

# 1804 REPUBLIC STREET CINCINNATI, OH 45202

## FINDLAY FLATS RENOVATION

**PLATTE**  
architecture + design

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**STRUCTURAL ENGINEER**

ADVANTAGE GROUP  
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CINCINNATI, OH 45206  
(513) 396-8900

**MEP ENGINEER**

ENGINEERED BUILDING SYSTEMS, INC.  
515 MONMOUTH STREET, SUITE 201  
NEWPORT, KY 41071  
(859) 261-0585

**CIVIL ENGINEER**

BAYER BECKER  
1404 RACE STREET, SUITE 204  
CINCINNATI, OH 45202  
(513) 336-6600

**ARCHITECT**

PLATTE ARCHITECTURE + DESIGN, LLC  
1810 CAMPBELL ALLEY, STE 300  
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**CLIENT/DEVELOPER**

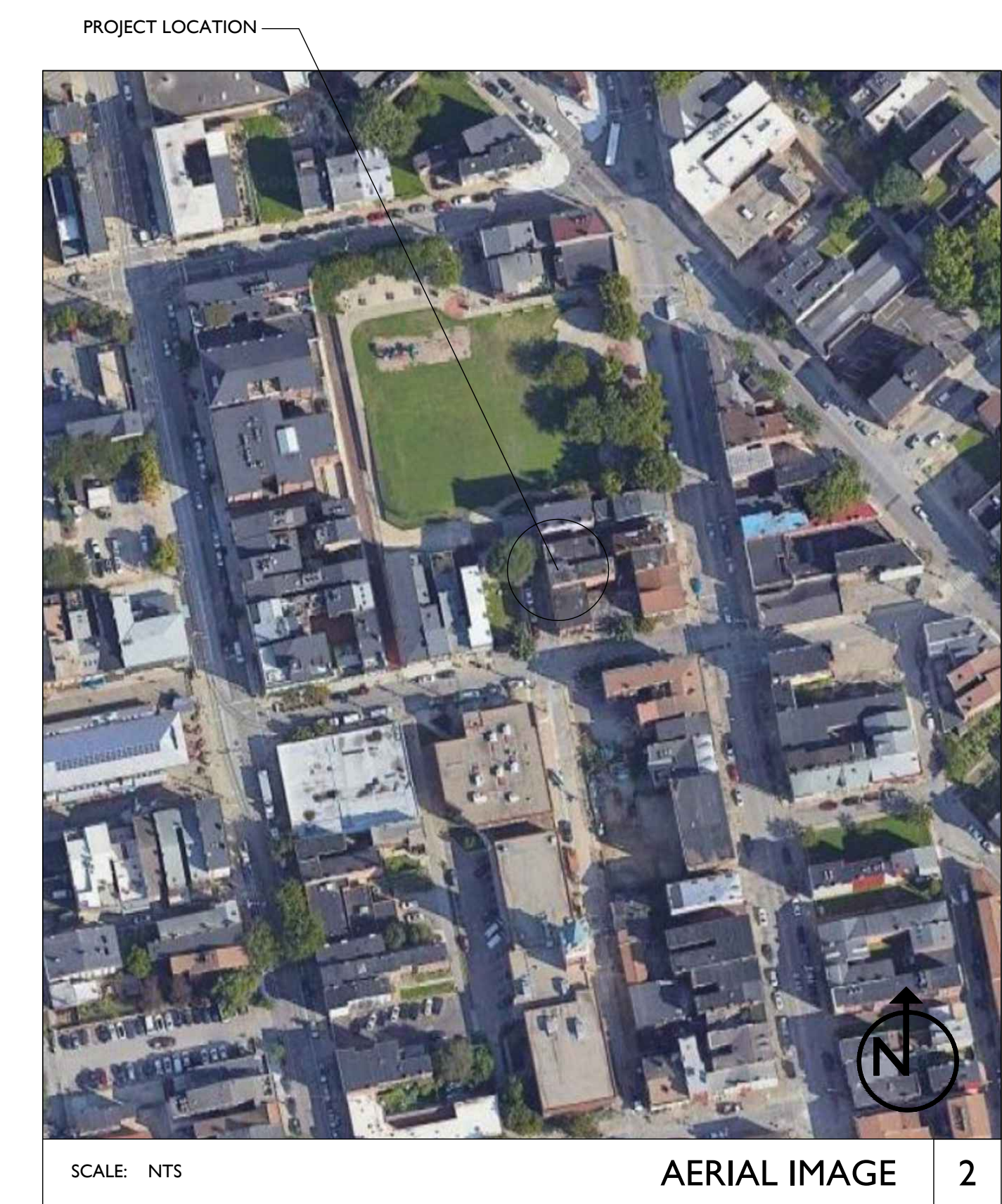
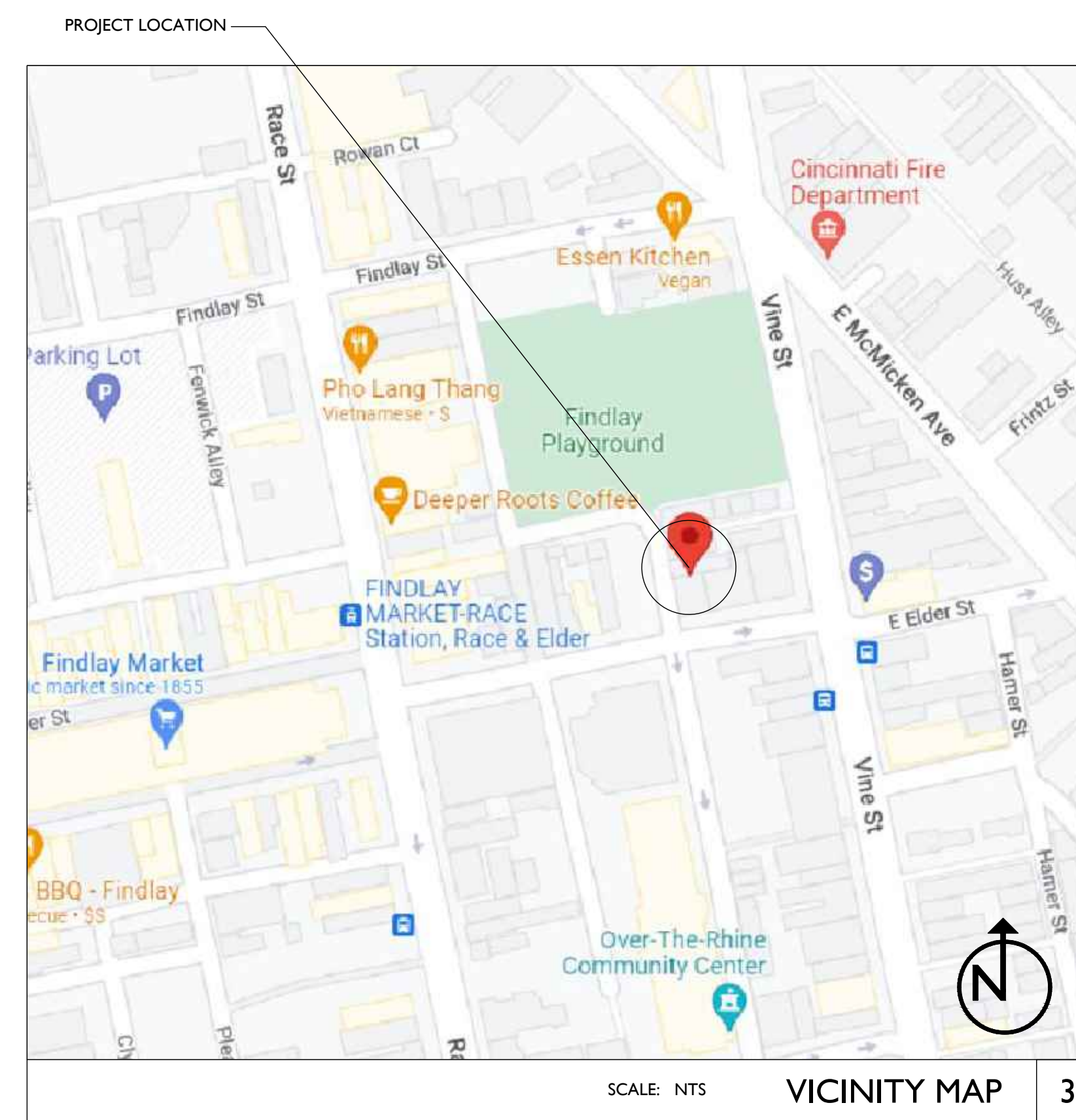
3CDC  
1203 WALNUT STREET  
CINCINNATI, OH 45202  
(513) 621-4400

**PROJECT DESCRIPTION**

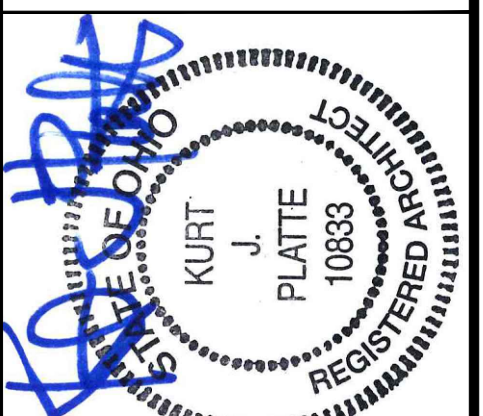
THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC RESIDENTIAL BUILDING. 1804 REPUBLIC IS A 4 STORY BUILDING WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. ALL FLOORS 1-4 WILL REMAIN R-2 USE. THE ATTIC WILL REMAIN UNOCCUPIED.

SHEET #	SHEET TITLE	100% DD 02.22.2023	BID / PERMIT 04.27.2023
<b>GENERAL DRAWINGS</b>			
A0.00	COVER		
A0.01	EGRESS DIAGRAMS		
<b>CIVIL/LANDSCAPE DRAWINGS</b>			
C1.00	SITE SURVEY & EXG CONDITIONS		
C2.00	PROPOSED SITE PLAN		
C3.00	PROPOSED GRADING PLAN		
<b>ARCHITECTURAL DRAWINGS</b>			
AD1.00	BASEMENT DEMOLITION PLAN		
AD1.01	FIRST FLOOR DEMOLITION PLAN		
AD1.02	SECOND FLOOR DEMOLITION PLAN		
AD1.03	THIRD FLOOR DEMOLITION PLAN		
AD1.04	FOURTH FLOOR DEMOLITION PLAN		
AD1.05	FIFTH FLOOR DEMOLITION PLAN		
AD1.06	ROOF DEMOLITION PLAN		
AD2.00	WEST DEMOLITION ELEVATION		
AD2.01	NORTH DEMOLITION ELEVATION		
AD2.02	EAST DEMOLITION ELEVATION		
AD2.03	SOUTH DEMOLITION ELEVATION		
A1.00	GENERAL NOTES		
A1.10	BASEMENT PLAN		
A1.11	FIRST FLOOR PLAN		
A1.12	SECOND FLOOR PLAN		
A1.13	PROPOSED THIRD FLOOR PLAN		
A1.14	PROPOSED FOURTH FLOOR PLAN		
A1.15	PROPOSED FIFTH FLOOR PLAN		
A1.16	PROPOSED ROOF PLAN		
A1.20	BASEMENT RCP		
A1.21	FIRST FLOOR RCP		
A1.22	SECOND FLOOR RCP		
A1.23	THIRD FLOOR RCP		
A1.24	FOURTH FLOOR RCP		
A1.25	FIFTH FLOOR RCP		
A2.10	PROPOSED WEST ELEVATION		
A2.11	PROPOSED NORTH ELEVATION		
A2.12	PROPOSED EAST ELEVATION		
A2.13	PROPOSED SOUTH ELEVATION		
A4.00	FINISH SCHEDULE & PLANS		
A4.10	INT ELEV		
A4.20	INT ELEV		
A5.00	DETAILS		
A6.00	ASSEMBLIES		
A6.01	ASSEMBLIES		
A6.10	DOOR SCHEDULE		
A6.11	DOOR TYPES & DETAILS		
A6.20	WINDOW A1 B1		
A8.00	COLOR ELEVATION		
A8.01	COLOR ELEVATION		
A9.01	LEED SPECS		
A9.02	LEED SPECS		
A9.03	LEED SPECS		
A9.04	LEED SPECS		

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<b>STRUCTURAL DRAWINGS</b>			
S001	GENERAL STRUCTURAL NOTES		
S110	FOUNDATION PLAN & FIRST FLOOR FRAMING PLAN		
S120	FRAMING PLANS		
S130	FRAMING PLANS		
S140	FRAMING PLANS		
S200	STRUCTURAL ELEVATIONS		
S201	STRUCTURAL ELEVATIONS		
S310	FOUNDATION SECTIONS		
S320	FRAMING SECTIONS		
<b>MECHANICAL DRAWINGS</b>			
M1.00	MECHANICAL PLAN - BASEMENT		
M1.01	MECHANICAL PLAN - FIRST FLOOR		
M1.02	MECHANICAL PLAN - SECOND FLOOR		
M1.03	MECHANICAL PLAN - THIRD FLOOR		
M1.04	MECHANICAL PLAN - FOURTH FLOOR		
M1.05	MECHANICAL PLAN - ATTIC		
M1.06	MECHANICAL PLAN - ROOF		
M2.00	MECHANICAL DETAILS		
M2.01	MECHANICAL DETAILS		
<b>ELECTRICAL DRAWINGS</b>			
E1.00	ELECTRICAL PLAN - BASEMENT		
E1.01	ELECTRICAL PLAN - FIRST FLOOR		
E1.02	ELECTRICAL PLAN - SECOND FLOOR		
E1.03	ELECTRICAL PLAN - THIRD FLOOR		
E1.04	ELECTRICAL PLAN - FOURTH FLOOR		
E1.05	ELECTRICAL PLAN - ATTIC		
E1.06	ELECTRICAL PLAN - ROOF		
E2.00	ELECTRICAL DETAILS		
E2.01	ELECTRICAL DETAILS		
E2.02	ELECTRICAL DETAILS		
<b>PLUMBING DRAWINGS</b>			
P1.00	PLUMBING PLAN - BASEMENT		
P1.01	PLUMBING PLAN - FIRST FLOOR		
P1.02	PLUMBING PLAN - SECOND FLOOR		
P1.03	PLUMBING PLAN - THIRD FLOOR		
P1.04	PLUMBING PLAN - FOURTH FLOOR		
P1.05	PLUMBING PLAN - ATTIC		
P2.00	PLUMBING DETAILS		



TYPICAL ABBREVIATIONS				TYPICAL SYMBOLS			
ADJ	ADJACENT	EXG	EXISTING EXTERIOR	N.I.C.	NOT IN CONTRACT	North Arrow	NORTH ARROW
A.F.F.	ABOVE FINISH FLOOR	EXT	EXTERIOR	N.I.S.	NOT IN SCOPE	EGRESS WINDOW	EGRESS WINDOW
ALT	ALTERNATE	FDC	FIRE DEPARTMENT CONNECTION	N.T.S.	NOT TO SCALE	KEYNOTE	KEYNOTE
ALUM	ALUMINUM	FDN	FOUNDATION	OBC	OHIO BUILDING CODE	CENTERLINE TAG	CENTERLINE TAG
APPROX	APPROXIMATELY	FEN	FIRE EXTINGUISHER	O.C.	ON CENTER	FLOOR ELEVATION TAG	FLOOR ELEVATION TAG
APT	APARTMENT	F.F.E.	FINISH FLOOR ELEVATION	OPNG	OPENING	REVISION CLOUD TAG	REVISION CLOUD TAG
BD	BOARD	OP	OVER	OPPOSITE	OPPOSITE	ELEVATION TAG	ELEVATION TAG
BLDG	BUILDING	FLR	FLOOR	O.V.	OVER	INTERIOR TAG	INTERIOR TAG
C.L.	CENTER LINE	FTG	FOOTING	PLWD	PLYWOOD	SECTION CUT TAG	SECTION CUT TAG
C.J.	CONTROL JOINT	G.C.	GENERAL CONTRACTOR	PLUMB	PLUMBING	DETAIL CALLOUT	DETAIL CALLOUT
CLG	CEILING	G.P.	GYPSONUM	PT.	PRESSURE TREATED		
CLR	CLEAR DIMENSION	H.M.	HOLLOW METAL	RCP	REFLECTED CEILING PLAN		
C.M.U.	CONCRETE MASONRY UNIT	HR	HOUR	REQ	REQUIRED		
COL	COLUMN	HORIZ	HORIZONTAL	REV	REVISED/REVISION		
CONC	CONCRETE	HVAC	HVAC	R.O.	ROUGH OPENING		
CONT	CONTINUOUS/CONTINUED	INCL	INCLUDED	R.O.W.	RIGHT OF WAY		
CONTR	CONTRACTOR	INT	INTERIOR	SECT	SECTION		
DIAG	DIAGONAL	LL	LIVE LOAD	SIM	SIMILAR		
DIA or Ø	DIAMETER	INFO	INFORMATION	SF	SQUARE FEET		
DIM(S)	DIMENSION(S)	INSUL	INSULATED/INSULATING	SPEC	SPECIFICATION		
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	INT	INTERIOR	STRUCT	STRUCTURAL		
D.L.	DEAD LOAD	INT	INTERIOR	T.O. or T/	TOP OF T&G		
D.S.	DOWNSPOUT	LL	LIVE LOAD	T&G	TONGUE & GROOVE		
DTL(S)	DETAIL(S)	MATL	MATERIAL	TYP	TYPICAL		
DWG(S)	DRAWING(S)	MECH	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE		
EA	EACH	MEP	MECHANICAL & ELECTRICAL	V.B.	VAPOR BARRIER		
ELEC	ELECTRICAL	MIN	MINIMUM	VERT	VERTICAL		
ELEV(S)	ELEVATION(S)	MAX	MAXIMUM	V.I.F. or ±	VERIFY IN FIELD		
EJ	EXPANSION JOINT	MANUF	MANUFACTURER	W/	WITH		
EQ	EQUAL	N/A	NOT APPLICABLE	W/O	WITHOUT		
				WD	WOOD		

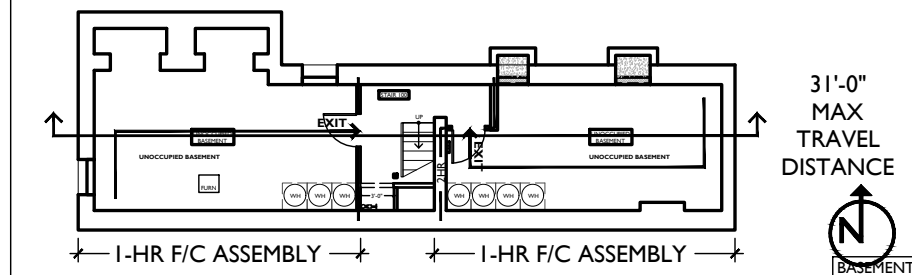
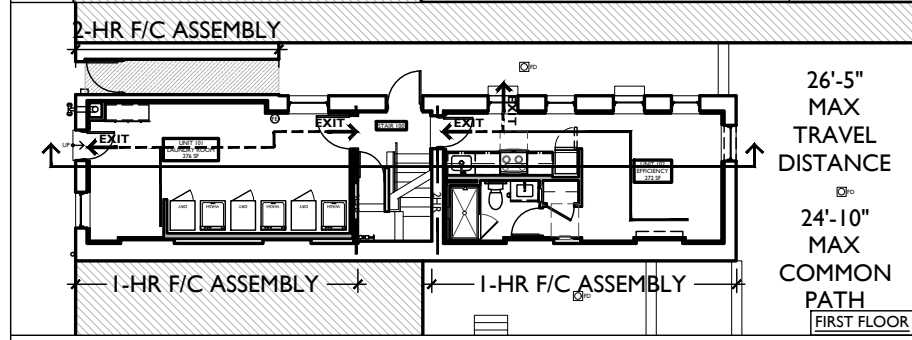
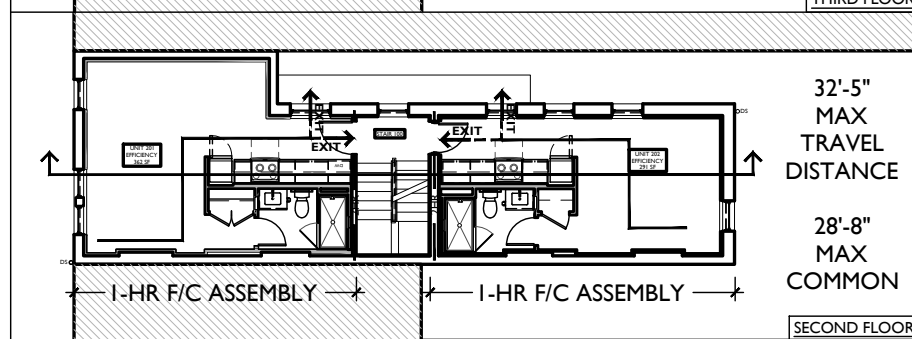
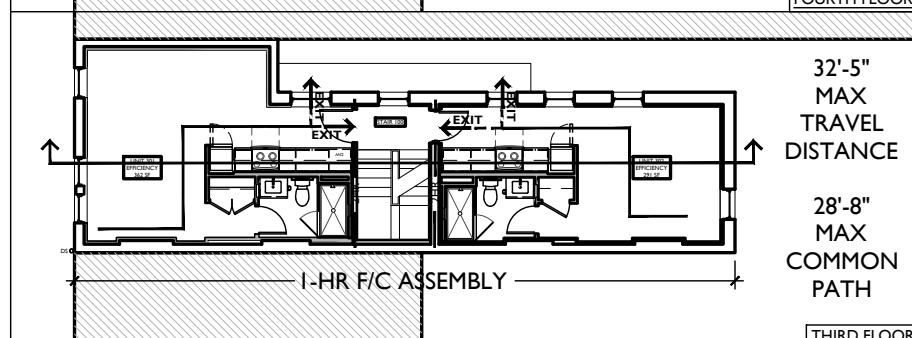
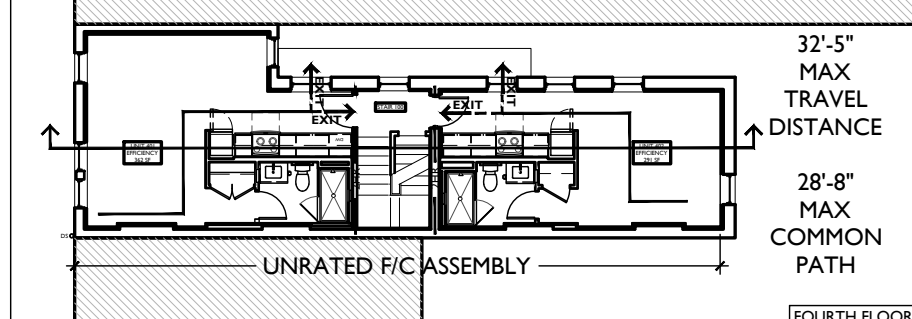
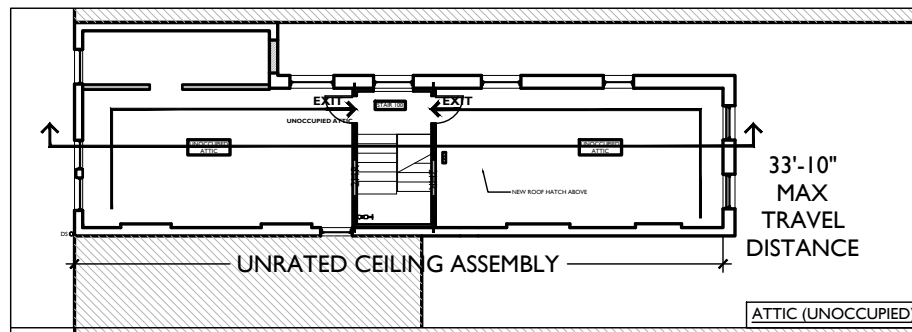


KURT PLATTE 10833  
EXP DATE 12.31.2021  
Progress Dates  
2023.04.28 - BID/PERMIT  
Revisions  
Design Team:  
CO, JK, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
RENOVATION FOR  
1804 REPUBLIC  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

A0.00



PROPOSED BUILDING RENOVATION

1. LOCATION: 1804 REPUBLIC STREET CINCINNATI, OH 45202

2. DESCRIPTION: THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC RESIDENTIAL BUILDING. 1804 REPUBLIC IS A 4 STORY BUILDING WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. ALL FLOORS 1-4 WILL REMAIN R-2 USE. THE ATTIC WILL REMAIN UNOCCUPIED.

**THE PROJECT HAS BEEN SUBMITTED FOR HISTORIC TAX CREDITS WITH THE STATE HISTORIC PRESERVATION OFFICE AND NATIONAL PARK SERVICE. AND THEREFORE WILL BE DICTATED BY CHAPTER 34, SECTIONS 3-11 AND SUPPORTING SECTIONS OF THE OBC.**

PLUMBING, ELECTRIC, SPRINKLER + FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.

3. GOVERNING CODE: 2017 OBC (OHIO BUILDING CODE) / CINCINNATI BUILDING CODE / CINCINNATI ZONING CODE

4. ZONING DESIGNATION: CC-P  
URBAN PARKING OVERLAY DISTRICT - NO PARKING REQUIRED.

5. CONSTRUCTION TYPE

EXISTING TYPE	EXIST. CONSTRUCTION	PROPOSED TYPE	III-B CONSTRUCTION
EXTERIOR BEARING:	MASONRY / 2HR	MASONRY / 2HR*	MASONRY / 2HR*
INTERIOR BEARING:	MASONRY / WOOD	MASONRY / METAL / WOOD / 0HR*	MASONRY / METAL / WOOD / 0HR*
INTERIOR NON-BEARING:	WOOD	METAL OR WOOD / 0HR*	METAL OR WOOD / 0HR*
NON-BEARING FLR/ROOF:	WOOD / 0HR	METAL OR WOOD / 0HR*	METAL OR WOOD / 0HR*

\*SEE CHAP. 10 FIRE RESISTANCE RATINGS AND PARTITION/ASSEMBLY TYPES SHEET WITHIN

ARCH. SET

6. USE GROUP/OCCUPANCY:

BASEMENT / 991 SF (TOTAL)	EXISTING UNOCCUPIED	PROPOSED S-1/UNOCCUPIED	#OCCUPANCY LANDLORD ACCESS
FIRST FLOOR / 936 SF (TOTAL)	R-2	R-2	588 SF/200 = 3
2ND FLOOR / 991 SF (TOTAL)	R-2	R-2	727 SF/200 = 4
3RD FLOOR / 993 SF (TOTAL)	R-2	R-2	727 SF/200 = 4
3RD FLOOR / 993 SF (TOTAL)	R-2	R-2	727 SF/200 = 4
ATTIC / 1137 SF (TOTAL)	UNOCCUPIED	UNOCCUPIED	LANDLORD ACCESS

7. HEIGHT + AREA

USE	HEIGHT - ALLOWABLE/PROPOSED	STORIES ABV GRADE - ALLOWABLE/PROPOSED
R-2	75' / 55'-11"	5 / 4
S-1	55' / 55'-11"	2 / 4

USE	AREA - ALLOWABLE/PROPOSED
R-2	48,000 SF / 72,770 SF
S-1	52,500 SF / 1,350 SF

8. INTERIOR FINISH RATINGS: UNSPRINKLERED / TABLE 803.1.1  
CORRIDORS / EXIT ACCESS, USE S, R-2  
ROOMS & ENCLOSED SPACES, USES B, M, A, R-2

9. FIRE RESISTANCE RATINGS: DWELLING & SLEEPING UNITS TO BE SEPARATED FROM ADJACENT ACCESSORY USES (OBC.508.2.4.2) WITH 1 HR ASSEMBLIES AS REQ. PER OBC CHAPTER 7.

STAIR ENCLOSURE	2HR (OBC1023.2)	2 HR
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10. EXIT REQUIREMENTS: TABLE 1017.2  
UNSPRINKLERED, 2 EXITS  
ALLOWABLE (FT.) 200'  
PROVIDED (MAX)(FT) 32'-5"

ONE EXIT  
S-1 75' 33'-10"

11. FIRE PROTECTION:  
THE BUILDING IS CURRENTLY AN UNSPRINKLERED R-2 BUILDING, AND WILL REMAIN UNSPRINKLERED, EXCEPT AS REQUIRED AT FIRE ESCAPES, PER CMC 1121.05 AND 1121.11. EXG. OR REPLACEMENT WINDOWS ALONG A FIRE ESCAPE PATH ARE PERMITTED WHEN PROTECTED BY A SPRINKLER HEAD ON THE INTERIOR SIDE OF SUCH OPG. A LIMITED AREA SPRINKLER SYSTEM WILL PROVIDE COVERAGE AT EXG. OR REPLACEMENT WINDOWS ALONG A FIRE ESCAPE & AT WINDOWS WITHIN 10'-0" OF THE FIRE ESCAPE. A CLASS III STANDPIPE IS REQUIRED, AS THE FLOOR LEVEL OF THE HIGHEST STORY IS >30' ABOVE LOWEST FIRE DEPARTMENT ACCESS. WHEN SUBMITTING FOR PERMIT, CONTRACTOR IS TO PROVIDE DOCUMENTATION FROM MANUFACTURER THAT SUCH HEADS PROVIDE 100% COVERAGE OF THE ADJACENT WINDOWS.

FIRE EXTINGUISHERS WILL BE PROVIDED IN EACH DWELLING UNIT AND AS OTHERWISE REQUIRED BY SECTION 906 IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT. GC TO COORDINATE.

12. FIRE ALARM:  
907.2.9.1 R-2 A FIRE ALARM AND DETECTION SYSTEM W/ OCCUPANT NOTIFICATION DEVICES WILL BE PROVIDED FOR R-2 AND APPLIED FOR UNDER A SEPARATE PERMIT. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED NOR PROVIDED.

SMOKE ALARMS WILL BE INSTALLED IN DWELLING UNITS IN BEDROOMS AND OUTSIDE OF BEDROOMS AS REQUIRED PER SECTION 907

13. ACCESSIBILITY:  
ALL FIRST FLOOR COMMERCIAL SPACES SHALL BE ACCESSIBLE TO THE EXTENT FEASIBLE. PLATTE ARCHITECTURE + DESIGN IN CONJUNCTION WITH OUR CONSULTANTS AND THE OWNER WILL ATTEMPT TO IMPROVE THE ACCESSIBILITY OF HISTORIC BUILDINGS TO THE EXTENT FEASIBLE AND WITHOUT ALTERING THE BUILDING STRUCTURE OR HISTORIC CHARACTER. BUILDING ELEMENTS THAT DO NOT FULLY MEET THE REQUIREMENTS OF ICC A117.1 AS REFERENCED IN THE 2017 OBC WILL NOT BE INDICATED OR IDENTIFIED AS ACCESSIBLE.

CODE NOTES 2

EGRESS DIAGRAM GENERAL NOTES:

A. HORIZONTAL FLOOR/CEILING + ROOF ASSEMBLIES ARE INDICATED ON THIS PAGE AND IN THE NEW WORK PLANS.

B. RATED PARTITIONS ARE INDICATED IN NEW WORK PLANS.

C. SEE SHEET A6.00 FOR ASSEMBLIES + PARTITION TYPES DETAILS.

EGRESS DIAGRAMS GRAPHIC KEY:

EXIT → BUILDING EXIT

HATCH INDICATES FIRE-RATED EXIT STAIR/PATH

SPACE NAME # OCCUPANTS -OR- SF

max path common egress remote point

EGRESS PATH

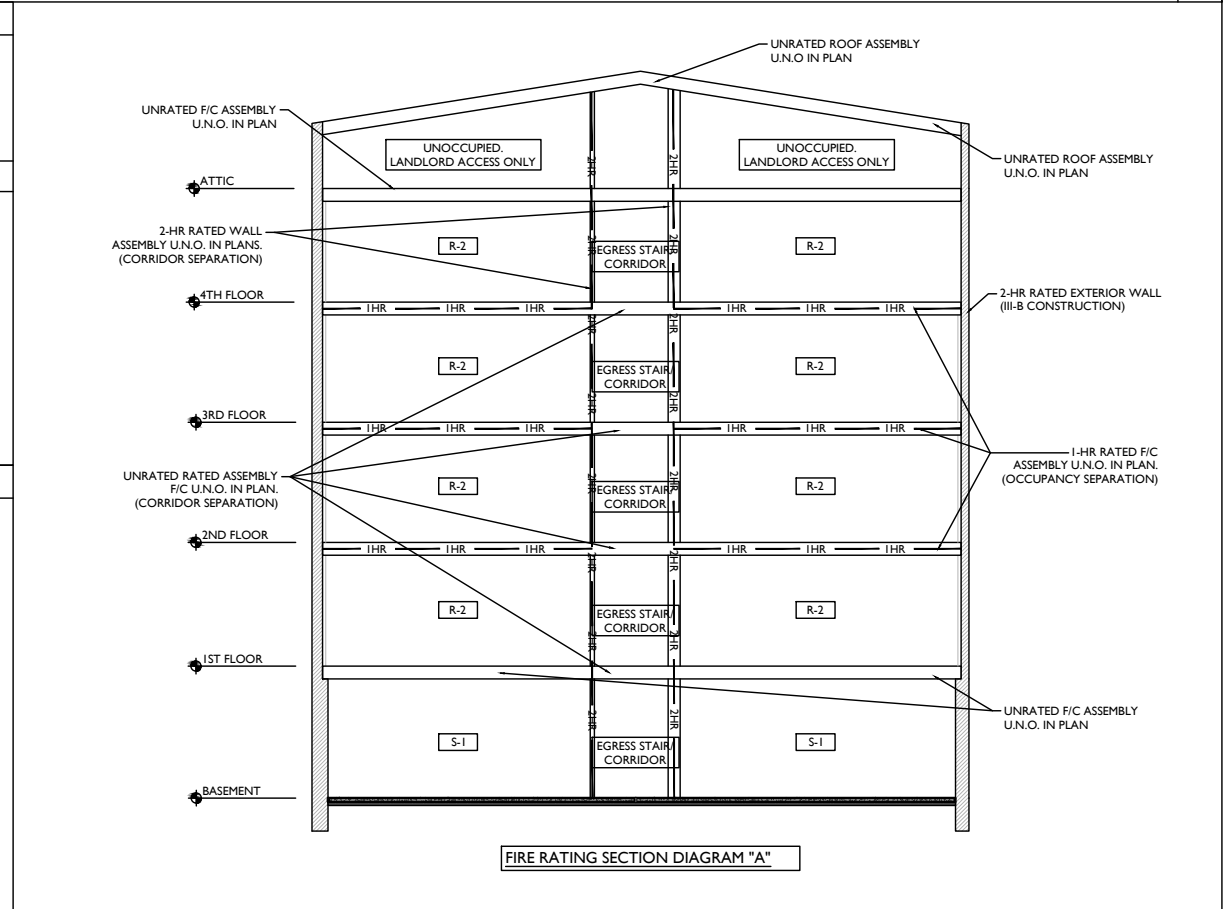
FIRE EXTINGUISHER GRAPHIC KEY:

FE-K TYPE 2-AK FIRE EXTINGUISHER W/ SURFACE MOUNTED BRACKET

FE-2A(S) TYPE 2-A-20-B-C FIRE EXTINGUISHER W/ SURFACE MOUNTED BRACKET

FE-2A(C) TYPE 2-A-20-B-C FIRE EXTINGUISHER W/ SURFACE MOUNTED CABINET

FE-2A(SR) TYPE 2-A-20-B-C FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET



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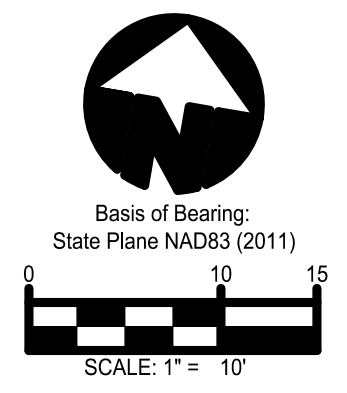
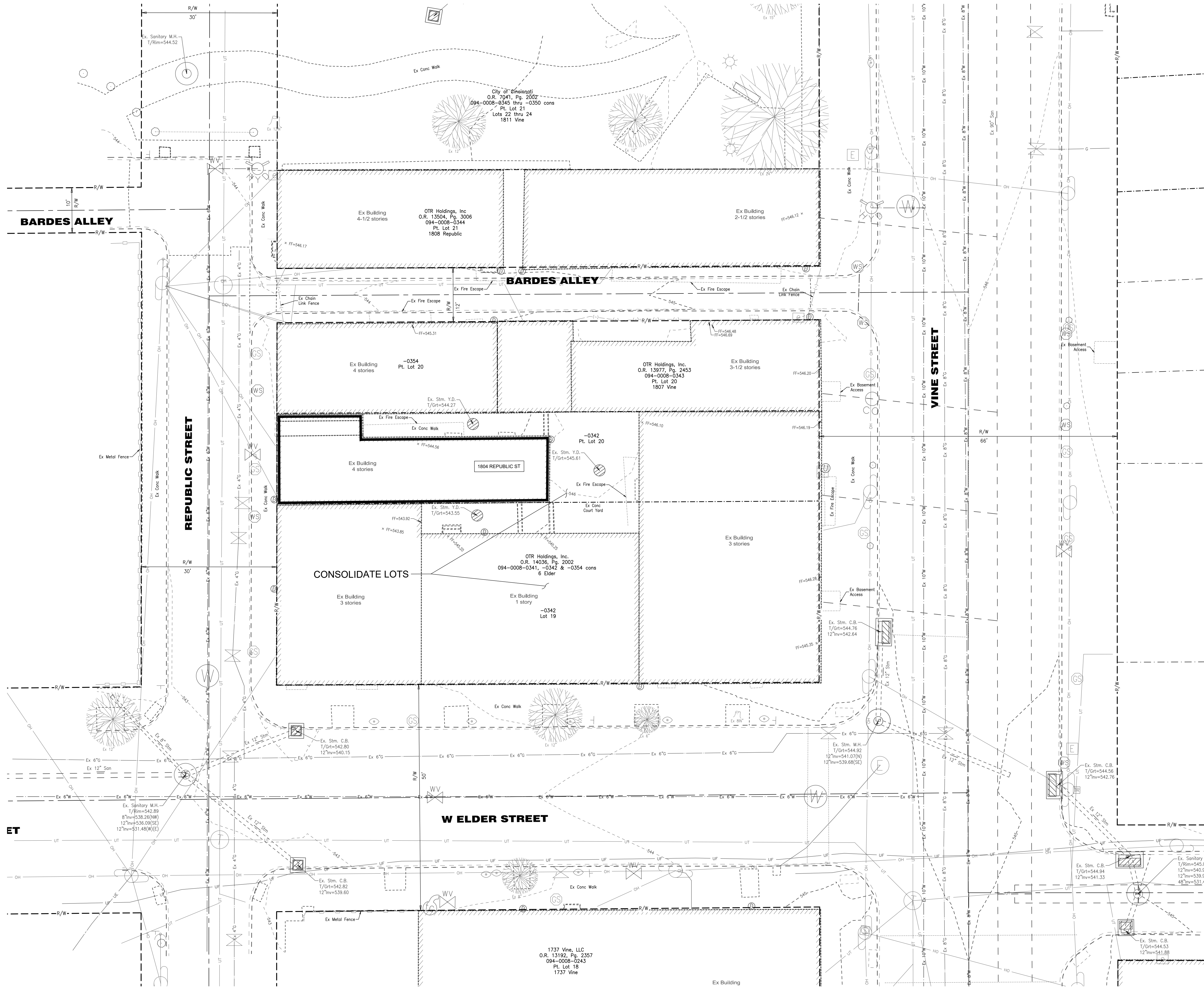
Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

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CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**A0.01**



Know what's below.  
Call before you dig.  
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

**PLATTE**  
architecture + design



Progress Dates  
04.28.2023 - PERMIT SUBMISSION

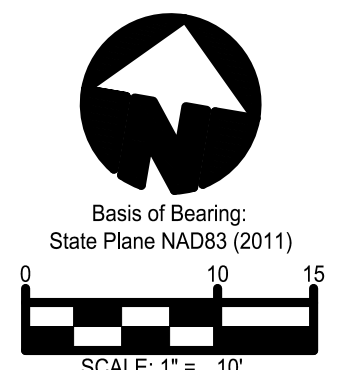
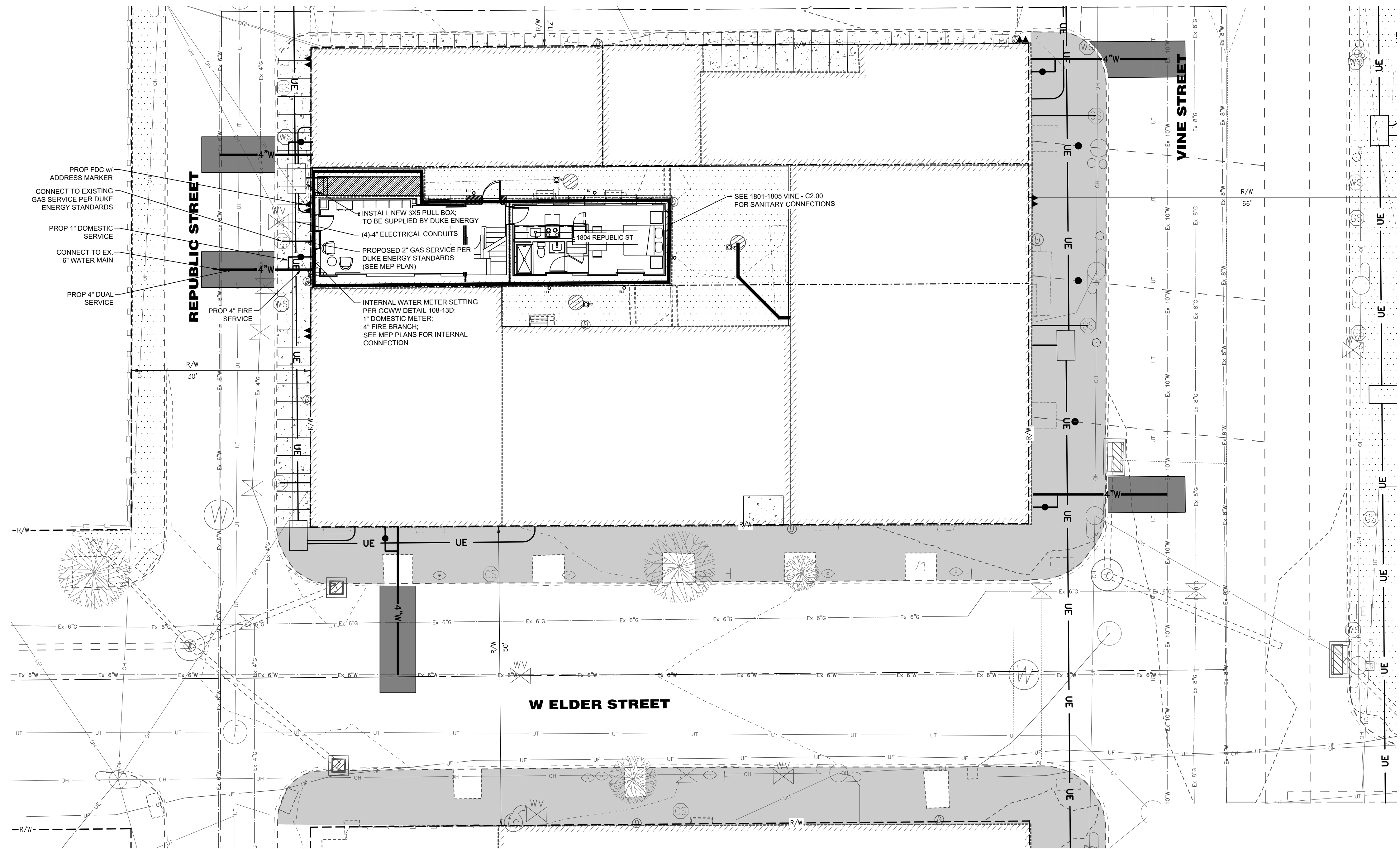
Revisions

Design Team:  
Drawn by:

PROPOSED PROJECT:  
**RENOVATION FOR  
1804 REPUBLIC ST**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042      04/28/2023

**CI.00**



**bayer becker**  
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Cincinnati, OH 45202 - 513.834.6151



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**LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION**

**MAINTENANCE OF TRAFFIC NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND CURRENT STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE C&M SPECIFICATIONS AS WELL AS IN ACCORDANCE WITH PART 7 OF OMUTCD. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS MT-97.10, MT-99.10.
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE CITY ENGINEER.
4. THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES.
5. IF THE CONTRACTOR SO ELECTS, HE MAY SUBMIT ALTERNATE METHODS FOR THE MAINTENANCE OF TRAFFIC, PROVIDED THAT THE INTENT OF THE ABOVE PROVISIONS IS FOLLOWED AND NO ADDITIONAL INCONVENIENCE TO THE TRAVELING PUBLIC RESULTS THEREFROM. NO ALTERNATE PLAN WILL BE PUT INTO EFFECT UNTIL THE APPROVAL HAS BEEN GRANTED, IN WRITING, BY THE CITY OF CINCINNATI DOT.
6. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
7. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE COUNTY ENGINEER.
8. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

**GCWW WATER MAIN NOTES**

1. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
2. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
3. BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
4. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOURTY TWO (42) INCHES.
5. A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
6. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
7. PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE C900 DR18 FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
8. SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.

**MSD SEWER NOTES**

1. SANITARY PIPE MATERIAL SHALL BE 6" PVC SDR-35 @2.00% MINIMUM.
2. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.

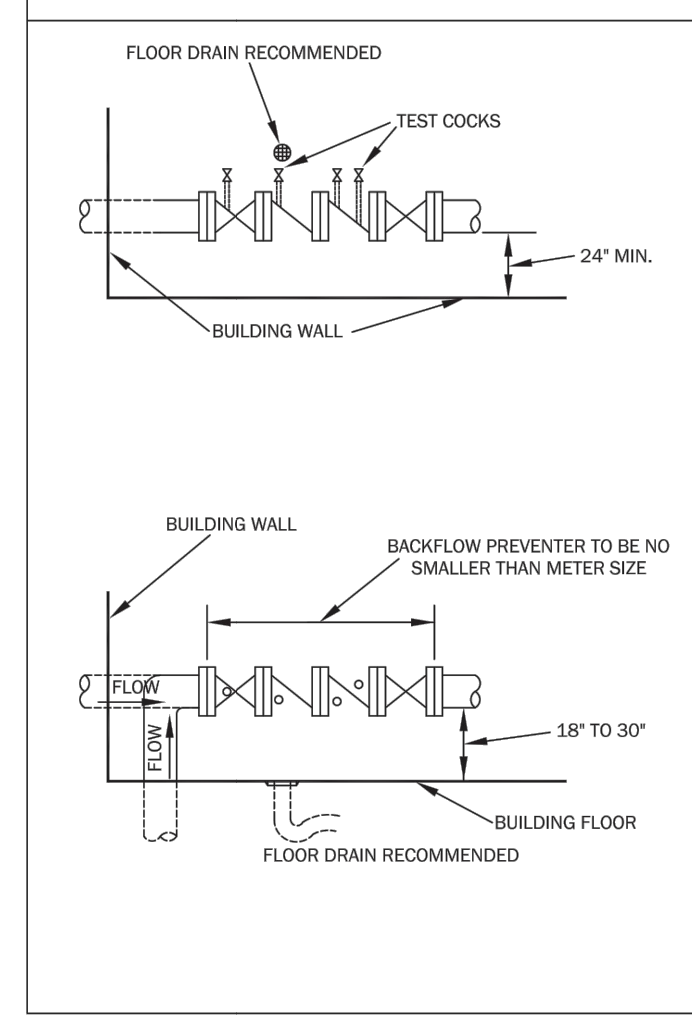
**SITE PERMITS NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF CINCINNATI PERMITS FOR PROPOSED SITE WORK, INCLUDING (BUT NOT LIMITED TO): GCWW BRANCH APPLICATION, MSD TAP PERMIT, DOTE RIGHT-OF-WAY PERMIT (FOR UTILITY CONNECTIONS, STREET/WALK CLOSURE, AND PAVEMENT INSTALLATION), DOTE BARRICADE PERMIT, DOTE REVOCABLE STREET PERMIT (IF APPLICABLE).

**BRANCH APPLICATION PLAN VERIFY DISCLAIMER**  
THIS PLAT/SHEET HAS BEEN PREPARED BY THE APPLICANT FOR WATER SERVICE.  
ALL EXISTING UTILITY AND RECORD INFORMATION DEPICTED ON THE DRAWING, INCLUDING BUILDING FOOTPRINT (WHICH MUST SHOW ANY ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY, INCLUDING; BUT NOT LIMITED TO: BASEMENT AREAS, ROOT CELLARS AND COAL CHUTES), PARCEL AND EASEMENT INFORMATION, ROADWAY AND RIGHT OF WAY LOCATION ARE THE RESULT OF RESEARCH BY THIS APPLICANT.  
ANY AND ALL DAMAGES OR NEED FOR ADDITIONAL WORK, RESULTING FROM INACCURACY ON THE PART OF THE APPLICANT IS THE APPLICANT'S SOLE FINANCIAL RESPONSIBILITY.

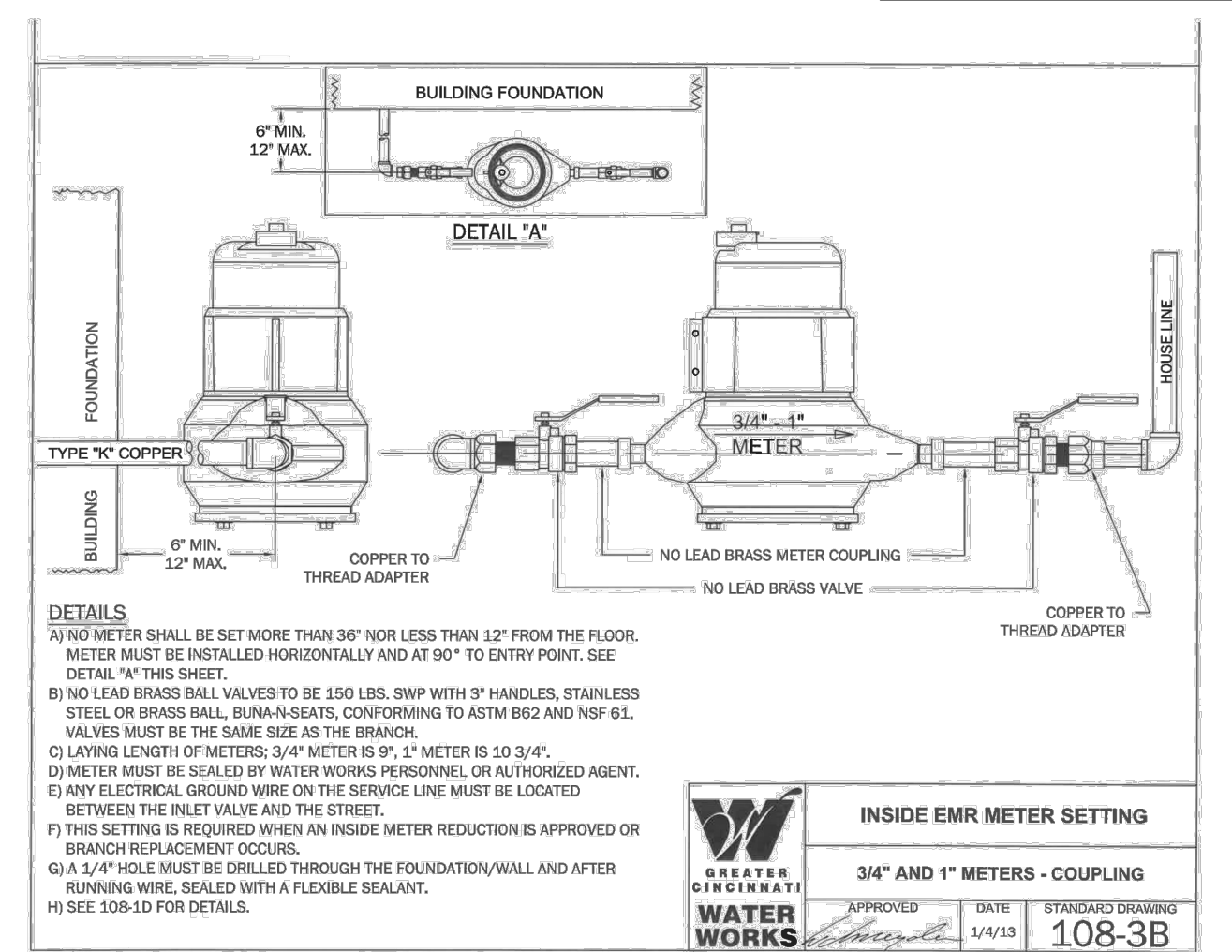
**LEGEND**

- EXISTING CONCRETE WALK OR DRIVE (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL 1/C3.00)
- STREETSCAPE PROJECT BY OTHERS
- REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS (SEE SHEET C3.00 FOR DETAILS)



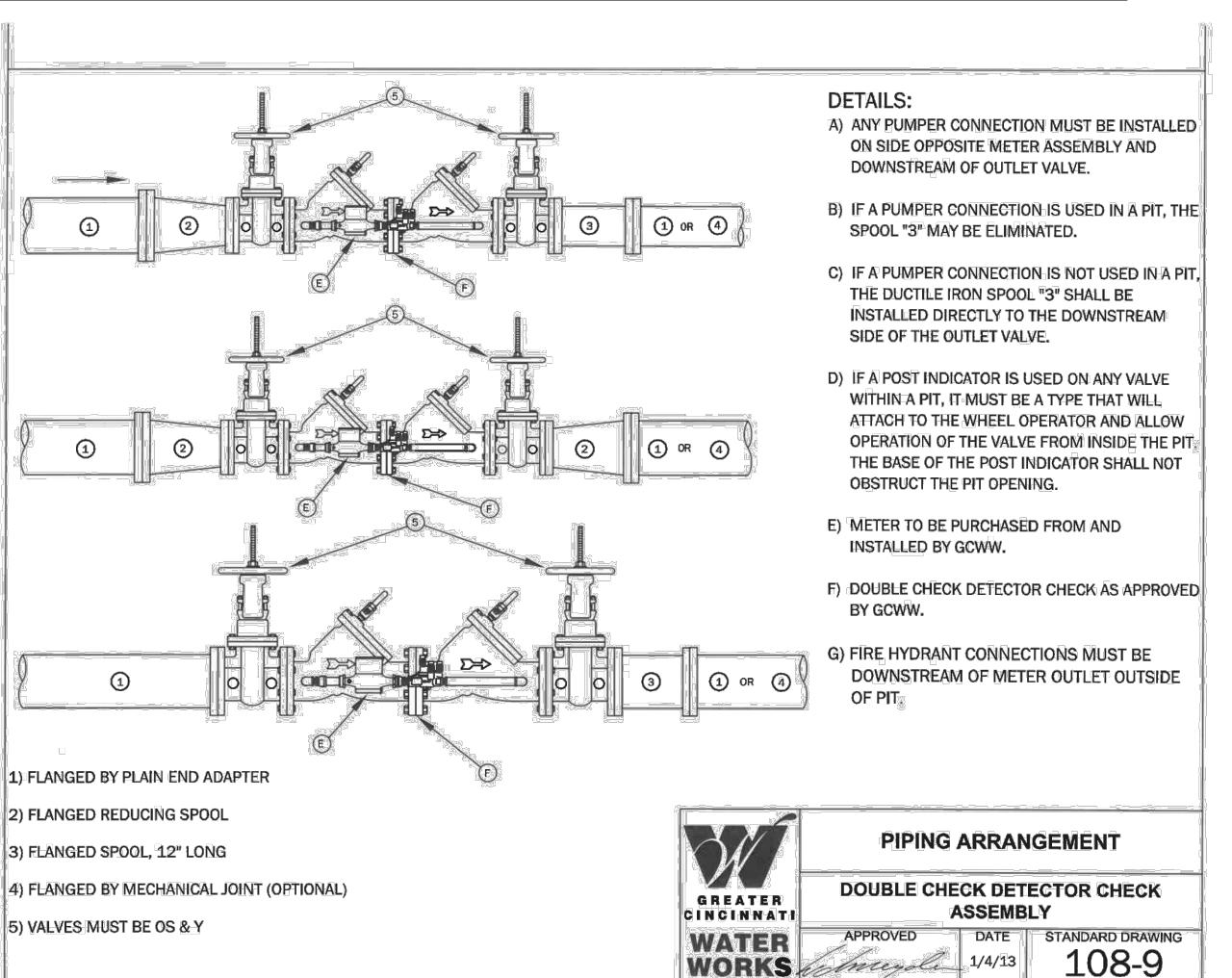
**DETAILS:**  
A) IF THE BACKFLOW PREVENTER IS ALLOWED TO BE INSTALLED INSIDE A BUILDING, THAT PORTION OF THE SERVICE PIPING BETWEEN THE METER AND THE BACKFLOW PREVENTER SHALL BE VOID OF BRANCHES OR OUTLETS OF ANY KIND.  
B) THE BACKFLOW PREVENTER INSIDE A BUILDING SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE POINT WHERE THE PIPING ENTERS THE BUILDING. THIS LOCATION SHALL BE DETERMINED BY THE GCWW.  
C) THE BACKFLOW PREVENTER SHALL BE INSTALLED DOWNSTREAM OF THE METER, A MINIMUM OF 24" FROM THE NEAREST WALL WITH THE TEST COCKS FACING THE CENTER OF THE ROOM.  
D) WATER WILL BE SPILLED DURING PROVIC TESTING OF ALL BACKFLOW PREVENTERS AND DURING OPERATION OF REDUCED PRESSURE TYPE PREVENTERS. FOR THIS REASON, IT IS RECOMMENDED THAT A FLOOR DRAIN BE INSTALLED AS CLOSE AS POSSIBLE TO THE DEVICE.  
E) IN LIEU OF A FLOOR DRAIN, THE DISCHARGE FROM A REDUCED PRESSURE BACKFLOW PREVENTER MAY BE PIPED TO A SEWER PROVIDED AN APPROVED AIR-GAP IS MAINTAINED AT THE RELIEF VALVE OF THE DEVICE.

**GENERAL BACKFLOW SETTINGS**  
INSIDE SETTING OF BACKFLOW PREVENTER  
APPROVED DATE STANDARD DRAWING  
1/24/13 108-7



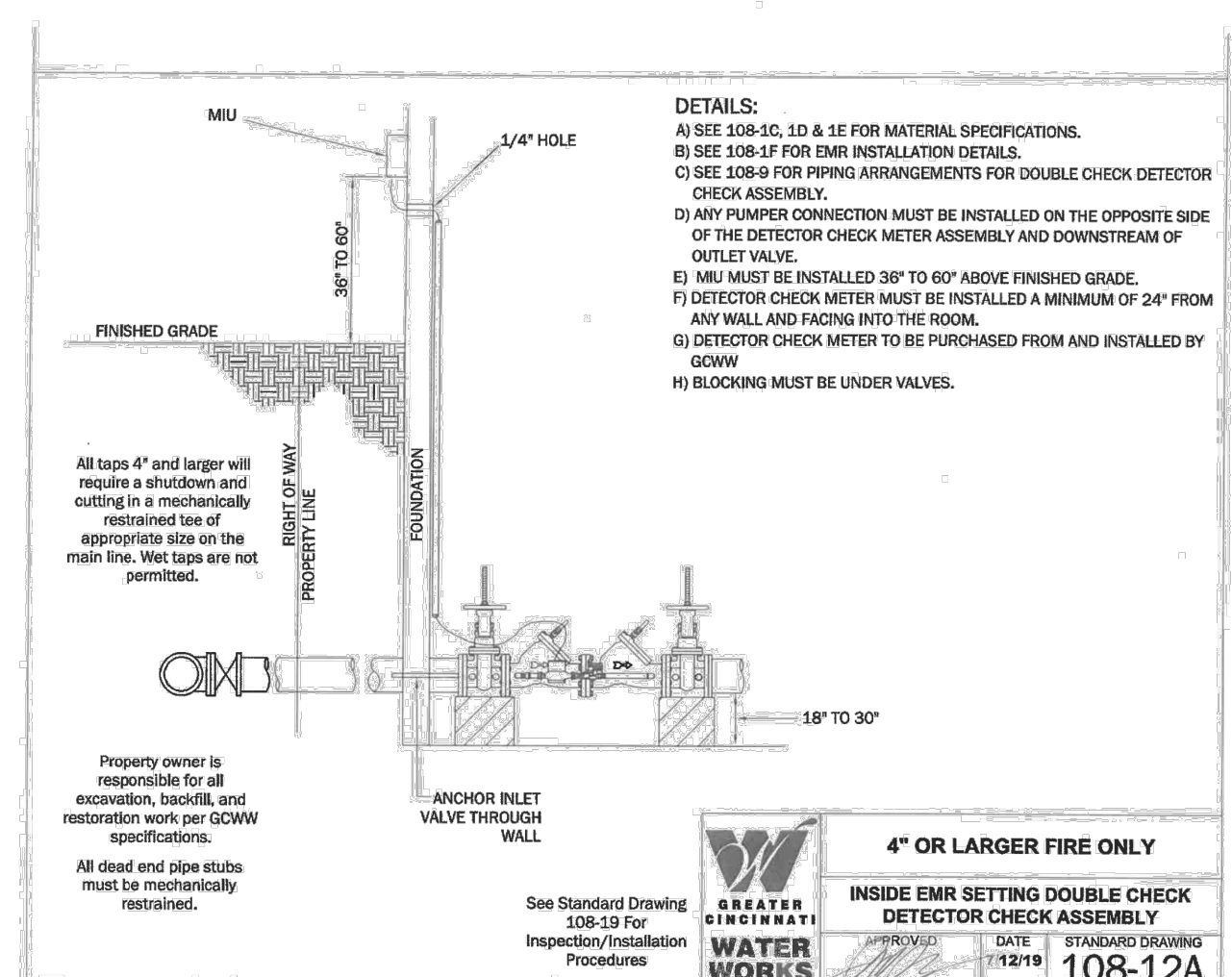
**DETAILS:**  
A) NO METER SHALL BE SET MORE THAN 36" NOR LESS THAN 12" FROM THE FLOOR. METER MUST BE INSTALLED HORIZONTALLY AND AS 90° TO ENTRY POINT. SEE DETAIL "A" THIS SHEET.  
B) NO LEAD BRASS SHALL VALUES TO BE 150 LBS. SWP WITH 3" HANDLES, STAINLESS STEEL OR BRASS BALL, BALL-NUTS, CONFORMING TO ASTM B62 AND NSF 61. VALVES MUST BE THE SAME SIZE AS THE BRANCH.  
C) LAYING LENGTH OF METERS: 3/4" METER IS 10.3/4".  
D) METER MUST BE SEALED BY WATER WORKS PERSONNEL OR AUTHORIZED AGENT.  
E) ANY ELECTRICAL GROUND WIRE ON THE SERVICE LINE MUST BE LOCATED BETWEEN THE INLET VALVE AND THE STREET.  
F) THIS SETTING IS REQUIRED WHEN AN INSIDE METER REDUCTION IS APPROVED OR BRANCH REPLACEMENT OCCURS.  
G) A 1/4" HOLE MUST BE DRILLED THROUGH THE FOUNDATION WALL AND AFTER RUNNING WIRE, SEALED WITH A FLEXIBLE SEALANT.  
H) SEE 108-1D FOR DETAILS.

**INSIDE EMR METER SETTING**  
3/4" AND 1" METERS - COUPLING  
APPROVED DATE STANDARD DRAWING  
1/24/13 108-3B



- 1) FLANGED BY PLAIN END ADAPTER
- 2) FLANGED REDUCING SPOOL
- 3) FLANGED SPOOL, 12" LONG
- 4) FLANGED BY MECHANICAL JOINT (OPTIONAL)
- 5) VALVES MUST BE OS & Y

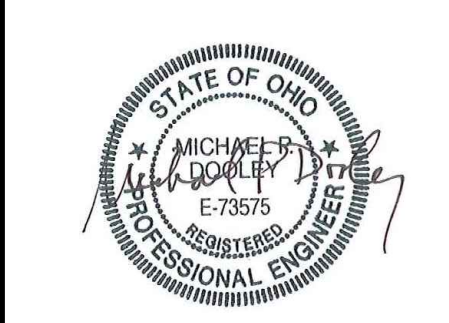
**PIPING ARRANGEMENT**  
DOUBLE CHECK DETECTOR CHECK ASSEMBLY  
APPROVED DATE STANDARD DRAWING  
1/24/13 108-9



**DETAILS:**  
A) SEE 108-1C, 1D & 1E FOR MATERIAL SPECIFICATIONS.  
B) SEE 108-1F FOR EMR INSTALLATION DETAILS.  
C) SEE 108-9 FOR PIPING ARRANGEMENTS FOR DOUBLE CHECK DETECTOR CHECK ASSEMBLY.  
D) ANY PLUMBER CONNECTION MUST BE INSTALLED ON THE OPPOSITE SIDE OF THE DETECTOR CHECK METER ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.  
E) MU MUST BE INSTALLED 36" TO 60" ABOVE FINISHED GRADE.  
F) DETECTOR CHECK METER MUST BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND FACING INTO THE ROOM.  
G) DETECTOR CHECK METER TO BE PURCHASED FROM AND INSTALLED BY GCWW.  
H) BLOCKING MUST BE UNDER VALVES.

**4" OR LARGER FIRE ONLY**  
INSIDE EMR SETTING DOUBLE CHECK DETECTOR CHECK ASSEMBLY  
APPROVED DATE STANDARD DRAWING  
1/24/13 108-12A

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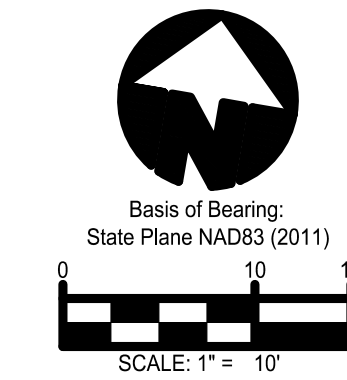
Revisions

Design Team:  
Drawn by:  
EFS

PROPOSED PROJECT:  
**RENOVATION FOR 1804 REPUBLIC ST**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 04/28/2023

**C2.00**



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**LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION**

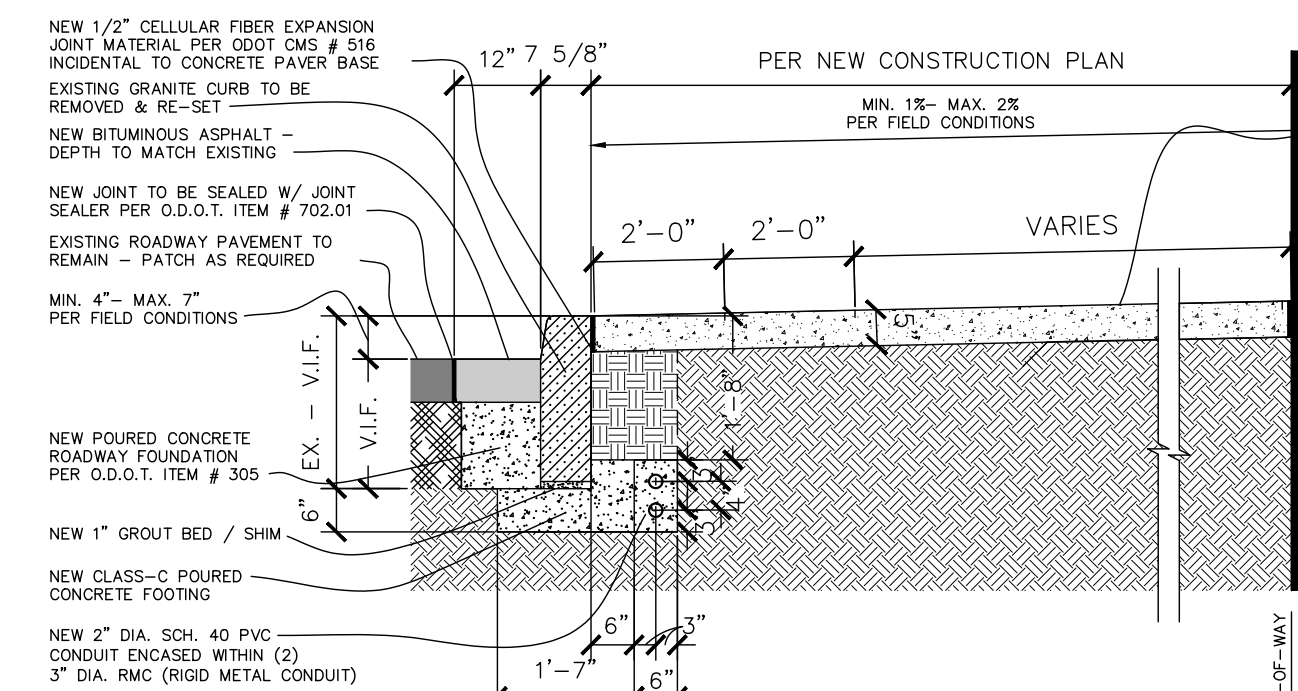
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- STREETScape PROJECT BY OTHERS

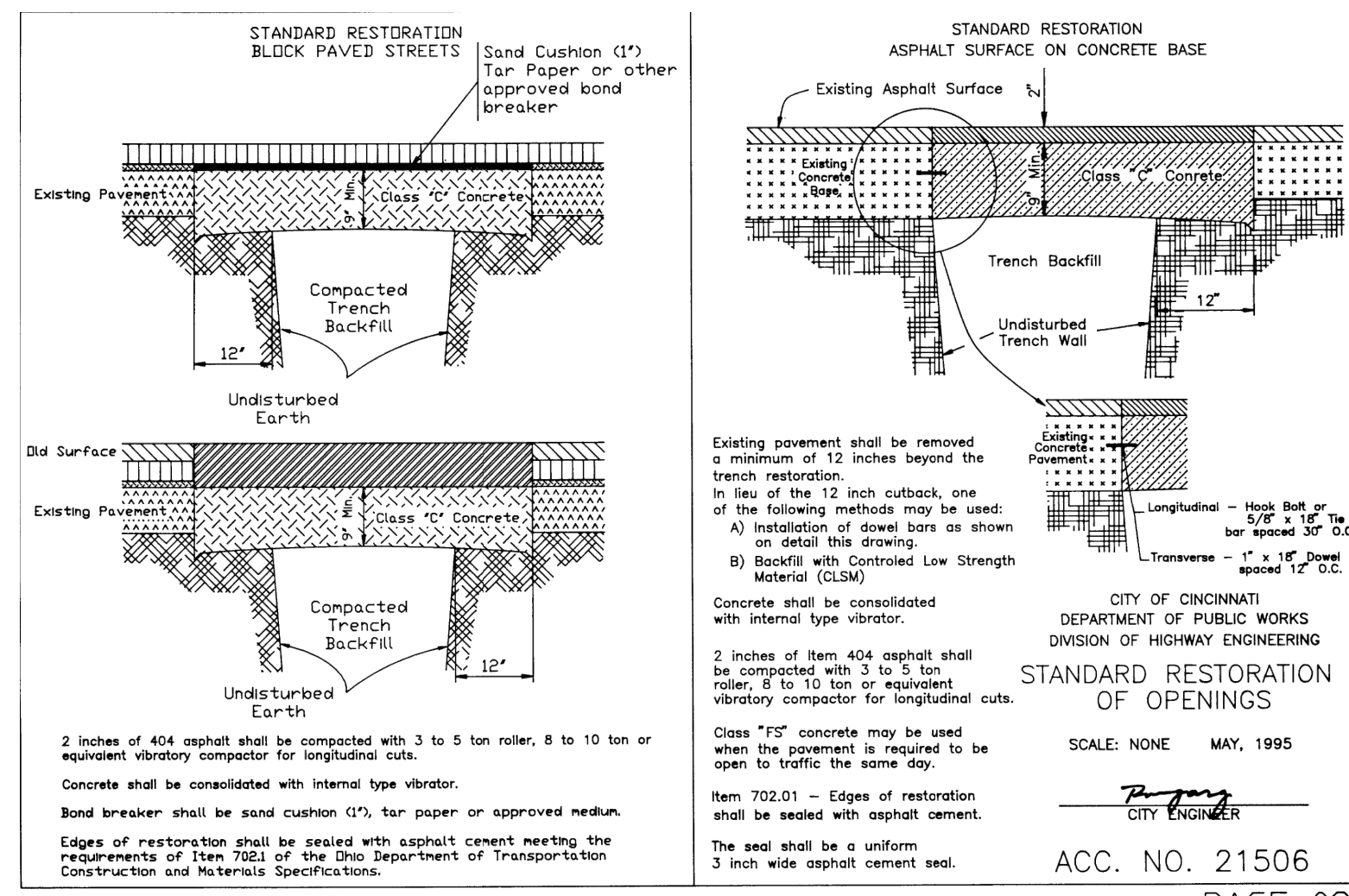
EXISTING CONCRETE WALK TO BE REMOVED AND REPLACED W/ NEW 5" CLASS-C Poured CONCRETE WALK PER CITY STANDARDS.

CONSTRUCTION NOTE:  
EXISTING ROADWAY DAMAGED OR MISSING STRAIGHT GRANITE CURBS TO BE SUPPLIED BY CITY. PICK UP AT MILLCREEK YARD.

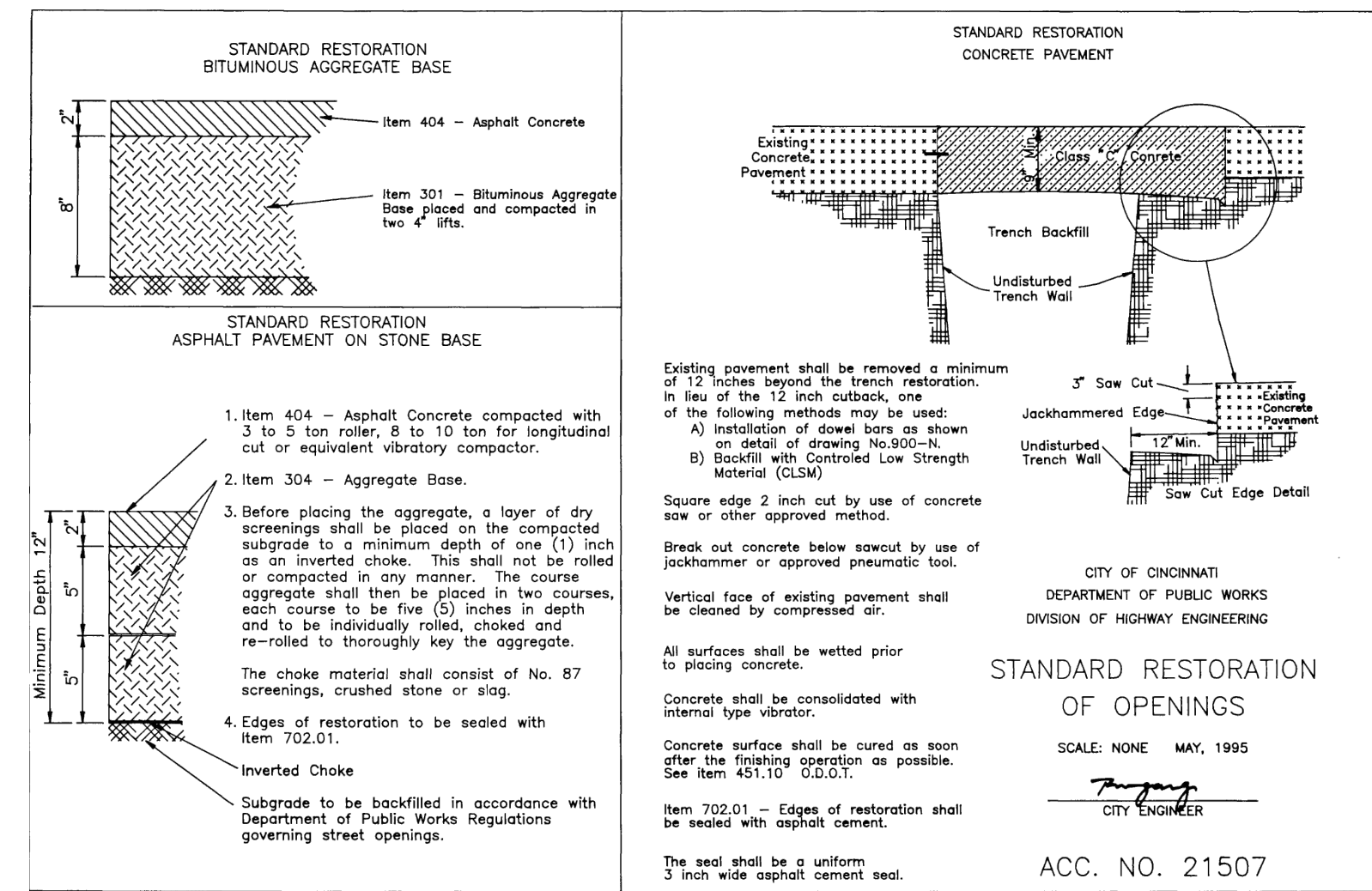
NOTES:  
EXISTING ROADWAY CONSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED W/ A TEMPORARY PATCH IN COMPLIANCE WITH ODOT CMS ITEM # 253.  
EXISTING SOIL LOCATED BENEATH ALL NEW ITEMS SHALL BE EXCAVATED, INSPECTED, REWORKED, BACKFILLED, AND COMPACTED AS REQUIRED TO INSURE PROPER BEARING CAPACITY - TYPICAL ALL LOCATIONS.



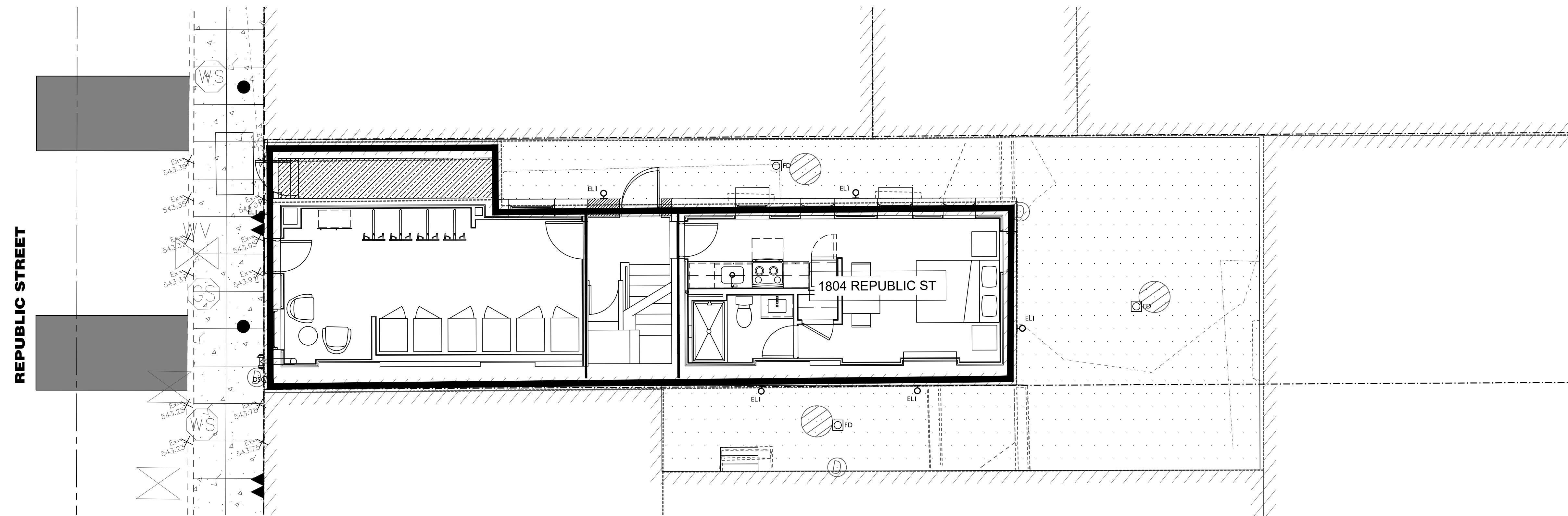
**New Typical Sidewalk Section**  
SCALE: N.T.S.



**STANDARD RESTORATION OF OPENINGS**  
SCALE: NONE MAY, 1995  
CITY ENGINEER  
ACC. NO. 21506  
PAGE 027



**STANDARD RESTORATION OF OPENINGS**  
SCALE: NONE MAY, 1995  
CITY ENGINEER  
ACC. NO. 21507  
PAGE 028



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Revisions

Design Team:

Drawn by:  
EFS

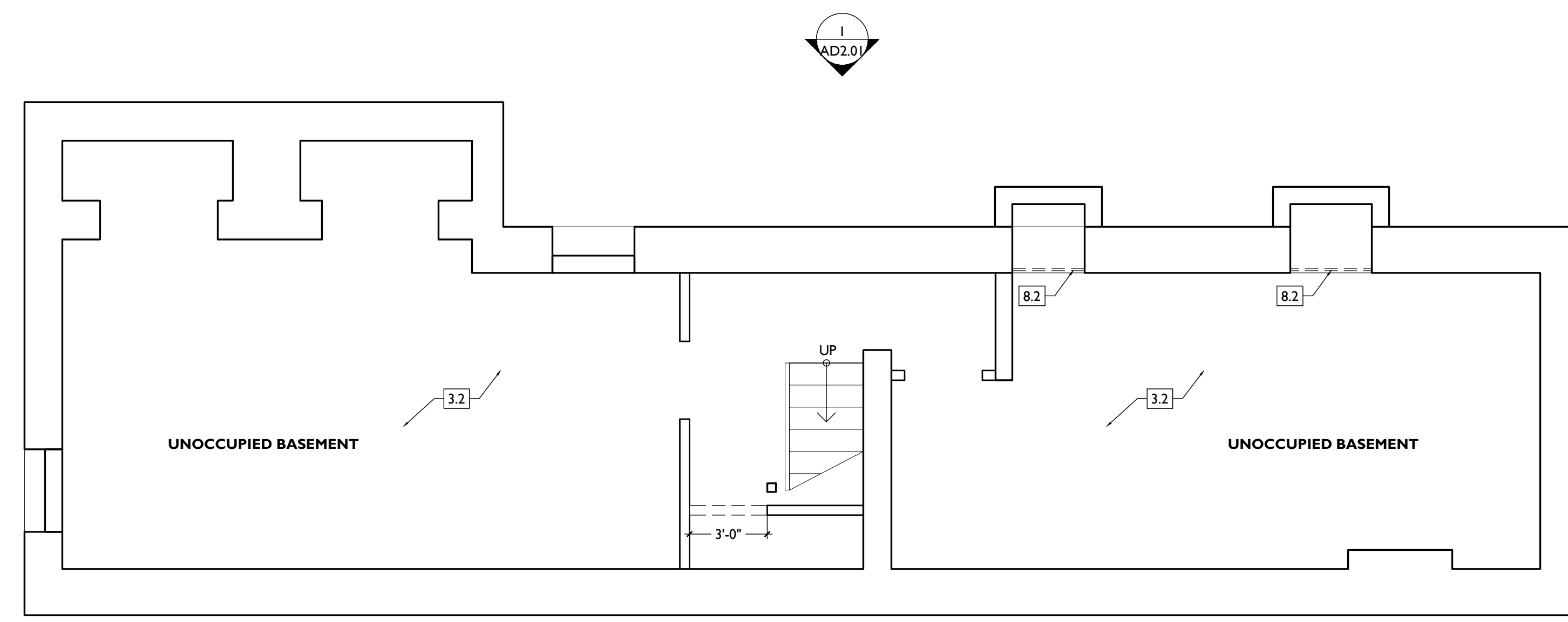
PROPOSED PROJECT:  
**RENOVATION FOR 1804 REPUBLIC ST**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 04/28/2023

- 1. GENERAL**
- 2. EXG CONDITIONS**
- 2.1 REMOVE GATE AND/OR FENCE.
  - 2.2 REMOVE BEAM PER STRUCTURAL. PROVIDE SHORING AS REQ.
  - 2.3 EXG. WINDOW WELL. REMOVE METAL GRATE & TRASH / DEBRIS. PREPARE OPENING FOR LEAN CONCRETE INFILL. SEE NEW WORK PLANS AND STRUCT.
- 3. CONCRETE**
- 3.1 CONCRETE OR STONE STEPS TO REMAIN
  - 3.2 CONCRETE SLAB TO REMAIN.
- 4. MASONRY**
- 4.1 REMOVE NON-HISTORIC MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING.
  - 4.2 CHIMNEY TO REMAIN
  - 4.3 REMOVE FAUX STONE CLADDING.
  - 4.4 REMOVE PORTION OF NON-HISTORIC MASONRY WALL BACK TO ORIGINAL MASONRY CHIMNEY.
- 5. METALS**
- 5.1 REMOVE GUARDRAIL/HANDRAIL.
  - 5.2 FIRE ESCAPE TO REMAIN.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC BANISTER/GAURDRAIL. REMOVE NON-HISTORIC FINISH ON TREADS.
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- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 BOX GUTTER TO REMAIN.
  - 7.2 REMOVE ROOF ACCESS HATCH.
  - 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED
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- 8.1 REMOVE PORTION OF EXG WALL FOR NEW WINDOW/DOOR. SEE

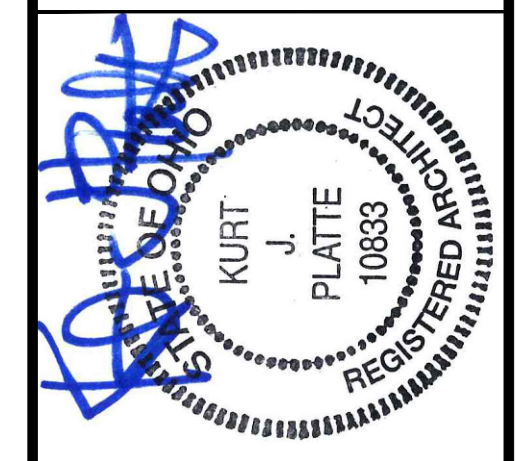
- PROPOSED DWGS.
- 8.2 EXG BASEMENT WINDOW OPENING. REMOVE PLEXIGLASS GLAZING AND PREPARE OPENING FOR CMU INFILL. SEE NEW WORK PLANS AND STRUCT.
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  - EXG WINDOW TO BE REMOVED
  - EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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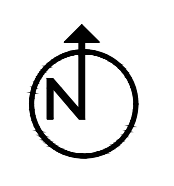
Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
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CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042      04.28.2023

**ADI.00**



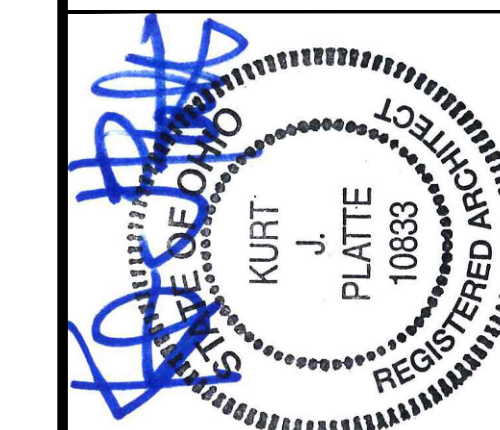
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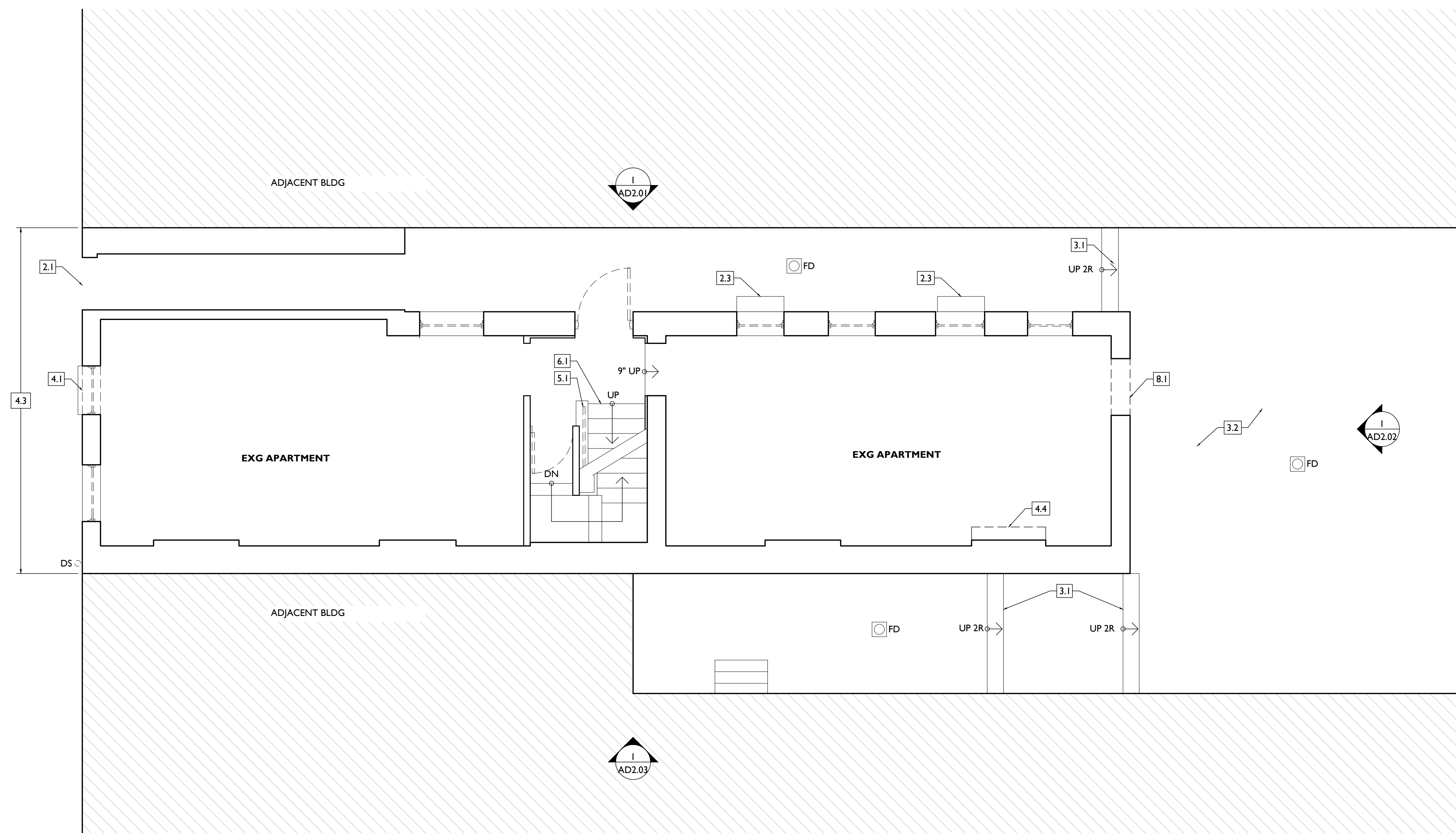
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Drawn by:  
TB, AM

REPUBLIC STREET



PROPOSED PROJECT:  
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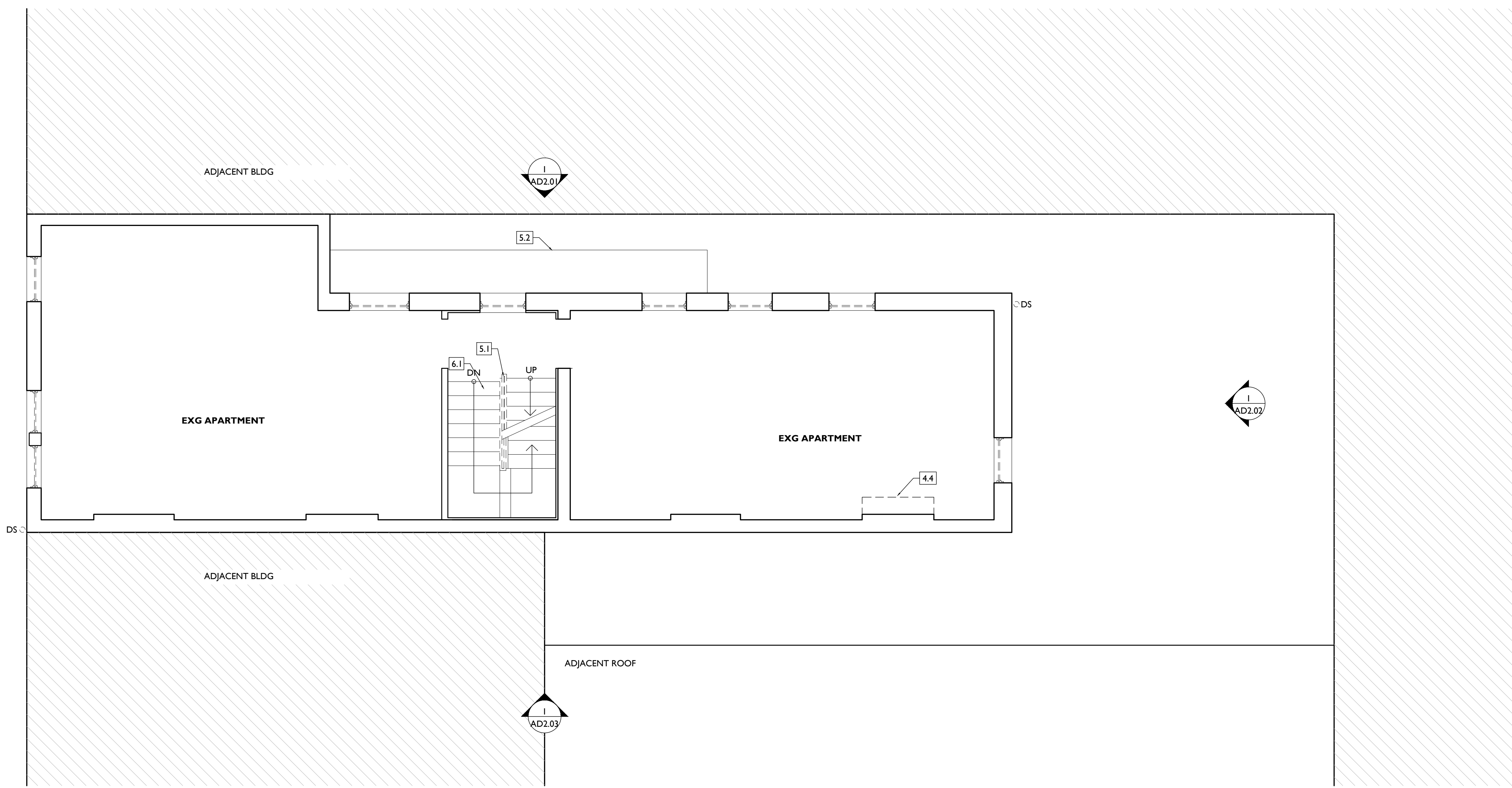
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**ADI.01**

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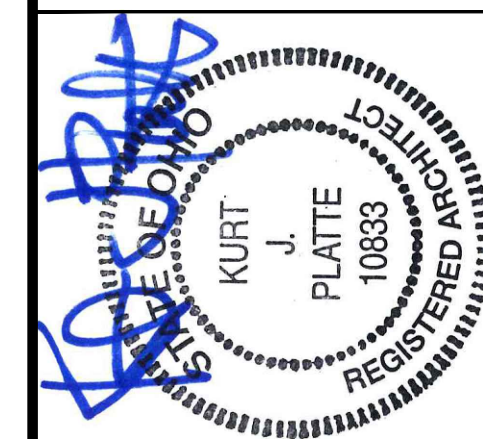
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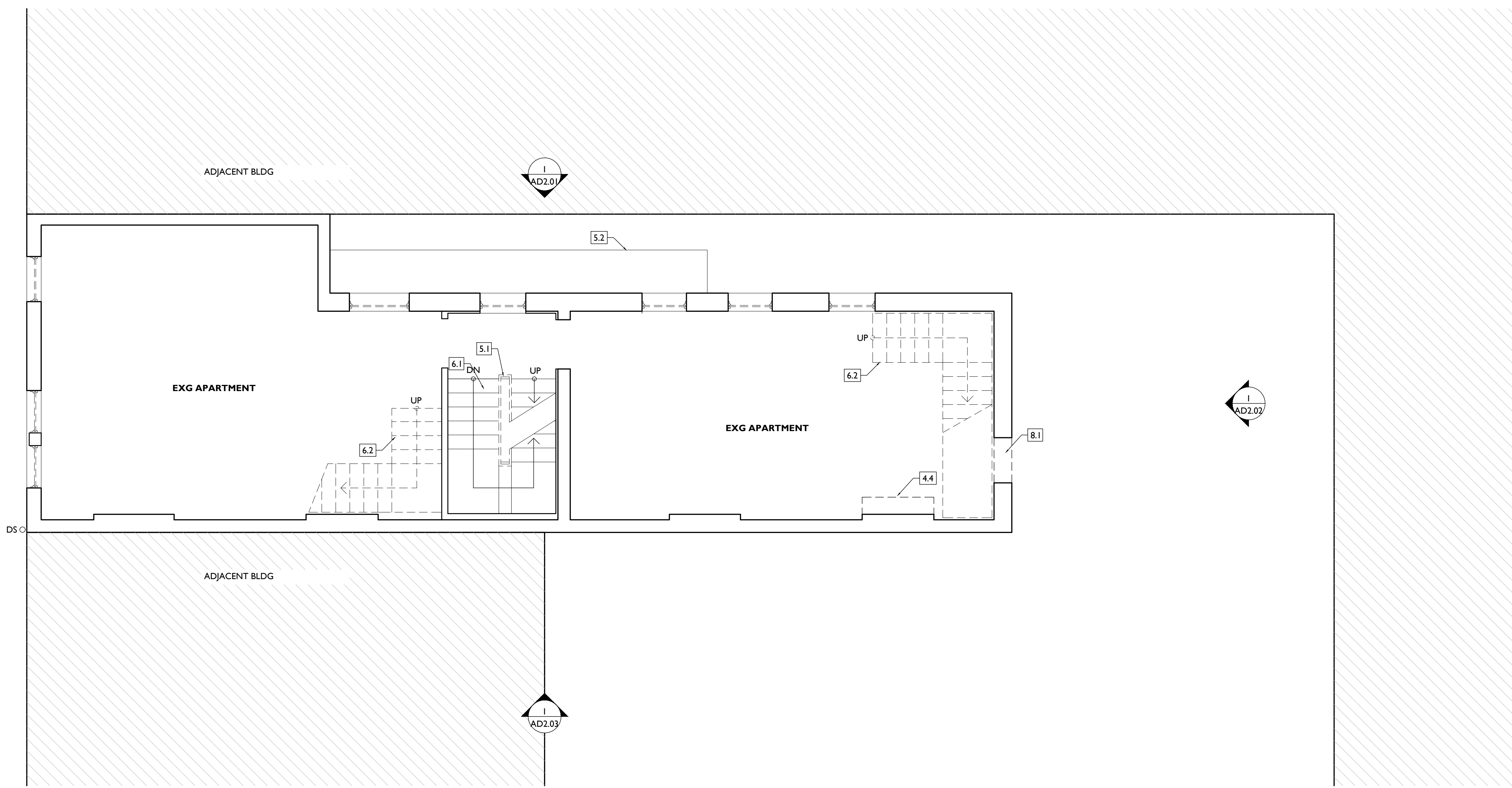
**ADI.02**



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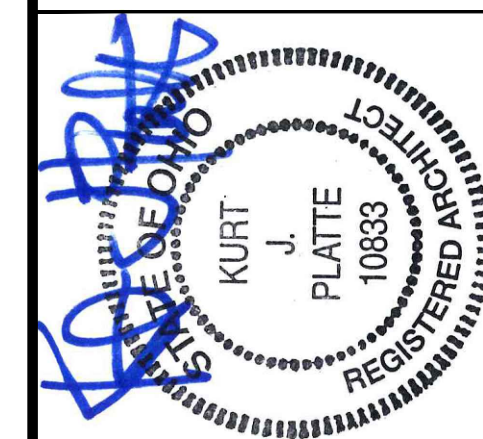
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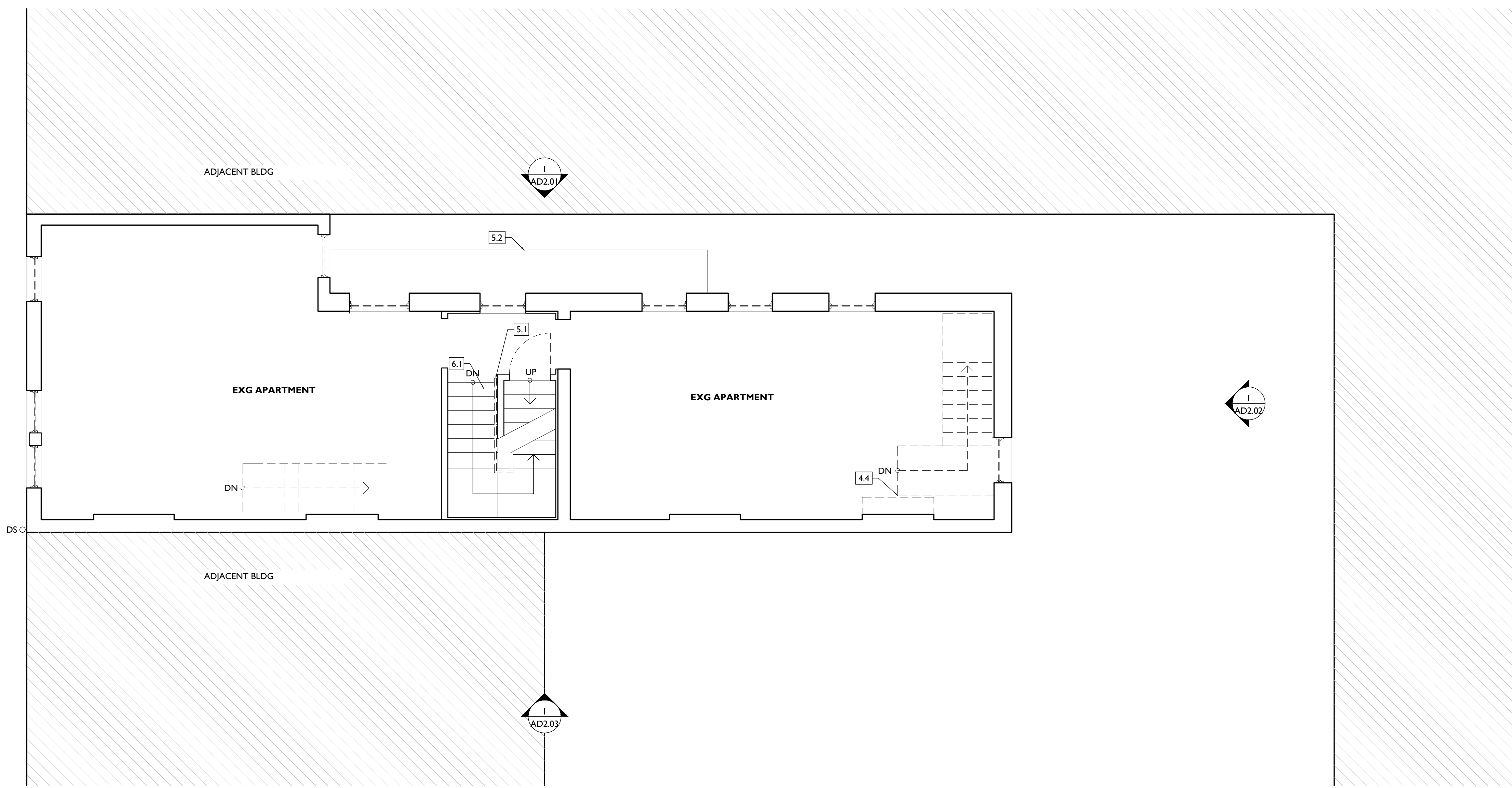
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**ADI.03**

- 1. GENERAL**
- 2. EXG CONDITIONS**
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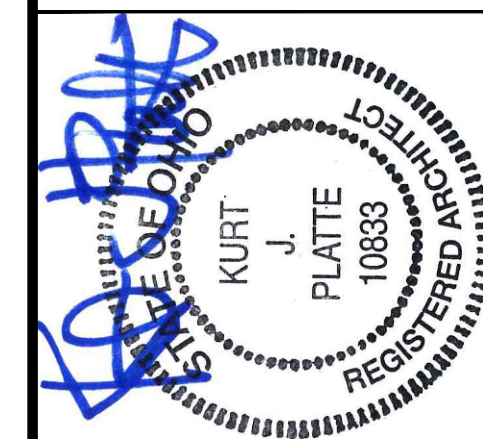
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KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
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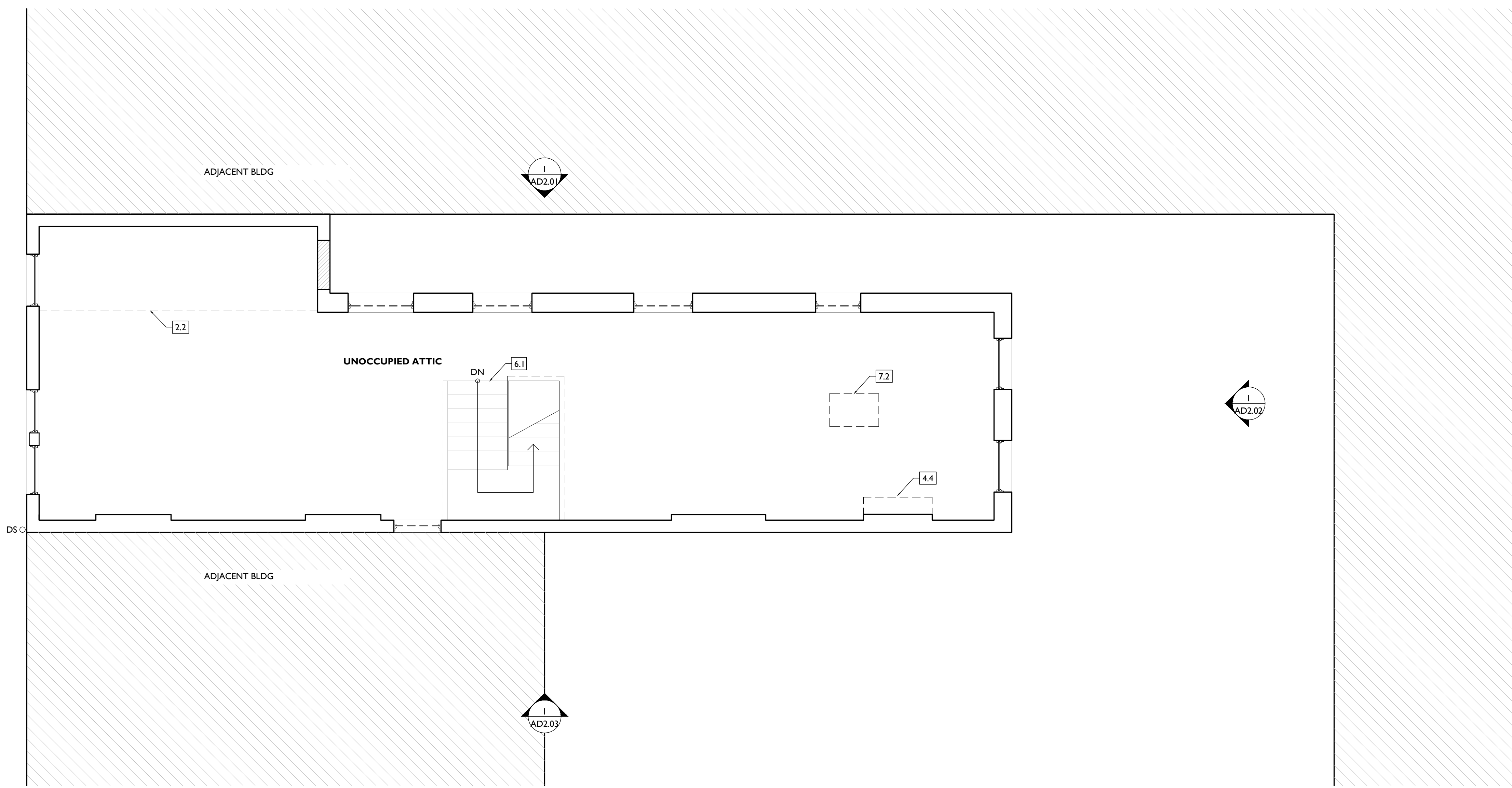
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**ADI.04**

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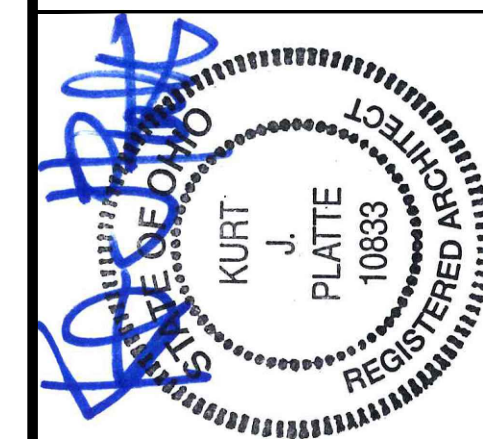
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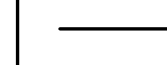
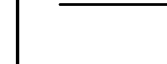
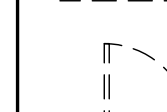
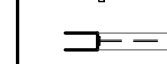
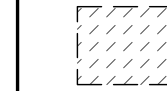
PROPOSED PROJECT:  
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Job No: 22042      04.28.2023

**ADI.05**

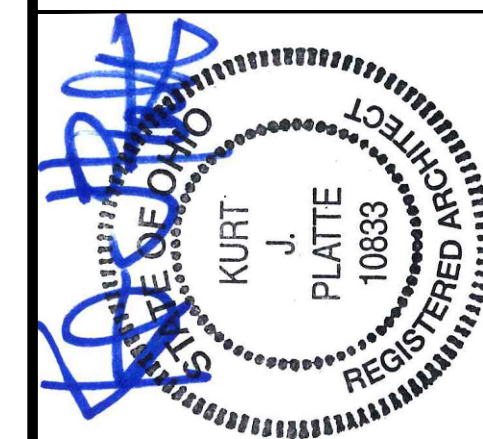
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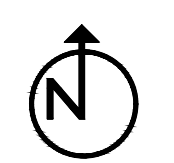
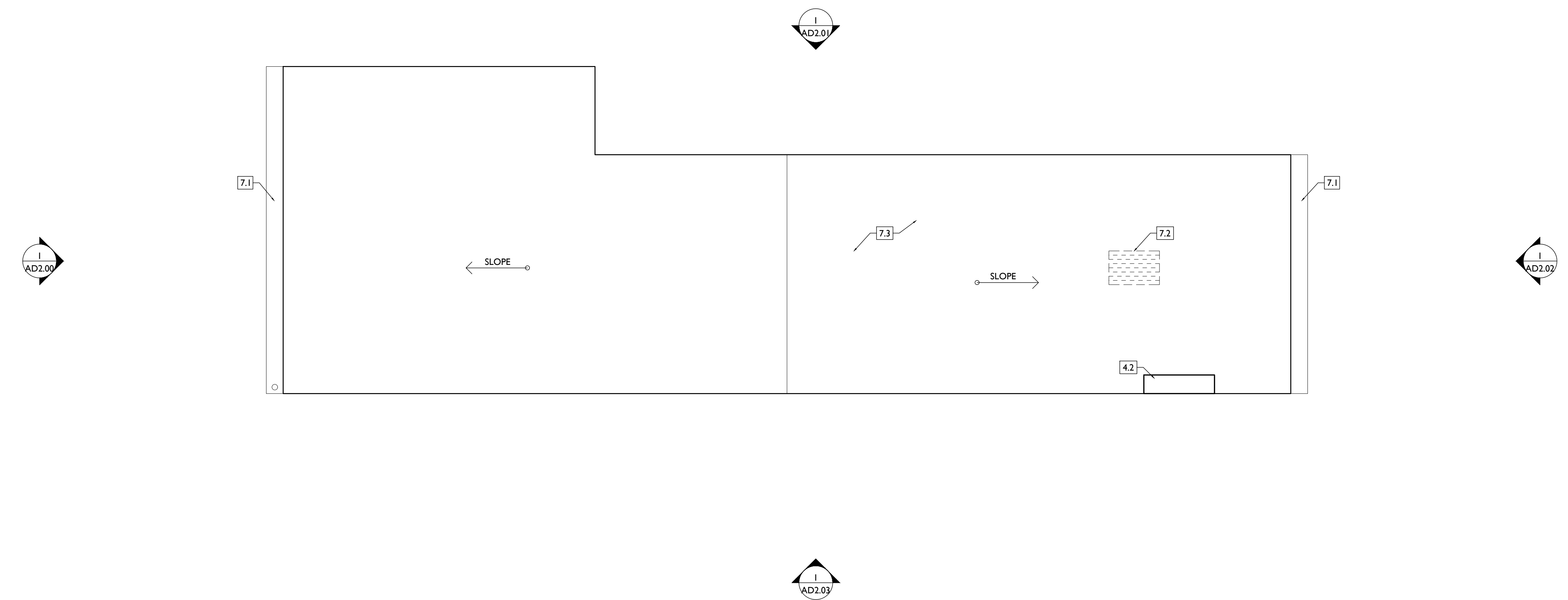


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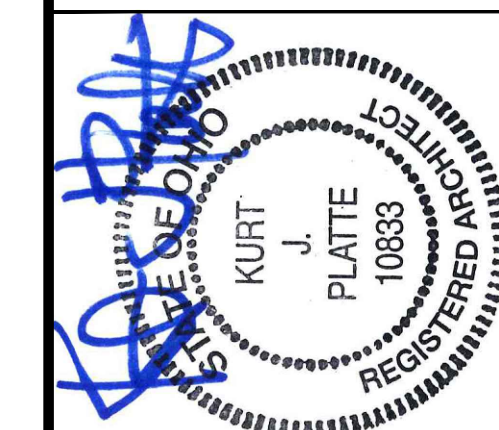
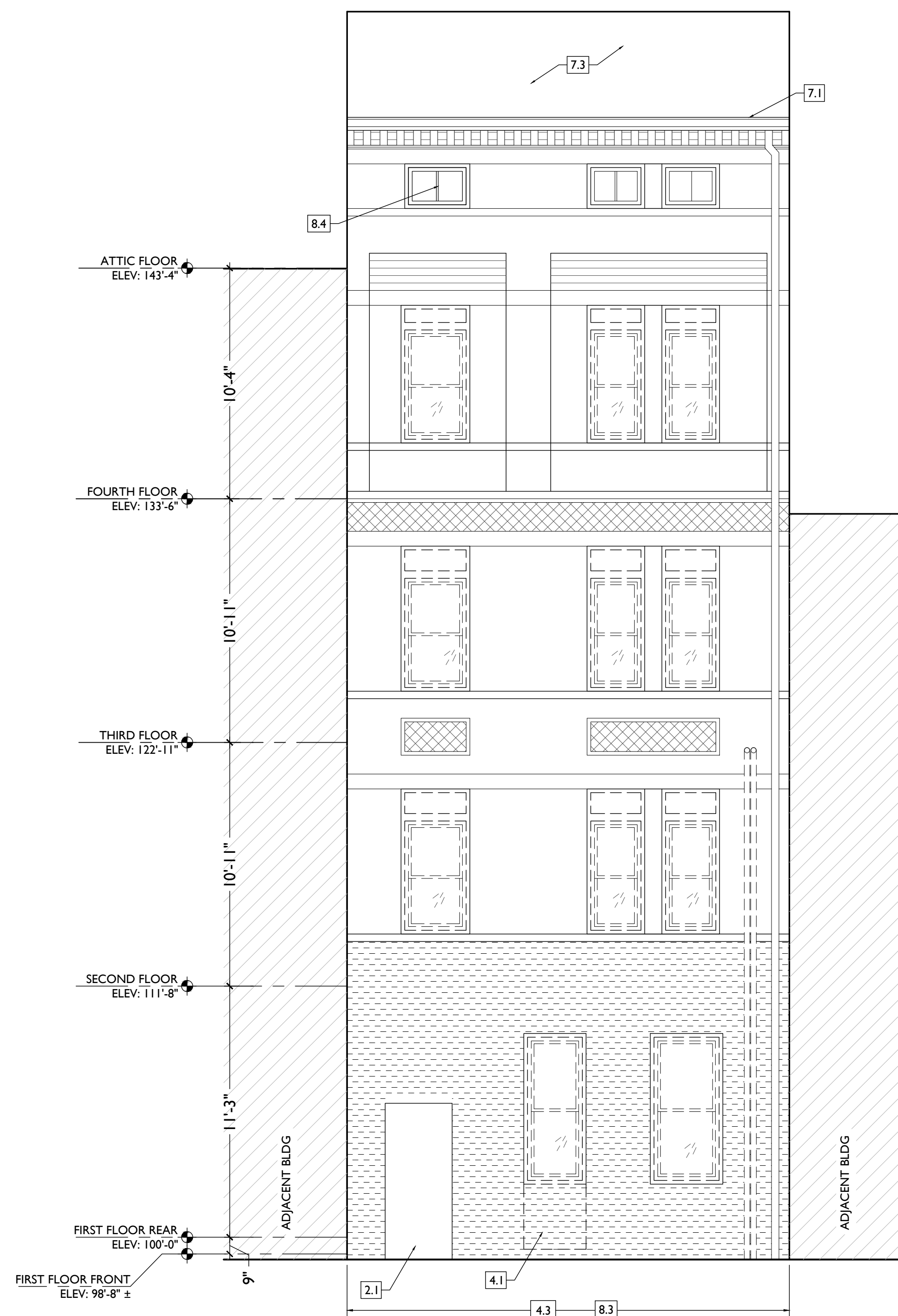
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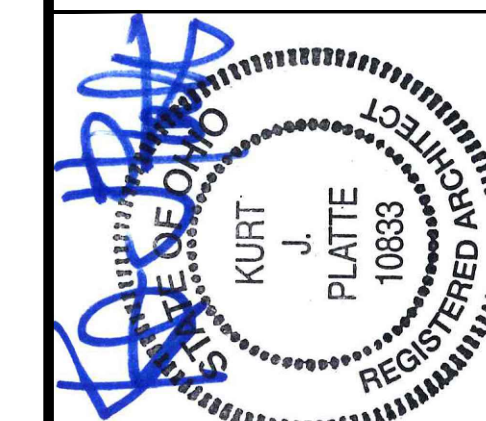
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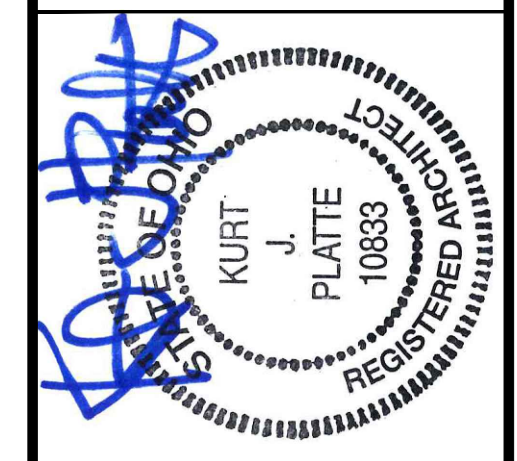
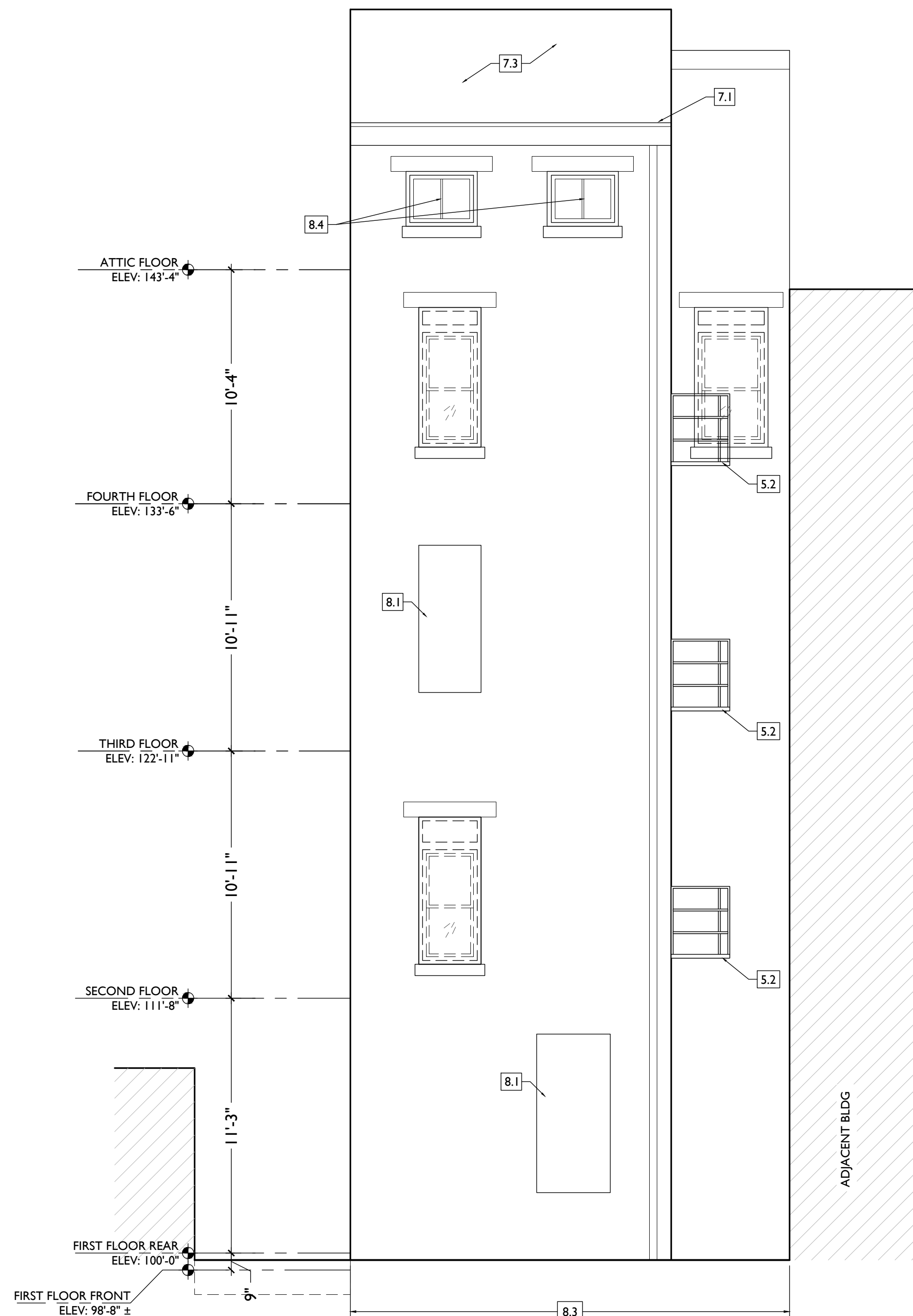
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**AD2.01**

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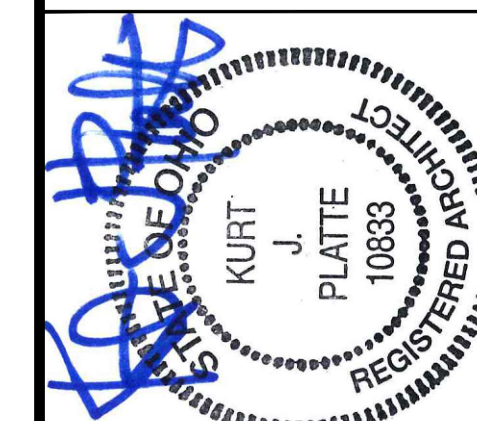
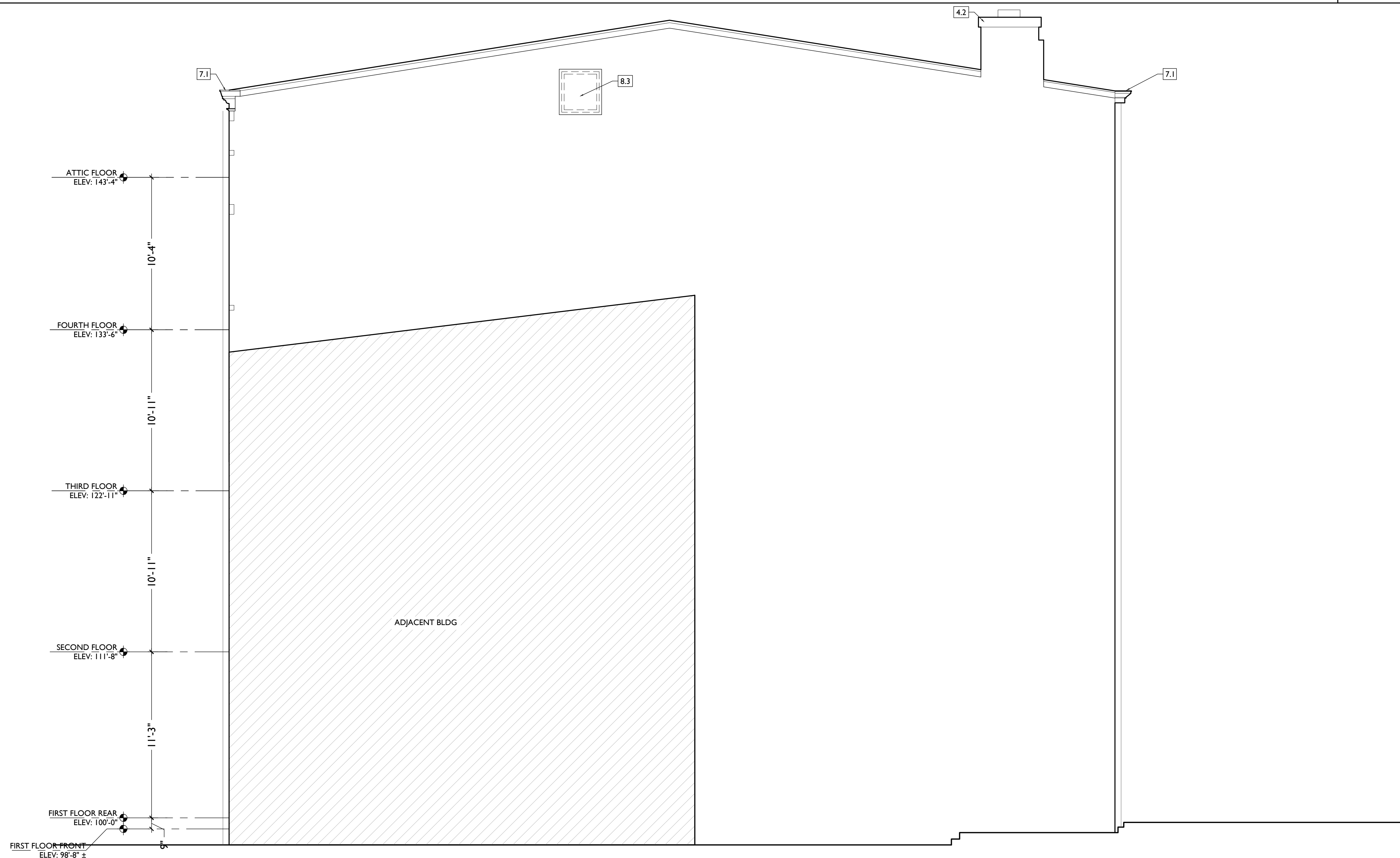
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**AD2.03**

**PLATTE**  
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GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS, ALL 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 CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. EACH CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK, DESIGN/BUILD OR OTHERWISE.
3. BEST MANAGEMENT PRACTICES SHALL BE USED BY THE CONTRACTOR DURING DEMOLITION TO PREVENT RELEASE OF LEAD-CONTAMINATED DUST SHALL BE EMITTED FROM DEMOLITION ACTIVITIES. ALL PAINT CHIPS AND OTHER DEBRIS OR RESIDUE SHALL BE REMOVED FROM THE PROJECT SITE AT THE COMPLETION OF DEMOLITION. STORAGE AND TRANSPORT OF MATERIALS KNOWN OR ASSUMED TO CONTAIN LEAD BASED PAINT SHALL BE COVERED TO PREVENT ACCESS TO OR RELEASE OF LEAD-CONTAMINATED DUST OR DEBRIS.
4. IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER TO SUPERVISE CONSTRUCTION AND INSURE THAT THESE DRAWINGS ARE COMPLIED WITH IN THE EVENT THAT THIS ARCHITECT IS NOT RETAINED FOR SUCH SERVICES.
5. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT, HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.
6. GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
7. CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.
8. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.
9. CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEEP, BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.
10. ANY CONTRACTOR OF SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.
11. IN THE EVENT OF ANY CONFLICT BETWEEN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND STRUCTURAL DRAWINGS OR SPECIFICATIONS, STRUCTURAL SHALL GOVERN.
12. PROJECT IS TO RECEIVE HISTORIC TAX CREDITS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE WELL VERSED IN THE APPROVED PART 2 AND SUBSEQUENT AMENDMENTS, AND TO INFORM SUBCONTRACTORS OF ANY CHANGES/APPROVALS DURING THE BIDDING AND THE CONSTRUCTION PHASES.

GENERAL NOTES: ALL TRADES

- 1. FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.
2. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR HIS OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
3. PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.
4. CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES.
5. EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.
6. WORKMANSHIP SHALL REPRESENT THE HIGHEST STANDARD OF THE INDUSTRY. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.

GENERAL CONDITIONS

CONTRACT DOCUMENTS INCLUDE THESE GENERAL CONDITIONS FOR CONSTRUCTION, DRAWINGS, SCHEDULES, AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND CONTAINED HEREIN, AND ALL WRITTEN ADDENDA OR OTHER MODIFICATIONS ISSUED SUBSEQUENTLY BY THE ARCHITECT. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

CONTRACT MODIFICATIONS: THESE CONTRACT DOCUMENTS SHALL NOT BE FURTHER MODIFIED BY ANY TERMS OR CONDITIONS OTHER THAN THOSE LISTED HEREIN OR IN THE SPECIFICATIONS, OR IN ANY WRITTEN AGREEMENTS EXECUTED BY THE OWNER, CONTRACTOR AND SUBCONTRACTORS.

NOTES WRITTEN IN THE IMPERATIVE MOOD REFER TO ACTION TO BE PERFORMED BY THE CONTRACTOR. THE WORDS "THE CONTRACTOR SHALL" ARE ALWAYS IMPLIED. IF NOT STATED, UNLESS OTHERWISE NOTED, THE TERM "CONTRACTOR" SHALL ALSO APPLY TO ALL SUBCONTRACTORS OF THE CONTRACTOR.

THE CURRENT EDITION OF AIA DOCUMENT A101 SHALL BE THE FORM OF AGREEMENT TO BE SIGNED BY THE OWNER AND GENERAL CONTRACTOR, UNLESS THE OWNER AND CONTRACTOR MUTUALLY AGREE OTHERWISE. GENERAL CONDITIONS CONTAINED IN AIA DOCUMENT A201 SHALL APPLY.

BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO CONTROL EROSION DURING CONSTRUCTION AND UNTIL FINAL COVER IS ESTABLISHED.

THE CONTRACTOR SHALL BE NOTIFIED, BOTH VERBALLY AND THROUGH NOTATIONS ON THE FINAL CONST. DWG, THAT WORK SHALL BE HALTED AT A LOT IF INDICATORS OF CONTAMINATION (FILL OTHER THAN "CLEAN FILL", DISCOLORED SOILS OR CHEMICAL/PETROLEUM ODORS) ARE IDENTIFIED DURING CONST. TO ALLOW FOR A QUALIFIED ENVIRONMENTAL PROFESSIONAL TO INSPECT THE LOT AND MAKE RECOMMENDATIONS REGARDING APPROPRIATE ACTIONS.

ANY WATER WELLS OR SEPTIC SYSTEMS IDENTIFIED DURING SITE DEVELOPMENT SHALL BE ABANDONED AS REQUIRED BY OAC 3745.9-10 OR 3701-29-21, AS APPLICABLE, AND AFTER CONSULTATION W/ THE LOCAL HEALTH DEPARTMENT.

DEFINITIONS:

"CONTRACTOR": THE PERSON OR ENTITY CONSTRUCTING THE DESIGNATED WORK.

"OWNER": THE PERSON OR ENTITY THAT OWNS THE BUILDING BEING RENOVATED. THE TERM "OWNER" INCLUDES HIS DESIGNATED AND AUTHORIZED AGENTS AND REPRESENTATIVES.

"WORK": THE TERM "WORK" MEANS OBLIGATIONS UNDERTAKEN BY THE CONTRACTOR PURSUANT TO THE CONTRACT DOCUMENTS. WORK INCLUDES THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, SUPPLIES, TOOLS, SCAFFOLDING, SUPERVISION, TRANSPORTATION, INSURANCE, TAXES AND ALL OTHER SERVICES, INCIDENTALS AND EXPENSES NECESSARY FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

"PROJECT": THE PROJECT IS THE TOTAL CONSTRUCTION OF WHICH THE WORK PERFORMED UNDER THE CONTRACT DOCUMENTS MAY BE THE WHOLE OR A PART.

"CONTRACT DOCUMENTS": THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS REQUIRED FOR COMPLETION OF THE WORK, INCLUDING DRAWINGS AND SPECIFICATIONS. ALTHOUGH THE CONTRACT DOCUMENTS HAVE BEEN PREPARED WITH DUE CARE AND DILIGENCE, PERFECTION CANNOT BE GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THE VARIOUS PARTS OF THE WORK SO THAT NO PART SHALL BE IN AN UNFINISHED OR INCOMPLETE CONDITION.

DRAWINGS PREPARED BY OTHERS:

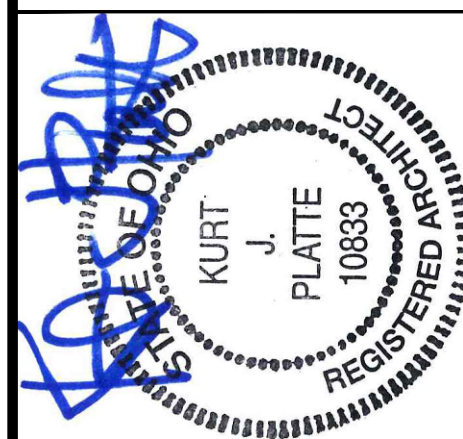
ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DWGS SHALL BE WORKED TOGETHER, INCLUDING THE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

SHOP DWGS PREPARED BY OTHER CONTRACTORS MAY BE REQUIRED TO SUPPLEMENT THE CONTRACT DOCUMENTS. SUCH DWGS ARE FURNISHED FOR THE CONTRACTOR'S INFORMATION AND COORDINATION ONLY.

GENERAL NOTES: PROPOSED WORK

- A. THIS IS A HISTORIC TAX CREDIT PROJECT. WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS.
B. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH PLANS.
C. REPAIR OR REPLACE EXG DAMAGED OR DETERIORATED FLOOR FRAMING &/OR WOOD SUBFLOOR - PER STRUCT DWGS.
D. HISTORIC TRIM TO BE RETAINED. U.N.O. SEE DEMO & PROPOSED PLANS.
E. RETAIN ANY REMAINING HISTORIC WOOD WINDOW SASH, FRAMES, BRICKMOLD & SHUTTER HARDWARE. U.N.O. SEE DEMO & EXTERIOR ELEVATIONS.
F. REPAIR MATERIALS THAT ARE DETERIORATED OR HAVE MOISTURE/FIRE DAMAGE AS REQ. IF DAMAGE IS SEVERE AND HISTORIC ELEMENTS ARE NON-SALVAGEABLE, COORDINATE REPLACEMENT ELEMENTS WITH ARCHITECT.
G. SEE CODE SHEETS FOR ROOF/FLOOR/CEILING ASSEMBLY LOCATIONS & PARTITION SCHEDULE FOR TYPES.
H. PENETRATIONS OF RATED ASSEMBLIES TO BE PROTECTED PER SECTION 713.3 & 713.4 OBC. COORD W/ MEP DWGS.
I. PROVIDE FIRE BLOCKING PER 717.2 OBC.
J. PROVIDE DRAFTSTOPPING IN FLOORS, CLGS/ROOFS & ATTICS PER OBC.
K. PROVIDE BLOCKING FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS.
L. USE PRESSURE TREATED WOOD IN THE FOLLOWING LOCATIONS:
- EXTERIOR APPLICATIONS.
- IN BASEMENTS.
- WOOD IN CONTACT WITH MASONRY, STONE, OR CONCRETE.
- AT ANY NEW FRAMING IN CONTACT W/ MASONRY OR FOUNDATION WALL, PROVIDE SEPARATION/ JOIST & BEAM END WRAPS.
M. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT ELEMENTS TO BE REPAIRED/RETAINED/REPLACED AND PAINTED AS NOTED IN DRAWINGS. EXG. UN-PAINTED BRICK AND STONE TO REMAIN UNPAINTED. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK. COORD COLORS DIRECTLY W/ ARCHITECT.
AF. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION AND CONNECTIONS OF ALL MEP EQUIPMENT.
AG. PROVIDE SLEEVES THROUGH EXG. BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
AH. ADDITIONAL OPENINGS IN EXTERIOR WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC., AND ARE NOT SHOWN ON ARCH & STRUCT PLANS. COORD W/ MEP PLANS. CONTACT ARCHITECT FOR PLACEMENT.
AI. PROVIDE FIRE EXTINGUISHERS PER CODE SUMMARY & NFPA REQ. COORD W/ FIRE MARSHALL.
AJ. FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
AK. EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
AL. REPAIR & RESEAL AROUND EXG. CHIMNEYS, TYP. AS REQ. PROVIDE NEW ALUM CAP, TYP.
AM. EXTERIOR WOOD TO BE PRESSURE TREATED.
AN. WHERE INFILLING EXISTING OPENINGS IN, OR EXTENDING THE LENGTH OF AN EXISTING WOOD FRAMED PARTITION, FINISH FACES OF THE NEW CONSTRUCTION ARE TO ALIGN WITH ADJACENT EXISTING FINISH FACES ON BOTH SIDES.
AO. SHEET METAL WORK TO COMPLY WITH SPACNA ARCHITECTURAL SHEET METAL MANUAL.
AP. FLASH AND SEAL NEW ROOF PENETRATIONS THROUGH EXISTING ROOF. EMPLOY INSTALLERS ACCEPTABLE TO EXISTING ROOF MANUFACTURER AND COMPLY WITH EXISTING ROOF MANUFACTURER REQUIREMENTS TO MAINTAIN EXISTING ROOF WARRANTY.
AQ. BASEMENTS TO BE TESTED FOR RADON EXPOSURE. PROVIDE VAPOR MITIGATION SYSTEM BELOW BASEMENT LAB AS REQUIRED. CONNECT TO VERTICAL VENTS INDICATED IN FLOOR PLANS.
AR. MASONRY WORK: REFER TO PART 2 SHPO NARRATIVES AND STRUCTURAL DRAWINGS FOR FULL EXTENT AND SCOPE FOR MASONRY CLEANING, TUCK-POINTING, REPAIR, REPLACEMENT, AND PAINTING.
AS. MASONRY CLEANING: CONTRACTOR SHALL PERFORM MASONRY CLEANING WORK IN ACCORDANCE WITH PRESERVATION BRIEF 6 - "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS". CONTRACTOR SHALL CLEAN EXISTING MASONRY THROUGHOUT USING THE GENTLEST MEANS POSSIBLE AND SHALL START EACH NEW METHOD OF CLEANING (E.G. BY BRUSH, WITH DETERGENT, WITH WATER PRESSURE, ETC.) IN DISCRETE AREA OF EACH WALL. CONTRACTOR SHALL BEGIN BY CLEANING WITH WATER AND NATURAL BRISTLE BRUSHES. CONTRACTOR SHALL THEN CLEAN ANY AREAS THAT REQUIRE FURTHER CLEANING USING NON-ABRASIVE, NON-ACIDIC DETERGENTS WITH NATURAL BRISTLE BRUSHES. CONTRACTOR SHALL THEN CLEAN ANY AREAS THAT REQUIRE FURTHER CLEANING USING NON-ABRASIVE, NON-ACIDIC DETERGENTS WITH LOW PRESSURE WATER (STARTING AT 20 PSI AT TIP). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE PRESSURE WASHING WITH GREATER THAN 40 PSI AT TIP. CLEANING SHALL BE PERFORMED EVENLY THROUGHOUT THE ENTIRETY OF EACH WALL. WALLS WHERE STUCCO / PARGING IS TO REMAIN SHALL NOT BE CLEANED WITH PRESSURE WASHING. REMOVE EXISTING LOOSE STUCCO / PARGING BY HAND WITH BRUSHES. PRESERVATION BRIEF 6 - "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS: HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/6-DANGERS-ABRASIVE-CLEANING.HTM
AT. PARGING: CONTRACTOR TO TEST AND ASSESS THE INTEGRITY OF EXISTING STUCCO / PARGING ON EXISTING MASONRY WALLS. ANY STUCCO / PARGING TO REMAIN MUST BE SECURELY HELD TO EXISTING MASONRY WALL. ANY STUCCO / PARGING THAT IS NOT SECURELY HELD TO MASONRY WALL SHALL BE REMOVED THROUGH GENTLEST MEANS POSSIBLE (SEE MASONRY CLEANING ABOVE). NEW STUCCO / PARGING SHALL BE INSTALLED WHERE EXISTING STUCCO / PARGING HAS BEEN REMOVED, AND AS INDICATED ON THE DRAWINGS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S HIGHEST RECOMMENDATIONS USING ALL ASSOCIATED COMPONENTS FOR FLASHING, PENETRATIONS, ETC. STUCCO / PARGING SHALL BE INSTALLED ON MASONRY JAMB SURFACES OF NEW DOOR AND WINDOWS OPENINGS UP TO THE WINDOW / DOOR UNIT. NEW STUCCO/ PARGING SHALL MATCH EXISTING IN TEXTURE AND COLOR. NEW STUCCO / PARGING SHALL BE A THREE-COAT SYSTEM (SCRATCH COAT, BROWN COAT AND FINISH COAT) WITH A GLASS FIBER REINFORCED LATH. BASIS-OF-DESIGN IS "SENERGY" BRAND, "SENERGY SENTRY STUCCO WALL SYSTEM PERMALATH 1000" WITH PRE-MIXED "SENTRY STUCCO BASE" AND "SENERLASTIC" FINISH COAT WITH TEXTURE TO MATCH EXISTING. CONTROL JOINTS TO BE ALIGNED WITH OPENINGS.
AU. GYPSUM BOARD: SEE PARTITION SCHEDULE. MOLD & MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS - RESTROOMS, KITCHENS, LAUNDRY, BASEMENTS.
AV. STORM WINDOWS: FRAME WIDTH CANNOT REDUCE THE DAYLIGHT OPENING OF THE WINDOW & THE CENTER CHECK RAIL MUST ALIGN WITH THE WINDOW CENTER CHECK RAIL. NO SCREENS.
AW. PROVIDE UNIT ENTRY SIGNAGE PER FINISH SCHEDULE AT EACH RESIDENTIAL UNIT ENTRY. FINAL LOCATION TO BE DETERMINED BY OWNER. IF MOUNTING ON DOOR, ENSURE INSTALLATION DOES NOT VOID RATING OF DOOR ASSEMBLY.
AX. PROVIDE BLINDS AT RESIDENTIAL UNITS PER FINISH SCHEDULE. QUANTITY AND LOCATIONS BY OWNER.
AY. SUBCONTRACTOR PROVIDE RECOMMENDED ALLOWANCE FOR PLASTER REPAIR.

PLATTE architecture + design



KURT PLATTE 10833 EXP DATE 12.31.2021

Progress Dates 2023.04.28 - BID/PERMIT

Revisions

Design Team: CO, JK, MR, MR, RK, RO, SO, TB Drawn by: TB, AM

PROPOSED PROJECT: RENOVATION FOR 1804 REPUBLIC CINCINNATI, OH 45202 FINDLAY FLATS

Job No: 22042 04.28.2023

A1.00

**THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.**

**KEYED NOTES**  
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

**3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL FOR INFILL AND CIVIL FOR CONCRETE FLATWORK ABOVE OPENING.

**4. MASONRY**  
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW CAST STONE LINTEL AND SILL. SEE STRUCTURAL DWGS.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.  
5.3 NEW ALUM. BREEZEWAY GATE. SEE DOOR SCHEDULE.  
5.4 EXG. FIRE ESCAPE TO REMAIN.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED TREADS &/OR RISERS OF WOOD STAIRS.  
6.2 NEW FLOOR FRAMING (SEE STRUCT DWGS).  
6.3 NOT USED.  
6.4 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.5 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL DRAWINGS.  
6.6 EXG HISTORIC CORBEL AND TRIM TO BE CLEANED, PRIMED, AND REPAINTED.

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED ALUMINUM DOWNSPOUT.  
7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS, INSULATION PER SCHEDULE.  
7.3 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".  
7.4 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.

**8. OPENINGS**  
8.1 NOT USED  
8.2 NOT USED  
8.3 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

**9. FINISHES**  
9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.

**10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.  
10.2 ENTRY SECURITY SYSTEM CALL BOX.  
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.

10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED  
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL  
10.6 RECESSED MEDICINE CABINET. SEE INT. ELEV. S.  
10.7 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.8 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS.

**21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 PROPOSED SPRINKLER RISER LOCATION. COORDINATE WITH FIRE SUPPRESSION CONTRACTOR.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS

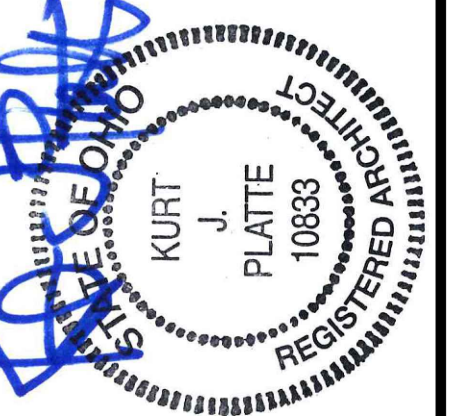
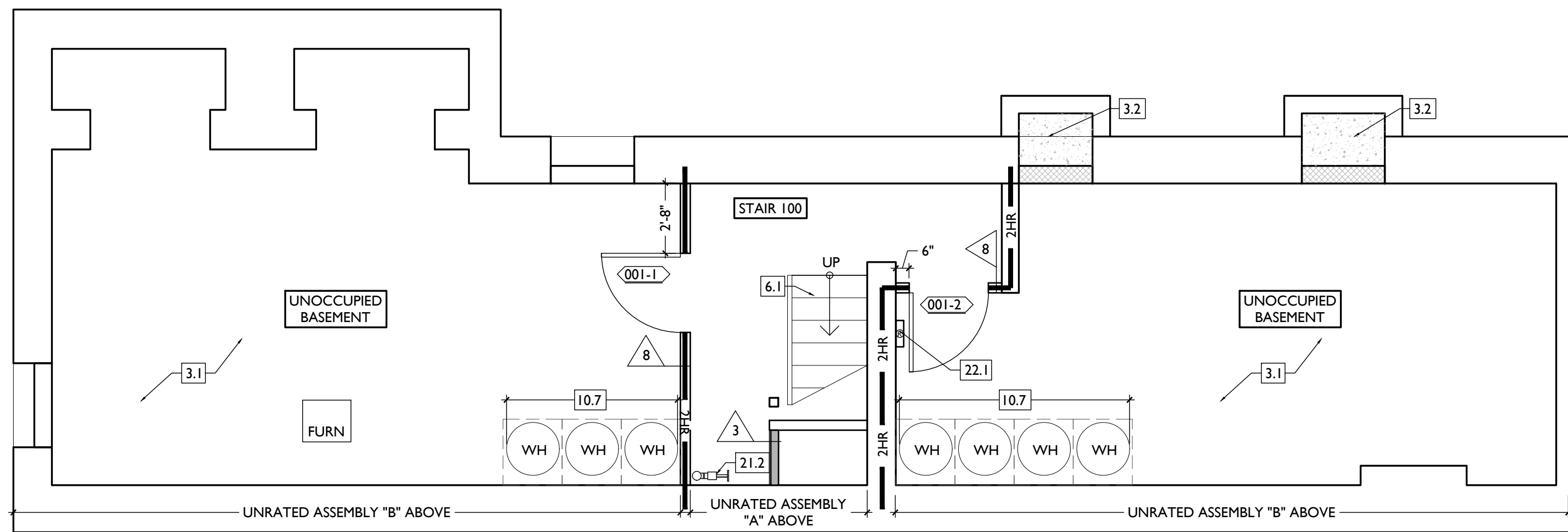
**22. PLUMBING**  
22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING.

**23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER I1/A5.00. SEE HVAC & STRUCTURAL DWGS.  
23.2 NOT USED.  
23.3 NEW EXHAUST / INTAKE VENT COVER. PAINT TO MATCH ADJACENT WALL SURFACE.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.

**10.9 INTERIOR ELEVATIONS AND FINISH SCHEDULE**  
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I1/A5.00

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- OPG CONTAINS SAFETY GLAZING.
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- "X"-X" ELEVATION TAG.



KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions  
0

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
RENOVATION FOR  
**1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**AI.10**

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**4. MASONRY**  
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW CAST STONE LINTEL AND SILL. SEE STRUCTURAL DWGS.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.  
5.3 NEW ALUM. BREEZEWAY GATE. SEE DOOR SCHEDULE.  
5.4 EXG. FIRE ESCAPE TO REMAIN.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED TREADS &/OR RISERS OF WOOD STAIRS.  
6.2 NEW FLOOR FRAMING (SEE STRUCT DWGS).  
6.3 NOT USED.  
6.4 NEW BAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.5 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL DRAWINGS.  
6.6 EXG HISTORIC CORBEL AND TRIM TO BE CLEANED, PRIMED, AND REPAINTED.

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED ALUMINUM DOWNSPOUT.  
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7.3 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
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A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.

10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED.  
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.  
10.6 RECESSED MEDICINE CABINET. SEE INT. ELEVS.  
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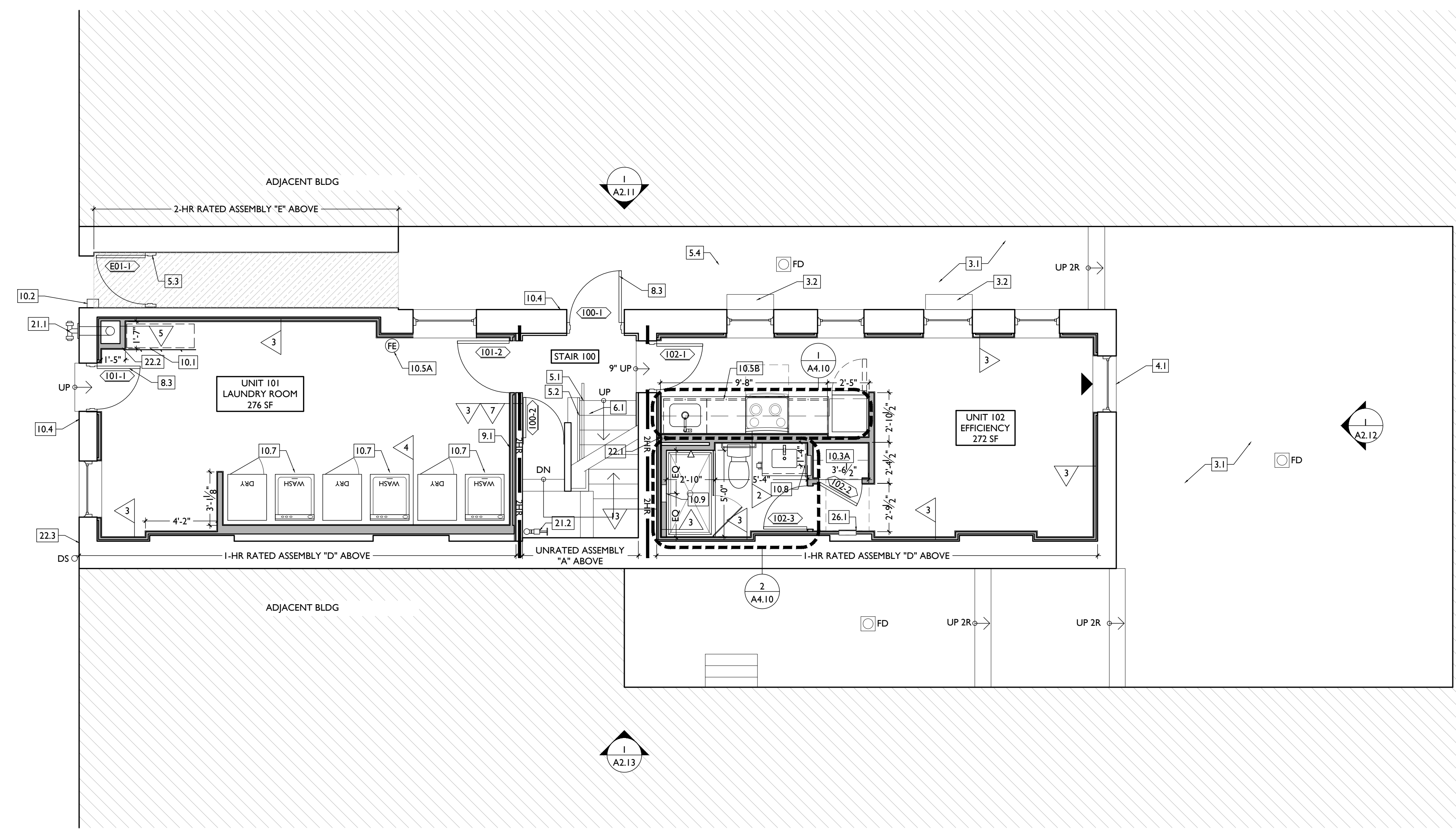
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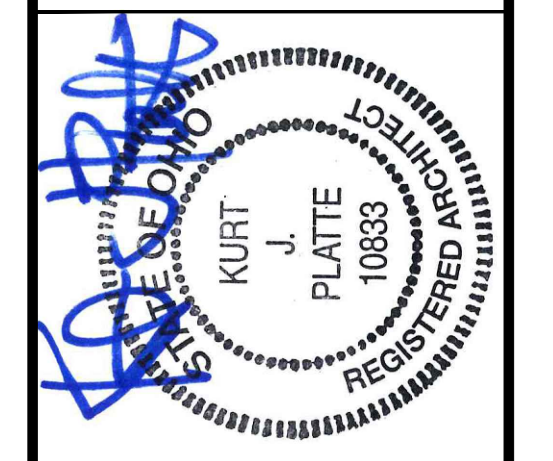
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REPUBLIC STREET



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

PROPOSED PLAN - FIRST FLOOR



KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
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Revisions  
0

Design Team:  
CO, JK, MR, RK, RO, SO, TB  
Drawn by:  
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**RENOVATION FOR  
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FINDLAY FLATS

Job No: 22042 04.28.2023

**AI.II**

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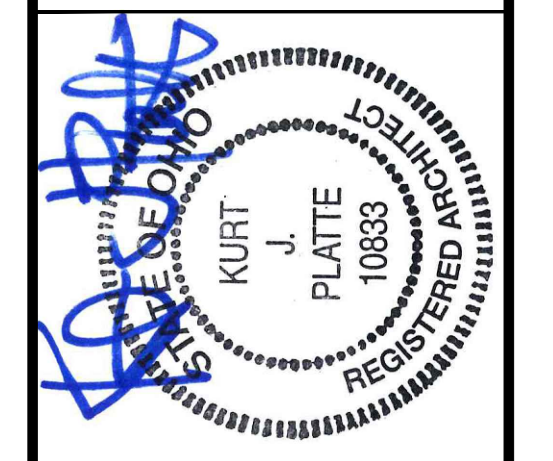
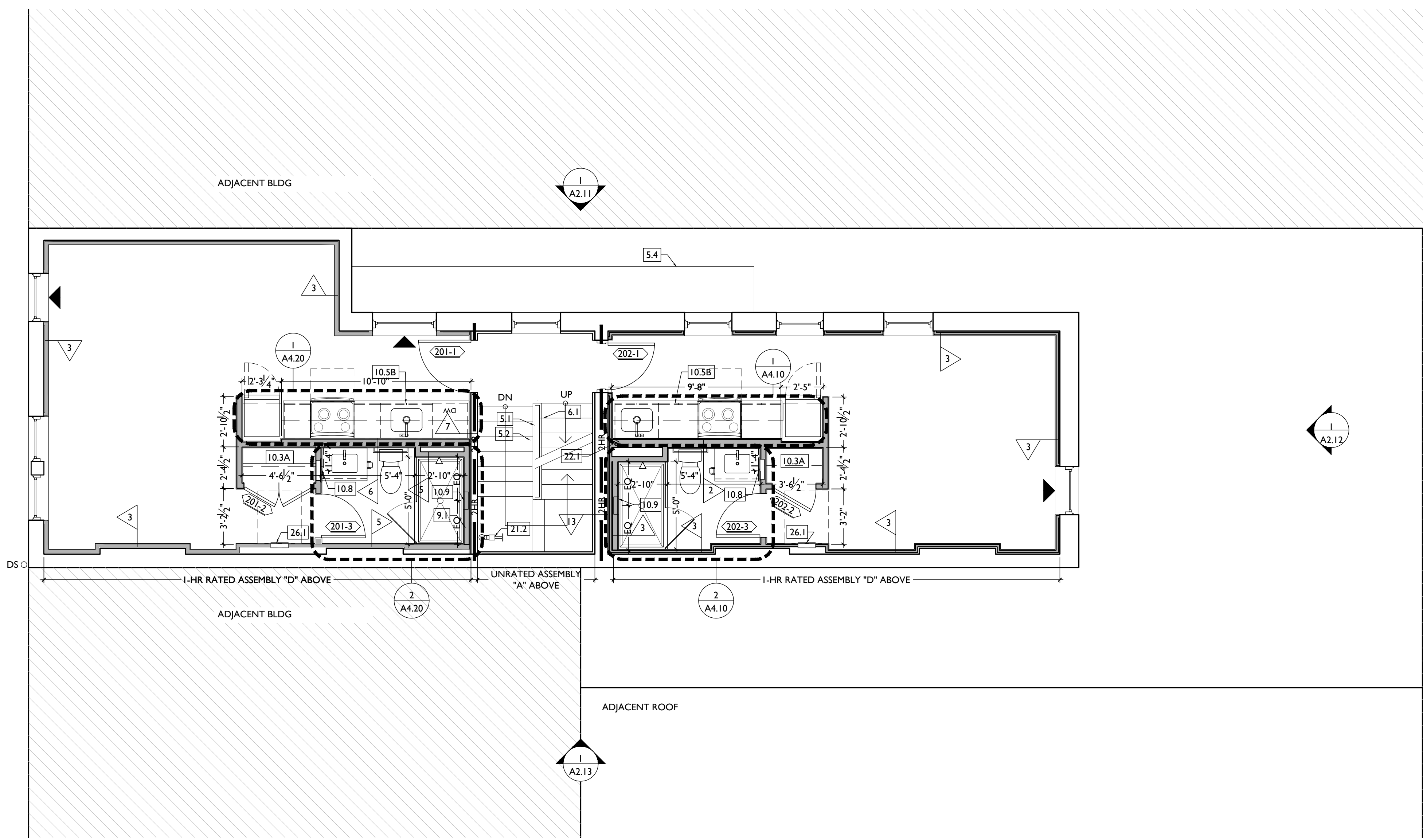
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KURT PLATTE 10833  
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Drawn by:  
TB, AM

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FINDLAY FLATS

Job No: 22042 04.28.2023

**AI.12**

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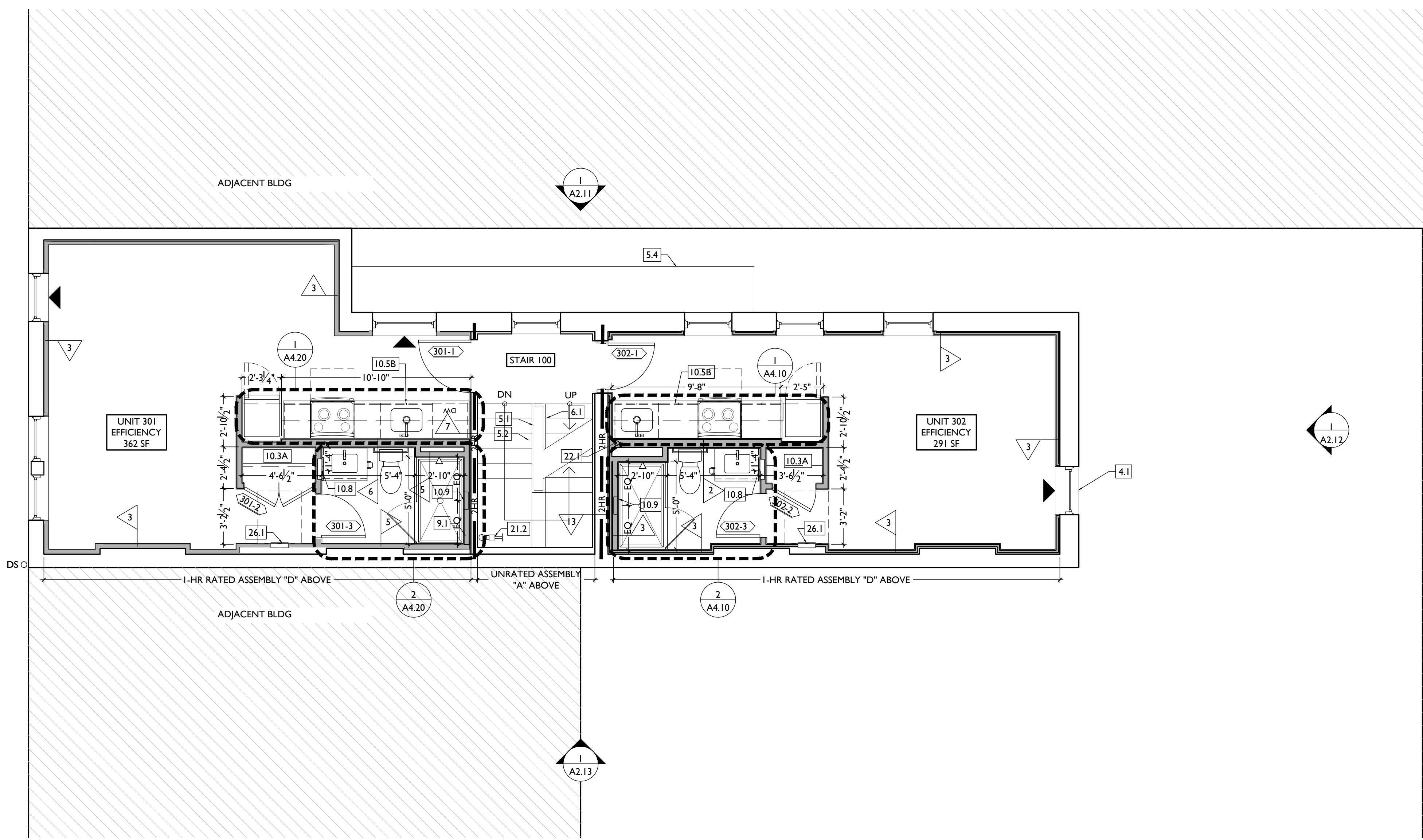
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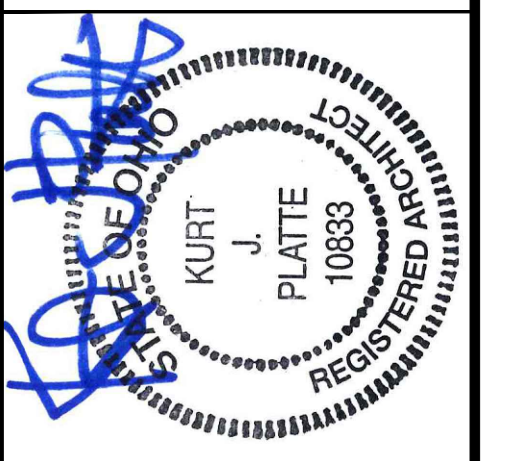
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PROPOSED PLAN - THIRD FLOOR | 1



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10.6 RECESSED MEDICINE CABINET. SEE INT. ELEVS.  
10.7 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.8 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS.

**21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 PROPOSED SPRINKLER RISER LOCATION. COORDINATE WITH FIRE SUPPRESSION CONTRACTOR.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS

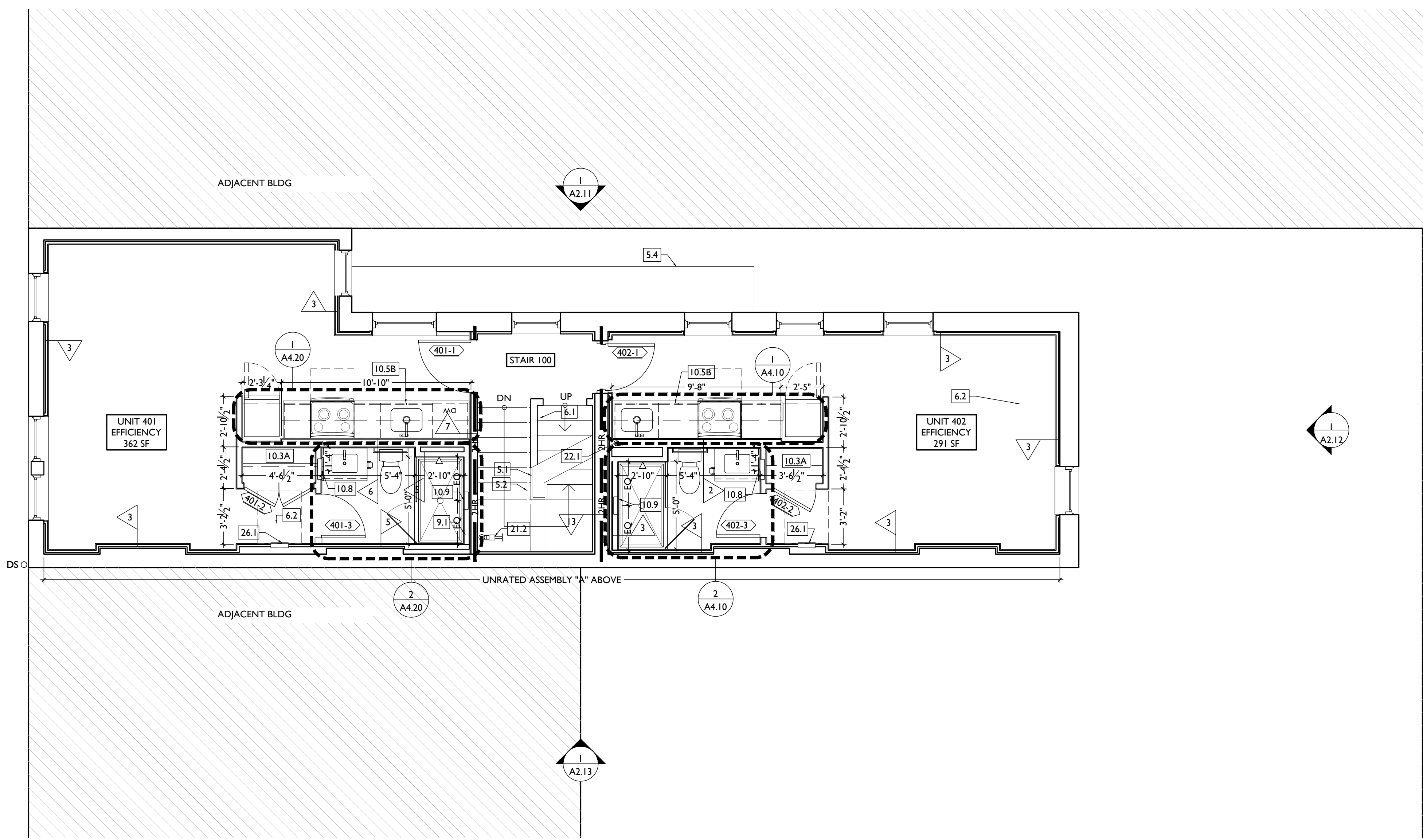
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22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING.

**23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER I1/A5.00. SEE HVAC & STRUCTURAL DWGS.  
23.2 NOT USED.  
23.3 NEW EXHAUST / INTAKE VENT COVER. PAINT TO MATCH ADJACENT WALL SURFACE.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.  
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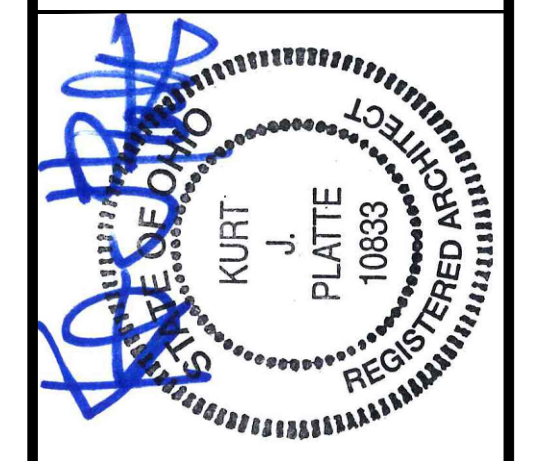
**10.9 INTERIOR ELEVATIONS AND FINISH SCHEDULE**  
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I1/A5.00

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" ELEVATION TAG.



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

PROPOSED PLAN - FOURTH FLOOR | 1



KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions  
0

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**AI.14**

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**3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL FOR INFILL AND CIVIL FOR CONCRETE FLATWORK ABOVE OPENING.

**4. MASONRY**  
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW CAST STONE LINTEL AND SILL. SEE STRUCTURAL DWGS.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.  
5.3 NEW ALUM. BREEZEWAY GATE. SEE DOOR SCHEDULE.  
5.4 EXG. FIRE ESCAPE TO REMAIN.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED TREADS &/OR RISERS OF WOOD STAIRS.  
6.2 NEW FLOOR FRAMING (SEE STRUCT DWGS).  
6.3 NOT USED.  
6.4 NEW BAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.5 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL DRAWINGS.  
6.6 EXG HISTORIC CORBEL AND TRIM TO BE CLEANED, PRIMED, AND REPAINTED.

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED ALUMINUM DOWNSPOUT.  
7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS, INSULATION PER SCHEDULE.  
7.3 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.4 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.

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8.1 NOT USED  
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10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.  
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10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
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10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL  
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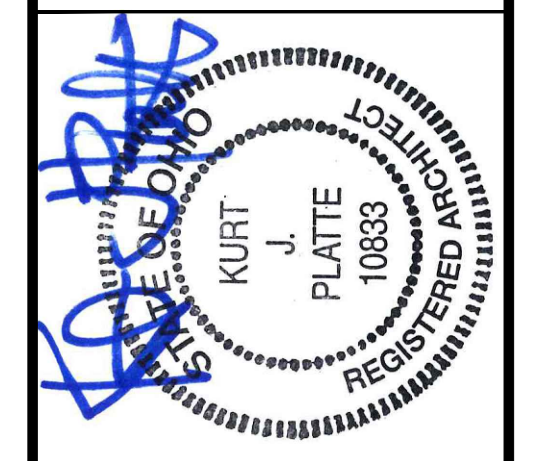
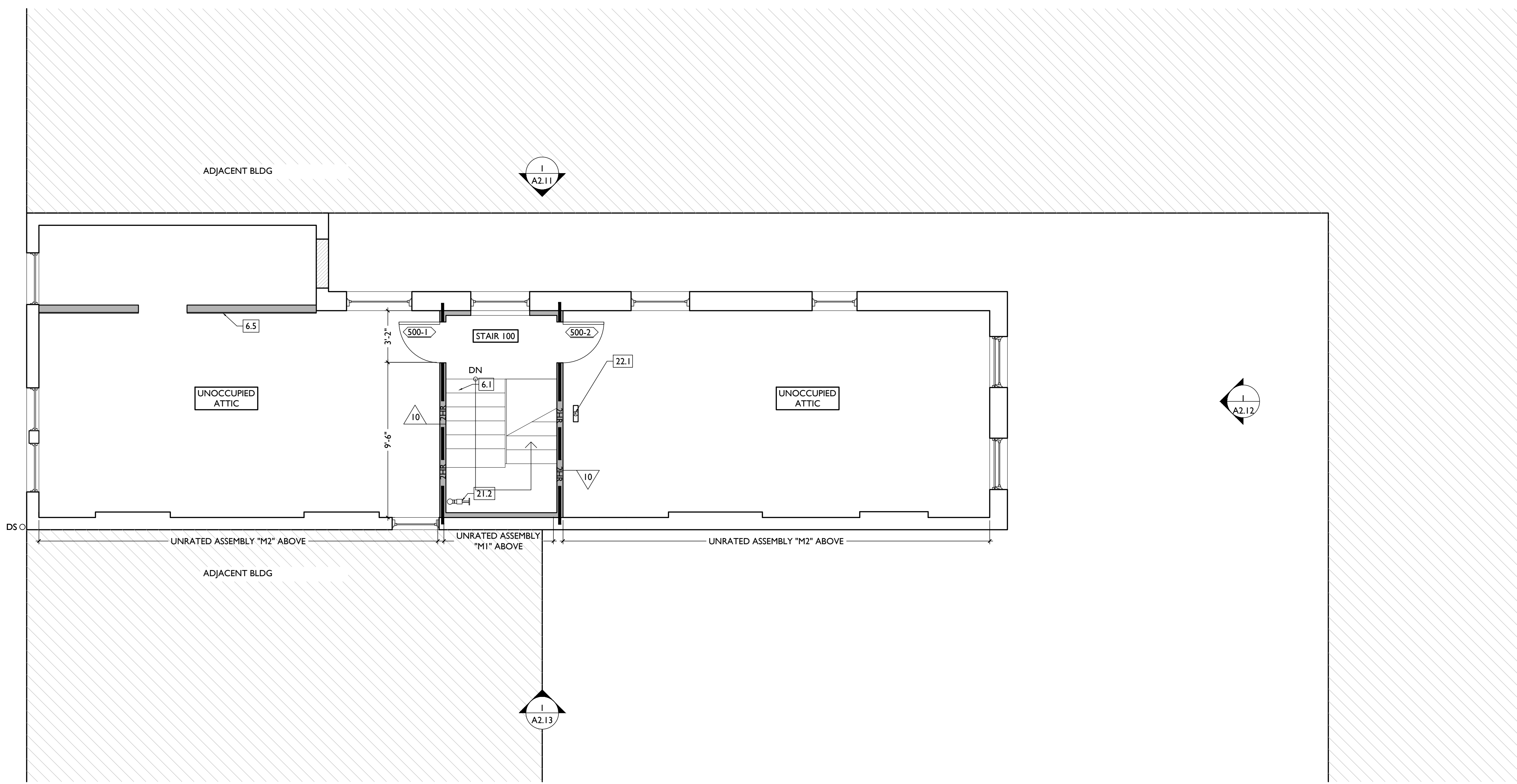
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Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
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FINDLAY FLATS

Job No: 22042      04.28.2023

**A1.15**

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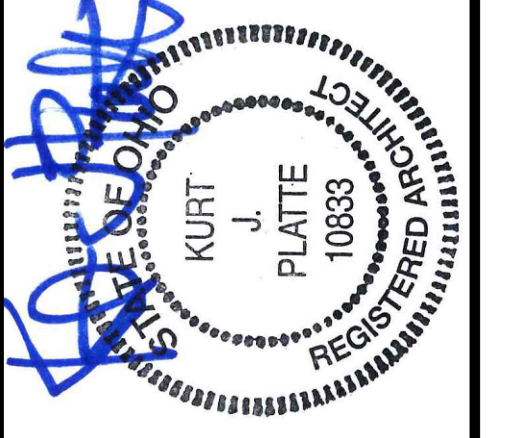
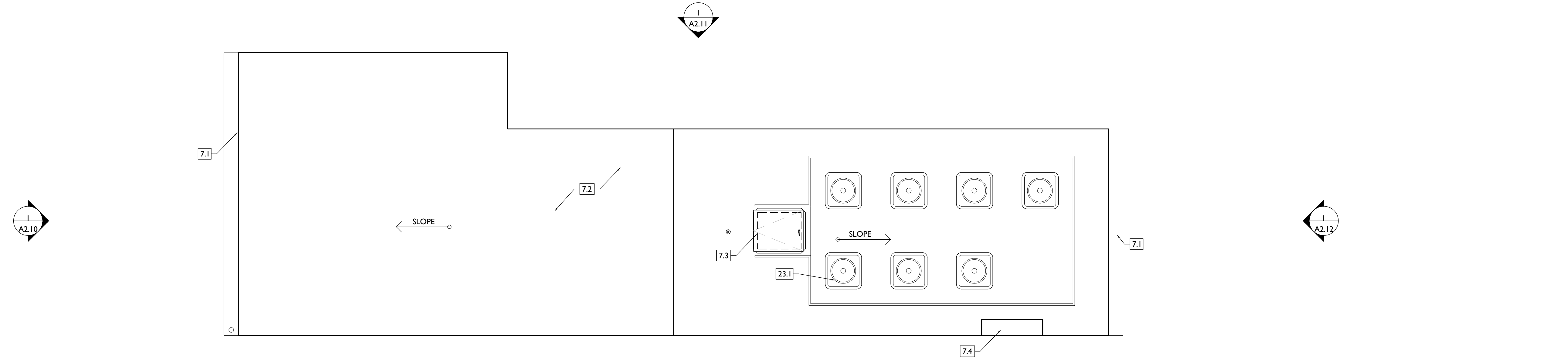
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- 'X'-X" ELEVATION TAG.

NOTE: CONTRACTOR TO DESIGN AND INSTALL ROOF VENTING SYSTEM THAT COMPLIES WITH OBC 1203. CONTRACTOR TO DETERMINE SIZE AND LOCATION OF VENTS. TOTAL AMOUNT OF NET FREE VENTILATING AREA SHOULD BE MINIMUM 1/150 OF ATTIC SF.



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SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.
SM2		SM2 - DAMP RATED, TYPICAL IN SHOWERS.
SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS.
SM13	SURFACE MOUNT ENTRY LIGHT	STAIR HALL ENTRY VESTIBULE, 1ST FLOOR ONLY
SM8	SURFACE MOUNT LINEAR LED	TYPICAL IN COMMERCIAL TURNKEY SPACES
ST1	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN ATTICS AND IN BASEMENTS
V1	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
V2	WALL MOUNT VANITY LIGHT	V2 - TYPICAL ON SIDES OF BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
TLI	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
PI	SURFACE MOUNT PENDANT	TYPICAL OVER KITCHEN ISLANDS

SYMBOL	FIXTURE TYPE	REMARKS
F1	CEILING FAN WITH LIGHT	SMALL FAN, TYPICAL IN BEDROOMS AND LIVING ROOMS
F2	CEILING FAN WITH LIGHT	LARGE FAN, TYPICAL IN BEDROOM AND LIVING ROOM
WM1	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
WMS	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT
ES	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN
ESL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS
EF1	BATHROOM VENT	TYPICAL BATHROOM EXHAUST FAN/VENT

SYMBOL	FIXTURE TYPE	REMARKS
RH1	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT
EM	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK

REFLECTED CEILING PLAN GENERAL NOTES:

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B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.

D. CLG HTS AT EXG FLOORS ARE TO BE W.F.

E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.

F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.

G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.

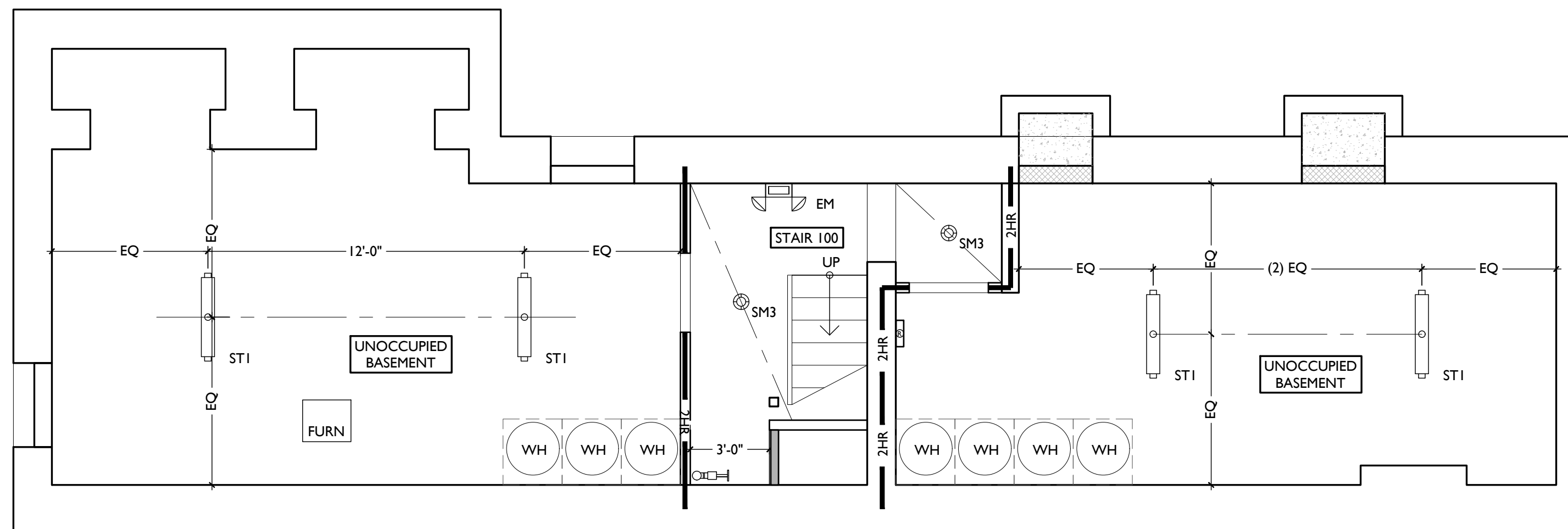
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

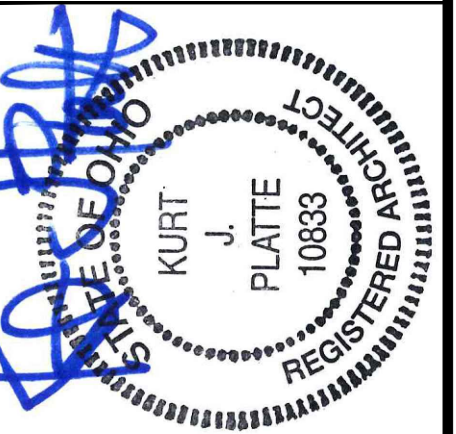
K. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

SYMBOL	REMARKS
CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
---	SOFFIT/LOWERED GYP BD CEILING
///	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
WC	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. COORD W/ F.P PLANS
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR
SDI	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
SDP	PHOTOELECTRIC
---	CENTER ON ARCHITECTURAL FEATURE
---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - BASEMENT |



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architecture + design  
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.
SM2		SM2 - DAMP RATED, TYPICAL IN SHOWERS.
SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS.
SM13	SURFACE MOUNT ENTRY LIGHT	STAIR HALL ENTRY VESTIBULE, 1ST FLOOR ONLY
SM8	SURFACE MOUNT LINEAR LED	TYPICAL IN COMMERCIAL TURNKEY SPACES
ST1	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN ATTICS AND IN BASEMENTS
V1	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
V2	WALL MOUNT VANITY LIGHT	V2 - TYPICAL ON SIDES OF BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
TLI	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
PI	SURFACE MOUNT PENDANT	TYPICAL OVER KITCHEN ISLANDS

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
F1	CEILING FAN WITH LIGHT	SMALL FAN, TYPICAL IN BEDROOMS AND LIVING ROOMS
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WM1	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
WM5	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT
ES	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN
ESL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS
EF1	BATHROOM VENT	TYPICAL BATHROOM EXHAUST FAN/VENT

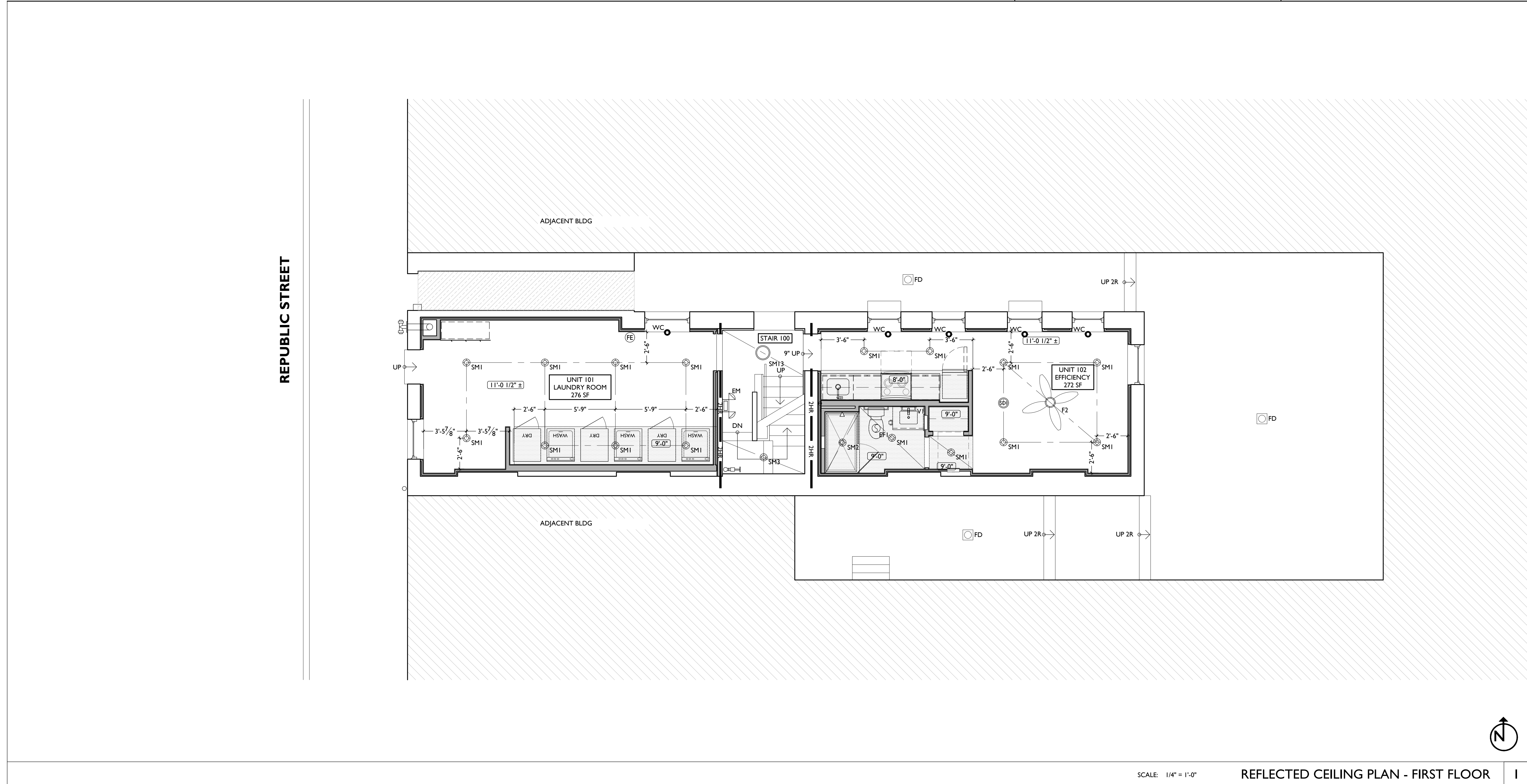
SYMBOL	FIXTURE TYPE	REMARKS
RH1	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT
EM	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK

REFLECTED CEILING PLAN GENERAL NOTES:

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- IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
- LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
- CLG HTS AT EXG FLOORS ARE TO BE W.F.
- ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
- BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
- ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
- PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.
- SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
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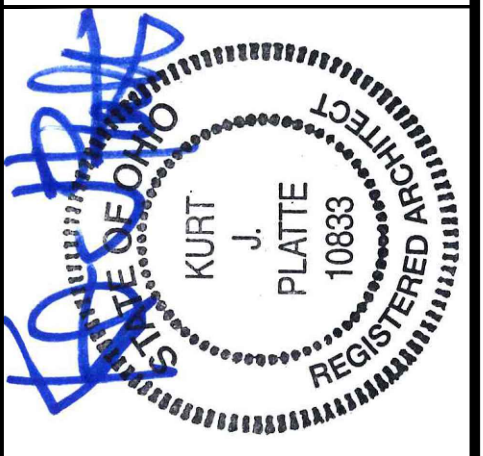
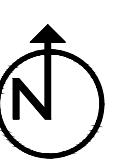
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WC	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW- COORD W/ F.P PLANS
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---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - FIRST FLOOR



KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
RENOVATION FOR  
**1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**AI.21**

**PLATTE**  
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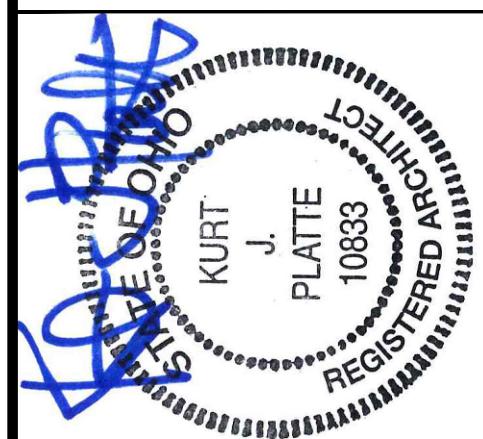
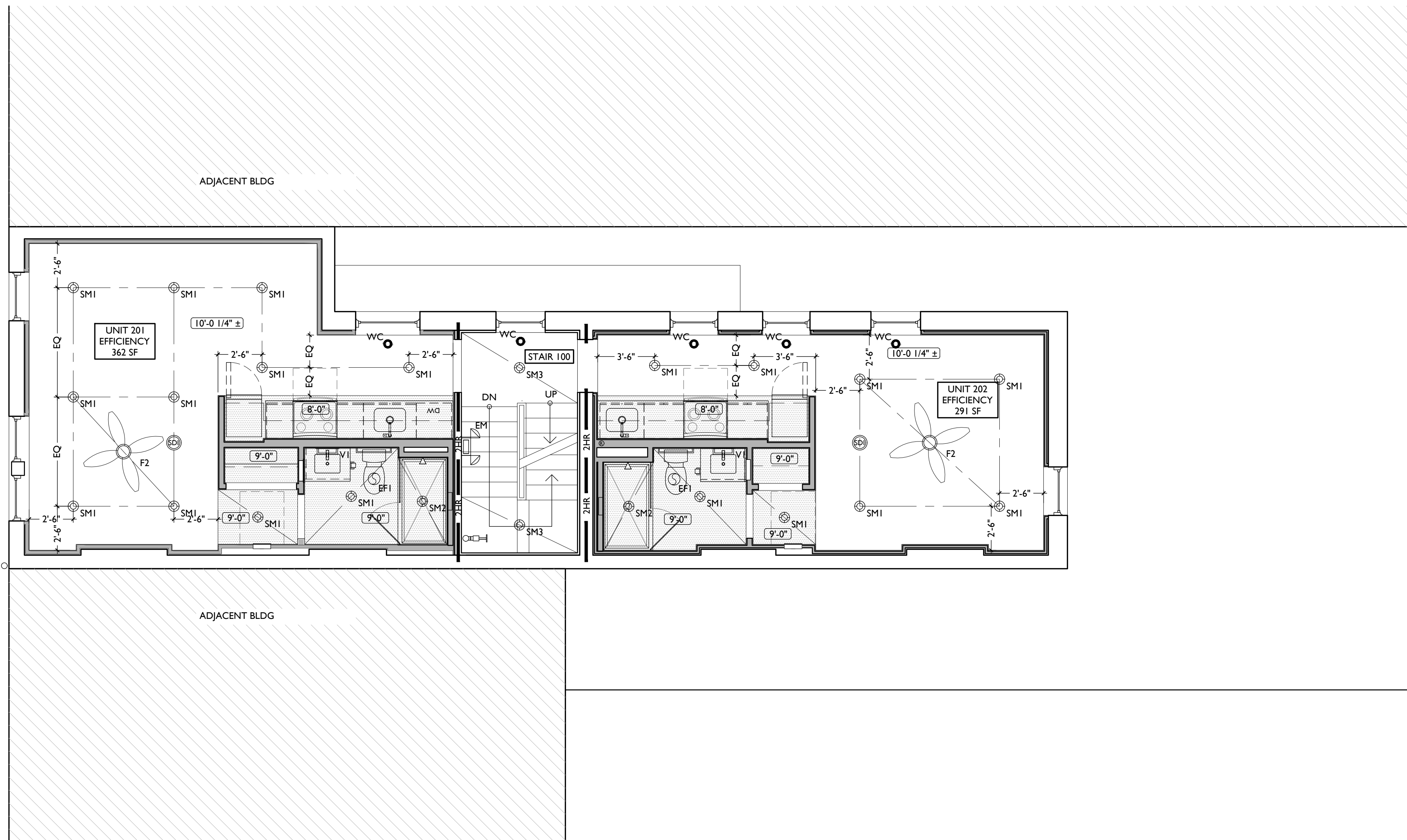
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KURT PLATTE 10833  
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Revisions

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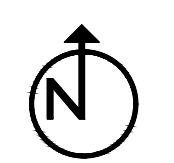
PROPOSED PROJECT:  
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CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**A1.22**

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

REFLECTED CEILING PLAN - SECOND FLOOR



SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.
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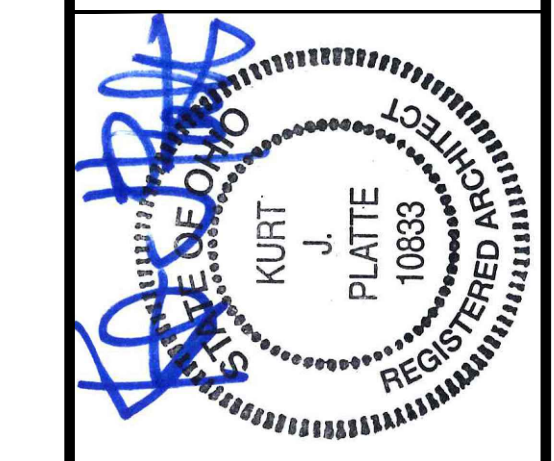
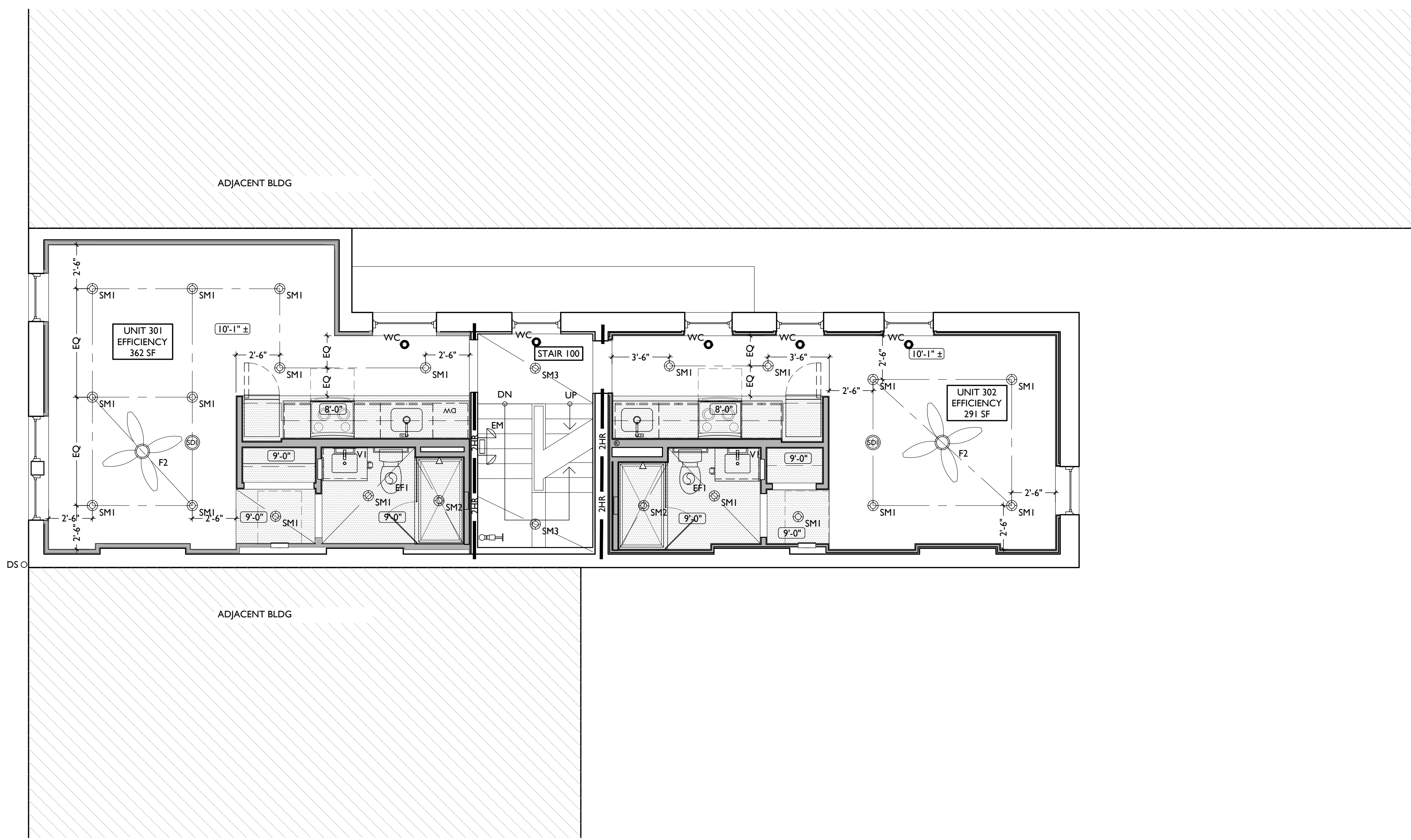
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KURT PLATTE 10833  
EXP DATE 12.31.2021

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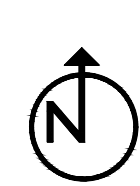
Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
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PROPOSED PROJECT:  
RENOVATION FOR  
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FINDLAY FLATS

Job No: 22042      04.28.2023

**A1.23**



SYMBOL	FIXTURE TYPE	REMARKS
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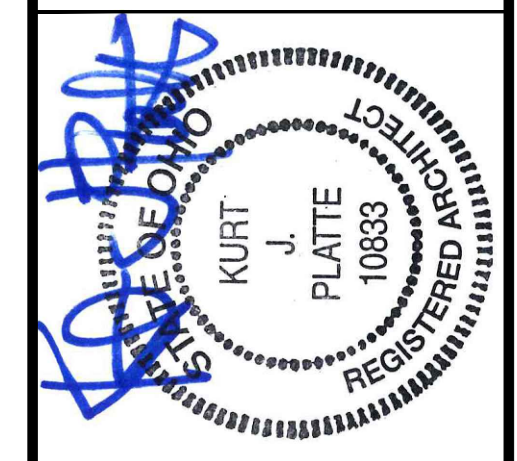
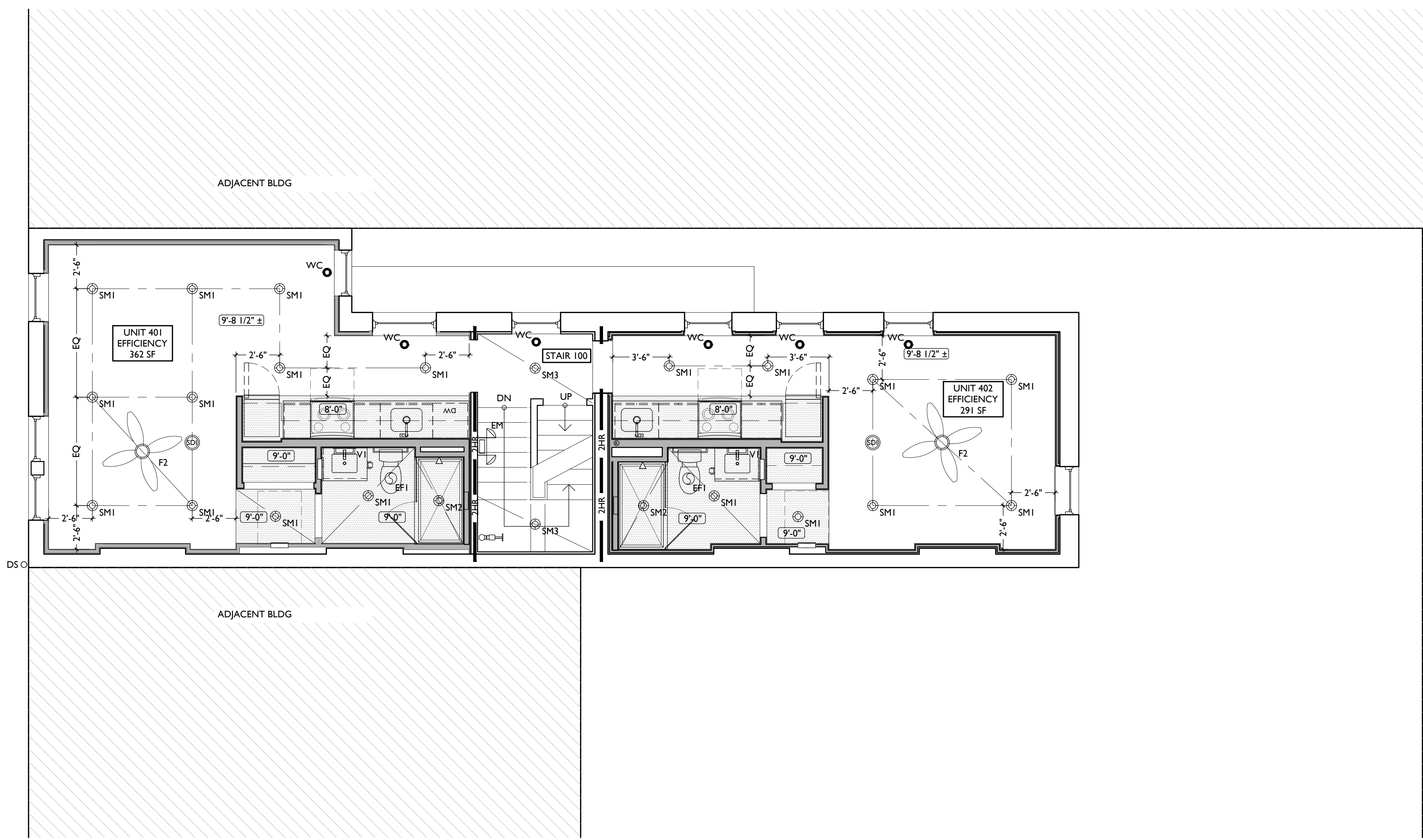
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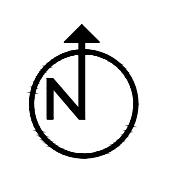
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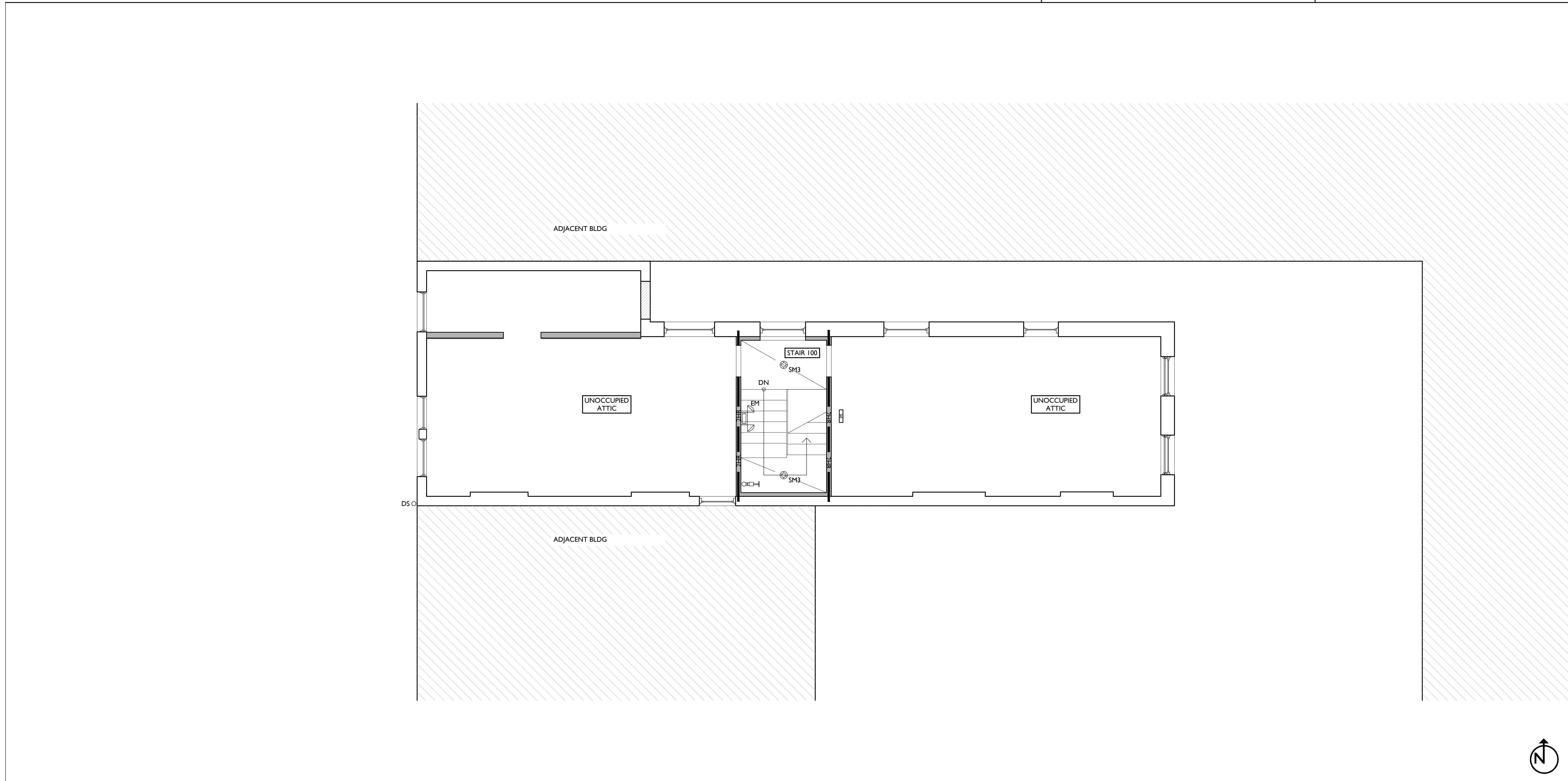
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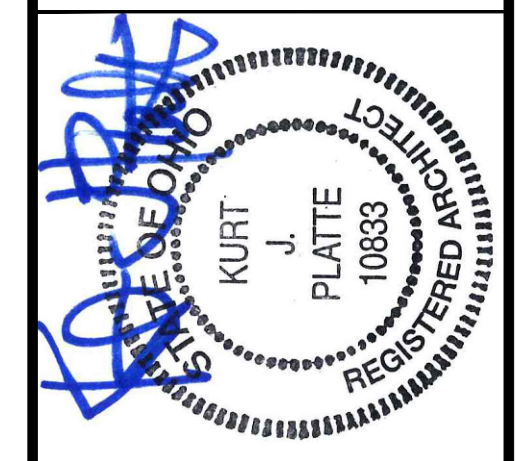
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- ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
- PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.
- SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
- SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
- ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

SYMBOL	REMARKS
CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
---	SOFFIT/LOWERED GYP BD CEILING
///	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
WC	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. COORD W/ F.P PLANS
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR
SDI	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
SDP	PHOTOELECTRIC
---	CENTER ON ARCHITECTURAL FEATURE
---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION PLAN - FIFTH FLOOR |



KURT PLATTE 10833  
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Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
RENOVATION FOR  
**1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**A1.25**

**PLATTE**  
architecture + design

1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

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3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL FOR INFILL AND CIVIL FOR CONCRETE FLATWORK ABOVE OPENING.

**4. MASONRY**  
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW CAST STONE LINTEL AND SILL. SEE STRUCTURAL DWGS.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
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6.1 REPAIR DAMAGED TREADS &/OR RISERS OF WOOD STAIRS.  
6.2 NEW FLOOR FRAMING (SEE STRUCT DWGS).  
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A. SURFACE MOUNTED  
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL

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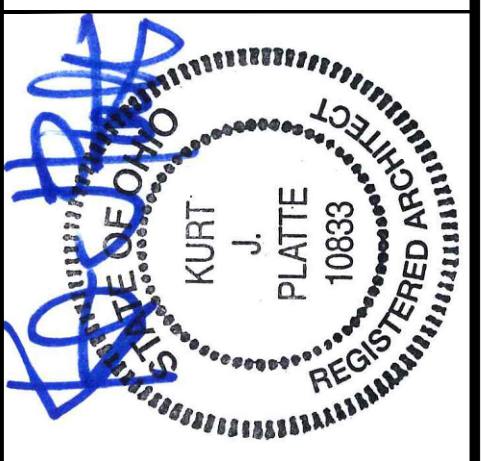
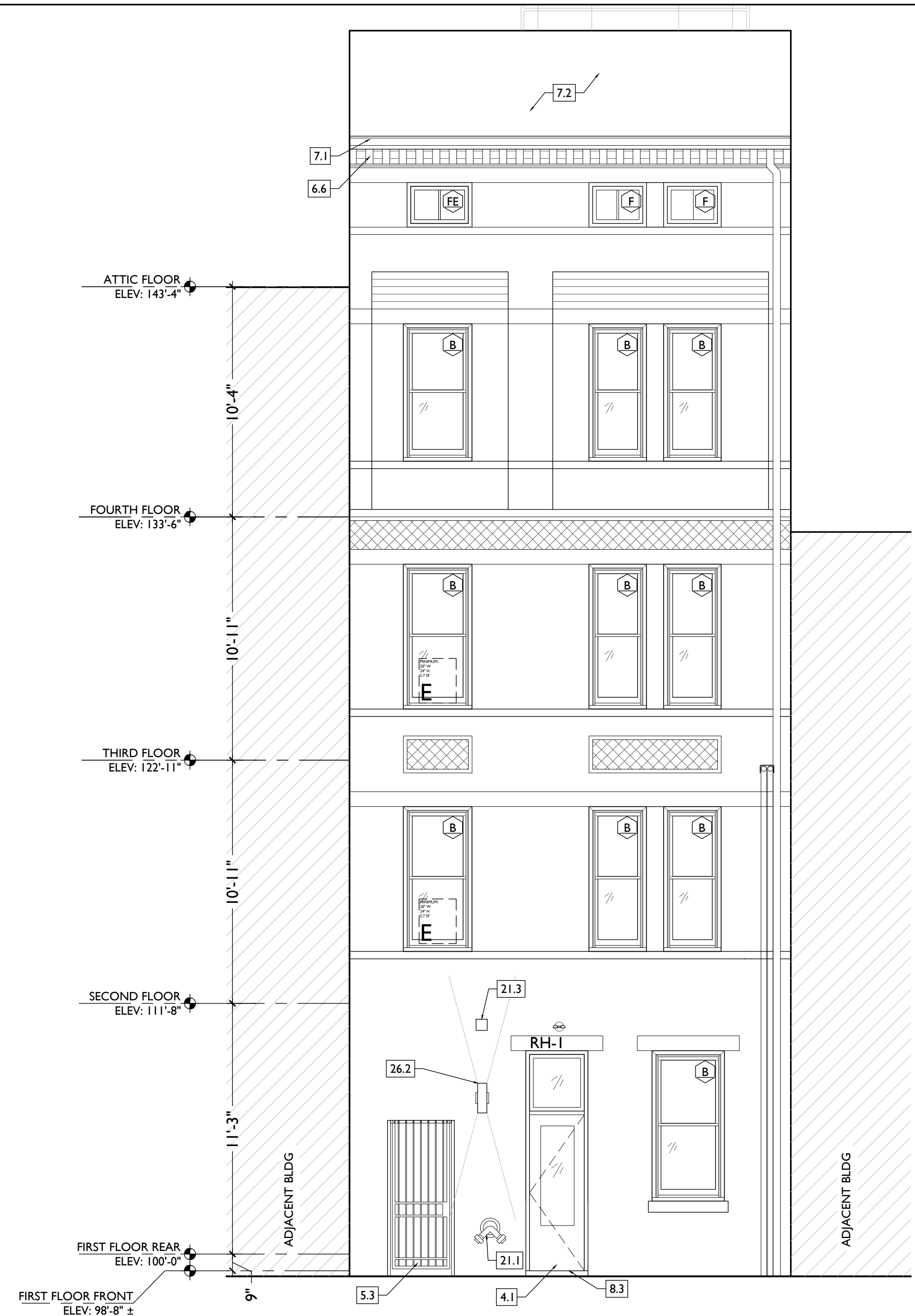
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- PARTITION TYPE - SEE A6.00.
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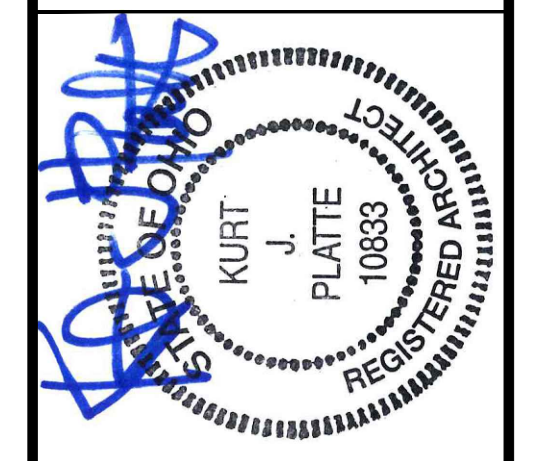
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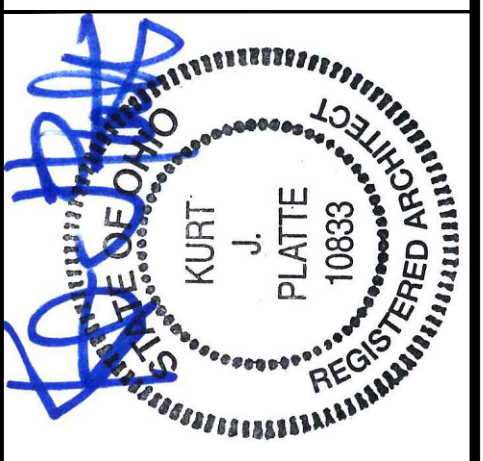
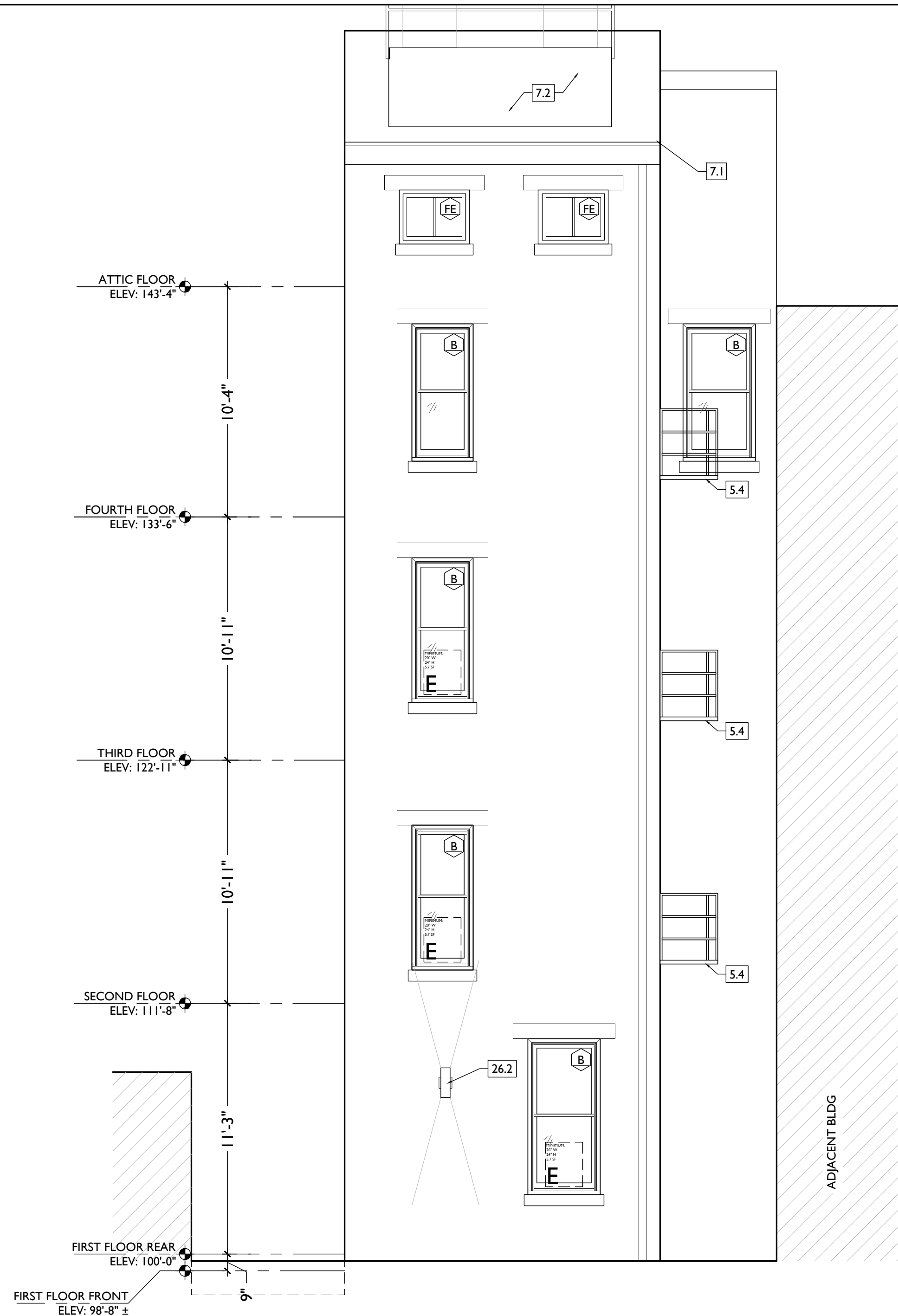
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**KEYED NOTES**  
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

**3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL FOR INFILL AND CIVIL FOR CONCRETE FLATWORK ABOVE OPENING.

**4. MASONRY**  
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW CAST STONE LINTEL AND SILL. SEE STRUCTURAL DWGS.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.  
5.3 NEW ALUM. BREEZEWAY GATE. SEE DOOR SCHEDULE.  
5.4 EXG. FIRE ESCAPE TO REMAIN.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED TREADS &/OR RISERS OF WOOD STAIRS.  
6.2 NEW FLOOR FRAMING (SEE STRUCT DWGS).  
6.3 NOT USED.  
6.4 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.5 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL DRAWINGS.  
6.6 EXG HISTORIC CORBEL AND TRIM TO BE CLEANED, PRIMED, AND REPAINTED.

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED ALUMINUM DOWNSPOUT.  
7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS, INSULATION PER SCHEDULE.  
7.3 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".  
7.4 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.

**8. OPENINGS**  
8.1 NOT USED  
8.2 NOT USED  
8.3 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

**9. FINISHES**  
9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.

**10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.  
10.2 ENTRY SECURITY SYSTEM CALL BOX.  
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED  
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL  
10.6 RECESSED MEDICINE CABINET. SEE INT. ELEV.  
10.7 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.8 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS.

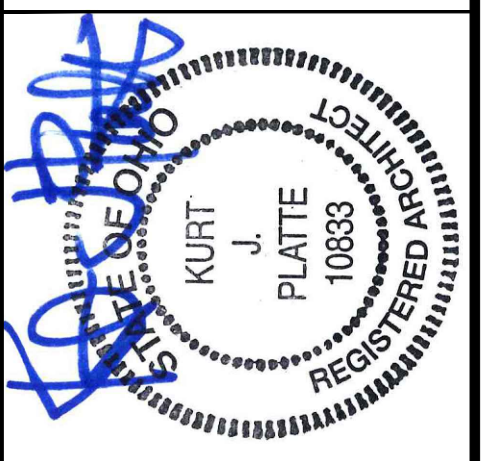
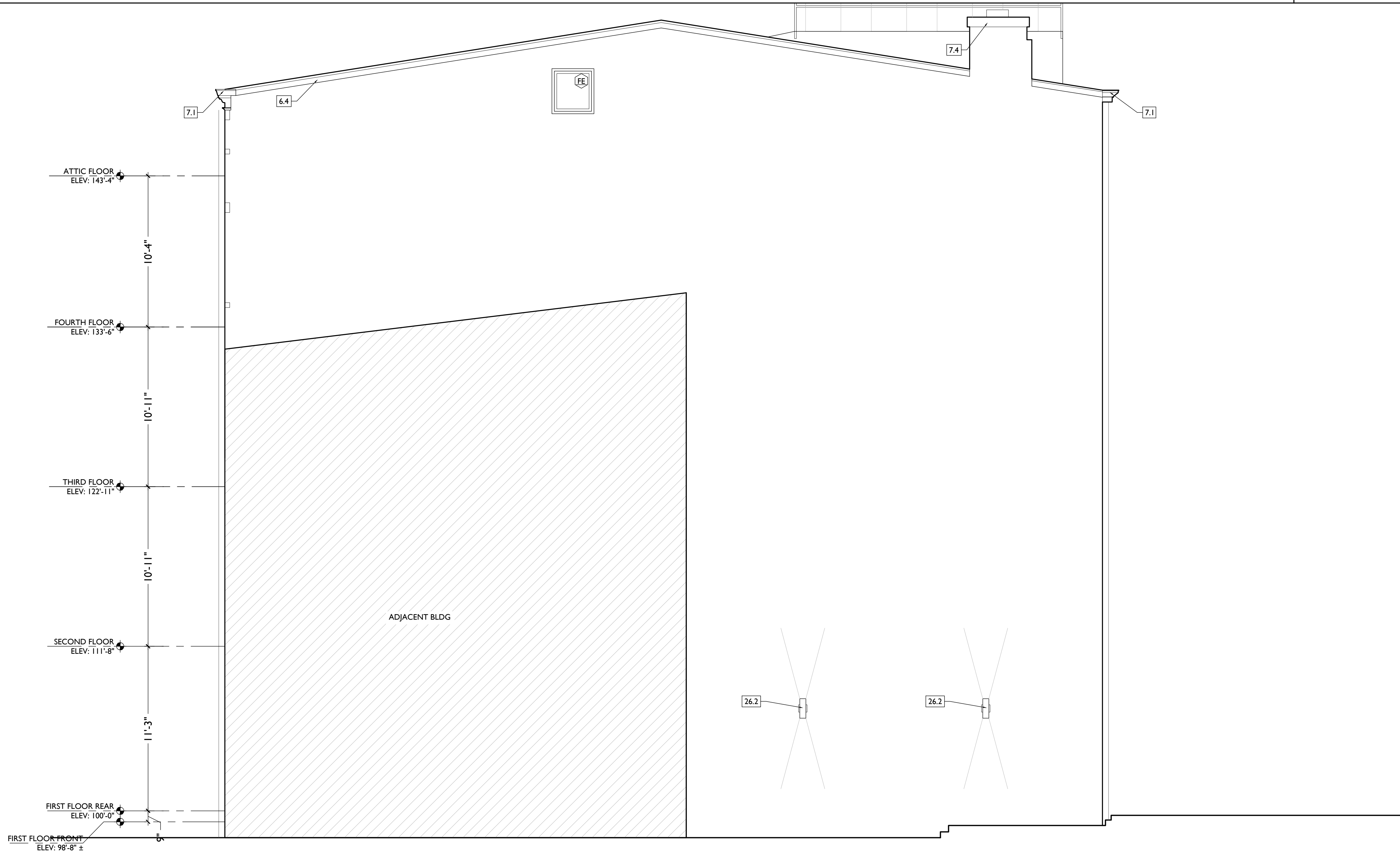
**21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 PROPOSED SPRINKLER RISER LOCATION. COORDINATE WITH FIRE SUPPRESSION CONTRACTOR.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS

**22. PLUMBING**  
22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING.

**23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER I1/A5.00. SEE HVAC & STRUCTURAL DWGS.  
23.2 NOT USED.  
23.3 NEW EXHAUST / INTAKE VENT COVER. PAINT TO MATCH ADJACENT WALL SURFACE.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- OPG CONTAINS SAFETY GLAZING.
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.



KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions  
0

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**PLATTE**  
architecture + design  
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TYPICAL UNIT FINISHES SCHEDULE				
MATERIAL / LOCATION	CODE	DESCRIPTION	NOTES	SOURCE
<b>FLOORING</b>				
EXISTING WOOD FLOORING - WHERE MAINTAINED	FL-1	MANU: EXISTING WOOD FLOORING FINISH: MINWAX STAIN COLOR: HEIRLOOM OAK MW441	STRIP, SAND AND STAIN PER MANUFACTURER'S SPECIFICATIONS	
NEW WOOD FLOORING - WHERE REQUIRED	FL-2	MANU: WOODWARD FLOORING FINISH: NATURAL WHITE OAK PLANK WIDTH: 3.25"	SEE FINISH PLANS FOR INSTALL DIRECTION.	
FLOOR TILE - BATHROOMS AND ADJACENT MEPLAUNDRY ROOMS	FL-3	MANU: FLORIDA TILE COLLECTION: ALUSTRRA COLOR: REGAL BLACK - MATTE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE - 45 RAVEN INSTALL: RUNNING BOND WITH 1/3 OFFSET	PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE BELOW TILE AND FIRESTOP SEALANT AT FLOOR PENETRATIONS	FLORIDA TILE EMILY FISCHER@FLORIDATILE.COM 513.824.1791
VCT - MEPLAUNDRY ROOM FLOORS	FL-4	MANU: ARMSTRONG COLLECTION: EXCELON VCT COLOR: 51861 SOFT WARM GRAY	USE IN LAUNDRY AND MEP ONLY IF ROOM IS NOT ADJACENT TO BATHROOM. UNDERLAYMENT AS REQ'D.	PAUL MCKAY@ARMSTRONGFLOORING.COM 513.515.0228
FLOOR TILE - KITCHENS WHERE REQUIRED	FL-5	MANU: FLORIDA TILE COLLECTION: AURA COLOR: LIGHT GRAY SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE, COLOR: 78 STERLING SILVER INSTALL: RUNNING BOND WITH 1/3 OFFSET	PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE BELOW TILE AND FIRESTOP SEALANT AT FLOOR PENETRATIONS	FLORIDA TILE EMILY FISCHER@FLORIDATILE.COM 513.824.1791
<b>WALL TILE</b>				
TILE - SHOWER WALLS	WT-1	MANU: MOSA COLLECTION: COLORS SIZE: 6X6 COLOR: BEECH GLOSSY GROUT: MAPEI 11; COLOR: SAHARA BEIGE INSTALL: HORIZONTAL RUNNING BOND	BLACK SCHLUTER EDGE	LOUISVILLE TILE ROBYN VIDIC RVIDIC@LOUISVILLE-TILE.COM 513-276-4840
<b>PAINT</b>				
GENERAL PAINT - UNIT AND CORRIDOR WALLS AND CEILING	PT-1	MANU: PPG ARCHITECTURAL COATINGS COLOR: SILVER FEATHER - PPG 1002-1	WALL FINISH: SATIN CEILING FINISH: FLAT	
PAINT - UNIT TRIM	PT-2	MANU: PPG ARCHITECTURAL COATINGS COLOR: IN THE CLOUD - PPG 0999-1	BASE, TRIM, MILLWORK FINISH: SEMI-GLOSS	
PAINT - UNIT ENTRY DOORS CORRIDOR: HISTORIC MILLWORK & STAIR RISERS AS REQ'D PER BUILDING	PT-3	MANU: PPG ARCHITECTURAL COATINGS COLOR: THYME GREEN - PPG 1128-6	FINISH: SEMI-GLOSS	
PAINT - STAIR TREADS AND RAILING BALUSTER AS REQ'D PER BUILDING	PT-4	MANU: PPG ARCHITECTURAL COATINGS COLOR: LICORICE - PPG 1009-7	FINISH: SEMI-GLOSS	
<b>WALL BASE</b>				
HISTORIC WOOD BASE - WHERE ABLE TO RETAIN	WB-1	IN-UNIT: PT-2 STAIR HALL: PT-3	KEEP ALL HISTORIC BASE - REPAIR/RETAIN WHEN PRESENT. PATCH TO MATCH ADJACENT. CLEAN, SAND, AND PAINT.	
TILE BASE - BATHROOMS	WB-2	MANU: FLORIDA TILE COLLECTION: ALUSTRRA COLOR: REGAL BLACK - MATTE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE - 45 RAVEN	TILE CUT DOWN ON SITE TO 3 X 24" BLACK SCHLUTER EDGE	LOUISVILLE TILE ROBYN VIDIC RVIDIC@LOUISVILLE-TILE.COM 513-276-4840
TYPICAL NEW PAINTED WOOD BASE - WHERE REQUIRED.	WB-3	CONTRACTOR PROVIDED 1X6 POPLAR W/ TOE MOLDING		

SOLID SURFACE				
QUARTZ - KITCHEN BACKSPLASH & COUNTERTOPS THROUGHOUT	SS-1	MANU: CORIAN - QUARTZ COLOR: CALCATTA VILLA - 2CM	FULL BACKSPLASH, SEE ELEVATIONS	BRIAN FORTIN BRIAN.FORTIN@OVSCO.COM 513.582.2528
<b>CASEGOODS</b>				
CABINETS - IN UNITS/ COMMERCIAL RR	CG-1	MANU: SMART CABINETS W/ PLYWOOD BOX DOOR STYLE: SUMMIT (SOLID WOOD) MAPLE, FULL OVERLAY FINISH: STAIN - ROOT BEER	DOOR PULLS - MANU: AMEROCK MONUMENT 5-1/16" CENTER TO CENTER CABINET PULL MODEL: BP36571FB FINISH: BLACK	SMART CABINETRY SALES@SMARTCABINETRY.COM 574.831.5010
<b>GLASS</b>				
GLASS SHOWER ENCLOSURE - UNIT BATHROOMS	GL-1	CELESTA FRAMELESS 3/8" GLASS SWING DOOR & PANEL SHOWER DOOR MODEL: CELA-935 GLASS: AQUA GLIDE GLASS FINISH: CHROME		
<b>OTHER</b>				
BLINDS		2" FAUX WOOD BLINDS AT ALL RESIDENTIAL UNITS, WHITE FINISH. VERIFY ALL LOCATIONS WITH OWNER		
UNIT ENTRY SIGNAGE		BECIZY 4"L X 2.5"W FLOATING WALL MOUNT MODERN HOUSE NUMBER, BLACK. VERIFY ALL LOCATIONS WITH OWNER. COORDINATE LOCATIONS WITH ACCESSIBILITY REQUIREMENTS A117.1-2009	FINAL LOCATION TO BE DETERMINED BY OWNER	AMAZON https://mynurl.com/mr37wxn

BATHROOM EQUIPMENT SCHEDULE				
CODE	ITEM	MANUFACTURER & PRODUCT #	MOUNTING HEIGHT	REMARKS
A	GRAB BARS	MANU: BOBRICK LINE B-5806X18 SIZE: (18") X 36 (36") & 42 (42")	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	COMMERCIAL BATHROOM
B	DIAPER CHANGE STATION	MANU: KOALA KARE MODEL: KB200-SS HORIZONTAL WALL MOUNTED FINISH: GREY 01	48" A.F.F. MAX MOUNTING HEIGHT TO T.O. STATION. WORKSURFACE WHEN OPEN TO BE 34" MAX - 28" MIN.	COMMERCIAL BATHROOM
C1	MEDICINE CABINET	RECESSED: MANU: KOHLER 16"x20" SINGLE DOOR REVERSIBLE HINGE FRAMELESS MIRRORED MEDICINE CABINET MODEL: K-CB-CLR1620FS	PER ELEVATIONS	UNIT BATHROOMS
C2		SURFACE MOUNTED: RANGAIRE SURFACE MOUNT 16"x22" SINGLE DOOR MEDICINE CABINET WITH REVERSIBLE DOOR SWING MODEL: 4565MX		
D	PAPER TOWEL DISPENSER	ASI TRADITIONAL PAPER TOWEL DISPENSER MULTI, C-FOLD, SURFACE MOUNTED BLACK MODEL: ASI 0210-41	PER ACCESSIBILITY REQUIREMENTS, 48" MAX TO HIGHEST OPERABLE PART	COMMERCIAL BATHROOM
E1	TOILET TISSUE DISPENSER	HARNEY HARDWARE COLLECTION: CLEARWATER TOILET PAPER HOLDER FINISH: MATTE BLACK PRODUCT #10220	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	UNIT/COMMERCIAL BATHROOMS
E2	TOWEL HOOK	HARNEY HARDWARE COLLECTION: CLEARWATER 24" TOWEL BAR FINISH: MATTE BLACK PRODUCT #10222	48" A.F.F.	UNIT BATHROOMS
E3	ROBE HOOK	"HARNEY HARDWARE COLLECTION: CLEARWATER ROBE HOOK FINISH: MATTE BLACK PRODUCT # 10218"	48" A.F.F.	UNIT/COMMERCIAL BATHROOMS
F	MIRROR	MANU: NUTYPE (HOME DEPOT) COLLECTION: MEDIUM RECTANGLE BLACK SHELVES AND DRAWERS MODERN MIRROR SIZE: 24 X 36 FINISH: BLACK	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	UNIT/COMMERCIAL BATHROOM

FLOOR GENERAL NOTES

- WHERE EXG. HEARTH TILE IS PRESENT, PROTECT AND MAINTAIN AS IS.
- WHERE EXG. HEARTH IS CONCRETE, PATCH / PROVIDE SOME SKIM COAT. PAINT CONCRETE. COLOR TBD.
- TRANSITION TYPES:
  - PROVIDE TRANSITION STRIPS WHERE CHANGES IN MATERIAL OCCUR.
  - PROVIDE NEW WOOD TRANSITIONS WHERE NEW WOOD FLOOR MEETS HISTORIC WOOD FLOOR
  - WHERE FLOOR TILE TRANSITIONS TO WOOD PROVIDE ALUMINUM TILE EDGE. B.O.D BENGARD-SHUR-TRIM. THICKNESS TO BE DETERMINED IN THE FIELD.

FLOOR FINISH LEGEND (SEE FINISH SCHEDULES A4.00-A4.02 FOR DETAILS)

	FL-1 EXG HISTORIC FINISH FLOORS TO REMAIN
	FL-2 NEW WOOD FLOORS
	FL-3 RESTROOMS
	FL-4 RESIDENTIAL LAUNDRY/ MECH ROOMS BUILDING STORAGE ROOMS

SCALE: 3/8" = 1'-0" FINISH SCHEDULE | 1

 SCALE: 1/8" = 1'-0" <b>FOURTH FLOOR</b>   4	 SCALE: 1/8" = 1'-0" <b>THIRD FLOOR</b>   3	 SCALE: 1/8" = 1'-0" <b>SECOND FLOOR</b>   2	 SCALE: 1/8" = 1'-0" <b>FIRST FLOOR</b>   1
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**FINISH FLOOR PLANS**

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architecture + design

KURT J. PLATTE  
REGISTERED ARCHITECT  
10683

KURT PLATTE 10683  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions

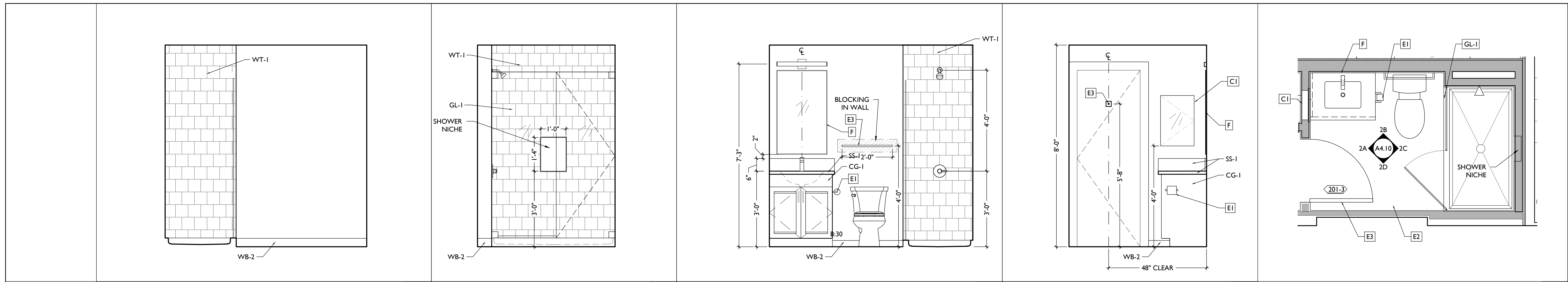
Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
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**A4.00**

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

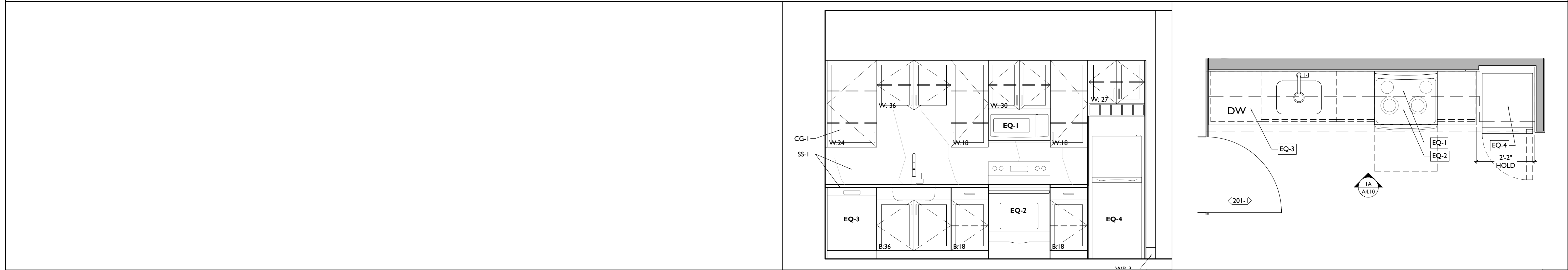
SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 2C

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

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

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

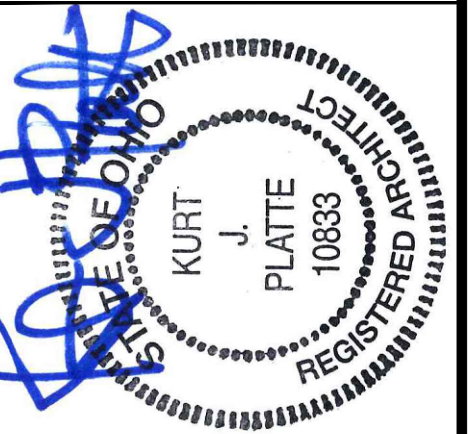
UNIT 201, 301, 401 BATHROOM - ENLARGED PLANS & INT ELEVATIONS



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

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

201, 301, 401 KITCHEN - ENLARGED PLANS & INT ELEVATIONS

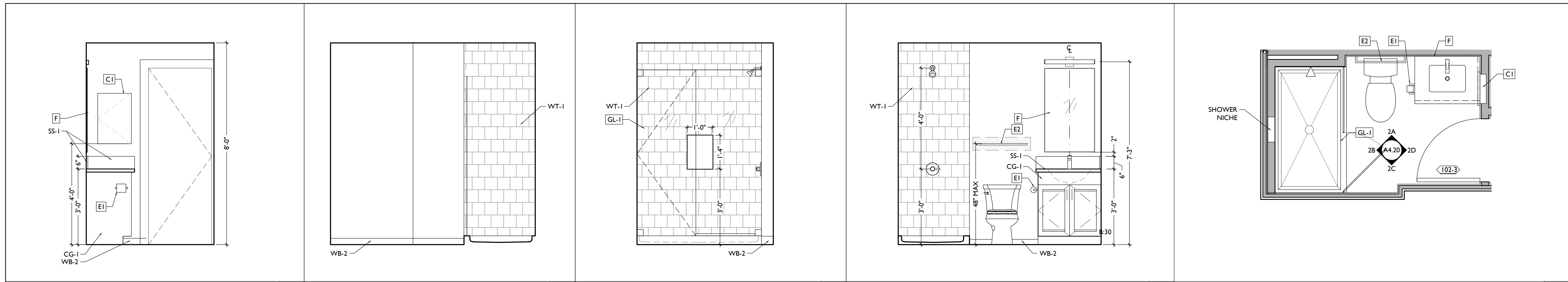


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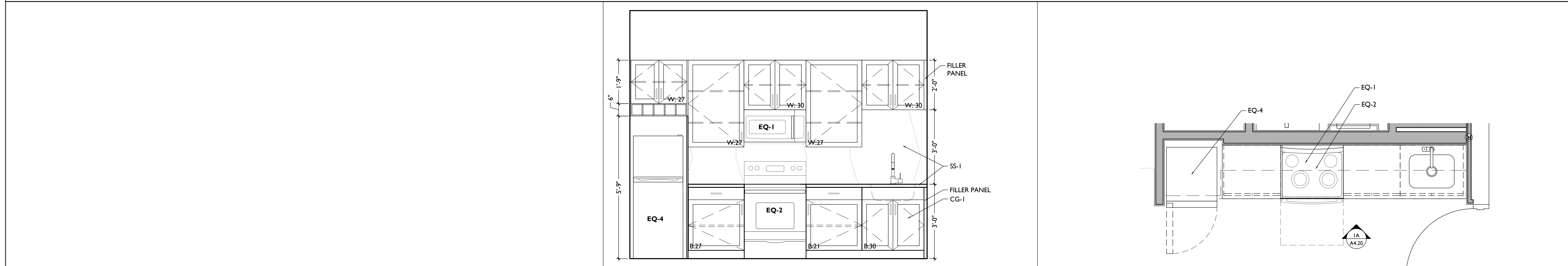
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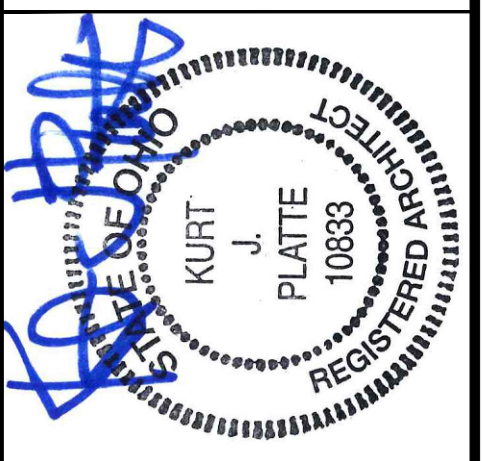
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**UNIT 102, 202, 302, 402 BATHROOM - ENLARGED PLANS & INT ELEVATIONS**



SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 1A SCALE: 1/2" = 1'-0" ENLARGED PLAN 1

**UNIT 102, 202, 302, 402 KITCHEN - ENLARGED PLANS & INT ELEVATIONS**

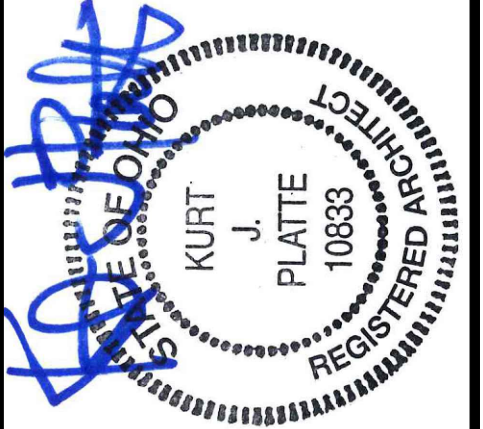


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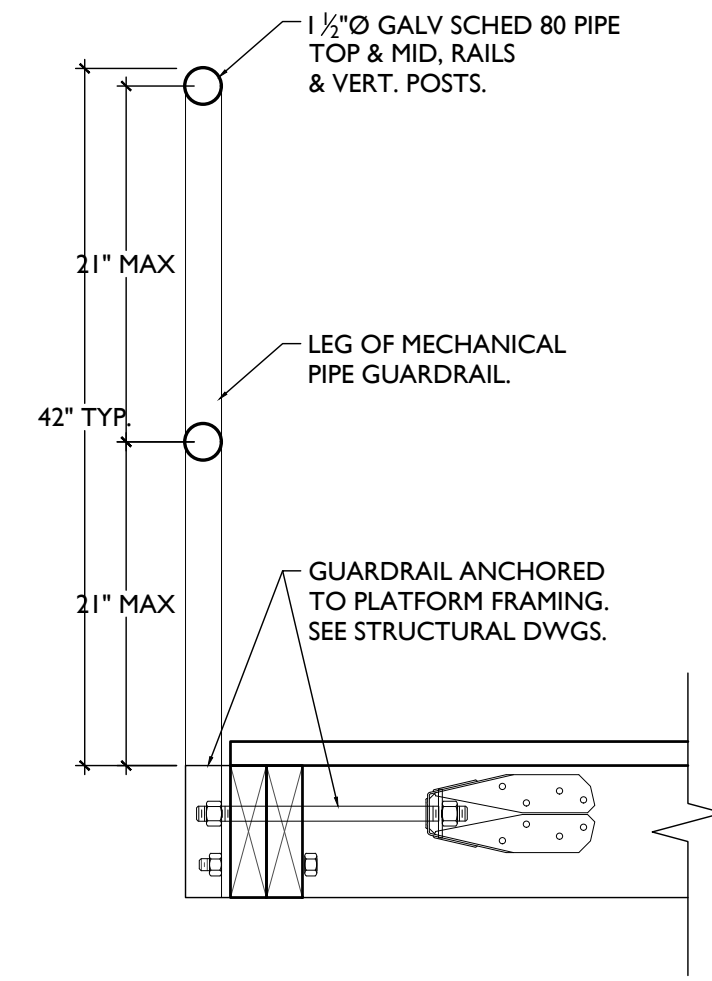
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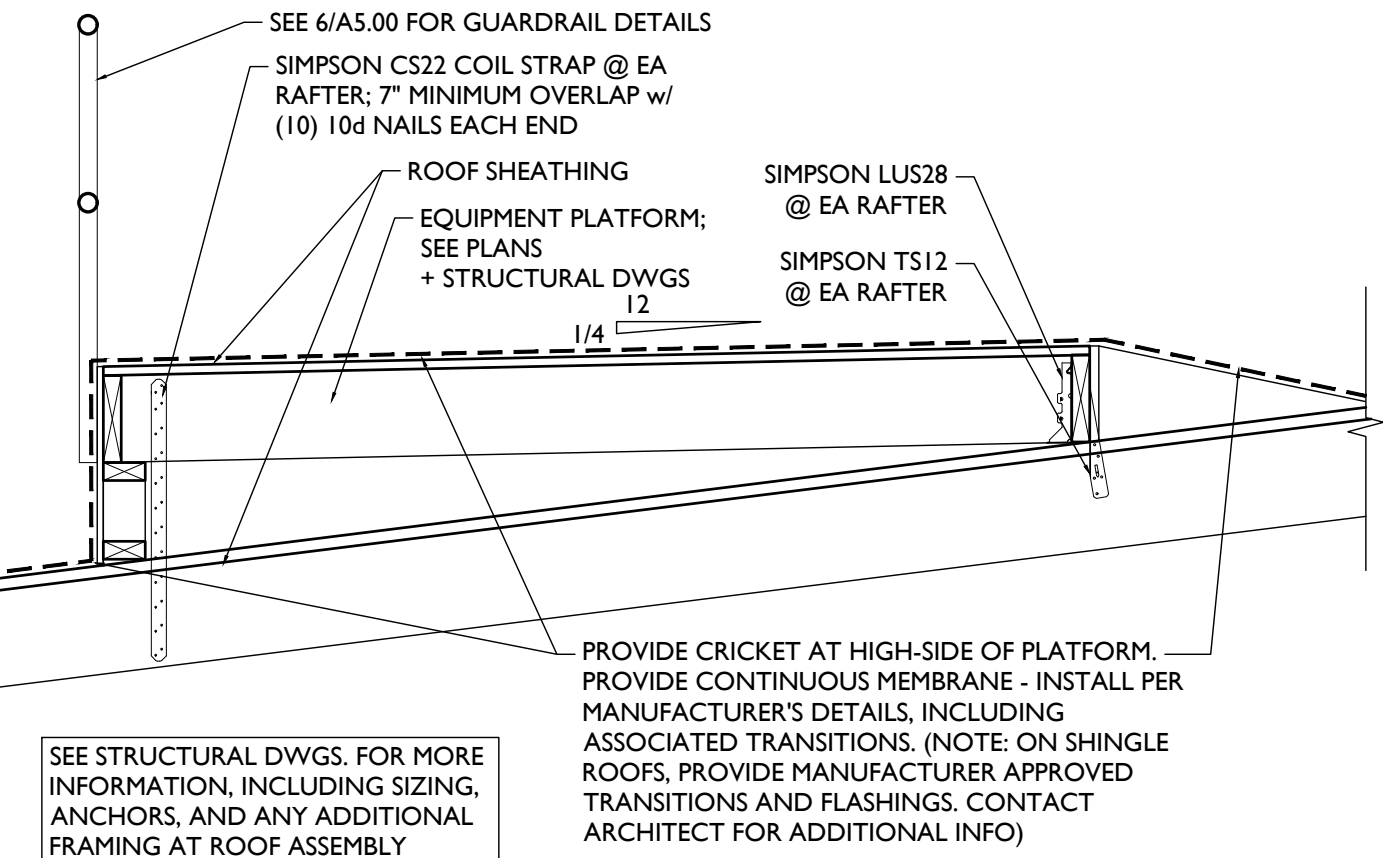
SEE STRUCTURAL DWGS. FOR MORE INFORMATION, INCLUDING SIZING, ANCHORS, AND ANY ADDITIONAL FRAMING AT ROOF ASSEMBLY.



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

MECHANICAL PLATFORM GUARDRAIL

12

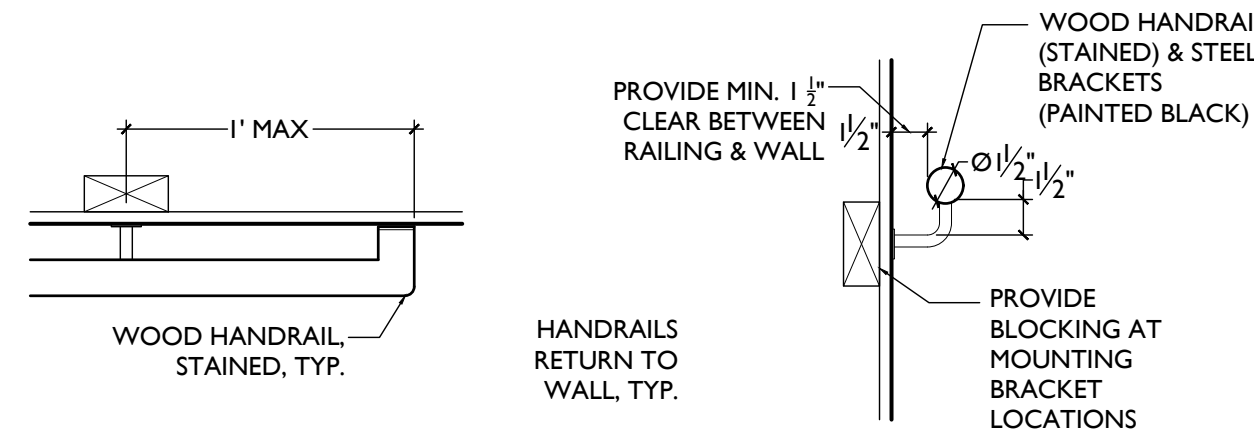


SEE STRUCTURAL DWGS. FOR MORE INFORMATION, INCLUDING SIZING, ANCHORS, AND ANY ADDITIONAL FRAMING AT ROOF ASSEMBLY.

SCALE: 3/4" = 1'-0"

MECHANICAL PLATFORM

11



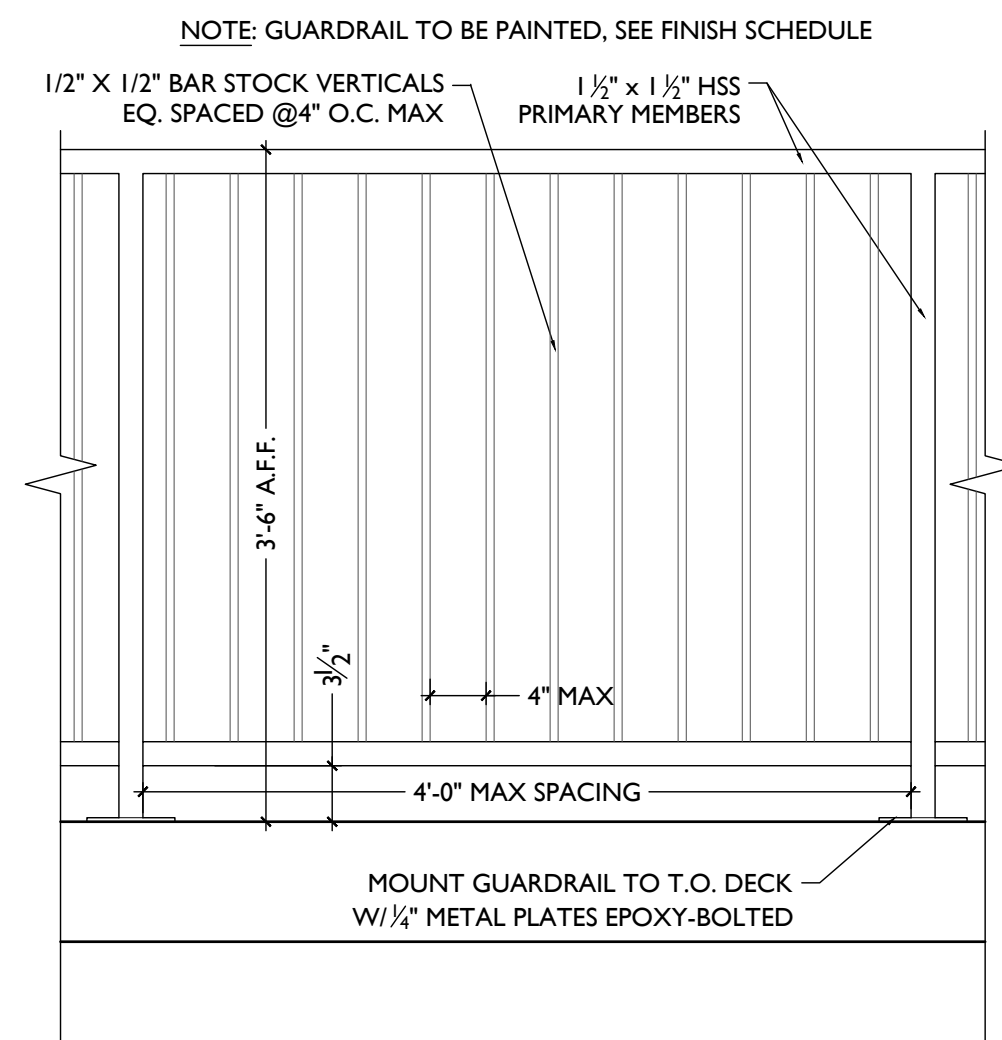
PLAN

SECTION

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

HANDRAIL

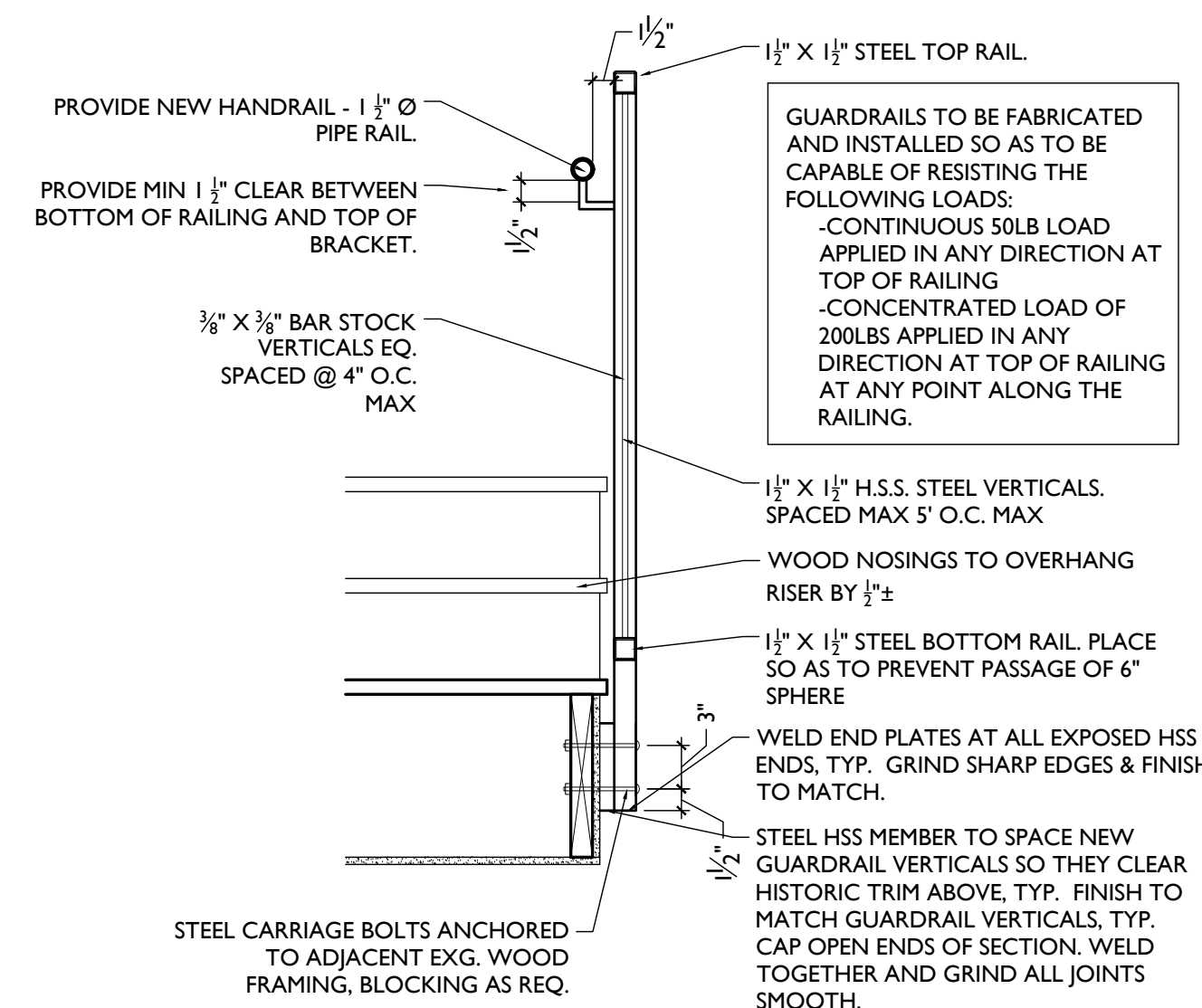
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SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL

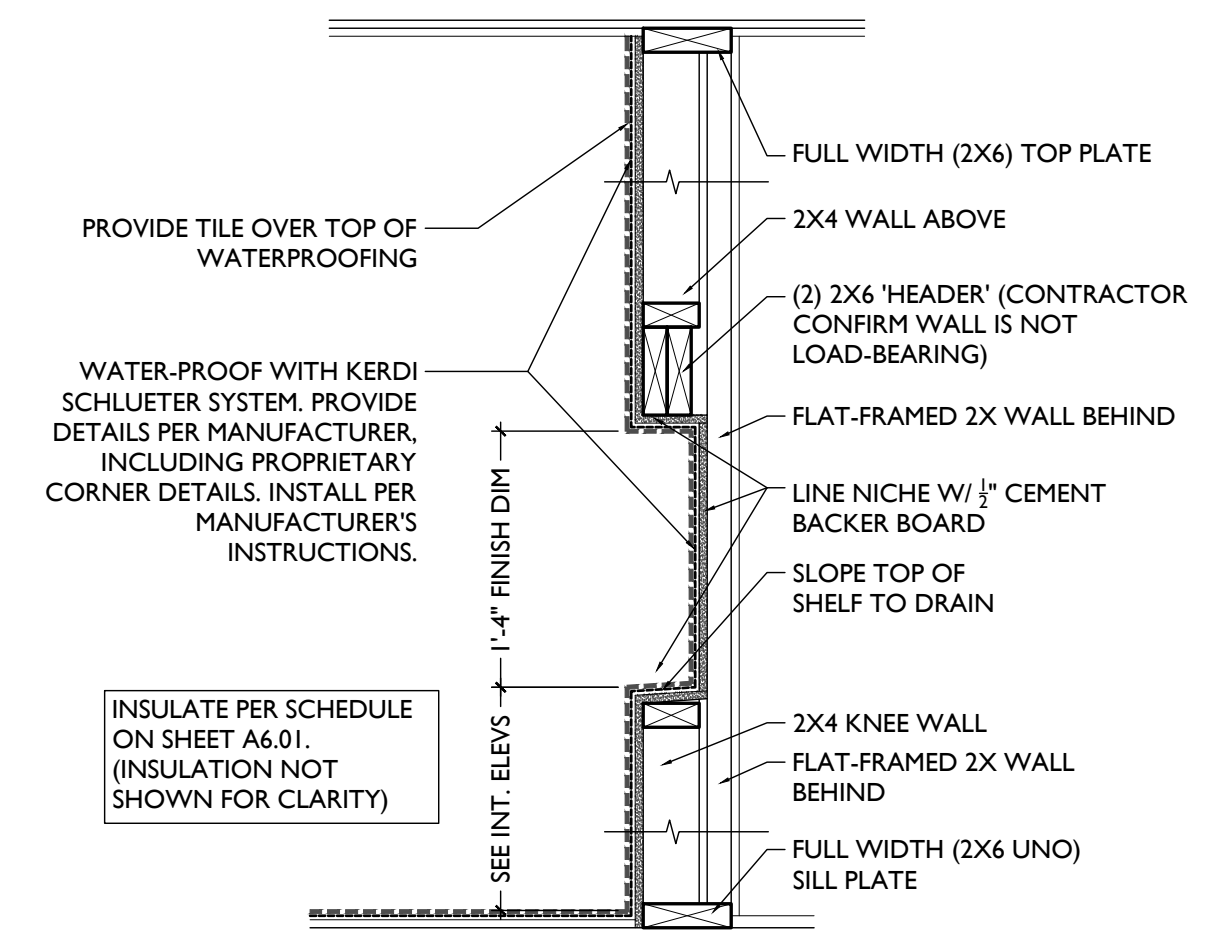
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SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL

2



SCALE: 1" = 1'-0"

SHOWER NICHE

1

TYPICAL DETAILS

PROPOSED PROJECT:  
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**A5.00**

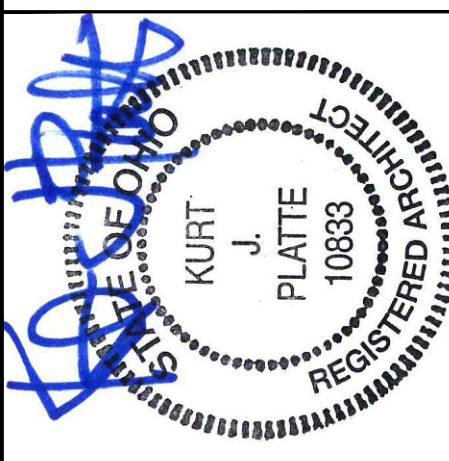
# WALL ASSEMBLIES/ PARTITION TYPES

## KEYED NOTES:

1. FINISHED FLOOR - SEE FINISH SCHEDULE
2. SCHEDULED BASE - SEE FINISH SCHEDULE
3. WOOD WALL FRAMING
  - 3.1. 2X4 WALL FRAMING @ 16" O.C.
  - 3.2. 2X6 WALL FRAMING @ 16" O.C.
  - 3.3. EXG. FRAMED WALL
4. MASONRY WALL
  - 4.1. EXISTING MASONRY WALL (SEAL WHERE EXPOSED)
  - 4.2. 8" CMU
  - 4.3. 4" CMU
  - 4.4. BRICK VENEER
5. METAL WALL FRAMING (NEW OR EXG)
  - 5.1. 1 5/8" METAL STUD FURRING @ 16" O.C.
  - 5.2. 3 5/8" METAL STUD @ 16" O.C.
  - 5.3. 6" METAL STUD @ 16" O.C.
  - 5.4. 7/8" HAT CHANNEL @ 16" O.C.
6. GYPSUM BOARD
  - 6.1. EXG. GYP/PLASTER
  - 6.2. 1/2"
  - 6.3. 5/8" GYP.
  - 6.4. 5/8" TYPE X
  - 6.5. 1" NOMINAL GYP. LINER
  - 6.6. 1/2" TYPE
7. AIR GAP AS REQUIRED PER ASSEMBLY TYPE
8. INSULATION PER SCHEDULE
9. RESILIENT CHANNELS
  - 9.1. 1/2" METAL CHANNELS @ 24" O.C. RUN HORIZONTAL
  - 9.2. 5/8" METAL CHANNELS @ 16" O.C. RUN HORIZONTAL
10. EXG. WALL
  - 10.1. J-TRACK
  - 10.2. C-H STUD
  - 10.3. 2 1/2" C-H @ 24" O.C.
  - 10.4. 4" C-H @ 24" O.C.
11. FLR/CLG FRAMING
  - 11.1. RATED ASSEMBLY TO BE CONTINUOUS TO RATED PARTITION OR WALL. REFER TO FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR DTLS
  - 11.2. EXTEND RATED ASSEMBLY TO UNDERSIDE OF FLOOR SHEATHING ABOVE
  - 11.3. WALL STRUCTURE TO BE INDEPENDENT OF AND CONTINUE THROUGH FLR/CLG ASSEMBLY. SEE STRUCTURAL FOR FRAMING OF FLR/CLG ASSEMBLY. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR FLR/CLG ASSEMBLY DTLS.
  - 11.4. FRAMING TO BEAR ON FLOOR OF EQUAL RATING. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS.
  - 11.5. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR HORIZONTAL ASSEMBLY DTLS
12. HARDIE BOARD SIDING
13. OSB SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER

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EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

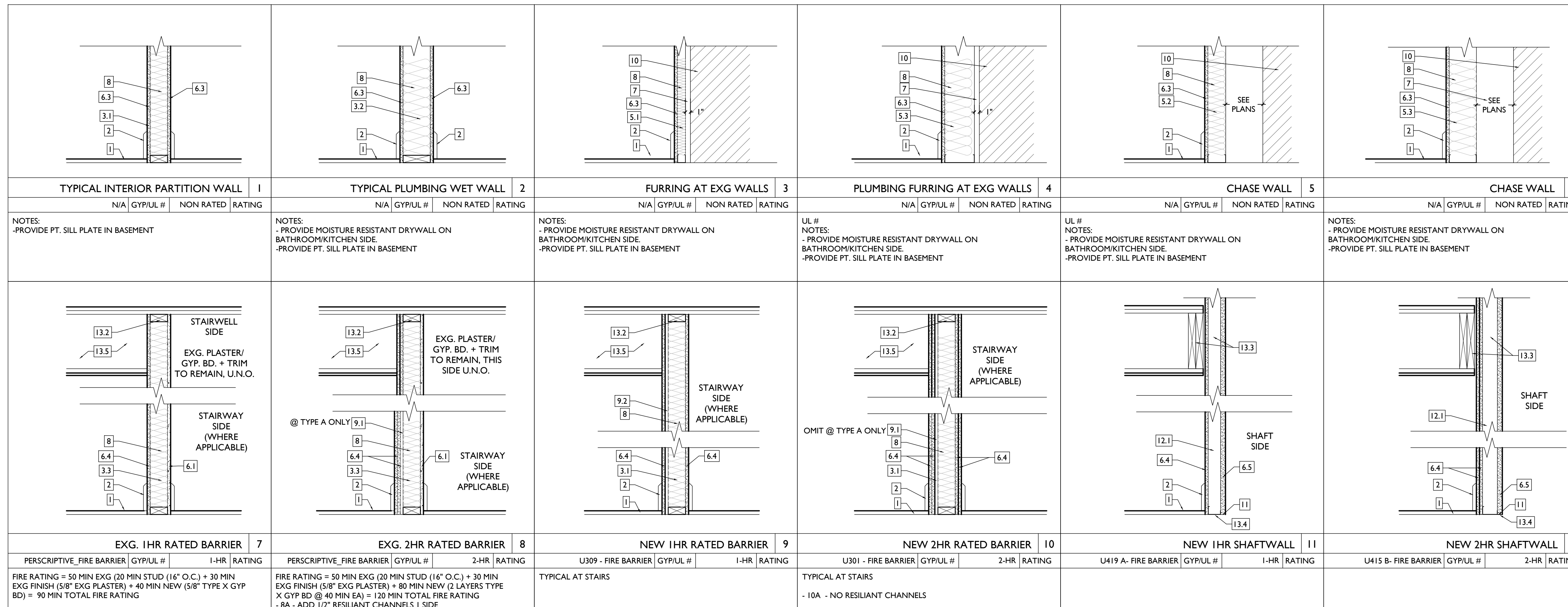
Revisions

Design Team:  
CO, JK, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

# ASSEMBLY & PARTITION GENERAL NOTES

## GENERAL NOTES:

- A. ALL MOISTURE RESISTANT DRYWALL TO BE PAPERLESS BOARD OR EQUIVALENT, AND TO BE USED ON ALL VERTICAL AND HORIZONTAL SURFACES THAT ARE WITHIN FOUR FEET OF ANY WATER SOURCES, IE. SHOWERS/TUBS, SINKS, WATER HEATERS, CLOTHES WASHER, ETC.
- A.A. B.O.D. MOISTURE RESISTANT DENSGLASS, PROVIDE FIRE RATINGS AS INDICATED ON PLANS AND PARTITIONS/ASSEMBLIES
- B.



NOTE: SEE TABLES 721.1(2) AND 722.6 FOR PRESCRIPTIVE FIRE RATINGS. PER 721.1(2) EXCEPTION "E", PLASTER MAY BE SUBSTITUTED FOR GYPSUM WALLBOARD PROVIDED IT IS THE SAME SIZE/THICKNESS/CORE TYPE.

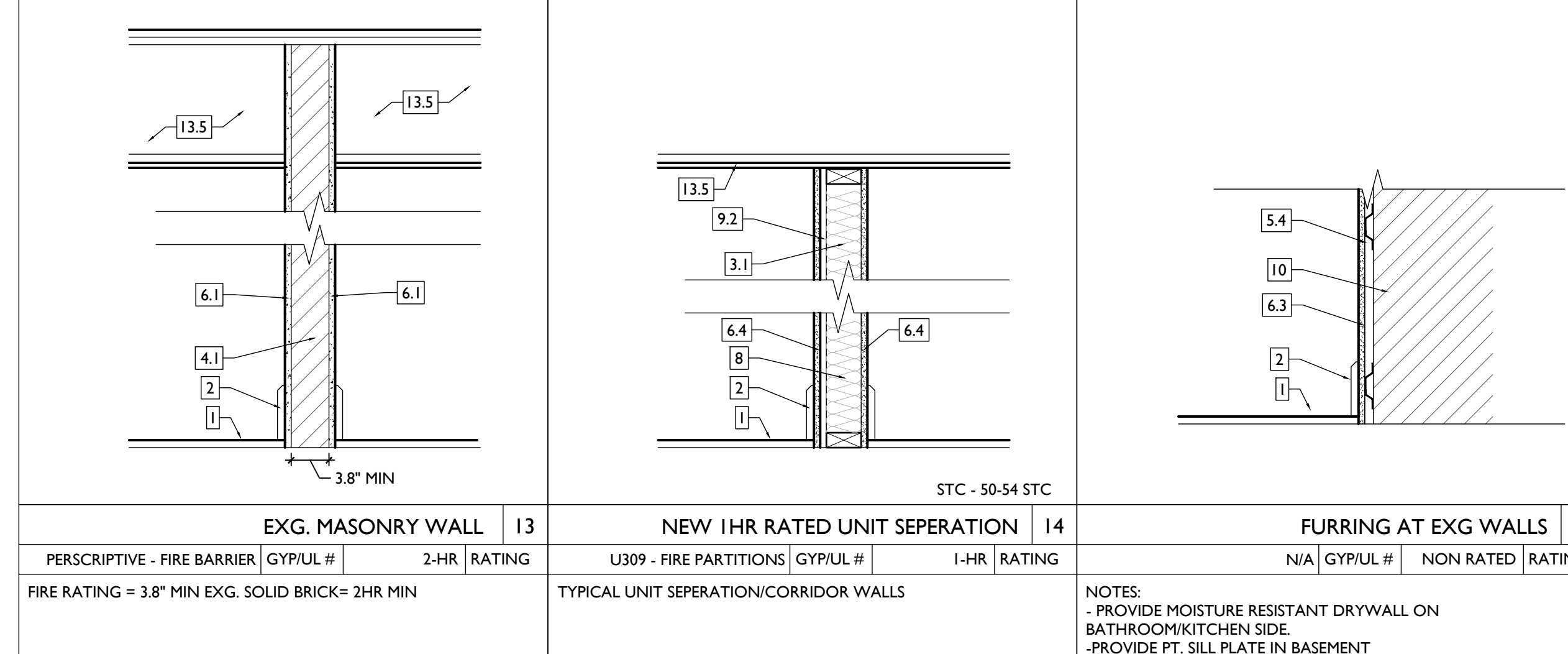
## INSULATION SCHEDULE

LOCATION	TYPE	R-VALUE	NOTES
MECHANICAL CLOSET WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
BATHROOM WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
PLUMBING CHASE WALLS	FIBERGLASS BATTS STAPLED TO STUDS	R-13 MIN.	CONTINUOUS PIPE INSULATION AT ALL PLUMBING LINES
BETWEEN OFFICE TENANT SPACES	SOUND ATTENUATION BATT	-	FILL CAVITY
BETWEEN DWELLING UNITS	SOUND ATTENUATION BATT	-	FILL CAVITY
FURRING AT EXTERIOR WALLS	SPRAY-APPLIED CELLULOSE	-	FILL CAVITY
STAIR HALL ENCLOSURE WALLS	SOUND ATTENUATION BATTS	-	FILL CAVITY & COORD W/ FIRE-RATING & UL ASSEMBLY
STAIR HALL ENCLOSURE WALLS AT UNCONDITIONED ATTIC	BLOWN-IN CELLULOSE OR FIBERGLASS BATTS	R-19 MIN.	FILL CAVITY
CLG BETWEEN ATTIC FLOOR AND OCCUPIED UNIT BELOW	BLOWN-IN CELLULOSE OR FIBERGLASS BATTS	R-38	INSULATION BETWEEN JOISTS
CEILING BETWEEN BASEMENT/RESIDENTIAL	CLOSED CELL SPRAY FOAM	R-30	COORD W/ UL ASSEMBLY & FIRE RATING
ATTIC CEILING	NONE REQ	---	REQ INSULATION PROVIDED @ ATTIC FLOOR
CEILING OF OCCUPIED ATTIC	CLOSED CELL SPRAY FOAM	R-38	
CEILING B/W BREEZEWAY/OCCUPIED SPACE	FIBERGLASS BATTS	R-30 MIN.	FILL CAVITY & COORD W/ FIRE-RATING & UL ASSEMBLY
CEILING B/W TWO SEPARATE OCCUPIED RESIDENCES	SOUND ATTENUATION BATT	6" MIN SOUND BATT	COORD W/ UL ASSEMBLY & FIRE RATING
CEILING B/W FLOORS OF SAME RESIDENCE	SOUND ATTENUATION BATTS	6" MIN SOUND BATT	

NOTES: COORDINATE ALL W/ FIRE RATING & U.L. ASSEMBLY.

2017 OHIO BUILDING CODE  
721 PRESCRIPTIVE FIRE RESISTANCE - TABLE 720.1 (2) RATED FIRE-RESISTANCE FOR WALLS

MATERIAL	ITEM NUMBER	MIN. EQUIV. THICKNESS / RATING
1. CLAY OR SHALE BRICK; SOLID BRICK	1-1.1	4.9" 3 HR
2. CONCRETE MASONRY UNIT	3-1.2	4.4" 3.6" 2.6"



SCALE: 1" = 1'-0"

ASSEMBLY TYPES

PROPOSED PROJECT:  
RENOVATION FOR  
**1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**A6.00**

**TYPICAL FLOOR/CEILING/SHAFT ASSEMBLIES**  
(LABELED ON PLANS AND SECTION DIAGRAM ON SHEET A0.01)

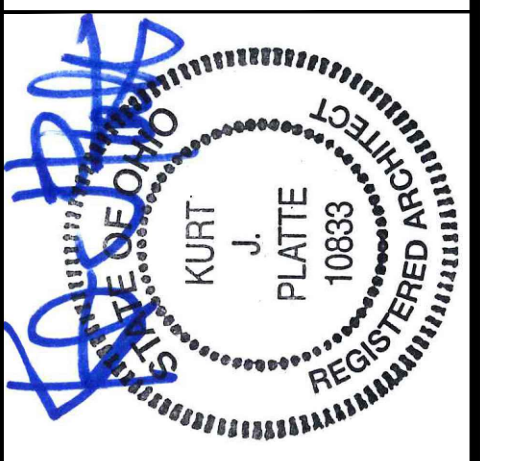
FLR/CLG ASSEMBLY A		FLR/CLG ASSEMBLY B		I-HR FLR/CLG MEMBRANE C		I-HR FLR/CLG DWELLING SEPERATION D		2 HR FLR/CLG CORRIDOR/USE GROUP SEP. E	
N/A   GYP/UL #   NON RATED   RATING		N/A   GYP/UL #   NON RATED   RATING		GA-FC-5406   GYP/UL #   I-HR   RATING		UL#LS14   GYP/UL #   I-HR   RATING		UL#LS05 -OR- LS11   GYP/UL #   2-HR   RATING	
NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS		NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS		NOTES: -PROTECTION PROVIDED FROM UNDERSIDE -PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS		NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD EXTERIOR APPLICATIONS		NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD IN EXTERIOR APPLICATIONS	
		NOT USED G							
2-HR FLR/CLG MEMBRANE F		NOT USED G		I-HR FLR/CLG MEMBRANE H		2-HR FLR/CLG MEMBRANE J			
GA-FC-5725   GYP/UL #   2-HR   RATING		GYP/UL #   RATING		UL #LS14   GYP/UL #   I-HR   RATING		UL #LS05 -OR- LS11   GYP/UL #   2-HR   RATING			
NOTES: -PROVIDES PROTECTION FROM UNDERSIDE -PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS				NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD IN EXTERIOR APPLICATIONS - IF INDICATED IN PLAN KEYNOTES, REINSTALL HISTORIC TIN CEILING AT UNDERSIDE OF ASSEMBLY		NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD IN EXTERIOR APPLICATIONS - IF INDICATED IN PLAN KEYNOTES, REINSTALL HISTORIC TIN CEILING AT UNDERSIDE OF ASSEMBLY			

**TYPICAL ROOF ASSEMBLIES**  
(LABELED ON PLANS AND SECTION DIAGRAM ON SHEET A0.01)

INSULATED MEMBRANE ROOF M1		UNINSULATED MEMBRANE ROOF M2		OUTBOARD INSULATED MEMBRANE ROOF M3		INSULATED METAL ROOF MT1		UNSATULATED METAL ROOF MT2	
N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING	
NOTES: - USED WHERE TOP FLOOR IS OCCUPIED		NOTES: - USED WHERE ATTIC/INTERSTITIAL SPACE IS UNOCCUPIED - INSULATION TO BE PROVIDE AT CLG OF OCCUPIED SPACE BELOW		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED	
UNINSULATED SHINGLE ROOF S1		INSULATED SHINGLE ROOF S2							
N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING							
		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED. - COORDINATE W/ INSULATION SCHEDULE							

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

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PROPOSED PROJECT:  
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FINDLAY FLATS

Job No: 22042 04.28.2023

**A6.01**



# HARDWARE SCHEDULE

HDWR	M	DESCRIPTION
<b>EXTERIOR DOORS / GATES</b>		
G01	BREEZEWAY GATE	ENTRY LOCKSET • OUTSIDE KEYLOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE ALWAYS UNLOCKED. MEETS EMERGENCY EGRESS REQUIREMENT. • ELECTRONIC ACCESS CONTROL (INTERCOM OR KEY FOB) • ELECTRIC STRIKE • (3) HINGES • (1) CLOSER • WALL/FLOOR STOP
<b>EXISTING DOORS TO REMAIN</b>		
H01	EXISTING TO REMAIN	EXISTING HARDWARE SET TO REMAIN
<b>NEW COMMERCIAL DOORS</b>		
H02	EXTERIOR COMMERCIAL DOOR (TYPICAL)	ENTRY LOCKSET • OUTSIDE KEYLOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEYLOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • (3) HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H06	DOOR TO BASEMENT/MECHANICAL CLOSET	STORAGE LOCKSET • RATED HARDWARE WHERE REQUIRED • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP
<b>NEW COMMON RESIDENTIAL DOORS</b>		
H09	FIXED DOOR	• FIX DOOR CLOSED • BLANK ESCUTCHEON PLATE ON EXPOSED SIDE • PROVIDE WEATHER STRIPPING WHERE DOOR IS EXPOSED TO THE EXTERIOR.
H10	DOOR FROM STAIR/CORRIDOR TO EXTERIOR	EGRESS LOCKSET W/ ELECTRONIC ACCESS CONTROL • OUTSIDE ALWAYS LOCKED, INSIDE ALWAYS UNLOCKED • LEVER HANDLES • ELECTRONIC ACCESS CONTROL (INTERCOM OR KEY FOB) • ELECTRIC STRIKE • 1 LOCKSET • 1-1/2 PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H10AB	DOOR FROM STAIR/CORRIDOR TO ATTIC	STORAGE LOCKSET • RATED HARDWARE • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • (3) HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP
<b>NEW PRIVATE RESIDENTIAL DOORS</b>		
HR01	RESIDENTIAL UNIT ENTRY DOOR	ENTRY LOCKSET • RATED HARDWARE • 1 LOCKSET • THUMB TURN DEADBOLT. • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • SMOKE SEAL • DOOR SWEEP • RUBBER THRESHOLD (LOW PROFILE)
HR01A	RESIDENTIAL UNIT ENTRY DOOR (EXTERIOR)	ENTRY LOCKSET • 1 LOCKSET • THUMB TURN DEADBOLT. • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • WEATHER SEALS • DOOR SWEEP • RUBBER THRESHOLD (LOW PROFILE)
HR02	TYPICAL BEDROOM AND BATHROOM	PRIVACY LOCKSET • (1) LOCKSET • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD
HR03	DOOR TO MECHANICAL CLOSET	STORAGE LOCKSET • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD
HR04	SINGLE DOOR TO CLOSET/STORAGE/LAUNDRY/ BEDROOM EGRESS	PASSAGE LOCKSET • (3) HINGES • WALL/FLOOR STOP
HR04A	DOUBLE SWINGING DOOR TO CLOSET/STORAGE	CLOSET PULLS • DUMPMY LEVER HANDLES • BALL CATCHES • 3 PAIR HINGES

### GENERAL HARDWARE NOTES:

- ALL HARDWARE TO BE OPERABLE IN THE DIRECTION OF EGRESS ALWAYS WITHOUT KNOWLEDGE, KEY OR TIGHT PINCHING OR GRASPING THE DEVICE.
- ALL HARDWARE TO BE SATIN CHROME, STAINLESS STEEL AND POWDER COAT TO MATCH. EXIT DEVICES, EXTERIOR HINGES, KICK PLATES TO BE US32D, INTERIOR HINGES, LOCKSETS, WALL STOPS US26D, DOOR CLOSERS TO BE POWDER COAT TO MATCH.
- ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL.
  - LOCKSETS ARE BASED ON BEST CYLINDRICAL GRADE 1 (MORTISE LOCK FOR TOILETS WITH INDICATOR). COORDINATE KEYING REQUIREMENTS WITH OWNER. APPROVED MANUFACTURERS: BEST (9K3 SERIES), SCHLAGE (ND SERIES), SARGENT (10 LINE), KEY SYSTEM - PROVIDE MASTER SYSTEM (KEY INTO OWNERS EXISTING SHALL FORMAT KEY SYSTEM), 3 MASTER KEYS, 3 CHANGE KEYS PER CYLINDER.
  - EXIT DEVICES ARE BASED ON PRECISION 2100 SERIES GRADE 1, APPROVED MANUFACTURERS: PRECISION (2100 SERIES), VON DUPRIN (99 SERIES).
  - DOOR CLOSERS ARE BASED ON DORMA 8900 SERIES GRADE 1, PROVIDE WITH FULL COVER. APPROVED MANUFACTURERS: DORMA (8900 SERIES), LCN (4040XP SERIES).
- HINGES:
  - HINGE SIZE, DOORS UP TO 3 FEET WIDE 4-1/2" X 4-1/2", DOORS WIDER THAN 3 FEET TO BE 5" X 4-1/2".
  - HINGE QUANTITY - 3 HINGES PER DOOR LEAF FOR DOORS UP TO 76". PROVIDE 4 HINGES FOR DOORS TALLER THAN 76".
- COORDINATE KEYING REQUIREMENTS WITH OWNER.
- COORDINATE ELECTRONIC ACCESS CONTROL REQUIREMENTS WITH OWNER.

# CALL OUT LEGENDS

DOOR FINISHES (ALSO SEE A4.00 AND A8.00-8.01)	
FF	DOOR TO BE FACTORY FINISHED AS PART OF NEW STOREFRONT SYSTEM. SEE STOREFRONT TYPES ON A6.12.
PT	AT EXTERIOR DOORS: SEE EXTERIOR PAINT SCHEDULE ON A8.00-A8.01. AT INTERIOR DOORS: SEE FINISH SCHEDULE ON A4.00.
WL	WOOD LOOK
ST	STAINED

FRAME TYPES (ALSO SEE A6.11)	
F1	HISTORIC FRAME/TRIM TO REMAIN - REPAIR/REPLICATE MISSING PIECES AS REQ
F2	NEW METAL FRAME - SEE DTLS 1-5/A6.11 AND TYPICAL TRIM DTLS A6.11
F3	NEW METAL FRAME - SEE DTLS 1-5/A6.11 - TRIM TO MATCH EXG ADJ. HISTORIC TRIM
F4	NEW WOOD FRAME - SEE DTLS 7-8/A6.11 AND TYPICAL DOOR TRIM DTLS A6.11
F5	NEW WOOD FRAME - SEE DTLS 7-8/A6.11 - TRIM TO MATCH EXG ADJ. HISTORIC TRIM
SF	PART OF STOREFRONT SYSTEM - SEE A6.12

NOTE: FRAMES TO BE PAINTED, UNO. SEE FINISH SCHEDULE AND EXTERIOR PAINT SCHEDULE FOR MORE INFORMATION.

TRANSOM TYPES (ALSO SEE A6.11)	
TR1	NEW HOLLOW METAL FRAMED TRANSOM
TR2	HISTORIC TRANSOM TRIM & GLAZING TO REMAIN. REPAIR/REPLICATE MISSING PIECES AS REQ
TR3	NEW WOOD TRANSOM TRIM TO MATCH EXG ADJACENT HISTORIC TRIM OF DOOR - WITH NEW TEMPERED GLAZING
TR4	HISTORIC TRANSOM TRIM TO REMAIN. REPAIR/REPLICATE MISSING PIECES AS REQ'D. INSTALL NEW CLEAR GLAZING.
SF	NEW TRANSOM TO BE PART OF STOREFRONT SYSTEM. SEE STOREFRONT TYPES.

# SCHEDULE NOTES

- EXISTING HISTORIC OPENING:
  - EXISTING HISTORIC DOOR (& TRANSOM, IF APPLICABLE) TO REMAIN IN SITU. REPAIR AS REQ. CONTRACTOR TO PROVIDE ALLOWANCE FOR DOOR REPAIR FOR ALL EXG. DOORS TO REMAIN.
  - EXISTING HISTORIC DOOR IS TO BE FIXED IN PLACE. SEE PLANS.
  - OPENING TO HAVE RELOCATED HISTORIC DOOR. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.
  - OPENING TO HAVE RELOCATED HISTORIC FRAME/TRIM. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.
  - NEW OPERABLE DOOR IN HISTORIC OPENING.
  - HISTORIC POCKET DOORS TO BE RESTORED TO ORIGINAL FUNCTION AND OPERATION.
- EXISTING TRANSOM TO BE INFILLED BEHIND WITH GYP. BD. TO MAINTAIN FIRE RATING. SEE DETAILS ON A6.03.
- PROVIDE HOLD OPEN FOR THIS DOOR - SEE HARDWARE SCHEDULE.
- PROVIDE HINGES THAT ALLOW FOR EASY DOOR REMOVAL DURING LAUNDRY UNIT INSTALLATION & MAINTENANCE.
- DOOR TO BE UNDERCUT. SEE MECHANICAL DRAWINGS.
- DOOR(S) TO BE FIXED IN PLACE AND INOPERABLE.
- PROVIDE VIEW HOLE AT 48" A.F.F., CENTERED IN DOOR.

# GENERAL NOTES

**THIS IS A HISTORIC TAX CREDIT PROJECT WITH SENSITIVE HISTORIC MATERIALS, INCLUDING DOORS & TRIM. DO NOT REMOVE ANY HISTORIC DOORS OR TRIM UNLESS INDICATED IN THESE DRAWINGS & IN THE SHPO NARRATIVE.**

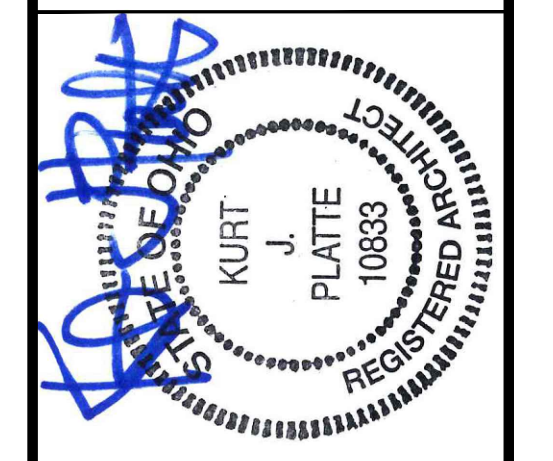
- DOOR FRAMES**
- FURNISH AND INSTALL ALL DOOR FRAMES AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
  - SUBMIT SHOP DRAWINGS FOR FABRICATION AND INSTALLATION OF FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, LOCATION, AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS, AND DETAILS OF JOINTS AND CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS. PROVIDE SCHEDULE OF FRAMES USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS.
  - NEW FRAMES SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE.
  - SET AND BRACE ALL DOOR FRAMES. FRAMES SHALL BE PREPARED FOR HARDWARE PER TEMPLATES FURNISHED BY HARDWARE SUPPLIER.
  - COORDINATE LOCATIONS FOR OTHER TRADES TO BUILD IN THEIR WORK AS REQUIRED.

- DOORS**
- FURNISH AND INSTALL ALL DOORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
  - SUBMIT DOOR MANUFACTURER'S PRODUCT DATA SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF DOOR. PROVIDE SCHEDULE OF DOORS USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS.
  - EXTERIOR DOORS TO BE INSULATED, THERMALLY BROKEN WITH WEATHERSTRIPPING, AND PROVIDED WITH ACCESSIBLE THRESHOLD.
  - GLAZING IN DOOR LITES AND SIDE LITES SHALL BE CLEAR SAFETY GLASS, 1/4" THICKNESS, UNLESS OTHERWISE NOTED. WIRED GLASS, IS NOT ALLOWED. GLASS FRAMES IN DOORS SHALL HAVE FLUSH STOPS.
  - SEE PLANS FOR REQUIRED FIRE RATINGS.
  - FIT DOORS TO FRAMES WITH MINIMUM UNIFORM CLEARANCES AND BEVELS. DOORS SHALL BE PREPARED FOR HARDWARE AS REQUIRED BY HARDWARE SCHEDULE. SEAL DOOR EDGE SURFACES AFFECTED BY FITTING AND MACHINING. PROVIDE DOOR CLEARANCES SO THAT DOOR MAY FREELY MOVE ABOVE FINISH FLOOR MATERIAL.
  - VERIFY SIZE OF ALL EXISTING DOORS AND DOOR OPENINGS IN FIELD. WHERE HISTORIC DOORS ARE BEING RELOCATED, VERIFY DOOR FITS IN NEW LOCATION. IF DOOR DOES NOT FIT, CONTACT ARCHITECT.

# DOOR SCHEDULE

DOOR NO.	LOCATION	DOOR				FRAME			HDW	REMARKS	
		WIDTH	HEIGHT	TYPE	FINISH	TYPE	TRANSM	FINISH		RATING	NOTES
<b>BASEMENT</b>											
001-1	W. BASEMENT	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	H06	90 MIN	I.E.
001-2	E BASEMENT	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	H06	90 MIN	I.E.
<b>FIRST FLOOR</b>											
E01-1	BREEZEWAY GATE	EXG OPG. V.I.F	8'-0"	GA	PT	-	-	PT	G01		
100-1	STAIR ENTRY	EXG OPG. V.I.F	7'-0"	DM7	PT	F2	-	PT	H10		I.E.
100-2	BASEMENT STAIR	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	H06		I.E.
101-1	EXT. TO LAUNDRY	EXG OPG. V.I.F	7'-0"	DM7	PT	F2	TR1	PT	H02		I.E.
101-2	LAUNDRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	H04A	90 MIN	I.E.
102-1	UNIT ENTRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	HR01	90 MIN	I.E.
102-2	CLOSET	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR04		
102-3	BATHROOM	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR02		
<b>SECOND FLOOR</b>											
201-1	UNIT ENTRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	HR01	90 MIN	I.E.
201-2	CLOSET	(2) 2'-0"	6'-8"	DW1	PT	F4	-	PT	HR04A		
201-3	BATHROOM	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR02		
202-1	UNIT ENTRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	HR01	90 MIN	I.E.
202-2	CLOSET	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR04		
202-3	BATHROOM	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR02		
<b>THIRD FLOOR</b>											
301-1	UNIT ENTRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	HR01	90 MIN	I.E.
301-2	CLOSET	(2) 2'-0"	6'-8"	DW1	PT	F4	-	PT	HR04A		
301-3	BATHROOM	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR02		
302-1	UNIT ENTRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	HR01	90 MIN	I.E.
302-2	CLOSET	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR04		
302-3	BATHROOM	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR02		
<b>FOURTH FLOOR</b>											
401-1	UNIT ENTRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	HR01	90 MIN	I.E.
401-2	CLOSET	(2) 2'-0"	6'-8"	DW1	PT	F4	-	PT	HR04A		
401-3	BATHROOM	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR02		
402-1	UNIT ENTRY	EXG OPG. V.I.F	EXG OPG. V.I.F	DM4	PT	F2	-	PT	HR01	90 MIN	I.E.
402-2	CLOSET	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR04		
402-3	BATHROOM	2'-6"	6'-8"	DW1	PT	F4	-	PT	HR02		
<b>FIFTH FLOOR</b>											
500-1	W. ATTIC	2'-6"	6'-8"	DM4	PT	F2	-	PT	H10AB	90 MIN	
500-2	E. ATTIC	2'-6"	6'-8"	DM4	PT	F2	-	PT	H10AB	90 MIN	

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KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions  
0

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

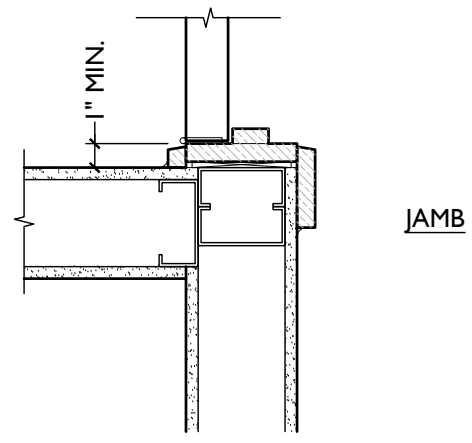
PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC**  
 CINCINNATI, OH 45202  
 FINDLAY FLATS

Job No: 22042      04.28.2023

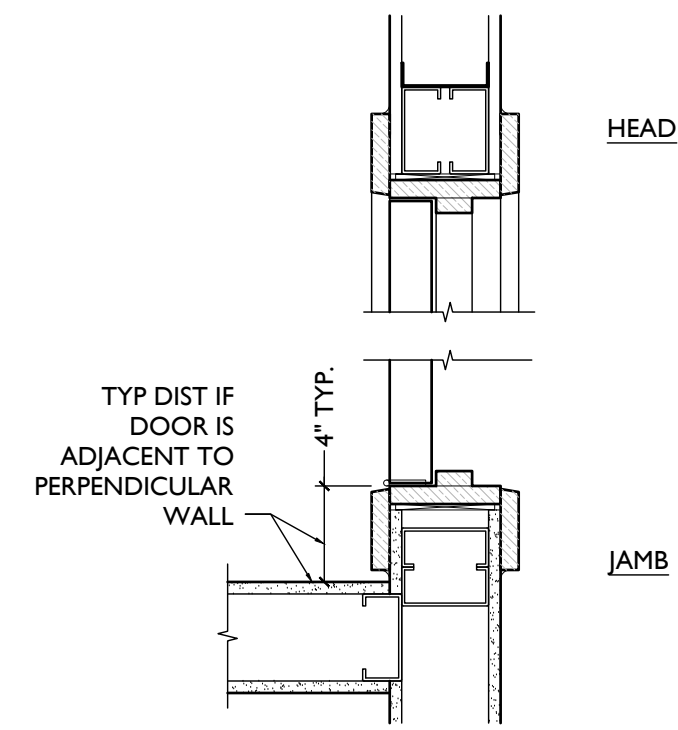
# A6.10

DOOR DETAILS NOTE:  
SEE NEW PLANS & SHEET A6.00 FOR SPECIFIC  
ASSEMBLY INFO AND FIRE-RATINGS.

### TYPICAL DOOR DETAILS

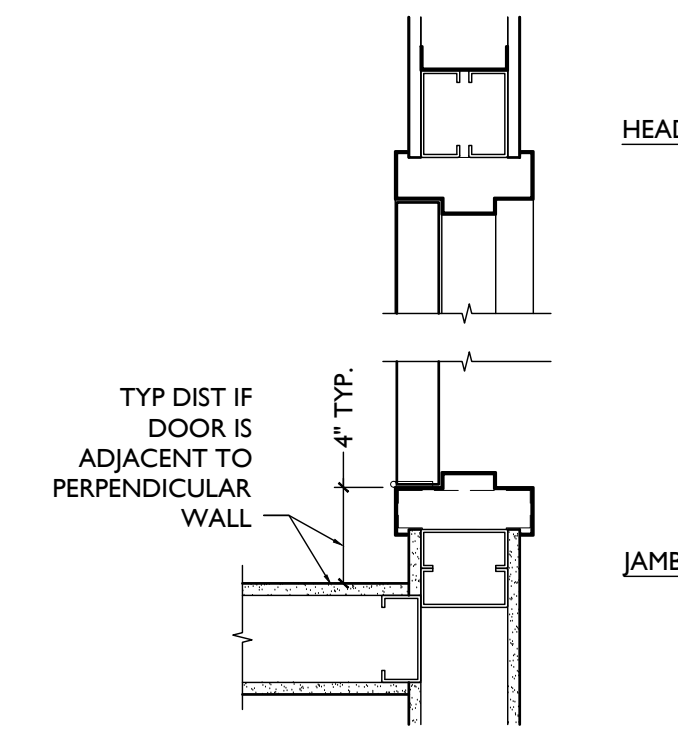


**8** WD FRAME JAMB MIN.  
SCALE: 1 1/2" = 1'-0"

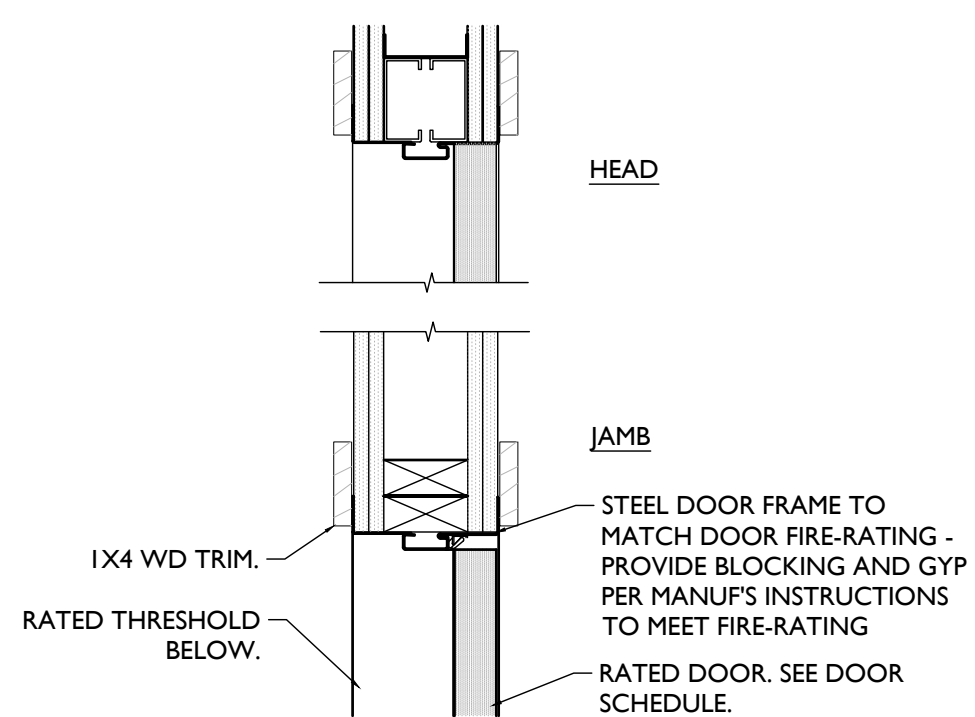


**7** WD FRAME HEAD/JAMB  
SCALE: 1 1/2" = 1'-0"

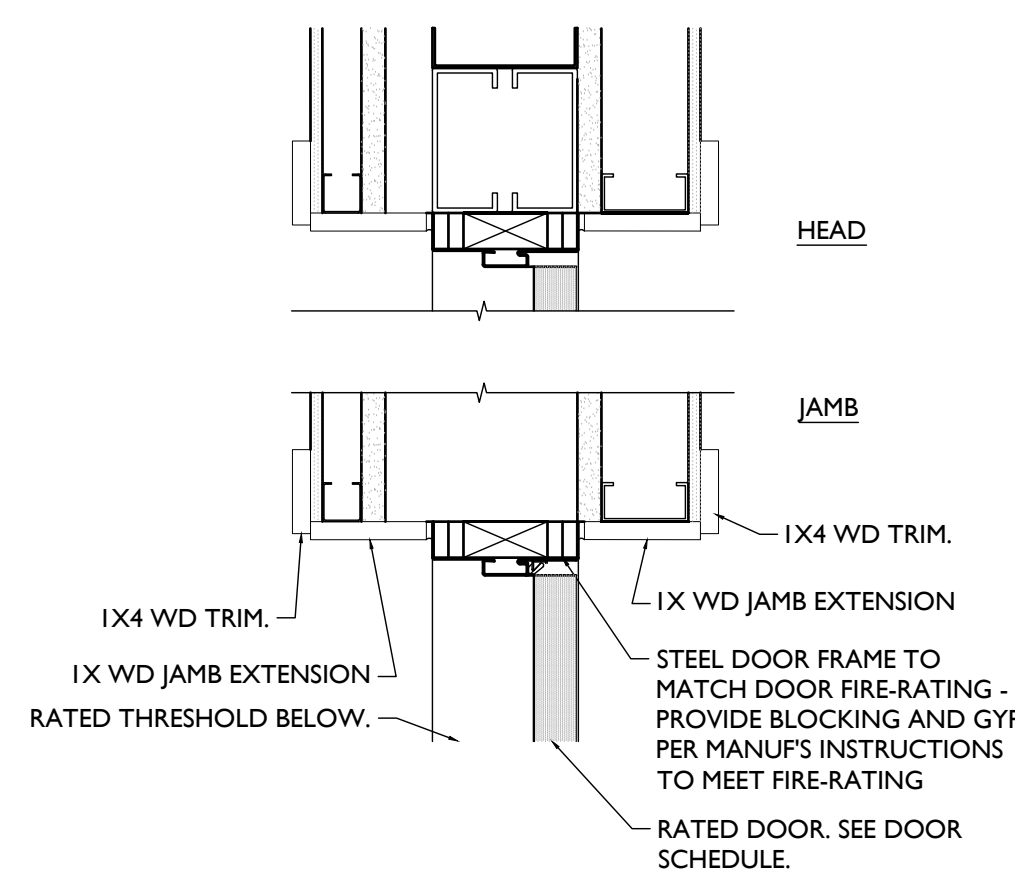
**6** NOT USED  
SCALE: 1 1/2" = 1'-0"



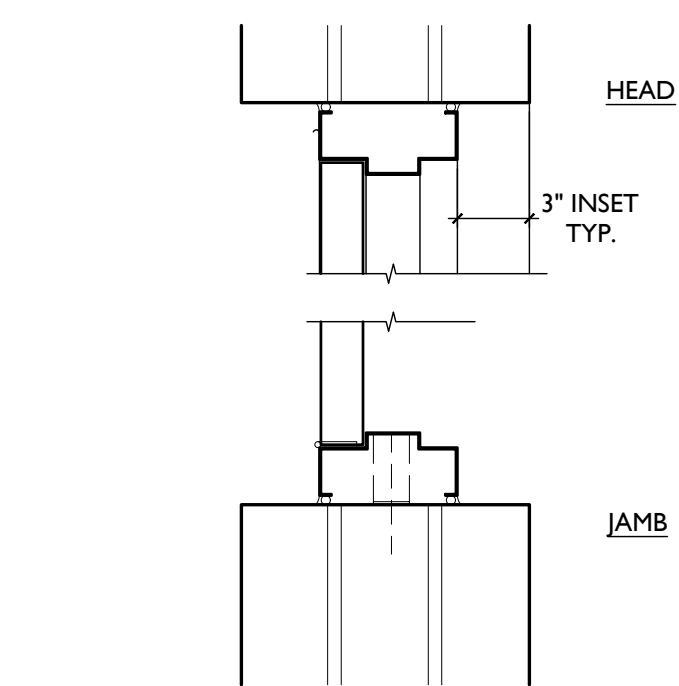
**5** MTL FRAME @ STUD WALL  
BASEMENT ONLY SCALE: 1 1/2" = 1'-0"



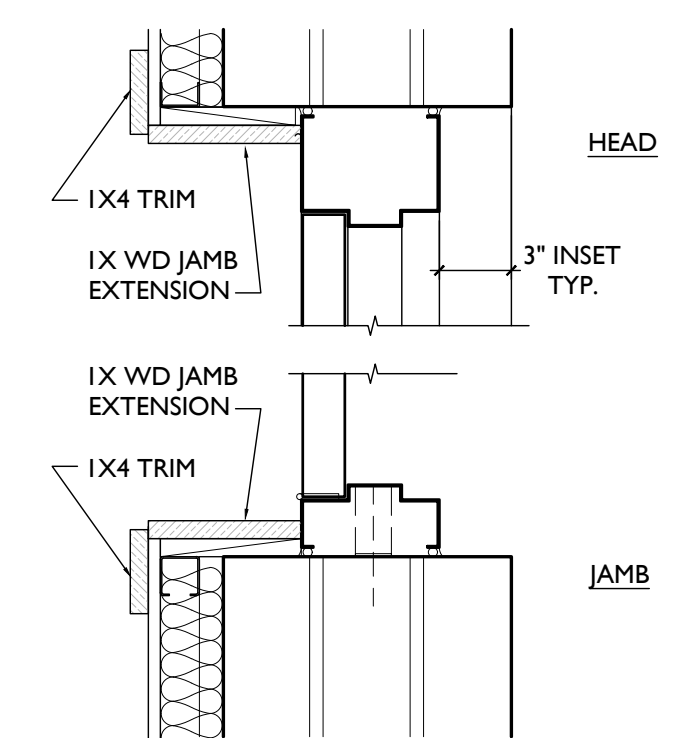
**4** MTL FRAME @ STUD WALL  
FIRE-RATED ONLY, ABOVE BASEMENT SCALE: 1 1/2" = 1'-0"



**3** MTL FRAME @ MSNRY - INTERIOR  
FIRE-RATED ONLY SCALE: 1 1/2" = 1'-0"

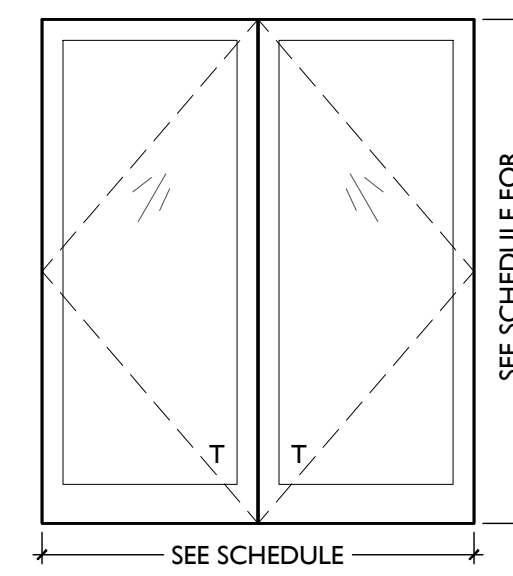


**2** MTL FRAME @ MSNRY - INTERIOR  
BASEMENT ONLY SCALE: 1 1/2" = 1'-0"

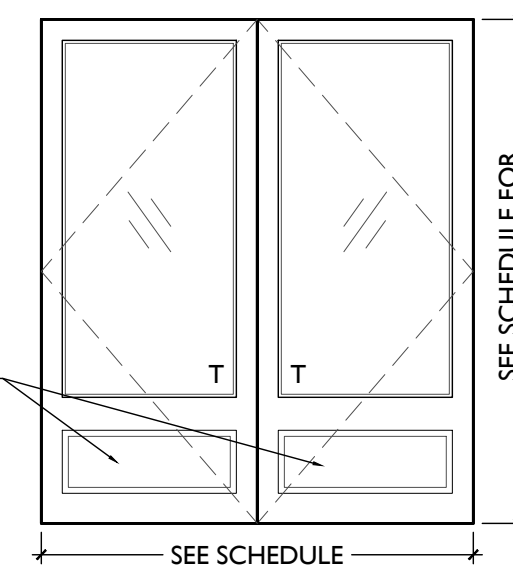


**1** MTL FRAME @ MSNRY - EXTERIOR  
SCALE: 1 1/2" = 1'-0"

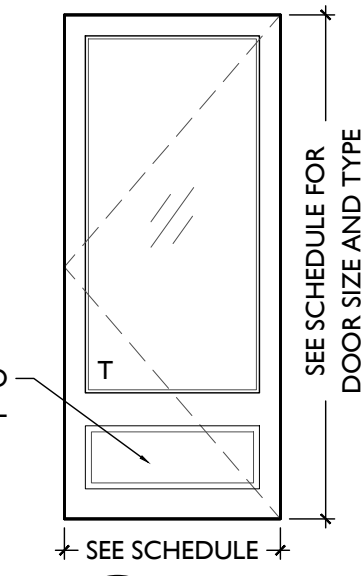
NOTE: SEE A6.12 FOR  
STOREFRONT FRAMES



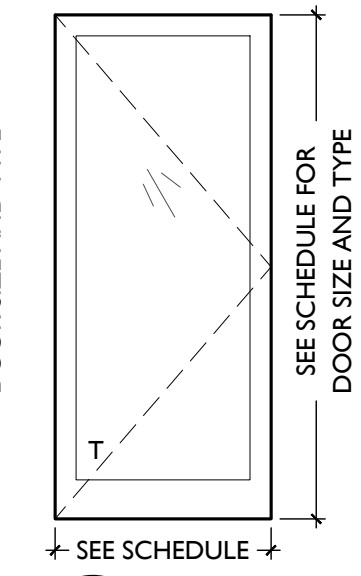
**DA4** FULL LITE ALUMINUM DOUBLE DOOR



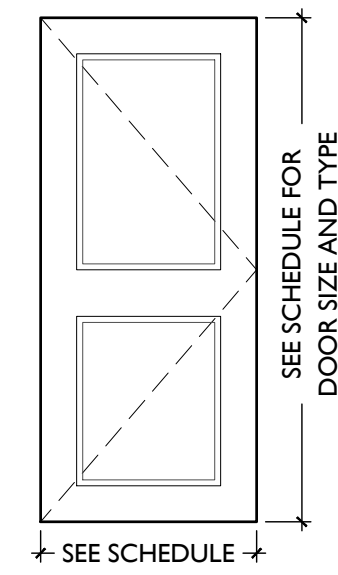
**DA3** 3/4 LITE ALUMINUM DOUBLE DOOR



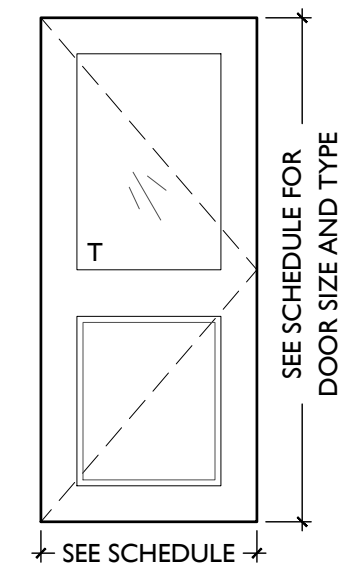
**DA2** 1/2 LITE ALUMINUM DOOR



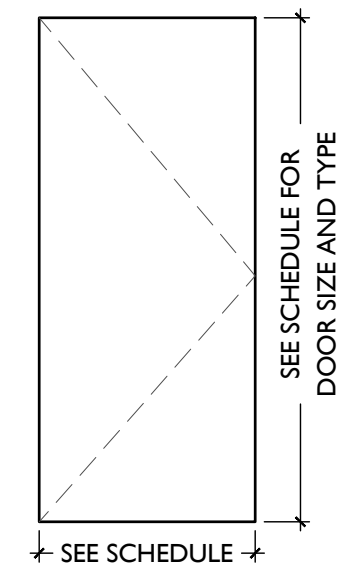
**DA1** FULL LITE ALUMINUM STOREFRONT DOOR



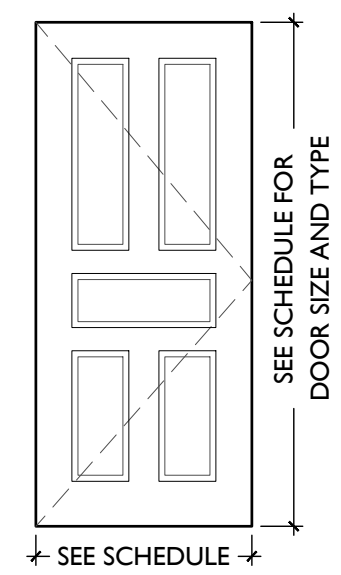
**DM8** METAL 2 PANELS



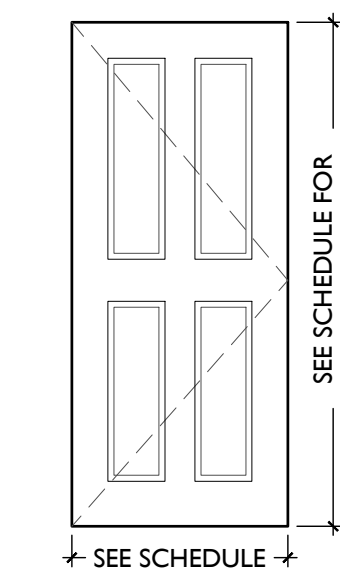
**DM7** HALF LITE METAL 1 PANELS



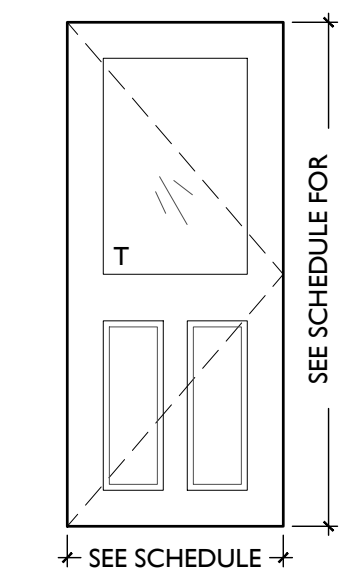
**DM6** FLUSH METAL DOOR



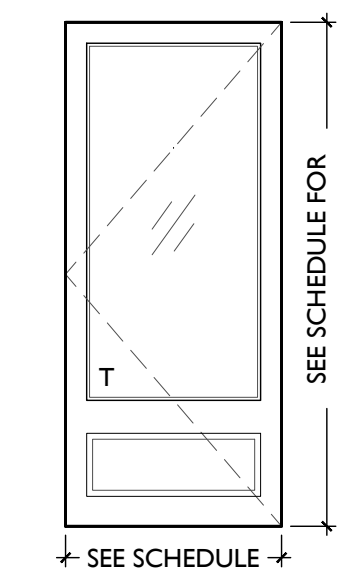
**DM5** METAL 5 PANELS



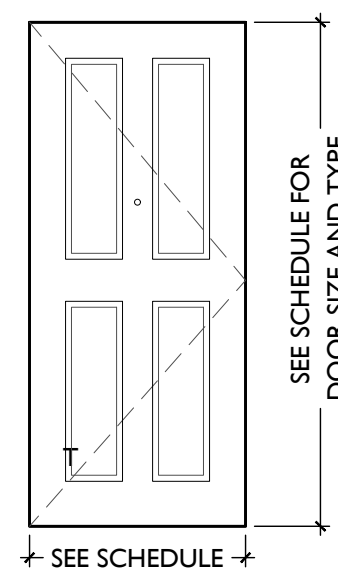
**DM4** METAL 4 PANELS



**DM3** HALF LITE METAL 2 PANELS

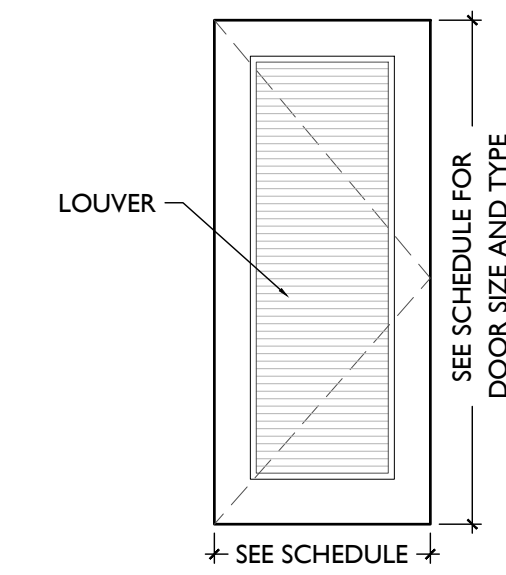


**DM2** 1/2 LITE METAL DOOR

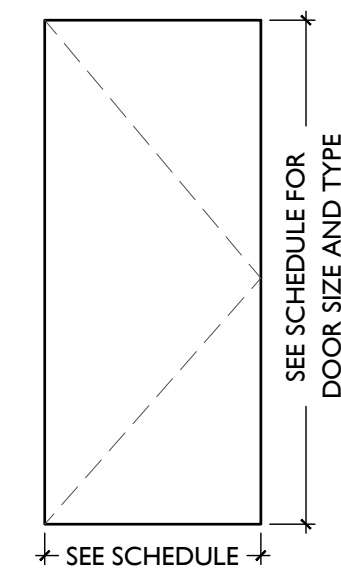


**DM1** METAL 4 PANELS INSULATED

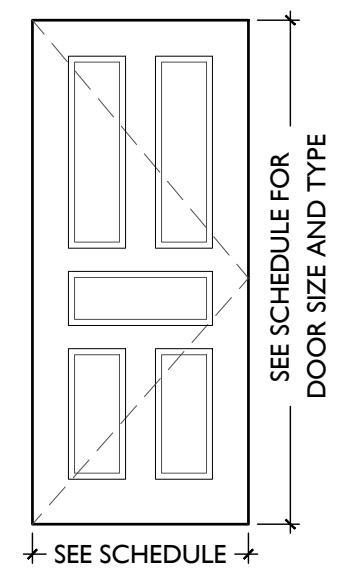
NOT USED  
FOR REFERENCE ONLY



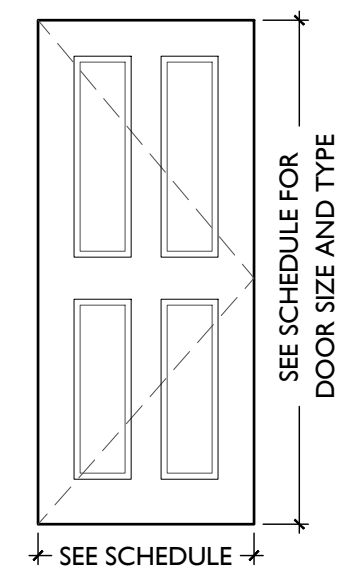
**DW4** SOLID CORE WOOD 1 PANEL LOUVER



**DW3** SOLID CORE WOOD FLUSH



**DW2** SOLID CORE WOOD 5 PANEL



**DW1** SOLID CORE WOOD 4 PANEL

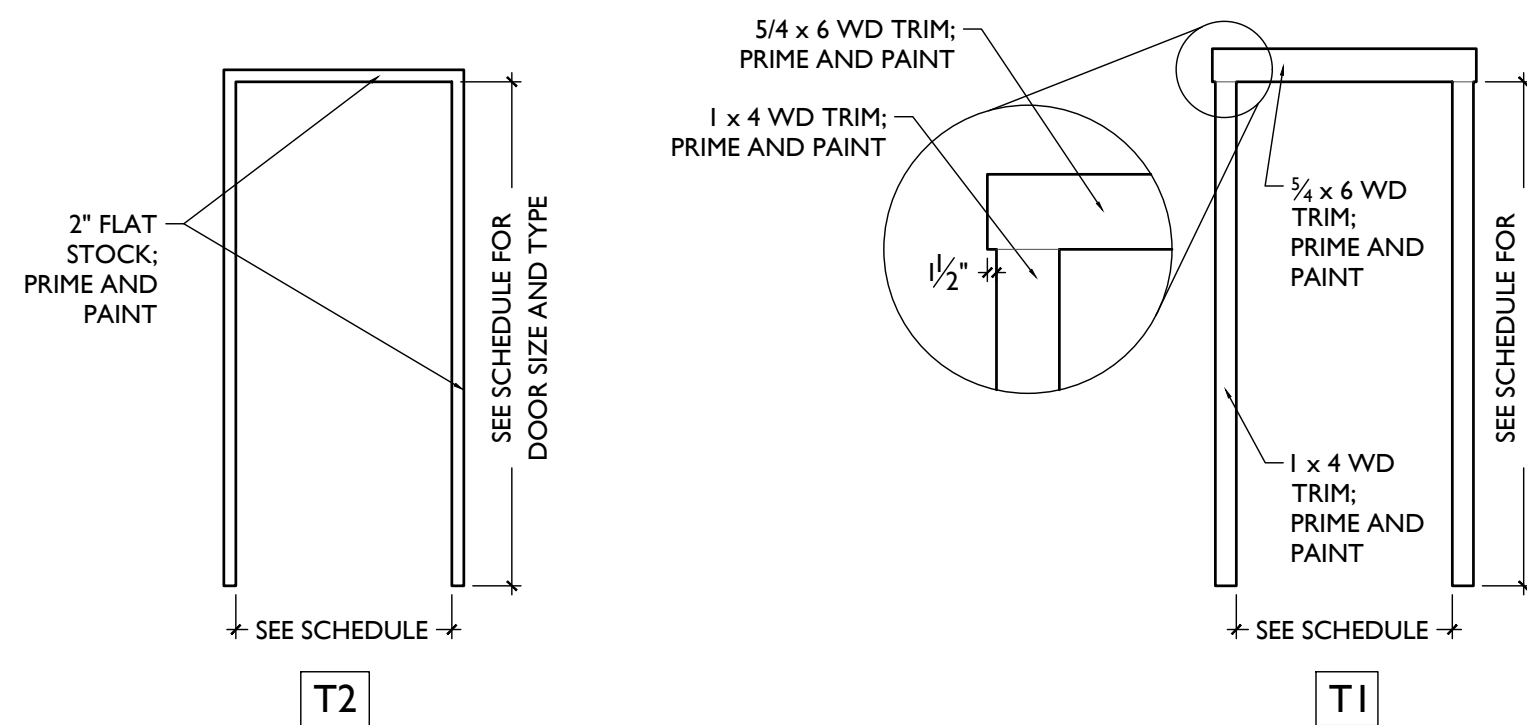
T = TEMPERED GLAZING  
I = INSULATED GLAZING

ALUMINUM

METAL

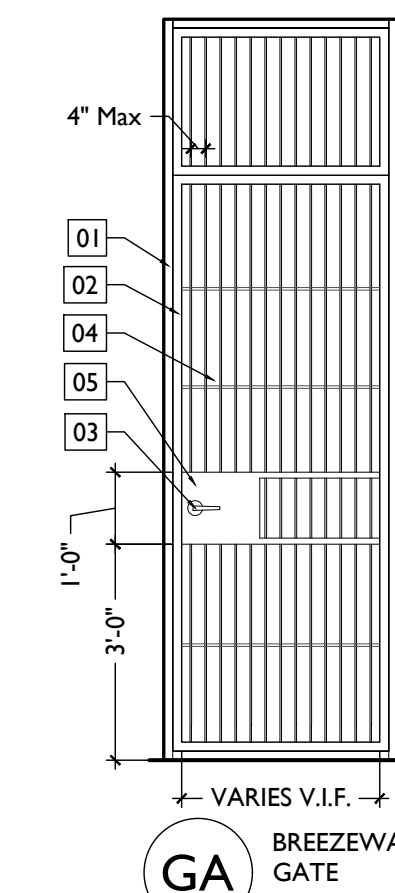
WOOD

### TYPICAL NEW WD DOOR TRIM CASING

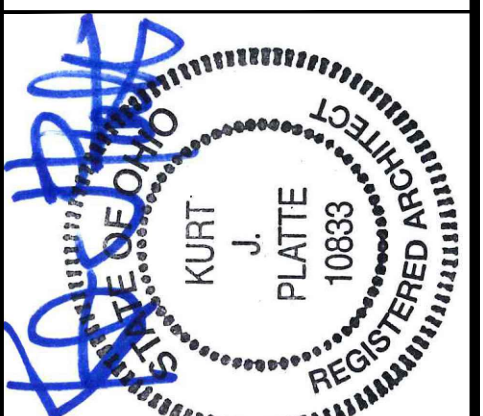


NOTES:  
1. AT DOORWAYS WITH NEW TRIM CASING, INSTALL PER "T1". IF WALL SPACE IS CONSTRAINED AT JAMBS, INSTALL PER "T2".  
2. NO WOOD DOOR TRIM AT BASEMENT, U.N.O.

### TYPICAL GATE TYPES



KEYED GATE NOTES:  
01. 1/2" x 2" x 2" SQUARE STEEL FRAME ATTACHED TO ADJACENT EXG. MASONRY WALL  
02. 1/2" x 2" x 2" POWDER-COATED STEEL TUBE DOOR FRAME MOUNTED ON HINGES  
03. TYPICAL GATE HARDWARE - SEE DOOR AND DOOR HARDWARE SCHEDULE  
04. STEEL BAR STOCK AT VERTICAL AND HORIZONTAL, TYPICAL  
05. 1/6 GA STEEL PLATE WELDED TO ADJACENT FRAME TO HOUSE HARDWARE  
NOTE: EXTERIOR STEEL TO BE GALVANIZED, TYP., & PAINTED BLACK.



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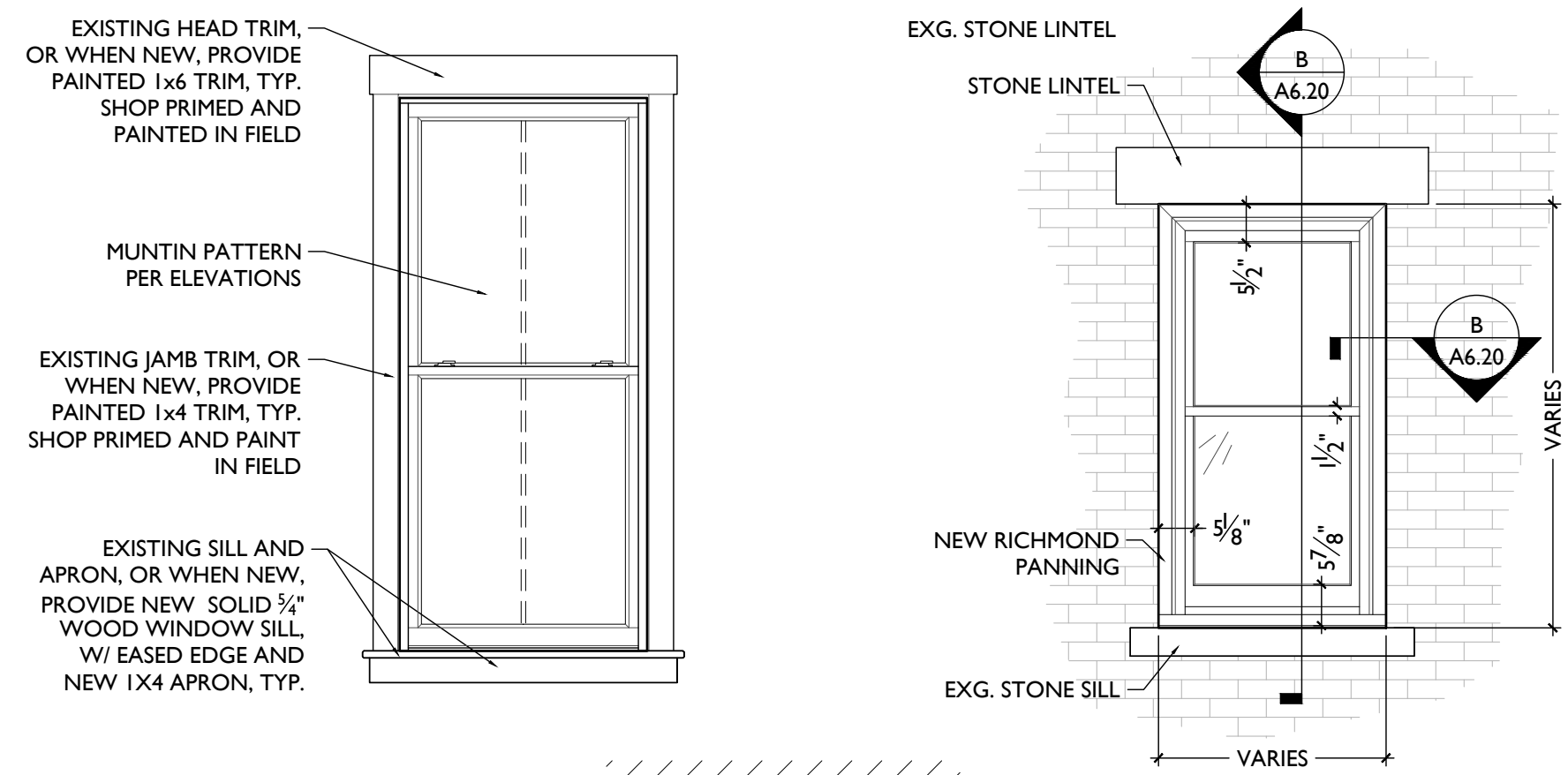
Revisions  
Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
**RENOVATION FOR 1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

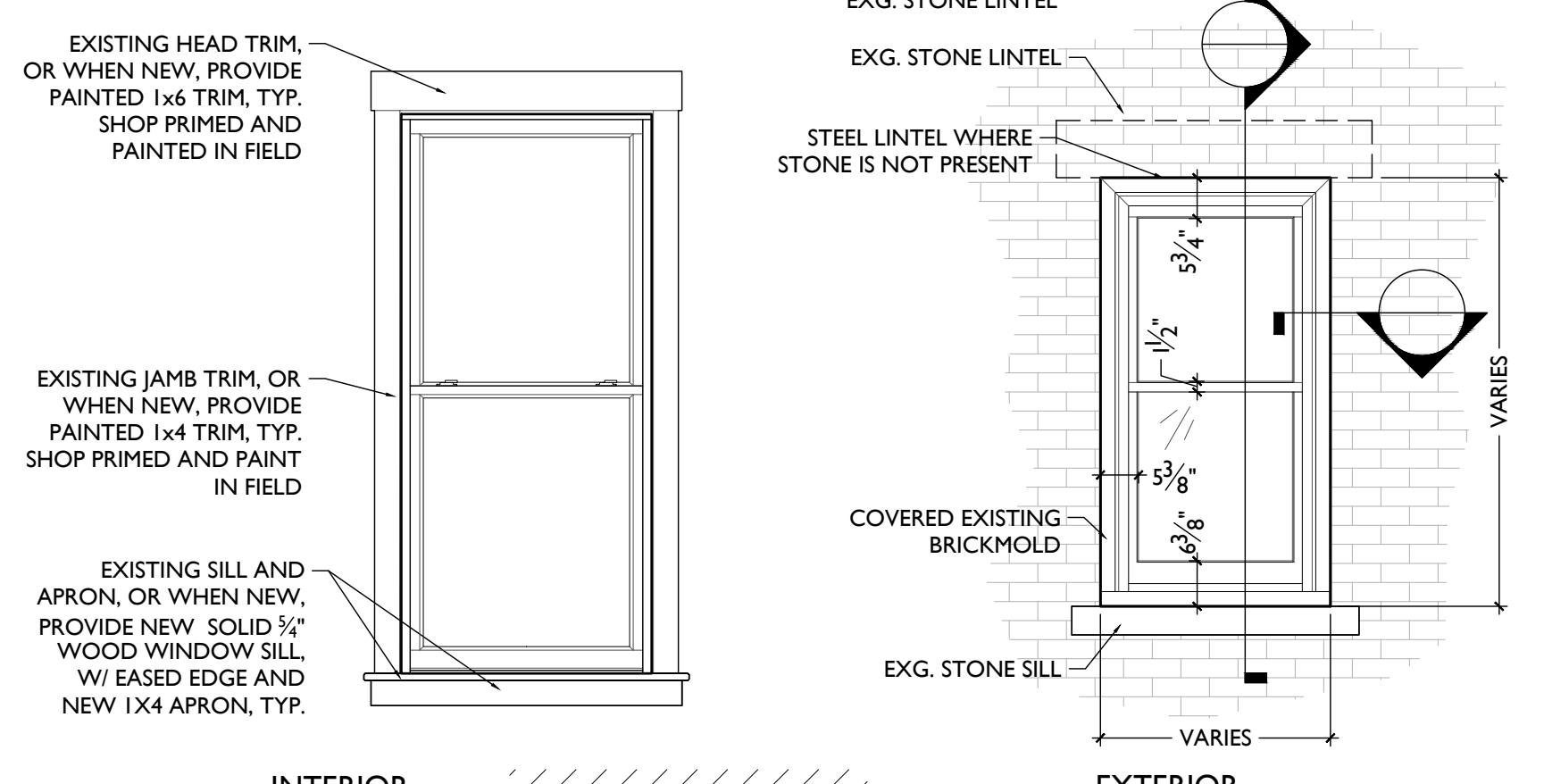
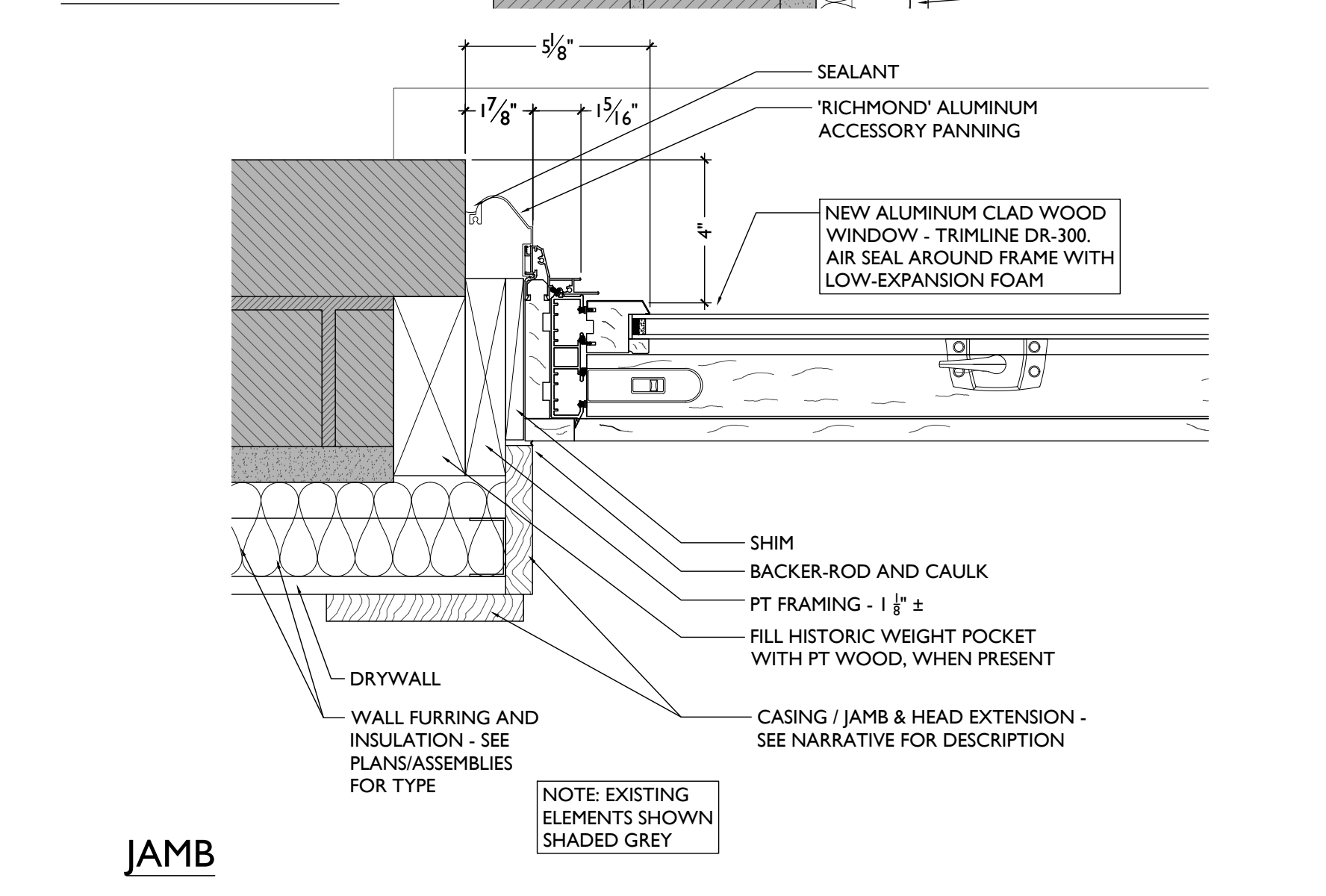
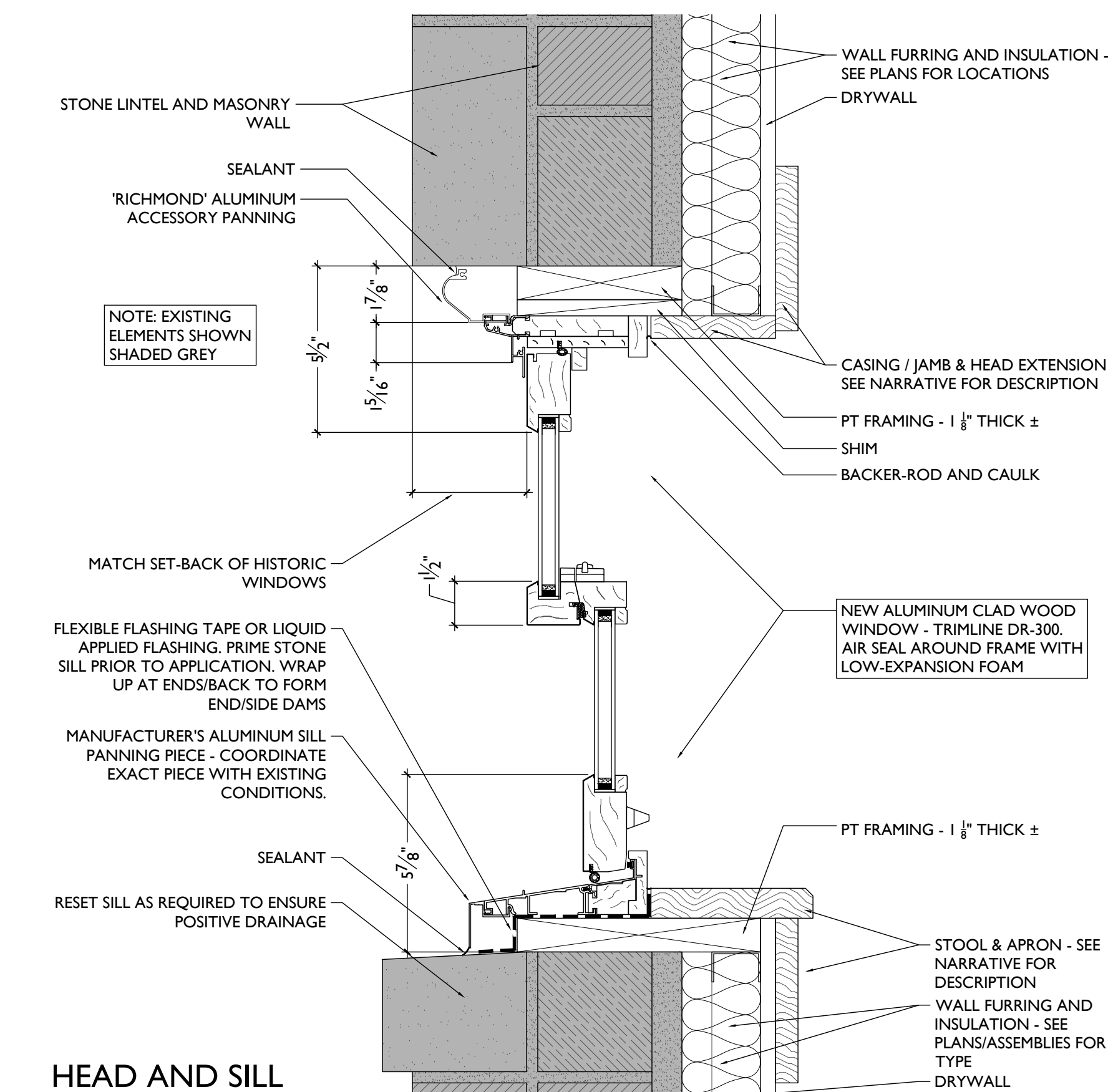
**A6.11**

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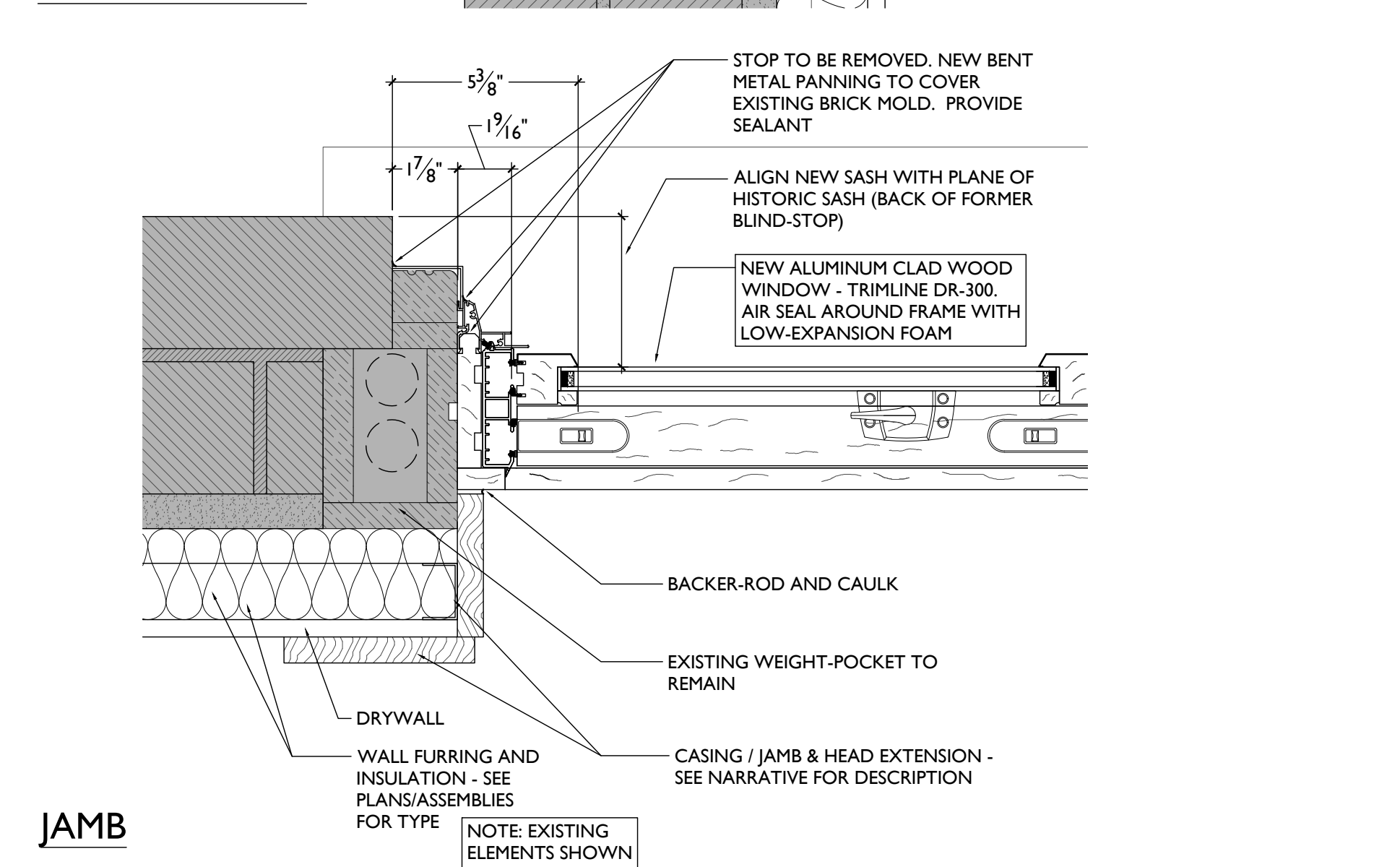
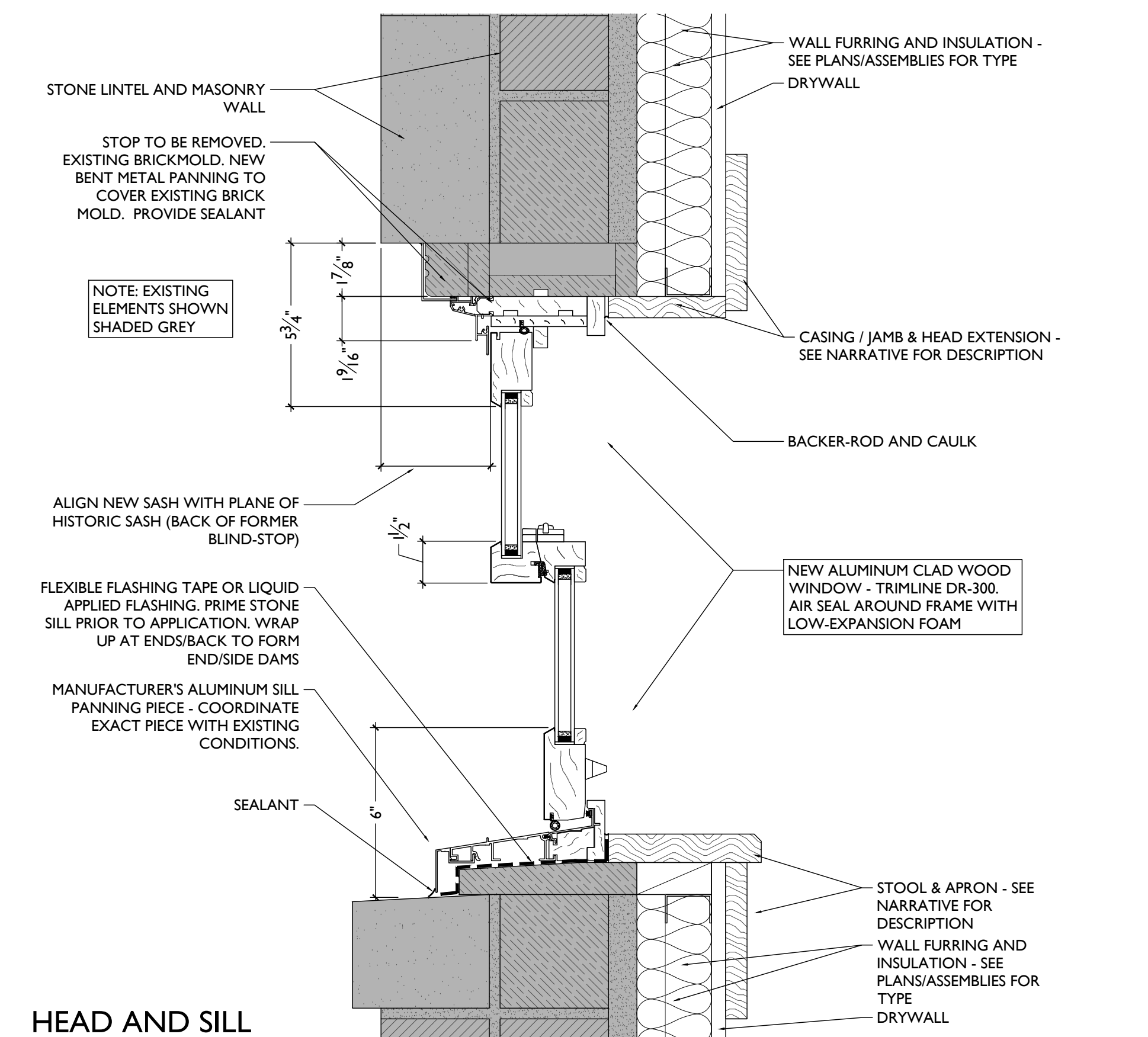
**DETAILED ELEVATION**  
SCALE: 1/2" = 1'-0"

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP.



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

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP.



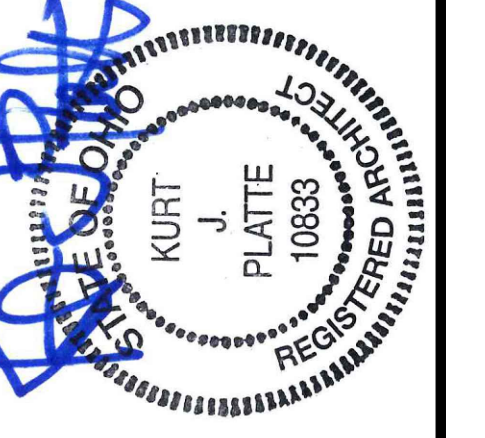
ATTIC WINDOWS - HOLD X

TYPE 'B' - TRIMLINE MODEL DR-300 ALUM CLAD / NEW BRICKMOLD B

TYPE 'BE' - TRIMLINE MODEL DR-300 ALUM CLAD / EXG BRICKMOLD BE

SCALE: 3" = 1'-0"

WINDOW DETAILS



KURT PLATTE 10833  
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Revisions

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TB, AM

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**RENOVATION FOR 1804 REPUBLIC**  
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**A6.20**

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PROPOSED NORTH ELEVATION

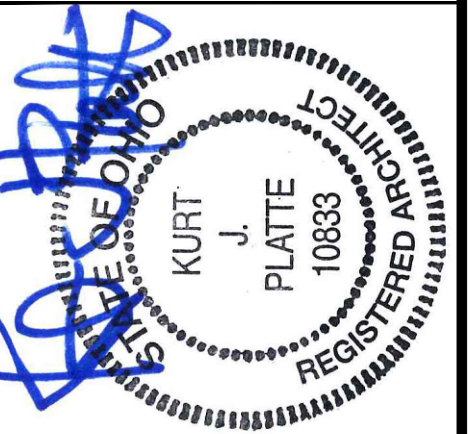
SCALE: 1/4" = 1'-0"

COLORED ELEVATION

1

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EXP DATE 12.31.2021

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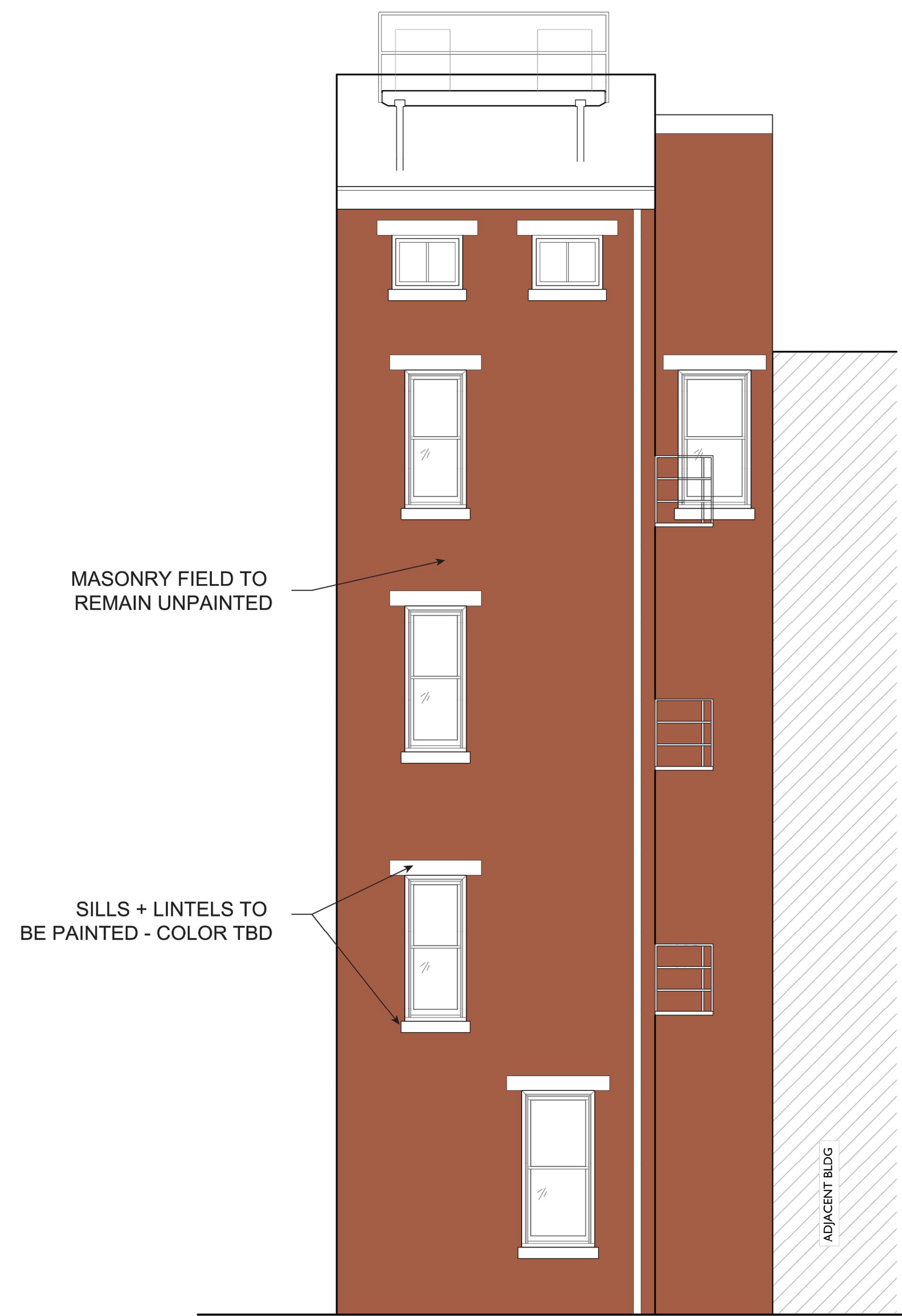
Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

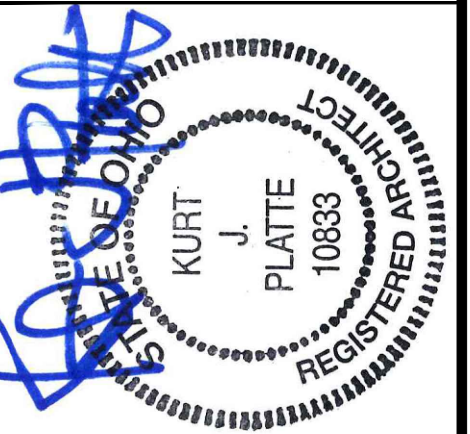
**A8.00**



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



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EXP DATE 12.31.2021

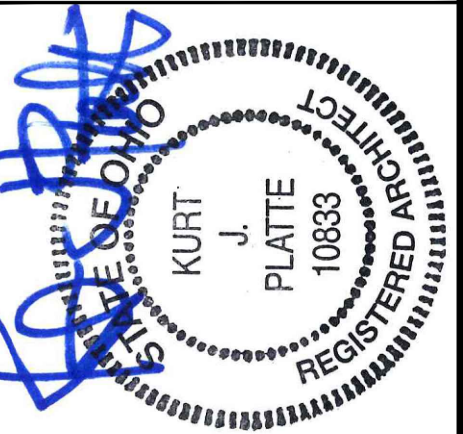
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RENOVATION FOR  
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**A9.01**

- Control the path and velocity of runoff with silt fencing or equivalent.
- Protect sewer inlets, streams, and lakes on site during construction with silt fencing, silt sacks or comparable measures.
- Provide swales to divert surface water from hillsides.
- Identify and protect significant, high value trees during construction with fencing outside the critical root zone.
- If soil is disturbed during construction on sloped areas, use tiers, erosion blankets, compost blankets, etc. to stabilize soil.

**EGC 3.3 Ecosystem Services/ Landscape (mandatory)**

When new landscaping is provided, or existing landscaping is modified:  
1. All new landscaping (trees, shrubs, and groundcover, including grasses) should be native or adapted to the region. All new plants must be appropriate to the site's soil and microclimate, and none should be invasive species.  
2. All disturbed existing landscape areas should be reseeded with native groundcover or plans and mulch.

**EGC 3.4 Surface Stormwater Management (mandatory)**

Applicable to New Construction or Rehab disturbing greater than 5,000 square feet  
1. Treat or retain, on site, the precipitation volume from the 60<sup>th</sup> percentile precipitation event as defined by the U.S. EPA in the Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act.

**EGC 3.6 Efficient Irrigation and Water Reuse (mandatory)**

When new irrigation system is provided, or existing system is modified:  
1. Comply with all local water restrictions.  
2. Design irrigation zones to respond to weather considerations, solar exposure, reflected light/heat from adjacent building or hardscape, soil type, topography/slope, plant material.  
3. Establish irrigation volume and frequency per zone to be appropriate for the climate, soil type, and plants.  
4. Select emission devices, valves, pipes, controllers, and sensors suitable to the landscape requirements that will facilitate long-term reliability and serviceability.  
5. Design irrigation system to target each planting area with no overspray of impervious surfaces or adjacent planting areas. Prevent runoff of water from the site.  
6. Install timer/controller that activates the valves for each watering zone at the best time of day to minimize evaporative losses while maintaining healthy plants and obeying local regulations and water-use guidance.  
7. Install soil moisture sensor controller per vegetation zone or rain delay controller.

**EGC 4.1 & 4.2 Water-Conserving Fixtures (mandatory)**

1. Service pressure in each unit must not exceed 60 psi. Provide documentation of municipal water pressure. Green verifier will test water pressure at units.  
2. Following flow rates are required to reduce total indoor water consumption by 30%:  
3. Toilets must be **WaterSense certified** and **1.28** gallons per flush or less, including dual-flush and pressure-assisted models.  
4. Urinals must be **WaterSense certified** and **0.5** gallons per flush or less.  
5. Showerheads must be **WaterSense-labeled** and **1.75** gallons per minute or less.  
6. Kitchen faucets must be **1.5** gallons per minute or less.  
7. Lavatory faucets must be **WaterSense certified** and **1.2** gallons per minute or less.

**EGC 4.3 Water Quality (mandatory)**

Mandatory for Substantial Rehabs built before 1986. Optional for all other projects  
1. Replace lead service lines. Determine whether a lead service line (LSL) connects the drinking water main under the street with the building. If an LSL is present, replace it before or while

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PART 2 PRODUCTS

PRODUCT SUBSTITUTION

A. Thoroughly review any requests for substitution for products that are related to Green Communities prerequisites and credits. Any substitutions may jeopardize the project's ability to obtain certification.

PART 3 EXECUTION

**EGC 1.4 Integrative Design: Construction Management (mandatory)**

1. At the onset of construction organize an Enterprise Green Communities trades training moderated by Green Verifier.  
2. Following trades to attend - GC Project Manager, GC Site Superintendent, Mechanical-Electrical-Plumbing, Insulation, Framing, Drywall, Air-Infiltration Package.  
3. Provide a minimum of 2-week notice to Green Verifier prior to training date.

**EGC 2.1 Site Selection (mandatory)**

This project does not have any ecologically sensitive features.  
If ecologically sensitive features are identified in the Ecological Resource Protection Zone (ERPZ) meet the following:

- Protect floodplain functions
  - Projects built on land that is within the Special Flood Hazard Area (SPHA) as identified by FEMA, must be designed to meet the ASCE 24 Flood Resistant Design and Construction standard.
  - Ensure that any development or redevelopment activities within the floodplain will mitigate and improve existing floodplain conditions (maintain or increase existing floodplain storage, improve water quality, implement flood-resilient design).
  - Do not raise topographical elevations in flood zones.
- Protect aquatic ecosystems
  - Do not extend the building, built structures, roads, or parking areas into wetlands or deepwater habitats, as identified in the ERPZ, beyond where they already exist.
  - Develop restoration plans for wetland and deepwater habitats within the ERPZ.
- Conserve habitat for any species on federal or state threatened or endangered lists
  - Do not extend the building, built structures, roads, or parking areas into habitats for threatened and endangered plant and animal species on the site, as identified in the ERPZ.
  - Minimize disturbances within the ERPZ during construction. If construction activities permanently disrupt the habitat of threatened or endangered animal habitats, follow the guidance of responsible state (or local) agencies on how to best address.

**EGC 2.14 Local Economic Development and Community Wealth Creation**

1. Contractor shall demonstrate that local preference for construction employment and subcontractor hiring was part of bidding process.

**EGC 3.1 Environmental Remediation (mandatory)**

1. Submit Phase 1 Environmental Site Assessment report to Green Verifier/Verifier  
If an environmental site assessment reveals any hazardous materials, mitigate these before proceeding with development.

**EGC 3.2 Erosion and Sedimentation Control (mandatory)**

Applies only when any site work or excavation is in scope:  
Contractor shall implement EPA's National Pollutant Discharge Elimination System (NPDES) Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent. If excavation and site work is part of scope:  
1. Stockpile and protect disturbed topsoil for reuse.

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<b>All interior paints, coatings, primers and wallpaper</b>	VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification for all interior paints, coatings and primers. VOC emissions verified as compliant with CDPH Standard Method for all wall finish paints. All wallpaper, phthalate free.	1 point per APE-free paint, coating and/or primer 1 point per CDPH-compliant coating and/or primer (excluding wall finish paints) [2 points maximum]	For wall finish paints compliant with the mandatory CDPH specification, seek those certified to Master Painters Institute (MPI) X-Green, Green Wise Gold, GREENGUARD Gold, SCS Indoor Advantage Gold, and Berkeley Analytical ClearChem. GS-11 paints comply with the optional APE-free criterion, as do Red List-free products.
<b>All interior adhesives and sealants</b>	VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1168 available at time of product specification for all interior adhesives and sealants.	Use of sealants that do not contain orthophthalate plasticizers. Use of adhesives that are CDPH compliant [1 point per compliant product, 2 points maximum]	Orthophthalate plasticizers are common in polyurethane and modified polymer sealants. While not common, they may also be found in some acrylic latex or siliconized acrylic sealants. Verify that specified sealants are phthalate-free. Minimize the need for adhesives when possible. For instance, finger-joints and mechanical fasteners do not contain chemicals of concern.
<b>Flooring</b>	All flooring products (whether carpet or hard surface) must comply with CDPH emission requirements. No flexible PVC with phthalates may be installed, whether the phthalates were intentionally added or added via recycled content. No carpet in the project may be installed in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, or utility rooms. Fluid applied finish floors may only be installed in non-occupied spaces, such as mechanical rooms.	The project complies with one of the following options: Absence of vinyl-flooring throughout the project Absence of carpet throughout the project All project flooring assemblies (adhesive, sealant, flooring product) are Red List-free [3 points] If using carpet, specify those that do not use a fluorinated (PFAS) stain repellent. [1 point]	Common flooring product labels that meet or exceed the mandatory CDPH emission requirement include FloorScore, GREEN-GUARD Gold, SCS Indoor Advantage Gold, Berkeley Analytical ClearChem, and Carpet Rug Institute Green Label Plus (CRI+). In place of vinyl or other PVC-based resilient flooring, consider salvaged hardwoods, natural linoleum, rubber, cork, or other PVC-free resilient flooring, ceramic or stone tile, sealed concrete, or pre-finished solid wood flooring. Pre-finished products, compared to those finished on site, keep potential exposures lower through a more controlled environment during finishing. If possible, use a floor system that can feature mechanical attachments (e.g., nails, floating wood flooring) instead of glues. This approach makes flooring easier to recycle in the future.
<b>Insulation</b>	If fiberglass or mineral wool batts are used, these must be formaldehyde-free.	The project does not include any two-part spray polyurethane foam. [2 points]	Alternative insulation products include recycled cotton, cellulose, wool, and blown fiberglass. All major U.S. manufacturers of residential fiberglass batt insulation have transitioned to formaldehyde-free products. Some

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- M. Enterprise Green Communities:  
1. Green Communities Checklist 2020  
2. Green Communities Criteria 2020  
N. ENERGY STAR Qualified Homes Program Requirements  
1. [https://www.energystar.gov/partner\\_resources/residential\\_new/homes\\_prog\\_reqs/nationa\\_l\\_page](https://www.energystar.gov/partner_resources/residential_new/homes_prog_reqs/nationa_l_page)

SUBMITTALS

- A. The contractor shall submit the following items directly to the Green Rater/Verifier.  
B. Construction Waste Diversion Rate (Calculation and/or Waste Tickets)  
C. The contractor shall submit cut-sheets of products intended to comply with Environmentally Preferable Products (EPP). See Green Communities Checklist Section 6 for list of products intended to meet this requirement. EPP criteria are as follows:  
1. Ingredient Transparency for Material Health Requirement – Publicly disclosed where content is characterized and screened using health hazard lists or restricted substances lists to 1,000 ppm  
2. Recycled Content and Ingredient Transparency Requirement – Minimum 25% post-consumer  
3. Chemical Hazard Optimization Requirement – Third-party verification of optimization to 100 ppm.  
4. Healthier Materials Selection Requirement – see specific requirements for low-emission paints, coatings, primers, wallpaper, adhesives, sealants, flooring, insulation, and composite wood under criterion 6.4.  
5. Environmentally Responsible Material Requirement – see specific requirements for embodied emissions for concrete, steel, insulation, roofing, paving, and non-composite wood under criterion 6.5  
6. Regional Materials Requirement – Extracted, manufactured, and fabricated (all processes) within 500-mile crow-fly distance of site.

QUALITY ASSURANCE

- A. Perform work in accordance with the Enterprise Green Communities Criteria for prerequisites and credits pertinent to this project listed in Green Communities worksheet included at the end of this section.  
B. Maintain one copy of Green Communities Criteria on site. Criteria is available for download at [https://www.greencommunitiesonline.org/sites/default/files/egc\\_2020\\_criteria\\_manual.pdf](https://www.greencommunitiesonline.org/sites/default/files/egc_2020_criteria_manual.pdf)  
C. Thoroughly review any requests for substitution for products that are related to Enterprise Green Communities prerequisites and credits. Any substitutions may jeopardize projects' ability to obtain certification.  
D. Perform storm water management and erosion control Work in accordance with EPA Best Management Practices or local erosion and sedimentation control standards whichever is more stringent.  
E. Perform Work to meet or exceed minimum energy efficiency and performance in accordance with Energy Star requirements. Energy Star Checklist is enclosed at end of this section.  
F. Perform Work without use of CFC based refrigerants in HVAC building systems.  
G. Perform ventilation Work in accordance with ASHRAE 62.  
H. Develop and implement construction indoor air quality management plan including the following:  
1. Comply with minimum requirements of SMACNA IAG  
2. Protect stored and installed absorptive materials from moisture damage.  
a. Store materials on elevated platforms under cover, and in dry location.  
b. When materials are not stored in enclosed location, cover tops and sides of material with secured waterproof sheeting.  
3. Protect HVAC equipment during construction.  
a. Shut down return side of HVAC system whenever possible during heavy construction or demolition.  
b. When HVAC systems are operated during heavy construction, furnish disposable temporary filters.

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- c. All mechanical, plumbing, and electrical penetrations in exterior and demising walls. Mechanical chases shall be sealed at crawl space ceiling.  
d. Exterior sheathing and house wrap.  
e. Minimize entry of air from outside, attic, garage, and crawl space into exterior wall and interior wall cavities to ensure passing of air infiltration test. Also minimize air transfer from unit to unit, and unit to corridor.  
f. Batt insulation shall be stapled to face of stud to ensure full contact of insulation with face of drywall. Cut insulation around all mechanical, plumbing, and electrical work.  
g. Gasket attic access panels. Seal drywall to frame of access panel.  
5. Distribution Loss Test (Duct Blaster Test) – Mandatory – Measures leakage through the mechanical distribution system and minimize duct leakage. Following areas HVAC distribution system shall be sealed:  
a. Clean entire distribution system to decipher areas for sealing and minimizing duct leakage.  
b. Joints and seams of existing ductwork shall be sealed where visible.  
c. Provide new metal lining for returns in visible areas where wall and floor cavities are used for returns.  
d. Seal all duct boots in floors to subfloors and seal all duct boots in walls to drywall.  
e. Seal gaps between drywall and all duct penetrations in ceilings, including exhaust fans.

**EGC 5.6 Sizing of Heating and Cooling Equipment (mandatory)**

Applies to rehabs that include replacement of heating and cooling equipment.  
1. Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.

**EGC 5.7 Energy Star Appliances (mandatory)**

1. If replacing or installing new appliances provide Energy Star-labeled refrigerators, dishwashers, and clothes washers.

**EGC 5.8 Lighting (mandatory)**

When replacing or installing new light fixtures  
1. All permanently installed fixtures shall be high-efficiency that is capable of meeting recommended light levels in the Illuminating Engineering Society Handbook, 10<sup>th</sup> edition.  
2. Recessed light fixtures installed as part of air barrier shall be Insulation Contact Air-Tight (ICAT)  
3. Common space lighting or Non-apartment building spaces must be controlled by occupancy sensors or automatic bi-level lighting controls, except 24-hour lighting required by code.  
4. Lighting power density in dwelling units shall be 1.1 W/SF or less.  
5. All exterior lighting shall have motion sensor controls, integrative PV cells, photosensors, or astronomical time-clock operation.  
6. Exterior fixtures shall meet the following:  
a. Luminares shall be fully shielded emitting no light above 90 degrees. The luminaire's mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding. Non-residential luminaires shall have an upright rating of U0.  
b. Fixtures shall have no sag or drop lenses, side light panels or upright panels.  
c. Fixtures shall employ warm-toned (3000k or lower) white light sources or may employ amber light sources or filtered LED light sources.

**EGC 6.4 Healthier Material Selection (mandatory)**

1. Use products that comply with the following requirements.

PRODUCT CATEGORY	MANDATORY	ADDITIONAL POINTS	REFERENCE
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replacing the water heater. Follow American National Standards Institute (ANSI) / American Water Works Association (AWWA) C810-17 Standard when replacing the LSL.

**EGC 5.1b Building Performance Standard (mandatory)**

ERI Option  
Demonstrate energy performance equivalent to a HERS Index of 100: Energy Analysis conducted by Green Verifier confirms that the project is below HERS 100 target. On-site power generation may not be used to satisfy the minimum energy performance. Meeting energy performance standards further requires mandatory inspection and testing conducted by Owner Contracted Green Rater/Verifier for Green certifications.

Conduct compartmentalization of dwelling units via air infiltration no greater than 0.30 CMF50 for Substantial Rehab per square feet of dwelling unit enclosure area or a 20% improvement of CFM50/sf compared to pre-retrofit conditions, following procedures in ANSURESNET/ICC Std. 380.

Insulation installed as part of the rehab must achieve the following:

- Grade I installation per ANSI/RESNET/ICC Std. 301.
- Grade II installation for assemblies that contain a layer of continuous, air impermeable insulation (≥ R-3 in Climate Zones 1 to 4, ≥ R-5 in Climate Zones 5 to 8).
- Grade II batt insulation floors if they fill the full width and depth of the floor cavity, even when compression occurs due to excess insulation.

HVAC systems repaired or installed during rehab must complete testing via the National HVAC Functional Testing Checklist, ENERGY STAR Multifamily New Construction Version 1.1 (or most recent checklist version available at time of permit).

Mandatory Mid-Construction Pre-Drywall Thermal Bypass Inspection:

1. EGC Certification will require visual inspection of thermal envelope per enclosed Energy Star Rater Field Checklist at mid-construction. Coordinate inspection with Green Verifier with a minimum of 3-week notice. (Only applicable-scope items will be inspected for renovations.)

Final Verification and Inspection Testing

- Upon substantial completion and prior to occupancy, the Green Verifier will conduct a visual Final Inspection to verify green requirements incorporated in the project. The contractor shall notify the Green Rater at least four (4) weeks prior to the anticipated date for such inspection. Contractor shall provide access to each unit and cooperate with conducting of the test. Additional inspections necessary due to incomplete work shall be back-charged to the Contractor.
- Testing - Third-party Testing is to be scheduled and conducted in conjunction with the final inspection. The contractor shall notify the Green Verifier at least four (4) weeks prior to the anticipated date for such inspection. Contractor shall provide access to each unit and cooperate with conducting of the test.
- Preconstruction Pretest – A pre-construction pretest was conducted to identify areas to envelope, demising unit enclosures. Recommended areas for sealing include:  
a. Joints between duct boots and drywall and floor finishes.  
b. Gaps at plumbing penetrations to drywall and floor finishes.  
c. Plumbing and attic access panels.  
d. Seal all visible gaps and cracks where interstitial cavities (wall, joist, ceiling, and stair) are used as return ducts.
- Air Infiltration Test (Blower door Test) – Mandatory – Measures air leakage through unit enclosure such as exterior walls, demising walls, ceilings, chases, etc. Minimum envelope leakage where applicable. Following areas of building envelope and demising walls shall be sealed, caulked, gasketed, or weather-stripped to minimize envelope leakage:  
a. Joints around exterior doors and windows.  
b. Joints between walls and foundation; between conditioned spaces and attics, demising walls, crawl spaces and garage.

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- Provide a continuous housewrap/weather-resistive barrier with sheets lapped shingle-style to prevent bulk water that penetrates the finished exterior cladding system from entering the wall assembly or being introduced through window or door openings or through other penetrations. Alternatively, install a fluid applied weather-resistive barrier in accordance with manufacturer's instructions.
- Flashings at roof/wall intersections and wall penetrations (i.e., plumbing, electrical, vents, HVAC refrigerant lines and the like in addition to windows and doors) must be integrated with the weather-resistive barrier and drainage plane prior to any exterior finish being installed to prevent bulk water from entering the exterior wall assembly.
- Flashing installed at bottom of exterior walls with weep holes included for masonry veneer and weep screen for stucco cladding systems or equivalent drainage system.

- Roof
- Install drip edge at entire perimeter of roof.
  - At wall/roof intersections, maintain 2" clearance between wall cladding and roofing materials, install flashing along the intersection, and use kick-out flashing.

**EGC 6.10 Construction Waste Management (mandatory)**  
Contractor to investigate local options for diversion of all construction waste and develop a plan for tracking waste diversion either through a contracted company or by tracking and sorting following components of construction waste.

- Option 1
- Recycle a minimum of 75% of total construction waste

**EGC 6.11 Recycling Storage**

- Owner to provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms (if applicable).

**EGC 7.1 Radon Mitigation (mandatory)**  
Applicable only in EPA Zone 1

- Substantial Rehab
- Owner AND/OR Contractor to confirm pre-construction radon test was conducted by third-party certified radon professional.
  - Test for radon in accordance with ANSI-AARST MAMF-2017 standards for multifamily buildings or ANSI-AARST MAMF-2014 for single-family homes.
  - If the radon level is above 4 pCi/L, contractor to install radon-reduction measures or install a radon mitigations system per ANSI-AARST RMS-MF 2018 for multifamily buildings or SGM-SF-2017 for homes.
  - After construction completion, have building tested for radon by third-party certified radon professional. If radon levels are above 4 pCi/L, install mitigation in accordance with ANSI-AARST MAMF-2017 standards for multifamily buildings or ANSI-AARST SGM-SF-2017 or ASTM 2021 for single-family homes.

**EGC 7.2 Reduce Lead Hazards in Pre-1978 Buildings (mandatory)**

- Conduct lead risk assessment or inspection to identify lead hazards.
- Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust.
- Follow EPA or state and/or local laws and requirements, where applicable. Alternatively, follow standard lead treatments defined by HUD as a series of hazard reduction measures designed to reduce all lead-based paint hazards in a dwelling unit without the benefit of a risk assessment or other evaluation (25 CFR 34.110).
- Replace windows that have deteriorated lead-based paint with energy-efficient windows.
- A lead inspection should be undertaken by an EPA certified risk assessor to determine whether paint in a rehab project contains lead, otherwise paint should be presumed to contain lead and lead-safe work practices are required.
- Perform dust lead clearance testing at the conclusion of renovation work; compare against EPA dust lead clearance standards.

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- Remove or cover lead-contaminated soil so that it is inaccessible to children. For gardening, use raised beds with lead-free soil.

**EGC 7.3 Combustion Equipment (mandatory)**  
Applicable only when combustion equipment is provided anywhere in the building:

- Provide at least one hard-wired carbon monoxide detector with battery backup for each sleeping area, minimum one on each floor.
- Any combustion equipment installed must be power-vented or closed-combustion.
- For Substantial Rehabs with combustion equipment that is not power-vented or direct-vent, Owner AND/OR Contractor to confirm pre-construction combustion safety test was conducted. The test must be conducted for central systems and for 10% of individual dwelling units systems per RESNET Guidelines for Combustion Safety and Developing Work Orders or BPI Combustion Safety Test Procedures for Vented Appliances.

**EGC 7.5 Integrated Pest Management (mandatory)**

- Seal all wall, floor and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing method.
- Install corrosion-proof metal pest screens for all openings greater than 1/4 inch.
- Seal off entry points under kitchen and bathroom sinks.

**EGC 7.7 Ventilation (mandatory)**

- Local Exhaust
  - Design and install local exhaust systems in all bathrooms (including half-baths) and the kitchen to meet the requirements of ASHRAE Standard 62.2-2010, Sections 5 and 7 or local equivalent, whichever is more stringent. Provide minimum intermittent local exhaust flow rates of 100 cfm or 5ACH in kitchen, and 50 cfm in bathrooms.
  - Exhaust air to the outdoors. Do not route exhaust ducts to terminate in attics or interstitial spaces. Just recirculating range hoods or recirculating over-the-range microwaves do not satisfy the kitchen exhaust requirements.
  - Use ENERGY STAR-labeled bathroom exhaust fans in all bathrooms.
- Ventilation
  - Fresh air ventilation to dwelling units shall comply with ventilation requirements of ASHRAE 62.2-2010.
  - Project teams using exhaust-only ventilation systems must comply with flow rate required by ASHRAE 62.2-2010. If bathroom exhaust fan is used for exhaust-only fresh-air ventilation, then refer to HVAC drawings for exhaust fan run-time and controls. Coordinate continuous / intermittent fan run-time and controls with HVAC and Electrical contractor. Provide dual-speed bathroom exhaust fan with continuous speed set to 30 cfm in 1-Bedroom units, 45 cfm in 2-Bedroom units, and 45 cfm in 3-Bedroom units.
  - In full accordance with ASHRAE 62.2-2010, install a mechanical ventilation system for all hallways and common spaces in each multifamily building of four stories or more.
  - All systems and associated ductwork must be installed per manufacturer's recommendations.
  - Using central ventilation systems with rooftop fans, each rooftop fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.
  - Green Verifier/Energy Rater to conduct testing to verify dwelling unit ventilation system flow rates are within 15 CFM or 15% of the design value.

**EGC 7.12 Beyond ADA: Universal Design (mandatory)**  
Select one option below to implement. Implement three strategies in that option. For all selected strategies affecting dwelling units, implement that strategy for 75% of the project's dwelling units.

- Create approachable building entries that are welcoming, are easy to identify, promote feelings of safety, and are accessible without the use of stairs. Include a covered entryway with seating,

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- greenery, and lighting. Include exterior signage that is prominent, visible from sidewalk, access road, or parking lot.
- Provide clear signage throughout the building that avoids jargon, uses clear language, incorporates a positive frame, and is multi-lingual where appropriate. Incorporate illustrations to encourage universal understanding. Signage for way-finding and other purposes should be available in the interior and exterior spaces.
  - Avoid strong patterns on floor finishes. Use carpets and flooring that have subtle neutral patterns.

**EGC 8.1 Building Maintenance Manual (mandatory)**

- General Contractor to provide Maintenance manual that addresses HVAC operations and maintenance, appliance guidance, lighting equipment, green cleaning products, and pest control. Refer to EGC 2020 criteria handbook for details.

**EGC 8.2 Emergency Management Manual (mandatory)**

- General Contractor to provide Emergency Management Manual targeted toward operations and maintenance staff and other building level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics including but not limited to:
  - Communication plans for staff and residents to use in the event of an emergency.
  - Useful contact information for public utility and other service providers
  - Infrastructure and building "shutdown" procedures

**EGC 8.4 Walk-throughs and Orientations to Property Operations (mandatory)**

- General Contractor to provide a comprehensive walk-through and orientation for property managers and building operations staff within 90 days of initial occupancy. Use the appropriate manuals (8.1 & 8.2) as the base of the curriculum, and review the project's green features, operations and maintenance procedures, and emergency protocols.

- ENCLOSURES
- Enterprise Green Communities Checklist
  - Energy Star National Rater Field Checklist

END OF SECTION 018113

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**National Rater Field Checklist 1**  
ENERGY STAR Multifamily New Construction, Version 1 / 1.1 / 1.2 (Rev. 01)

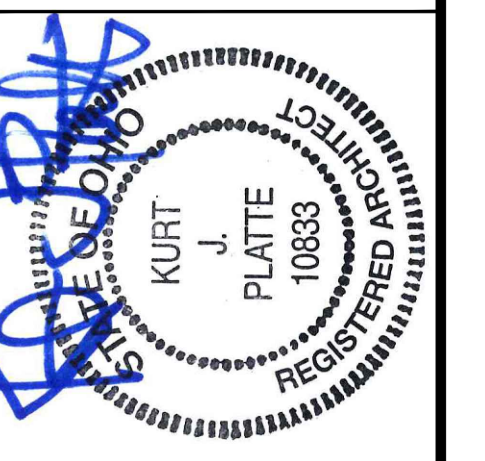
Project Name:	Number of Units:	Permit Date:
Project Address:	City:	State:
<b>Thermal Enclosure System</b>		
1. High-Performance Fenestration & Insulation		
1.1 Fenestration meets or exceeds specification in Items 2.1 & 2.2 of the Natl Rater Design Review Checklist.	<input type="checkbox"/>	<input type="checkbox"/>
1.2 Insulation meets or exceeds specification in Items 3.1 & 3.2 of the Natl Rater Design Review Checklist.	<input type="checkbox"/>	<input type="checkbox"/>
1.3 All insulation achieves Grade I install, per ANSI / RESNET / ICC Std. 301. Alternatives in Footnote 6, 6.7	<input type="checkbox"/>	<input type="checkbox"/>
1.4 Prescriptive Path: Window-to-wall ratio ≤ 30%. <sup>8</sup>	<input type="checkbox"/>	<input type="checkbox"/>
1.5 Heated plenums in unconditioned space or ambient conditions must meet the following requirements: <sup>9</sup>		
1.5.1 Sides of plenum are an air barrier and insulated to ≥ R-3ci in CZ 1-4; ≥ R-5ci in CZ 5-6; ≥ R-7.5ci in CZ 7; ≥ R-9.5ci in CZ 8, AND;	<input type="checkbox"/>	<input type="checkbox"/>
1.5.2 Insulation at top of plenum meets or exceeds the R-value for mass floors from the "All Other" column of Table 502.2(1) of 2009 IECC, AND;	<input type="checkbox"/>	<input type="checkbox"/>
1.5.3 Bottom of plenum must have at least R-13 insulation. <sup>10</sup>	<input type="checkbox"/>	<input type="checkbox"/>
1.6 Garages with space heating must meet the following requirements: <sup>9</sup>		
1.6.1 Insulation on above grade walls and walls on the first story below grade ≥ R-5ci in CZ 5-6; ≥ R-7.5ci in CZ 7; ≥ R-9.5ci in CZ 8, AND;	<input type="checkbox"/>	<input type="checkbox"/>
1.6.2 Garage ceiling insulation meets or exceeds the R-value for mass floors from the "All Other" column of Table 502.2(1) of 2009 IECC.	<input type="checkbox"/>	<input type="checkbox"/>
2. Fully-Aligned Air Barriers <sup>11</sup> At each insulated location below, a complete air barrier is provided that is fully aligned as follows: Ceilings: At interior or exterior horizontal surface of ceiling insulation in Climate Zones 1-3; at interior horizontal surface of ceiling insulation in Climate Zones 4-8. Also, at exterior vertical surface of ceiling insulation in all climate zones (e.g., using a wind baffle that extends to the full height of the insulation in every bay or a tabbed baffle in each bay with a soffit vent that prevents wind washing in adjacent bays). <sup>12</sup>		
2.1 Dropped ceilings / soffits below unconditioned attics, chase / dead space, and all other ceilings.	<input type="checkbox"/>	<input type="checkbox"/>
2.2 Walls behind showers, tubs, staircases, and fireplaces.	<input type="checkbox"/>	<input type="checkbox"/>
2.3 Architectural bump-outs, dead space, and all other exterior walls.	<input type="checkbox"/>	<input type="checkbox"/>
Floors: At exterior vertical surface of floor insulation in all climate zones and, if over unconditioned space, also at interior horizontal surface including supports to ensure alignment. Alternatives in Footnotes 15 & 16. <sup>14, 15, 16</sup>		
2.4 Floors above garages, floors above unconditioned spaces, and cantilevered floors.	<input type="checkbox"/>	<input type="checkbox"/>
2.5 All other floors adjoining unconditioned space (e.g., rim / band joists at exterior wall or at porch roof).	<input type="checkbox"/>	<input type="checkbox"/>
3. Reduced Thermal Bridging		
3.1 For insulated ceilings with attic space above (i.e., non-cathedralized), Grade I insulation extends to the inside face of the exterior wall below and is ≥ R-21 in CZ 1-5; ≥ R-30 in CZ 6-8. <sup>17</sup>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 For insulated ceilings with attic space above, attic access panels and drop-down stairs insulated ≥ R-10 or equipped with durable ≥ R-10 cover. <sup>18</sup>	<input type="checkbox"/>	<input type="checkbox"/>
3.3 Insulation beneath attic platforms (e.g., HVAC platforms, walkways) ≥ R-21 in CZ 1-5; ≥ R-30 in CZ 6-8.	<input type="checkbox"/>	<input type="checkbox"/>
3.4 For slabs on grade in CZ 4-8, 100% of slab edge insulated to ≥ R-5 at the depth specified by Table 502.2(1) of the 2009 IECC and aligned with the thermal boundary of the walls. <sup>19, 20</sup>	<input type="checkbox"/>	<input type="checkbox"/>
3.5 For elevated concrete slabs in CZ 4-8 (i.e., podiums and projected balconies, but not intermediate slab floor edges) 100% of the slab edge insulated to ≥ R-6. For podiums, insulation must be installed for the full height of the podium wall. Alternatives in Footnote 21. <sup>21</sup>	<input type="checkbox"/>	<input type="checkbox"/>
3.6 For elevated concrete slabs in CZ 4-8 (i.e., podiums, but not intermediate floor slabs), floor insulation meets the U-factor specified in Table 502.1.2 of the 2009 IECC for Group R when dwelling units are above the slab, and for "All Other" when common space is above the slab. <sup>22</sup>	<input type="checkbox"/>	<input type="checkbox"/>
3.7 At above-grade walls and rim / band joists separating conditioned from unconditioned space, one of the following options used: <sup>23, 24</sup>		
3.7.1 Continuous rigid insulation, insulated siding, or combination of the two is: ≥ R-3 in CZ 1-4; ≥ R-5 in CZ 5-8. <sup>25, 26, 27</sup> OR;	<input type="checkbox"/>	<input type="checkbox"/>
3.7.2 Structural Insulated Panels OR Insulated Concrete Forms OR Double-wall framing OR. <sup>24, 26, 28</sup>	<input type="checkbox"/>	<input type="checkbox"/>
3.7.3 Option only for wood-framed walls either in CZ 1-3 OR ≤ 3 stories: "advanced framing" details including all of the items below. <sup>24, 29</sup>		
3.7.3a Corners insulated ≥ R-6 to edge. <sup>30</sup> AND.	<input type="checkbox"/>	<input type="checkbox"/>
3.7.3b Headers above windows & doors insulated ≥ R-3 for 2x4 framing or equivalent cavity width, and ≥ R-5 for all other assemblies (e.g., with 2x6 framing). <sup>31</sup> AND.	<input type="checkbox"/>	<input type="checkbox"/>
3.7.3c Interior / exterior wall intersections insulated to same R-value as rest of exterior wall. <sup>32</sup>	<input type="checkbox"/>	<input type="checkbox"/>

**National Rater Field Checklist 1**  
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4. Air Sealing (Unless otherwise noted below, "sealed" indicates the use of caulk, foam, or equivalent material).	Must Correct	Builder Verified	Rater Verified	N/A <sup>3</sup>
The following items must be verified in dwelling units and common spaces to reduce air leakage to exterior, adjacent buildings, or unconditioned spaces.				
4.1 Ducts, flues, shafts, plumbing, piping, wiring, exhaust fans, & other penetrations to unconditioned space sealed, with blocking / flashing as needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-
4.2 Recessed lighting fixtures adjacent to unconditioned space ICAT labeled and gasketed. Also, if in insulated ceiling without attic above, exterior surface of fixture insulated to ≥ R-10 in CZ 4-8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Continuous top plate or blocking is at top of walls adjoining unconditioned space including at balloon-framed parapets, and sealed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4 Drywall sealed to top plate at all unconditioned attic / wall interfaces using caulk, foam, drywall adhesive (but not other construction adhesives), or equivalent material. Either apply sealant directly between drywall and top plate or to the seam between the two from the attic above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5 Rough opening around windows & exterior doors sealed. <sup>33</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-
4.6 Assemblies that separate attached garages from occupiable space sealed and, also, an air barrier installed, sealed, and aligned with these assemblies. <sup>34</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.7 Doors adjacent to unconditioned space (e.g., attics, garages, basements) or ambient conditions made substantially air-tight with doorsweep and weatherstripping or equivalent gasket.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8 Attic access panels, roof hatches and drop-down stairs are gasketed (i.e., not caulked) or equipped with durable covers that are gasketed. <sup>18</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The following items must be additionally verified in dwelling units, to reduce air leakage between conditioned spaces.				
4.9 Doors serving as a unit entrance from a corridor/stairwell made substantially air-tight with doorsweep and weatherstripping or equivalent gasket.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.10 Rater-measured compartmentalization is no greater than 0.30 CFM50 per square feet of dwelling unit enclosure area, following procedures in ANSI / RESNET / ACCA Std. 380. <sup>35</sup>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
4.10.1 For dwelling units with forced air distribution systems without ducted returns and located in a closet adjacent to unconditioned space, the Rater-measured pressure difference between the space containing the air handler and the conditioned space during the compartmentalization test is no greater than 5 Pa. <sup>36</sup>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
<b>HVAC System<sup>37</sup></b>				
5. Heating & Cooling Eqp. - Complete Path A - Dwelling Unit HVAC Grading OR Path B - Dwelling Unit HVAC Commissioning <sup>38</sup>				
Path A <sup>39</sup>	5a.1 Blower fan volumetric airflow is Grade I or II per ANSI / RESNET / ACCA Std. 310	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5a.2 Blower fan wall draw is Grade I or II per ANSI / RESNET / ACCA Std. 310	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5a.3 Refrigerant charge is Grade I per ANSI / RESNET / ACCA Std. 310. See Footnote 40 for exemptions. <sup>40</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Path B	5b.1 HVAC manufacturer & model number on installed equipment matches either of the following (check box): <sup>41</sup>	<input type="checkbox"/>	<input type="checkbox"/>	-
	<input type="checkbox"/> National HVAC Design Report (4.6-4.9 & 4.25-4.26) <input type="checkbox"/> Written approval received from designer			
	5b.2 External static pressure measured by Rater at contractor-provided test locations and documented below: <sup>42</sup>			
	Return-Side External Static Pressure: _____ IWC			
	Supply-Side External Static Pressure: _____ IWC			
5.4 Prescriptive Path: Heating and cooling equipment serving dwelling units and common spaces meet the efficiency levels specified in the Exhibit X. Electric resistance heating is not installed in dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5 ERI Path: Heating and cooling equipment serving common spaces, but not serving dwelling units, meet the efficiency levels specified in the Exhibit X. See Exhibit X for restrictions on electric resistance heating.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.6 National HVAC Functional Testing Checklist(s) collected prior to certification, with all HVAC systems in the building / project fully documented. Exception: Where credentialed HVAC Contractor(s) are completing the National HVAC Functional Testing Checklist, the checklist is not required to be collected for the systems they verify. <sup>43</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.7 Rater has verified that Functional Testing Agent(s) ("FT Agent(s)") completing the National HVAC Functional Testing Checklist(s), hold(s) one of the required credentials and are listed on the appropriate online directory. <sup>43</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment Controls				
5.8 All heating and cooling systems serving a dwelling unit have thermostatic controls within the dwelling unit which are not located on exterior walls.	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
5.8.1 Prescriptive Path: Dwelling unit thermostats are programmable.	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
5.9 Stair and elevator shaft vents equipped with motorized dampers that are capable of being automatically closed during normal building operation and are interlocked to open as required by fire and smoke detection systems. Dampers are verified to be closed at the time of inspection.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**National Rater Field Checklist 1**  
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5.10 Freeze protection systems, such as heat tracing of piping and heat exchangers, including self-regulating heat tracing, and garage / plenum heaters include automatic controls that are verified to shut off the systems when pipe wall or garage / plenum temperatures are above 40°F.	Must Correct	Rater Verified	N/A <sup>4</sup>
5.10.1 Where heat tracing is installed for freeze-protection, controls must be based on pipe wall temperature and a minimum of R-3 pipe insulation is also required.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.11 Snow- and ice-melting systems include automatic controls that are verified to shut off the systems when the room temperature is above 50°F and no precipitation is falling, and an automatic or manual control is installed that is verified to shut off the system when the outdoor temperature is above 40°F, so that the potential for snow or ice accumulation is negligible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hydronic Distribution</b>			
5.12 For hydronic distribution systems, all terminal heating and cooling distribution equipment are separated from the riser or distribution loop by a control valve or terminal distribution pump, so that heated or cooled fluid is not delivered to the dwelling unit distribution equipment when there is no call from the thermostat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.13 Terminal units in hydronic distribution systems are equipped with pressure independent balancing valves or pressure independent control valves.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.14 Piping of a heating or cooling system is insulated in accordance with Item 4.40 on the National HVAC Design Report, including where passing through planks or any other penetrations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.15 For circulating pumps serving hydronic heating or cooling systems with three-phase motors, 1 horse-power or larger, motors meet or exceed efficiency standards for NEMA Premium™ motors. If 5 horse-power or larger, also installed with variable frequency drives.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Duct Quality Installation - Applies to Heating, Cooling, Ventilation, Exhaust, &amp; Pressure Balancing Ducts. Unless Noted in Footnote.</b>			
6.1 Ductwork installed without kinks, sharp bends, compressions, or excessive coiled flexible ductwork. <sup>45</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2 Bedrooms with a design supply airflow ≥ 150 CFM (per Item 5.2 on the National HVAC Design Report) pressure-balanced (e.g., using transfer grilles, jump ducts, dedicated return ducts, undercut doors) to achieve a Rater-measured pressure differential ≥ 5 Pa and ≤ 15 Pa with respect to the main body of the dwelling unit when all air handlers are operating. See Footnote 46 for test configuration. <sup>46</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3 All supply and return ducts in unconditioned space, including connections to trunk ducts, are insulated to ≥ R-6. <sup>47</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3.1 Prescriptive Path: Dwelling unit ductwork meets the location and insulation requirements specified in the ENERGY STAR Multifamily Reference Design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4 Rater-measured total duct leakage in dwelling units meets one of the following two options: <sup>48, 49</sup>			
6.4.1 Rough-In: Tested per allowances below, with air handler & all ducts, building cavities used as ducts, & duct boots installed. In addition, all duct boots sealed to finished surface. Rater-verified at final. <sup>50</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No ducted returns <sup>51</sup> : The greater of ≤ 3 CFM25 per 100 sq. ft. of CFA or ≤ 30 CFM. Additionally, the Rater-measured pressure difference between the space containing the air handler and the conditioned space, with the air handler running at high speed, is ≤ 5 Pa. For systems > 1 ton, increase by 1 Pa per half ton.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three or more ducted returns <sup>52</sup> : The greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three or more ducted returns <sup>53</sup> : The greater of ≤ 6 CFM25 per 100 sq. ft. of CFA or ≤ 60 CFM.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4.2 Final: Tested per allowances below, with the air handler & all ducts, building cavities used as ducts, duct boots, & register grilles atop the finished surface (e.g., drywall, floor) installed. <sup>51</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No ducted returns <sup>54</sup> : The greater of ≤ 5 CFM25 per 100 sq. ft. of CFA or ≤ 60 CFM. Additionally, the Rater-measured pressure difference between the space containing the air handler and the conditioned space, with the air handler running at high speed, is ≤ 5 Pa. For systems > 1 ton, increase by 1 Pa per half ton.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One or two ducted returns <sup>55</sup> : The greater of ≤ 8 CFM25 per 100 sq. ft. of CFA or ≤ 80 CFM.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three or more ducted returns <sup>56</sup> : The greater of ≤ 12 CFM25 per 100 sq. ft. of CFA or ≤ 120 CFM.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5 Townhouses only: Rater-measured duct leakage to the outside the greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM25. <sup>48, 52</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.6 Common Space: Supply, return, and exhaust ductwork and all plenums are sealed at all transverse joints, longitudinal seams, and duct wall penetrations with mastic or mastic tape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.7 Duct leakage of central exhaust systems that serve four or more dwelling units, meets one of the following two options:			
6.7.1 Rough-In: Tested including horizontal run outs, trunks, branches, and take-offs up to, but not including, the grilles, the leakage does not exceed 25% of exhaust fan flow. <sup>53</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.7.2 Final: Tested inclusive of all ductwork between the fan and the grilles, the leakage does not exceed 30% of exhaust fan flow. <sup>53</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



KURT PLATTE 10663  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:  
RENOVATION FOR  
**1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042 04.28.2023

**A9.02**

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# National Rater Field Checklist 1

## ENERGY STAR Multifamily New Construction, Version 1 / 1.1 / 1.2 (Rev. 01)

7. Dwelling-Unit & Common Space Mechanical Ventilation System (National HVAC Design Report Item # indicated in parenthesis)		Must Correct	Rater Verified	LP Verified	N/A
7.1	Ventilation manufacturer & model number on installed equipment matches either of the following (check box): <sup>41</sup> <input type="checkbox"/> Written approval received from designer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.2	Rater-measured ventilation rates is within either a 15 CFM or ±15% of dwelling unit design values (2.7), and meets or exceeds rates required by ASHRAE 62.2-2010. <sup>54</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Measured ventilation rate is within either a 15 CFM or ±15% of common space design values (2.9), and meets or exceeds rates required by ASHRAE 62.1-2010 (2.8). <sup>55</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.4	Townhouses only: A readily-accessible ventilation override control installed and also labeled if its function is not obvious (e.g., a label is required for a standalone wall switch, but not for a switch that's on the ventilation equipment).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.5	No outdoor air intakes connected to return side of the dwelling unit HVAC system, unless controls are installed to operate intermittently & automatically based on a timer and to restrict intake when not in use (e.g., motorized damper).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.6	If located in the dwelling unit, system fan rated ≤ 3 zones if intermittent, ≤ 2 zones if continuous, or exempted. <sup>56</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.7	If system utilizes the dwelling unit HVAC fan, then the installed fan type is ECM / ICM (4, 12), or the controls will reduce the standalone ventilation run-time by accounting for hours when the HVAC system is heating or cooling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.8	In-unit bathroom fans or in-line fans are ENERGY STAR certified if used as part of the dwelling-unit mechanical ventilation system. <sup>57</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.9	If central exhaust fans, ≤ 1 HP, are installed as part of the dwelling-unit mechanical ventilation system, then they are direct-drive, ECM, with variable speed controllers. If > 1 HP, they are installed with NEMA™ Premium Motors. <sup>58</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.10	Air inlet locations (Complete if ventilation air inlet locations were installed (2.22, 2.23); otherwise check "N/A"). <sup>58, 59</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.10.1	Inlet(s) pull ventilation air directly from outdoors and not from attic, crawlspace, garage, or adjacent dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.10.2	Inlet(s) are ≥ 2 ft. above grade or roof deck; ≥ 10 ft. of stretched-string distance from known contamination sources not exiting the roof, and ≥ 3 ft. distance from dryer exhausts and sources exiting the roof. <sup>60</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**8. Local Mechanical Exhaust** (National HVAC Design Report Item # indicated in parenthesis)

**Dwelling Unit Mechanical Exhaust** - In each dwelling unit kitchen and bathroom, a system is installed that exhausts directly to the outdoors and meets one of the following Rater-measured airflow and manufacturer-rated sound level standards:<sup>64, 61</sup>

Location	Continuous Rate	Intermittent Rate <sup>62</sup>	Must Correct	Rater Verified	LP Verified	N/A
8.1 Kitchen	Airflow ≥ 5 ACH, based on kitchen volume. <sup>63, 64</sup>	≥ 100 CFM and, if not integrated with range, also ≥ 5 ACH based on kitchen volume. <sup>63, 64, 65</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.2 Bathroom	Airflow ≥ 20 CFM	Recommended: ≤ 3 zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3 Bathroom	Sound Required: ≤ 2 zones	Recommended: ≤ 3 zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Common Space<sup>2</sup> and Garage Mechanical Exhaust**

8.3 Measured exhaust rates are ≥ ASHRAE 62.1 rates (2c).<sup>65</sup>

8.4 Where a garage exhaust ventilation system is installed, it is equipped with controls that sense CO and NO2.

**9. Filtration**

9.1 MERV 6+ filter(s) installed in each dwelling unit ducted mech. System, serving an individual dwelling unit located to facilitate access & regular service by the occupant or building owner.<sup>66</sup>

9.1.1 Filter access panel includes gasket and fits snugly against the exposed edge of filter when closed to prevent bypass.<sup>67</sup>

9.1.2 All return air and mechanically supplied outdoor air passes through filter prior to conditioning.

**10. Combustion Appliances**

10.1 Furnaces, boilers, and water heaters located within the building's pressure boundary are mechanically drafted or direct-vented. If mechanically drafted, the minimum volume of combustion air required for safe operation by the manufacturer and/or code shall be met or exceeded and make-up air sources must be mechanically closed when the combustion appliance is not in operation. Alternatives in Footnote 70.<sup>68, 69, 70</sup>

10.2 Fireplaces located within the building's pressure boundary are direct-vented.<sup>68, 69</sup>

10.3 No unvented combustion appliances other than cooking ranges or ovens are located inside the building's pressure boundary. For cooking ranges and ovens, local mechanical exhaust per Checklist Item 8.1 requirements must be met.<sup>68</sup>



# National Rater Field Checklist Footnotes

## ENERGY STAR Multifamily New Construction Version 1 / 1.1 / 1.2 (Rev.01)

- Examples of durable covers include, but are not limited to, pre-fabricated covers with integral insulation, rigid foam adhered to cover with adhesive, or batt insulation mechanically fastened to the cover (e.g., using bolts, metal wire, or metal strapping). Low-slope roof hatch covers to be insulated to R-5 minimum.
- Consistent with the 2009 IECC, slab edge insulation is only required for slab-on-grade floors with a floor surface less than 24 inches below grade. Slab-on-grade perimeter insulation shall extend to the top of the slab to provide a complete thermal break. If the top edge of the insulation is installed between the exterior wall and the edge of the slab, it shall be permitted to be cut at a 45-degree angle away from the exterior wall. Alternatively, the thermal break is permitted to be created using ≥ R-3 rigid insulation on top of an existing slab (e.g., in a building undergoing a gut rehabilitation). In such cases, up to 10% of the slab surface is permitted to be insulated (e.g., for sleepers, for all plates). Insulation installed on top of slab surface covered by a durable floor surface (e.g., hardwood, tile, carpet).
- Where an insulated wall separates a garage, patio, porch, or other unconditioned space from the conditioned space of the building, slab perimeter insulation shall also be installed at this interface to provide a thermal break between the conditioned and unconditioned slab. If the slab is in contact with the ground at that interface, Where specific details cannot meet this requirement, partners shall provide the detail to EPA to request an exemption prior to the building's certification. EPA will compile exempted details and work with industry to develop feasible details for use in future revisions to the program. A list of currently exempted details is available at [www.energystar.gov/sites/default/files/2013-04/2013-04-01-Exempted\\_Details\\_List.pdf](http://www.energystar.gov/sites/default/files/2013-04/2013-04-01-Exempted_Details_List.pdf).
- For projected balconies, install a minimum of R-5 slab edge insulation to provide a thermal break between conditioned space and the unconditioned projected balcony slab. Alternatively, a UA calculation for the wall assembly that accounts for this uninsulated projected slab must be performed to demonstrate compliance with item 1.2. For the purpose of this UA calculation, the area of the wall that is uninsulated due to the projected balcony is required to be calculated as 400% of that actual area. For example, for a projected balcony that is 20 feet wide, and has a thickness of 1 foot, the area to be used in the UA calculation is 80 ft<sup>2</sup> instead of 20 ft<sup>2</sup>. The distance the balcony projects from the building is not used in this calculation.
- Whether insulating from above or below the slab, thermal breaks must be accounted for when determining compliance with floor U-factors. Where structural columns cause a discontinuity in the installed floor insulation, the UA calculation for the floor assembly must account for this uninsulated area of the floor. For the purpose of this UA calculation, the area of the floor that is uninsulated due to structural columns is required to be calculated as 400% of that actual area. For example, for a 4'x4' column, the area to be used in the UA calculation is 64 ft<sup>2</sup> instead of 16 ft<sup>2</sup>. The height of the column is not used in this calculation. Alternatively, if the structural column is insulated for a minimum of 4 vertical feet, the modification to the UA calculation is not required, and the U-value of the column insulation shall be associated with the uninsulated area of the floor due to the column.
- Item 3.7 is applicable to walls that are adjacent to other buildings or adjacent to unconditioned spaces within the building. Mass walls utilized as the thermal mass component of a passive solar design (e.g., a Trombe wall) are exempt from this item. To be eligible for this exemption, the passive solar design shall be comprised of the following five components: an aperture or collector, an absorber, thermal mass, a distribution system, and a control system. For more information, see [www.energystar.gov/sites/default/files/2013-04/2013-04-01-Passive\\_Solar\\_Home\\_Design.pdf](http://www.energystar.gov/sites/default/files/2013-04/2013-04-01-Passive_Solar_Home_Design.pdf). Mass walls that are not part of a passive solar design (e.g., CMU block log home enclosure) shall either utilize the strategies outlined in Item 3.7 or the pathway in the assembly with the least thermal resistance, as determined using a method consistent with the 2013 ASHRAE Handbook of Fundamentals, shall provide ≥ 50% of the applicable assembly resistance, defined as the reciprocal of the mass wall equivalent U-factor in the 2009 IECC Table 502.1.2. Documentation identifying the pathway with the least thermal resistance and its resistance value shall be collected by the Rater and any Builder Verified or Rater Verified box under Item 3.7 shall be checked.
- Up to 10% of the total exterior wall surface area is exempted from the reduced thermal bridging requirements to accommodate intentional designed details (e.g., architectural details such as thermal fins, wing walls, brick returns, stone window sills, metal panels, or masonry fireplaces; structural details, such as fascia, metal clips, girts, brick ties), projected balconies, and service openings (e.g., PTACs or PTHPs), but not steel columns or wall area occupied by intermediate floors). It shall be apparent to the Rater that the exempted areas are intentional designed details or the exempted area shall be documented in a plan provided by the builder, architect, or engineer. The entire area of the wall area that is bypassed by the fastener must be used in the calculation. The Rater need not evaluate the necessity of the designed detail to certify the building.
- If used, insulated siding shall be attached directly over a water-resistive barrier and sheathing. In addition, it shall provide the required R-value as demonstrated through either testing in accordance with ASTM C 1363 or by attaining the required R-value at its minimum thickness. Insulated sheathing rated for water protection can be used as a water resistant barrier if all seams are taped and sealed. If non-insulated sheathing is used at corners, the sheathing details shall be met except where the builder, architect, or engineer provides a framing plan that encompasses the details in question, indicating that structural members are required at those locations and including the rationale for these members (e.g., full-depth solid framing is required at wall corners or interior / exterior wall intersections for shear strength; a full-depth solid header is required above a window to transfer load to jacks studs; additional jack studs are required to support transferred loads; additional cripple studs are required to maintain on-center spacing, or stud spacing must be reduced to support multiple stories in a multifamily building). The Rater shall retain a copy of the detail and rationale for their records, but need not evaluate the rationale to certify the building.
- All exterior corners shall be constructed to allow access for the installation of a R-6 insulation that extends to the exterior wall sheathing. Examples of compliance options include standard-density insulation with alternative framing techniques, such as using three studs per corner, or high-density insulation (e.g., spray foam) with standard framing techniques.



# National Rater Field Checklist 1

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Other		Must Correct	LP Verified	Rater Verified	N/A
<b>11. Domestic Hot Water</b>					
11.1	Prescriptive Path: Hot water equipment rated in EF or UEF meet the efficiency levels specified in the ENERGY STAR Multifamily Reference Design. Boilers providing hot water are ≥85% EF. <sup>71</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.2	ERI: For hot water equipment serving common spaces but not dwelling units nor shared laundry: where rated in EF or UEF, meet the efficiency levels specified in the ENERGY STAR Multifamily Reference Design. Where rated in thermal efficiency, meet or exceed 85% EF. <sup>71</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.3	For in-unit storage water heaters, AHRI Certificate confirms the presence of a heat trap.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.4	DHW piping located in the dwelling unit is insulated with a minimum of R-3. <sup>72</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.5	Rater-measured delivery temperatures at faucets and showerheads do not exceed 125°F. <sup>73</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Lighting</b>					
12.1 Common Space <sup>2</sup> Lighting Controls:					
12.1.1	ERI and Prescriptive Path: All common spaces <sup>2</sup> (including shared garages), except the building lobby and where automatic shutoff would endanger the safety of occupants, have occupancy sensors or automatic bi-level lighting controls installed and operation has been verified.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.1.2	ASHRAE path only: All common spaces <sup>2</sup> (including shared garages), except the building lobby, corridors, and stairwells and where automatic shutoff would endanger the safety of occupants, have occupancy sensors or automatic bi-level lighting controls installed and operation has been verified.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.2	Common Space <sup>2</sup> Lighting Power Density Maximum (except garages): <sup>74</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.2.1	ERI and Prescriptive Path: Total installed lighting power for the combined common spaces <sup>2</sup> must not exceed ASHRAE 90.1-2007 allowances for those combined spaces, using the Space-by-Space or Building Area Method. See Footnote 75 for allowances. <sup>75</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.2.2	ASHRAE path only: Total installed lighting power for the combined common spaces <sup>2</sup> must not exceed ASHRAE 90.1-2007 allowances for those combined spaces, using the Space-by-Space or Building Area Method, by more than 20%. See Footnote 75 for allowances. <sup>75</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.3	Shared garages: Lighting power density does not exceed 0.24 W/ft <sup>2</sup> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.4	Exterior lighting controls: Fixtures, including parking lot fixtures, must include automatic switching on timers or photocell controls except fixtures intended for 24-hour operation, required for security, or located on dwelling unit balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.5	ERI Path: All exterior and common space lighting fixtures meet the efficiency requirements in the ENERGY STAR Multifamily Reference Design, except fixtures located on dwelling unit balconies. <sup>76, 77</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.6	Prescriptive Path: All lighting fixtures (i.e., dwelling units, common spaces, and exterior) meet the efficiency requirements in the ENERGY STAR Multifamily Reference Design. <sup>76, 77</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.7	Prescriptive Path: Dwelling unit overall in-unit lighting power density ≤ 0.75 W/ft <sup>2</sup> . When calculating overall lighting power density, use a 1.1 W/ft <sup>2</sup> where lighting is not installed. <sup>74</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**13. Appliances and Plumbing Fixtures**

13.1 Prescriptive Path: Installed appliances and plumbing fixtures in dwelling units and common spaces meet the criteria in the ENERGY STAR Multifamily Reference Design.<sup>78</sup>

13.2 ERI Path: Installed appliances and plumbing fixtures in common spaces, and not included in the ERI model, meet the criteria in the ENERGY STAR Multifamily Reference Design.<sup>78</sup>

13.3 Prescriptive Path: Shower compartments with multiple fixtures for each stall shall be installed simultaneously OR the total flow rate per shower compartment must not exceed 1.75 gallons per minute, as rated at 60 psi.

**14. Whole Building Energy Consumption Data Acquisition Strategy**

14.1 For buildings 50,000 ft<sup>2</sup> and larger, a strategy that enables the collection of monthly or annual building-level energy consumption data (electricity, natural gas, chilled water, steam, fuel oil, propane, etc.) has been confirmed.<sup>79</sup>

Rater Name: \_\_\_\_\_ Rater Pre-Drywall Inspection Date(s): \_\_\_\_\_ Rater Initials: \_\_\_\_\_

Rater Company Name: \_\_\_\_\_

Rater Name: \_\_\_\_\_ Rater Final Inspection Date(s): \_\_\_\_\_ Rater Initials: \_\_\_\_\_

Rater Company Name: \_\_\_\_\_

Builder/Developer Employee: \_\_\_\_\_ Builder Inspection Date(s): \_\_\_\_\_ Builder Initials: \_\_\_\_\_

Builder/Developer Name: \_\_\_\_\_

Licensed Professional: \_\_\_\_\_ LP Inspection Date(s): \_\_\_\_\_ LP Initials: \_\_\_\_\_



# National Rater Field Checklist Footnotes

## ENERGY STAR Multifamily New Construction Version 1 / 1.1 / 1.2 (Rev.01)

- Footnotes:**
- This Checklist applies to all dwelling units, sleeping units, common spaces<sup>2</sup>, and garages (open or enclosed) in the building being certified, and where specified, parking lots. These requirements do not apply to parking garages or lots where the cost of the energy use of the parking garage or lot is not the responsibility of the Builder/Developer, Building Owner or Property Manager. This Checklist does not apply to commercial or retail spaces. This Checklist does not apply to common spaces<sup>2</sup> that are located in buildings on the property without any dwelling or sleeping units. The term "sleeping unit" refers to a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Where the term "dwelling unit" is used in this Checklist, the requirement is for a sleeping unit. The term "building" refers to a structure utilized or intended for supporting or sheltering occupancy for a residential purpose; a structure with no dwelling or sleeping units connected to a structure with dwelling or sleeping units by less than 10% of its exterior wall area is not to be included in the "building".
  - The term "common space" refers to any spaces in the building being certified that serve a function in support of the residential part of the building that is not the responsibility of the building occupants, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, residential recreation rooms, and dining halls, as well as offices and other spaces used by building management, administration or maintenance in support of the residents.
  - At the discretion of the Rater, the builder or developer may verify up to eight items in Sections 1-4 of this Checklist. For the purpose of this Checklist, "Builder" represents either the builder or the developer. When exercised, the builder's responsibility will be formally acknowledged by the builder or their designated agent, signing off on the checklist for the item(s) that they verified. However, if a quality assurance review indicates that items have not been successfully completed, the Rater will be responsible for facilitating corrective action.
  - The term "Rater" refers to the person(s) completing the third-party verification required for certification. The person(s) shall: a) be a Certified Rater, Approved Inspector, or an equivalent designation as determined by a Verification Oversight Organization or Multifamily Reference Design Organization and shall have attended and successfully completed an EPA-recognized training certification. See [www.energystar.gov/mfrtraining](http://www.energystar.gov/mfrtraining).
  - The column titled "N/A", which denotes items that are "not applicable," should be used when the checklist item is not present in the project or conflicts with local requirements.
  - Two alternatives are provided: a) Grade II cavity insulation is permitted to be used for assemblies that contain a layer of continuous, air impermeable insulation ≥ R-3 in Climate Zones 1 to 4, ≥ R-5 in Climate Zones 5 to 8; b) Grade II batts are permitted to be used in floors if they fill the full width and depth of the floor cavity, even when compression occurs due to excess insulation, as long as the R-value of the batts has been appropriately assessed based on manufacturer guidance and the only defect preventing the insulation from achieving Grade II is the compression caused by the excess insulation.
  - Ensure compliance with this requirement using ANSI / RESNET / ICC Std. 301 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET Interpretations of Standard 301 shall also be followed.
  - Window-to-Wall ratio is taken as the sum of all window area divided by the total exterior above-grade wall area. All decorative glass and skylight window area contribute to the total window area to above-grade wall ratio (WWR). Spandrel sections of curtain wall systems contribute to the above-grade wall area.
  - Compliance with Items 1.5 and 1.6 is not required for ASHRAE projects, but the energy used by the heating systems must be modeled following the requirements in the Simulation Guidelines, available at [www.energystar.gov/mfrguidance](http://www.energystar.gov/mfrguidance).
  - The bottom of the plenum is permitted to be suspended ceiling tiles or other non-air barrier material. If fiberglass insulation is installed, it must be paper-faced.
  - For purposes of this Checklist, an air barrier is defined as any durable solid material that blocks air flow between conditioned space and unconditioned space, including necessary sealing to block excessive air flow at edges and seams and adequate support to resist positive and negative pressures without displacement or damage. EPA recommends, but does not require, rigid air barriers. Open-cell or closed-cell foam shall have a finished thickness ≥ 5.5 in. or 1.5 in., respectively, to qualify as an air barrier unless the manufacturer indicates otherwise. If flexible air barriers such as house wrap are used, they shall be fully sealed at all seams and edges and supported using fasteners with caps or heads ≥ 1 in. diameter unless otherwise indicated by the manufacturer. Flexible air barriers shall not be made of kraft paper, paper-based products, or other materials that are easily torn. If polyethylene is used, its thickness shall be ≥ 6 mil.
  - All insulated ceiling surfaces, regardless of slope (e.g., cathedral ceilings, tray ceilings, conditioned attic roof decks, flat ceilings, sloped ceilings), must meet the requirements of this checklist, including the use of rigid insulation or spray foam.
  - All insulated vertical surfaces are considered walls (e.g., above and below grade exterior walls, knee walls) and must meet the air barrier requirements for walls. The following exceptions apply: air barriers recommended, but not required, in adiabatic walls; and, in Climate Zones 4 through 8, an air barrier at the interior vertical surface of insulation is recommended but not required in basement walls or crawlspace walls. For the purpose of these exceptions, a basement or crawlspace is a space for which ≥ 40% of the total gross wall area is below-grade.
  - EPA highly recommends, but does not require, an air barrier at the interior vertical surface of floor insulation in Climate Zones 4-8.
  - Examples of supports necessary for permanent contact include studs for batt insulation or netting for blown-in insulation. Alternatively, supports are not required for batt insulation, even when compression occurs due to excess insulation, as long as the R-value of the batts has been appropriately assessed based on manufacturer guidance and the only defect preventing the insulation from achieving the required installation grade is the compression caused by the excess insulation.
  - Alternatively, an air barrier is permitted to be installed at the exterior horizontal surface of the floor insulation if the insulation is installed in contact with this barrier at the exterior vertical surfaces of the floor cavity are also insulated, and air barriers are included at the exterior vertical surfaces of this insulation.
  - The minimum designated R-values must be achieved regardless of the trade-offs determined using an equivalent U-factor or UA alternative calculation. Note that if the minimum designated values are used, then higher insulation values may be needed elsewhere to meet Item 1.2. Also, note that these requirements can be met by using any available strategy, such as a raised-heel truss, alternate framing that provides adequate space, and / or high-density insulation.



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- Compliance options include continuous rigid insulation sheathing, SIP headers, other prefabricated insulated headers, single-member or two-member headers with insulation either in between or on one side, or an equivalent assembly. R-value requirement refers to manufacturer's nominal insulation value.
- Insulation shall run behind interior / exterior wall intersections using ladder blocking, full length 2x6 or 1x6 furring behind the first partition stud, drywall clips, or other equivalent alternative.
- In Climate Zones 1 through 3, a continuous stucco cladding system sealed to windows and doors is permitted to be used in lieu of sealing rough openings with caulk or foam.
- For dwelling or sleeping units adjacent to garages, EPA recommends, but does not require, carbon monoxide (CO) alarms installed in a central location in the immediate vicinity of each separate sleeping zone and according to NFPA 720.
- Where a sampling protocol is permitted in accordance with the National or California Program Requirements, at least 20% of the dwelling or sleeping units adjacent to a garage shall be selected for testing.
- A 'ductured return' is defined as a continuous duct made of sheet metal, duct board, or flexible duct that connects one or more return grilles to the return-side inlet of the air handler. Any other approach to convey air from return or transfer grille(s) to the air handler, such as the use of building cavities, does not constitute a 'ductured return'.
- This section of the Checklist is designed to meet the requirements of ASHRAE 62.1-2010 / 2013, ASHRAE 62.2-2010 / 2013, and ANSI / ACCA's 5.0I-2015 protocol, thereby improving the performance of HVAC equipment in new multifamily buildings when compared to multifamily buildings built to minimum code. However, these features alone cannot prevent all ventilation, indoor air quality, and HVAC problems, (e.g., those caused by a lack of maintenance or by occupant behavior). Therefore, this Checklist is not a guarantee of proper ventilation, indoor air quality, or HVAC performance.
- Two paths are provided for satisfying the mandatory requirements for all certified buildings, Exhibit 2. Path A – Dwelling Unit HVAC Grading allows a Rater to utilize ANSI / RESNET / ACCA Std. 310™, a standard for grading the installation of residential HVAC systems serving multifamily buildings built to minimum code. However, these features alone cannot prevent all ventilation, indoor air quality, and HVAC problems. Path B – Functional Testing Agent utilizes a Functional Testing Agent for all systems. Either path may be selected, but all requirements within that path must be satisfied for the building to be certified.
- Path A – Dwelling Unit HVAC Grading shall not be used until an Effective Date has been defined by RESNET for ANSI / RESNET / ACCA Std. 310. Path A – Dwelling Unit HVAC Grading shall then use ANSI / RESNET / ACCA Std. 310 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET Interpretations of Standard 310 shall also be followed. For units following path A, all unitary HVAC Systems including air conditioners and heat pumps up to 65 kBtu/h and furnaces up to 125 kBtu serving individual dwelling or sleeping units shall comply with 5a.1 through 5a.3 for the building to be certified.
- If the non-invasive procedure in ANSI / RESNET / ACCA Std. 310 is not permitted to be used during the final inspection of a unit (i.e., due to the equipment type or to outdoor air temperatures that do not meet the requirements of the non-invasive method), then the unit is permitted to be certified with a default refrigerant charge designation of Grade III. Note that in these circumstances, the weigh-in method procedure in ANSI / RESNET / ACCA Std. 310 may still be used to pursue a Grade I designation.
- If installed equipment does not match the National HVAC Design Report, then prior to certification the Rater shall obtain written approval from the designer (e.g., email, updated National HVAC Design Report) confirming that the installed equipment meets the requirements of the National HVAC Design Report. In cases where the condenser unit is installed after the time of inspection by the Rater, the HVAC manufacturer and model numbers on installed equipment can be documented through the use of photographs provided by the Functional Testing Agent after installation is complete.
- The Rater shall measure and record the external static pressure in the return-side and supply-side of the system using the contractor-provided test locations. However, at this time, the Rater need not assess whether these values are within a specific range to certify the dwelling unit.
- Functional Testing Agents must hold an approved credential, as listed at [www.energystar.gov/mfr](http://www.energystar.gov/mfr), or must be a representative of the Original Equipment Manufacturer (OEM), or a contractor credentialed by an HVAC Quality Installation Training and Oversight Organization (HQITTO). Fans exceeding 400 CFM and not certified higher. Functional Testing Agents may not be the installing contractor unless they are a credentialed contractor. An explanation of the credentialing process and links to HQITTOs, which maintain lists of credentialed contractors, can be found at [www.energystar.gov/mfr/hvac](http://www.energystar.gov/mfr/hvac). A directory of other FT Agents can be found at [www.energystar.gov/mfr](http://www.energystar.gov/mfr). For Path A, a Functional Testing Agent is not needed to complete Sections 2 and 3 for unitary HVAC systems serving dwelling units that will be certified and graded by the Rater.
- At the discretion of the Rater, a Licensed Professional (LP), (i.e., a Registered Architect or Professional Engineer in good standing and with a current license), may verify any of the items in Sections 5, 11, and 12 of this Checklist, where a checkbox is provided for "LP Verified". When exercised, the LP's responsibility will be formally acknowledged by the LP signing off on the checklist for the item(s) that they verified. However, if a quality assurance review indicates that items have not been successfully completed, the Rater will be responsible for facilitating corrective action.
- Kinks are to be avoided and are caused when ducts are bent across sharp corners such as framing members. Sharp bends are to be avoided and occur when the radius of the turn in the duct is less than one duct diameter. Compression is to be avoided and occurs when flexible ducts in unconditioned space are installed in cavities smaller than the outer duct diameter and ducts in conditioned space are installed in cavities smaller than inner duct diameter. Ducts shall not include coils or loops except to the extent needed for acoustical control.
- Item 6.2 does not apply to ventilation ducts, exhaust ducts, or non-ducted systems. For an HVAC system with a multi-speed fan, the highest design fan speed shall be used when verifying this requirement. When verifying this requirement, doors separating bedrooms from the main body of the dwelling unit (e.g., a door between a bedroom and a hallway) shall be closed and doors to rooms that can only be entered from the bedroom (e.g., a closet, a bathroom) shall be open. The Rater-measured pressure shall be rounded to the nearest whole number to assess compliance.
- Item 6.3 does not apply to ducts that are a part of local mechanical exhaust or exhaust-only dwelling-unit mechanical ventilation systems. EPA recommends, but does not require, that all metal ductwork not encompassed by Section 6 (e.g., exhaust ducts, duct boots, ducts in conditioned space) also be insulated and that insulation be sealed to duct boots to prevent condensation.



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- Item 6.4 and 6.5 only apply to heating, cooling, and balanced ventilation ducts that only serve one dwelling unit. Duct leakage testing is not required if the duct and air handler are in conditioned space and the total supply duct length and the system, including all supply trunks and branches, is ≤ 10 ft. Duct leakage shall be determined and documented by a Rater using ANSI / RESNET / ICC Std. 380 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET Interpretations of Standard 380 shall also be followed. Leakage limits shall be assessed on a per-system, rather than per-dwelling unit, basis. For balanced ventilation ducts that are not connected to space heating or cooling systems, a Rater is permitted to visually verify, in lieu of duct leakage testing, that all seams and connections are sealed with mastic or metal tape and all duct boots are sealed to floor, wall, or ceiling using caulk, foam, or mastic tape.
- Note that compliance with Item 6.4.1 or 6.4.2 in conjunction with Section 4a of the National Rater Design Review Checklist automatically achieves Grade I total duct leakage per ANSI / RESNET / ACCA Std. 310.
- Cabinets (e.g., kitchen, bath, multimedia) or ducts that connect duct boots to toe-kick registers are not required to be in place during the 'rough-in' test.
- Registers atop carpets are permitted to be removed and the face of the duct boot temporarily sealed during testing. In such cases, the Rater shall visually verify that the boot has been durably sealed to the subfloor (e.g., using duct mastic or caulk) to prevent leakage during normal operation.
- Testing of duct leakage to the outdoors can be waived in accordance with the 2<sup>nd</sup> or 3<sup>rd</sup> alternative of ANSI / RESNET / ICC Std. 301, Table 4.2.2 (1), footnote (w). Alternatively, testing of duct leakage to outdoors can be waived in accordance with Section 5.5.2 of ANSI / RESNET / ICC Std. 380 if total duct leakage, at rough-in or final, is ≤ 4 CFM25 per 100 sq. ft. of conditioned floor area or 40 CFM25, whichever is larger. Guidance to assist partners with these alternatives, including modeling inputs, is available at [www.energystar.gov/newhomesguidance](http://www.energystar.gov/newhomesguidance).
- For the purpose of computing leakage allowance, exhaust fan flow shall be the lesser of the rated fan flow and at rough-in, 133% of the sum of the design exhaust airflow of the dwelling units that are exhausted by that central fan, or at final, 143% of the sum of the design exhaust airflow of the dwelling units that are exhausted by that central fan. Duct leakage shall be tested at the design or average operating pressure and shall use the program Energy Ratings, available at [www.energystar.gov/mfr/energy-ratings](http://www.energystar.gov/mfr/energy-ratings). Where testing at the design or average operating pressure is not feasible, testing at 50 Pa is permitted, however the following flow equation must be used to determine the leakage allowance at 50 Pa.
$$CFM_{50} = CFM_{design} / [P_{design} / P_{50}]^{0.65}$$
- No less than 50% of the ductwork, based on total linear feet, shall be tested and must include ductwork other than the main trunks. Where portions of ductwork are tested, rather than entire trunks, the percentage of leakage allowed is based upon the design airflow of the dwelling units that are exhausted in that portion. Where failures occur, the percentage of total linear feet required to be tested increases by 10%. Where aerosol-based sealant is used on some but not all risers, the ductwork selected for testing must be representative of all sealing strategies used. This test is not required of central exhaust systems serving clothes dryers.
- The dwelling-unit ventilation air flow and local exhaust air flows shall be determined and documented by a Rater using ANSI / RESNET / ICC Std. 380 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET Interpretations of Standard 380 shall also be followed. In Item 7.2, the dwelling-unit ventilation rates required by ASHRAE 62.2-





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63. Kitchen volume shall be determined by drawing the smallest possible rectangle on the floor plan that encompasses all cabinets, pantries, islands, peninsulas, ranges / ovens, and the kitchen exhaust fan, and multiplying by the average ceiling height for this area. In addition, the continuous kitchen exhaust rate shall be  $\geq 25$  CFM, per 2009 IRC Table M1507.3, regardless of the rate calculated using the kitchen volume. Cabinet volume shall be included in the kitchen volume.
64. Alternatively, the prescriptive duct sizing requirements in Table 5.3 of ASHRAE 62.2-2010 are permitted to be used for kitchen exhaust fans based upon the rated airflow of the fan at 0.25 IWC. If the rated airflow is unknown,  $\geq 6$  in. smooth duct shall be used, with a rectangular to round duct transition as needed. Guidance to assist partners with these alternatives is available at [www.energystar.gov/newhomesguidance](http://www.energystar.gov/newhomesguidance). As an alternative to Item 8.1, dwelling units are permitted to use a continuous kitchen exhaust rate of 25 CFM per 2009 IRC Table M1507.3, if they are either a) PHILUS or PHI certified, or b) provide both dwelling-unit ventilation and local mechanical kitchen exhaust using a balanced system, and have a Rater-verified whole-building infiltration rate  $\leq 0.05$  CFM50 per sq. ft. of Enclosure Area, and a Rater-verified dwelling unit compartmentalization rate  $\leq 0.30$  CFM50 per sq. ft. of Enclosure Area if multiple dwelling units are present in the building. 'Enclosure Area' is defined as the area of the surfaces that bound the volume being pressurized / depressurized during the test.
65. All intermittent kitchen exhaust fans must be capable of exhausting at least 100 CFM. In addition, if the fan is not part of a vented range hood or appliance-range hood combination (i.e., if the fan is not integrated with the range), then it must also be capable of exhausting  $\geq 5$  ACH, based on the kitchen volume.
66. Based upon, ASHRAE 62.2-2010, ducted mechanical systems are those that supply air to an occupiable space with a total amount of supply ductwork exceeding 10 ft. in length and through a thermal conditioning component, except for evaporative coolers. Systems that do not meet this definition are exempt from this requirement. While filters are recommended for mini-split systems, HRV's, and ERV's, these systems, ducted or not, typically do not have MERV-rated filters available for use and are, therefore, also exempted under this version of the requirements. HVAC filters located in the attic shall be considered accessible to the occupant or building owner if either 1) drop-down stairs provide access to attic and a permanently installed walkway has been provided between the attic access location and the filter or 2) the filter location enables arm-length access from a portable ladder without the need to step into the attic and the ceiling height where access is provided is  $\leq 12$  ft.
67. Sealing mechanisms comparable to a gasket are also permitted to be used. The filter media box (i.e., the component in the HVAC system that houses the filter) may be either site-fabricated by the installer or pre-fabricated by the manufacturer to meet this requirement. These requirements only apply when the filter is installed in a filter media box located in the HVAC system, not when the filter is installed flush with the return grill.
68. The pressure boundary is the primary enclosure boundary separating indoor and outdoor air. For example, a volume that has more leakage to outside than to conditioned space would be outside the pressure boundary.
69. Per the 2009 International Mechanical Code, a direct-vent appliance is one that is constructed and installed so that all air for combustion is derived from the outdoor atmosphere and all flue gases are discharged to the outside atmosphere; a mechanical draft system is a venting system designed to remove flue or vent gases by mechanical means consisting of an induced draft portion under non-positive static pressure or a forced draft portion under positive static pressure; and a natural draft system is a venting system designed to remove flue or vent gases under nonpositive static vent pressure entirely by natural draft.
70. Naturally drafted equipment is only allowed if located in a space outside the pressure boundary, where the envelope assemblies separating it from conditioned space are insulated and air-sealed.
71. Where water heater efficiency is rated in Uniform Energy Factor (UEF) rather than Energy Factor (EF), the EF may be calculated from the Uniform Energy Factor (UEF) using the RESNET EF Calculator 2017. The calculated EF must meet the efficiency levels specified in the ENERGY STAR Multifamily Reference Design.
72. In accordance with Section 7.4.3 of ASHRAE 90.1-2016, the following in-unit DHW piping requires insulation:
  - a. Recirculating system piping, including the supply and return piping of a circulating tank type water heater.
  - b. The first 8 feet of outlet piping of a constant-temperature nonrecirculating storage system.
  - c. The first 8 feet of branch piping connecting to recirculated, heat-traced, or impedance heated piping.
  - d. The inlet piping between the storage tank and a heat trap in a nonrecirculating storage system.
  - e. Piping that is externally heated (such as heat trace or impedance heating).
73. To measure the delivery temperature, turn the hot water at a fixture completely on and place a digital thermometer in the stream of water. Observe the thermometer and when no additional rise in temperature occurs after 10 seconds, confirm this temperature does not exceed 125°F.
74. Senior housing projects can use the space-by-space allowances for 'facilities for the visually impaired' in ASHRAE 90.1-2016 Appendix G Table G3.7 for spaces used primarily by building residents. For example, 1.15 W/SF lighting power allowance may be used for the corridors in the baseline. To qualify for the increased allowance, the project must be designed to comply with the light levels in ANSI / IES RP-28 and must provide housing for seniors and/or people with special visual needs. Prescriptive Path dwelling unit overall in-unit lighting power density is permitted to be  $\leq 1.3$  W/SF, using 1.65 W/SF where lighting is not installed.



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75. Lighting power density values from ASHRAE 90.1-2007 Section 9 for Space-by-Space Method for typical common spaces in multifamily properties are shown in the table below. Projects following the Building Area method, the lighting power density is 0.7 W/ft<sup>2</sup>. For spaces not shown, refer to ASHRAE 90.1-2007 Section 9.

ASHRAE Space Type	Lighting Power Densities (W/ft <sup>2</sup> )	ASHRAE Space Type	Lighting Power Densities (W/ft <sup>2</sup> )	ASHRAE Space Type	Lighting Power Densities (W/ft <sup>2</sup> )
Lobby / Elevator	1.3	Corridor / Transition	0.5	Office	1.1
Active Storage (e.g., trash chute / room, janitor closet)	0.8	Stairs - Active	0.6	Lounge / Recreation / Community Room / Computer Room	1.2
Inactive Storage (e.g., tenant storage)	0.3	Restroom	0.9	Electrical / Mechanical	1.5
Exercise Area / Room	0.9	Laundry Room	1.3	Workshop	1.9

76. This requirement applies to exterior lighting fixtures that are attached to the building, but does not apply to landscape or parking lot lighting fixtures.
77. For Prescriptive Path dwelling units, ENERGY STAR certified fixtures or light bulbs are required; however, the Rater is only responsible for verifying that the installed lighting meets the Tier I or Tier II definition specified in ANSI / RESNET / ICC Std. 301. For locations outside the dwelling unit, as an alternative to ENERGY STAR certified fixtures or light bulbs, lighting that meets the Tier I or Tier II definition specified in ANSI / RESNET / ICC Std.301 is permitted.
78. Where an appliance type is not eligible for ENERGY STAR certification, (e.g., commercial dryers) the appliance is exempt from this requirement. Where a bathroom faucet or aerator is not eligible for WaterSense certification, (e.g., public use lavatory faucets) the fixture is exempt from this requirement.
79. Strategies include: an agreement with the utility companies to provide the aggregated building-level data, in a spreadsheet format or directly through Portfolio Manager; OR evidence that securing signed utility data release forms will be a mandatory component of all lease agreements; OR installation of a building-level energy monitor, data acquisition system, or utility-owned energy meter. If an energy monitor is installed, the builder shall provide the building operator with the manufacturer's documentation and operations manual. EPA recommends, but does not require, that one of these strategies also be implemented in buildings 25,000-49,999 ft<sup>2</sup>.



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**Exhibit X – Prescriptive Minimum Heating and Cooling Equipment Efficiencies**

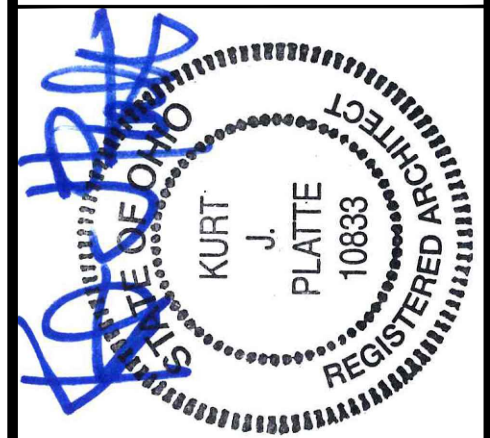
Equipment Type	Minimum Efficiency
Room AC ( window, through-wall, ductless mini-splits)	ENERGY STAR certified
Air conditioners, air cooled (<13 KBtu/h)	13 SEER
Air conditioners, air cooled (>13 and <65 KBtu/h)	See Reference Design
Air conditioners, air cooled (>65 and <240 KBtu/h)	11.5 EER/12.0 IEER
Air conditioners, air cooled (>240 and <760 KBtu/h)	10.0 EER/10.5 IEER
Electric resistance space heating	<ul style="list-style-type: none"> <li>Not permitted in any dwelling unit using the Prescriptive Path</li> <li>Electric resistance heating specified in common spaces has a total heating capacity <math>\leq 12</math> kBtu/h (3.5 kW) per enclosed space and has automatic thermostatic controls</li> </ul>
Warm-Air Furnace (<225 KBtu/h, common spaces)	78% AFUE or 80% Et
Warm-Air Furnace (<225 KBtu/h, dwelling units)	See Reference Design
Warm-Air Furnace (>225 KBtu/h)	80% Et (gas) or 81% Et (oil)
Packaged Terminal Air Conditioner (PTAC)	13.8 – (0.300 X Cap/1000) EER
Packaged Terminal Heat Pump (PTHP)	Cooling: 14.0– (0.3 X Cap/1000) EER Heating: 3.7– (0.052 X Cap/1000) COP
Air cooled heat pump (>13 and <65 KBtu/h)	See Reference Design
Air cooled heat pump (>65 and <240 KBtu/h)	Cooling: 11.1 EER/11.6 IEER Heating: 3.3 COP (@47°F DB)
Air cooled heat pump (>240 KBtu/h)	Cooling: 9.6 EER/9.6 IEER Heating: 3.2 COP (@47°F DB)
Water-source heat pump (<135 KBtu/h)	Cooling: 14.0 EER(86°F entering water) Heating: 4.2 COP(68°F entering water)
Boilers, hot water (<300,000 Btu/h)	See Reference Design
Boilers, hot water (>300,000 Btu/h)	86% E, (89% E, if using heat pumps)
VRF Air Conditioners and Heat Pumps	See Tables 6.8.11 and 6.8.1J of ASHRAE 90.1-2010
Air-cooled chillers with or without condenser	10.0 EER / 12.5 IPLV
Water-cooled chiller, positive displacement (<75 tons)	0.780 kW/ton (Full load) / 0.630 kW/ton (PLV)
Water-cooled chiller, positive displacement (75-150 tons)	0.775 kW/ton (Full load) / 0.615 kW/ton (PLV)
Water-cooled chiller, positive displacement (150-300 tons)	0.680 kW/ton (Full load) / 0.580 kW/ton (PLV)
Water-cooled chiller, positive displacement (>300 tons)	0.620 kW/ton (Full load) / 0.540 kW/ton (PLV)
Water-cooled, centrifugal (<300 tons)	0.634 kW/ton (Full load) / 0.596 kW/ton (PLV)
Water-cooled, centrifugal (>300 and <600 tons)	0.576 kW/ton (Full load) / 0.549 kW/ton (PLV)
Water-cooled, centrifugal (>600 tons)	0.570 kW/ton (Full load) / 0.539 kW/ton (PLV)
Air-cooled absorption single effect chiller	0.6 COP
Water-cooled absorption single effect chiller	0.7 COP
Absorption double effect indirect-fired chiller	1.0 COP (Full load) / 1.05 COP (PLV)
Absorption double effect direct-fired chiller	1.0 COP (Full load) / 1.00 COP (PLV)
Open-loop propeller or axial fan cooling towers*	>40 gpm/hp (@95°F entering water, 85°F leaving water, 75°F wb entering air)
Closed-loop propeller or axial fan cooling towers*	>15 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)
Open-loop centrifugal fan cooling towers*	>22 gpm/hp (@95°F entering water, 85°F leaving water, 75°F wb entering air)
Closed-loop centrifugal fan cooling towers*	>8 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)

Cap means the rated capacity of the product in Btu/h. If < 7,000 Btu/h, use 7,000; if > 15,000, use 15,000 in calculation.

\*Cooling tower fan motors must be equipped with VFD controlled by a temperature sensor on the condenser water supply pipe.

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KURT PLATTE 10833  
EXP DATE 12.31.2021

Progress Dates  
2023.04.28 - BID/PERMIT

Revisions

Design Team:  
CO, JK, MR, RK, RO, SO, TB  
Drawn by:  
TB, AM

PROPOSED PROJECT:

RENOVATION FOR  
**1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Job No: 22042      04.28.2023

**A9.04**

GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

OHIO BUILDING CODE – 2017, BASED ON 2015 IBC

CLASSIFICATION OF THE BUILDING STRUCTURE:  
RISK CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD:

- A. MINIMUM LIVE LOAD OR SNOW LOAD: 20 PSF\*
B. DEAD LOAD = 20 PSF IN ADDITION TO STRUCTURE SELF WEIGHT

\*MINIMUM LIVE / SNOW LOAD GOVERNED BY MINIMUM SNOW LOAD, P<sub>m</sub> = I<sub>s</sub> \* P<sub>s</sub>

2. SNOW LOAD:

- A. GROUND SNOW LOAD, P<sub>s</sub> = 20 PSF.
B. FLAT ROOF SNOW LOAD, P<sub>f</sub> = 14 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
C. MINIMUM ROOF SNOW LOAD, P<sub>m</sub> = 20 PSF.
D. SNOW LOAD IMPORTANCE FACTOR, I<sub>s</sub> = 1.0
E. SNOW EXPOSURE FACTOR, C<sub>e</sub> = 1.0
F. THERMAL FACTOR, C<sub>t</sub> = 1.0
G. COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS.

3. FLOOR LOAD:

- A. LIVE LOAD: 100 PSF
B. LIVE LOAD = 40 PSF AT RESIDENTIAL
C. DEAD LOAD ALLOWANCE: 20 PSF IN ADDITION TO STRUCTURE SELF WEIGHT

4. WIND LOAD:

- A. MAIN WIND FORCE RESISTING SYSTEM: 115 MPH PER ASCE 7-10 (3-SECOND GUST - LOAD AND RESISTANCE FACTOR DESIGN).
B. WIND EXPOSURE.
C. BASIC WIND VELOCITY PRESSURE, q<sub>h</sub> = 19.21 PSF (LRFD), 11,526 PSF (ASD)
D. INTERNAL GUST PRESSURE COEFFICIENT, G<sub>CP</sub> = 0.18 (ENCLOSED BUILDING).

5. SPECIAL LOADS:

- A. INTERIOR FINISH: 5 PSF HORIZONTAL LOAD.
B. HANDRAILS: 200 POUND CONCENTRATED LOAD AT ANY POINT, IN ANY DIRECTION, OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.
C. GUARDRAILS:
a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION, OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.
b. IN-FILL AREAS: 50 POUNDS APPLIED OVER A 1 SQUARE FOOT AREA.

SPECIAL INSPECTIONS

PER THE REQUIREMENTS OF CHAPTER 17, SECTION 1704.1, OF THE REFERENCED BUILDING CODE, SPECIAL INSPECTIONS ARE NOT NECESSARY FOR THE PROPOSED BUILDING CONSTRUCTION. STRUCTURAL CONSTRUCTION IN THIS BUILDING IS CONSIDERED MINOR NATURE AND IS ASSUMED TO BE INSPECTED BY THE BUILDING INSPECTOR. SPECIAL INSPECTIONS CAN BE ADDED TO THIS PROJECT AT THE REQUEST OF THE BUILDING DEPARTMENT. BUILDING DEPARTMENT, PLEASE IDENTIFY SPECIFIC MATERIALS THAT WILL REQUIRE SPECIAL INSPECTIONS.

SUBSTITUTIONS, SUBMITTALS, AND RFI'S

- 1. CONTRACTOR SHALL SUBMIT ALL SUBSTITUTIONS FOR APPROVAL PRIOR TO CONSTRUCTION WITH THE FOLLOWING INFORMATION:
A. THE SCOPE, EXTENT, AND ALL LOCATIONS AFFECTED BY THE PROPOSED SUBSTITUTION.
B. SPECIFIC DRAWING OR SPECIFICATION REFERENCES FOR THE ORIGINAL PRODUCT OR SYSTEM SPECIFIED.
C. THE REASON FOR THE PROPOSED CHANGE.
D. COST SAVINGS AND/OR IMPACT ON THE SCHEDULE.
E. IMPACT ON ANY GUARANTEES OR WARRANTIES ASSOCIATED WITH THE PRODUCT OR SYSTEM.
F. COORDINATION REQUIRED WITH OTHER TRADES OR ADJACENT MATERIALS.
G. ANY AND ALL DEVIATIONS FROM THE SPECIFIED REQUIREMENTS.
2. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR IN A TIMELY MANNER TO PROVIDE AN ADEQUATE AMOUNT OF TIME FOR REVIEW.
A. ALL SUBMITTALS MUST BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING FOR REVIEW. ANY SHOP DRAWINGS RECEIVED DO NOT BEAR THE STAMP OF THE GENERAL CONTRACTOR AS WELL AS CLEAR EVIDENCE THAT THE SUBMITTAL HAS BEEN REVIEWED WILL BE REJECTED WITHOUT REVIEW.
B. REVIEW BY STRUCTURAL ENGINEER OF RECORD WILL BE FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS AND CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW DOES NOT IN ANYWAY RELIEVE THE CONTRACTOR AND/OR THE CONTRACTOR'S SUBCONTRACTORS FROM RESPONSIBILITY FOR ERRORS OR DEVIATIONS FROM THE CONTRACT REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, PROPER FIT, QUALITIES OF THE MATERIALS, AND COORDINATION WITH OTHER TRADES AND SUPPLIERS.
C. IF CHANGES ARE MADE TO A PREVIOUSLY REVIEWED SUBMITTAL, DENOTE ALL REVISED AREAS WITH REVISION CLOUD AND TAGS.
D. STRUCTURAL SUBMITTAL REQUIREMENTS:

Table with 4 columns: Submittal/Shop Drawing, Submittal, Calculations, PE/SE Seal & Signature. Rows include Concrete Mix, Structural Steel, and Miscellaneous Steel.

- For Review denotes the contractor must submit to the design team for review. The contractor shall not fabricate or install until all design team comments have been resolved in writing.
- For Record denotes the contractor must submit to the design team for record. The contractor's engineer is responsible for all loading and coordination of loads to be resisted by the building's structural elements. Any load resisted by the building's structural elements must be approved by the EOR.
- N/a denotes not applicable.

- 3. REQUESTS FOR INFORMATION (RFI'S) SHALL BE SUBMITTED IN A TIMELY MANNER WHEN INFORMATION IS MISSING FROM THE CONSTRUCTION DOCUMENTS, INFORMATION IS CONFLICTING WITHIN THE CONSTRUCTION DOCUMENTS, OR IS AMBIGUOUS.
A. THE CONTRACTOR MUST USE DUE DILIGENCE IN ATTEMPTING TO FIND ANY ANSWER PRIOR TO SUBMITTING AN RFI.
B. IF THE INFORMATION REQUESTED IN AN RFI IS APPARENT FROM FIELD OBSERVATION, IS CONTAINED IN THE CONSTRUCTION DOCUMENTS, OR IS REASONABLY INFERABLE FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL REASONABLE COSTS CHARGED RELATED TO ADDITIONAL SERVICES INCURRED DUE TO ANSWERING THE RFI.

CONSTRUCTION AND SAFETY

- 1. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. THE CONTRACTOR SHALL ONLY USE STRUCTURAL PLANS ISSUED AS "FOR CONSTRUCTION" OR ISSUES THEREAFTER. PRIOR ISSUES SHALL ONLY BE USED FOR PERMITTING OR BIDDING PURPOSES.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
6. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
7. THE CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER.
8. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.
9. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDINGS AND THE INTEGRITY OF ALL EXISTING STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/ OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.

MISCELLANEOUS STRUCTURAL NOTES

- 1. THESE STRUCTURAL DRAWINGS DEPICT A STRUCTURAL SYSTEM AND THE MAJOR COMPONENTS OF THAT SYSTEM, MINOR ITEMS, INCLUDING BUT NOT LIMITED TO, POURSTOPS, DECK SUPPORT ANGLES, FRAMES AT FLOOR AND ROOF DECK OPENINGS, CFS AT ARCHITECTURAL FEATURES, ETC. SHALL BE SUPPLIED BY THE CONTRACTOR AS NEEDED TO PROVIDE A COMPLETE SYSTEM.
2. WHERE DETAILS ARE CALLED FOR IN ONE AREA OF THE BUILDING, THEY SHALL BE DUPLICATED AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
3. STRUCTURAL AND ARCHITECTURAL PLANS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS. CONTRACTORS, DETAILERS AND SUPPLIERS ARE RESPONSIBLE FOR THE DETERMINATION OF ALL DIMENSIONS, PITCHES, ELEVATIONS, ETC. BEYOND THOSE NOTED AS NECESSARY TO THOROUGHLY DETAIL/FABRICATE THEIR WORK. CONTACT ARCHITECT WITH ANY DISCREPANCIES FOUND.

FOUNDATIONS

- 1. SOIL CONDITIONS:
A. PER THE CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS.
2. THE BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.
3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF BELOW STRIP FOOTINGS AND 1500 PSF BELOW ISOLATED COLUMN FOOTINGS.
4. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
5. COMPACTION:
A. ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.
B. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.
6. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

- 1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM ALL TESTS REQUIRED BY SECTION 4 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.
2. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R "COLD WEATHER CONCRETING".

- 3. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306R "HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND VELOCITY SHALL BE ENTERED INTO THE NOMOGRAPH OF THIS REFERENCE TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
4. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.
5. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL.
6. MATERIALS (ALSO SEE CONCRETE MIX SCHEDULE):
A. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A1064 MESH, FLAT SHEETS ONLY.
B. FLY ASH: ASTM C618, TYPE F OR C. FLY ASH-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 25% MAXIMUM.
C. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989. TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.
D. HIGH RANGE WATER REDUCER (HRWR) ADMXTURE: ASTM C494.
E. CHLORIDE CONTENT OF CONCRETE: LIMIT TOTAL CHLORIDE ION CONTENT TO AMOUNT INDICATED IN TABLE 4.2.2.6 OF ACI 318. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
7. CONCRETE MIX SCHEDULE:

Table with 8 columns: Application, f'c @ 28 days (psi), Air Content (%), Max w/c ratio, Max Agg. Size (in), F Class, S Class, W Class, C Class. Rows include Footings, Interior Floor Slab on Grade, and Exterior Flatwork (Plain Concrete).

- 8. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.
9. LAP SPlice REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
10. BAR CLEARANCES BETWEEN ADJACENT BARS AND FORMWORK SHALL BE AS NOTED ON THE DRAWINGS OR A MINIMUM AS PER ACI REQUIREMENTS.

EXPANSION AND EPOXY ADHESIVE ANCHORS

- 1. EXPANSION ANCHORS:
A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
2. EPOXY ADHESIVE ANCHORS:
B. EPOXY ADHESIVE SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
A. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.
B. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY WALL REPAIR

- 1. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NEEDED. CONTRACTOR SHALL PERFORM AN OBSERVATION OF ALL WALLS AND EXISTING LINTELS TO DETERMINE DAMAGED AREAS THAT REQUIRE REPAIR.
2. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED, OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
3. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY. ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.
4. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
5. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OR 8" WYTHE OF CONCRETE MASONRY, TO MATCH EXISTING WALL WIDTH. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING (GALVANIZED) @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS.
6. SPIRA-LOK TIES ARE MANUFACTURED BY HOHMANN & BARNARD SHALL BE 8MM, 304 STAINLESS STEEL. INSTALL IN MORTAR JOINTS, LENGTH AS NEEDED SO END OF TIE WITH WITHIN 1" OF EXTERIOR AND INTERIOR FACE OF MASONRY. WHERE TIE IS INSTALLED INTO INTERIOR WOOD FRAMING, PENETRATE WOOD A MINIMUM OF 3". ALTERNATES WILL BE CONSIDERED UPON SUBMITTING MANUFACTURER INFORMATION.

WOOD

- 1. MATERIALS:
A. FRAMING LUMBER:
a. 2x6 AND LARGER: NO.1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
b. 2x4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
c. 2x6: NO.2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
d. ACQ-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
2. SHEATHING AND SUBFLOORING:
A. 4824 APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1.
B. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1.
C. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1.
D. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
E. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA.
F. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
3. NAIL SIZES AS CALLED OUT IN THE STRUCTURAL DRAWINGS AND FOR SIMPSON CONNECTORS ARE LISTED BELOW. NAIL GUN NAILS SHALL MEET DIAMETER AND LENGTH OF NAILS LISTED BELOW, OR ELSE NAILS SHALL BE DRIVEN WITH A HAMMER.
A. 6d NAILS ARE 0.120"Ø x 1 1/4" LONG (MIN 3/8" HEAD)
B. 8d NAILS ARE 0.131"Ø x 2 1/2" LONG
C. 10d NAILS ARE 0.148"Ø x 3" LONG
D. 16d NAILS ARE 0.162"Ø x 3 1/2" LONG
4. SIMPSON HANGERS:
A. ALWAYS USE THE NAIL OR FASTENER AS SPECIFIED BY SIMPSON, INCLUDING THE CORRECT DIAMETER AND LENGTH.
B. WHEN FASTENING TO A SINGLE PLY 1 1/2" OR 1 3/4" MEMBER, 1 1/2" FLANGE NAILS ARE ACCEPTABLE. USE FULL LENGTH NAILS FOR DIAGONAL NAILS OF DOUBLE SHEAR HANGERS.
5. ADHESIVE FOR PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
6. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PER TABLE 2304.10.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
7. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
8. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.



PLATTE architecture + design



Table with 2 columns: #, Date. Row 1: PERMIT / BID, 04/28/2023. Row 2: REVISION/SUBMISSION, 04/28/2023.

Design Team: KCJ / SJ
Date: 04/28/2023

DRAWING TITLE: GENERAL STRUCTURAL NOTES

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

RENOVATION FOR 1804 REPUBLIC CINCINNATI, OH 45202 FINDLAY FLATS

Proj. No.: 22146.21

S001

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY



#	PERMIT / BID REVISION/SUBMISSION	Date
		04/28/2023

Design Team: KCJ / SJ  
Date: 04/28/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

RENOVATION FOR  
**1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Proj. No.: 22146.21

**S110**

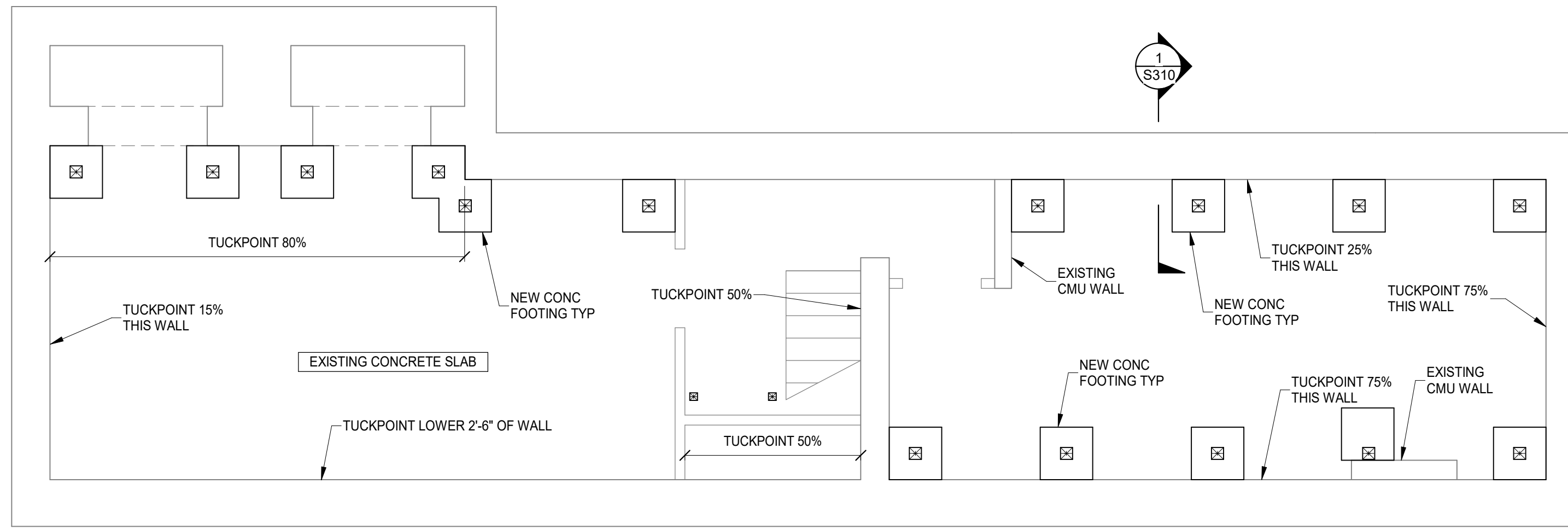
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**PROJECT KEYNOTES:**

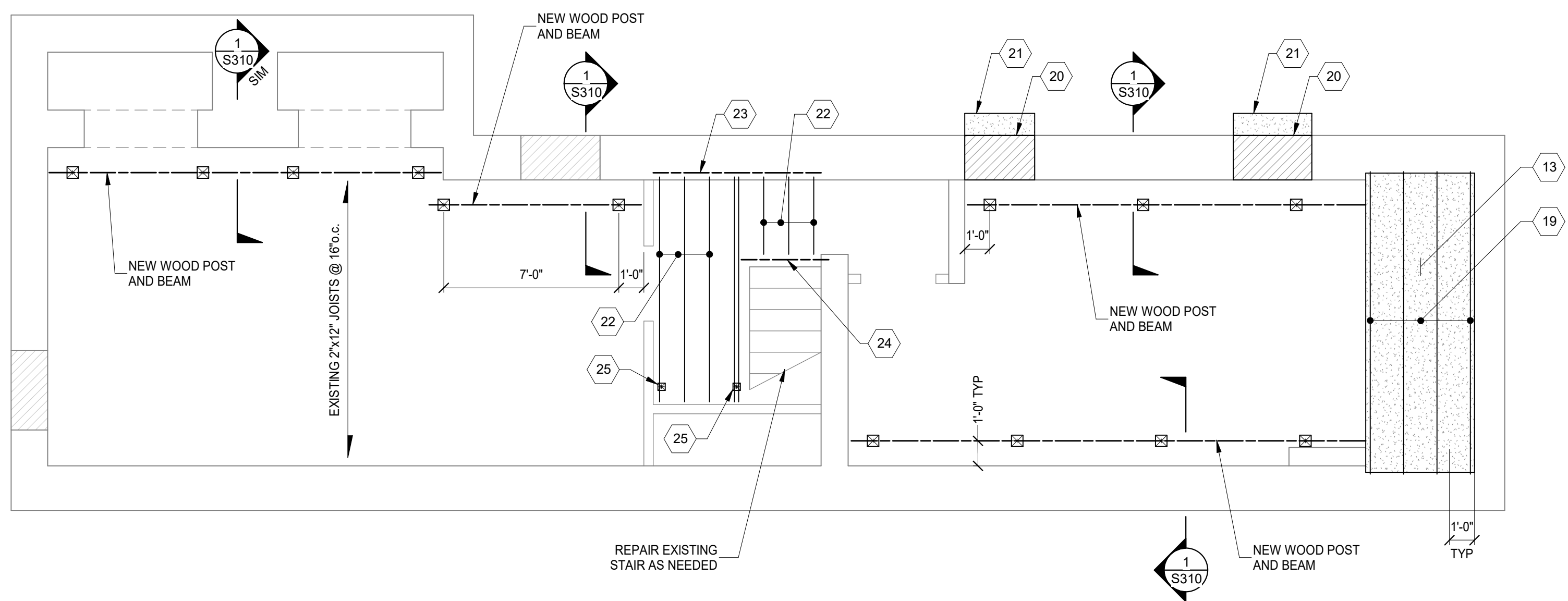
- 1 EXISTING FIRE ESCAPE. EVALUATION IS NOT PART OF SCOPE. INSPECTION AND REPAIR DOCUMENTS SHALL BE PREPARED BY A DESIGN PROFESSIONAL HIRED BY OWNER, SUBMITTED UNDER THE CITY OF CINCINNATI FIRE ESCAPE INSPECTION PROGRAM, IF NOT PREVIOUSLY DONE.
- 2 EX SISTERS. SHIM BEARING AT WALL. RE-FASTEN PER THE TYPICAL END SISTER DETAIL.
- 3 NEW END SISTER PER TYPICAL DETAIL.
- 4 NEW 1-3/4"x9-1/4" x 16' LONG LVL SISTER. BEAR ON SOUTH MASONRY WALL. FASTEN SISTER w/ (3) 1/2"x3-1/2" SWS EACH END AND PER PLAN NOTE.
- 5 NEW 2x10x10' LONG LVL SISTER. AT SOUTH WALL. BEAR ON MASONRY OR HANG TO LEDGER w/ LUS28 HANGER WHERE APPLICABLE. FASTEN SISTER w/ (3) 1/2"x3-1/2" SWS EACH END AND PER PLAN NOTE.
- 6 NEW 2x10 LEDGER w/ 1/2" SLEEVE ANGLE @ 12" o.c. STAGGERED. CONNECT EACH END OF LEDGER TO NEW CONTINUOUS SISTER w/ SIMPSON L70 ANGLE.
- 7 NEW 2x10 JOISTS @ 12" o.c., POCKET INTO WALL UTILIZING EXISTING JOIST POCKETS. RE-CONSTRUCT POCKETS AS NEEDED.
- 8 NEW 2x10 JOISTS @ 12" o.c., POCKET INTO WALL UTILIZING EXISTING JOIST POCKETS. RE-CONSTRUCT POCKETS AS NEEDED. HANG TO HEADER w/ LUS28 HANGERS.
- 9 NEW (2) 2x10 HEADER w/ LUS28-2 HANGERS EACH END.
- 10 NEW 2x10 JOIST w/ L70 ANGLE EACH END.
- 11 NEW (2) 2x10 BEAM POCKET INTO WALL UTILIZING EXISTING JOIST POCKETS. RE-CONSTRUCT POCKETS AS NEEDED.
- 12 APPROXIMATELY 30% OF INTERIOR WALL MASONRY IS SOFT OR DETERIORATING. REPLACE ALL BRICK THAT IS MISSING, SOFT, OR DETERIORATED BY MORE THAN 1/4". PROVIDE HOHMANN & BARNARD SPIRALOK TIES @ 24" o.c. VERTICAL AND HORIZONTAL SPACING, FULL WALL THROUGH ALL WYTHES.
- 13 REMOVE EXISTING SHEATHING AND PROVIDE NEW APA RATED SHEATHING.
- 14 REMOVE EXISTING BEAM. PROVIDE NEW 2x6 STUD WALL w/ 2x6 STUDS AT 16" o.c. SHEATH A MINIMUM OF (1) SIDE WITH DRYWALL. (1) 3' DOOR OPENING w/ (2) 2x8 HEADER, (1) BEARING STUD AND (1) FULL HEIGHT STUD EACH END.
- 15 NEW (2) 2x8 JOIST EACH SIDE OF OPENING, BEAR ON MASONRY WALL EACH END.
- 16 NEW (2) 2x8 HEADER w/ LUS28-2 HANGERS EACH END. CUT EX JOISTS AND CONNECT TO HEADER w/ HU26 HANGERS.
- 17 2x4 WALL FOR CONDENSER PLATFORM SUPPORT.
- 18 PROVIDE NEW LINTELS AT NEW EXTERIOR OPENING PER TYPICAL DETAIL.
- 19 REMOVE EXISTING JOISTS AND PROVIDE NEW PT 2x12 @ 16" o.c.
- 20 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVED DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 21 REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- 22 NEW 2x12 PT JOISTS AT 12" o.c. HANG WITH LUS210 HANGERS.
- 23 NEW CONT 2x12 PT LEDGER BEARING ON STONE WALL.
- 24 NEW (2) 2x12 PT HEADER WITH HHUS210-2 HAMGER AND BEAR ON WALL
- 25 NEW 4x4 WOOD POST. MITER BEARING AT CORNER, 45 DEGREES AND BEAR ON POST. CONNECT TO CONCRETE WITH ABA44Z POST BASE TO EXISTING SLAB.
- 26 NEW (2) 2x12 HEADER.

**PLAN NOTES:**

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
3. LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
4. WOOD LINTELS AT OPENINGS IN MASONRY WALLS WHERE ROTTED SHALL BE REPLACED WITH A STEEL HSS4x4x3/8 (GALVANIZED) LINTEL AT EACH 4" WYTHE. ALTERNATIVELY USE A 4"x8" PRECAST CONCRETE LINTEL WITH #5 TOP AND BOTTOM EACH 4" WYTHE, OR AN L4x3-1/2x5/16" LINTEL LVL, EACH WYTHE.
5. SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
6. REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
7. FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
8. SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
9. FASTEN SISTERS WITH 1/4"x3" SWS @ 24" o.c. STAGGERED UNLESS NOTED OTHERWISE.



**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"

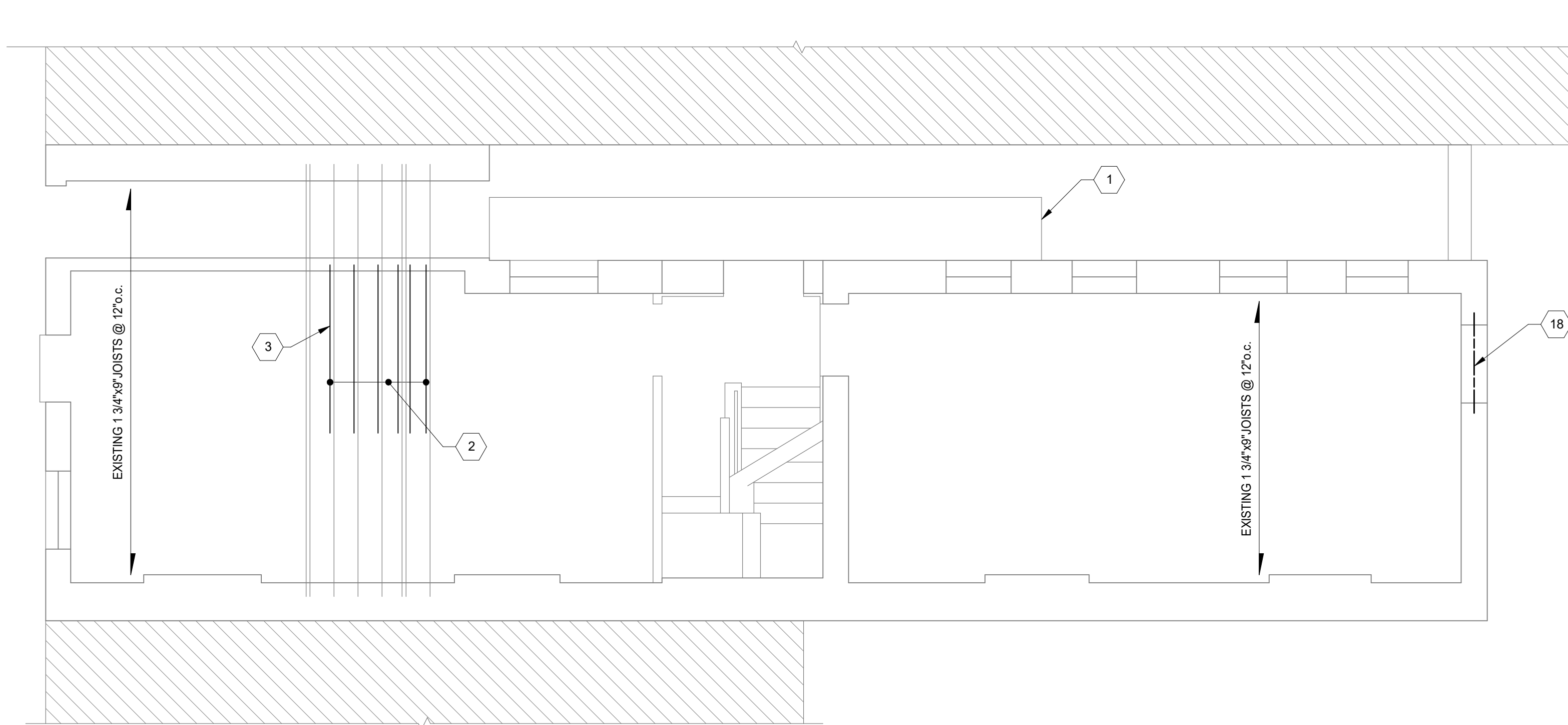


**1ST FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"

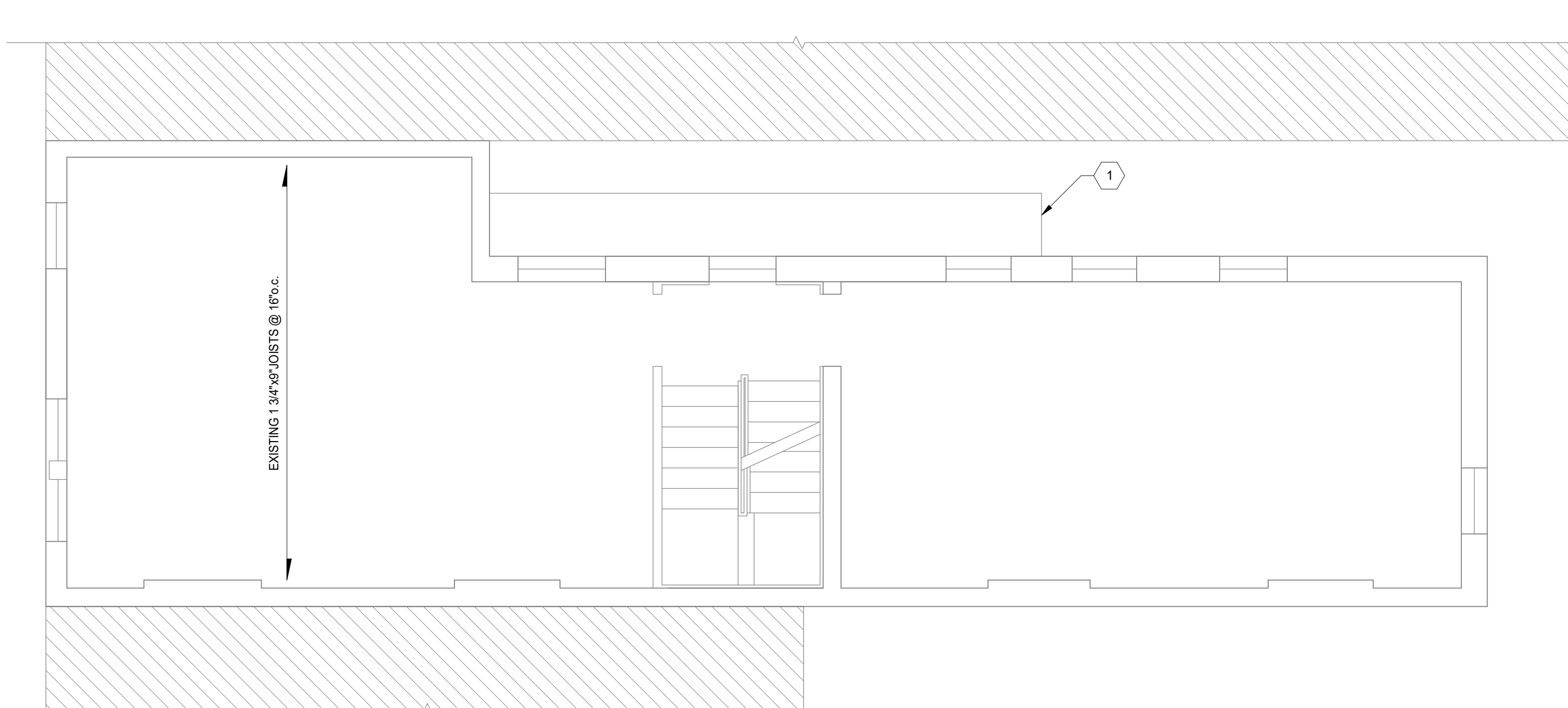


STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

DRAWING TITLE: PLANS



**2ND FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"



**3RD FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"



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- 3 NEW END SISTER PER TYPICAL DETAIL.
- 4 NEW 1-3/4"x9-1/4" x 16' LONG LVL SISTER. BEAR ON SOUTH MASONRY WALL. FASTEN SISTER w/ (3) 1/2"x3-1/2" SWS EACH END AND PER PLAN NOTE.
- 5 NEW 2x10x10' LONG LVL SISTER. AT SOUTH WALL. BEAR ON MASONRY OR HANG TO LEDGER w/ LUS28 HANGER WHERE APPLICABLE. FASTEN SISTER w/ (3) 1/2"x3-1/2" SWS EACH END AND PER PLAN NOTE.
- 6 NEW 2x10 LEDGER w/ 1/2" SLEEVE ANGLE @ 12" o.c. STAGGERED. CONNECT EACH END OF LEDGER TO NEW CONTINUOUS SISTER w/ SIMPSON L70 ANGLE.
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- 17 2x4 WALL FOR CONDENSER PLATFORM SUPPORT.
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Design Team: KCJ / SJ  
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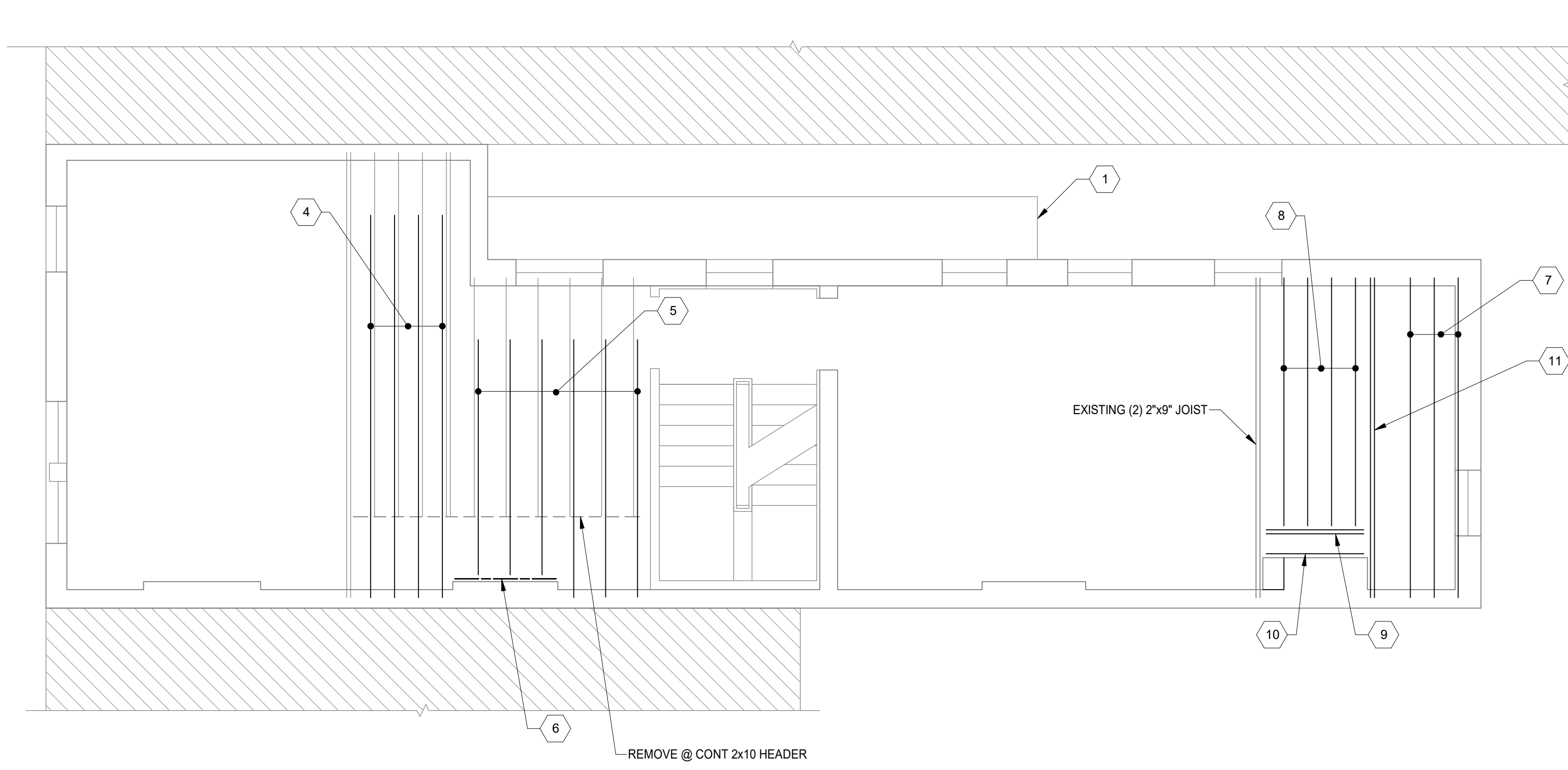
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**RENOVATION FOR  
1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

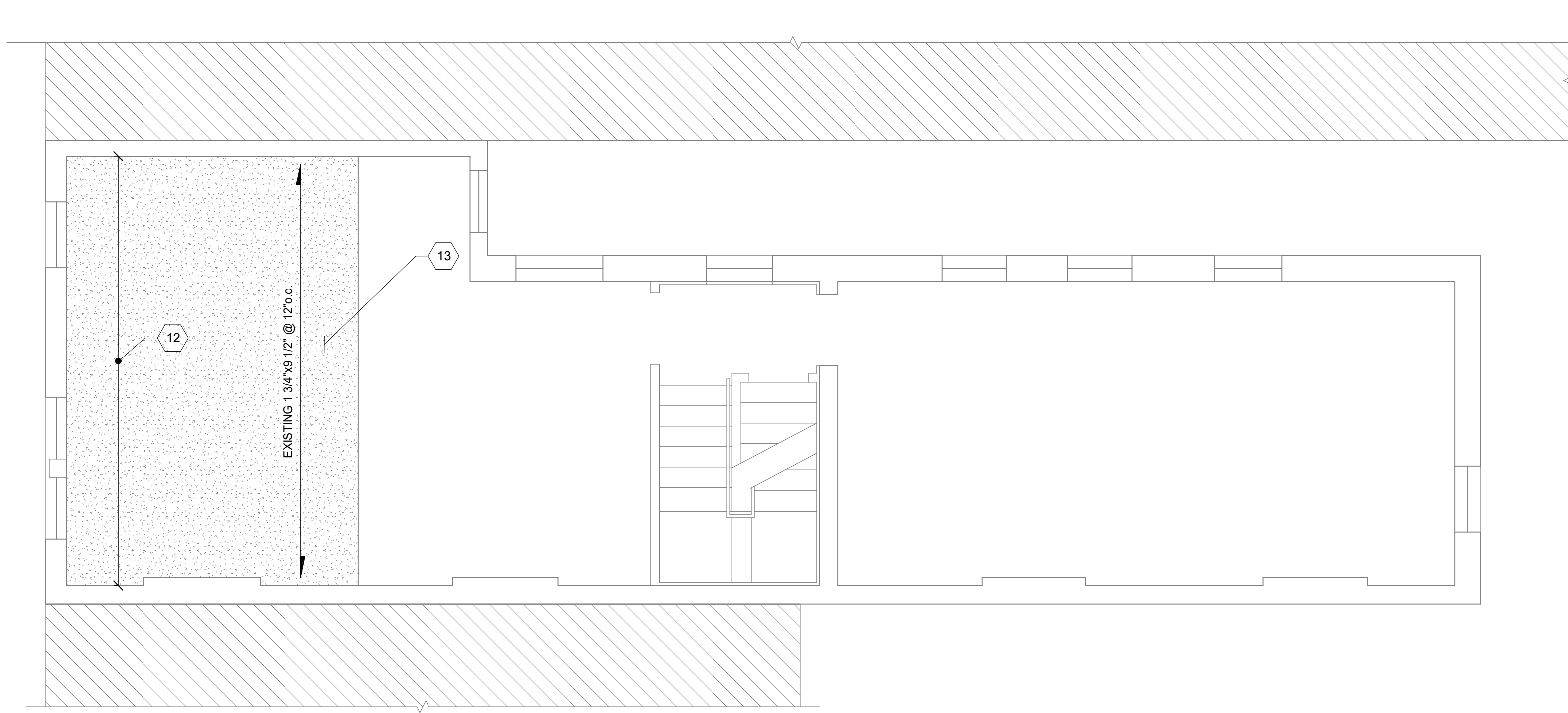
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**S120**

DRAWING TITLE: PLANS



**4TH FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"  
NORTH



**ATTIC FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"  
NORTH

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#	PERMIT / BID REVISION/SUBMISSION	Date
		04/28/2023

Design Team: KCJ / SJ  
Date: 04/28/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**RENOVATION FOR  
1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

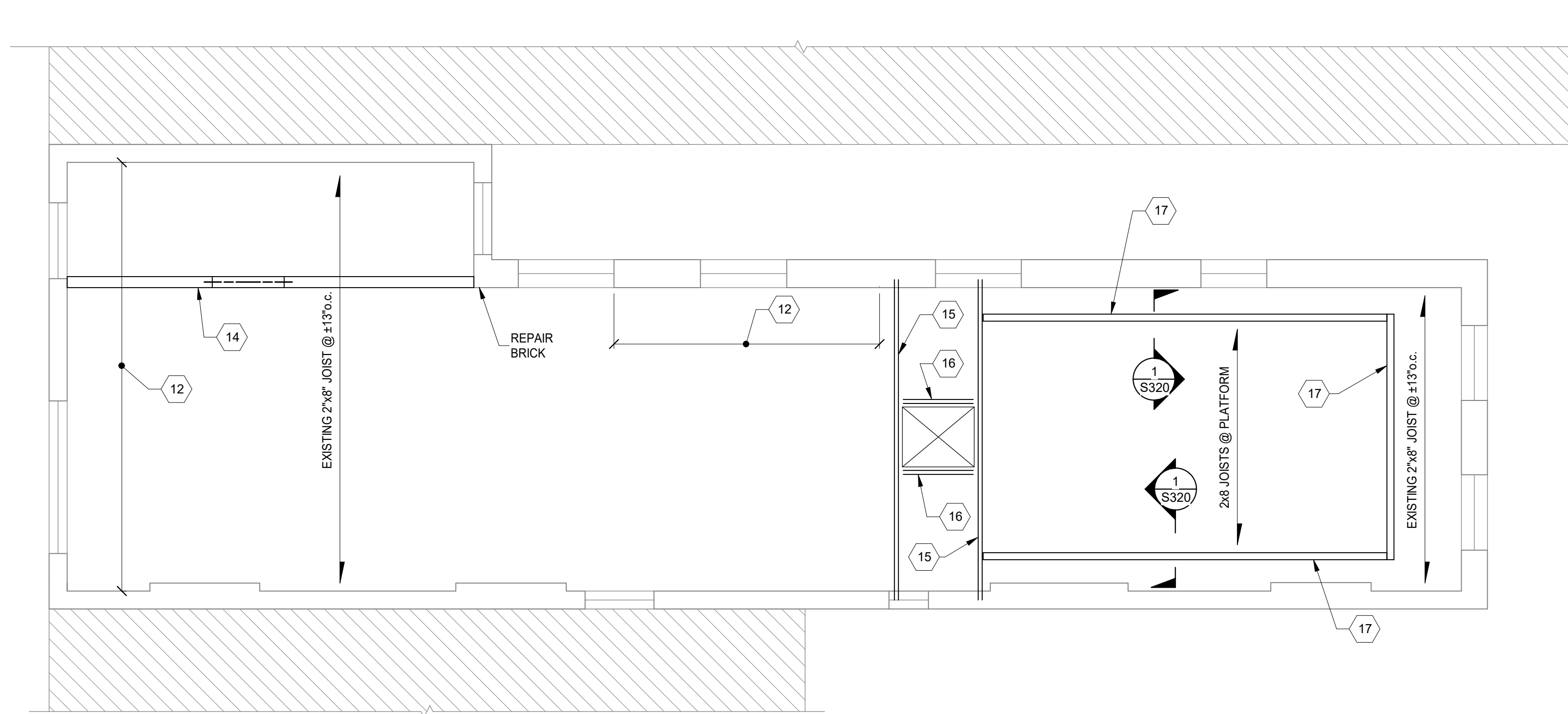
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**S130**

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DRAWING TITLE: PLANS

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**ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"



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**RENOVATION FOR  
1804 REPUBLIC**  
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FINDLAY FLATS

Proj. No.: 22146.21

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DRAWING TITLE: ROOF FRAMING PLAN



Design Team: KCJ / SJ  
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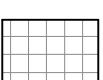


**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

**BRICK REPAIR LEGEND:**

-  TUCKPOINT
-  TIE BRICK WYTHES WITH HELIFIX OR SPIRALOK TIES @ 16"o.c. EACH WAY. TUCKPOINT AS NEEDED.
-  REPAIR BRICK
-  BRICK INFILL

**ELEVATION NOTES:**

1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
4. ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
5. AT CRACKS OR DAMAGED AREAS OF PARGE COAT, CONTRACTOR SHALL REMOVE ALL PARGE COAT THAT IS NOT SOUNDLY CONNECTED TO THE BRICK, AND REPLACE WITH NEW PARGE COAT. TUCKPOINT ANY DETERIORATED MORTAR JOINTS PRIOR TO APPLYING NEW PARGE COAT.

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DRAWING TITLE: ELEVATIONS

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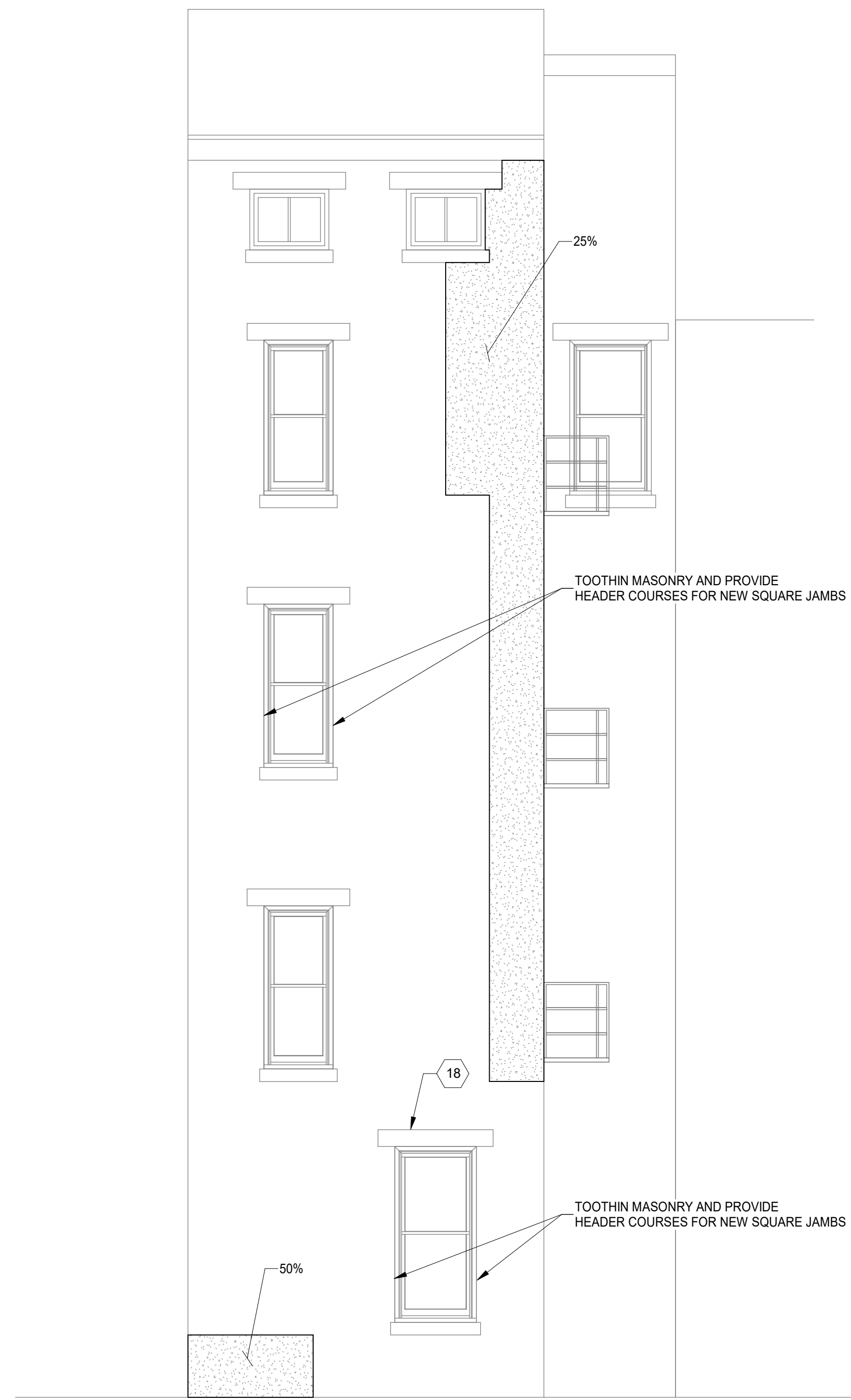
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CINCINNATI, OH 45202  
FINDLAY FLATS

Proj. No.: 22146.21

**S201**

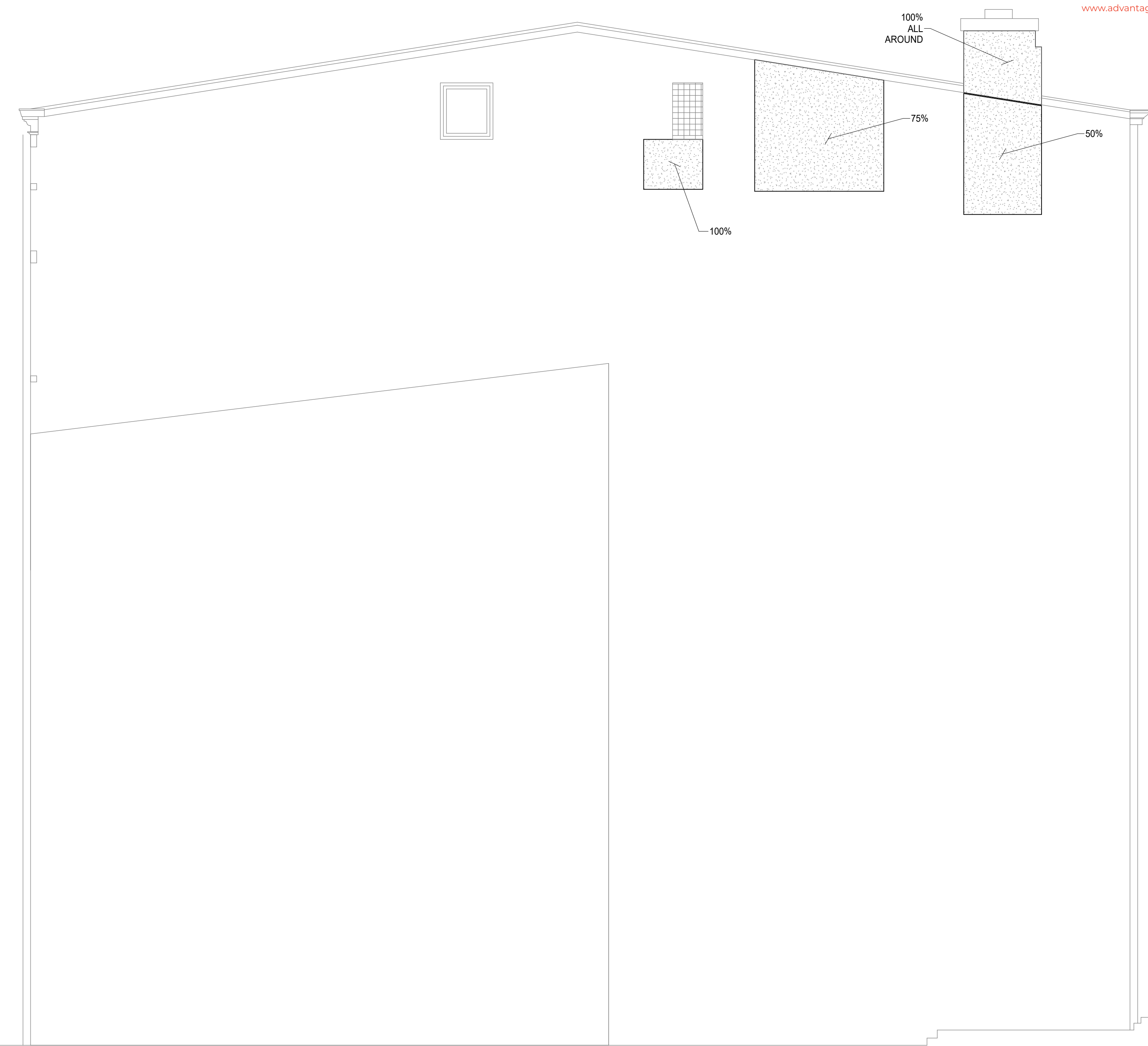
DRAWING TITLE: ELEVATIONS



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"


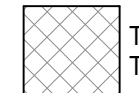

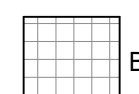
**PROJECT KEYNOTES:**

- 18 PROVIDE NEW LINTELS AT NEW EXTERIOR OPENING PER TYPICAL DETAIL.



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

**BRICK REPAIR LEGEND:**

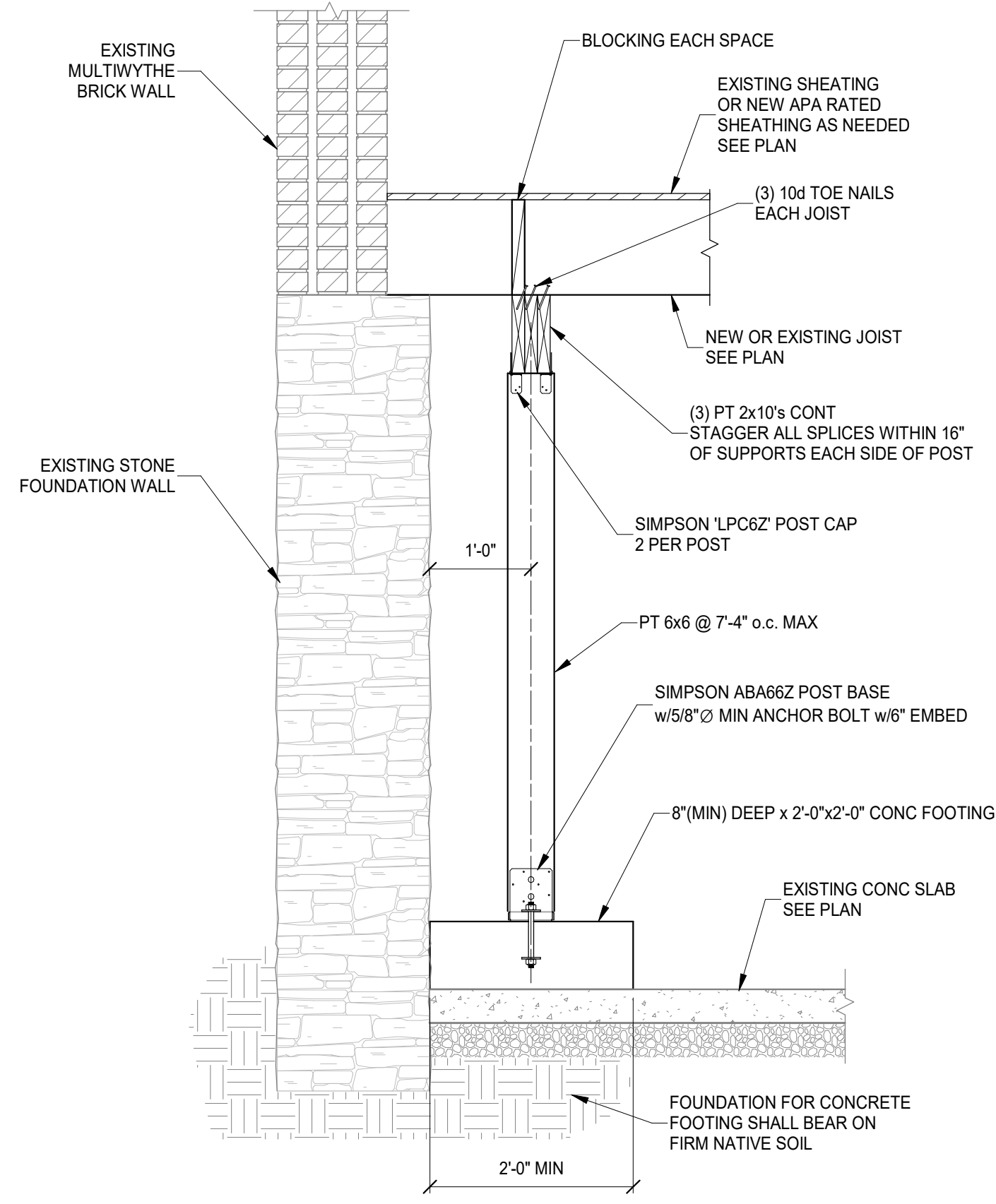
-  TUCKPOINT
-  TIE BRICK WYTHES WITH HELIFIX OR SPIRALOK TIES @ 16"o.c. EACH WAY. TUCKPOINT AS NEEDED.
-  REPAIR BRICK
-  BRICK INFILL

**ELEVATION NOTES:**

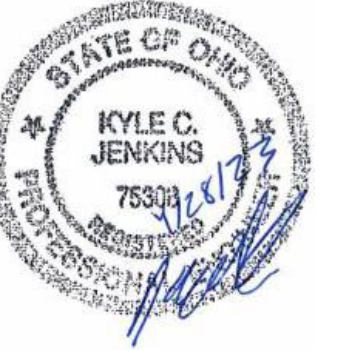
- TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
- REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
- REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
- ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
- AT CRACKS OR DAMAGED AREAS OF PARGE COAT, CONTRACTOR SHALL REMOVE ALL PARGE COAT THAT IS NOT SOUNDLY CONNECTED TO THE BRICK, AND REPLACE WITH NEW PARGE COAT. TUCKPOINT ANY DETERIORATED MORTAR JOINTS PRIOR TO APPLYING NEW PARGE COAT.

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY





SECTION 1  
SCALE 3/4" = 1'-0" S310



Design Team: KCJ / SJ  
Date: 04/28/2023

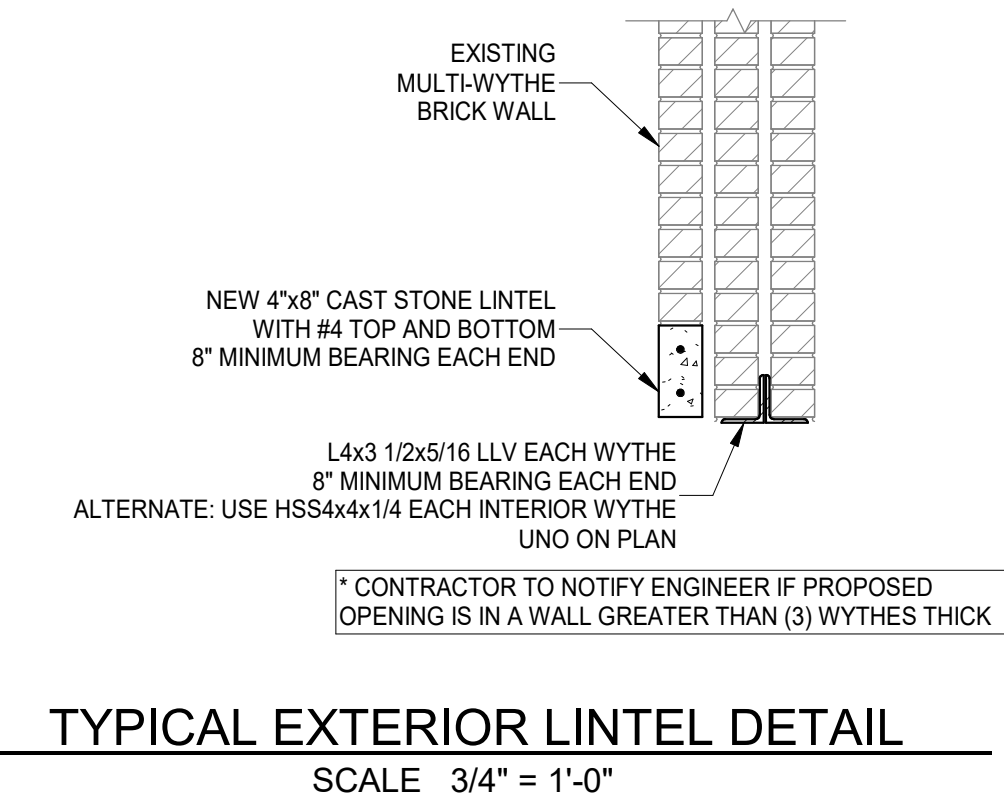
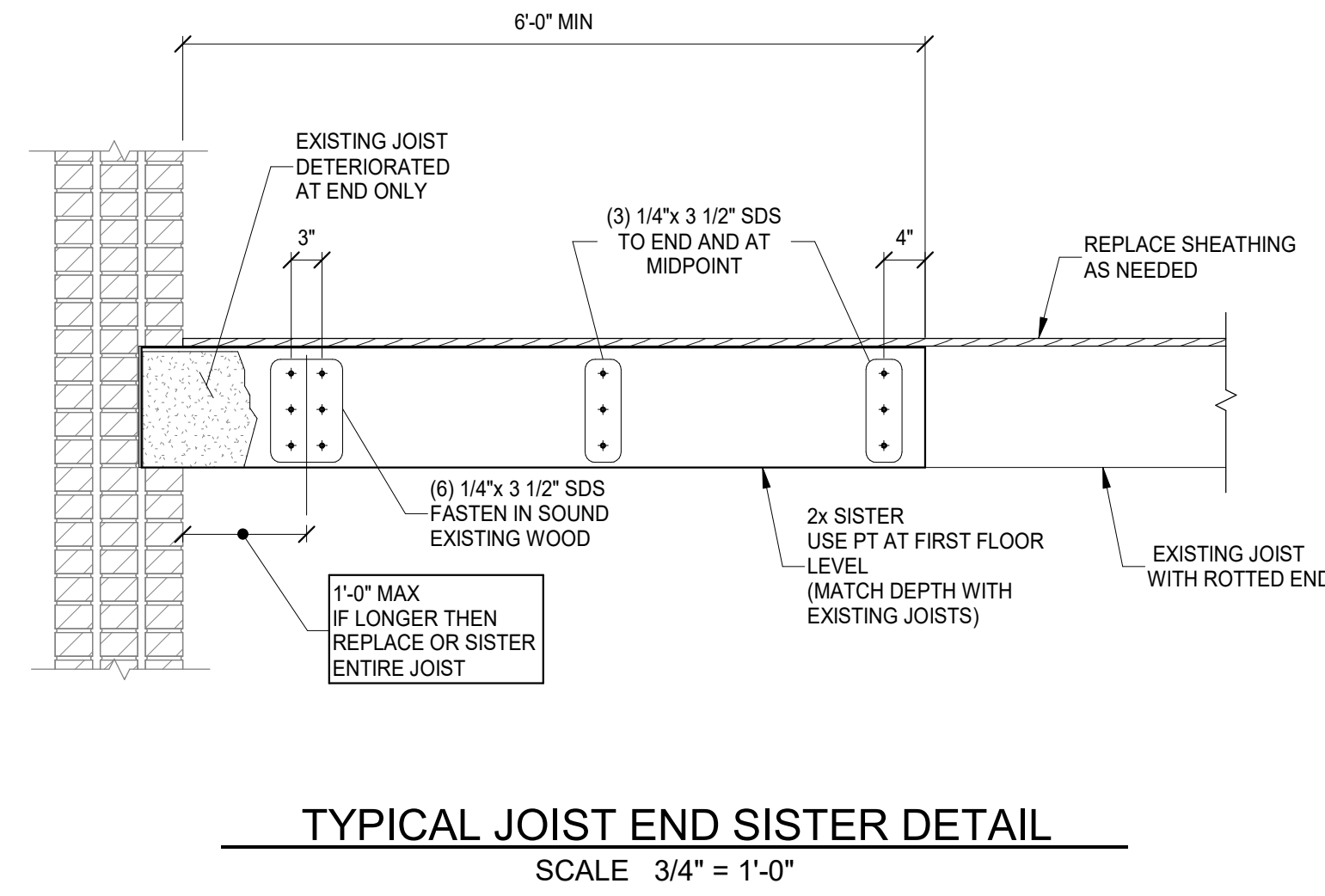
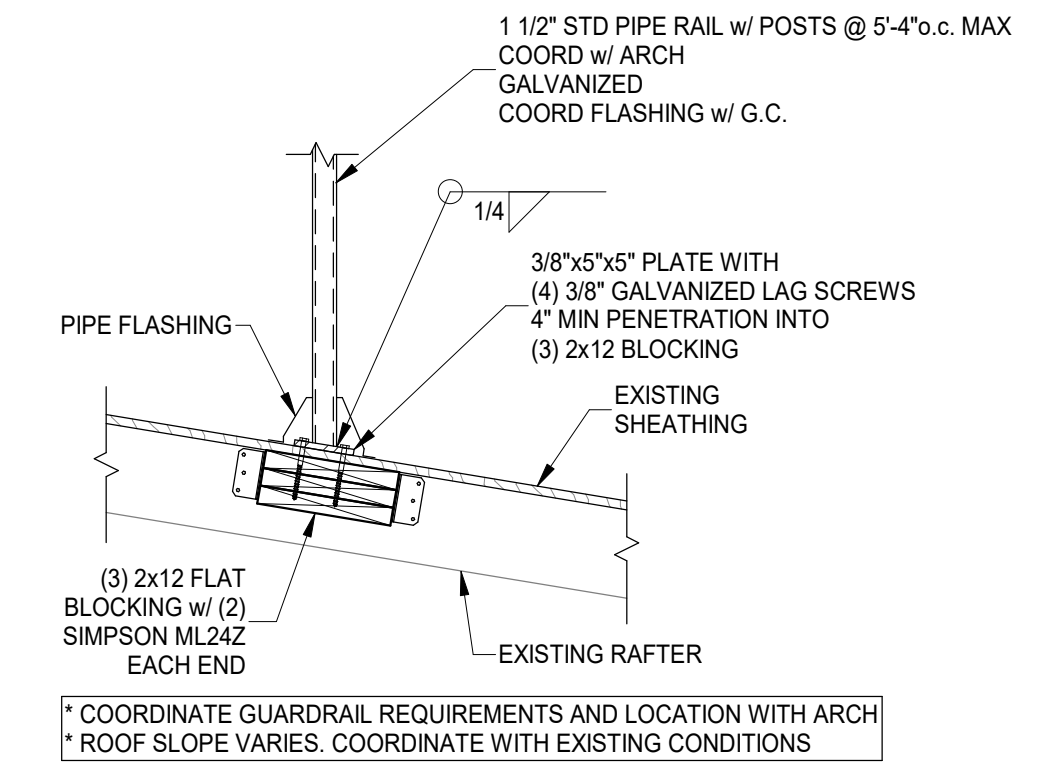
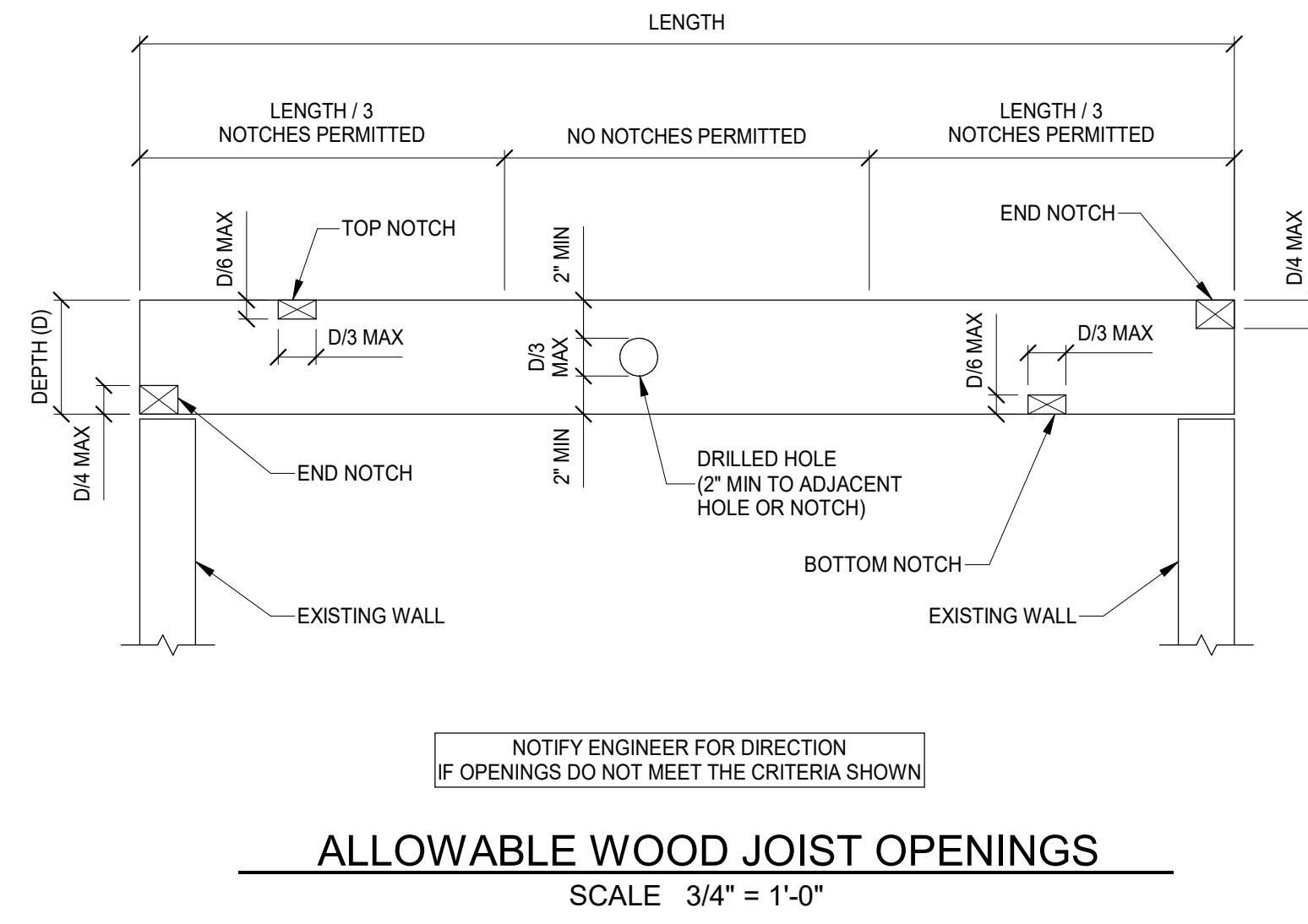
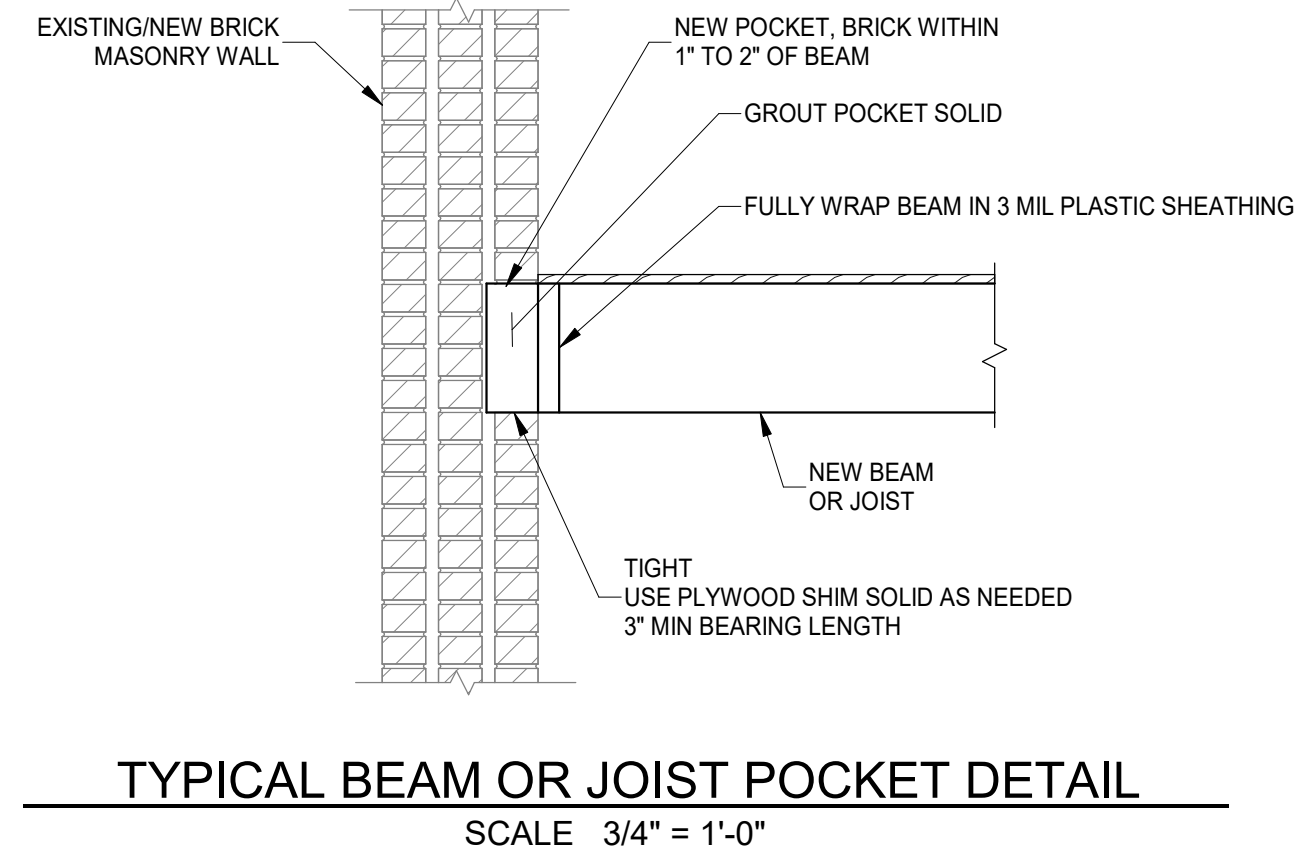
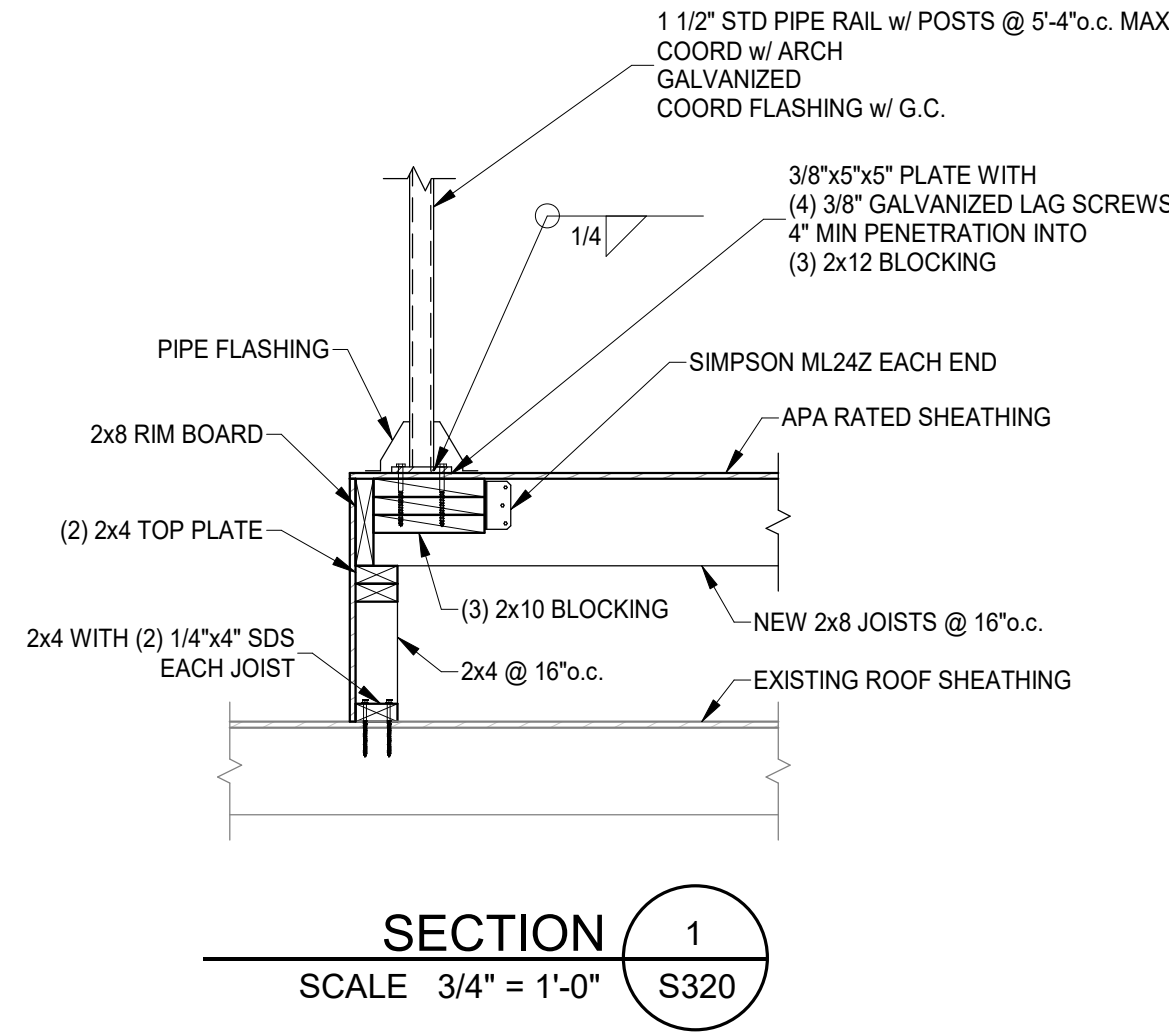
#	PERMIT / BID	REVISION/SUBMISSION	Date
			04/28/2023

DRAWING TITLE: FOUNDATION SECTIONS  
PROPOSED PROJECT: 1804 REPUBLIC  
PREPARED FOR: PLATTE ARCHITECTURE + DESIGN  
CINCINNATI, OH 45202  
FINDLAY FLATS

Proj. No.: 22146.21

**S310**

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY



#	PERMIT / BID	REVISION/SUBMISSION	Date
			04/28/2023

Design Team: KCJ / SJ  
Date: 04/28/2023

DRAWING TITLE: FRAMING SECTIONS  
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN  
**RENOVATION FOR 1804 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Proj. No.: 22146.21

**S320**

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson ? Phase II)\Construction Documents\Phase 2 (5 Buildings)\1804 REPUBLIC\REF-ART.dwg - Model - Plot Date/Time: Apr 27, 2023 - 12:40pm - By: k.neeger  
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### EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTE 1
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL.	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	6x7	4Ø	FAMCO SWVP	ANGLED HOOD. 1/4 INCH INSECT SCREEN.
IVH-10	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	13x13	10Ø	FAMCO SWVP	ANGLED HOOD. 1/4 INCH INSECT SCREEN.
RG-2	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	10x8	8x6	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION	8x8	6x6	TITUS 350RL	STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE.
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH

### KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
  - 1" FROM PROPERTY LINE.
  - 3" FROM OPERABLE OPENINGS INTO BUILDING.
  - 3" FROM MECHANICAL AIR INTAKE
  - 10' FROM MECHANICAL AIR INTAKE
  - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
  - MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
  - ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

### MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

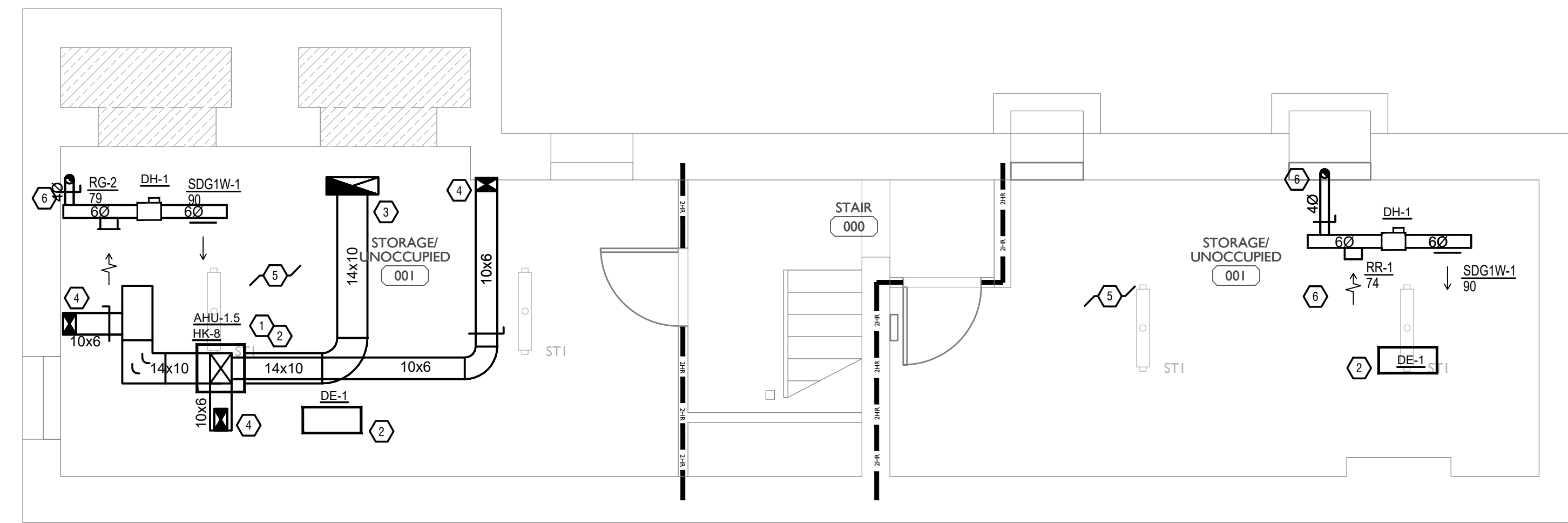
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### HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB	COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

### GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
  - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
  - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
  - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
  - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
  - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
  - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
  - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4X2W NEAR DRYER.
  - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-0" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



### SYMBOLS LEGEND - HVAC

⊖	THERMOSTAT
⊗	CEILING DIFFUSER
→	SIDE WALL GRILLE
←	RETURN WALL GRILLE
↔	AIR FLOW DIRECTION
14x10	DUCTWORK
⊗	TYPICAL SUPPLY DUCT DN
⊗	TYPICAL RETURN DUCT DN
⊗	TYPICAL EXHAUST DUCT
⊗	TURNING VANES
⊗	FLEXIBLE DUCT, 6'-0" LONG MAX.
⊗	TYPICAL ROUND DUCT DN
⊗	ROUND DUCT UP
⊗	MANUAL VOLUME DAMPER
⊗	DROPPED CEILING/SOFFIT



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

MECHANICAL PLAN - BASEMENT | 1

**PLATTE**  
 architecture + design



Progress Dates  
04/28/2023 Permit

Revisions  
△

Checked By: SSS  
Drawn by: RFG

PR-09757  
**ENGINEERED BUILDING SYSTEMS INC.**  
 TEAMWORK • COLLABORATION SHARED SUCCESS  
 515 Moonouth Street, Suite 204  
 Newport, KY 41071 (859) 261-0585  
 MEP Consulting Services, Inc. in OH  
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**MI.00**

Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents\Phase 2 (5 Buildings)\1804 REPUBLIC\REF-ART.dwg - Model, Plot Date/Time: Apr 27, 2023 - 12:40pm - By: k.neer  
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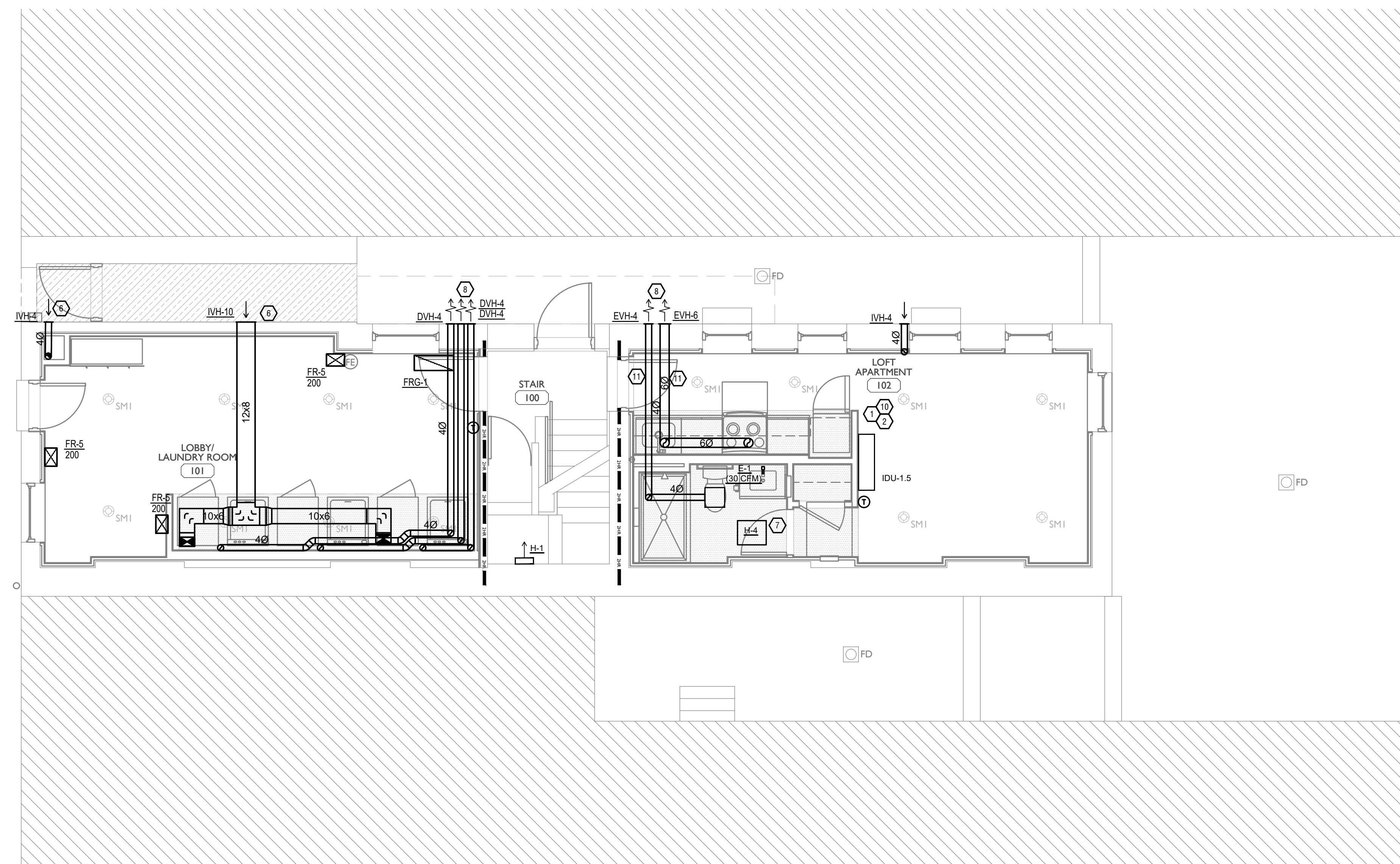
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COMMERCIAL		RESIDENTIAL	
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OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
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  - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
  - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
  - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
  - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
  - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
  - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 6" FOR 90° LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



### SYMBOLS LEGEND - HVAC

	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TURNING VANES
	FLEXIBLE DUCT, 8'-0" LONG MAX.
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFFT

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 WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829



Progress Dates  
 04/28/2023 Permit

Revisions  
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Checked By: SSS

Drawn by: RFG

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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**MI.01**

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

MECHANICAL PLAN - FIRST FLOOR | 1

Z:\Project\_Directories\9700-9793\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents-Phase 2 (3 Buildings)\1804\_EPHIBLIC\REF-ART.dwg-Model\_Plot Date/Time: Apr 27, 2023 - 12:40pm - Bk. k.neeger  
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### EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTE 1
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL.	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	6x7	4Ø	FAMCO SWVP	ANGLED HOOD. 1/4 INCH INSECT SCREEN.
IVH-10	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	13x13	10Ø	FAMCO SWVP	ANGLED HOOD. 1/4 INCH INSECT SCREEN.
RG-2	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	10x8	8x6	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION	8x8	6x6	TITUS 350RL	STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE.
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH

### KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
  - 3" FROM PROPERTY LINE.
  - 3" FROM OPERABLE OPENINGS INTO BUILDING.
  - 10' FROM MECHANICAL AIR INTAKE
  - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
- RETURN EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

### MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

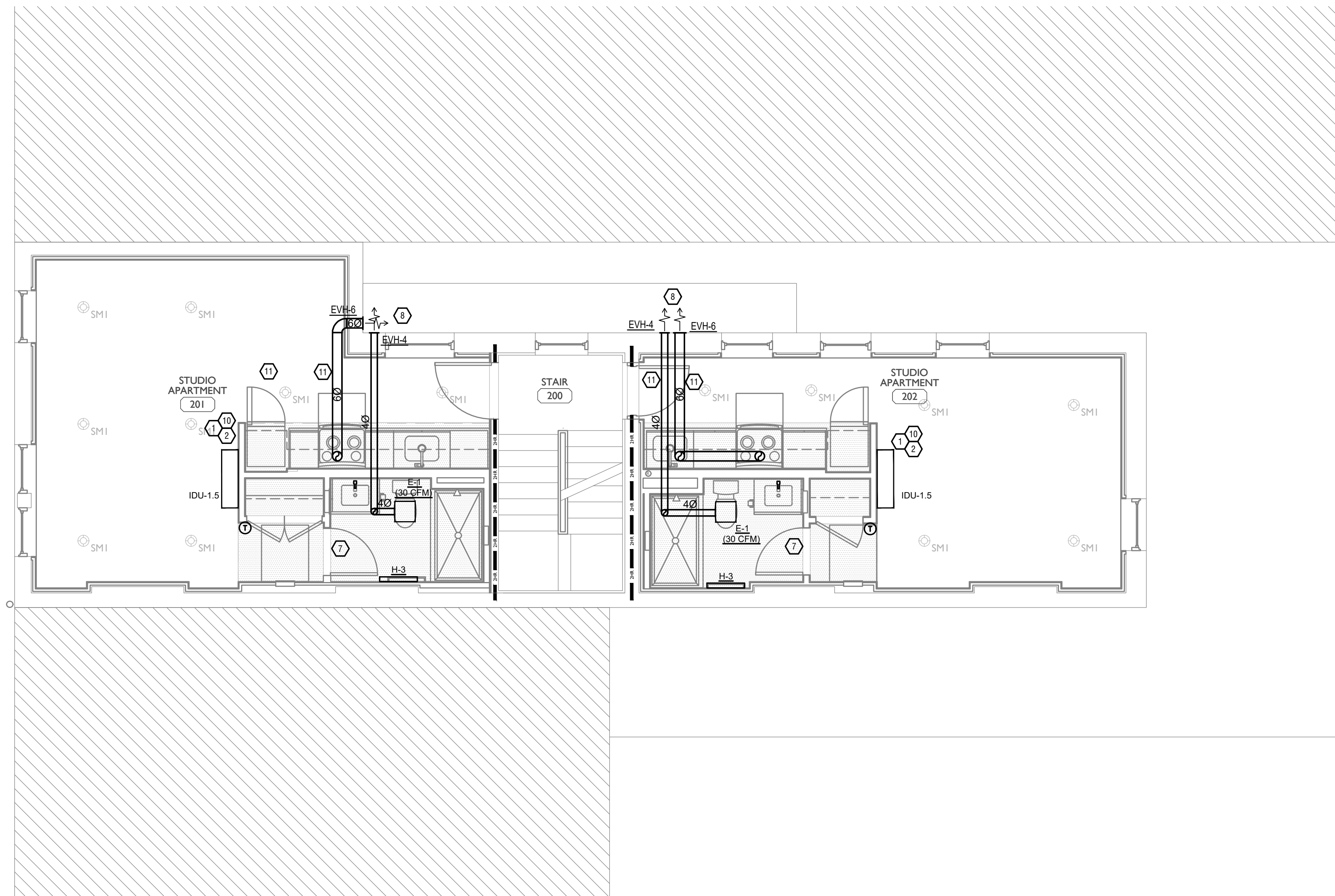
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### HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB	COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

### GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
  - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
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### SYMBOLS LEGEND - HVAC

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	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT DN
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	FLEXIBLE DUCT, 6'-0" LONG MAX.
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	ROUND DUCT UP
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	DROPPED CEILING/SOFFT



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

MECHANICAL PLAN - SECOND FLOOR

1

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Progress Dates  
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**MI.02**

Z:\Project\_Directories\9700-9793\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents-Phase 2 (3 Buildings)\1804 REPUBLIC\REF-ART.dwg-Model\_Plot Date/Time: Apr 27, 2023 - 12:40pm - Bk. k.neeger  
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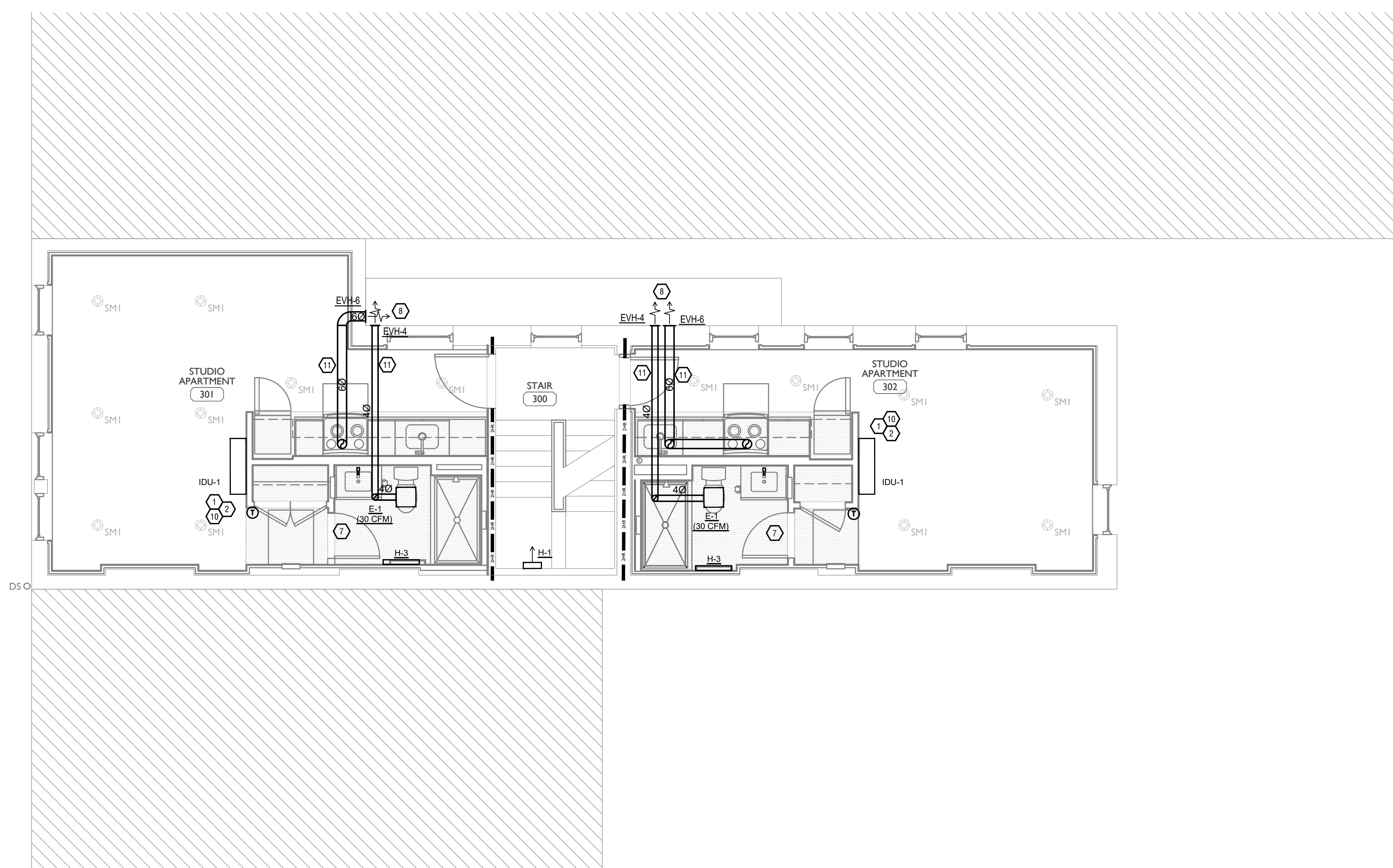
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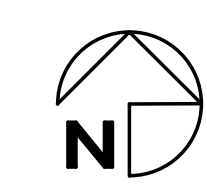
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### SYMBOLS LEGEND - HVAC

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

MECHANICAL PLAN - THIRD FLOOR | 1

**PLATTE**  
 architecture + design



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04/28/2023 Permit

Revisions  
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 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.03

Z:\Project\_Directories\9700-9793\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents-Phase 2 (3 Buildings)\1804 REPUBLIC\REF-ART.dwg-Model\_Plot Date/Time: Apr 27, 2023 - 12:40pm - By: k.neeger  
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### EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTE 1
DVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL.	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	6x7	4Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
IVH-10	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	13x13	10Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-2	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	10x8	8x6	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION	8x8	6x6	TITUS 350RL	STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE.
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH

### KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
  - 3" FROM PROPERTY LINE.
  - 3" FROM OPERABLE OPENINGS INTO BUILDING.
  - 10' FROM MECHANICAL AIR INTAKE
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
- ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

### MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

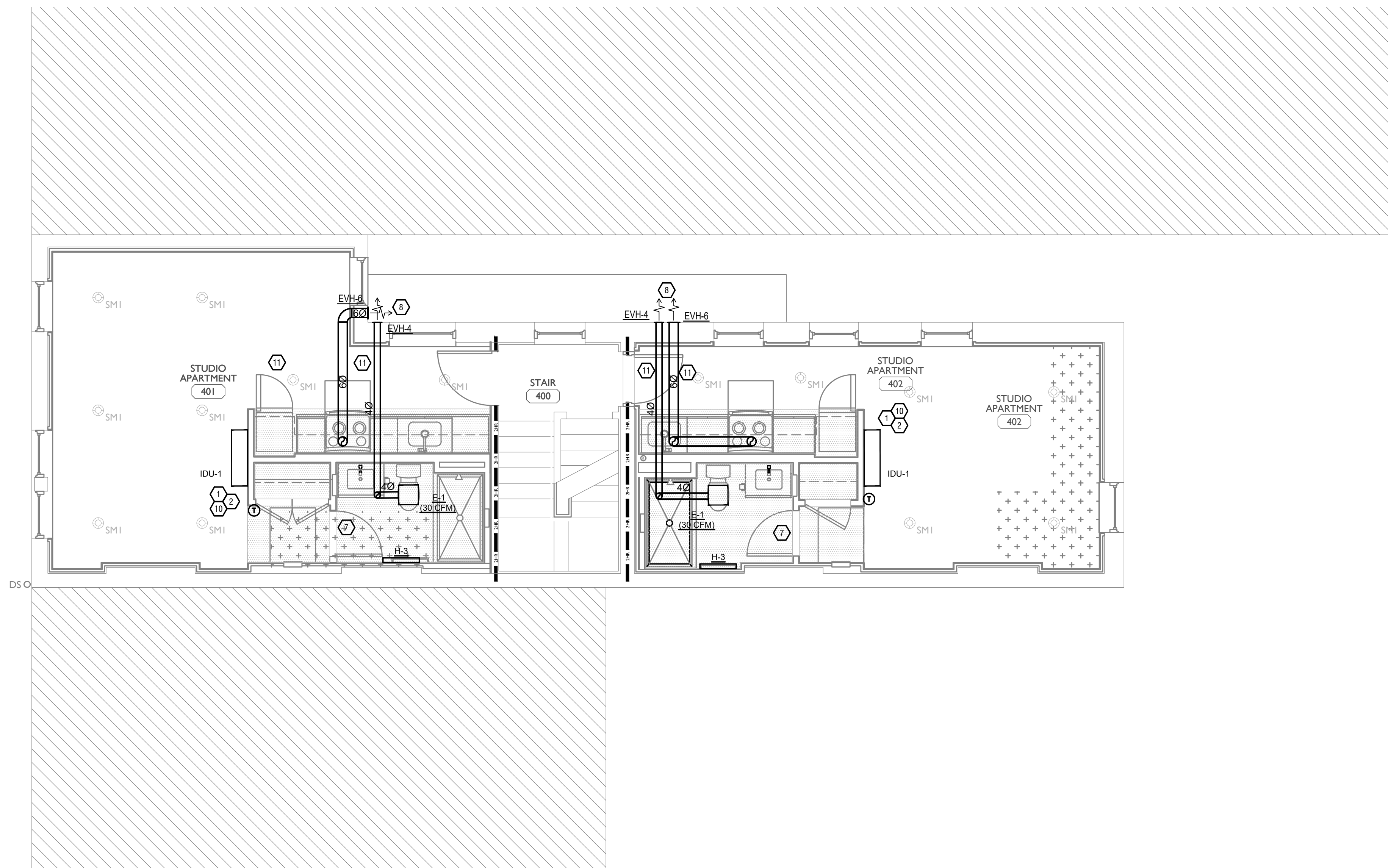
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### HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB	COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

### GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
  - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
  - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
  - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
  - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
  - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
  - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
  - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4X2W NEAR DRYER.
  - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER PLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-0" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



### SYMBOLS LEGEND - HVAC

	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TURNING VANES
	FLEXIBLE DUCT, 6'-0" LONG MAX.
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MD MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFFT



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

MECHANICAL PLAN - FOURTH FLOOR

1



Progress Dates  
04/28/2023 Permit

Revisions

Checked By: SSS

Drawn by: RFG

PR-09757  
**ENGINEERING BUILDING SYSTEMS INC.**  
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PROPOSED PROJECT:  
**RENOVATION FOR 1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**MI.04**

**PLATTE**  
 architecture + design  
 202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
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Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson ? Phase II)\Construction Documents\1804-REPUBLIC-ATTIC-PLM.dwg - EBS - Rev. Date/Time: Apr. 28, 2023 - 11:54am (11:44) AM  
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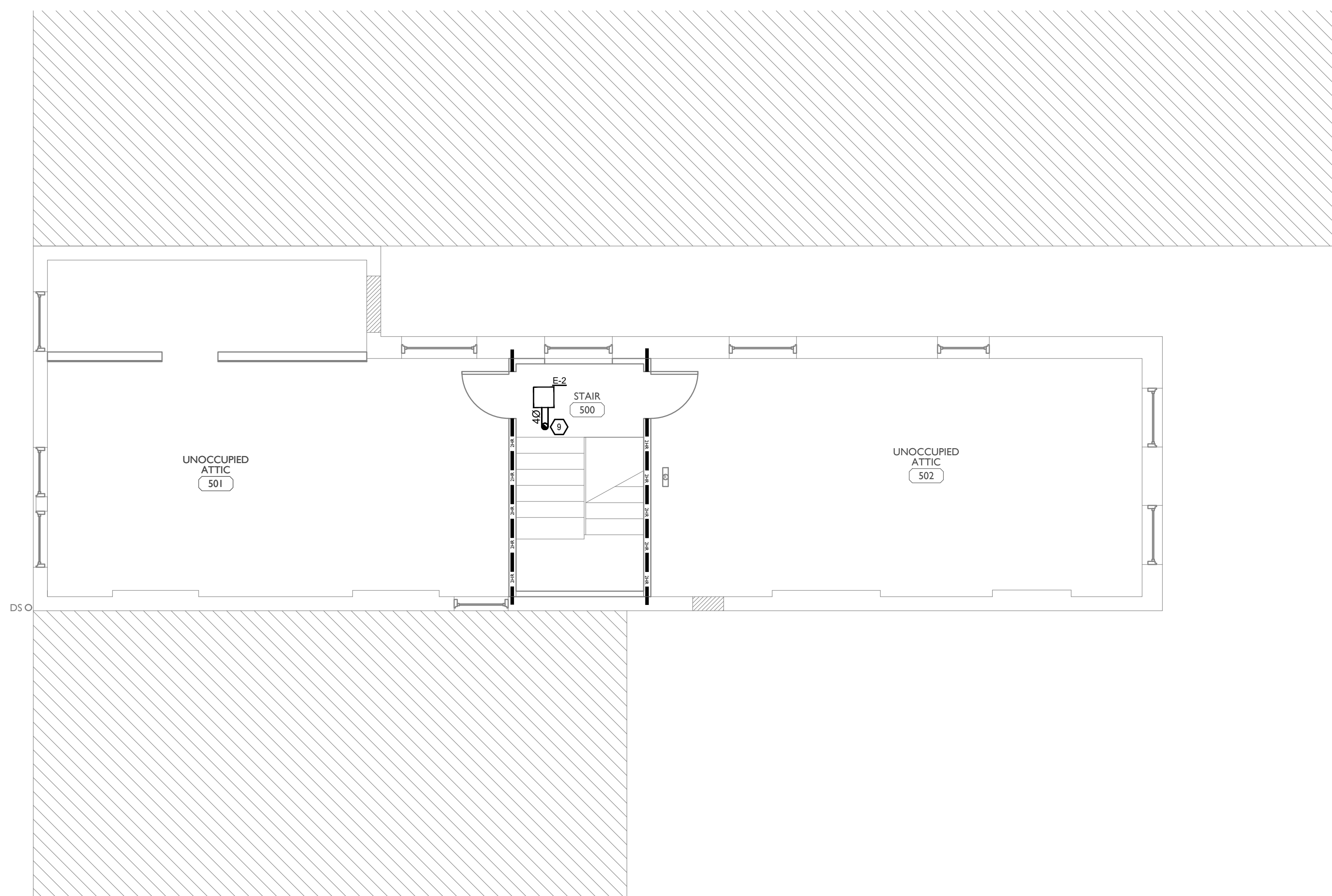
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SCALE: 1/4" = 1'-0" MECHANICAL PLAN - ATTIC | 1

**PLATTE**  
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Progress Dates  
04/28/2023 Permit

Revisions

Checked By: SSS

Drawn by: RPG

PR-0957  
**ENGINEERED BUILDING SYSTEMS INC.**  
TEAMWORK • COLLABORATION  
SHARED SUCCESS  
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Newport, KY 41071 (859) 261-0585  
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FINDLAY FLATS

Job No: 22042 8/10/2022

**MI.05**



Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson ? Phase II)\-Construction Documents\Phase 2 (3 Buildings)\1804 -REPUBLIC\1804-06-MECHANICAL-ROOF-PLAN.dwg - EBS - Plan Date/Time: Apr. 28, 2023 - 11:54am - 1 (1) - THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

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## KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
  - 3" FROM PROPERTY LINE.
  - 3" FROM OPERABLE OPENINGS INTO BUILDING.
  - 10' FROM MECHANICAL AIR INTAKE
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
- ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

## MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

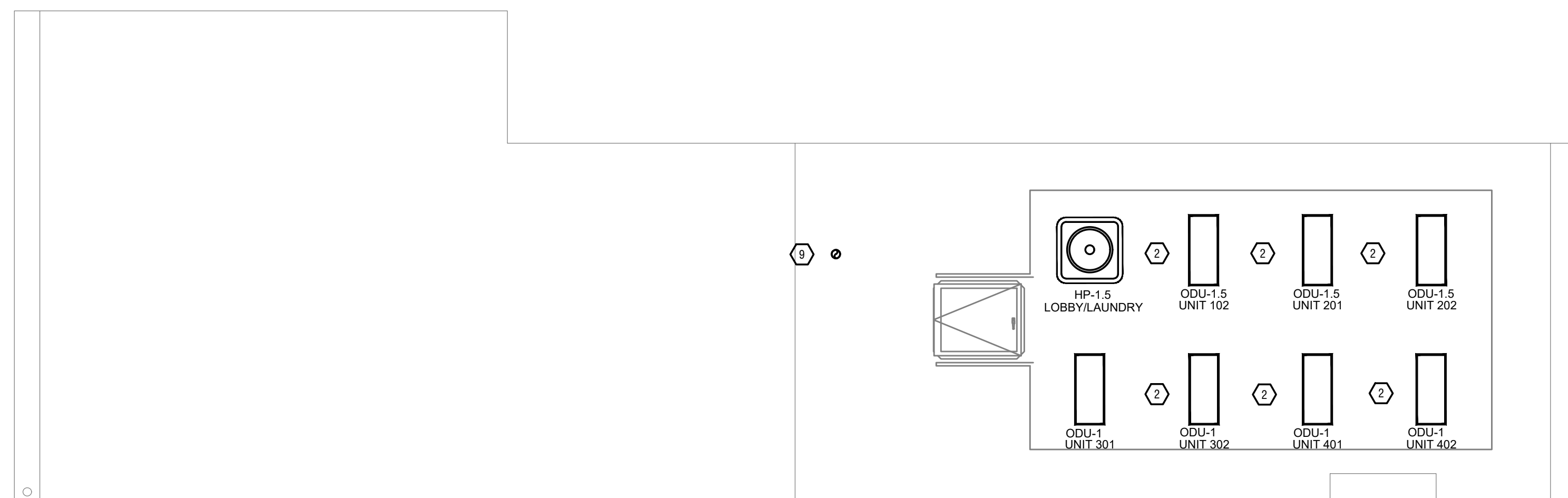
MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC EQUIPMENT TO RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

## HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB	COOLING OUTDOOR: 93 DB / 75 WB	HEATING OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

## GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
  - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
  - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
  - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
  - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
  - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
  - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 6 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
  - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4X2W NEAR DRYER.
  - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-0" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



## SYMBOLS LEGEND - HVAC

	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TURNING VANES
	FLEXIBLE DUCT, 6'-0" LONG MAX.
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFTT

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STATE OF OHIO  
SCOTT SEVERT  
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E-77795  
REGISTERED PROFESSIONAL ENGINEER

Progress Dates  
04/28/2023 Permit

Revisions  
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**ENGINEERED BUILDING SYSTEMS INC.**

TEAMWORK • COLLABORATION  
SHARED SUCCESS

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Newport, KY 41071 (859) 261-0585  
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PROPOSED PROJECT:

RENOVATION FOR  
1804 REPUBLIC ST.

CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042

8/10/2022

MI.06

Z:\Project\_Directories\9700-9793\9757 - Friday Flats - Findlay Pacific (Williamson) 2 Phase (1) - Construction Documents - Phase 2 (5 Buildings) 1804 REPUBLIC\9757-42-00-MECHANICAL-DETAILS.dwg - ERS - Plot Date/Time: Apr 28, 2023 - 11:54am - B \$444  
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

HIGH WALL STYLE INDOOR										
TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CFM	BTUH COOLING	BTUH HEATING	VOLT/PHASE	WEIGHT	NOTES
IDU-1	REFER TO DRAWINGS	LG	HSV5	LSN120HSV5	459/338/317	12,000	13,600	208-240/60/1	32	1-3
IDU-1.5	REFER TO DRAWINGS	LG	HSV5	LSN181HSV5	706/530/477	18,000	21,600	208-240/60/1	32	1-3

1. SELF CLEANING INDOOR COIL.
2. INVERTER (VARIABLE SPEED FAN).
3. 3M MICRO DUST FILTER.

LG HIGH WALL STYLE (OUTDOOR)																			
TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	EER	HSPF	HEAT-MBH	MAX HEAT @ 5 DEGREES/MBH	COOLING OPERATING RANGE (F)	HEATING OPERATING RANGE (F)	VOLT/PHASE	MCA	MOCP	REFRIGERANT	WEIGHT	NOTE
ODU-1	REFER TO DRAWINGS	LG	HSV5	LSU120HSV5	12	1	22	12.55	10	14	19	14-118	-4-65	208-240/1	10	15	R410A	145	1-6
ODU-1.5	REFER TO DRAWINGS	LG	HSV5	LSU181HSV5	18	1.5	22	12.55	9.5	22	19	14-118	-4-65	208-240/1	19	30	R410A	145	1-6

1. LOW AMBIENT OPERATION TO 14F.
2. FACTORY INSTALLED DRAIN PAN HEATER.
3. DEFROST/DEICING.
4. INVERTER VARIABLE SPEED COMPRESSOR.
5. PROVIDE EQUIPMENT SUPPORT EQUAL TO DERMITECH MODEL QSMS WITH VIBRATION ISOLATION PADS.
6. TWO INDOOR UNITS.

COMMON AREAS: MECHANICAL VENTILATION CALCULATION SCHEDULE * (ASHRAE 62.1 LEED PURPOSES ONLY)			
UNIT	AREA (SQ. FT.)	VENT. AIR REQ. CFM	ACTUAL WHOLE BUILDING VENTILATION
ENTRYS/STARWELL/CORRIDOR	486	29	30

DUCT INSULATION SCHEDULE		
EQUIPMENT	AIR DISTRIBUTION TYPE	
	SA	RA
AHU/A-1.5	R-3.5	N/A

DUCT INSULATION REQUIREMENTS ARE BASED ON TABLE 6.8.2B OF ASHRAE 90.1 2010 ENERGY CODE. PROVIDE DUCTWORK OF SUFFICIENT THICKNESS TO MEET THE INSTALLED R-VALUE REQUIREMENTS LISTED ABOVE.

ITEMS NOT REQUIRED TO BE INSULATED: FIBROUS-GLASS DUCTS, DUCTS WITH LINER THAT MEETS ASHRAE 90.1, FACTORY-INSULATED FLEXIBLE DUCTS, FACTORY-INSULATED PLENUMS AND CASINGS, FLEX CONNECTORS, VIBRATION-CONTROL DEVICES, FACTORY-INSULATED ACCESS PANELS AND DOORS.

BATHROOM FAN SPEED SETTING SCHEDULE				
TYPICAL UNIT	ROOMNAME	MINIMUM SPEED SETTING	MAXIMUM SPEED SETTING	
102	BATHROOM	30	80	
201	BATHROOM	30	80	
202	BATHROOM	30	80	
301	BATHROOM	30	80	
302	BATHROOM	30	80	
401	BATHROOM	30	80	
402	BATHROOM	30	80	

RESIDENTIAL UNITS: MECHANICAL VENTILATION CALCULATION SCHEDULE * (ASHRAE 62.2 LEED PURPOSES ONLY)				
UNIT	AREA (SQ. FT.)	NUMBER OF BEDROOMS	VENT. AIR REQ. Qfan (Eq. 4.1a)	ACTUAL WHOLE BUILDING VENTILATION
102	225	1	17	30
201	364	1	19	30
202	297	1	18	30
301	364	1	19	30
302	297	1	18	30
401	364	1	19	30
402	297	1	18	30

FAN SCHEDULE													
TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	DRIVE	CFM	ESP	WATTS	RPM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
E-1	EXHAUST	TYPICAL RESTROOM	PANASONIC	FV-051VKS2	DIRECT	30,40-80	0.25	17	1131	115/60/1	CEILING	12	1,2,3,4
E-2	EXHAUST	STAIRWELL	PANASONIC	FV-051VKS2	DIRECT	30	0.25	17	1131	115/60/1	CEILING	12	2,3,4,5

1. FAN SHALL RUN CONTINUOUSLY AT LOW SPEED (30/40 CFM) AND SHALL RAMP UP TO HIGH SPEED (80 CFM) WHEN SWITCH IS TURNED ON. PROVIDE ALL RELEVANT ACCESSORIES.
2. INSTALL RADIATION DAMPER PC-RD0505.
3. PROVIDE FV-C5V1 CONDENSATION SENSOR.
4. REFER TO FAN SPEED SCHEDULE FOR FAN SPEED SETTINGS.
5. FAN SHALL RUN CONTINUOUSLY AT LOW SPEED (30 CFM).

MECHANICAL EXHAUST SCHEDULE - 2017 OHIO MECHANICAL CODE										
ROOM NUMBER/TYPICAL	ROOMNAME	OCCUPANCY CLASSIFICATION	AREA (R2)	EXHAUST AIRFLOW RATE (CFM/R2)	EXHAUST RATE PER FIXTURE (CFM)	LOWER CONTINUOUS RATE?	HIGHER INTERMITTENT RATE?	QTY OF FIXTURES	TOTAL EXHAUST AIRFLOW REQ. (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
	BATHROOM	PRIVATE DWELLING - TOILET ROOMS	-	-	30/80	YES	NO	1	30	80

\*EXHAUST CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

NATURAL VENTILATION SCHEDULE								
1804 - REPUBLIC								
UNIT	ROOMNAME	AREA	DOOR OPENABLE AREA (SQ. FT.)	WINDOW OPENABLE AREA (SQ. FT.)	UNOBSTRUCTED OPENING	TOTAL OPENABLE AREA	4% OF FLOOR AREA	8% OF FLOOR AREA
102	LIVING/BEDROOM	182	0	59	N/A	59	7	N/A
201	LIVING/BEDROOM	267	0	33	N/A	33	11	N/A
202	LIVING/BEDROOM	203	0	36	N/A	36	8	N/A
301	LIVING/BEDROOM	267	0	33	N/A	33	11	N/A
302	LIVING/BEDROOM	203	0	36	N/A	36	8	N/A
401	LIVING/BEDROOM	267	0	33	N/A	33	11	N/A
402	LIVING/BEDROOM	203	0	36	N/A	36	8	N/A

NATURAL VENTILATION CALCULATIONS PER SEC 402.1 OF 2017 OMC

NATURAL VENTILATION OF THE OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, OR OTHER OPENINGS TO THE SPACE. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

\*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

HEATERS												
TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	HEAT-MBH	FUEL	HEAT-KW	VOLT/PHASE	FLA	MOUNTING	WEIGHT	NOTES
DH-1	DUCT HEATER	REFER TO PLANS	HOTPOD	HP6-1000120-2T	3.4	ELECTRIC	1	120/1/60	--	INLINE	7	3,4
H-1	WALL HEATER	REFER TO PLANS	BERKO	FRA4020	6.8	ELECTRIC	2	208/1/60	--	IN WALL	30	1,2
H-3	BASEBOARD	REFER TO PLANS	BERKO	2542W	1	ELECTRIC	0.3	208/1/60	--	BASEBOARD	30	2
H-4	CEILING HEATER	REFER TO PLANS	QMARK	EFF1500	5.1	ELECTRIC	1.5	120/1/60	--	CEILING	30	2

1. SEMI-RECESSED MOUNTING SLEEVE.
2. INTEGRAL THERMOSTAT
3. DUCT STAT INCLUDED
4. REPLACEABLE FILTER INCLUDED

DEHUMIDIFIER SCHEDULE										
TAG	AREA SERVED	MANUFACTURER	MODEL	CAPACITY - PINTS/24 HR	AMPS	FUSE	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
DE-1	BASEMENT	APRLAIRE	1850	95	8	15	120/1	FLOOR	70	1,2,3,4

1. ENERGY STAR RATED.
2. DEHUMIDIFICATION COLTRON
3. CORD AND PLUG CONNECTION
4. PROVIDE LOW PROFILE CONDENSATE PUMP

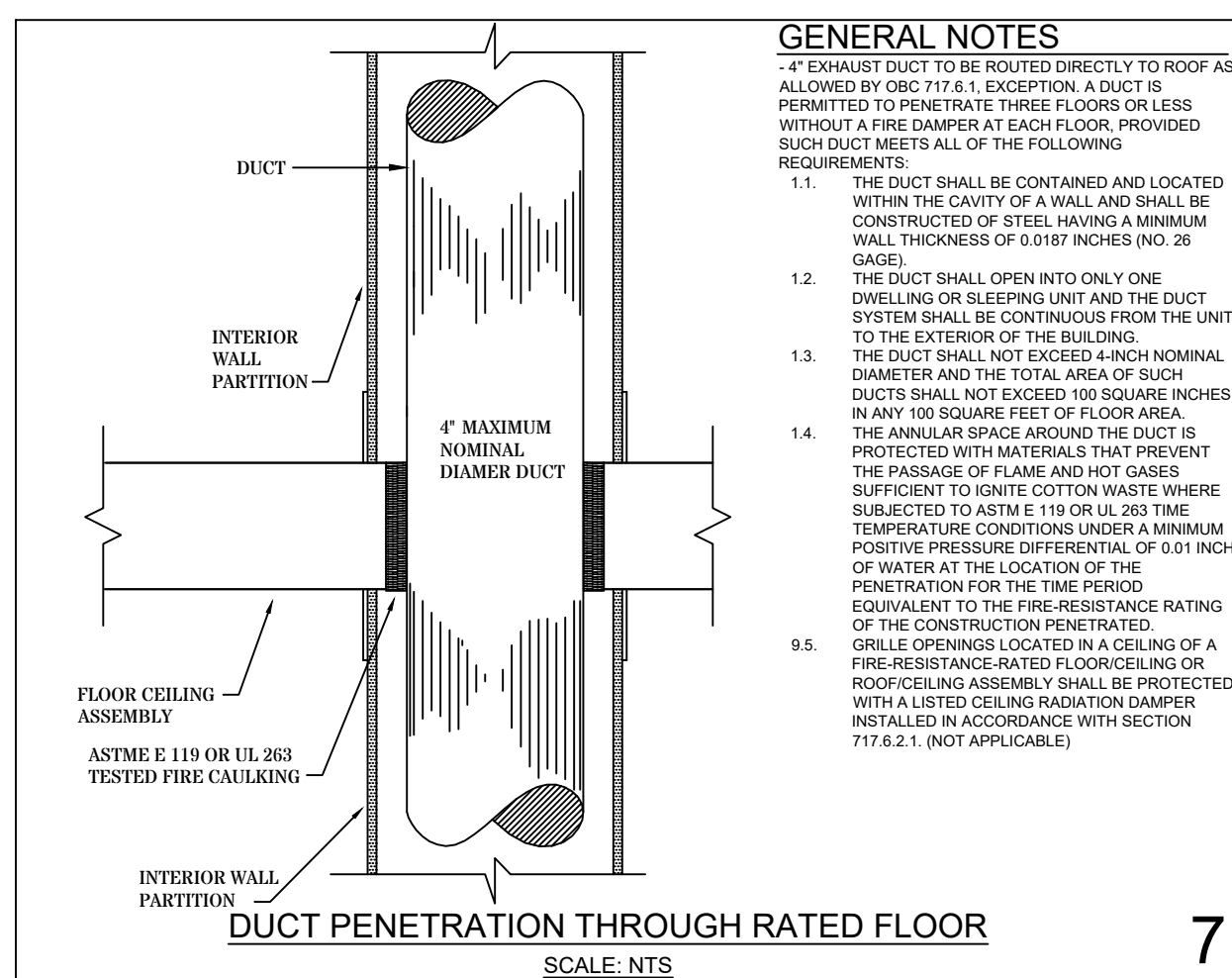
INDOOR SPLIT SYSTEM SCHEDULE													
TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CFM	ESP	HEAT-KW	HP	VOLT/PHASE	MCA	MOCP	MOUNTING	WEIGHT
AHU-1.5	REFER TO PLANS	TEMPSTAR	FEM4X	1800BL	REFER TO PLANS	0.5	REFER TO HEAT KIT SCHEDULE	3/4	208/1	REFER TO HEAT KIT SCHEDULE	-	-	116

HEAT KIT SCHEDULE										
TAG	AREA SERVED	MANUFACTURER	MODEL	HEAT-KW @ 208V	VOLT/PHASE	MCA CIRCUIT #1	MOCP CIRCUIT #1	MCA CIRCUIT #2	MOCP CIRCUIT #2	NOTES
HK-8	REFER TO DRAWINGS	TEMPSTAR	EHK07AKB	6.0	208/1	45	45	-	-	1,2,3

1. PLUG-IN WIRING HARNESS.
2. FUSE LINK SECONDARY HIGH-TEMPERATURE LIMIT CONTROL.
3. ETL LISTED.

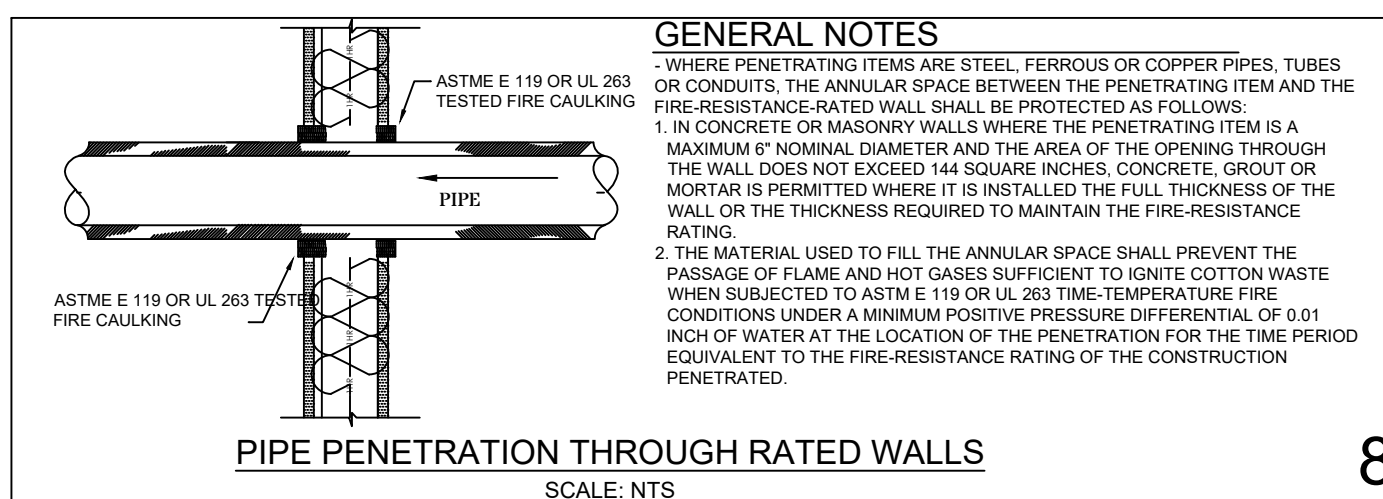
OUTDOOR SPLIT SYSTEM SCHEDULE																
TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	HEAT-MBH	MIN HSPF	VOLT/PHASE	MCA	MOCP	REFRIGERANT	MOUNTING	WEIGHT	NOTE
HP-1.5	REFER TO DRAWINGS	TEMPSTAR	NMH	18KG	18	1.5	14	18	8.2	208/1	11.8	20	410A	GRADE	136	1

1. HOUSE KEEPING PAD



**GENERAL NOTES**

1. EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOFS ALLOWED BY 90.17.1.1. EXCEPTION: A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR, PROVIDED SUCH DUCT MEETS ALL OF THE FOLLOWING REQUIREMENTS:
  - 1.1. THE DUCT SHALL BE CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL AND SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM WALL THICKNESS OF 0.0187 INCHES (NO. 26 GAGE).
  - 1.2. THE DUCT SHALL OPEN INTO ONLY ONE DWELLING OR SLEEPING UNIT AND THE DUCT SYSTEM SHALL BE CONTINUOUS FROM THE UNIT TO THE EXTERIOR OF THE BUILDING.
  - 1.3. THE DUCT SHALL NOT EXCEED 4-INCH NOMINAL DIAMETER AND THE TOTAL AREA OF SUCH DUCTS SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF FLOOR AREA.
  - 1.4. THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES, SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECT TO ASTM E 119 OR UL 263 TIME-TEMPERATURE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
  - 1.5. GIRLS OR SPINGS LOCATED IN A CEILING OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY SHALL BE PROTECTED WITH A LISTED CEILING RADIATION DAMPER INSTALLED IN ACCORDANCE WITH SECTION 717.6.2.1. (NOT APPLICABLE).



**GENERAL NOTES**

1. WHERE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE RATED WALL SHALL BE PROTECTED AS FOLLOWS:
  - 1.1. IN CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6\"/>
2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECT TO ASTM E 119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

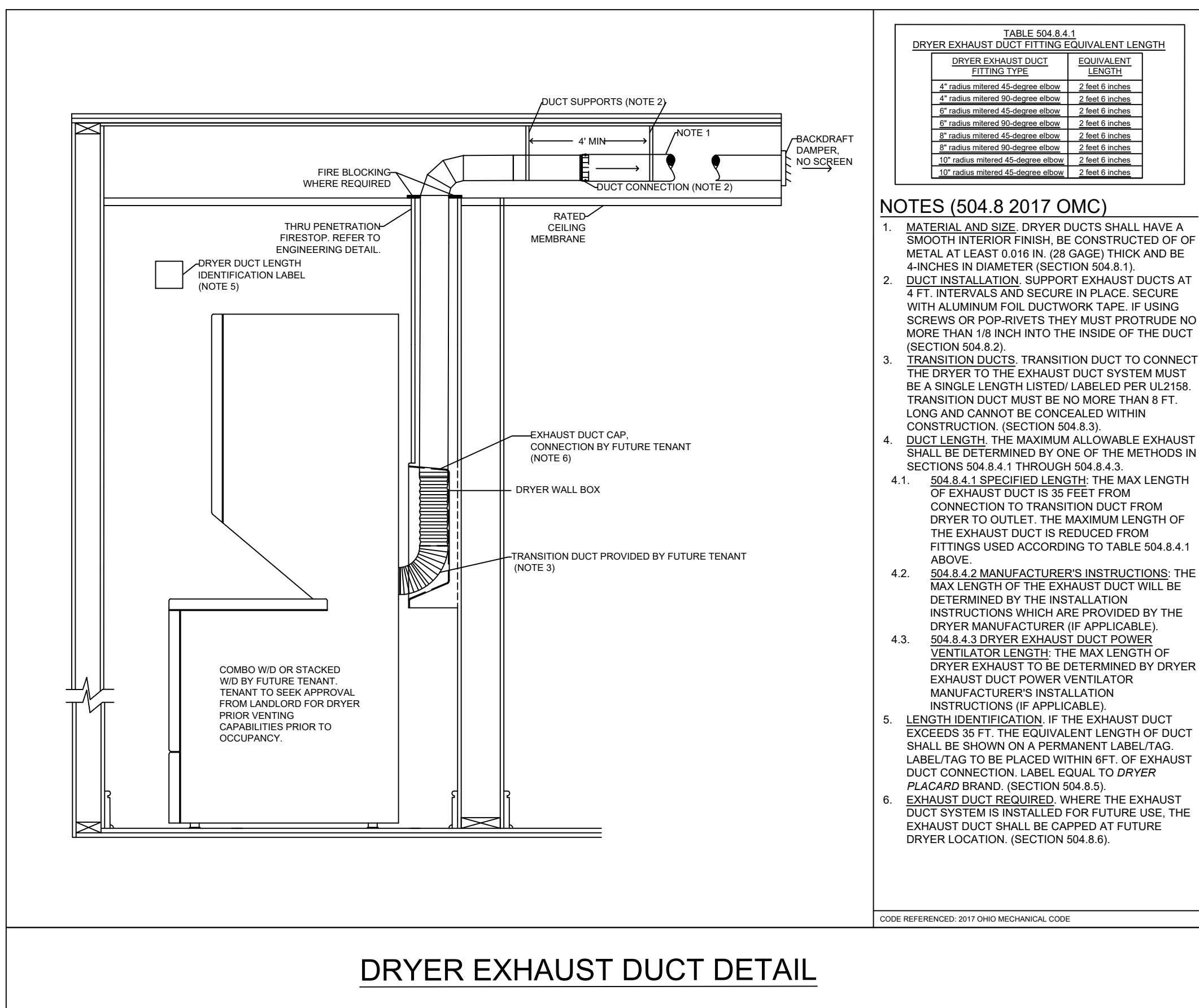


TABLE 504.8.4.1 DRYER EXHAUST DUCT FITTINGS EQUIVALENT LENGTH	
DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4\"/>	

**NOTES (504.8 2017 OMC)**

1. MATERIAL AND SIZE. DRYER DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH. BE CONSTRUCTED OF METAL AT LEAST 0.016 IN. (26 GAGE) THICK AND BE 4-INCHES IN DIAMETER (SECTION 504.8.1).
2. DUCT INSTALLATION. SUPPORT EXHAUST DUCTS AT 4 FT. INTERVALS AND SECURE IN PLACE. SECURE WITH ALUMINUM FOIL DUCTWORK TAPE. IF USING SCREWS OR POP-RIVETS THEY MUST PROTRUDE NO MORE THAN 1/8 INCH INTO THE INSIDE OF THE DUCT (SECTION 504.8.2).
3. TRANSITION DUCTS. TRANSITION DUCT TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM MUST BE A SINGLE LENGTH LISTED AND LABELED PER UL158. TRANSITION DUCT MUST BE NO MORE THAN 8 FT. LONG AND CANNOT BE CONCEALED WITHIN CONSTRUCTION. (SECTION 504.8.3).
4. DUCT LENGTH. THE MAXIMUM ALLOWABLE EXHAUST SHALL BE DETERMINED BY ONE OF THE METHODS IN SECTIONS 504.8.4.1 THROUGH 504.8.4.3.
  - 4.1. 504.8.4.1 SPECIFIED LENGTH: THE MAX LENGTH OF EXHAUST DUCT IS 35 FEET FROM CONNECTION TO TRANSITION DUCT FROM DRYER TO OUTLET. THE MAXIMUM LENGTH OF THE EXHAUST DUCT IS REDUCED FROM FITTINGS USED ACCORDING TO TABLE 504.8.4.1 ABOVE.
  - 4.2. 504.8.4.2 MANUFACTURER'S INSTRUCTIONS: THE MAX LENGTH OF THE EXHAUST DUCT WILL BE DETERMINED BY THE INSTALLATION INSTRUCTIONS WHICH ARE PROVIDED BY THE DRYER MANUFACTURER (IF APPLICABLE).
  - 4.3. 504.8.4.3 DRYER EXHAUST DUCT POWER VENTILATOR LENGTH: THE MAX LENGTH OF DRYER EXHAUST TO BE DETERMINED BY DRYER EXHAUST DUCT POWER VENTILATOR MANUFACTURER'S INSTALLATION INSTRUCTIONS (IF APPLICABLE).
5. LENGTH IDENTIFICATION. IF THE EXHAUST DUCT EXCEEDS 35 FT. THE EQUIVALENT LENGTH OF DUCT SHALL BE SHOWN ON A PERMANENT LABEL/TAG. LABEL/TAG TO BE PLACED WITHIN 6 FT. OF EXHAUST DUCT CONNECTION LABEL EQUAL TO DRYER PLACARD BRAND. (SECTION 504.8.5).
6. EXHAUST DUCT REQUIRED. WHERE THE EXHAUST DUCT SYSTEM IS INSTALLED FOR FUTURE USE, THE EXHAUST DUCT SHALL BE CAPPED AT FUTURE DRYER LOCATION. (SECTION 504.8.6).

CODE REFERENCED: 2017 OHIO MECHANICAL CODE

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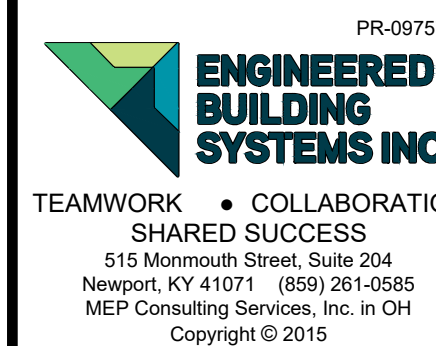


Progress Dates  
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Revisions

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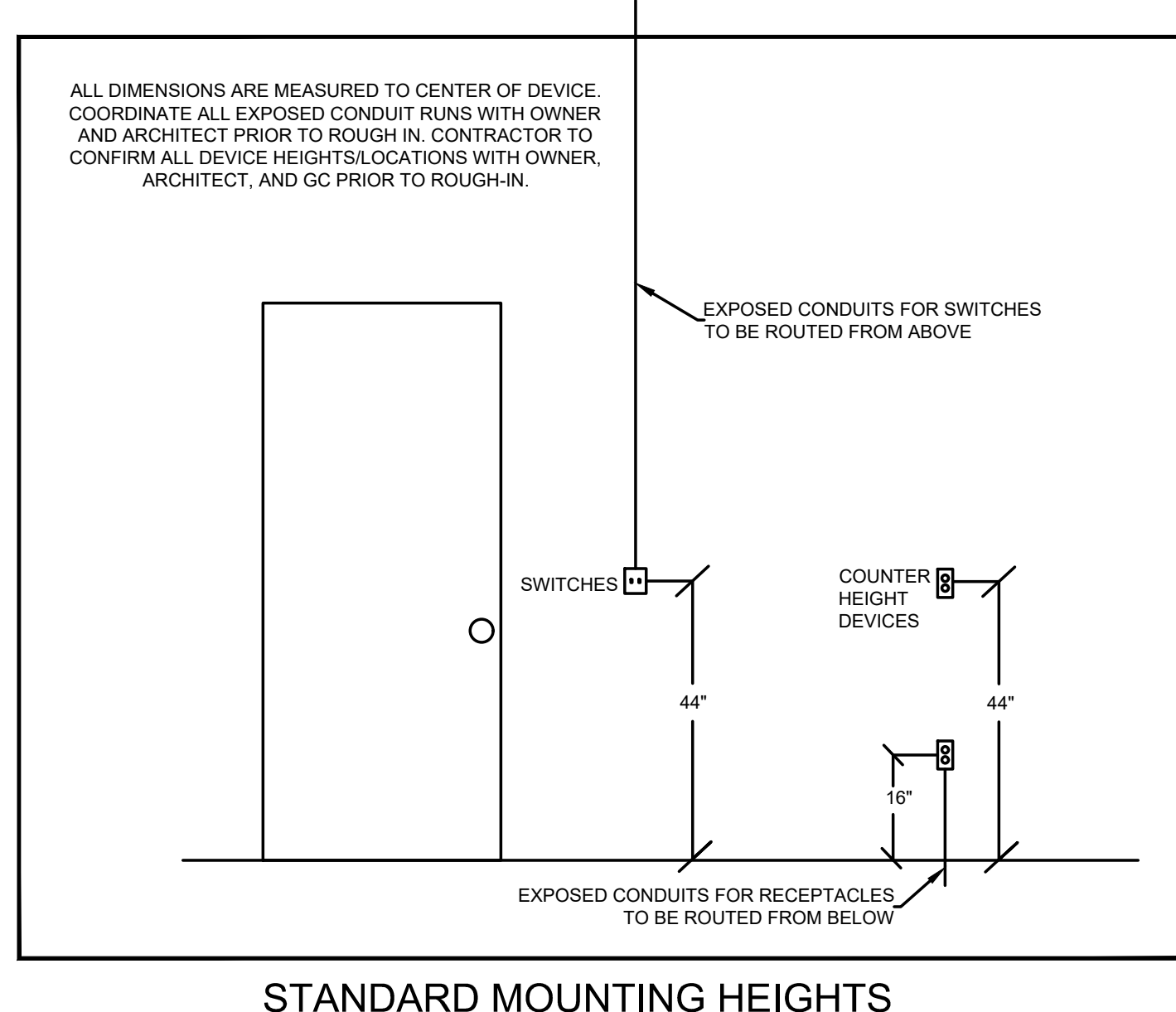
PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**M2.00**



Z:\Project\_Directories\9700-9799\9757 - Findlay Flats (Williamson) 2 Phase II\Construction Documents\1804 REPUBLIC ST-ART.dwg - Model, Plot Date/Time: Apr 27, 2023 - 12:40pm - By: kmeier  
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**GENERAL NOTES-DWELLING UNITS**

- A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED OR RECEPTACLES ARE REPLACED. IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D)
- B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
- C. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.
- D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
- E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
- F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.
- G. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH-IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS TYPICAL, ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS/ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12

**SCOPE OF WORK**

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

**GENERAL NOTES-OVERALL PROJECT**

- A. EBS DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. EBS IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

**GENERAL NOTES-LIGHTING**

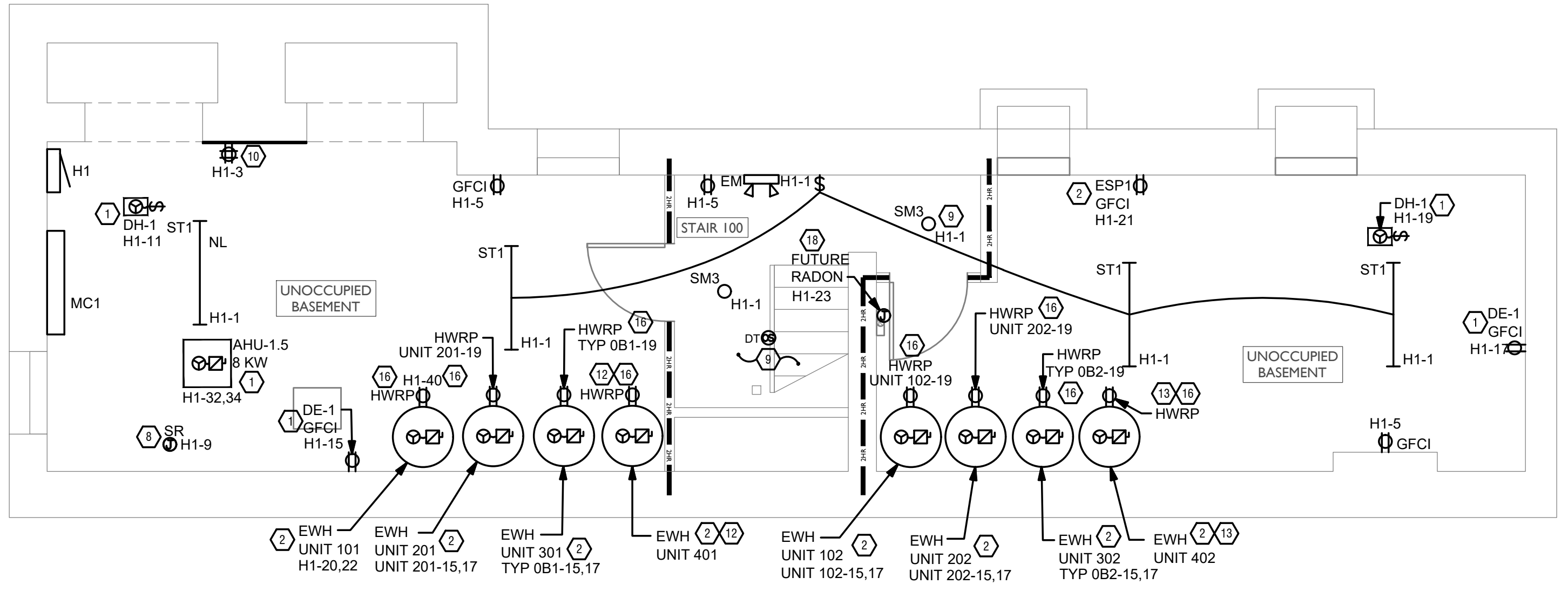
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHINGS.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- E. ELECTRICAL SWITCHES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.

**GENERAL NOTES-POWER**

- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
- C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- H. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
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**KEYED SHEET NOTES**

1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
2. PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
3. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
7. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE, COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLES AS SHOWN.
11. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
12. UNIT WIRED TO TYPICAL '082' REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 301 FOR CIRCUITRY LAYOUT.
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14. COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
15. INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
16. HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
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18. LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN. FAN NOT TO BE INSTALLED AT THIS TIME.



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

ELECTRICAL POWER PLAN - BASEMENT



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Progress Dates  
05/05/2023 BID P/E/FP

Revisions

Checked By: PRS

Drawn by: AJW

PR-09757

**ENGINEERED BUILDING SYSTEMS INC.**

TEAMWORK • COLLABORATION  
SHARED SUCCESS  
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Newport, KY 41071 (859) 261-0585  
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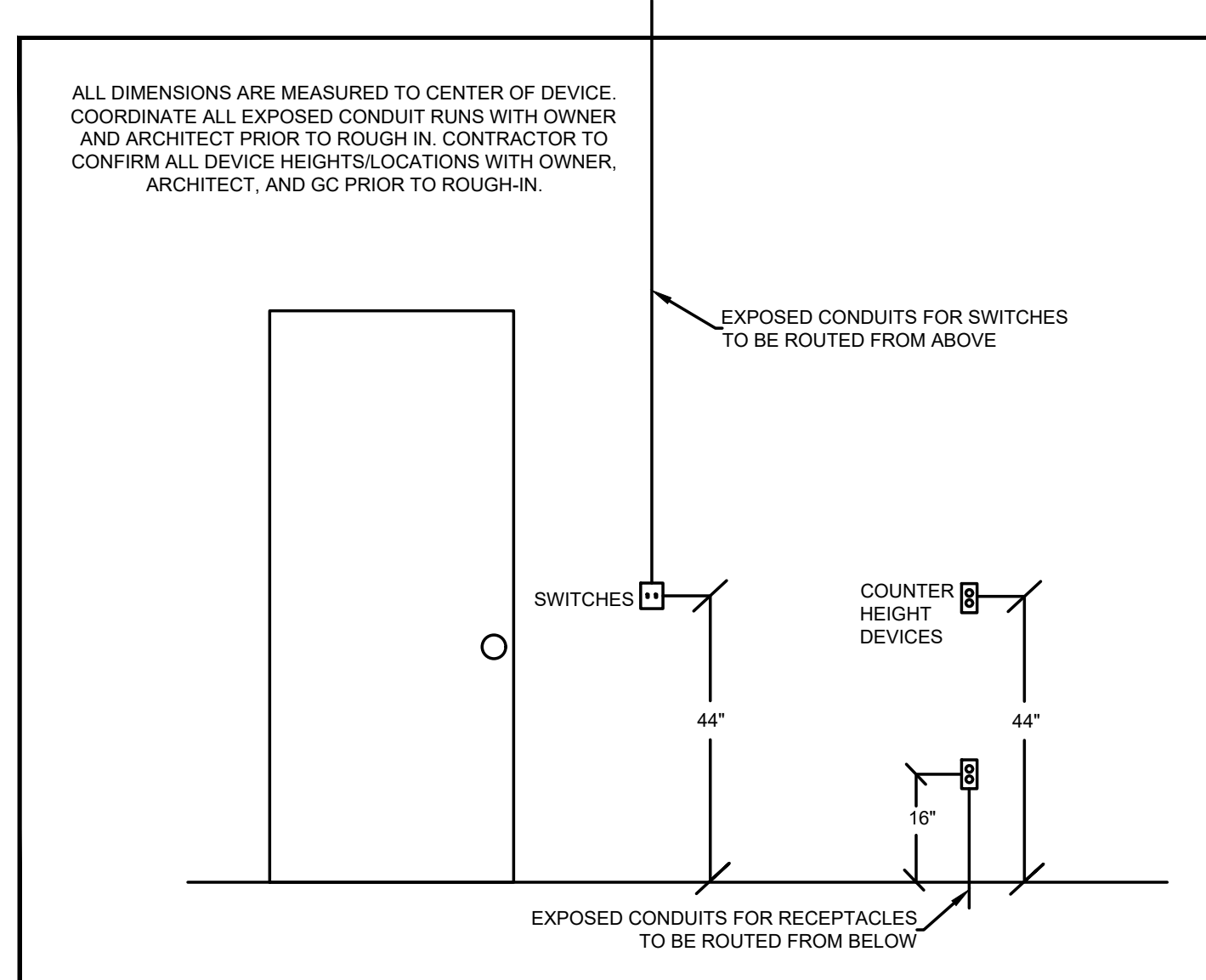
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PROPOSED PROJECT:  
**RENOVATION FOR  
1804 REPUBLIC ST.  
CINCINNATI, OH, 45202  
FINDLAY FLATS**

Job No: 22042 8/10/2022

**EI.00**

Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Parkside (Williamson) 2 Phase II\Construction Documents\Phase 2 (5 Buildings)\1804 REPUBLIC\REF-ART.dwg-Model, Plot Date/Time: Apr 27, 2023-12:40pm - By: k.neiser  
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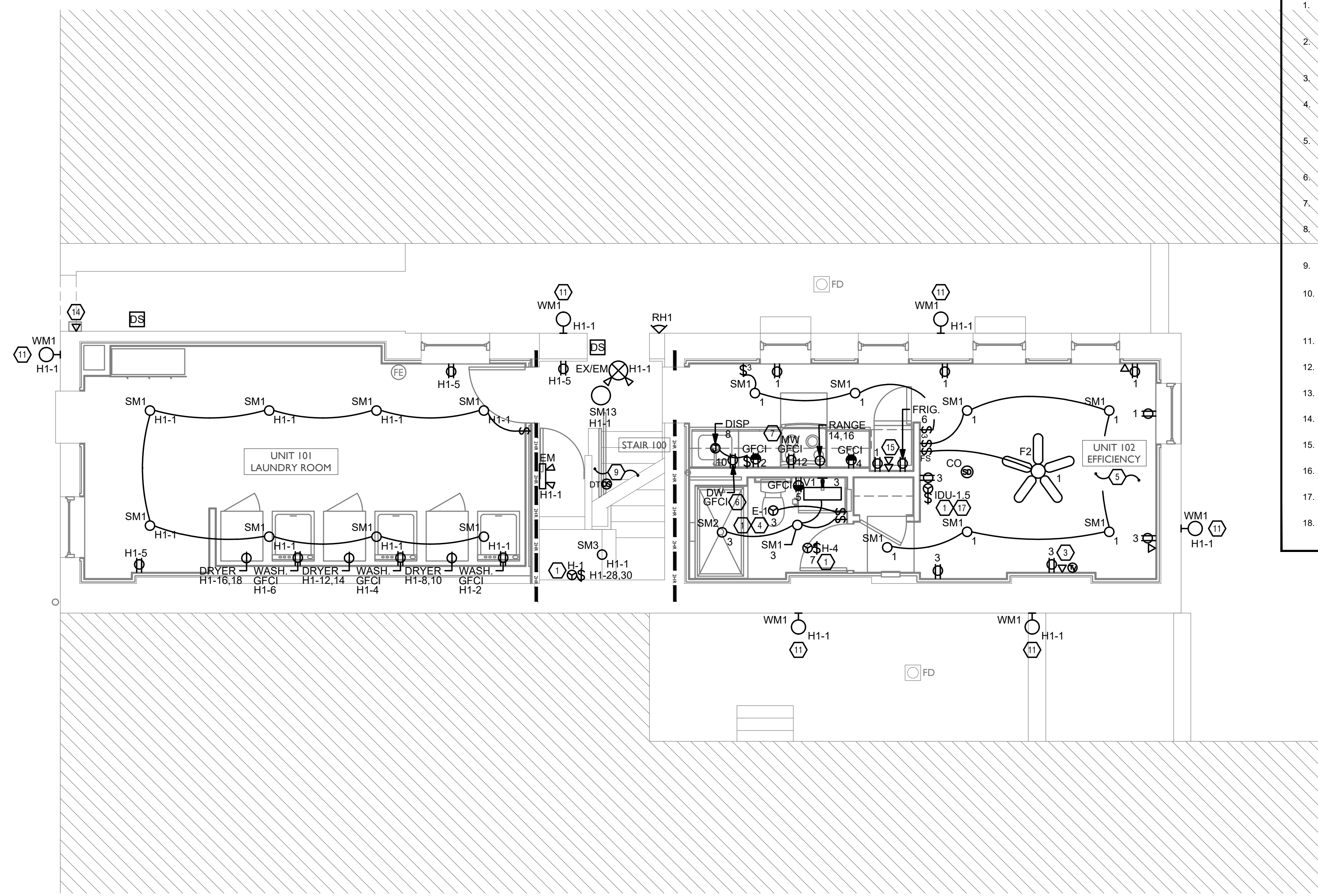
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SCALE: 1/4" = 1'-0"

ELECTRICAL POWER PLAN - FIRST FLOOR



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Progress Dates  
 05/05/2023 BID P/E/P/P

Revisions

Checked By: PRS

Drawn by: AJW

PR-09757  
**ENGINEERED BUILDING SYSTEMS INC.**  
 TEAMWORK • COLLABORATION SHARED SUCCESS  
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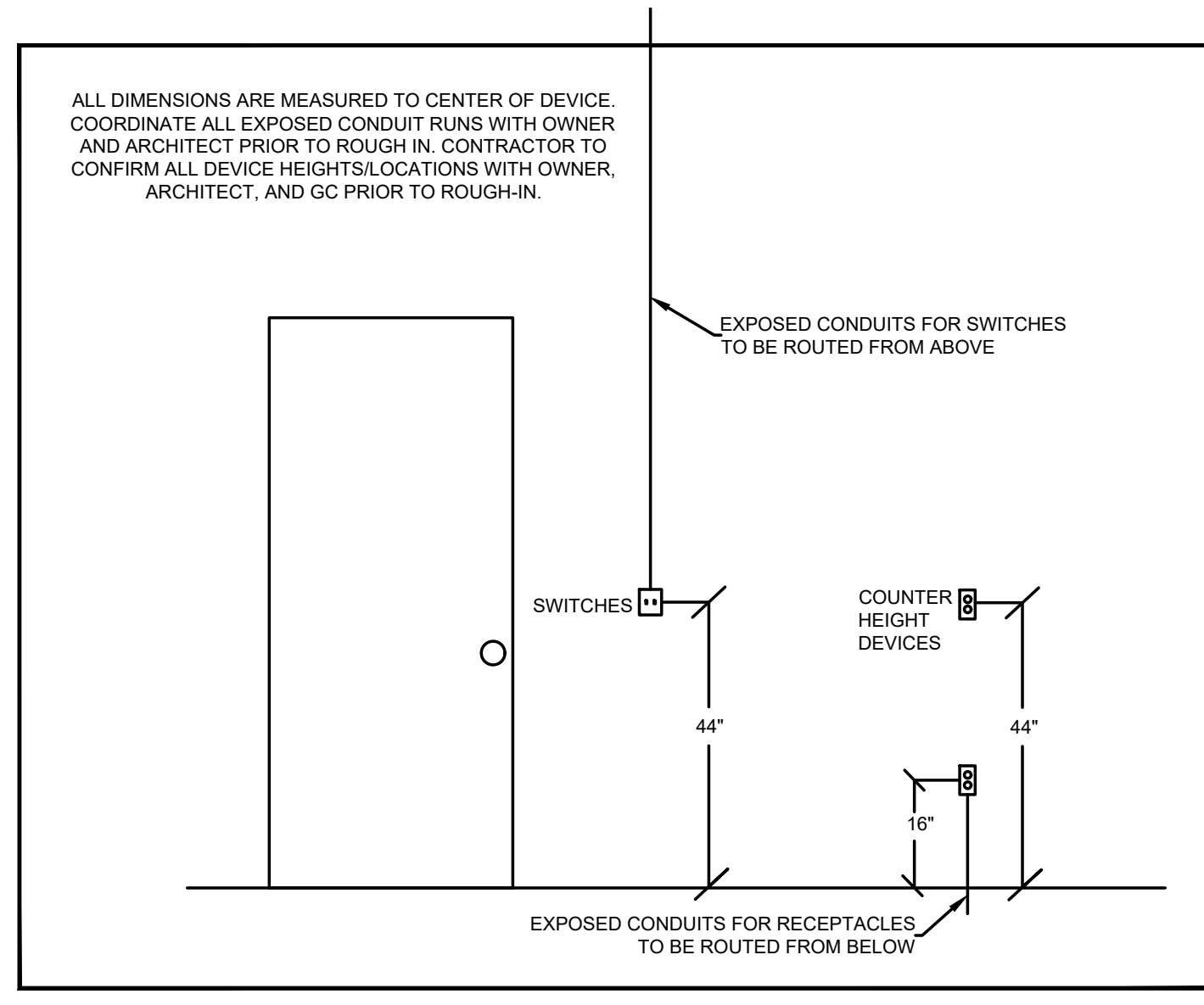
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.01**

Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Parkside (Williamsen) 2 Phase II\Construction Documents\1804 REPUBLIC\REF-ART.dwg - Model, Plot Date/Time: Apr 27, 2023 - 12:40pm - By: kmeiser  
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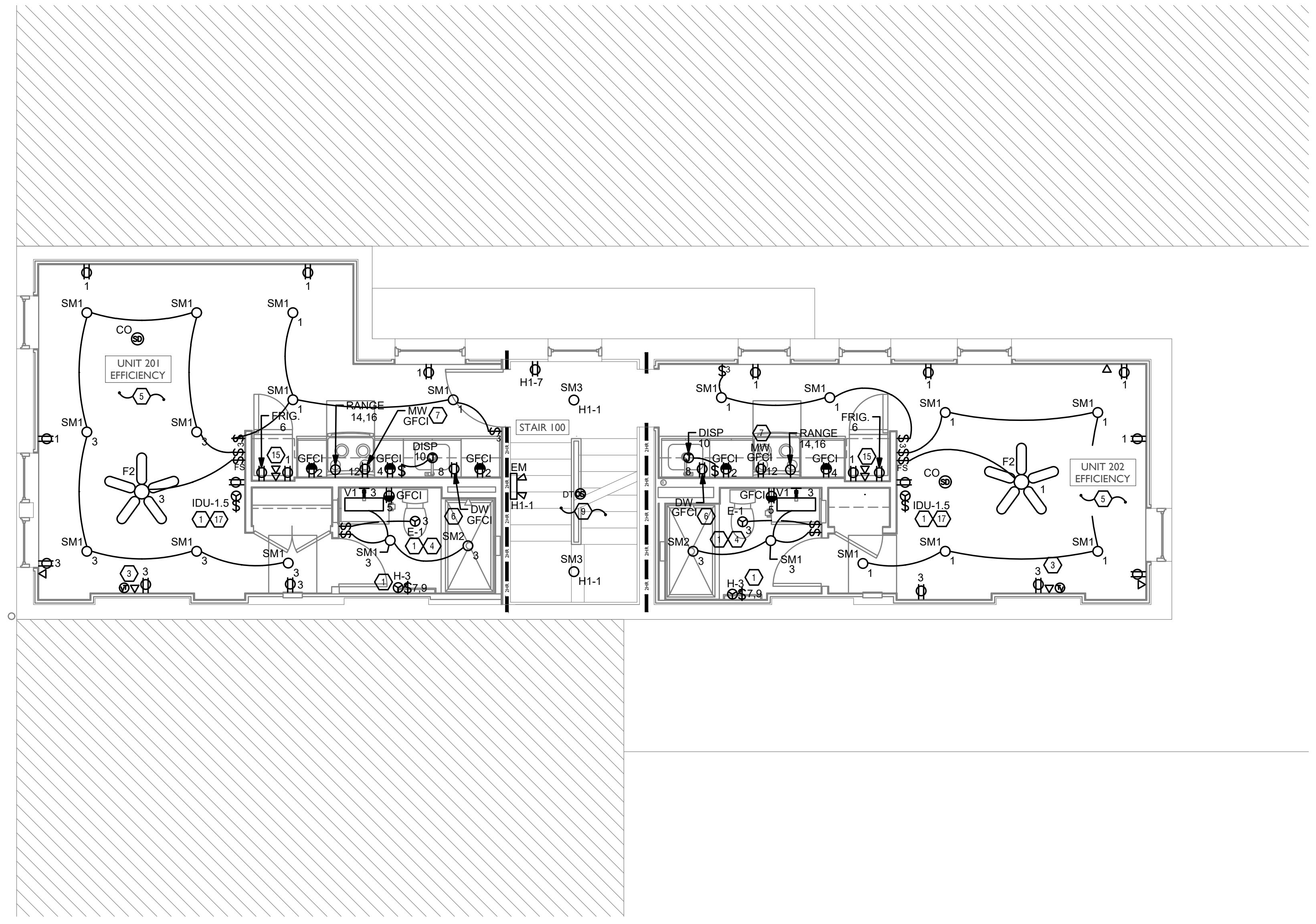
- REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHINGS.
- LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- ELECTRICAL SWITCHES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.

### GENERAL NOTES-POWER

- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
- PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
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- MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
- PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
- COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
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- DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
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- PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
- CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
- LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
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Progress Dates  
 05/05/2023 BID P/E/P

Revisions

Checked By: PRS

Drawn by: AJW

PR-09757  
**ENGINEERED BUILDING SYSTEMS INC.**  
 TEAMWORK • COLLABORATION  
 SHARED SUCCESS  
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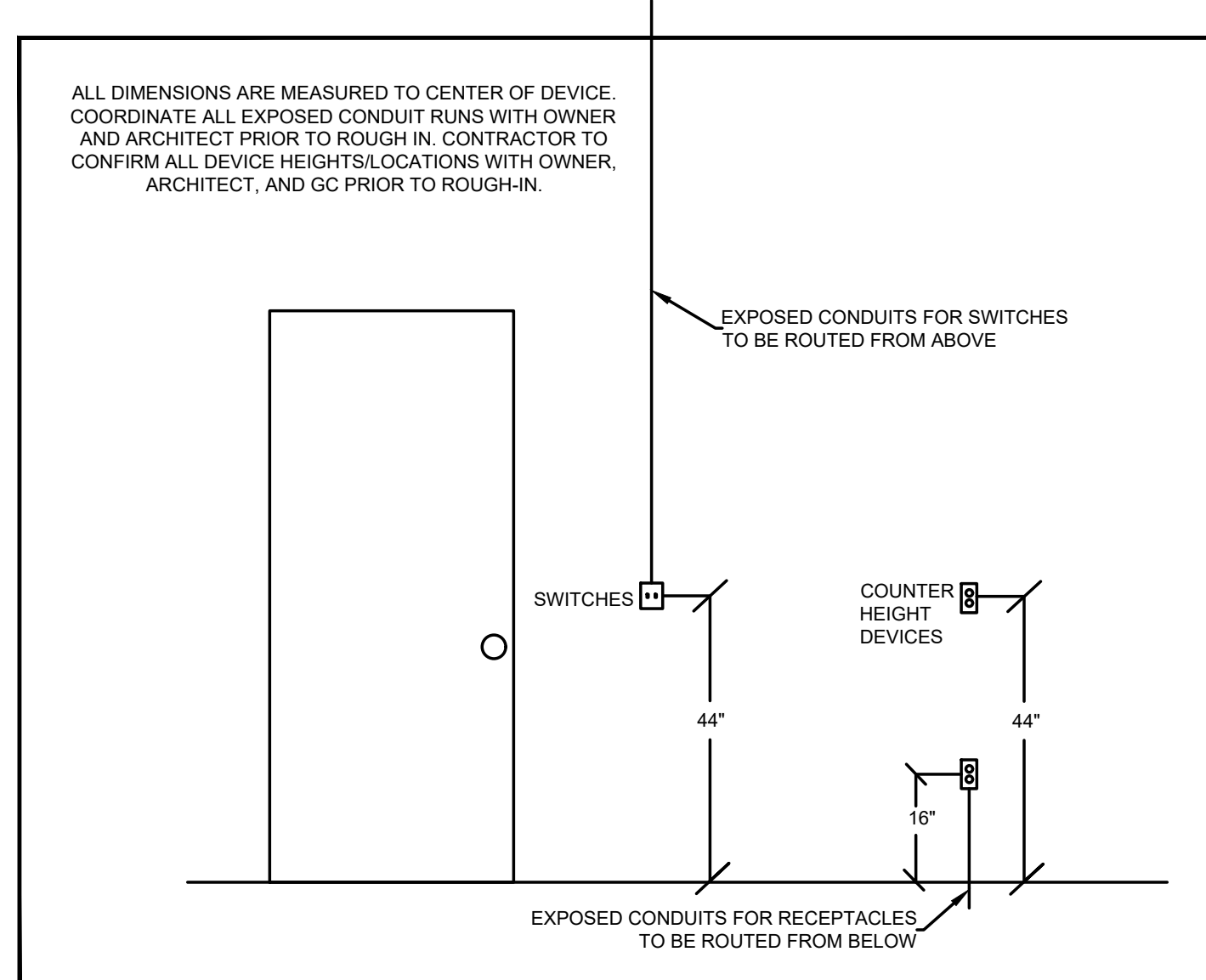
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.02**

Z:\Project\_Directories\9700-9789\9757 - Findlay Flats - Findlay Parkside (Williamson) 2 Phase II\Construction Documents\1804 REPUBLIC-REF-ART.dwg-Model, Plot Date/Time: Apr 27, 2023-12:40pm - By: k.neiser  
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**GENERAL NOTES-DWELLING UNITS**

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**SCOPE OF WORK**

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

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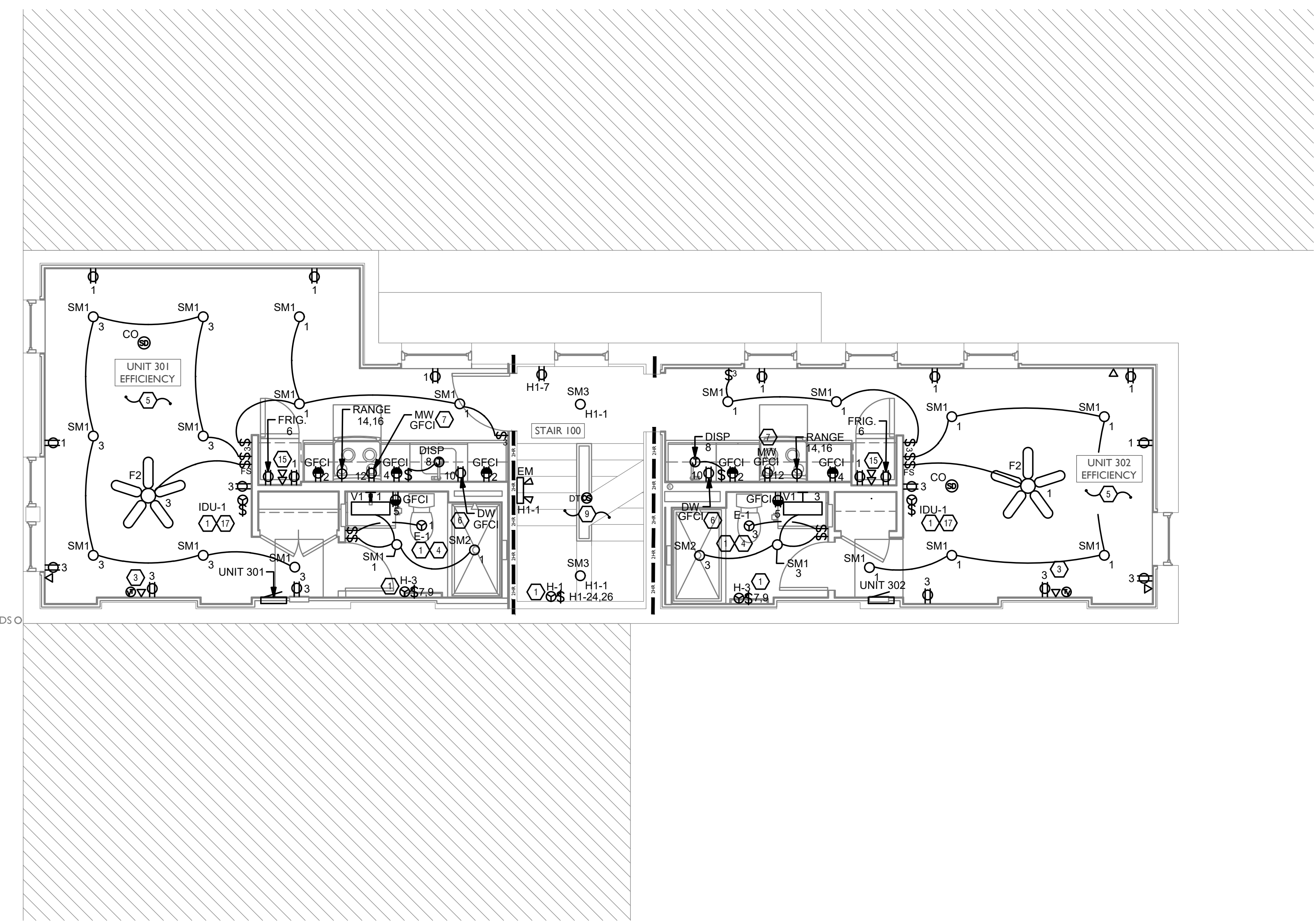
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Progress Dates  
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Revisions

Checked By: PRS

Drawn by: AJW

PR-09757  
**ENGINEERED BUILDING SYSTEMS INC.**  
 TEAMWORK • COLLABORATION SHARED SUCCESS  
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 Newport, KY 41071 (859) 261-0585  
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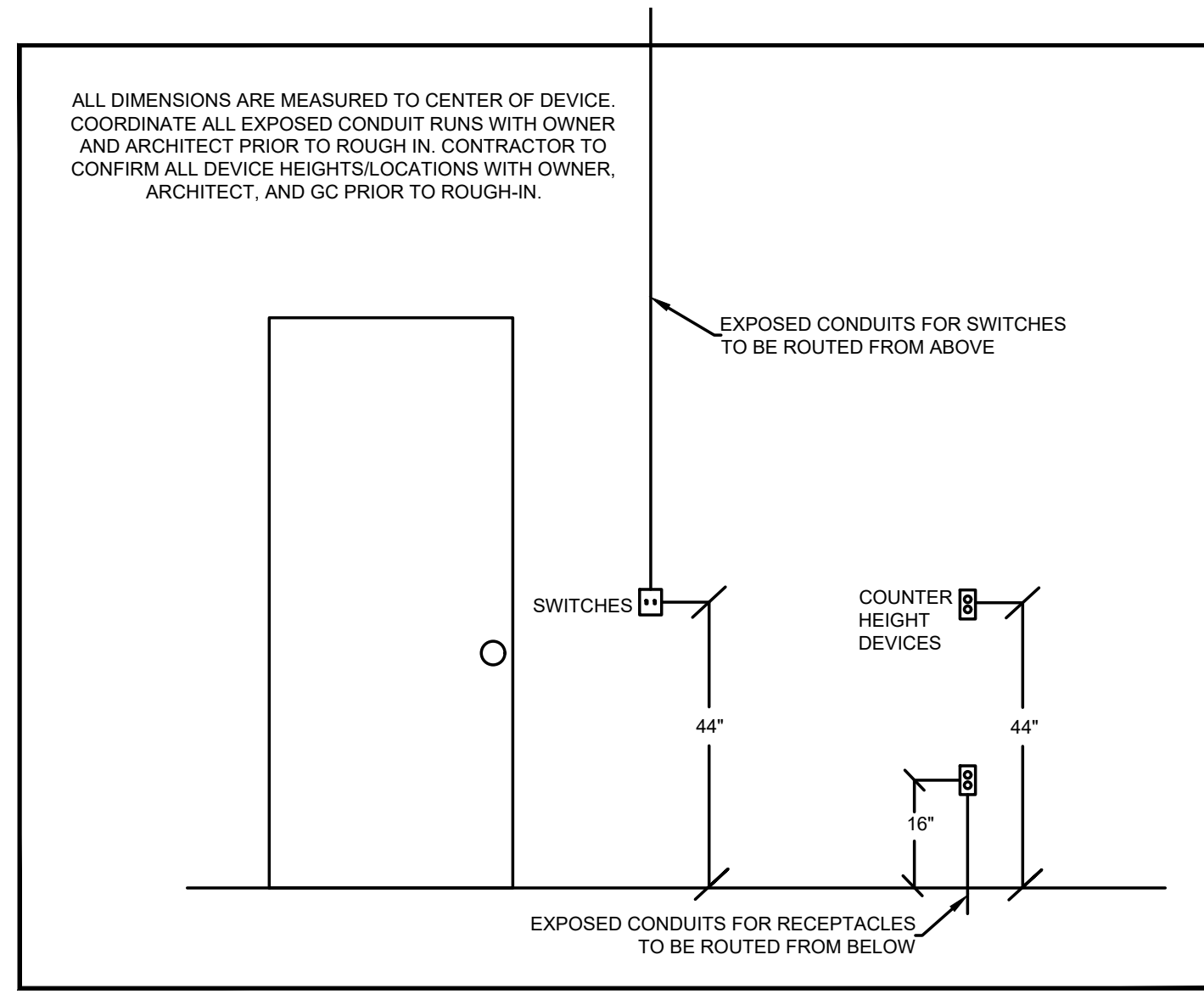
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.03**

Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Parcside (Williamson) 2 Phase II\Construction Documents\1804 REPUBLIC\REF-ART.dwg-Model, Plot Date/Time: Apr 27, 2023 - 12:40pm - By: kmeier  
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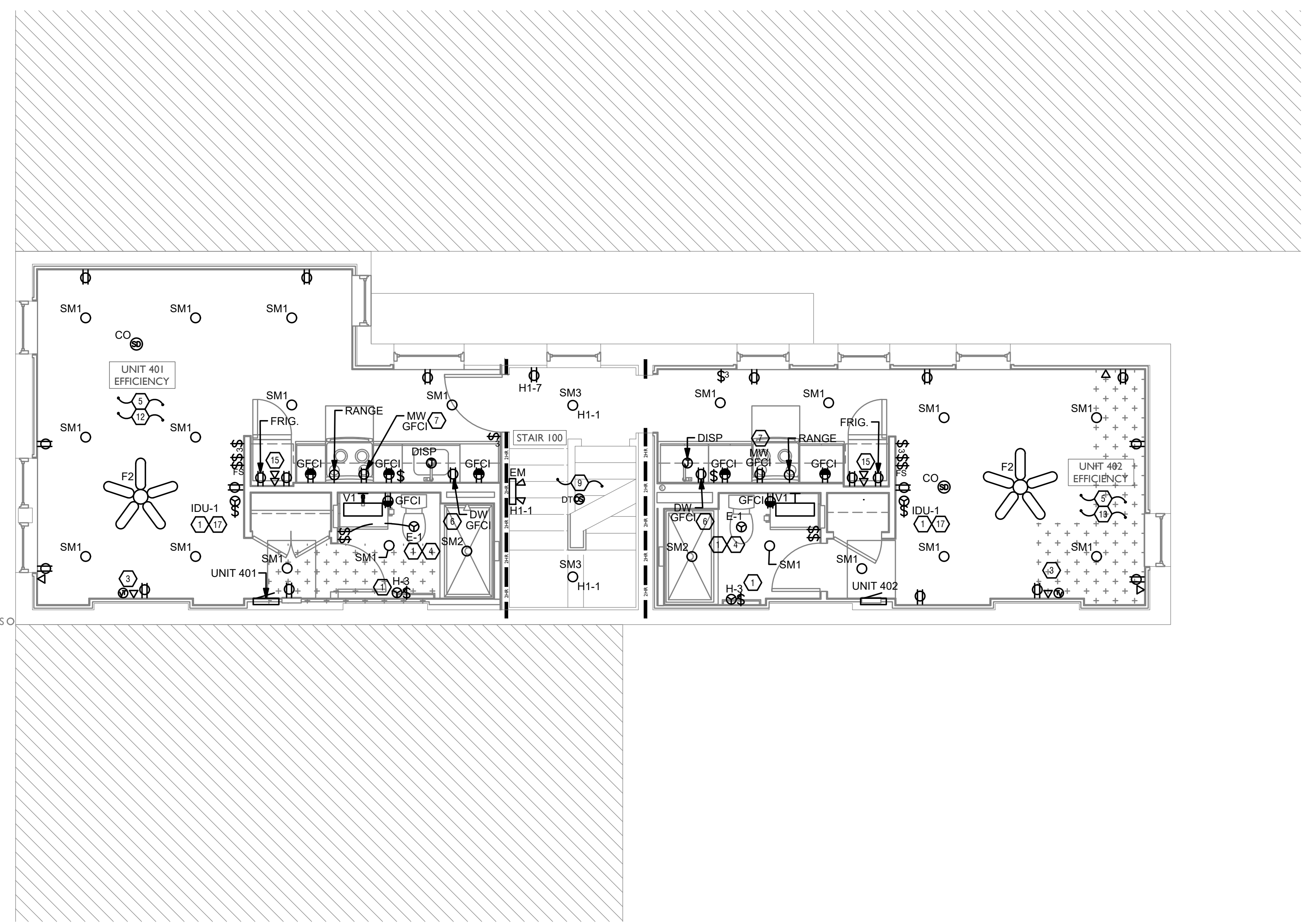
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- PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
- ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.



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Progress Dates  
 05/05/2023 BID P/E/P/P

Revisions

Checked By: PRS

Drawn by: AJW

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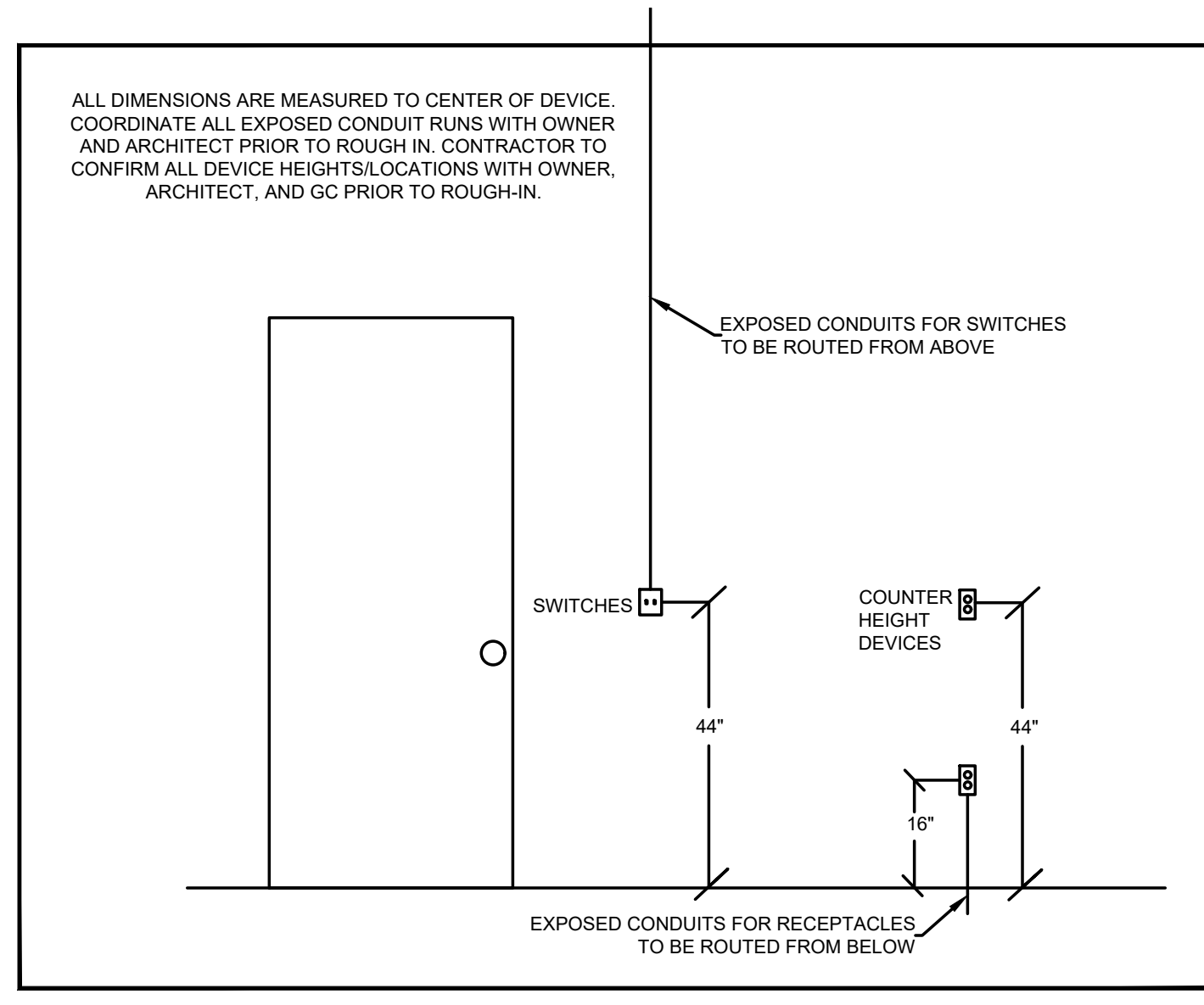
PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.04**



Z:\Project\_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase II\Construction Documents\1804 REPUBLIC\REF-ART.dwg - Model, Plot Date/Time: Apr 27, 2023 - 12:40pm - By: k.meyer  
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**GENERAL NOTES-DWELLING UNITS**

- A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED OR RECEPTACLES ARE REPLACED. IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D).
- B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
- C. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.
- D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
- E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
- F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.
- G. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH-IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS TYPICAL, ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS/ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12.

**SCOPE OF WORK**

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

**GENERAL NOTES-OVERALL PROJECT**

- A. EBS DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. EBS IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

**GENERAL NOTES-LIGHTING**

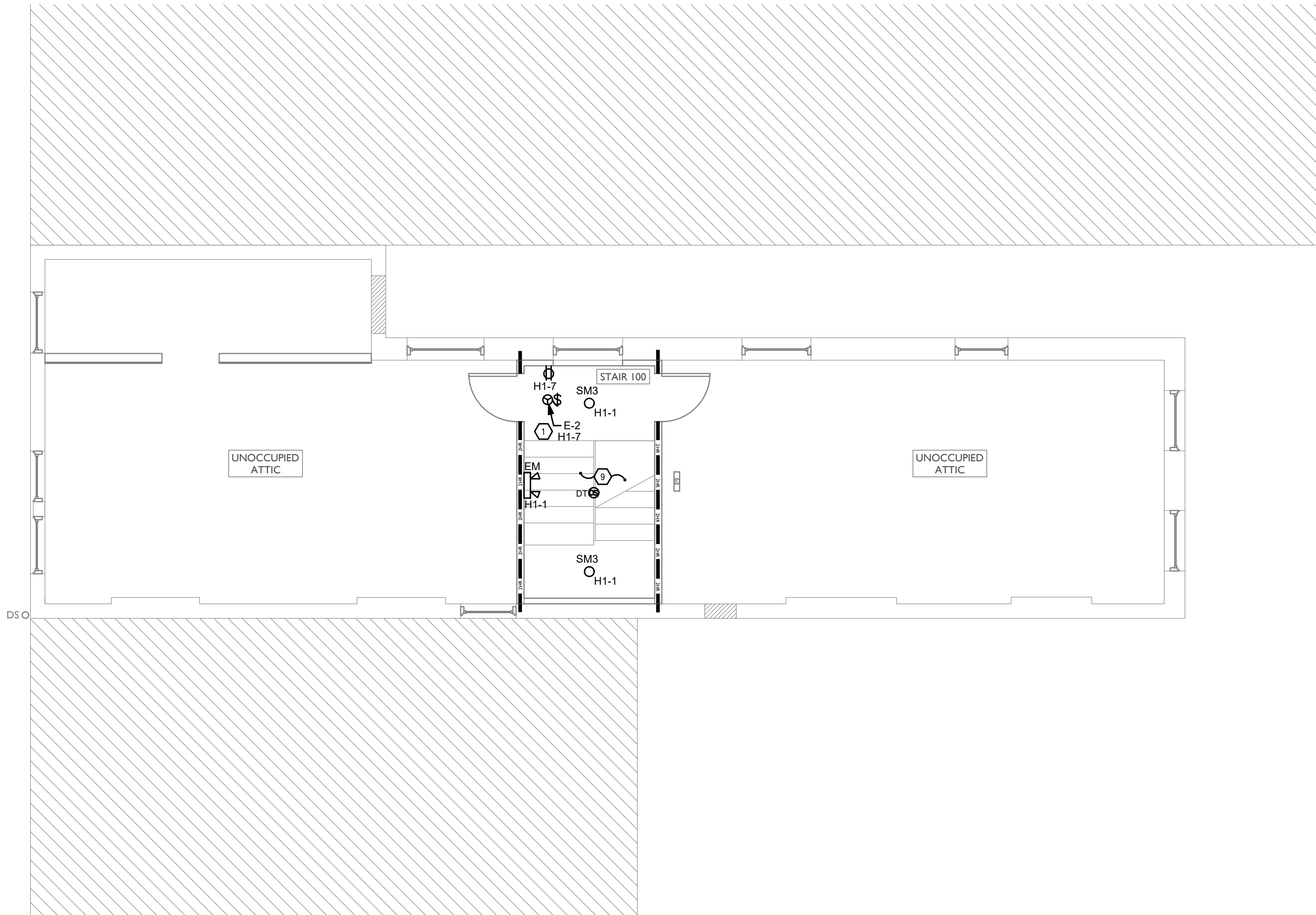
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHINGS.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- E. ELECTRICAL SWITCHES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.

**GENERAL NOTES-POWER**

- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
- C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- H. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
- I. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.

**KEYED SHEET NOTES**

- 1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
- 2. PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
- 3. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
- 6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
- 7. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
- 8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
- 9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
- 10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4'X2" PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
- 11. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 12. UNIT WIRED TO TYPICAL "082" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 301 FOR CIRCUITRY LAYOUT.
- 13. UNIT WIRED TO TYPICAL "081" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 302 FOR CIRCUITRY LAYOUT.
- 14. COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 15. INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
- 16. HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
- 17. DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.
- 18. LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN. FAN NOT TO BE INSTALLED AT THIS TIME.



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Progress Dates  
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Revisions  
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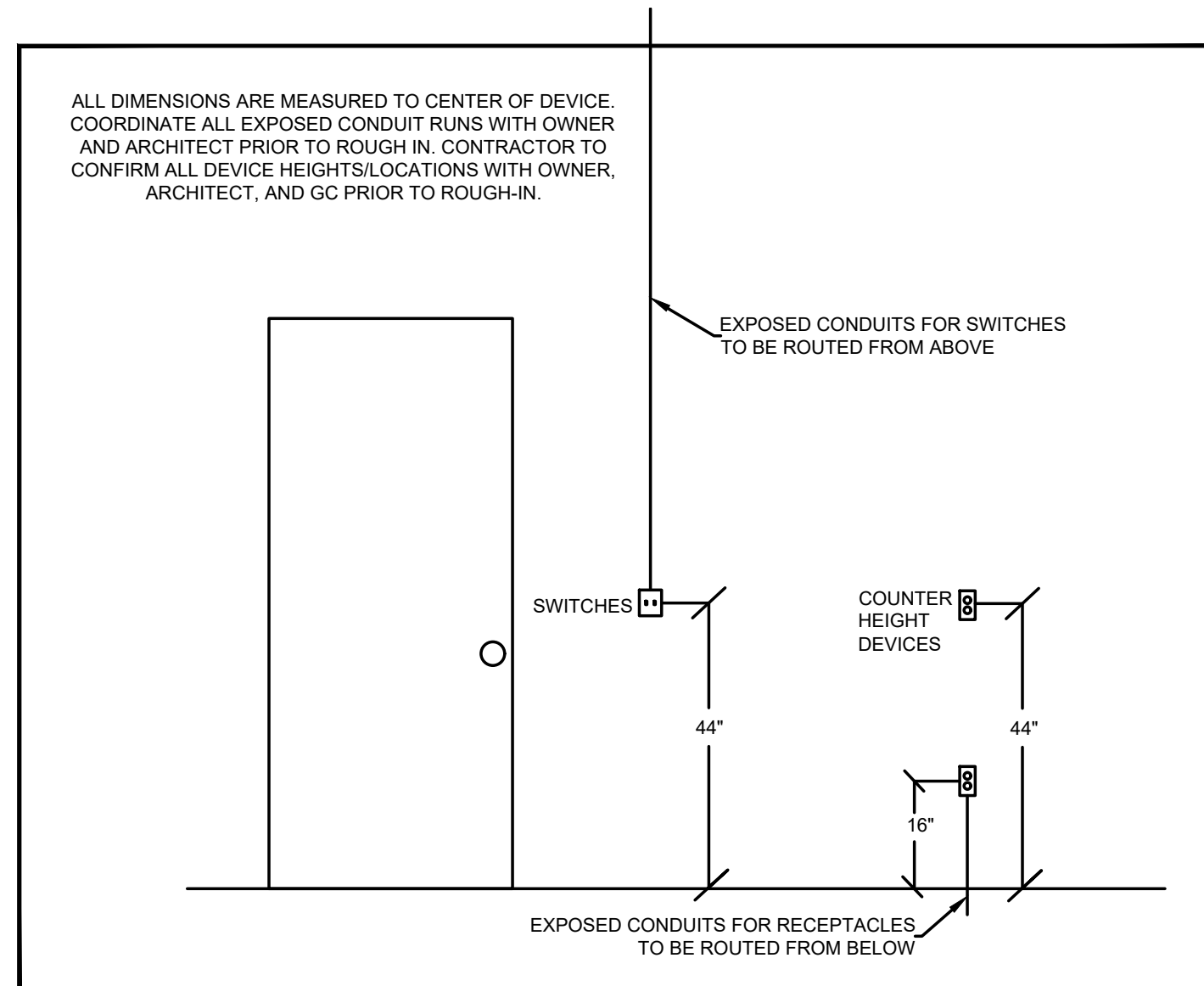
PROPOSED PROJECT:  
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**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.05**



Z:\Project\_Directories\9700-9799\9757 - Findlay Flats (Williamsen 2 Phase II)\Construction Documents\Phase 2 (3 Buildings)\1804 REPUBLIC\REF-ART.dwg - Model, Plot Date/Time: Apr 27, 2023 - 12:40pm - By: k.meier  
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STANDARD MOUNTING HEIGHTS

GENERAL NOTES-DWELLING UNITS

- A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED OR RECEPTACLES ARE REPLACED. IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D)
- B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
- C. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.
- D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
- E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
- F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS
- G. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS TYPICAL, ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS/ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12

SCOPE OF WORK

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

GENERAL NOTES-OVERALL PROJECT

- A. EBS DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. EBS IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

GENERAL NOTES-LIGHTING

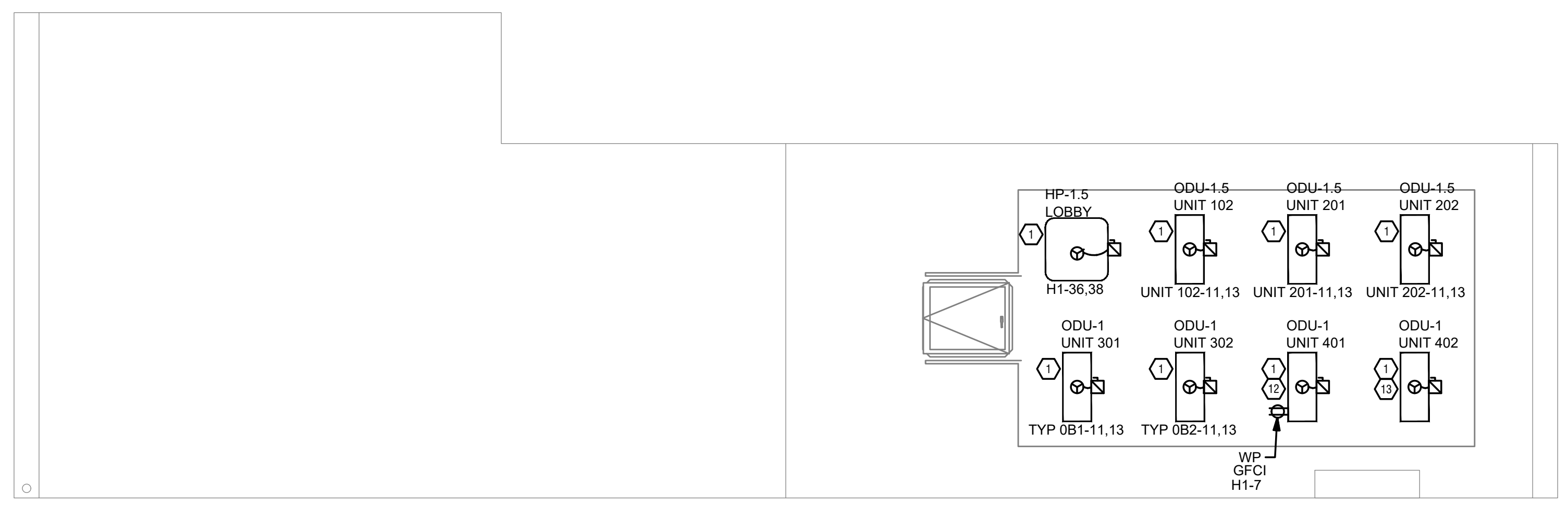
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- E. ELECTRICAL SWITCHES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.

GENERAL NOTES-POWER

- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
- C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- H. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
- I. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.

KEYED SHEET NOTES

1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
2. PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
3. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
7. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
11. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
12. UNIT WIRED TO TYPICAL "0B2" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 301 FOR CIRCUITRY LAYOUT.
13. UNIT WIRED TO TYPICAL "0B1" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 302 FOR CIRCUITRY LAYOUT.
14. COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
15. INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
16. HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
17. DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.
18. LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN. FAN NOT TO BE INSTALLED AT THIS TIME.



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 05/05/2023 BID P/E/PF

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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.06**



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**ELECTRICAL SPECIFICATIONS**

1. General Demolition
  - a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work.
2. Use of Drawings And Specifications
  - a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational electrical system are the responsibility of the electrical contractor.
3. Standards
  - a. Materials equipment and materials shall conform with appropriate provisions of NEC, ASTM, UL, ETL, NEMA, ANSI, as applicable to each individual unit or assembly.
4. Codes
  - a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply. The electrical contractor shall satisfy code requirements as a minimum standard without any extra cost to owner.
5. Permits and Fees
  - a. The electrical contractor shall procure and pay for all permits, fees and inspections necessary to complete the electrical work.
6. Warranty
  - a. The electrical contractor shall unconditionally warrant all work to be free of defects in material and workmanship for a period of one (1) year from the date of final acceptance, and will repair or replace any defective work promptly and without charge and restore any other existing work damaged in the course of repairing defective materials and workmanship.
7. Site Examination
  - a. The electrical contractor shall thoroughly examine all areas of work where equipment will be installed and shall report any condition that, in his opinion, prevents the proper installation of the electrical work prior to bid. He shall also examine the drawings and specifications of other branches of work making reference to them for details of new or existing building conditions.
  - b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
  - c. Electrical contractor shall take his own measurements and be responsible for them.
  - d. Access panels are not shown on drawings. During site examination, contractor

8. Contractor Coordination
  - a. The electrical drawings and specifications convey design intent only. Means and methods, sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project are the responsibility of the electrical contractor.
  - b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication. Where the electrical contractor is making a connection to equipment/components that are furnished by others, electrical contractor to verify all connection requirements with actual equipment being connected, including but not limited to OCP size, means of disconnect, special connection requirements, or other items indicated on shop drawings, or manufacturer's installation instructions and/or installation diagrams, and furnish all labor and materials required for the installation and operation of the equipment. No allowances will be made for failure to coordinate, after electrical connections have been installed.
  - c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
  - d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the electrical drawings; use actual building dimensions.
  - e. Coordination drawings showing system and component installation layout, routing, details, etc. shall be produced by the electrical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
9. Utility Coordination
  - a. Electrical contractor to verify installation of metering and utility demarcation equipment with utility provider prior to start of work and furnish and install required items per utility company's installation requirements and/or manuals.
10. Submittals
  - a. Products installed by the electrical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
11. Record Drawing
  - a. The electrical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
12. Shop Drawings
  - a. Submit to the architect pdf file copies of complete & certified shop drawings, descriptive data, performance data & ratings, diagrams and specifications on all

- specified equipment, including accessories, and materials for review.
- b. The make, model number, type, finish & accessories of all equipment and materials shall be reviewed & approved by the electrical contractor & general contractor prior to submitting to the architect for their review & approval.
- c. Review of shop drawings does not relieve the electrical contractor/vendor from compliance with the requirements of the contract drawings, specifications & applicable codes.
13. Testing
  - a. All electrical systems shall be tested for proper operation. Balance all branch circuit loads between the phases of the system to within 10% of the highest phase load in each panelboard.
14. Temporary Power
  - a. The electrical contractor shall provide temporary electrical wiring for construction. The temporary service shall be a minimum of 60 amps, single phase, three wire, 120/208 volts fused at main disconnect. All receptacles on this temporary service shall be protected by a GFI breaker.
15. Mechanical Equipment
  - a. All final connections to mechanical equipment shall be done by the electrical contractor.
16. Demolition
  - a. The electrical contractor shall be responsible for deenergizing circuits in demolition areas to insure a safe condition. Electrical devices and associated wiring located within the demolition area that will no longer be used shall be removed and properly disposed of at contractor's expense unless otherwise noted.
17. Power Outages
  - a. The electrical contractor shall schedule all electrical system(s) outages with the general contractor and owner at least 24 hours in advance. Unless approved otherwise all outages shall occur between 11:00pm and 5:00am.
18. Grounding and Bonding
  - a. Contractor to provide grounding and bonding as required for electrical systems. Grounding and bonding is considered means and methods of construction, and should be completed by the electrical contractor in accordance with NEC 250.
  - b. Any gas piping systems must be bonded per utility provider's installation guidelines where required.
19. Materials
  - a. Provide all new material and equipment unless noted otherwise. All equipment shall be UL approved and labeled, or other approved testing organization which has acceptance by the local jurisdiction, for the purpose for which they are used, in addition to meeting all requirements of the current applicable codes and regulations. No substitution to materials specified will be allowed unless approved by the owner.
  - b. Electrical contractor shall not order or purchase any materials or equipment until permit drawings have been approved. No allowances will be made for any

- changes that occur if permit drawings have not been approved prior to ordering.
20. Cutting and Fitting
  - a. Perform cutting, coring, fitting, repairing and finishing of the work necessary for the installation of the equipment of this section. However, no cutting of the work of other trades or of any structural member shall be done without the consent of the owner. Properly fill, seal, fireproof, and waterproof all openings, sleeves, and holes in slabs, walls, and casework.
21. Wiring Methods
  - a. Provide code approved wiring methods for branch circuiting indoors, such as NM cable (only where permitted by NEC 334), EMT conduit, or MC cable for mechanical equipment, lighting, and power.
  - b. Conduit runs on exterior of building shall be rigid steel conduit with weather tight, corrosion-resistant fittings. Schedule 40 PVC is acceptable where permitted by code and/or underground runs or concrete encasement where not exposed to physical damage.
  - c. The minimum size of conduit shall be 3/4" unless otherwise noted. Conduit connectors shall be double locknut type, UL listed and labeled, with compression or set screw fittings.
  - d. Rigid conduit shall be hot dipped galvanized.
  - e. Where raceways are installed for others to use, or for future use, provide nylon pull string.
  - f. Penetrations through fire rated construction shall be sealed using 3M fire barrier caulk, Nelson Electric Flamesafe or T&B Flamesafe or other approved method.
22. Conductors and Terminations
  - a. Branch conductors shall be copper, feeders as indicated on riser diagram. Conductors shall be insulated for 600v number 12 AWG minimum. Provide wires and cables as indicated listed and suitable for temperature, conditions, and location where installed.
23. Motors and Other Wiring
  - a. The electrical contractor shall provide all required conduit, wiring, and safety switches for all motors, and other electrical equipment, even though the motors and electrical equipment may be supplied by others. The electrical contractor shall include all work and connections required to make the system complete and operational. Provide magnetic starters for equipment as indicated on the drawings.
  - b. The electrical equipment may include but not be limited to such items as grille motors and interlocks, exterior and interior signage, starting devices, motor controllers, float switches, alarm devices or systems, push buttons, exhaust fans, data systems, intercoms and stereo systems. The electrical contractor shall verify equipment location and sizes with the trade supplying the equipment before installing the conduit or outlets.
24. Devices
  - a. Hubbell, Leviton, or approved equal with matching coverplates.
  - b. Provide specification grade wiring devices, in types, characteristics, grades, colors, and electrical ratings for applications indicated, which are UL-listed and

- which comply with NEMA WD1 and other applicable UL and NEMA standards. Verify color selections with architect. Provide device plates to match device colors.
- c. Provide GFCI protection for all kitchen 15 and 20-amp receptacles. Where the receptacle is rendered inaccessible by equipment provide GFCI protection at the circuit breaker.
25. Service entrance and distribution equipment
  - a. Electrical contractor must submit drawings for permit and receive approval prior to ordering equipment. No allowances will be made for equipment changes that occur prior to receipt of approved plans.
26. Disconnects and Fused Switches
  - a. Heavy duty type, horsepower rated with interlocking cover. NEMA 1 typical. Outdoor and wet location switches shall be raintight type NEMA 3R. All switches shall be lockable. Fuses in circuits rated at 600 amperes or less shall be UL class RK1 dual-element, time-delay, current limiting fuses. Fuses in circuits rated at 601 amperes or larger shall be UL class I time-delay, current limiting fuses.
27. Nameplates
  - a. Provide permanent nameplate labeling on all disconnects. Include load served, voltage, phase, horsepower, fuse size, and type.
28. Mounting
  - a. Mount independent of the mechanical unit housing unless specifically accepted by the local code authority. Provide Unistrut support channels mounted in coordination with roof penetration and patching work. Coordinate with general contractor.
29. Grounding and bonding for electrical systems and equipment
  - a. Provide grounding and bonding for electrical service in accordance with NEC article 250.
  - b. All major parts not carrying current, including but not limited to, secondary feeder circuit, equipment and panelboard enclosures, pull and junction boxes, shall be properly grounded. Metallic raceways shall utilize double locknuts and other fittings as required to provide ground continuity.
30. Multi-tenant Meter Centers
  - a. Provide meter center(s) as shown on the drawings and as specified herein. Meter centers shall have main lugs only or main breakers as required, and shall have branch breaker installed for each meter socket. Meter centers shall be Eaton, Square D, GE by ABB, or equal, and shall be of the same manufacture as load centers or panelboards served. Meter centers shall be enclosed NEMA 1, NEMA 3R as required. Final configuration (number of meters per section, end-main/center-main, etc. shall be determined by contractor. All bussing must be rated for the loads served. Meter centers shall be rated to withstand the available fault current.
31. Panelboards
  - a. Provide branch circuit panelboard(s) as shown on the drawings and as specified herein. Panelboards shall have bolted, thermal and magnetic breakers with main

- lugs only or main breakers as required. Panelboards shall be Eaton, Square D, GE by ABB, or equal, and be enclosed in NEMA 1 type housing unless noted otherwise. Enclosure(s) shall be complete with a hinged door, cylinder lock, and a neatly typed directory under plastic cover in each panel door. All multiple pole breakers shall have a common trip handle. All panels and breakers shall be rated to withstand available fault current. All panels and breakers shall be rated to withstand available fault current.
32. Residential Load Centers
  - a. Provide load centers as shown on drawings and as specified herein. Load centers shall be Eaton, Square D, GE by ABB, or equal. Load centers shall contain a neatly typed directory in each door. All multiple pole breakers shall have a common trip handle. All panels and breakers shall be rated to withstand available fault current. Load centers may be used in areas other than dwelling units where appropriate and where approved by Owner's representative.
33. Lighting
  - a. Provide a new lighting system complete and fully operational and in conformance with code and UL listing requirements. Clean all fixtures at time of job completion utilizing manufacturers approved or recommended cleaning solutions. All fixtures and lamps are provided by this contractor as scheduled unless noted otherwise. Contractor shall furnish all boxes, mounting kits, transformers, controllers, and other components necessary for a complete and fully functional installation.
  - b. Where dimmers and/or dimming systems are required, contractor to furnish dimmers that are compatible with fixture source and rater for the wattage of the dimming zone. Provide additional dimmers as required to meet zone load requirements.
34. Telephone System
  - a. Telephone wiring and system provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Electrical contractor shall provide plaster ring and pull string from each device location to above accessible ceiling.
35. Security System Notes
  - a. Security wiring and system provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Provide power for owner's head-end equipment and remote power for secure doors as required.
36. Data/Pos/A-V/System Notes
  - a. Data, POS and/or A-V wiring and systems provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Electrical contractor shall provide plaster ring and pull string from each device location to above accessible ceiling.
37. Fire Alarm System
  - a. Fire alarm system to be design-build by contractor. Contractor shall provide all required drawings and submit to authorities. Refer to architect's code sheet for relevant design criteria. Submit drawings to Owner/Architect for review prior to submitting to authorities. Provide required items including but not limited to relay modules, monitor modules, return-air detectors, elevator recall, etc. Provide remote annunciator panel(s) at location(s) approved by Architect and authorities.

**FINDLAY FLATS LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VA	NOTES	LOCATIONS
EM		(2) 1W LED	EMERGENCY WALL PACK HIGH CAPACITY	SURE LITES - SEL50	1		
EMW		(1) 15W LED	EMERGENCY WALL PACK	MEZZO - MEZ LED ACEM DB 120/277 CL	15		
EX		(1) 1.31W LED	EXIT FIXTURE	SURE-LITES - APX7R	1.31		
EX/EM		(1) 1.31W LED	COMBINATION EXIT/EMERGENCY FIXTURE	SURE-LITES - APCH7R	1.31		
F1		(1) 38W LED/FAN	36" CEILING FAN	HUNTER - 59301	38	FRESH WHITE	LIVING ROOM AND BEDROOM
F2		(1) 54W LED	52" CEILING FAN	HUNTER - 51433	54	FRESH WHITE	LIVING ROOM AND BEDROOM
RH1		(1) 0.78W LED	SINGLE REMOTE HEAD	SURE-LITES - APWR1	0.78		
SM1		(1) 9.7W LED	4" ROUND SURFACE MOUNT DOWNLIGHT	HALO - SMD4	9.7	WHITE FINISH	GENERAL DOWNLIGHT THROUGHOUT, U.N.O.
SM2		(1) 9.7W LED	4" ROUND SURFACE MOUNT DOWNLIGHT - DAMP RATED	HALO - SMD4	9.7	WHITE FINISH	CEILING DOWNLIGHTS IN SHOWERS
SM3		(1) 9.7W LED	4" ROUND SURFACE MOUNT DOWNLIGHT	HALO - SMD4	9.7	WHITE FINISH	CEILING DOWNLIGHTS IN CORRIDORS
SM8		(1) 31.4W LED	2X2 LED PANEL LIGHT FIXTURE	METALUX - CGT LED PANEL SERIES	31.4		COMMERCIAL FIRST FLOOR ONLY
SM13		(1) 9W LED	SURFACE MOUNT ENTRY VESTIBULE LIGHT	EFFICIENT LIGHTING - EL-831-109E26LED-BN	9	POWDER COAT BLACK	STAIR HALL ENTRY VESTIBULE LIGHT - 1ST FLOOR ONLY
ST1		(1) 18W LED	4' LED STRIP LIGHT	METALUX - 4SNLED-LD5-28SL-UNV-L835-CD1-U	18		BASEMENT AND ATTIC ONLY
TL1		(1) 10.5W LED	TRACK LIGHT - HEAD	HALO - L81208FL9027P L651P	10.5		COMMERCIAL 1ST FLOOR ONLY
V1		(1) 25W LED	LED VANITY LIGHT	EFFICIENT - EL222L-24	25	BLACK	RESIDENTIAL AND COMMERCIAL BATHROOMS
WM1		(1) 15W LED	EXTERIOR LED LIGHT FIXTURE	LIGMAN LIGHTING USA - UJE-30351 - XX - X - W30 - 01	15	COLOR 01-BLACK RAL 9011	EXTERIOR - DARK SKY COMPLIANT
WM5		(1) 15W LED	EXTERIOR LED LIGHT FIXTURE	STEEL LIGHTING CO - VENICE WALL MOUNT - A09-01- ST11-01-XX-01 (3000K LED LAMP)	15	11" STRAIGHT ARM (VERIFY MOUNTING WITH ARCHITECT)	EXTERIOR - DARK SKY COMPLIANT

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Progress Dates  
 05/05/2023 BID P/E/PF  
 Revisions  
 Checked By: PRS  
 Drawn by: AJW

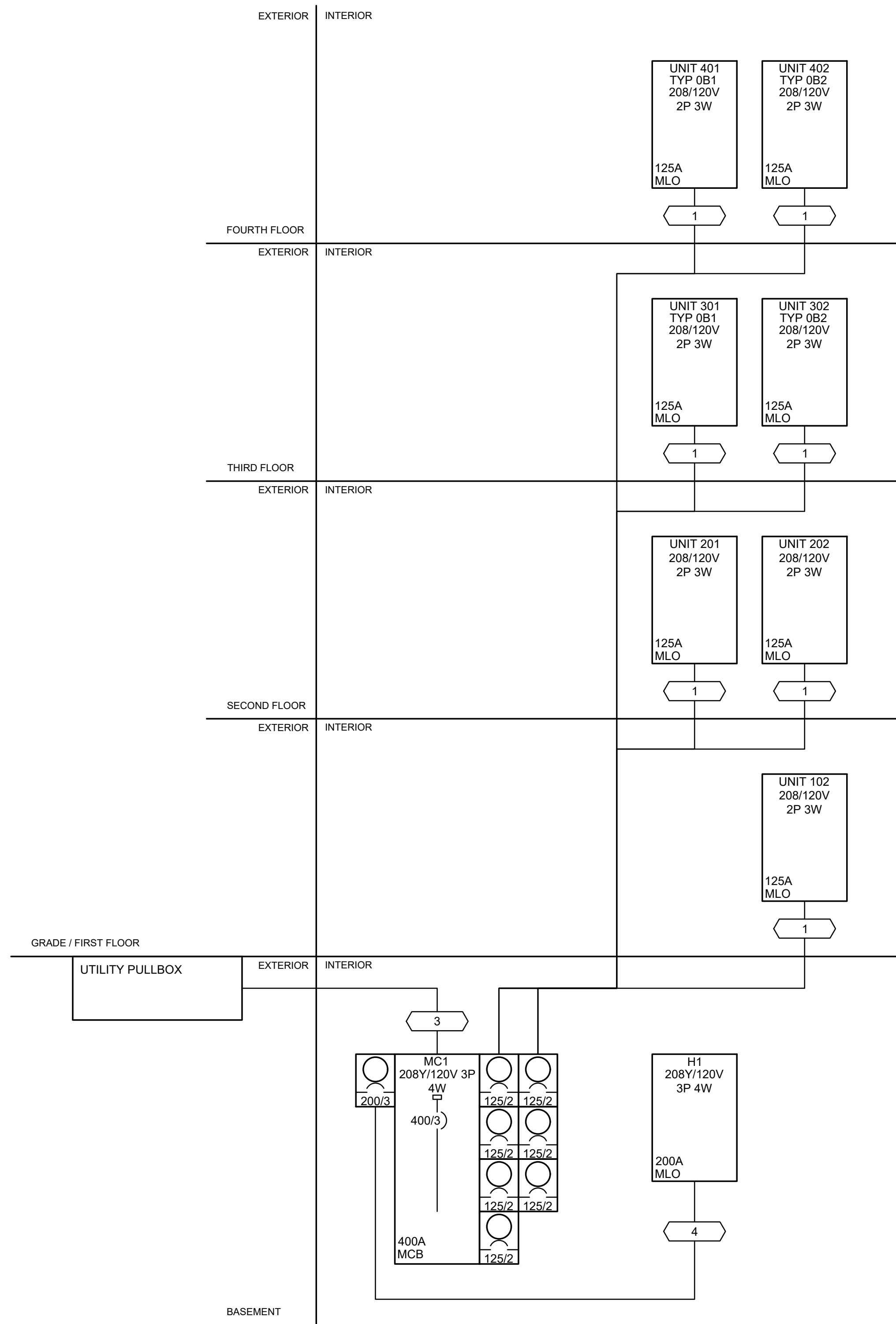
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**ENGINEERED BUILDING SYSTEMS INC.**  
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**E2.00**

Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase 111-Construction Documents-Phase 2 (5 Buildings)\1804 REPUBLIC\9757-E2-01-ELECTRICAL-DETAILS.dwg-FBS-Plot Date/Time: May 05, 2023-3:26pm - Bk 4(4+)  
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



### SCOPE OF WORK

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

### GENERAL NOTES-OVERALL PROJECT

A. EBS DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. EBS IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

### GENERAL NOTES-SINGLE LINE DIAGRAM

- A. ALL BREAKERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THEIR LOCATION. WHERE SERIES-RATED COMBINATIONS ARE USED IN ACCORDANCE WITH NEC 240.86 (B) AND (C) THE CONTRACTOR AND/OR HIS EQUIPMENT SUPPLIER MUST PROVIDE APPROPRIATE DOCUMENTATION AND LABELING.
- B. WHERE BREAKERS WITH ADJUSTABLE SETTINGS ARE FURNISHED TO THE PROJECT, THE MANUFACTURER'S REP SHALL IDENTIFY AND PROVIDE THE APPROPRIATE SETTINGS TO THE ELECTRICAL CONTRACTOR FOR HIS USE IN INSTALLATION.
- C. PANEL SCHEDULES INDICATE BREAKER SIZE ONLY. PROVIDE AFCIGFCI PROTECTION AS REQUIRED BY NEC. COORDINATE FINAL BREAKER SIZES/TYPES FOR ITEMS FURNISHED BY OTHERS WITH SHOP DRAWINGS OR PRODUCT INFORMATION FOR ACTUAL EQUIPMENT BEING CONNECTED.
- D. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.
- E. PROVIDE SELECTIVE COORDINATION FOR EMERGENCY SYSTEM OVERCURRENT PROTECTION DEVICES IN ACCORDANCE WITH NEC 700.27.
- F. PROVIDE GROUND-FAULT PROTECTION FOR EQUIPMENT IN ACCORDANCE WITH NEC 240.13 AND NEC 230.95.
- G. OVERCURRENT PROTECTION DEVICES SUPPLYING TRANSFORMERS WHICH ARE NOT LOCATED WITHIN SIGHT OF THEIR OVERCURRENT PROTECTION SHALL BE LOCKABLE AND THE TRANSFORMER SHALL BE FIELD MARKED WITH THE LOCATION OF THE OVERCURRENT PROTECTION DEVICE.
- H. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

### FEEDER SCHEDULE

ID	CONDUIT AND FEEDER
1	2#1/0 AL,#1/0 AL,N,#4 AL,G
3	(2)2-1/2"C,3#250kcmil AL,#250kcmil AL,N,#1/0 AL,G
4	2-1/2"C,3#250kcmil AL,#250kcmil AL,N,#4 AL,G

SIZING METHOD: COMPACT AL 75°C 100A AND ABOVE, CU 75°C BELOW 100A

### ELECTRICAL LEGEND

\*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.

\$	SINGLE POLE LIGHT SWITCH	L5-20R	LOCKING 125V/20 AMP - RECEPTACLE
\$3	THREE WAY LIGHT SWITCH	L6-20R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$4	FOUR WAY LIGHT SWITCH	L5-30R	LOCKING 125V/30 AMP - RECEPTACLE
\$D	DIMMER SWITCH	L6-30R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$FS	FAN SPEED CONTROL	PP	FURNITURE POWER POLE - RECEPTACLE
\$DT	OCC SENSOR - CEILING - DUAL TECHNOLOGY	RFF	FURNITURE RECESSED FLOOR FEED
\$PIR	OCC SENSOR - CEILING - PASSIVE INFRARED	WFF	FURNITURE WALL FEED
\$DT	OCC SENSOR - WALL - DUAL TECHNOLOGY	FB	RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
\$PIR	OCC SENSOR - WALL - PASSIVE INFRARED	AV	RECESSED FLOOR BOX - MULTI-SERVICE W/AV
\$	OCC SENSOR POWER PACK	CT	RECESSED MULTI-SERVICE POKE THRU
\$	OCC SENSOR POWER PACK - 2 CKT	SC	SPECIAL CONNECTION
USE	DUPLEX RECEPTACLE	SC	SIMPLEX RECEPTACLE
	COUNTER HEIGHT DUPLEX RECEPTACLE	EQ	EQUIPMENT CONNECTION
	QUAD RECEPTACLE	\$M	MANUAL MOTOR STARTER
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE	ND	NON-FUSED DISCONNECT
GFCI	DUPLEX - GFCI RECEPTACLE	FD	FUSED DISCONNECT
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE	FD	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
	SPLIT-WIRED (SWITCHED) RECEPTACLE	JB	JUNCTION BOX
WP	WEATHER PROOF - GFCI RECEPTACLE	HNE	HOME NETWORK ENCLOSURE
DW	DISHWASHER - GFCI RECEPTACLE	SC	SECURITY CAMERA
DISP	GARBAGE DISPOSAL	DL	DATA LOCATION (RING & STRING, U.N.O)
MW	MICROWAVE RECEPTACLE	VD	VOICE DROP - LOCATION
FRIG	REFRIGERATOR RECEPTACLE	VD	VOICE/DATA DROP - LOCATION
RANGE	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE	CR	CARD READER
WASH	WASHER - GFCI RECEPTACLE	DR	DOOR RELEASE - ACCESS CONTROL
DRYER	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	DS	DOOR STRIKE - ACCESS CONTROL
WD	DUPLEX - MONUMENT FLOOR BOX	ML	MAG-LOCK - ACCESS CONTROL
	DUPLEX - RECESSED FLOOR BOX	PS	POSITION SWITCH
	PANELBOARD	FR	PROXY READER
	PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM	RE	REQUEST TO EXIT SWITCH
	TRANSFORMER - SINGLE LINE DIAGRAM	WAP	WIRELESS INTERNET ACCESS POINT
	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM	DR	DOOR HOLD - FIRE ALARM
	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM	SD	DUCT SMOKE DETECTOR
	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM	FABP	FIRE ALARM BOOSTER PANEL
	STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM	FACP	FIRE ALARM CONTROL PANEL
	* METER BASE - SINGLE LINE DIAGRAM	FARA	FIRE ALARM REMOTE ANNUCIATOR
	FUSED DISCONNECT - SINGLE LINE DIAGRAM	FS	SPRINKLER FLOW SWITCH
	* CT CABINET - SINGLE LINE DIAGRAM	HT	HEAT DETECTOR - FIRE ALARM
		H	HORN - FIRE ALARM
		HS	HORN/STROBE - FIRE ALARM
		PIV	POST INDICATOR VALVE - (PIV)
		PRE-A	PRE-ACTION PANEL
		PS	PRESSURE SWITCH
		P	PULL STATION - FIRE ALARM
		SD	SMOKE DAMPER
		SD	SMOKE DETECTOR
		CO	COMBINATION SMOKE/CO2 DETECTOR
		SP	SPEAKER - FIRE ALARM
		SP	SPEAKER/STROBE - FIRE ALARM
		ST	STROBE - FIRE ALARM

ABBREVIATIONS:	
#	Number
HZ	Hertz
Ω	Ohm
Φ	Phase
A	Amperes
AC	Alternating Current
A/C	Air Conditioning
AFCI	Arc Fault Current Interrupter
AHU	Air Handling Unit
AIC	Ampere Interrupting Capacity
AL	Aluminum
ATS	Automatic Transfer Switch
ATC	Automatic Temperature Control
AWG	American Wire Gauge
C	Conduit
CATV	Cable Television
CB	Critical Branch
CB	Circuit Breaker
CKT	Circuit
CCTV	Closed Circuit Television
CT	Current Transformer
CU	Condensing Unit
DC	Direct Current
DIA	Diameter
EC	Electrical Contractor
EF	Exhaust Fan
ELEV	Elevator
EM	Emergency
EMT	Electrical Metallic Tubing
EPO	Emergency Power Off
EWV	Electric Water Cooler
EWH	Electric Water Heater
FA	Fire Alarm
FAA	Fire Alarm Annunciator
FLA	Full Load Amperes
FMC	Flexible Metal Conduit
GF	Gas Furnace
GFCI	Ground Fault Current Interrupter
GND	Ground
GWH	Gas Water Heater
HOA	Hand-Off-Automatic Switch
HVAC	Heating, Ventilation, Air Conditioning
HP	Heat Pump
IG	Isolated Ground
IMC	Intermediate Metal Conduit
KCMIL	Thousand Circular Mils
KVA	Kilovolt-Amperes
LFMC	Liquid Tight Metal Conduit
LTG	Lighting
LRA	Locked Rotor Amperes
MC	Metal Clad Cable
MCB	Main Circuit Breaker
MCC	Motor Control Center
MLO	Main Lug Only
NC	Normally Closed
NEC	National Electrical Code
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association
NL	Night Lighting (Egress Illumination)
NO	Normally Open
NTS	Not To Scale
P	Pole
PB	Push Button or Panic Button or Pull Box
PNL	Panel
PWR	Power
QTY	Quantity
REQ	Required
RMC	Rigid Metal Conduit
RNC	Rigid Non-Metallic Conduit
RTU	Roof Top Unit
ST	Shunt Trip
SW	Switch
TSTAT	Thermostat
TYP	Typical
UG	Underground
UL	Underwriters Laboratory
UNO	Unless Noted Otherwise
V	Volt
VA	Volt-Amperes
W	Watt or Wire
WP	Weather Proof
XFMR	Transformer

#### EXAMPLES:

1. SWITCH GROUP FUNCTION

2. FIXTURE TYPE (SEE SCHEDULE) SWITCH

3. WEATHER PROOF PANEL NAME AND CIRCUIT NUMBER

GROUND FAULT PROTECTED ISOLATED GROUND

NOTE: ALL ITEMS MAY NOT BE USED.

PROPOSED PROJECT:  
**RENOVATION FOR 1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

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Progress Dates  
 05/05/2023 BID P/E/P

Revisions

Checked By: PRS  
 Drawn by: AJW

PR-09157  
**ENGINEERED BUILDING SYSTEMS INC.**  
 TEAMWORK • COLLABORATION SHARED SUCCESS  
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Z:\Project\_Directories\9700-9789\9757 - Findlay Flats - Findlay Flats - (Williamsen - Phase 2) - Construction Documents - Phase 2 (3 Buildings) 1804 REPUBLIC ST. - ELECTRICAL - DETAILS - MC1 - Rev. 05.2023 - 3:26pm - By: (4+) - THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

H1		ROOM MOUNTING FLUSH FED FROM MC1 NOTE		VOLTS 208Y/120V 3P 4W BUS AMPS 200 NEUTRAL 100%		AIC T.B.D. MAIN BKR MLO LUGS STANDARD	
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	0.363	LIGHTING	a 2	20/1	1.5	WASHER
3	20/1	0.36	RECEPTACLE	b 4	20/1	1.5	WASHER
5	20/1	1.08	RECEPTACLE	c 6	20/1	1.5	WASHER
7	20/1	1	E-2, RECEPTACLE	d 8	30/2	4.75	DRYER
9	20/1	0.5	(SR) SPRINKLER RISER MONITORING SYSTEM	b 10			
11	20/1	1	DH-1	c 12	30/2	4.75	DRYER
13	20/1	0	SPACE	a 14			
15	20/1	0.96	(DE-1) DEHUMIDIFIER	b 16	30/2	4.75	DRYER
17	20/1	0.96	(DE-1) DEHUMIDIFIER	c 18			
19	20/1	1	DH-1	d 20	30/2	4.5	EWH
21	20/1	1.2	ESP1	b 22			
23	20/1	0.25	FUTURE RADON	c 24	20/2	2	H-1
25	20/1	0	SPACE	d 26			
27	20/1	0	SPACE	b 28	20/2	2	H-1
29	20/1	0	SPACE	c 30			
31	20/1	0	SPACE	d 32	60/2	9.9	AHU-1.5
33	20/1	0	SPACE	b 34			
35	20/1	0	SPACE	c 36	20/2	2.45	HP-1.5
37	20/1	0	SPACE	d 38			
39	20/1	0	SPACE	b 40	20/1	0.25	HWRP
41	20/1	0	SPACE	c 42	20/1	0	SPACE

	CONN KVA	CALC KVA		CONN KVA	CALC KVA	
LIGHTING	0.363	0.453	(125%)	RECEPTACLES	2.34	2.34 (50%>10)
APPLIANCE	0.25	0.25	(100%)	CONTINUOUS	4.5	5.63 (125%)
LARGEST MOTOR	2.45	0.614	(25%)	NONCONTINUOUS	21.2	21.2 (100%)
MOTORS	1.55	1.55	(100%)	HEATING	18.4	18.4 (100%)
				COOLING	2.45	0 (0%)
				TOTAL LOAD		50.4
				BALANCED 3-PHASE LOAD		140 A
				PHASE A		112%
				PHASE B		110%
				PHASE C		78.1%

MC1		ROOM MOUNTING FLUSH FED FROM UTILITY PULLBOX NOTE		VOLTS 208Y/120V 3P 4W BUS AMPS 400 NEUTRAL 100%		AIC T.B.D. MAIN BKR 400 LUGS STANDARD	
CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA			FEEDER RACEWAY AND CONDUCTORS	
			A	B	C		
1	200/3	PANEL H1	18	17.7	12.8	2-1/2" C, 3#250kcmil AL, #250kcmil AL N, #4 AL G	
2	125/2	UNIT 102		12.9	15.1	2#1/0 AL, #1/0 AL N, #4 AL G	
3	125/2	UNIT 201	14.1		12.5	2#1/0 AL, #1/0 AL N, #4 AL G	
4	125/2	UNIT 202	12.6	13.8		2#1/0 AL, #1/0 AL N, #4 AL G	
5	125/2	UNIT 301 - TYP. OB2		12.1	12.8	2#1/0 AL, #1/0 AL N, #4 AL G	
6	125/2	UNIT 302 - TYP. OB1	12.8		12.1	2#1/0 AL, #1/0 AL N, #4 AL G	
7	125/2	UNIT 401 - TYP. OB2	12.1	12.8		2#1/0 AL, #1/0 AL N, #4 AL G	
8	125/2	UNIT 402 - TYP. OB1		12.1	12.8	2#1/0 AL, #1/0 AL N, #4 AL G	
TOTAL CONNECTED KVA BY PHASE			69.5	81.4	78		
OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)							
DWELLING UNIT LOADS							
	KVA		KVA			KVA	
LIGHTING AND RECEPTACLES	7.56	2,519 SF (3 VA/SF)	CONNECTED LOAD			175	
SMALL-APPLIANCE	21		DWELLING UNITS			7	
APPLIANCES	61.3		DEMAND FACTOR			(44%)	
ELECTRIC COOKING	59.5		CALCULATED LOAD			76.9	
MOTORS	2						
HEATING	23.5	(100%)					
COOLING	20.2	(0%)					
HOUSE LOADS							
	CONN KVA	CALC KVA		CONN KVA	CALC KVA		
LIGHTING	0.363	0.453	(125%)	CONTINUOUS	4.5	5.63	(125%)
LARGEST MOTOR	2.45	0.614	(25%)	NONCONTINUOUS	21.2	21.2	(100%)
MOTORS	1.55	1.55	(100%)	HEATING	18.4	18.4	(100%)
RECEPTACLES	2.34	2.34	(50%>10)	COOLING	2.45	0	(0%)
	TOTAL HOUSE LOAD				50.1		
TOTAL LOAD							
	KVA		KVA			KVA	
TOTAL DWELLING UNIT LOAD	76.9		TOTAL LOAD			127	
TOTAL HOUSE LOAD	50.1		BALANCED 3-PHASE LOAD			353 A	

### Meter Center Breakdown (MC)

220.84 Multi-Family Calculation	KVA	Qty	Total KVA
UNIT 102	26.94	1	26.94
UNIT 201	25.95	1	25.95
UNIT 202	25.74	1	25.74
TYP OB1	24.08	2	48.17
TYP OB2	23.87	2	47.73
<b>Total Quantity and Connected Load =</b>		<b>7</b>	<b>174.53</b>

TYP OB1		ROOM MOUNTING FLUSH FED FROM NOTE		VOLTS 208/120V 2P 3W BUS AMPS 125 NEUTRAL 100%		AIC T.B.D. MAIN BKR MLO LUGS STANDARD	
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	0.983	E-1, LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.842	LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.18	BATH	a 6	15/1	0.5	FRIG.
7	20/2	0.3	H-3	b 8	15/1	0.75	DISPOSAL
9				a 10	15/1	1.2	DISHWASHER
11	15/2	2.08	ODU-1	b 12	20/1	1.8	MICROWAVE
13				a 14	50/2	8.5	RANGE
15	30/2	4.5	EWH	b 16			
17				d 18	20/1	0	SPACE
19	15/1	0.25	HWRP	b 20	20/1	0	SPACE
21	20/1	0	SPACE	d 22	20/1	0	SPACE
23	20/1	0	SPACE	b 24	20/1	0	SPACE
25	20/1	0	SPACE	d 26	20/1	0	SPACE
27	20/1	0	SPACE	b 28	20/1	0	SPACE
29	20/1	0	SPACE	d 30	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)			
	CONN KVA	CONN KVA	CALC KVA
LIGHTING AND RECEPTACLES	1.2	401 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA 10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA 11.7 4.68 (40%)
APPLIANCES	8.75		MAX HEATING OR COOLING 2.28 (220.82(C)(3))
ELECTRIC COOKING	8.5		
MOTORS	0.25		
TOTAL GENERAL LOAD	21.7		TOTAL LOAD 17
			BALANCED LOAD 81.5 A
			PHASE A 97.2%
			PHASE B 103%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
REFRIGERATOR	0.5	Heating		2.38	
DISHWASHER	1.2	Cooling		2.08	
MICROWAVE	1.8	Mini Split		0.00	
DISPOSAL	0.75	100% of Nameplate Rating of AC and Cooling		2.08	220.82 C(1)
WATER HEATER	4.5	100% of Nameplate Rating of Heat Pump w/o Supplemental Heat		0.00	220.82 C(2)
HOW WATER RECIRC PUMP	0.25	Heat Pump plus 65% of Supplemental Heat		2.28	220.82 C(3)
<b>TOTAL</b>	<b>9.00</b>	Largest Heating or Cooling Load		2.38	220.84 C(5)

TYP OB2		ROOM MOUNTING FLUSH FED FROM NOTE		VOLTS 208/120V 2P 3W BUS AMPS 125 NEUTRAL 100%		AIC T.B.D. MAIN BKR MLO LUGS STANDARD	
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	1.02	LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.774	E-1, LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.18	BATH	a 6	15/1	0.5	FRIG.
7	20/2	0.3	H-3	b 8	15/1	0.75	DISPOSAL
9				a 10	15/1	1.2	DISHWASHER
11	15/2	2.08	ODU-1	b 12	20/1	1.8	MICROWAVE
13				a 14	50/2	8.5	RANGE
15	30/2	4.5	EWH	b 16			
17				d 18	20/1	0	SPACE
19	15/1	0.25	HWRP	b 20	20/1	0	SPACE
21	20/1	0	SPACE	d 22	20/1	0	SPACE
23	20/1	0	SPACE	b 24	20/1	0	SPACE
25	20/1	0	SPACE	d 26	20/1	0	SPACE
27	20/1	0	SPACE	b 28	20/1	0	SPACE
29	20/1	0	SPACE	d 30	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)			
	CONN KVA	CONN KVA	CALC KVA
LIGHTING AND RECEPTACLES	0.987	329 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA 10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA 11.5 4.59 (40%)
APPLIANCES	8.75		MAX HEATING OR COOLING 2.28 (220.82(C)(3))
ELECTRIC COOKING	8.5		
MOTORS	0.25		
TOTAL GENERAL LOAD	21.5		TOTAL LOAD 16.9
			BALANCED LOAD 81.1 A
			PHASE A 97.6%
			PHASE B 102%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
REFRIGERATOR	0.5	Heating		2.38	
DISHWASHER	1.2	Cooling		2.08	
MICROWAVE	1.8	Mini Split		0.00	
DISPOSAL	0.75	100% of Nameplate Rating of AC and Cooling		2.08	220.82 C(1)
WATER HEATER	4.5	100% of Nameplate Rating of Heat Pump w/o Supplemental Heat		0.00	220.82 C(2)
HOW WATER RECIRC PUMP	0.25	Heat Pump plus 65% of Supplemental Heat		2.28	220.82 C(3)
<b>TOTAL</b>	<b>9.00</b>	Largest Heating or Cooling Load		2.38	220.84 C(5)

TYP OB1	
UNIT 302	
UNIT 402	
<b>Multi-Family Dwelling Unit Calc</b>	<b>KVA</b>
Total General Load	21.70
Largest Heating or Cooling Load 220.84	2.38
220.84 CONNECTED LOAD CALC	<b>24.08</b>

TYP OB2	
UNIT 301	
UNIT 401	
<b>Multi-Family Dwelling Unit Calc</b>	<b>KVA</b>
Total General Load	21.49
Largest Heating or Cooling Load 220.84	2.38
220.84 CONNECTED LOAD CALC	<b>23.87</b>

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PR-09757  
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

E2.02

### UNIT 102

ROOM MOUNTING	FLUSH	VOLTS	208/120V 2P 3W	AIC	T.B.D.
FED FROM	MC1	BUS AMPS	125	MAIN BKR	MLO
NOTE		NEUTRAL	100%	LUGS	STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	1.02	LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.774	E-1, LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.18	BATH	a 6	15/1	0.5	FRIG.
7	20/1	1.5	H-4	b 8	15/1	0.75	DISPOSAL
9	20/1	0	SPACE	a 10	15/1	1.2	DISHWASHER
11	30/2	3.95	ODU-1.5	b 12	20/1	1.8	MICROWAVE
13				a 14	50/2	8.5	RANGE
15	30/2	4.5	EWHP	b 16			
17				a 18	20/1	0	SPACE
19	15/1	0.25	HWRP	b 20	20/1	0	SPACE
21	20/1	0	SPACE	a 22	20/1	0	SPACE
23	20/1	0	SPACE	b 24	20/1	0	SPACE
25	20/1	0	SPACE	a 26	20/1	0	SPACE
27	20/1	0	SPACE	b 28	20/1	0	SPACE
29	20/1	0	SPACE	a 30	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)			
	CONN KVA		CONN CALC KVA
LIGHTING AND RECEPTACLES	0.987	329 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA 10 10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA 11.5 4.59 (40%)
APPLIANCES	8.75		MAX HEATING OR COOLING 4.93 (220.82(C)(3))
ELECTRIC COOKING	8.5		
MOTORS	0.25		
<b>TOTAL GENERAL LOAD</b>	<b>21.5</b>		<b>TOTAL LOAD 19.5</b>
			<b>BALANCED LOAD 93.9 A</b>
			PHASE A 93.1%
			PHASE B 107%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
TYPE	KVA	Heating		5.45	
REFRIGERATOR	0.5	Cooling		3.95	
DISHWASHER	1.2	Mini Split		0.00	
MICROWAVE	1.8				
DISPOSAL	0.75	100% of Nameplate Rating of AC and Cooling		3.95	220.82 C(1)
WATER HEATER	4.5	100% of Nameplate Rating of Heat Pump w/o Supplemental Heat		0.00	220.82 C(2)
HOWWATER RECIRC PUMP	0.25	Heat Pump plus 65% of Supplemental Heat		4.93	220.82 C(3)
<b>TOTAL</b>	<b>9.00</b>	Largest Heating or Cooling Load		5.45	220.84 C(5)

Multi-Family Dwelling Unit Calc	KVA
Total General Load	21.49
Largest Heating or Cooling Load 220.84	5.45
220.84 CONNECTED LOAD CALC	<b>26.94</b>

### UNIT 201

ROOM MOUNTING	FLUSH	VOLTS	208/120V 2P 3W	AIC	T.B.D.
FED FROM	MC1	BUS AMPS	125	MAIN BKR	MLO
NOTE		NEUTRAL	100%	LUGS	STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	0.929	LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.697	E-1, LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.18	BATH	a 6	15/1	0.5	FRIG.
7	20/2	0.3	H-3	b 8	15/1	1.2	DISHWASHER
9				a 10	15/1	0.75	DISPOSAL
11	30/2	3.95	ODU-1.5	b 12	20/1	1.8	MICROWAVE
13				a 14	50/2	8.5	RANGE
15	30/2	4.5	EWHP	b 16			
17				a 18	20/1	0	SPACE
19	15/1	0.25	HWRP	b 20	20/1	0	SPACE
21	20/1	0	SPACE	a 22	20/1	0	SPACE
23	20/1	0	SPACE	b 24	20/1	0	SPACE
25	20/1	0	SPACE	a 26	20/1	0	SPACE
27	20/1	0	SPACE	b 28	20/1	0	SPACE
29	20/1	0	SPACE	a 30	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)			
	CONN KVA		CONN CALC KVA
LIGHTING AND RECEPTACLES	1.2	401 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA 10 10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA 11.7 4.68 (40%)
APPLIANCES	8.75		MAX HEATING OR COOLING 4.15 (220.82(C)(3))
ELECTRIC COOKING	8.5		
MOTORS	0.25		
<b>TOTAL GENERAL LOAD</b>	<b>21.7</b>		<b>TOTAL LOAD 18.8</b>
			<b>BALANCED LOAD 90.5 A</b>
			PHASE A 94.8%
			PHASE B 105%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
TYPE	KVA	Heating		4.25	
REFRIGERATOR	0.5	Cooling		3.95	
DISHWASHER	1.2	Mini Split		0.00	
MICROWAVE	1.8				
DISPOSAL	0.75	100% of Nameplate Rating of AC and Cooling		3.95	220.82 C(1)
WATER HEATER	4.5	100% of Nameplate Rating of Heat Pump w/o Supplemental Heat		0.00	220.82 C(2)
HOWWATER RECIRC PUMP	0.25	Heat Pump plus 65% of Supplemental Heat		4.15	220.82 C(3)
<b>TOTAL</b>	<b>9.00</b>	Largest Heating or Cooling Load		4.25	220.84 C(5)

Multi-Family Dwelling Unit Calc	KVA
Total General Load	21.70
Largest Heating or Cooling Load 220.84	4.25
220.84 CONNECTED LOAD CALC	<b>25.95</b>

### UNIT 202

ROOM MOUNTING	FLUSH	VOLTS	208/120V 2P 3W	AIC	T.B.D.
FED FROM	MC1	BUS AMPS	125	MAIN BKR	MLO
NOTE		NEUTRAL	100%	LUGS	STANDARD

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	1.02	LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.414	E-1, LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.18	BATH	a 6	15/1	0.5	FRIG.
7	20/2	0.3	H-3	b 8	15/1	1.2	DISHWASHER
9				a 10	15/1	0.75	DISPOSAL
11	30/2	3.95	ODU-1.5	b 12	20/1	1.8	MICROWAVE
13				a 14	50/2	8.5	RANGE
15	30/2	4.5	EWHP	b 16			
17				a 18	20/1	0	SPACE
19	15/1	0.25	HWRP	b 20	20/1	0	SPACE
21	20/1	0	SPACE	a 22	20/1	0	SPACE
23	20/1	0	SPACE	b 24	20/1	0	SPACE
25	20/1	0	SPACE	a 26	20/1	0	SPACE
27	20/1	0	SPACE	b 28	20/1	0	SPACE
29	20/1	0	SPACE	a 30	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)			
	CONN KVA		CONN CALC KVA
LIGHTING AND RECEPTACLES	0.987	329 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA 10 10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA 11.5 4.59 (40%)
APPLIANCES	8.75		MAX HEATING OR COOLING 4.15 (220.82(C)(3))
ELECTRIC COOKING	8.5		
MOTORS	0.25		
<b>TOTAL GENERAL LOAD</b>	<b>21.5</b>		<b>TOTAL LOAD 18.7</b>
			<b>BALANCED LOAD 90.1 A</b>
			PHASE A 96%
			PHASE B 104%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
TYPE	KVA	Heating		4.25	
REFRIGERATOR	0.5	Cooling		3.95	
DISHWASHER	1.2	Mini Split		0.00	
MICROWAVE	1.8				
DISPOSAL	0.75	100% of Nameplate Rating of AC and Cooling		3.95	220.82 C(1)
WATER HEATER	4.5	100% of Nameplate Rating of Heat Pump w/o Supplemental Heat		0.00	220.82 C(2)
HOWWATER RECIRC PUMP	0.25	Heat Pump plus 65% of Supplemental Heat		4.15	220.82 C(3)
<b>TOTAL</b>	<b>9.00</b>	Largest Heating or Cooling Load		4.25	220.84 C(5)

Multi-Family Dwelling Unit Calc	KVA
Total General Load	21.49
Largest Heating or Cooling Load 220.84	4.25
220.84 CONNECTED LOAD CALC	<b>25.74</b>

# PLATTE

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 RENOVATION FOR  
**1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

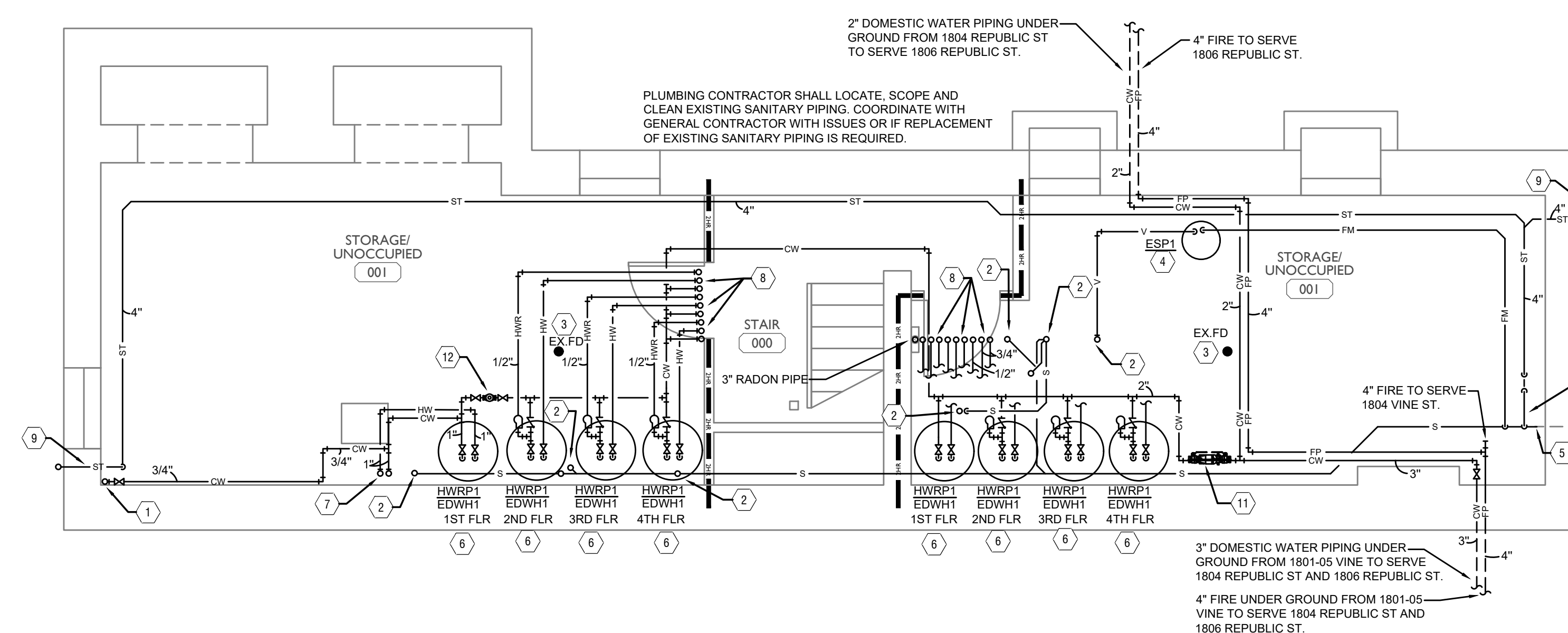
Job No: 22042 8/10/2022

## E2.03

Z:\Project\_Directions\9700-9799\9757 - Findlay Flats - Friday Porchside (Williamson) 2 Phase II\Construction Documents\1804 REPUBLIC\9757-E2-03-ELECTRICAL-DETAILS.dwg-FBS - Plot Date/Time: May 05, 2023-3:31pm - Bk 8(4+)  
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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---S---	SANITARY/WASTE PIPING BELOW FLOOR
—S—	SANITARY/WASTE PIPING ABOVE CEILING
—V—	VENT PIPING
—CW—	COLD WATER PIPING
—HW—	HOT WATER PIPING
—HWR—	HOT WATER RETURN PIPING
—G—	NATURAL GAS PIPING
—ST—	STORM PIPING
FD●	FLOOR DRAIN
RD◎	ROOF DRAIN
OD◎	OVERFLOW DRAIN
— — —	BALL VALVE
— /— —	CHECK VALVE
— S— —	BALANCING VALVE
CO●	CLEANOUT
WHH	FROST PROOF WALL HYDRANT
⊕	VENT THROUGH ROOF RISER INDICATOR
⊖	HOT WATER RETURN PUMP



**PLUMBING BASEMENT KEYED NOTES**

- 3/4" COLD WATER PIPING UP TO SERVE WALL HYDRANT ON FLOOR ABOVE.
- SANITARY PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
- PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAIN, CLEAN, FIX OR REPLACE AS REQUIRED.
- PROVIDE NEW SUMP PUMP. NEW SUMP PUMP SHALL BE ZOELLER M137 WITH POLYETHYLENE BASIN WITH SEALED LID.
- CONNECT NEW SANITARY PIPING TO EXISTING SANITARY PIPING.
- ELECTRIC TANK TYPE WATER HEATER WITH HEAT TRAPS ON INLET AND OUTLET. 3/4" COLD WATER IN, 3/4" HOT WATER OUT. PROVIDE DRAIN PAN AND PIPE DRAIN AND PRESSURE RELIEF VALVE INDEPENDENTLY AND INDIRECTLY TO FLOOR DRAIN. REFER TO DETAIL SHEETS FOR SPECIFICATIONS.
- HOT AND COLD WATER PIPING UP TO FLOOR ABOVE.
- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP TO FLOORS ABOVE.
- 4" STORM PIPING.
- CONNECT NEW STORM LEADERS WITH RUNNING TRAP TO EXISTING SANITARY PIPING.
- PROVIDE A 2" REDUCE PRESSURE BACKFLOW PREVENTER.
- PROVIDE A REMOTE READ TAB METER ON DOMESTIC WATER PIPING SERVING LAUNDRY.



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

PLUMBING PLAN - BASEMENT |

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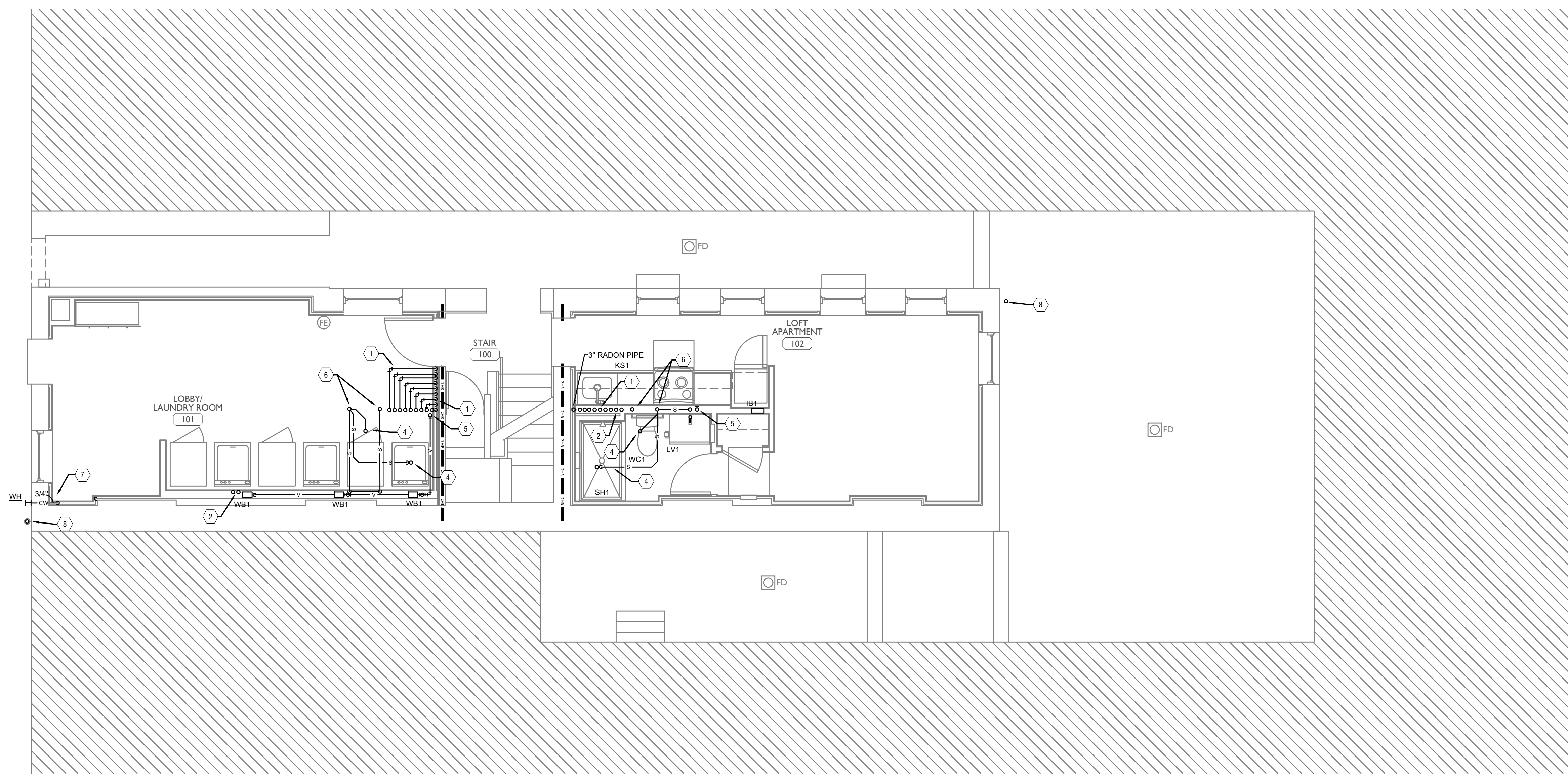
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 FINDLAY FLATS

Job No: 22042 8/10/2022

**PI.00**

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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
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—S—	SANITARY/WASTE PIPING ABOVE CEILING
—V—	VENT PIPING
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FD ●	FLOOR DRAIN
RD ⊙	ROOF DRAIN
OD ⊙	OVERFLOW DRAIN
⊘	BALL VALVE
⊘	CHECK VALVE
⊘	BALANCING VALVE
CO ●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊘	VENT THROUGH ROOF RISER INDICATOR
⊘	HOT WATER RETURN PUMP

- PLUMBING FIRST FLOOR KEYED NOTES**
- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
  - 3/4" HOT AND COLD WATER ROUTED THROUGH WALL TO SERVE PLUMBING FIXTURES. 1/2" COLD WATER TO WATER CLOSET AND VALVE BOX, 1/2" HOT AND COLD WATER TO LAVATORY, SHOWER AND KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
  - 1" HOT AND COLD WATER PIPING UP FROM FLOOR BELOW. ROUTE 1/2" HOT AND COLD WATER PIPING TO EACH WASHER BOX.
  - SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
  - VENT PIPING UP TO FLOOR ABOVE.
  - STACK WASTE VENT PIPING UP AND DOWN
  - 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO WALL HYDRANT.
  - PROVIDE A 4" DOWNSPOUT CONNECTION AND ROUTE INTO BUILDING AND DOWN TO BASEMENT.

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

PLUMBING PLAN - FIRST FLOOR | 1

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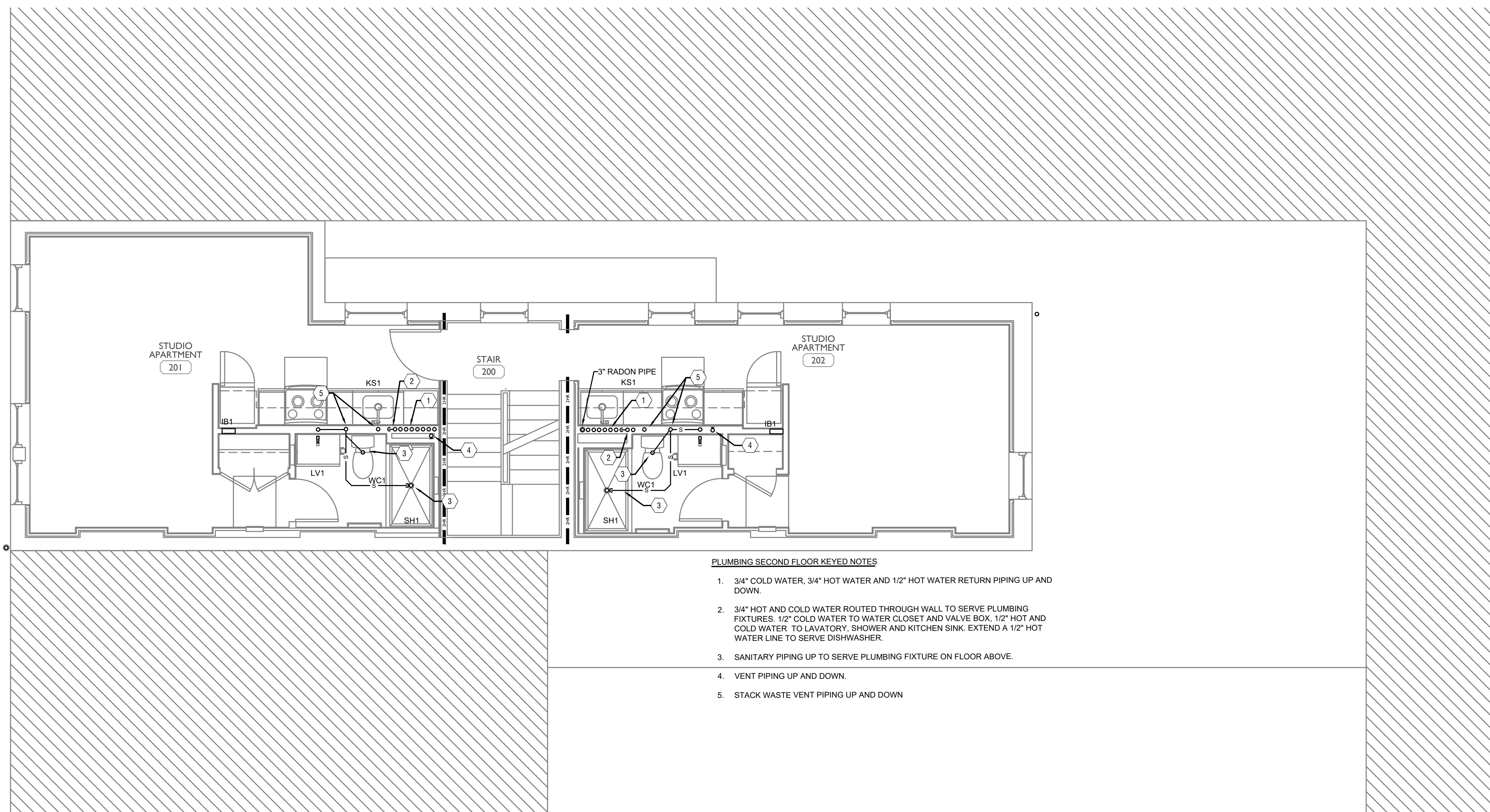
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**PI.01**



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⊘	BALL VALVE
⊘	CHECK VALVE
⊘	BALANCING VALVE
CO ●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊘	VENT THROUGH ROOF RISER INDICATOR
⊘	HOT WATER RETURN PUMP



- PLUMBING SECOND FLOOR KEYED NOTES**
- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
  - 3/4" HOT AND COLD WATER ROUTED THROUGH WALL TO SERVE PLUMBING FIXTURES. 1/2" COLD WATER TO WATER CLOSET AND VALVE BOX. 1/2" HOT AND COLD WATER TO LAVATORY, SHOWER AND KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
  - SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
  - VENT PIPING UP AND DOWN.
  - STACK WASTE VENT PIPING UP AND DOWN

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

PLUMBING PLAN - SECOND FLOOR



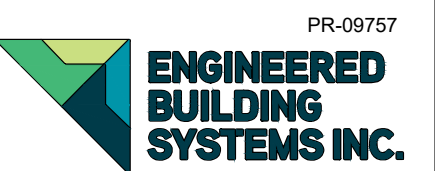
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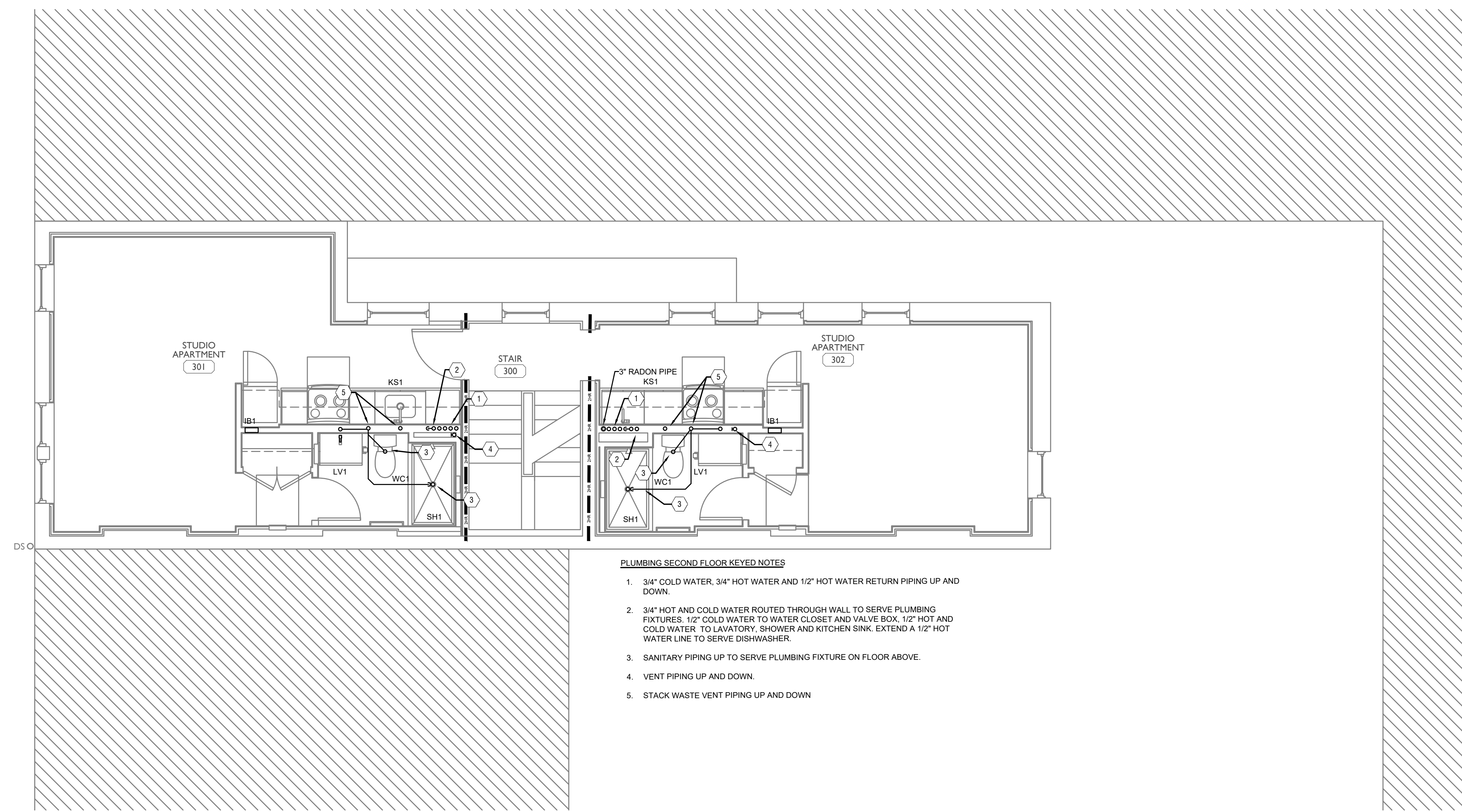
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- PLUMBING SECOND FLOOR KEYED NOTES**
1. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
  2. 3/4" HOT AND COLD WATER ROUTED THROUGH WALL TO SERVE PLUMBING FIXTURES. 1/2" COLD WATER TO WATER CLOSET AND VALVE BOX. 1/2" HOT AND COLD WATER TO LAVATORY, SHOWER AND KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
  3. SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
  4. VENT PIPING UP AND DOWN.
  5. STACK WASTE VENT PIPING UP AND DOWN

PLUMBING LEGEND	
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⊘	CHECK VALVE
⊘	BALANCING VALVE
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WH H	FROST PROOF WALL HYDRANT
⊕	VENT THROUGH ROOF RISER INDICATOR
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 FINDLAY FLATS

Job No: 22042 8/10/2022

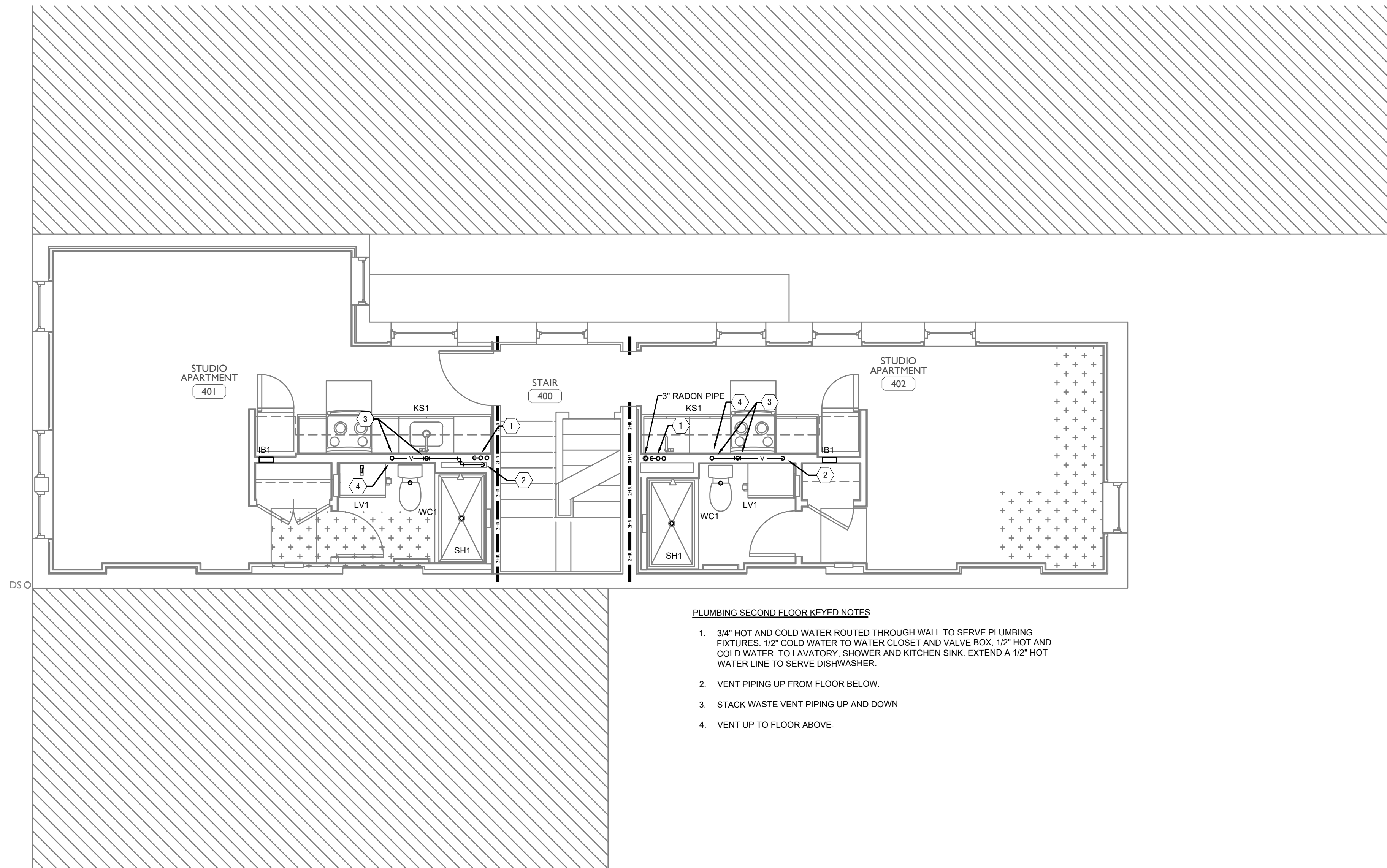


SCALE: 1/4" = 1'-0"

PLUMBING PLAN - THIRD FLOOR |

**PI.03**

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**PLUMBING SECOND FLOOR KEYED NOTES**

1. 3/4" HOT AND COLD WATER ROUTED THROUGH WALL TO SERVE PLUMBING FIXTURES. 1/2" COLD WATER TO WATER CLOSET AND VALVE BOX, 1/2" HOT AND COLD WATER TO LAVATORY, SHOWER AND KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
2. VENT PIPING UP FROM FLOOR BELOW.
3. STACK WASTE VENT PIPING UP AND DOWN.
4. VENT UP TO FLOOR ABOVE.

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

PLUMBING PLAN - FOURTH FLOOR



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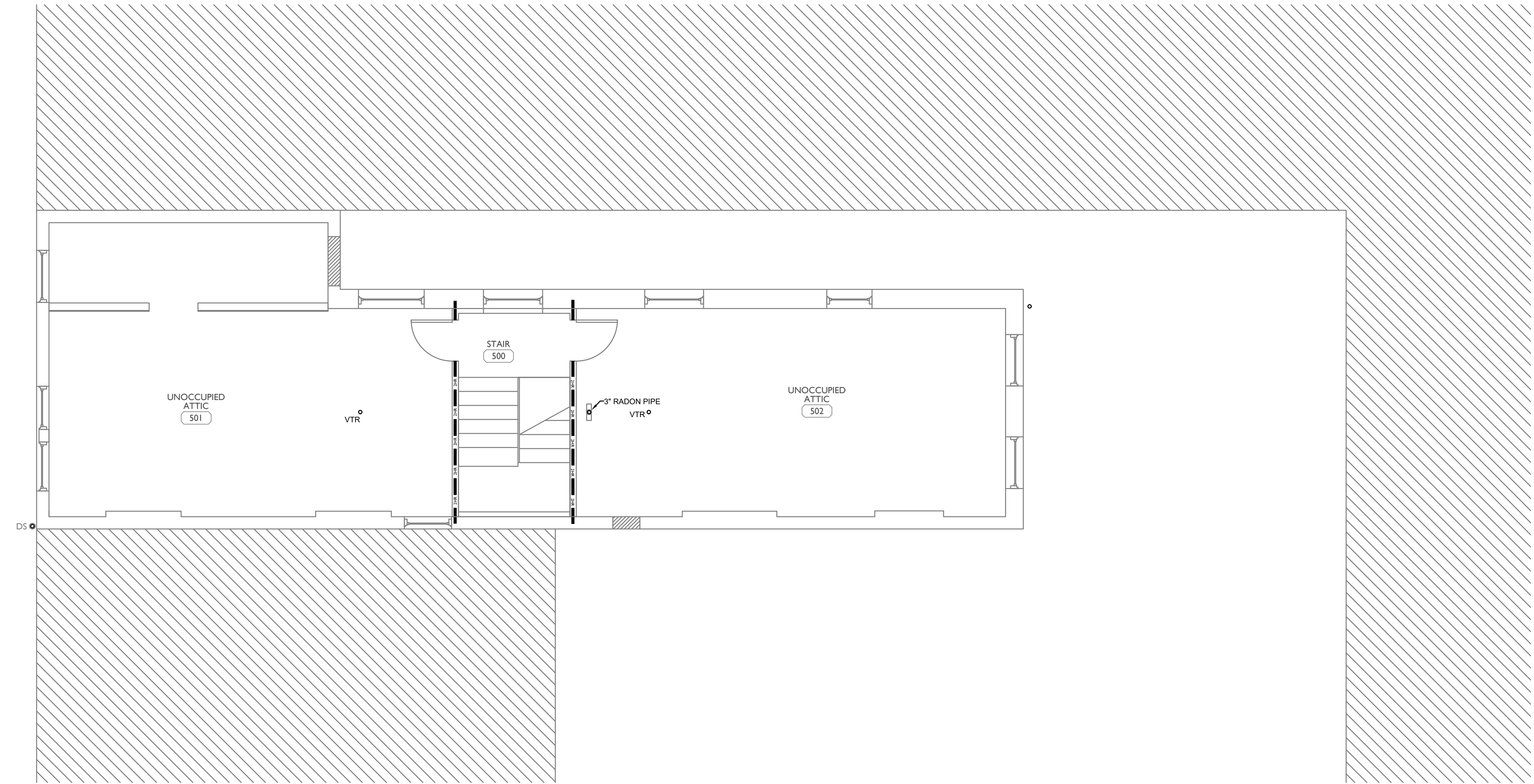
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— /—	CHECK VALVE
— &—	BALANCING VALVE
CO ●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊕	VENT THROUGH ROOF RISER INDICATOR
Ⓒ	HOT WATER RETURN PUMP



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

PLUMBING PLAN - ATTIC |



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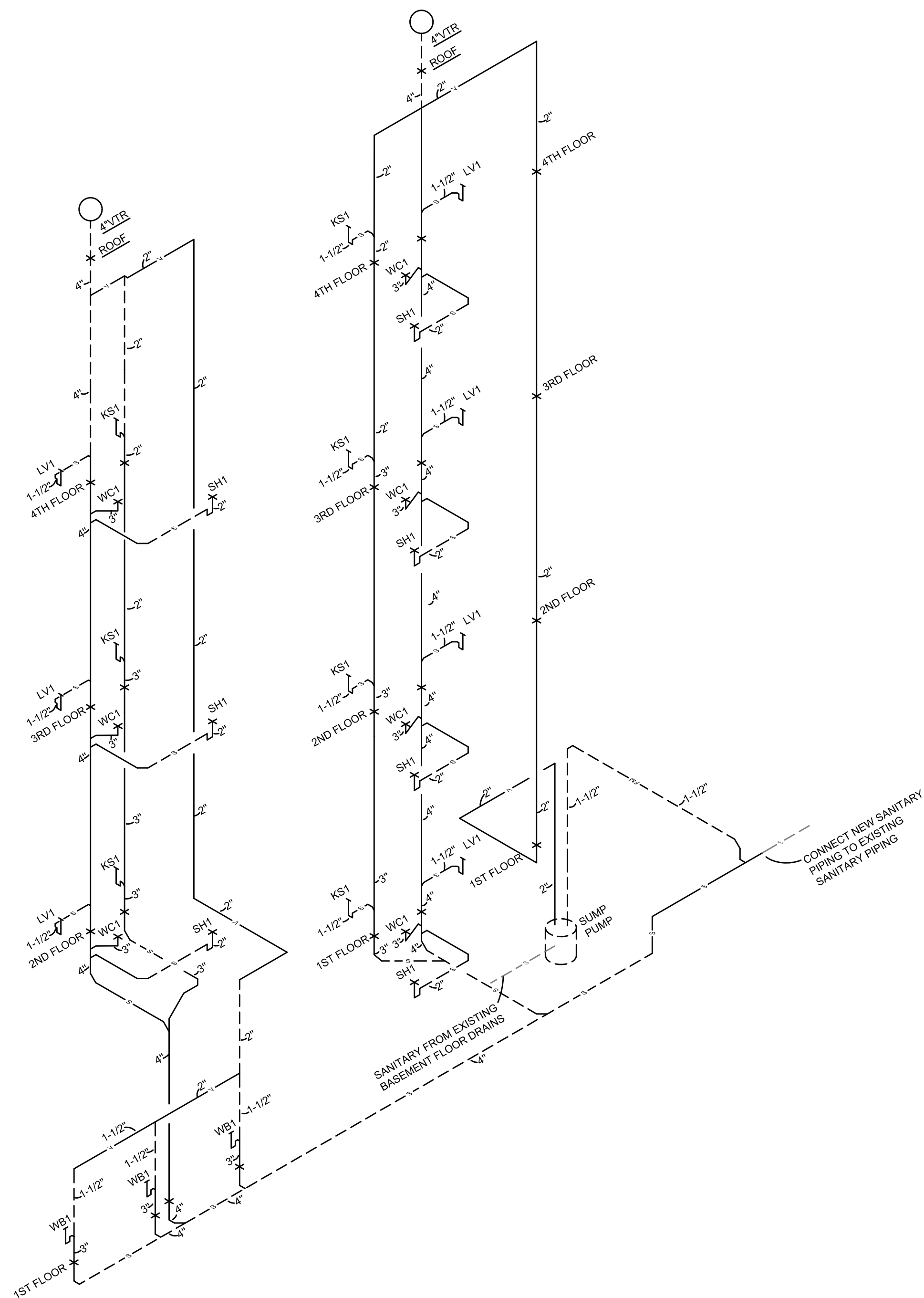
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FINDLAY FLATS

Job No: 22042 8/10/2022

**PI.05**



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WASTE AND VENT ISOMETRIC SCALE: NOT TO SCALE

PROPOSED PROJECT:  
**RENOVATION FOR  
 1804 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

PR-09757  
**ENGINEERED  
 BUILDING  
 SYSTEMS INC.**  
 TEAMWORK • COLLABORATION  
 SHARED SUCCESS  
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Checked By: SSS  
 Drawn by: DAG

Revisions  
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Progress Dates  
 05/05/2023 BID PIE/FP

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