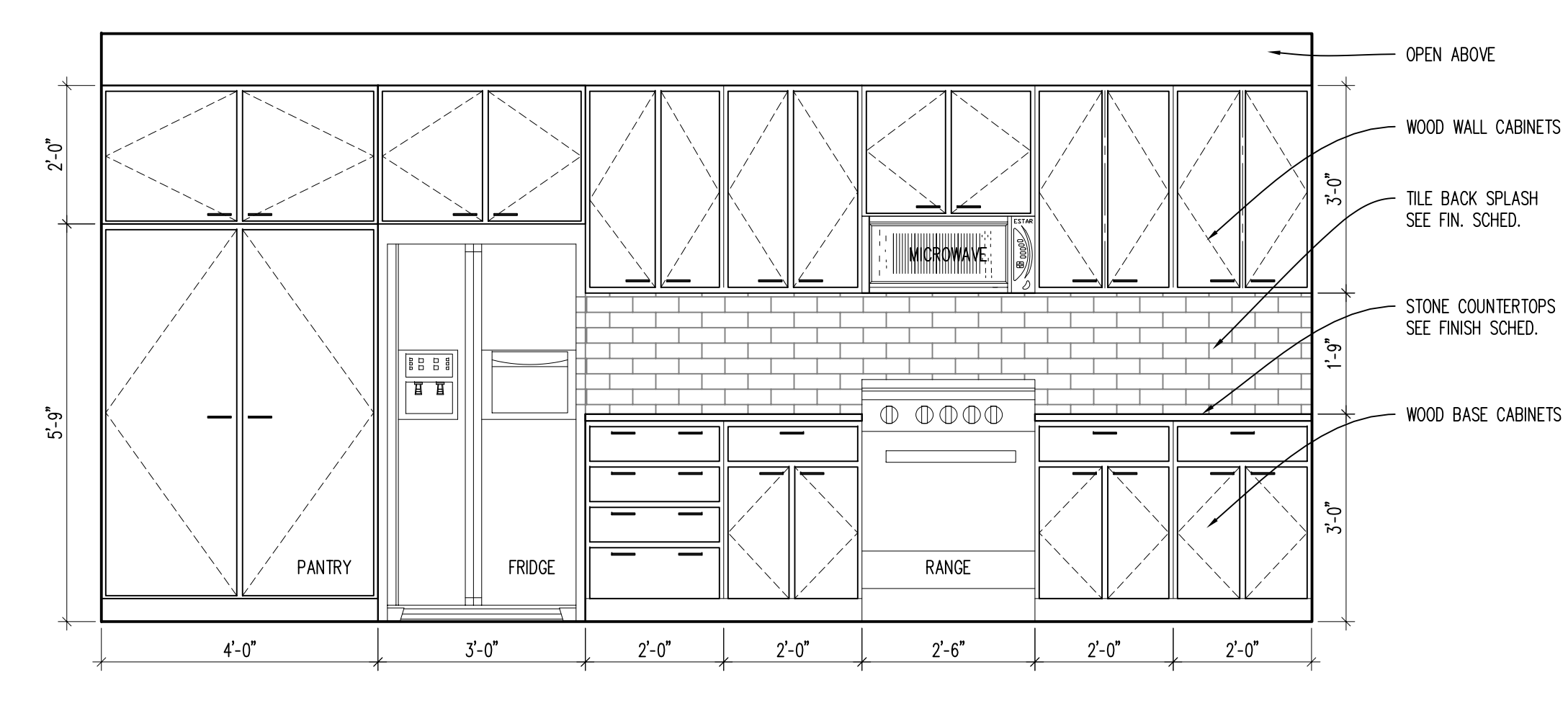
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2 A309.1



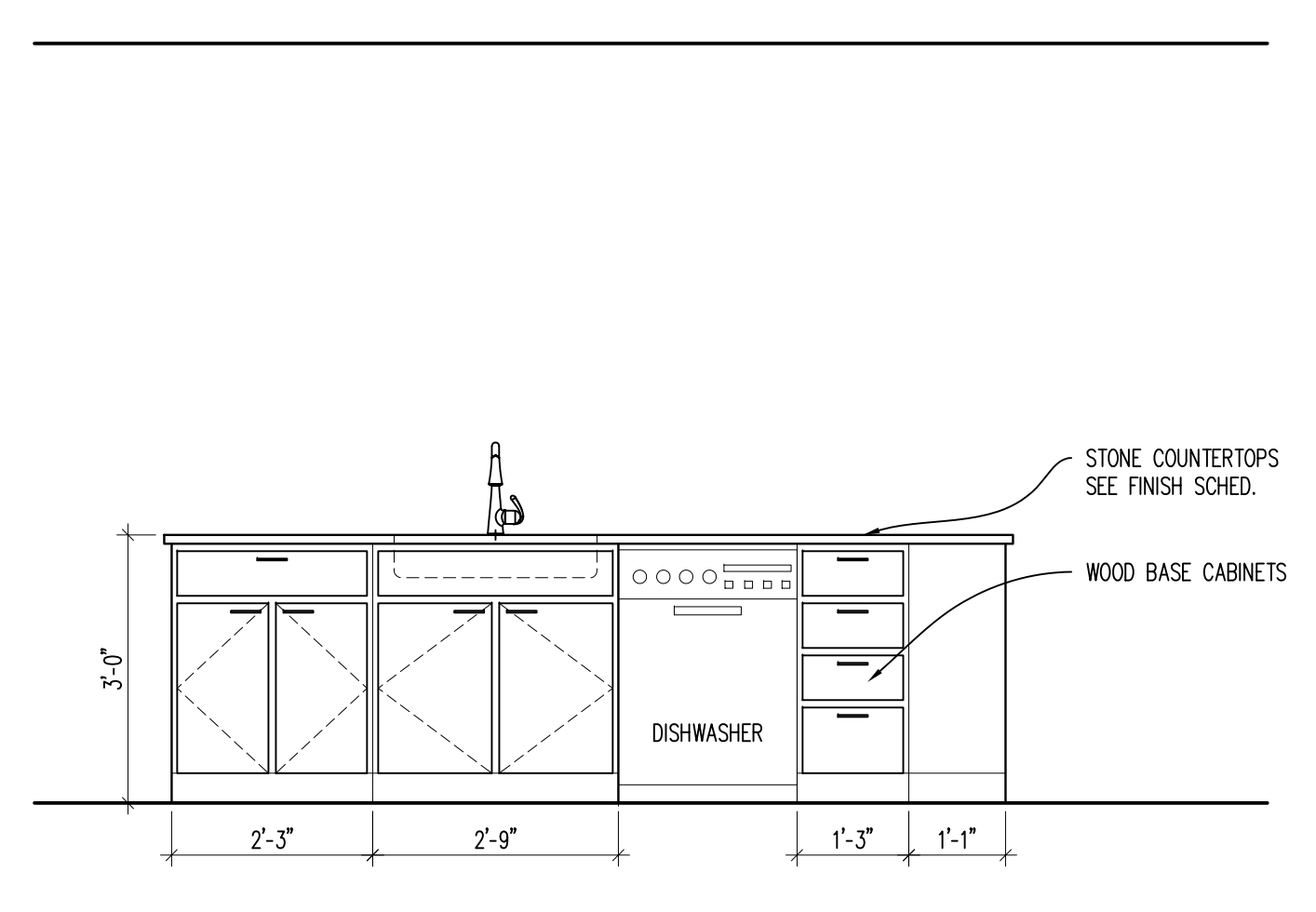
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3 A309.1



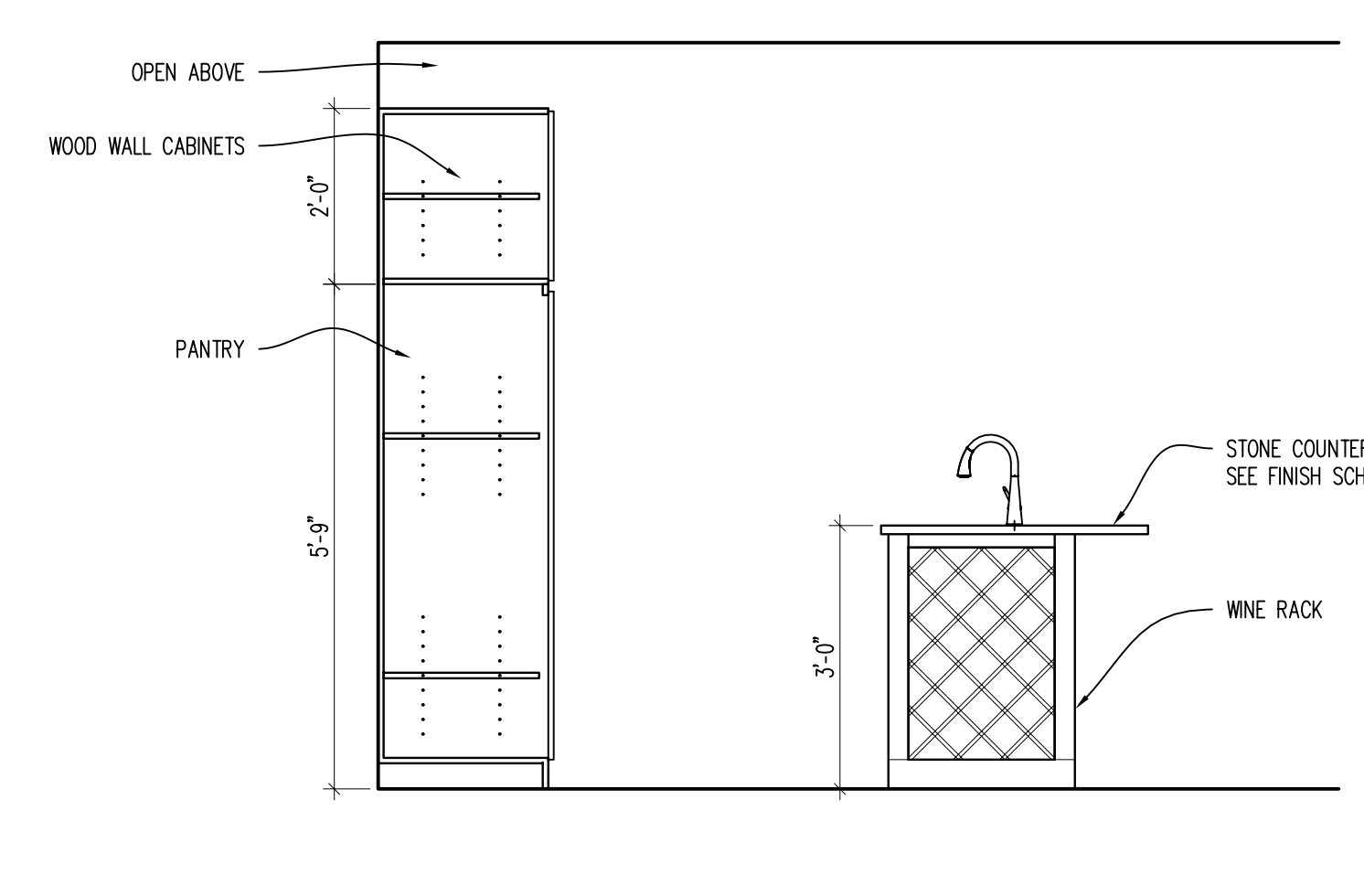
ELEVATION
SCALE: 1/2" = 1'-0"
4 A309.1



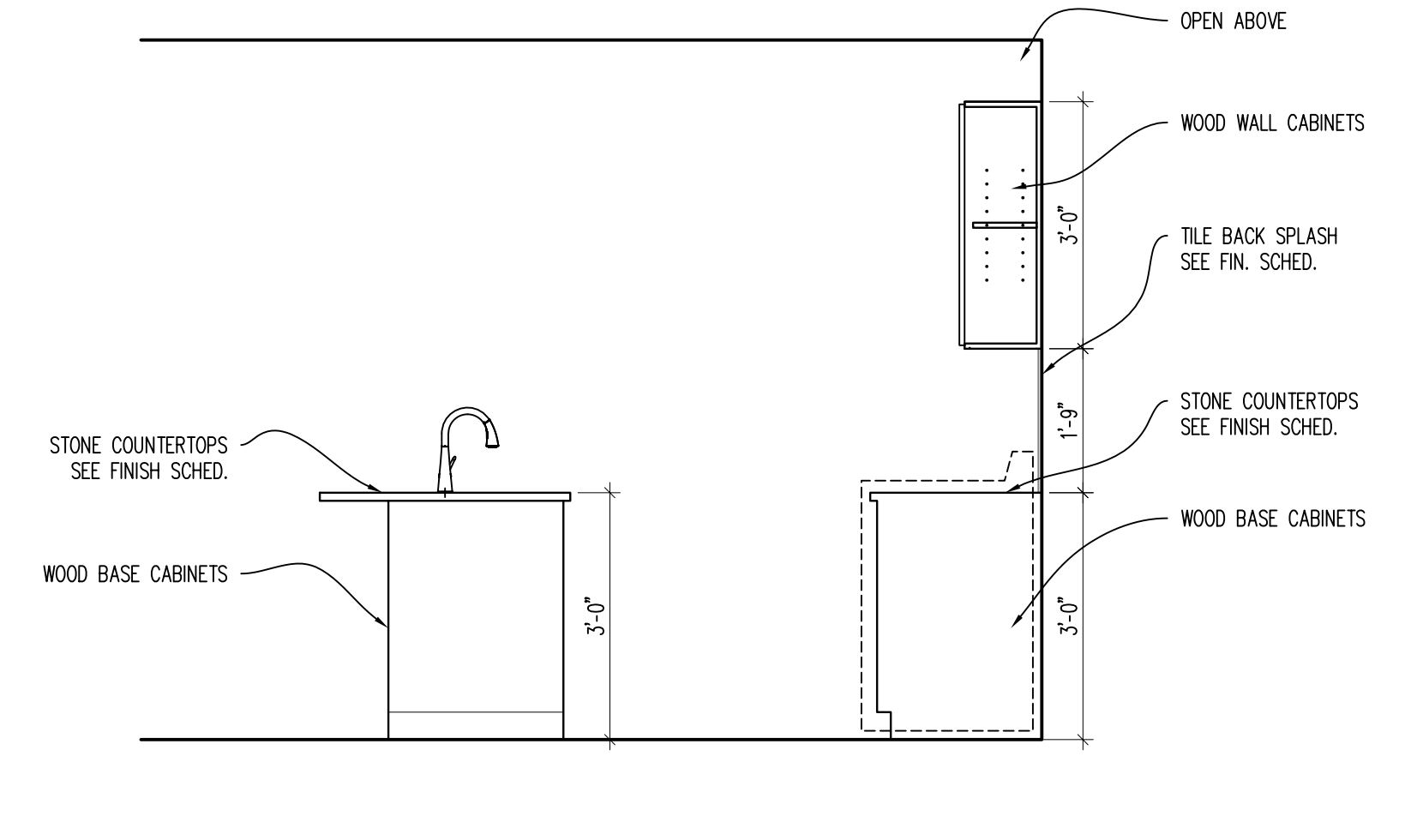
ELEVATION
SCALE: 1/2" = 1'-0"
5 A309.1



ELEVATION
SCALE: 1/2" = 1'-0"
6 A309.1



ELEVATION
SCALE: 1/2" = 1'-0"
7 A309.1



ELEVATION
SCALE: 1/2" = 1'-0"
8 A309.1

ROOM NAME	FLOOR	WALLS						REMARKS	REV. NO.
		BASE	NORTH	SOUTH	EAST	WEST	CEILING		
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

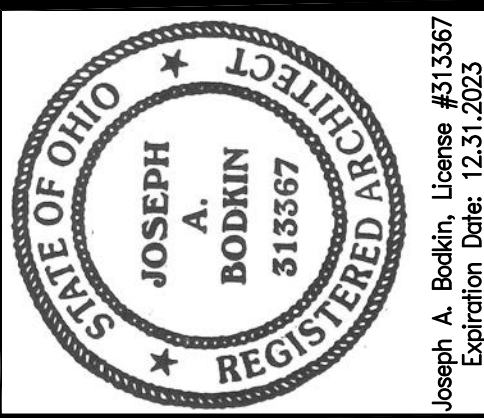
NOTES:
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DOOR MARK	DOOR LOCATION	DOOR INFORMATION			FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS				
		SIZE			DOOR MATERIAL	TYPE	DETAIL							
		WIDTH	HEIGHT	THICK			HEAD				JAMB	OTHER		
D BTH (x1)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG, STAINED
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG, STAINED
D LI (x1)	LINEN	1'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG, STAINED

Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
Date: 11.14.2022
ENG CHG #1
Scale: 1/2" = 1'-0"
Drawn: [Signature]
Checked: [Signature]

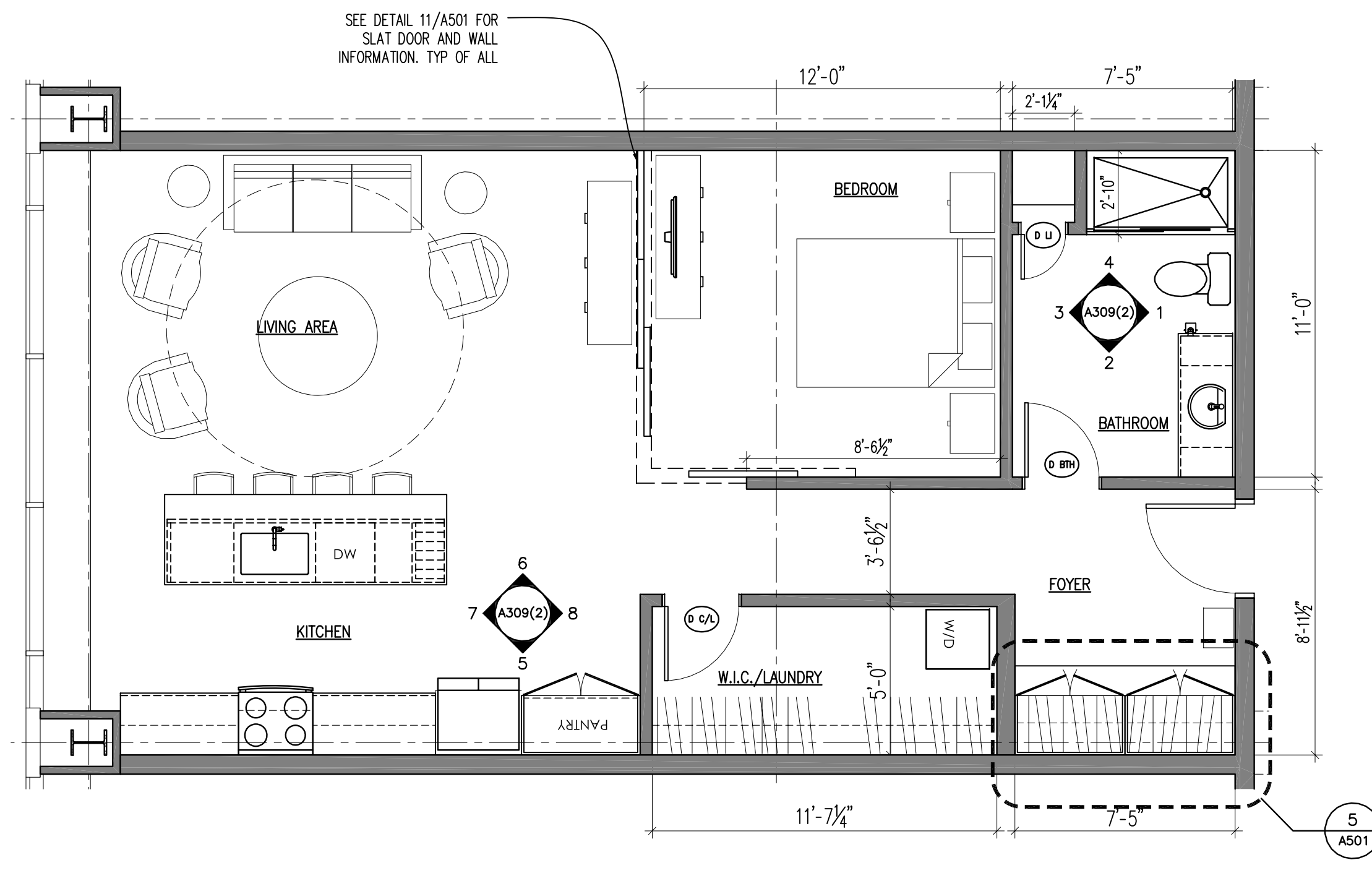
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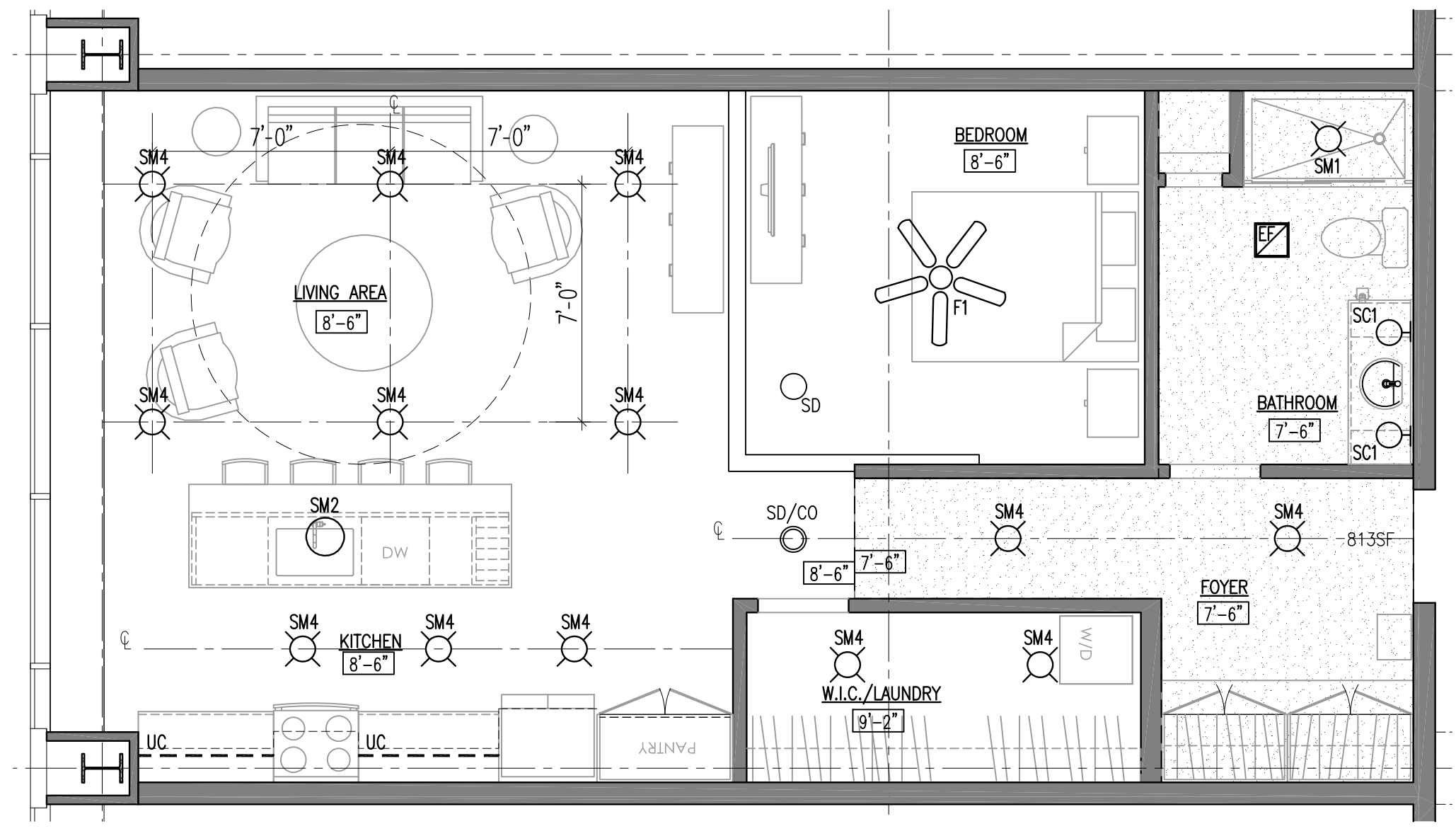
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL APARTMENT NOTES

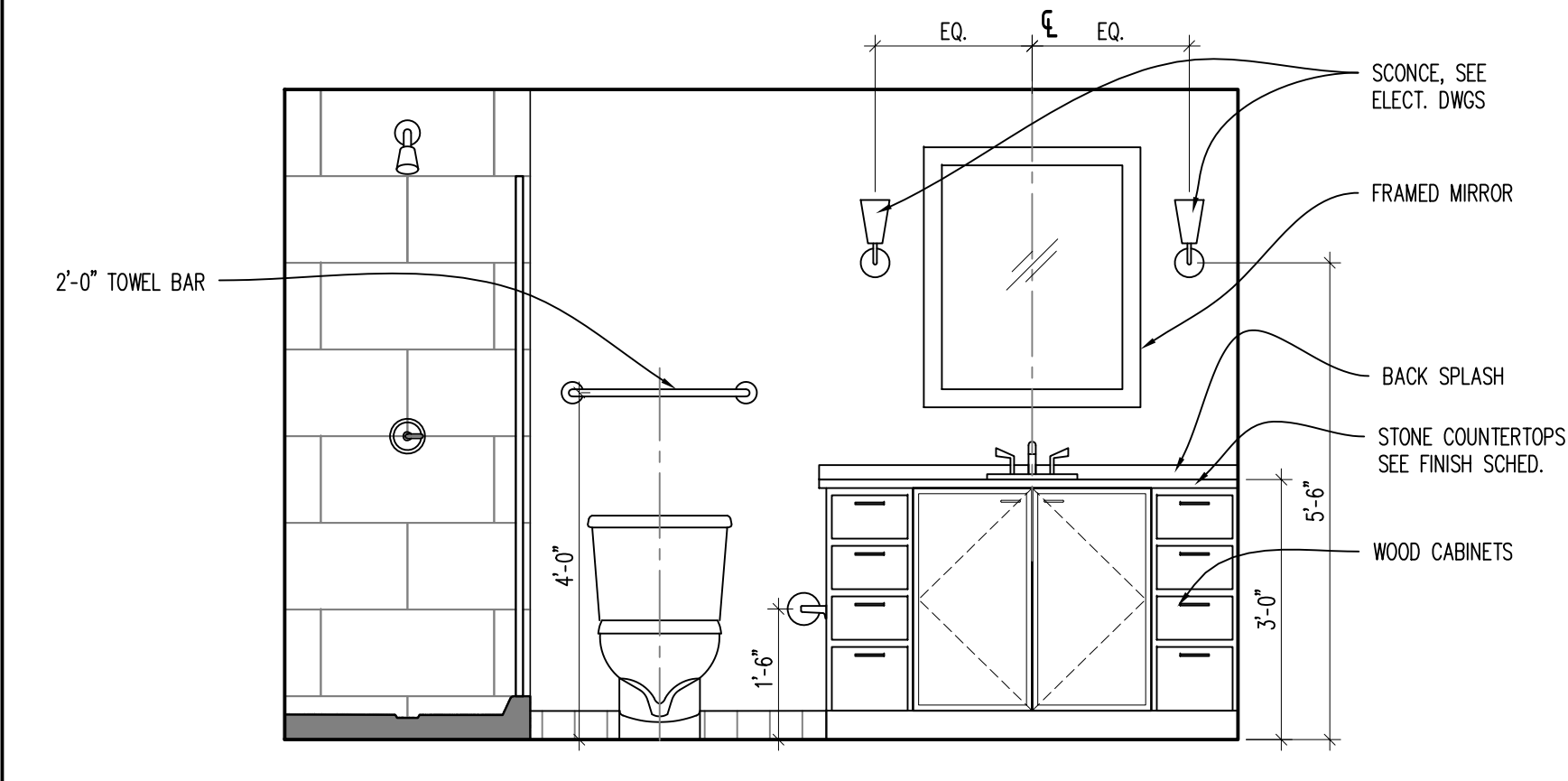
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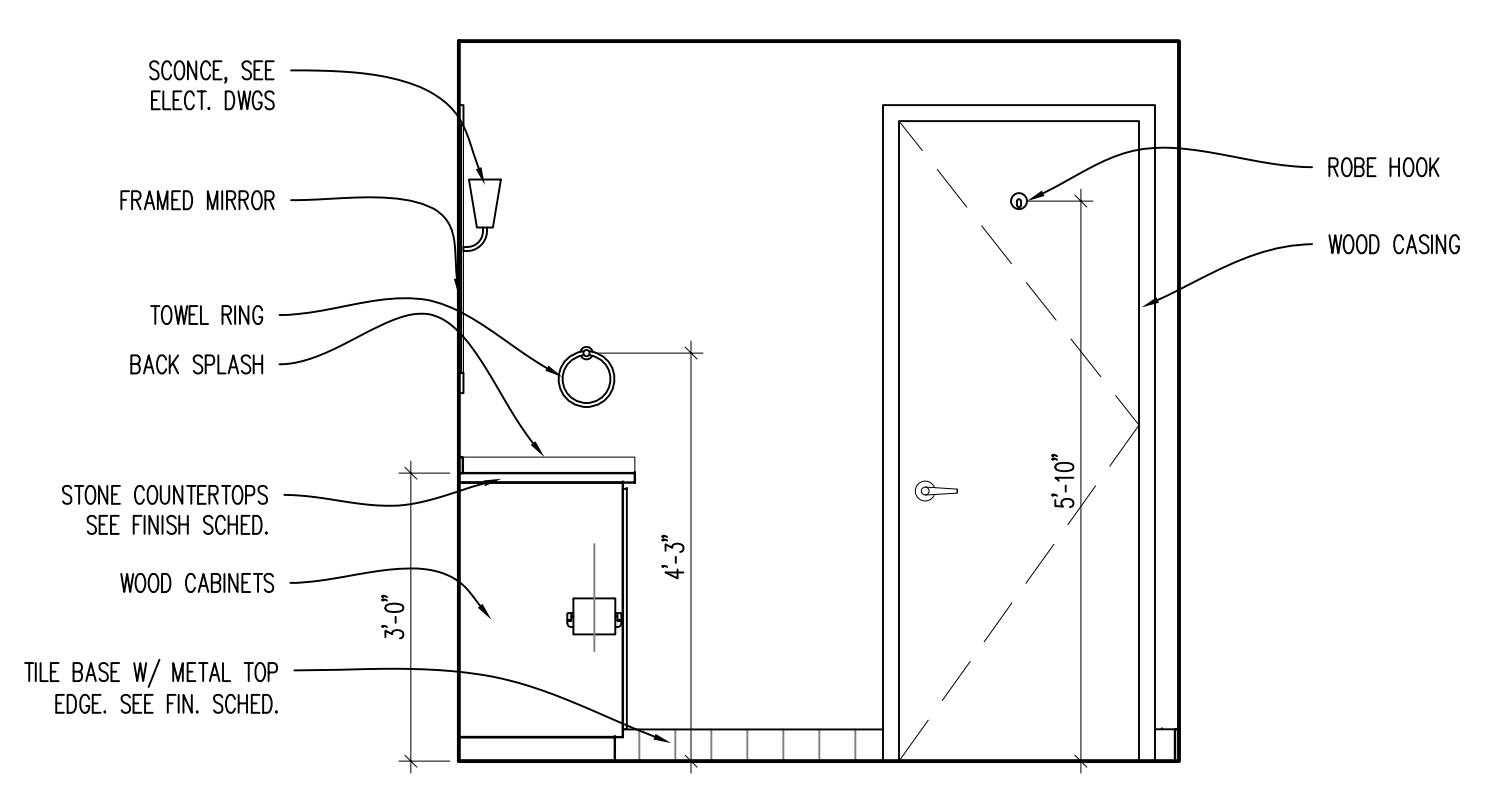
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A309.2



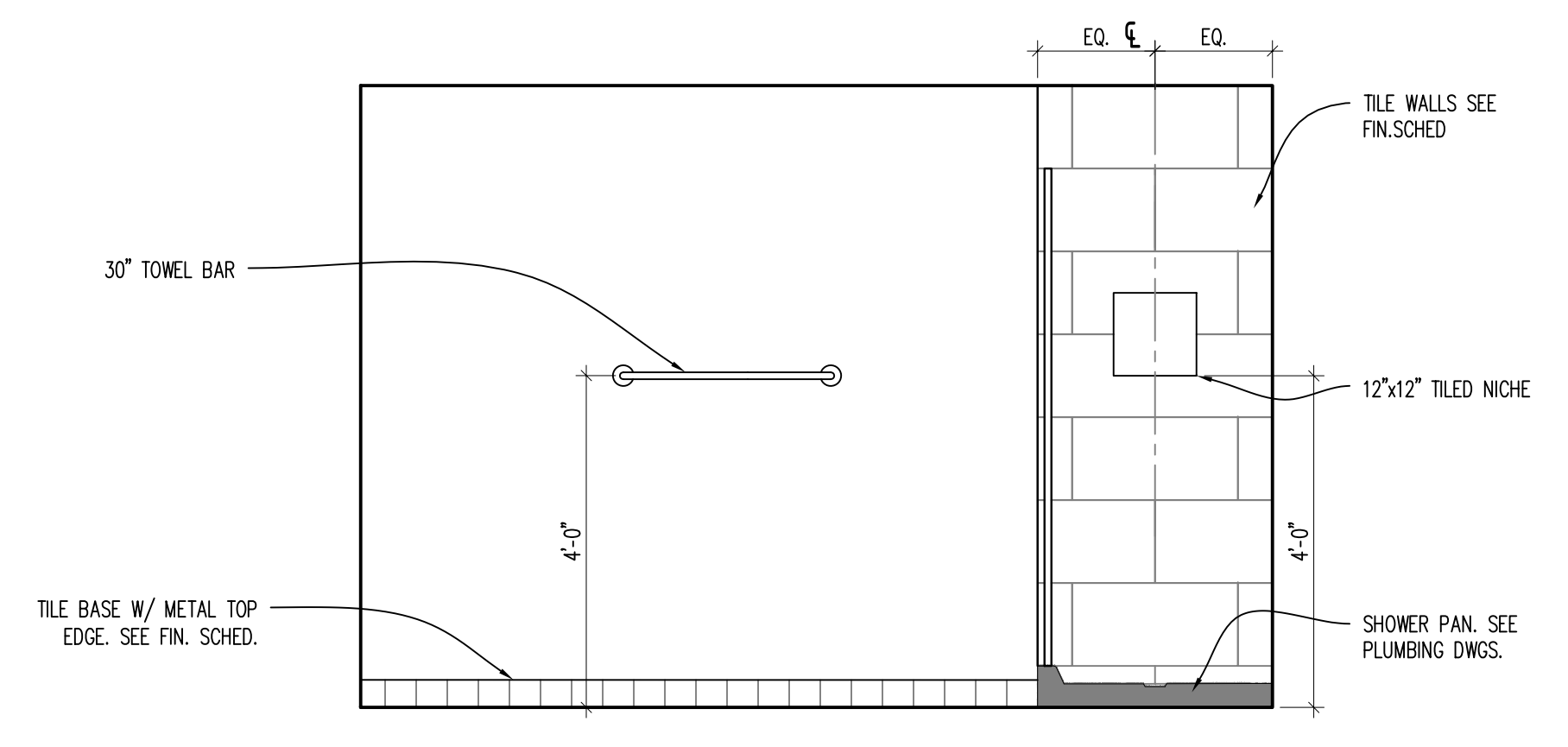
APARTMENT REFLECTED CEILING PLAN
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A309.2



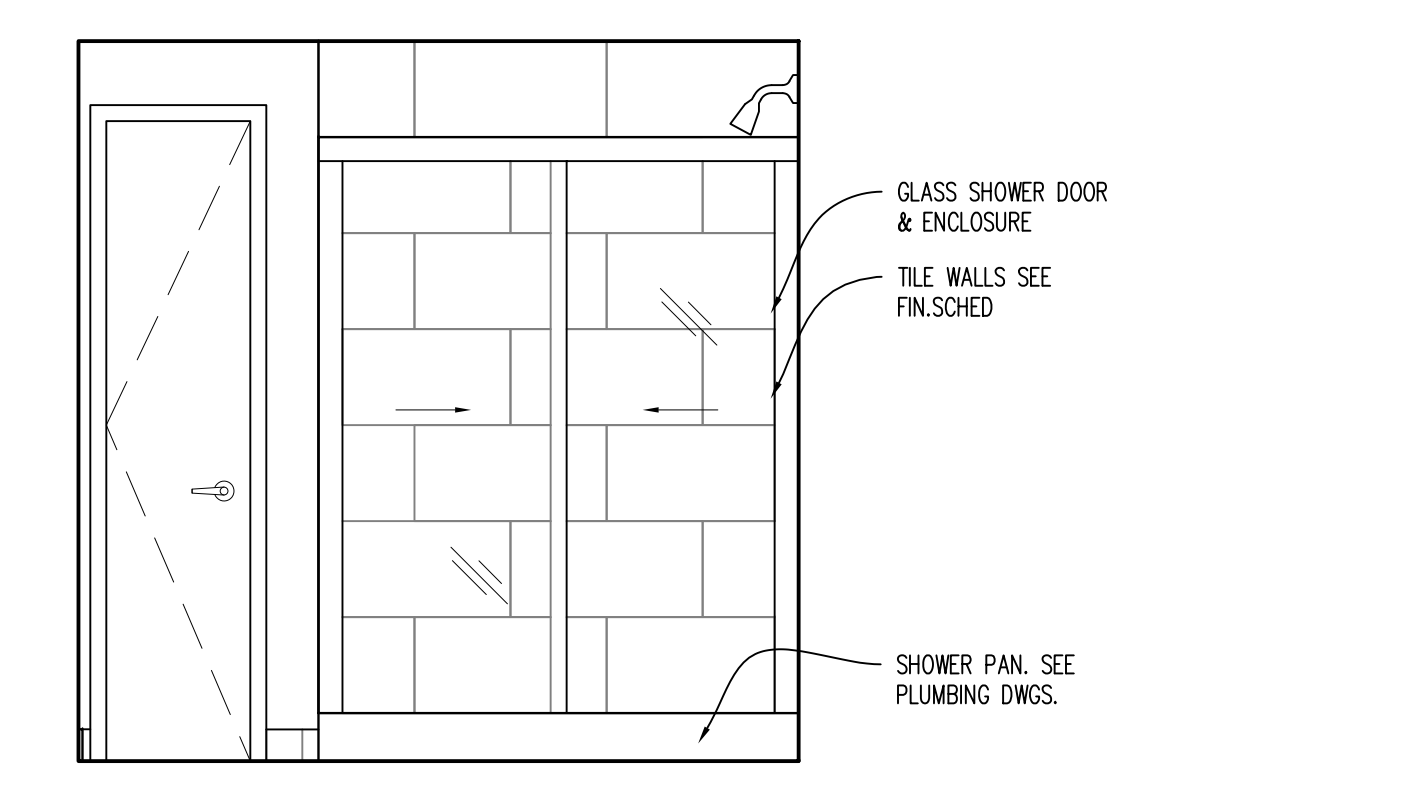
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A309.2



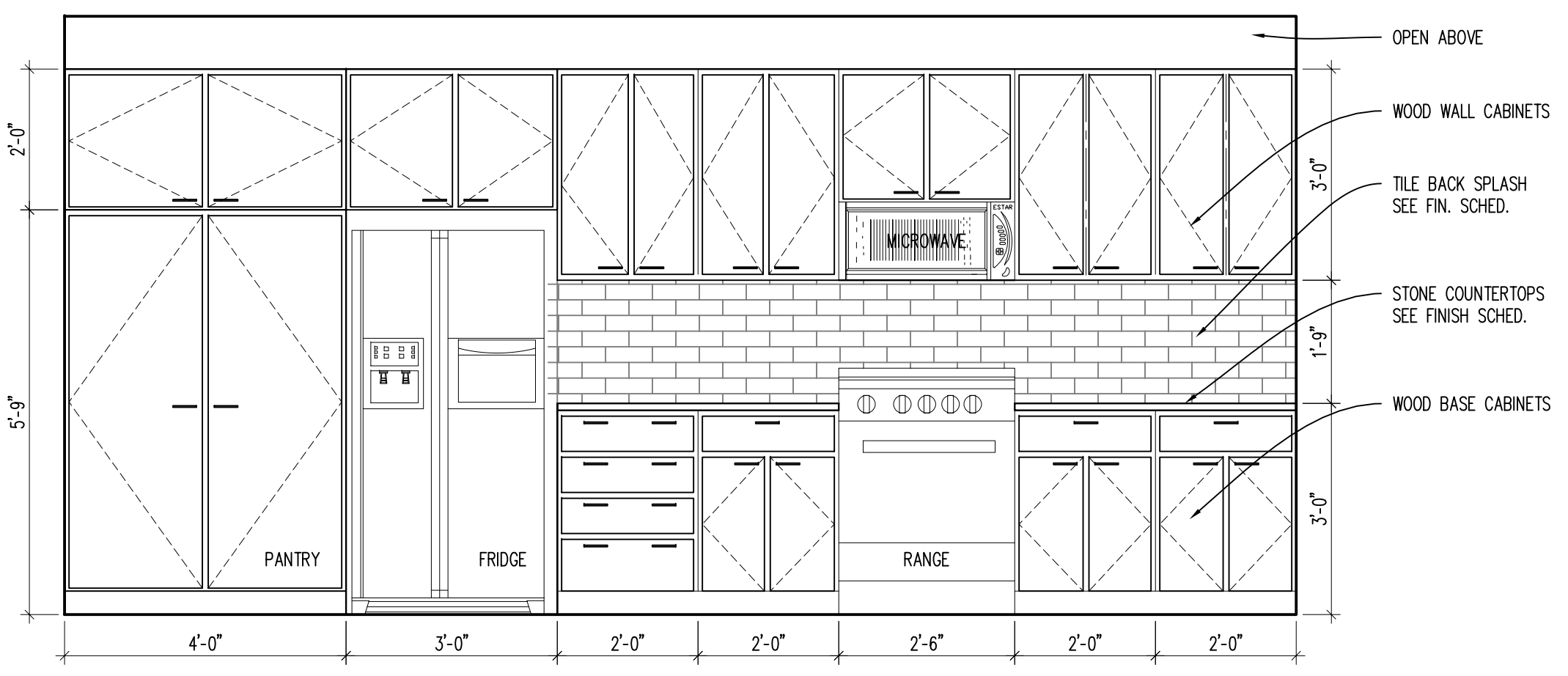
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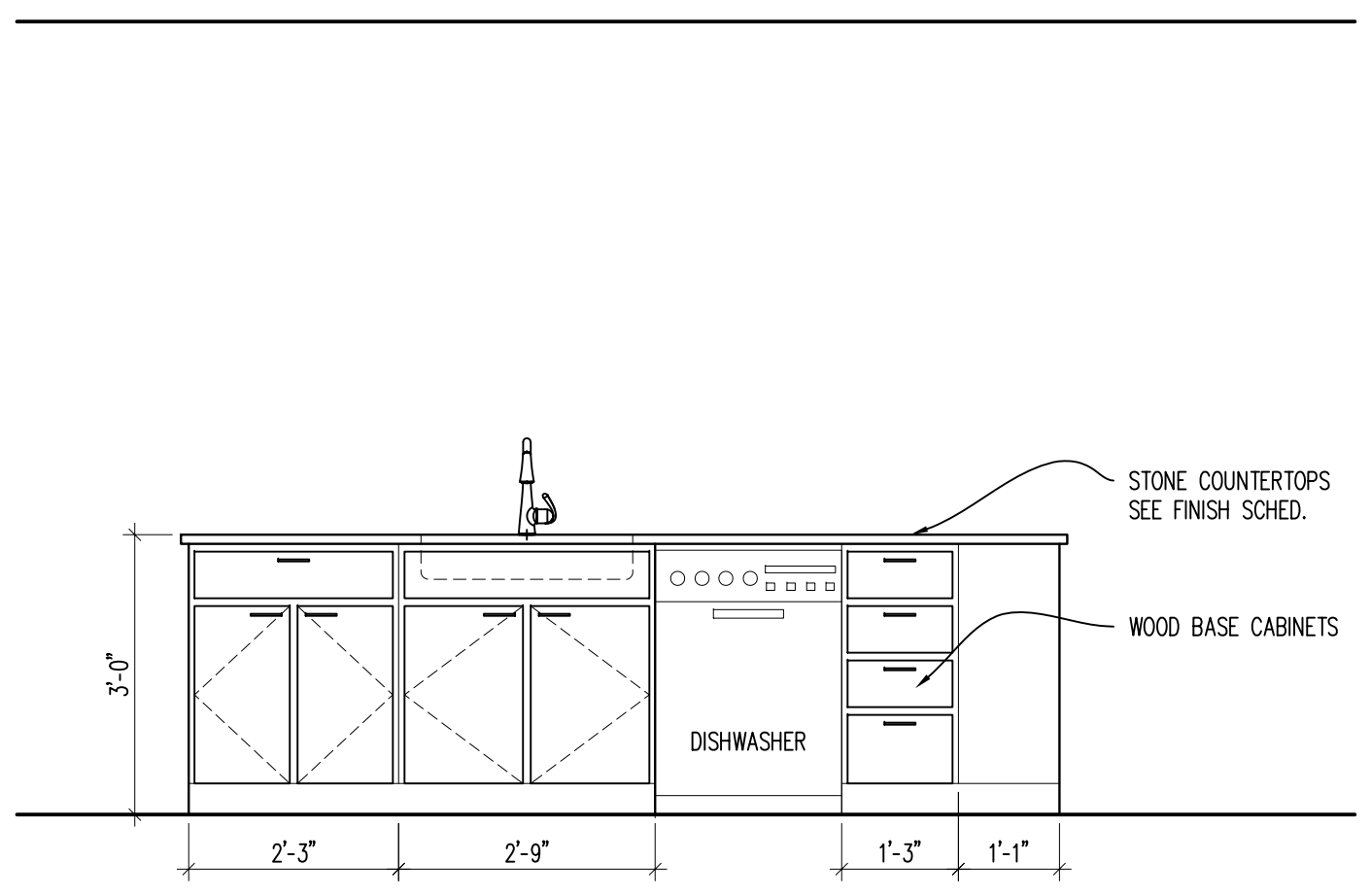
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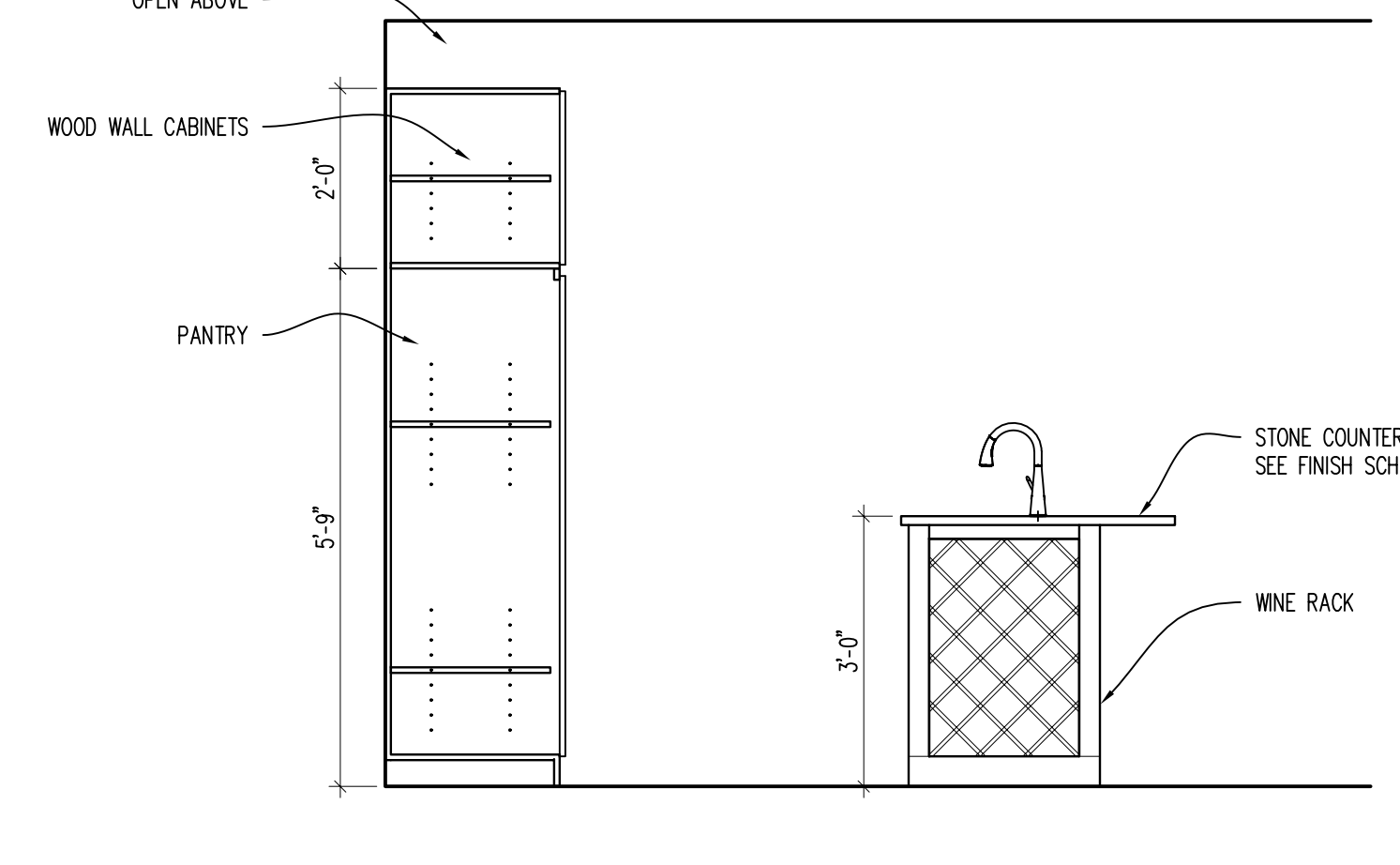
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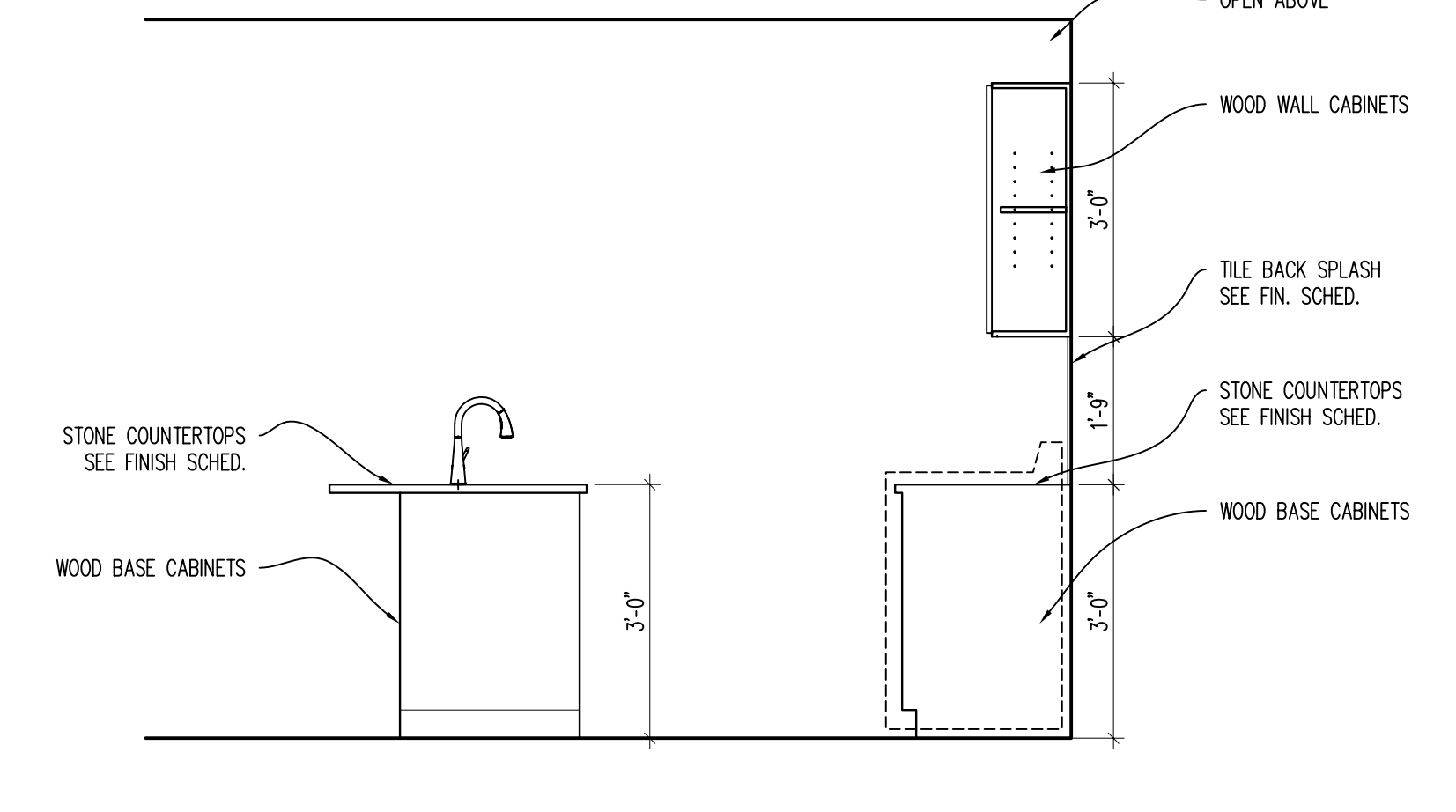
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A309.2



ELEVATION
SCALE: 1/2" = 1'-0"
A309.2



ELEVATION
SCALE: 1/2" = 1'-0"
A309.2

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

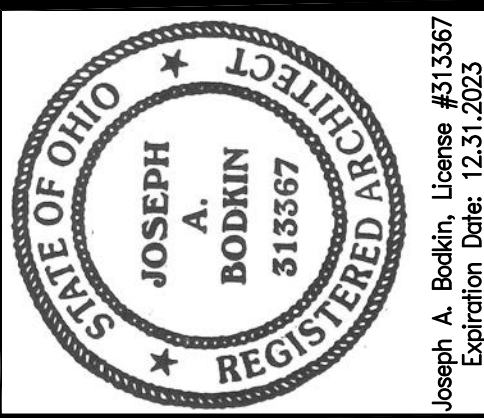
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APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DETAIL								
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	HEAD				JAMB	OTHER
D 6TH (x1)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/1600	6/1600	-	2	-	PRE-HUNG, STAINED
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/1600	6/1600	-	3	-	PRE-HUNG, STAINED
D LI (x1)	LINEN	1'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/1600	6/1600	-	3	-	PRE-HUNG, STAINED

Formica Building
Office/Apartments
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Project: Formica Building
115 E 5th Street
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ENG CHG #1
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Scale: As Noted
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A309.2

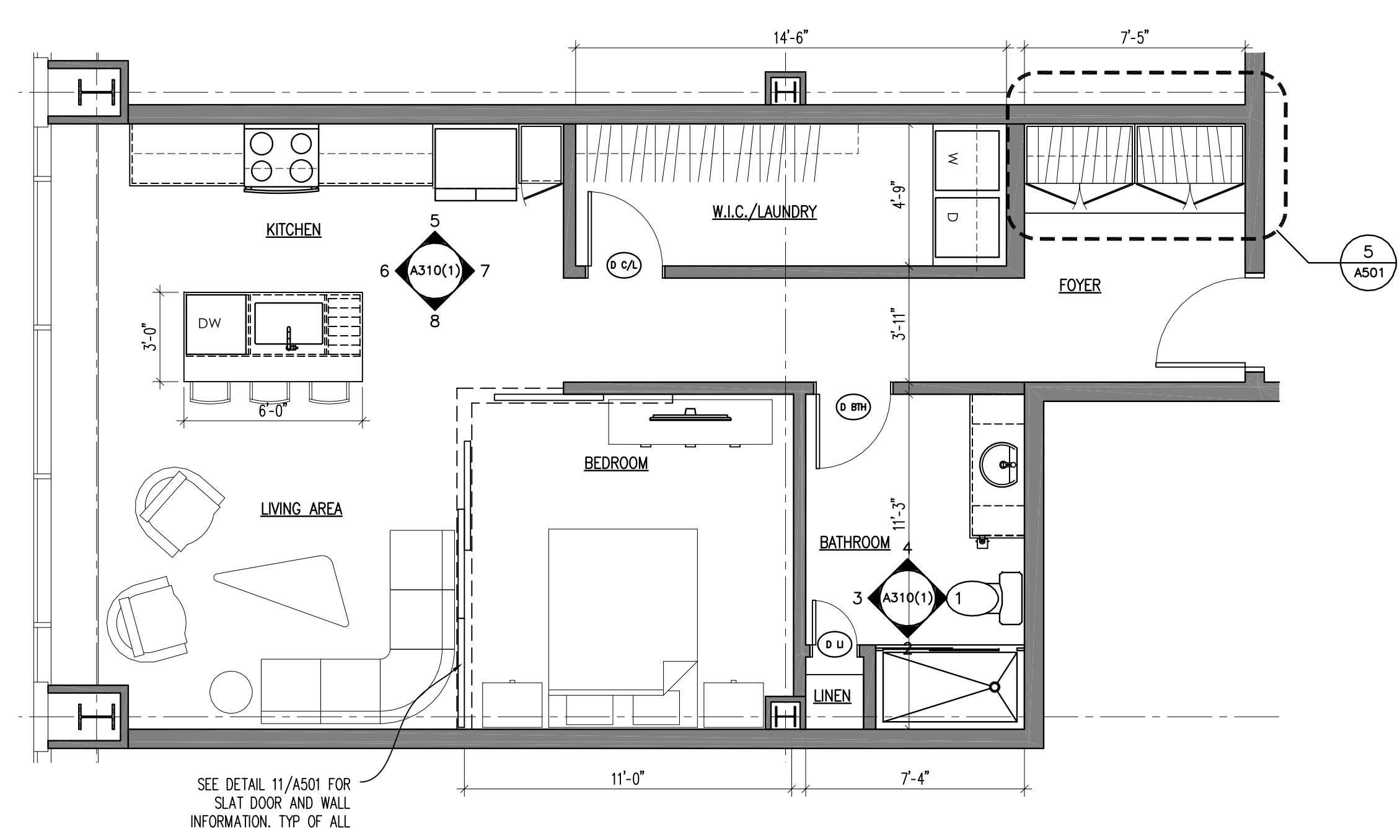


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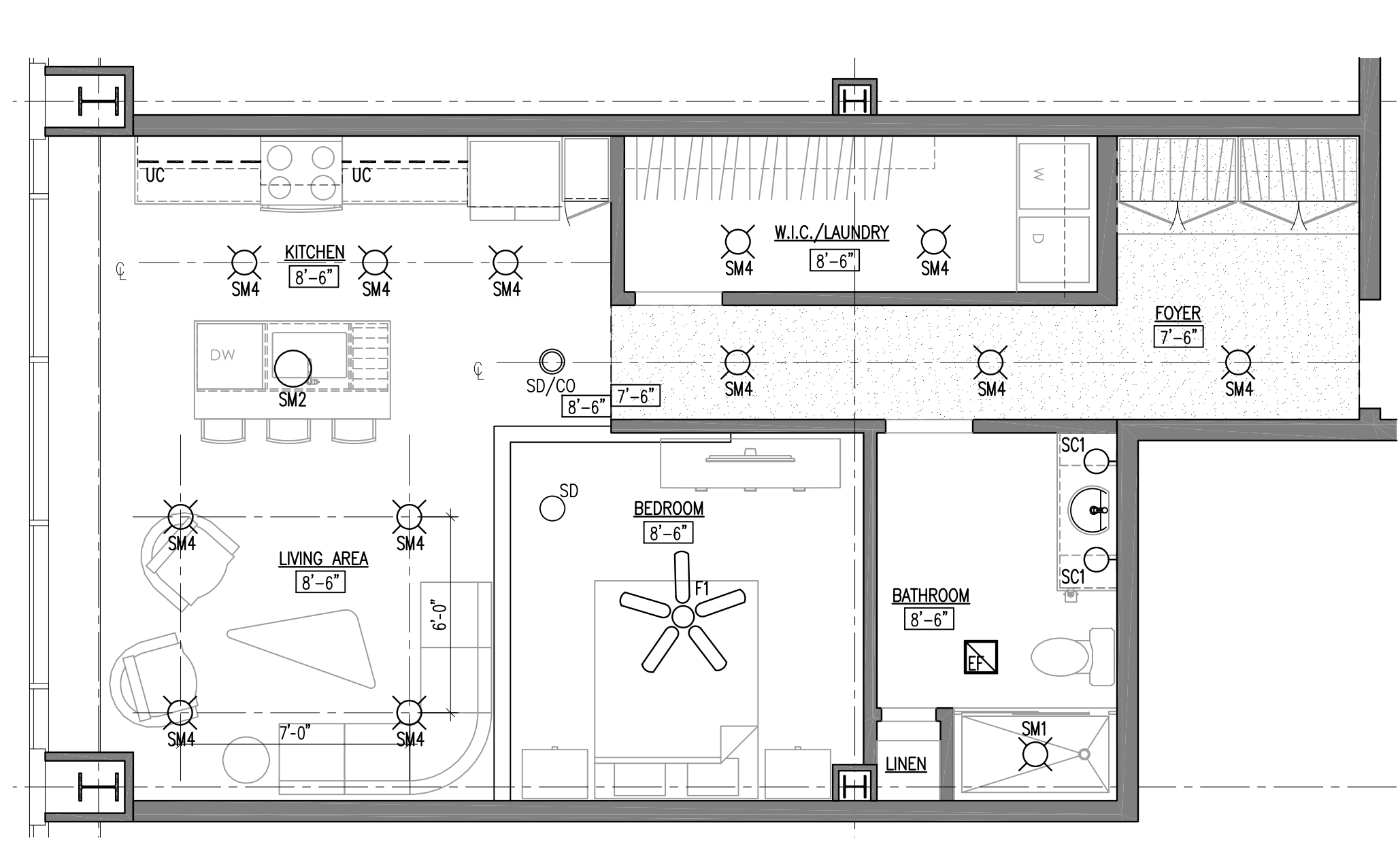
1826 Race Street
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GENERAL APARTMENT NOTES

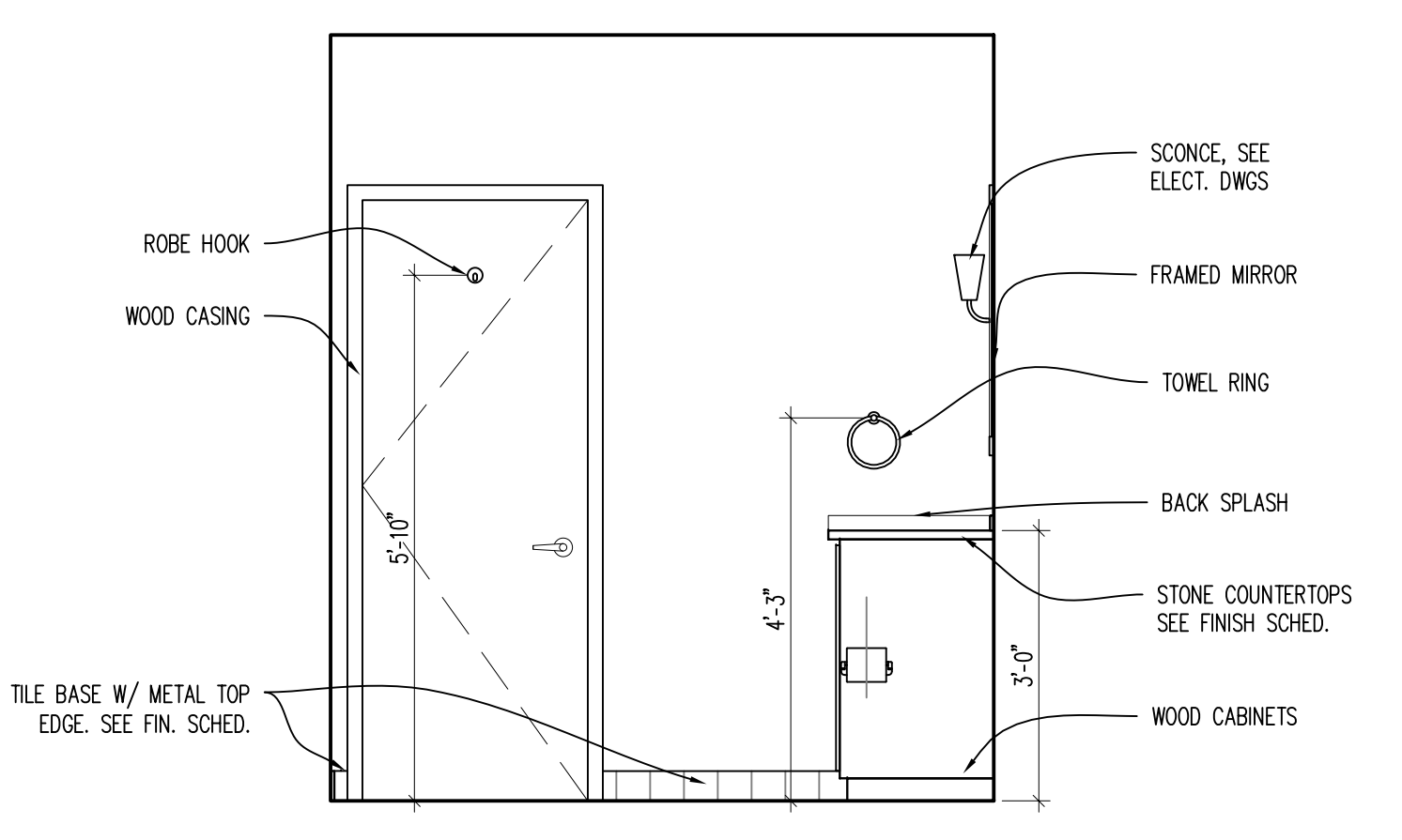
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- J. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD. U.N.O.
- K. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



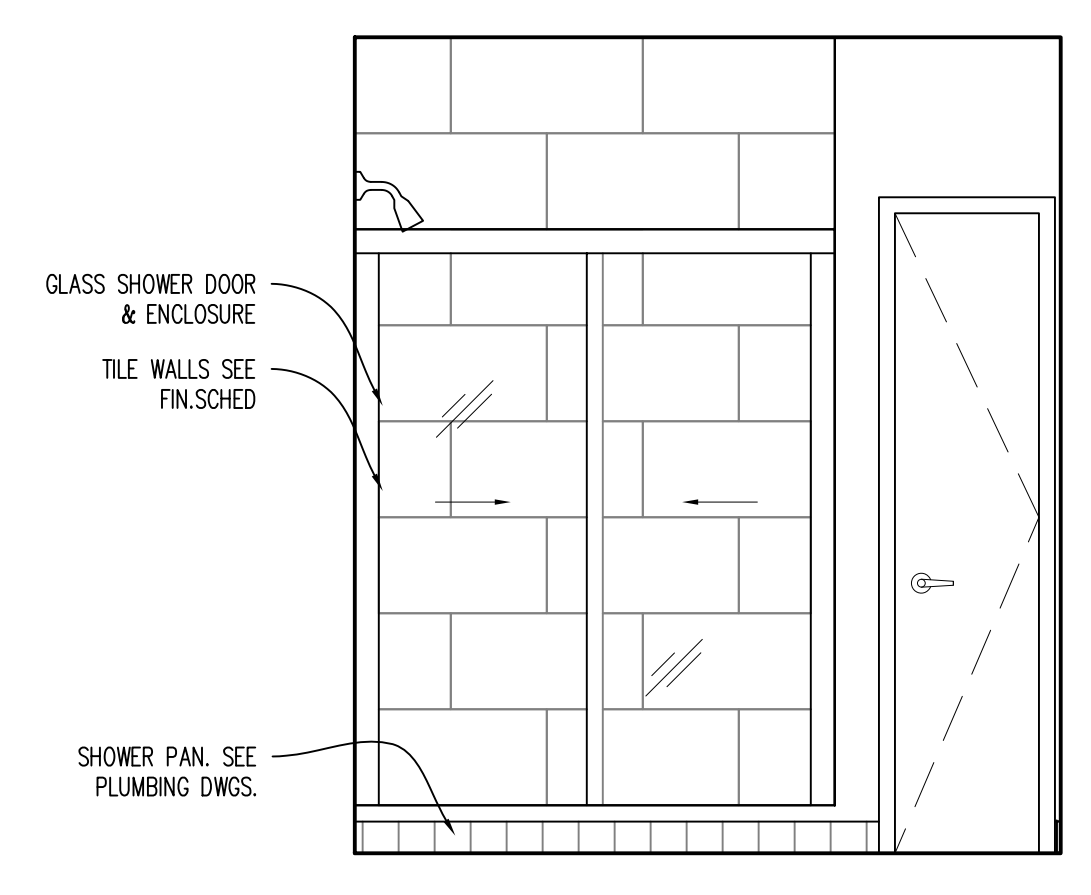
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



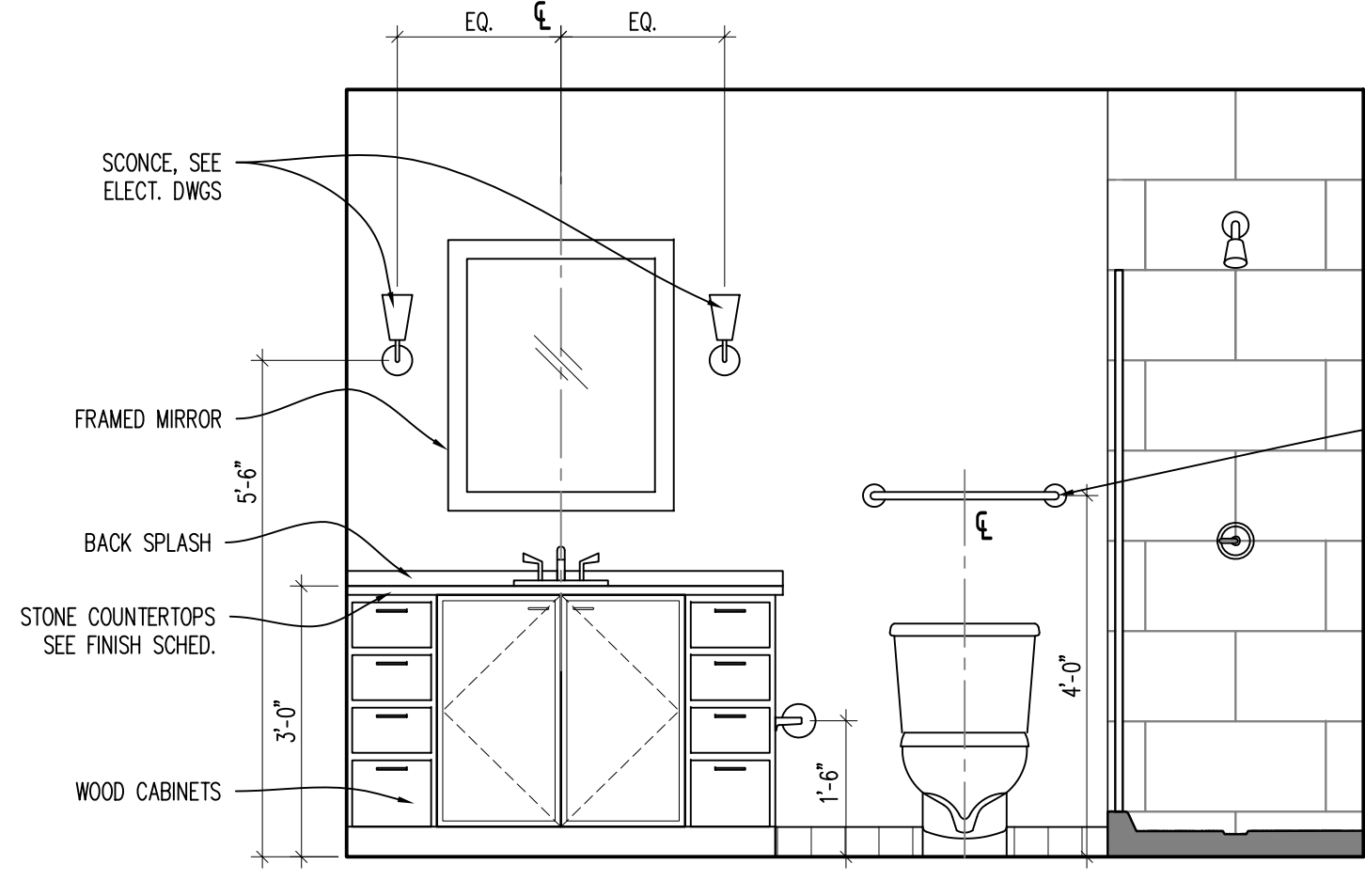
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



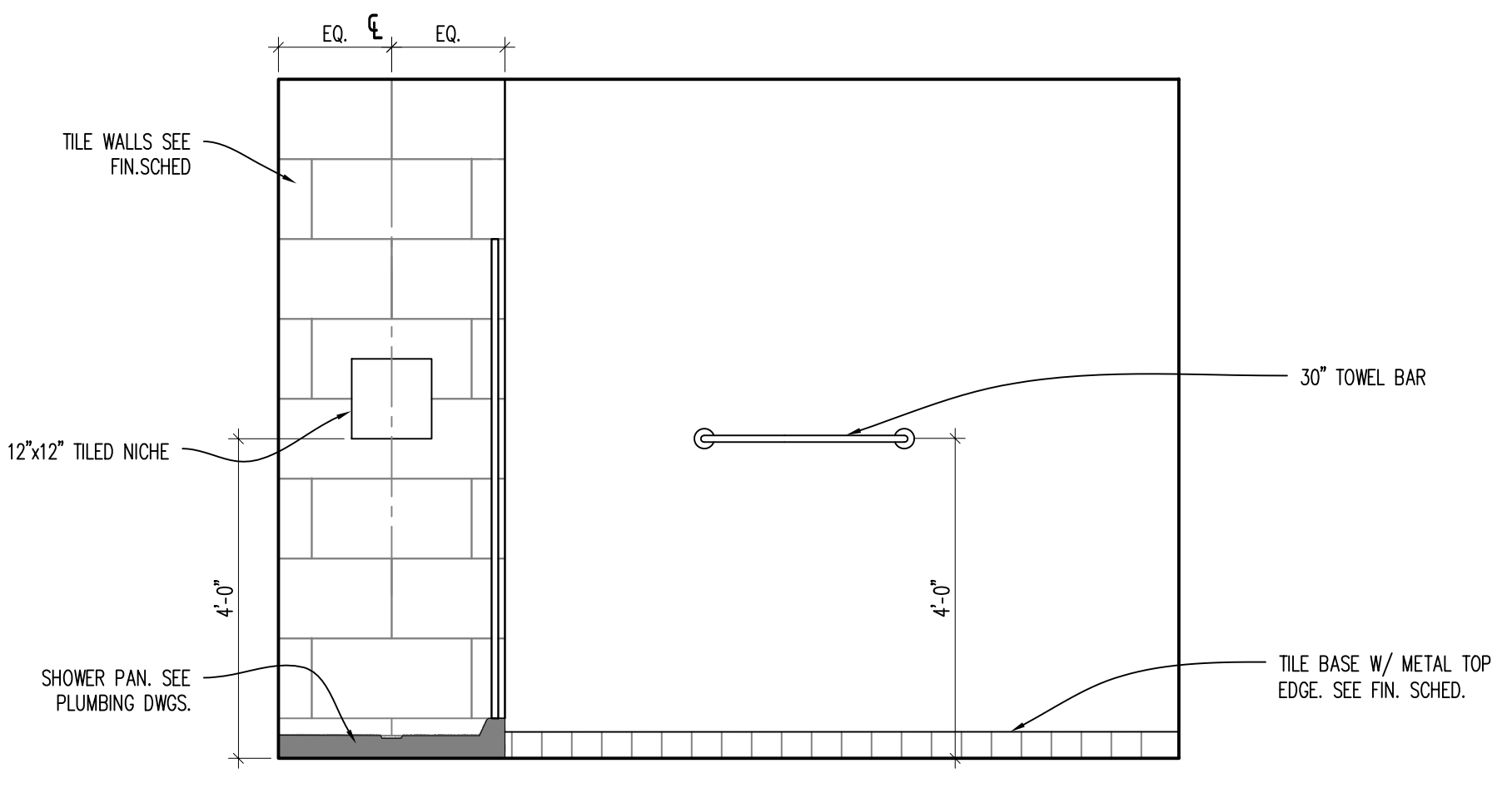
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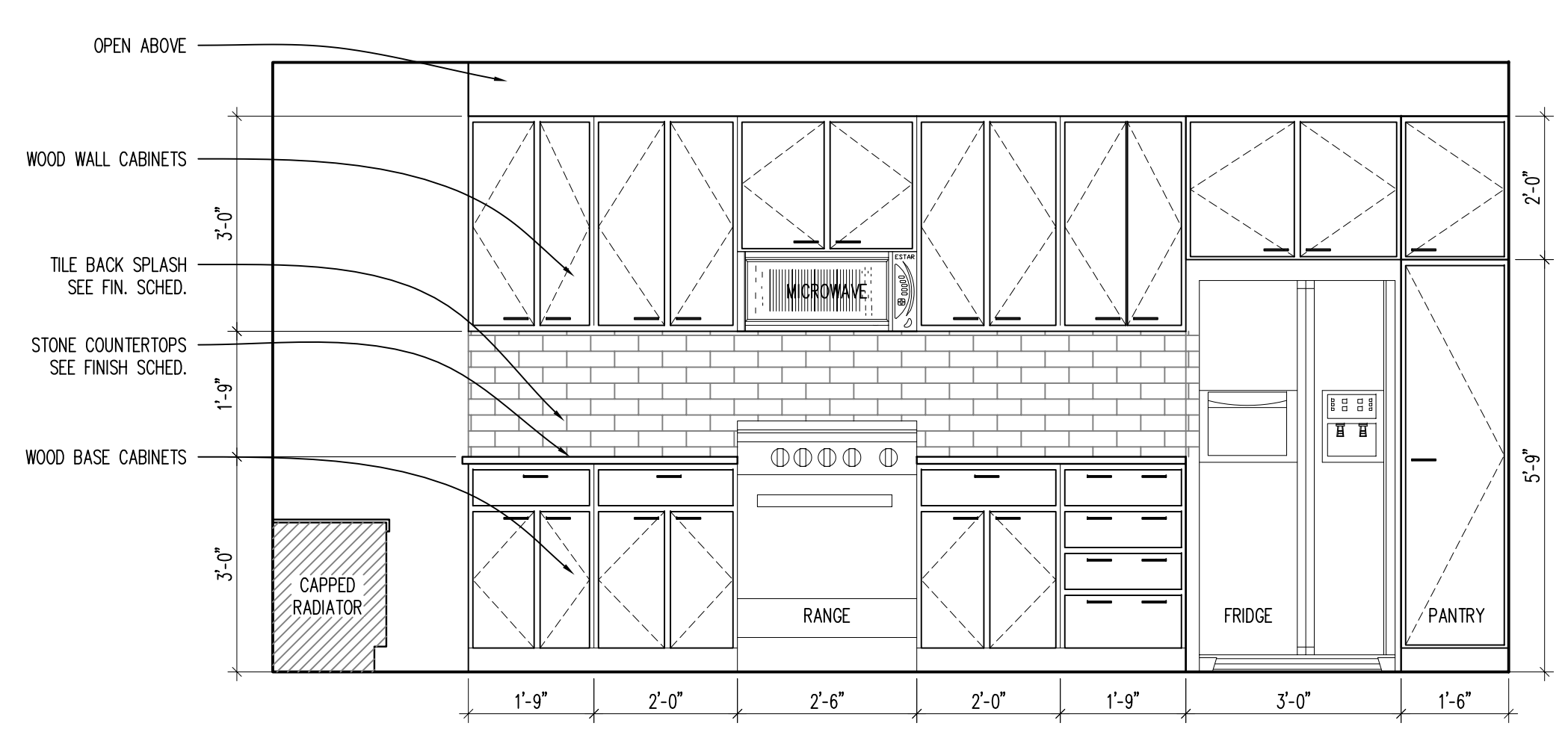
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SCALE: 1/2" = 1'-0"



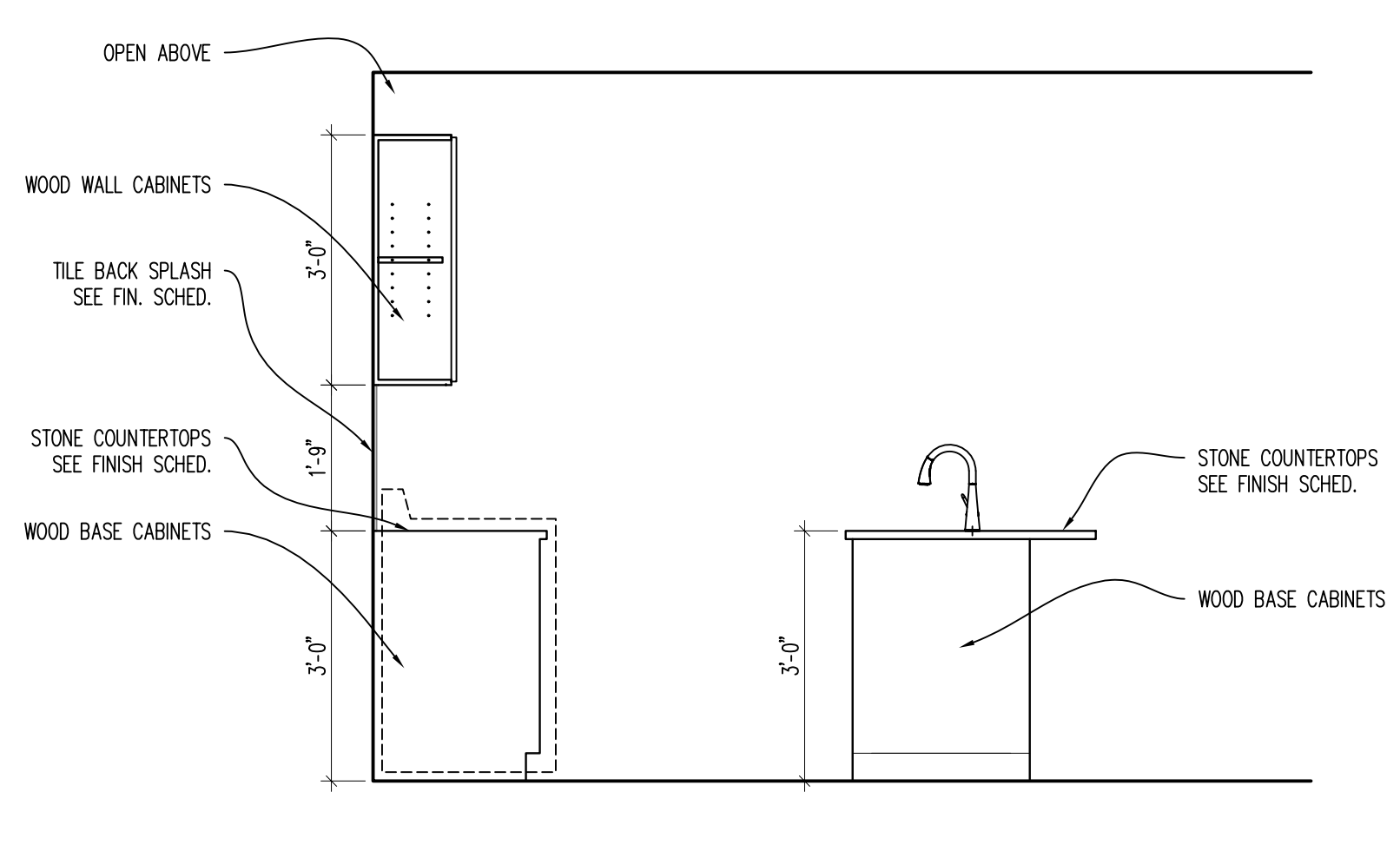
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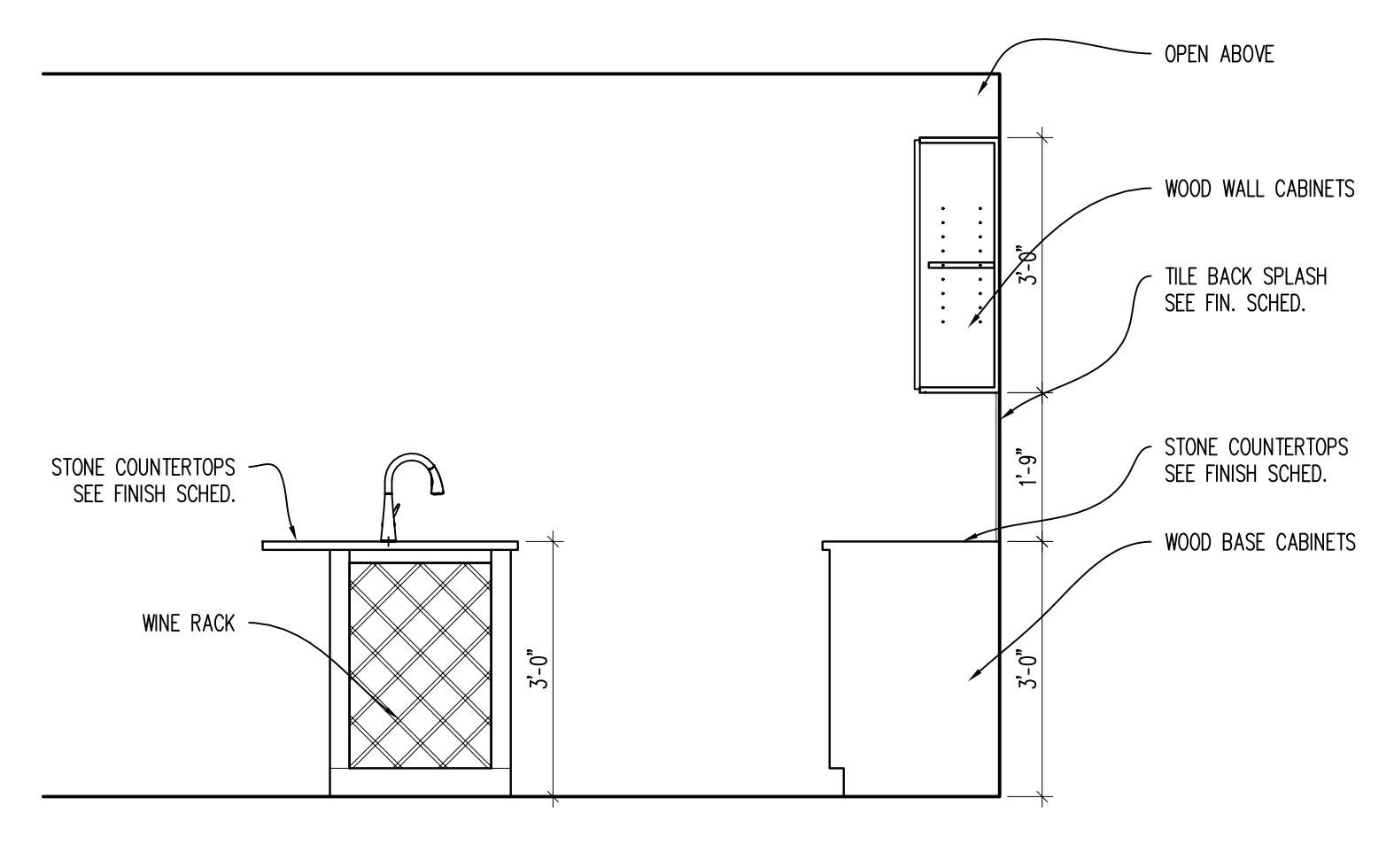
ELEVATION 4
SCALE: 1/2" = 1'-0"



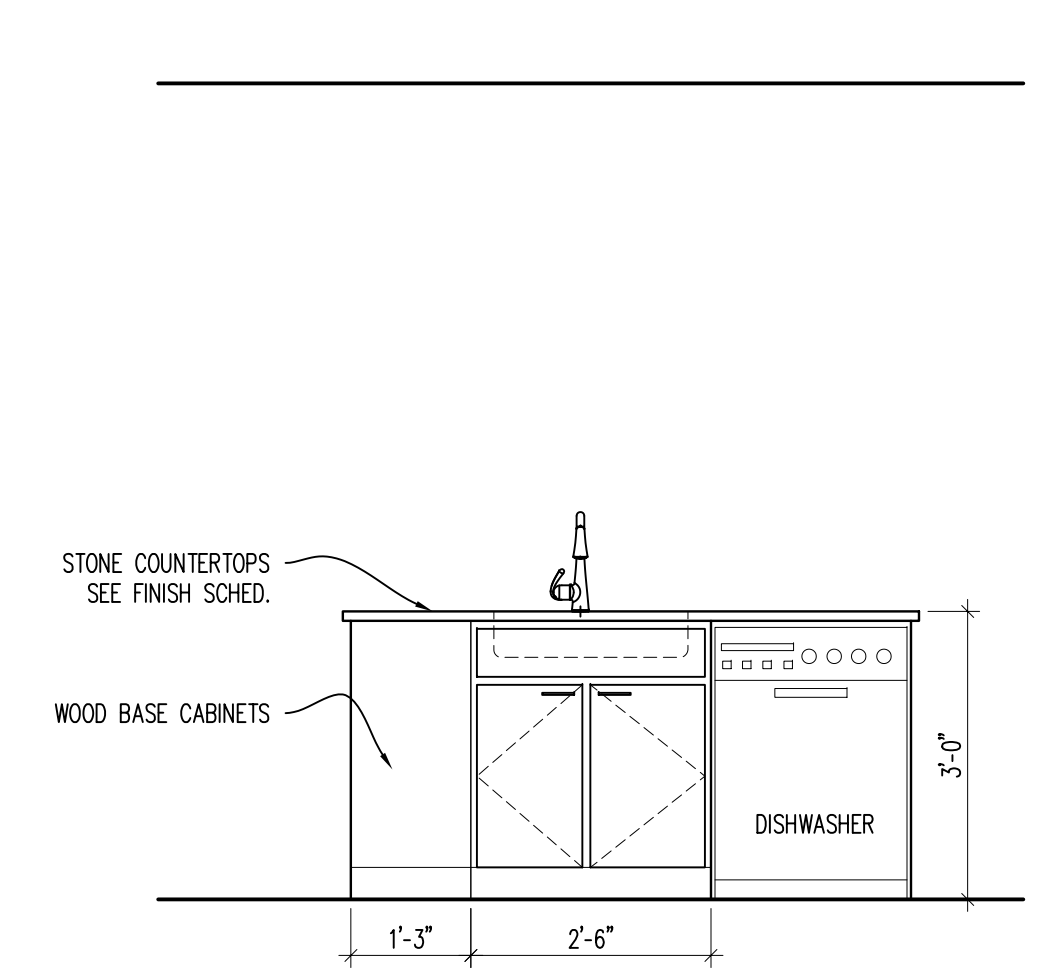
ELEVATION 5
SCALE: 1/2" = 1'-0"



ELEVATION 6
SCALE: 1/2" = 1'-0"



ELEVATION 7
SCALE: 1/2" = 1'-0"



ELEVATION 8
SCALE: 1/2" = 1'-0"

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE													
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HW. SET	FIRE RATING	REMARKS	
		SIZE			STYLE	DOOR MATERIAL	DETAIL						
		WIDTH	HEIGHT	THICK			TYPE	FRAME MATERIAL	HEAD				JAMB
D BTH (x1)	BATHROOM	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/600	6/600	-	-	PRE-HUNG, STAINED
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/600	6/600	-	-	PRE-HUNG, STAINED
D LI (x1)	LINEN	1'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/600	6/600	-	-	PRE-HUNG, STAINED

Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

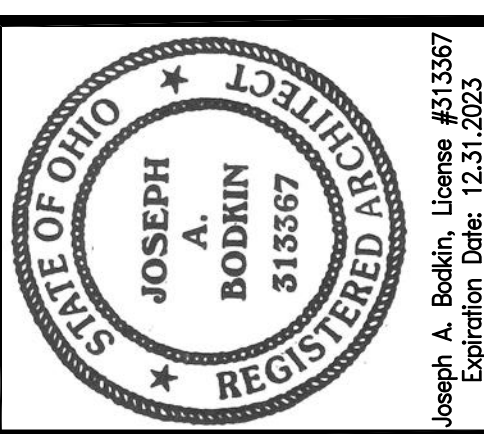
Project: Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
Date: 11.14.2022
ENG CHG #1
Unit K - 11th Construction
Project No: 2022_259
Scale: As Noted

A310.1

APPROVED
CIN BD
2022P03573
02/01/23

city of CINCINNATI BUILDINGS & CONSTRUCTION

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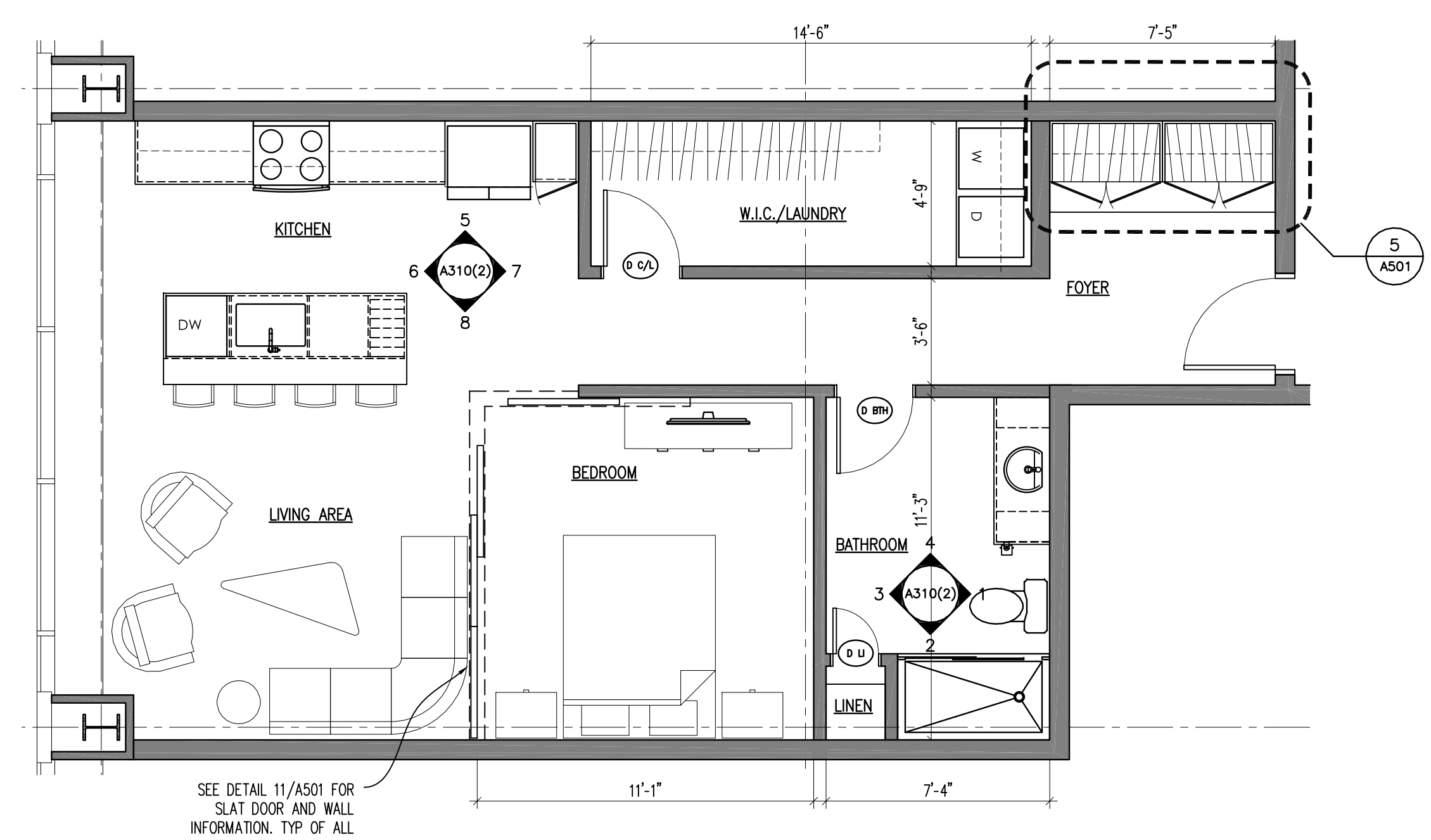


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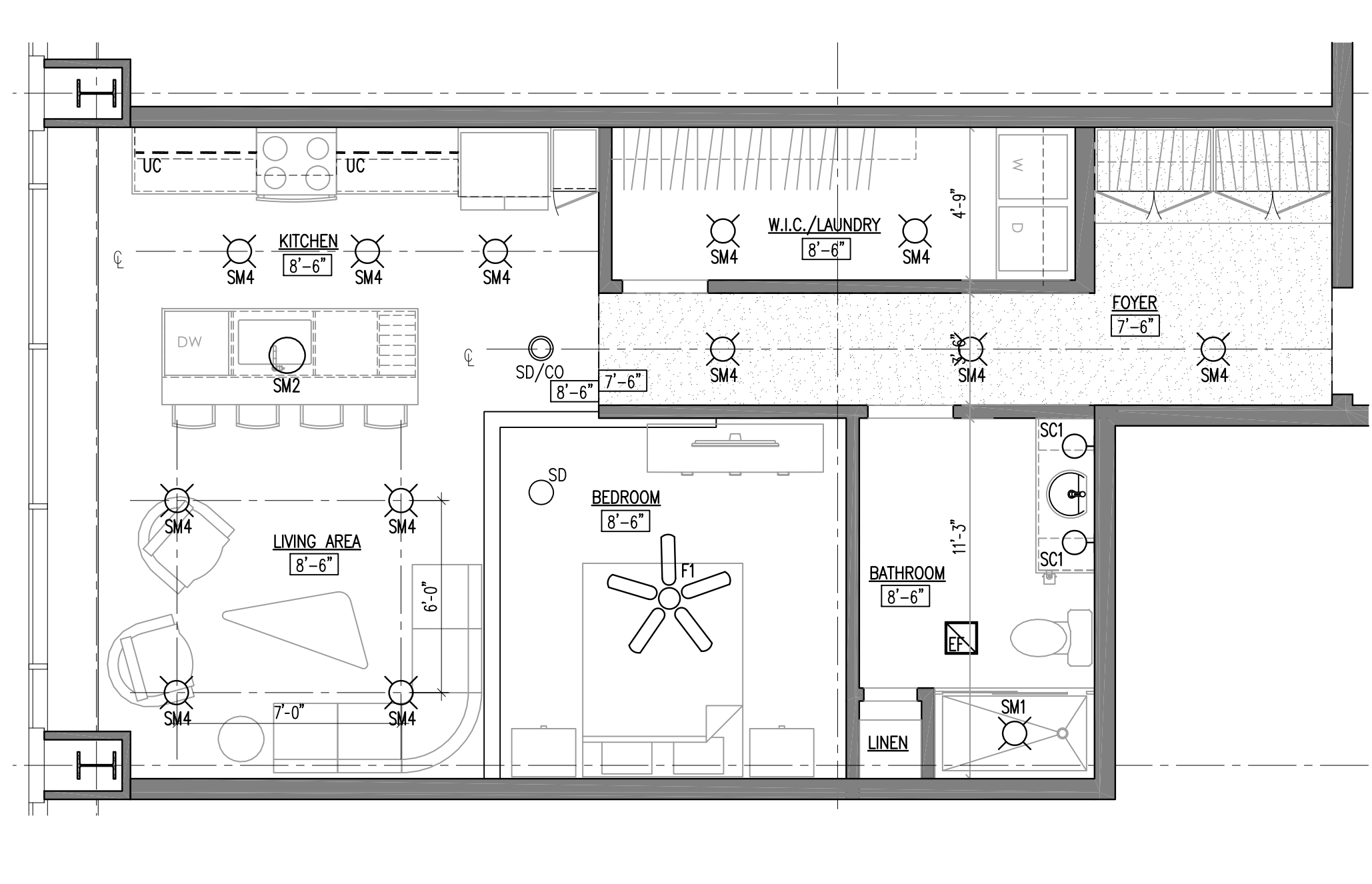
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL APARTMENT NOTES

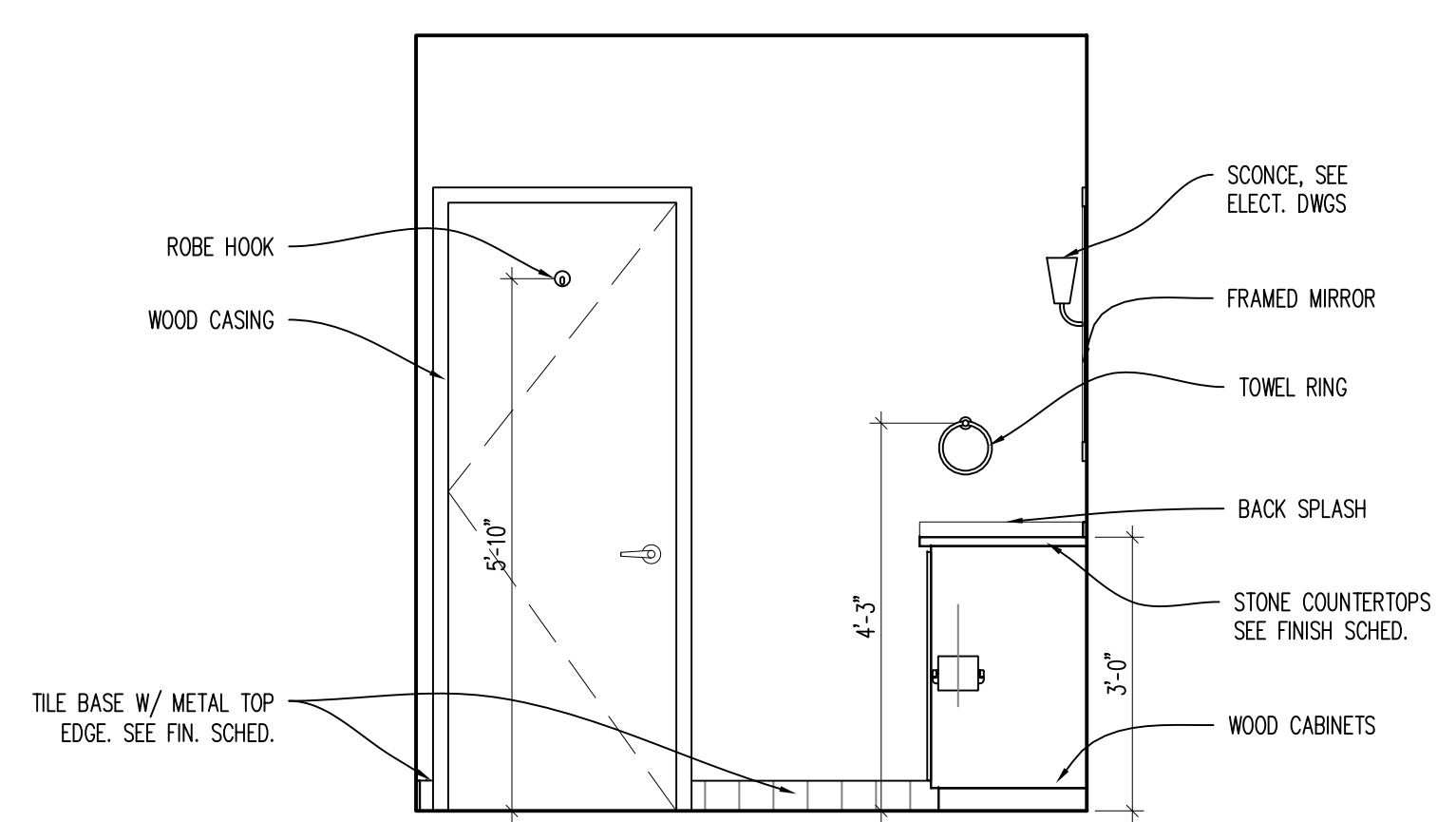
- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
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- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS, TOP OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
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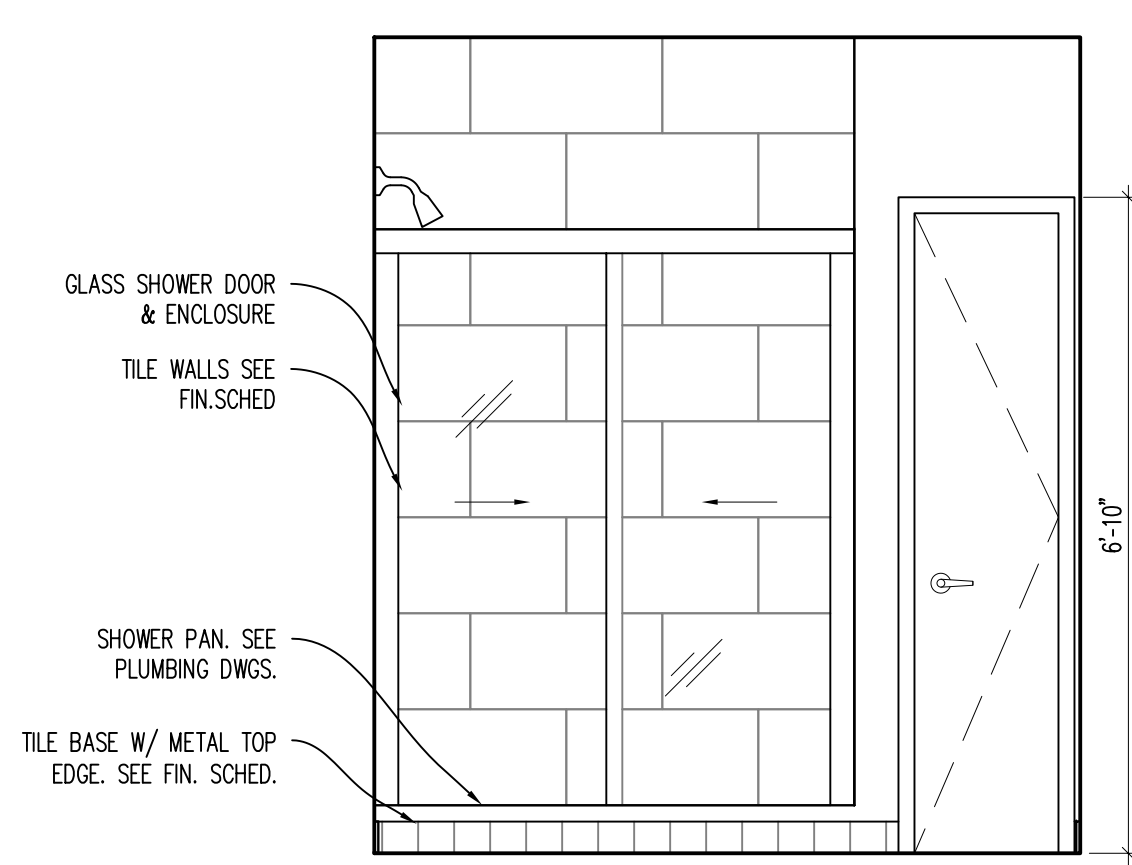
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



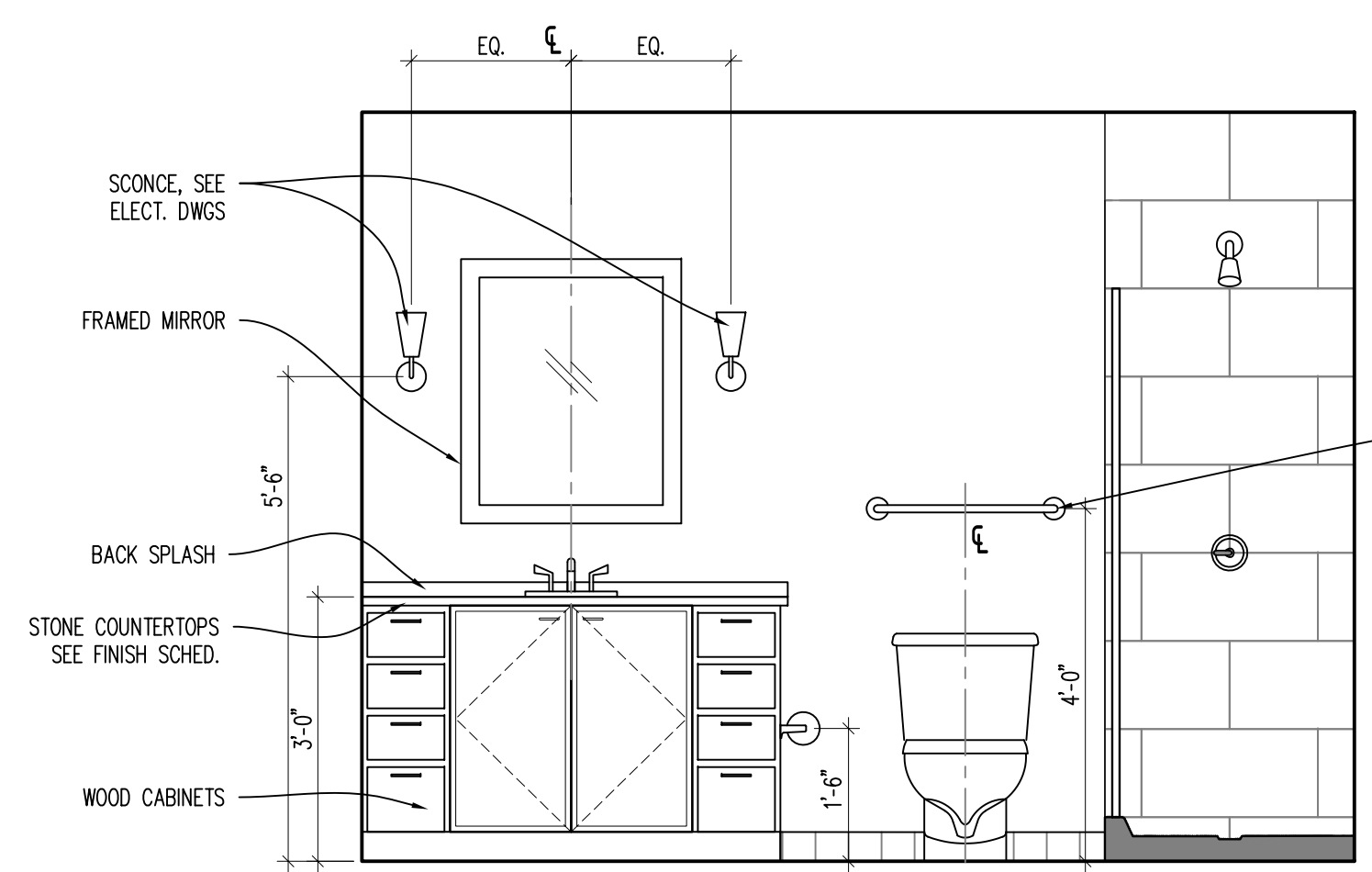
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



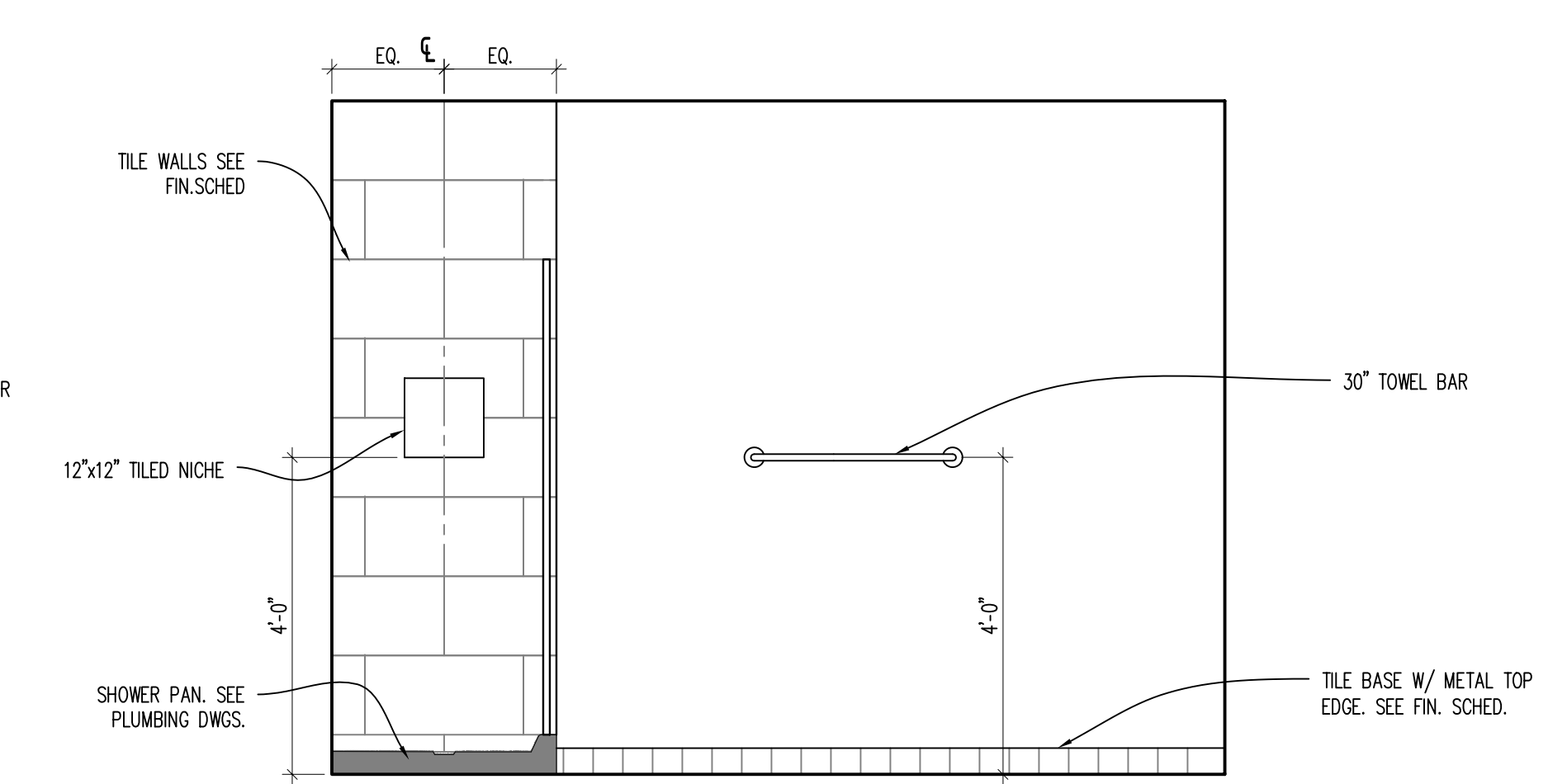
ELEVATION 1
SCALE: 1/2" = 1'-0"



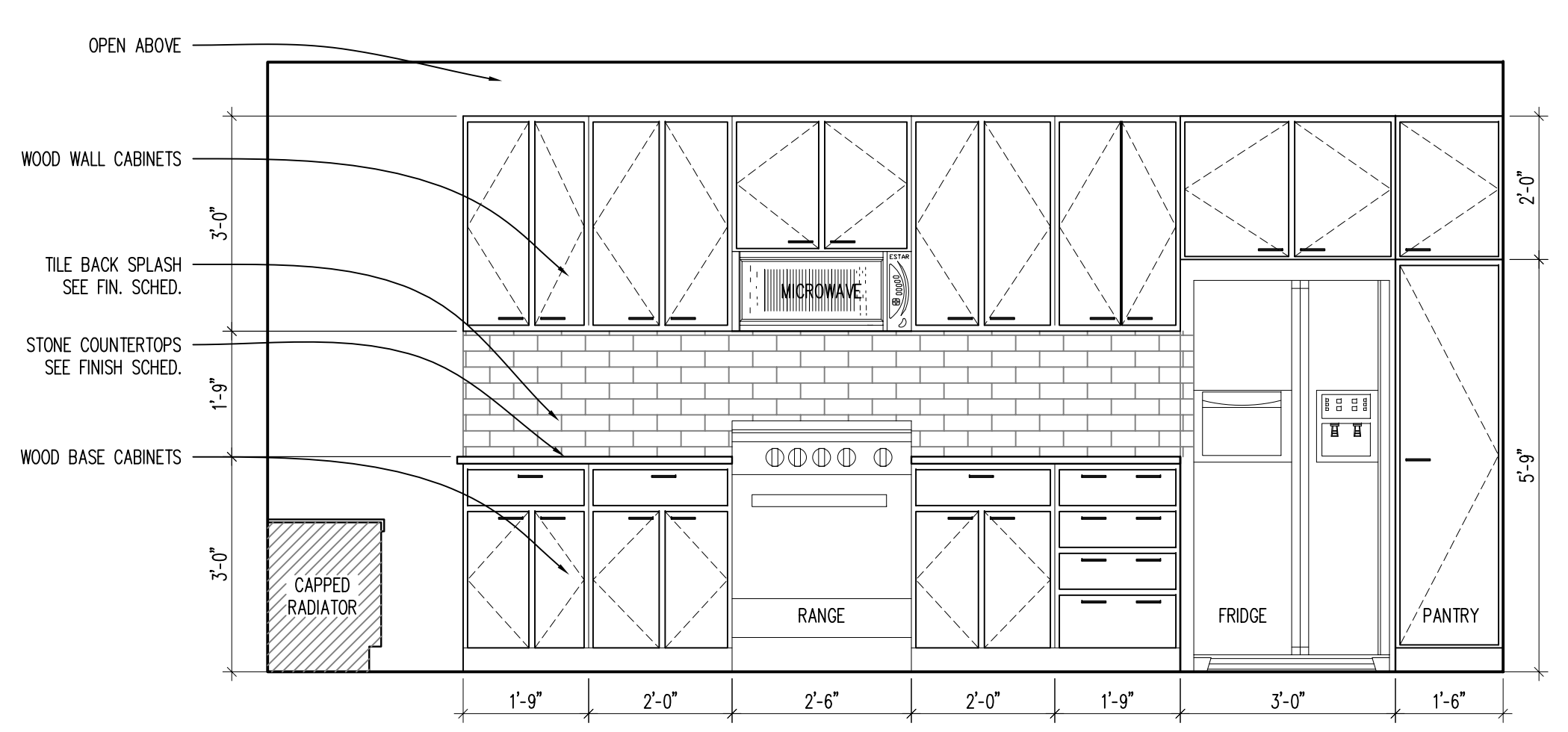
ELEVATION 2
SCALE: 1/2" = 1'-0"



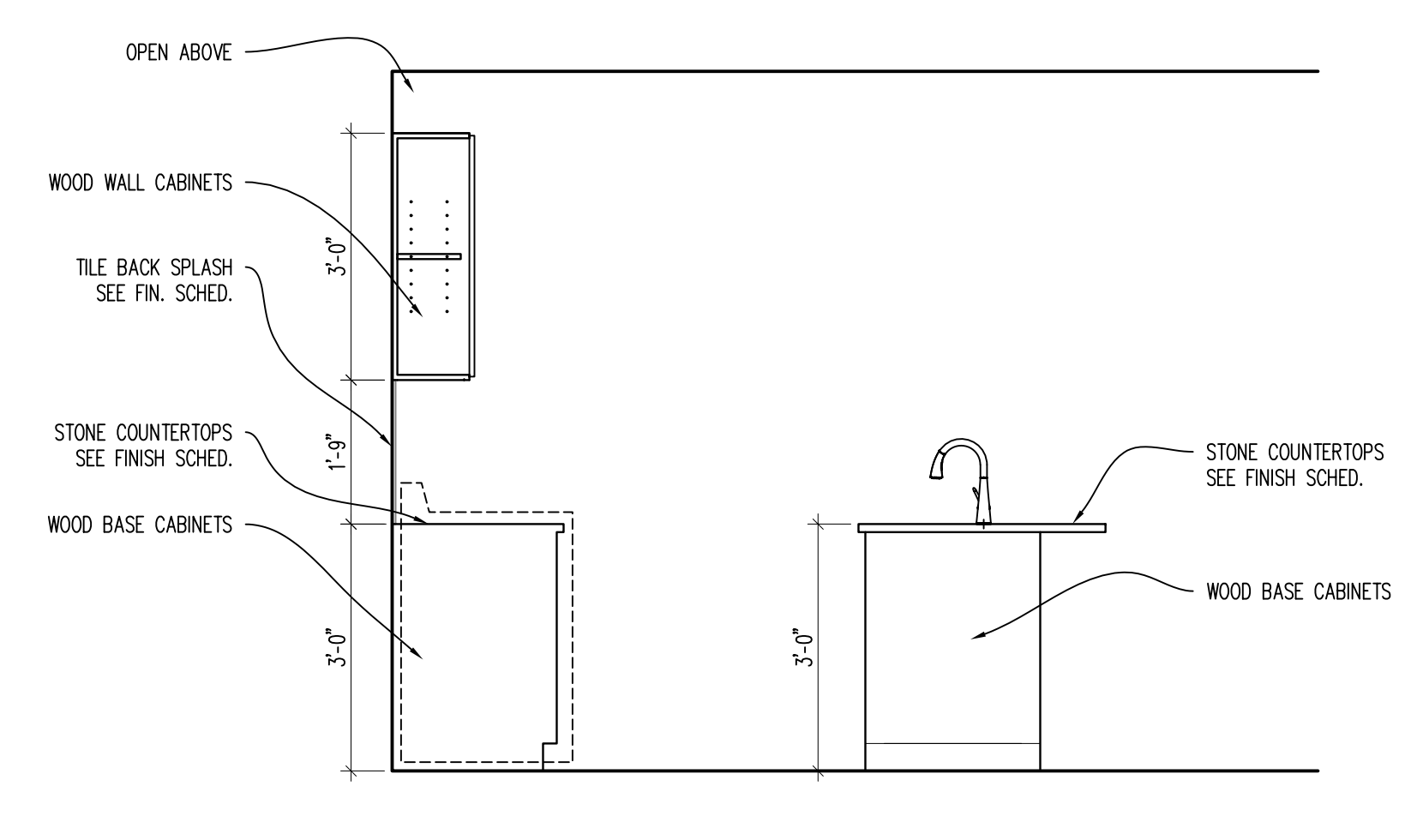
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SCALE: 1/2" = 1'-0"



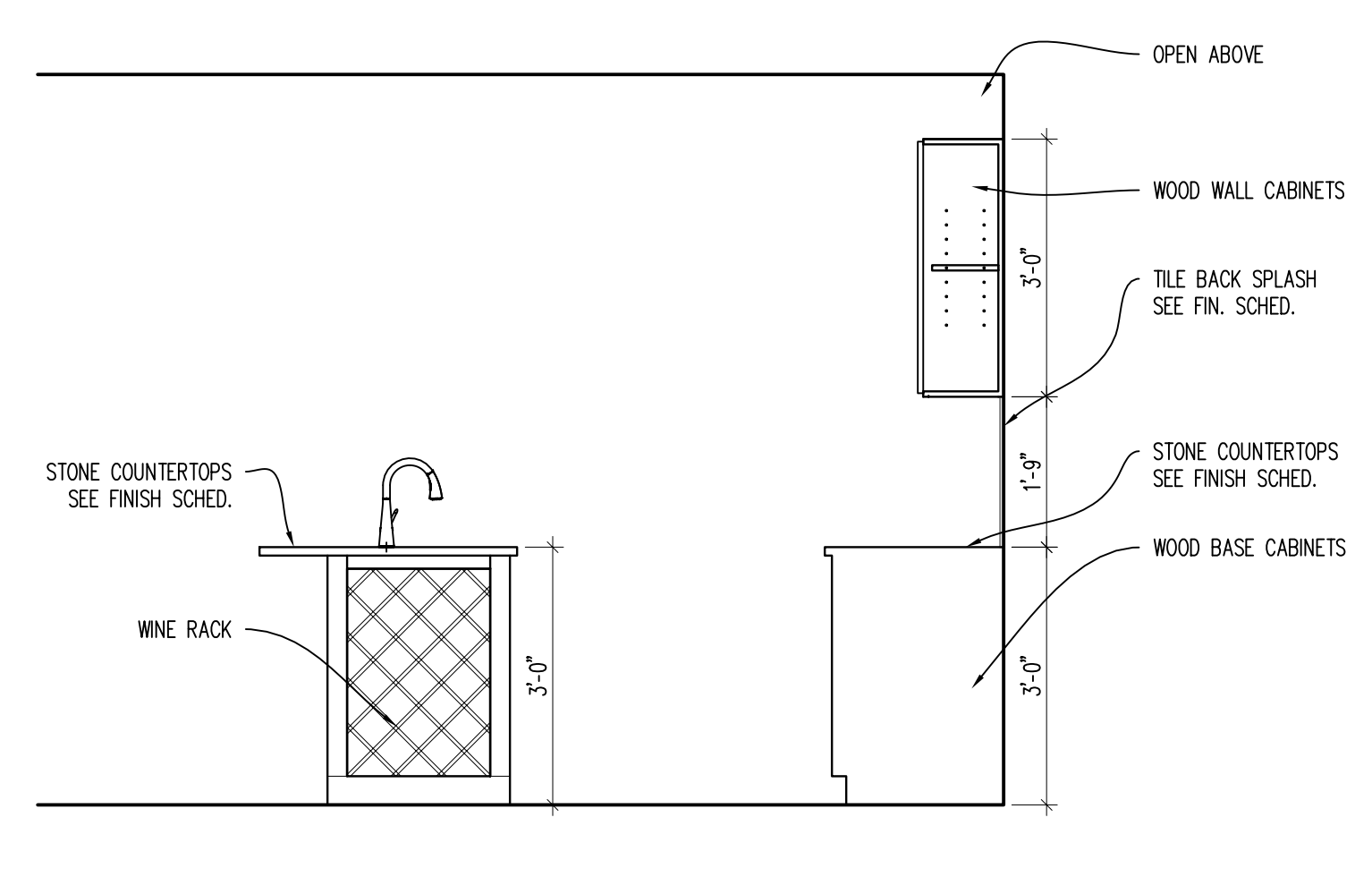
ELEVATION 4
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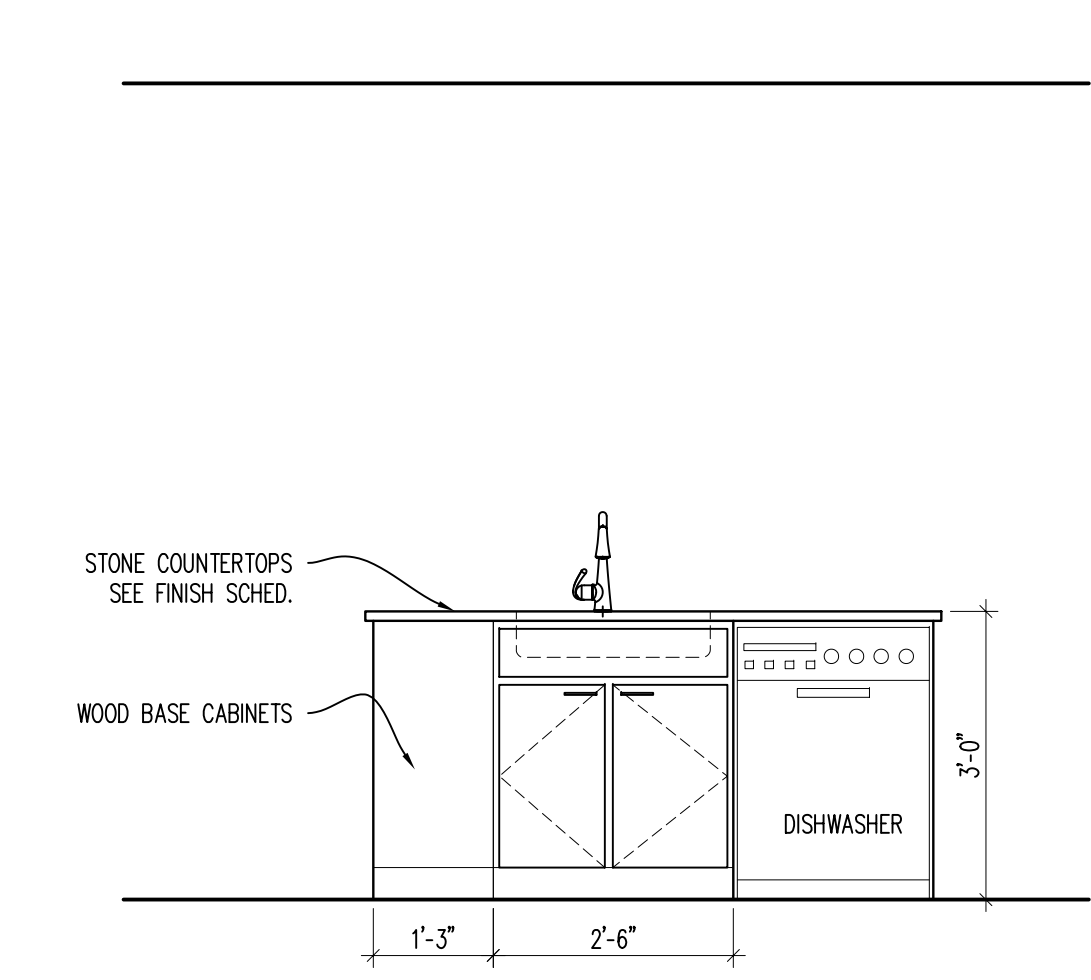
ELEVATION 5
SCALE: 1/2" = 1'-0"



ELEVATION 6
SCALE: 1/2" = 1'-0"



ELEVATION 7
SCALE: 1/2" = 1'-0"



ELEVATION 8
SCALE: 1/2" = 1'-0"

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

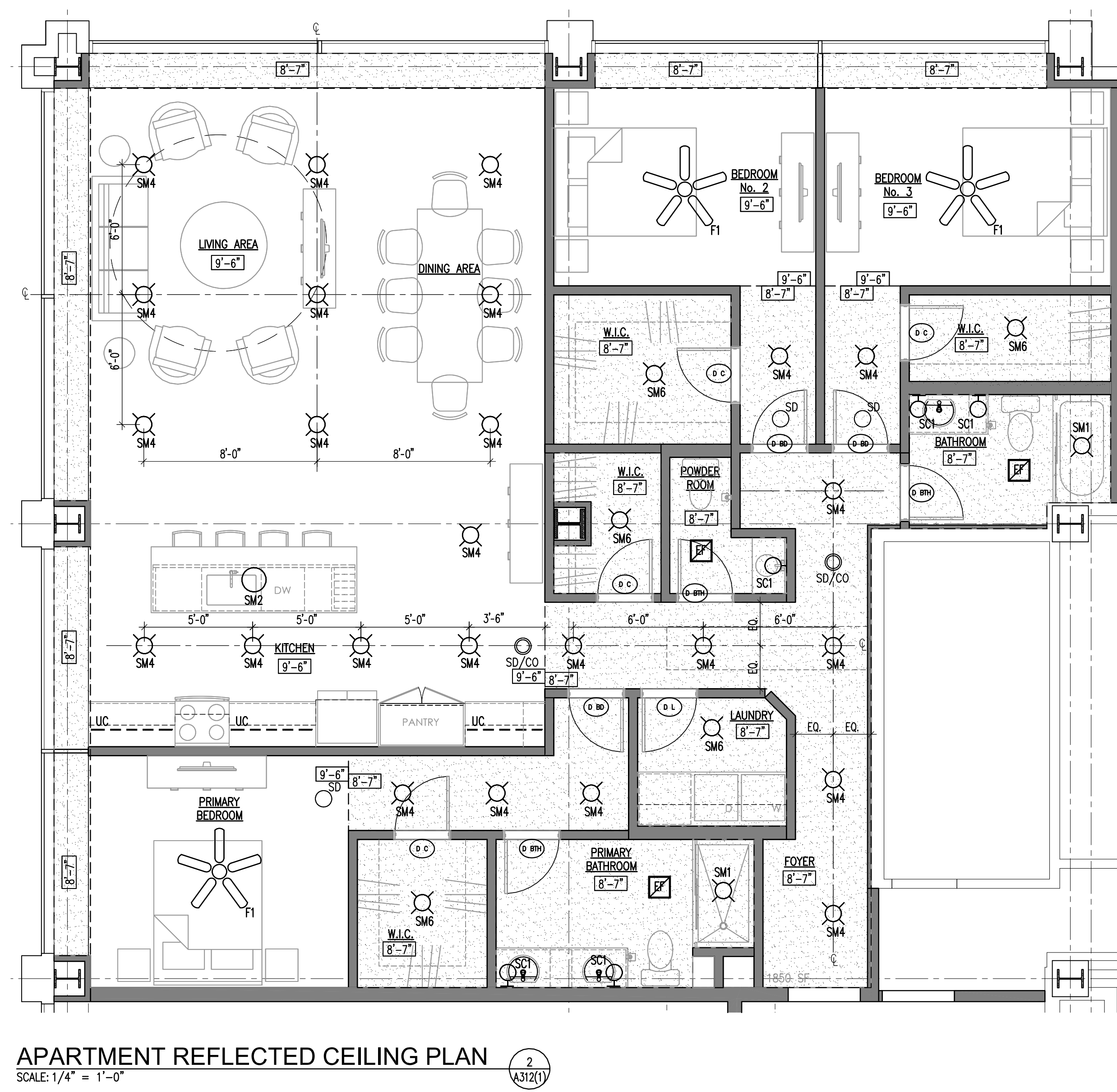
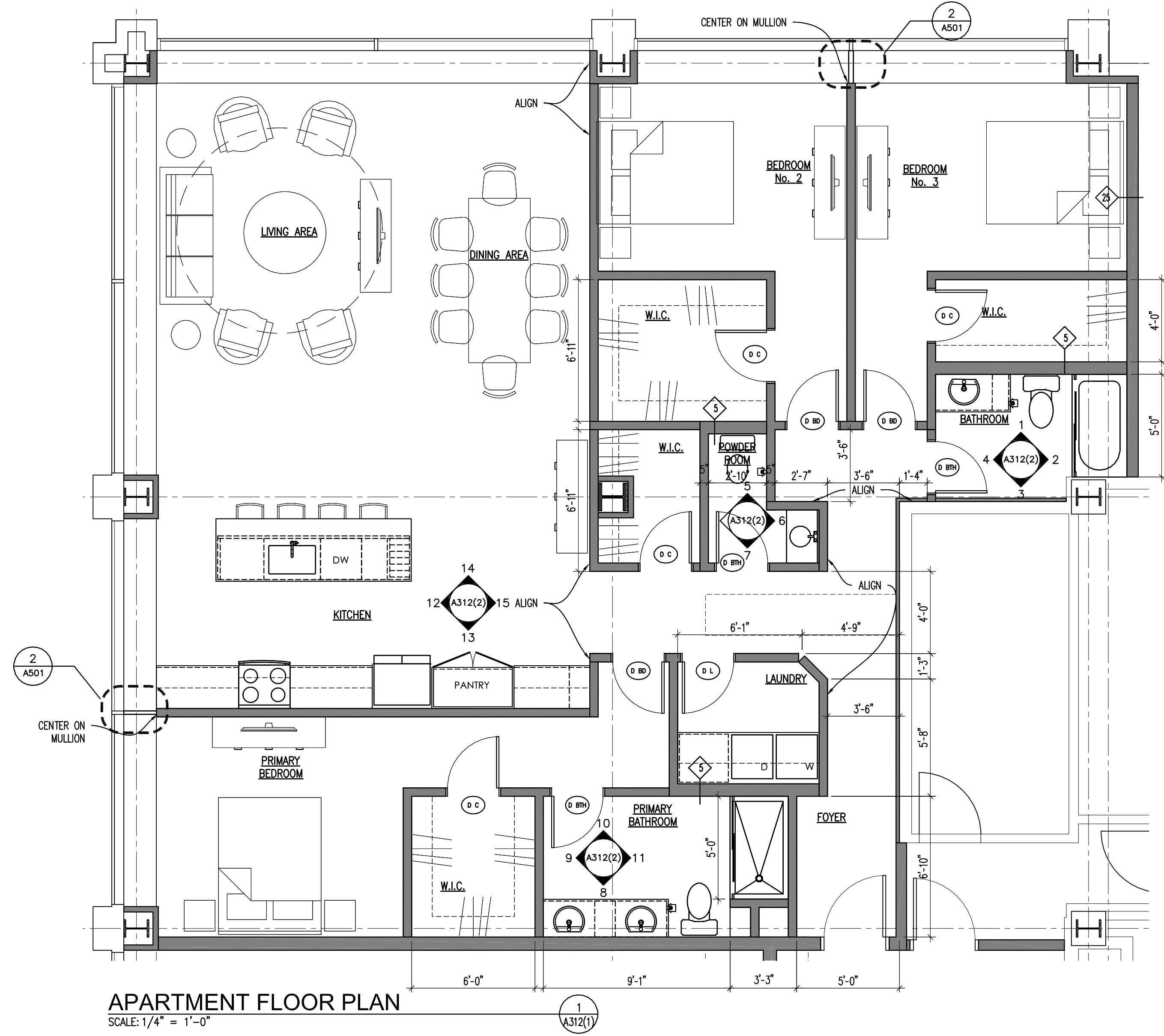
NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

DOOR MARK	DOOR LOCATION	DOOR INFORMATION			FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS					
		SIZE			DETAIL										
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE				FRAME MATERIAL	HEAD	JAMB	OTHER	
D BTH (x1)	BATHROOM	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	-	2	-	PRE-HUNG, STAINED
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	-	3	-	PRE-HUNG, STAINED
D LI (x1)	LINEN	1'-6"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	-	3	-	PRE-HUNG, STAINED

Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

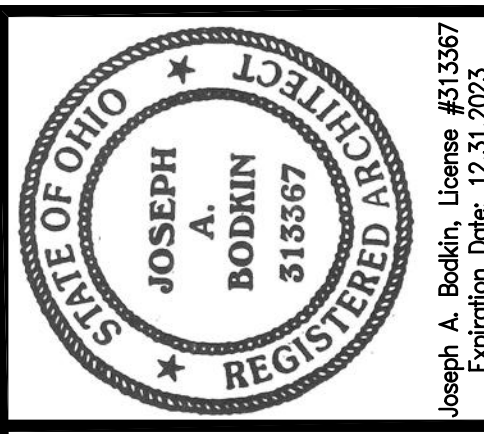
Project: Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
Date: 11.14.2022
No. 114
ENG CHG #1
Date: 11.14.2022
Unit K
Construction
Project No: 2022_259
Date: 11.14.2022
By: As Noted
Checked: [Signature]

A310.2



GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
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Formica Building

Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING / DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSETS / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
POWDER ROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION					FRAME INFORMATION					HDW. SET	FIRE RATING	REMARKS
		SIZE			STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL					
		WIDTH	HEIGHT	THICK					HEAD	JAMB	OTHER			
D BR (x3)	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH (x3)	BATHROOM / POWDER	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C (x4)	CLOSET / WALK IN	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D L (x1)	LAUNDRY	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG STAINED

APPROVED
CIN BD
2022P03573
02/01/23

Formica Building
115 E 5th Street
Cincinnati, Ohio 45202

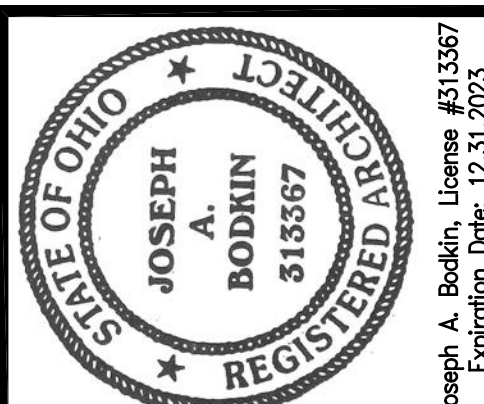
Project No: 2022_259
Issue Date: _____
Scale: As Noted

ENC CHG # _____
Date: 11.14.2022

Sheet: M
Construction

As Noted

A312 (1)

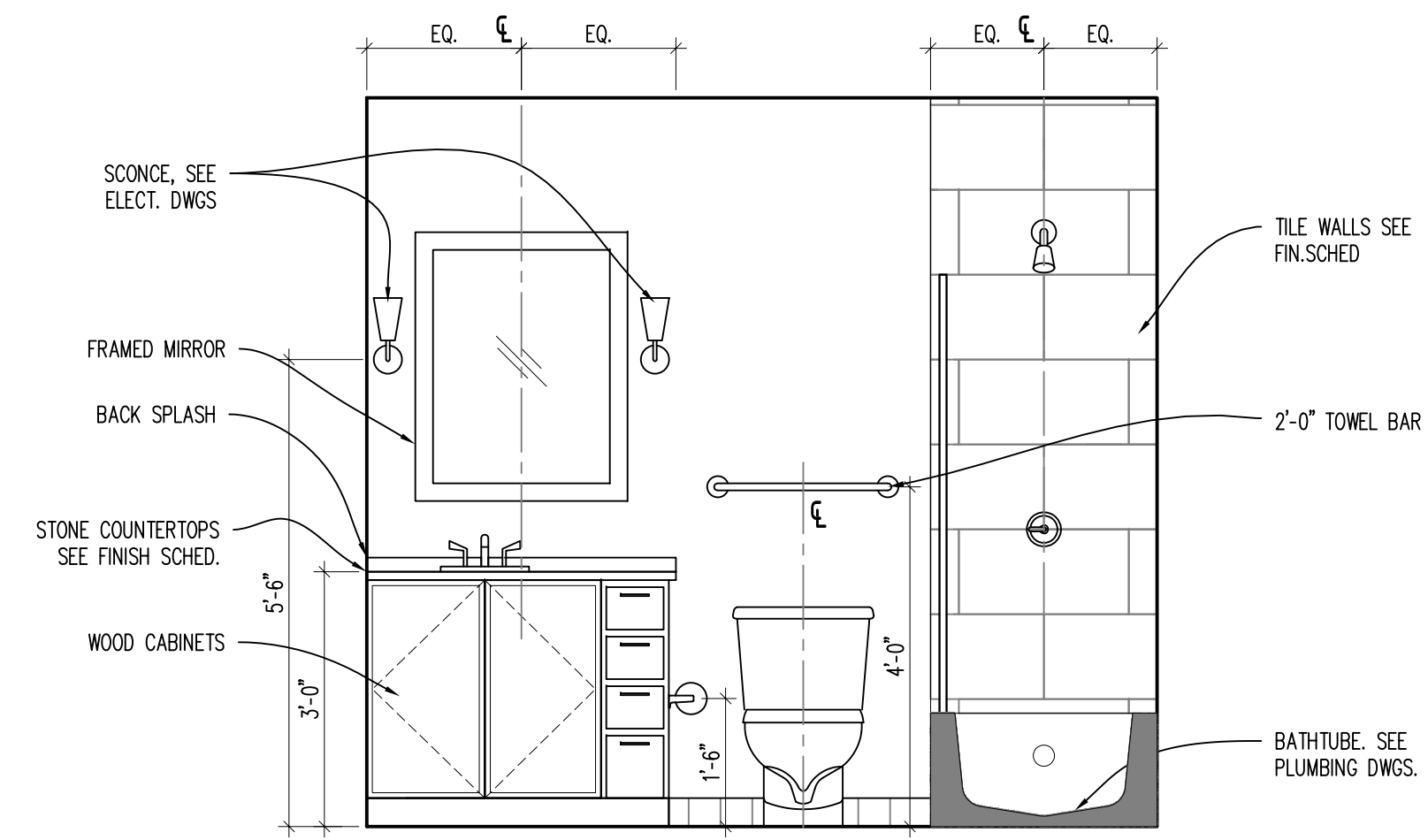


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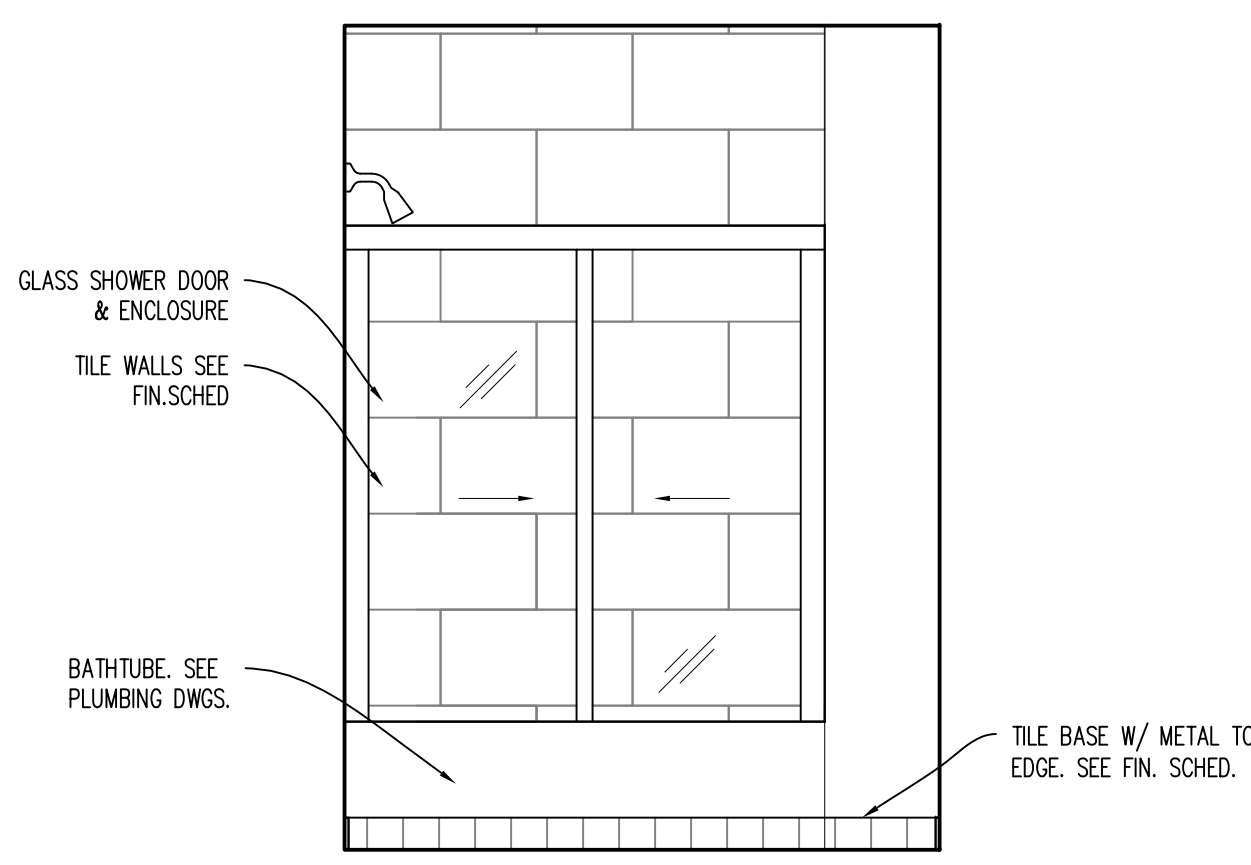
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL APARTMENT NOTES

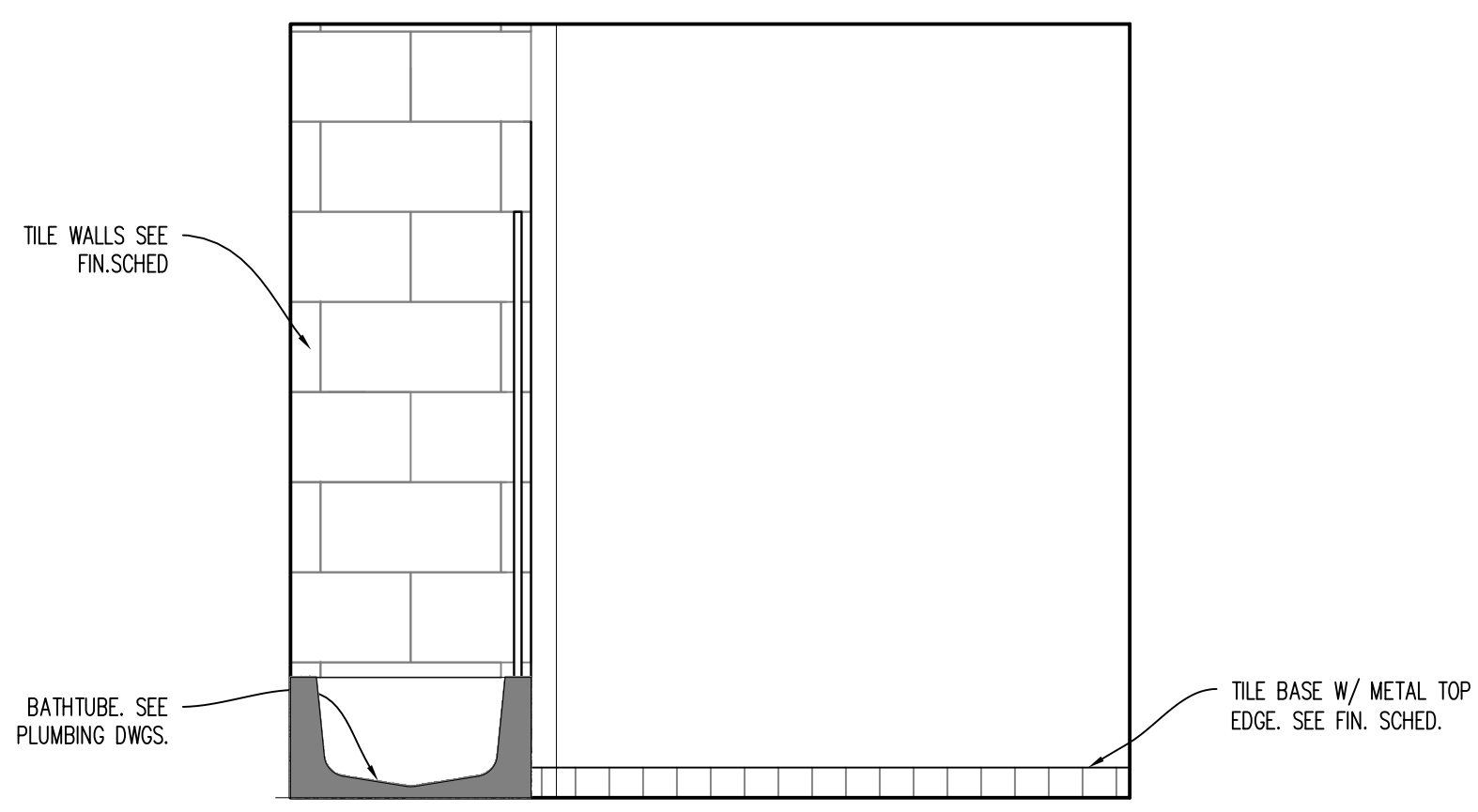
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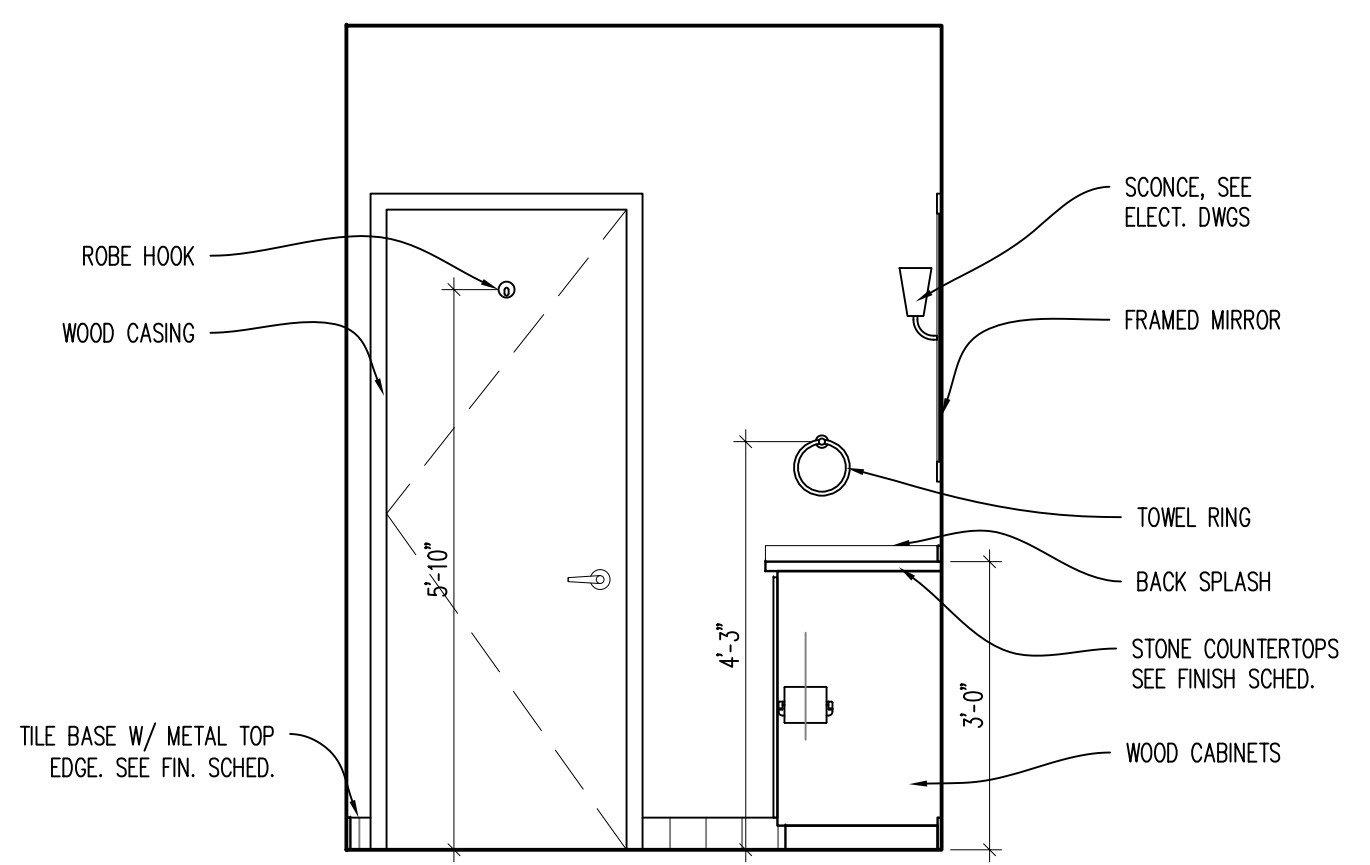
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SCALE: 1/2" = 1'-0"
A312(2)



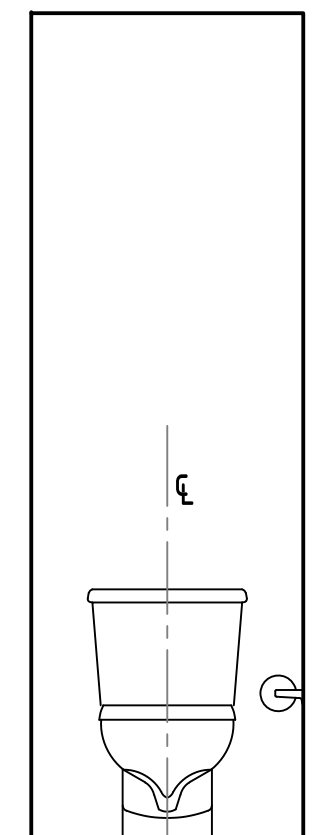
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A312(2)



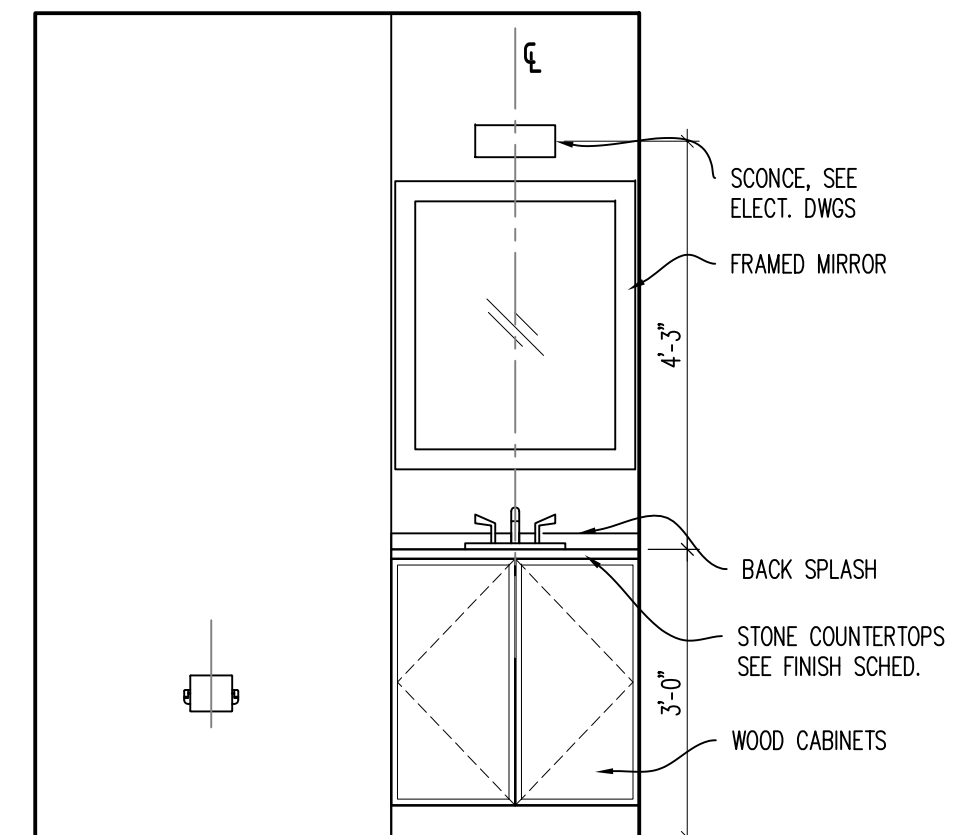
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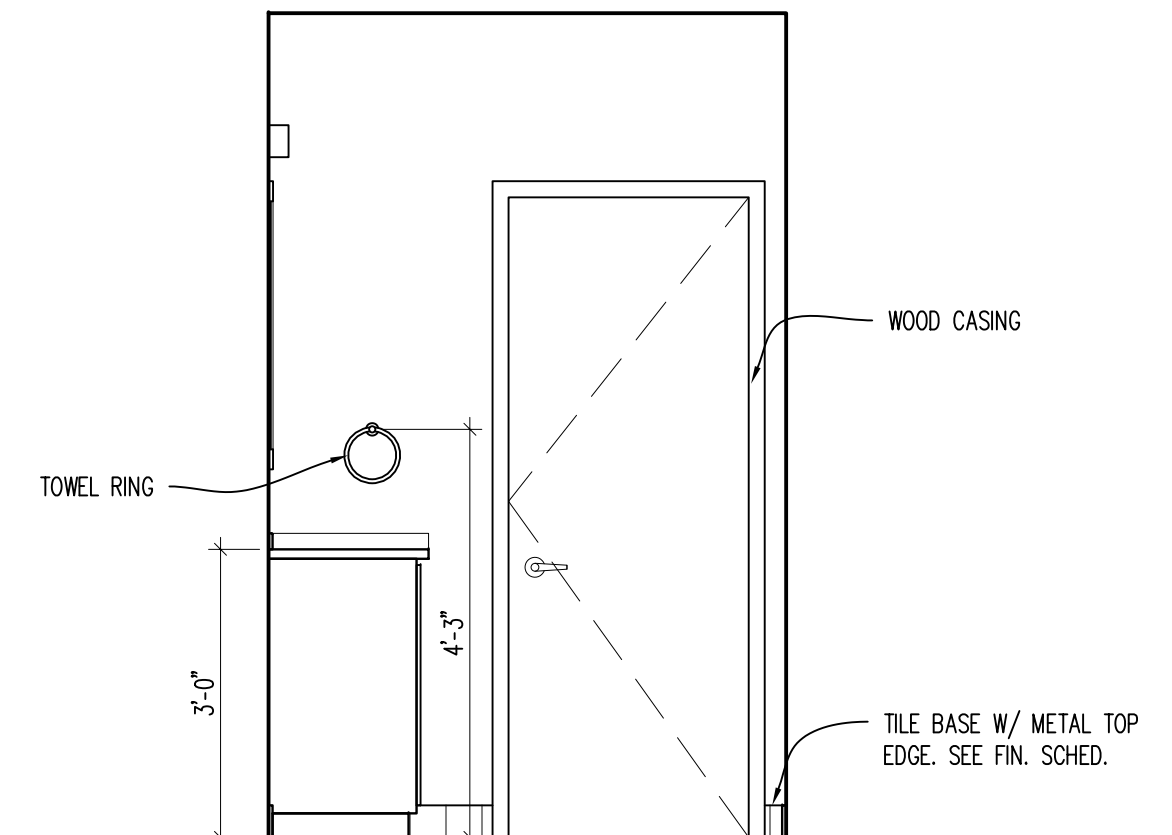
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A312(2)



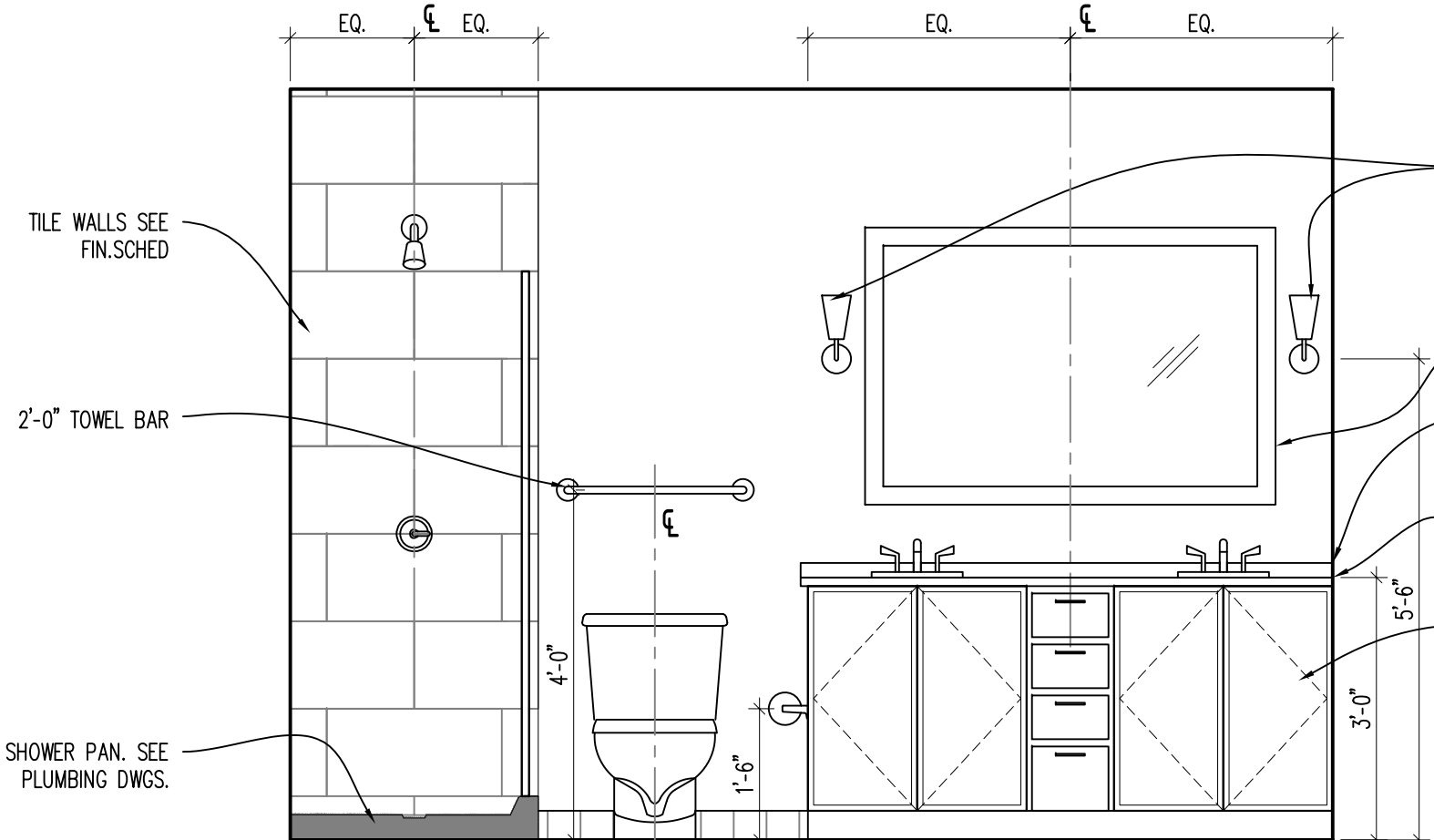
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A312(2)



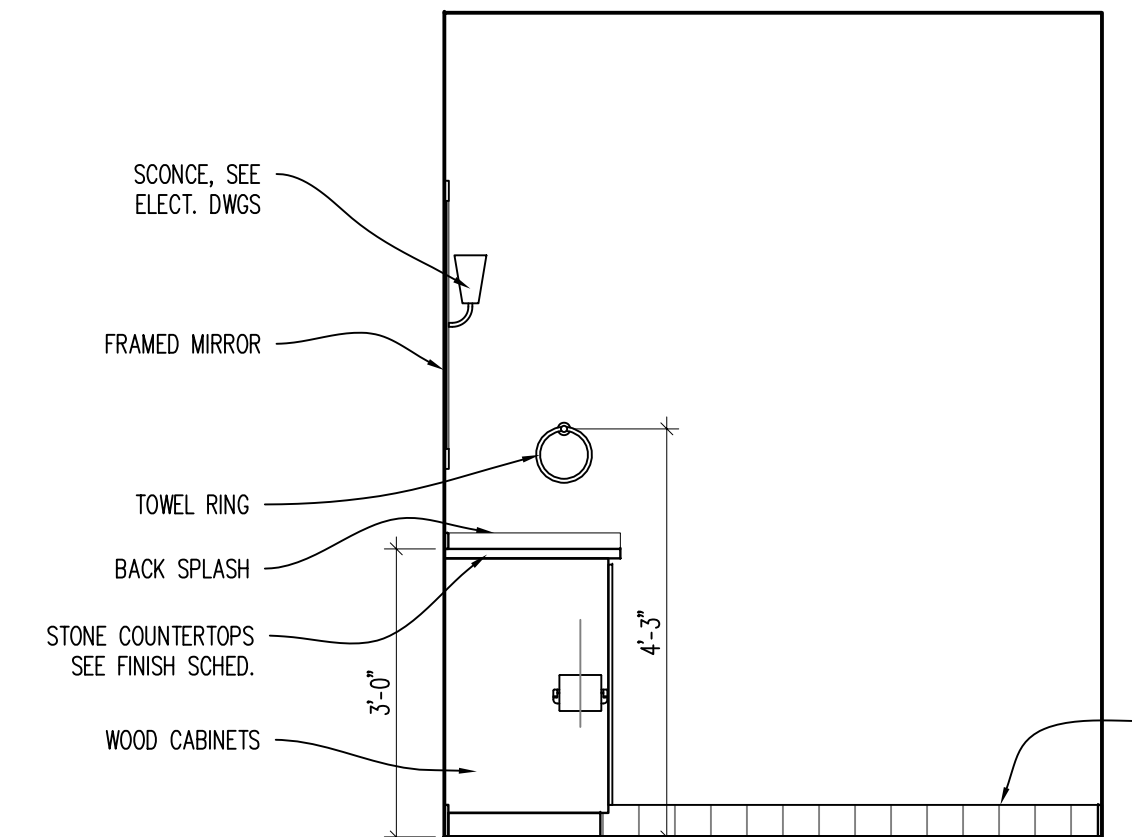
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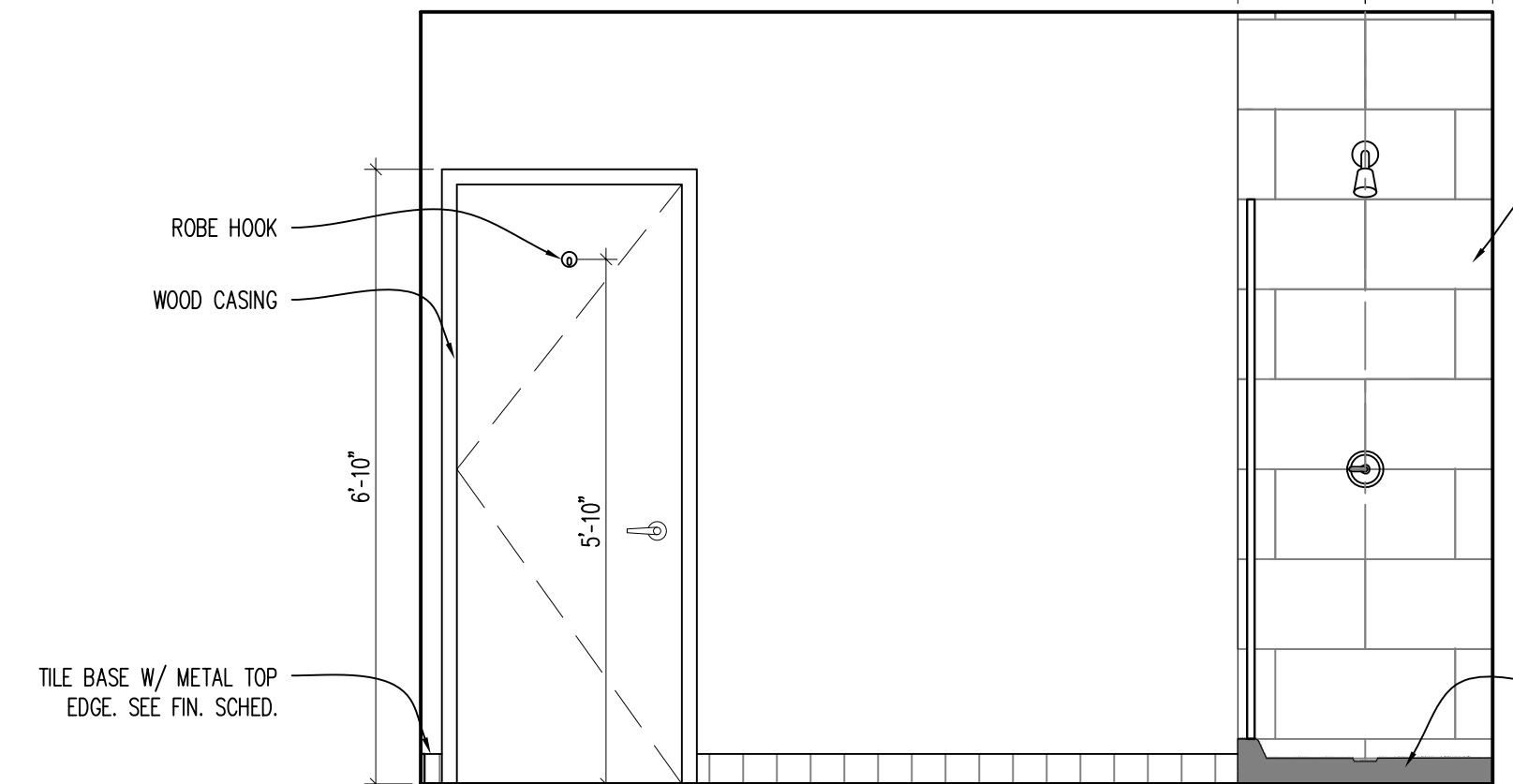
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SCALE: 1/2" = 1'-0"
A312(2)



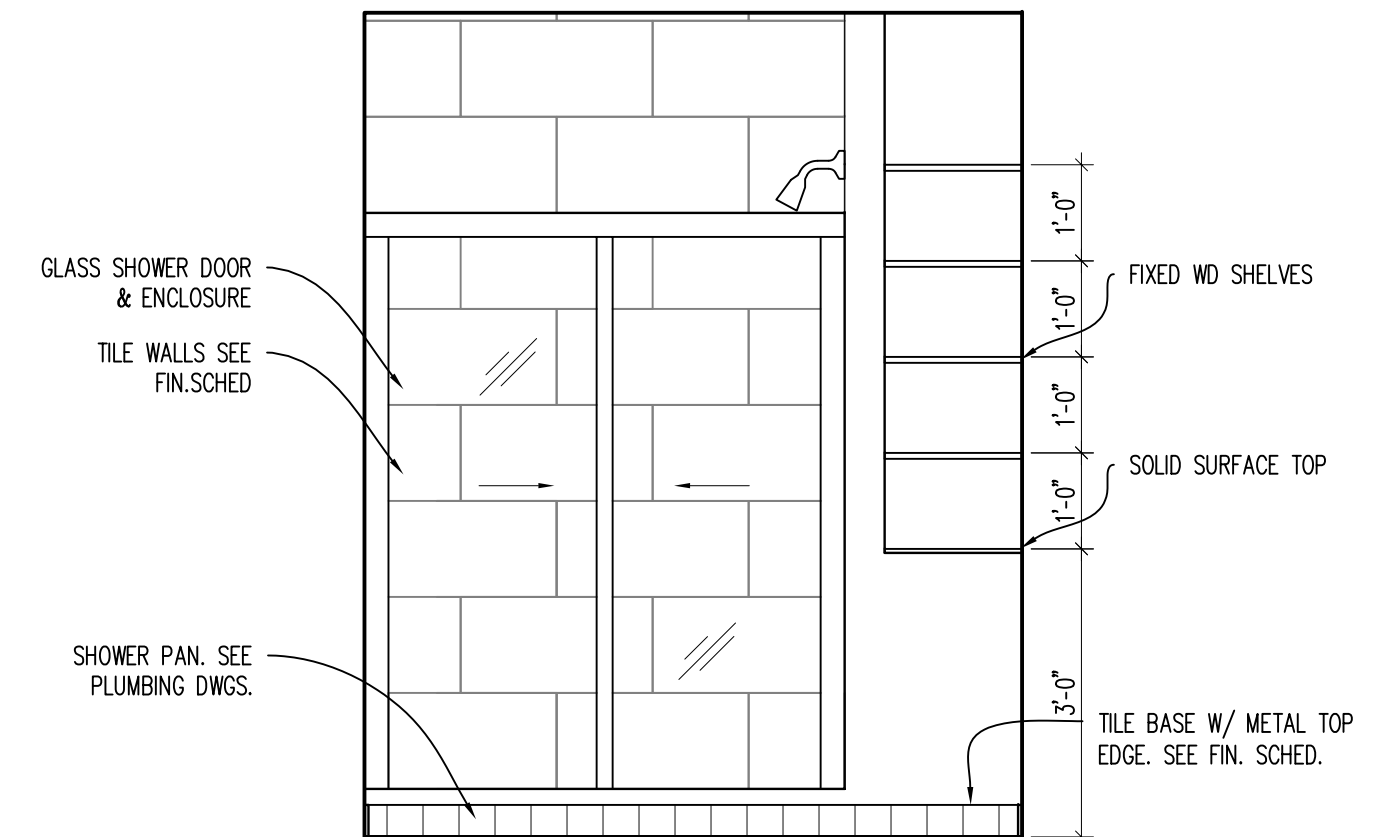
ELEVATION 8
SCALE: 1/2" = 1'-0"
A312(2)



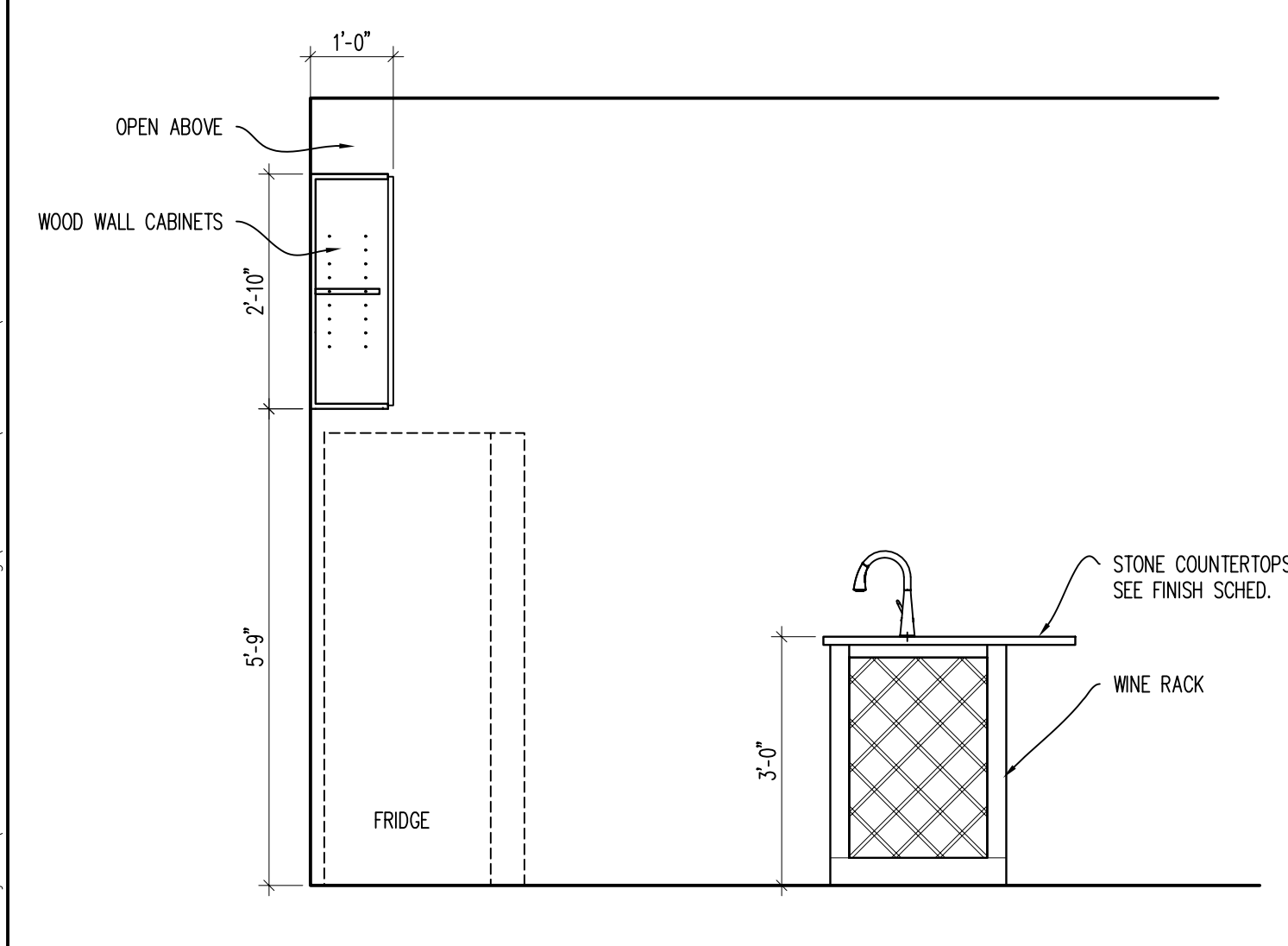
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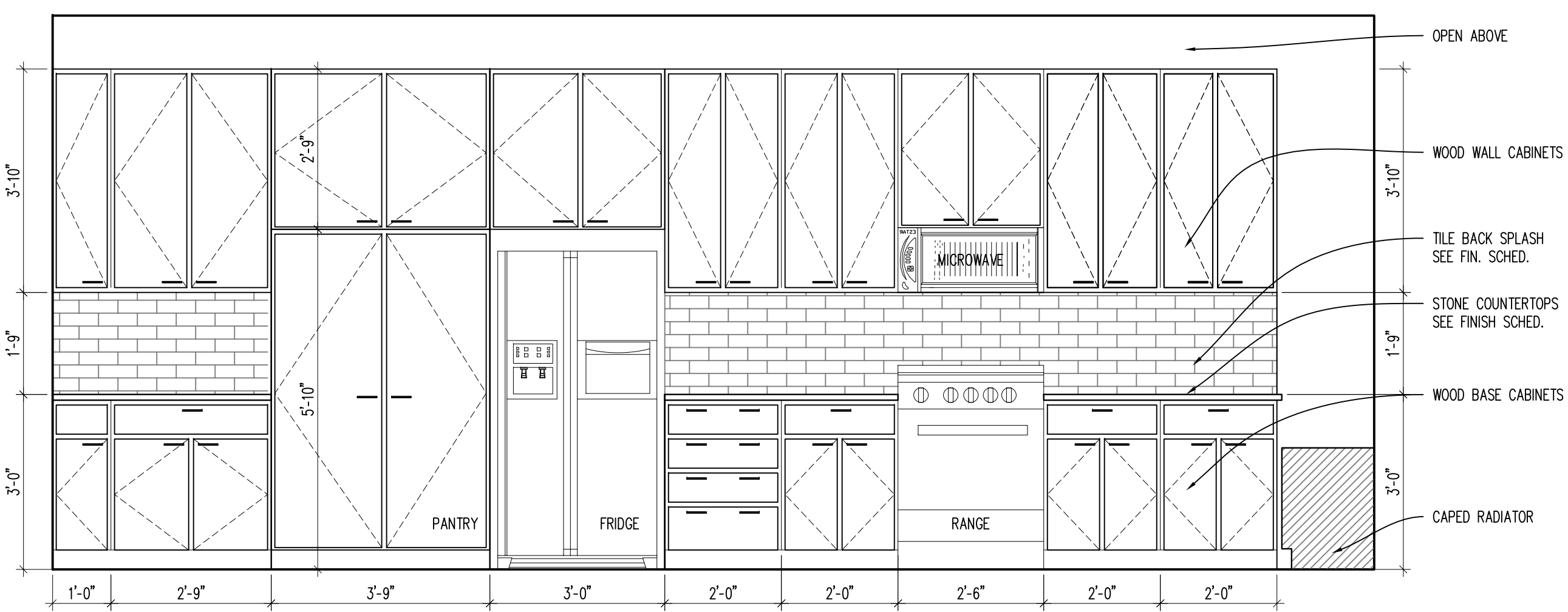
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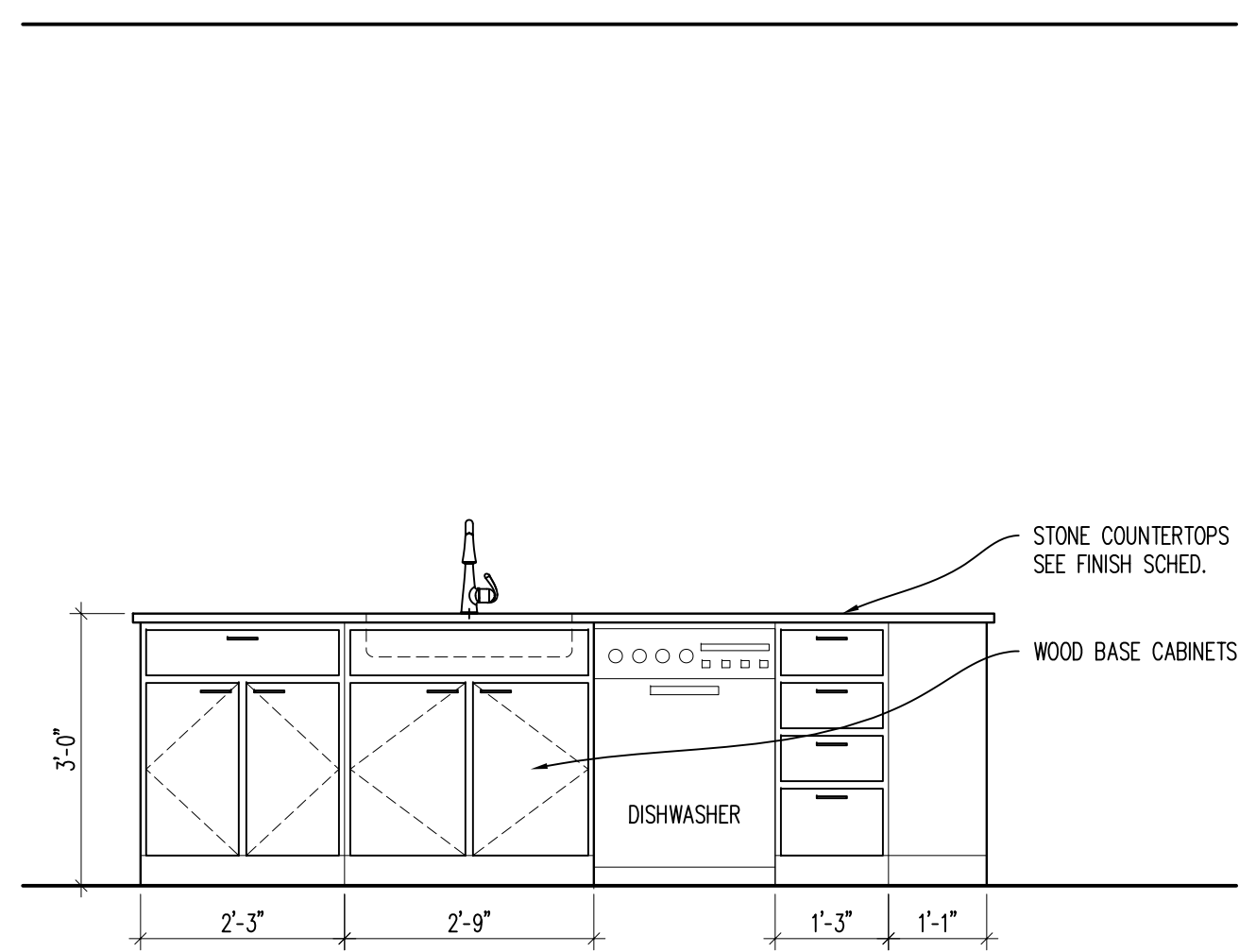
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A312(2)



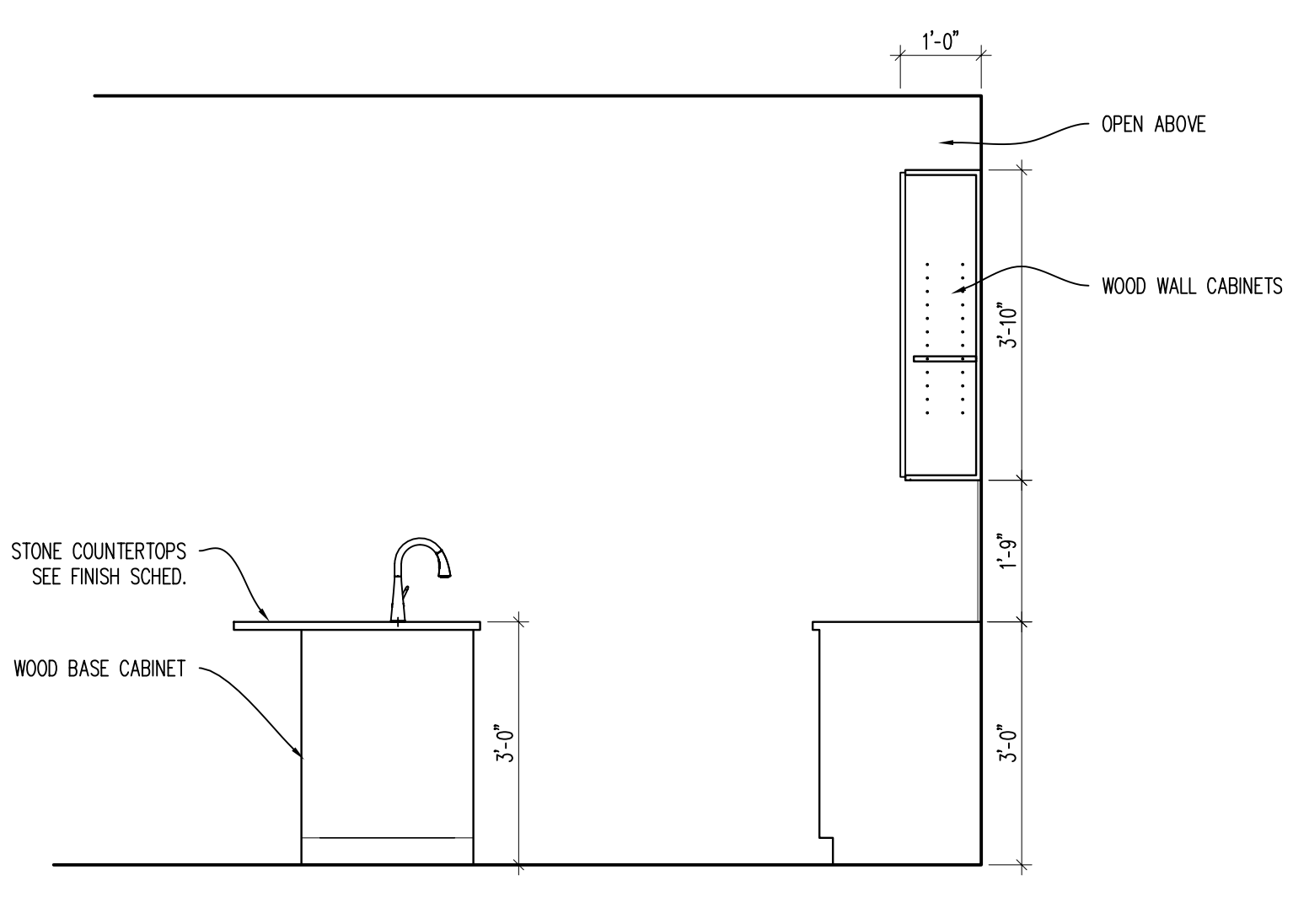
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SCALE: 1/2" = 1'-0"
A312(2)



ELEVATION 13
SCALE: 1/2" = 1'-0"
A312(2)



ELEVATION 14
SCALE: 1/2" = 1'-0"
A312(2)



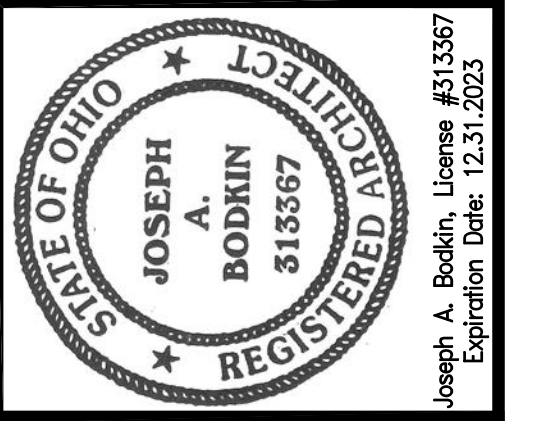
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SCALE: 1/2" = 1'-0"
A312(2)

Formica Building

Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
Address	115 E 5th Street
City	Cincinnati, Ohio 45202
Sheet No.	M
Project No.	2022_259
Scale	As Noted
Date	11.14.2022
Revisions	ENC CHG #1

A312 (2)



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 DEVELOPMENT • CONSTRUCTION • MANAGEMENT
 1826 Race Street
 Cincinnati, Ohio 45202
 513.559.0048

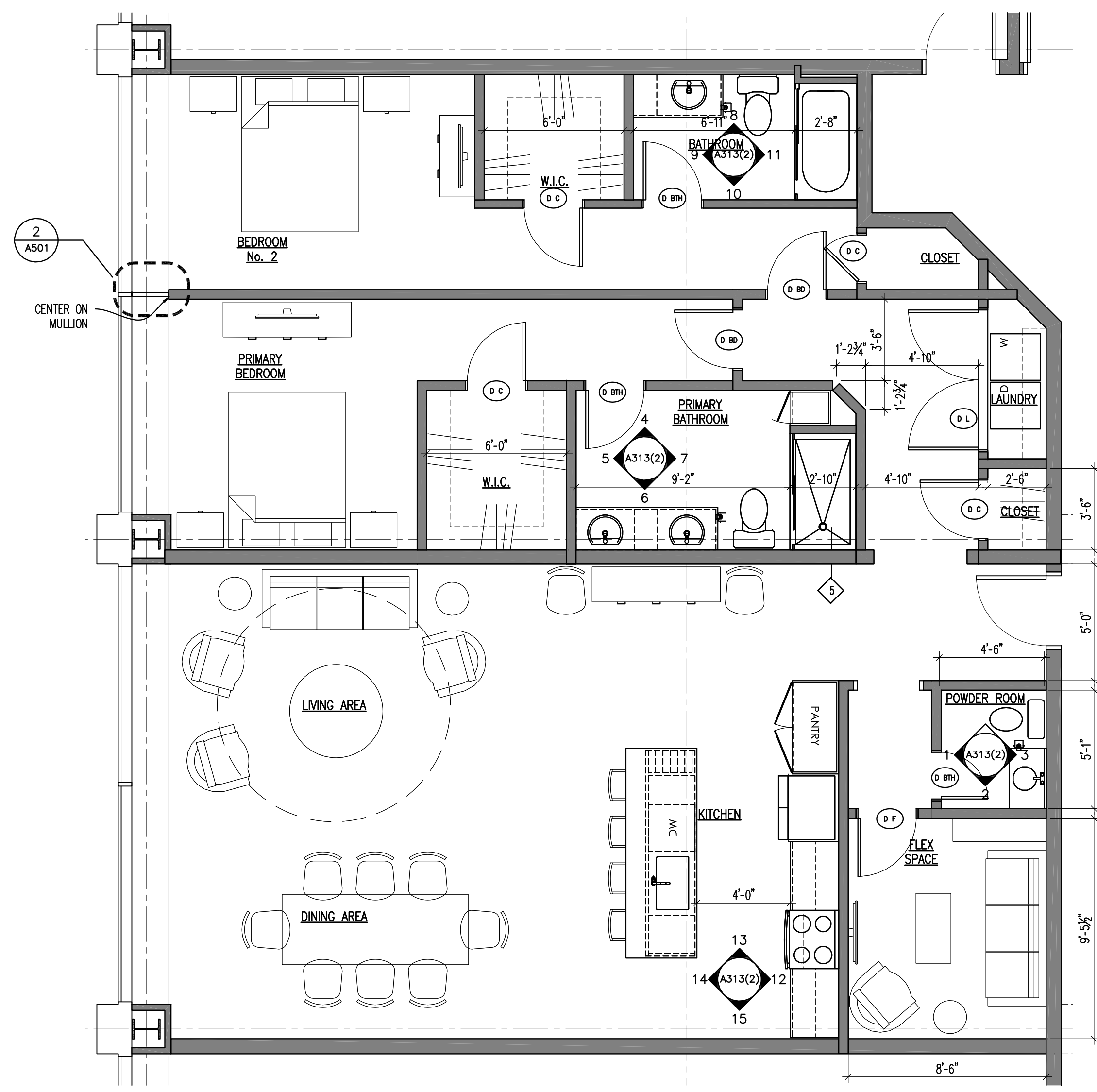
Formica Building

Office/Apartments

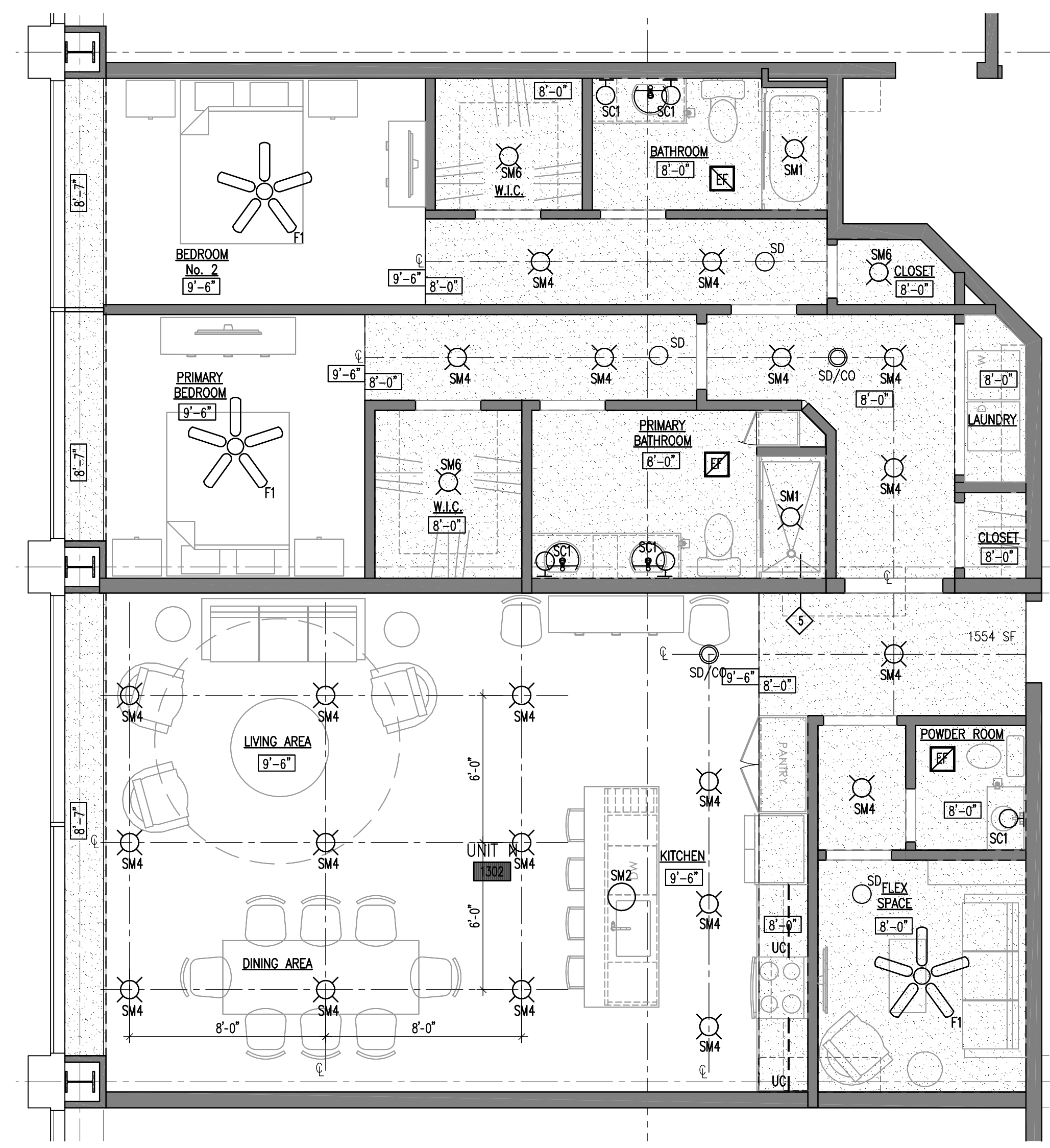
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTERS ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS. TYP. OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD. U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



APARTMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1 A313(1)



APARTMENT REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"
 2 A313(1)

APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING / DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSETS / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FLEX SPACE	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
POWDER ROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

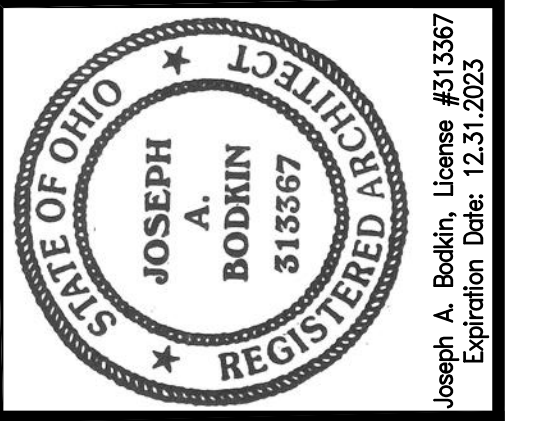
NOTES:
 A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION			FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS				
		SIZE			DOOR MATERIAL	TYPE	FRAME MATERIAL							
		WIDTH	HEIGHT	THICK							HEAD	JAMB	OTHER	
D BR (x2)	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH (x2)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C (x4)	CLOSET / WALK IN	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D L (x1)	LAUNDRY	(3'-1"x2) 6'-2"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG STAINED
D F (x1)	FLEX SPACE	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D BTH (x1)	POWDER ROOM	2'-2"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED

APPROVED
 CIN.B.D.
 2022P03573
 02/01/23
 City of Cincinnati Buildings & Inspections

A313 (1)

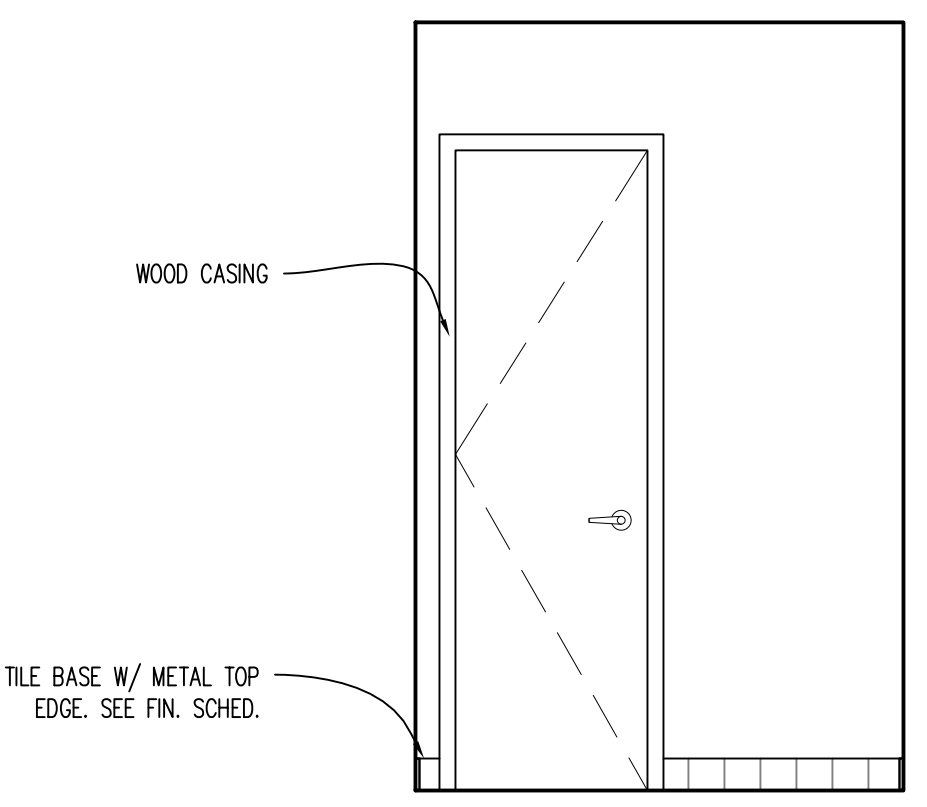


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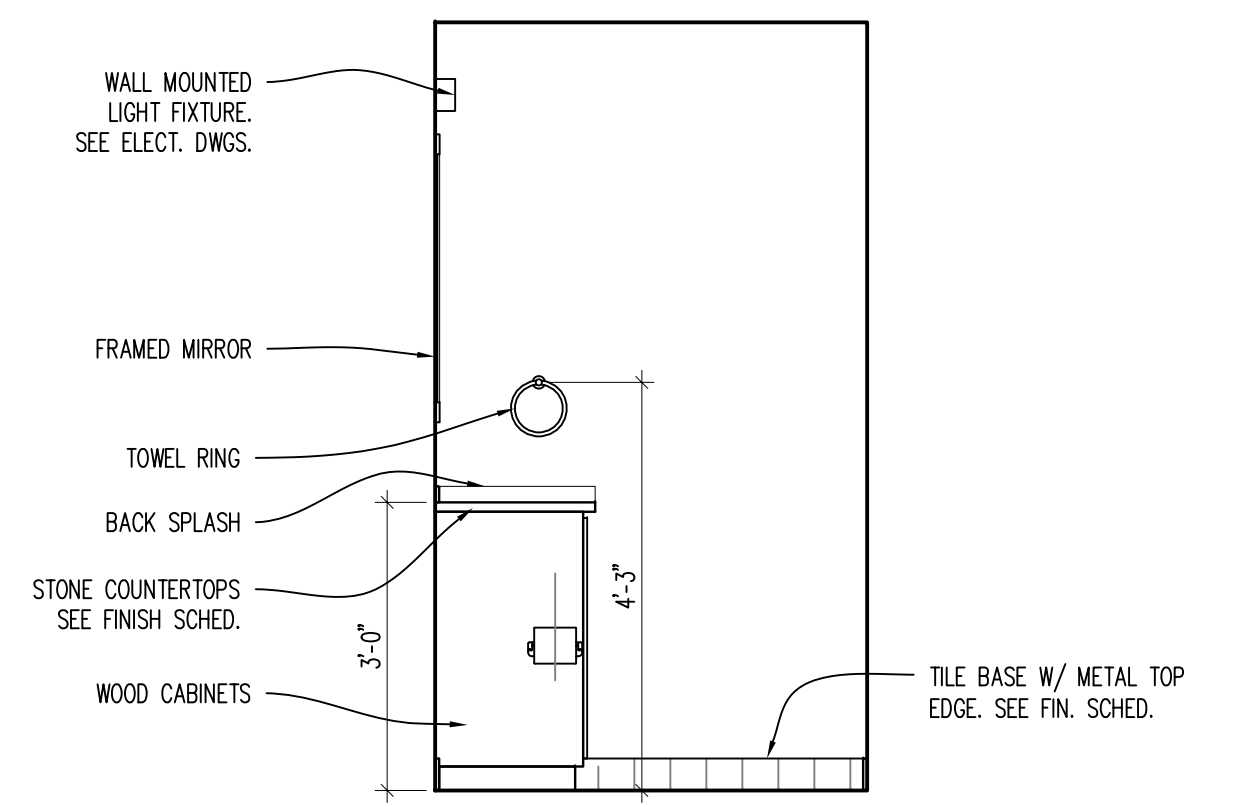
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL APARTMENT NOTES

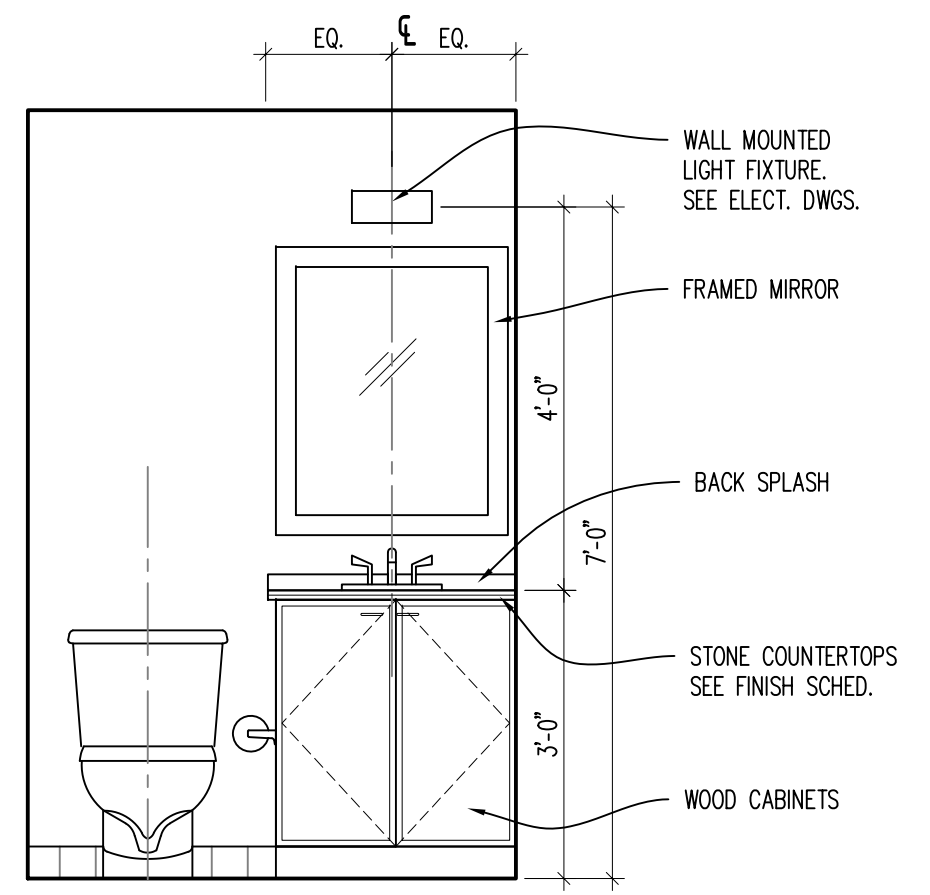
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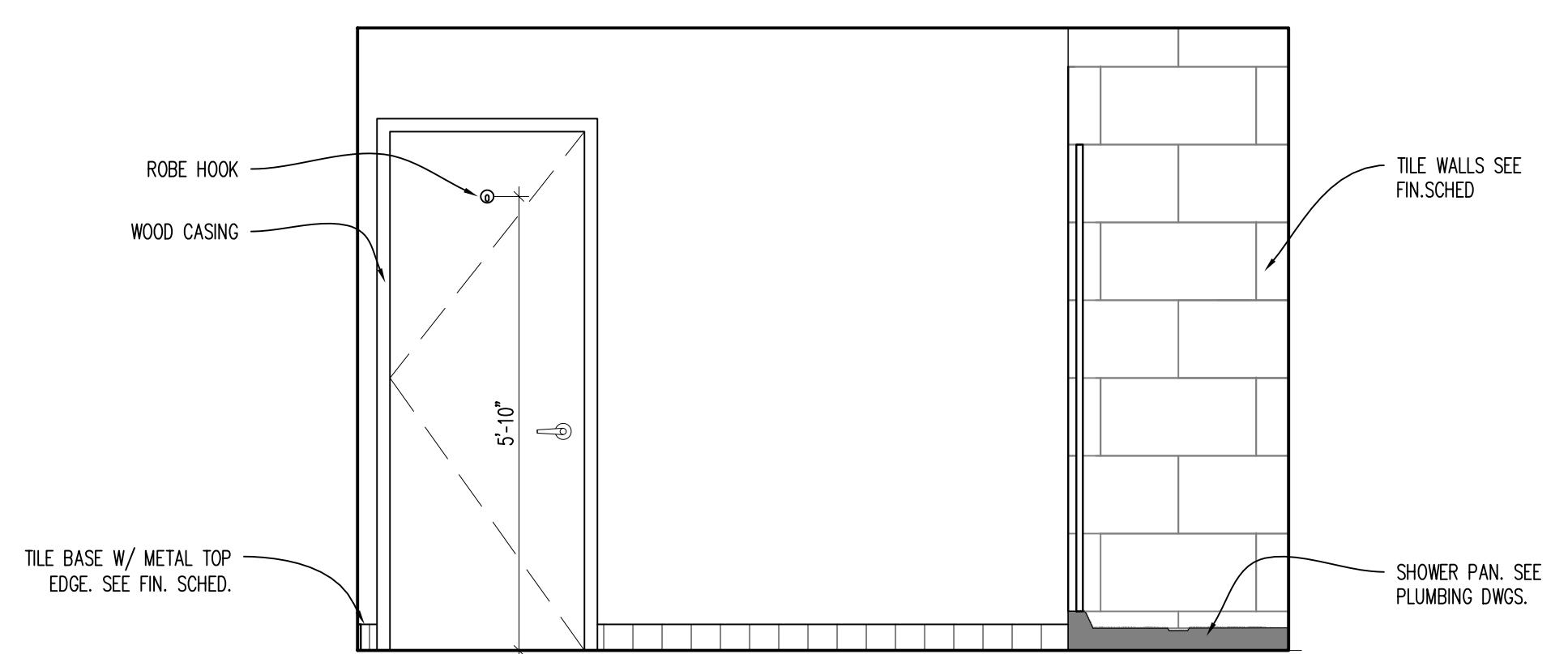
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SCALE: 1/2" = 1'-0"
A313(2)



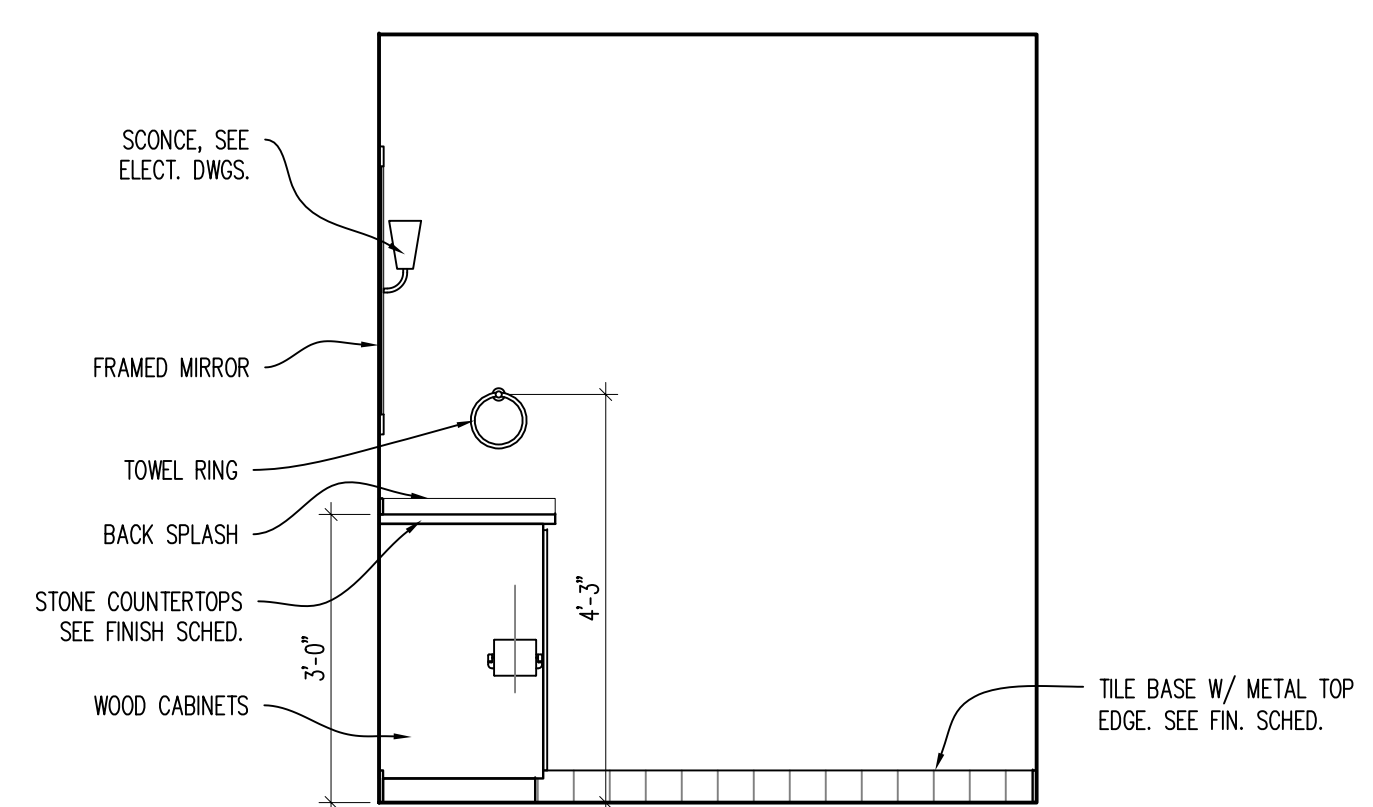
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SCALE: 1/2" = 1'-0"
A313(2)



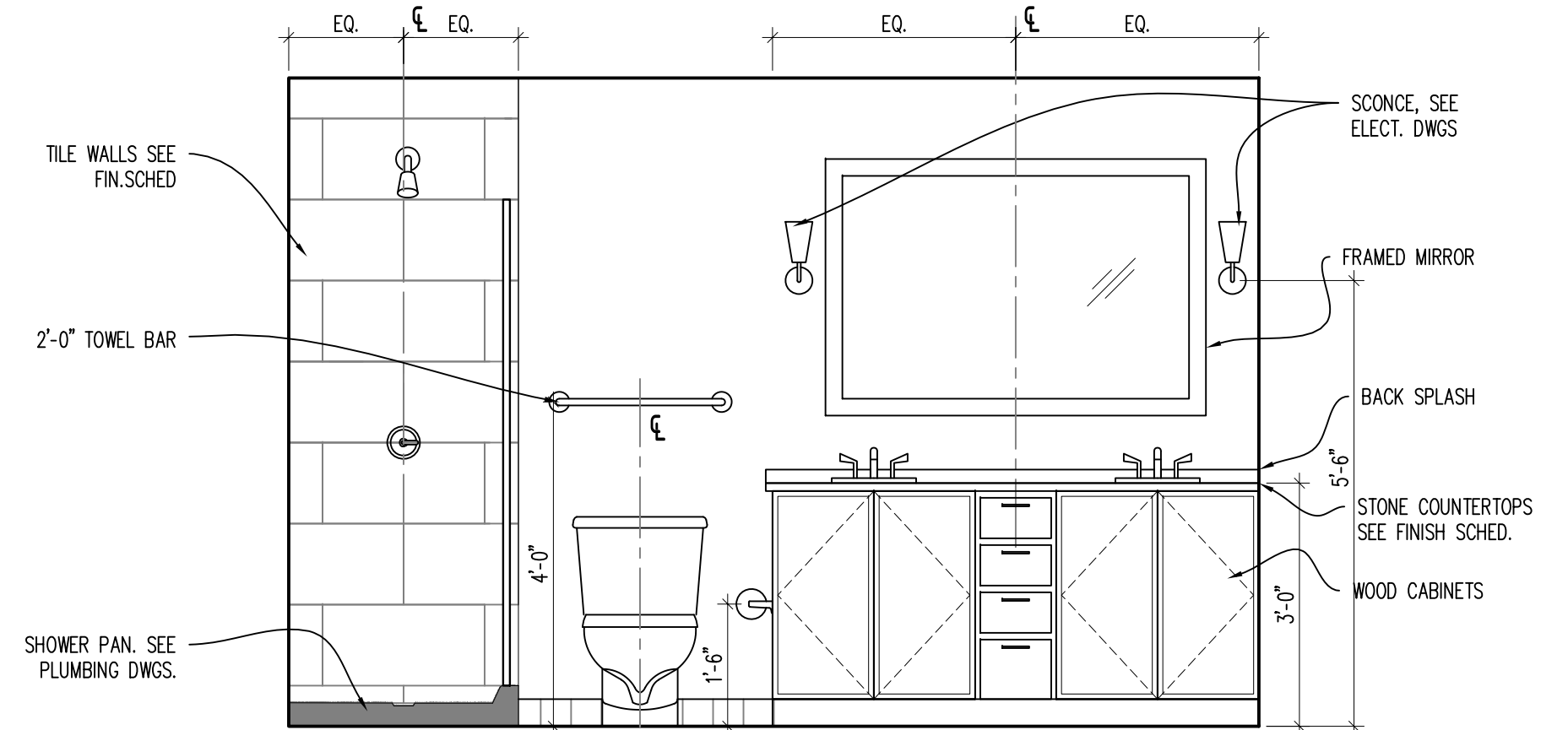
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SCALE: 1/2" = 1'-0"
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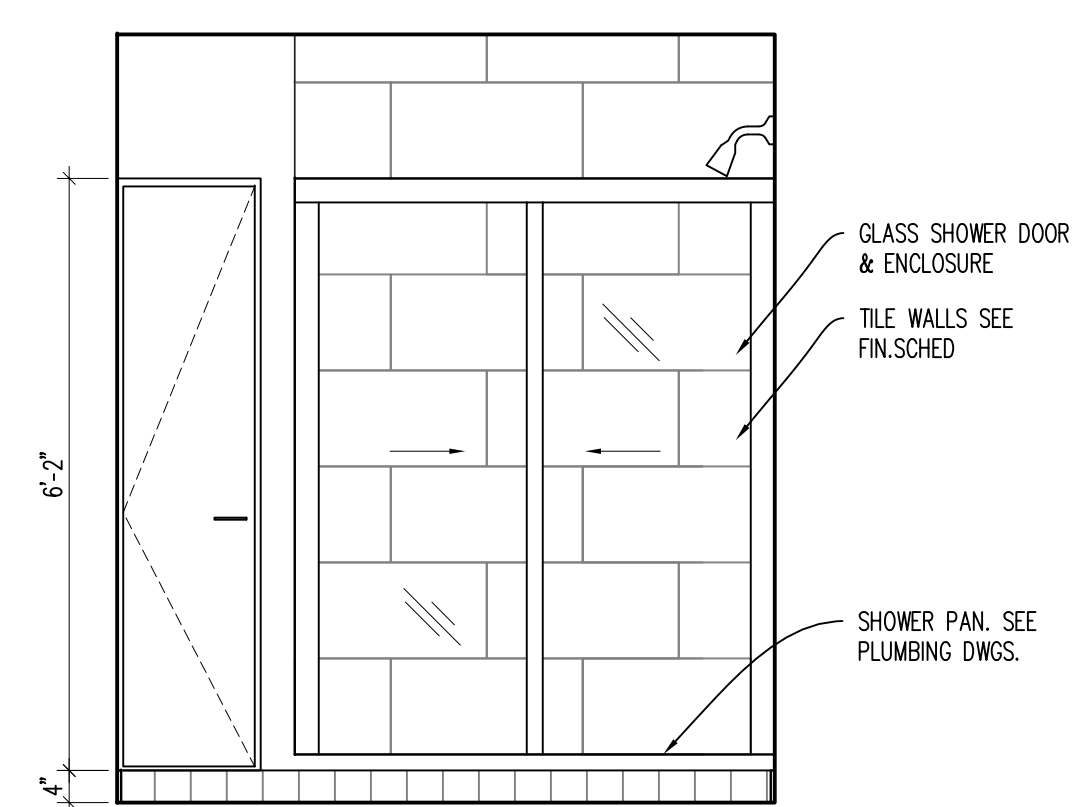
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SCALE: 1/2" = 1'-0"
A313(2)



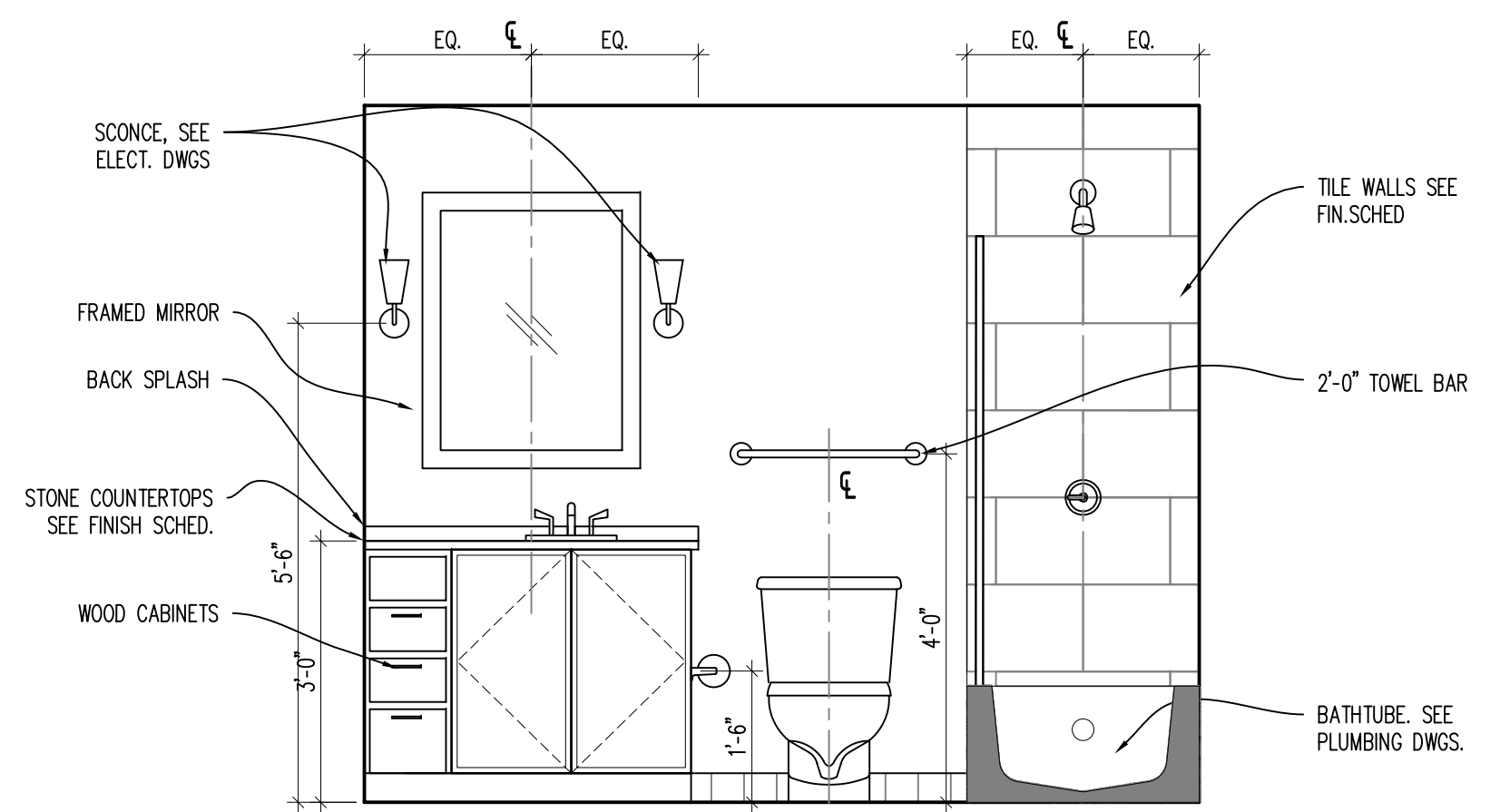
ELEVATION 5
SCALE: 1/2" = 1'-0"
A313(2)



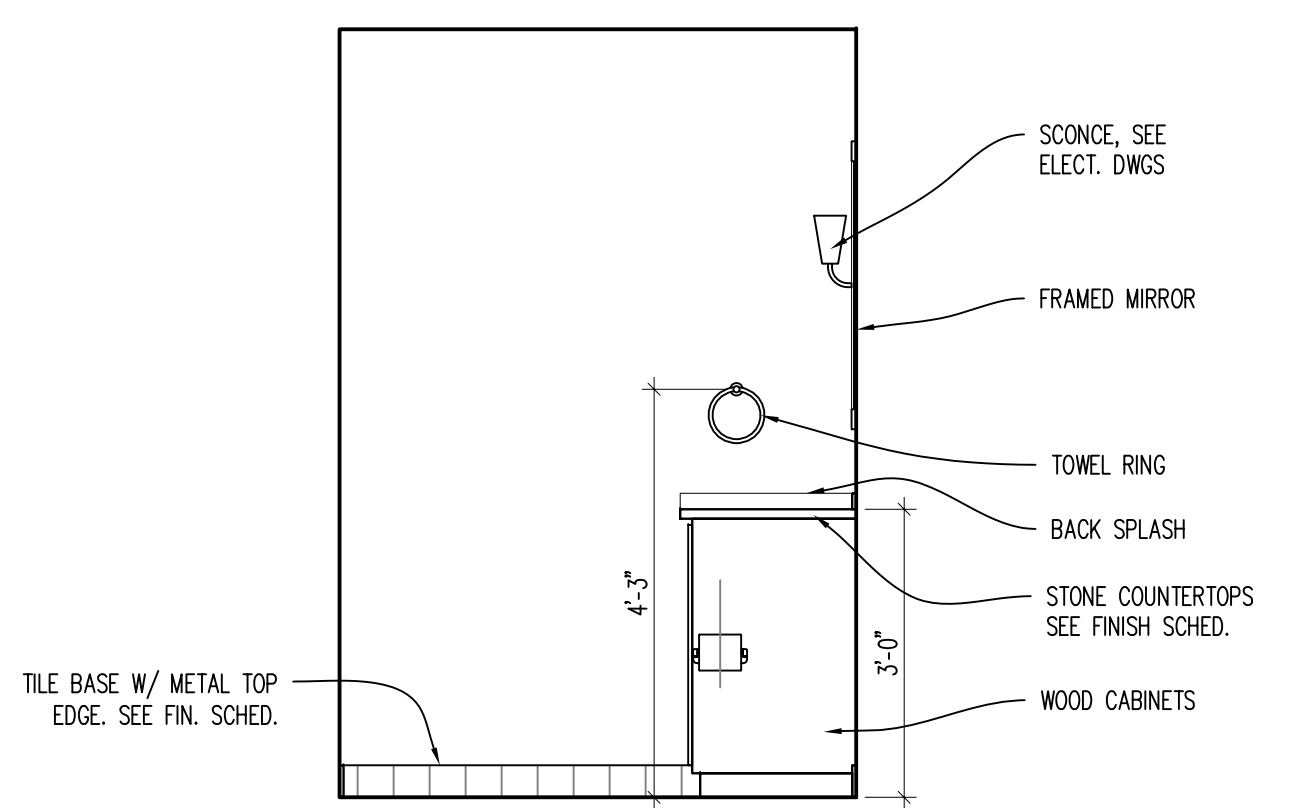
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SCALE: 1/2" = 1'-0"
A313(2)



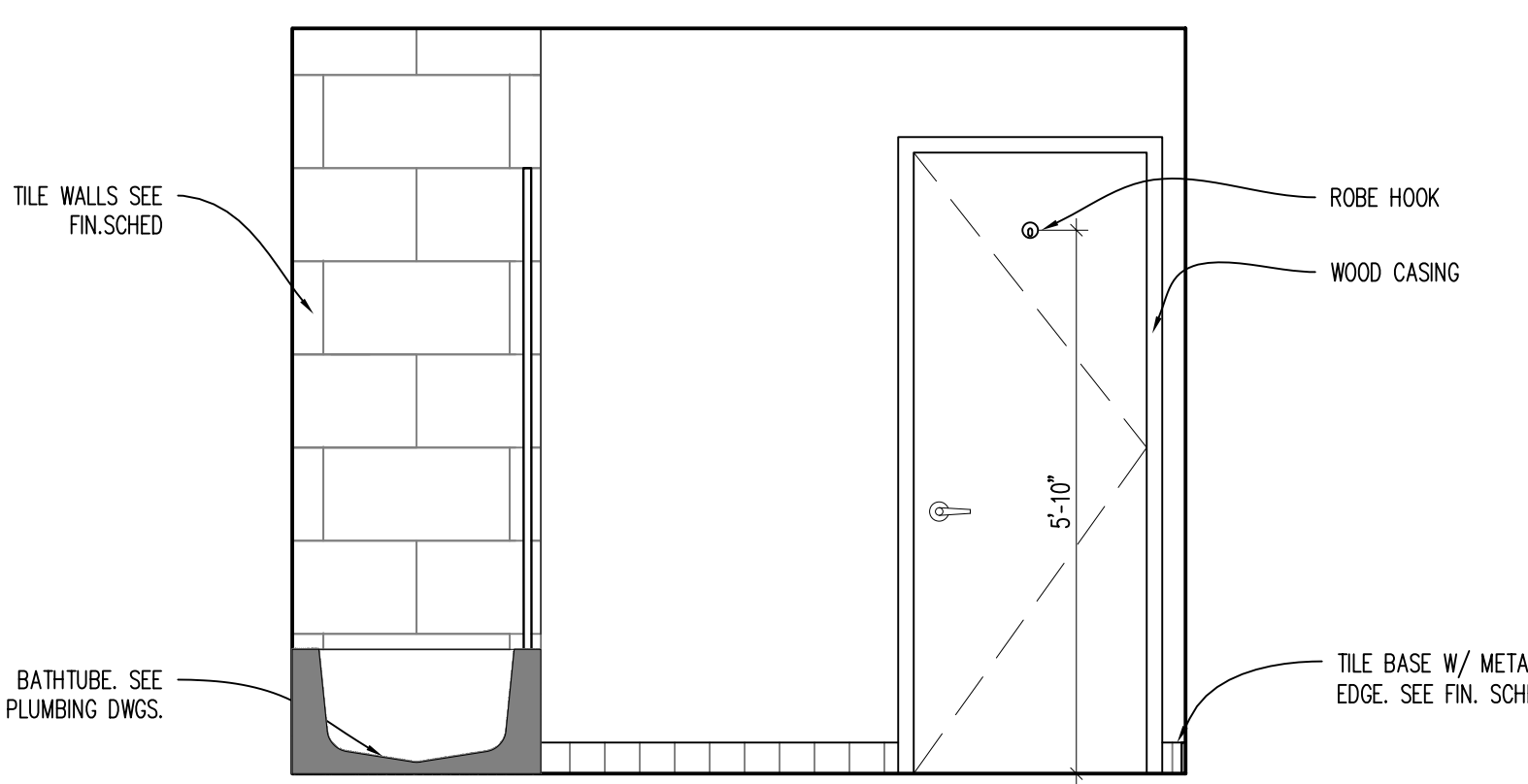
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SCALE: 1/2" = 1'-0"
A313(2)



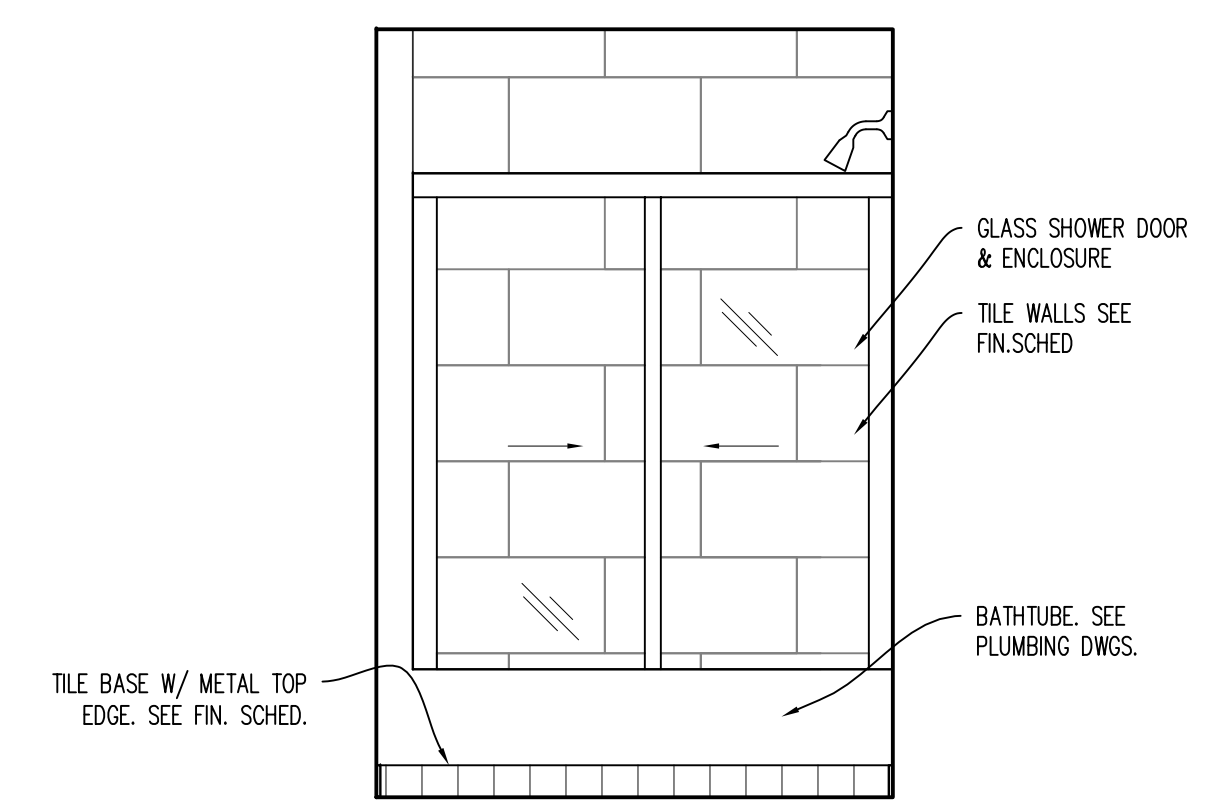
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SCALE: 1/2" = 1'-0"
A313(2)



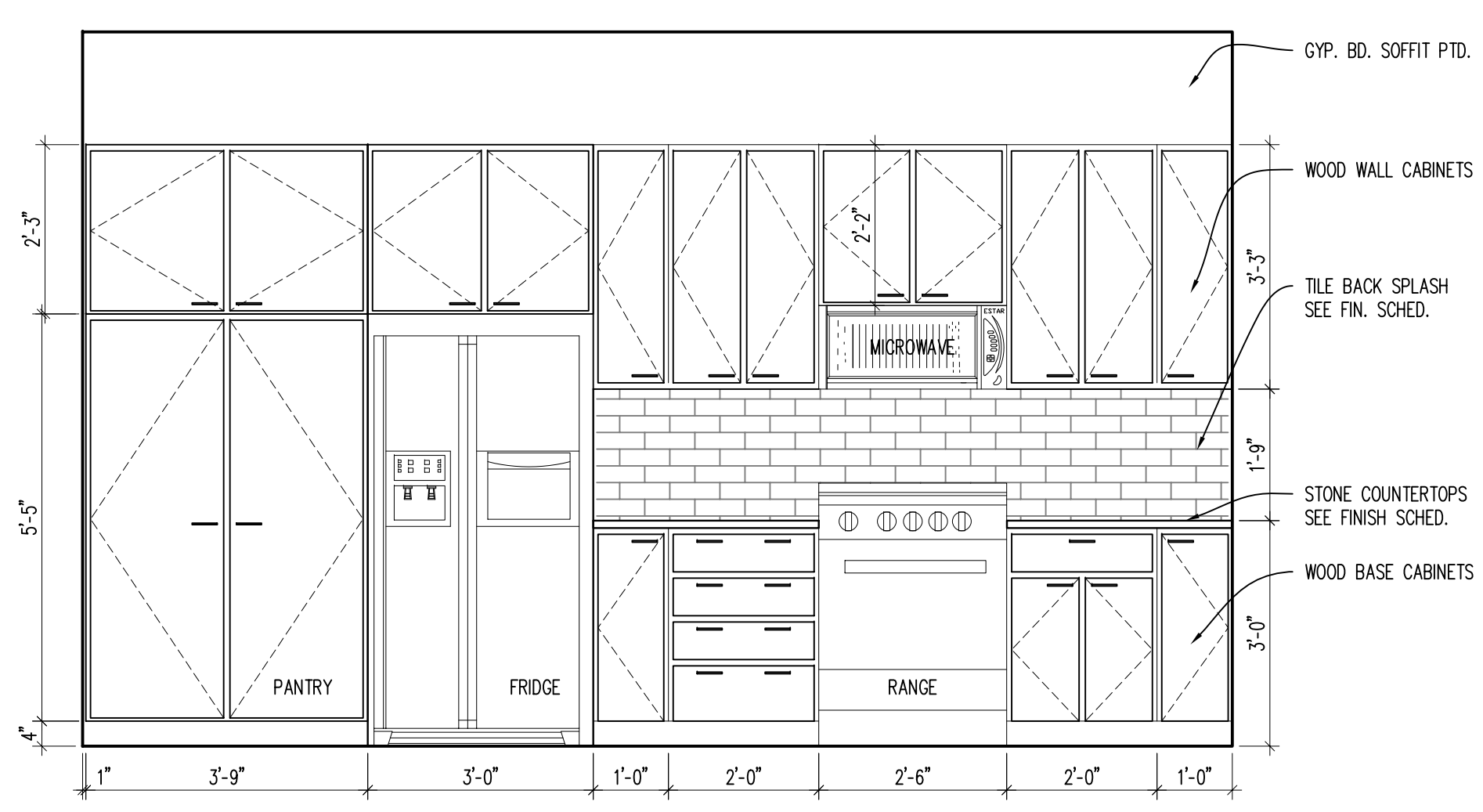
ELEVATION 9
SCALE: 1/2" = 1'-0"
A313(2)



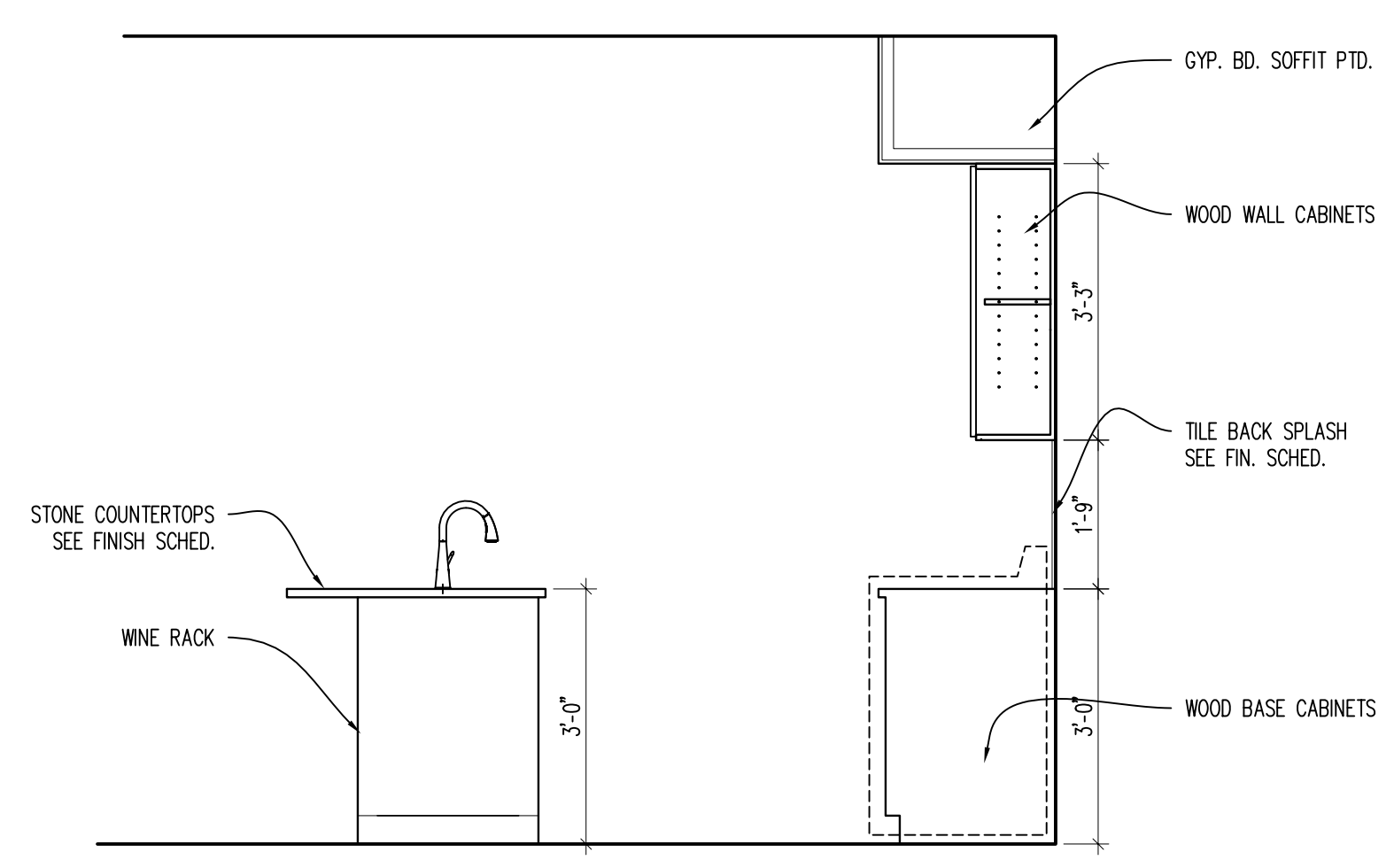
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SCALE: 1/2" = 1'-0"
A313(2)



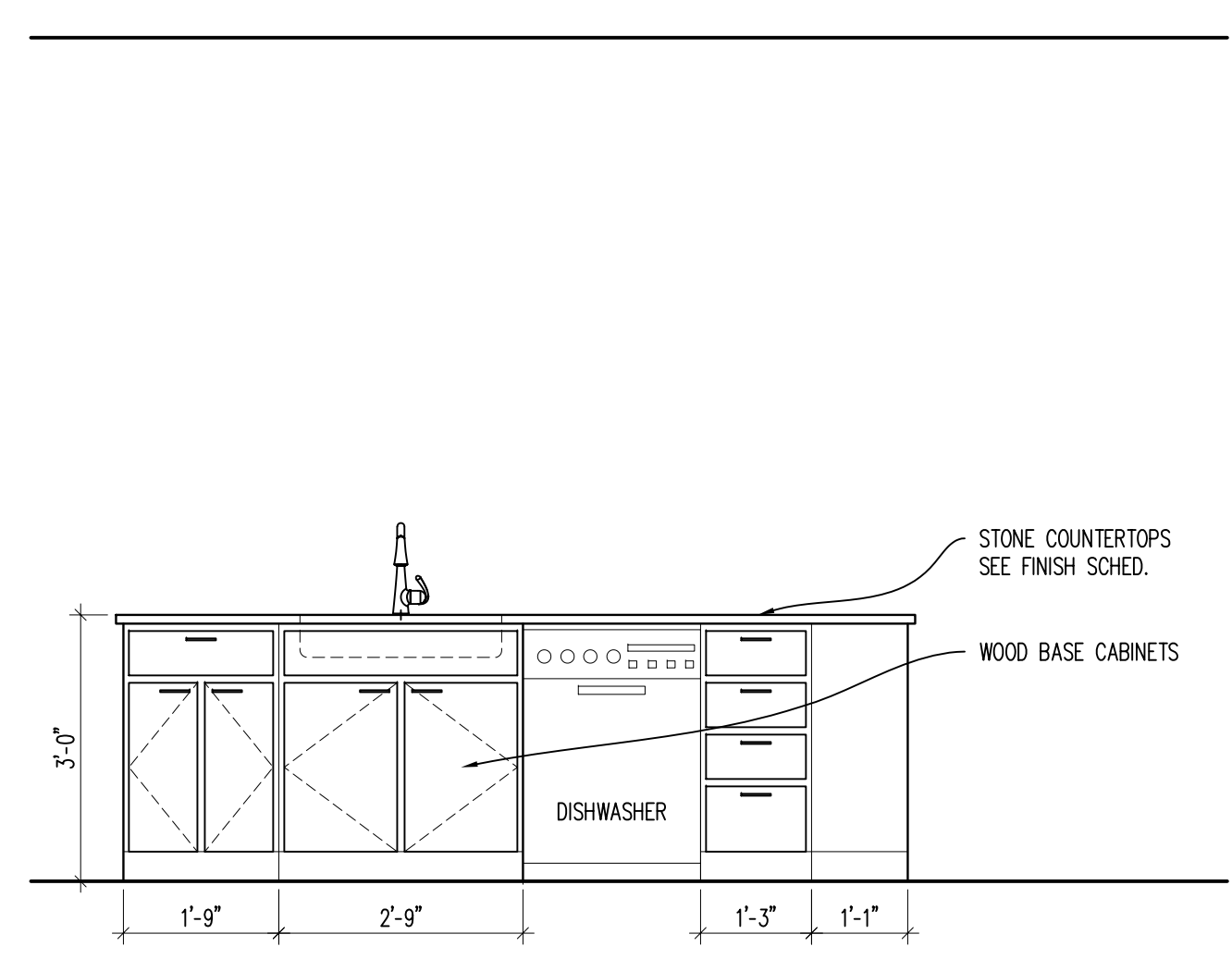
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SCALE: 1/2" = 1'-0"
A313(2)



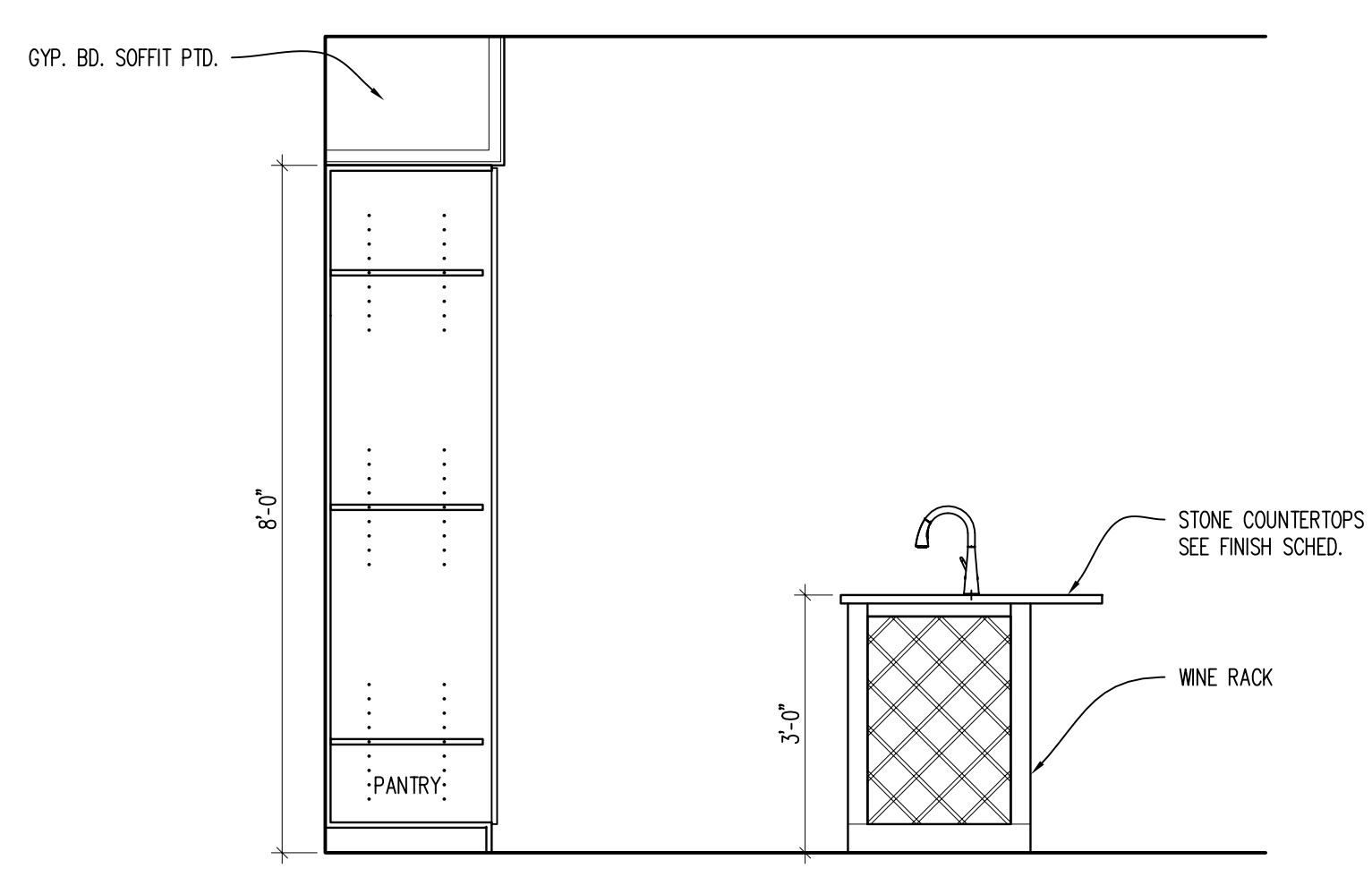
ELEVATION 12
SCALE: 1/2" = 1'-0"
A313(2)



ELEVATION 13
SCALE: 1/2" = 1'-0"
A313(2)



ELEVATION 14
SCALE: 1/2" = 1'-0"
A313(2)



ELEVATION 15
SCALE: 1/2" = 1'-0"
A313(2)

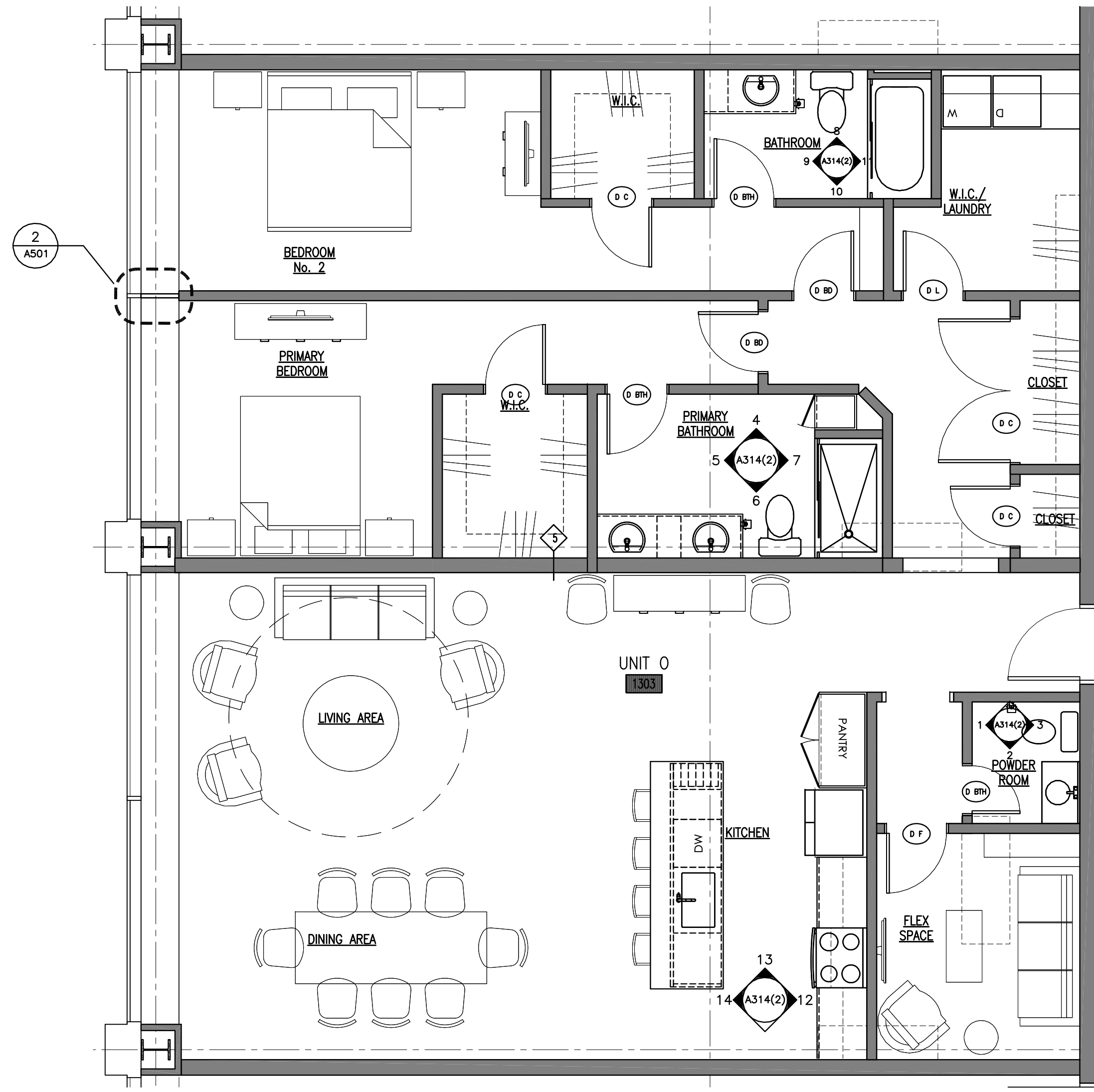
Formica Building

Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
Address	115 E 5th Street Cincinnati, Ohio 45202
Sheet No	2022-259
Revision	As Noted
Date	11.14.2022
ENG CHG #	
Drawn	
Checked	

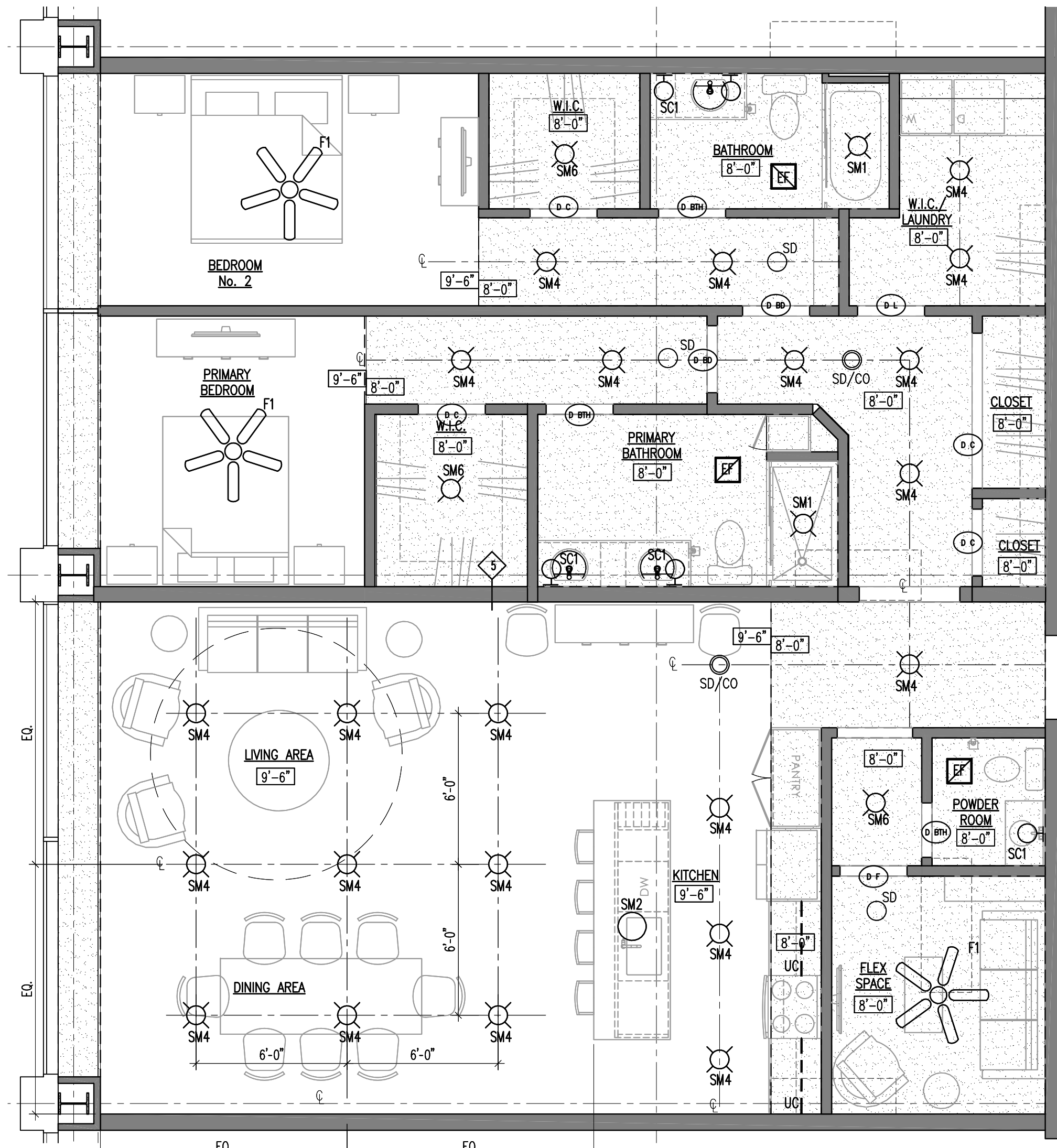
A313 (2)

APPROVED
CIN.BD.
 2022P03573
 02/01/23
 city of CINCINNATI BUILDINGS & INSPECTIONS



APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A314(1)

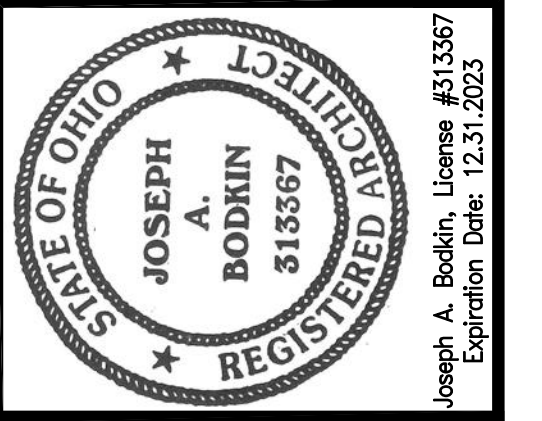


APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

2
A314(1)

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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

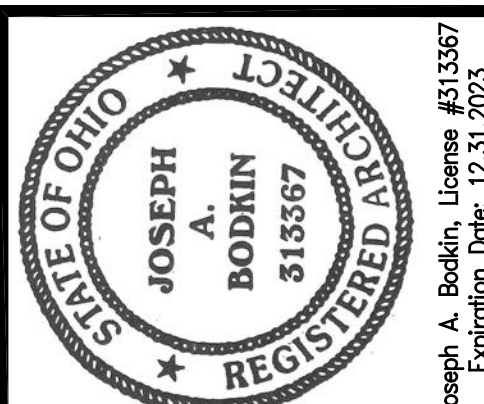
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
			PT-1	PT-1	PT-1	PT-1			
LIVING / DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSETS / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FLEX SPACE	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
POWDER ROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

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DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS			
		SIZE			STYLE	DOOR MATERIAL	TYPE	DETAIL						
		WIDTH	HEIGHT	THICK				HEAD				JAMB	OTHER	
D BR (x2)	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH (x2)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C (x3)	CLOSET / WALK IN	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D L (x1)	LAUNDRY	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG STAINED
D C (x1)	CLOSET	(3'-1"x2) 6'-2"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D F (x1)	FLEX SPACE	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D BTH (x1)	POWDER ROOM	2'-2"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED

APPROVED
CIN.BD
 2022P03573
 02/01/23
 city of CINCINNATI BUILDINGS & INSPECTIONS
 Project: Formica Building
 115 E 5th Street
 Cincinnati, Ohio 45202
 Unit 0
 Construction
 Project No: 2022-259
 Issue Date: _____
 Issued By: _____
 Checked: _____
 Drawn: _____
 As Noted

A314 (1)

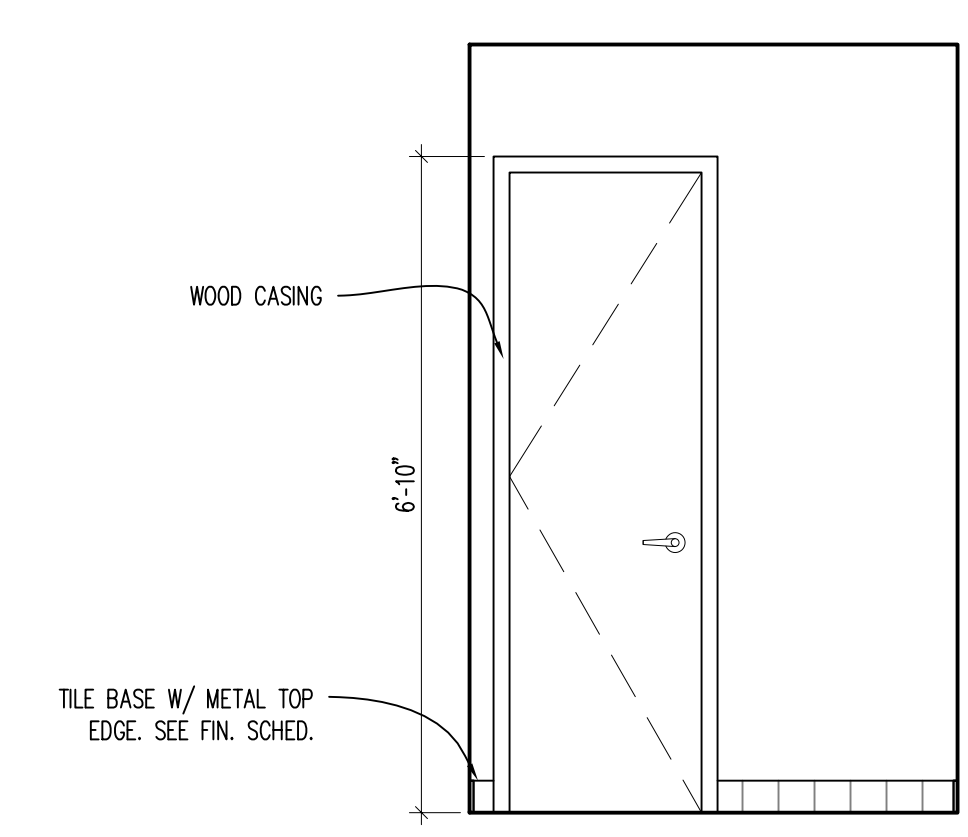


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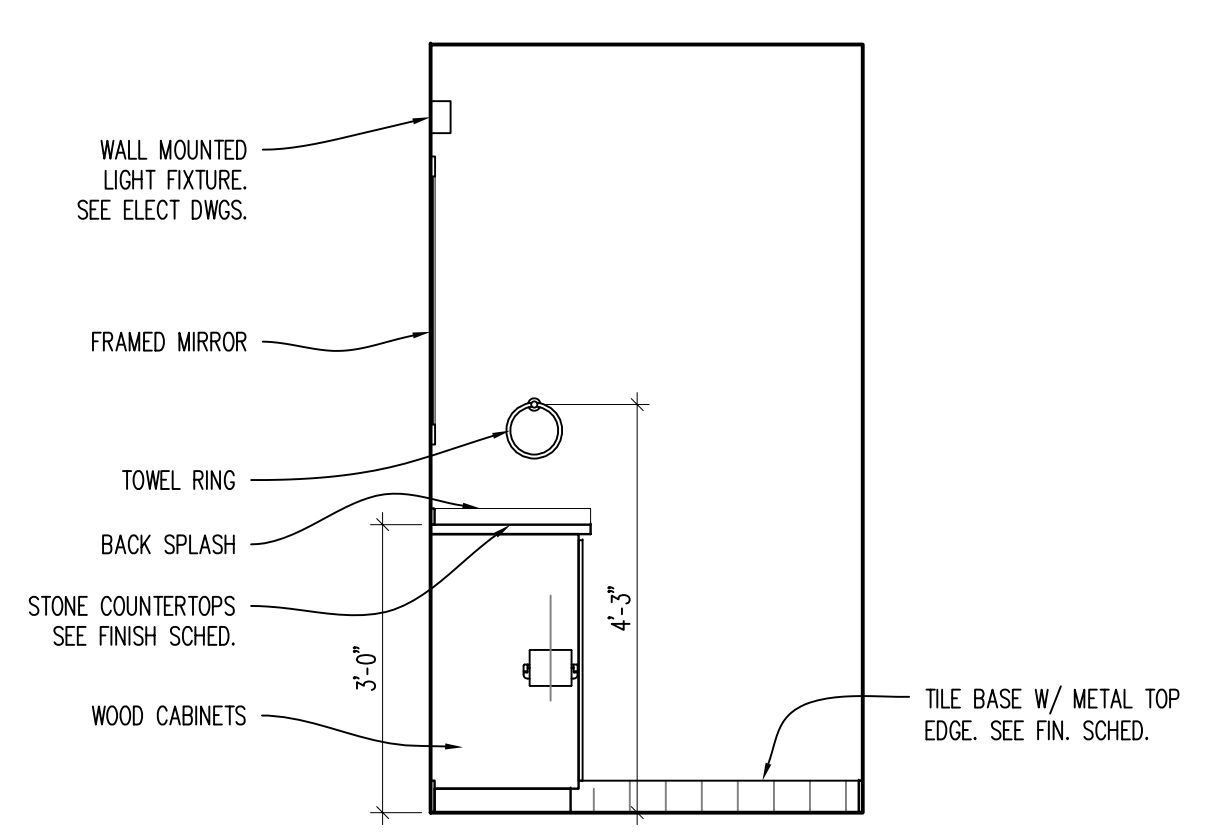
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL APARTMENT NOTES

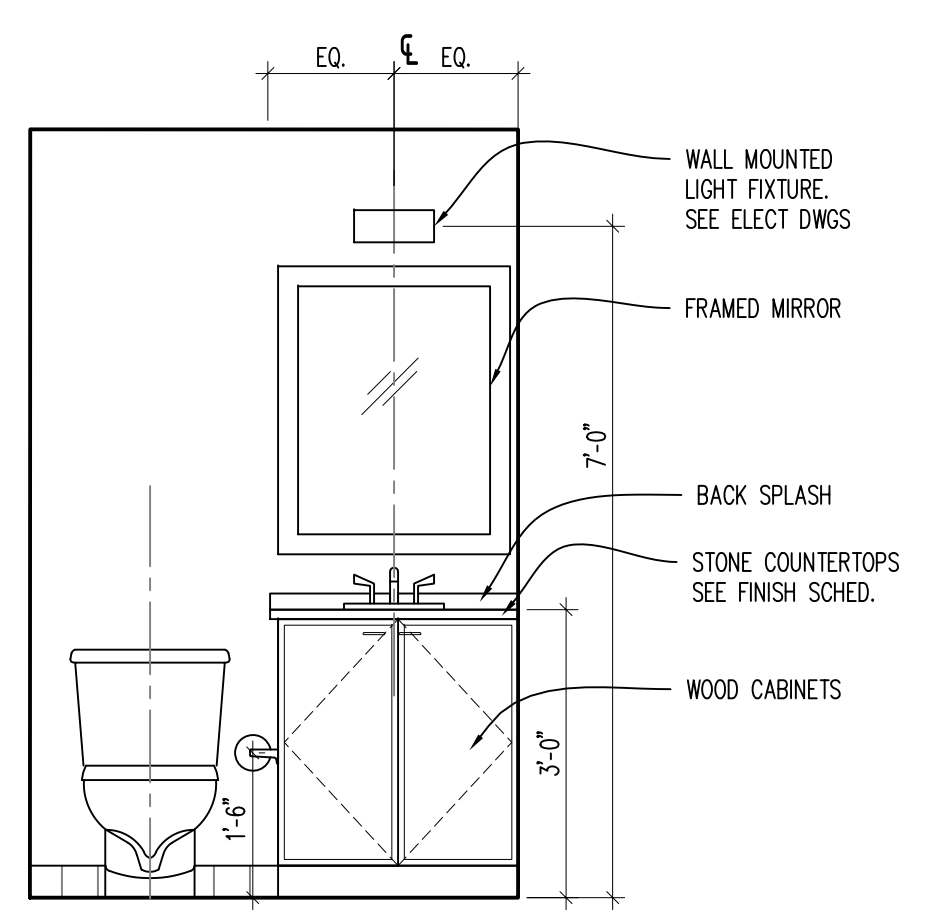
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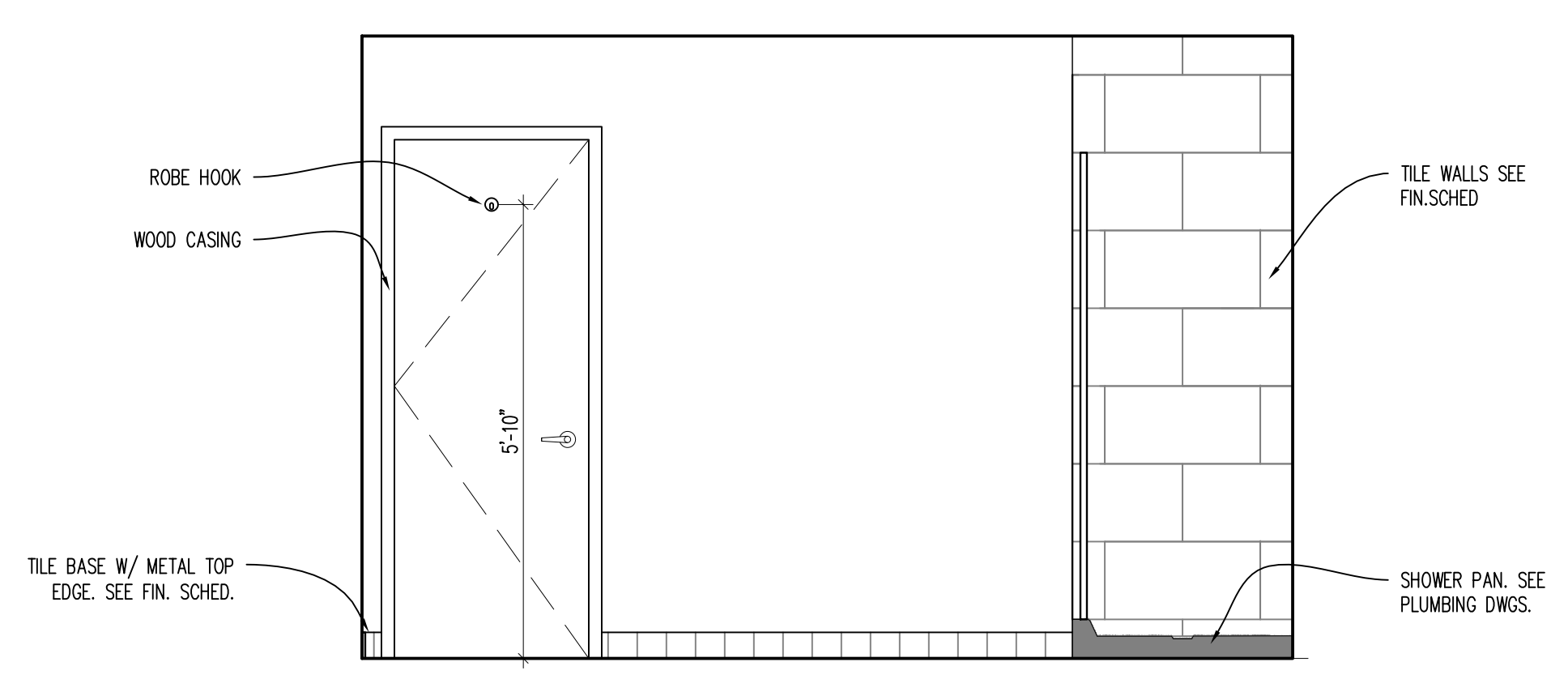
ELEVATION 1
SCALE: 1/2" = 1'-0"
A314(2)



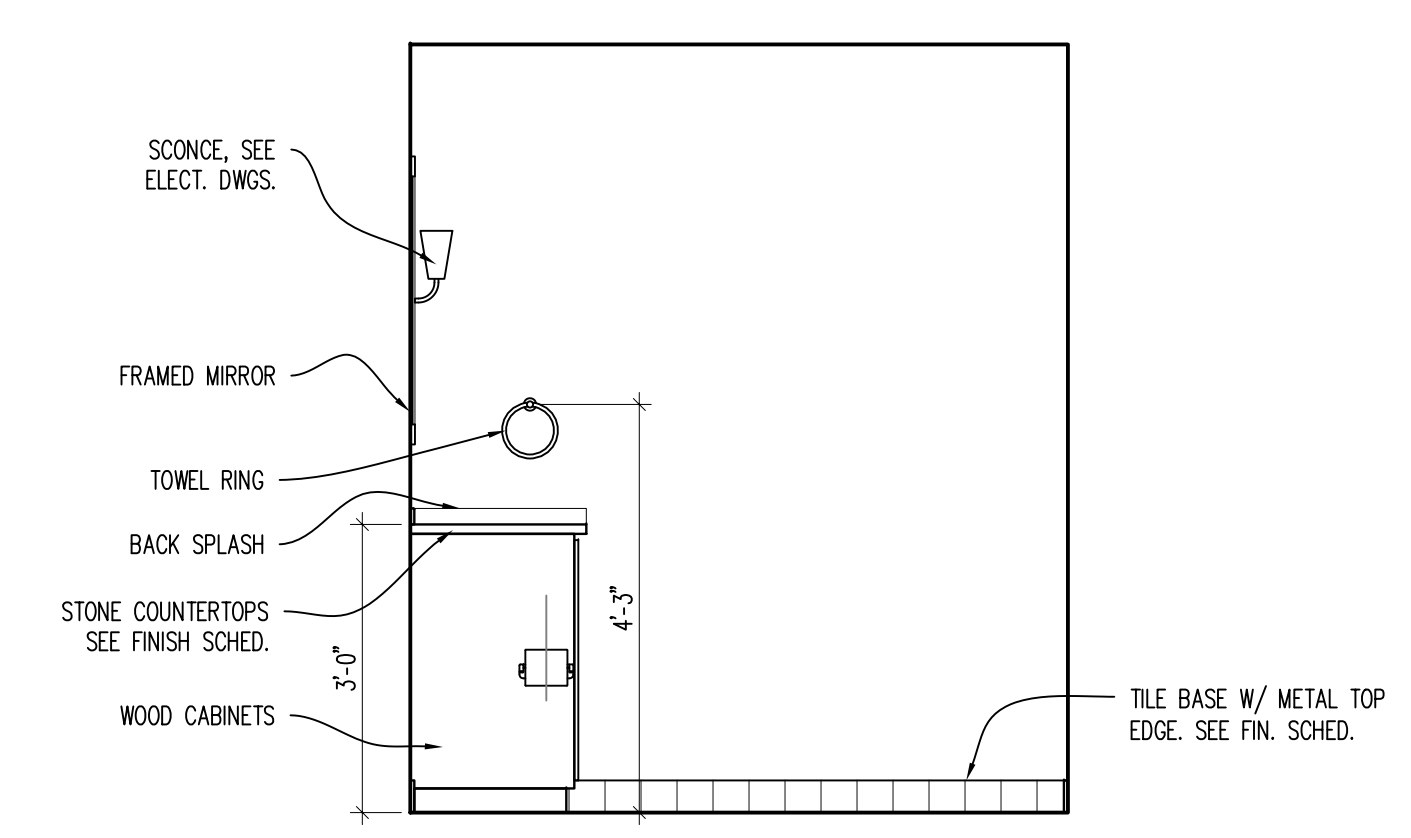
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SCALE: 1/2" = 1'-0"
A314(2)



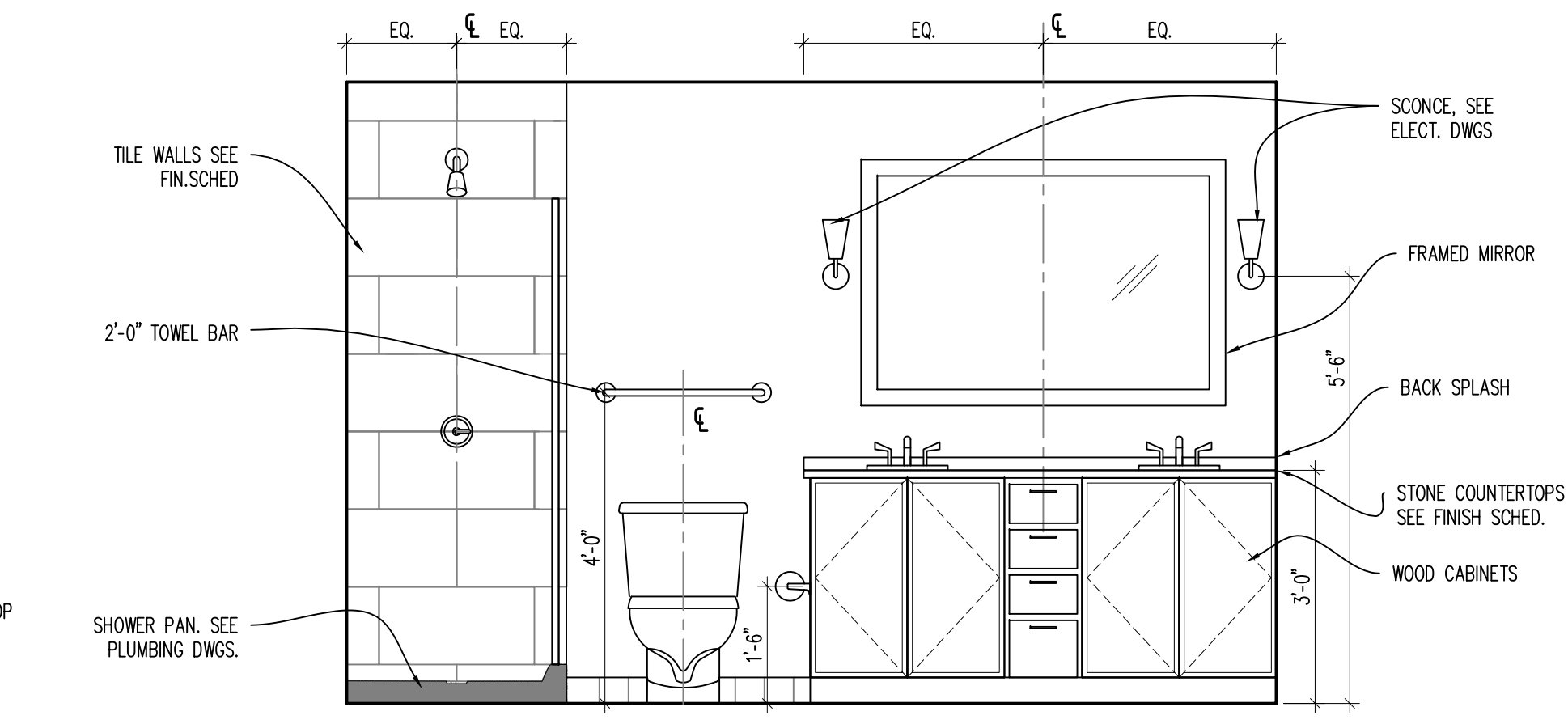
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SCALE: 1/2" = 1'-0"
A314(2)



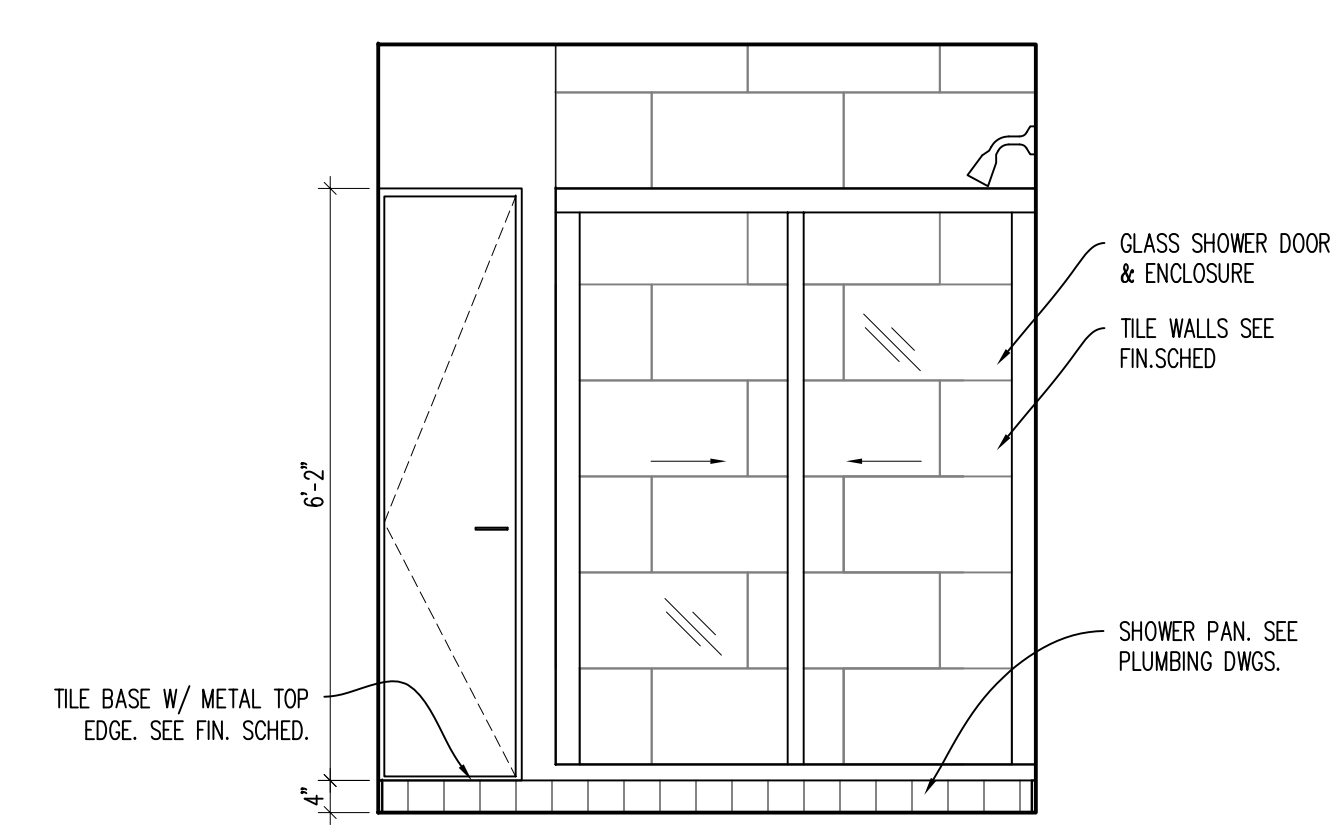
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SCALE: 1/2" = 1'-0"
A314(2)



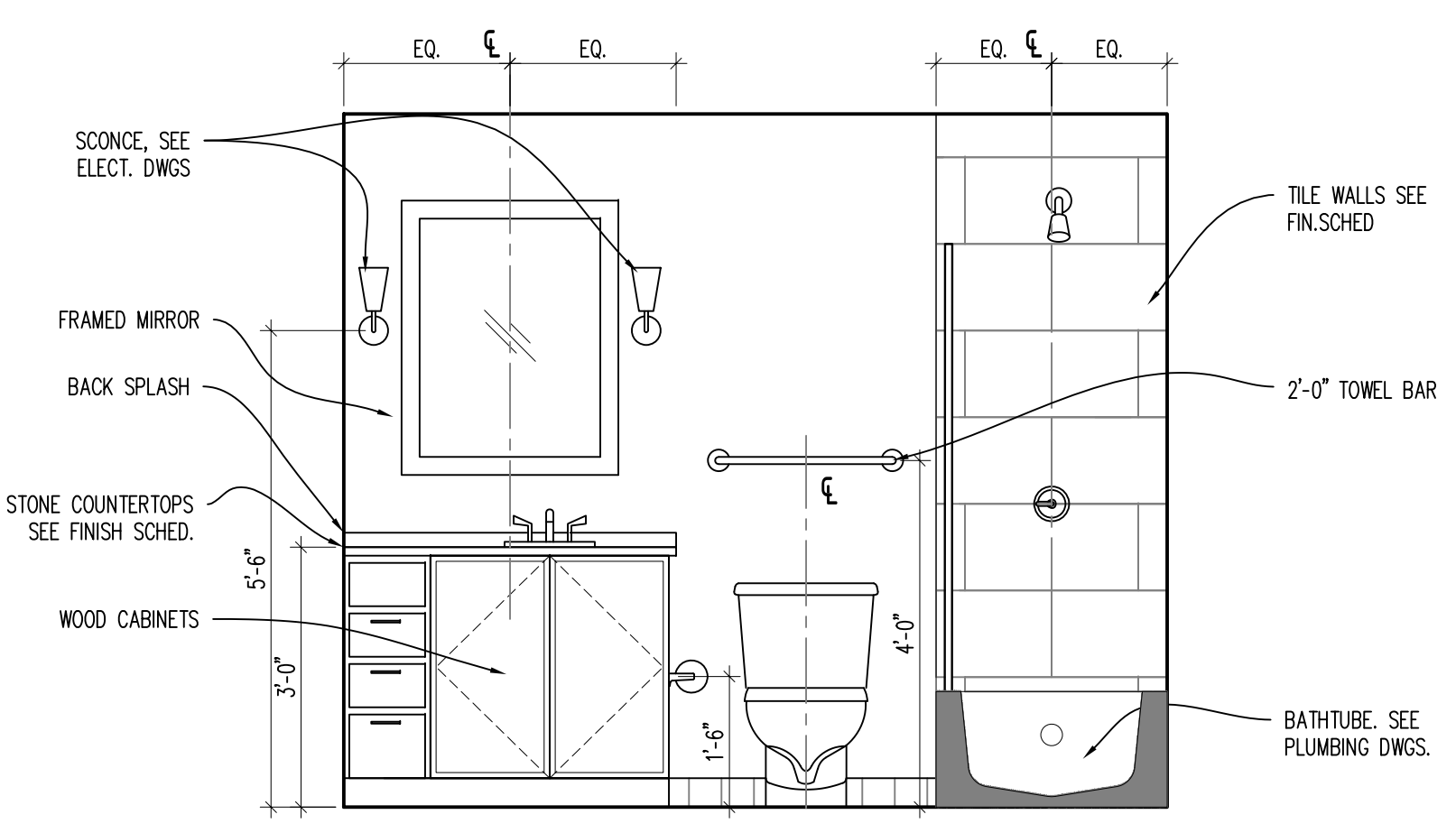
ELEVATION 5
SCALE: 1/2" = 1'-0"
A314(2)



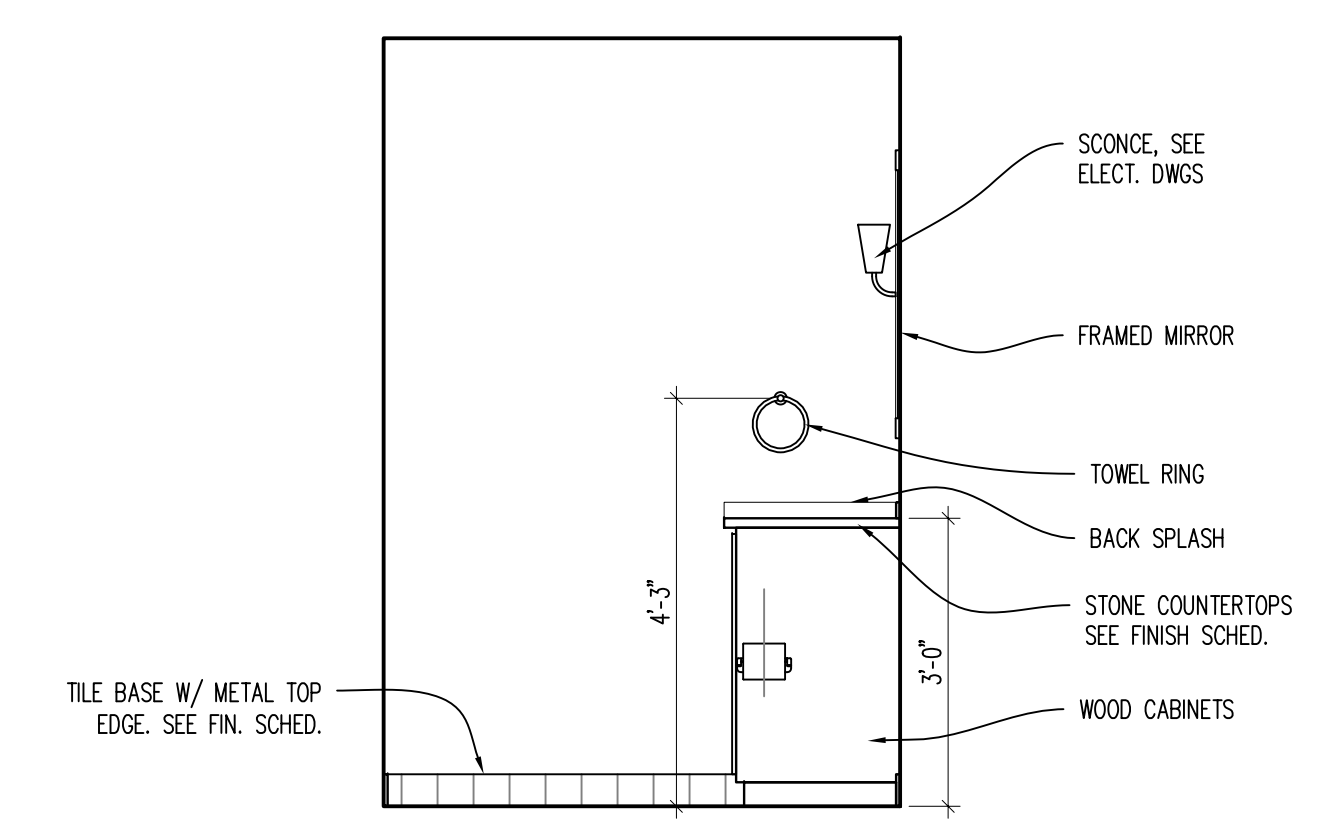
ELEVATION 6
SCALE: 1/2" = 1'-0"
A314(2)



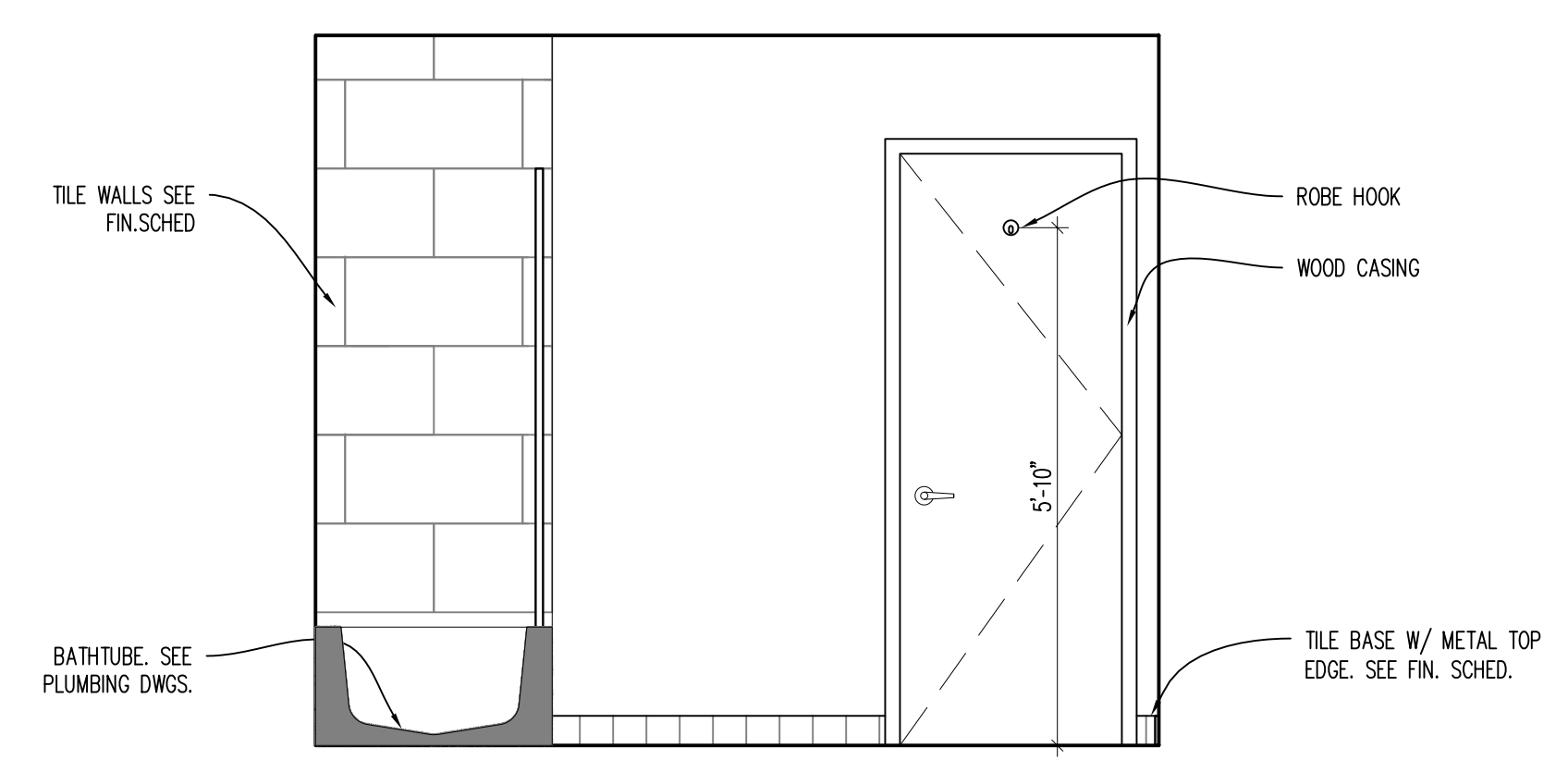
ELEVATION 7
SCALE: 1/2" = 1'-0"
A314(2)



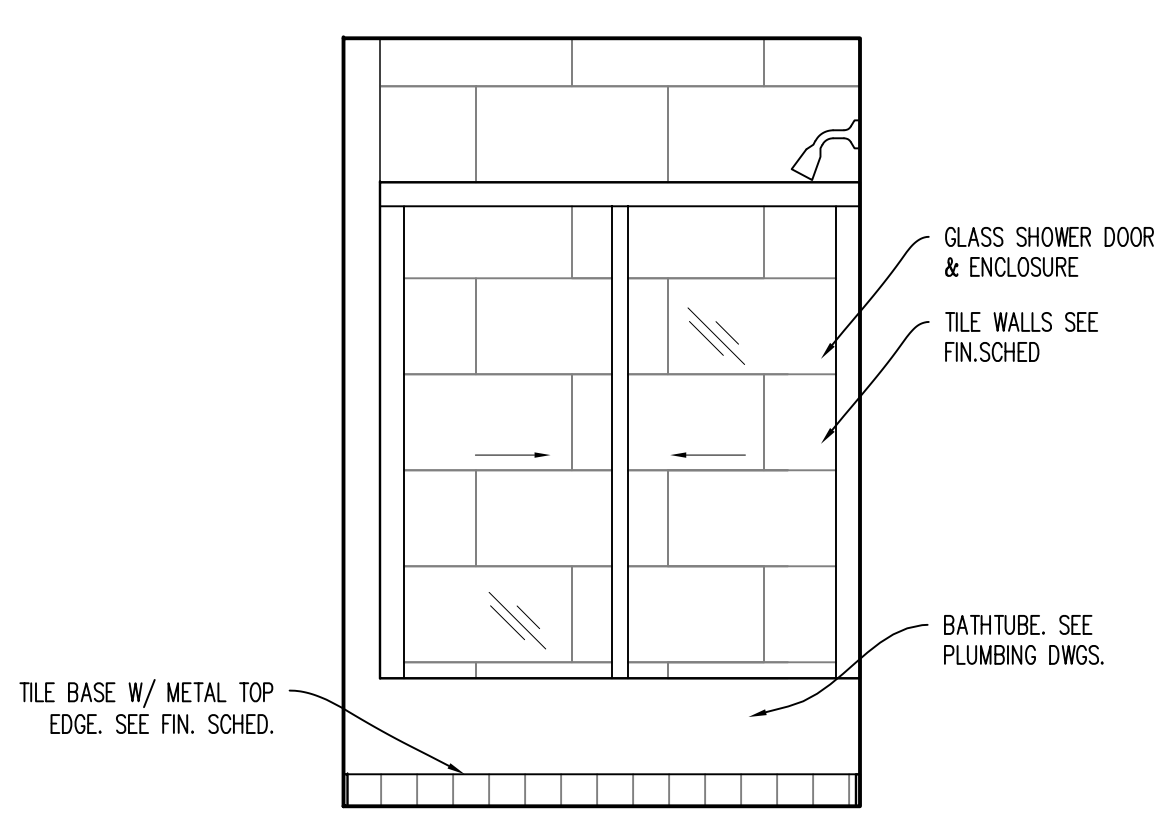
ELEVATION 8
SCALE: 1/2" = 1'-0"
A314(2)



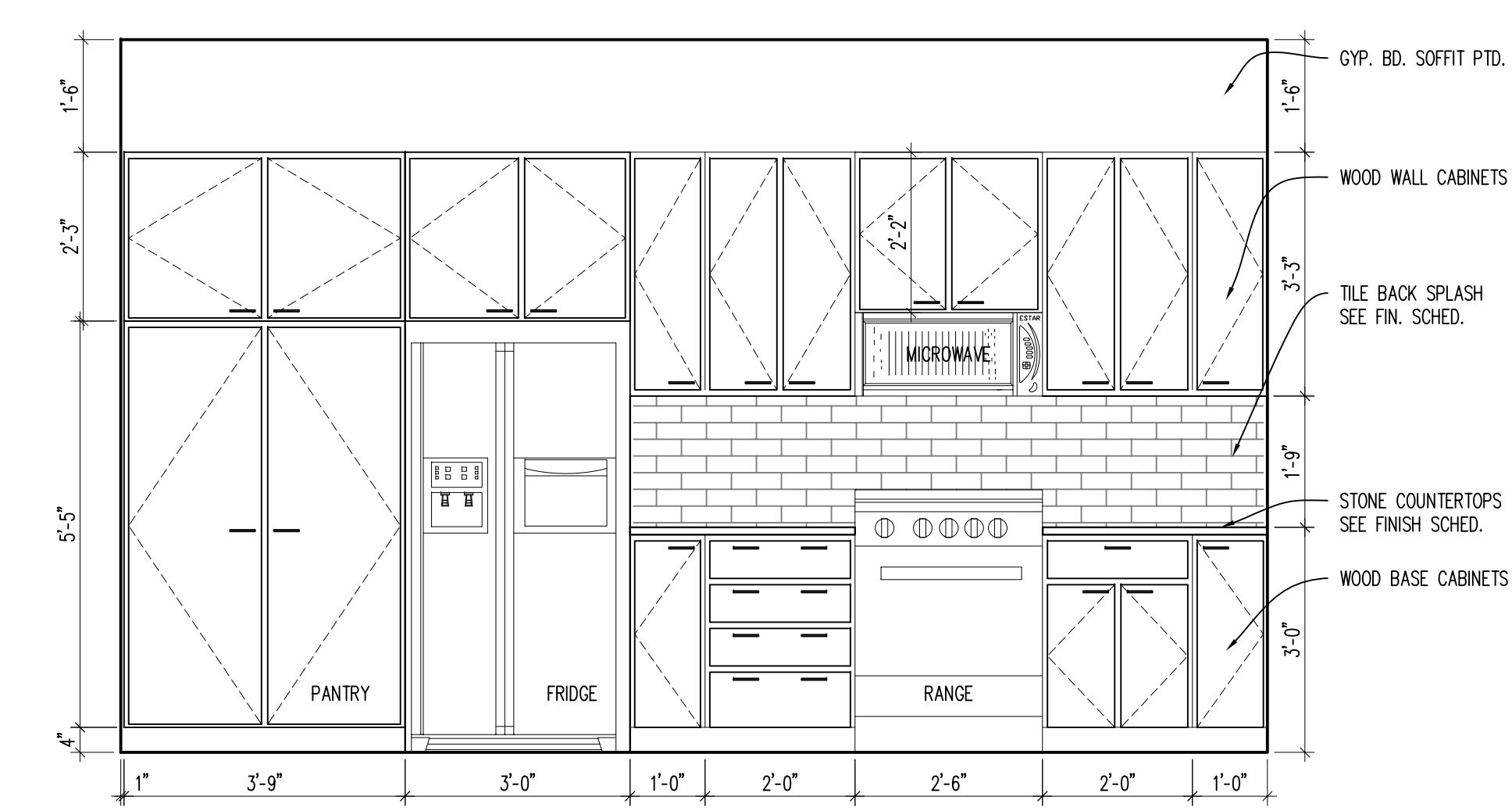
ELEVATION 9
SCALE: 1/2" = 1'-0"
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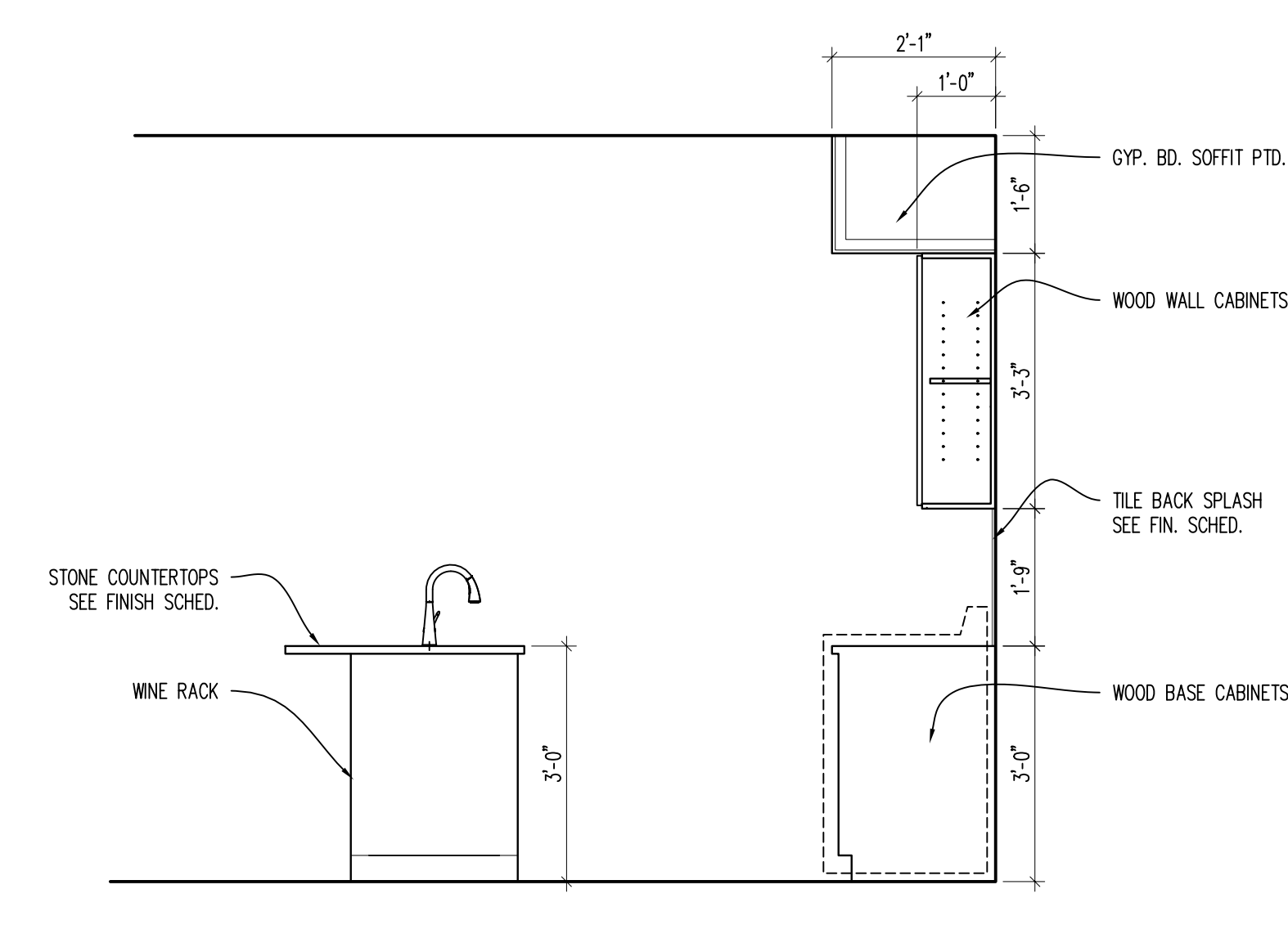
ELEVATION 10
SCALE: 1/2" = 1'-0"
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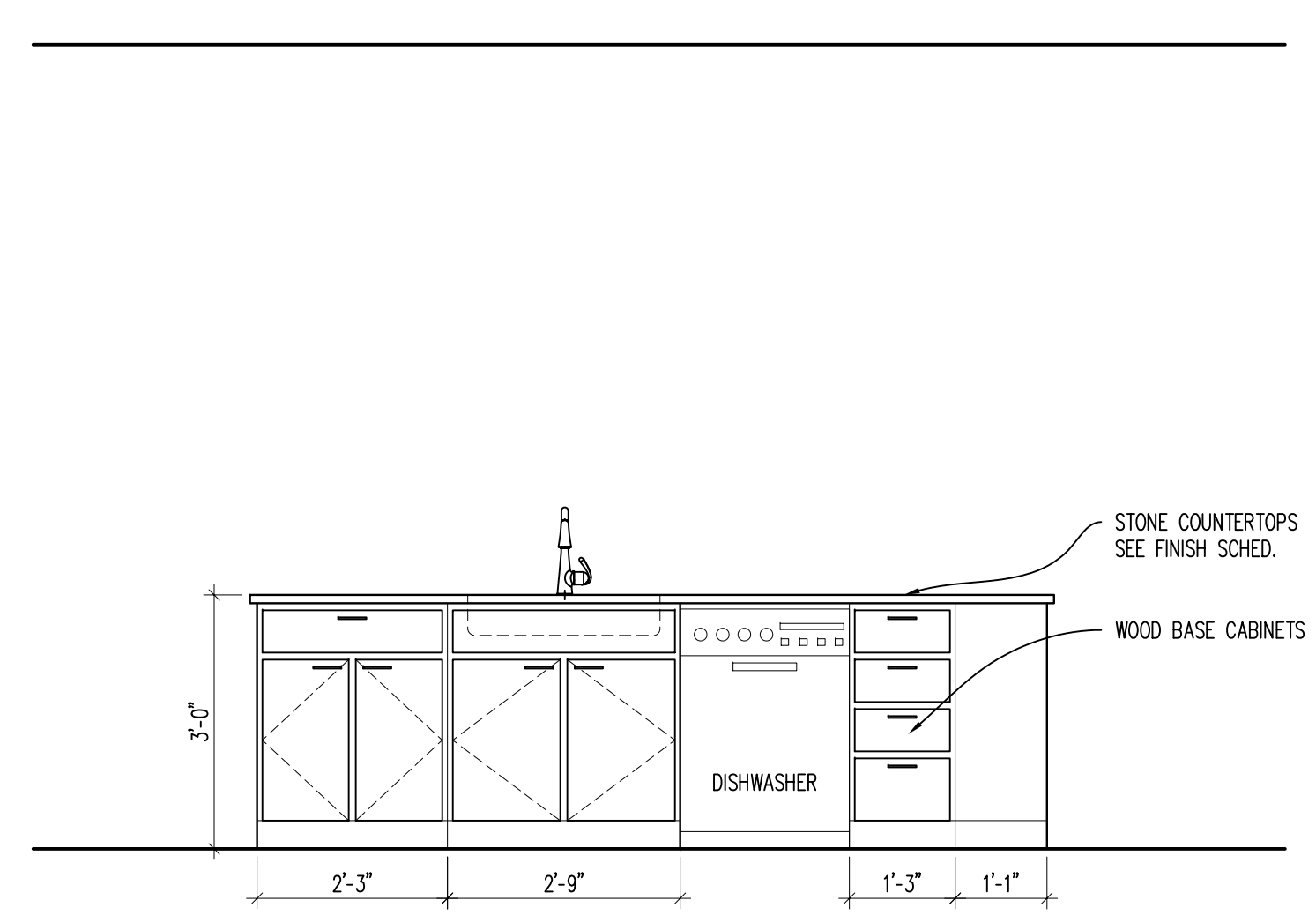
ELEVATION 11
SCALE: 1/2" = 1'-0"
A314(2)



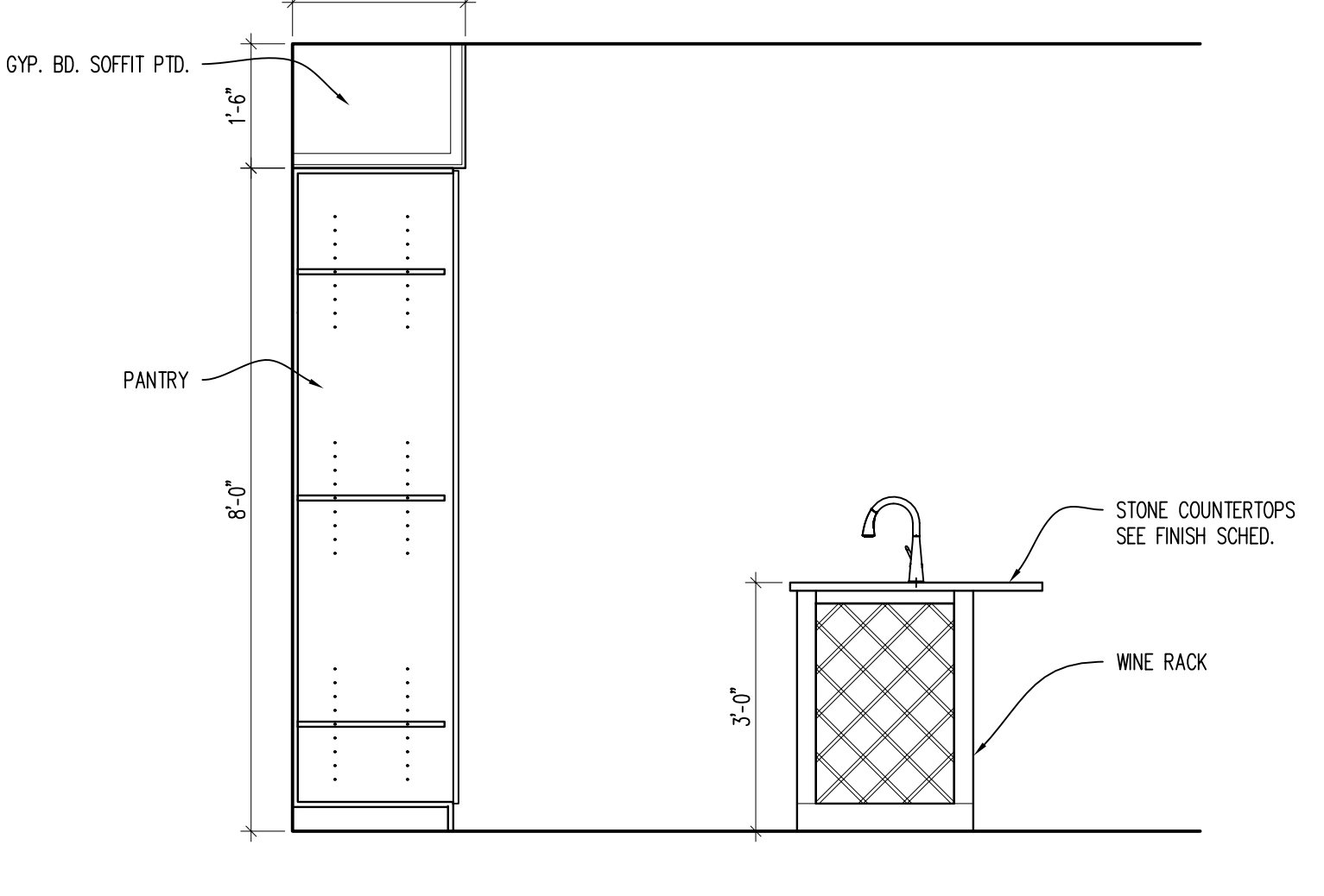
ELEVATION 12
SCALE: 1/2" = 1'-0"
A314(2)



ELEVATION 13
SCALE: 1/2" = 1'-0"
A314(2)



ELEVATION 14
SCALE: 1/2" = 1'-0"
A314(2)



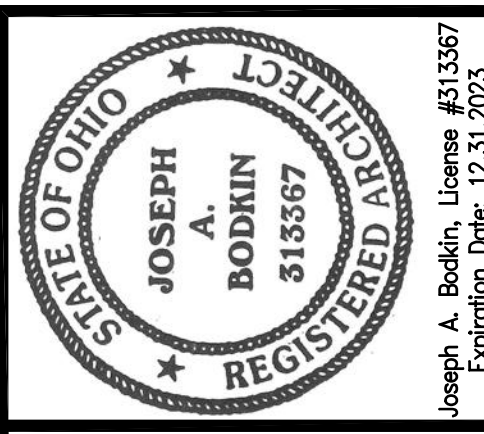
ELEVATION 15
SCALE: 1/2" = 1'-0"
A314(2)

Formica Building

Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
Location	115 E 5th Street Cincinnati, Ohio 45202
ENC CHG #	
Date	11.14.2022
Sheet	0
Project No.	2022_259
Scale	As Noted
Drawn	Checked

A314 (2)



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

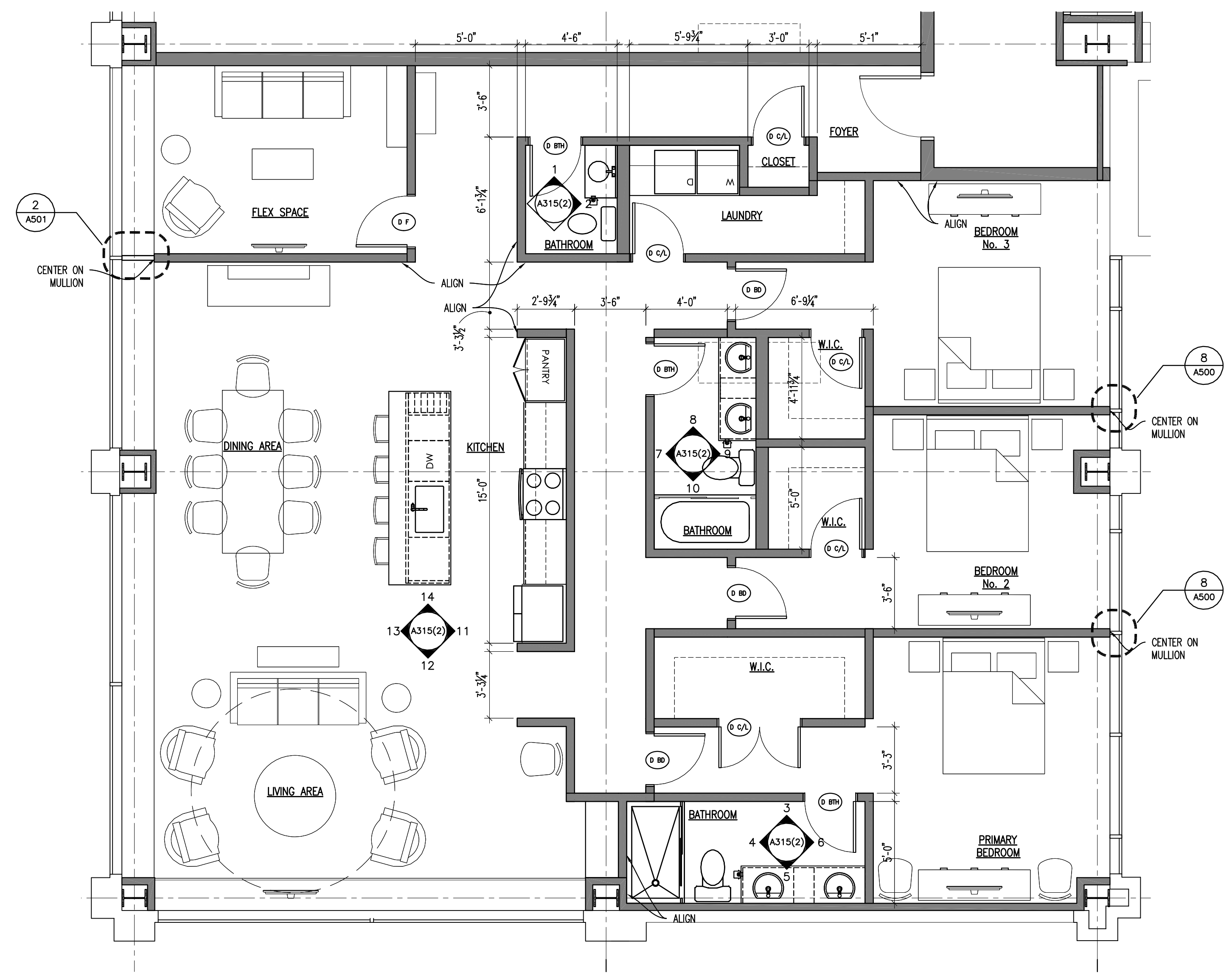
Formica Building

Office/Apartments

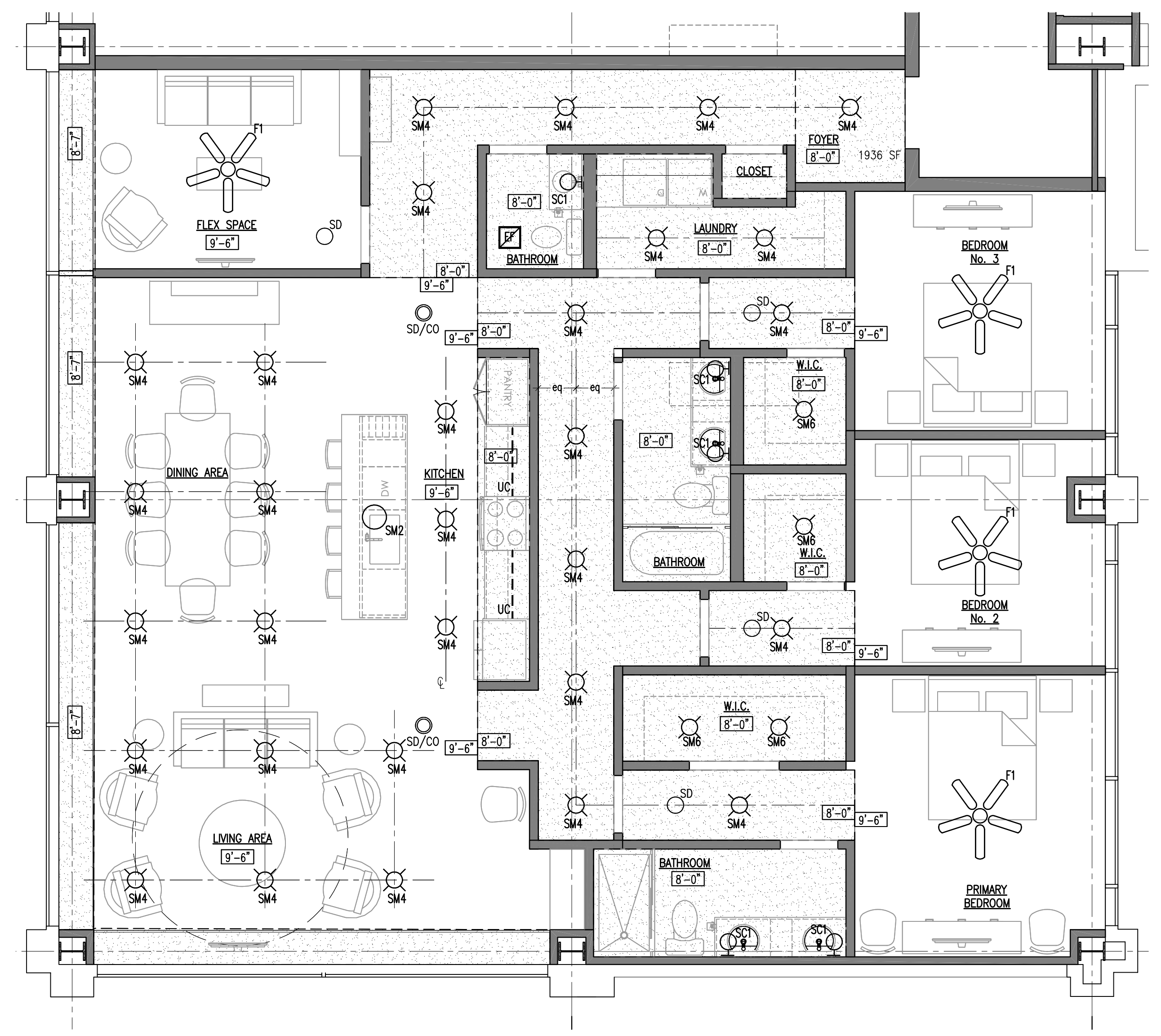
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS. TYP OF ALL.
- ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.



APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 A315(1)



APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
2 A315(1)

APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING / DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSETS / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FLEX SPACE	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
POWDER ROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS			
		SIZE		STYLE	DOOR MATERIAL	TYPE	DETAIL							
		WIDTH	HEIGHT				THICK	HEAD				JAMB	OTHER	
D BR (x3)	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D BTH (x3)	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	2	-	PRE-HUNG STAINED
D C/L (x3)	CLOSET	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D C/L (x1)	LAUNDRY	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	4	-	PRE-HUNG STAINED
D C/L (x1)	WALK IN CLOSET	(2'-11/2) 4'-2"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED
D F (x1)	FLEX SPACE	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	5/A600	6/A600	-	3	-	PRE-HUNG STAINED

APPROVED
CIN BD
2022P03573
02/01/23

Formica Building
115 E 5th Street
Cincinnati, Ohio 45202

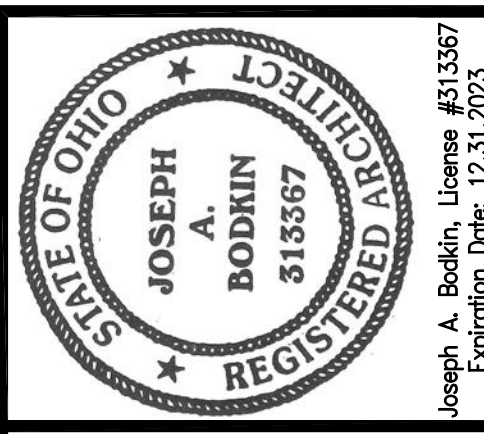
11.14.2022
Date

ENC CHG #1

Sheet: P
Construction
Project No: 2022_259
Scale: As Noted

Checked: [Signature]
As Noted

A315 (1)



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT
 1826 Race Street
 Cincinnati, Ohio 45202
 513.559.0048

Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

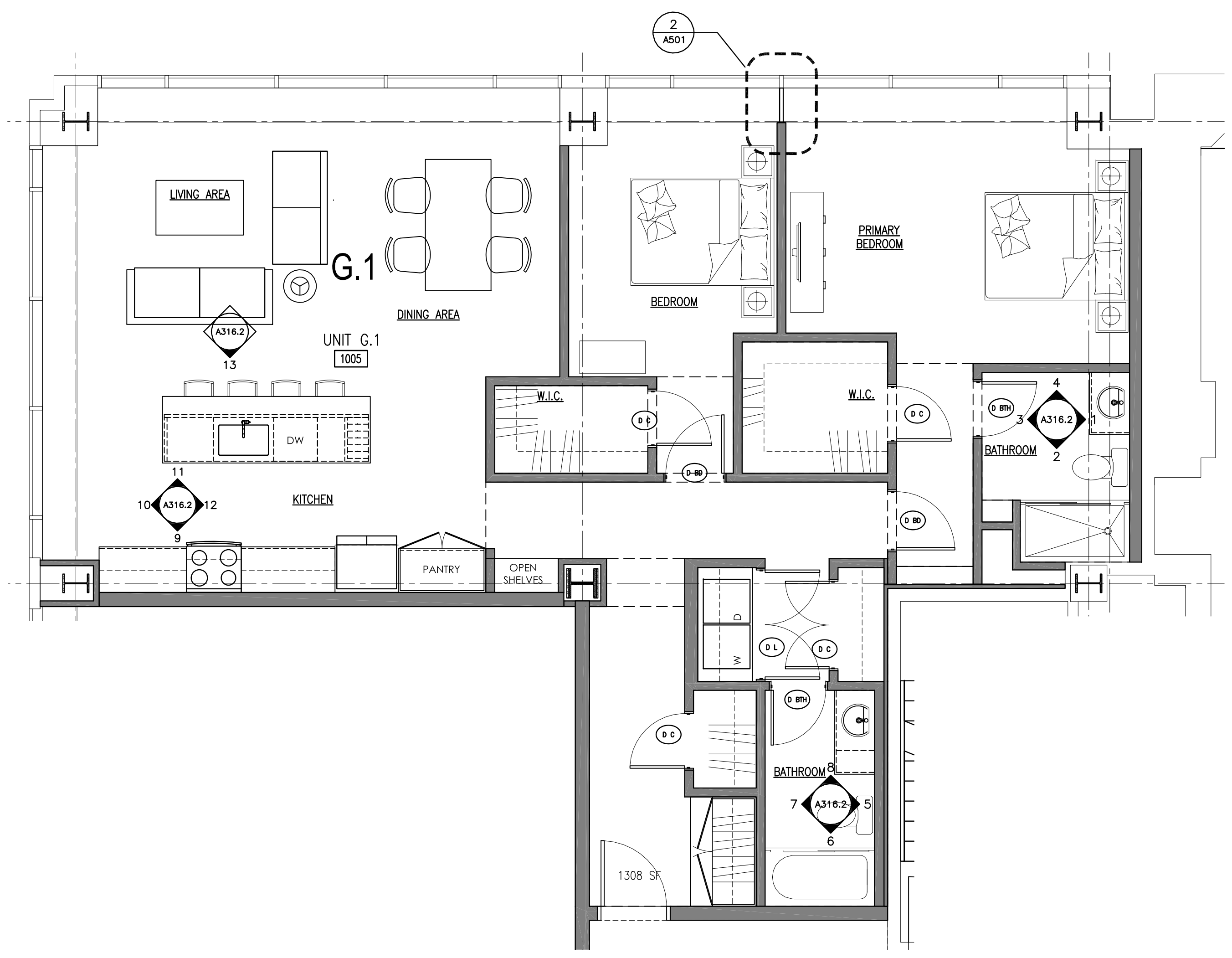
GENERAL APARTMENT NOTES

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- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
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- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
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- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
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- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR.
- PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK.

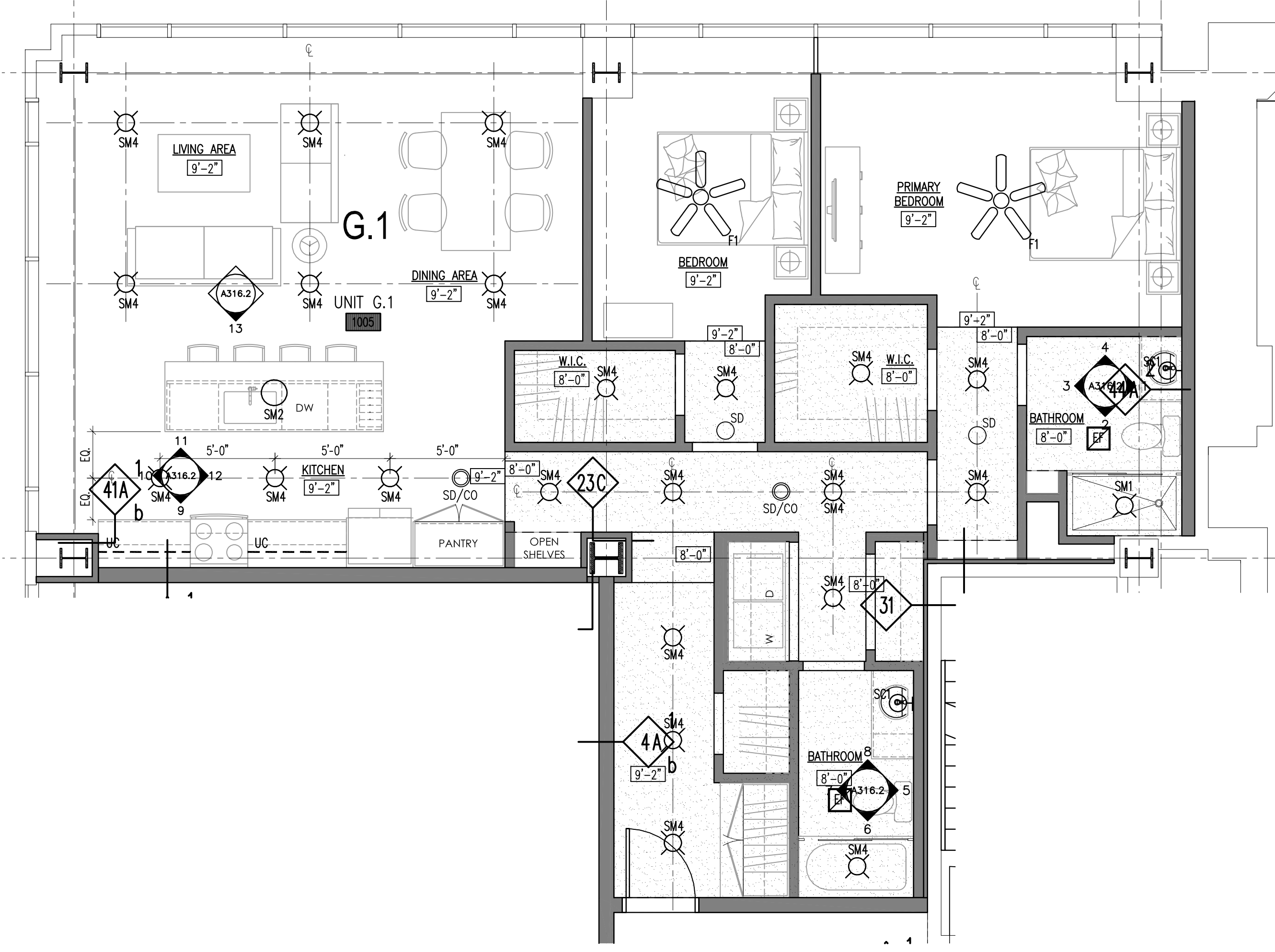
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
 KZSA CONTROLS & LIGHTING
 RICK KRUEGER
 513.813.0633

- SURFACE TBD
- SURFACE TBD
-
-
-
-
-
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-



APARTMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



APARTMENT REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

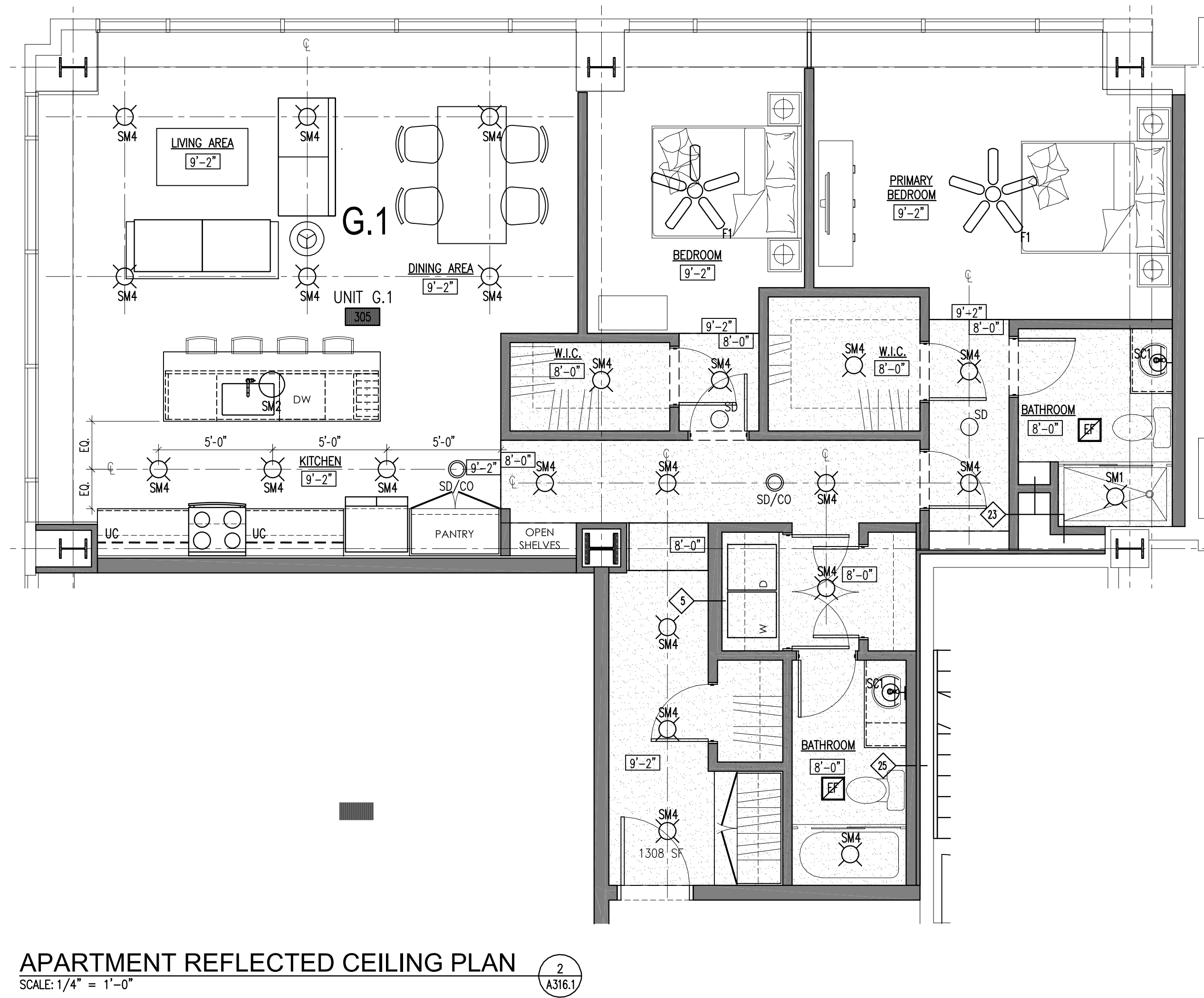
APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
PRIMARY BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
 A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE													
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		SIZE				DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL				
		WIDTH	HEIGHT	THICK	STYLE				HEAD				JAMB OTHER
D BR (x2)	BEDROOMS	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG. STAINED OAK
D BTH (x2)	BATHROOMS	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG. STAINED OAK
D C (x3)	CLOSET / W.I.C.	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG. STAINED OAK
D L (x1)	LAUNDRY	(2'-6"x2) 5'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG. STAINED OAK
D C (x1)	CLOSET	(2'-0"x2) 4'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG. STAINED OAK

Formica Building
 115 E 5th Street
 Cincinnati, Ohio 45202
 Sheet Title: Construction
 Project # 2022_259
 Date: 12.05.2022
 Revision: APARTMENT CHANGE
 Scale: As Noted
 Drawn: [Signature]

A316.1



APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FINISHING THE WINDOWS. TYP OF ALL.
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- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING.
- M. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- N. SHOWER PAN B.O.D.: BOOZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- O. SEE SHEET A800 FOR MATERIAL SCHEDULE.
- P. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

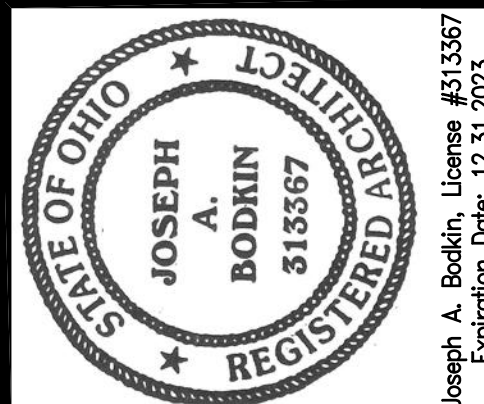
LIGHTING LEGEND

- FOR ALL LIGHTING CONTACT:
Y254 CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633
- 11 SURFACE TBD
 - 22 SURFACE TBD
 - SM3 SURFACE 6" ROUND
 - SM1 SURFACE 4" ROUND
 - SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
 - V1 VANITY WALL LIGHT
 - SC1 VANITY SCONCE LIGHT
 - F1 36" CEILING FAN
 - F2 42" CEILING FAN
 - UC UNDER CABINET LIGHT

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
PRIMARY BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE			STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL					
		WIDTH	HEIGHT	THICK					HEAD				JAMB	OTHER
D BR (x2)	BEDROOMS	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK	
D BTH (x2)	BATHROOMS	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK	
D C (x3)	CLOSET / W.I.C.	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK	
D L (x1)	LAUNDRY	(2'-6"x2) 5'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG, STAINED OAK	
D C (x1)	CLOSET	(2'-0"x2) 4'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG, STAINED OAK	



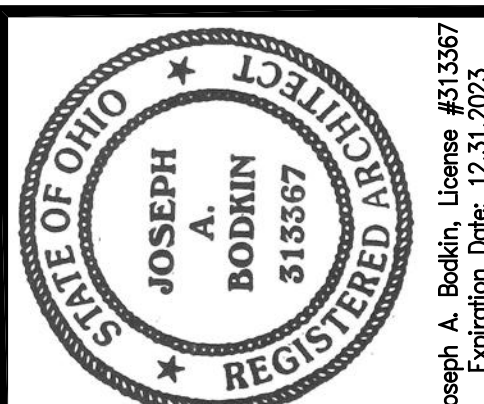
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6
No. Revisions	0
Date	01.12.2023
APARTMENT CHANGES	01.12.2023
City	Cincinnati, Ohio 45202
Sheet Title	Unit G-1
Construction	Construction
Project No.	2022-259
Permit No.	2022-259
Scale	As Noted
Drawn	Checked

A316.1

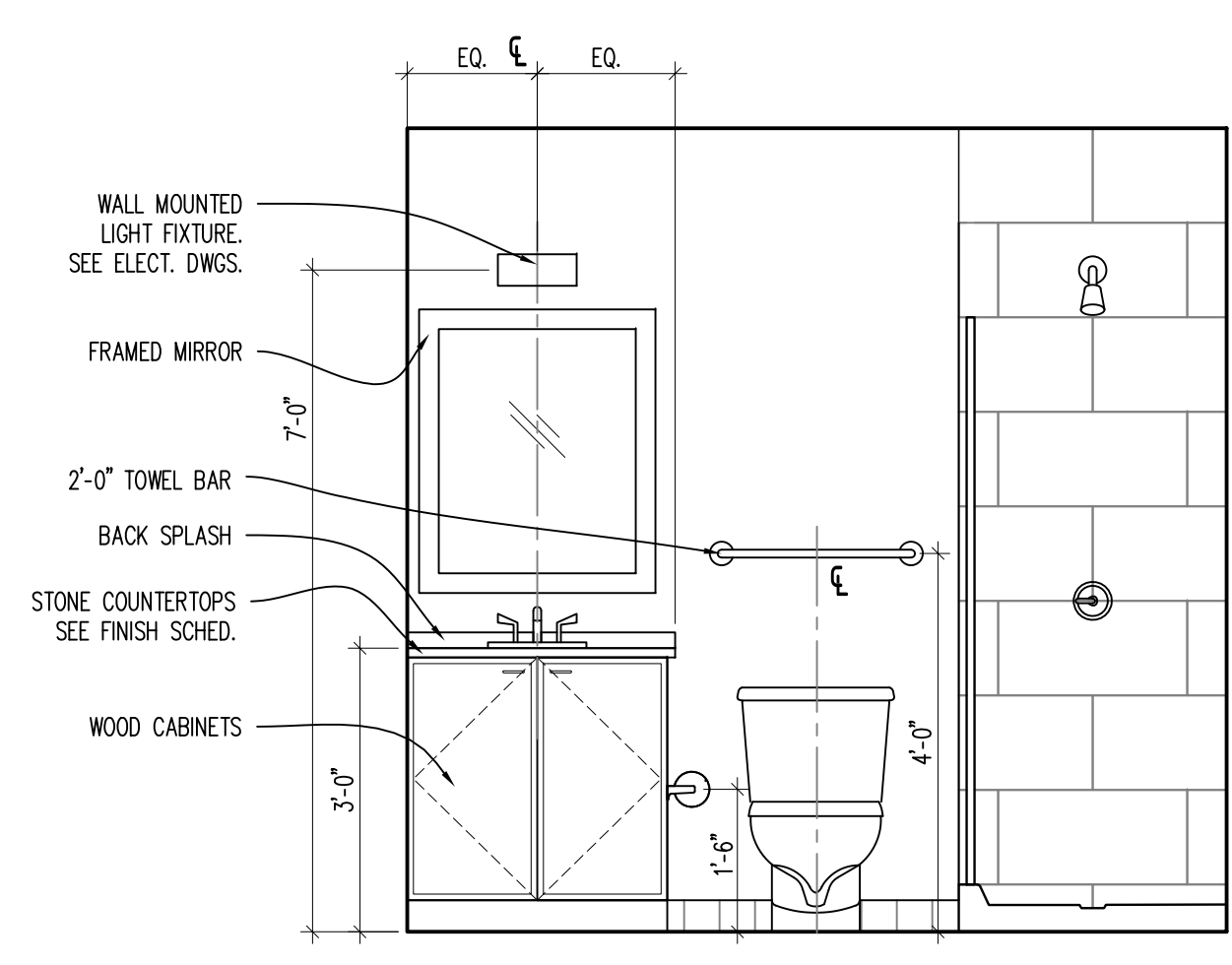


modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

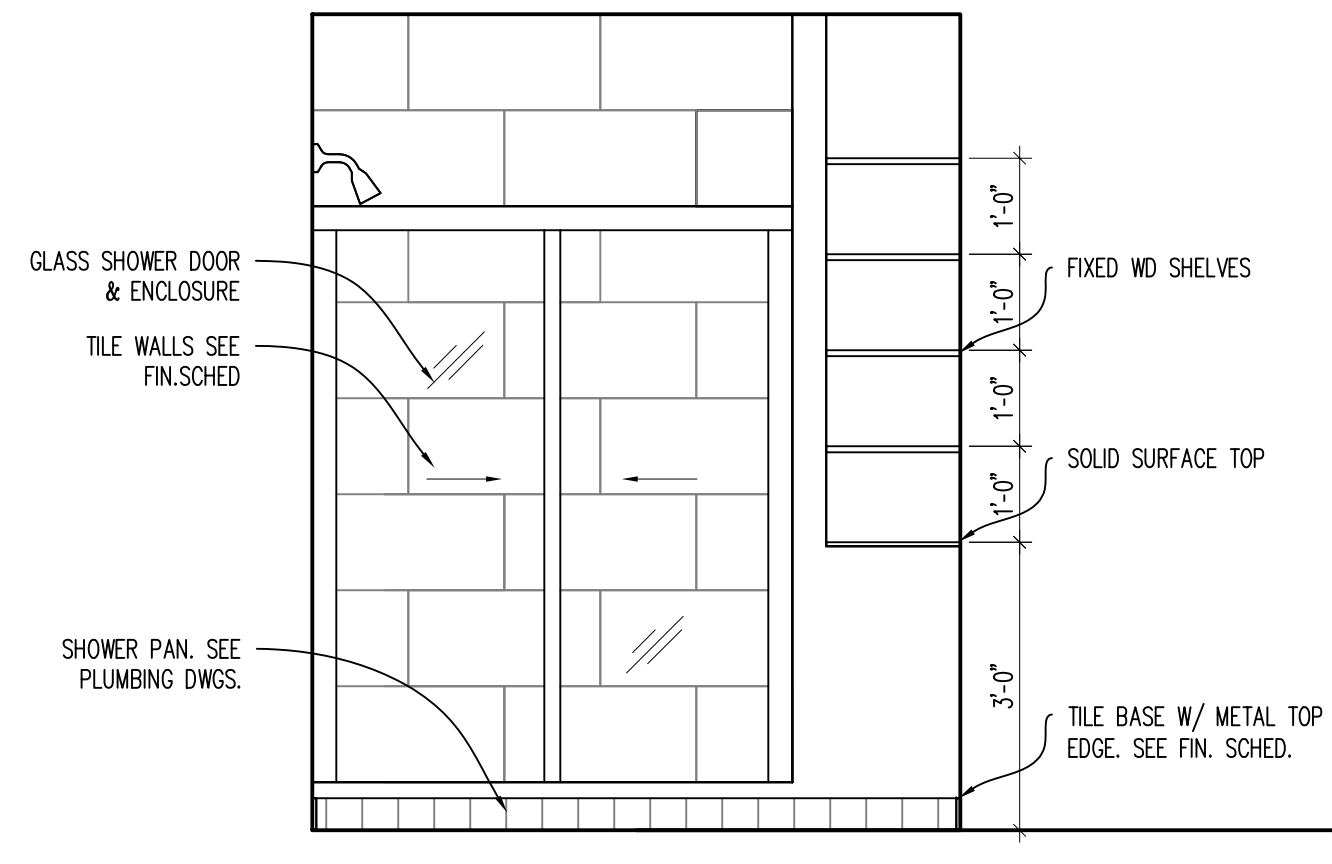
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL APARTMENT NOTES

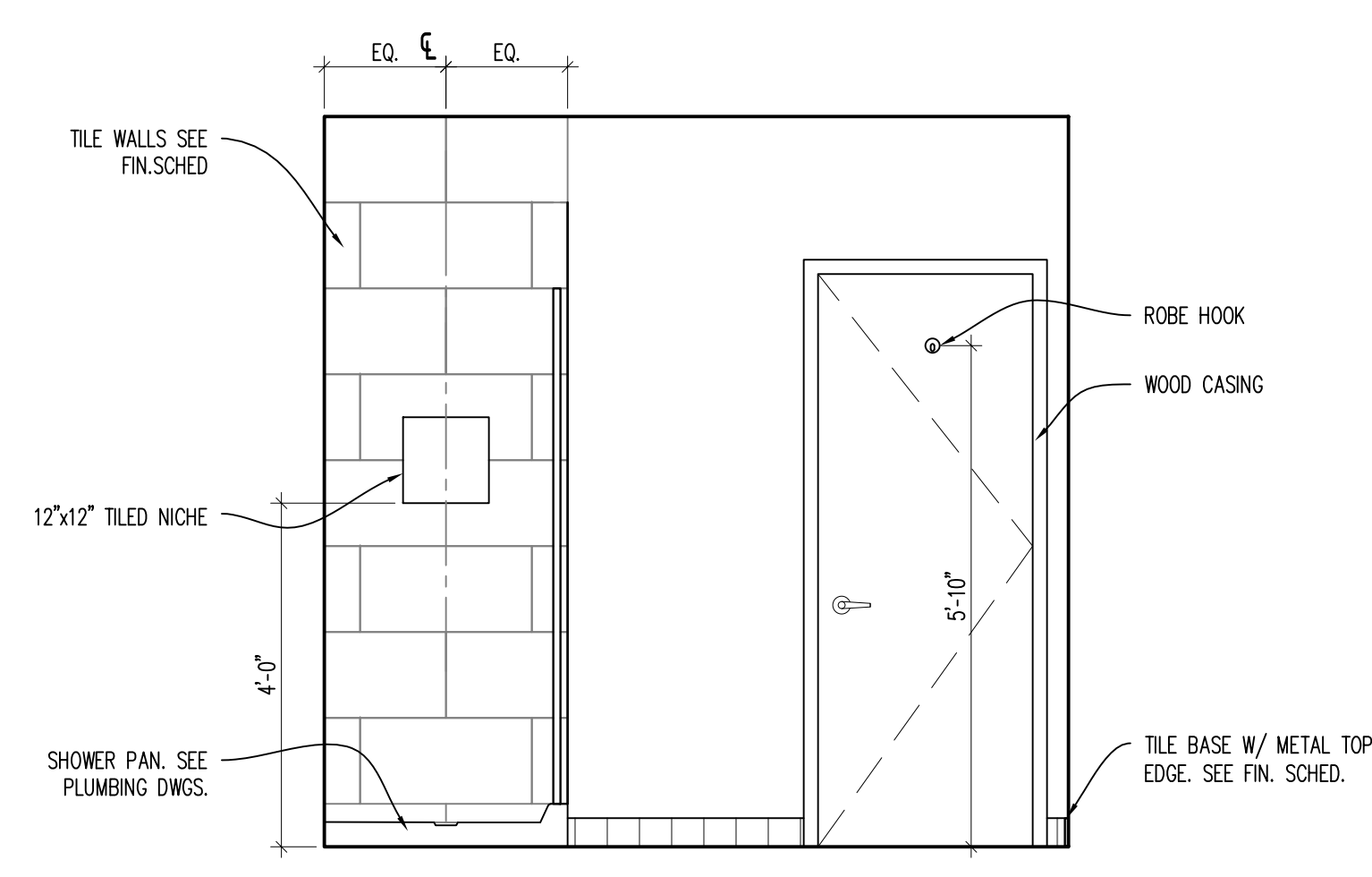
- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
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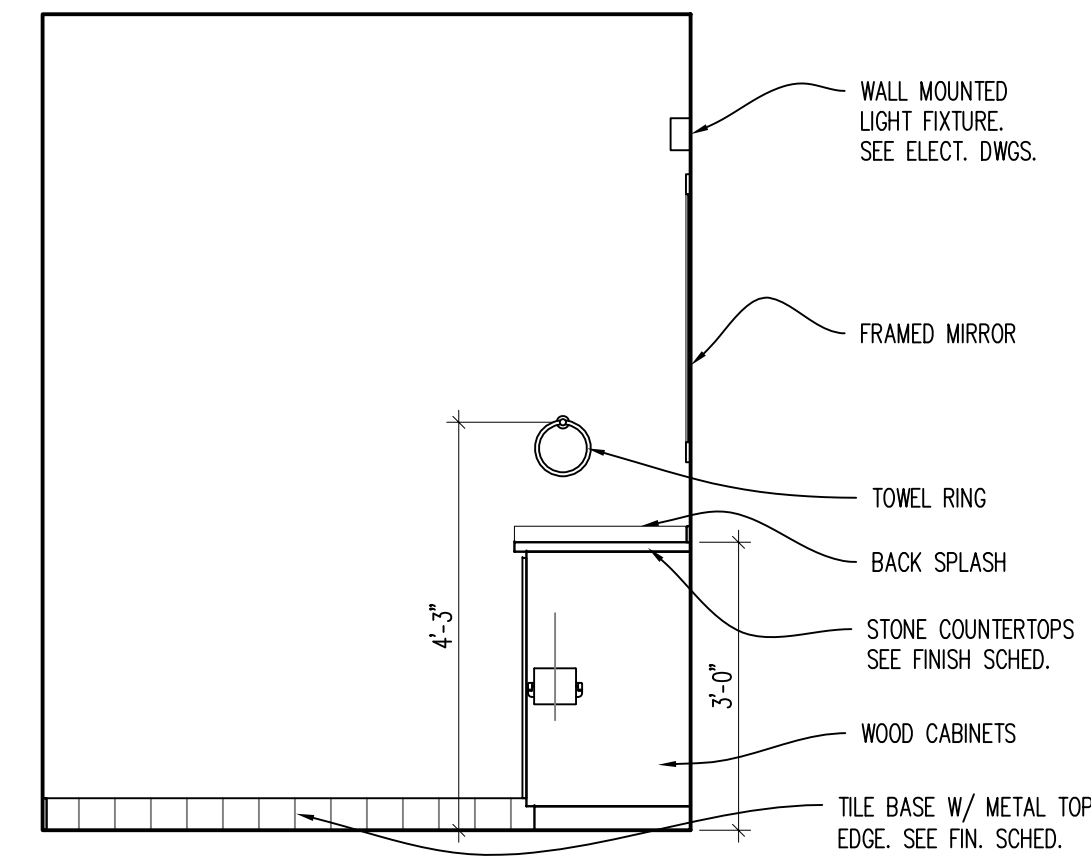
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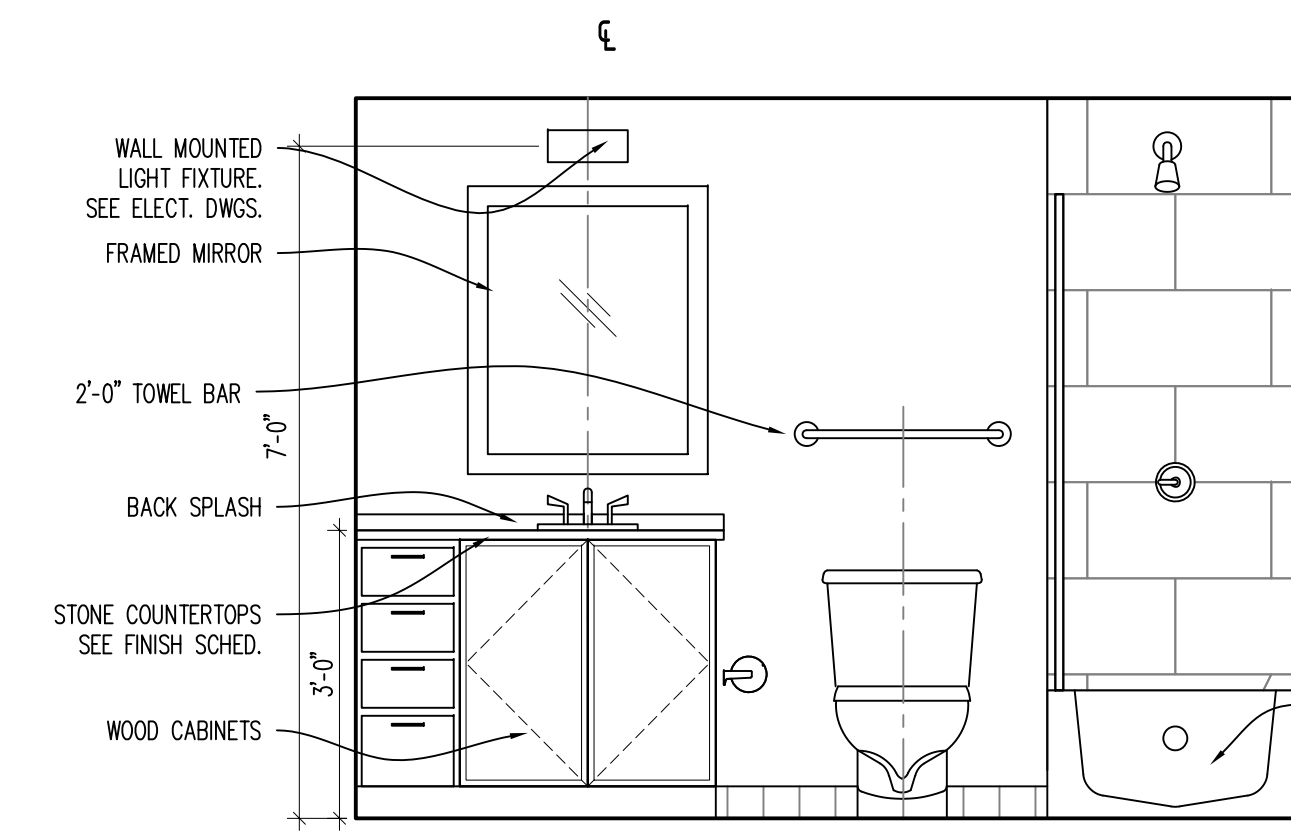
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A316.2



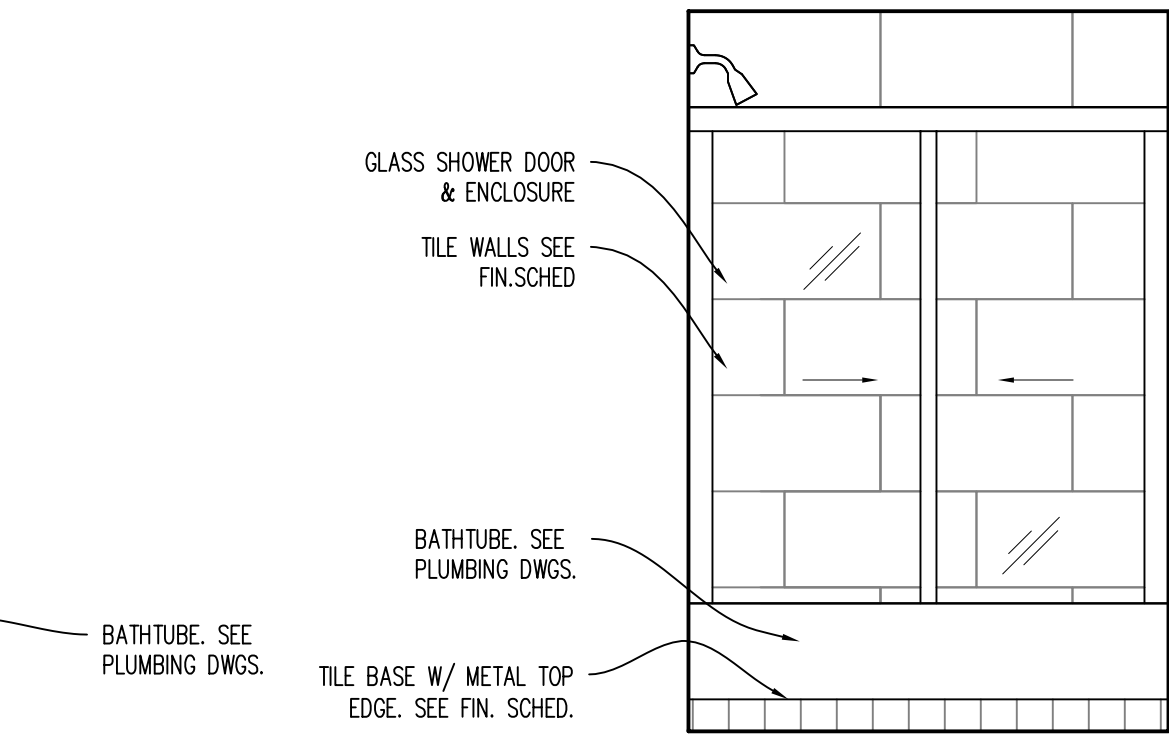
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A316.2



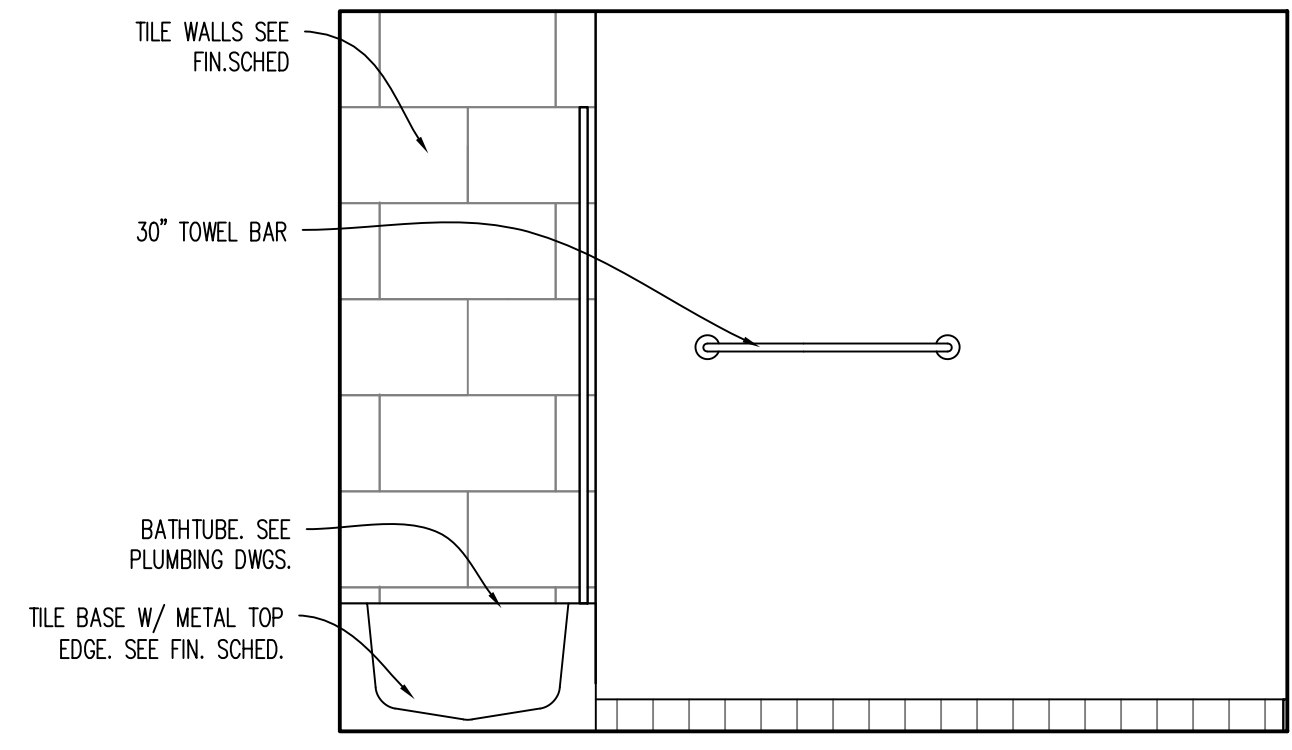
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A316.2



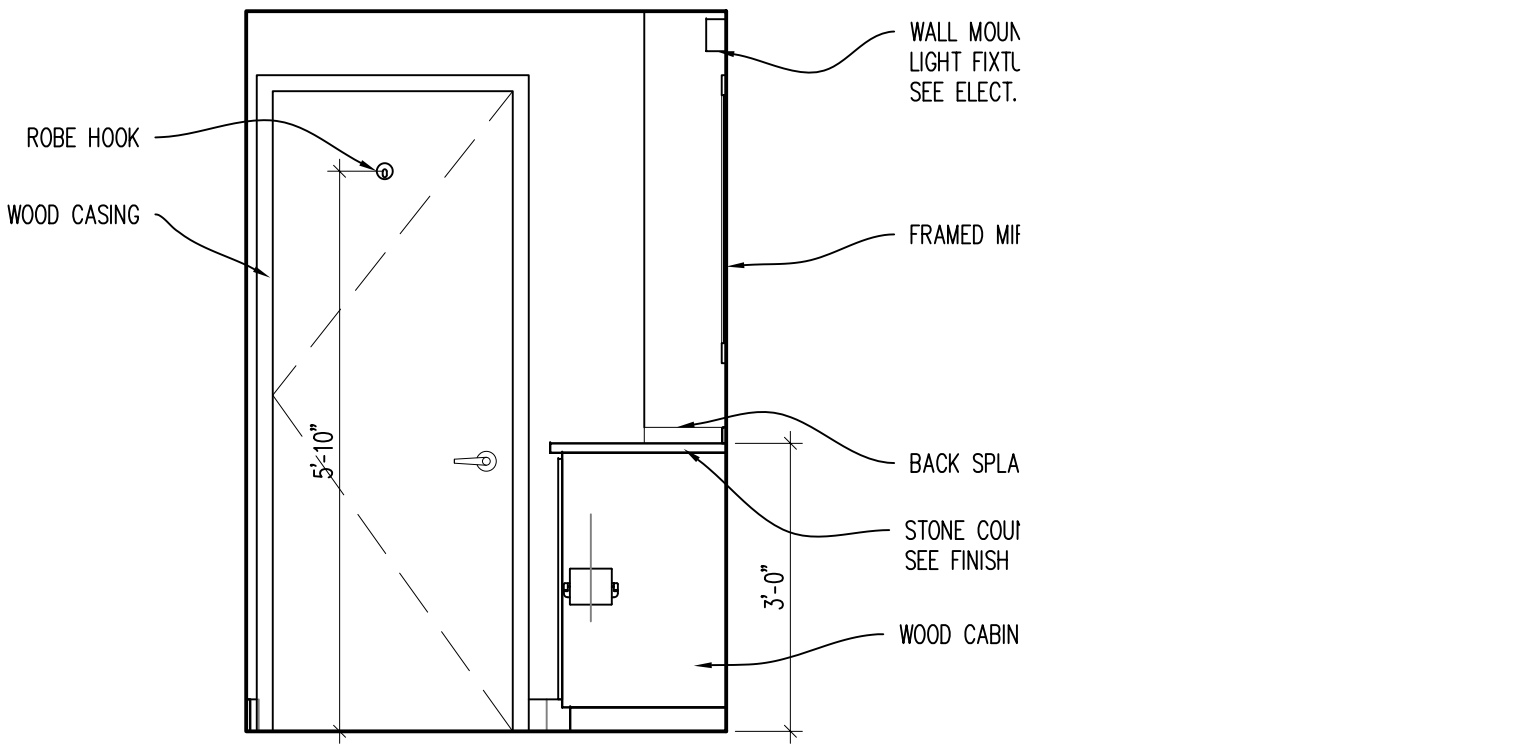
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SCALE: 1/2" = 1'-0"
A316.2



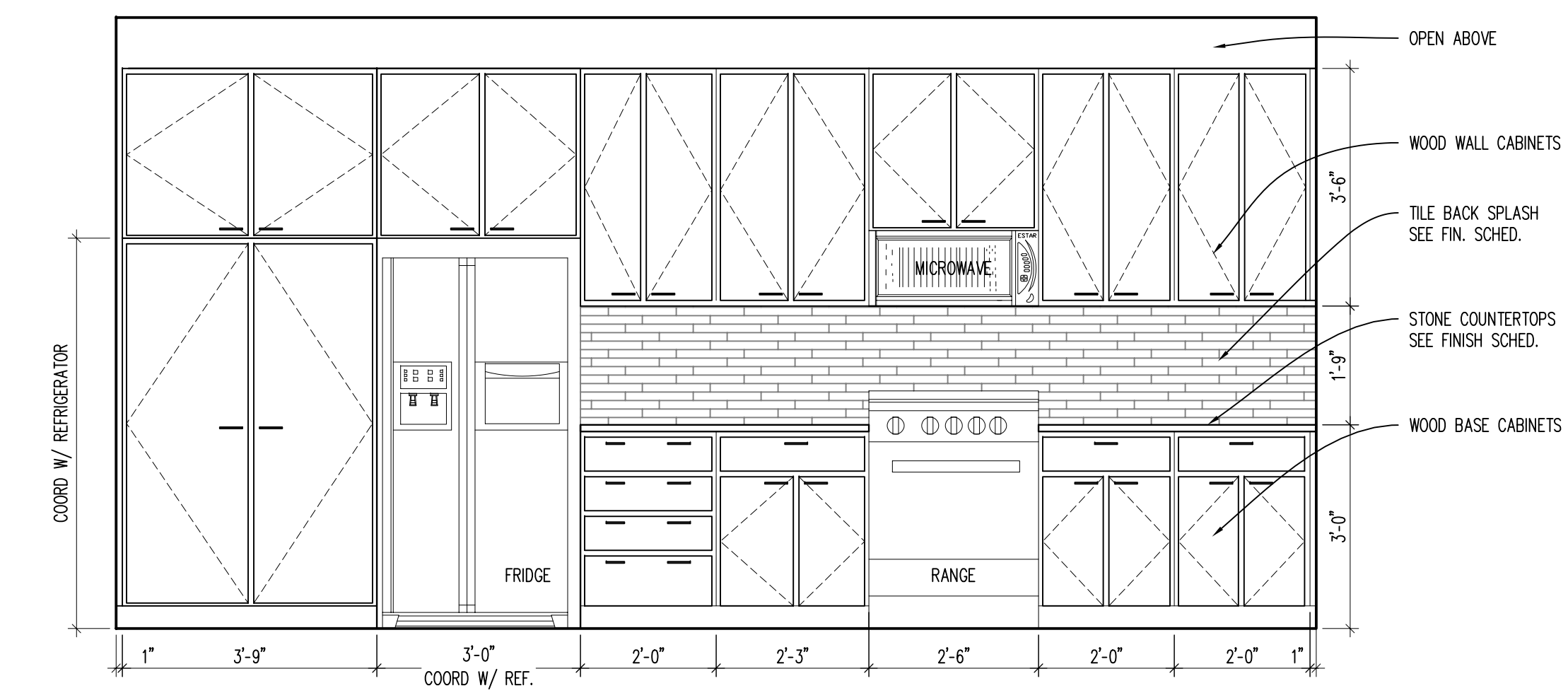
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SCALE: 1/2" = 1'-0"
A316.2



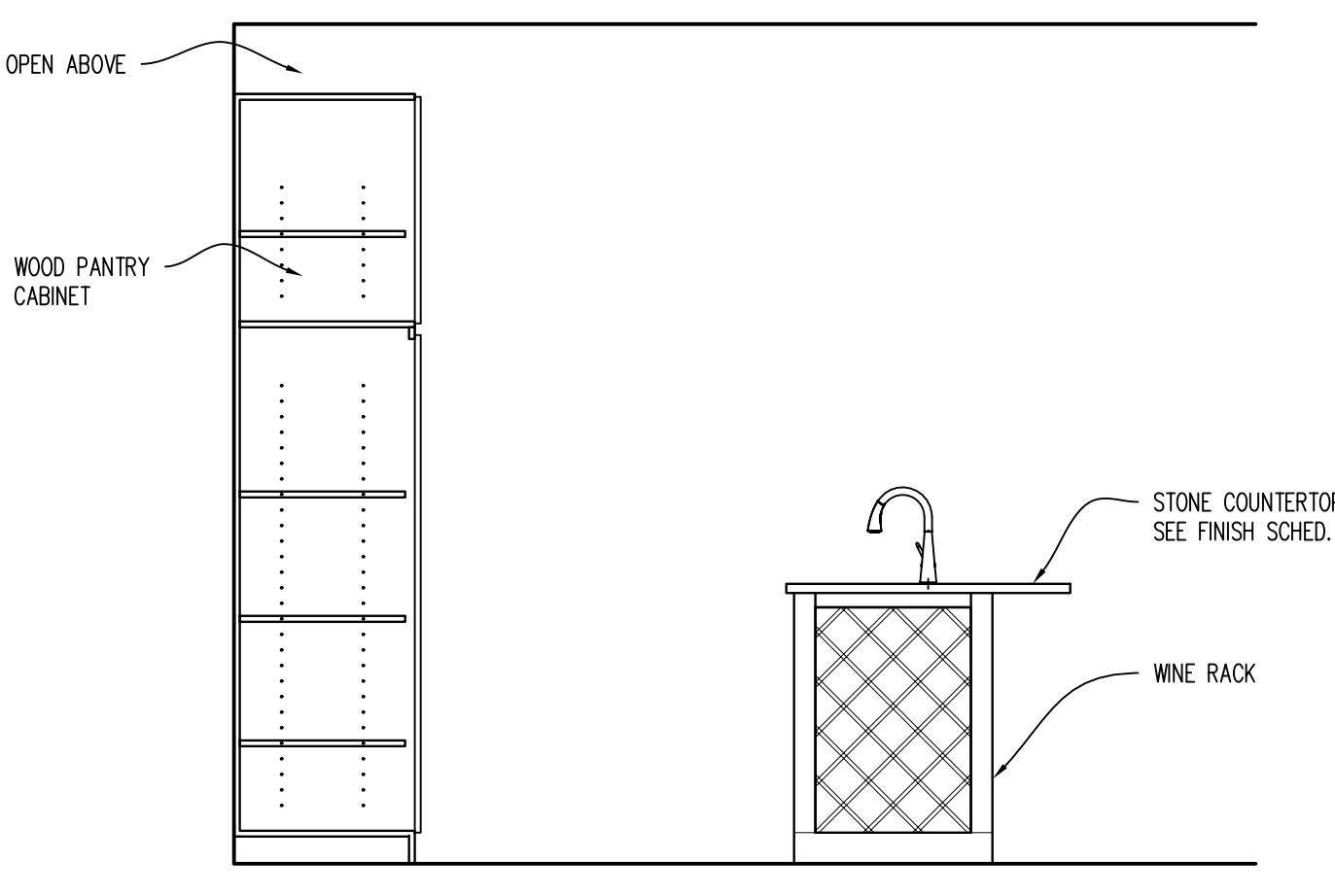
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SCALE: 1/2" = 1'-0"
A316.2



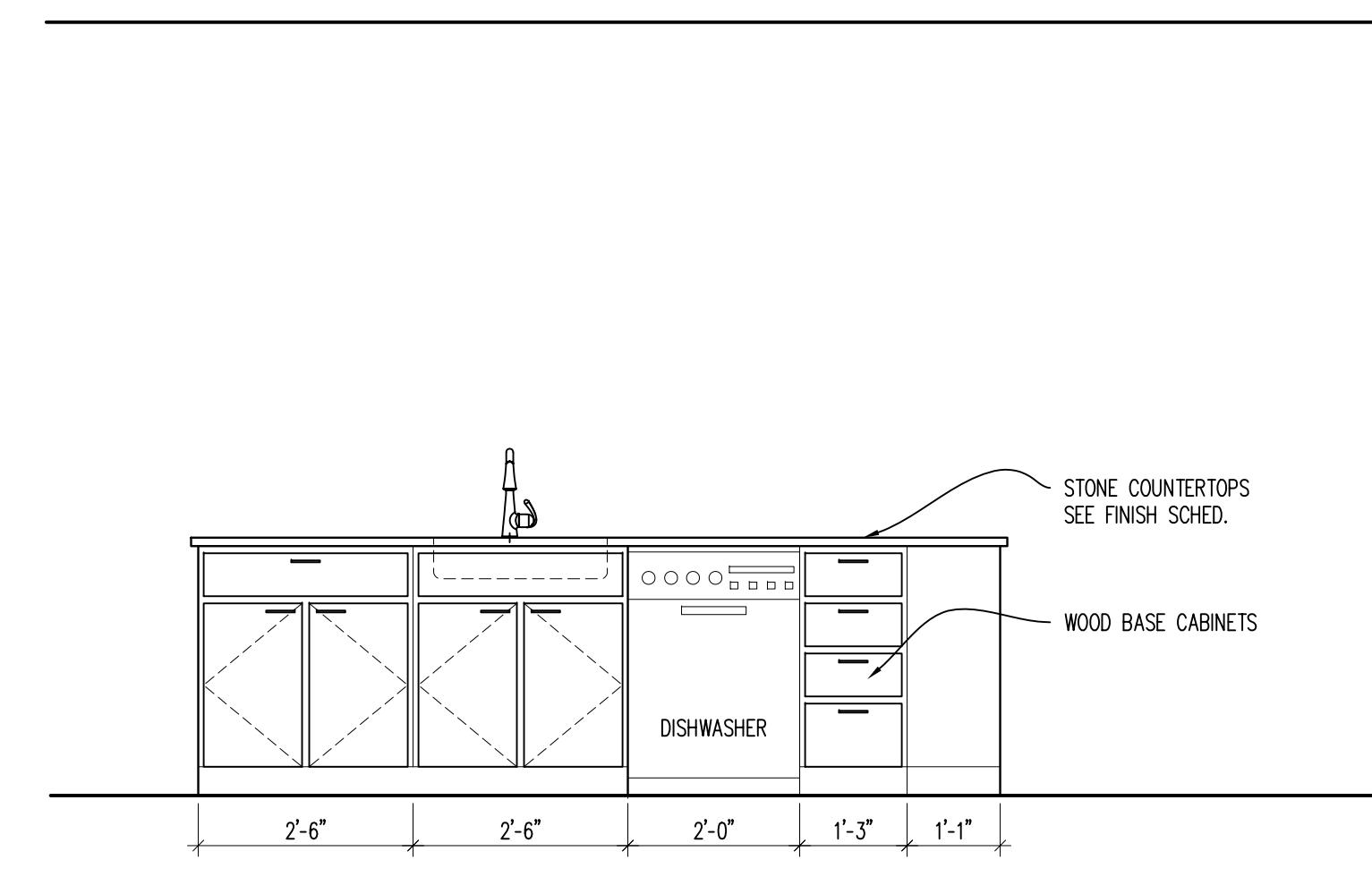
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SCALE: 1/2" = 1'-0"
A316.2



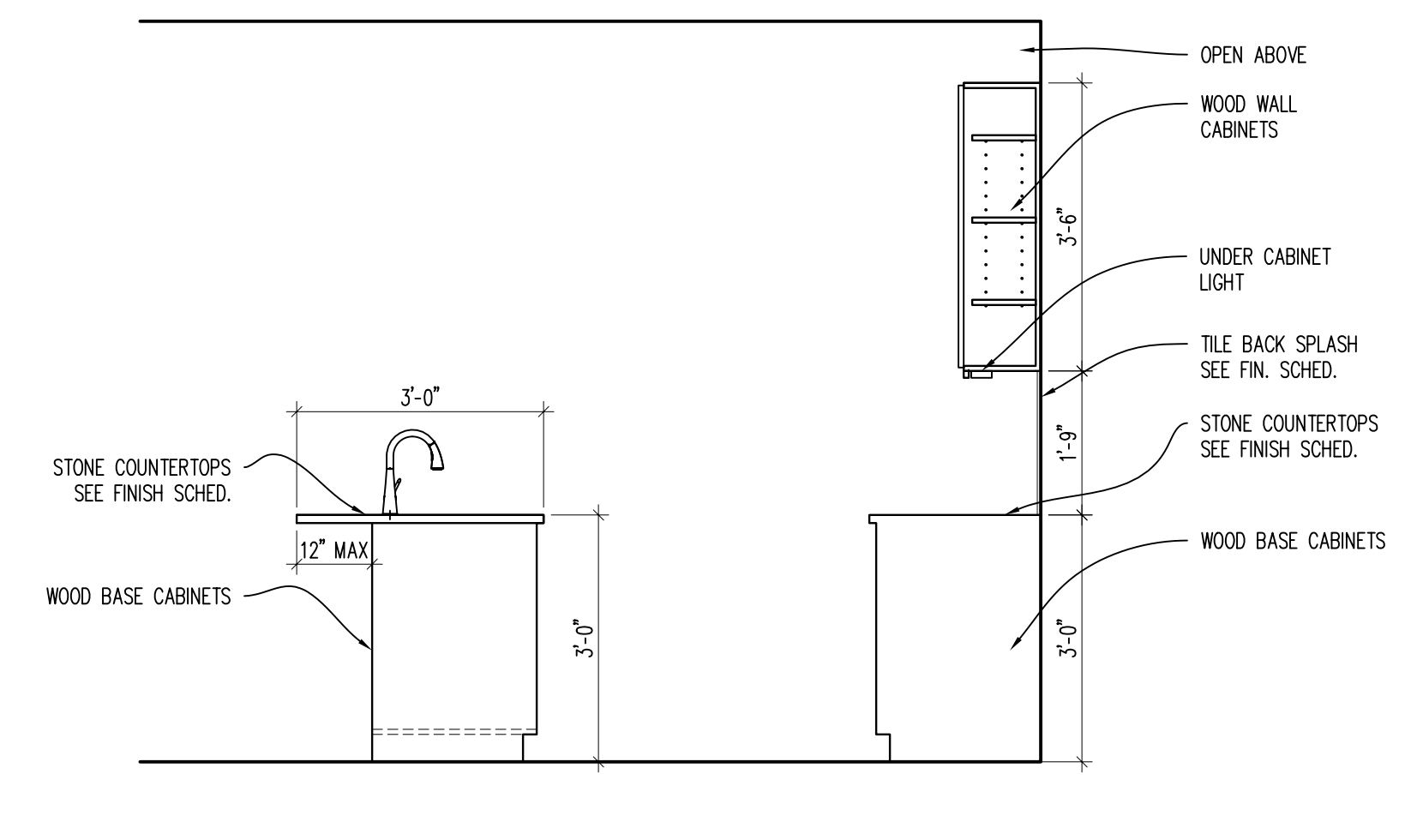
ELEVATION 9
SCALE: 1/2" = 1'-0"
A316.2



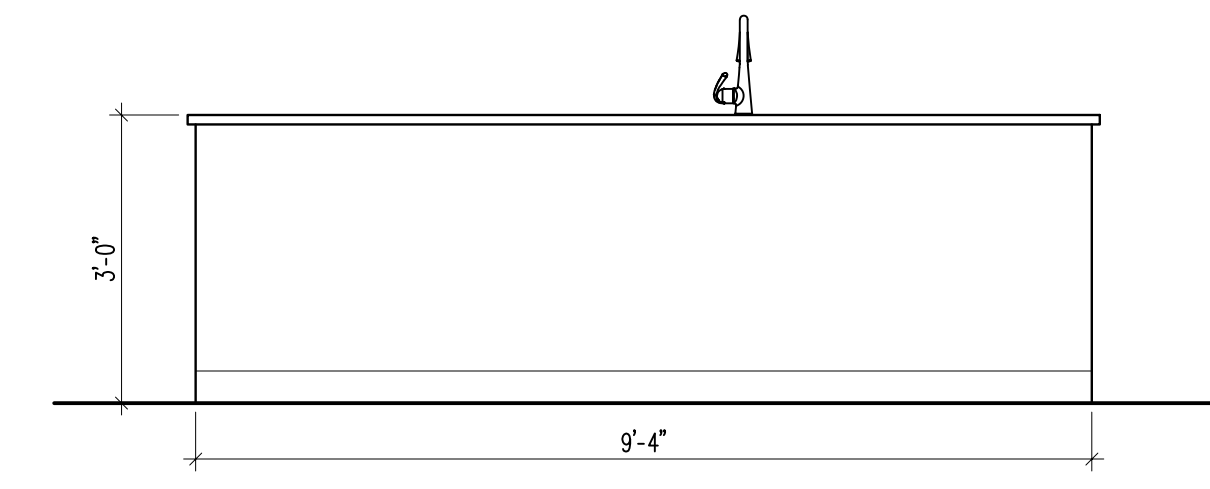
ELEVATION 10
SCALE: 1/2" = 1'-0"
A316.2



ELEVATION 11
SCALE: 1/2" = 1'-0"
A316.2



ELEVATION 12
SCALE: 1/2" = 1'-0"
A316.2



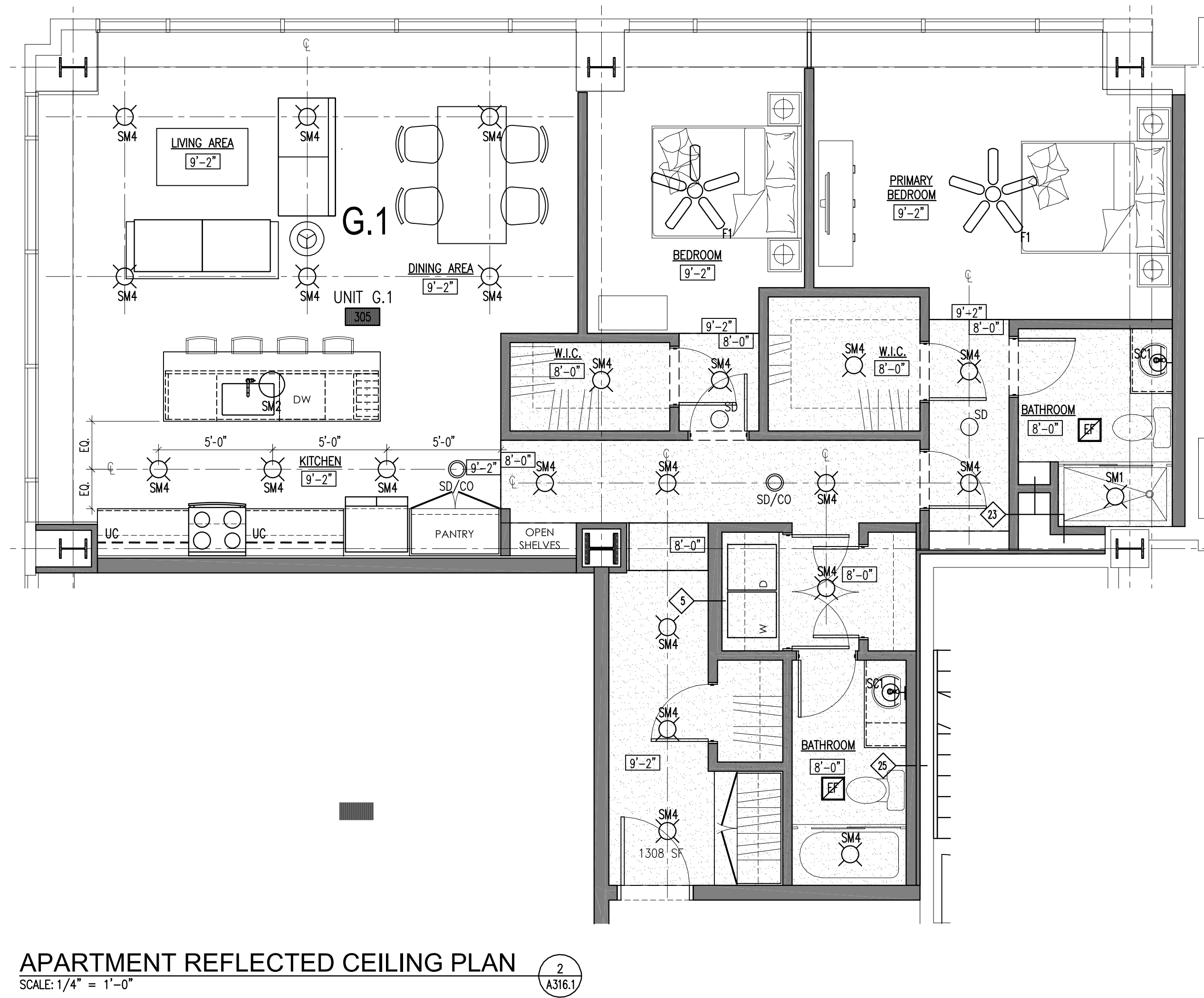
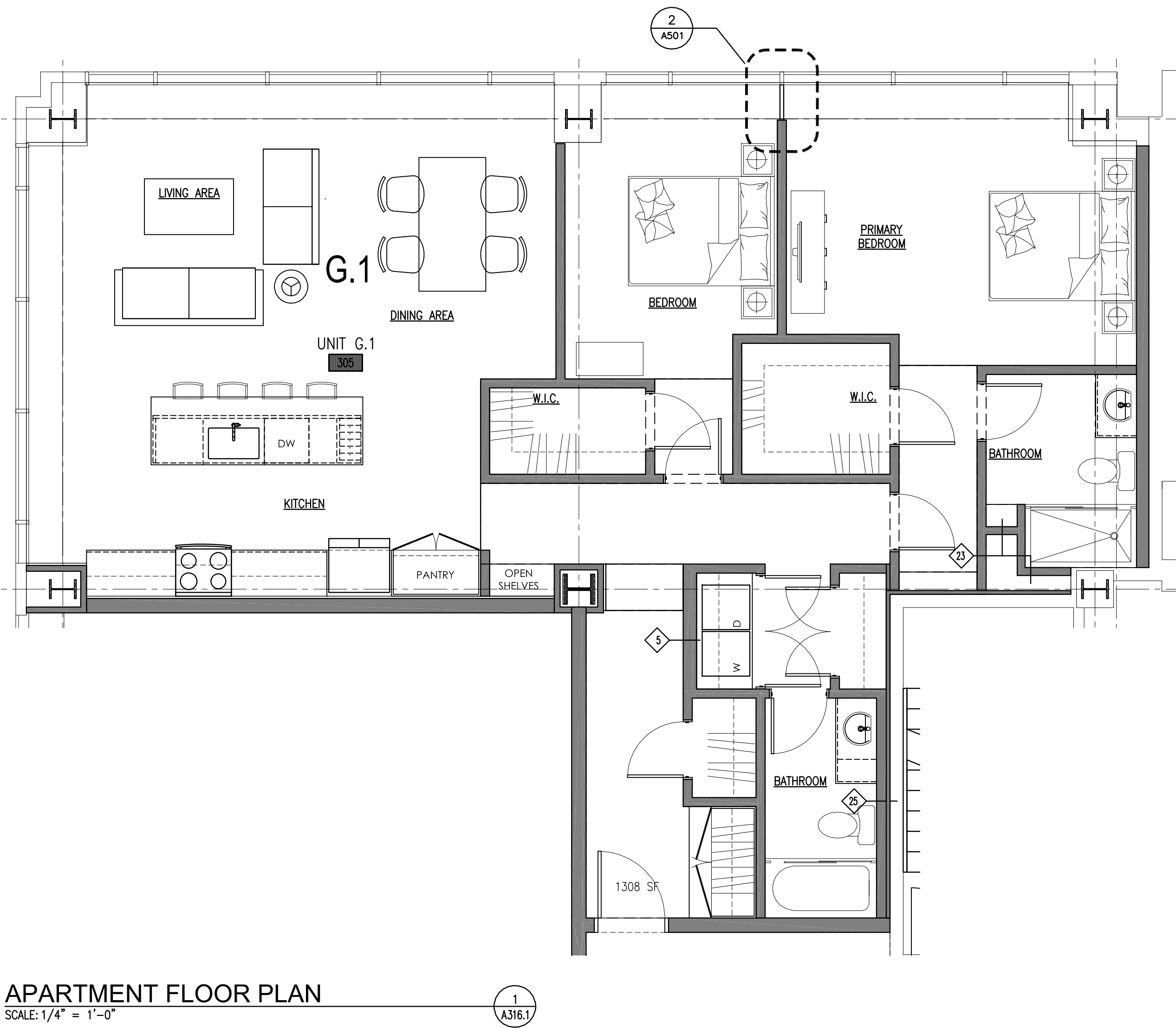
ELEVATION 13
SCALE: 1/2" = 1'-0"
A316.2

Formica Building

Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
Address	115 E 5th Street Cincinnati, Ohio - 45202
Sheet Title	3-1 Construction
Project #	2022_259
Scale	As Noted
Drawn	Checked
Date	12.05.2022
Revisions	APARTMENT CHANGE

A316.2



APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FINISHING THE WINDOWS. TOP OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING.
- M. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- N. SHOWER PAN B.O.D.: BOOZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- O. SEE SHEET A800 FOR MATERIAL SCHEDULE.
- P. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

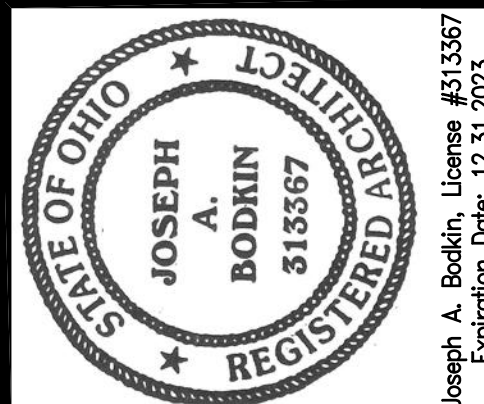
LIGHTING LEGEND

- FOR ALL LIGHTING CONTACT:
Y254 CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633
- 11 SURFACE TBD
 - 22 SURFACE TBD
 - SM3 SURFACE 6" ROUND
 - SM1 SURFACE 4" ROUND
 - SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
 - V1 VANITY WALL LIGHT
 - SC1 VANITY SCONCE LIGHT
 - F1 36" CEILING FAN
 - F2 42" CEILING FAN
 - UC UNDER CABINET LIGHT

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
PRIMARY BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE			STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL					
		WIDTH	HEIGHT	THICK					HEAD				JAMB	OTHER
D BR (x2)	BEDROOMS	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK	
D BTH (x2)	BATHROOMS	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK	
D C (x3)	CLOSET / W.I.C.	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK	
D L (x1)	LAUNDRY	(2'-6"x2) 5'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG, STAINED OAK	
D C (x1)	CLOSET	(2'-0"x2) 4'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG, STAINED OAK	



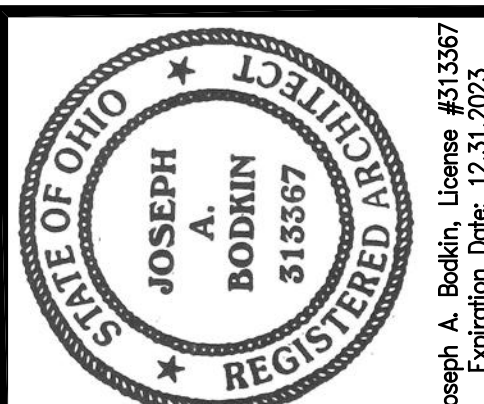
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6
No. Revisions	0
Date	01.12.2023
APARTMENT CHANGES	01.12.2023
City	Cincinnati, Ohio 45202
Sheet Title	Unit G.1
Construction	Construction
Project No.	2022-259
Permit No.	2022-259
Scale	As Noted
Drawn	Checked

A316.2



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project No.	2022P03573
Revision No.	APARTMENT CHANGE
Date	12.05.2022
Sheet Title	Construction
Issue Date	
Project No.	2022_259
Scale	As Noted
Drawn	Checked

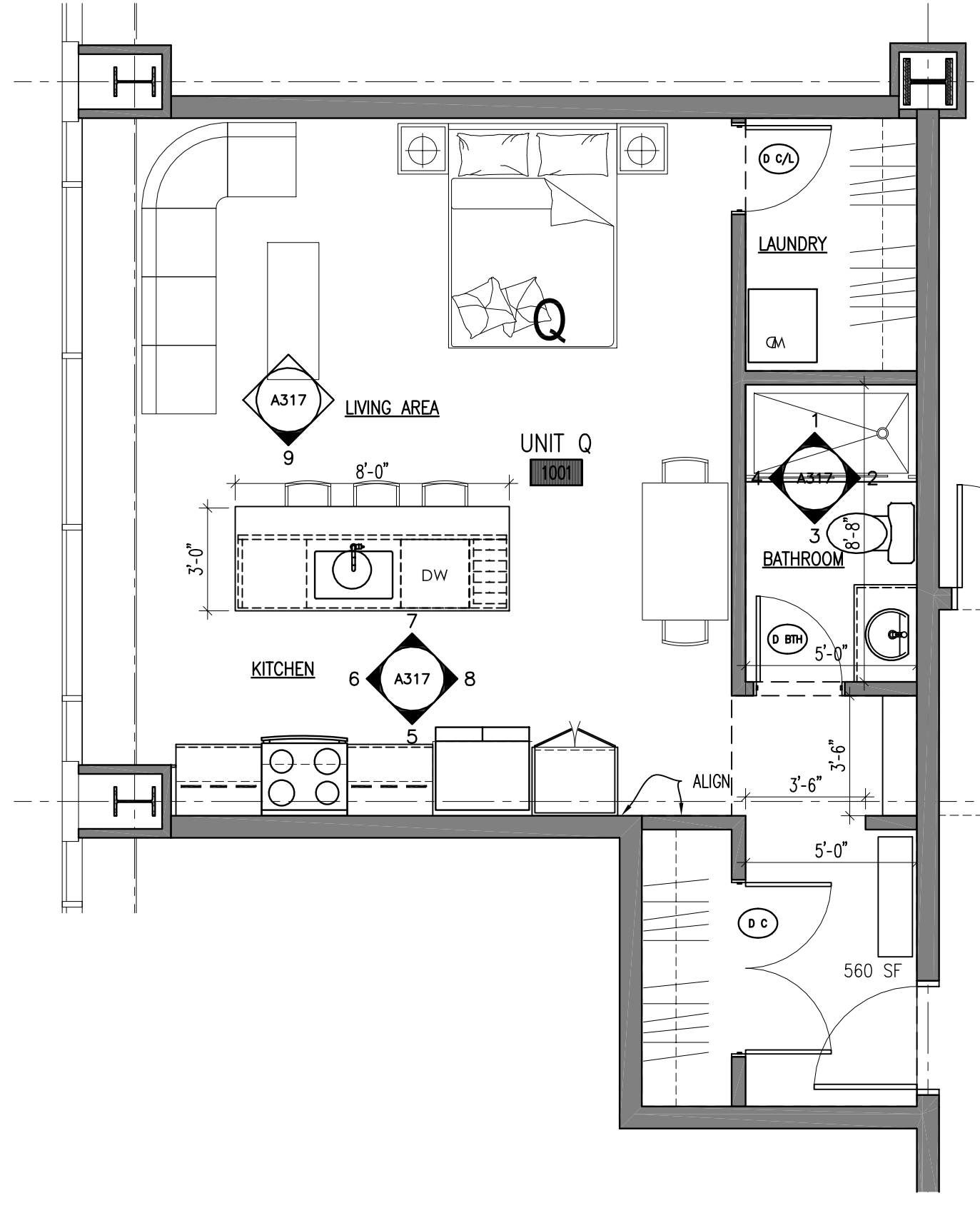
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
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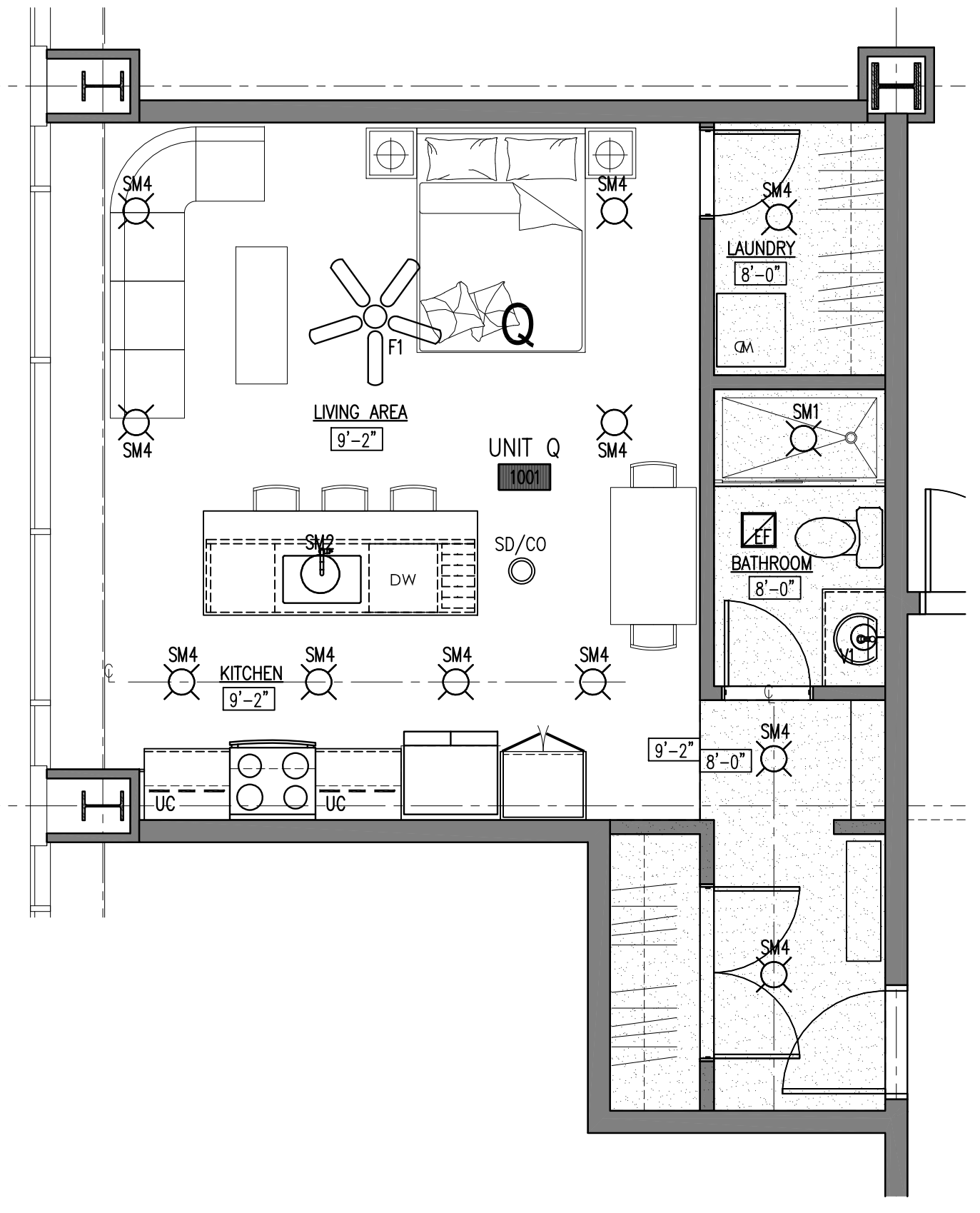
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
BRUX KRUEGER
513.813.0833

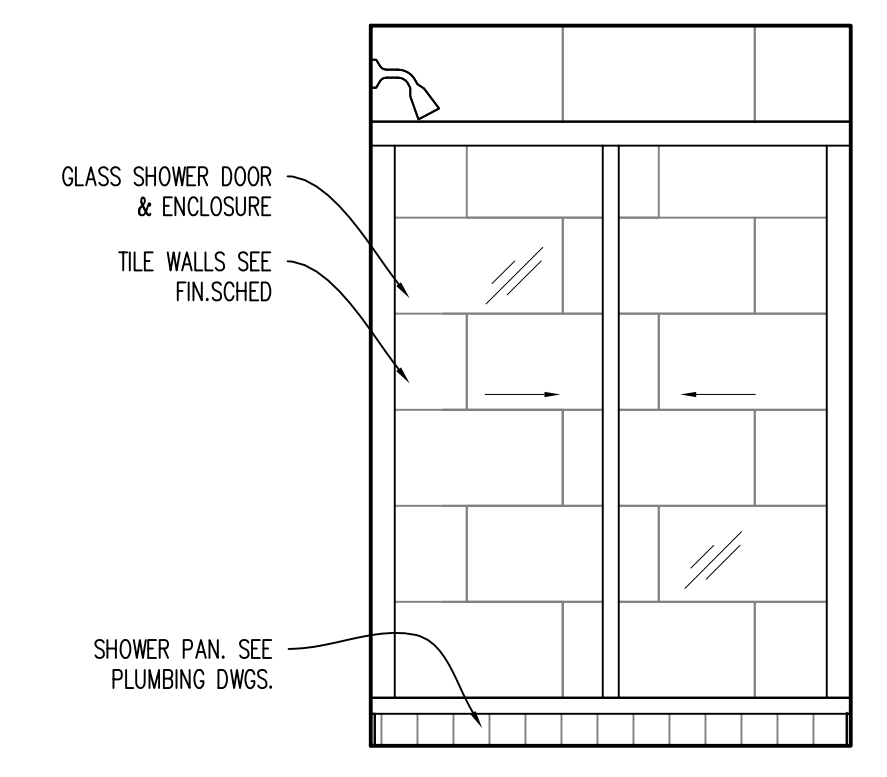
- 1? SURFACE TBD
- 2? SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- HO V1 VANITY WALL LIGHT
- HO SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



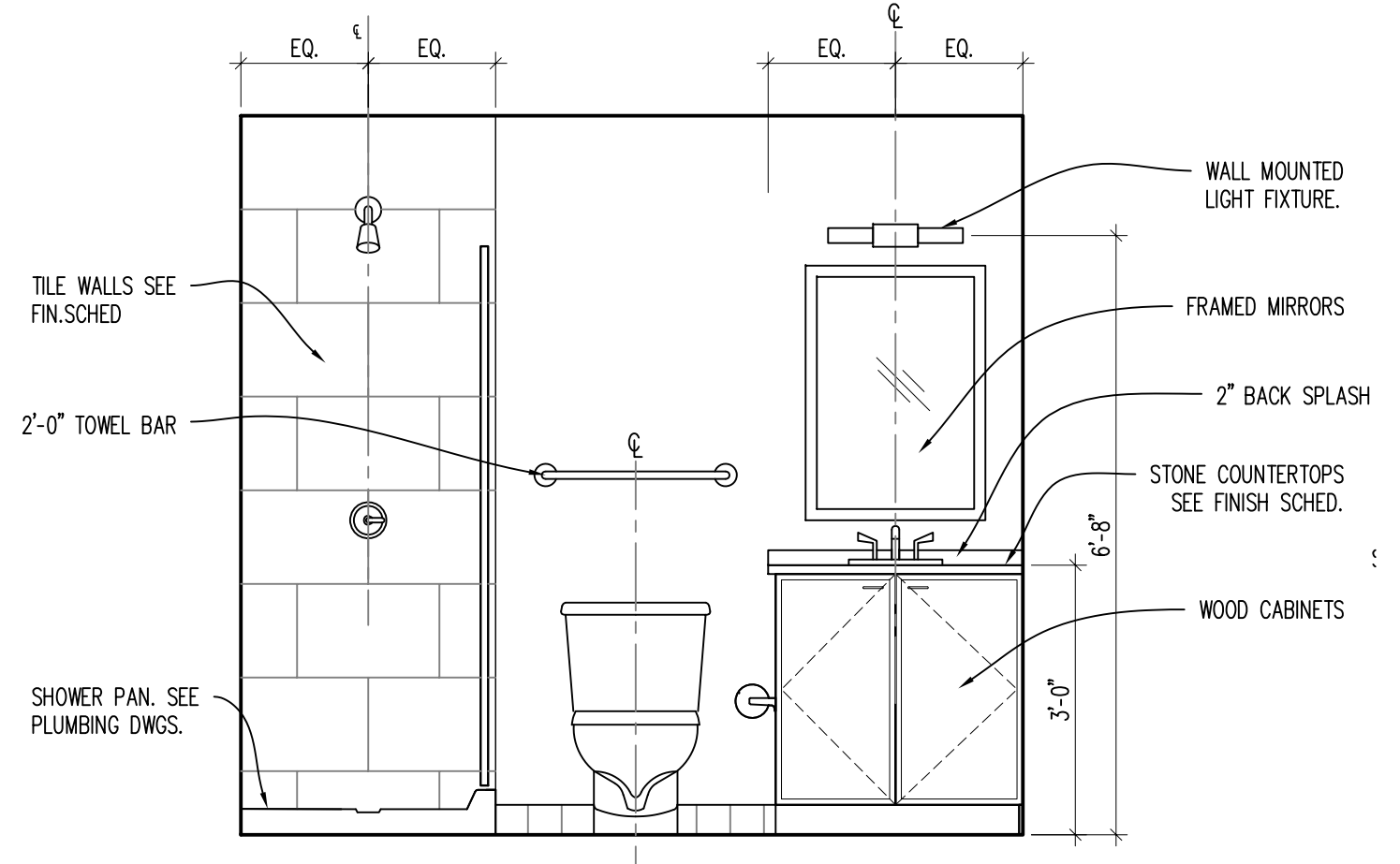
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" (A317)



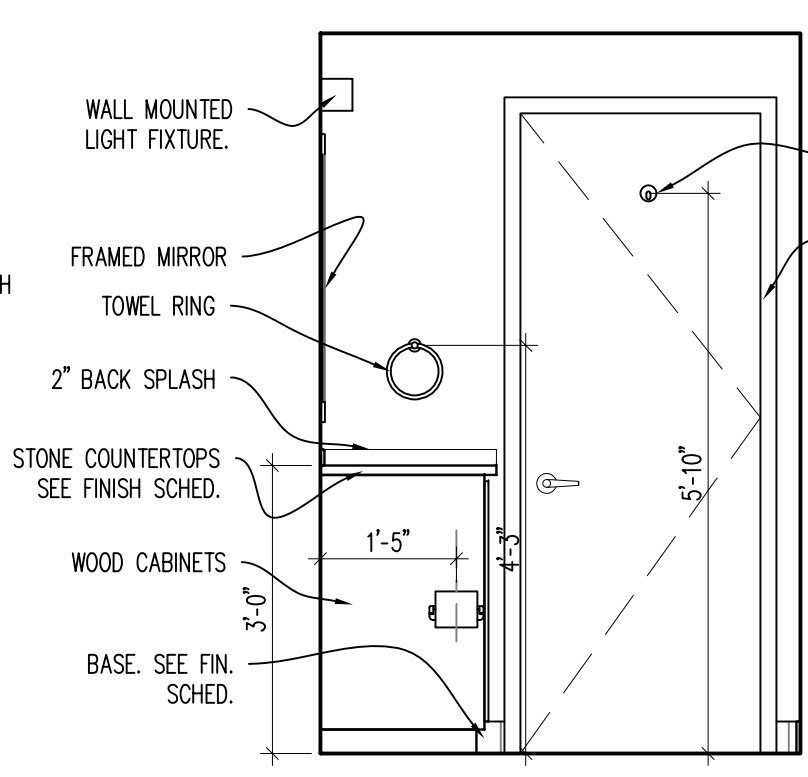
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0" (A317)



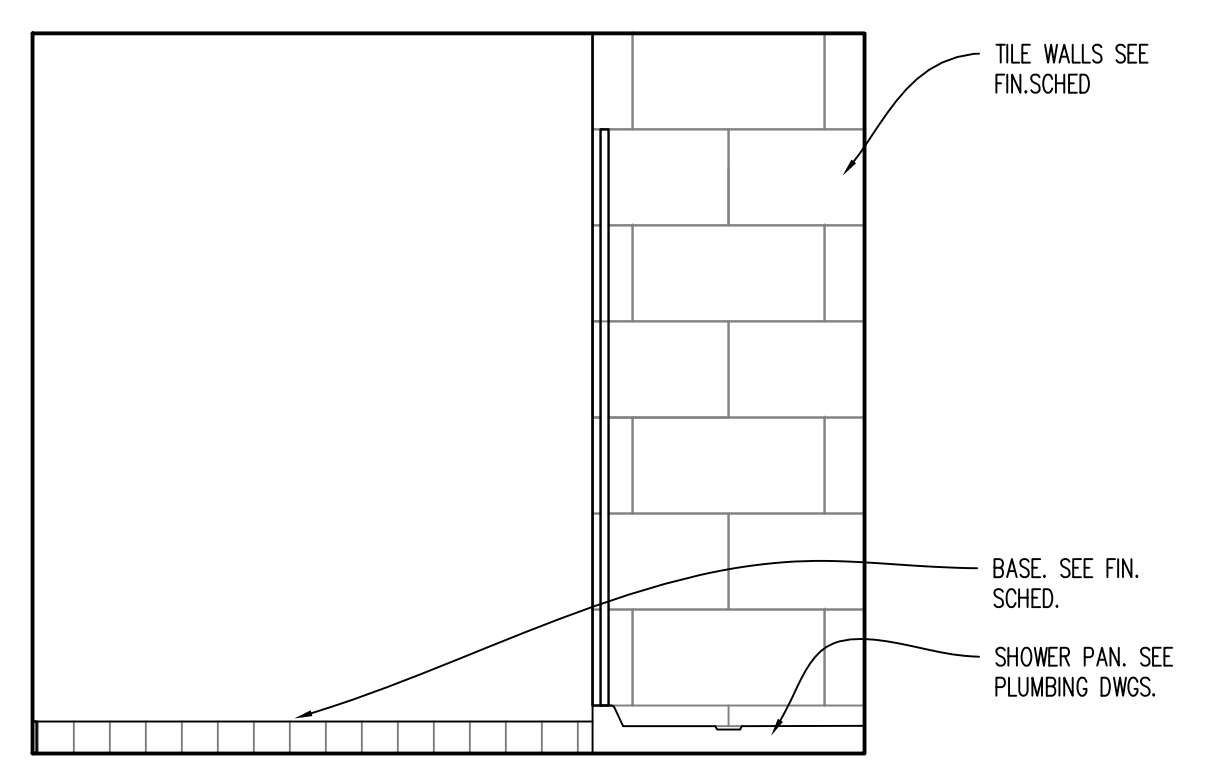
ELEVATION 1
SCALE: 1/2" = 1'-0" (A317)



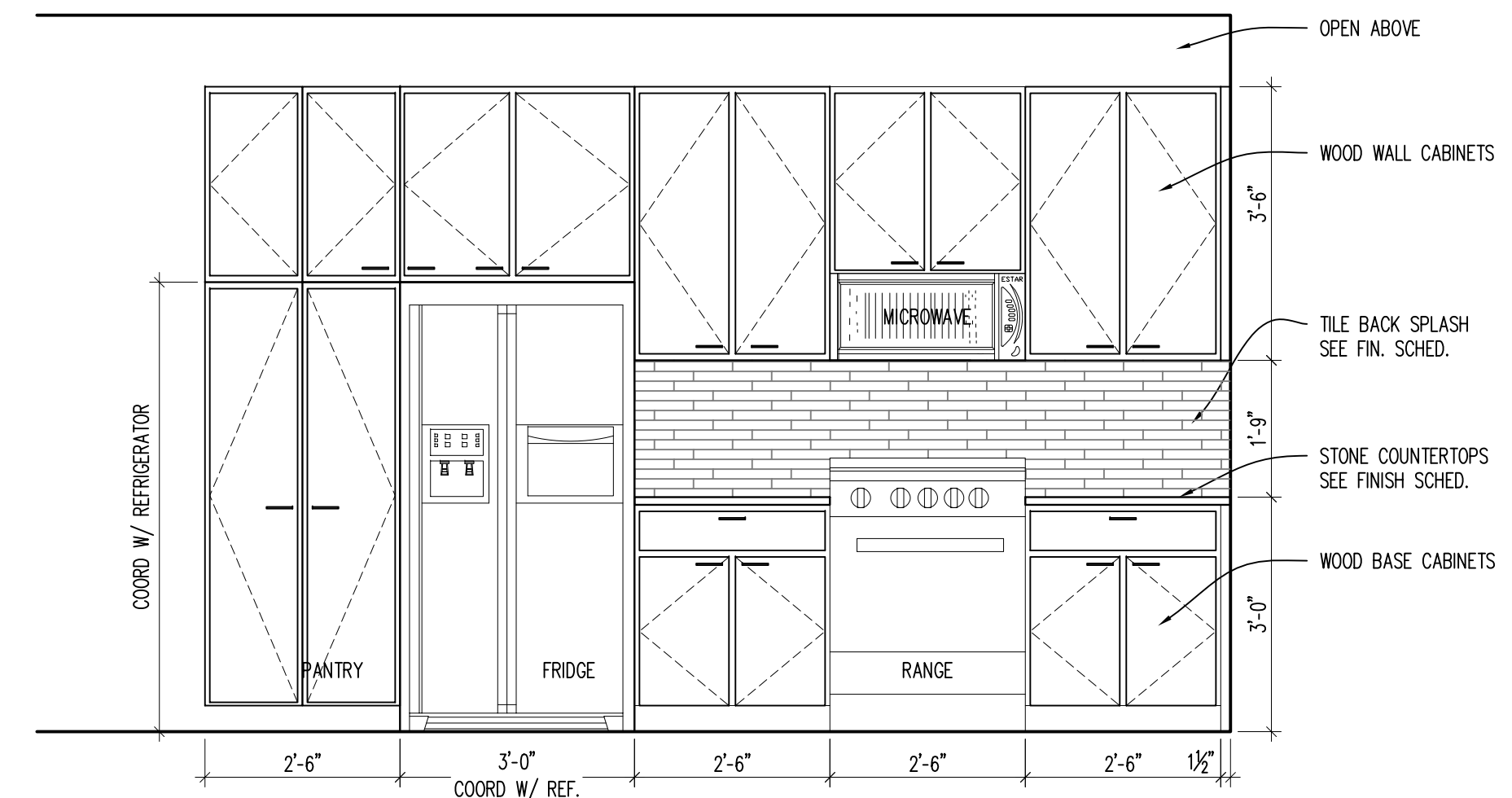
ELEVATION 2
SCALE: 1/2" = 1'-0" (A317)



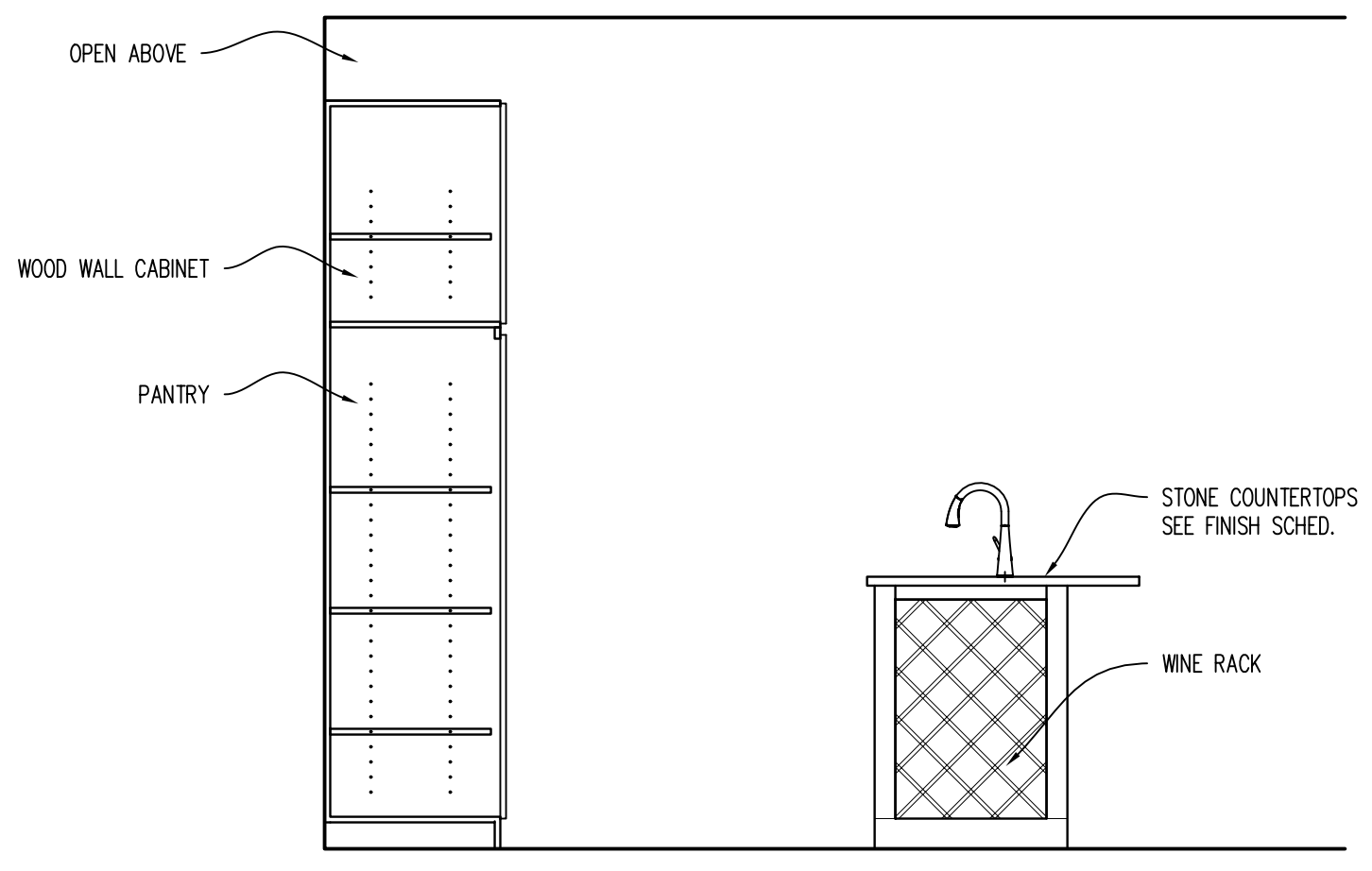
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SCALE: 1/2" = 1'-0" (A317)



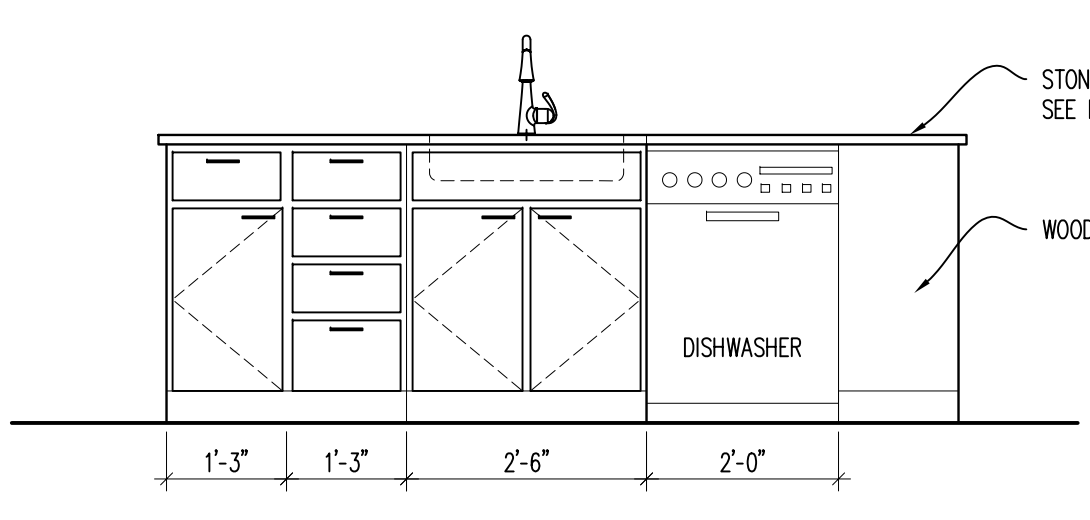
ELEVATION 4
SCALE: 1/2" = 1'-0" (A317)



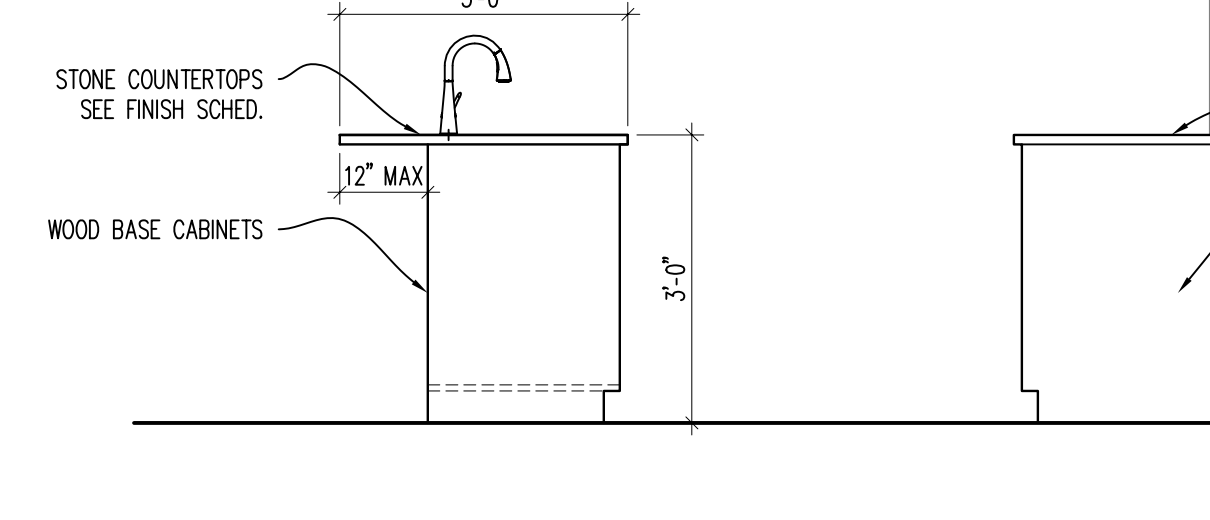
ELEVATION 5
SCALE: 1/2" = 1'-0" (A317)



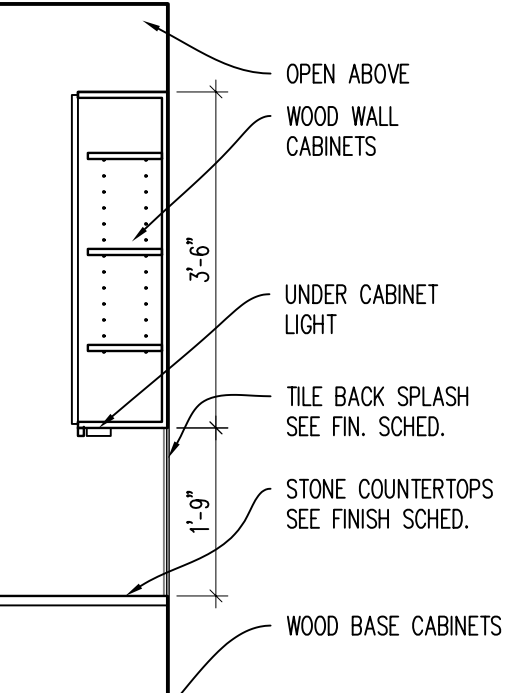
ELEVATION 6
SCALE: 1/2" = 1'-0" (A317)



ELEVATION 7
SCALE: 1/2" = 1'-0" (A317)



ELEVATION 8
SCALE: 1/2" = 1'-0" (A317)



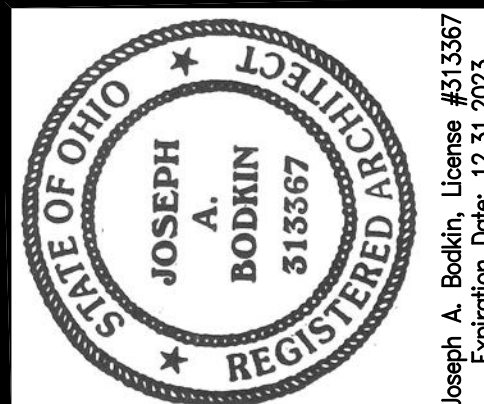
ELEVATION 9
SCALE: 1/2" = 1'-0" (A317)

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE													
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		SIZE			STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL				
		WIDTH	HEIGHT	THICK					HEAD				JAMB/OTHER
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK
D BTH (x1)	BATHROOM	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK
D C (x1)	CLOSET	(2) 2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK

A317



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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202

APARTMENT CHANGES 01.12.2023

Unit 7
Construction
Project # 2022-259
Date: 02/20/2023 FOR PERMIT

Scale: As Noted
Checked: [Signature]
Drawn: [Signature]

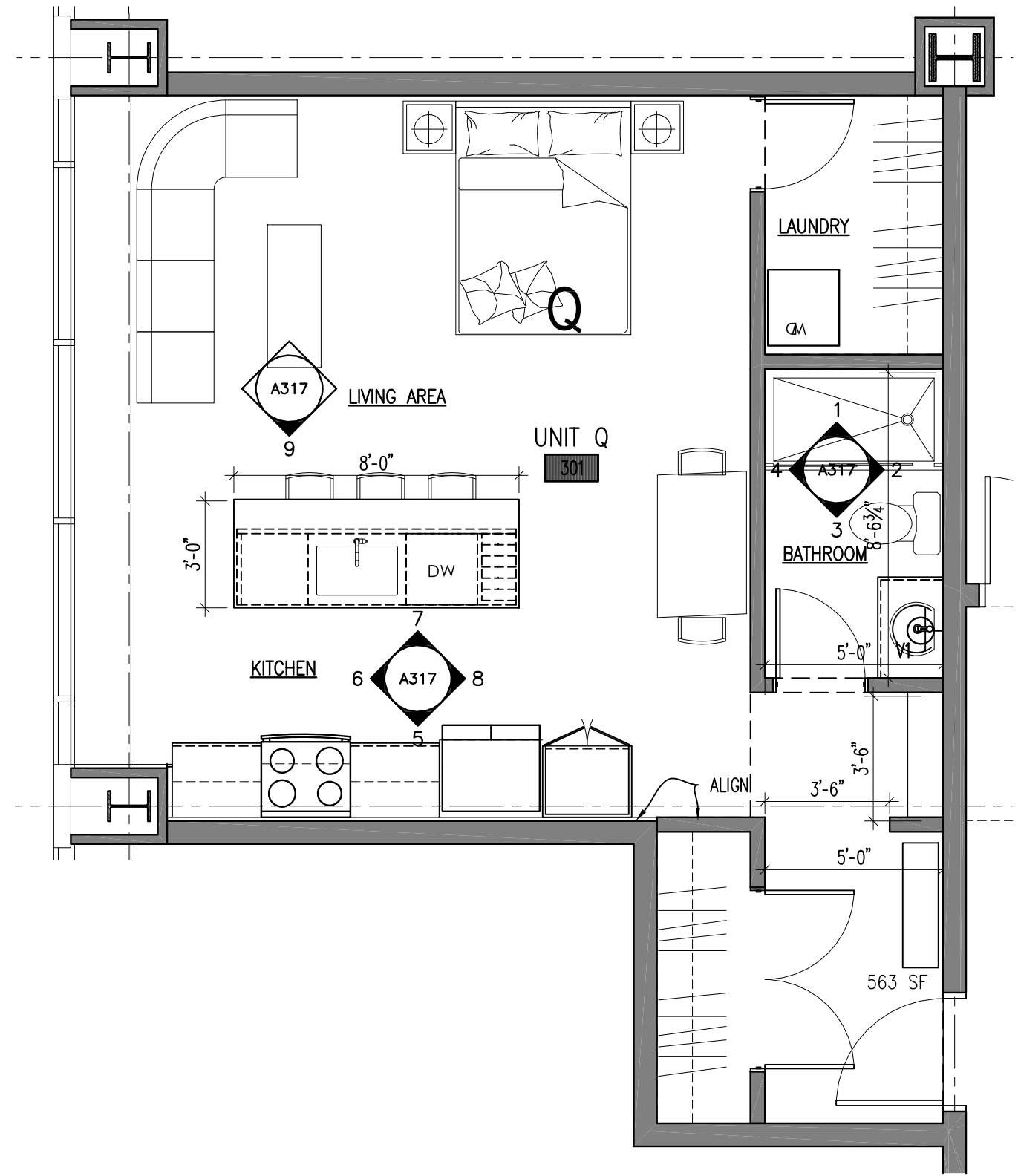
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
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- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
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- SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: BOOZIS SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- SEE SHEET A800 FOR MATERIAL SCHEDULE.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

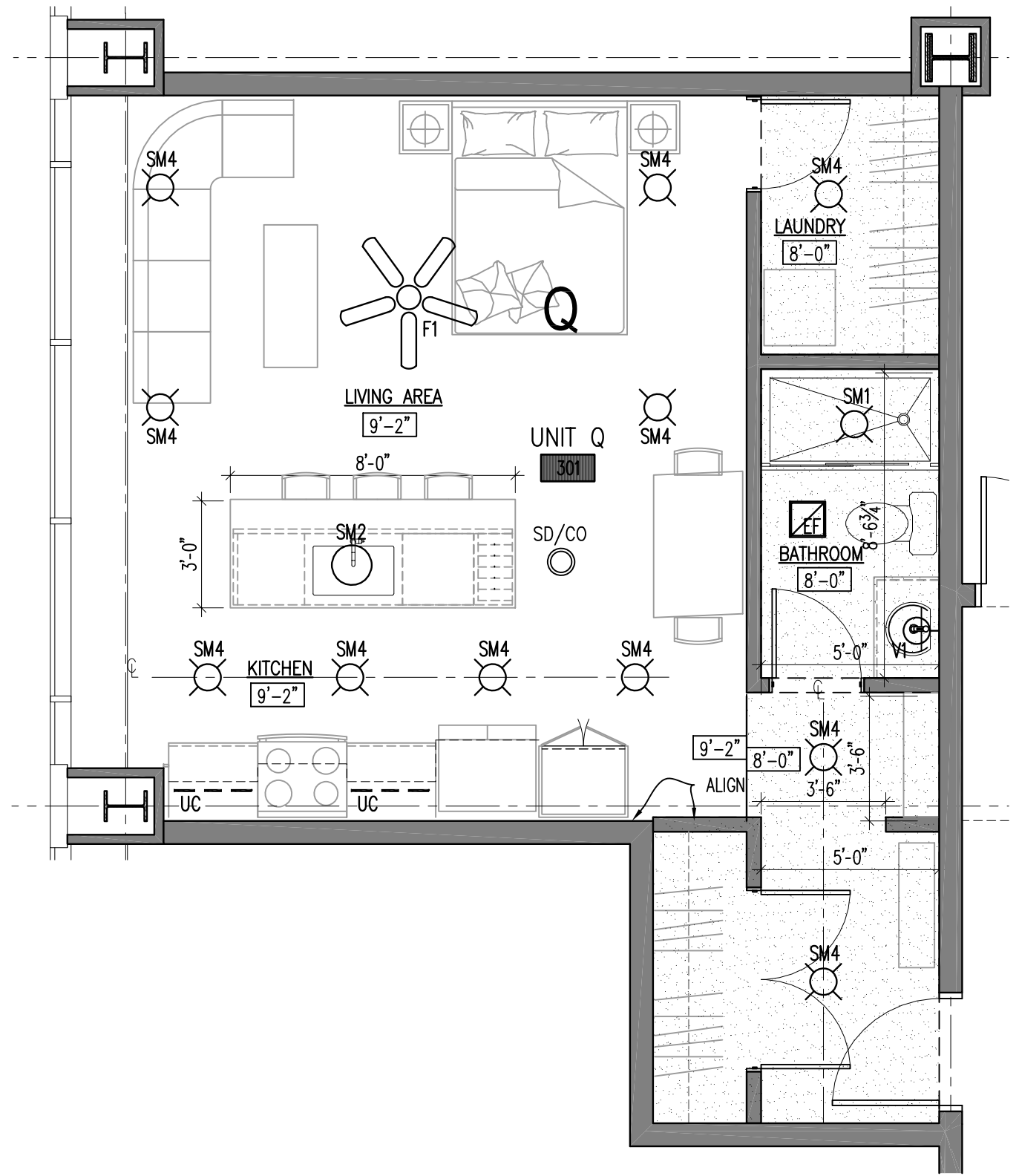
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
H254 CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

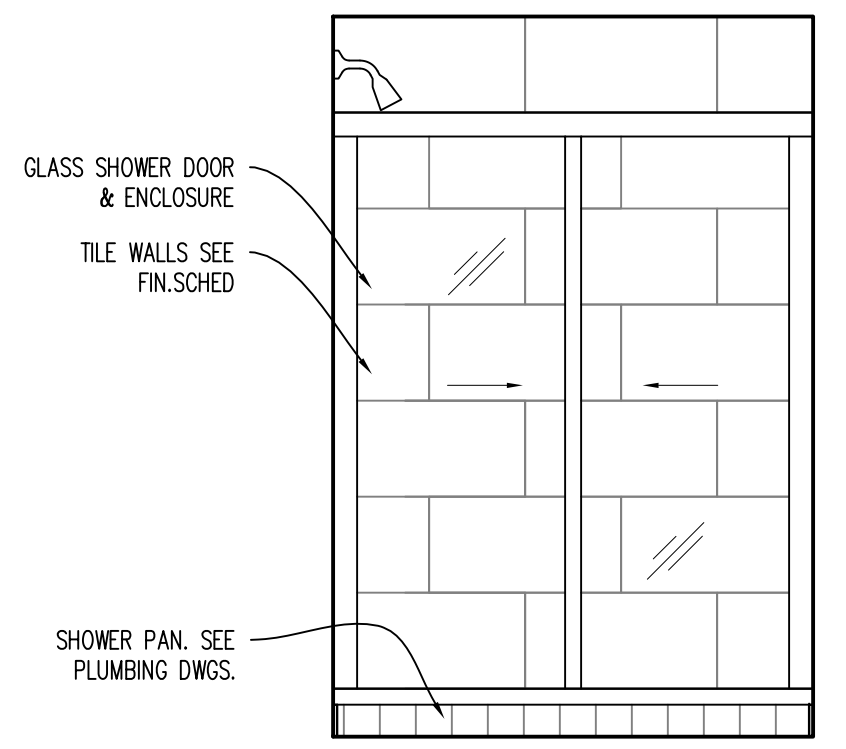
- 11 SURFACE TBD
- 22 SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- HO V1 VANITY WALL LIGHT
- HO SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



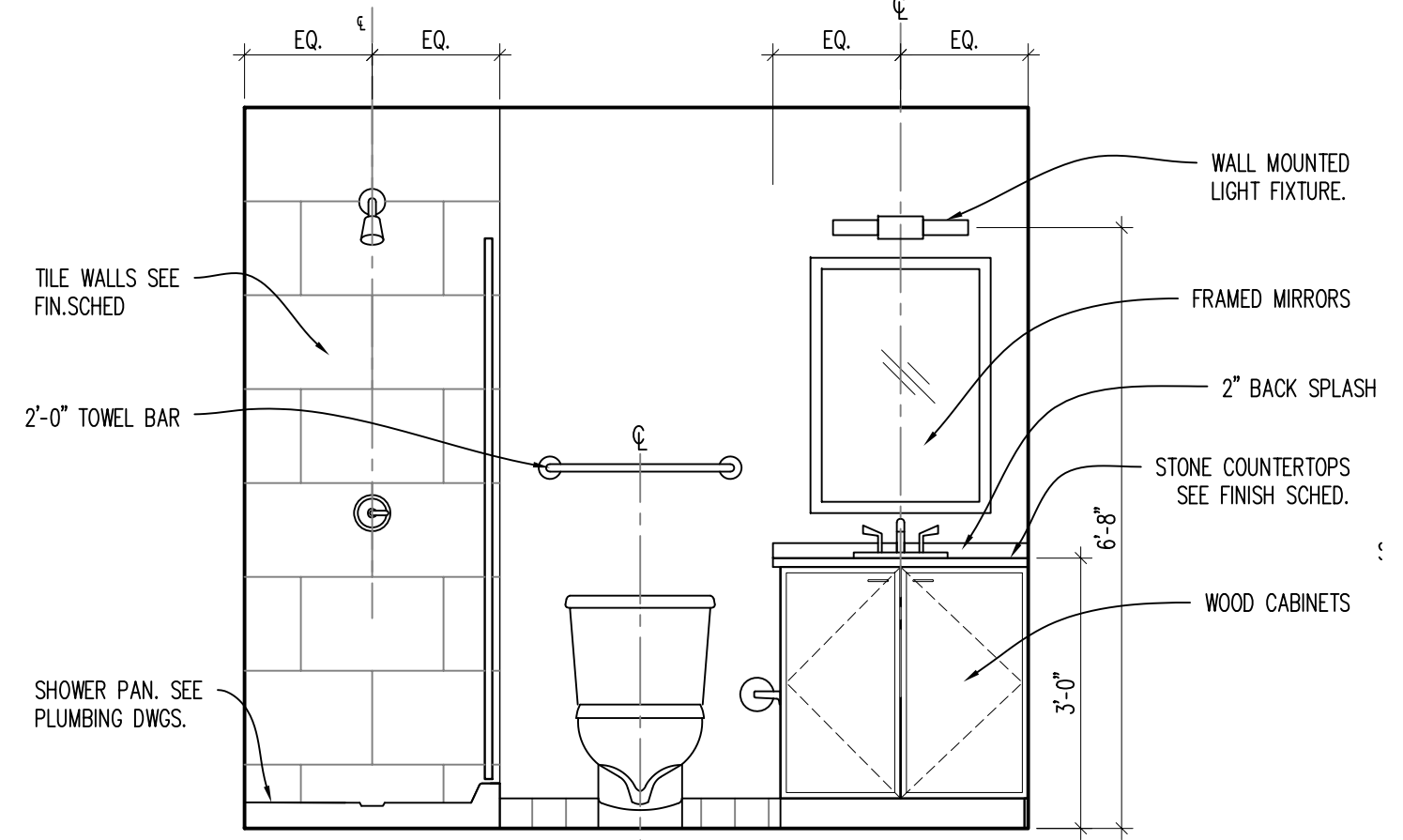
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A317



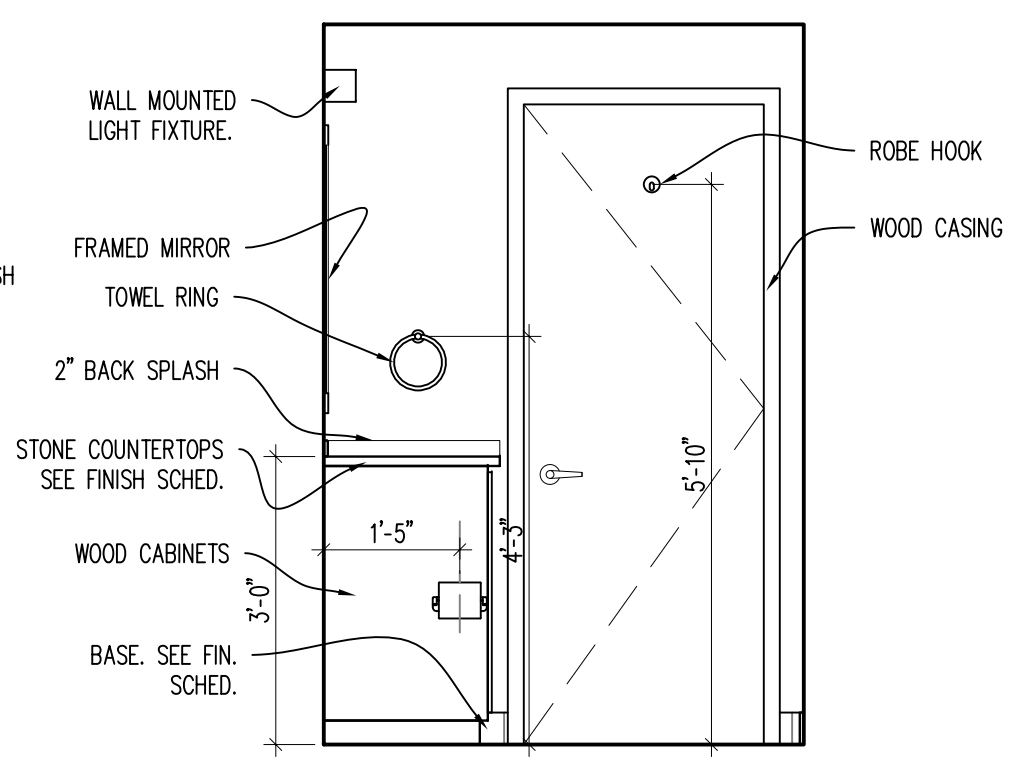
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
A317



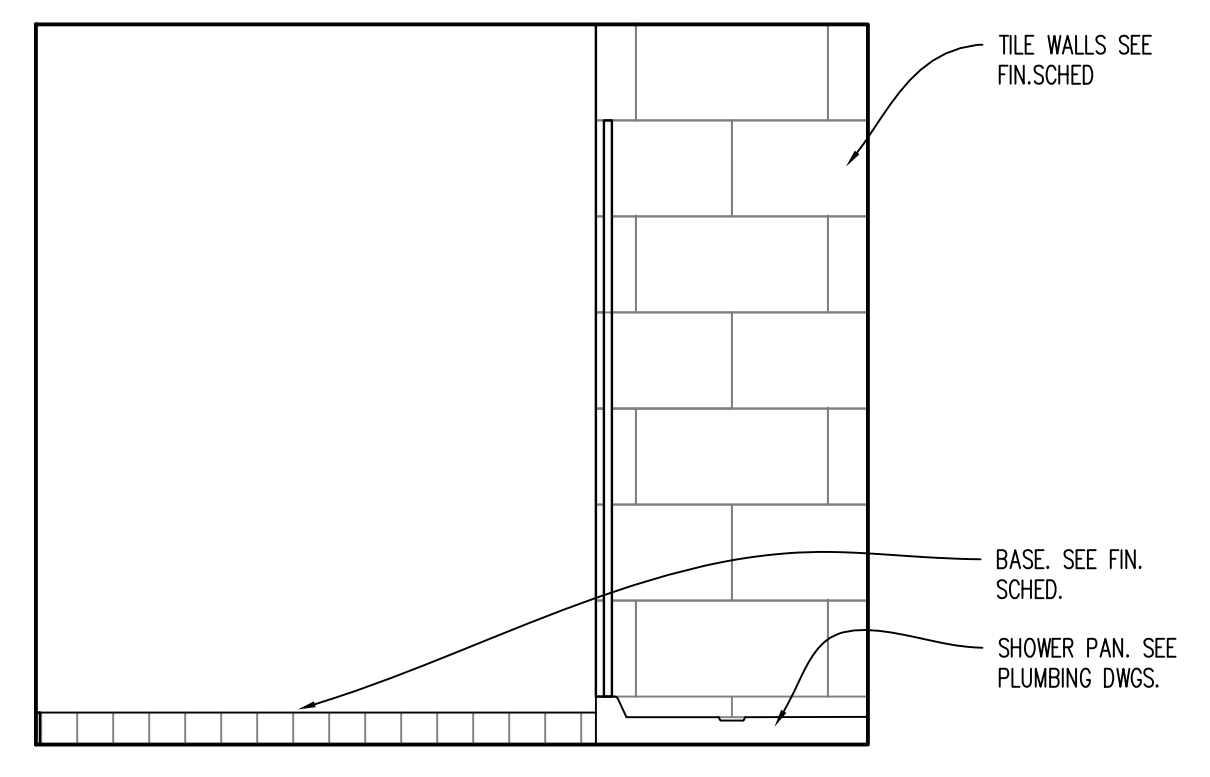
ELEVATION 1
SCALE: 1/2" = 1'-0"
A317



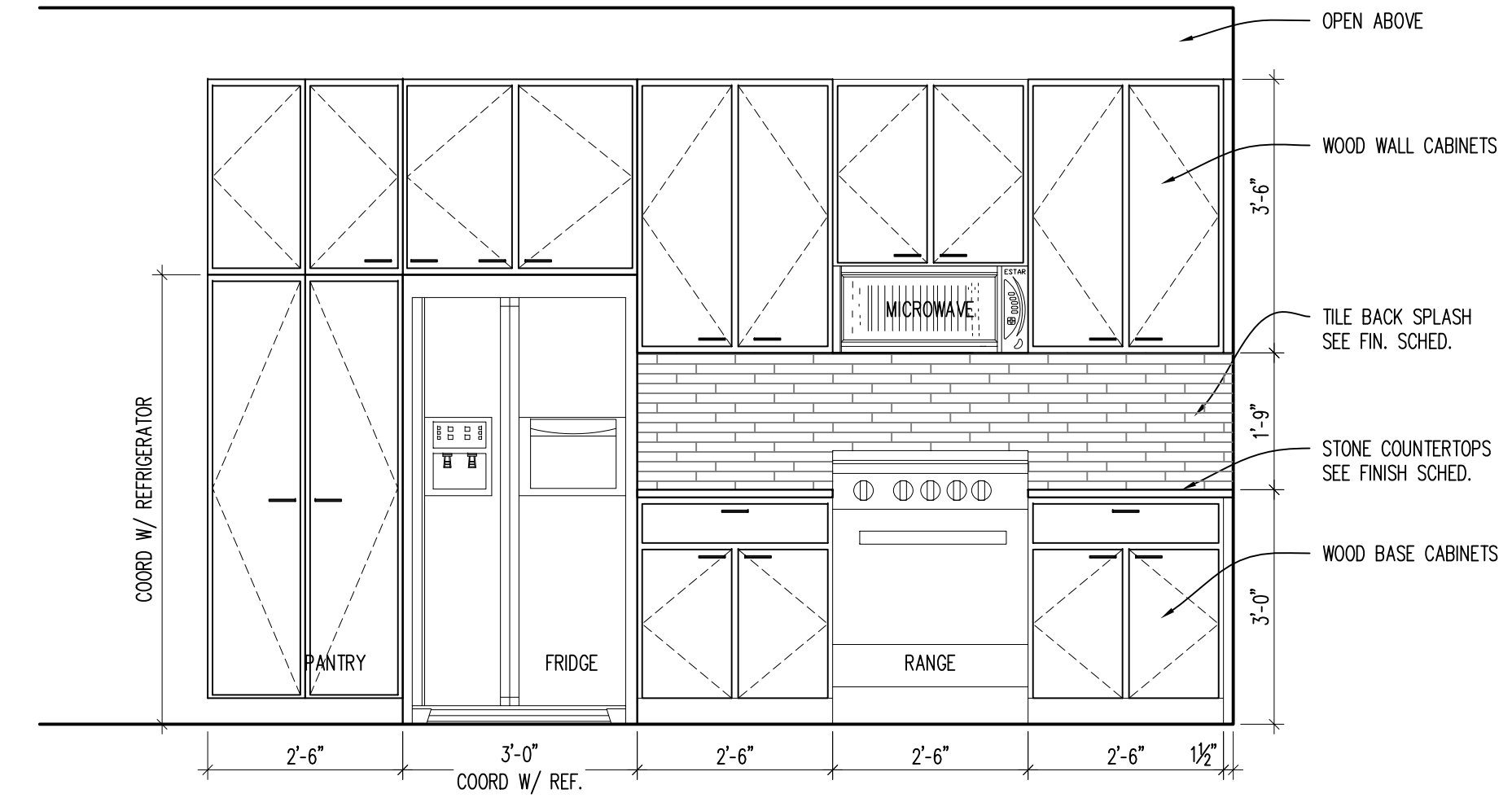
ELEVATION 2
SCALE: 1/2" = 1'-0"
A317



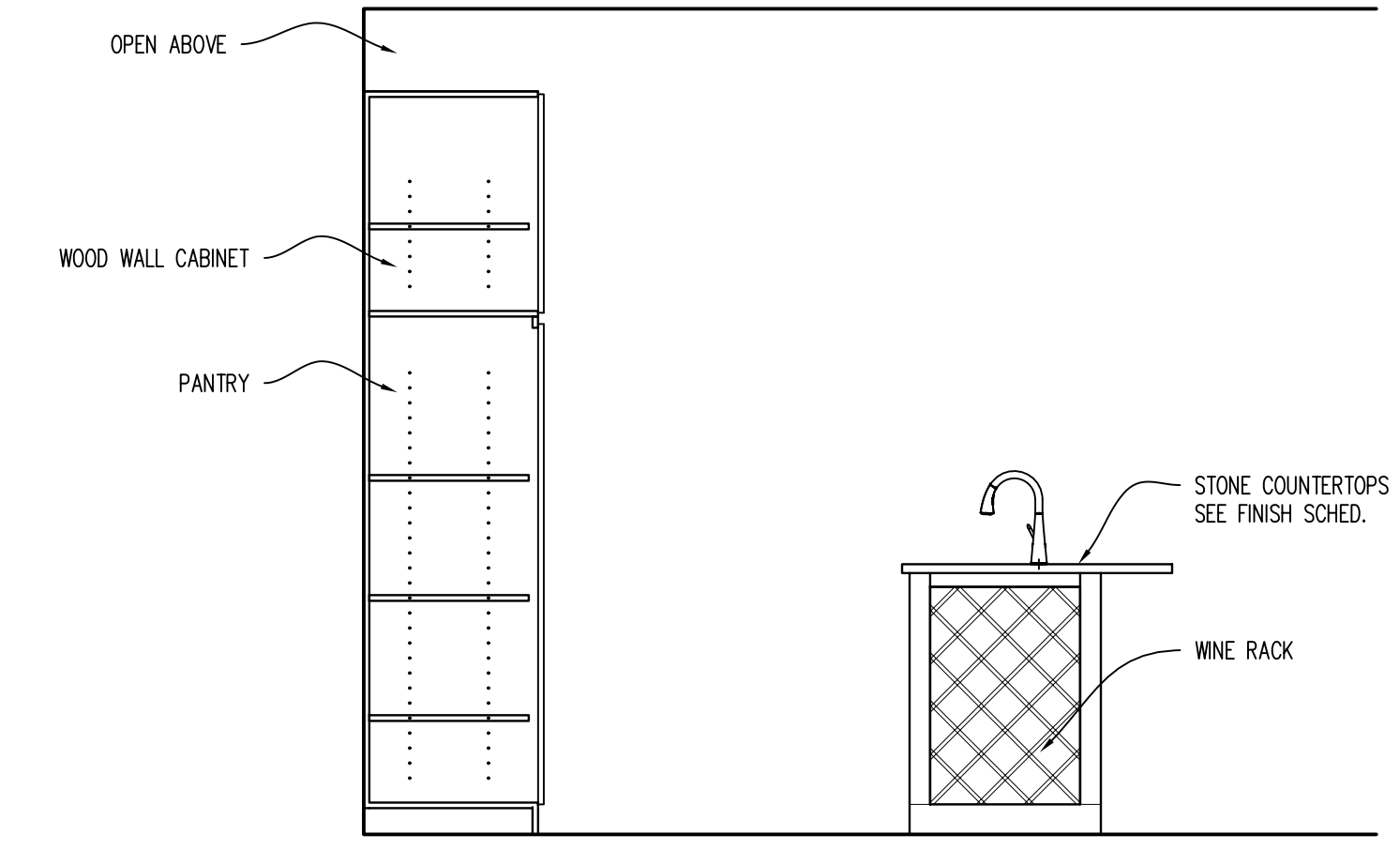
ELEVATION 3
SCALE: 1/2" = 1'-0"
A317



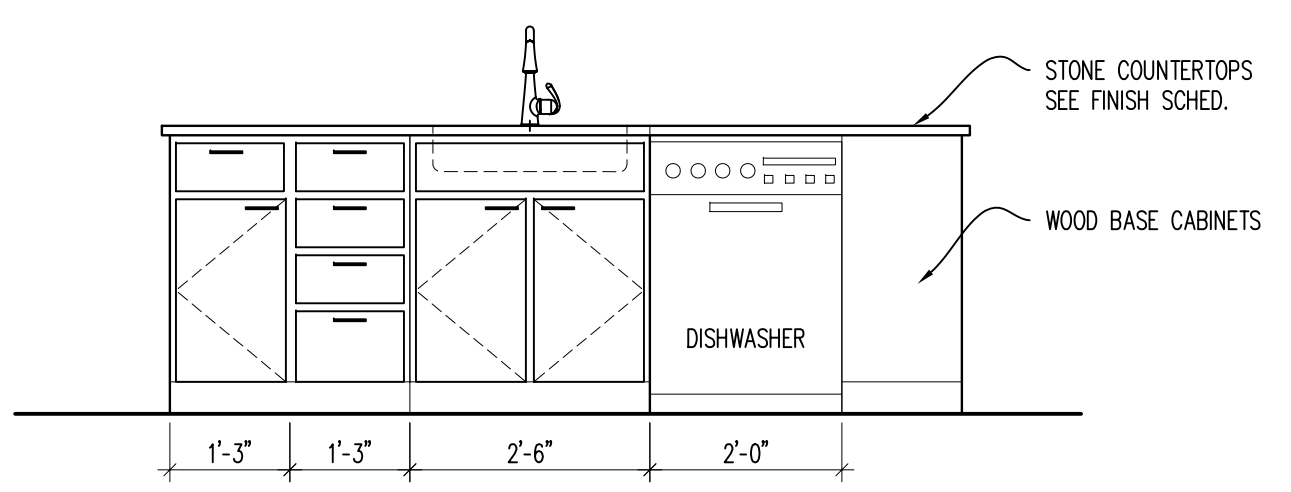
ELEVATION 4
SCALE: 1/2" = 1'-0"
A317



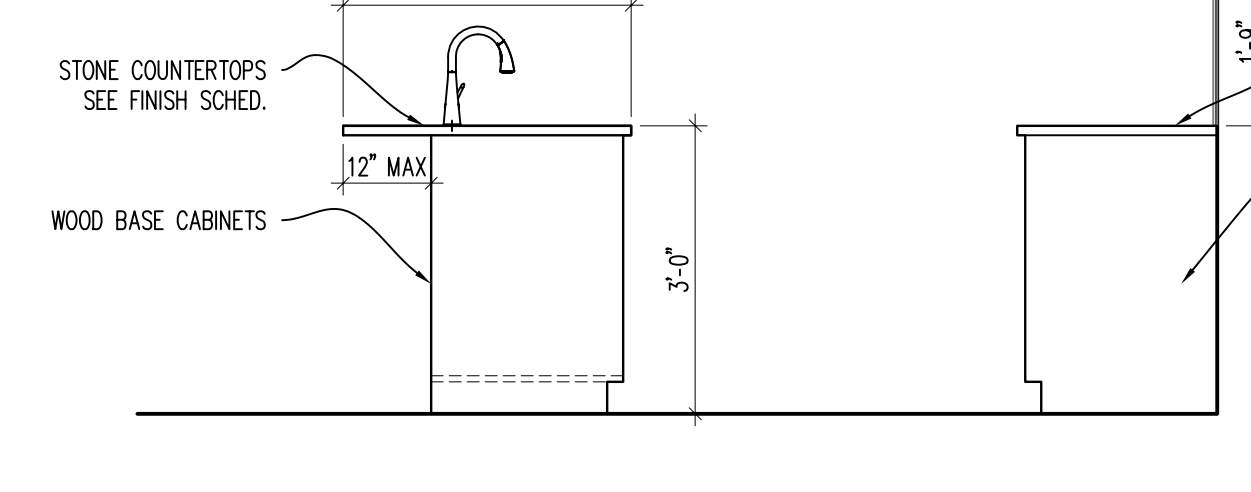
ELEVATION 5
SCALE: 1/2" = 1'-0"
A317



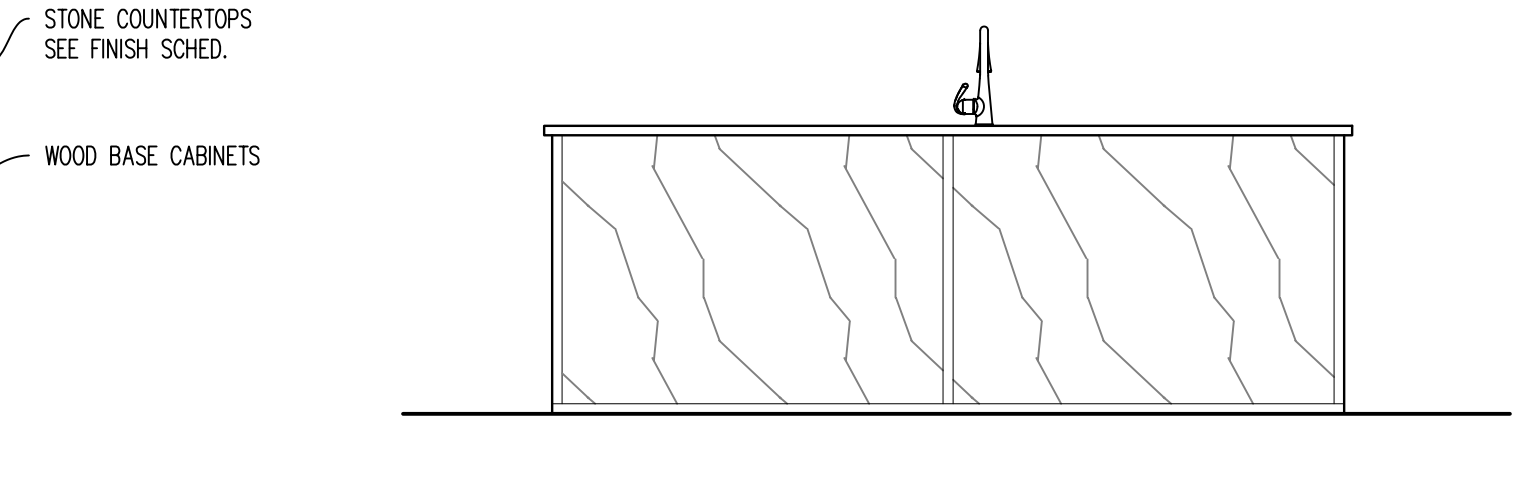
ELEVATION 6
SCALE: 1/2" = 1'-0"
A317



ELEVATION 7
SCALE: 1/2" = 1'-0"
A317



ELEVATION 8
SCALE: 1/2" = 1'-0"
A317



ELEVATION 9
SCALE: 1/2" = 1'-0"
A317

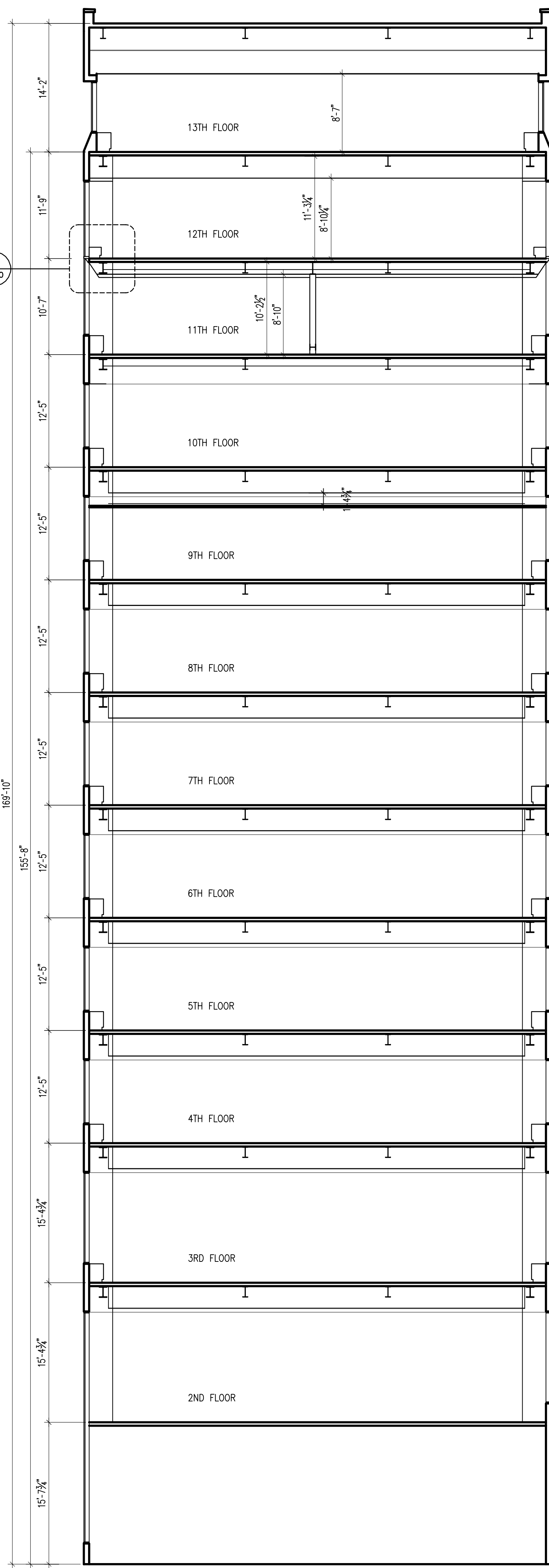
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

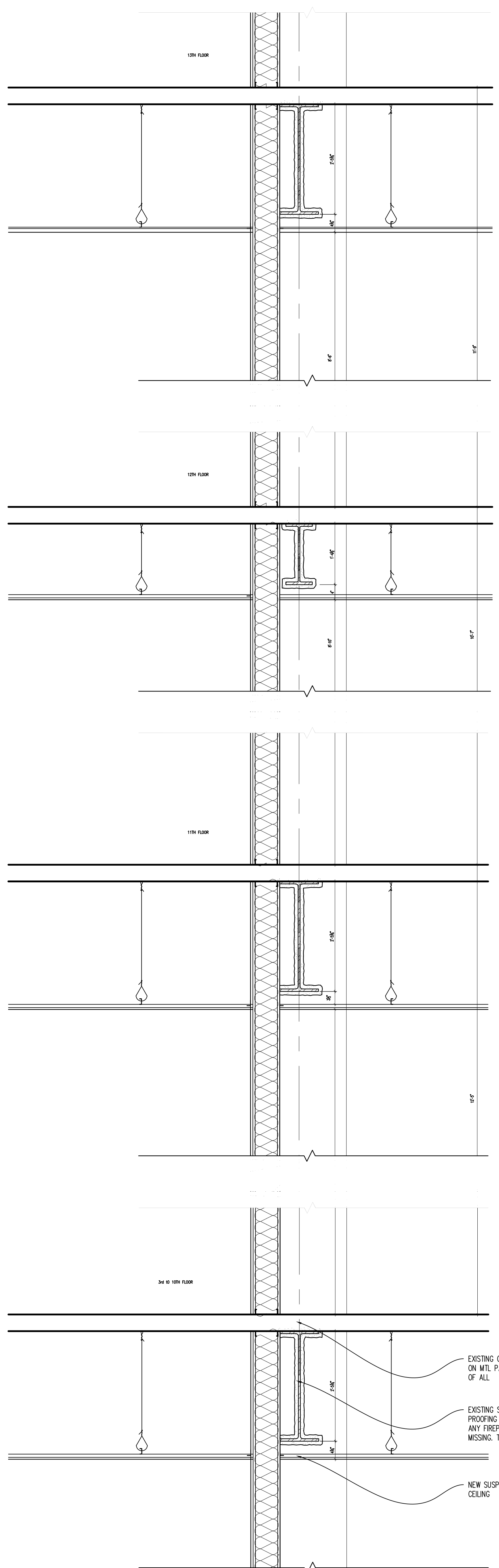
NOTES:
A: ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

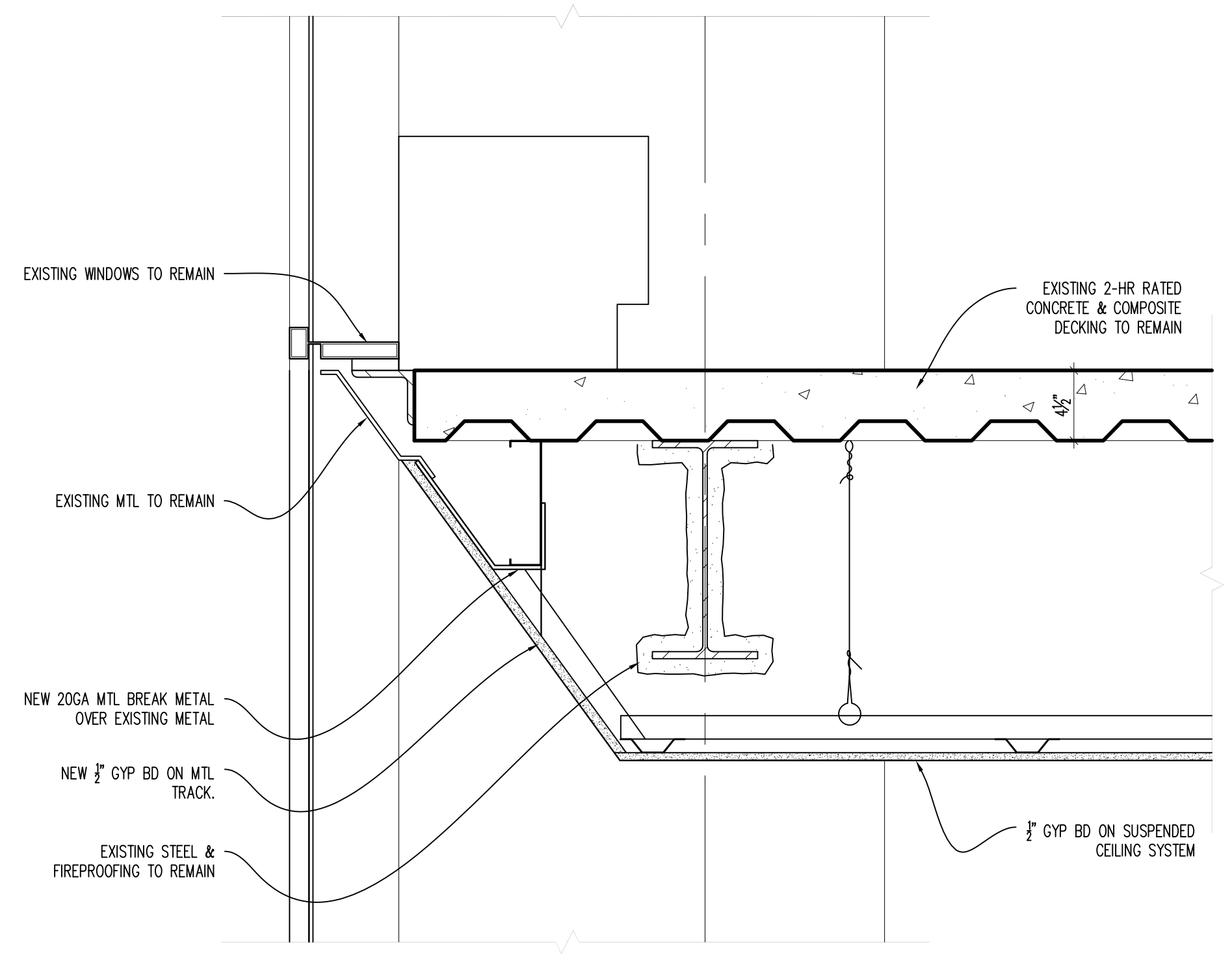
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL				
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK
D BTH (x1)	BATHROOM	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK
D C (x1)	CLOSET	(2) 2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK



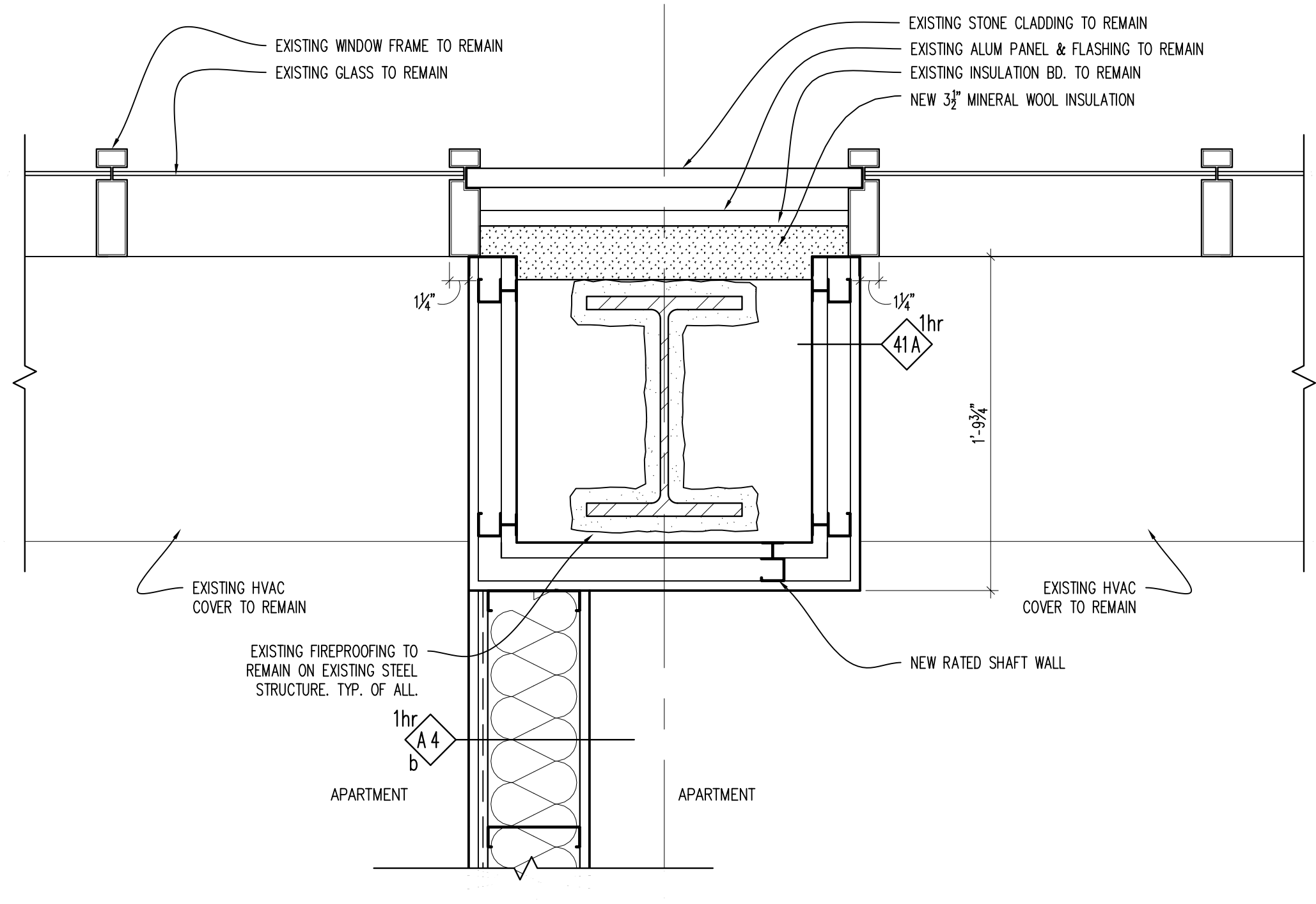
FOR REFERENCE ONLY - TYPICAL
BUILDING SECTION
SCALE: 1/8" = 1'-0"
1 A500



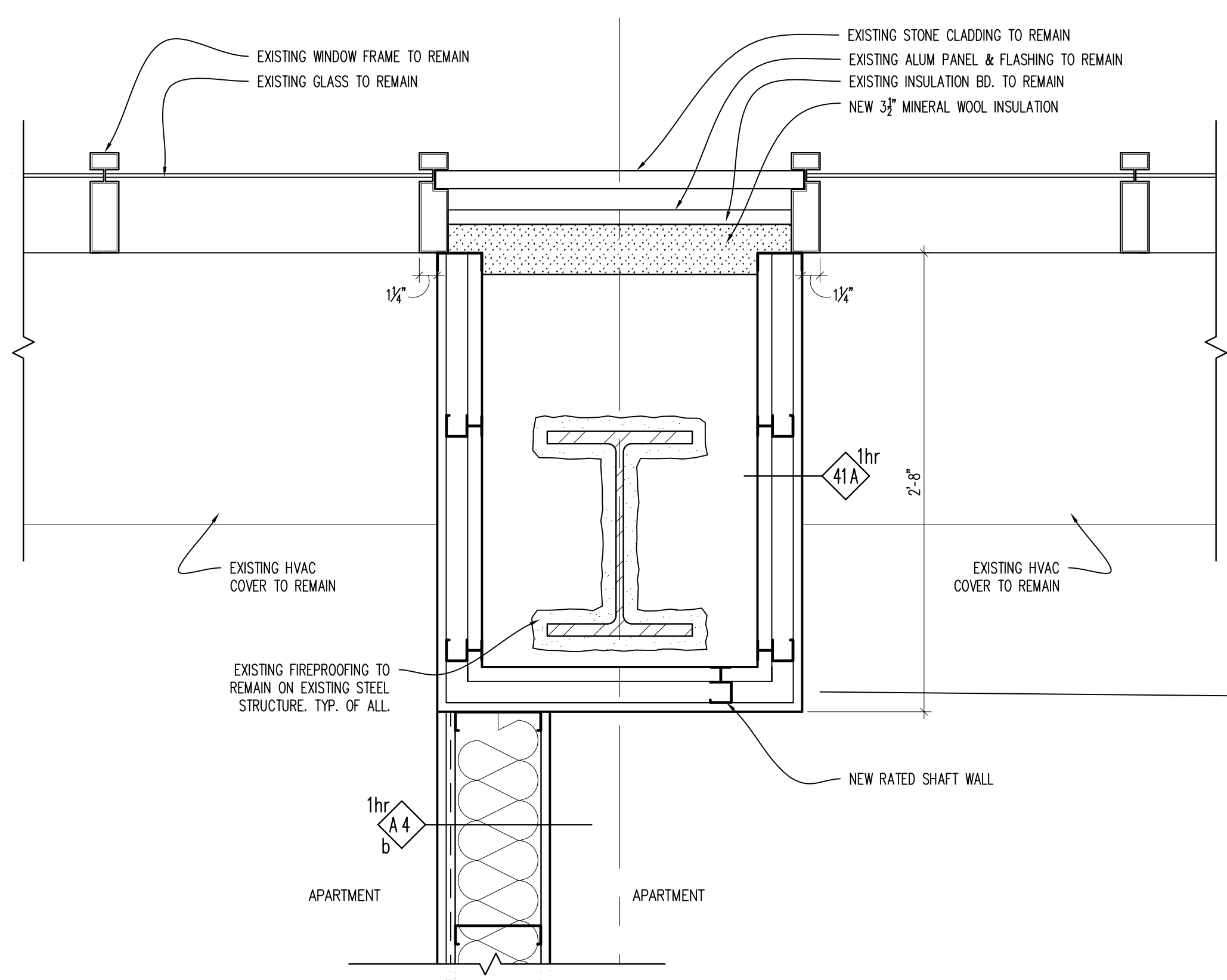
APARTMENT TO APARTMENT DEMISING
WALL SECTION
SCALE: 3/4" = 1'-0"
2 A500



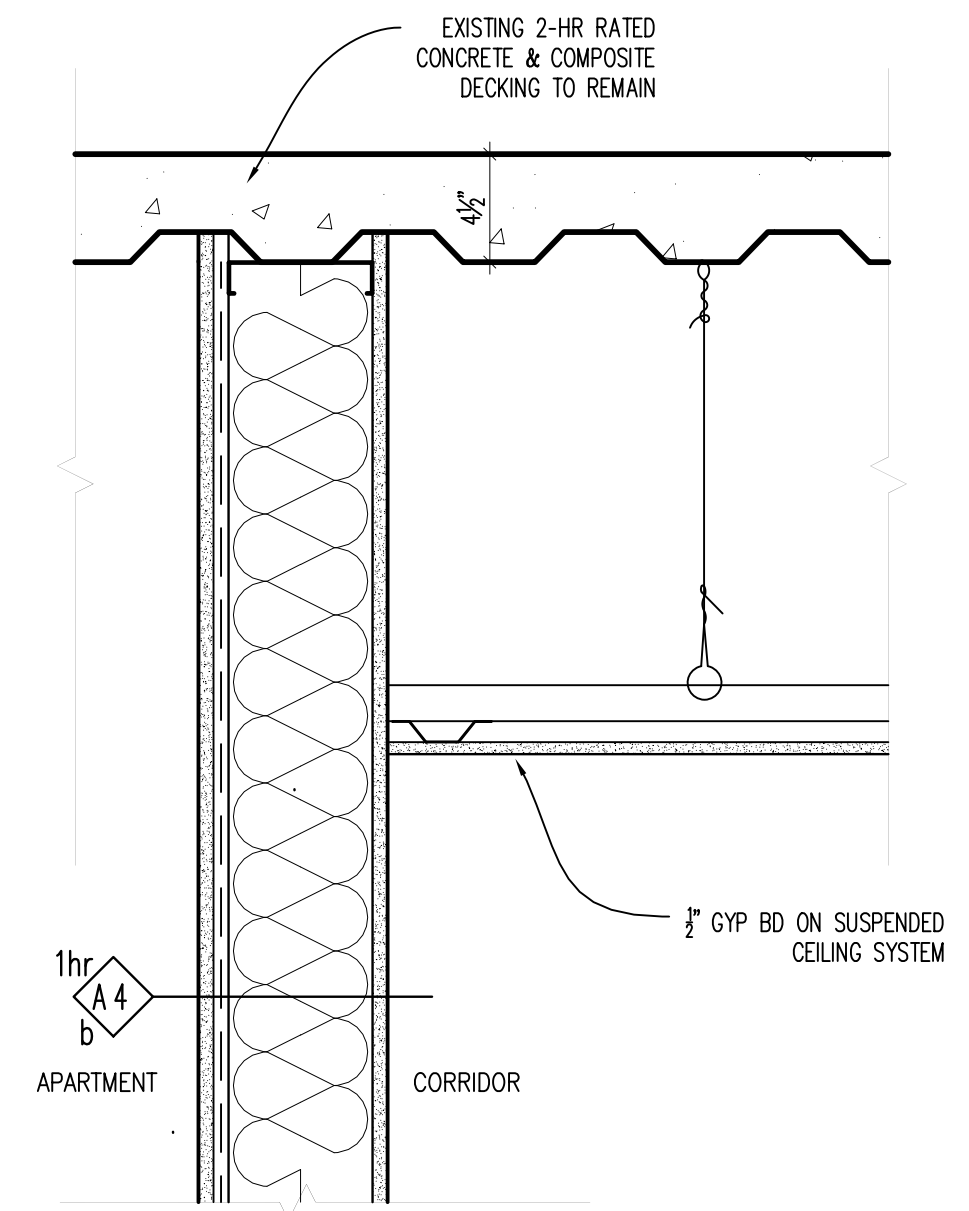
BETWEEN FLOORS 11 & 12
SECTION DETAIL
SCALE: 1-1/2" = 1'-0"
3 A500



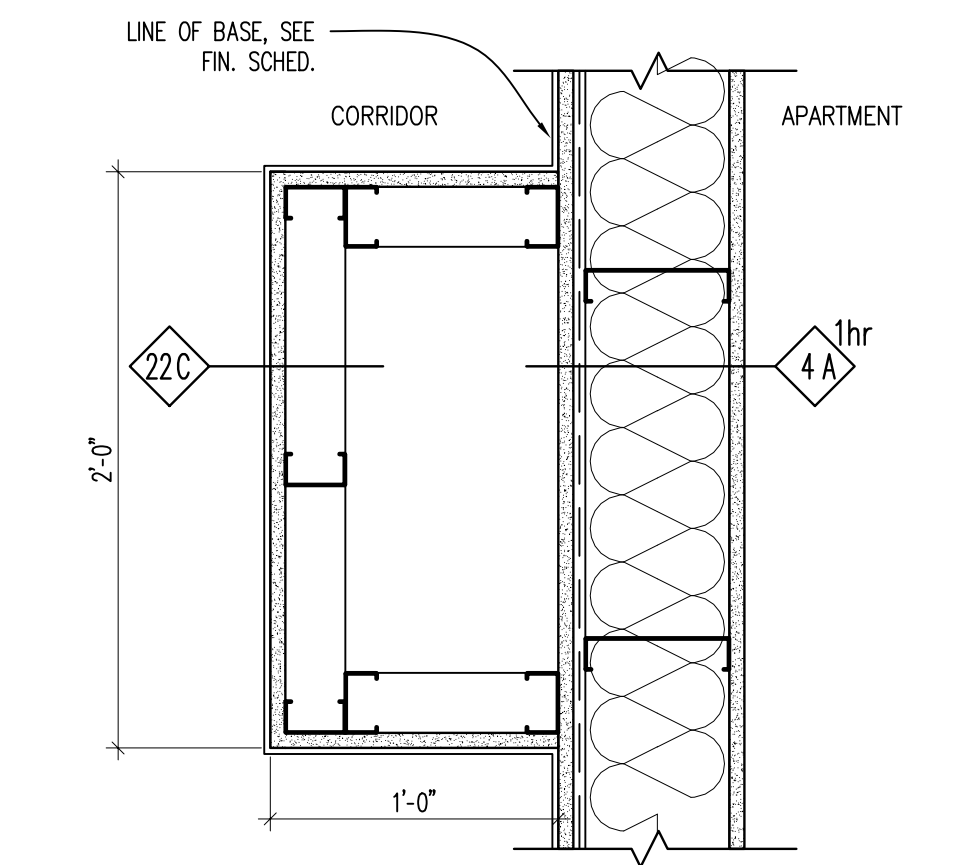
13TH FLOOR COLUMN WRAP - TYP.
PLAN DETAIL
SCALE: 1-1/2" = 1'-0"
4 A500



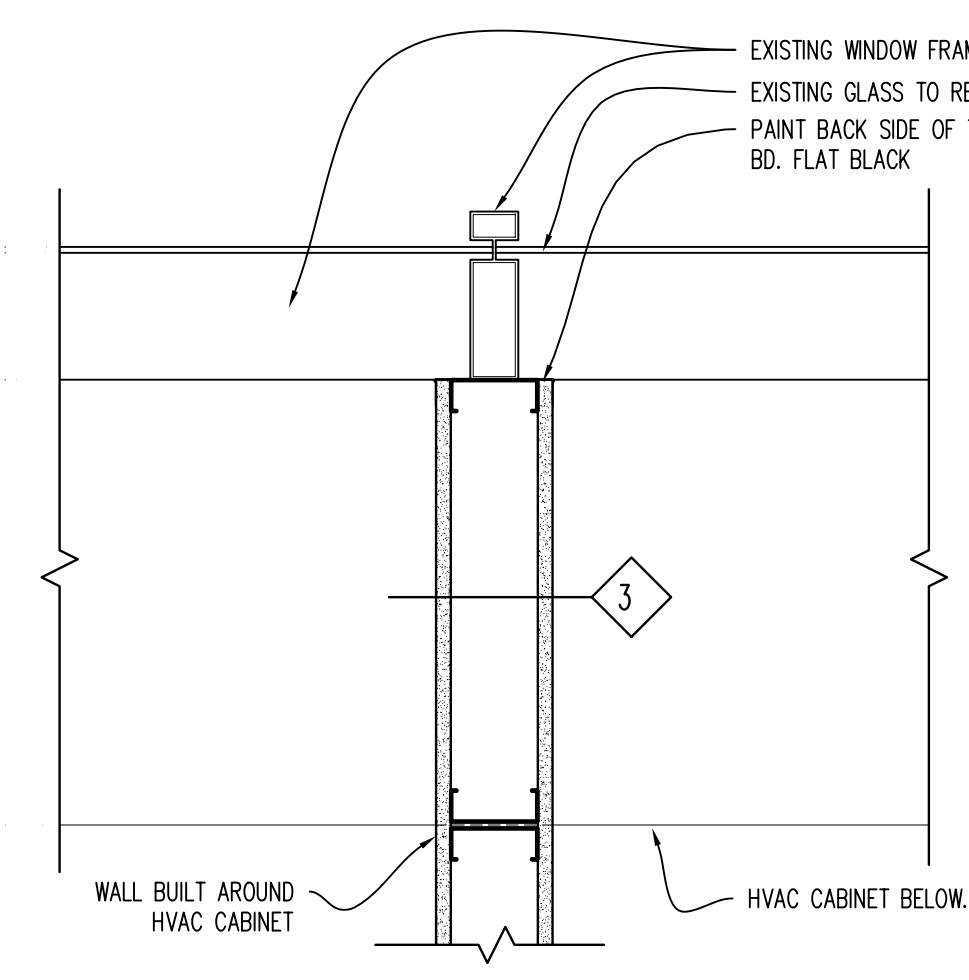
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PLAN DETAIL
SCALE: 1-1/2" = 1'-0"
5 A500



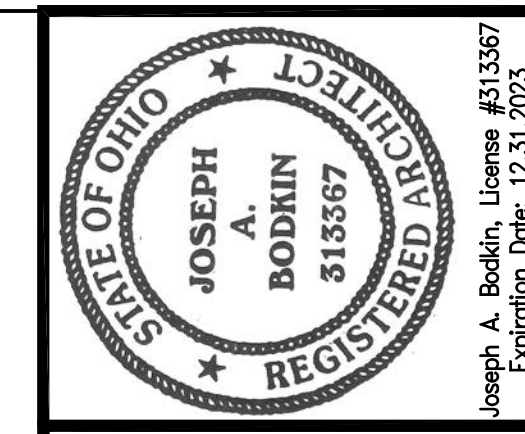
CORRIDOR GYP CEILING TO RATED WALL, TYP
SECTION DETAIL
SCALE: 1-1/2" = 1'-0"
6 A500



TYPICAL CORRIDOR GYP BD. PLASTER
PLAN DETAIL
SCALE: 1-1/2" = 1'-0"
7 A500



TYPICAL WALL TO WINDOW FRAME
PLAN DETAIL
SCALE: 1-1/2" = 1'-0"
8 A500



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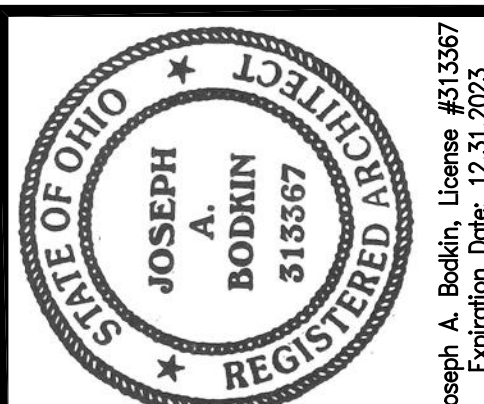
Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6	Date	
	115 E 5th Street	No. Revisions	
	Cincinnati, Ohio 45202		
Show the	WALL SECTIONS & DETAILS	Drawn By	02/02/2022 FOR PERMIT
Project No.	2022_259	Checked	
Scale	As Noted	Drawn	

A500



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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

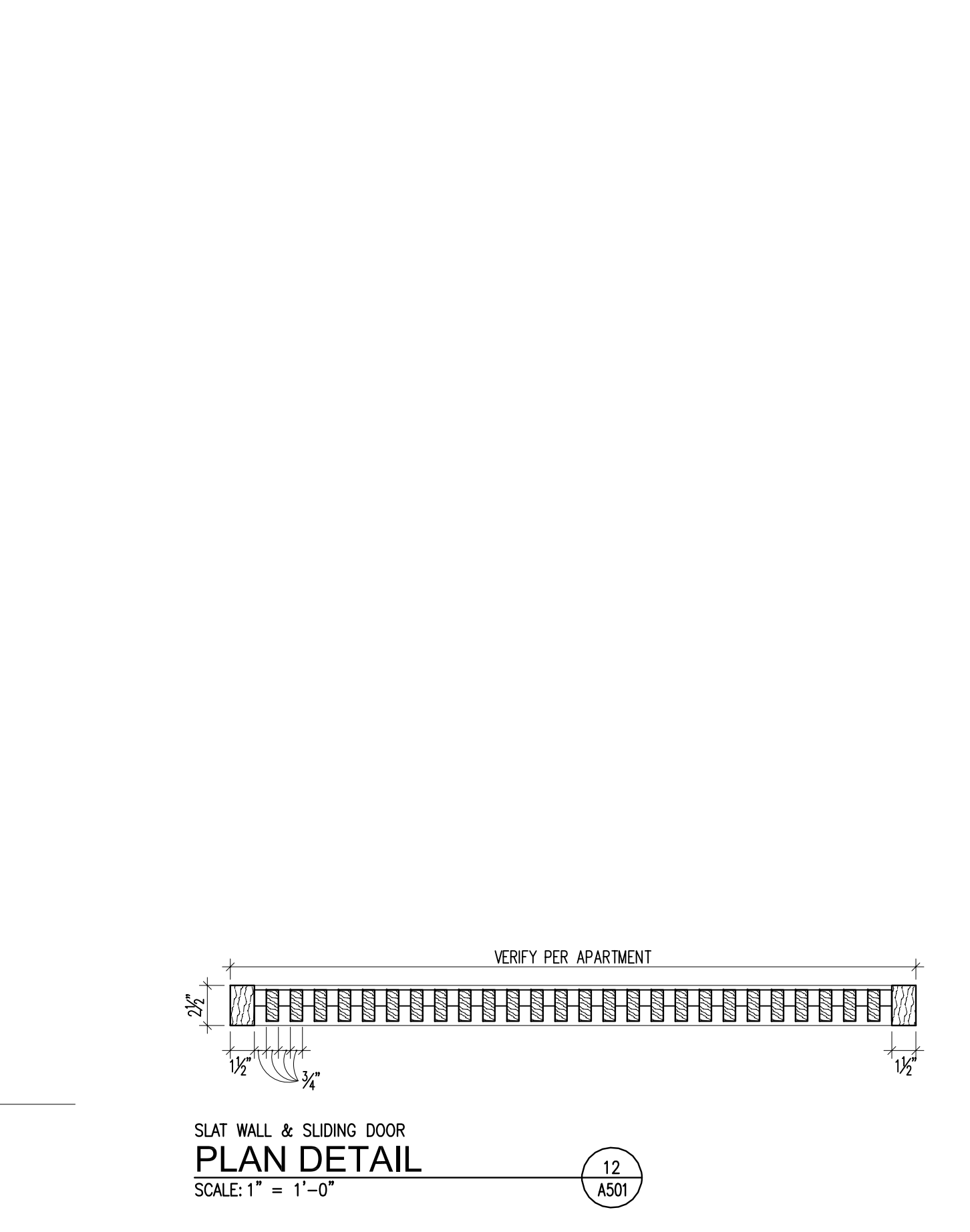
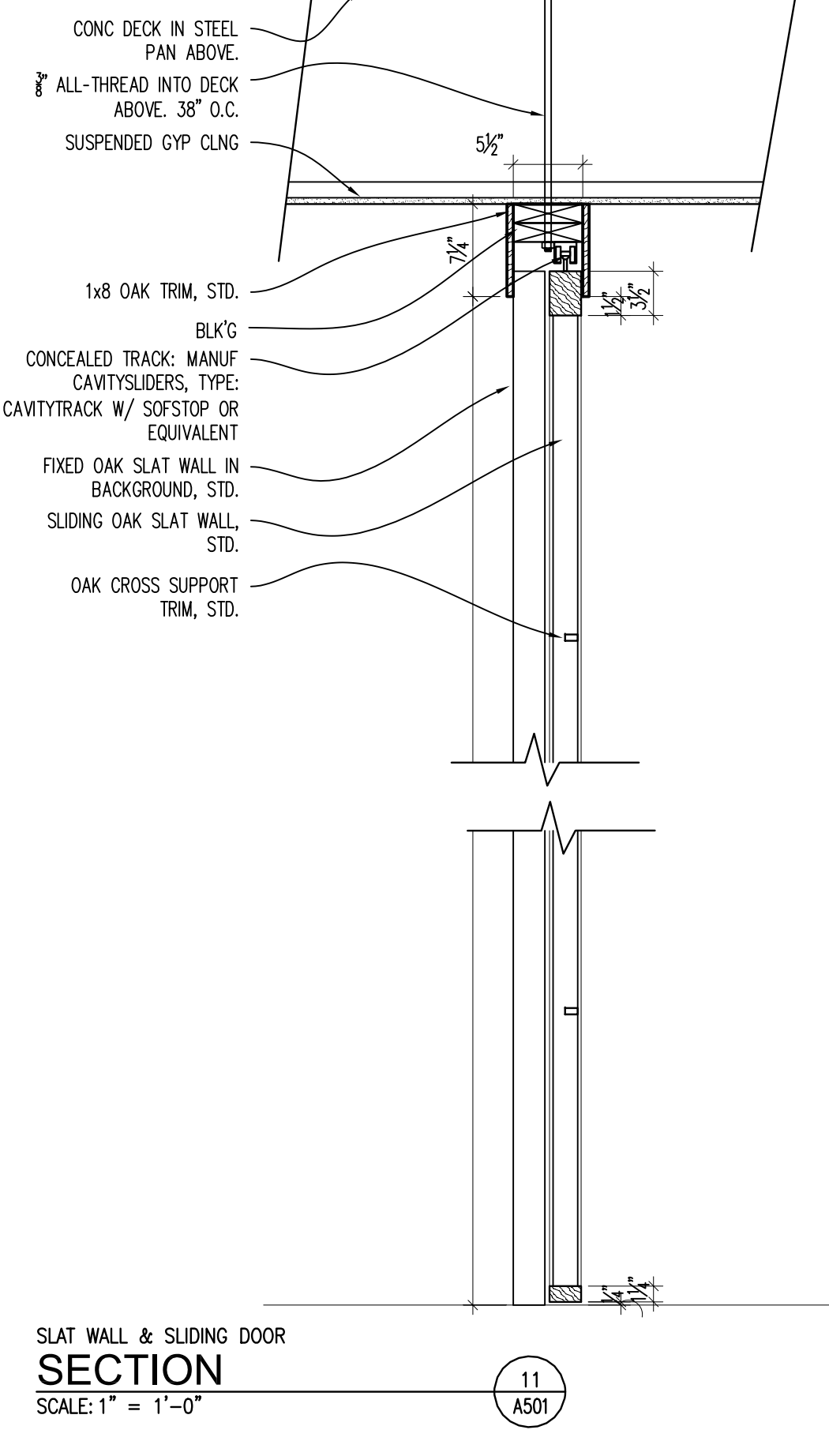
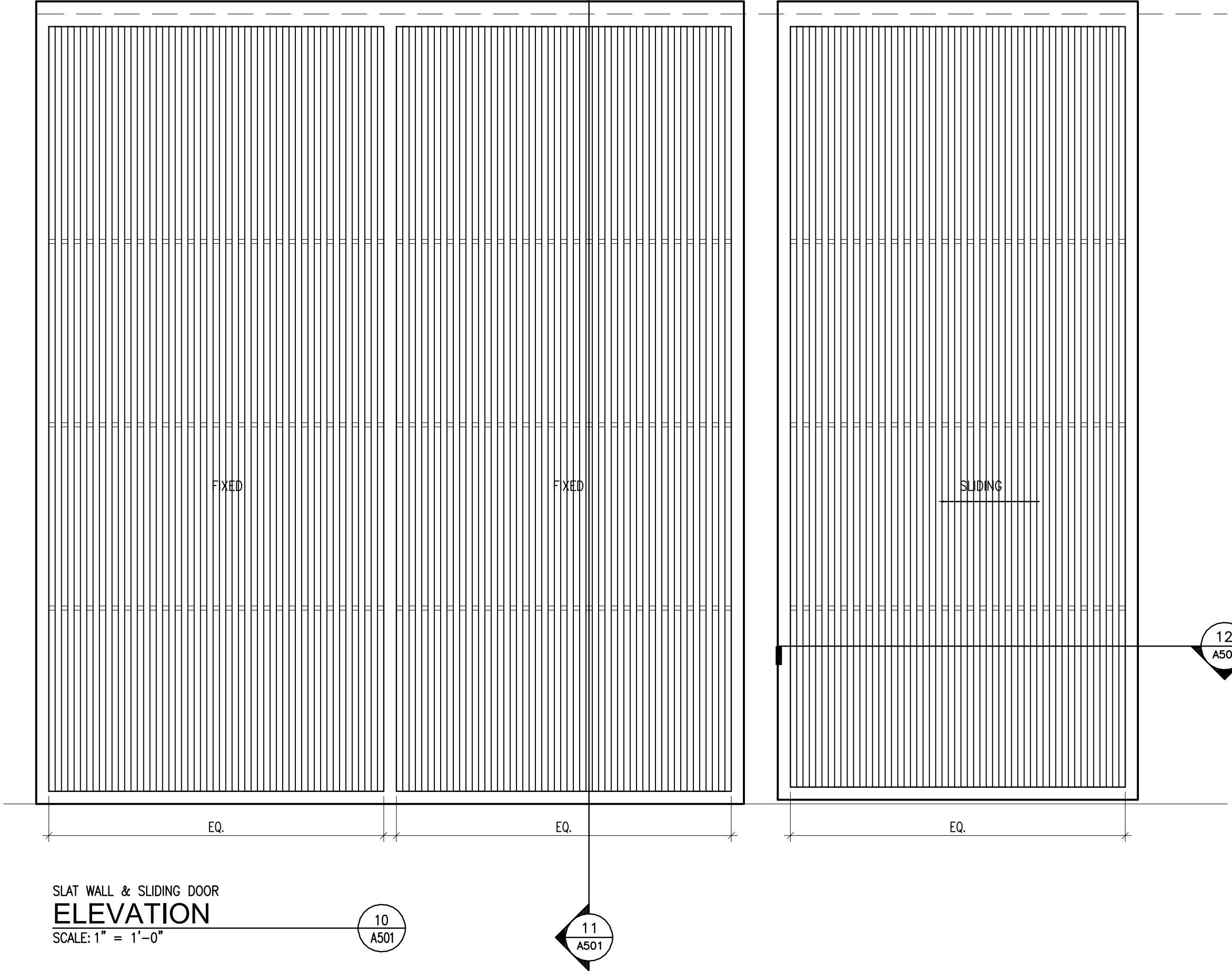
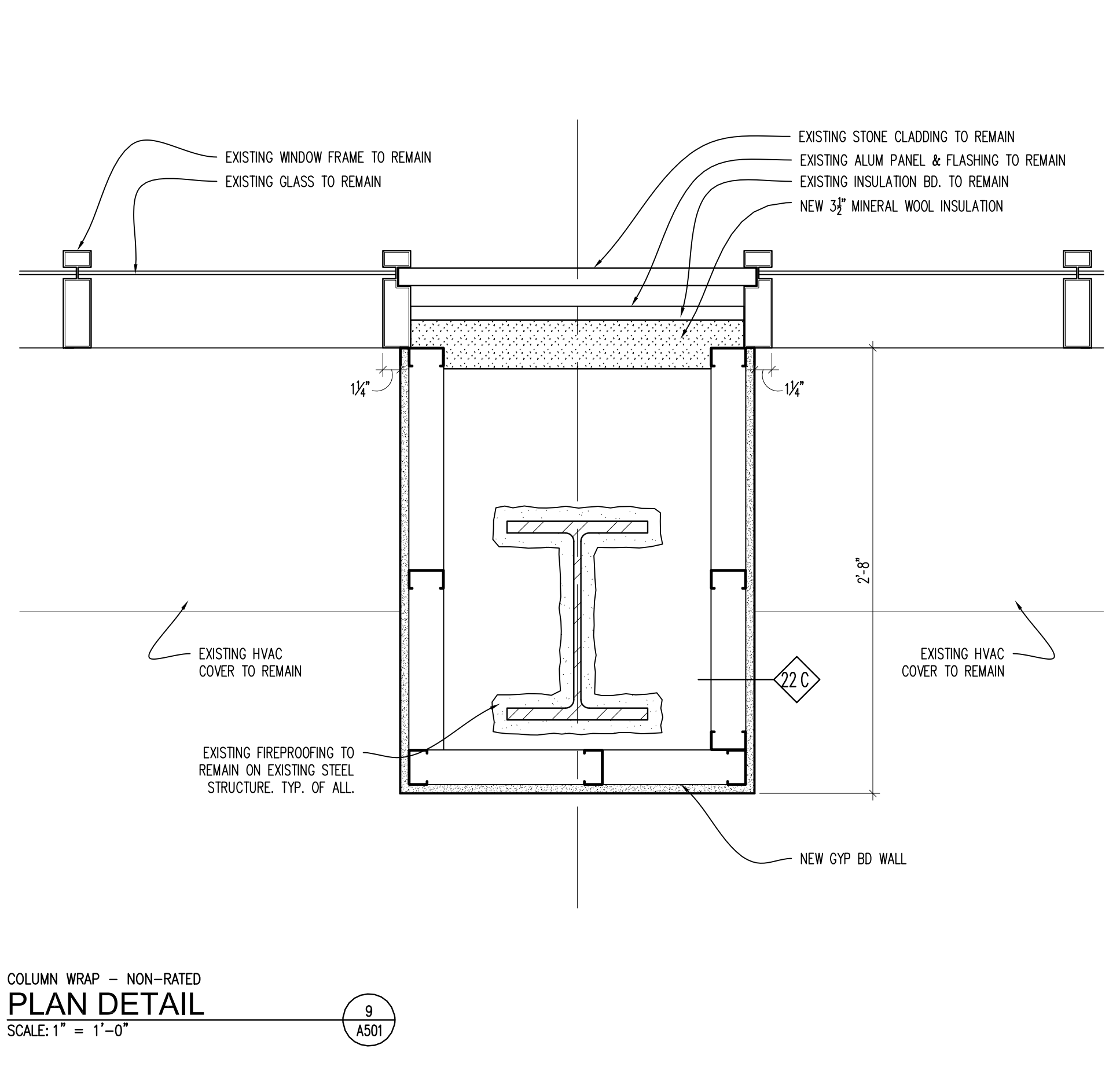
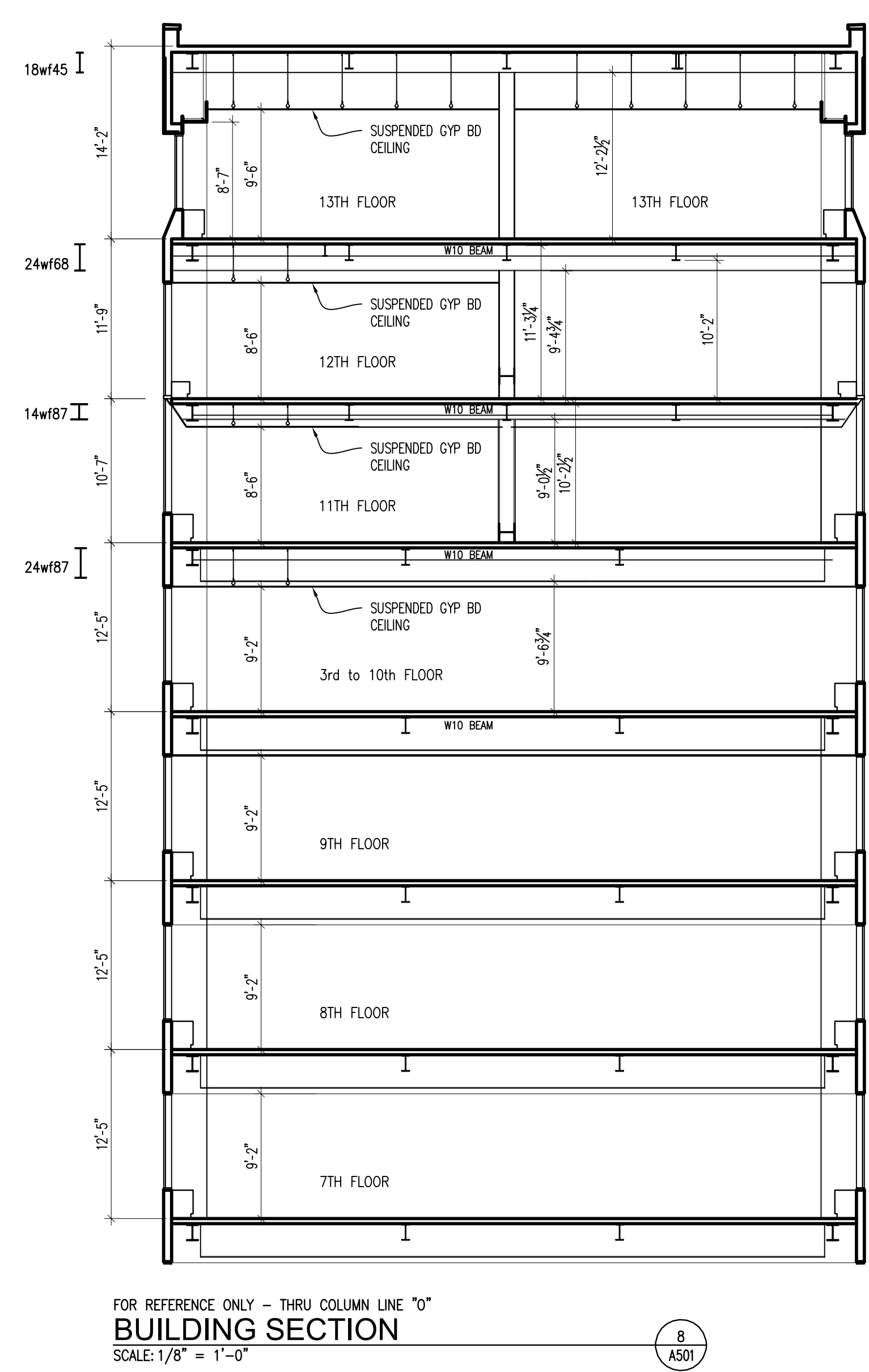
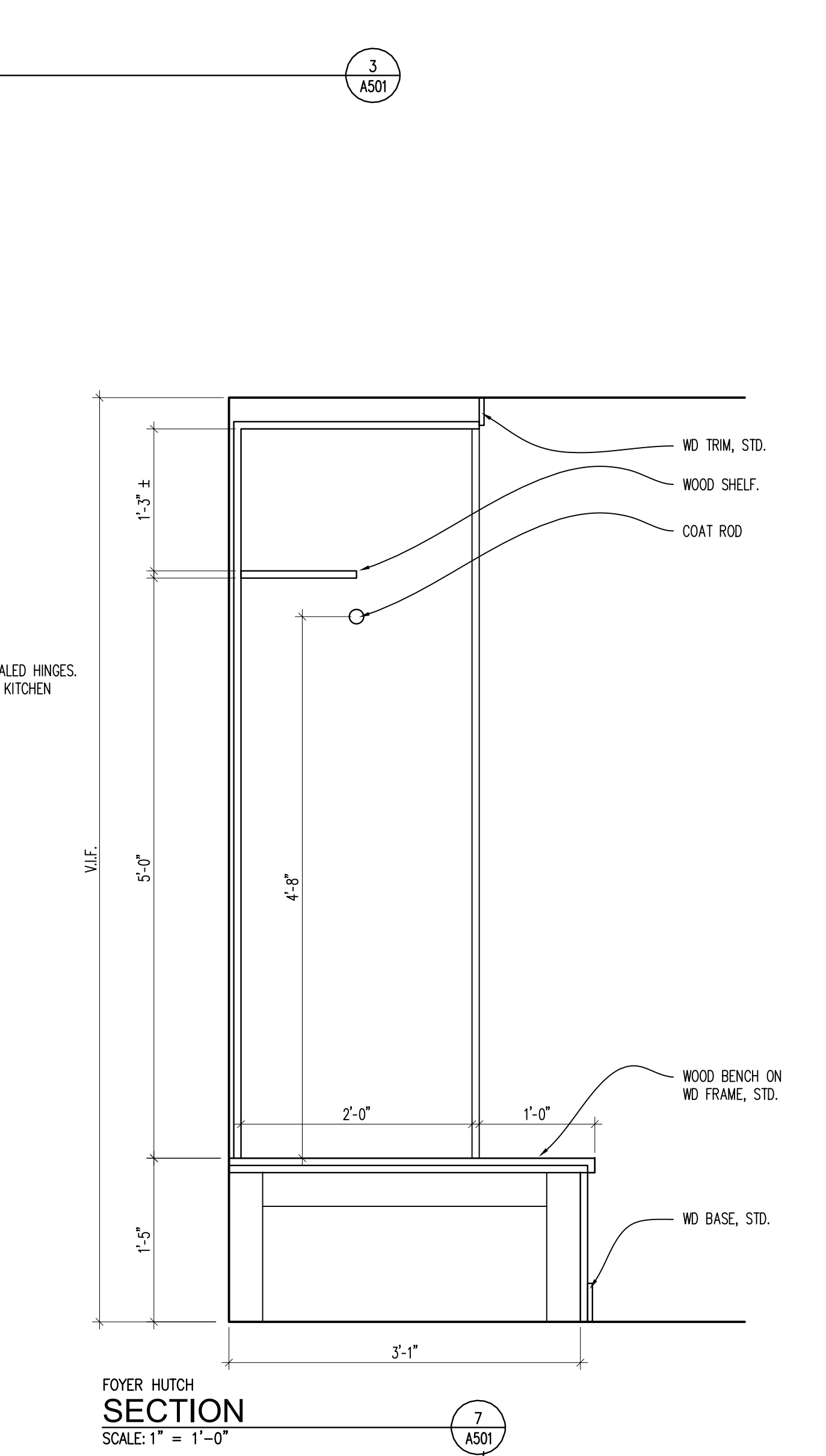
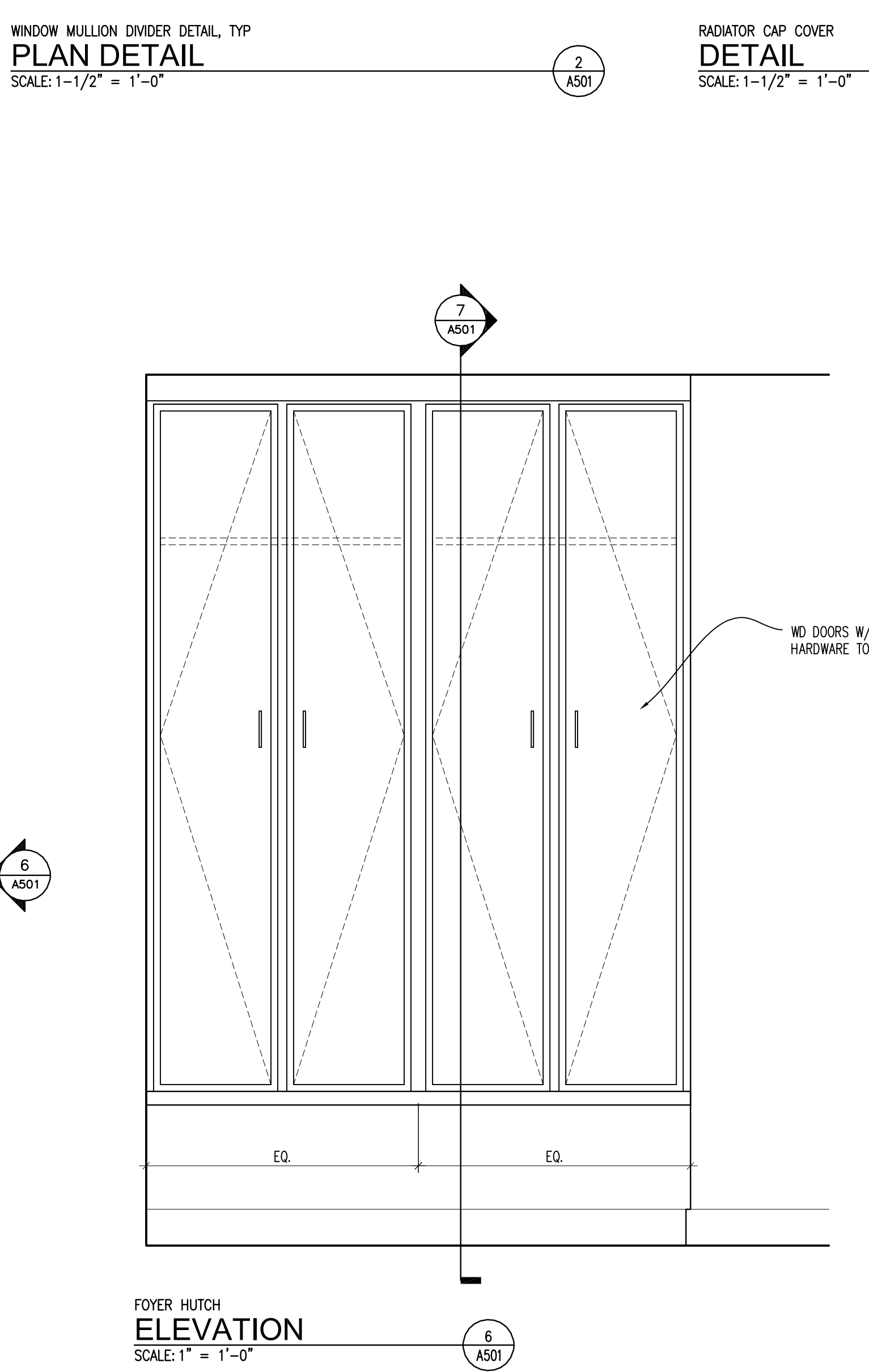
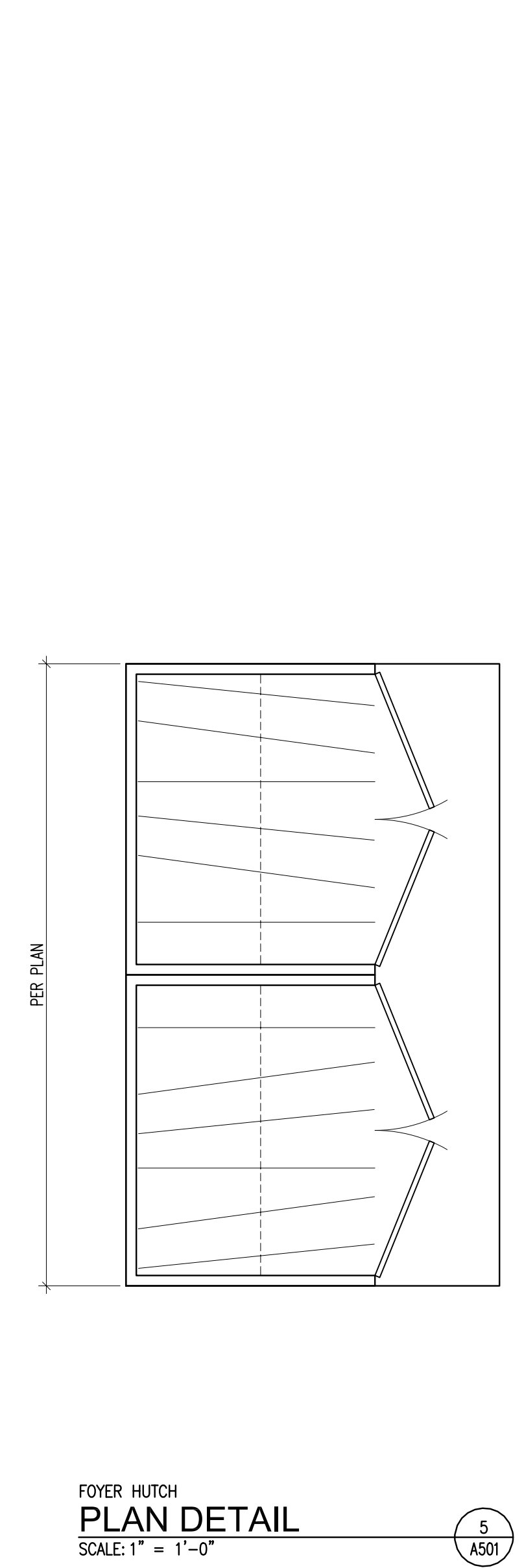
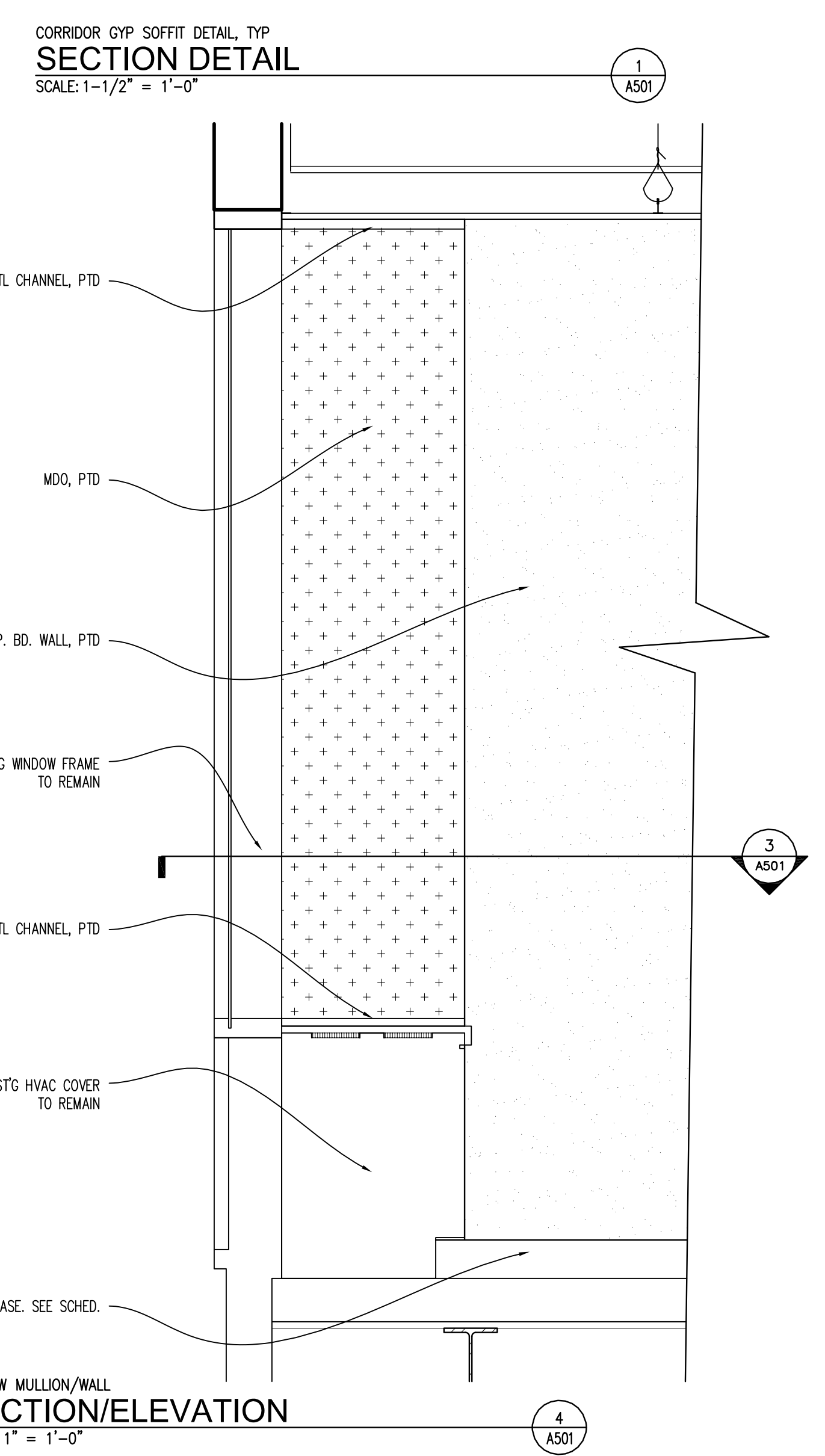
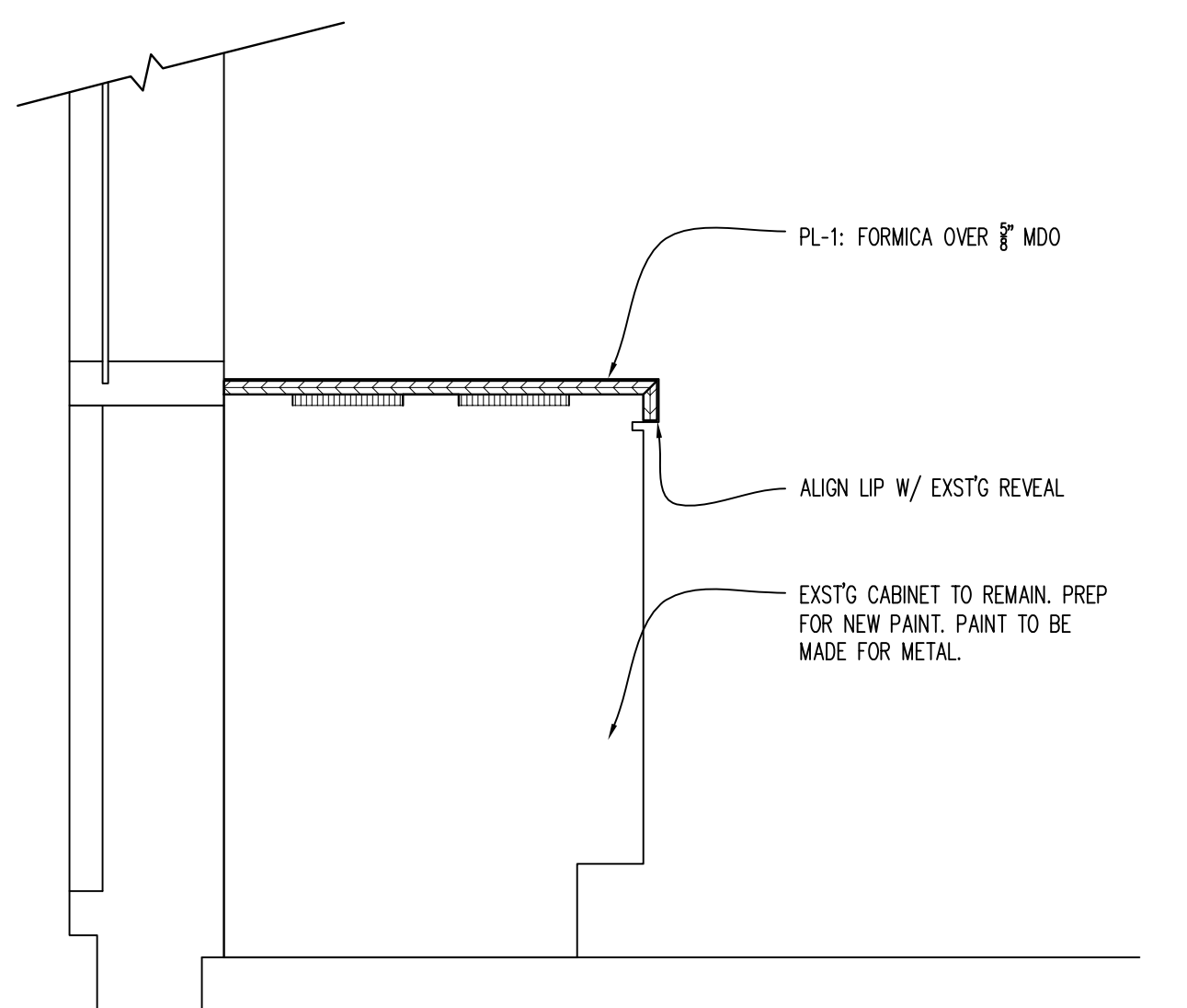
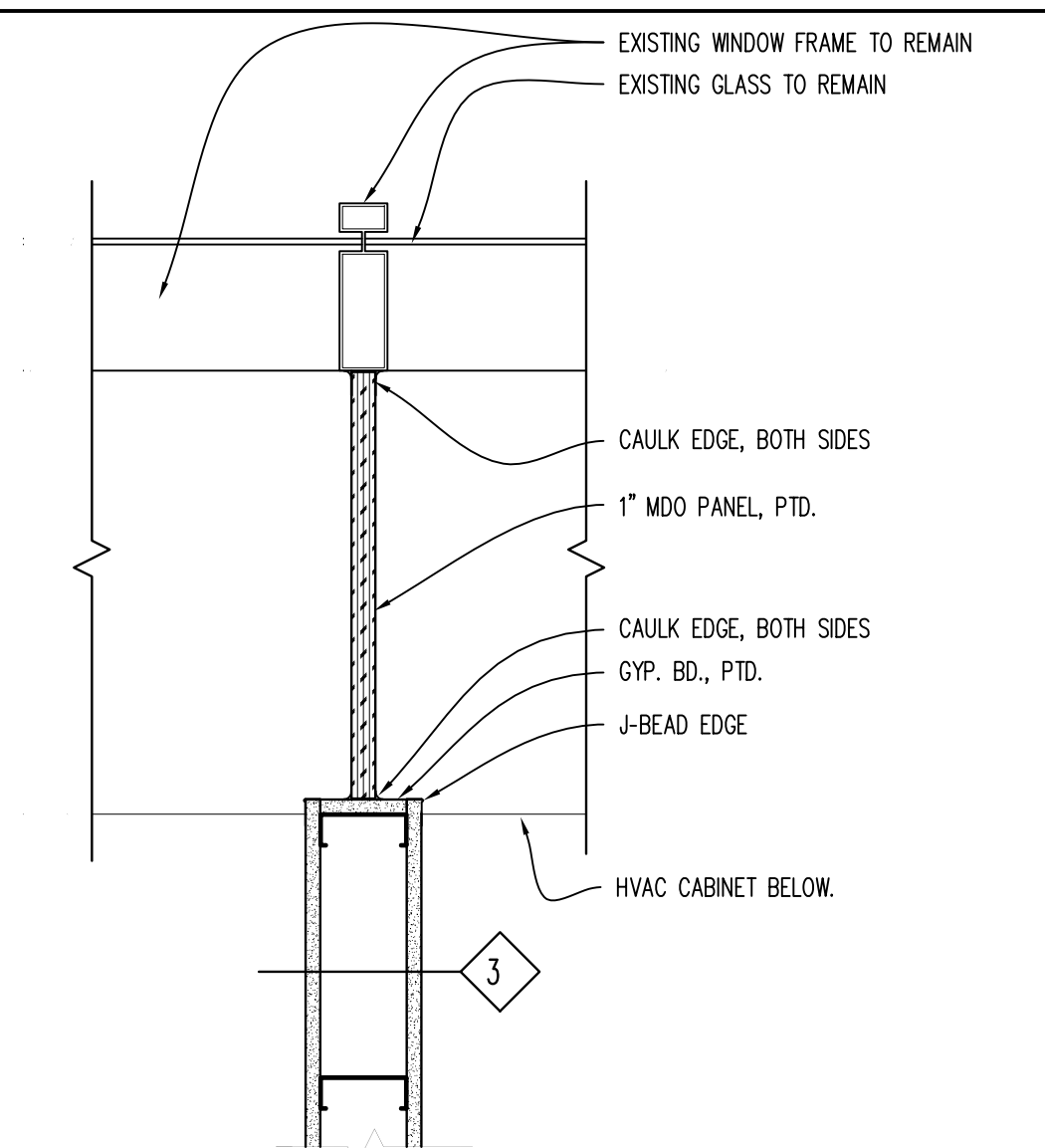
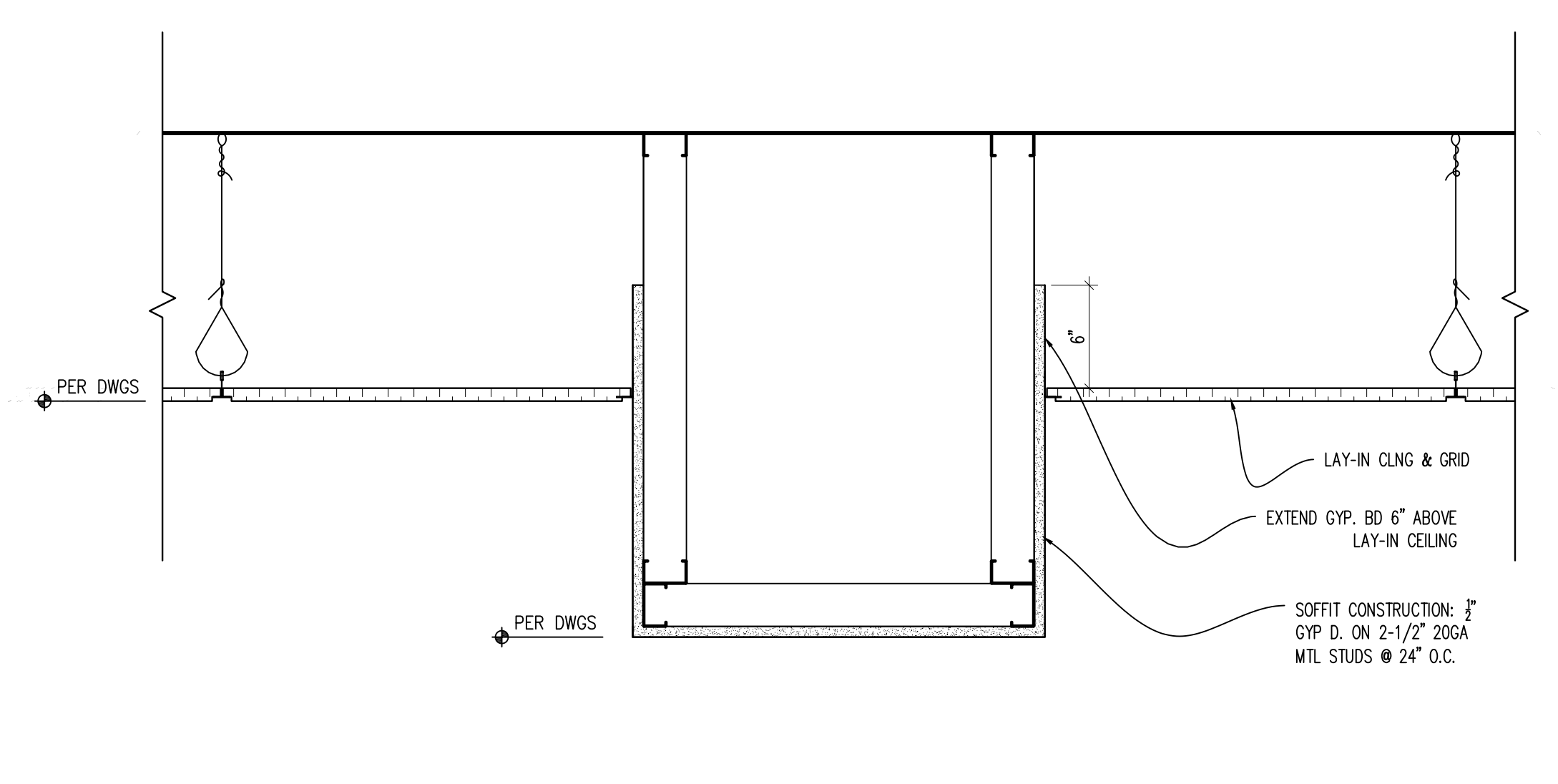
Formica Building

Office/Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

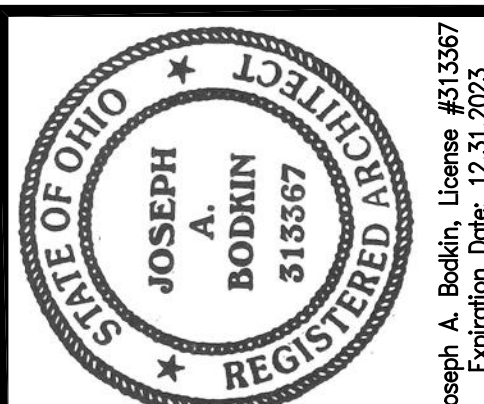
Project	Formica Building	Date	11.09.2022
No.	115 E 5th Street	Revisions	
ENC CHG #			
Scale	AS NOTED	Issue Date	
Project No.	2022_259	Drawn	
Scale	AS NOTED	Checked	

A501



APPROVED
CIN BD
2022P03573
02/01/23

City of Cincinnati Buildings & Inspections
C:\Users\jacobn\OneDrive\01_082023\Projects\2022\2022P03573\02_01_23\Phase E - From Item\US_Formica_A501.dwg - 501 - Plot Date/Time: Nov 15, 2022 - 2:48pm - By: jacobn



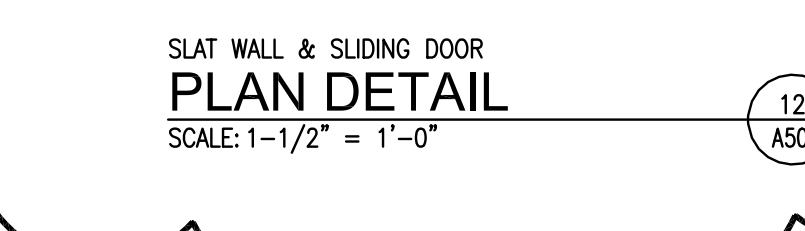
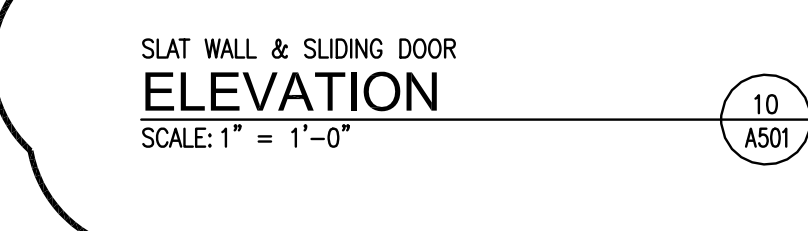
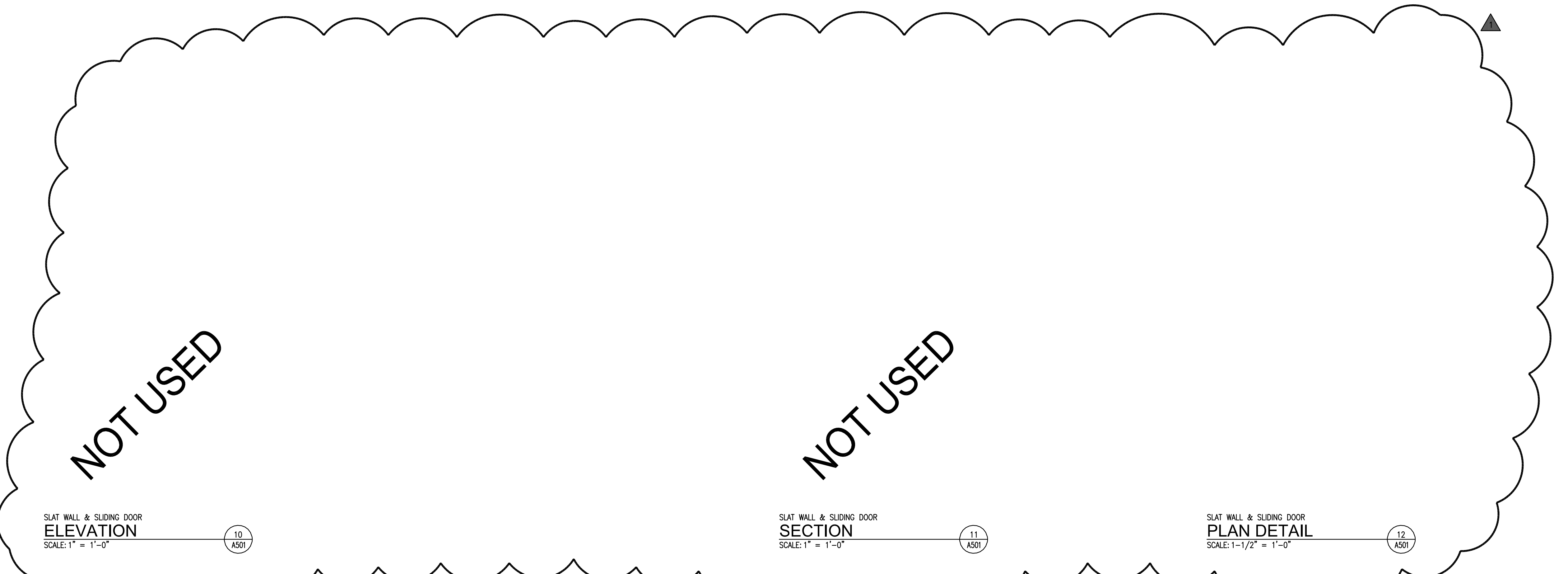
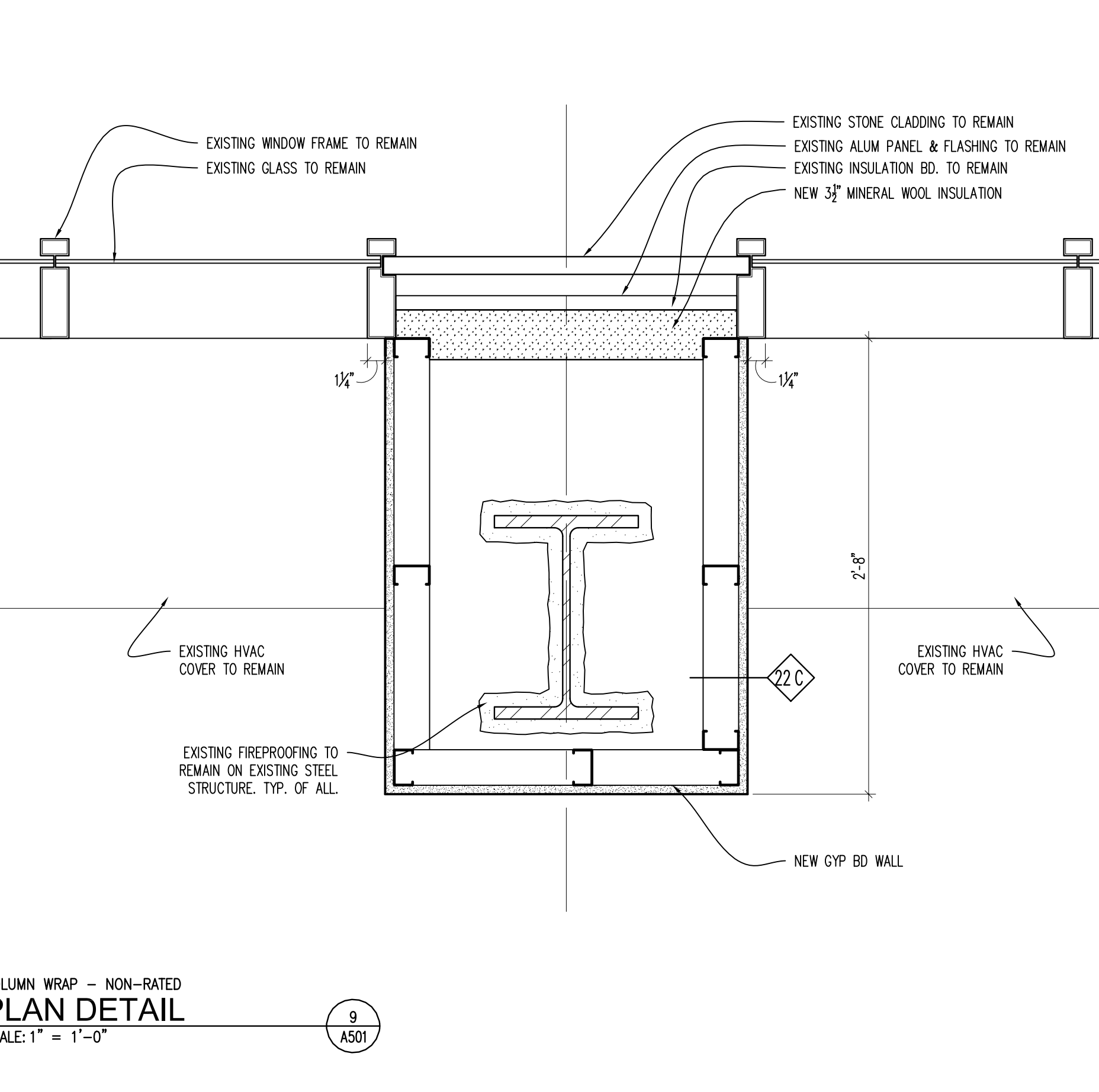
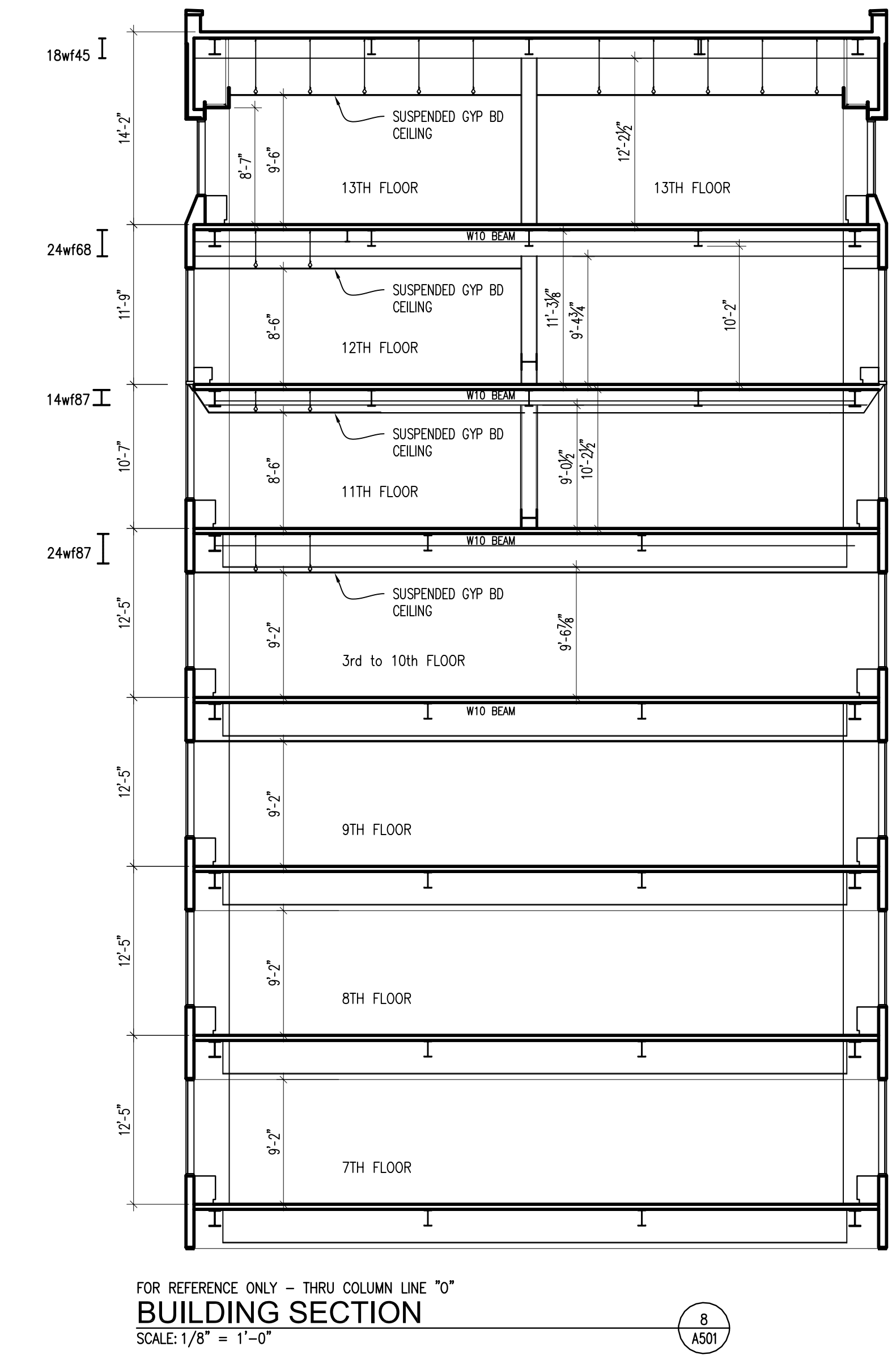
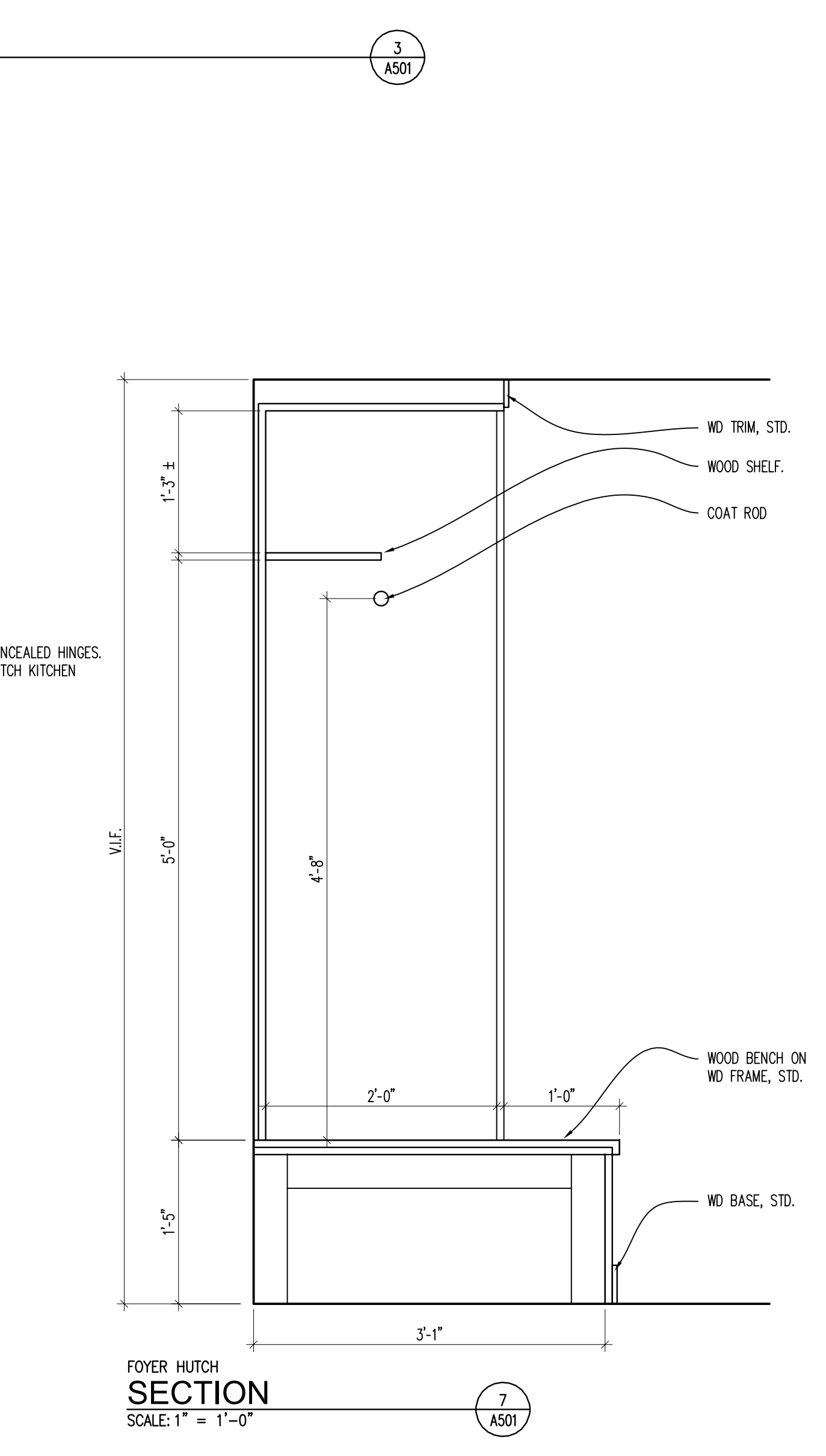
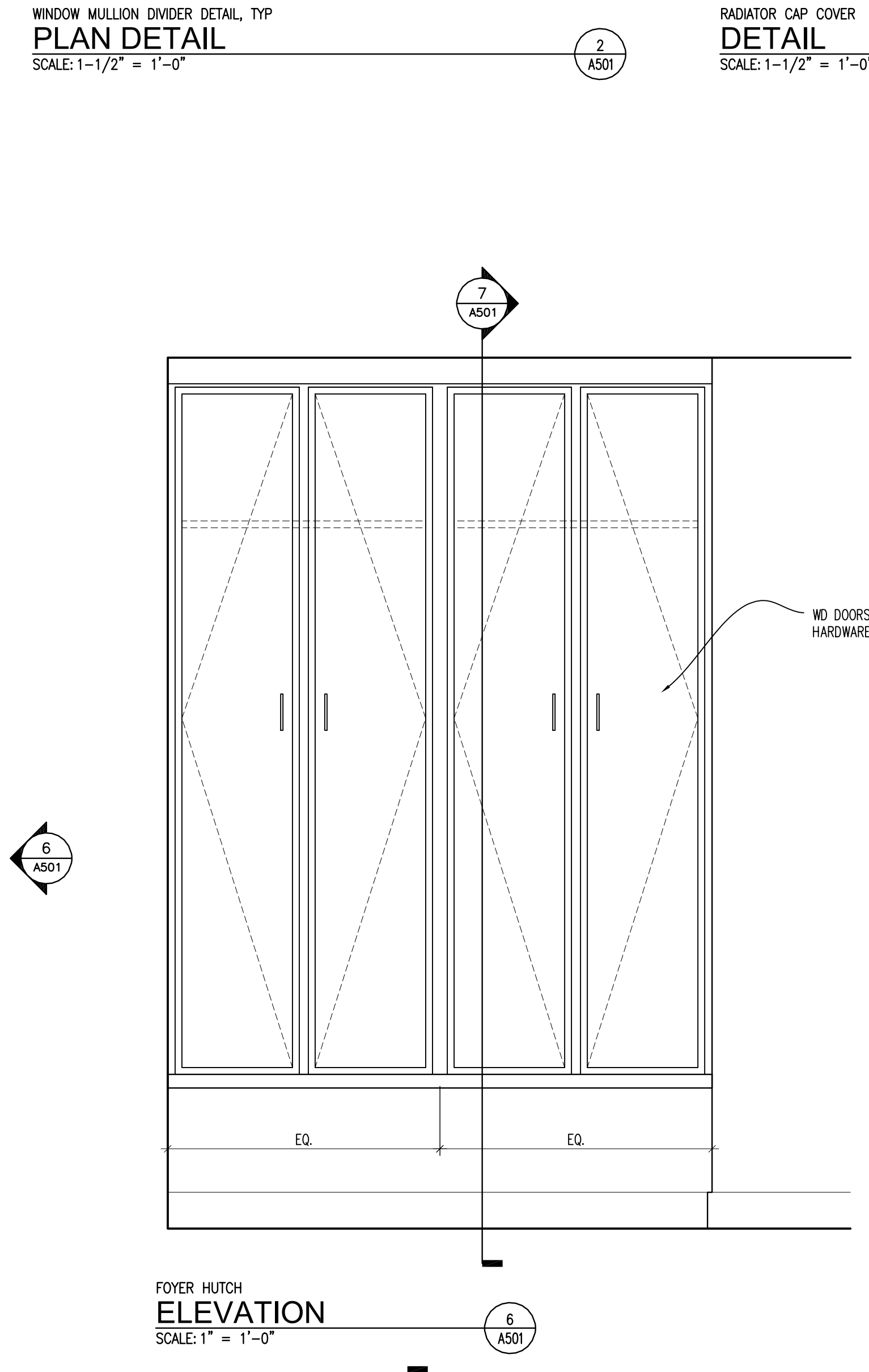
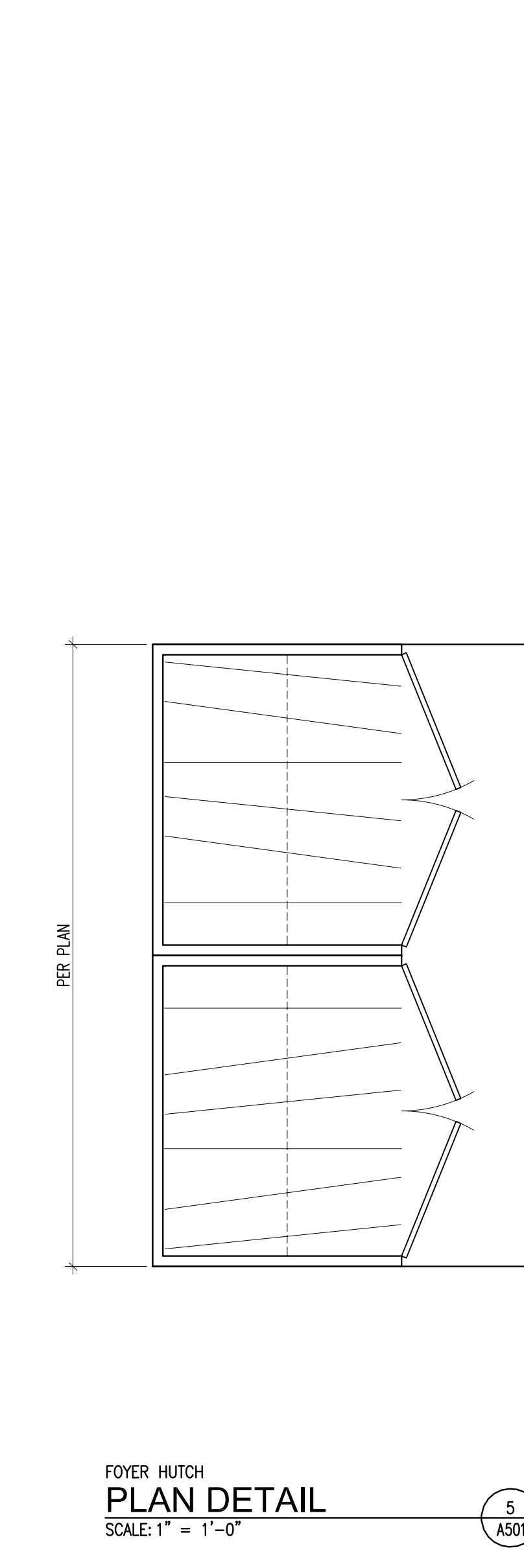
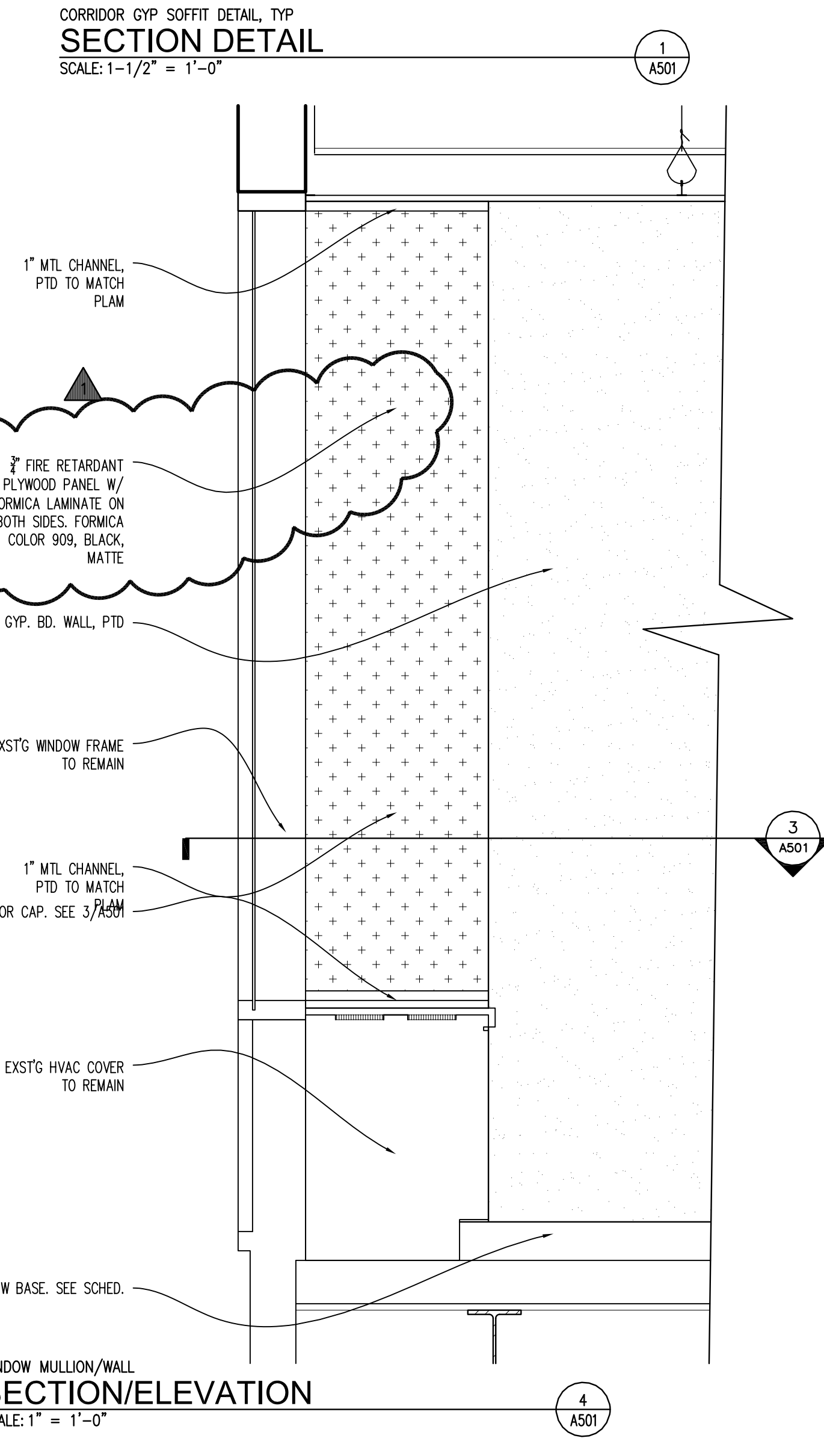
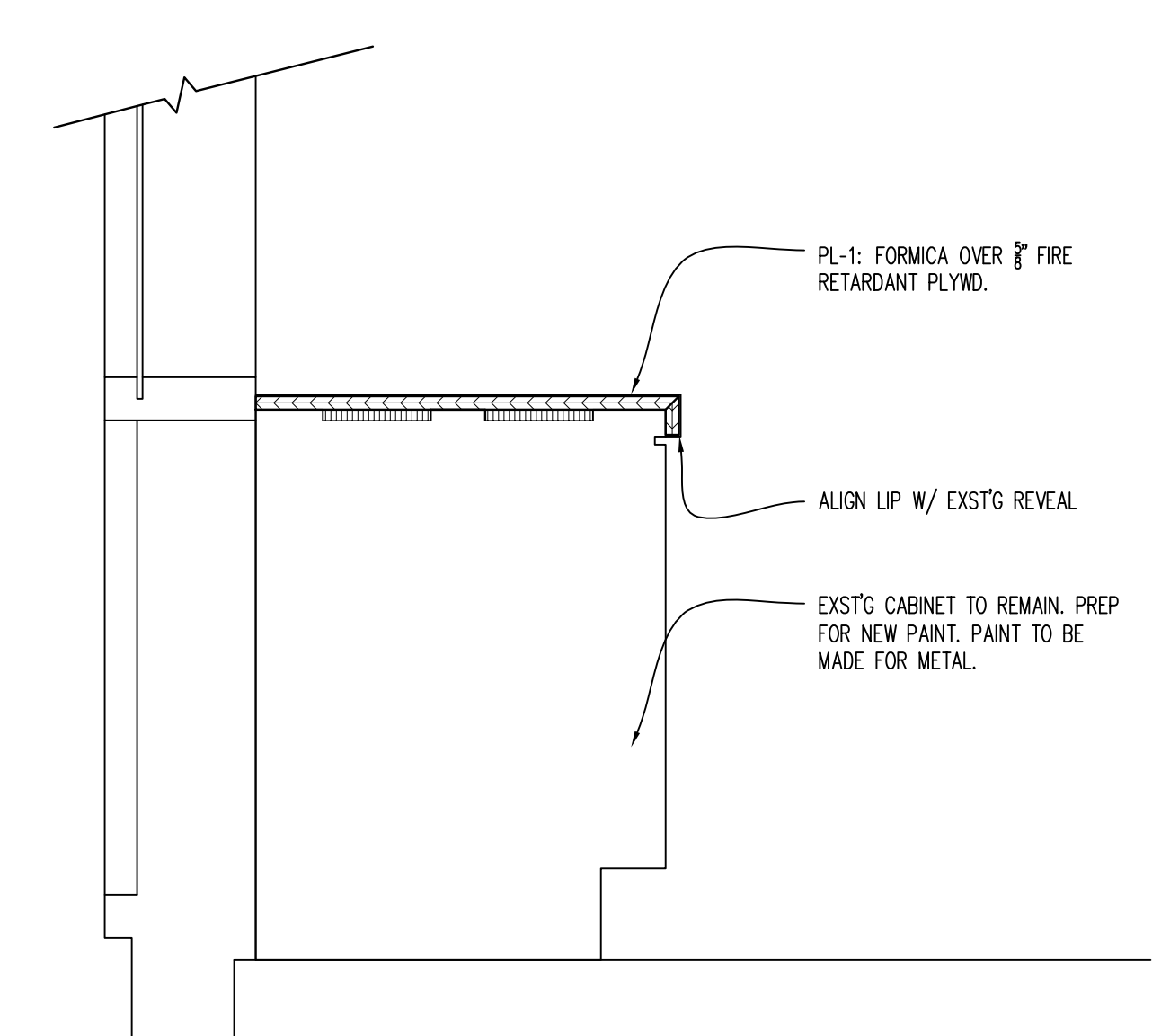
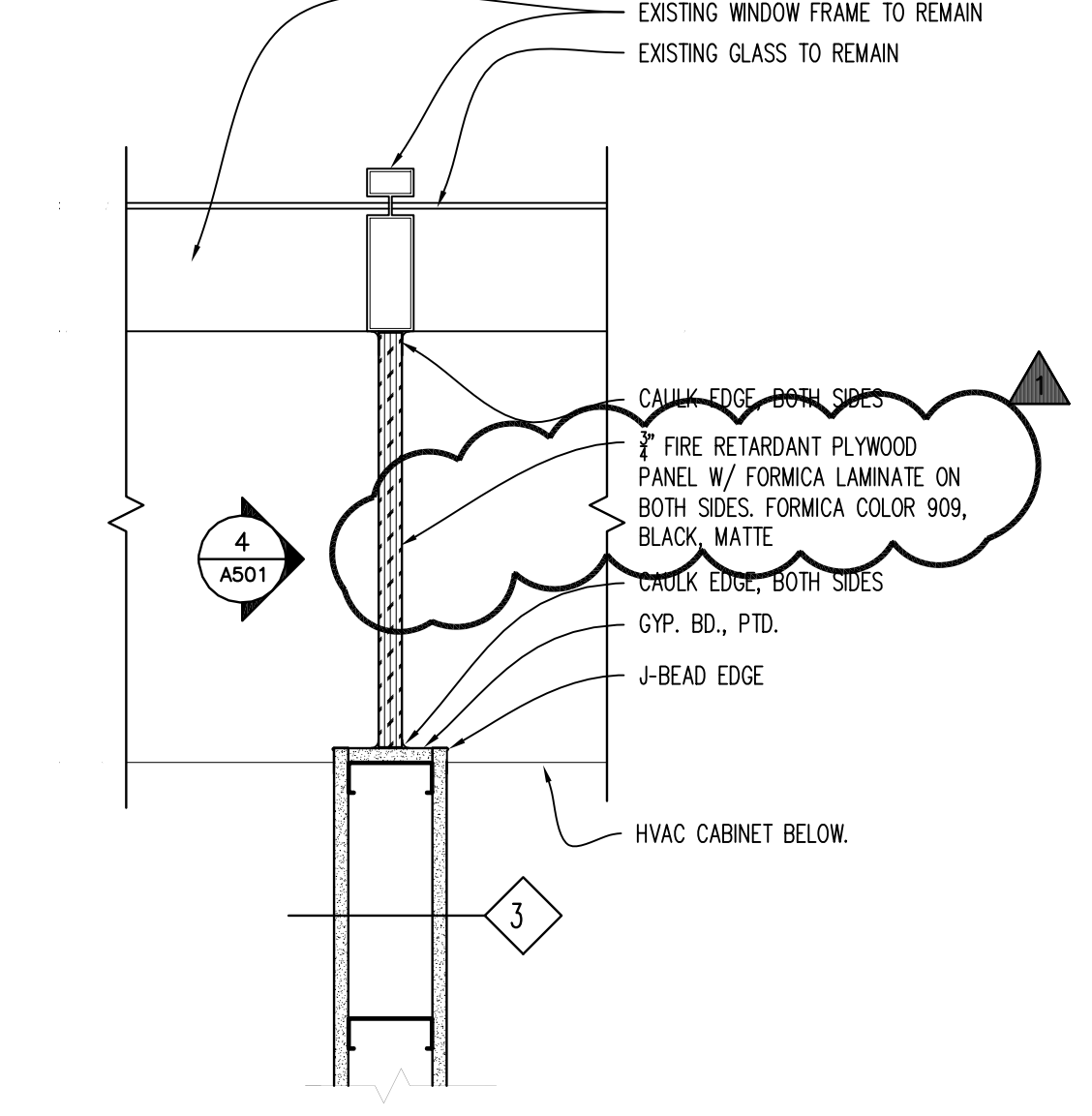
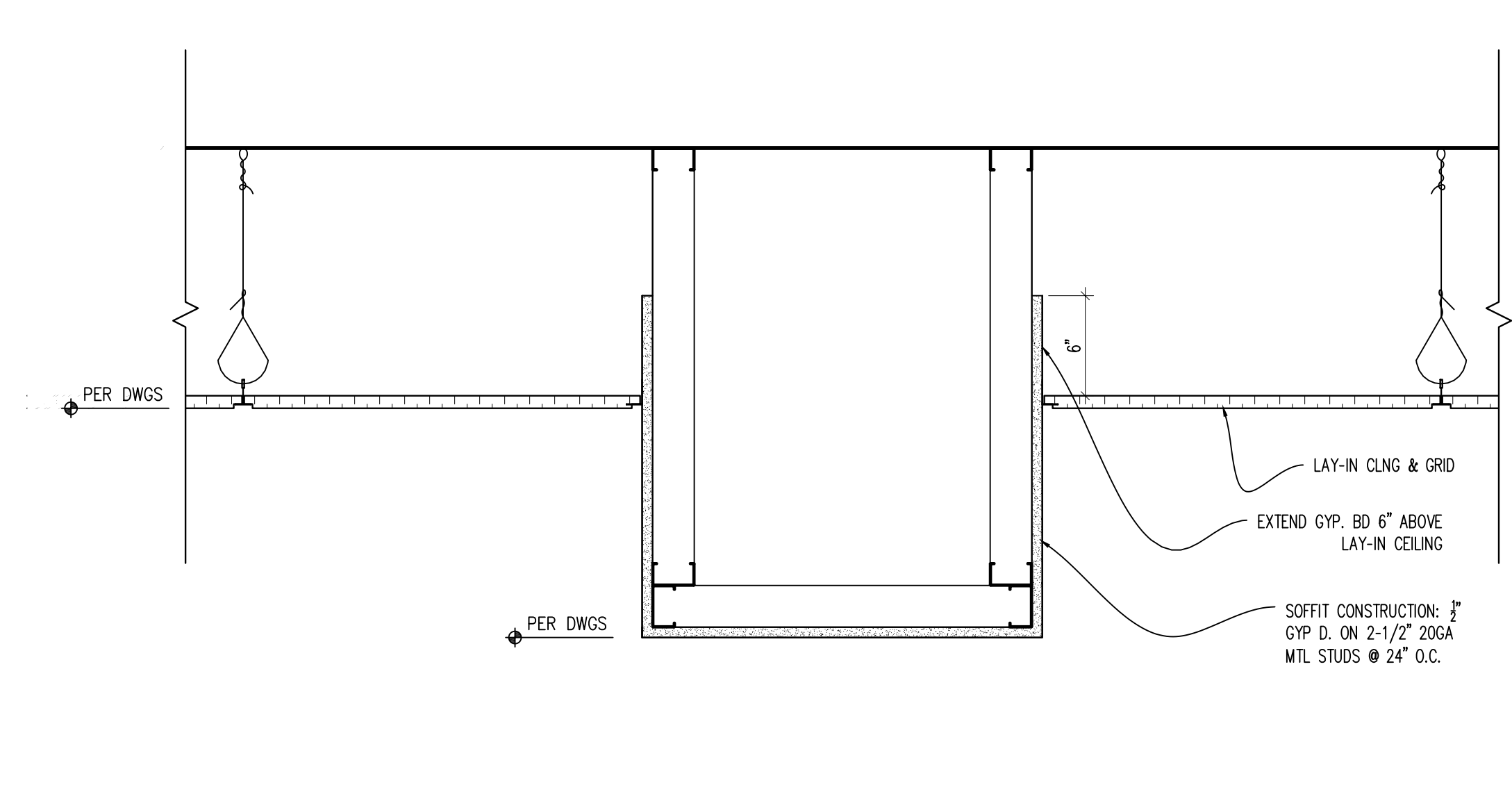
modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT
 1826 Race Street
 Cincinnati, Ohio 45202
 513.559.0048

Formica Building

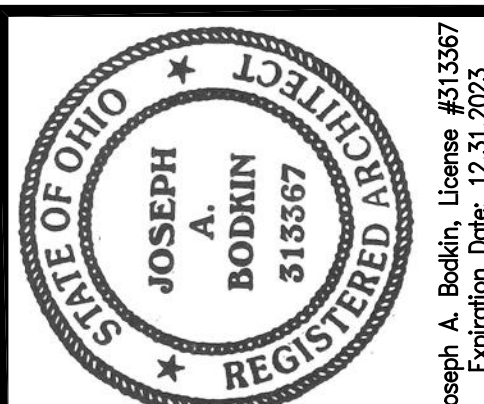
Office Conversion to Apartments
 Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project	Formica Building B TO 6
Address	115 E 5th Street
City	Cincinnati, Ohio 45202
Sheet Title	WALL SECTIONS & DETAILS
Project No.	2022-259
Scale	As Noted
Date	01/12/2023
Revision	PLAN EXAMINER COMMENTS
Checked	As Noted

A501



APPROVED
 CIN BD
 2022P10119
 02/02/23
 City of Cincinnati
 BUILDINGS & INSPECTIONS
 Project: 2022-259 Formica Building B TO 6
 Date: 01/12/2023
 By: j.bodkin



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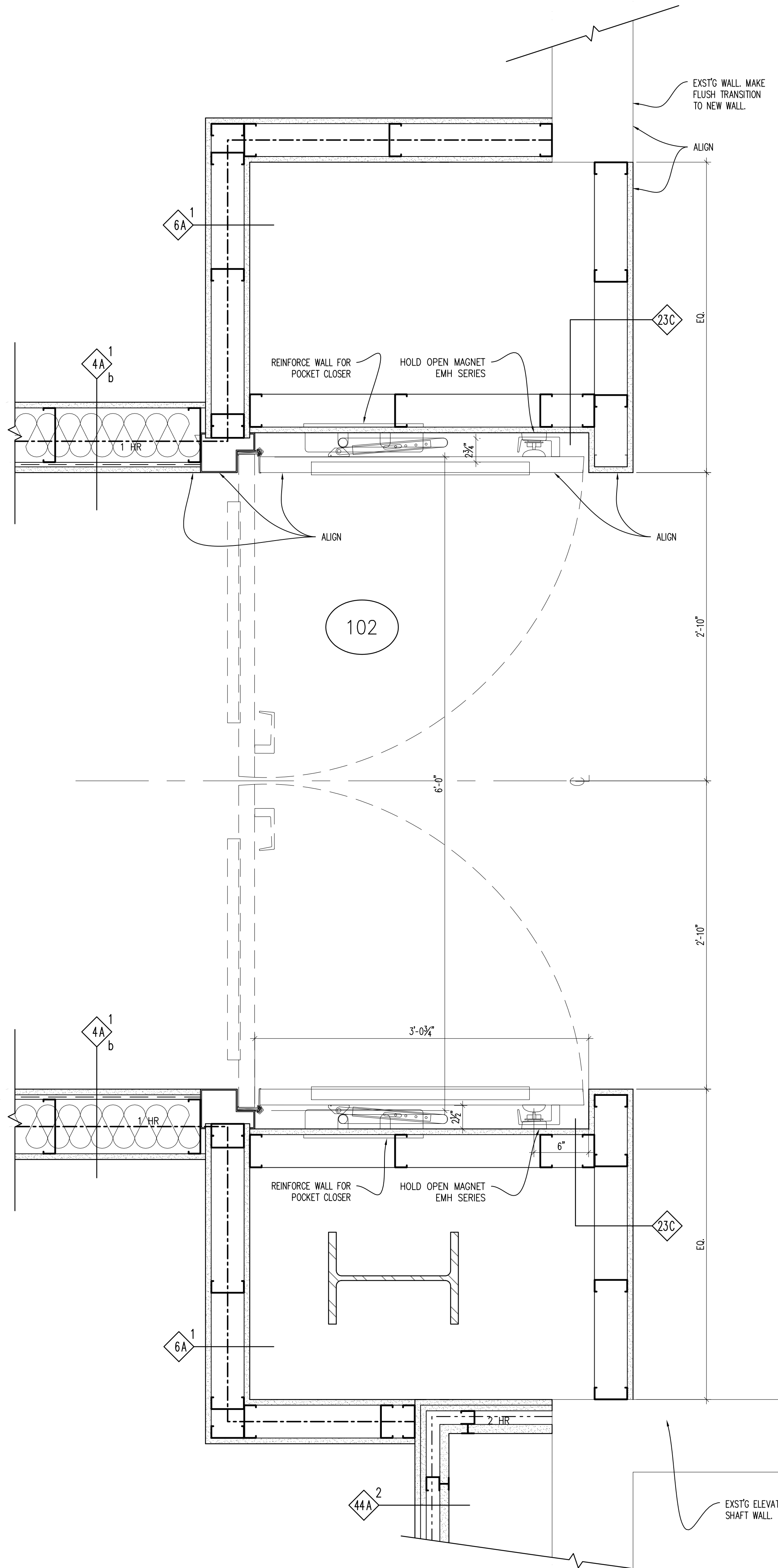
Formica Building

Office Conversion to Apartments

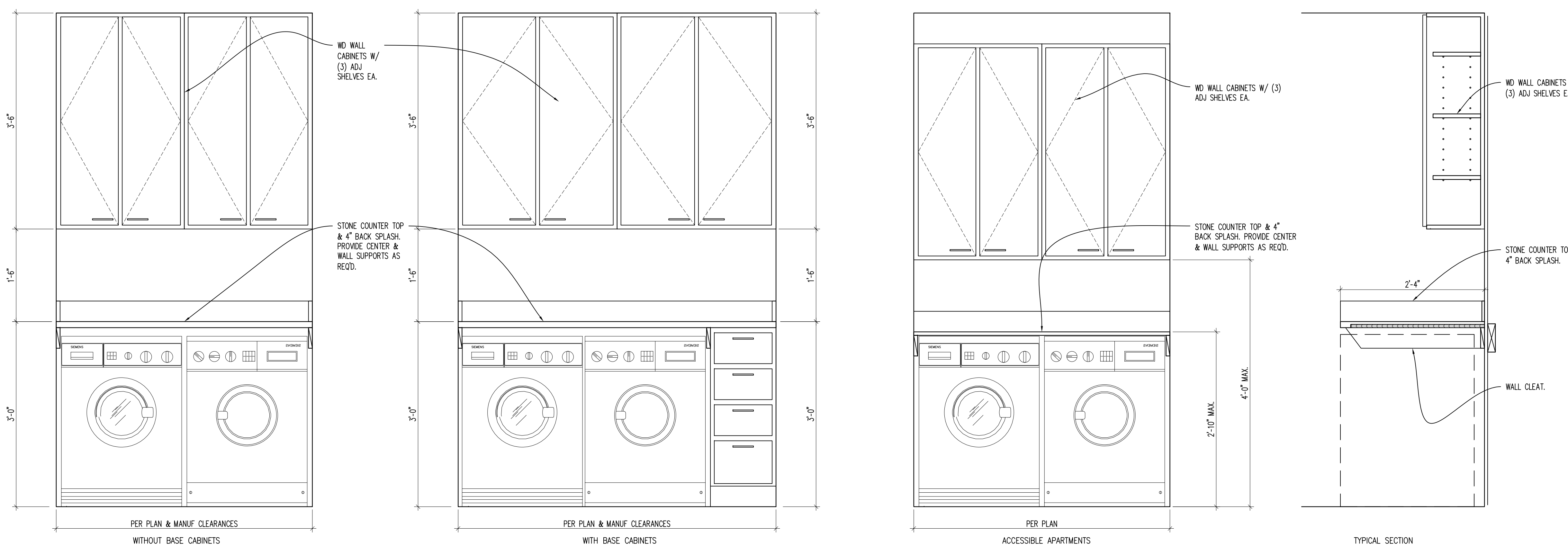
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project	Formica Building B TO 6
Address	115 E 5th Street
City	Cincinnati, Ohio - 45202
Sheet	DETAILS
Project No.	2022_259
Scale	As Noted
Date	02/09/2022
Revision	PLN EXAMINER COMMENTS 01.12.2023

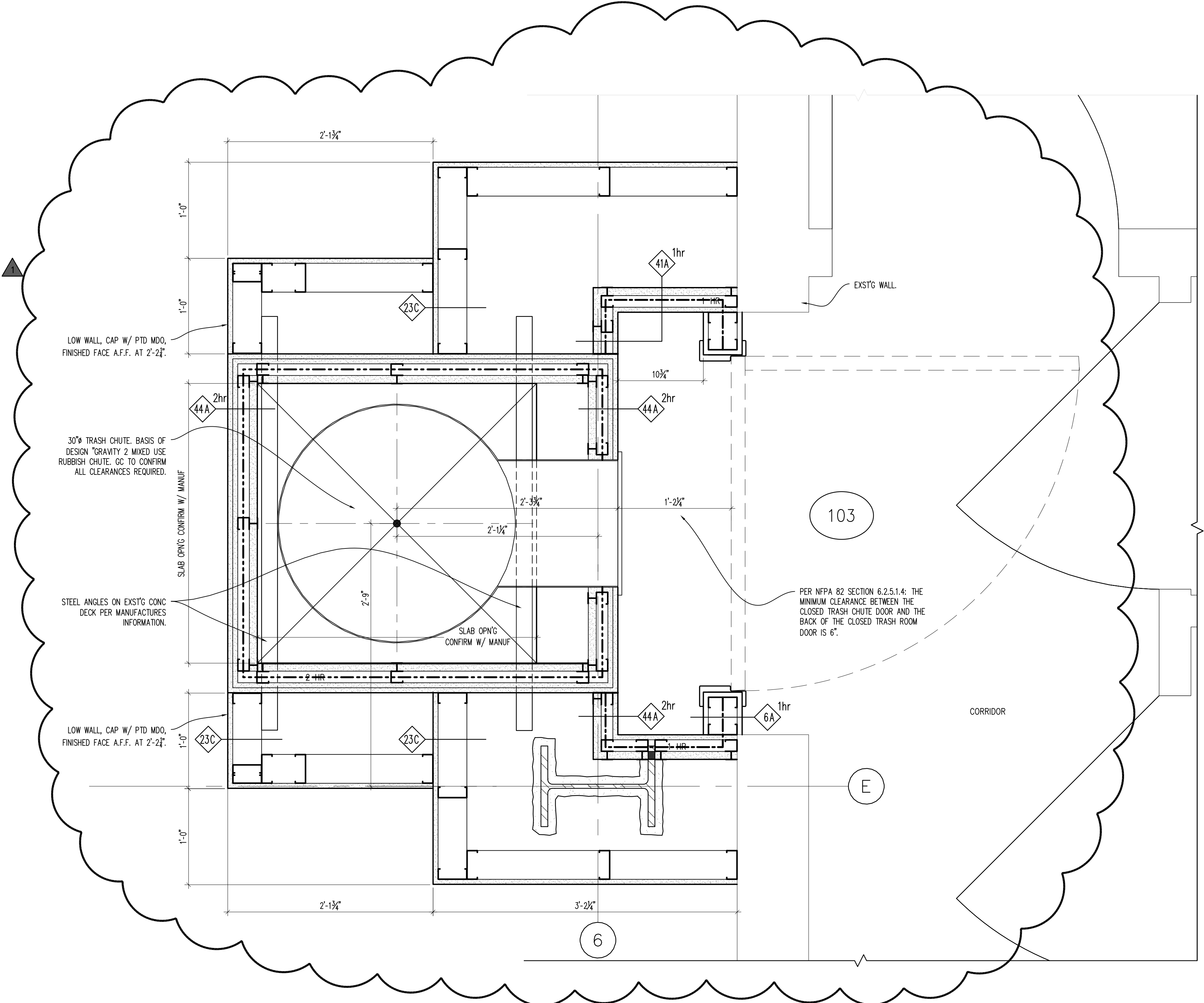
A502



ELEVATOR LOBBY DOORS: FLOORS 7-10
 PLAN DETAIL
 SCALE: 1-1/2" = 1'-0"



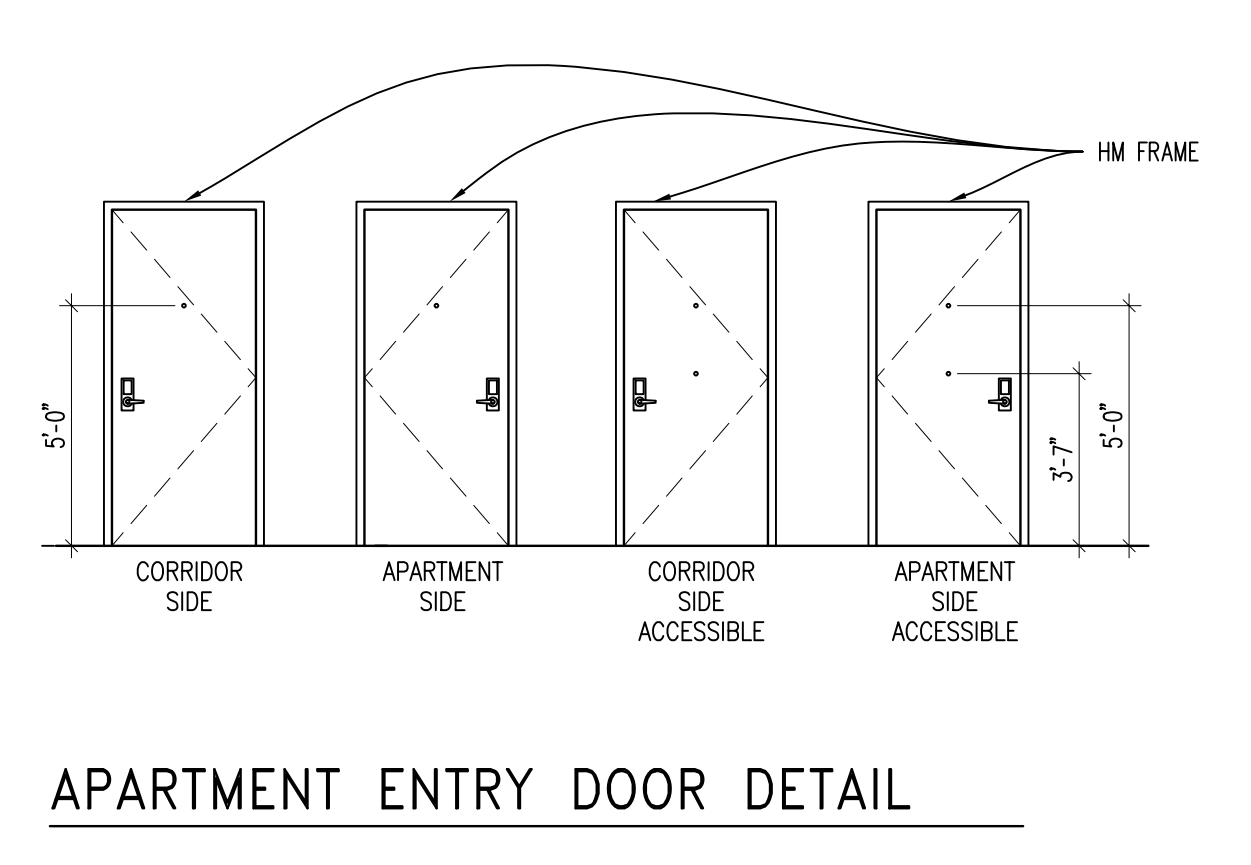
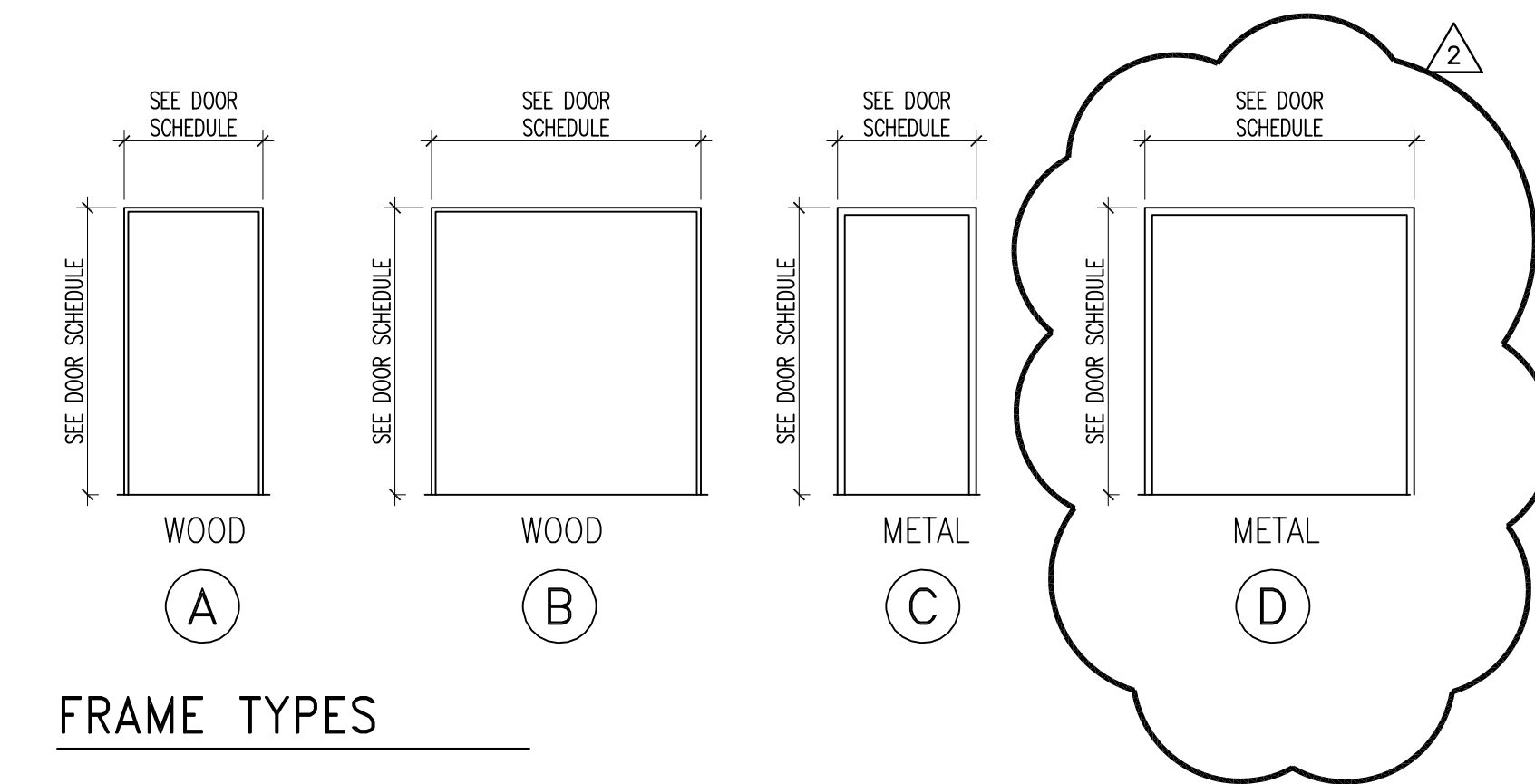
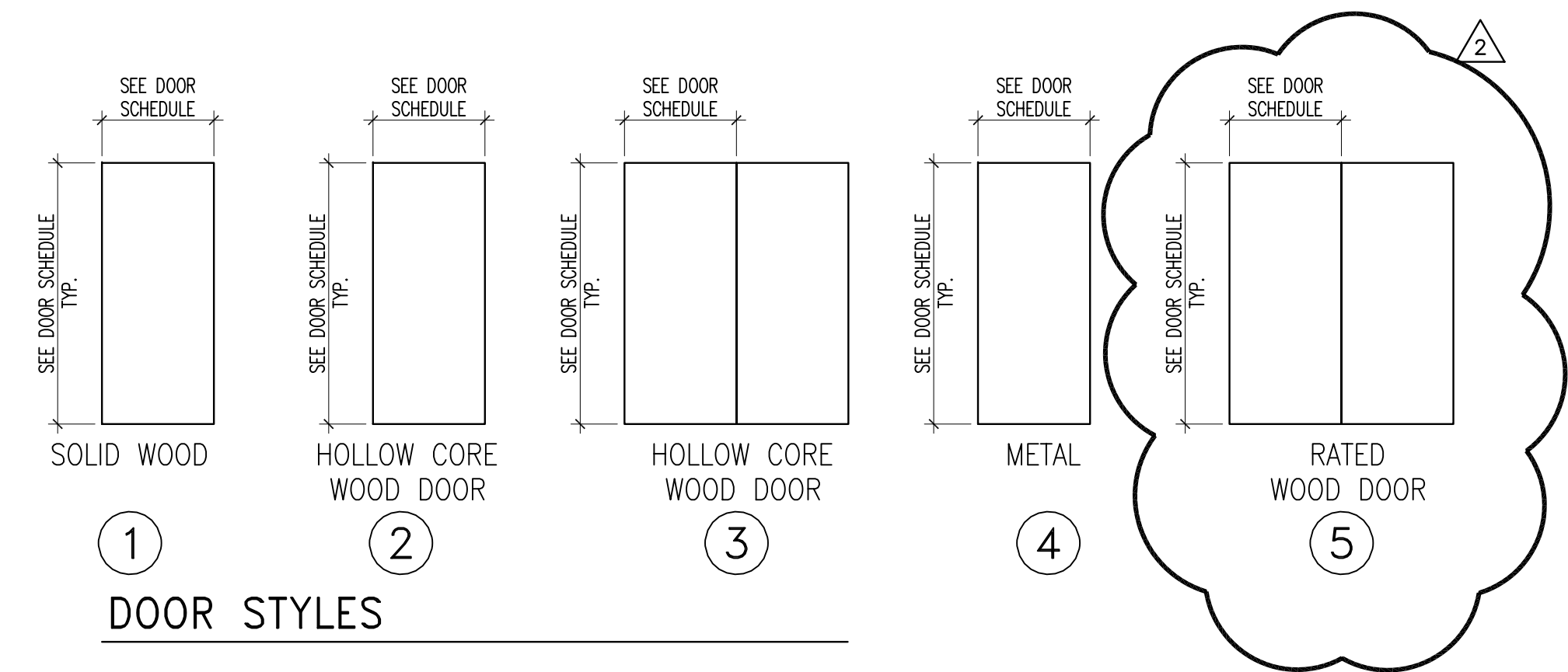
VERIFY W/ PLANS
 TYPICAL LAUNDRY DETAILS
 SCALE: 1" = 1'-0"



TRASH CHUTE
 PLAN DETAIL
 SCALE: 1-1/2" = 1'-0"

NOT USED

NOT USED
 SCALE:



- GENERAL NOTES**
- IF A DOOR IS NOT DIMENSIONED OR NOT CENTERED IN A ROOM, THE DOOR SHOULD BE MOUNTED SO THAT THE FACE OF THE FRAME IS 4" MINIMUM (IN STUD WALLS).
 - IF A DOOR IS GRAPHICALLY SHOWN GENERALLY CENTERED IN A ROOM OR SPACE, THE CENTER OF THE DOOR SHOULD BE AN EQUAL DISTANCE BETWEEN ADJOINING WALLS.
 - HM DOORS TO BE PAINTED TO MATCH ADJACENT WALLS, SEMI-GLOSS UNLESS OTHERWISE NOTED.
 - REFER TO APARTMENT PLANS FOR APARTMENT INTERIOR DOOR SCHEDULE.
 - ALL EXISTING HARDWARE TO BE REMAIN ON EXISTING HISTORIC DOORS.
 - ALL NEW DOOR HANDLES TO BE ADA COMPLIANT.
 - COORDINATE KEYING OF ALL DOORS WITH OWNER. THIS INCLUDES ALL KEY PADS, KEY FOBs, SECURED ACCESS POINTS, ETC.
 - ALL NEW AND EXISTING RATED DOORS ARE TO RECEIVE NEW CLOSERS.
 - EGRESS DOORS WILL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

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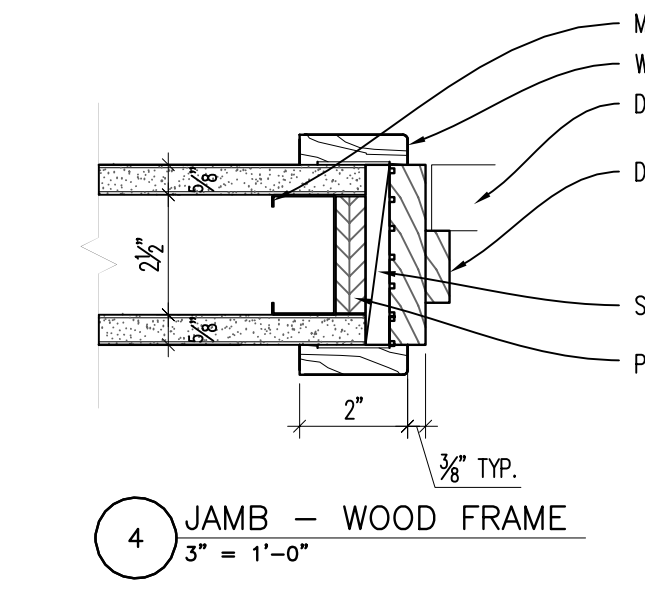
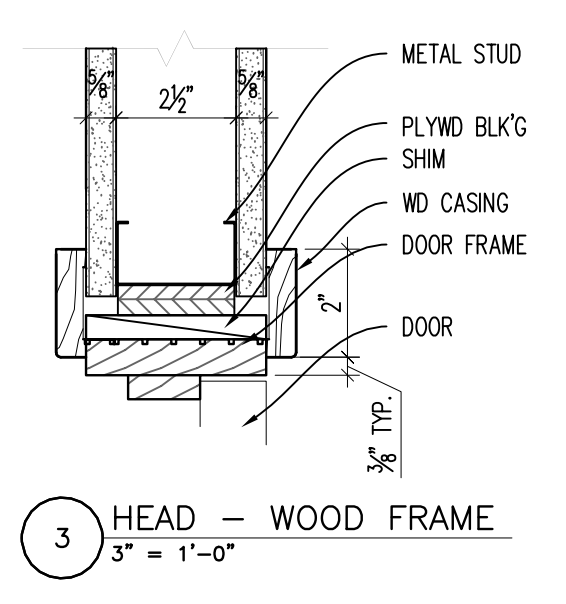
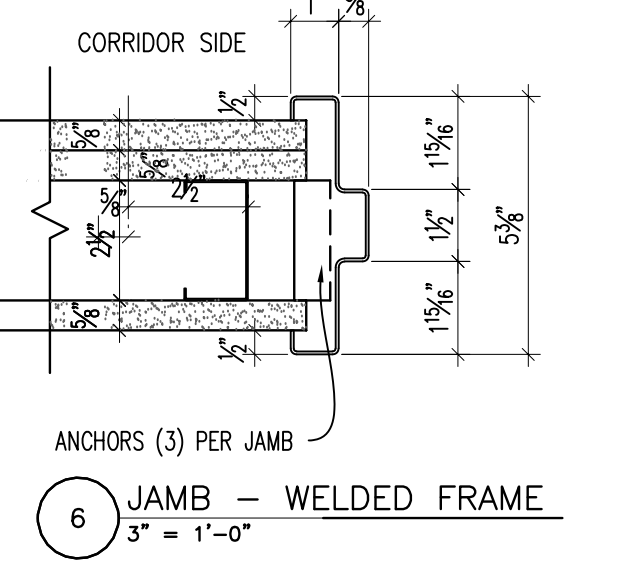
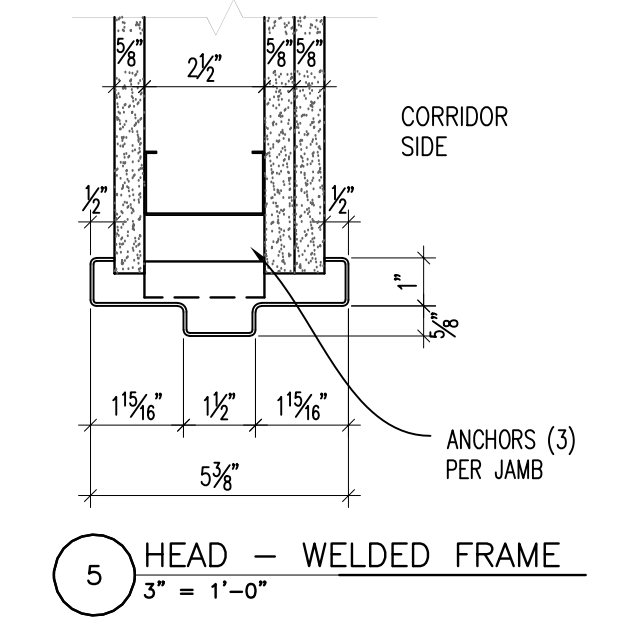
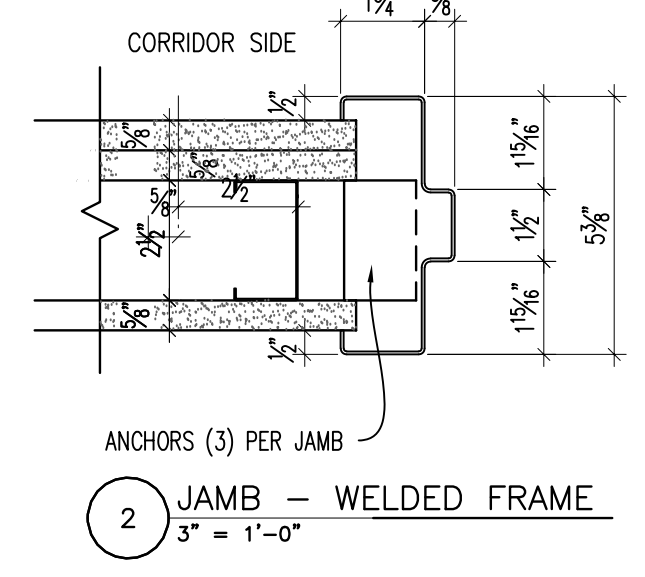
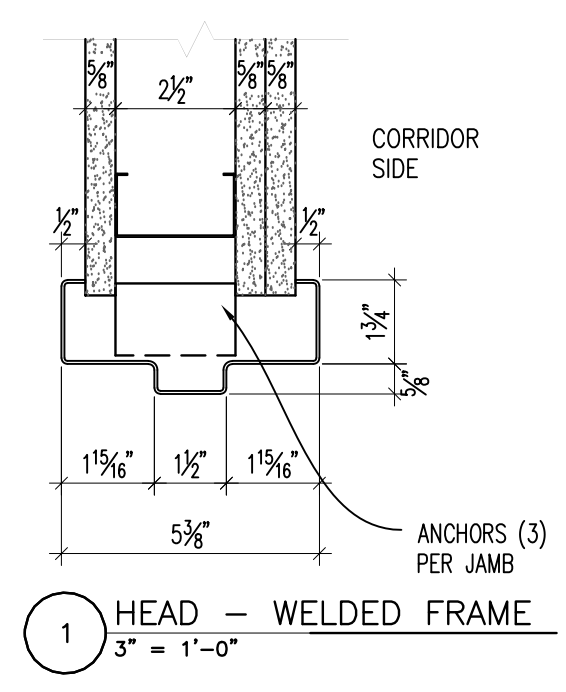
SEAL OF THE STATE OF OHIO
JOSEPH A. BOBKIN
REGISTERED PROFESSIONAL ARCHITECT
No. 813567
Expiration Date: 12/31/2023

DOOR MARK	DOOR INFORMATION				FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS		
	SIZE			STYLE	DOOR MATERIAL	TYPE	DETAIL					
	WIDTH	HEIGHT	THICK				HEAD				JAMB	OTHER
EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	REPAIR DOOR AS REQ'D, REPLACE ALL HARDWARE EXCEPT HINGES UNLESS THEY ARE DAMAGED. ALL HANDLES & CLOSERS TO BE ADA COMPLIANT.		
100	3'-0"	7'-0"	1-3/4	1	WD	HM	5/A600	2/A600	01	20 MIN.	APARTMENT ENTRY	
101	3'-0"	7'-0"	1-3/4	1	WD	C	HM	1/A600	2/A600	06	60 MIN.	FIXED CORRIDOR
102	(2) 3'-0"	7'-0"	1-3/4	5	WD	D	HM	1/A600	2/A600	07	60 MIN.	EGRESS CORRIDOR: SWEDEGA XT-L SERIES x IMA SERIES HINGE, CONCEALED PUSH PAD ON MAGNETIC HOLD OPEN OR EQUAL
103	3'-0"	7'-0"	1-3/4	1	WD	C	HM	1/A600	2/A600	08	60 MIN.	RATED CORRIDOR

DOOR HARDWARE SCHEDULE

ITEMS	HARDWARE SET							
	1	2	3	4	5	6	7	8
RATED HARDWARE								
(3) HINGES								
(6) HINGES								
ENTRANCE LOCKSET								
PRIVACY LOCKSET								
EXIT LOCKSET								
PASSAGE LOCKSET								
CLOSET LOCKSET								
STORAGE LOCKSET								
OFFICE LOCKSET								
PULL, PUSH PLATE, KICK PLATE								
ELECTRIC STRIKE								
KEYLESS ENTRY (KEY FOB)								
ELECTRONIC KEY CARD DEADBOLT								
DEAD BOLT								
SPRING CLOSER								
CLOSER								
PAIR CLOSER								
SMOKE SEAL								
WIDE ANGLE VIEWER								
PAIR WALL / FLOOR STOP								
WALL / FLOOR STOP								
MAGNETIC HOLD OPEN								
PANIC HARDWARE								
PANIC HARDWARE - CONCEALED								
THRESHOLD								
RUBBER THRESHOLD - LOW PROFILE								
WEATHER SEALS								
DOOR SWEEP								
DRIP								

HARDWARE SCHEDULE NOTES:



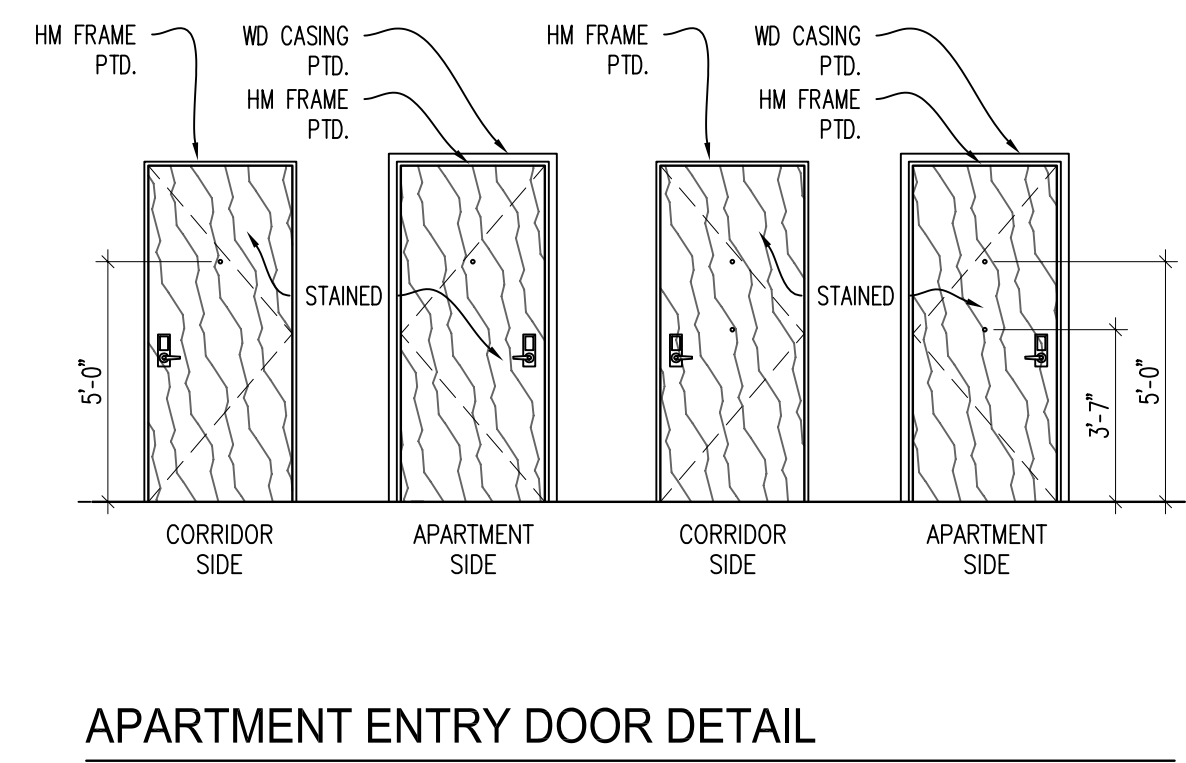
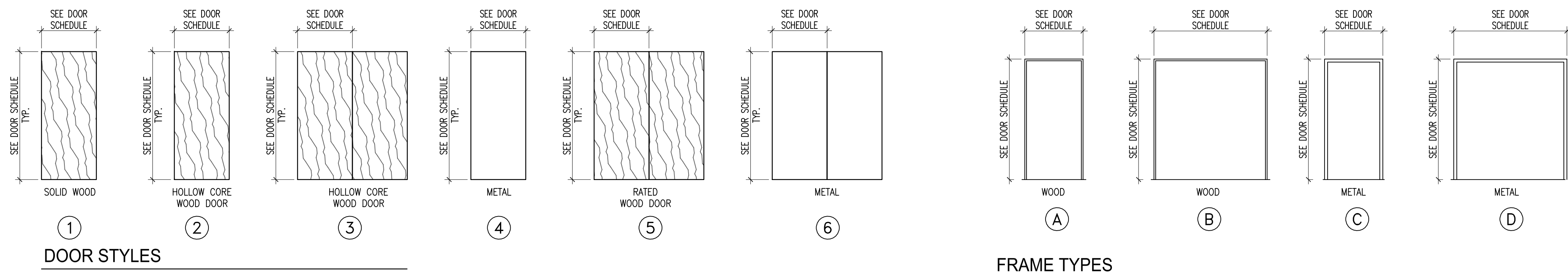
Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building
115 E 5th Street
Cincinnati, Ohio - 45202
Schedule: DOOR

Issue Date: 11.14.2022
Scale: As Noted

Revision: PLAN REVIEW COMMENTS 07.05.2022
ENG. CHG. #1

Project No: 2022_259
As Noted



GENERAL NOTES

- A. IF A DOOR IS NOT DIMINISHED OR NOT CENTERED IN A ROOM, THE DOOR SHOULD BE MOUNTED SO THAT THE FACE OF THE FRAME IS 4" MINIMUM (IN STUD WALLS).
- B. IF A DOOR IS GRAPHICALLY SHOWN GENERALLY CENTERED IN A ROOM OR SPACE, THE CENTER OF THE DOOR SHOULD BE AN EQUAL DISTANCE BETWEEN ADJOINING WALLS.
- C. HM DOORS TO BE PAINTED TO MATCH ADJACENT WALLS, SEMI-GLOSS UNLESS OTHERWISE NOTED.
- D. REFER TO APARTMENT PLANS FOR APARTMENT INTERIOR DOOR SCHEDULE.
- E. ALL EXISTING HARDWARE TO BE REMAIN ON EXISTING HISTORIC DOORS.
- F. ALL NEW DOOR HANDLES TO BE ADA COMPLIANT.
- G. COORDINATE KEYING OF ALL DOORS WITH OWNER. THIS INCLUDES ALL KEY PADS, KEY FOBs, SECURED ACCESS POINTS, ETC.
- H. ALL NEW AND EXISTING RATED DOORS ARE TO RECEIVE NEW CLOSERS.
- I. EGRESS DOORS WILL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

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513.559.0048

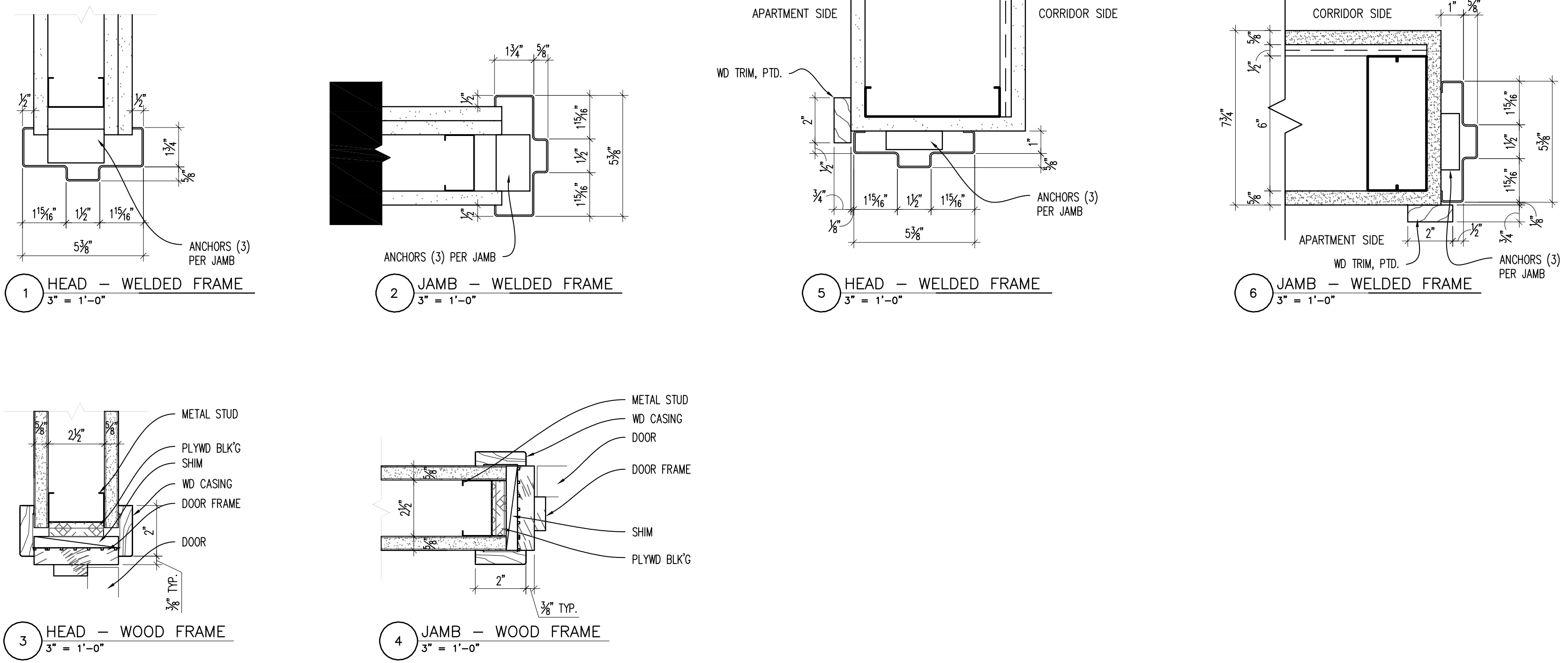
DOOR SCHEDULE

DOOR MARK	DOOR INFORMATION				FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS			
	SIZE			STYLE	DOOR MATERIAL	TYPE	DETAIL						
	WIDTH	HEIGHT	THICK				HEAD				JAMB	OTHER	
EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	REPAIR DOOR AS REQ'D, REPLACE ALL HARDWARE EXCEPT HINGES UNLESS THEY ARE DAMAGED. ALL HANDLES & CLOSERS TO BE ADA COMPLIANT.			
100	3'-0"	7'-0"	1-3/4	1	WD	C	HM	5/A600	6/A600	-	01	20 MIN	APARTMENT ENTRY
101	3'-0"	7'-0"	1-3/4	1	WD	C	HM	1/A600	2/A600	-	06	60 MIN	RATED CORRIDOR
102	(2) 3'-0"	7'-0"	1-3/4	5	WD	D	HM	1/A600	2/A600	-	07	60 MIN.	EGRESS CORRIDOR: SYNIGRA XT-L SERIES x IMA SERIES HINGE, CONCEALED PUSH PAD ON MAGNETIC HOLD OPEN OR EQUAL
103	3'-0"	7'-0"	1-3/4	1	WD	C	HM	1/A600	2/A600	-	08	60 MIN.	TRASH CHUTE ROOM
104	(2) 3'-0"	7'-0"	1-3/4	6	HM	D	HM	1/A600	2/A600	-	09	20 MIN.	ELECTRIC ROOM
105	(2) 3'-0"	7'-0"	1-3/4	6	HM	D	HM	1/A600	2/A600	-	10	90 MIN.	TRASH DISCHARGE ROOM
106	3'-0"	7'-0"	1-3/4	4	HM	C	HM - EXISTING	EXISTING	-	-	5	-	STORAGE ROOM, NEW DOOR ON EXIST'G FRAME

DOOR HARDWARE SCHEDULE

ITEMS	HARDWARE SET									
	1	2	3	4	5	6	7	8	9	10
RATED HARDWARE										
(3) HINGES										
(6) HINGES										
ENTRANCE LOCKSET										
PRIVACY LOCKSET										
EXIT LOCKSET										
PASSAGE LOCKSET										
CLOSET LOCKSET										
STORAGE LOCKSET										
OFFICE LOCKSET										
PULL, PUSH PLATE, KICK PLATE										
ELECTRIC STRIKE										
KEYLESS ENTRY (KEY FOB)										
ELECTRONIC KEY CARD DEADBOLT										
DEAD BOLT										
SPRING CLOSER										
CLOSER										
PAIR CLOSER										
SMOKE SEAL										
WIDE ANGLE VIEWER										
PAIR WALL / FLOOR STOP										
WALL / FLOOR STOP										
MAGNETIC HOLD OPEN										
PANIC HARDWARE										
PANIC HARDWARE - CONCEALED										
THRESHOLD										
RUBBER THRESHOLD - LOW PROFILE										
WEATHER SEALS										
DOOR SWEEP										
DRIP										

HARDWARE SCHEDULE NOTES:
ALL HOLLOW METAL FRAMES TO HAVE A MINIMUM OF 3 SILENCERS (6 IF DOOR PAIR)



Formica Building
Office Conversion to Apartments
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Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio - 45202
Schedule: DOOR

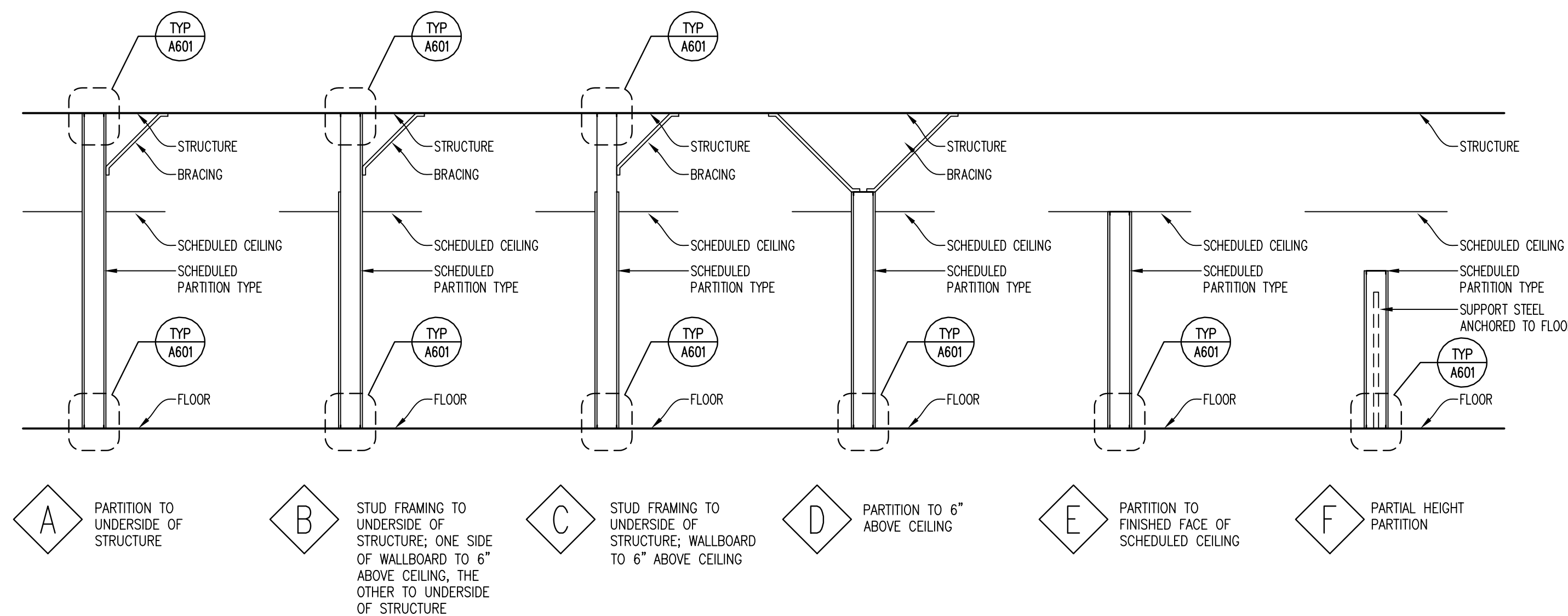
Project No: 2022_259
Scale: As Noted

Date: _____
Revisions: _____

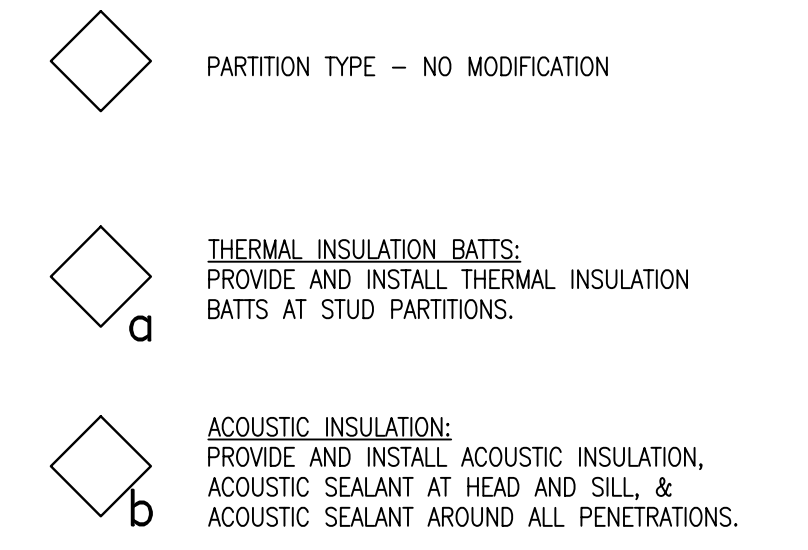
1/20/2022 FOR PERMIT

A600

PARTITION CONFIGURATION:



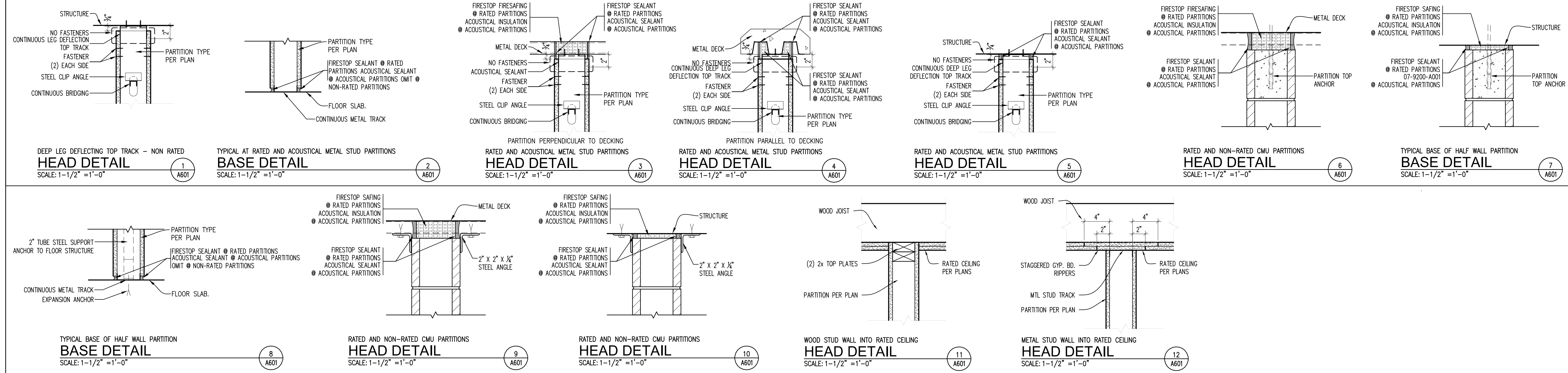
PARTITION WALL MODIFICATIONS:



GENERAL NOTES:

- A. THE PARTITION TYPE DESIGNATION INCLUDES THE PARTITION TYPE, A FIRE RATING OR SMOKE PARTITION REQUIREMENT (WHERE APPLICABLE), A PARTITION CONFIGURATION, AND PARTITION WALL MODIFIERS (WHERE APPLICABLE).
- B. PARTITION TYPE INDICATORS ARE NOTED ON FLOOR PLANS. SEE LIFE SAFETY PLANS OR FLOOR PLANS FOR LOCATION AND EXTENT OR LIMITS OF FIRE AND SMOKE RATED PARTITIONS.
- C. PARTITION TYPE NUMBERS ARE NOT SEQUENTIAL AND CERTAIN NUMBERS MAY NOT BE USED.
- D. ALL PARTITION TYPE DETAILS ARE PLAN VIEW, UNLESS NOTED OTHERWISE.

TYPICAL END CONDITION DETAILS:



<p>3-5/8-INCH METAL STUD 5/8-INCH GYPSUM BOARD</p>	<p>6-INCH 20 GA METAL STUD @ 16" O.C. 5/8-INCH TYPE 'C' GYPSUM BOARD</p>	<p>6-INCH METAL STUD 5/8-INCH GYPSUM BOARD</p>	<p>3-5/8-INCH METAL STUD 5/8-INCH TYPE 'X' GYPSUM BOARD</p>	<p>3-5/8-INCH METAL STUD 5/8-INCH GYPSUM BOARD</p>	<p>6-INCH METAL STUD 5/8-INCH GYPSUM BOARD (2) LAYERS TYPE 'X'</p>
FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: 1HR UL U419 (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: 1HR UL U404 (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: 2 HRS UL U419 (IF INDICATED BY TAG ON PLANS)
3	4	5	6	8	10
<p>1-5/8-INCH METAL STUD 5/8-INCH GYPSUM BOARD</p>	<p>2-1/2-INCH METAL STUD 5/8-INCH GYPSUM BOARD</p>	<p>3-5/8-INCH METAL STUD 5/8-INCH GYPSUM BOARD</p>	<p>6-INCH METAL STUD 5/8-INCH GYPSUM BOARD</p>	<p>SECTION 7/8-INCH METAL FURRING CHANNELS 5/8-INCH GYPSUM BOARD SUBSTRATE</p>	<p>1-INCH GYPSUM SHAFT LINER PANEL 2-1/2-INCH 'C'-H STUD 5/8-INCH TYPE 'X' GYPSUM BOARD</p>
FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: 1 HR UL U415-SYSTEM A (IF INDICATED BY TAG ON PLANS)
21	22	23	25	31	41
<p>1-INCH GYPSUM SHAFT LINER PANEL 2-1/2-INCH 'C'-H STUD 5/8-INCH GYPSUM BOARD (2) LAYERS</p>	<p>1-INCH GYPSUM SHAFT LINER PANEL 2-1/2-INCH 'C'-H STUD 5/8-INCH GYPSUM BOARD (2) LAYERS</p>				
FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	FIRE RESISTANCE: 2 HRS UL U415-SYSTEM B (IF INDICATED BY TAG ON PLANS)				
44	44				

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Cincinnati, Ohio 45202
513.559.0048

Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building
115 E 5th Street
Cincinnati, Ohio 45202
Sheet Title: PARTITIONS - STYLES
Project No: 2022-259
Scale: As Noted
Date: 11.14.2022
ENG CHG #1

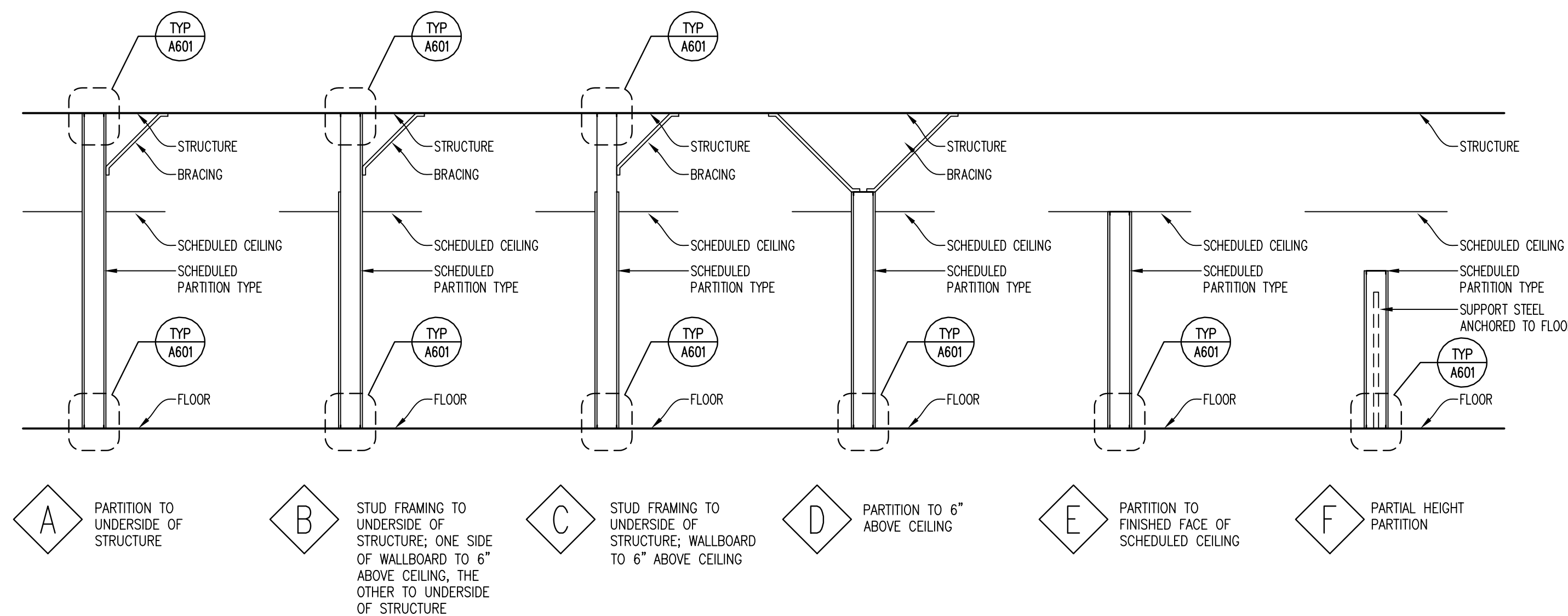
A601

APPROVED
CIN BD
2022P03573
02/01/23

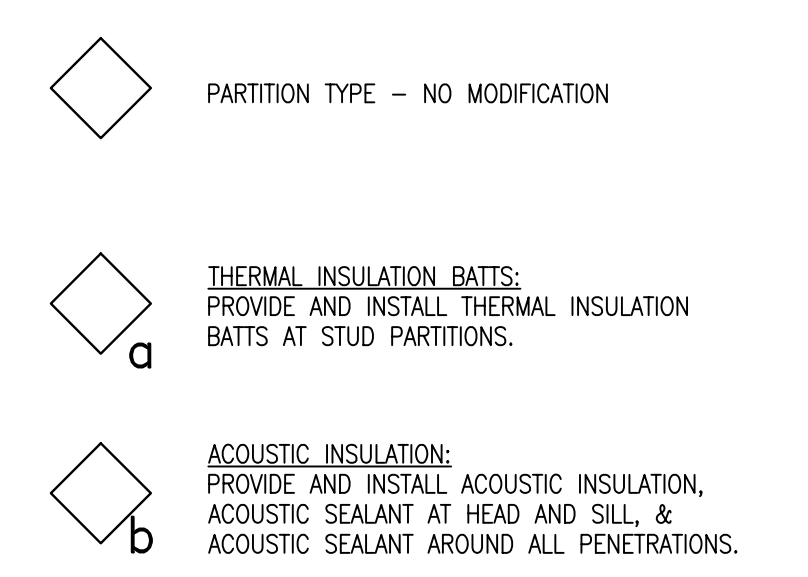
city of CINCINNATI
BUILDINGS & INSPECTIONS

C:\Users\jboodin\Desktop\01_1800_Projects\2022-259_Formica_Building\From Ten\1\05_Formica_A600.dwg-4601_Plot Date/Time: Nov 14, 2022-3:07pm - By: jboodin

PARTITION CONFIGURATION:



PARTITION WALL MODIFICATIONS:



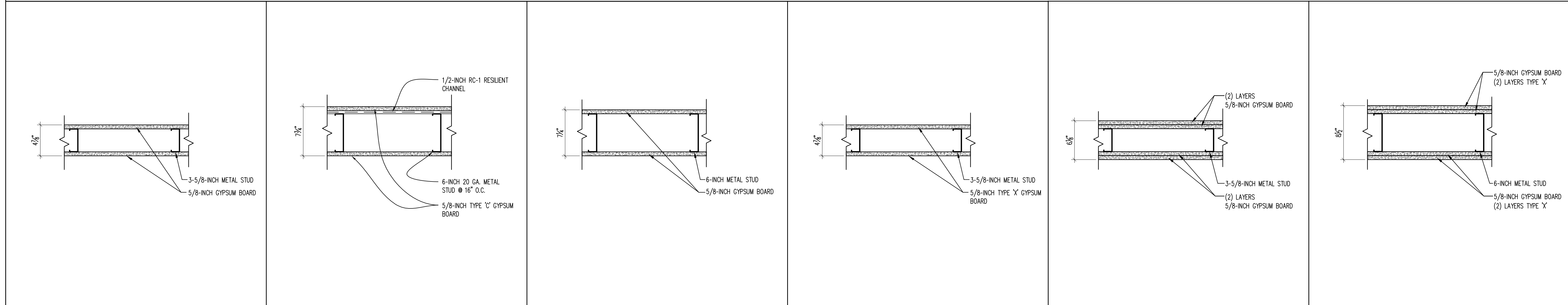
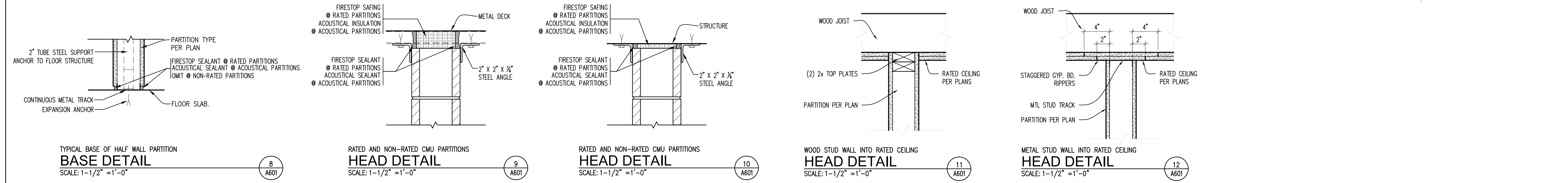
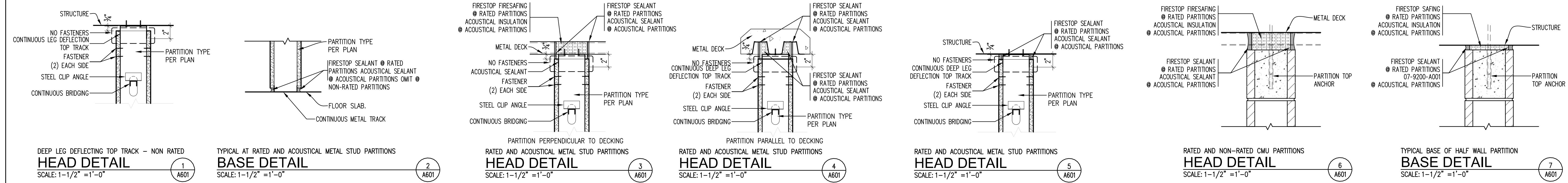
GENERAL NOTES:

- A. THE PARTITION TYPE DESIGNATION INCLUDES THE PARTITION TYPE, A FIRE RATING OR SMOKE PARTITION REQUIREMENT (WHERE APPLICABLE), A PARTITION CONFIGURATION, AND PARTITION WALL MODIFIERS (WHERE APPLICABLE).
- B. PARTITION TYPE INDICATORS ARE NOTED ON FLOOR PLANS. SEE LIFE SAFETY PLANS OR FLOOR PLANS FOR LOCATION AND EXTENT OR LIMITS OF FIRE AND SMOKE RATED PARTITIONS.
- C. PARTITION TYPE NUMBERS ARE NOT SEQUENTIAL AND CERTAIN NUMBERS MAY NOT BE USED.
- D. ALL PARTITION TYPE DETAILS ARE PLAN VIEW, UNLESS NOTED OTHERWISE.

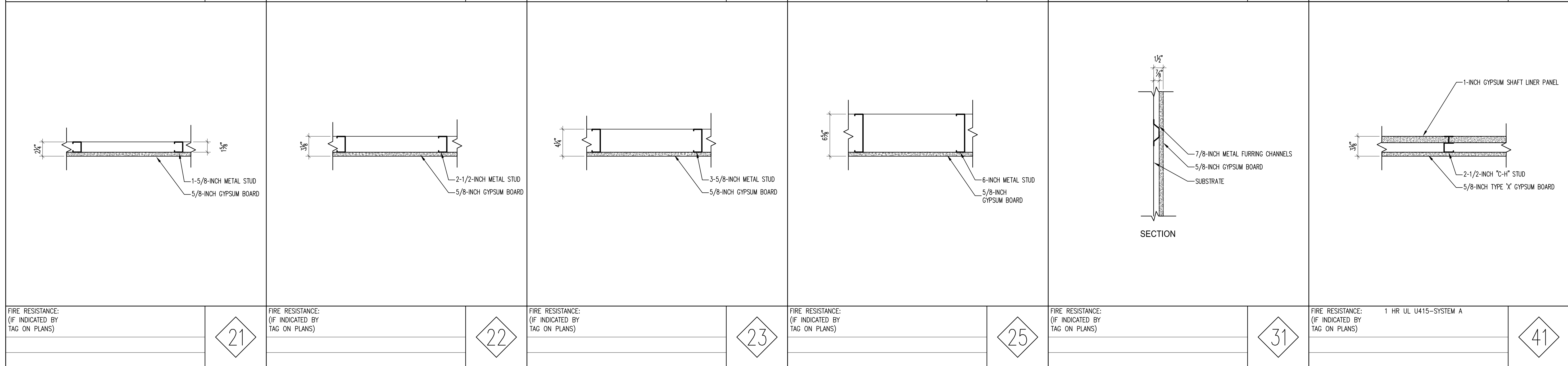
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Cincinnati, Ohio 45202
513.559.0048

TYPICAL END CONDITION DETAILS:



FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	3	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	4	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	5	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	6	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	8 ²	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	10 ²
----------------------------------------------------	---	----------------------------------------------------	---	----------------------------------------------------	---	----------------------------------------------------	---	----------------------------------------------------	----------------	----------------------------------------------------	-----------------



FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	21	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	22	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	23	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	25	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	31	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	41	FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)	44
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Formica Building

Office Conversion to Apartments

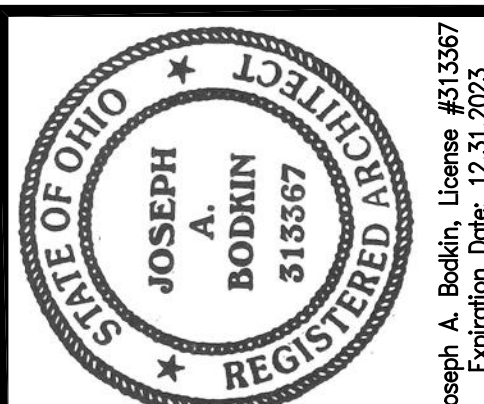
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B To 6
115 E 5th Street
Cincinnati, Ohio 45202
Sheet Title: PARTITIONS - STYLES
Project No: 2022-259
Scale: As Noted

APPROVED
CINBD
02/02/23

DATE: _____
NO. _____
REVISED: _____

A601



GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

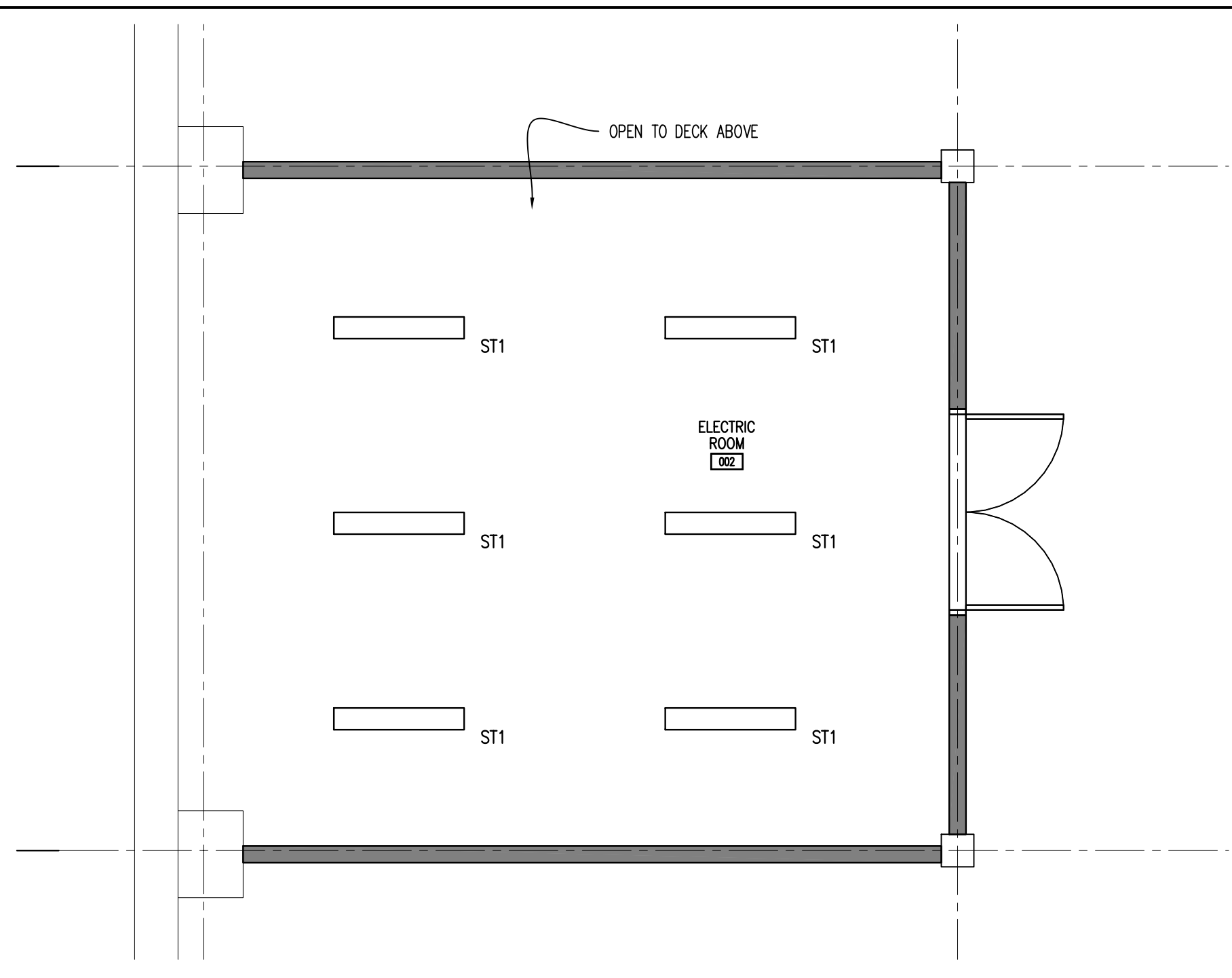
- 1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
- 2. NO WORK IN THIS ROOM.
- 3. NEW GYP. BD. CEILING.
- 4. CEILING OPEN TO STRUCTURE ABOVE.
- 5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
- 6. NEW GYP. BD. SOFFIT, TYP.
- 7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

LIGHTING LEGEND

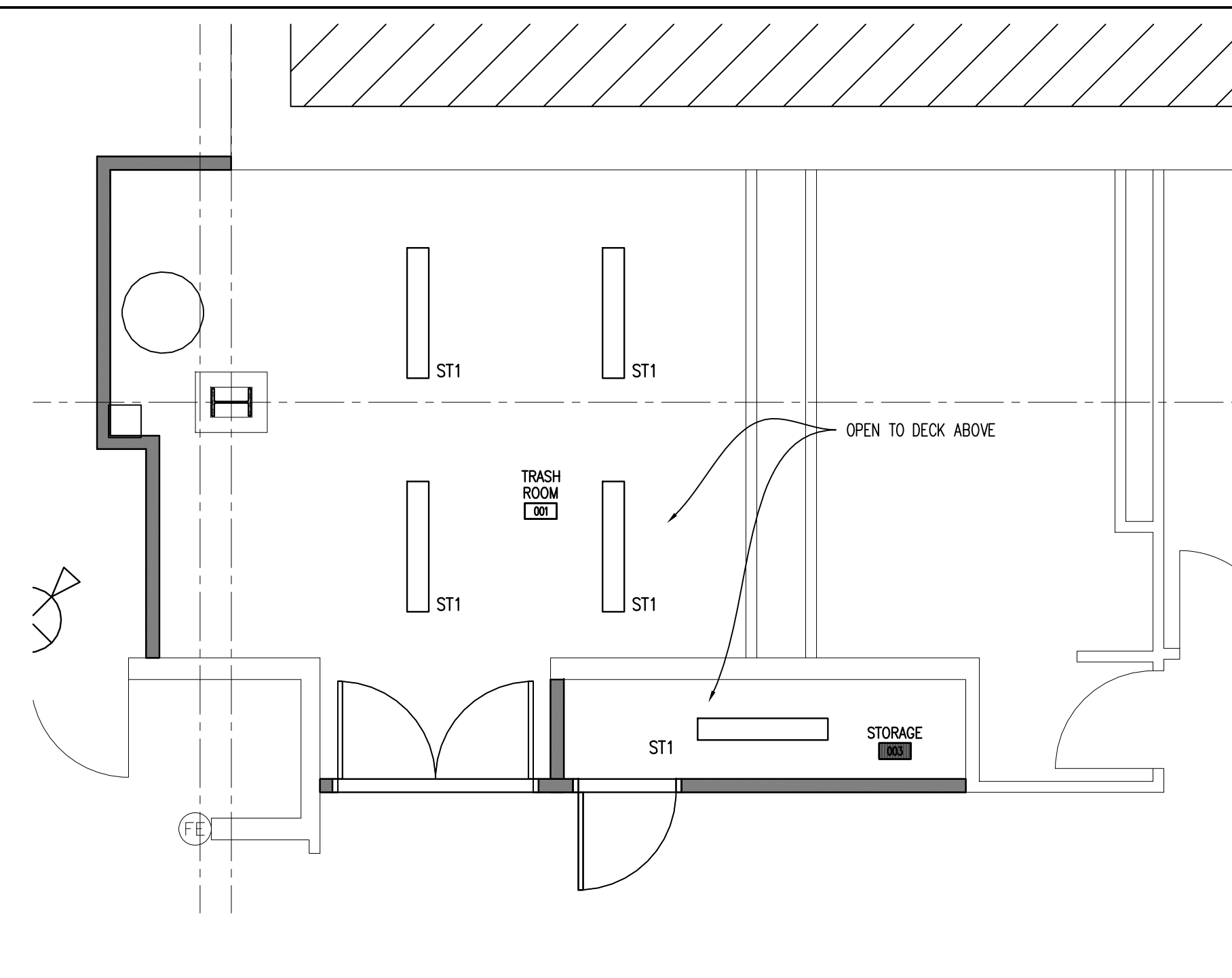
FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

- SURFACE TBD
- SURFACE TBD
- SURFACE 6" ROUND
- SURFACE 4" ROUND
- 2X2 LED IN GRID
- 2X4 LED IN GRID
- DECORATIVE SURFACE MOUNTED
- VANITY LIGHT
- WALL / CEILING MOUNTED
- EMERGENCY LIGHTS
- EXIT W/ EMERGENCY LIGHTS
- WALL MOUNTED EXIT
- EXIT DIRECTIONAL - CEILING MOUNTED
- WALL / CEILING MOUNTED - 4"
- WALL / CEILING MOUNTED - 2"

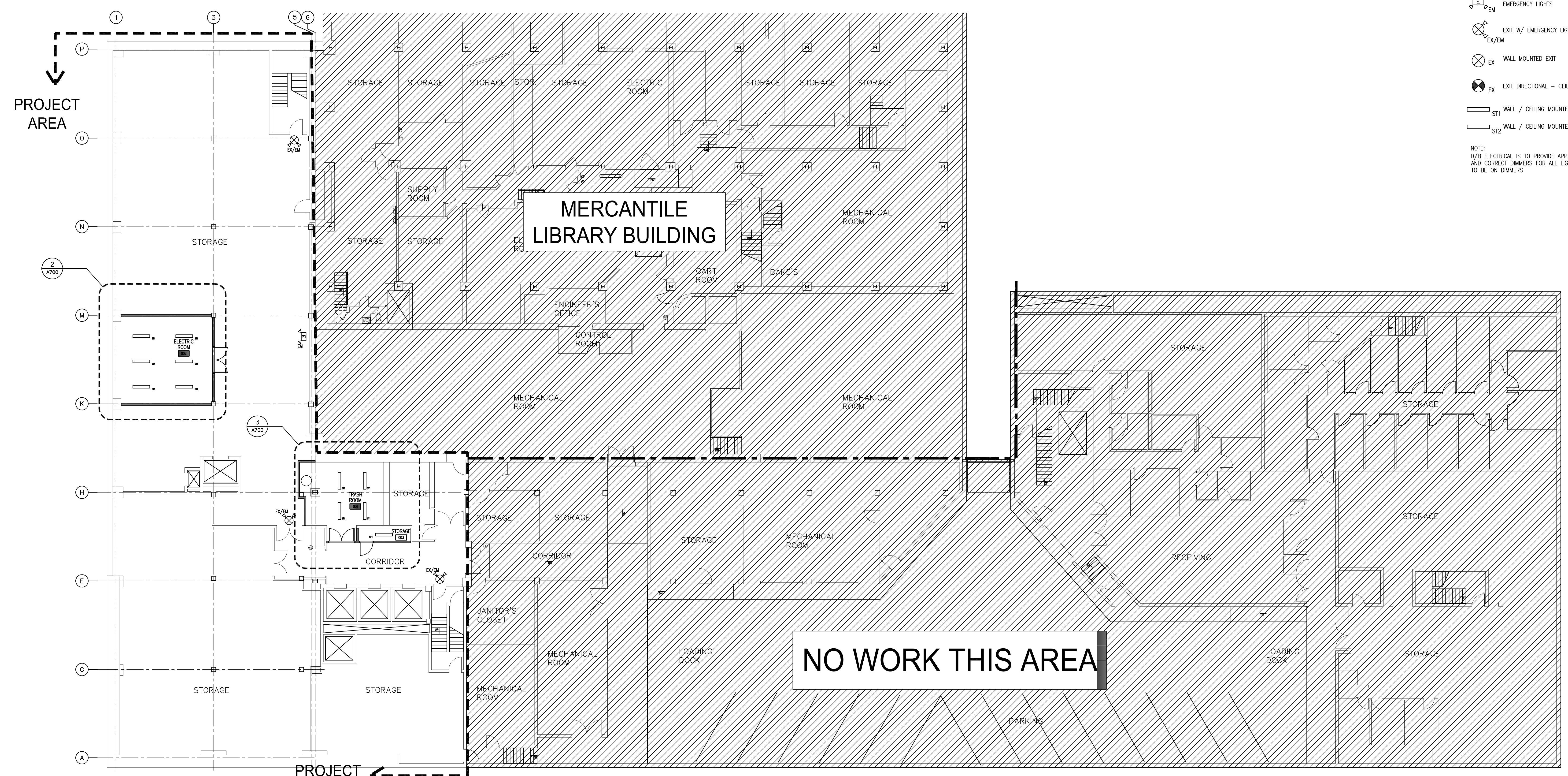
NOTE:
D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS



REFLECTED CEILING PLAN
ELECTRIC ROOM
SCALE: 1/4" = 1'-0"
2 A700



REFLECTED CEILING PLAN
TRASH BIN ROOM
SCALE: 1/4" = 1'-0"
3 A700



REFLECTED CEILING PLAN
BASEMENT FLOOR
SCALE: 3/32" = 1'-0"
1 A700

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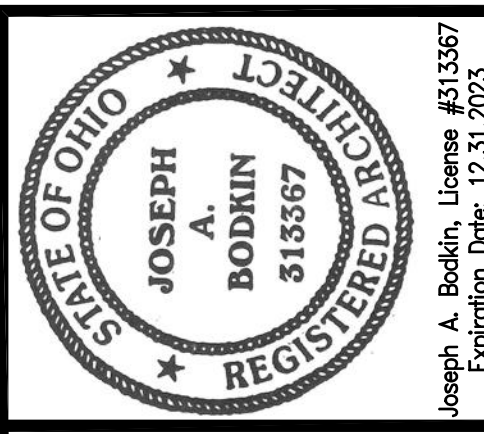
Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6	Date	
	120 E 4th Street	No. Revisions	
	Cincinnati, Ohio - 45202		
Sheet	BASEMENT RCP	Issue Date	12/09/2022 FOR PERMIT
Project No.	2022-259	Drawn	AS
Scale	As Noted	Checked	

A700

APPROVED
CIN BD
2022P10119
02/02/23
CINCINNATI
BUILDINGS & INSPECTIONS

C:\Users\jboodin\OneDrive\Work\Projects\2022\Projects\2022_P10119\Phase B - New Permit - E-6107 - Formica_A700.dwg-A700_Plot Date/Time: Dec 03, 2022 - 9:17am - By: jboodin



GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

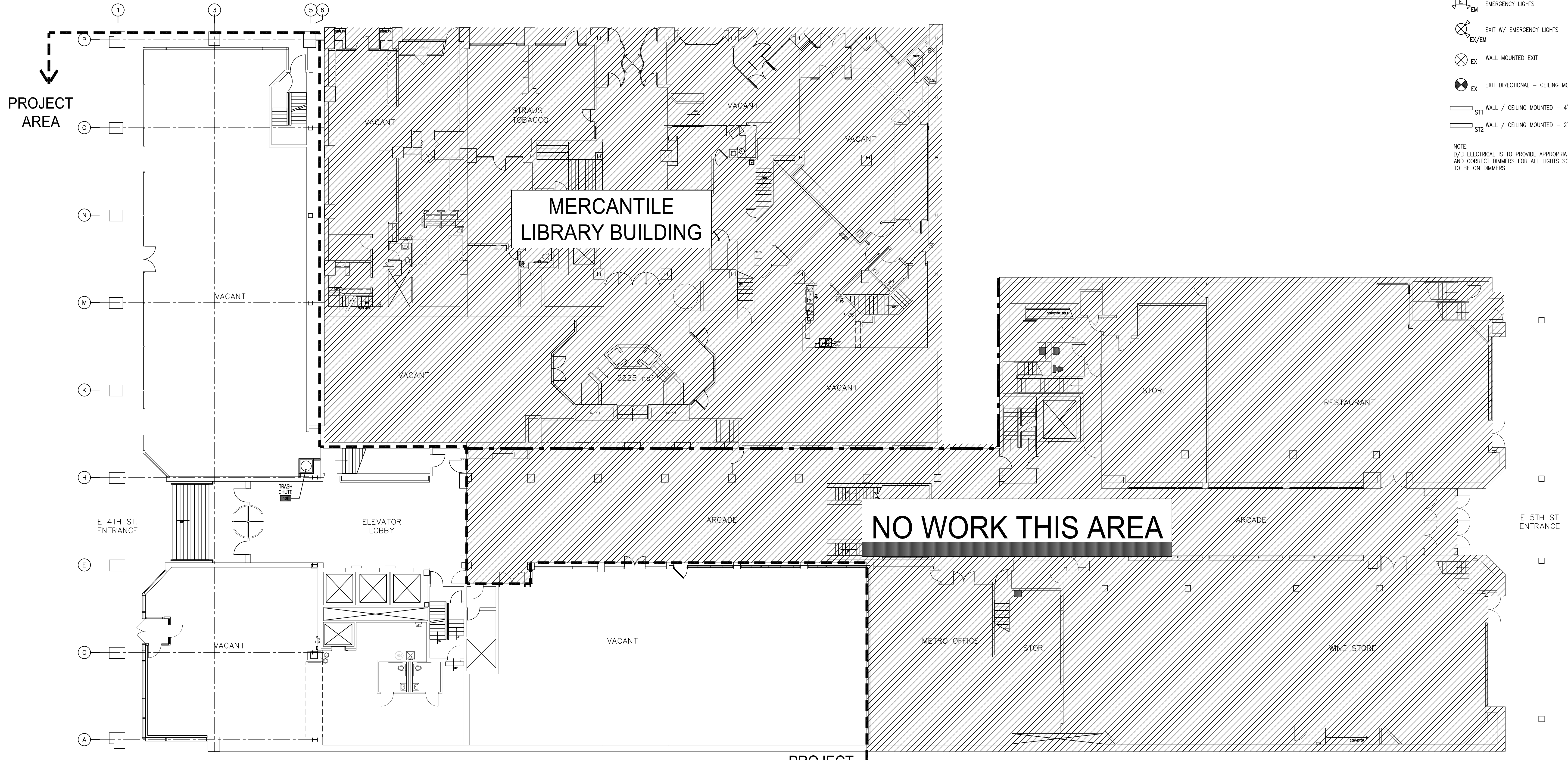
- 1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
- 2. NO WORK IN THIS ROOM.
- 3. NEW GYP. BD. CEILING.
- 4. CEILING OPEN TO STRUCTURE ABOVE.
- 5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
- 6. NEW GYP. BD. SOFFIT, TYP.
- 7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

LIGHTING LEGEND

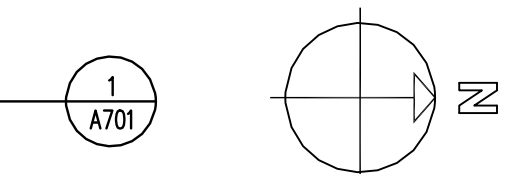
FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

- _{1?} SURFACE TBD
- _{2?} SURFACE TBD
- _{SM3} SURFACE 6" ROUND
- _{SM1} SURFACE 4" ROUND
- _{R1} 2X2 LED IN GRID
- _{R2} 2X4 LED IN GRID
- _{SM10} DECORATIVE SURFACE MOUNTED
- _{V1} VANITY LIGHT
- _{W1} WALL / CEILING MOUNTED
- ⏏_{EM} EMERGENCY LIGHTS
- ⊗_{EX/EM} EXIT W/ EMERGENCY LIGHTS
- ⊗_{EX} WALL MOUNTED EXIT
- ⊗_{EX} EXIT DIRECTIONAL - CEILING MOUNTED
- _{ST1} WALL / CEILING MOUNTED - 4'
- _{ST2} WALL / CEILING MOUNTED - 2'

NOTE:
D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS



REFLECTED CEILING PLAN
FIRST FLOOR
SCALE: 3/32" = 1'-0"



APPROVED
CIN BD
2022P10119
02/02/23

city of
CINCINNATI
BUILDINGS &
INSPECTIONS

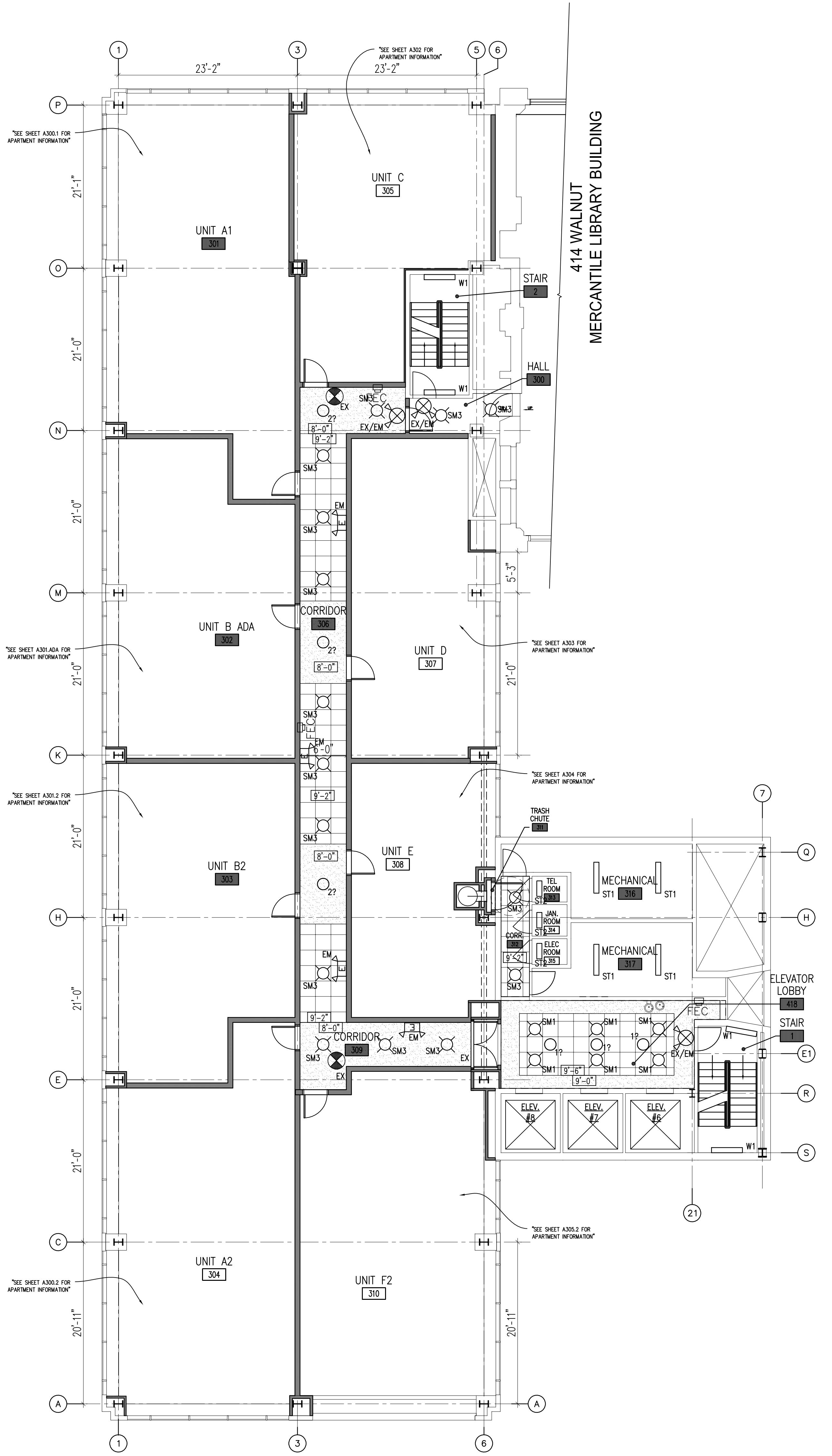
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Cincinnati, Ohio 45202
513.559.0048

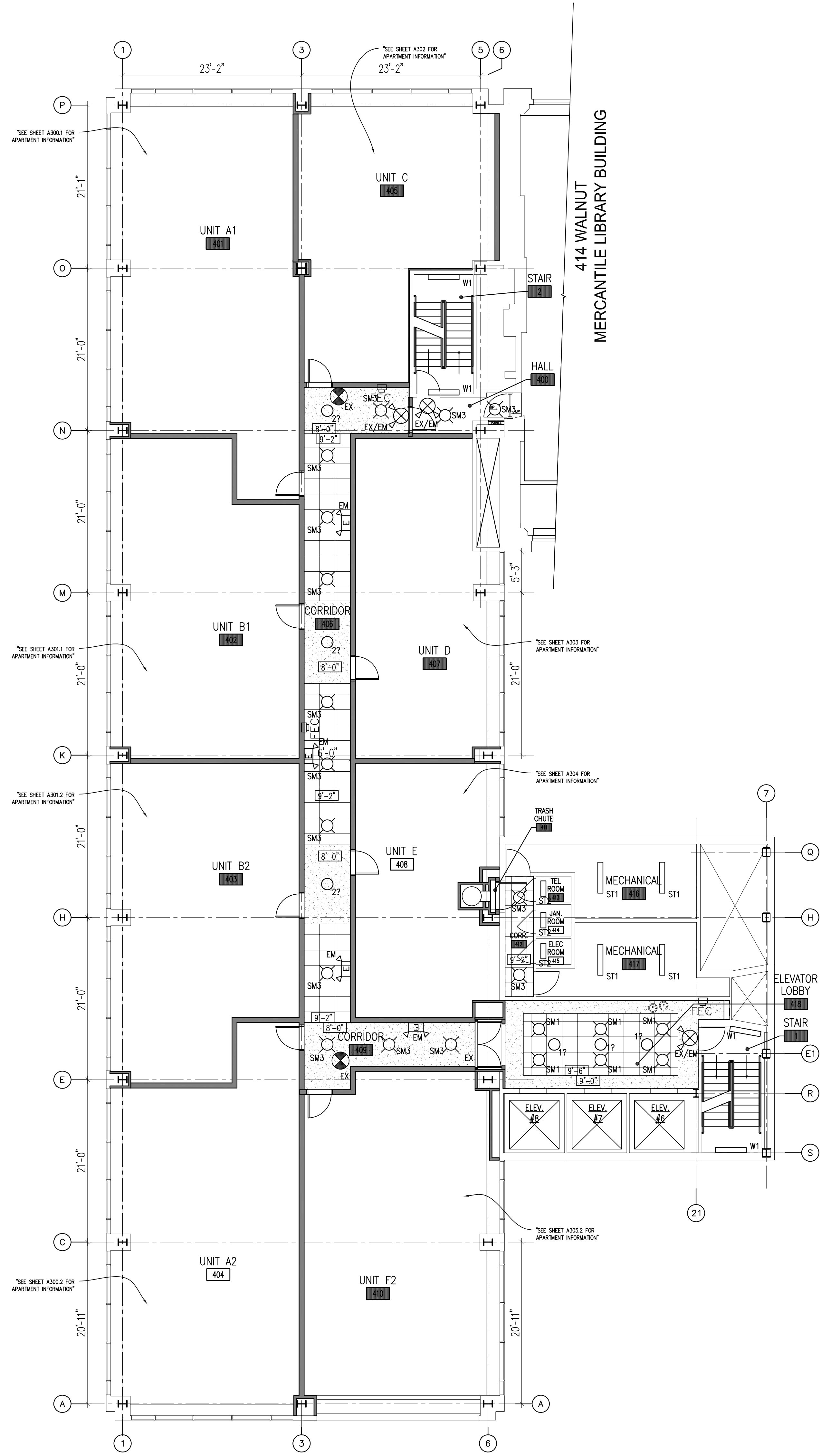
Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6	Date	
Address	120 E 4th Street	No. Revisions	
City	Cincinnati, Ohio - 45202		
Sheet	FIRST FLOOR RCP	Issue Date	12/02/2022 FOR PERMIT
Project No.	2022_259	Drawn	AS
Scale	As Noted	Checked	

A701



REFLECTED CEILING PLAN
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 3RD & 5TH
SCALE: 1/8" = 1'-0"



REFLECTED CEILING PLAN
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 4TH & 6TH
SCALE: 1/8" = 1'-0"

GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

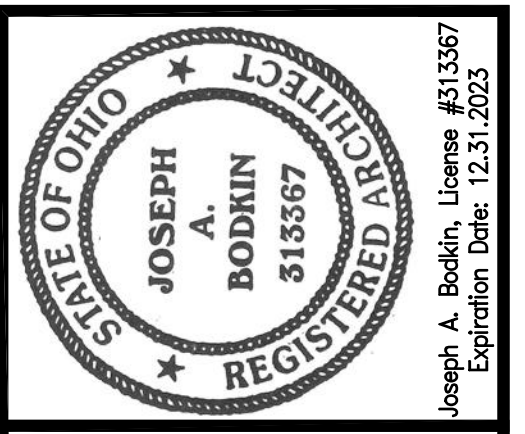
1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
2. NO WORK IN THIS ROOM.
3. NEW GYP. BD. CEILING.
4. CEILING OPEN TO STRUCTURE ABOVE.
5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
6. NEW GYP. BD. SOFFIT, TYP.
7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

- _{1?} SURFACE TBD
- _{2?} SURFACE TBD
- _{SM3} SURFACE 6" ROUND
- _{SM1} SURFACE 4" ROUND
- _{R1} 2X2 LED IN GRID
- _{R2} 2X4 LED IN GRID
- _{SM10} DECORATIVE SURFACE MOUNTED
- _{V1} VANITY LIGHT
- _{W1} WALL / CEILING MOUNTED
- ⚡_{EM} EMERGENCY LIGHTS
- ⊗_{EX/EM} EXIT W/ EMERGENCY LIGHTS
- ⊗_{EX} WALL MOUNTED EXIT
- ⊗_{EX} EXIT DIRECTIONAL - CEILING MOUNTED
- _{ST1} WALL / CEILING MOUNTED - 4'
- _{ST2} WALL / CEILING MOUNTED - 2'

NOTE:
D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS

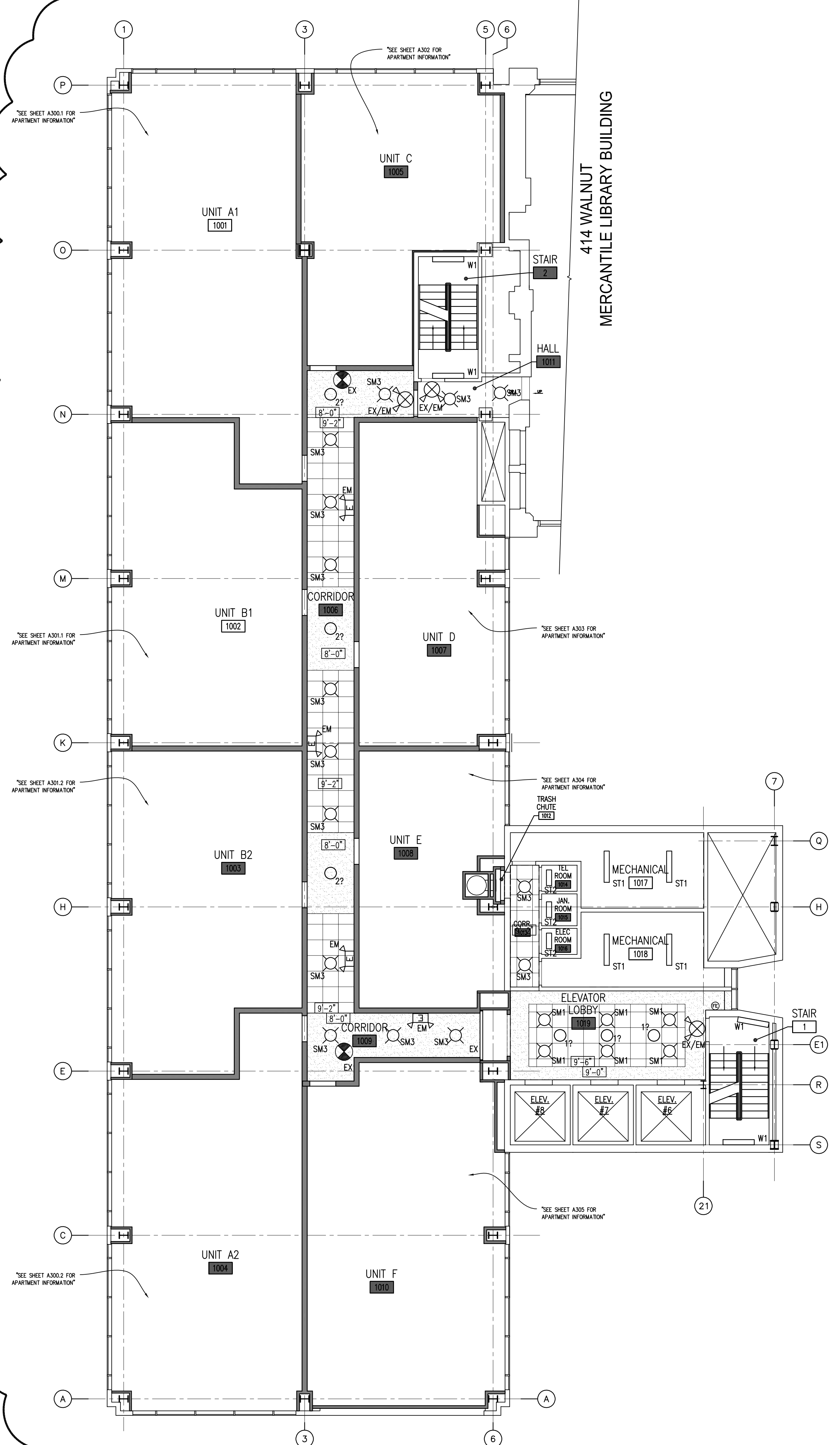


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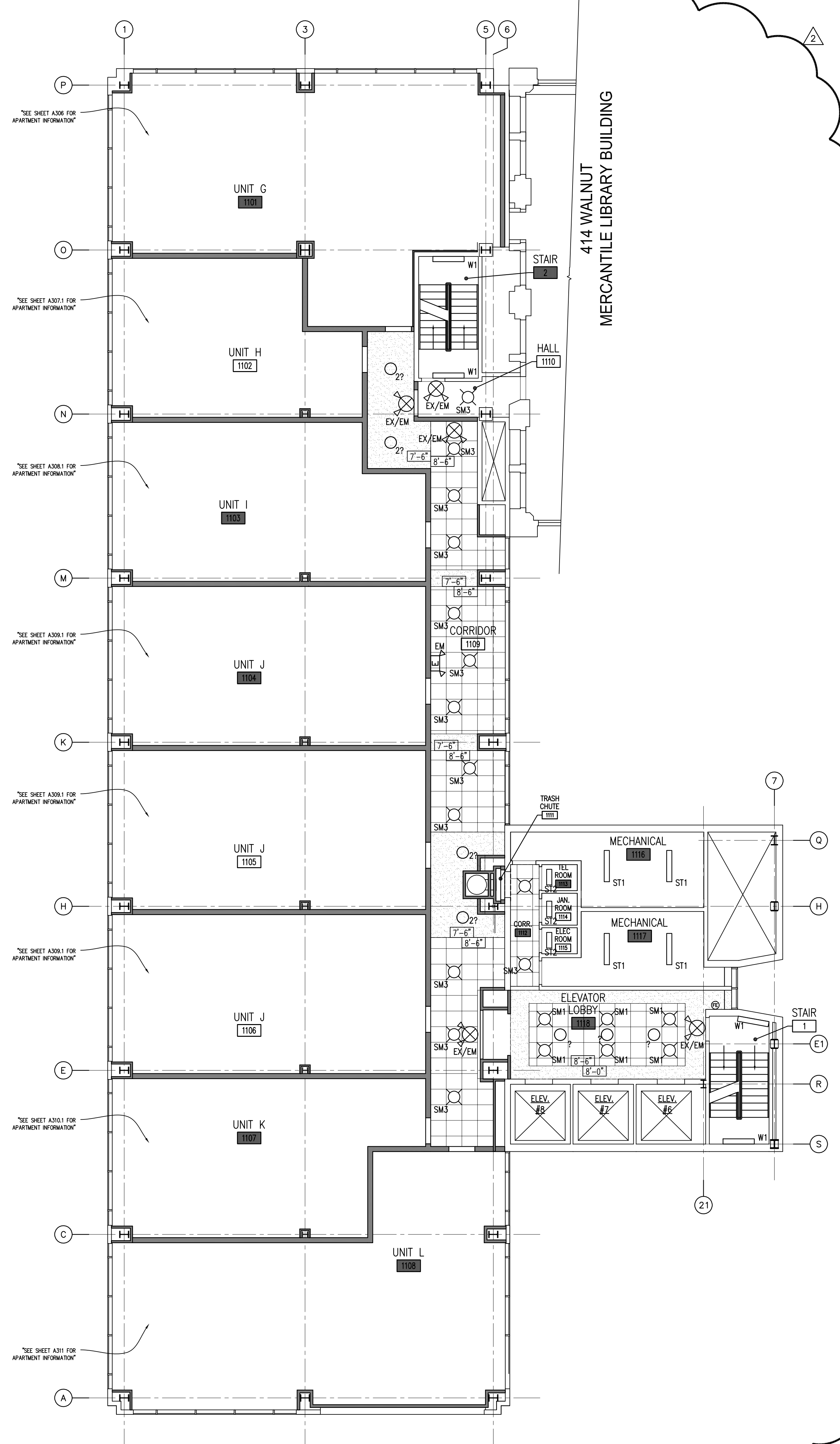
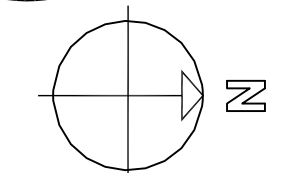
Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

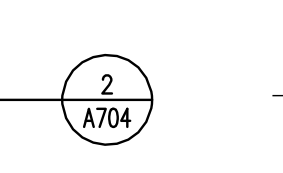
Project	Formica Building B - 6
120 E 4th Street	No. Revisions
Cincinnati, Ohio - 45202	
3-0 FLOOR RCP	
Project No. 2022_259	Scale AS NOTED
02/02/2022 FOR PERMIT	Checked
	Drawn



REFLECTED CEILING PLAN
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 7TH, 8TH, 9TH & 10TH
SCALE: 1/8" = 1'-0"



REFLECTED CEILING PLAN
RESIDENTIAL FLOOR PLAN - FLOOR 11TH
SCALE: 1/8" = 1'-0"



GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

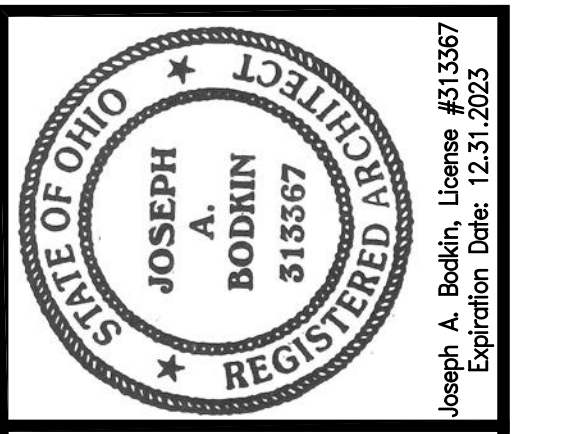
1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
2. NO WORK IN THIS ROOM.
3. NEW CYP. BD. CEILING.
4. CEILING OPEN TO STRUCTURE ABOVE.
5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
6. NEW CYP. BD. SORTITE, TYP.
7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

CEILING LEGEND

FOR ALL LIGHTING CONTACT:
KPSA CONTROLS & LIGHTING
513.814.2633

- I2 SURFACE TBD
- 22 SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- R1 2X2 LED IN GRID
- R2 2X4 LED IN GRID
- SM10 DECORATIVE SURFACE MOUNTED
- V1 VANITY LIGHT
- W1 WALL / CEILING MOUNTED
- EM EMERGENCY LIGHTS
- EX/EM EXIT W/ EMERGENCY LIGHTS
- EX WALL MOUNTED EXIT
- EX EXIT DIRECTIONAL - CEILING MOUNTED
- ST1 WALL / CEILING MOUNTED - 4'
- ST2 WALL / CEILING MOUNTED - 2'

NOTE:
D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS



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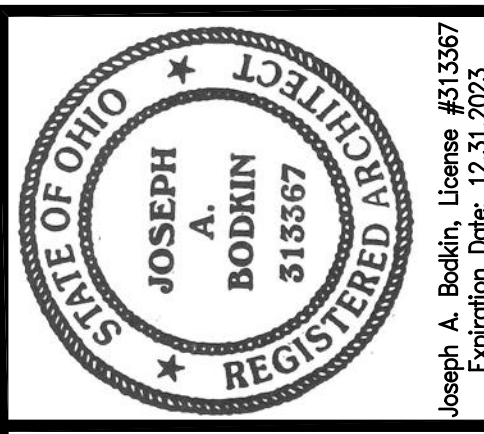
Formica Building

Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

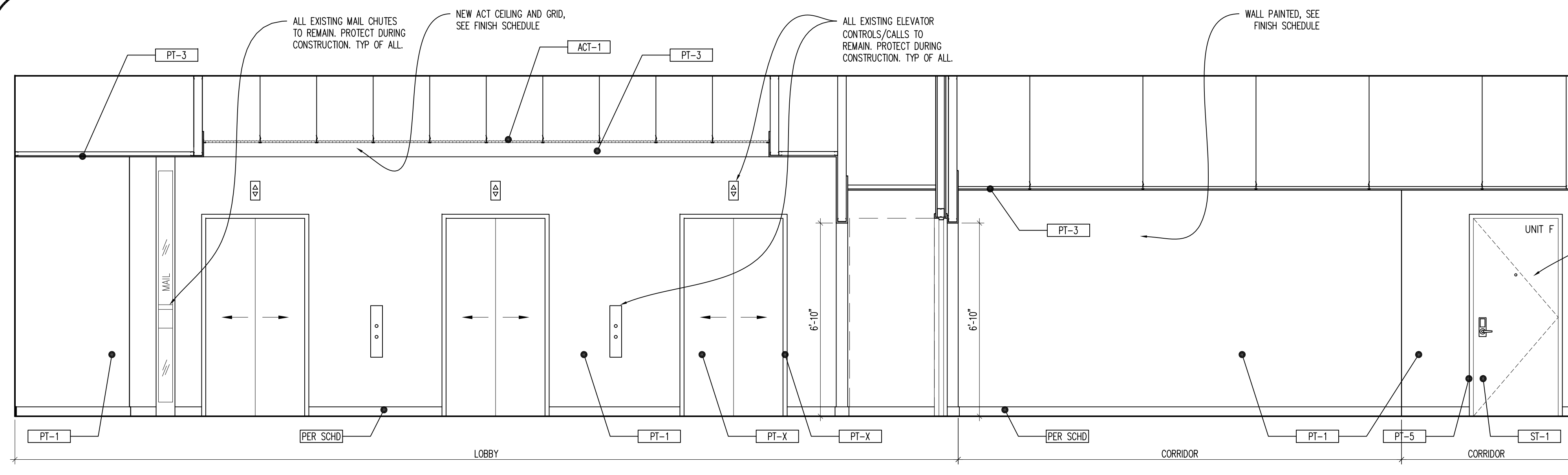
Project	Formica Building	Date	11.11.2022
Address	120 E 4th Street	Revisions	
City	Cincinnati, Ohio - 45202	ENC CHG #	2
Sheet	RESIDENTIAL FLOORS REFLECTED CEILING PLANS	Issue Date	
Construction	Construction	Project No.	2022_259
Scale	As Noted	Drawn	Checked

GENERAL ELEVATION NOTES:

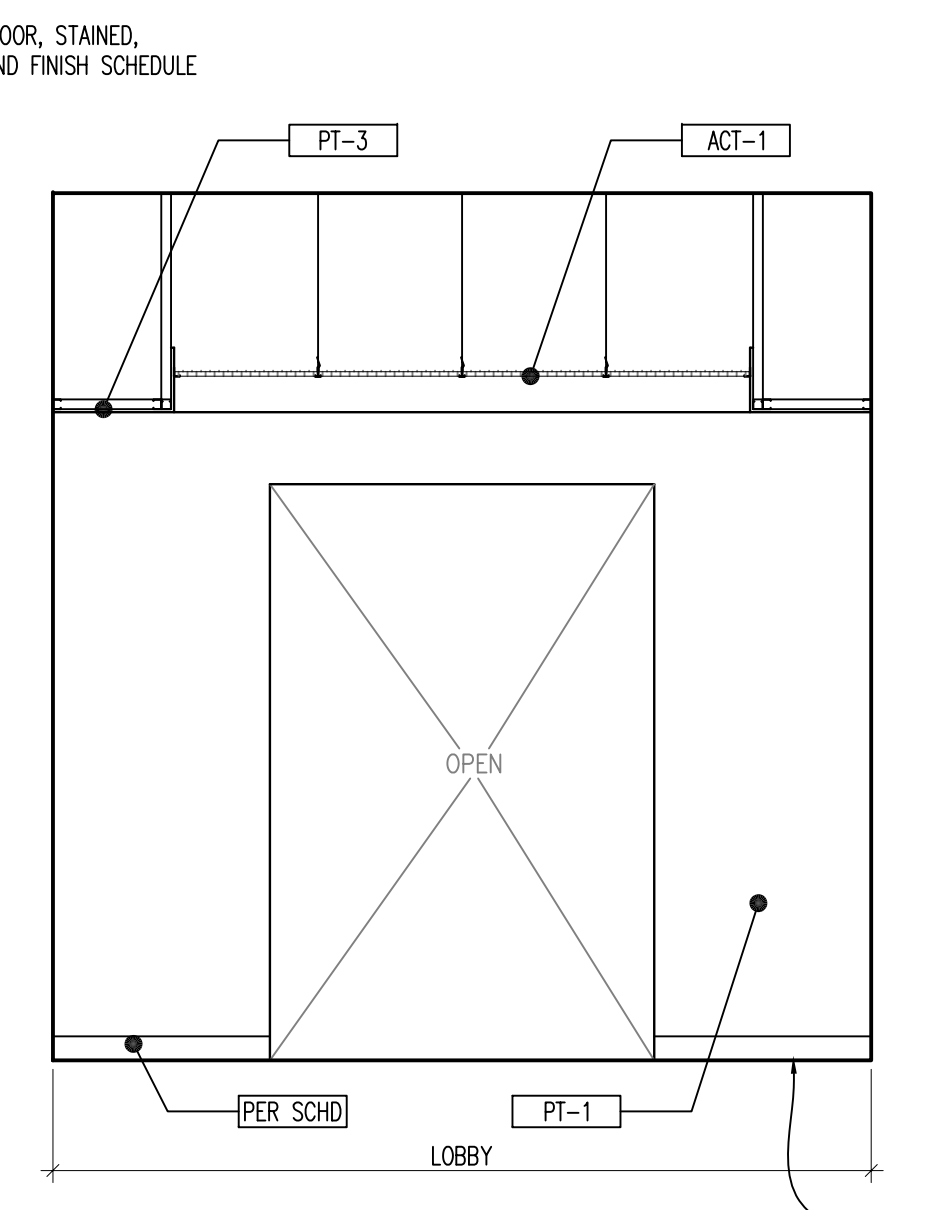
- A. SEE FINISH SCHEDULE FOR ALL FINISHES.
- B. ALL ELEVATOR CALL BUTTONS AND SIGNALS ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- C. ALL MAIL CHUTES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- D. ALL EXISTING RADIATOR CABINETS ARE TO REMAIN. PROTECT DURING CONSTRUCTION. CLEAN, PREP, PRIME & PAINT METAL. ADD NEW P-LAM COVER. SEE DETAIL.
- E. ALL EXISTING WINDOW FRAMES AND GLASS ARE TO REMAIN. PROTECT DURING CONSTRUCTION.



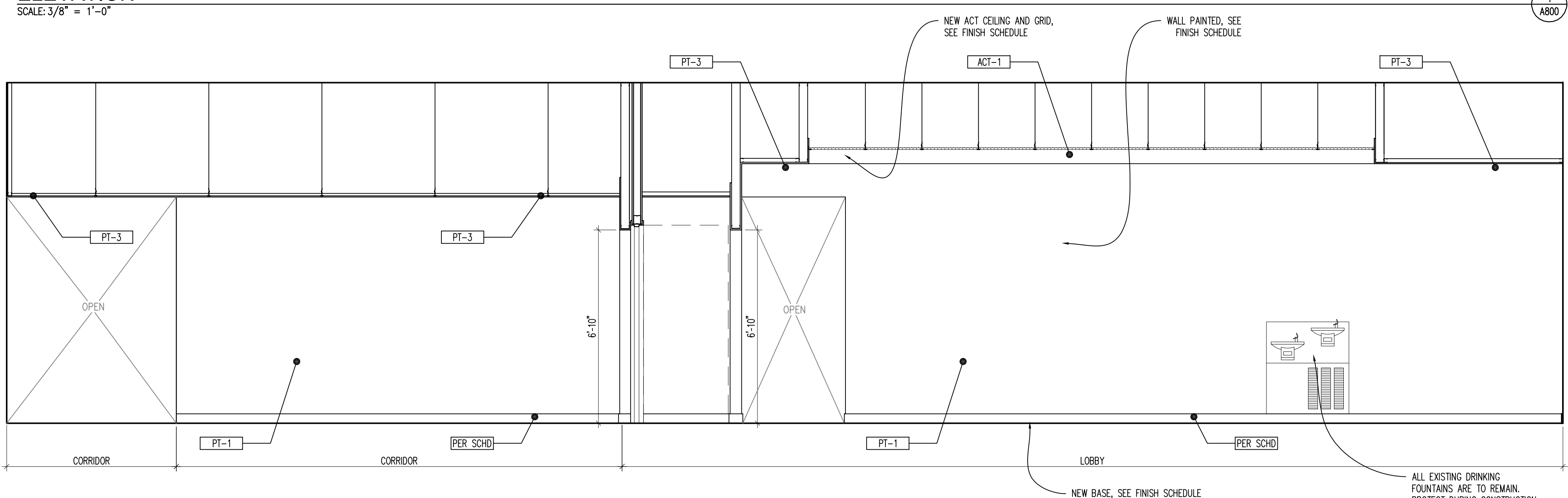
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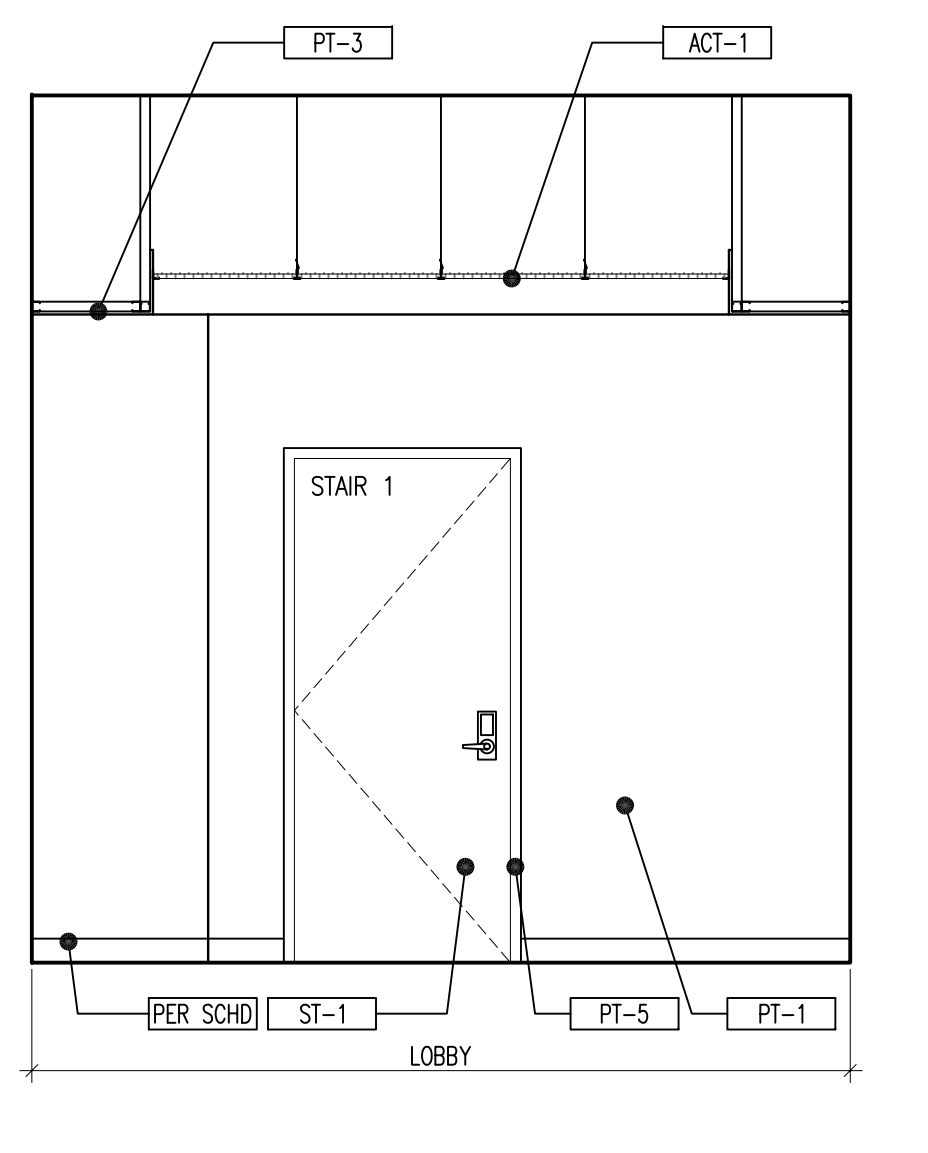
TYPICAL LOBBY - 7TH TO 10TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



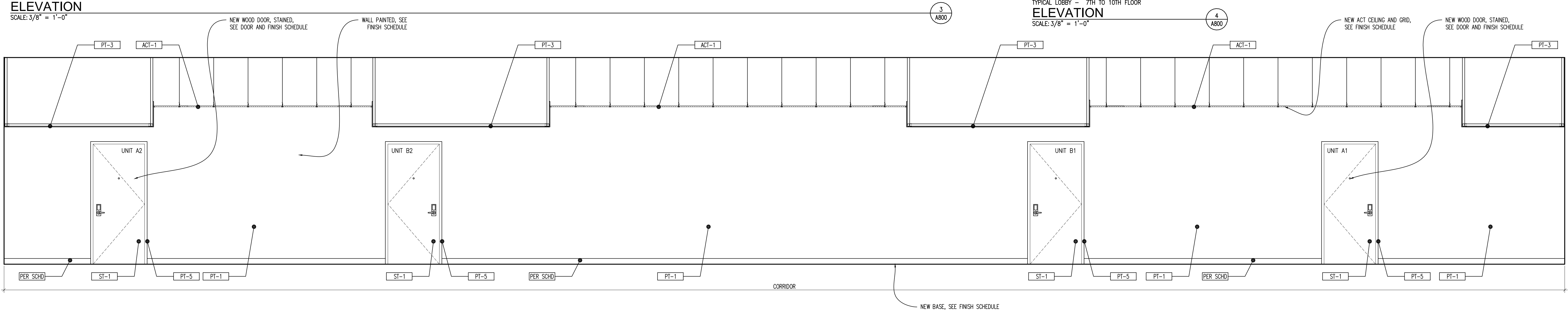
TYPICAL LOBBY - 7TH TO 10TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



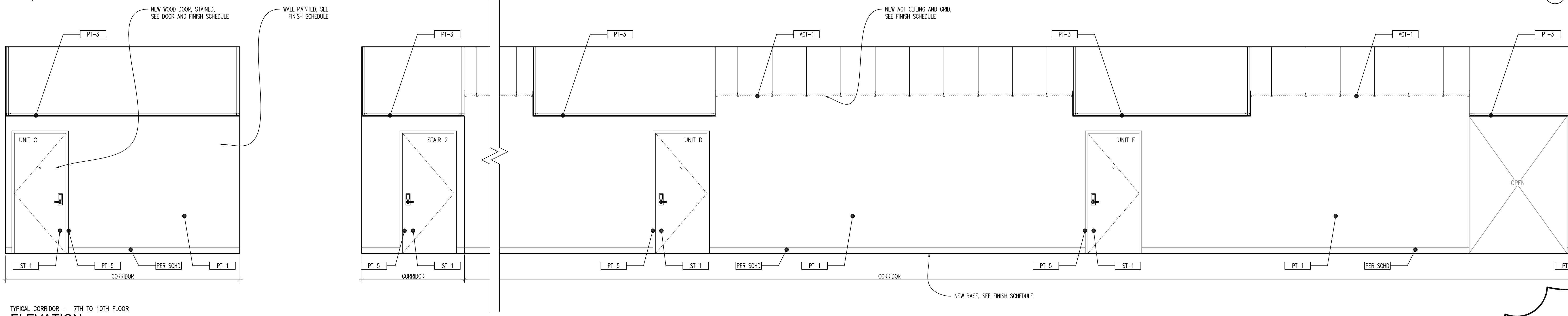
TYPICAL LOBBY - 7TH TO 10TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL LOBBY - 7TH TO 10TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL CORRIDOR - 7TH TO 10TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



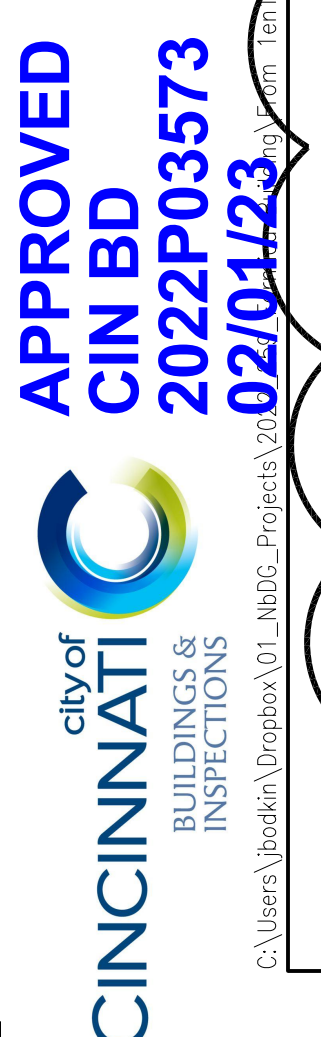
TYPICAL CORRIDOR - 7TH TO 10TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"

Formica Building

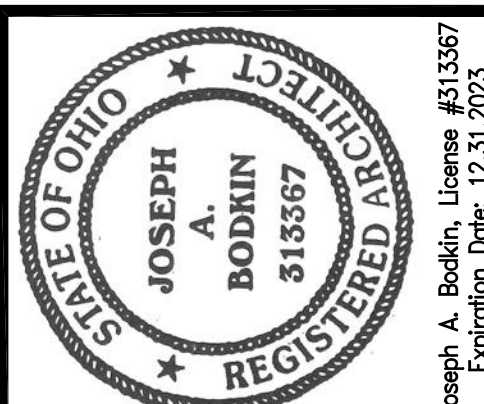
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building	Date	11.14.2022
No.	Revisions	ENC CHG #	2
Cincinnati, Ohio - 45202		Project No.	2022_259
115 E 5th Street		Issue Date	Checked
SINTECOR ELEVATIONS - Common Apartment Hallways		Scale	As Noted
Construction		Drawn	AS

A800



C:\Users\jacobn\OneDrive\Work\01_NBD\Projects\0222\0222_259\Drawings\0222_259_01.dwg - 11/14/2022 10:48:00 AM - User: jacobn - Plot Date/Time: Nov 14, 2022 10:48:00 AM - By: jacobn



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Formica Building

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 Cincinnati OH 45202

Project: Formica Building
 115 E. 5th Street
 Cincinnati, Ohio 45202
 ENC CHG # 2
 Date: 11.14.2022
 Project No: 2022_259
 Issue Date: 11.14.2022
 Scale: As Noted
 Drawn: [Blank]
 Checked: [Blank]

A900

GENERAL FINISH NOTES:

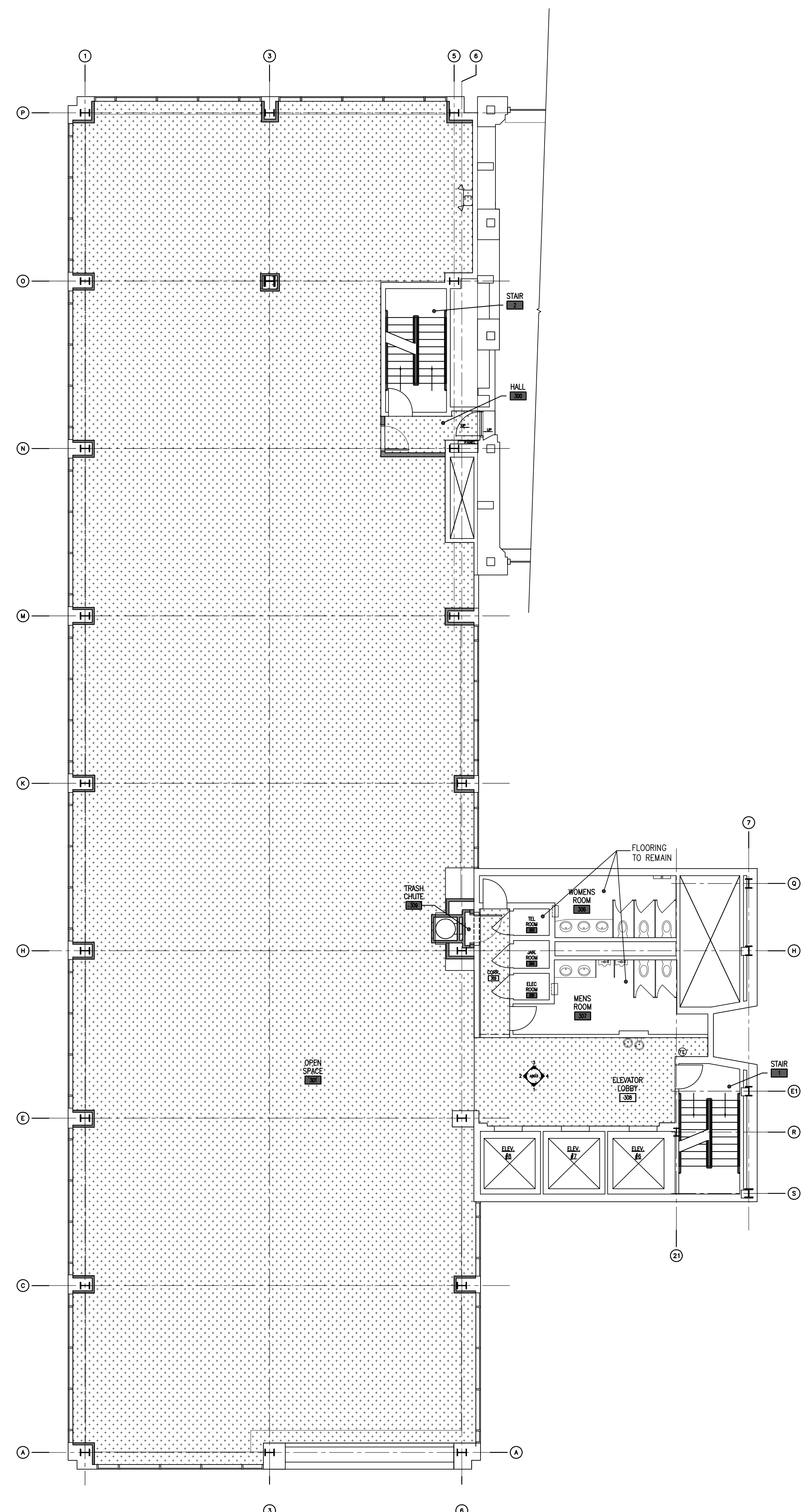
- A. IN ALL STAIRWELLS CLEAN, SCRAPER, PRIME AND PAINT ALL HANDRAILS, STRINGER, RISERS & TREAD NOSING. COLOR TBD
- B. IN ALL STAIRWELLS CLEAN, SCRAPER, PRIME AND PAINT ALL TREADS W/ ANTI SLIP PAINT. COLOR TBD
- C. ALL EXISTING CONCRETE FLOORS ARE TO BE CLEANED OF ALL ADHESIVES DOWN TO ORIGINAL CONCRETE SURFACE.

TYPICAL OFFICE FLOOR (3-6) COMMON AREA -FINISH SCHEDULE

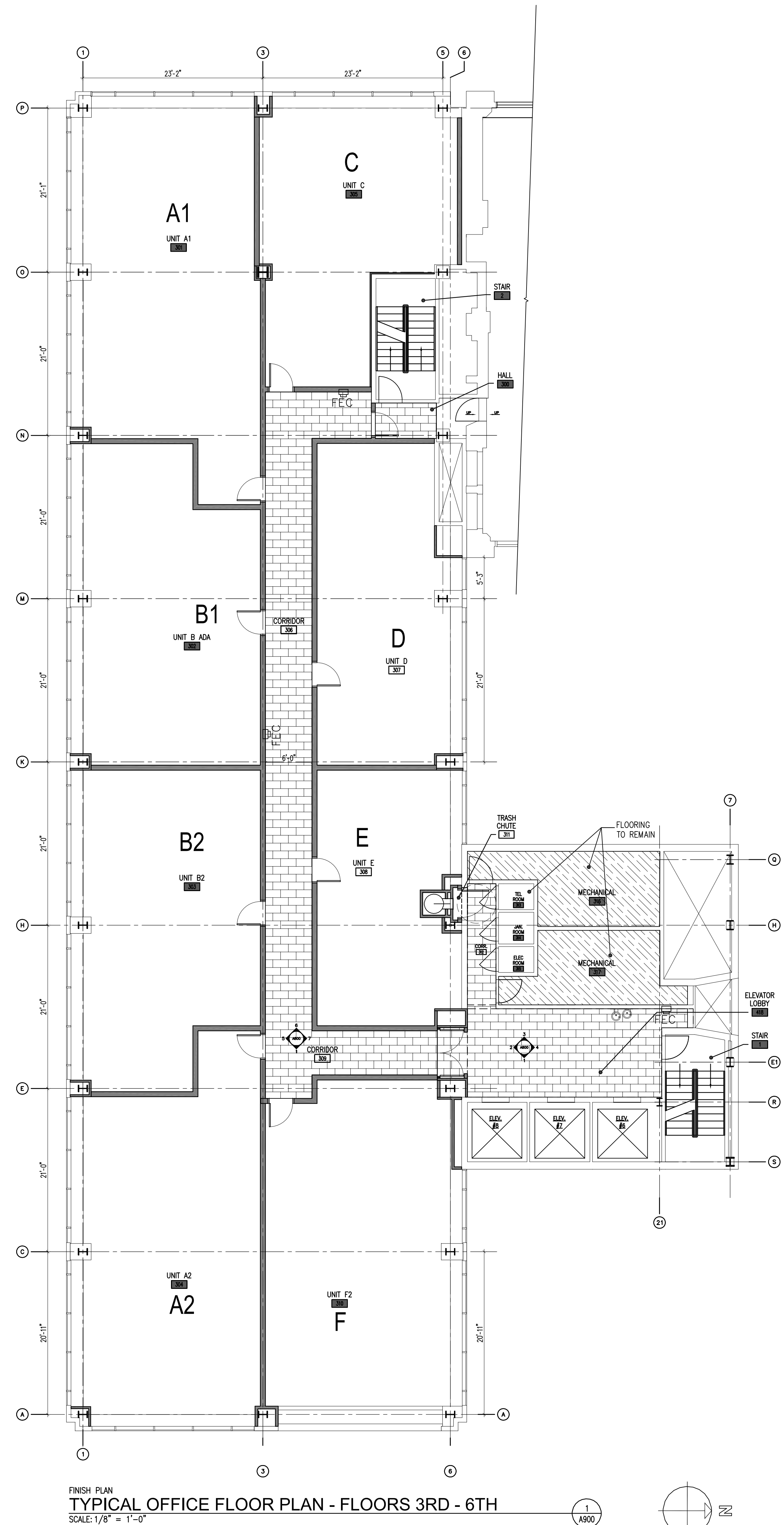
ROOM MARK	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
				NORTH	SOUTH	EAST	WEST			
300	STAIR #1	EX	EX	PT-1	PT-1	PT-1	PT-1	PT-3	--	
	HALL (STAIR #2)	CONC.	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3	--	
301	OPEN-SPACE	CONC.	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-2	--	
302	CORRIDOR	CONC.	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
303	TEL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
304	JANITOR ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
305	ELECTRIC ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
306	WOMENS ROOM	EX	EX	PT-1	PT-1	PT-1	PT-1	ACT-1	--	
307	MENS ROOM	EX	EX	PT-1	PT-1	PT-1	PT-1	ACT-1	--	
308	ELEVATOR LOBBY	CONC.	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
	STAIR #2	EX	EX	PT-1	PT-1	PT-1	PT-1	PT-3	--	

MATERIALS SCHEDULE

CODE	MATERIAL	MANUF.	NUMBER	DESCRIPTION	SIZE	REMARKS	LOCATION
ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG	266	BRIGHTON	24" x 24", 15/16" GRID		PER DWGS
ACT-2	ACOUSTICAL CEILING TILE	ARMSTRONG	266	BRIGHTON	24" x 48", 15/16" GRID		PER DWGS
LVT-1	VINYL TILE	LG HAUSYS	TBD	PIKES PEAK	12"x24"	RUN IN DIRECTION SHOWN ON DWGS	PER DWGS
CT-1	CERAMIC TILE	DAL-TILE	TBD	TBD	12" x 12"	GROUT: TBD	PER DWGS
CTB-1	CERAMIC TILE	DAL-TILE	TBD	TBD	12" x 12"	GROUT: TBD	PER DWGS
CONC	CONCRETE			POLISHED & SEALED CONCRETE		CLEAN ALL ADHESIVES TO BARE SURFACE	PER DWGS
RB-1	RUBBER BASE	FLEXCO	TBD	TBD	4-1/2" H		PER DWGS
RB-2	RUBBER BASE	FLEXCO	TBD	TBD	4-1/2" H		PER DWGS
PT-1	PAINT	SHERWIN WILLIAMS	TBD	TBD	N/A		PER DWGS
PT-2	PAINT	SHERWIN WILLIAMS	TBD	TBD	N/A		PER DWGS
PT-3	PAINT	SHERWIN WILLIAMS	SW 7000	IBIS WHITE	FINISH: FLAT		CEILINGS/SOFFITS
ST-1	STAIN	SHERWIN WILLIAMS	SW	TBD	N/A		DOORS
VCT-1	VINYL COMPOSITION TILE	ARMSTRONG	51839	FORTRESS WHITE	12" x 12"		SUPPORT SPACES
QTZ-1	QUARTZ	TBD	TBD	3cm	V.J.F.		APARTMENT KITCHENS & BATHS COUNTERTOPS
PL-1	PLASTIC LAMINATE	FORMICA	TBD	TBD	V.J.F.		RADIATOR COVERS, TYP OF ALL U.N.O.



FINISH PLAN
TYPICAL OFFICE FLOOR PLAN - FLOORS 3RD - 6TH
 SCALE: 1/8" = 1'-0"



FINISH PLAN
TYPICAL OFFICE FLOOR PLAN - FLOORS 3RD - 6TH
SCALE: 1/8" = 1'-0"

GENERAL FINISH NOTES:

- A. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL HANDRAILS, STRINGER, RISERS & TREAD NOSING. COLOR TBD
- B. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL TREADS W/ ANTI SLIP PAINT. COLOR TBD
- C. ALL EXISTING CONCRETE FLOORS ARE TO BE CLEANED OF ALL ADHESIVES DOWN TO ORIGINAL CONCRETE SURFACE.



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TYPICAL OFFICE FLOOR (3-6) COMMON AREA -FINISH SCHEDULE

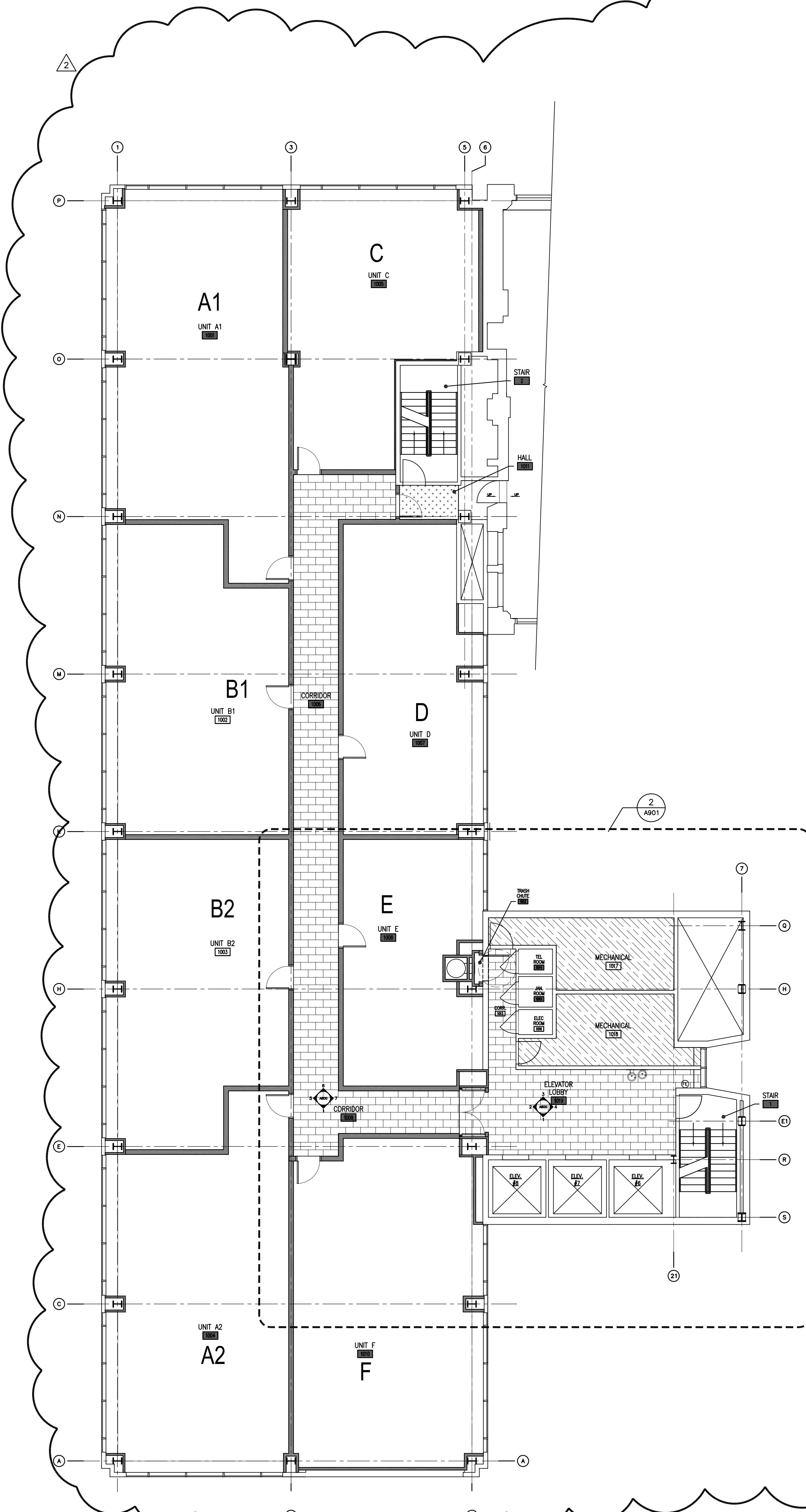
ROOM MARK	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
				NORTH	SOUTH	EAST	WEST			
STAIR #1	EGRESS STAIR	EX	EX	PT-1	PT-1	PT-1	PT-1	PTD. COLOR TBD	--	
STAIR #2	EGRESS STAIR	EX	EX	PT-1	PT-1	PT-1	PT-1	PTD. COLOR TBD	--	
300 (ALL FLOORS)	HALL (STAIR #2)	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	--	
306 (ALL FLOORS)	APARTMENT CORRIDOR	LVT-1/LVT-2	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
303 (ALL FLOORS)	TEL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
304 (ALL FLOORS)	JANITOR ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
305 (ALL FLOORS)	ELECTRIC ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
316 (ALL FLOORS)	MECHANICAL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
317 (ALL FLOORS)	MECHANICAL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
318 (ALL FLOORS)	ELEVATOR LOBBY	LVT-1/LVT-2	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	

MATERIALS SCHEDULE

CODE	MATERIAL	MANUF.	NUMBER	DESCRIPTION	SIZE	REMARKS	LOCATION
ACT-1	ACOUSTICAL CEILING TILE	USG	414	FROST	24" x 24", 15/16" GRID	COLOR: WHITE	PER DWGS
ACT-2	ACOUSTICAL CEILING TILE	USG	88185	MARS	24" x 48", 15/16" GRID		PER DWGS
LVT-1	VINYL TILE	LG HAUSYS	TBD	PIKES PEAK	12"x24"	RUN IN DIRECTION SHOWN ON DWGS	PER DWGS
CT-1	CERAMIC TILE	DAL-TILE	TBD	TBD	12" x 24"	GROUT: TBD	PER DWGS
CTB-1	CERAMIC TILE	DAL-TILE	TBD	TBD	4" x 24"	GROUT: TBD	PER DWGS
CONC	CONCRETE			SEALED CONCRETE		CLEAN ALL ADHESIVES TO BARE SURFACE	PER DWGS
RB-1	RUBBER BASE	FLEXCO	TBD	TBD	4" H		PER DWGS
RB-2	RUBBER BASE	FLEXCO	TBD	TBD	4" H		PER DWGS
PT-1	PAINT	SHERWIN WILLIAMS	TBD	TBD	N/A		PER DWGS
PT-2	PAINT	SHERWIN WILLIAMS	TBD	TBD	N/A		PER DWGS
PT-3	PAINT	SHERWIN WILLIAMS	SW 7007	CEILING BRIGHT WHITE	FINISH: FLAT		CEILINGS/SOFFITS
PT-4	PAINT	SHERWIN WILLIAMS	SW 7007	CEILING BRIGHT WHITE	FINISH: FLAT		CEILINGS/SOFFITS
PT-5	PAINT	SHERWIN WILLIAMS	SW 7007	CEILING BRIGHT WHITE	FINISH: FLAT		CEILINGS/SOFFITS
ST-1	STAIN	SHERWIN WILLIAMS	SW	TBD	N/A		DOORS
VCT-1	VINYL COMPOSITION TILE	ARMSTRONG	TBD	TBD	12" x 12"		SUPPORT SPACES
QTZ-1	QUARTZ	TBD	TBD	3cm	V.J.F.		APARTMENT KITCHENS & BATHS COUNTERTOPS
PL-1	PLASTIC LAMINATE	FORMICA	TBD	TBD	V.J.F.		RADIATOR COVERS, TYP OF ALL U.N.O.

Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E. 5th Street
Cincinnati, Ohio 45202
Sheet: TYPICAL FLOOR (3 - 6)
FINISH PLAN
Project No: 2022_259
Date: 02/02/2022 FOR PERMIT
Scale: As Noted

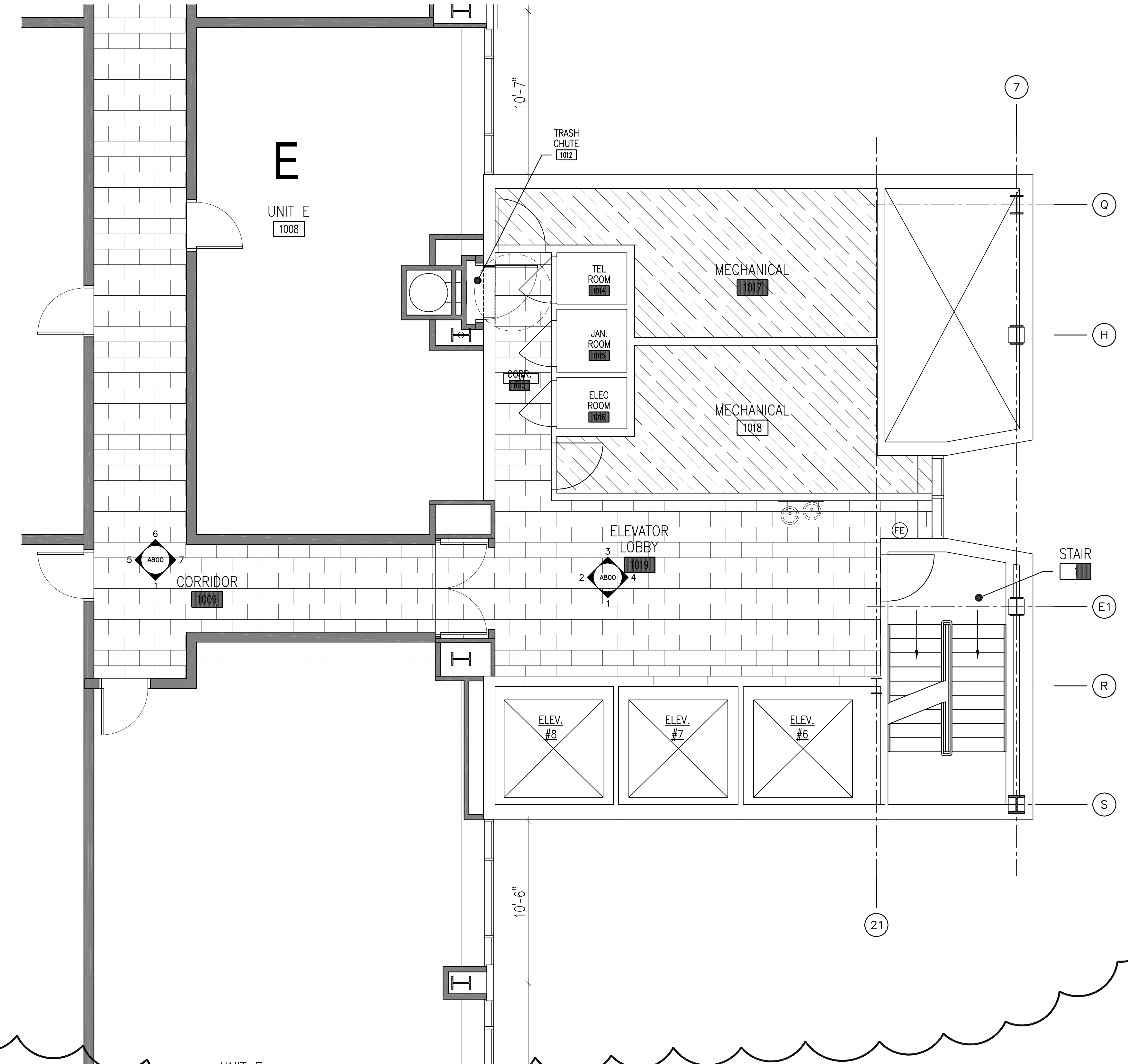


FINISH PLAN
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 7TH - 10TH
SCALE: 1/8" = 1'-0"
1 A901

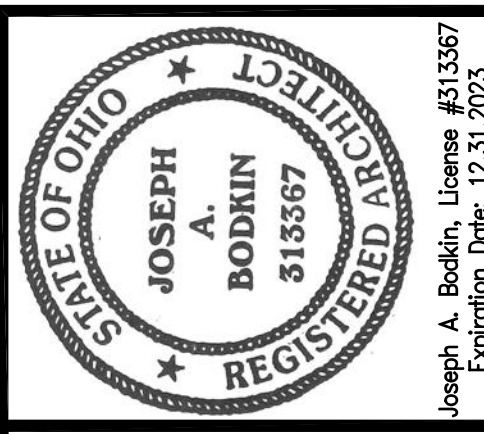
TYPICAL RESIDENTIAL FLOOR (6-10) COMMON AREA -FINISH SCHEDULE

ROOM MARK	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
				NORTH	SOUTH	EAST	WEST			
1006	CORRIDOR	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
1009	CORRIDOR	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
	STAIR #1	EX	EX	PT-1	PT-1	PT-1	PT-1	PT-3	--	
1011	HALL (STAIR #2)	CONC.	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3	--	
1012	TRASH CHUTE	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
1013	CORRIDOR	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
1014	TEL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
1015	JANITOR ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
1016	ELECTRIC ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
1017	MECHANICAL	EX	EX	PT-1	PT-1	PT-1	PT-1	EXPOSED	--	
1018	MECHANICAL	EX	EX	PT-1	PT-1	PT-1	PT-1	EXPOSED	--	
1019	ELEVATOR LOBBY	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
	STAIR #2	EX	EX	PT-1	PT-1	PT-1	PT-1	PT-3	--	

- GENERAL FINISH NOTES:
- A. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL HANDRAILS, STRINGER, RISERS & TREAD NOSING. COLOR TBD
 - B. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL TREADS W/ ANTI SLIP PAINT. COLOR TBD
 - C. ALL EXISTING CONCRETE FLOORS ARE TO BE CLEANED OF ALL ADHESIVES DOWN TO ORIGINAL CONCRETE SURFACE.



TYPICAL OF ALL
ENLARGED CORRIDOR FINISH PLAN
SCALE: 1/4" = 1'-0"
2 A901

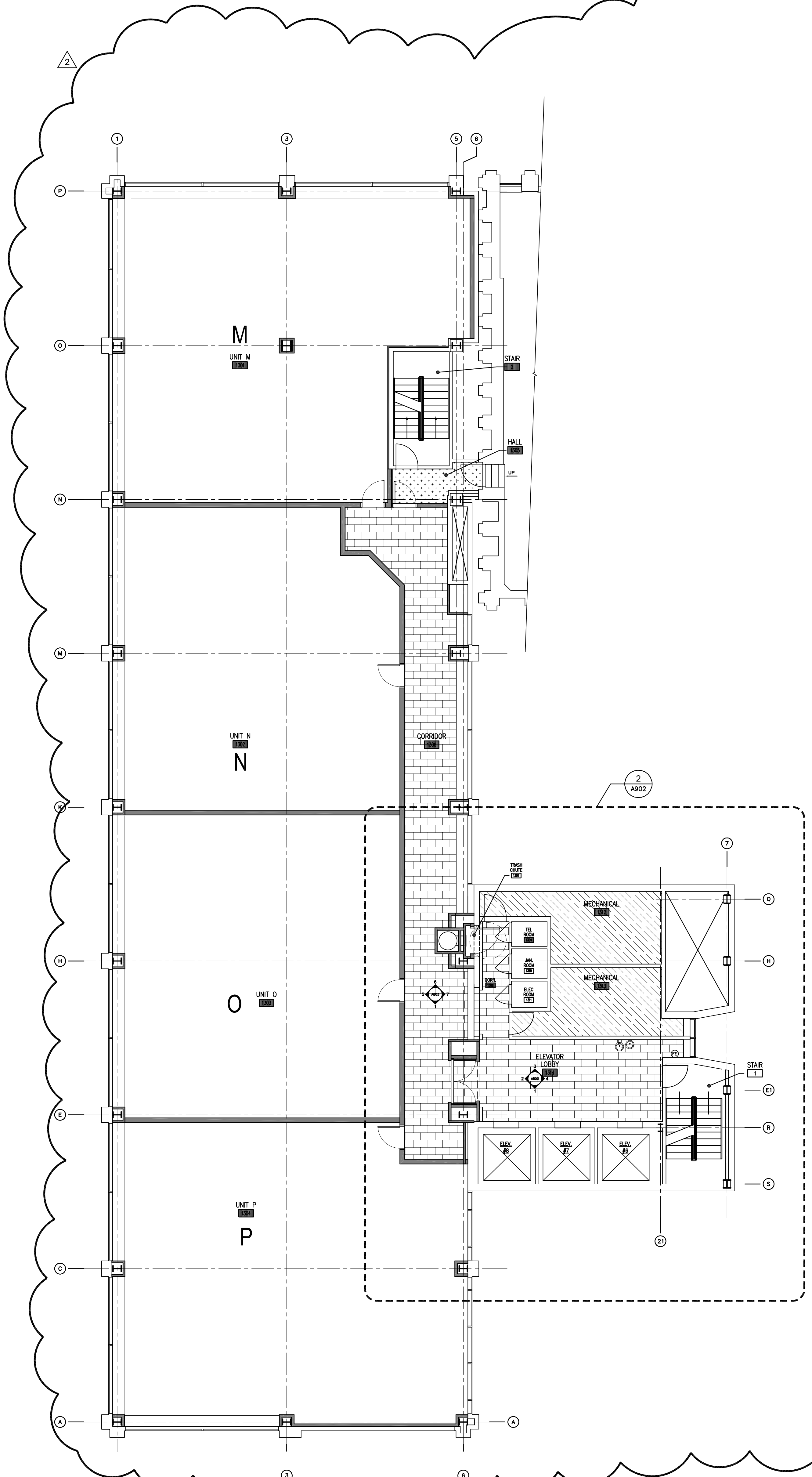


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Formica Building
Office/Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building
115 E. 5th Street	
Cincinnati, Ohio - 45202	
11.14.2022	Date
2	ENC CHG #
TYPICAL RESIDENTIAL FLOOR (7-10)	Project
FINISH PLAN	Issue Date
2022_259	Project No.
As Noted	Scale
Drawn	Checked

A901

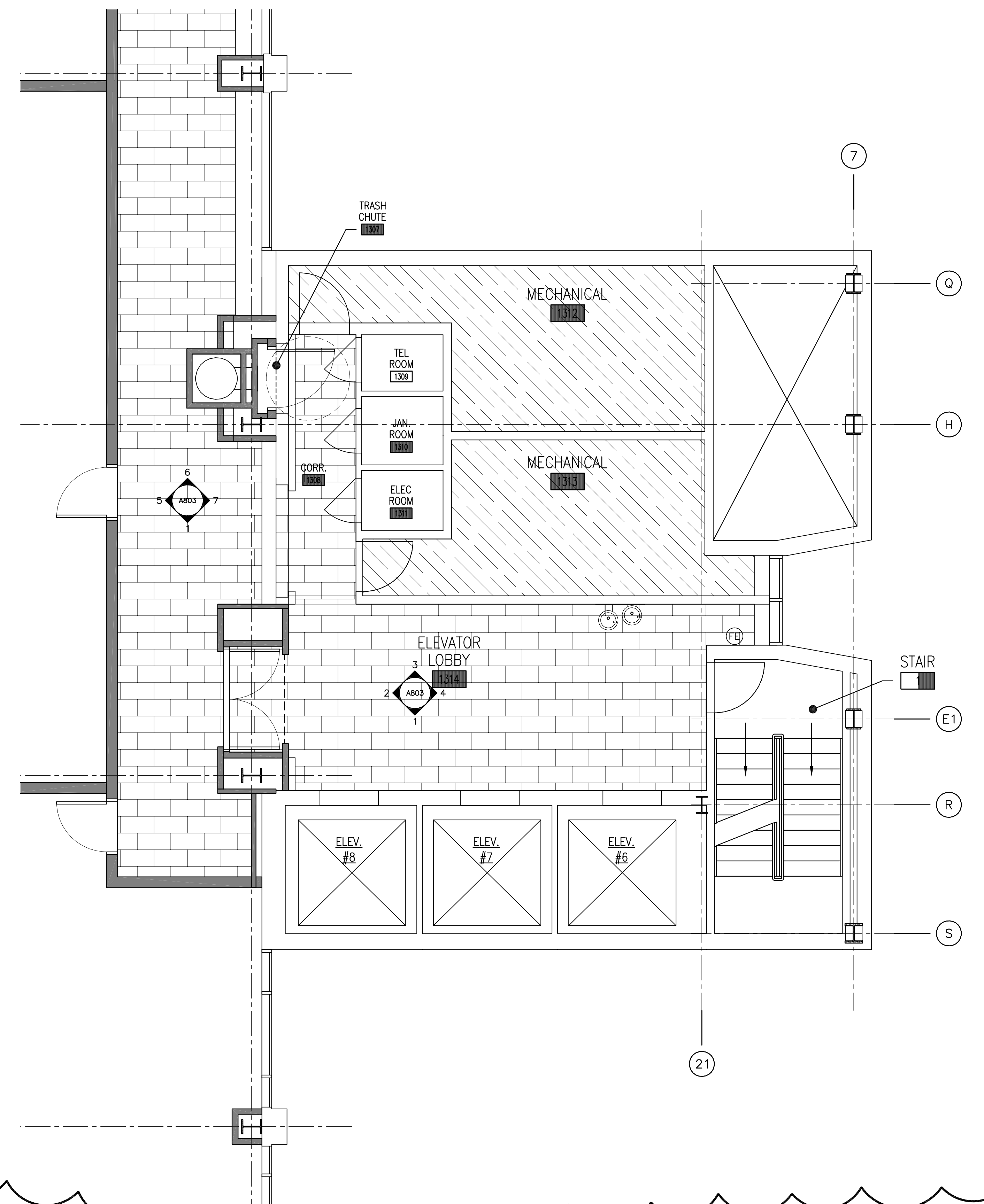


FINISH PLAN
TYPICAL RESIDENTIAL FLOOR PLAN - FLOOR 13TH
SCALE: 1/8" = 1'-0"

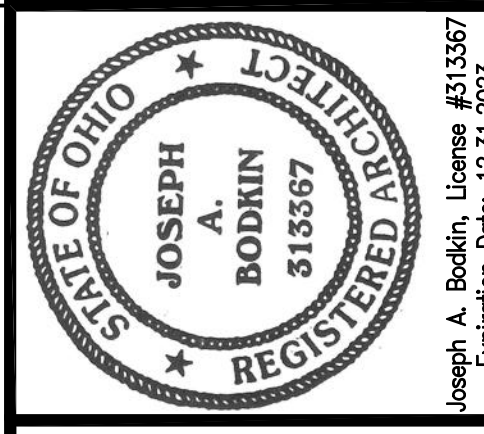
TYPICAL RESIDENTIAL FLOOR (13) COMMON AREA -FINISH SCHEDULE

ROOM MARK	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
				NORTH	SOUTH	EAST	WEST			
	STAIR #1	EX	EX	PT-1	PT-1	PT-1	PT-1	PT-3		
1305	HALL (STAIR #2)	CONC.	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3		
1306	CORRIDOR	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1		
1307	TRASH CHUTE	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3		
1308	CORRIDOR	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1		
1309	TEL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3		
1310	JANITOR ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3		
1311	ELECTRIC ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3		
1312	MECHANICAL	EX	EX	PT-1	PT-1	PT-1	PT-1	EXPOSED		
1313	MECHANICAL	EX	EX	PT-1	PT-1	PT-1	PT-1	EXPOSED		
1314	ELEVATOR LOBBY	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1		
	STAIR #2	EX	EX	PT-1	PT-1	PT-1	PT-1	PT-3		

GENERAL FINISH NOTES:
 A. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL HANDRAILS, STRINGER, RISERS & TREAD NOSING. COLOR TBD
 B. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL TREADS W/ ANTI SLIP PAINT. COLOR TBD
 C. ALL EXISTING CONCRETE FLOORS ARE TO BE CLEANED OF ALL ADHESIVES DOWN TO ORIGINAL CONCRETE SURFACE.



TYPICAL OF
ENLARGED CORRIDOR FINISH PLAN
SCALE: 1/4" = 1'-0"

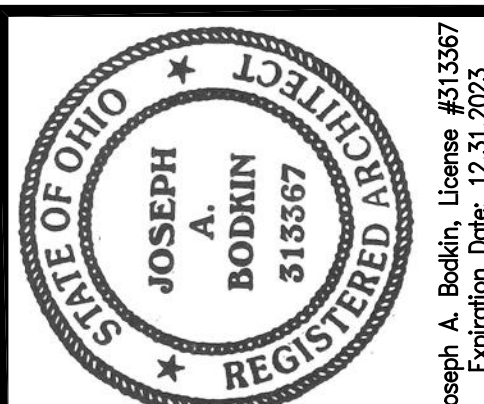


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Formica Building
Office/Apartments
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Cincinnati OH 45202

Project	Formica Building
No.	115 E. 5th Street
Revisions	Cincinnati, Ohio 45202
ENG ORG #1	2
Date	11.14.2022
Sheet Title	TYPICAL RESIDENTIAL FLOOR (13)
Issue Date	FINISH PLAN
Project No.	2022_259
Scale	As Noted
Drawn	Checked

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Formica Building

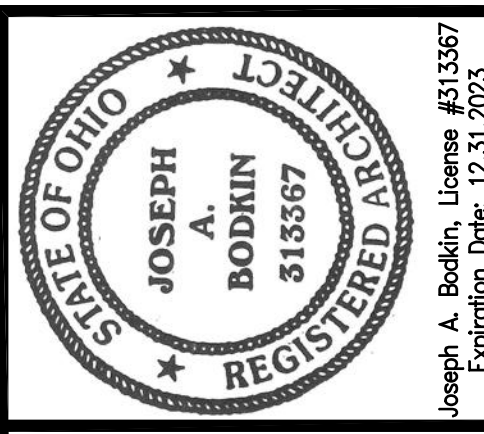
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6
120 E 4th Street	No. Revisions
Cincinnati, Ohio - 45202	
Architectural Standards Construction	Issue Date 12.02.2022 FOR PERMIT
Project No. 2022_259_D	Scale As Noted
Scale As Noted	Checked

AS

ARCHITECTURAL ABBREVIATIONS

A ABOVE FINISHED FLOOR	F "FLOOR DRAIN, FIRE DAMPER" FIRE EXTINGUISHER AND WALL BRACKET	MH MANHOLE	SM SIMILAR SPACES
B/M BENCH MARK	FE FIRE EXTINGUISHER	MIN MINIMUM MINUTES	SP SOUND TRANSMISSION COEFFICIENT
B/S BOTH SIDES	FEB FIRE EXTINGUISHER AND WALL BRACKET	MO MASONRY OPENING	STD STAINED
B/W BOTH WAYS	FEC FIRE EXTINGUISHER CABINET	MR MASONRY RESTRAINT	STS STORM SEWER
B.O.D. BASIS OF DESIGN	FT&E FURNITURE, FIXTURES AND EQUIPMENT	N NORTH	SVCB SHEET VINYL INTEGRAL CONE BASE
C CATCH BASIN	FH FIRE HYDRANT	NO NOT IN CONTRACT	T TREAD
CB CERAMIC TILE	FMC FABRIC WALL COVERING	NO NOT IN CONTRACT	T/ TOP OF
CC CORNER GUARD	FND FOUNDATION	NO NOT IN CONTRACT	T/M TOP OF MASONRY
CG CLEAR GLASS	G GAS GAUGE or GAGE	NO NOT IN CONTRACT	TBD THICKNESS
CJ CONTROL JOINT	GL GROUND FAULT CIRCUIT INTERRUPTER	NO NOT IN CONTRACT	TRZO TERRAZZO
CL CENTERLINE	GS GLASS	OC ON CENTER	TS TUBE STEEL
CLG CONCRETE MASONRY UNIT	GLS GLASS MASONRY UNIT	OD OUTSIDE DIAMETER	T/S TOP OF STEEL
CMU CONCRETE MASONRY UNIT	GMB GYPSUM BOARD	OS OPERABLE	T/W TOP OF WALL
CMC CONCRETE	GWB GYPSUM WALLBOARD	O OPPOSITE HAND	TYP TYPICAL
CONT CONTINUOUS	H HIGH	P PERCENT	U UNDERCOUNTER
CPT CARPET TILE	HB HOSE BB	PL PLASTIC LAMINATE	UNO UNLESS NOTED OTHERWISE
CT CERAMIC TILE	HCB HOSE VALVE CABINET	± or +/- PLUS OR MINUS	V VINYL COMPOSITION TILE
CTG CLEAR TEMPERED GLASS	HWC HEATING, VENTILATING & AIR CONDITIONING	± or +/- PLUS OR MINUS	VCT VERIFY IN FIELD
CUH CABINET UNIT HEATER	HVC HOSE VALVE AND EXTINGUISHER CABINET	± or +/- PLUS OR MINUS	VF VERIFY IN FIELD
D DEEP	I INSIDE DIAMETER	± or +/- PLUS OR MINUS	VT VINYL TILE
DF DRINKING FOUNTAIN	INV INVERT	± or +/- PLUS OR MINUS	W WEATHER RESISTANT BARRIER
DN DOWN	L LONG	± or +/- PLUS OR MINUS	W/O WITHOUT
DW DUMBWATER	LBS POUNDS	± or +/- PLUS OR MINUS	W/P WELDED WIRE FABRIC
E EAST	LL LIVE LOAD	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
E/S EXTERIOR FINISH SYSTEM	LLH LONG LEG HORIZONTAL	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
E/F EACH FACE	LLV LONG LEG VERTICAL	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
EG EXTERIOR INSULATION AND FINISH SYSTEM	L/P LOW POINT	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
EFS EXTERIOR FINISH SYSTEM	L LONG	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
EJ EXPANSION JOINT	LBS POUNDS	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
EL ELEVATION	LL LIVE LOAD	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
ELEC ELECTRIC	LLH LONG LEG HORIZONTAL	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
ELEV ELEVATOR	LLV LONG LEG VERTICAL	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
EQ EQUAL	L/P LOW POINT	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
E/W EACH WAY	L LONG	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
ENC EXPOSED	LBS POUNDS	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
EXST EXISTING	LL LIVE LOAD	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
EXST'G EXISTING	LLH LONG LEG HORIZONTAL	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
	LLV LONG LEG VERTICAL	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
	L/P LOW POINT	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
	L LONG	± or +/- PLUS OR MINUS	W/W WELDED WIRE FABRIC
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	L/P LOW POINT	± or +/- PLUS OR MINUS	W/W



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E. 5th Street
Cincinnati, Ohio 45202

Sheet: FIRST FLOOR DEMOLITION PLAN

Project No: 2022_259 Issue Date: 12.02.2022 FOR PERMIT
Scale: As Noted Drawn: Checked: Date: Revisions: No.

D101

WALL LEGEND:

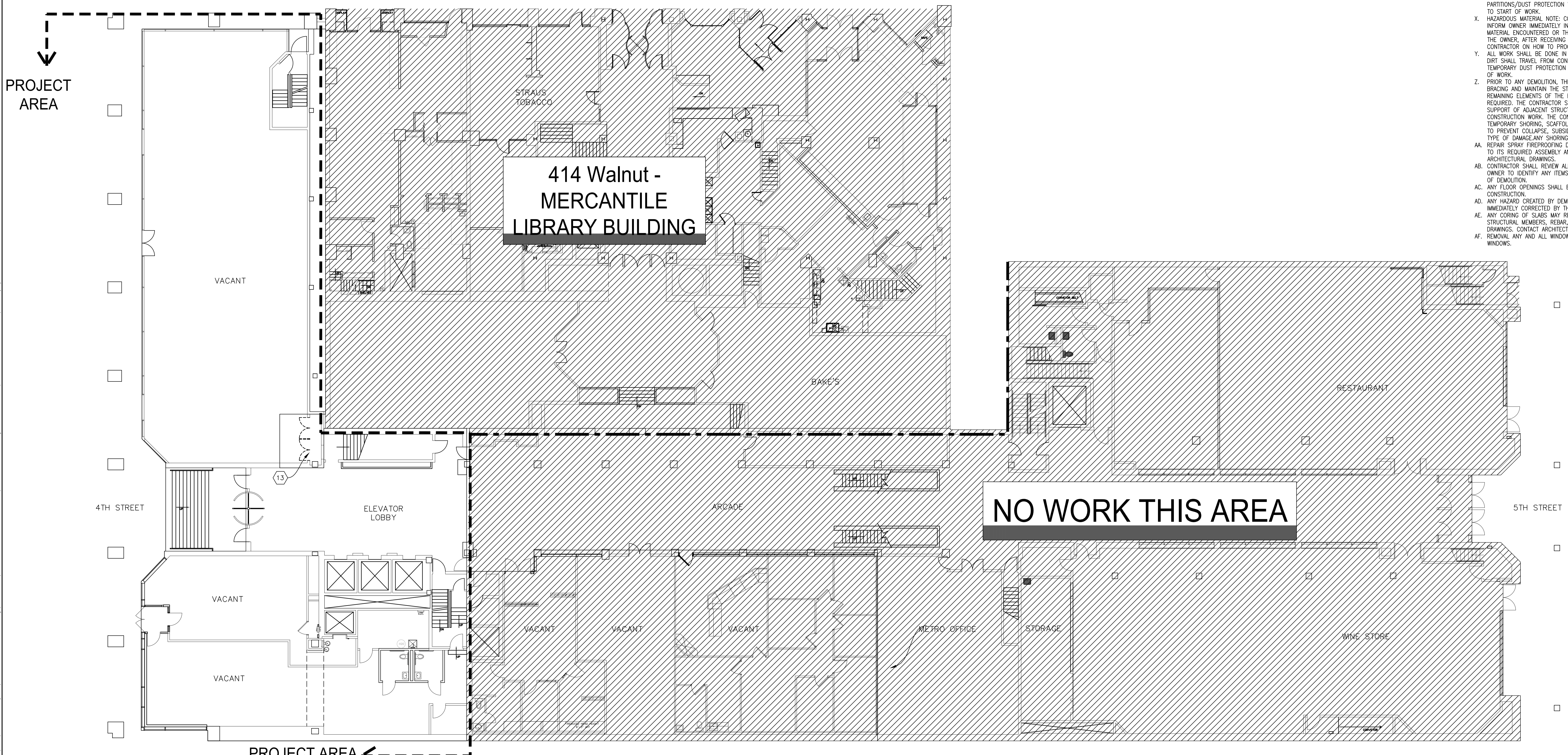
- DASHED LINES INDICATE ITEMS TO BE REMOVED
- EXISTING WALL
- NEW WALL

CODED NOTES: DEMOLITION

1. REMOVE ALL DRYWALL OFF OF ELEVATOR WALL TO EXPOSE ORIGINAL MAIL SLOT & CHUTE. TYP OF ALL.
2. DO NOT REMOVE DRYWALL SURROUND.
3. REMOVE HVAC CABINET, THIS LOCATION ONLY.
4. NOT USED.
5. LOW HVAC COVERS ARE TO REMAIN AND BE PROTECTED.
6. FIRE DOOR TO ADJACENT BLDG TO REMAIN AND BE CLEAR AT ALL TIMES, ALL FLOORS.
7. PROTECT DRINKING FOUNTAINS.
8. IN ELEVATOR LOBBY; REMOVE PLASTERS, BASE BD., FLOORING, CYP BD & LAY-IN CEILING. PROTECT WALL SCORNES AND ELEVATOR CALL SIGNALS. TYP OF ALL.
9. PROTECT ELEVATORS AT ALL TIMES. GC IS RESPONSIBLE FOR ALL DAMAGE DONE TO FINISHES AND OPERATION OF THE ELEVATORS.
10. IN TOILET ROOMS, REMOVE ALL FINISHES, CEILING, ACCESSORIES, TOILET PARTITIONS, MIRRORS, PLUMBING & LIGHT FIXTURES AND WALL AS INDICATED. ALL REMOVED PLUMBING LINES ARE TO BE CAPPED.
11. REMOVE COLUMN SURROUND TYP.
12. ROOF HATCH TO REMAIN.
13. SLAB OPENING FOR TRASH CHUTE LOCATION. CONFIRM WITH EXIST'G STRUCTURAL DWGS. COORDINATE WITH TRASH CHUTE. SEE DETAIL 3/A502
14. REMOVE WALL FOR TRASH CHUTE OPENING. COORDINATE WITH TRASH CHUTE. SEE DETAIL 3/A502

GENERAL DEMOLITION NOTES:

- A. ON FLOORS BASEMENT THROUGH 6TH FLOORS ALL EXISTING ELEVATORS CABS ARE TO BE PROTECTED.
- B. PROTECT ALL WINDOWS.
- C. NO EXTERIOR DEMOLITION WORK.
- D. REMOVE ALL FLOORING INCLUDING ADHESIVES DOWN TO CONCRETE SLAB.
- E. REMOVE ALL PARTITIONS, DOORS, PARTITION WINDOWS, AS INDICATED.
- F. ANY DOOR MARKED TO BE SALVAGED IS TO BE STORED AT LOCATION IN THE BUILDING SELECTED BY CONSTRUCTION MANAGER.
- G. IN AREA OF WORK, REMOVE ALL PLUMBING AS INDICATED. CAP ALL LINES.
- H. IN AREA OF WORK, REMOVE ALL ELECTRIC BACK TO PANEL.
- I. REMOVE ALL DRYWALL AROUND COLUMNS AS INDICATED. DO NOT DISTURB SPRAY-ON FIREPROOFING.
- J. REMOVE ALL CEILING IN AREA OF WORK. THIS INCLUDES BUT NOT LIMITED TO DRYWALL, FRAMING, ACOUSTIC TILES, LAY-IN GRIDS, HANGERS, ETC.
- K. PROTECT ALL WOODWORK THAT IS TO REMAIN INCLUDING BUT NOT LIMITED TO DOORS, CASINGS, ETC.
- L. EXISTING RADIATOR SYSTEM IS TO REMAIN. PROTECT HVAC EQUIPMENT INCLUDING COVERS, PIPING, ETC DURING DEMOLITION & CONSTRUCTION.
- M. GENERAL CONTRACTOR TO MAINTAIN WATER TIGHT BUILDING AT ALL TIMES.
- N. SUPPORT STRUCTURE AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF STRUCTURE AT ALL TIMES. IF ANY SYSTEM IS IN QUESTION CONTACT ARCHITECT BEFORE PROCEEDING. ANY SHORING DESIGN NEEDED IS BY G.C.
- O. DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC TO BE REMOVED.
- P. THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.
- Q. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS AND NOTES.
- R. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
- S. MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- T. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.
- U. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY THIS PROJECTS CONSTRUCTION.
- V. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
- W. PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.
- X. HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
- Y. ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERECTED PRIOR TO START OF WORK.
- Z. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. ANY SHORING DESIGN NEEDED IS BY G.C.
- AA. REPAIR SPRAY FIREPROOFING DAMAGED DURING DEMOLITION WORK TO ITS REQUIRED ASSEMBLY AND FIRE RATING AS SHOWN ON ARCHITECTURAL DRAWINGS.
- AB. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
- AC. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
- AD. ANY HAZARD CREATED BY DEMOLITION CONTRACTOR SHALL BE IMMEDIATELY CORRECTED BY THE DEMOLITION CONTRACTOR.
- AE. ANY CORING OF SLABS MAY REQUIRE X-RAY OF SLAB TO IDENTIFY STRUCTURAL MEMBERS, REBAR, ETC. COORDINATE WITH EXISTING DRAWINGS. CONTACT ARCHITECT IF THERE IS ANY DOUBT.
- AF. REMOVAL ANY AND ALL WINDOW FILM ON INSIDE OF ANY AND ALL WINDOWS.

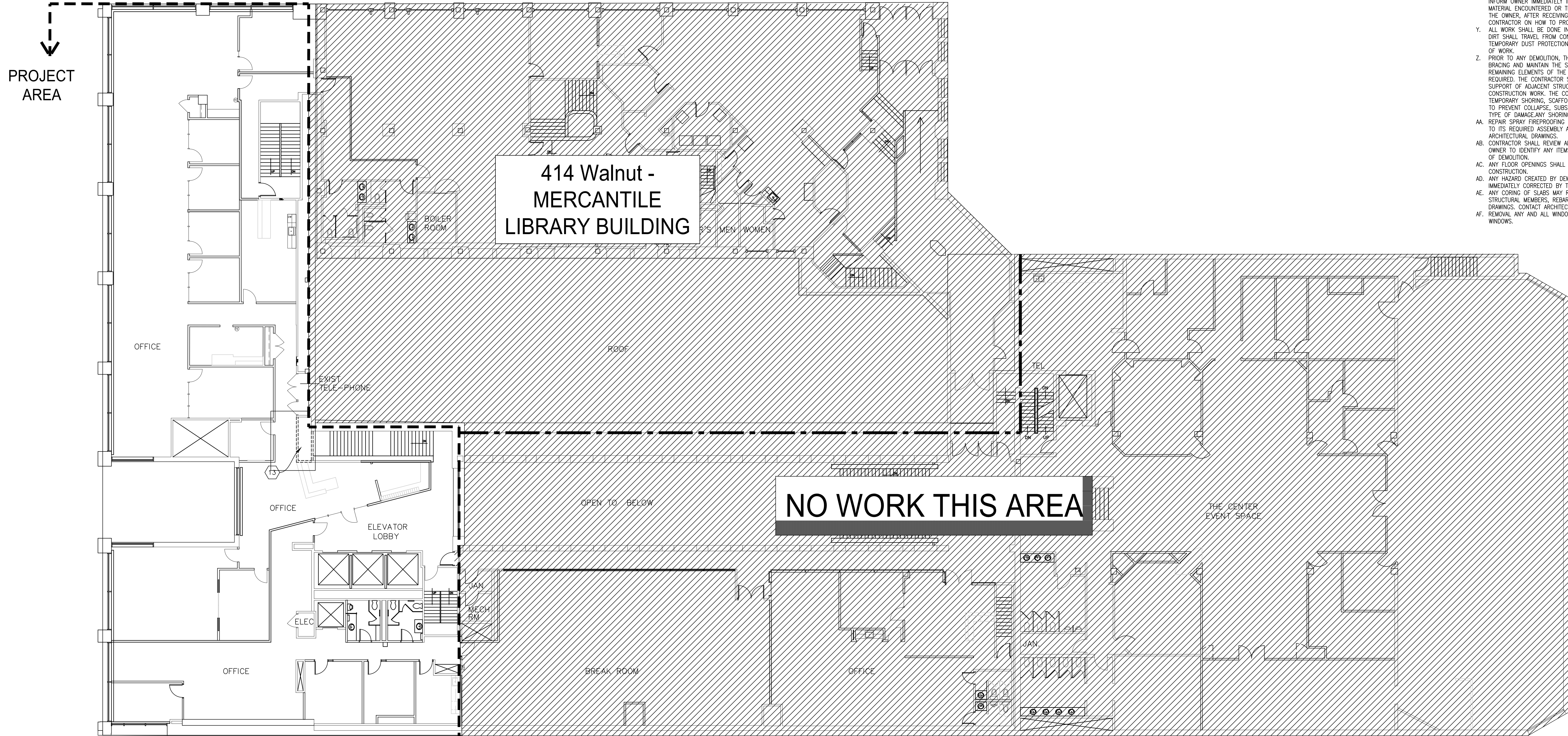


DEMOLITION
1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"
D101

APPROVED
CIN BD
2022P10119
02/02/23

city of CINCINNATI
BUILDINGS & INSPECTIONS

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DEMOLITION
2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"
1
0102

WALL LEGEND:

- DASHED LINES INDICATE ITEMS TO BE REMOVED
- EXISTING WALL
- NEW WALL

CODED NOTES: DEMOLITION

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2. REMOVE HVAC CABINET. THIS LOCATION ONLY.
3. NOT USED
4. LOW HVAC COVERS ARE TO REMAIN AND BE PROTECTED. TYP OF ALL
5. FIRE DOOR TO ADJACENT BLDG TO REMAIN AND BE CLEAR AT ALL TIMES. ALL FLOORS.
6. PROTECT DRINKING FOUNTAINS.
7. IN ELEVATOR LOBBY: REMOVE PLASTER, BASE BD, FLOORING, GYP BD & LAY-IN CEILING. PROTECT WALL SCONES AND ELEVATOR CALL SIGNALS. TYP OF ALL
8. PROTECT ELEVATORS AT ALL TIMES. GC IS RESPONSIBLE FOR ALL DAMAGE DONE TO FINISHES AND OPERATION OF THE ELEVATORS.
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- P. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS AND NOTES.
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- R. MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- S. FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.
- T. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL, THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY THIS PROJECTS CONSTRUCTION. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
- U. PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.
- V. HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
- W. ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERRECTED PRIOR TO START OF WORK.
- X. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. ANY SHORING DESIGN NEEDED IS BY GC.
- Y. REPAIR SPRAY FIREPROOFING DAMAGED DURING DEMOLITION WORK TO ITS REQUIRED ASSEMBLY AND FIRE RATING AS SHOWN ON ARCHITECTURAL DRAWINGS.
- Z. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED DURING DEMOLITION AND CONSTRUCTION.
- AA. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
- AB. ANY HAZARD CREATED BY DEMOLITION CONTRACTOR SHALL BE IMMEDIATELY CORRECTED BY THE DEMOLITION CONTRACTOR.
- AC. ANY CORING OF SLABS MAY REQUIRE X-RAY OF SLAB TO IDENTIFY STRUCTURAL MEMBERS, REBAR, ETC. COORDINATE WITH EXISTING DRAWINGS. CONTACT ARCHITECT IF THERE IS ANY DOUBT.
- AD. REMOVE ANY AND ALL WINDOW FILM ON INSIDE OF ANY AND ALL WINDOWS.

STATE OF OHIO
JOSEPH A. BOHLEN
REGISTERED
EXPIRES 12/31/2025

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1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

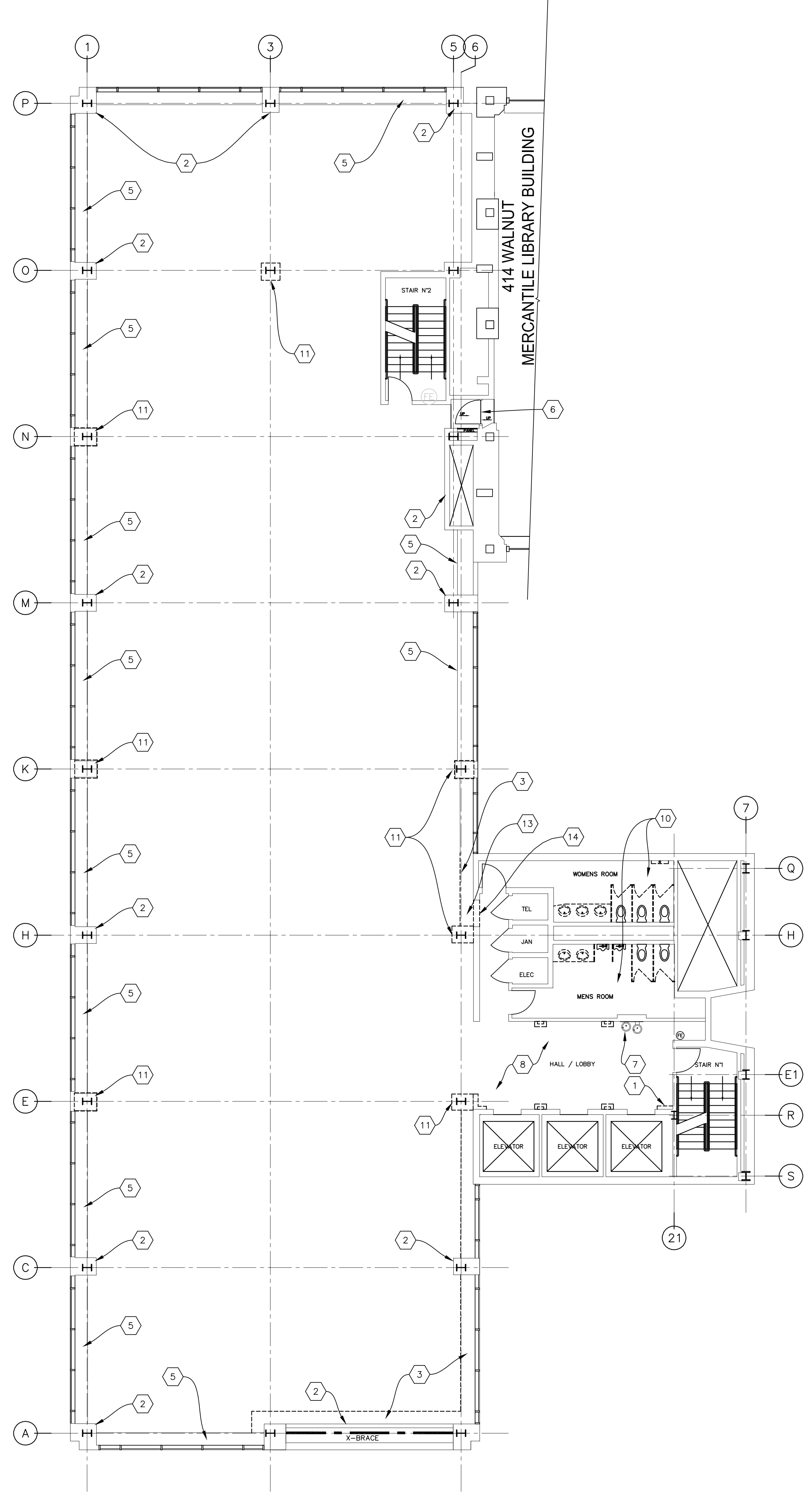
Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E. 5th Street
Cincinnati, Ohio 45202

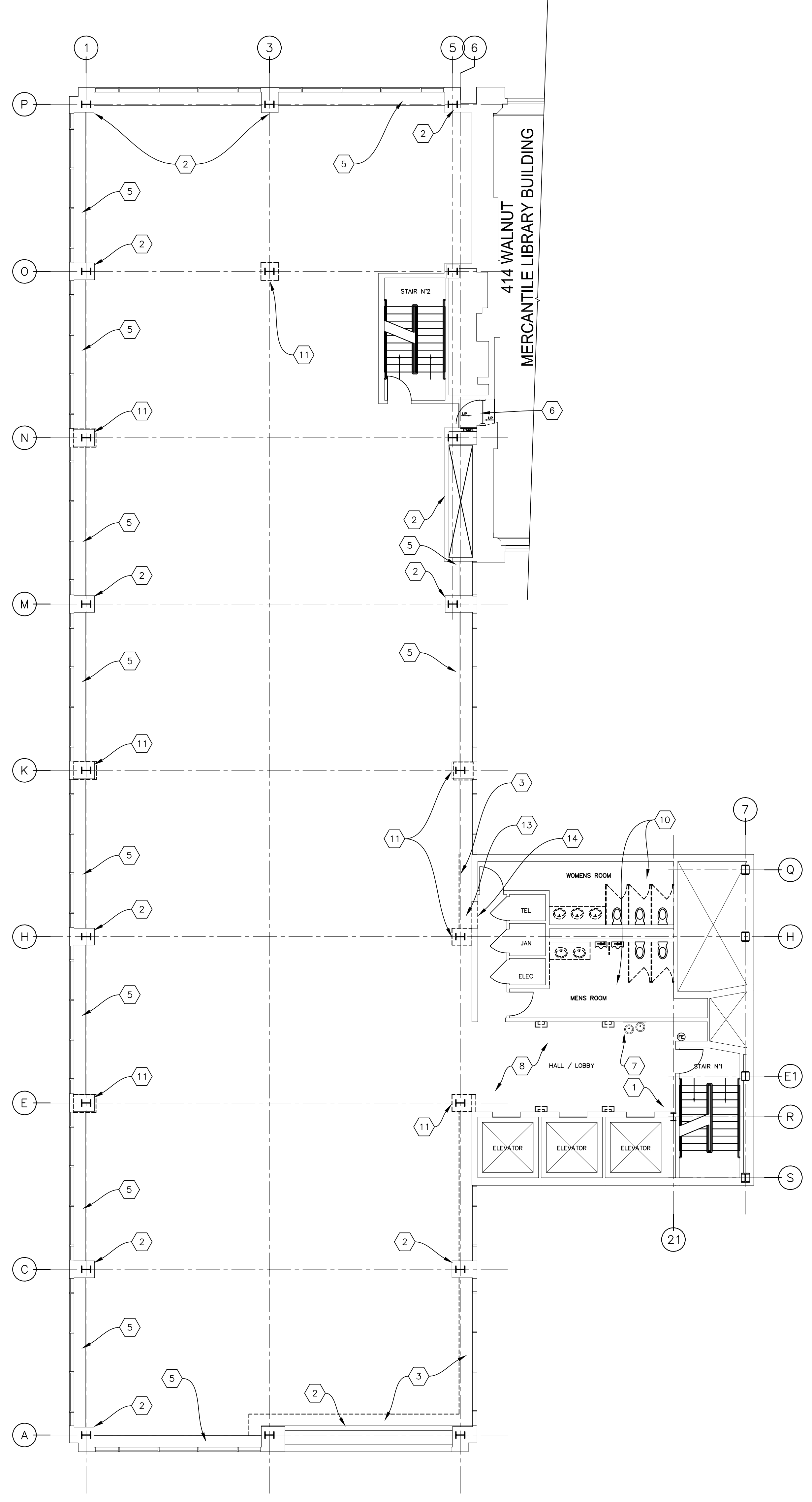
Scale: As Noted

Project No: 2022_259
Issue Date: 12.02.2022 FOR PERMIT
Scale: As Noted

Drawn: [Signature]
Checked: [Signature]
Reviewed: [Signature]
Date: [Signature]



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



DEMOLITION
4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND:

- DASHED LINES INDICATE ITEMS TO BE REMOVED
- EXISTING WALL
- NEW WALL

CODED NOTES: DEMOLITION

1. REMOVE ALL DRYWALL OFF OF ELEVATOR WALL TO EXPOSE ORIGINAL MAIL SLOT & CHUTE. TYP OF ALL DO NOT REMOVE DRYWALL SURROUND.
2. REMOVE HVAC CABINET. THIS LOCATION ONLY. NOT USED.
3. LOW HVAC COVERS ARE TO REMAIN AND BE PROTECTED, TYP OF ALL.
4. FIRE DOOR TO ADJACENT BLDG TO REMAIN AND BE CLEAR AT ALL TIMES, ALL FLOORS.
5. PROTECT DRINKING FOUNTAINS.
6. IN ELEVATOR LOBBY: REMOVE PLASTER, BASE BD., FLOORING, COP ED & LAY-IN CEILINGS, PROTECT WALL SCONES AND ELEVATOR CALL SIGNALS. TYP OF ALL. PROTECT ELEVATORS AT ALL TIMES. GC IS RESPONSIBLE FOR ALL DAMAGE DONE TO FINISHES AND OPERATION OF THE ELEVATORS.
7. IN TOILET ROOMS, REMOVE ALL FINISHES, CEILINGS, ACCESSORIES, TOILET PARTITIONS, MIRRORS, PLUMBING & LIGHT FIXTURES AND WALL AS INDICATED. ALL REMOVED PLUMBING LINES ARE TO BE CAPPED.
8. REMOVE COLUMN SURROUND TYP.
9. ROOF HATCH TO REMAIN.
10. SLAB OPENING FOR TRASH CHUTE LOCATION. CONFIRM WITH EXIST'G STRUCTURAL DWGS. COORDINATE WITH TRASH CHUTE. SEE DETAIL 3/A502
11. REMOVE WALL FOR TRASH CHUTE OPENING. COORDINATE WITH TRASH CHUTE. SEE DETAIL 3/A502

GENERAL DEMOLITION NOTES:

- A. ON FLOORS BASEMENT THROUGH 6TH FLOORS ALL EXISTING ELEVATORS CABS ARE TO BE PROTECTED.
- B. PROTECT ALL WINDOWS.
- C. NO EXTERIOR DEMOLITION WORK.
- D. REMOVE ALL FLOORING INCLUDING ADHESIVES DOWN TO CONCRETE SLAB.
- E. REMOVE ALL PARTITIONS, DOORS, PARTITION WINDOWS, AS INDICATED.
- F. ANY DOOR MARKED TO BE SALVAGED IS TO BE STORED AT LOCATION IN THE BUILDING SELECTED BY CONSTRUCTION MANAGER. IN AREA OF WORK, REMOVE ALL PLUMBING AS INDICATED. CAP ALL LINES.
- G. IN AREA OF WORK, REMOVE ALL ELECTRIC BACK TO PANEL.
- H. REMOVE ALL DRYWALL AROUND COLLUMS AS INDICATED. DO NOT DISTURB SPRAY-ON FIREPROOFING.
- I. REMOVE ALL CEILINGS IN AREA OF WORK; THIS INCLUDES BUT NOT LIMITED TO DRYWALL, FRAMING, ACOUSTIC TILES, LAY-IN GRIDS, HANGERS, ETC.
- J. PROTECT ALL WOODWORK THAT IS TO REMAIN INCLUDING BUT NOT LIMITED TO DOORS, CASINGS, ETC.
- K. EXISTING RADIATOR SYSTEM IS TO REMAIN. PROTECT HVAC EQUIPMENT INCLUDING COVERS, PIPING, ETC DURING DEMOLITION & CONSTRUCTION.
- L. GENERAL CONTRACTOR TO MAINTAIN WATER TIGHT BUILDING AT ALL TIMES.
- M. SUPPORT STRUCTURE AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF STRUCTURE AT ALL TIMES. IF ANY SYSTEM IS IN QUESTION CONTACT ARCHITECT BEFORE PROCEEDING. ANY SHORING DESIGN NEEDED IS BY G.C.
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- AA. ANY FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
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- AD. REMOVAL ANY AND ALL WINDOW FILM ON INSIDE OF ANY AND ALL WINDOWS.

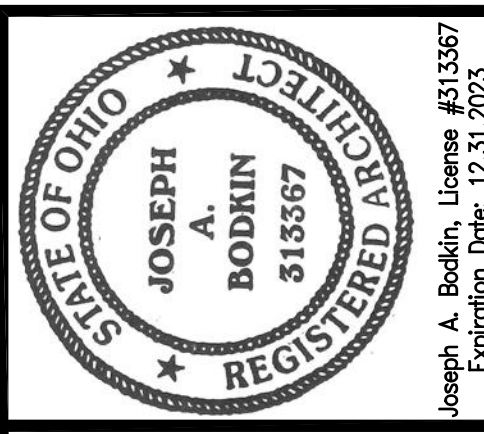
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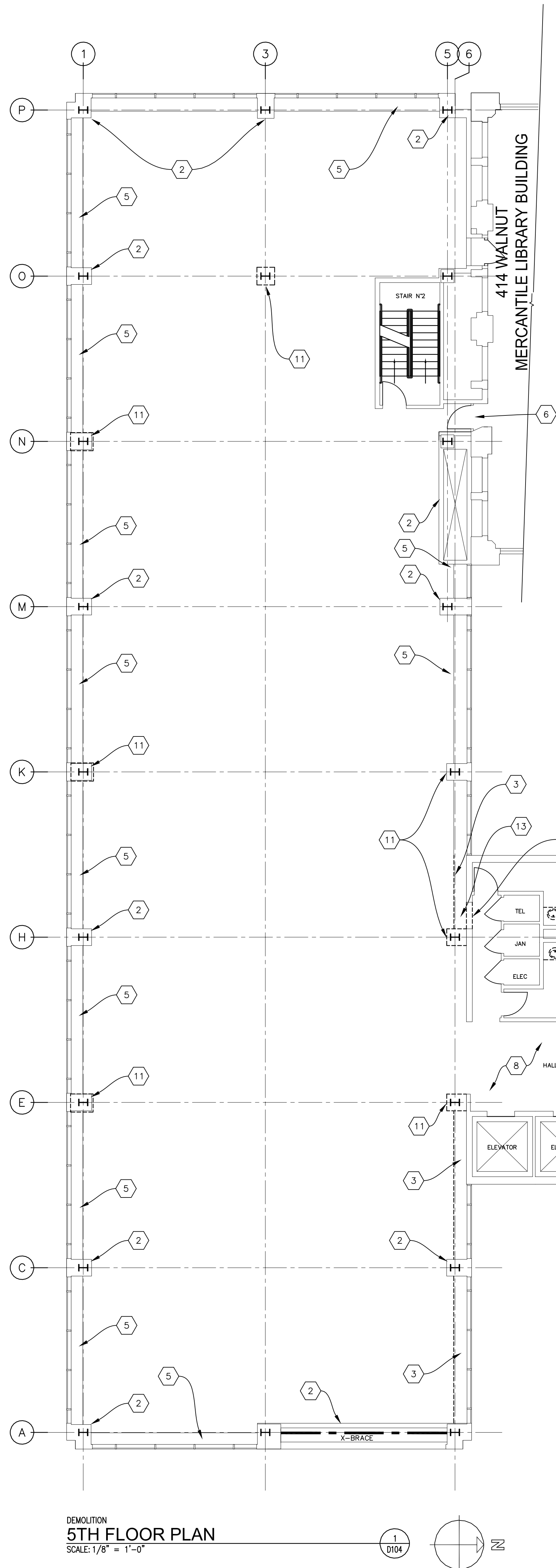
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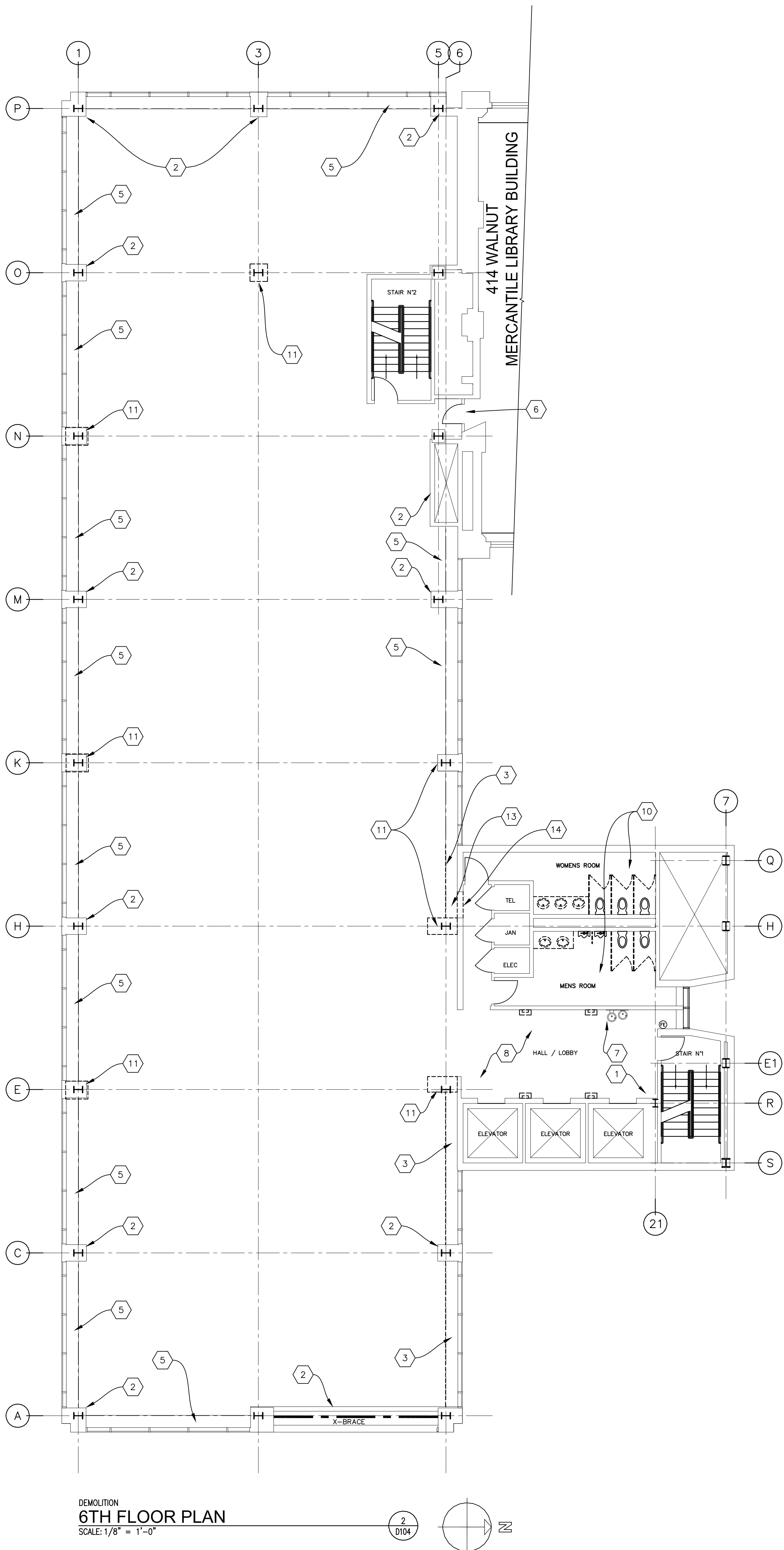
Project: Formica Building B TO 6
115 E. 5th Street
Cincinnati, Ohio 45202
Sheet: THIRD & FOURTH FLOOR
DEMOLITION PLAN
Project No: 2022_259
Issue Date: 12.02.2022 FOR PERMIT
Scale: As Noted
Date: _____
Revised: _____
Checked: _____
As Noted

D103





DEMOLITION
5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



DEMOLITION
6TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND:

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- EXISTING WALL
- NEW WALL

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SEAL OF THE STATE OF OHIO
JOSEPH A. BOEDIN
REGISTERED PROFESSIONAL ENGINEER
No. 813367
Expiration Date: 12/31/2023

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Project: Formica Building B TO 6
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Sheet: FIFTH & SIXTH FLOOR
DEMOLITION PLAN

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Revisions: _____
Drawn: _____
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