

1807 VINE

CINCINNATI, OHIO, 45202

FINDLAY FLATS RENOVATION

PLATTE
architecture + design

1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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STRUCTURAL ENGINEER

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CINCINNATI, OH 45206
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MEP ENGINEER

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3CDC
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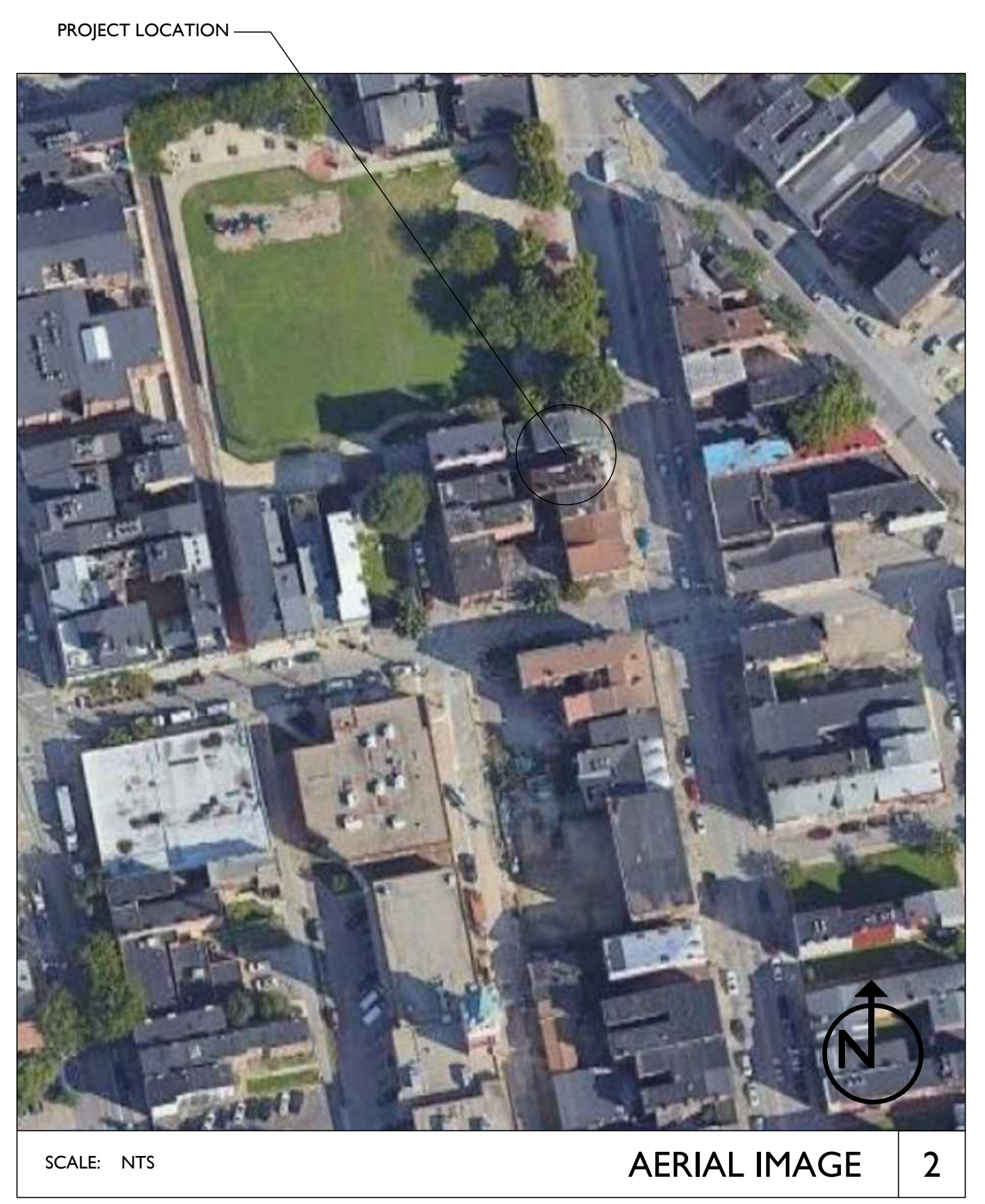
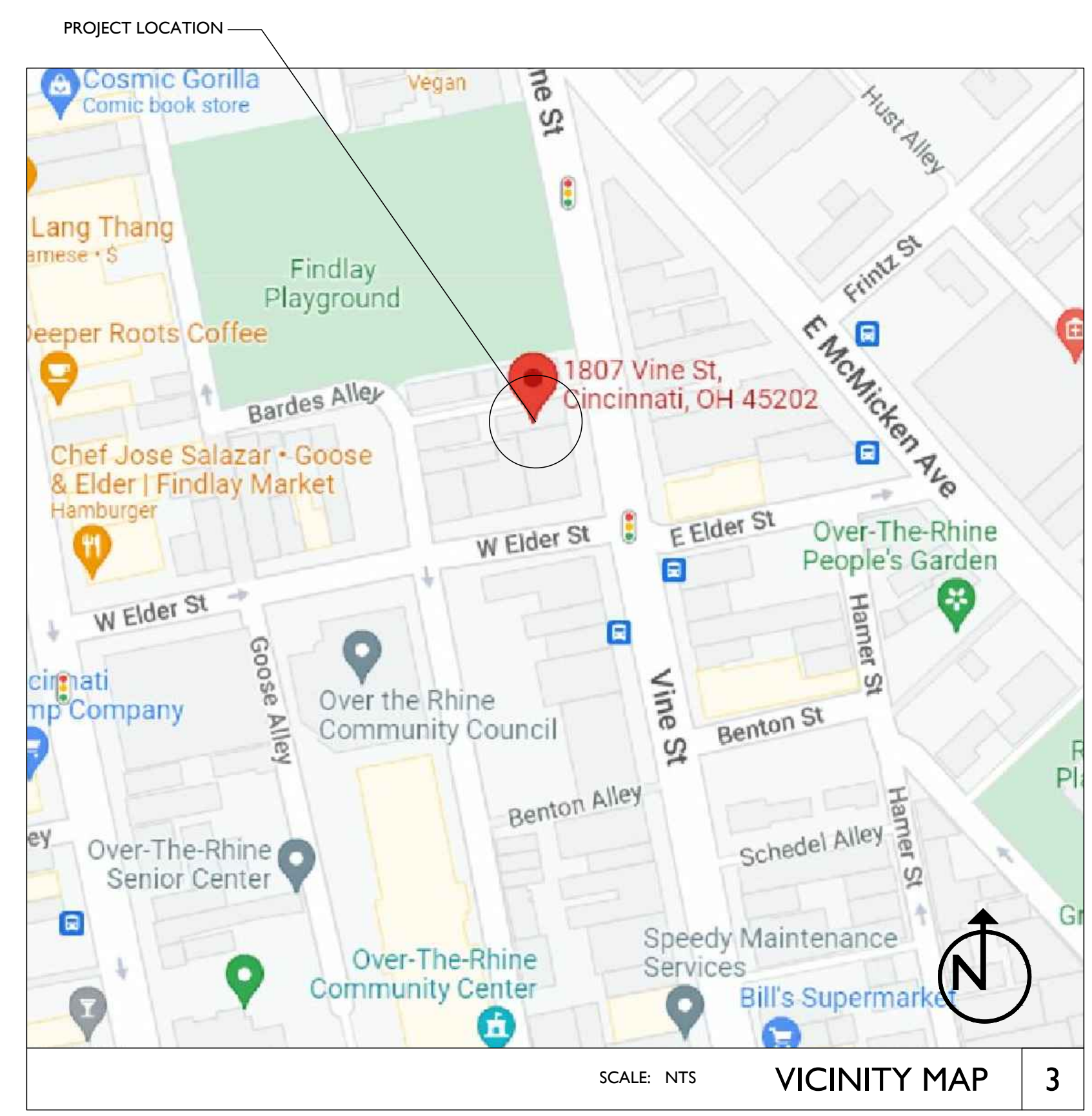
PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC MIXED-USE BUILDING. THE BUILDING IS 3 STORIES WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. THE ATTIC WILL REMAIN UNOCCUPIED AS WELL. THE FIRST FLOOR WILL BE COMMERCIAL WHITE BOX WITH POTENTIAL B/M/A-2 USE. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS.

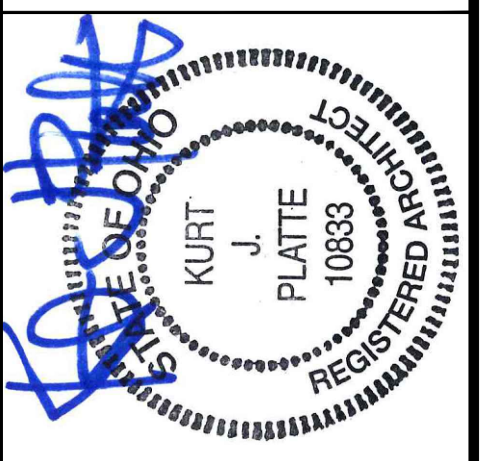
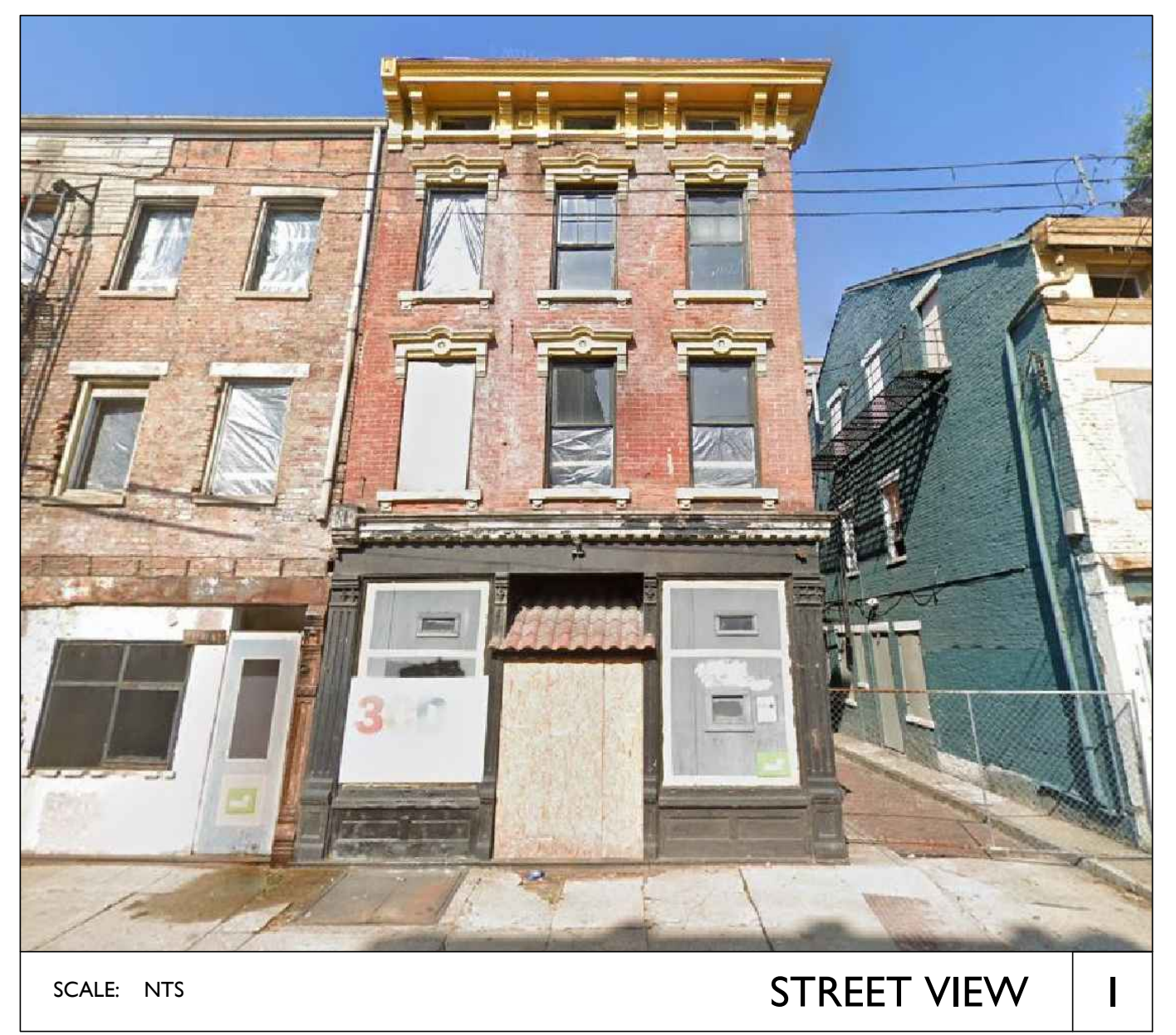
DEMOLITION WORK WILL INCLUDE NON-STRUCTURAL INTERIOR DEMOLITION AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS. NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THIS PROJECT HAS BEEN SUBMITTED FOR HISTORIC 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.

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DRAWING INDEX		BID PERMIT 04/28/2023			
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TYPICAL ABBREVIATIONS		TYPICAL SYMBOLS	
ADJ	ADJACENT	N	NORTH ARROW
A.F.F.	ABOVE FINISH FLOOR	EW	EGRESS WINDOW
ALT	ALTERNATE	KEY	KEYNOTE
ALUM	ALUMINUM	CL	CENTERLINE TAG
APPROX	APPROXIMATELY	X-X'	FLOOR ELEVATION TAG
APT	APARTMENT	RC	REVISION CLOUD TAG
BD	BOARD	1/A2.00	dwg # sheet # ELEVATION TAG
BLDG	BUILDING	X/A4.01	dwg # sheet # INTERIOR ELEVATION TAG
C.L.	CENTER LINE	1/A3.01	dwg # sheet # SECTION CUT TAG
C.J.	CONTROL JOINT	1/A4.01	dwg # sheet # DETAIL CALLOUT
CLG	CEILING		
CLR	CLEAR DIMENSION		
C.M.U.	CONCRETE MASONRY UNIT		
COL	COLUMN		
CONC	CONCRETE		
CONT	CONTINUOUS/CONTINUED		
CONTR	CONTRACTOR		
DIAG	DIAGONAL		
DIA or Ø	DIAMETER		
DIM(S)	DIMENSION(S)		
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING		
D.L.	DEAD LOAD		
D.S.	DOWNSPOUT		
DTL(S)	DETAIL(S)		
DWG(S)	DRAWING(S)		
EA	EACH		
ELEC	ELECTRICAL		
ELEV(S)	ELEVATION(S)		
EJ	EXPANSION JOINT		
EQ	EQUAL		
EXG	EXISTING EXTERIOR	N.I.C.	NOT IN CONTRACT
EXT	EXTENSION	N.I.S.	NOT IN SCOPE
FDC	FIRE DEPARTMENT CONNECTION	N.T.S.	NOT TO SCALE
FDN	FOUNDATION	O.B.C.	OHIO BUILDING CODE
F.E.	FIRE EXTINGUISHER	O.C.	ON CENTER
F.F.E.	FINISH FLOOR ELEVATION	OPNG	OPENING
FLR	FLOOR	OP	OPPOSITE
FTG	FOOTING	O/V	OVER
G.C.	GENERAL CONTRACTOR	PLWD	PLYWOOD
GYP	GYPSONUM	PLUMB	PLUMBING
H.M.	HOLLOW METAL	PT.	PRESSURE TREATED
HR	HOUR	RCP	REFLECTED CEILING PLAN
HORIZ	HORIZONTAL	REQ	REQUIRED
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	REV	REVISED/REVISION
INCL	INCLUDING	R.O.	ROUGH OPENING
INFO	INFORMATION	R.O.W.	RIGHT OF WAY
INSUL	INSULATED/INSULATING	SECT	SECTION
INT	INTERIOR	SIM	SIMILAR
LL	LIVE LOAD	SF	SQUARE FEET
MATL	MATERIAL	SPEC	SPECIFICATION
MECH	MECHANICAL	STRUCT	STRUCTURAL
MEP	MECHANICAL & ELECTRICAL	T.O. or T/	TOP OF T&G
MIN	MINIMUM	T&G	TONGUE & GROOVE
MANUF	MANUFACTURER	TYP	TYPICAL
N/A	NOT APPLICABLE	U.N.O.	UNLESS NOTED OTHERWISE
		V.B.	VAPOR BARRIER
		VERT	VERTICAL
		V.I.F. or ±	VERIFY IN FIELD
		W/	WITH
		W/O	WITHOUT
		WD	WOOD



KURT PLATTE 10833
EXP DATE 12.31.2023

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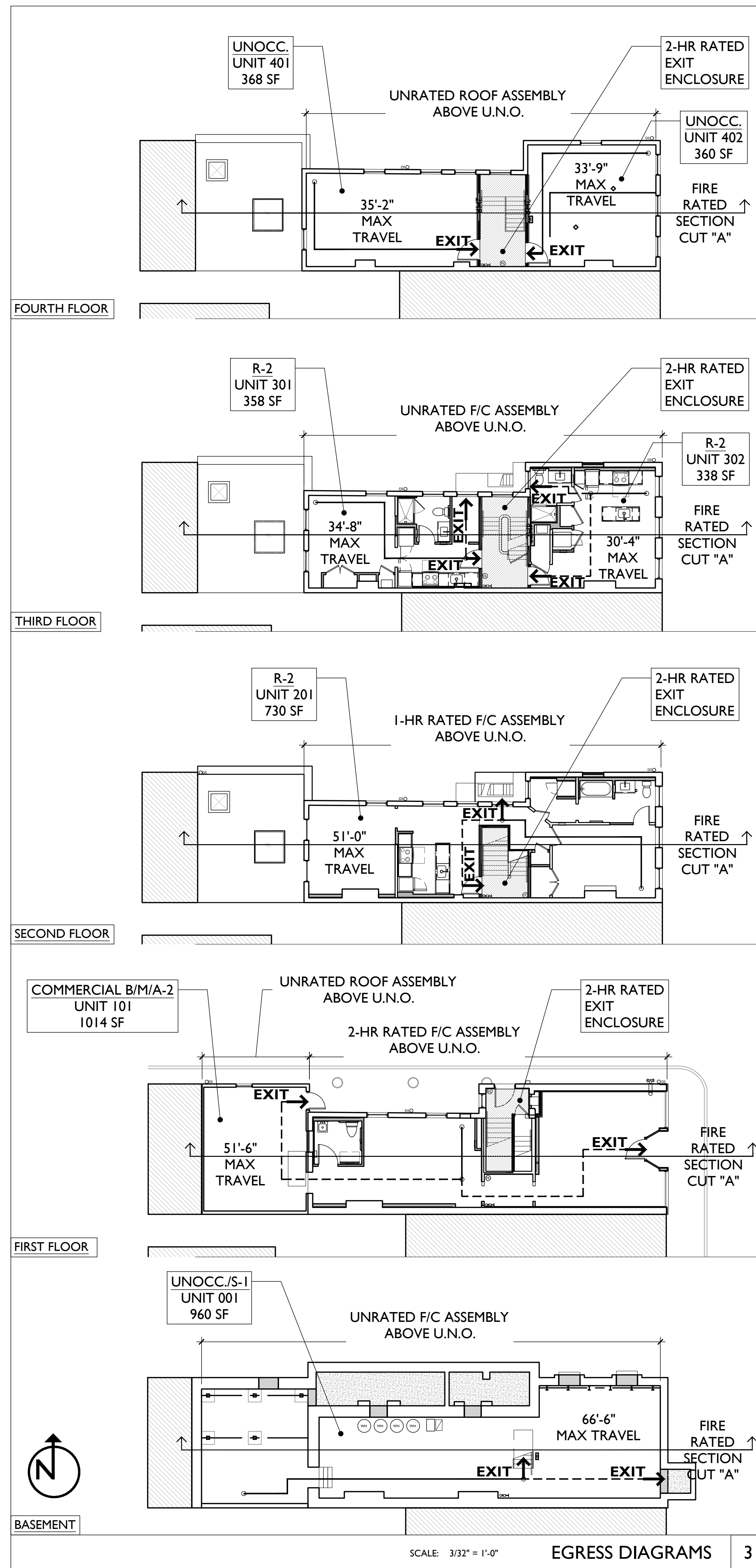
Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A0.00



PROPOSED BUILDING RENOVATION

1. LOCATION: 1807 VINE STREET CINCINNATI, OH 45202

2. DESCRIPTION: THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC MIXED-USE BUILDING. THE BUILDING IS 3 STORIES WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. THE ATTIC WILL REMAIN UNOCCUPIED AS WELL. THE FIRST FLOOR WILL BE COMMERCIAL WHITE BOX WITH POTENTIAL B/M/A-2 USE. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS.

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

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

6. USE GROUP/OCCUPANCY:

EXISTING	PROPOSED	#OCCUPANCY
BASEMENT S-1	S-1	873 SF / 300 = 3
FIRST FLOOR B/M	B	1006 SF / 100 = 11
	M	1006 SF / 60 = 17
	A-2	---
	1/2 KITCHEN	335 SF / 200 = 2
	1/2 SEATING	671 SF / 15 = 45
	R-2 UNIT 201	726 SF / 200 = 4
	R-2 UNIT 301	358 SF / 200 = 2
	R-2 UNIT 302	338 SF / 200 = 2
	UNOCCUPIED	UNOCCUPIED
	LANDLORD ACCESS	---

7. HEIGHT + AREA

EXISTING III-B CONSTRUCTION USE	HEIGHT - ALLOWABLE/PROPOSED	STORIES ABV GRADE-
MIS-1/A-2	55' / 42'-0"	2 / 1
B	55' / 42'-0"	3 / 1
R-2	55' / 42'-0"	4 / 3

USE	AREA - ALLOWABLE/PROPOSED
B	19,000 SF / 1312 SF
M	12,500 SF / 1312 SF
A-2	9,500 SF / 1312 SF
R-2	16,000 SF / 1898 SF
S-1	17,500 SF / 873 SF

8. OCCUPANCY: USED ABV. PLACE HOLDER FOR SOMETHING ELSE WE THINK MIGHT BE NEEDED?

9. INTERIOR FINISH RATINGS

NON-SPRINKLERED/ TABLE 803.1.1	REQUIRED
EXIT STAIRWAYS, USE B / M / A-2	A
EXIT STAIRWAYS, USE R-2	B
CORRIDORS, USE A-2	A
CORRIDORS, USES B / M / R-2	B
ROOMS AND ENCLOSED SPACES, USES B / M / R-2	C
ROOMS AND ENCLOSED SPACES, USE A-2	B

10. FIRE RESISTANCE RATINGS:

NON-SPRINKLERED/ TABLE 508.4	REQUIRED RATING	PROVIDED RATING
USE SEPARATION	2 HR	2 HR
B OR M / R-2	2 HR	2 HR
A-2 / R-2	2 HR	2 HR
R-2 / R-2	1 HR (OBC 711)	1 HR

STAIR ENCLOSURE: 2HR (OBC1023.2) 2 HR

11. EXIT REQUIREMENTS:

TABLE 1017.2	ALLOWABLE (FT)	PROVIDED (MAX)(FT)
NON-SPRINKLERED, 2 EXITS		
B / M / A-2	200'	51'-6"
R-2	200'	51'-0"
S-1	200'	66'-6"

12. FIRE PROTECTION: **THE EXISTING BUILDING IS NOT CURRENTLY SPRINKLERED. A SPRINKLER SYSTEM IS NOT REQUIRED AND WILL NOT BE PROVIDED.**

AN ALTERNATE ENGINEERED DESIGN (106.5 IN THE OBC) IS PROPOSED TO PROVIDE A WATER CURTAIN AS AN ALTERNATE TO THE FIRE-RATING REQUIREMENTS AT THE SOUTH FIRE ESCAPE WINDOWS. THE WATER CURTAIN WOULD SUPPRESS THE FIRE AT THE WINDOW FOR THE LENGTH OF TIME DESIGNED TO PROTECT THE OCCUPANTS. SMOKE DETECTORS WILL BE IN THE ROOMS THAT HAVE THE OPENINGS PROTECTIVES. THEY WILL BE WIRED WITH THE FIRE ALARM. THERE WILL NOT BE EXPOSED PLASTIC PIPE IN THE PROJECT. WHEN SPRINKLER DRAWINGS ARE SUBMITTED FOR PERMIT, A DRAWING WILL BE PROVIDED BY THE CONTRACTOR THAT WILL PROVIDE DOCUMENTATION THAT SUCH HEADS PROVIDE 100% COVERAGE OF THE ADJACENT WINDOWS. AN APPROPRIATE ALTERNATE ENGINEERED DESIGN LETTER WILL BE SUBMITTED WITH THESE DRAWINGS AT THAT TIME BY THE SPRINKLER ENGINEER.

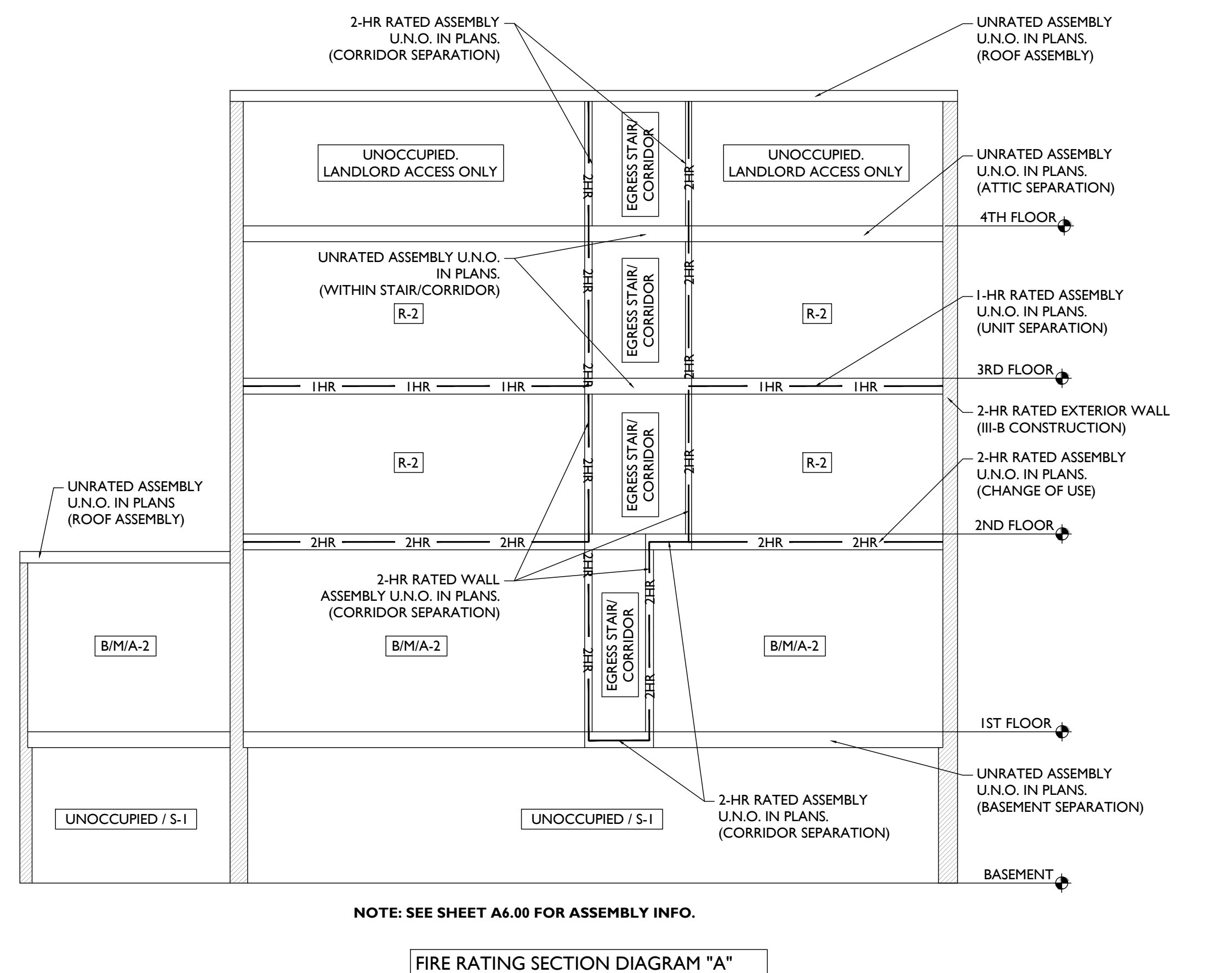
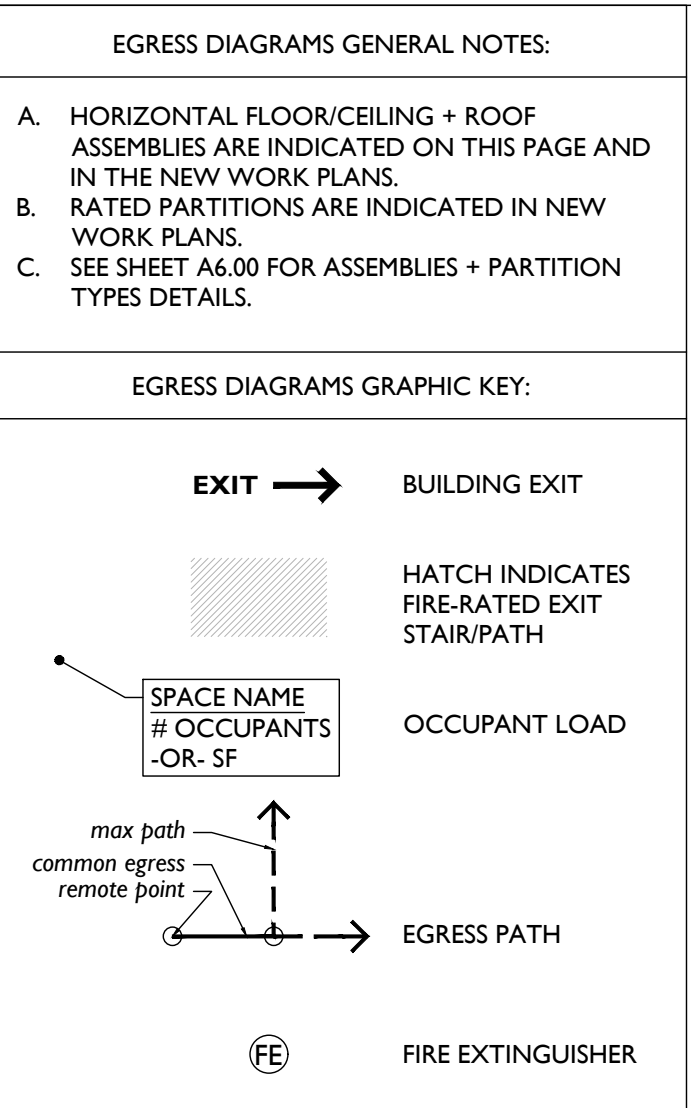
A STANDPIPE IS NOT REQUIRED AND WILL NOT BE PROVIDED.

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.

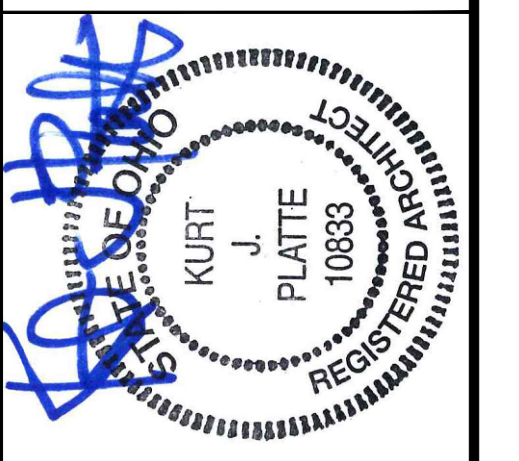
13. FIRE ALARM: 907.2.9.1 R-2 A FIRE ALARM AND DETECTION SYSTEM W/ OCCUPANT NOTIFICATION DEVICES WILL BE PROVIDED FOR R-2 AND APPLIED FOR UNDER A SEPARATE PERMIT. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED NOR PROVIDED.

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

14. 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



KURT PLATTE 10833
EXP DATE 12.31.2023

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2023.04.28 - BID/PERMIT

Revisions

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Drawn by:
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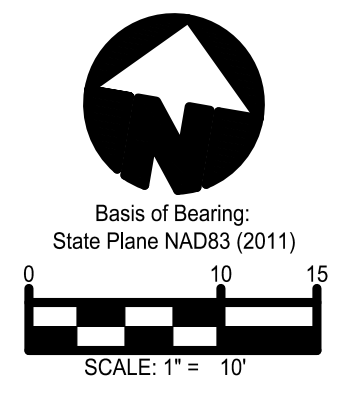
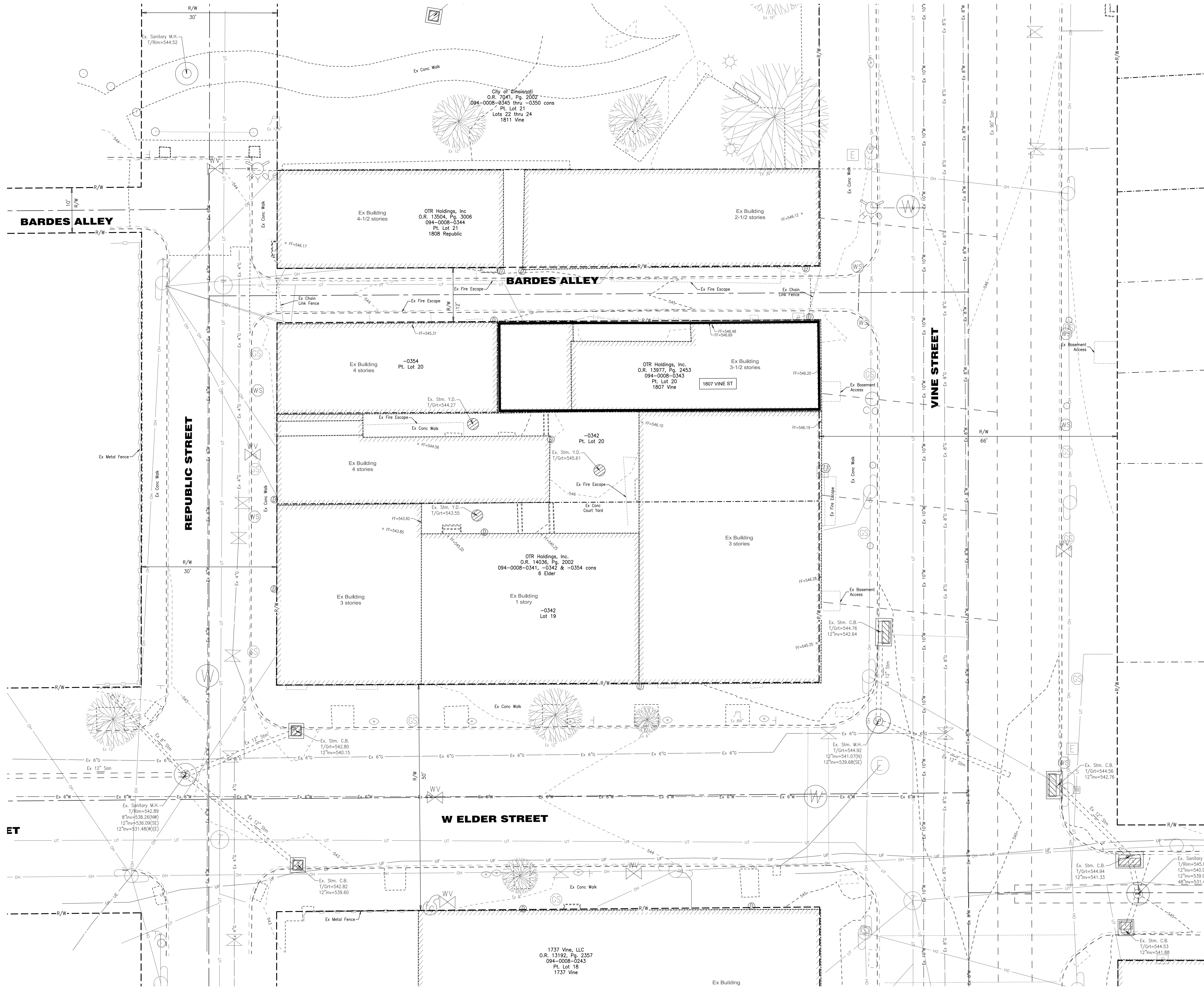
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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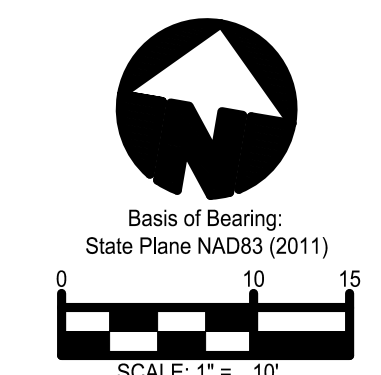
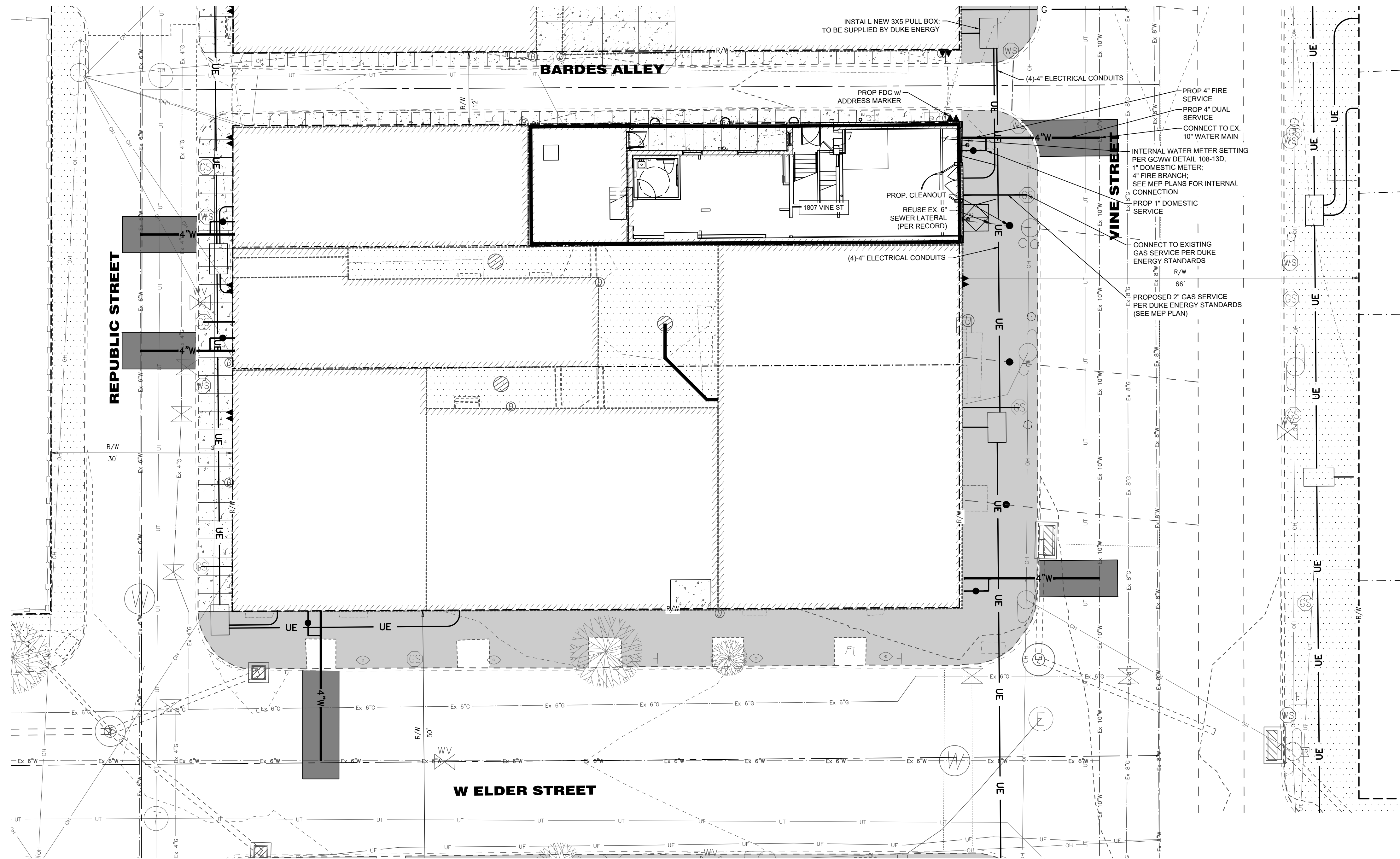
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CI.00



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Know what's below.
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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. 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.
5. 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.
6. 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.
7. 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.

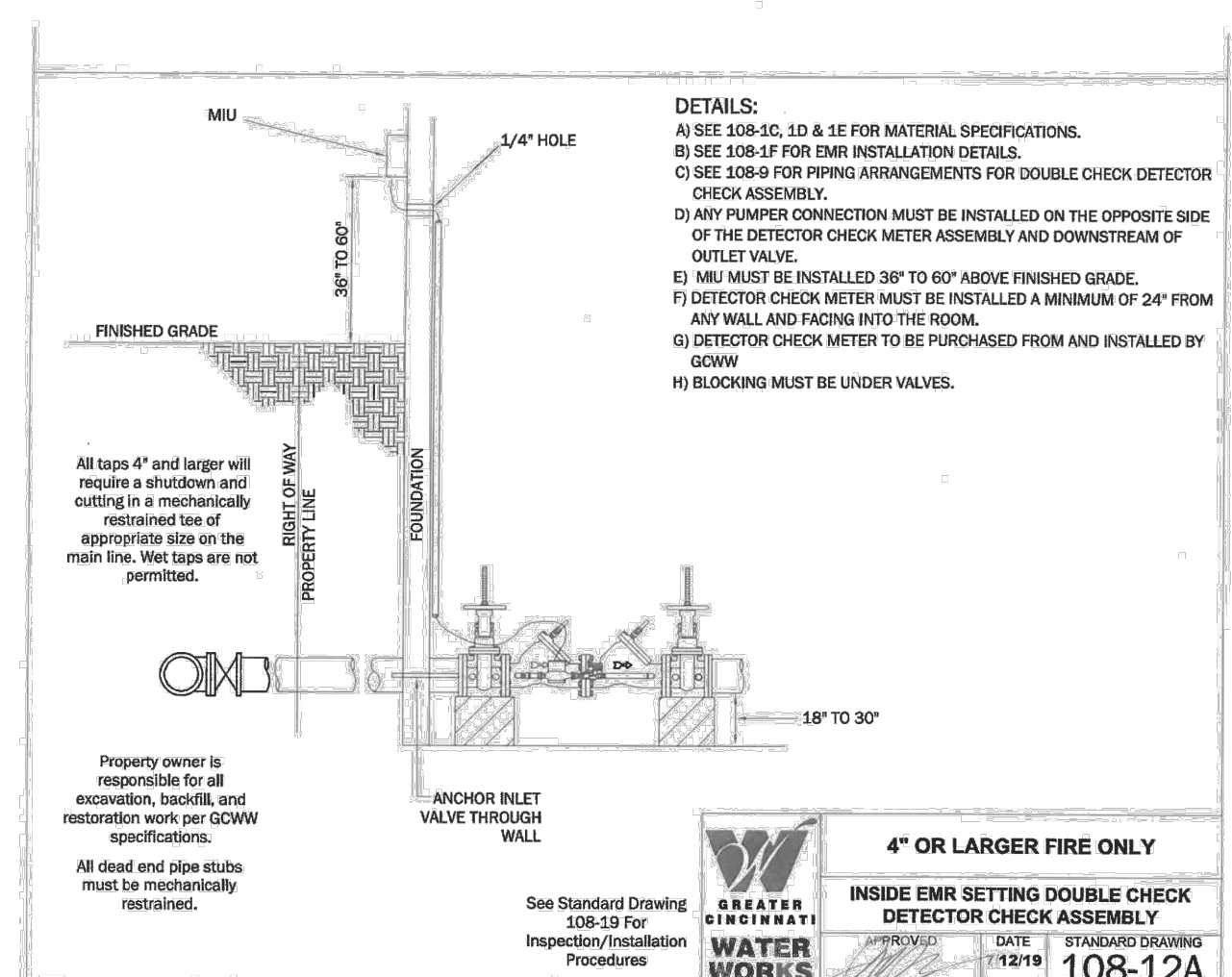
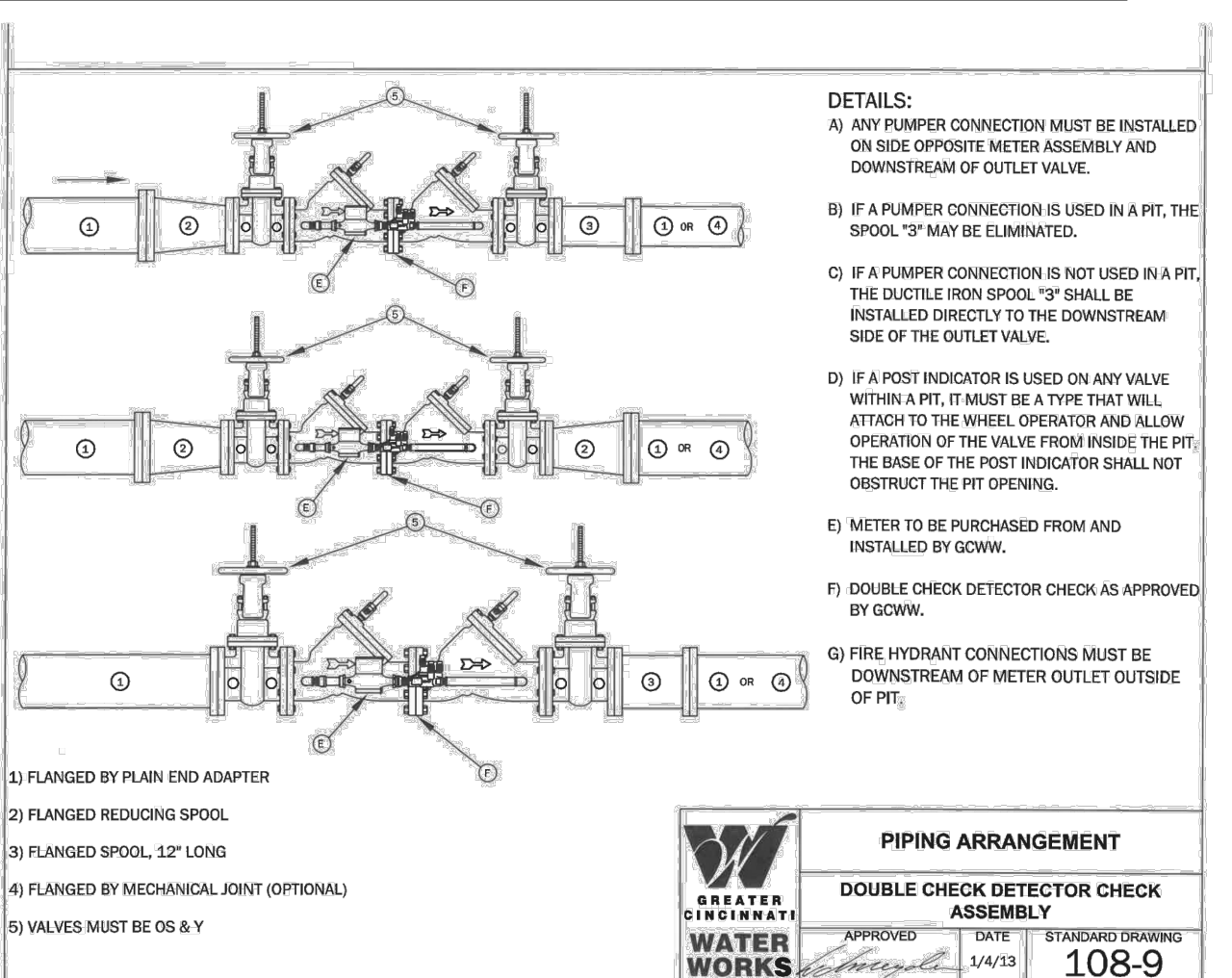
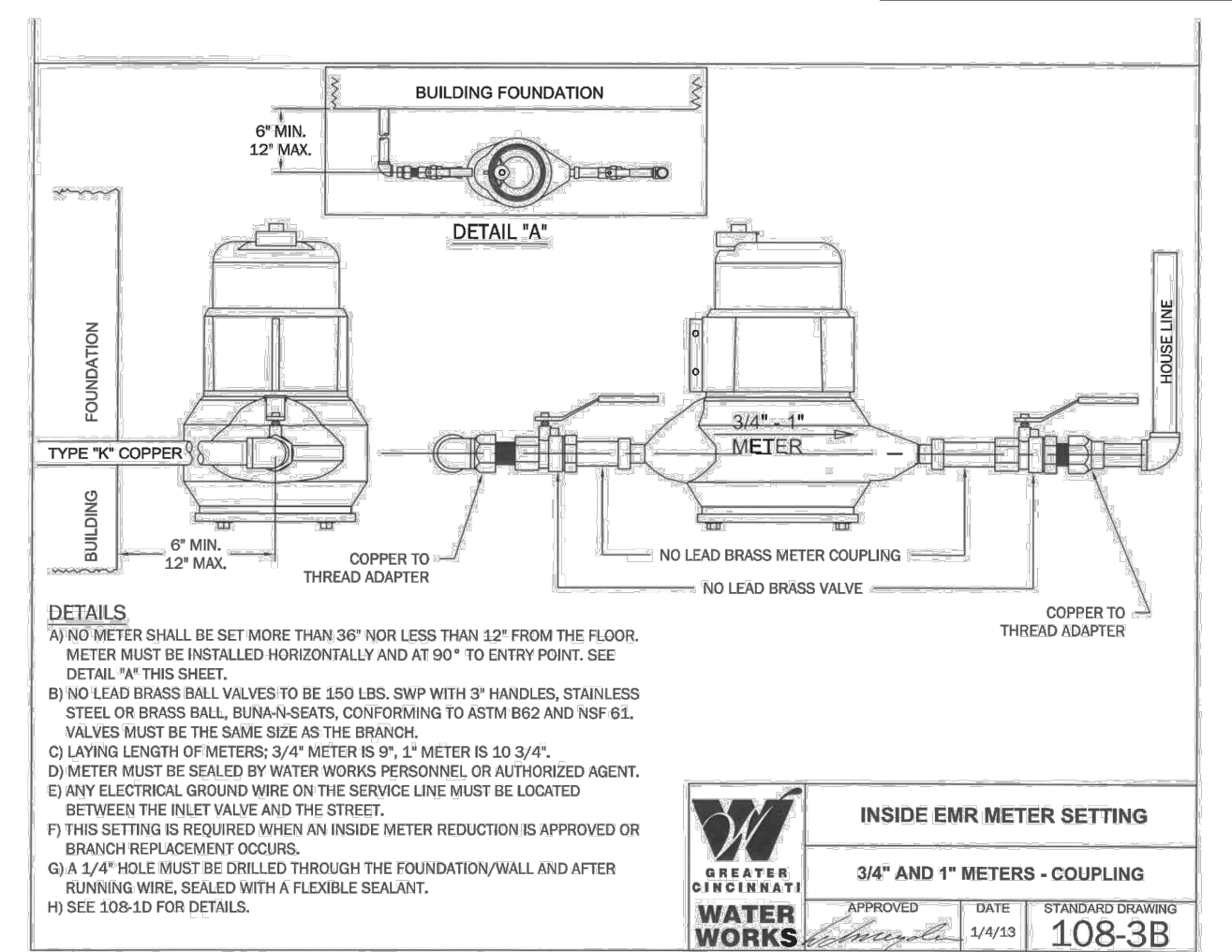
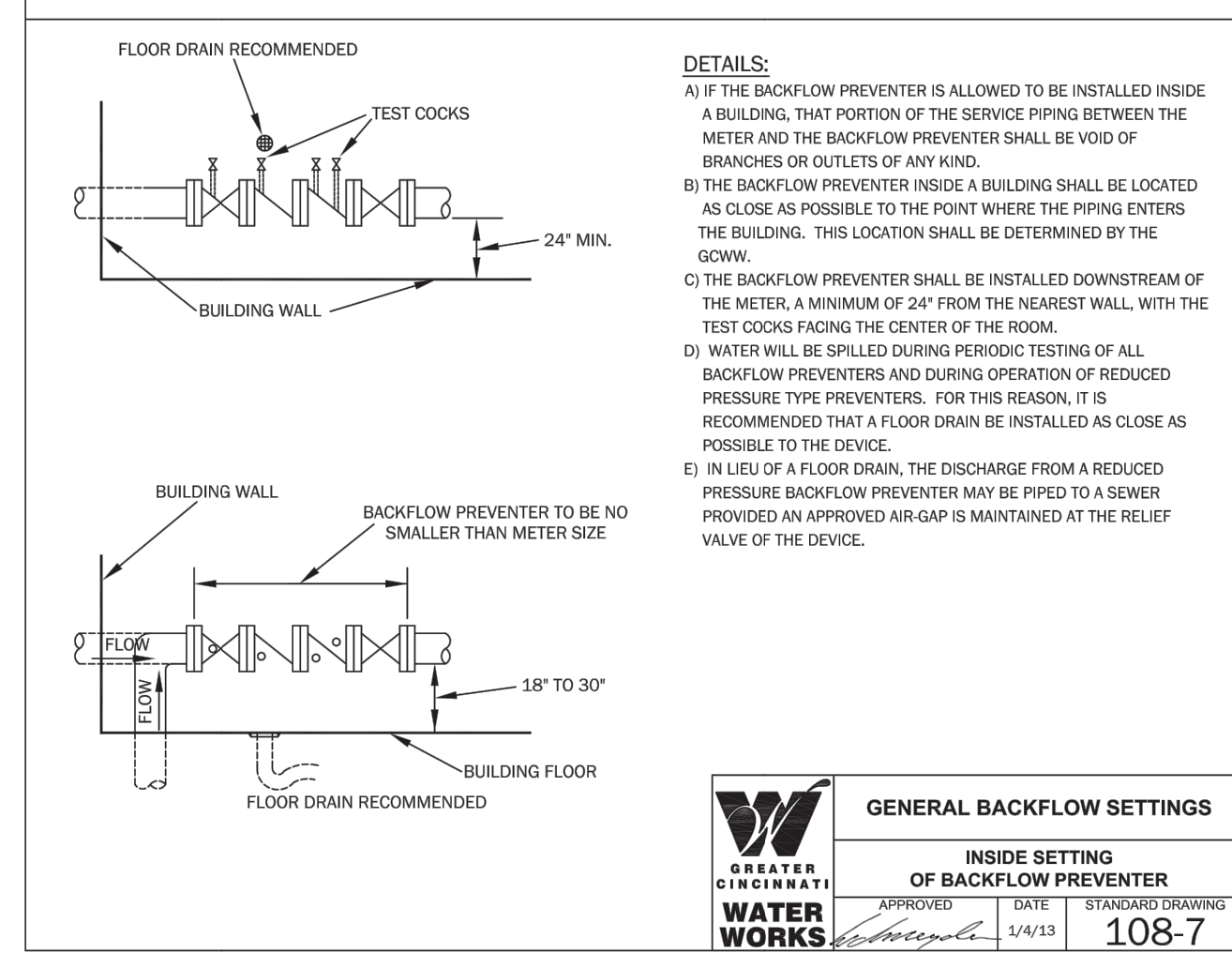
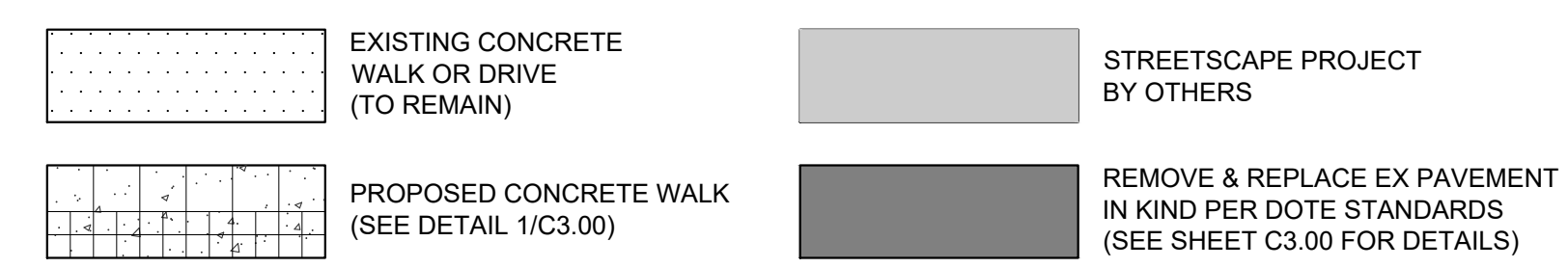
SITE PERMITS NOTES

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



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Progress Dates
04.28.2023 - PERMIT SUBMISSION

Revisions

Design Team:

Drawn by:
EFS

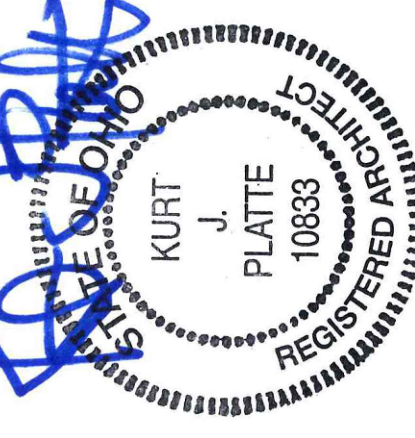
PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

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KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

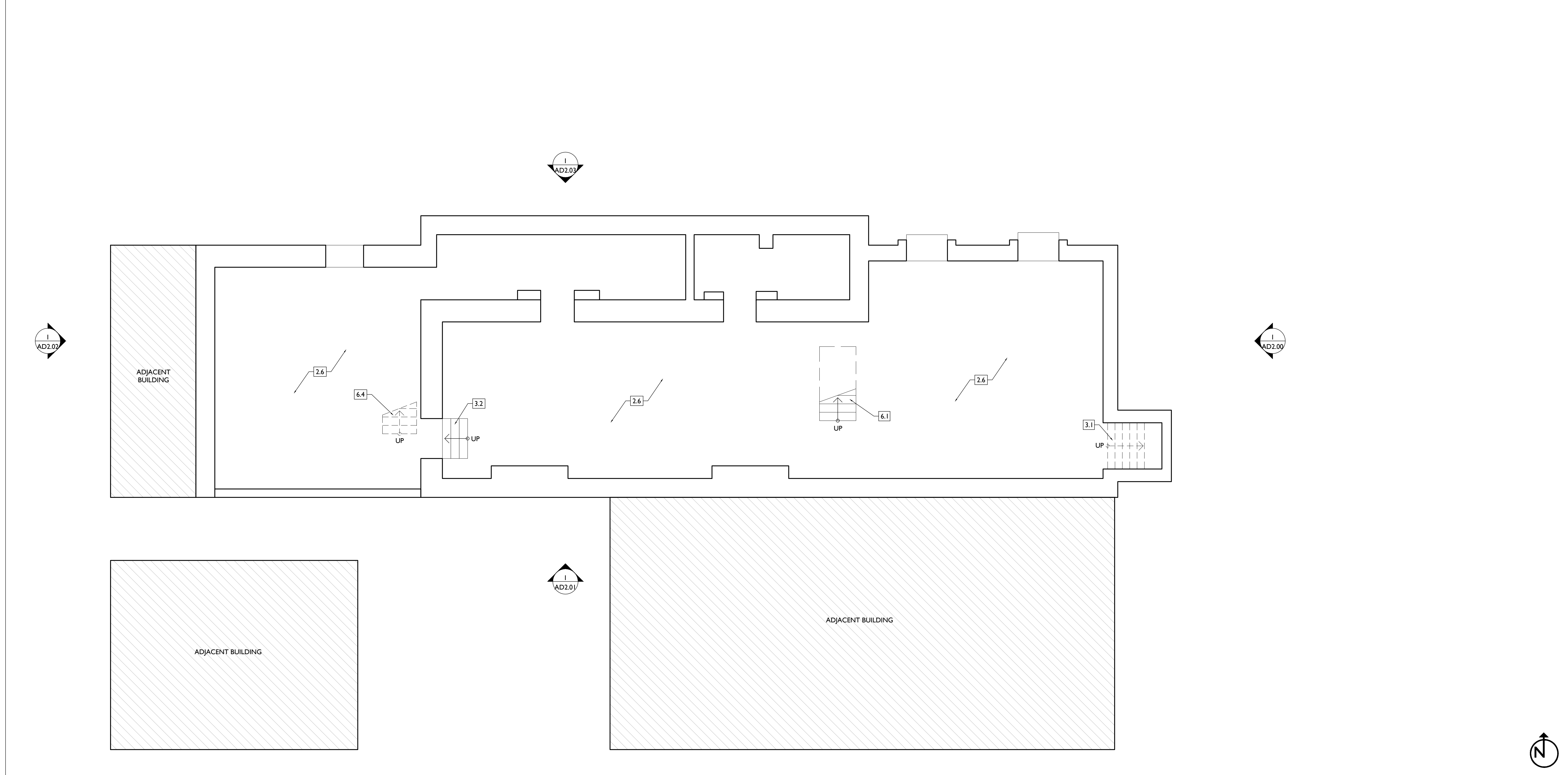
Revisions

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

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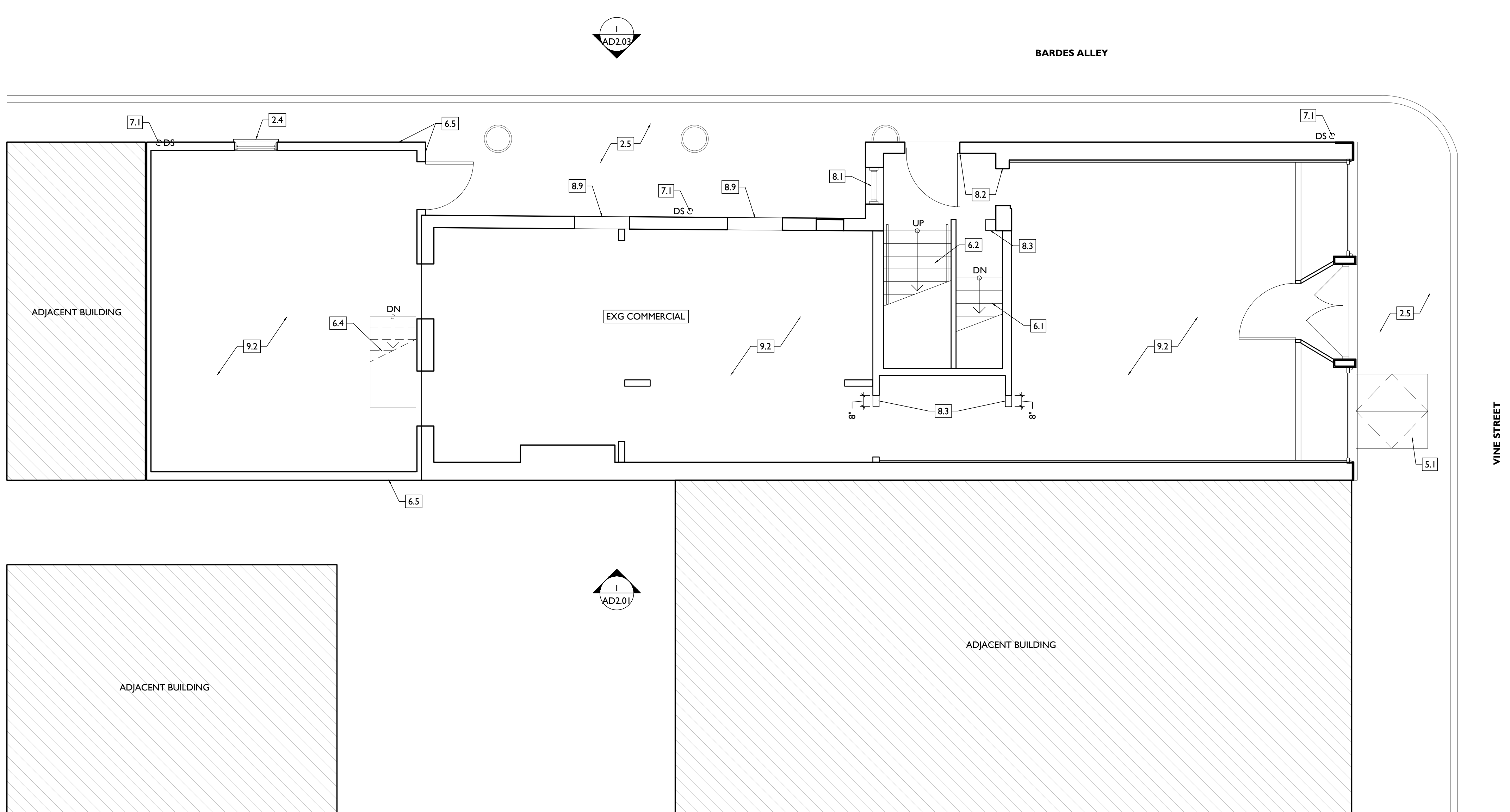
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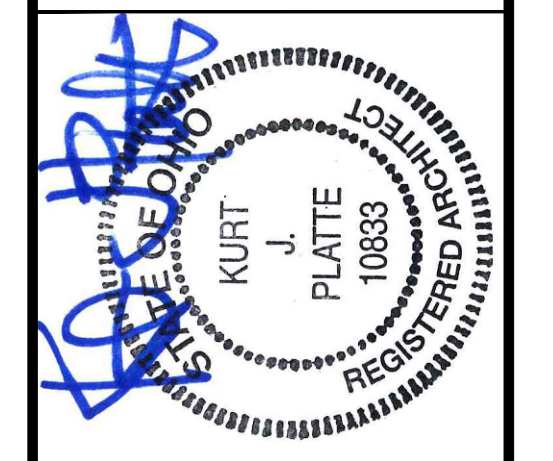
EXISTING + DEMOLITION PLAN - BASEMENT | 1

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KURT PLATTE 10833
EXP DATE 12.31.2023

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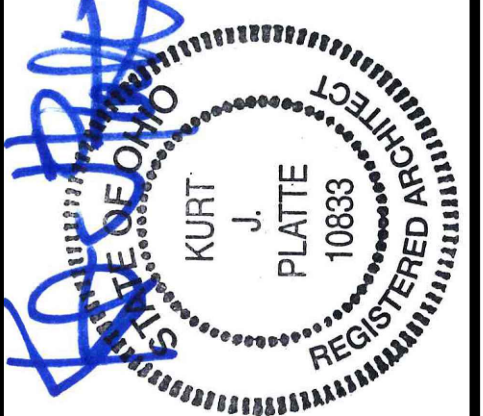
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KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

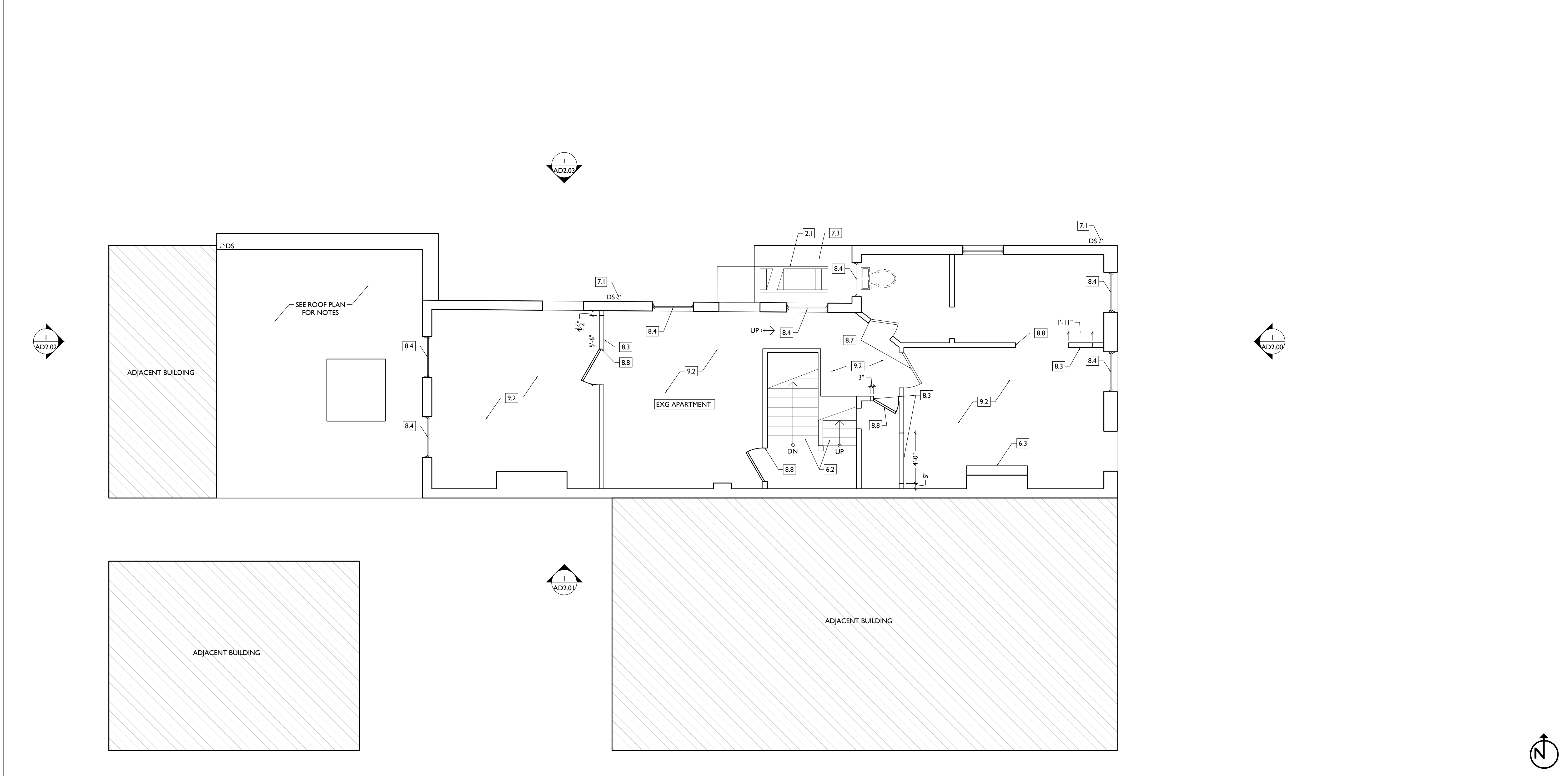
Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

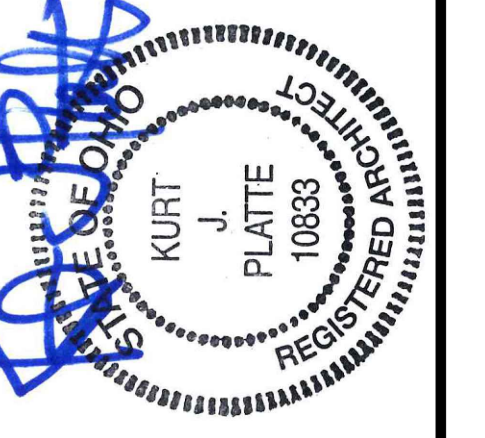
ADI.02



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Progress Dates
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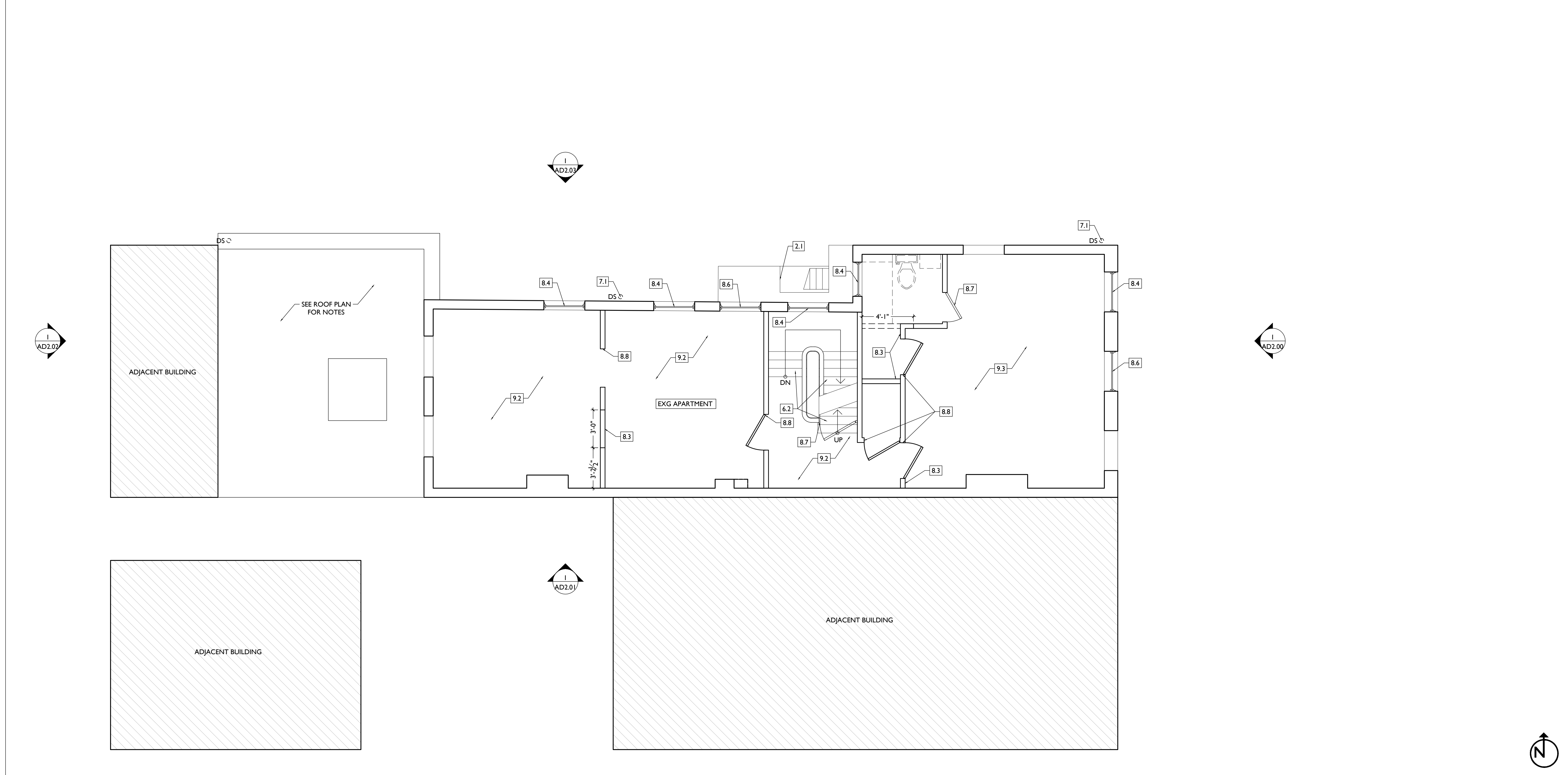
Revisions

Design Team:
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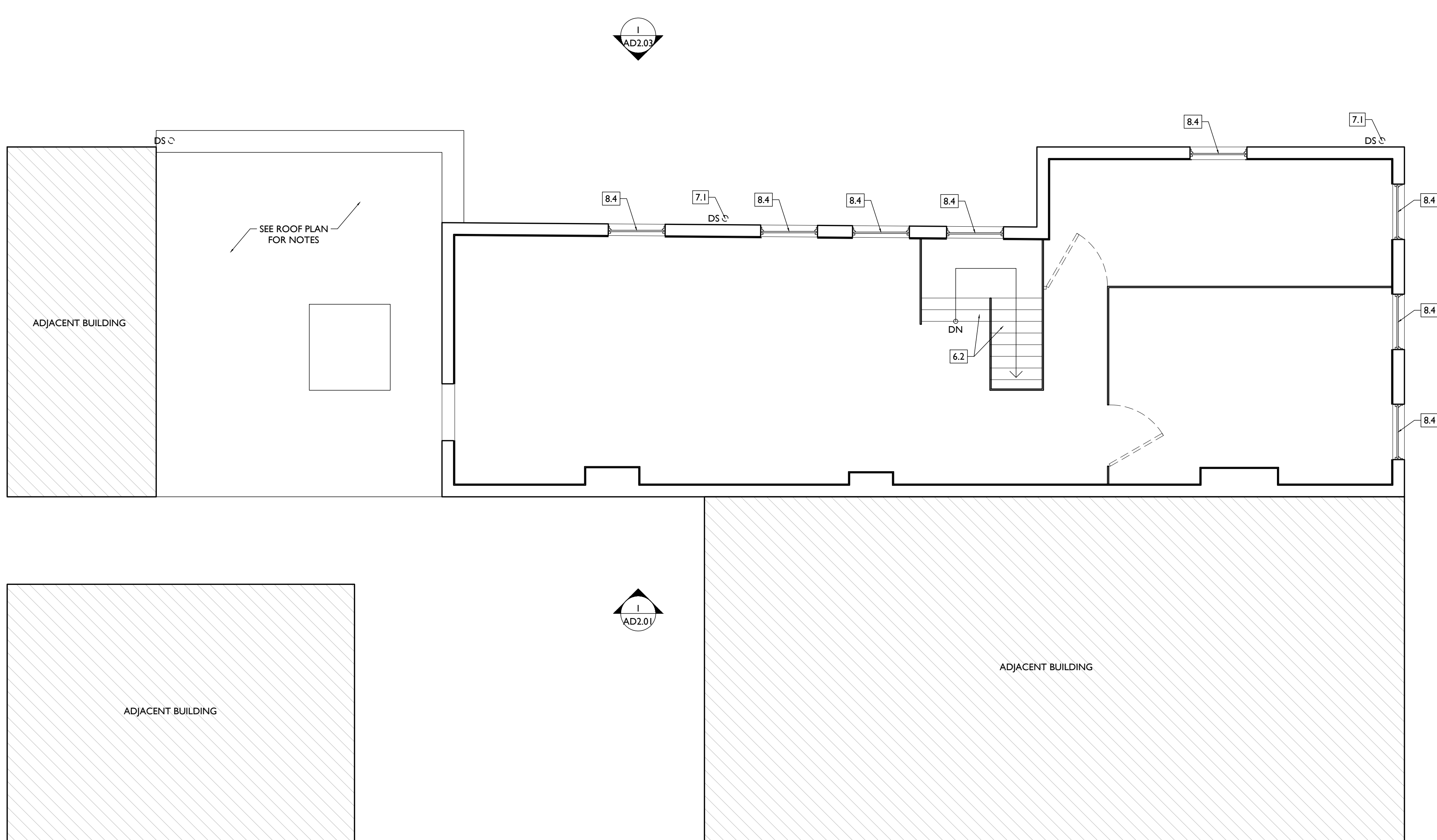
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FINDLAY FLATS

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ADI.03

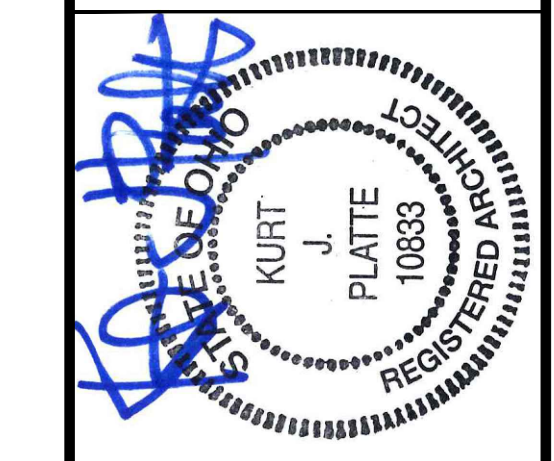


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KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
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FINDLAY FLATS

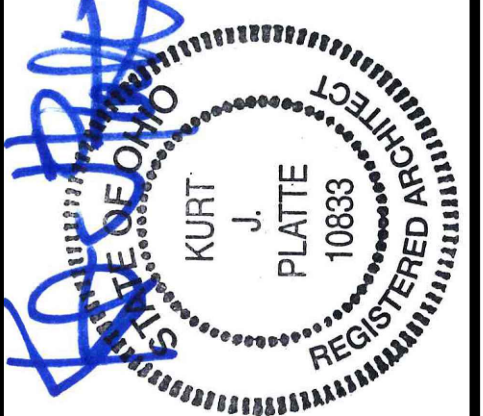
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ADI.04

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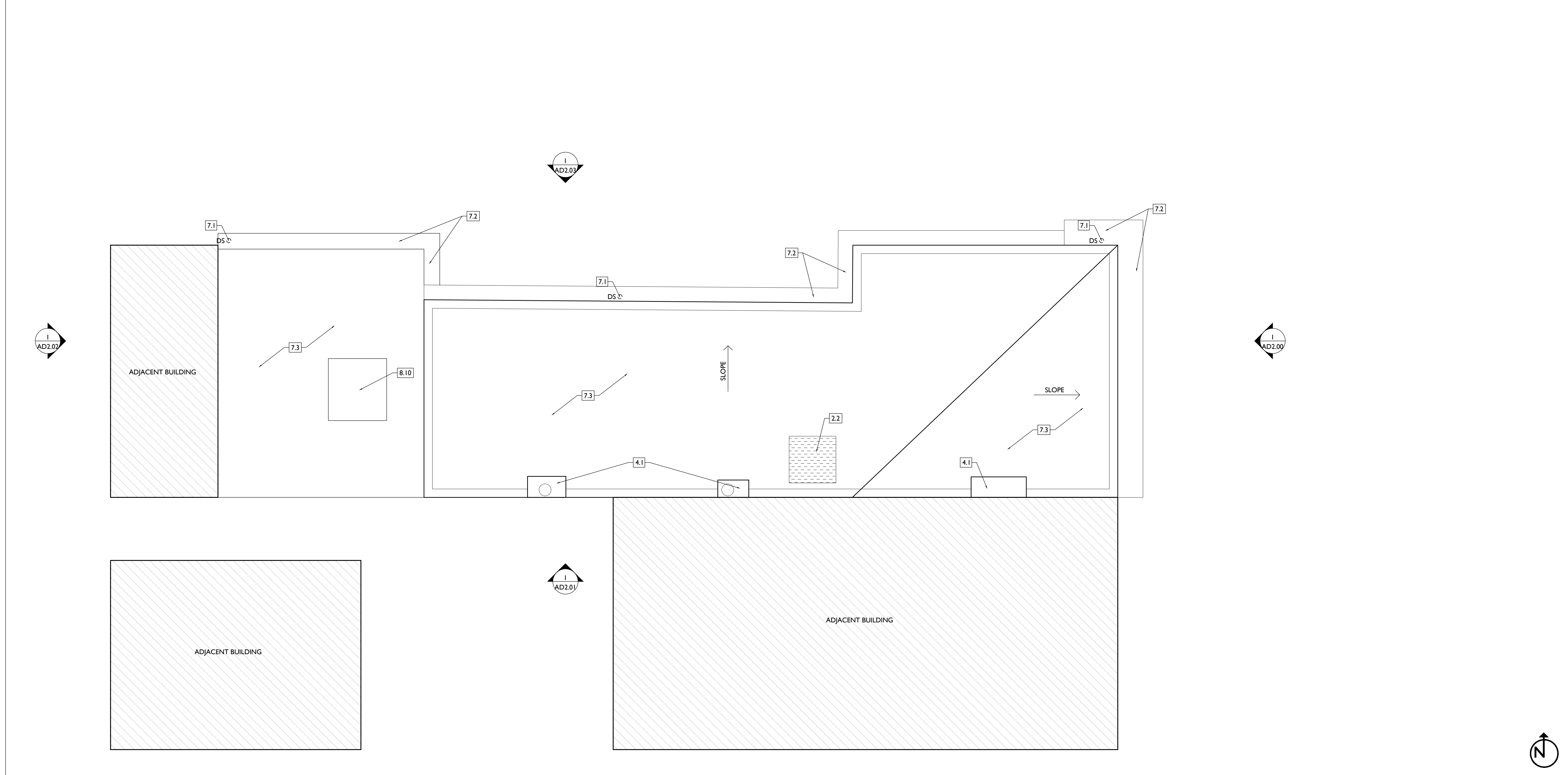
Revisions

Design Team:
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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

ADI.05

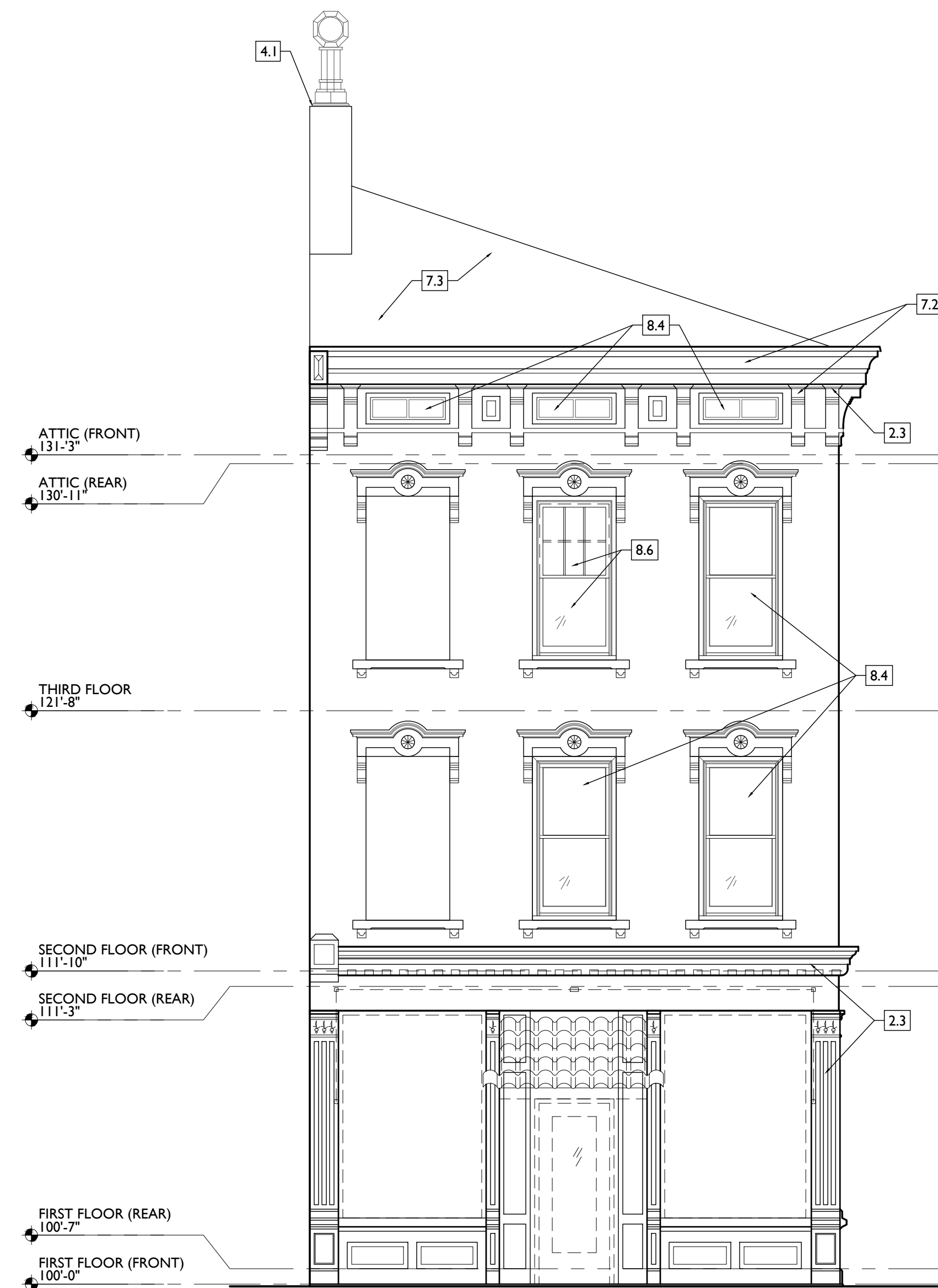


SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN - ROOF



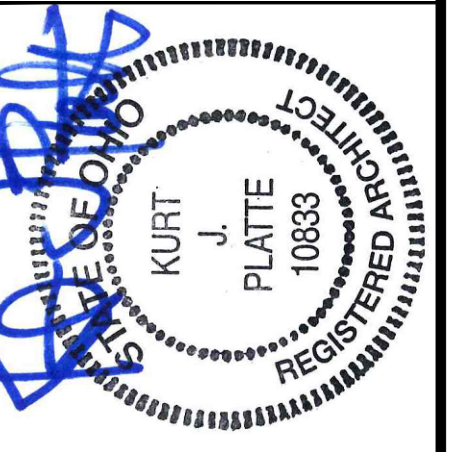
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SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION ELEVATION - EAST

1



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

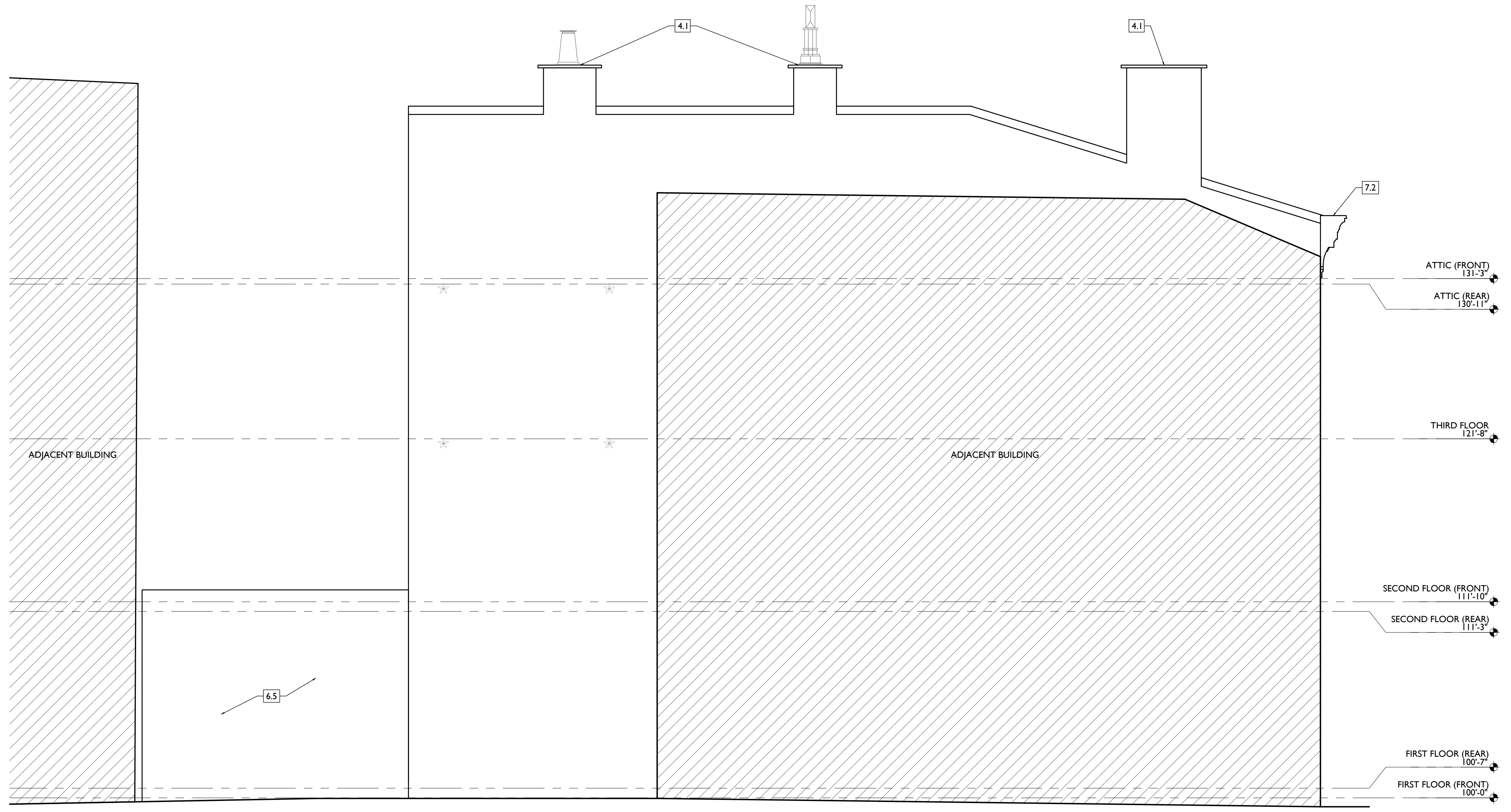
Job No: 22042 04/28/2023

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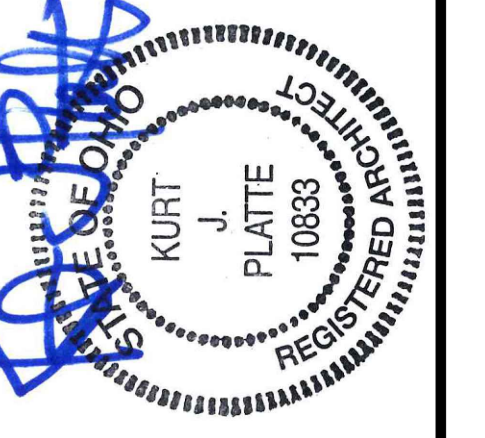
PLATTE
architecture + design

1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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KURT PLATTE 10683
EXP DATE 12.31.2023

Progress Dates
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Revisions

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

PROPOSED PROJECT:
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FINDLAY FLATS

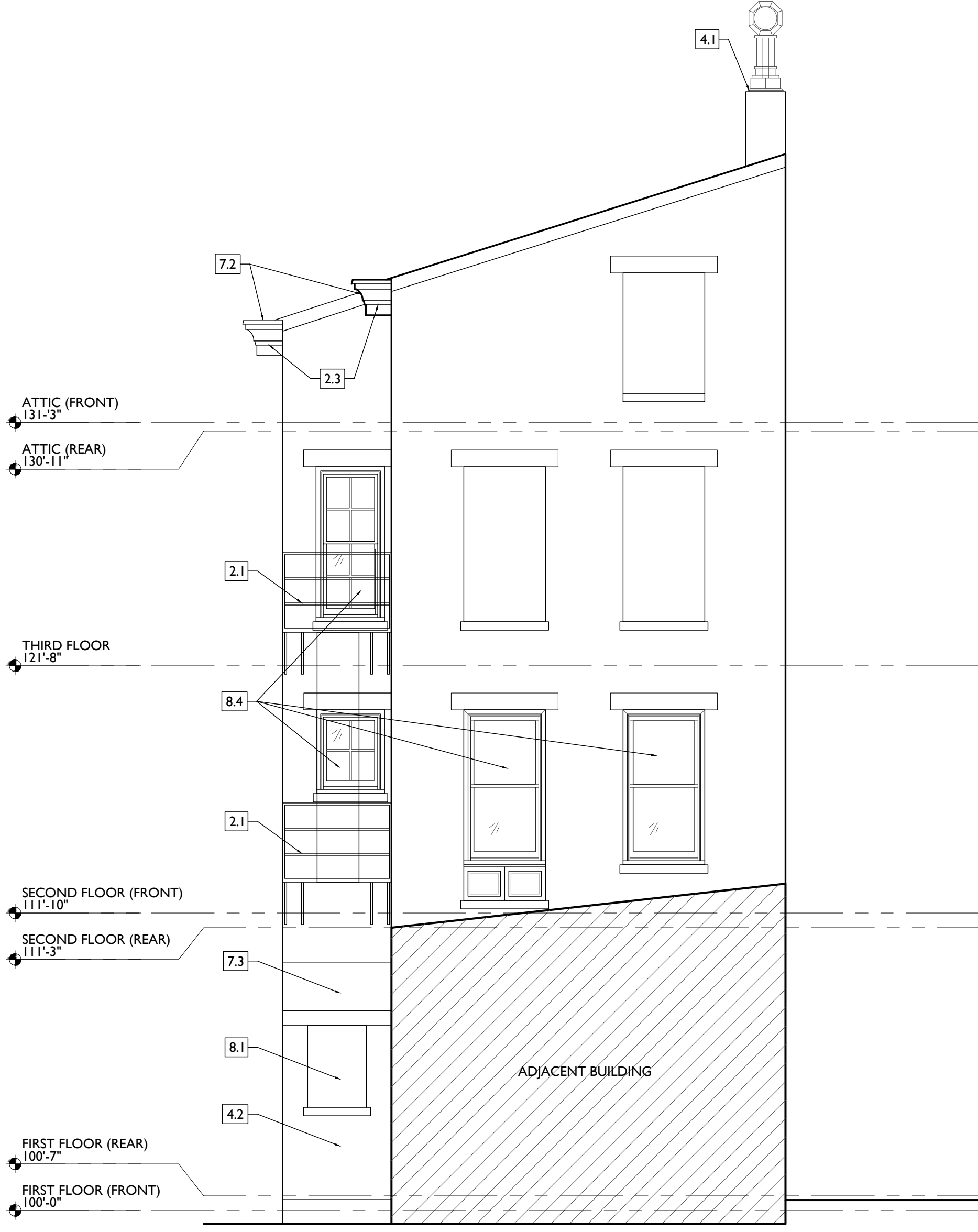
Job No: 22042 04/28/2023

AD2.01

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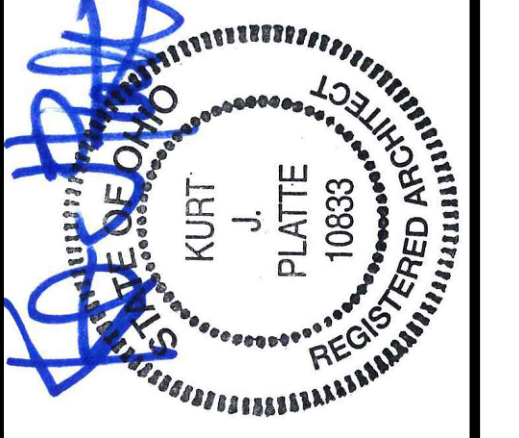
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SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION ELEVATION - WEST

1



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

AD2.02

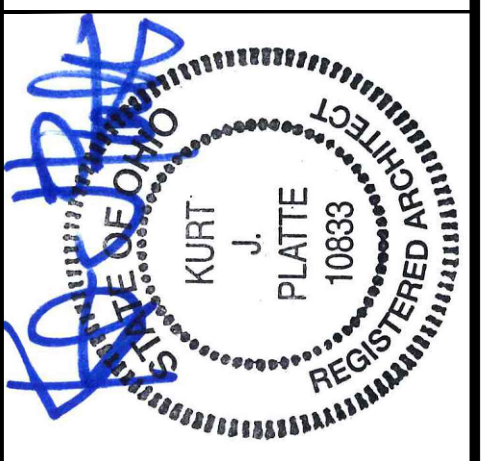
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1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

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SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION ELEVATION - NORTH | 1



KURT PLATTE 10633
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

AD2.03

PLATTE
architecture + design

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

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- IN THE EVENT OF ANY CONFLICT BETWEEN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND STRUCTURAL DRAWINGS OR SPECIFICATIONS, STRUCTURAL SHALL GOVERN.
- 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

- FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.
- 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.
- PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.
- 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.
- EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.
- 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.

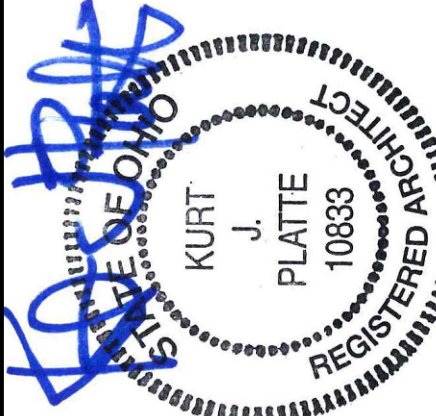
SHOP DWGS PREPARED BY OTHER CONTRACTORS MAY BE REQUIRED TO SUPPLEMENT THE CONTRACT DOCUMENTS. SUCH DWGS ARE FURNISHED FOR THE CONTRACTOR'S INFORMATION AND COORDINATION ONLY.

GENERAL NOTES: PROPOSED WORK

- THIS IS A HISTORIC TAX CREDIT PROJECT. WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS.
- NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH PLANS.
- REPAIR OR REPLACE EXG DAMAGED OR DETERIORATED FLOOR FRAMING &/OR WOOD SUBFLOOR - PER STRUCT DWGS.
- HISTORIC TRIM TO BE RETAINED. U.N.O. SEE DEMO & PROPOSED PLANS.
- RETAIN ANY REMAINING HISTORIC WOOD WINDOW SASH, FRAMES, BRICKMOLD & SHUTTER HARDWARE, U.N.O. SEE DEMO & EXTERIOR ELEVATIONS.
- 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.
- SEE CODE SHEETS FOR ROOF/FLOOR/CEILING ASSEMBLY LOCATIONS & PARTITION SCHEDULE FOR TYPES.
- PENETRATIONS OF RATED ASSEMBLIES TO BE PROTECTED PER SECTION 713.3 & 713.4 OBC. COORD W/ MEP DWGS.
- PROVIDE FIRE BLOCKING PER 717.2 OBC.
- PROVIDE DRAFTSTOPPING IN FLOORS, CLGS/ROOFS & ATTICS PER OBC.
- PROVIDE BLOCKING FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS.
- 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.
- 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.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION AND CONNECTIONS OF ALL MEP EQUIPMENT.
- PROVIDE SLEEVES THROUGH EXG. BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
- 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.
- PROVIDE FIRE EXTINGUISHERS PER CODE SUMMARY & NFPA REQ. COORD W/ FIRE MARSHALL.
- FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
- EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
- REPAIR & RESEAL AROUND EXG. CHIMNEYS, TYP. AS REQ. PROVIDE NEW ALUM CAP, TYP.
- EXTERIOR WOOD TO BE PRESSURE TREATED.
- 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.
- SHEET METAL WORK TO COMPLY WITH SPACNA ARCHITECTURAL SHEET METAL MANUAL.
- 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.
- BASEMENTS TO BE TESTED FOR RADON EXPOSURE. PROVIDE VAPOR MITIGATION SYSTEM BELOW BASEMENT LAB AS REQUIRED. CONNECT TO VERTICAL VENTS INDICATED IN FLOOR PLANS.
- 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.
- 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 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
- 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.
- GYPSUM BOARD: SEE PARTITION SCHEDULE. MOLD & MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS - RESTROOMS, KITCHENS, LAUNDRY, BASEMENTS.
- 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.
- 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.
- PROVIDE BLINDS AT RESIDENTIAL UNITS PER FINISH SCHEDULE. QUANTITY AND LOCATIONS BY OWNER.

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KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.00

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

- 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
- 5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
- 6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
- 6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
- 6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
- 6.5 NEW FRAMING/SEATING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
- 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.

- 8.4 DOOR SCHEDULE AND DETAILS.
- 8.5 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE. RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
- 9. **FINISHES**
- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 NEW HARDWOOD FLOORING.
- 9.4 REFINISHED HISTORIC HARDWOOD FLOORING.

- 10. **SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT STANDARDS & ACCESSIBILITY REQUIREMENTS. WHEN REQ. SURFACE MOUNTED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.
- 10.3 A. TYP. REACH-IN CLOSET.
B. WALK-IN CLOSET.
C. ABOVE W/D.
- 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
- 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
- 10.6 A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
- 10.7 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
- 10.8 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
- 10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
- 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3300. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.

- 21. **FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 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. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
- 22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
- 22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. **HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
- 23.2 A. ROOF <3.12. INSTALL C.I.U. ON SOUND ISOLATING PADS.
NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.

- 24. **ELECTRICAL**
- 24.1 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.
- 24.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
- 24.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

- 2/4 PARTITION TYPE - TYPE 1 U.N.O. KEYNOTE
- EXG 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
- 100A DOOR TAG. SEE SCHEDULE
- WINDOW DESIGNATION
- STOREFRONT DESIGNATION
- EMERGENCY EGRESS EXIT
- OPG CONTAINS TEMPERED GLAZING
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG

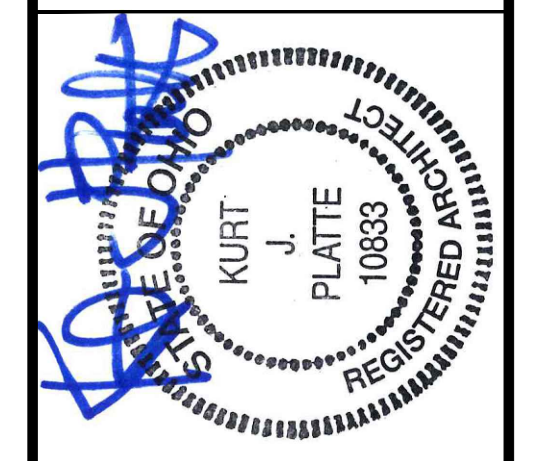
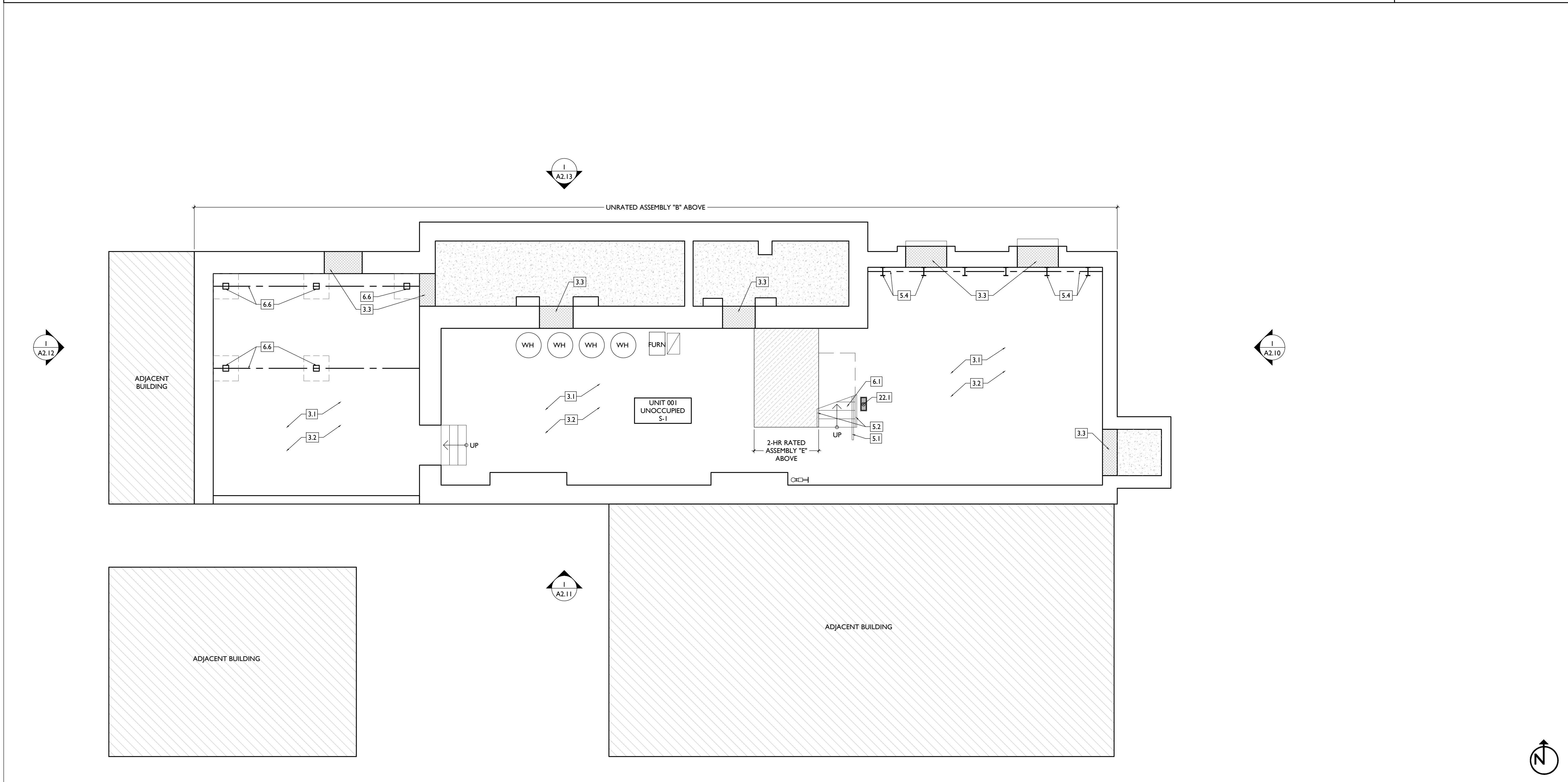
- 3. **CONCRETE**
- 3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
- 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
- 3.3 EXG OPG IN BASEMENT TO BE INFILLED. SEE STRUCTURAL DWGS.
- 3.4 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.
- 4. **MASONRY**
- 4.1 TUCK POINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 4.3 OPENING TO BE INFILLED WITH CHU AT INTERIOR AND BRICK AT EXTERIOR. BRICK IS TO MATCH EXG ADJACENT HISTORIC BRICK IN SIZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.
- 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.
- 5. **METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
- 5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.

- 7. **THERMAL AND MOISTURE PROTECTION**
- 7.1 REPAIR/RE-LINE EXG BOX GUTTER.
- 7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTAC, CARLISLE, PA. OR EQUIVALENT.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 48"X48".
- 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
- 7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 8. **OPENINGS**
- 8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
- 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE

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Revisions

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

PROPOSED PROJECT:
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- 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.

5. METALS

- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
- 5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.

- 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
- 5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
- 6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
- 6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
- 6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
- 6.5 NEW FRAMING/SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
- 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 REPAIR/RE-LINE EXG BOX GUTTER.
- 7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM. 20 YEAR WARRANTY, BY CARLISLE SYNTAC, CARLISLE, PA. OR EQUIVALENT.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 48"X48".
- 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
- 7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.

8. OPENINGS

- 8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
- 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE

- 8.4 DOOR SCHEDULE AND DETAILS.
- 8.5 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE. RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
- 9. **FINISHES**
- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 NEW HARDWOOD FLOORING.
- 9.4 REFINISHED HISTORIC HARDWOOD FLOORING.

10. SPECIALTIES

- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ. SURFACE MOUNTED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.2 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 W/D.
- 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
- 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
- 10.6 A. SURFACE MOUNTED. B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
- 10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
- 10.7 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
- 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
- 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3300. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/

- FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 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. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
- 22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
- 22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.



















23. HEATING, VENTILATING, AND AIR CONDITIONING

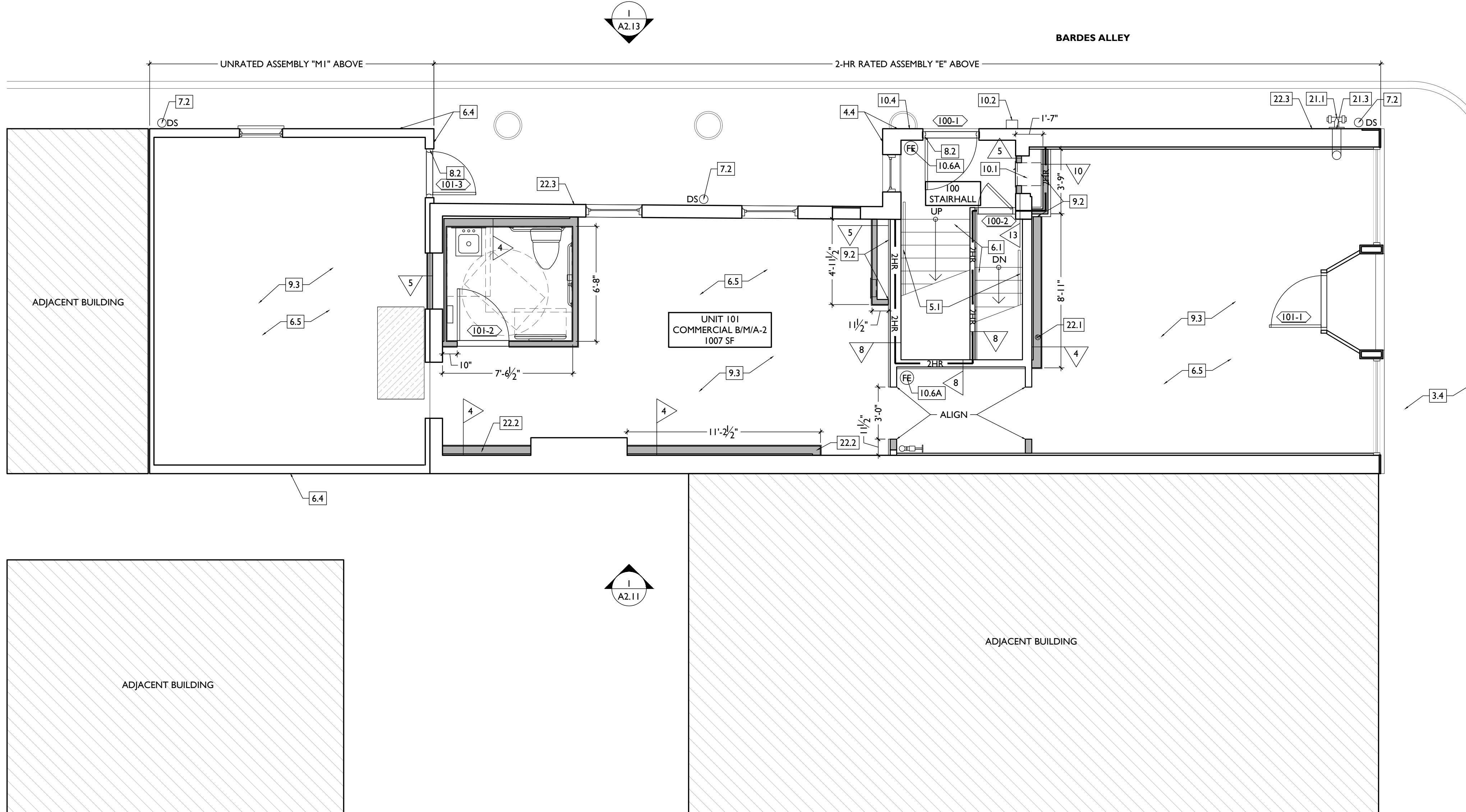
- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
- 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.

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.
- 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

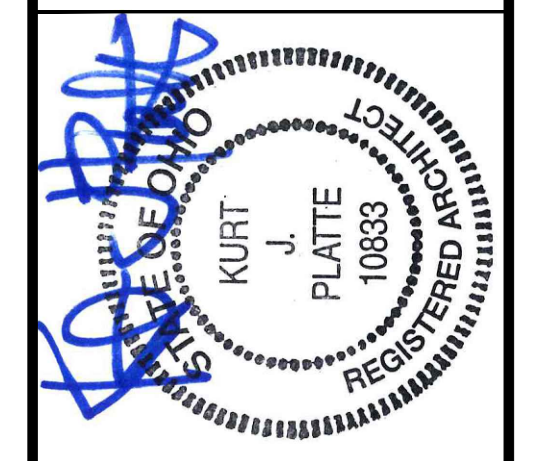
NEW WORK GRAPHIC KEY:

-  PARTITION TYPE - TYPE I U.N.O.
-  KEYNOTE
-  EXG 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
-  DOOR TAG. SEE SCHEDULE
-  WINDOW DESIGNATION.
-  STOREFRONT DESIGNATION.
-  EMERGENCY EGRESS EXIT.
-  OPG CONTAINS TEMPERED GLAZING.
-  SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
-  ELEVATION TAG.



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

PROPOSED PLAN - FIRST FLOOR | 1



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

AI.II

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

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
- 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
- 3.3 EXG OPG IN BASEMENT TO BE INFILLED. SEE STRUCTURAL DWGS.
- 3.4 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.

4. MASONRY

- 4.1 TUCK POINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 4.3 OPENING TO BE INFILLED WITH CMU AT INTERIOR AND BRICK AT EXTERIOR. BRICK IS TO MATCH EXG ADJACENT HISTORIC BRICK IN SIZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.
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- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
- 10.3 A. TYP. REACH-IN CLOSET.
- 10.3 B. WALK-IN CLOSET.
- 10.3 C. ABOVE W/D.
- 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
- 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
- 10.5 A. SURFACE MOUNTED.
- 10.5 B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
- 10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
- 10.7 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
- 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
- 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/

- 21.2 FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

22. PLUMBING

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23. HEATING, VENTILATING, AND AIR CONDITIONING

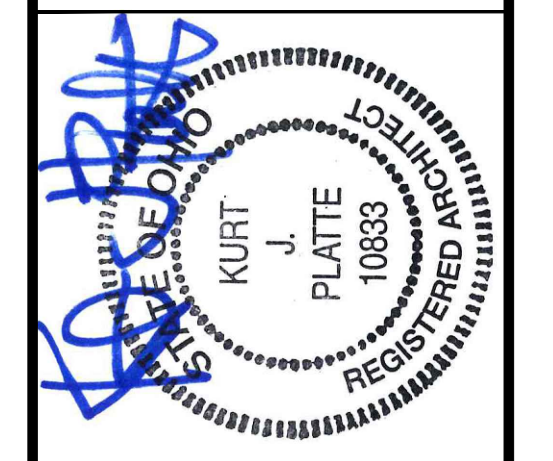
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26. ELECTRICAL

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- 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - TYPE 1 U.N.O. KEYNOTE
- EXG 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
- DOOR TAG. SEE SCHEDULE
- WINDOW DESIGNATION.
- STOREFRONT DESIGNATION.
- EMERGENCY EGRESS EXIT.
- OPG CONTAINS TEMPERED GLAZING.
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
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KURT PLATTE 10833
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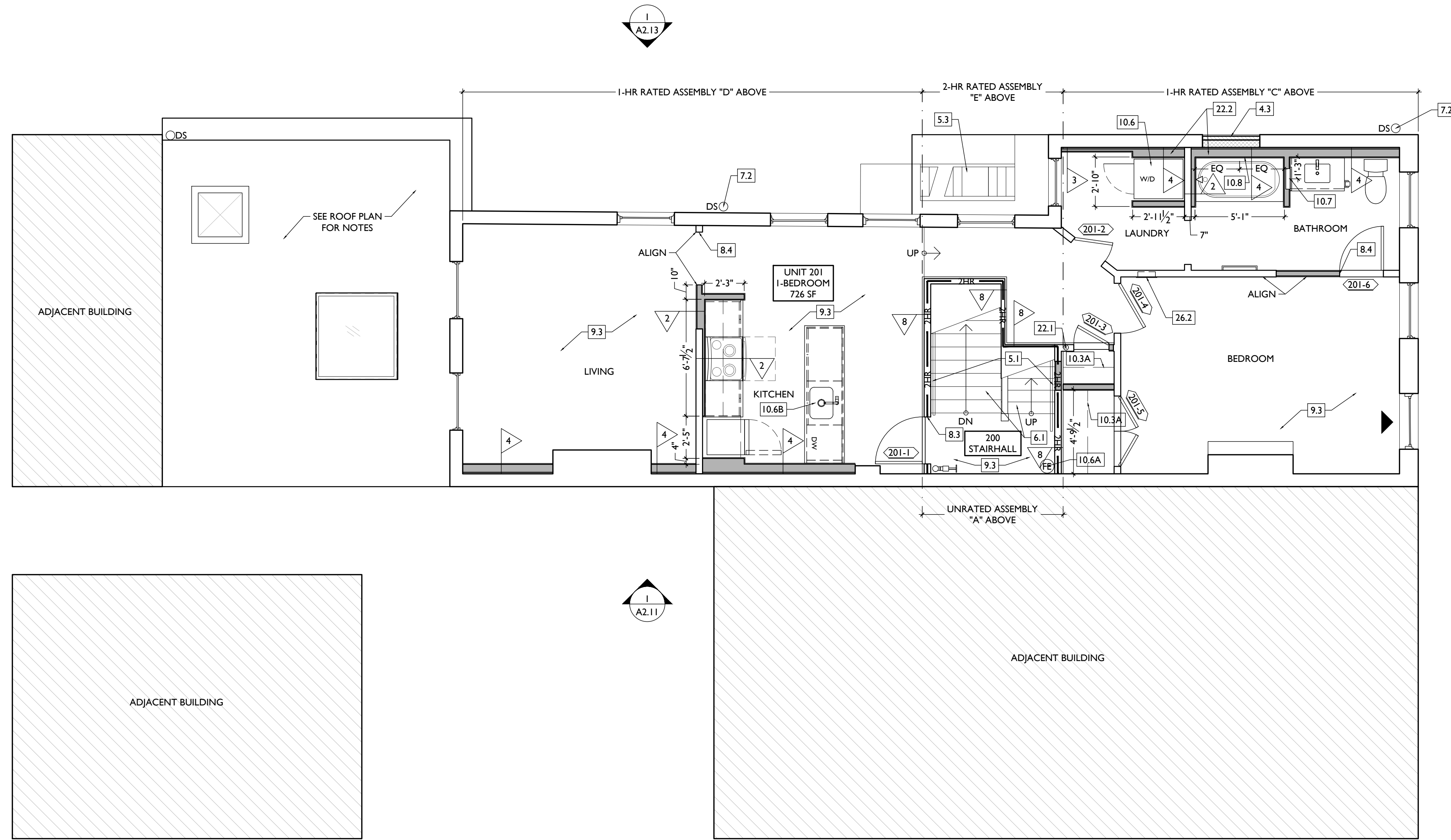
Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

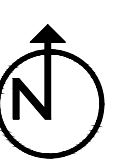
Job No: 22042 04/28/2023

AI.12



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

PROPOSED PLAN - SECOND FLOOR



1

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- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ. SURFACE MOUNTED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
- 10.3 A. TYP. REACH-IN CLOSET.
- 10.3 B. WALK-IN CLOSET.
- 10.3 C. ABOVE W/D.
- 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
- 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
- 10.6 A. SURFACE MOUNTED.
- 10.6 B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
- 10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
- 10.7 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
- 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
- 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3300. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/

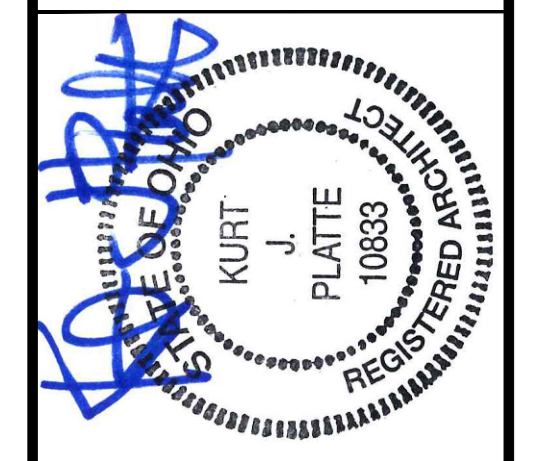
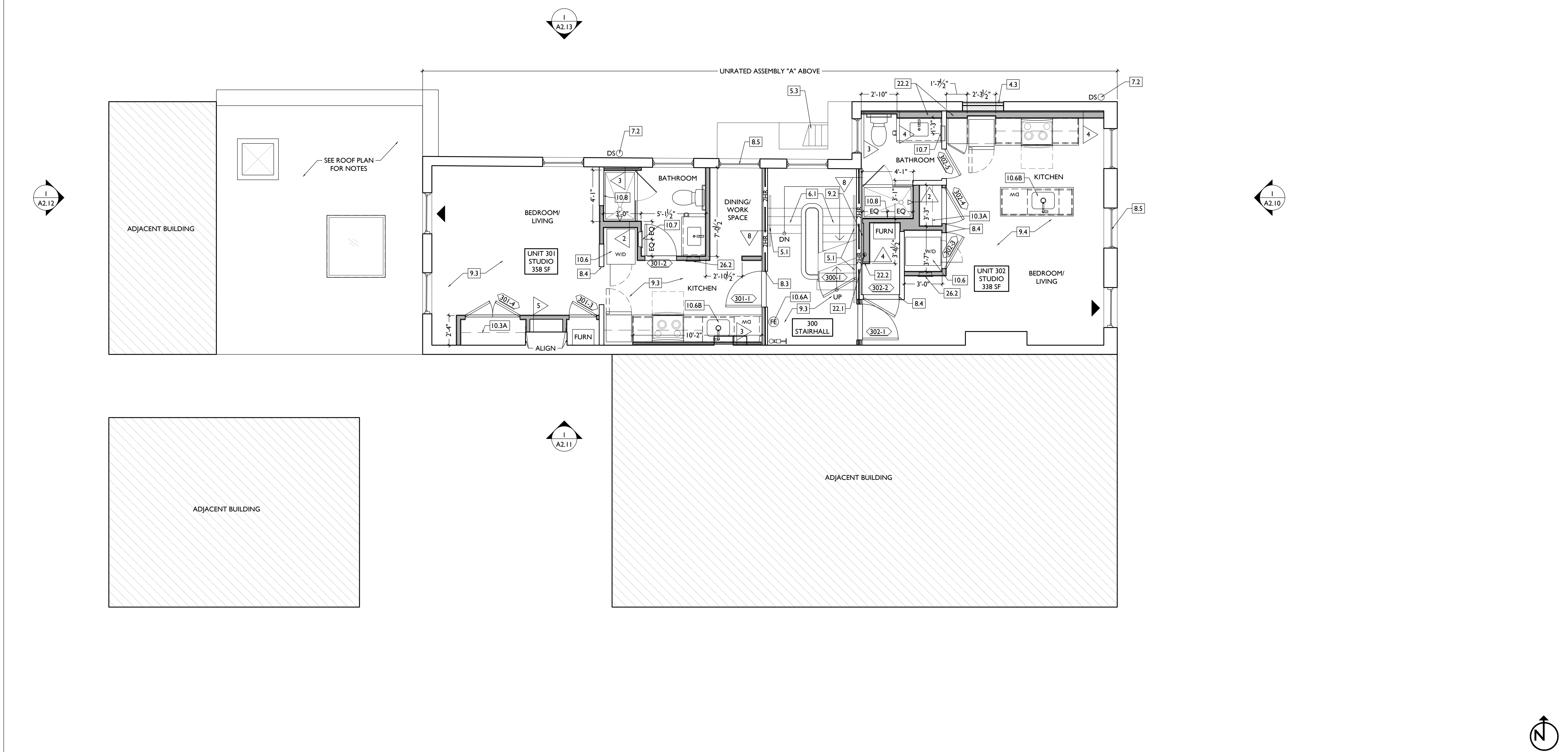
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- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
- 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
- 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.
- 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

- 2/4 PARTITION TYPE - TYPE 1 U.N.O. KEYNOTE
- EXG 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
- 100A DOOR TAG. SEE SCHEDULE
- WINDOW DESIGNATION
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- EMERGENCY EGRESS EXIT
- OPG CONTAINS TEMPERED GLAZING
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
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Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.13

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- 3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
 - 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
 - 3.3 EXG OPG IN BASEMENT TO BE INFILLED. SEE STRUCTURAL DWGS.
 - 3.4 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.
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 - 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
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- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
 - 5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.

- 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
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- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
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 - 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.

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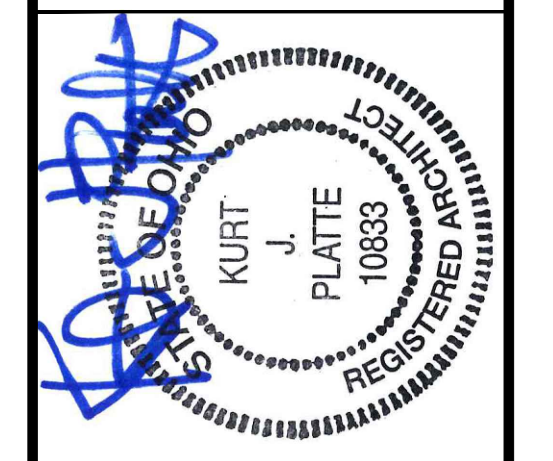
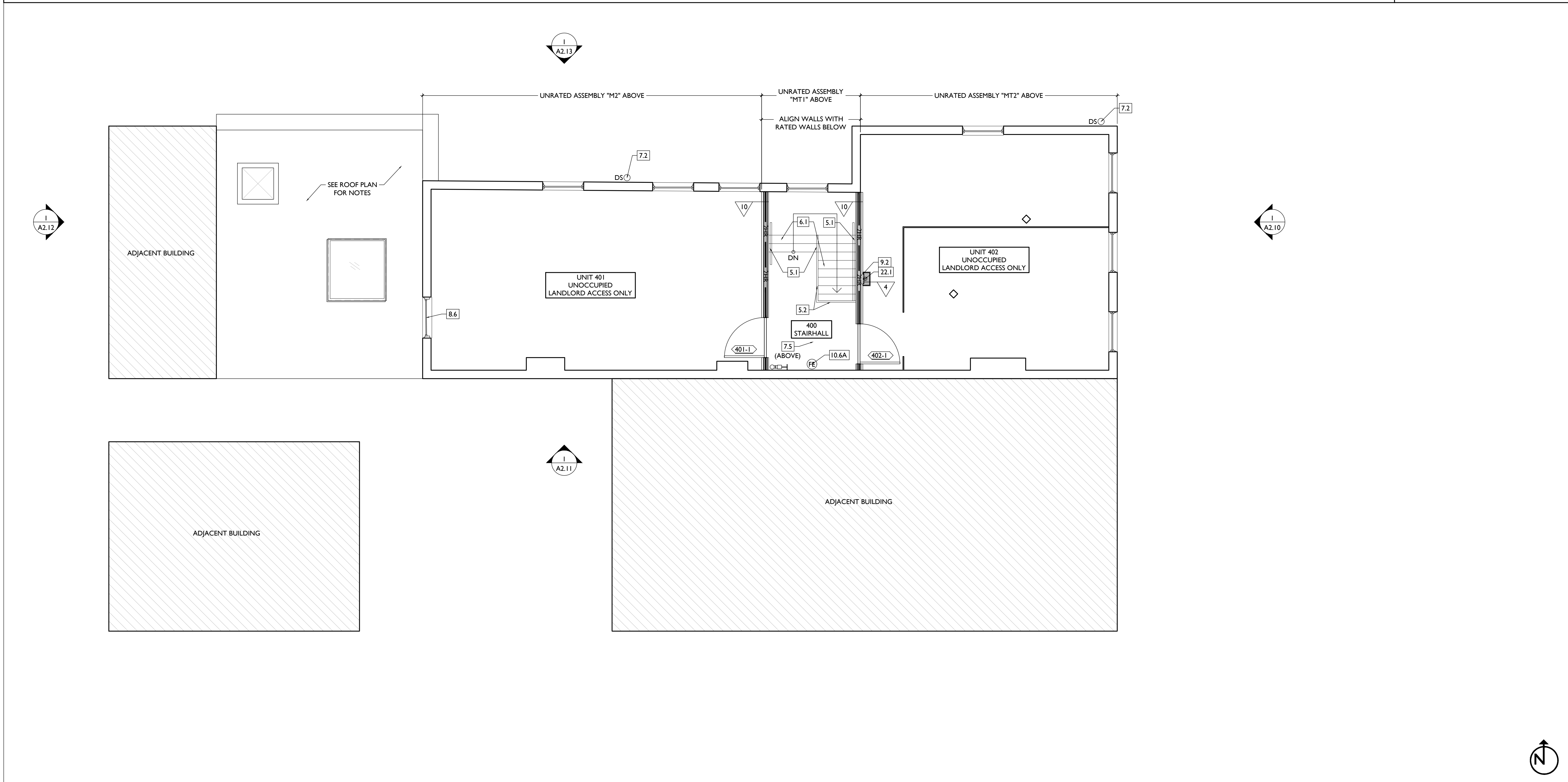
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SCALE: 1/4" = 1'-0"

PROPOSED PLAN - ATTIC | 1

AI.14

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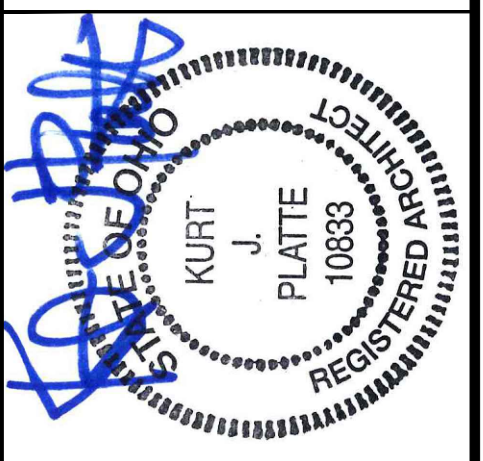
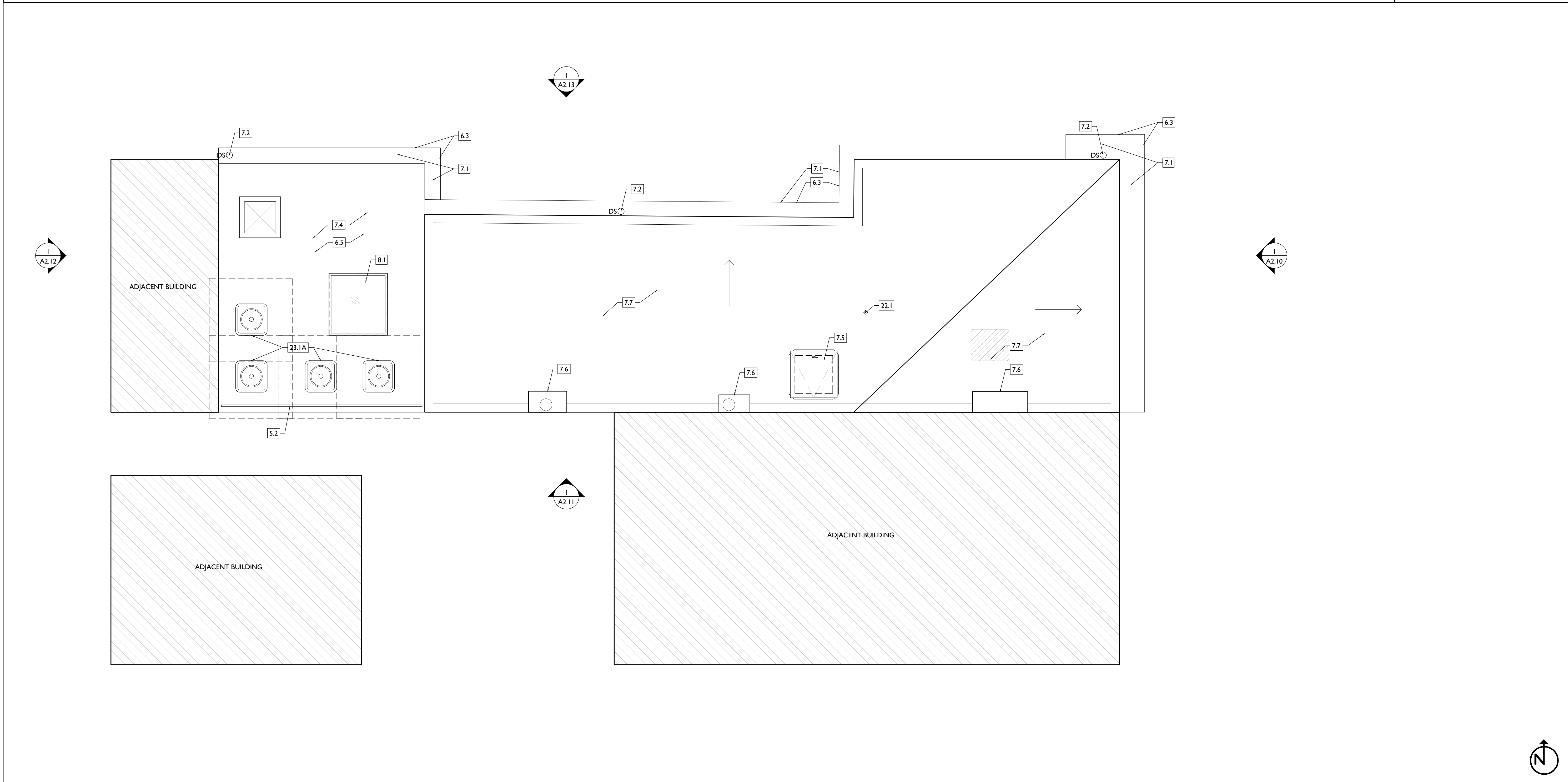
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SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.
SM2		SM2 - DAMP RATED, TYPICAL IN SHOWERS.
SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS.
SM13	SURFACE MOUNT ENTRY LIGHT	STAIR 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
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:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.

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 V.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.

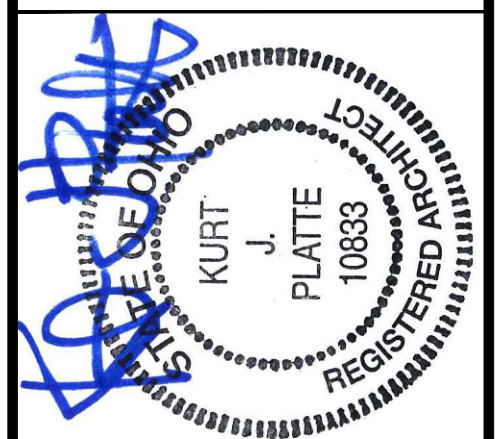
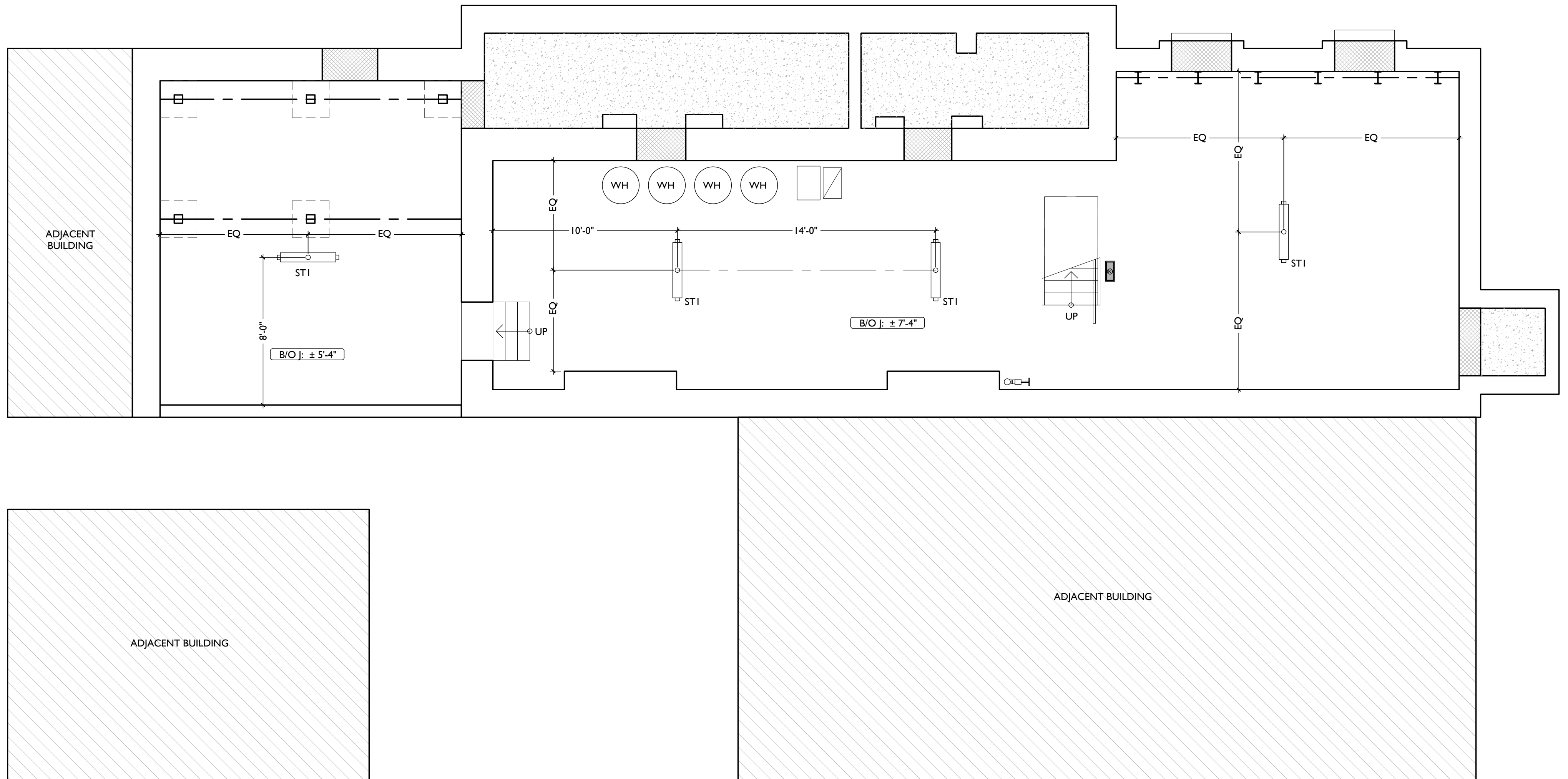
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

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
SD	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
SDP	PHOTOELECTRIC
---	CENTER ON ARCHITECTURAL FEATURE
---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

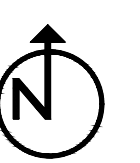
PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.20

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

REFLECTED CEILING PLAN - BASEMENT



1

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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
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V1	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
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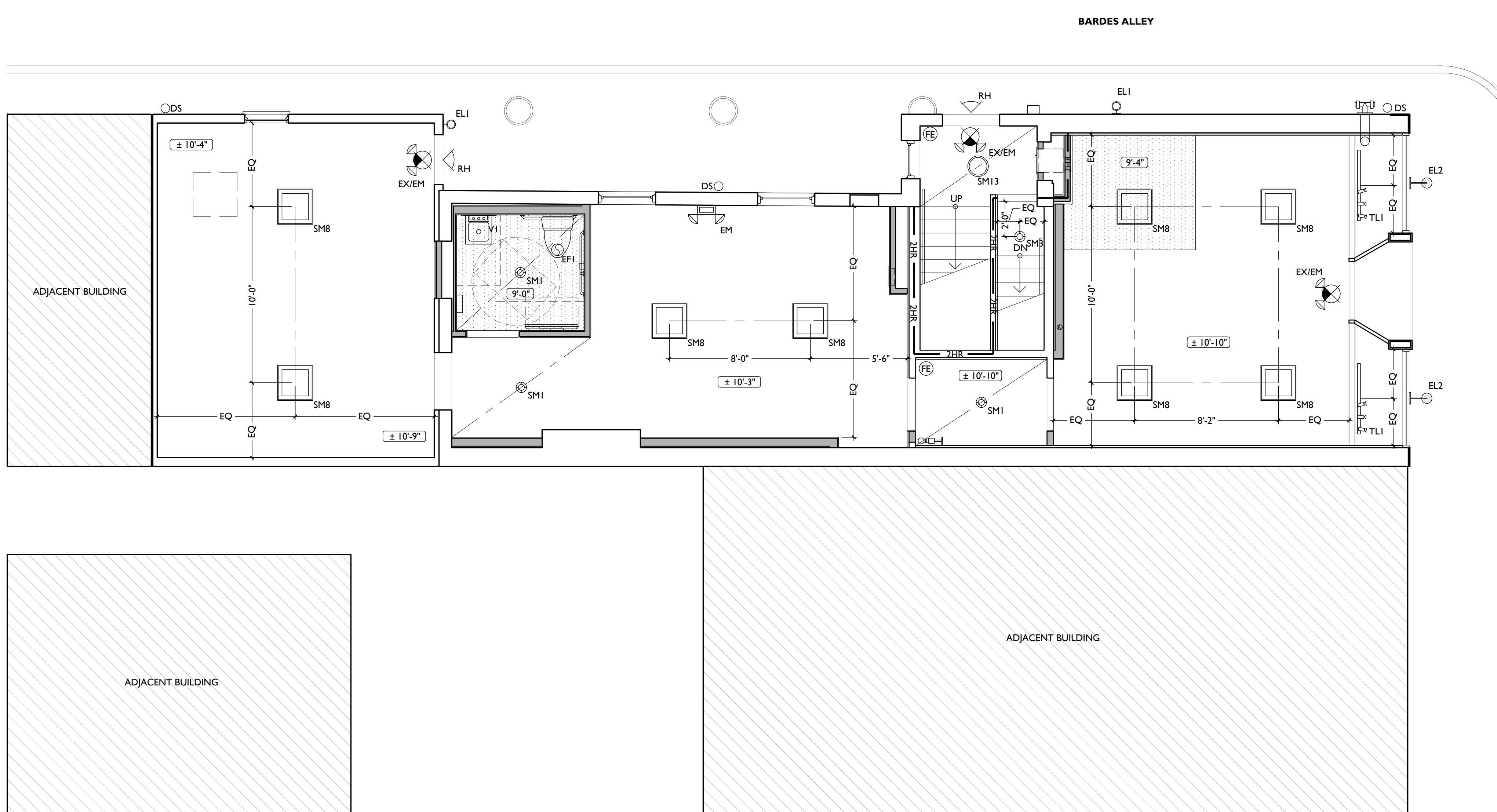
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REFLECTED CEILING PLAN GENERAL NOTES:

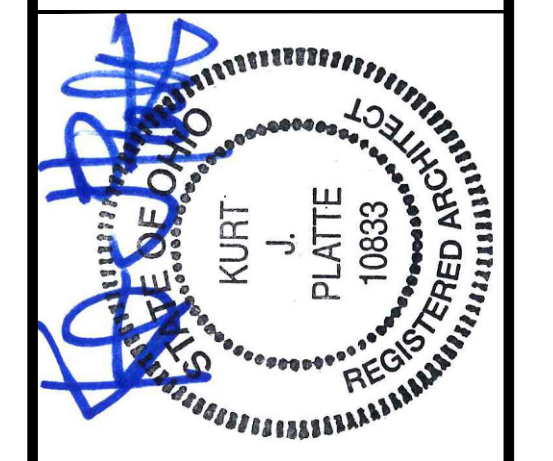
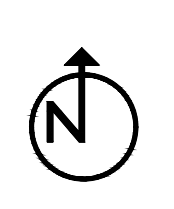
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---	CENTER ON ARCHITECTURAL FEATURE
---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - FIRST FLOOR



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

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

Job No: 22042 04/28/2023

AI.21

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SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.
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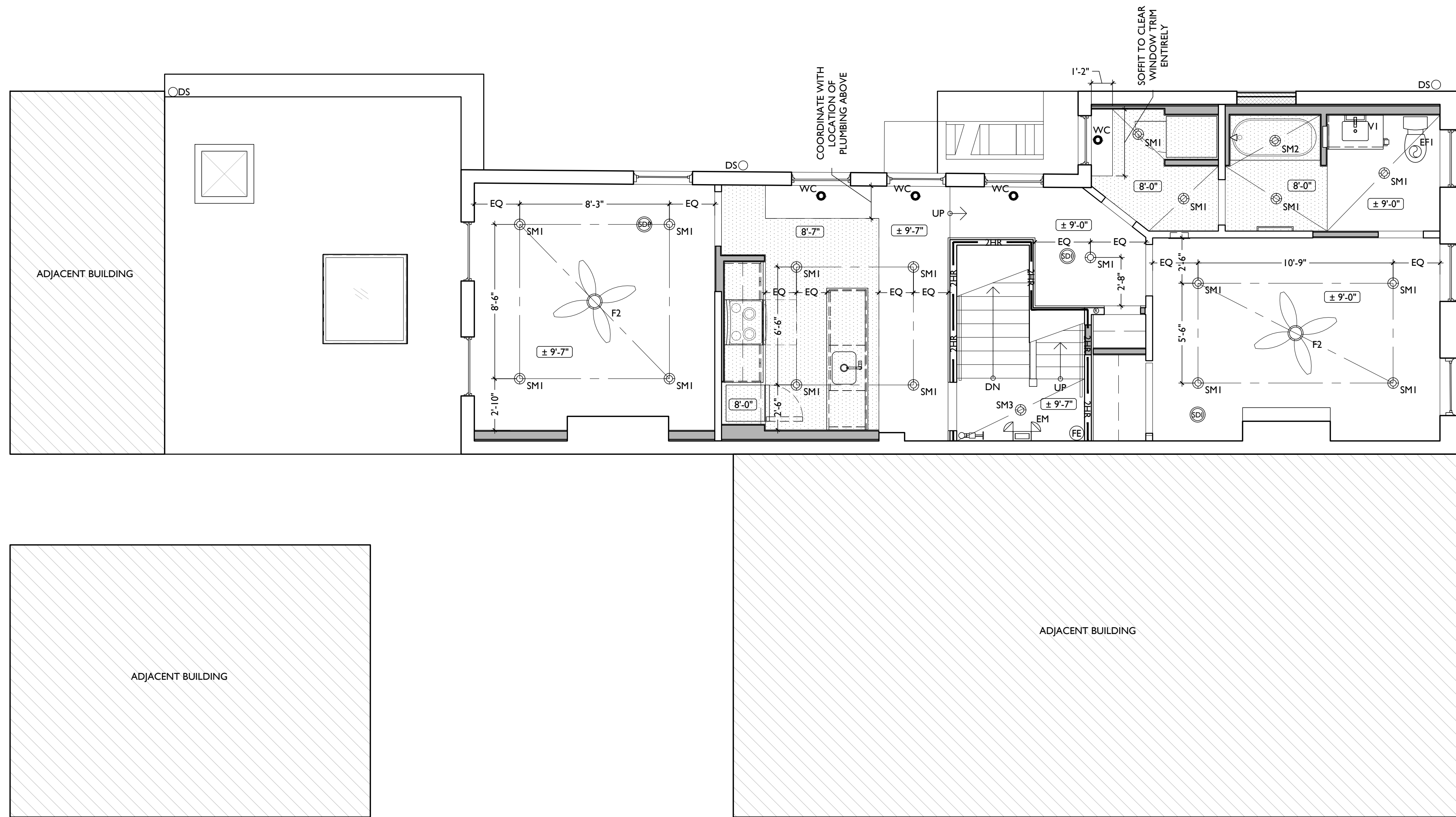
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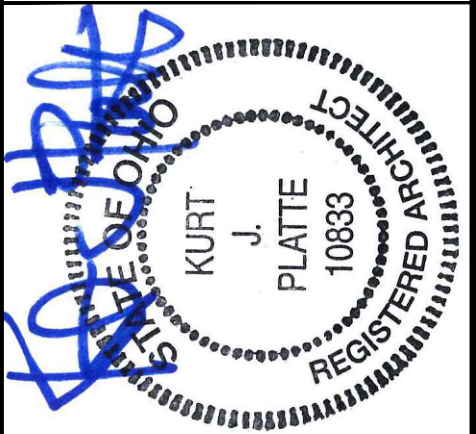
REFLECTED CEILING PLAN GRAPHIC KEY:

CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
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(SP)	PHOTOELECTRIC
[Symbol]	CENTER ON ARCHITECTURAL FEATURE
[Symbol]	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - SECOND FLOOR



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.22

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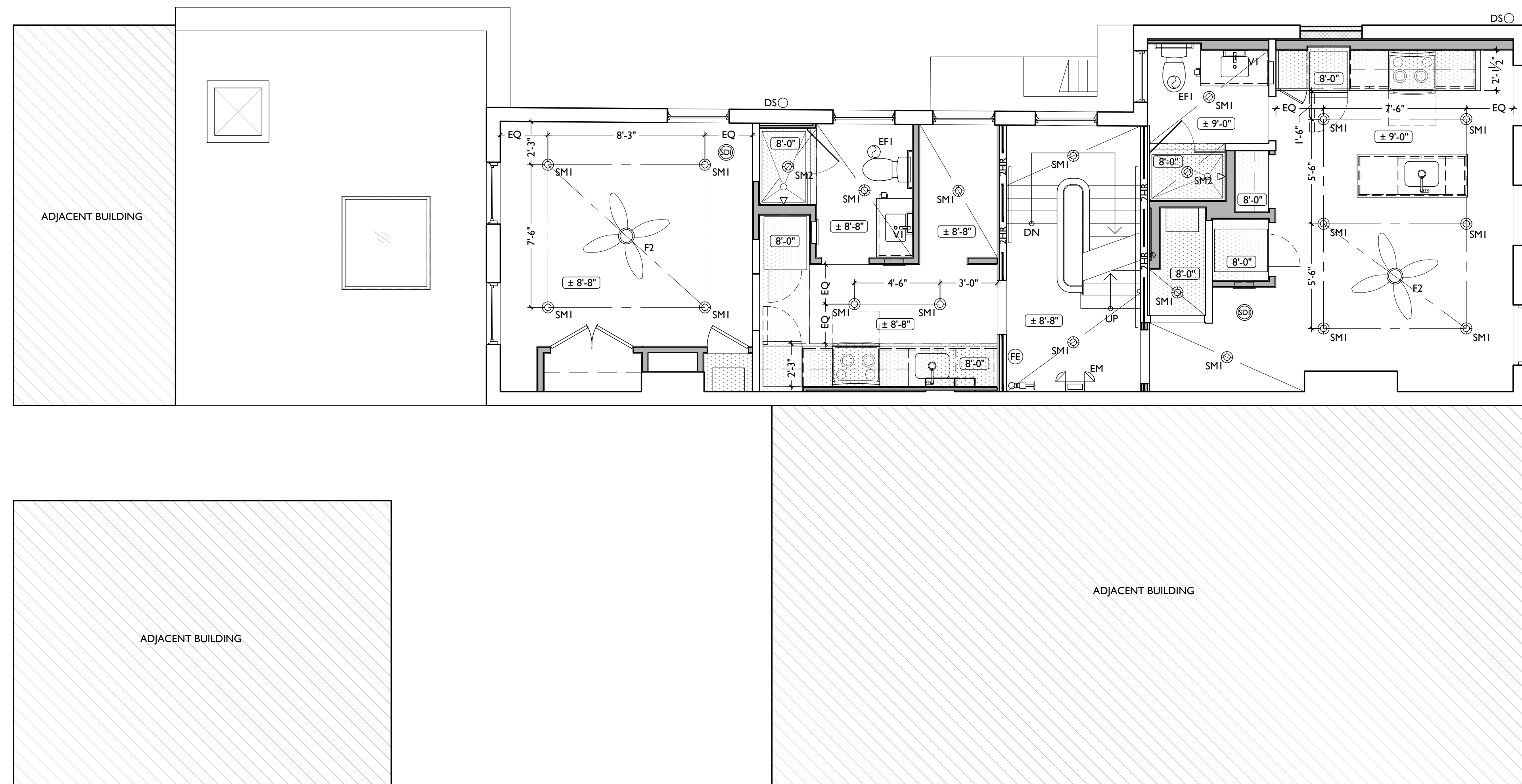
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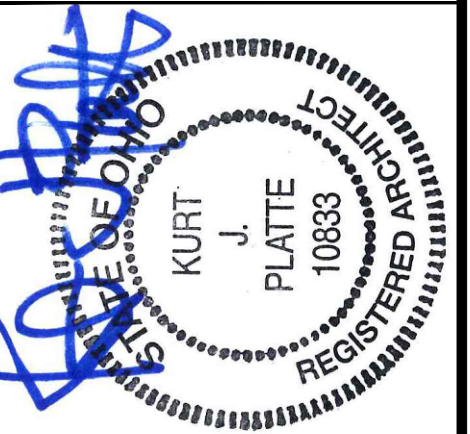
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SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - THIRD FLOOR



KURT PLATTE 10833
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Revisions

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
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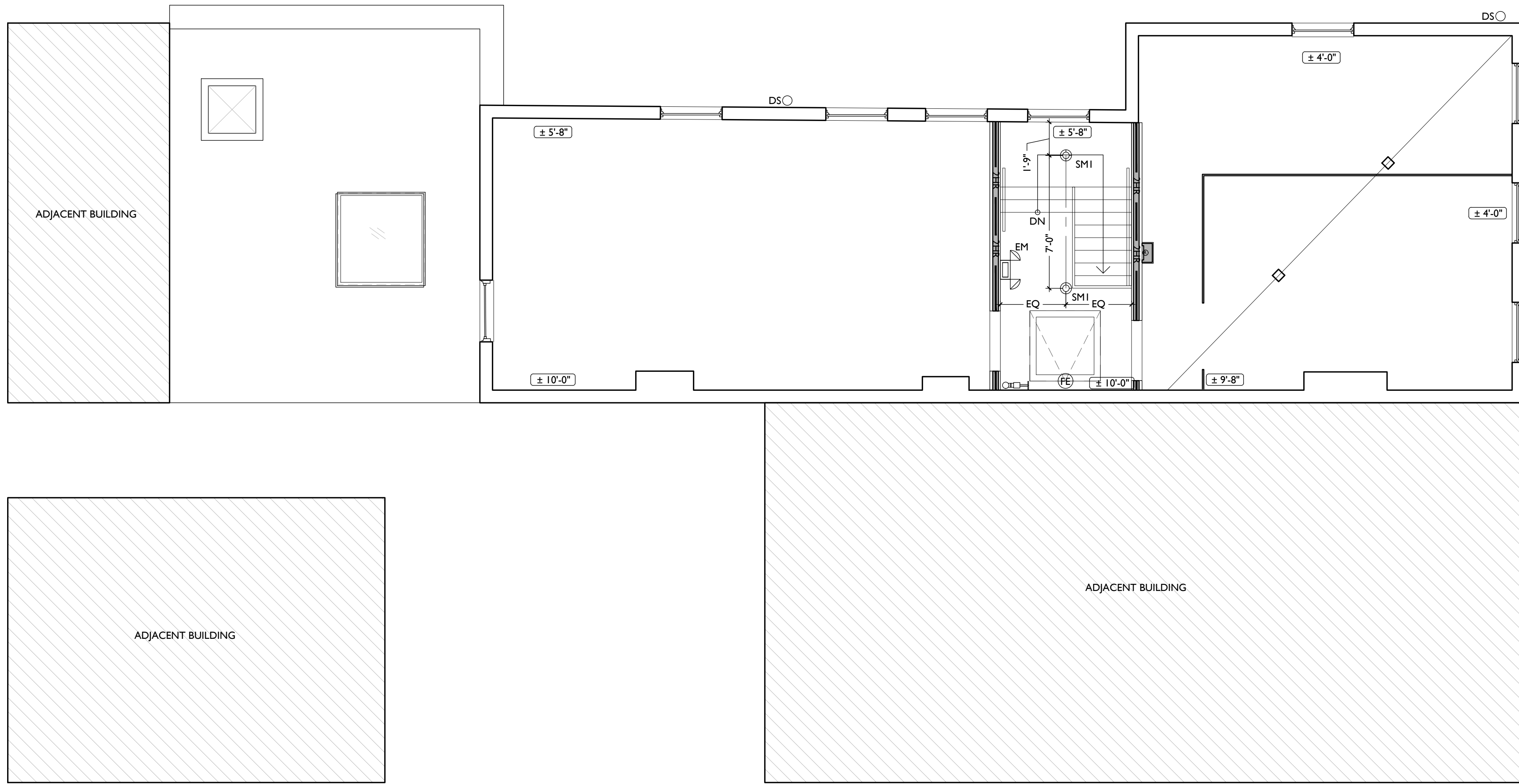
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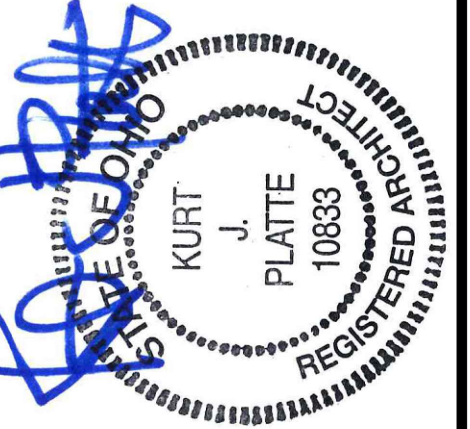
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CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
---	SOFFIT/LOWERED GYP BD CEILING
///	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
WC	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW- COORD W/ F.P PLANS
(NL)	DENOTES NIGHT LIGHT FIXTURE
(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 - ATTIC | 1



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.24

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5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
6.5 NEW FRAMING/SEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.

8.4 DOOR SCHEDULE AND DETAILS.
8.5 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE. RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.3 NEW HARDWOOD FLOORING.
9.4 REFINISHED HISTORIC HARDWOOD FLOORING.

10. SPECIALTIES
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT STANDARDS & ACCESSIBILITY REQUIREMENTS. WHEN REQ. SURFACE MOUNTED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
10.2 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 W/D.
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 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
10.7 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.

21. FIRE SUPPRESSION
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
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. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF <3'12". INSTALL C.I.U. ON SOUND INSULATING PADS
23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.

24. ELECTRICAL
24.1 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.
24.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
24.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

3. CONCRETE
3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 2.1.
3.3 EXG OPG IN BASEMENT TO BE INFILLED. SEE STRUCTURAL DWGS.
3.4 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.

7. THERMAL AND MOISTURE PROTECTION
7.1 REPAIR/RE-LINE EXG BOX GUTTER.
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA. OR EQUIVALENT.
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 48"x48".
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.

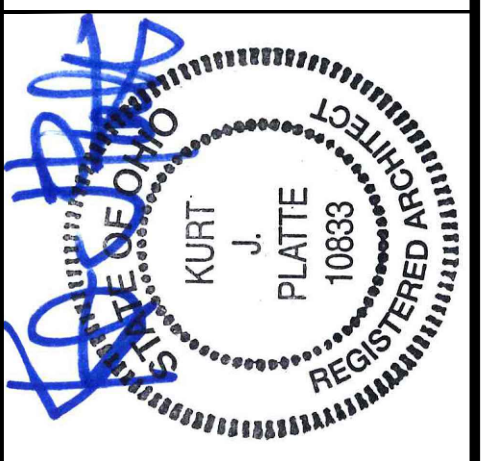
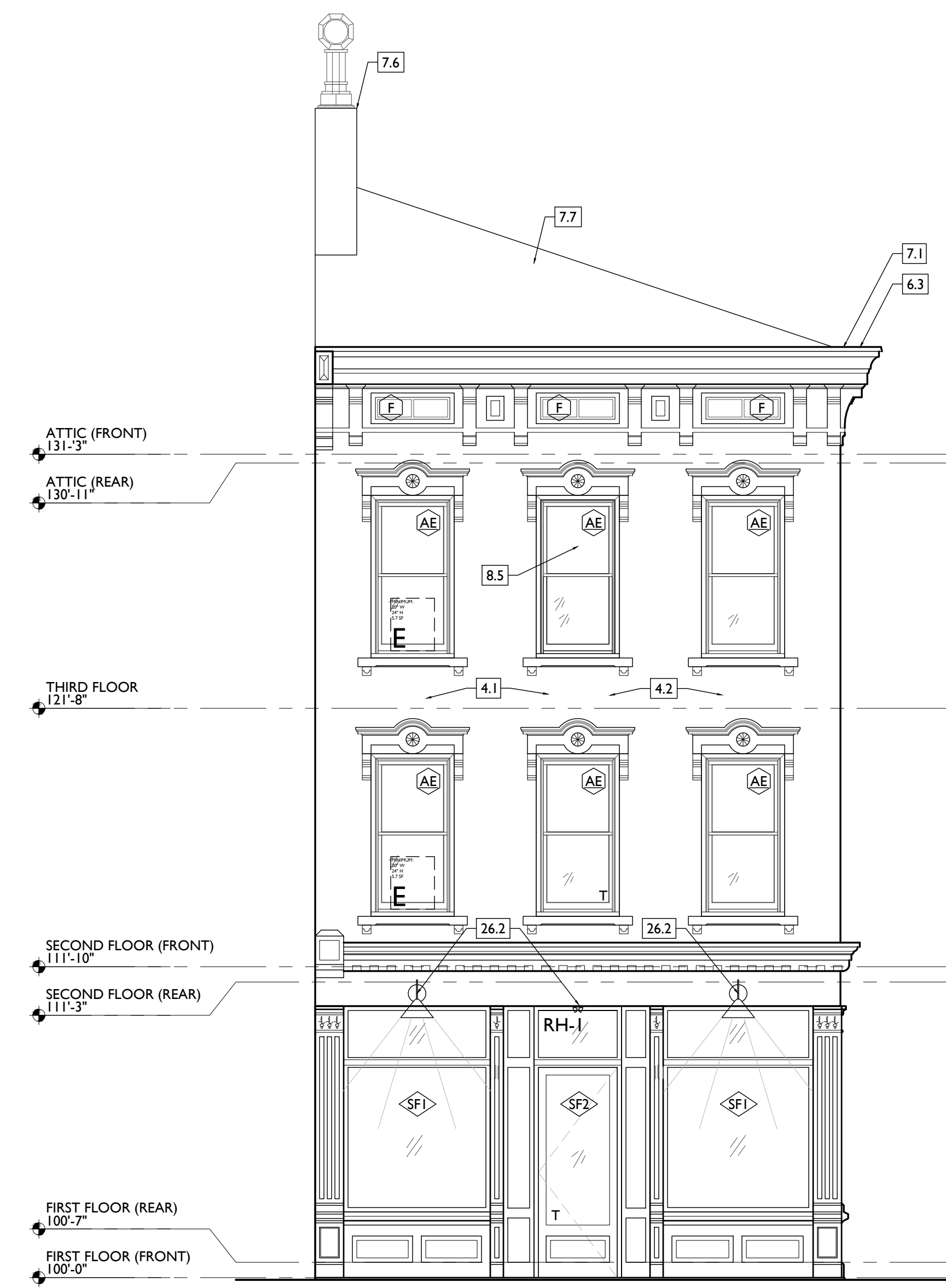
8. OPENINGS
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NEW WORK GRAPHIC KEY:

- PARTITION TYPE - TYPE 1 U.N.O. KEYNOTE
- EXG 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
- DOOR TAG. SEE SCHEDULE
- WINDOW DESIGNATION.
- STOREFRONT DESIGNATION.
- EMERGENCY EGRESS EXIT.
- OPG CONTAINS TEMPERED GLAZING.
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.



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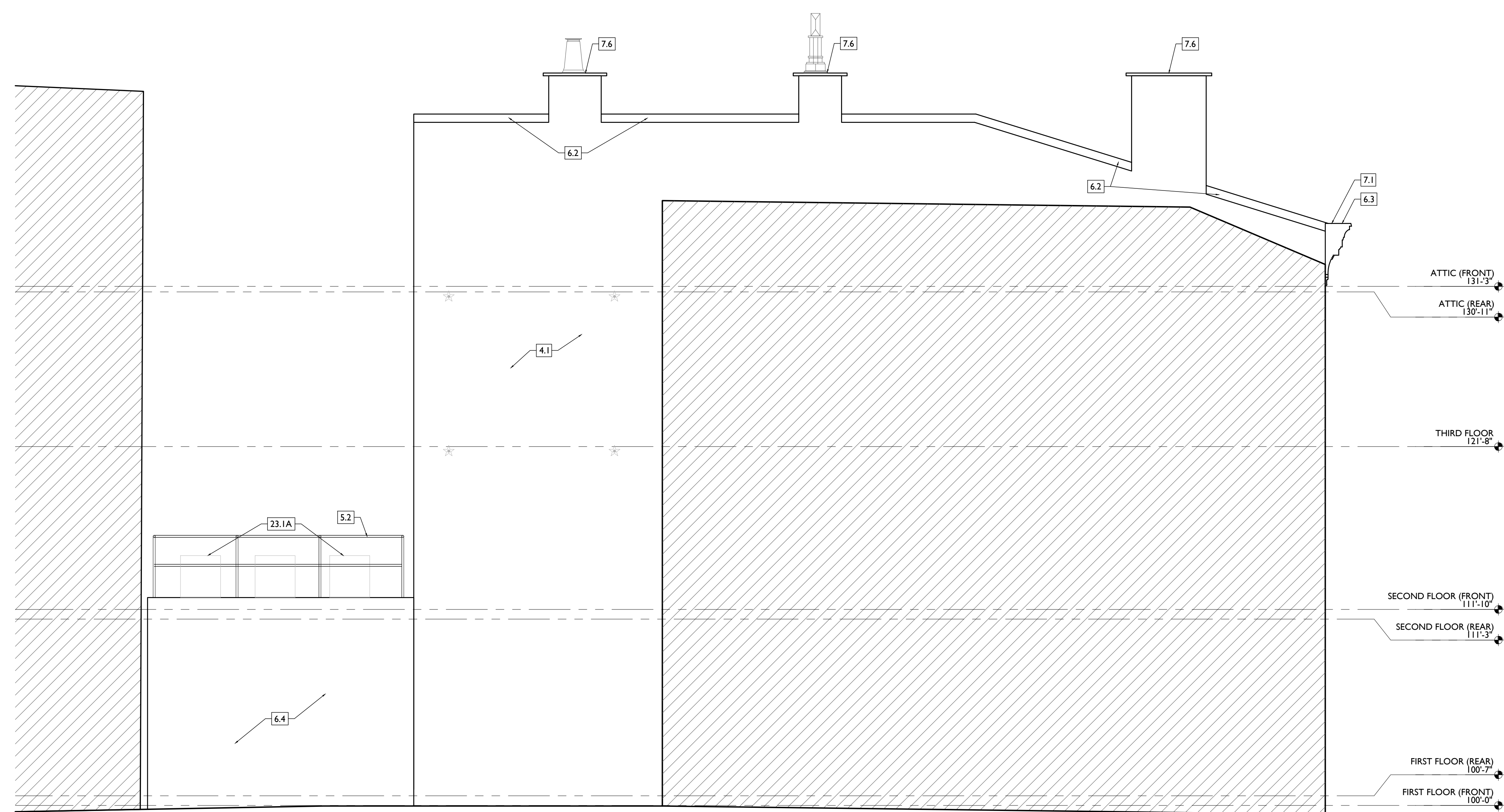
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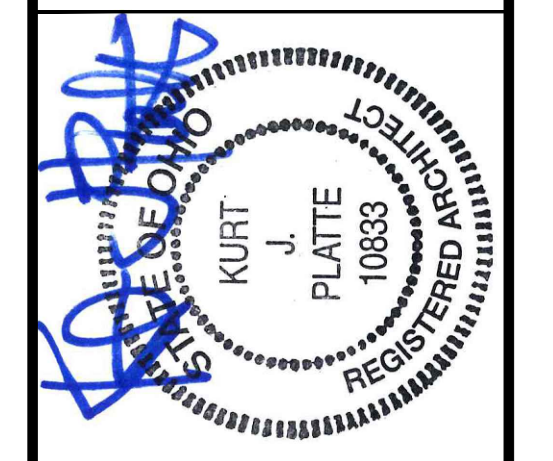
21. FIRE SUPPRESSION
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/



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

PROPOSED ELEVATION - SOUTH

1



KURT PLATTE 10833
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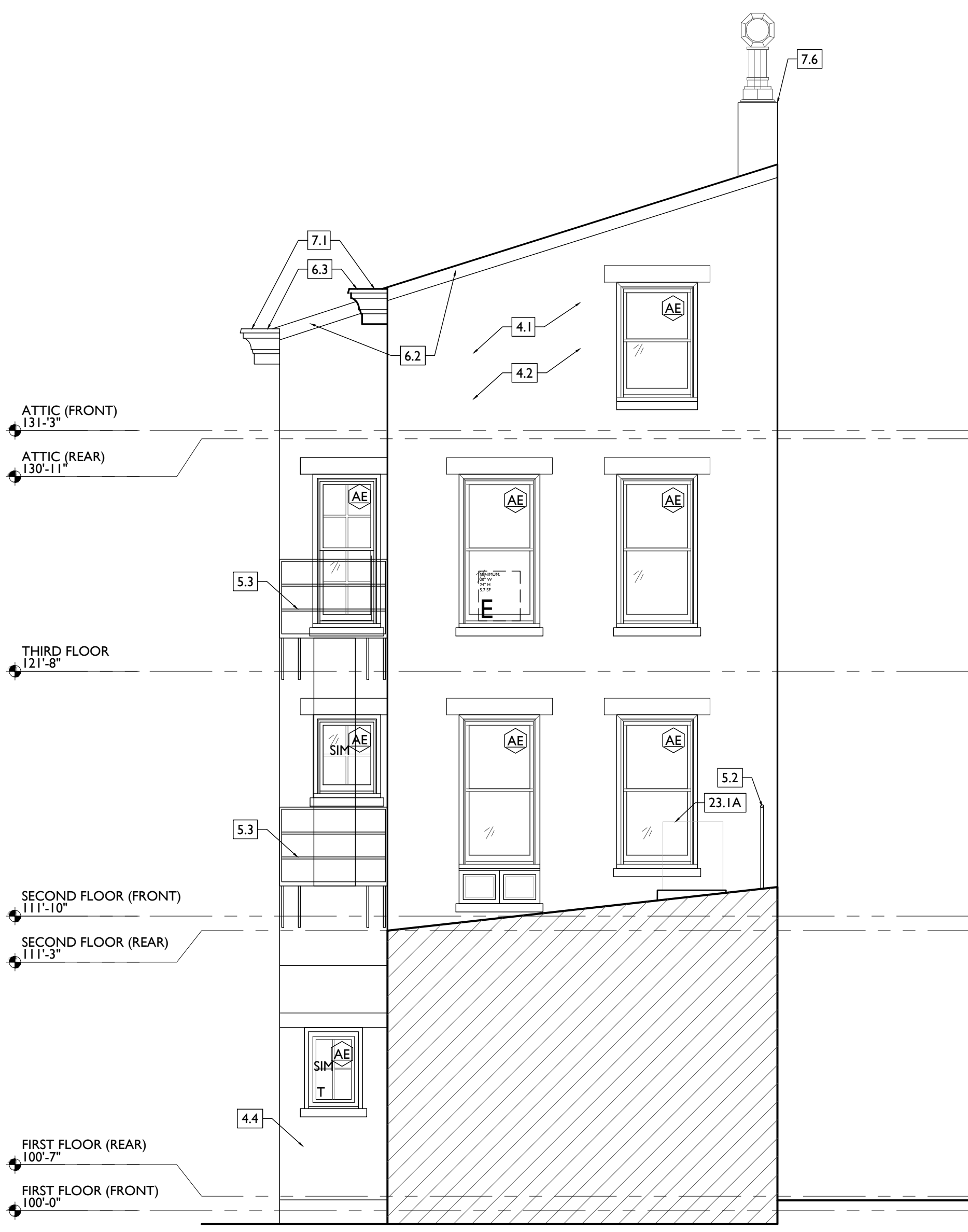
NEW WORK GRAPHIC KEY:

- 2/4 PARTITION TYPE - TYPE 1 U.N.O. KEYNOTE
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- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1HR 1-HR FIRE RATING
- 2HR 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
- 100A DOOR TAG. SEE SCHEDULE
- A WINDOW DESIGNATION.
- SEA STOREFRONT DESIGNATION.
- E EMERGENCY EGRESS EXIT.
- T OPG CONTAINS TEMPERED GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X-X' ELEVATION TAG.

- 3. **CONCRETE**
- 3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
- 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 2.1.
- 3.3 EXG OPG IN BASEMENT TO BE INFILLED. SEE STRUCTURAL DWGS.
- 3.4 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.
- 4. **MASONRY**
- 4.1 TUCK POINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 4.3 OPENING TO BE INFILLED WITH CMU AT INTERIOR AND BRICK AT EXTERIOR. BRICK IS TO MATCH EXG ADJACENT HISTORIC BRICK IN SIZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.
- 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.
- 5. **METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
- 5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.

- 7. **THERMAL AND MOISTURE PROTECTION**
- 7.1 REPAIR/RE-LINE EXG BOX GUTTER.
- 7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA. OR EQUIVALENT.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 48"X48".
- 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
- 7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 8. **OPENINGS**
- 8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
- 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE

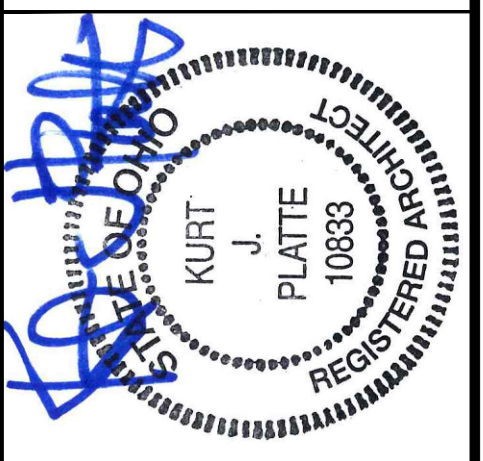
- 21. **FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/



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

PROPOSED ELEVATION - WEST

1



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A2.12

PLATTE
architecture + design

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

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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.

- 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
- 5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
- 6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
- 6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
- 6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
- 6.5 NEW FRAMING/SEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
- 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.

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- 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE
- 9. **FINISHES**
- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 NEW HARDWOOD FLOORING.
- 9.4 REFINISHED HISTORIC HARDWOOD FLOORING.
- 10. **SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ. SURFACE MOUNTED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
- 10.3 A. TYP. REACH-IN CLOSET
- 10.4 B. WALK-IN CLOSET.
- 10.5 C. ABOVE W/D.
- 10.6 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
- 10.7 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
- 10.8 A. SURFACE MOUNTED.
- 10.9 B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
- 10.10 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
- 10.11 NEW RECESSED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
- 10.12 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
- 10.13 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.

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- 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. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
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- 23. **HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
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- 24.1 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.
- 24.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
- 24.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

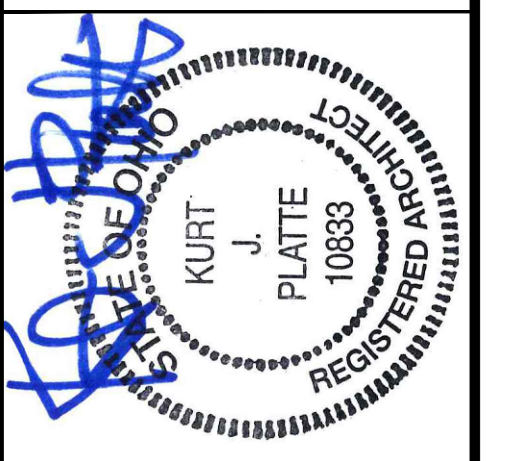
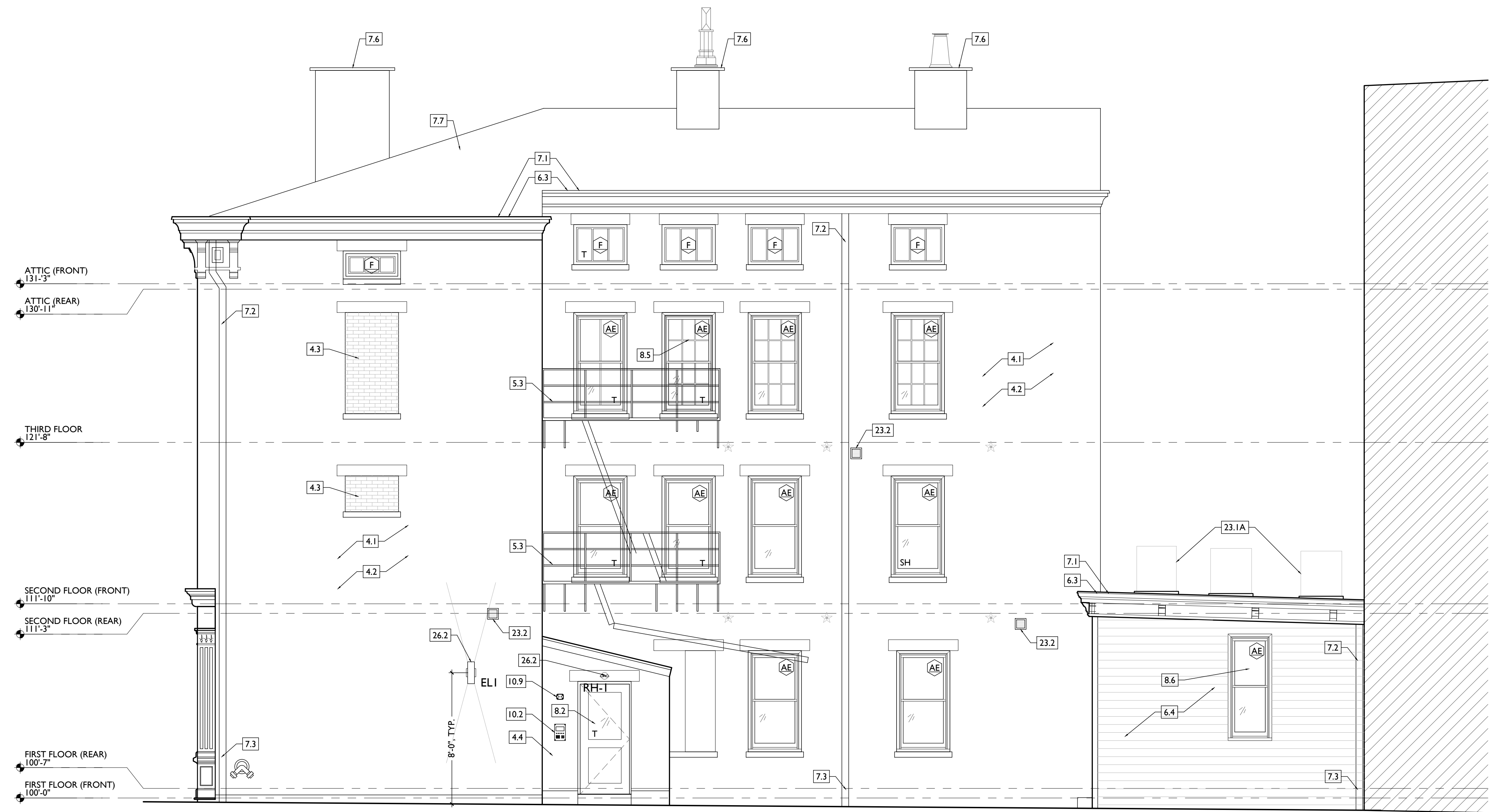
- 2/4 PARTITION TYPE - TYPE 1 U.N.O. KEYNOTE
- EXG WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD.
- 1HR 1-HR FIRE RATING.
- 2HR 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
- 100A DOOR TAG. SEE SCHEDULE
- A WINDOW DESIGNATION.
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KURT PLATTE 10683
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

PLATTE
architecture + design

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

TYPICAL UNIT FINISHES SCHEDULE				
MATERIAL / LOCATION	CODE	DESCRIPTION	NOTES	SOURCE
FLOORING				
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 MEPI/LAUNDRY ROOMS	FL-3	MANU: FLORIDA TILE COLLECTION: ALUSTRA 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 - MEPI/LAUNDRY 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 PAMCKAY@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
WALL TILE				
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
PAINT				
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	
WALL BASE				
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: ALUSTRA 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		

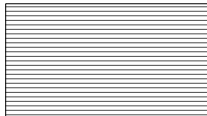
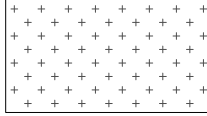
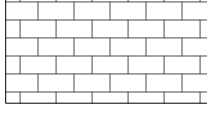

SOLID SURFACE				
QUARTZ - KITCHEN BACKSPLASH & COUNTERTOPS THROUGHOUT	SS-1	MANU: CORIAN - QUARTZ COLOR: CALCATTA VILLA - 2CM	FULL BACKSPLASH, SEE ELEVATIONS	BRIAN FORTIN BRIAN.FORTIN@OVSCO.COM 513.582.2528
CASEGOODS				
CABINETS - IN UNITS/ COMMERCIAL RR	CG-1	MANUF: SMART CABINETS W/ PLYWOOD BOX DOOR 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
GLASS				
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		
OTHER				
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://tinyurl.com/mr37xwxn

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 MIRROR 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

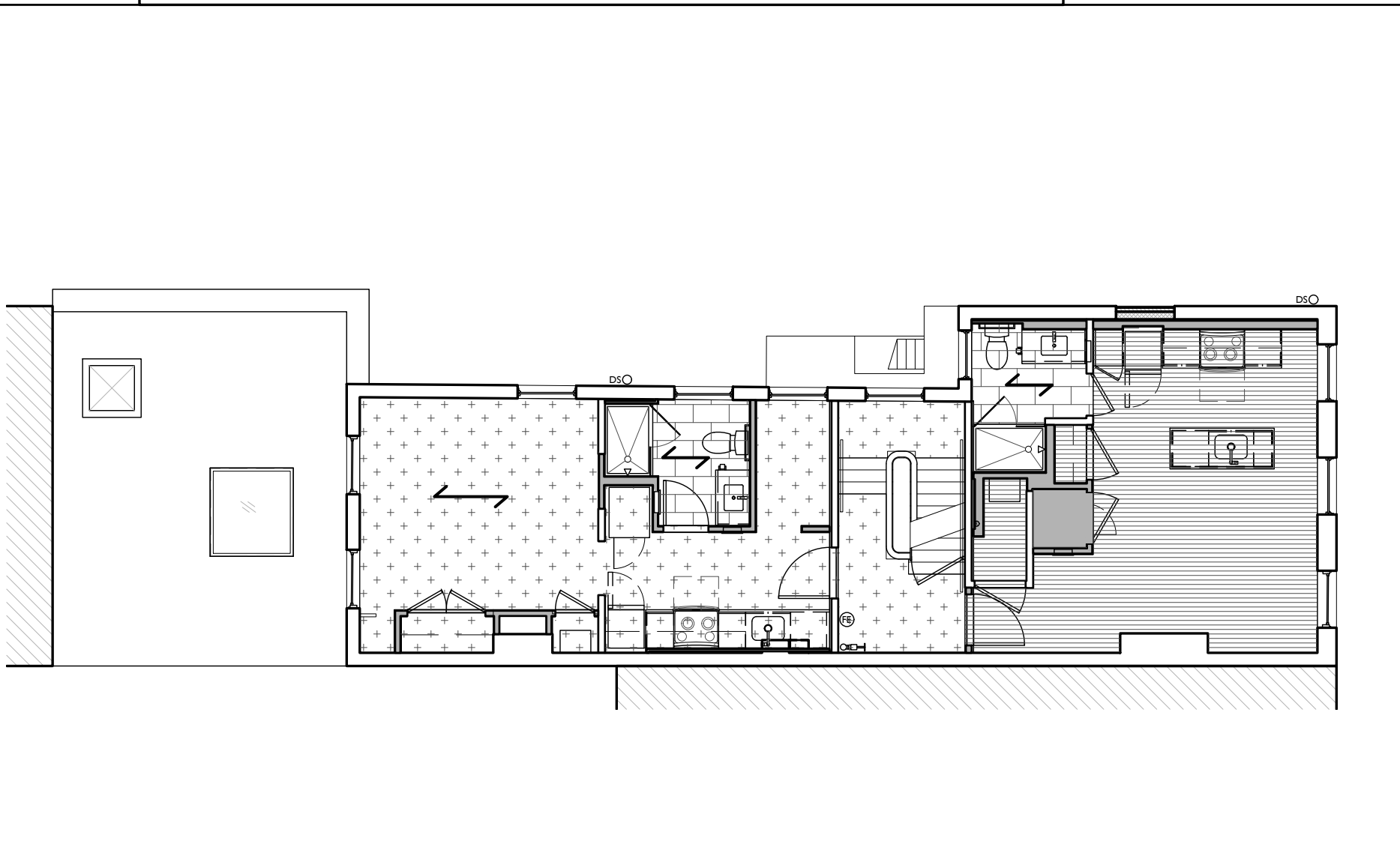
FLOOR GENERAL NOTES

- 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.

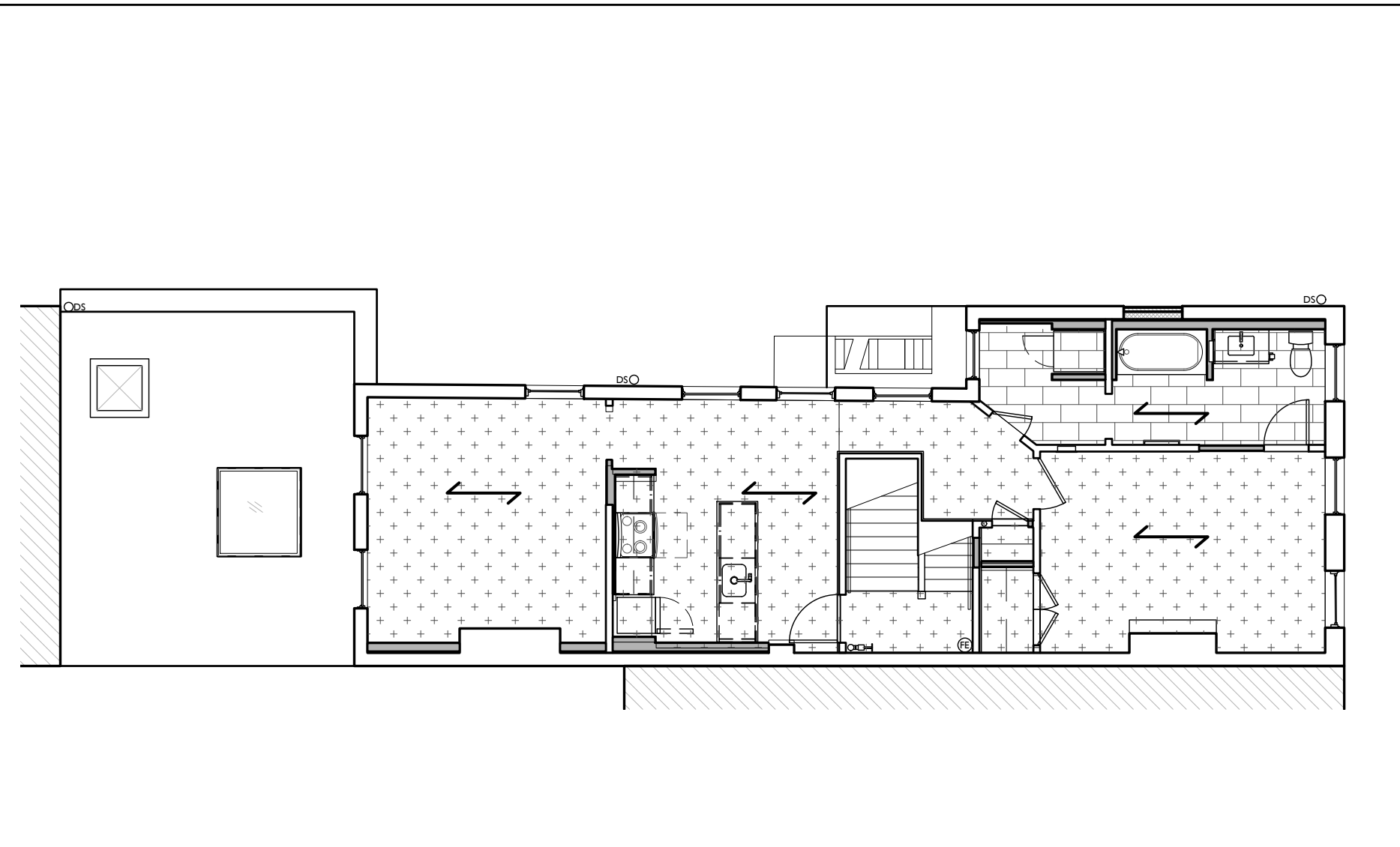
FLOOR FINISH LEGEND (SEE FINISH SCHEDULES A4.00-A4.02 FOR DETAILS)

	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

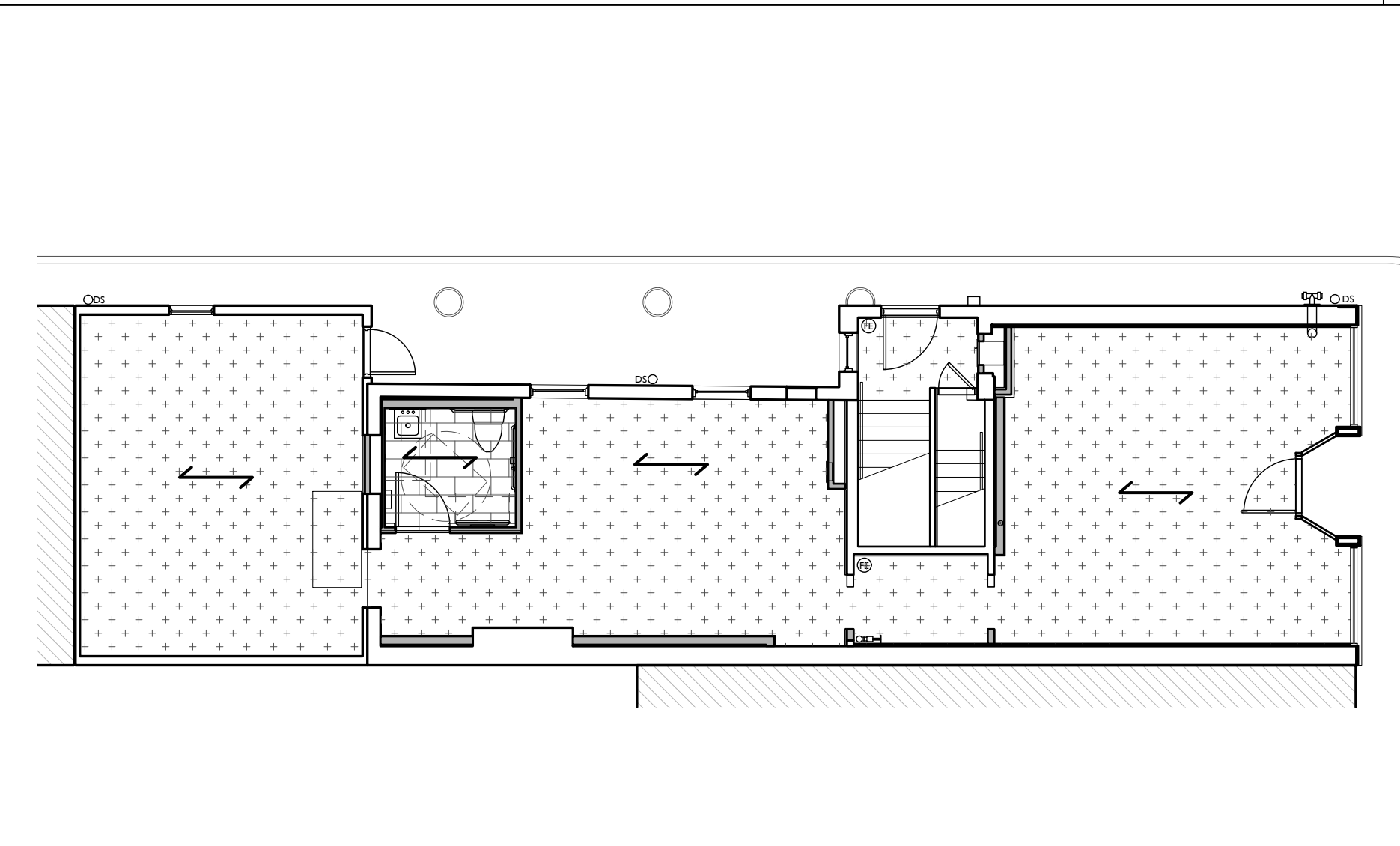
SCALE: 3/8" = 1'-0" **FINISH SCHEDULE** 2



SCALE: 1/8" = 1'-0" **THIRD FLOOR** 3

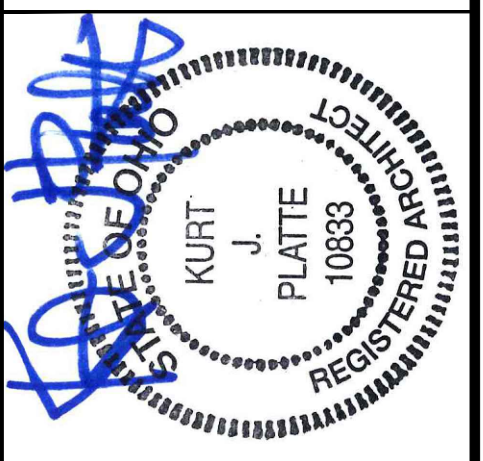


SCALE: 1/8" = 1'-0" **SECOND FLOOR** 2



SCALE: 1/8" = 1'-0" **FIRST FLOOR** 1

FINISH FLOOR PLANS



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

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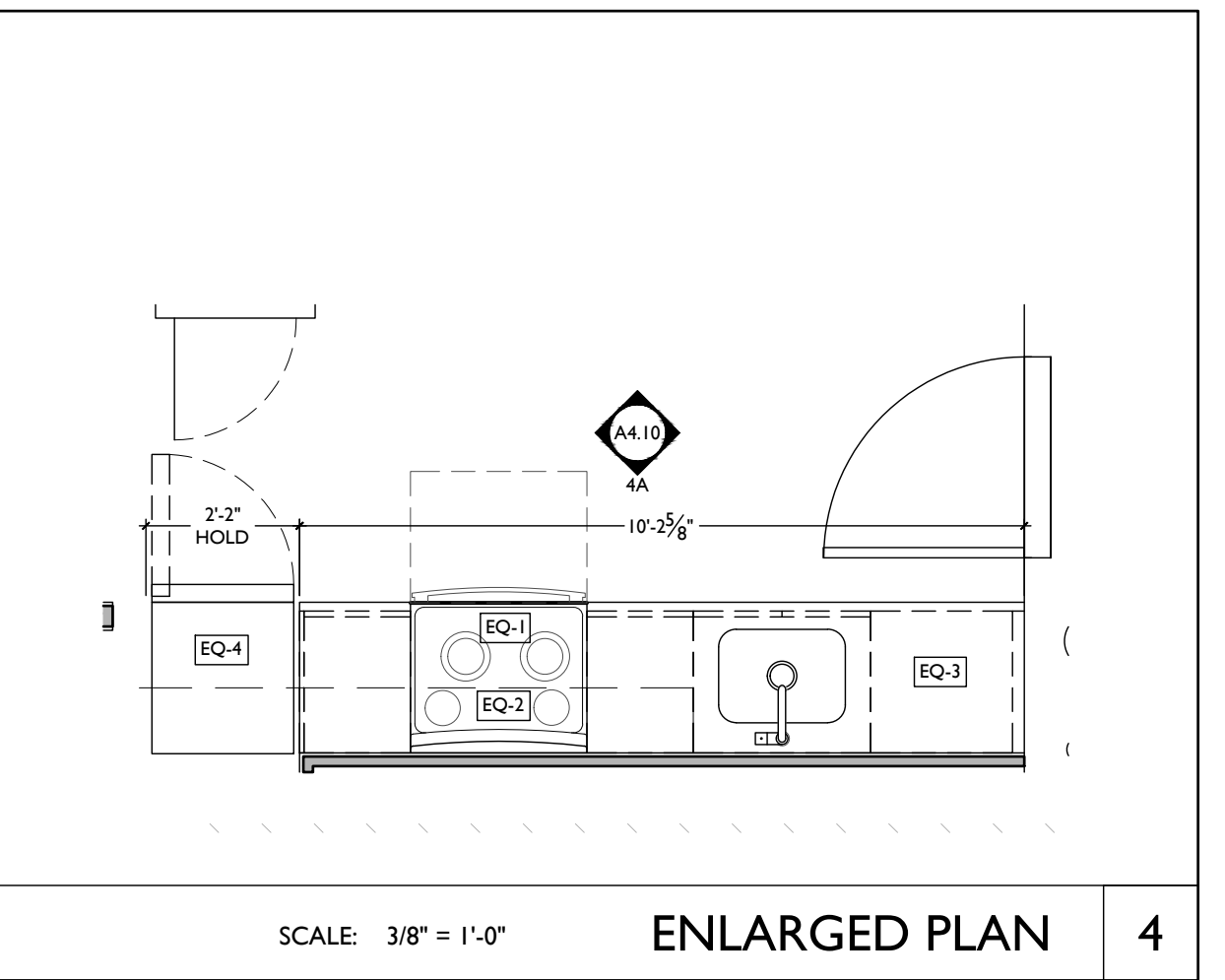
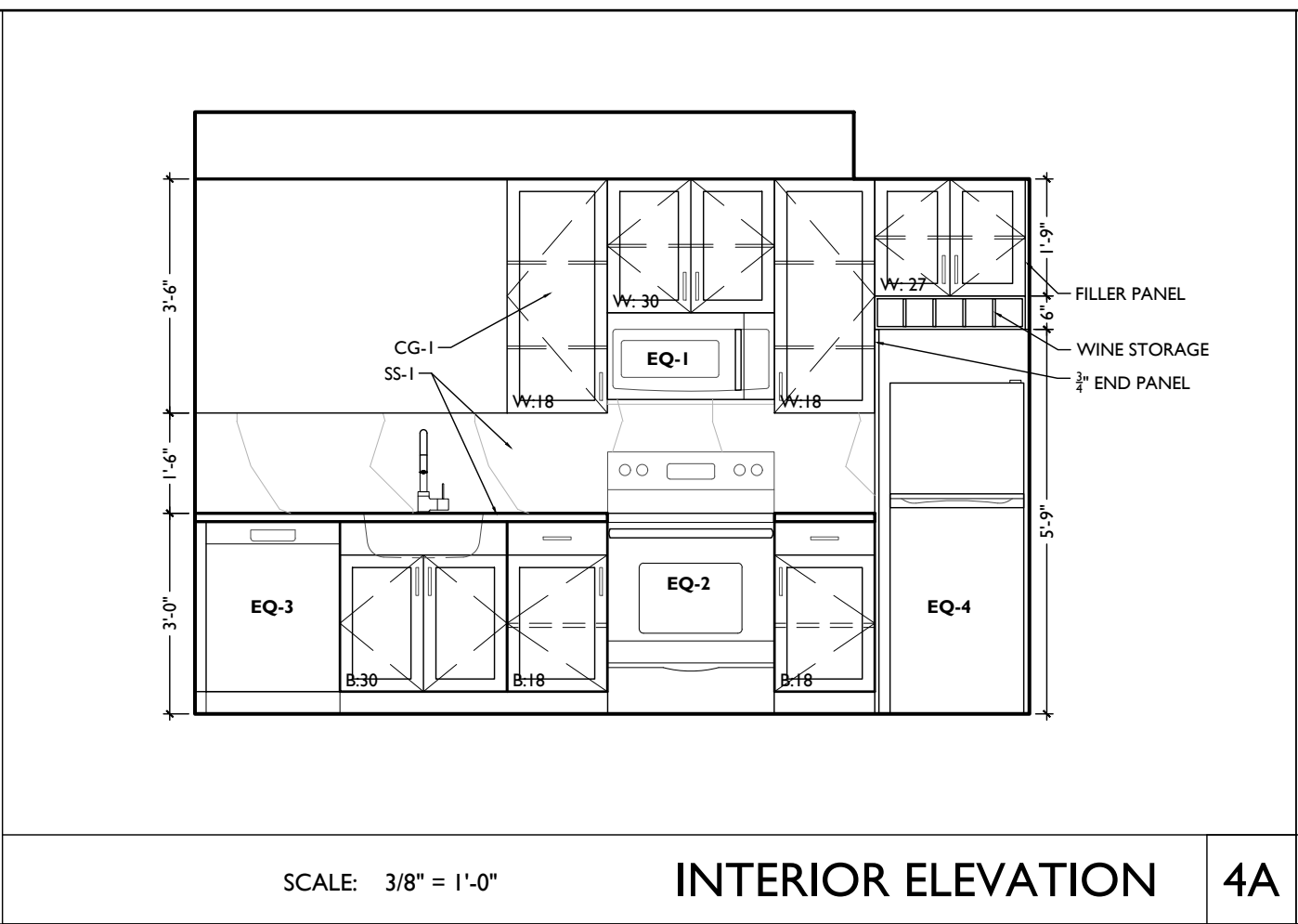
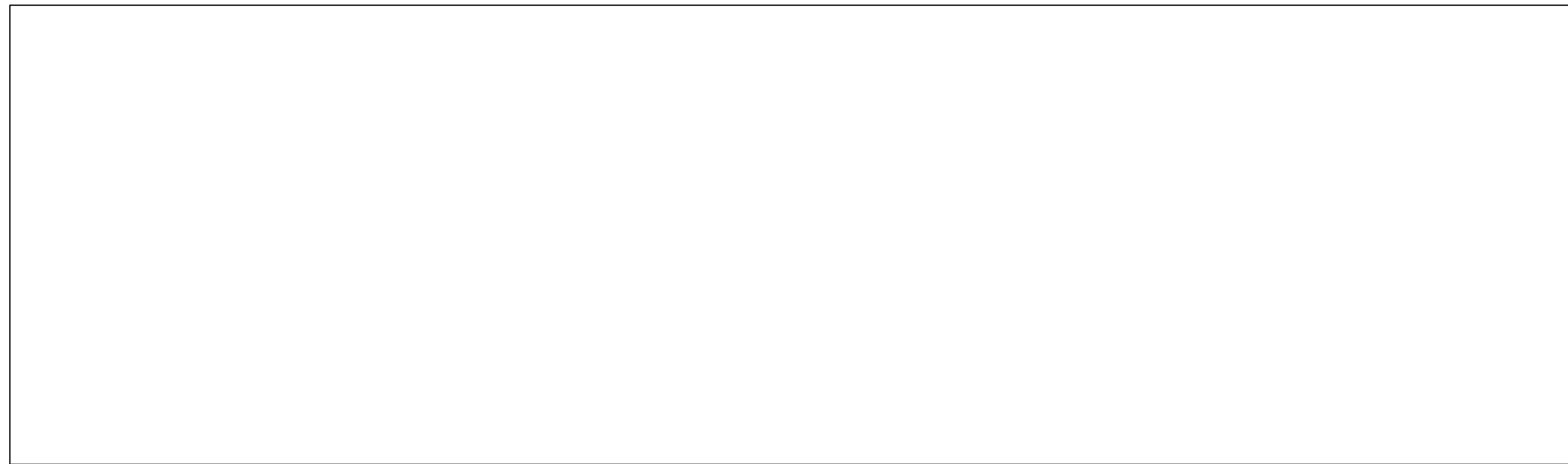
Design Team:
CO, JK, MR, RK, RO, SO, TB
Drawn by:
MR, AM

PROPOSED PROJECT:
**RENOVATION FOR
 1807 VINE STREET**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 04/28/2023

A4.00

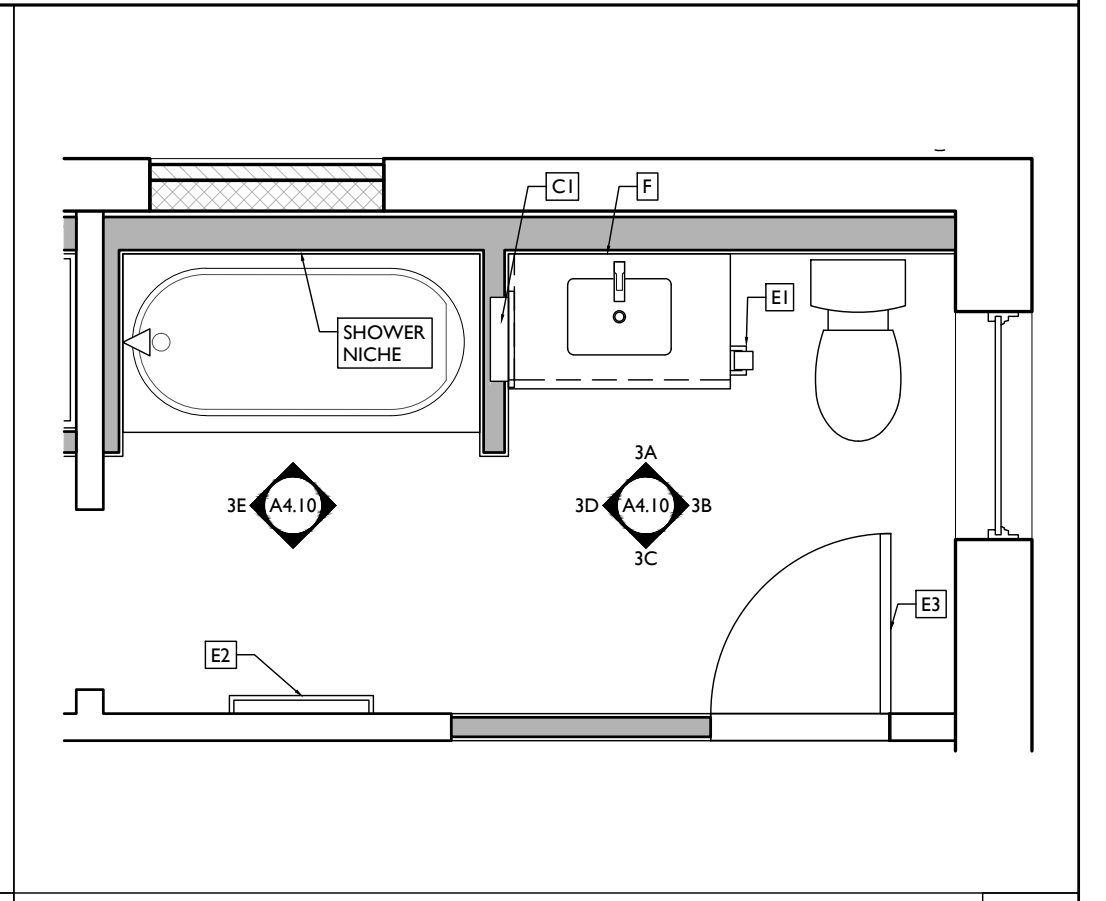
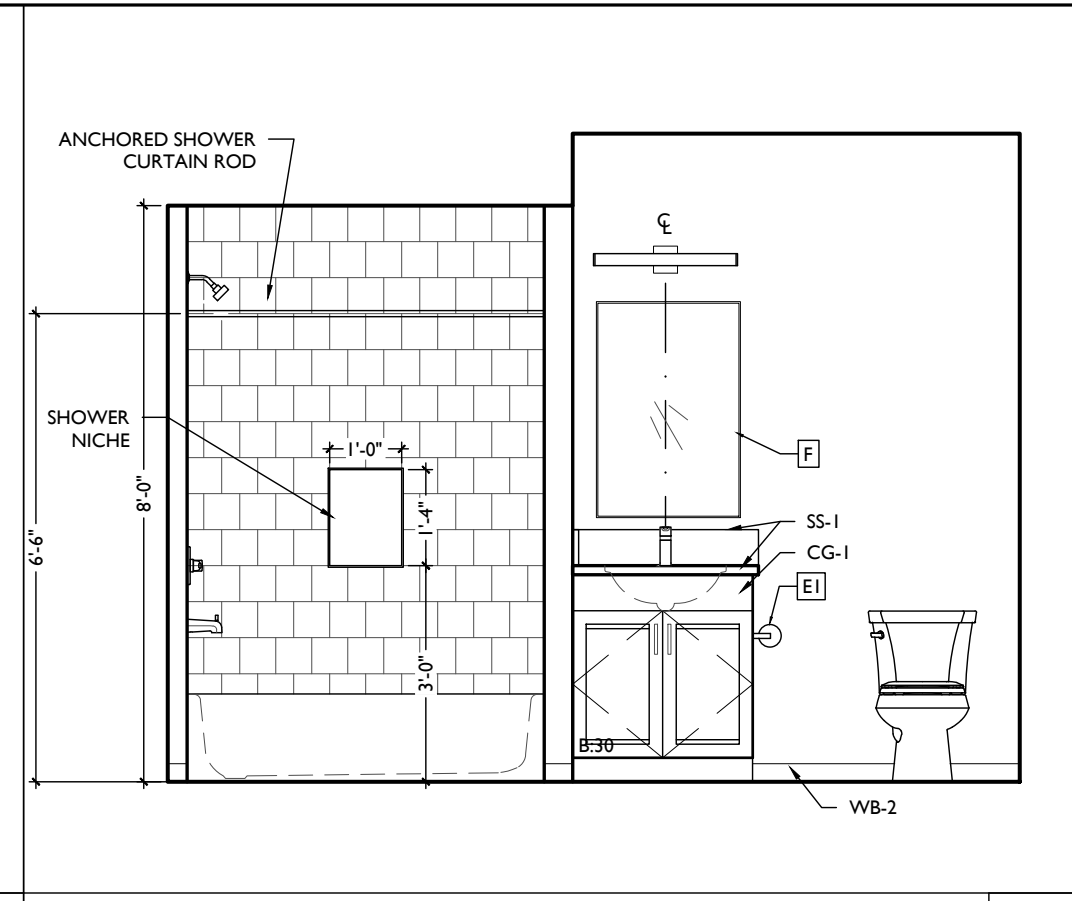
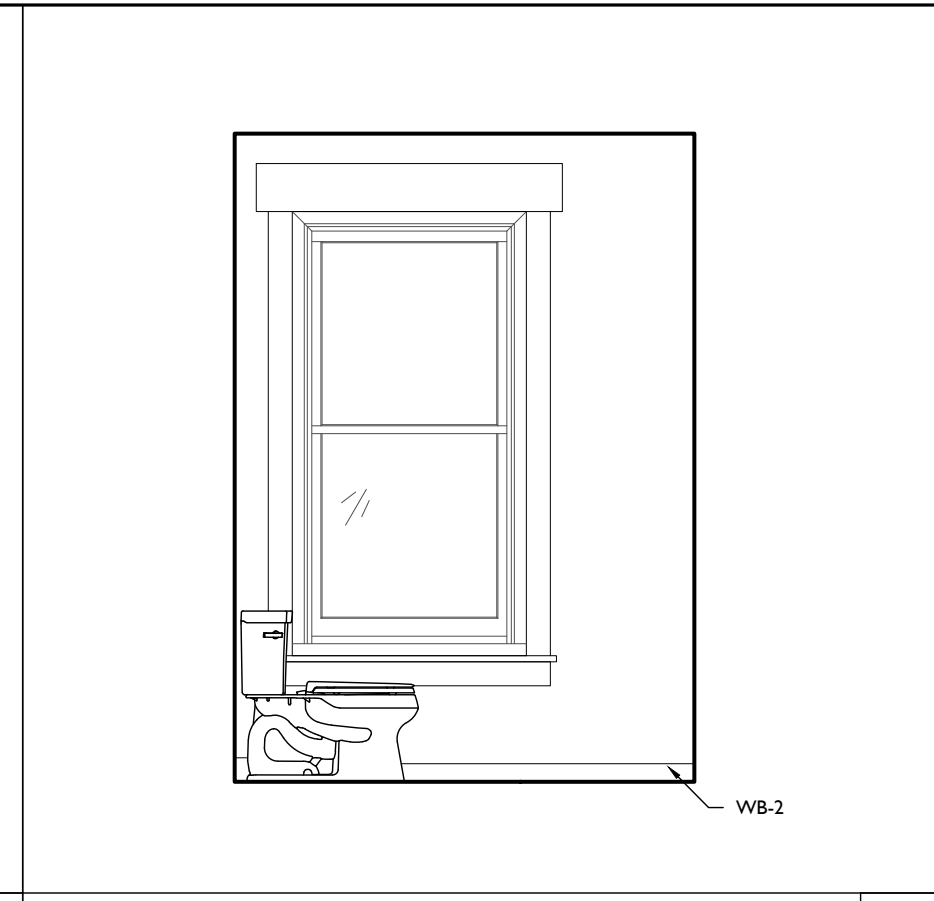
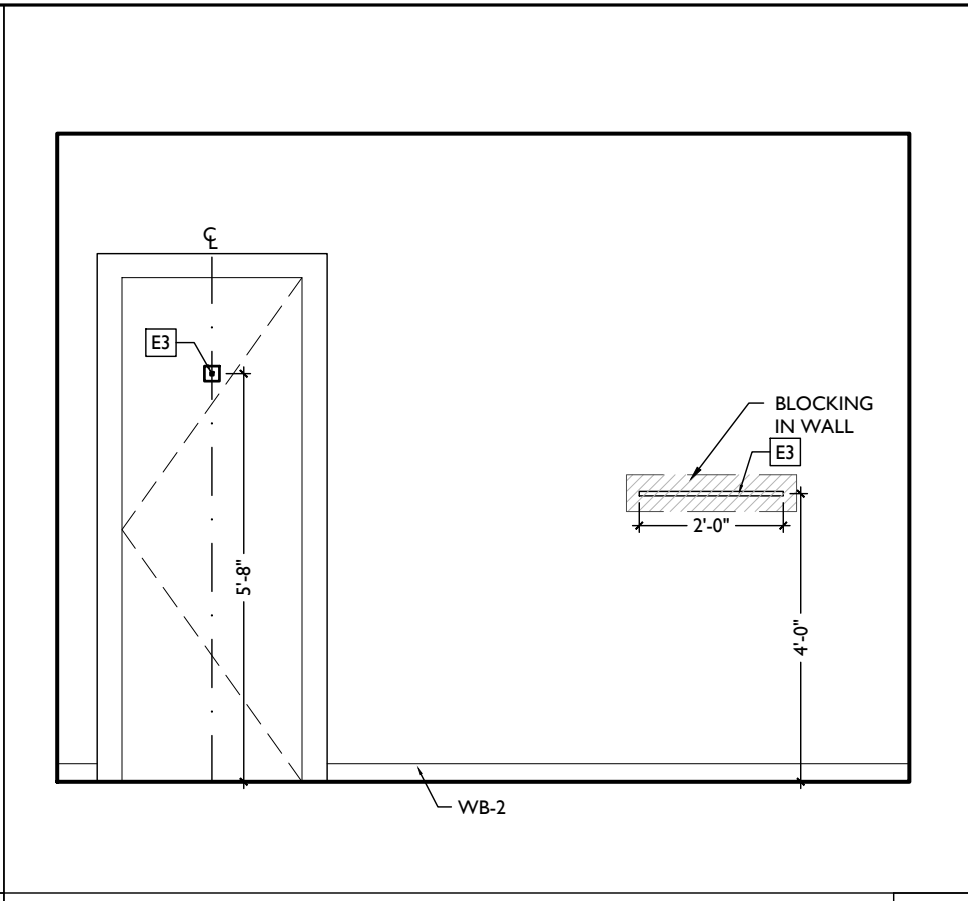
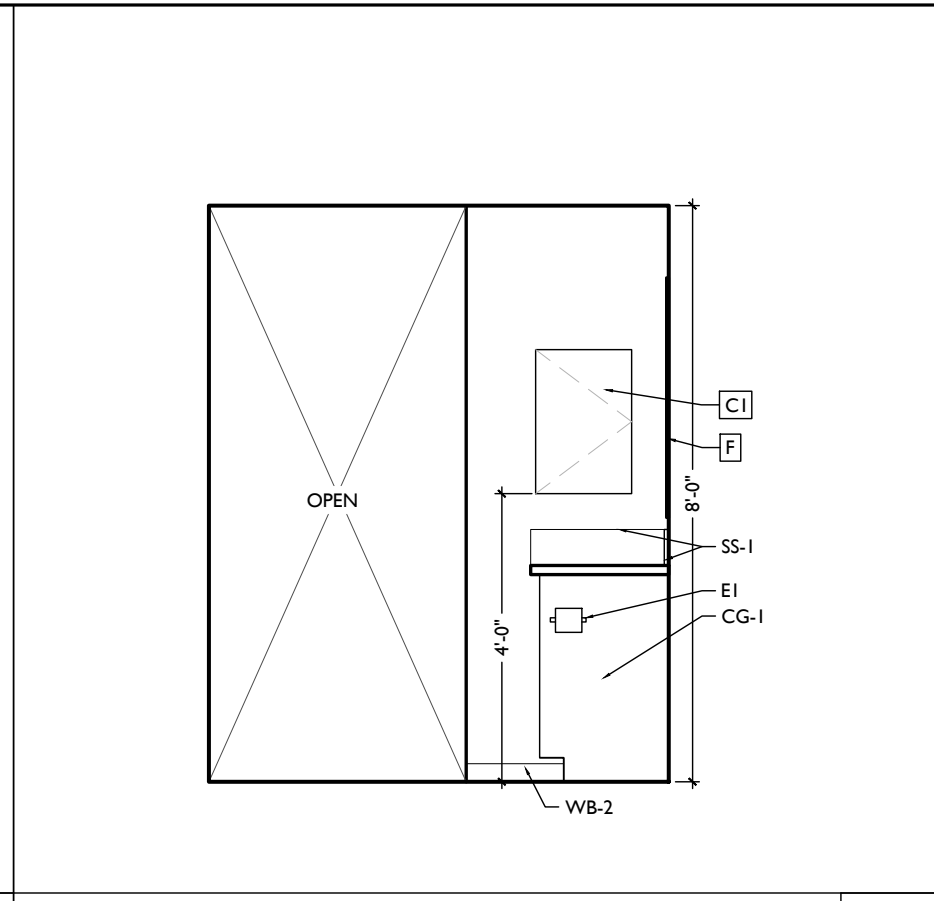
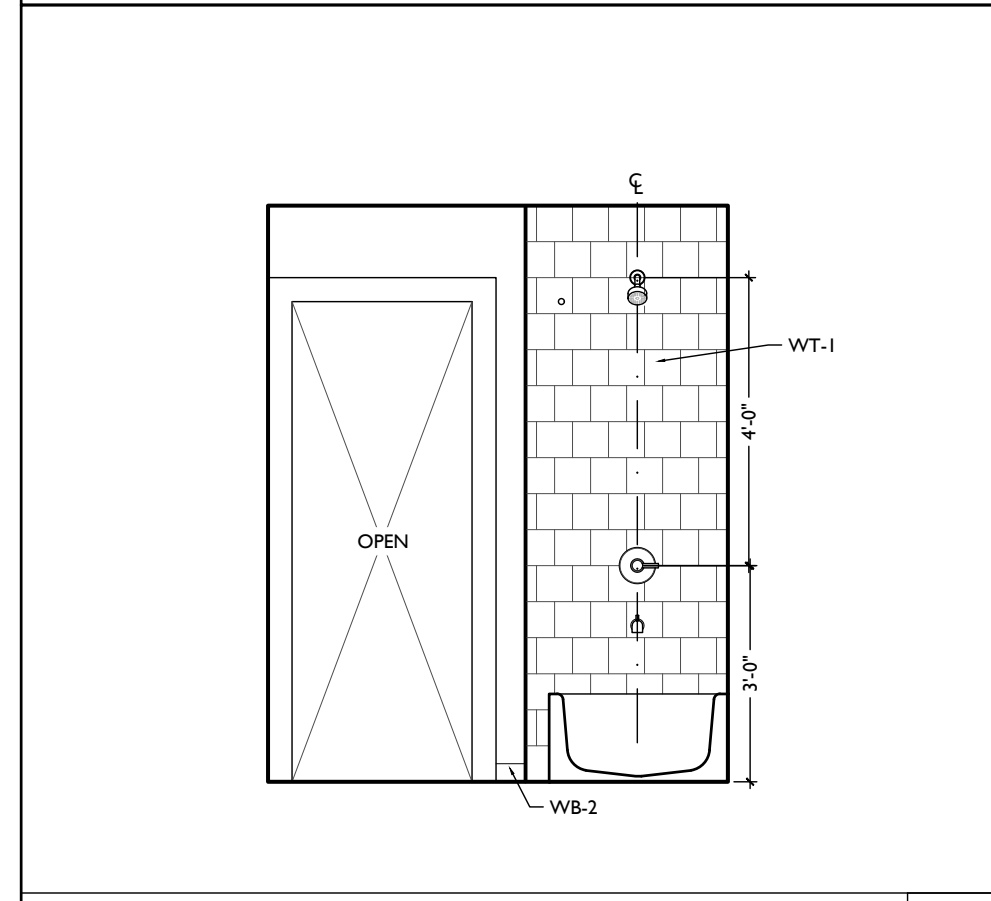
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SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 4A

SCALE: 3/8" = 1'-0" ENLARGED PLAN 4

UNIT 301 KITCHEN ENLARGED PLANS & INT ELEVATIONS



SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3E

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3D

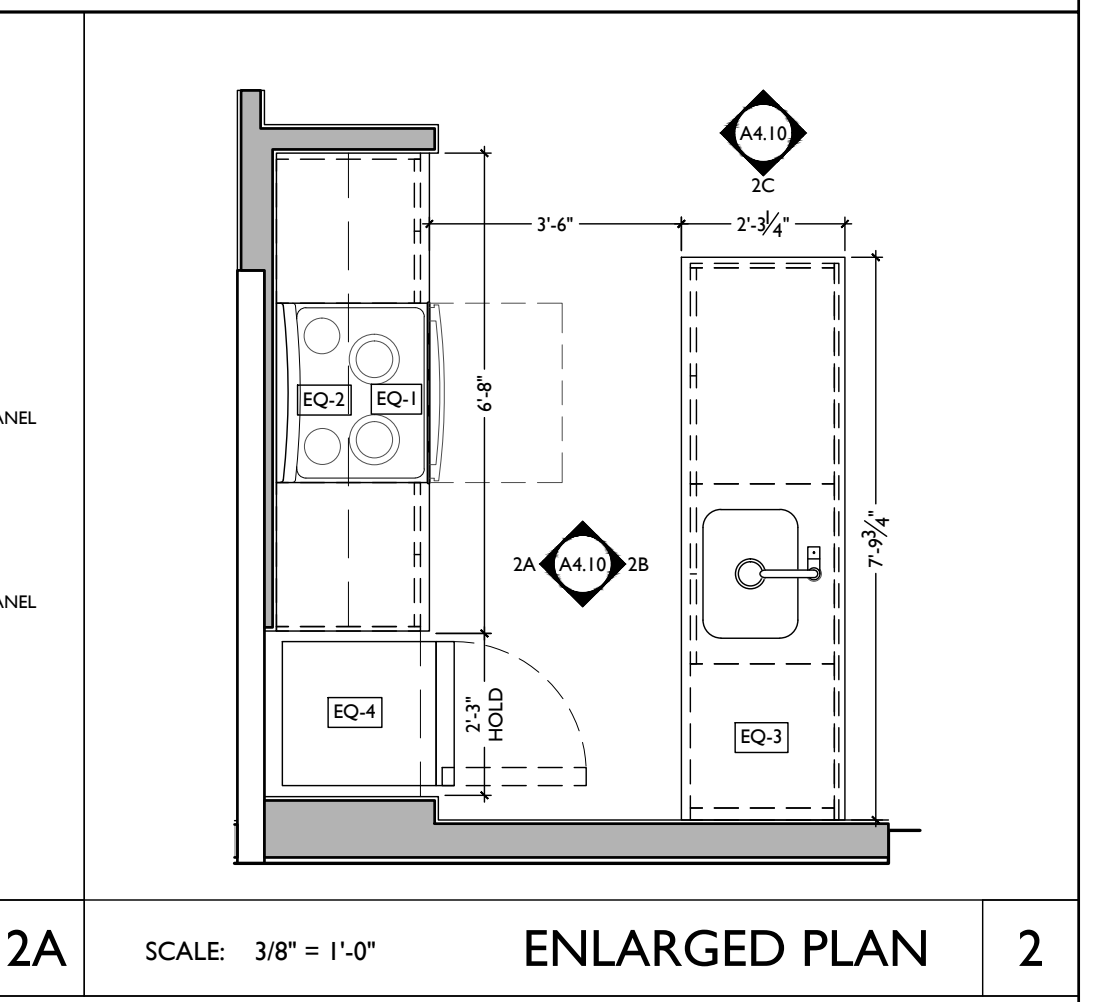
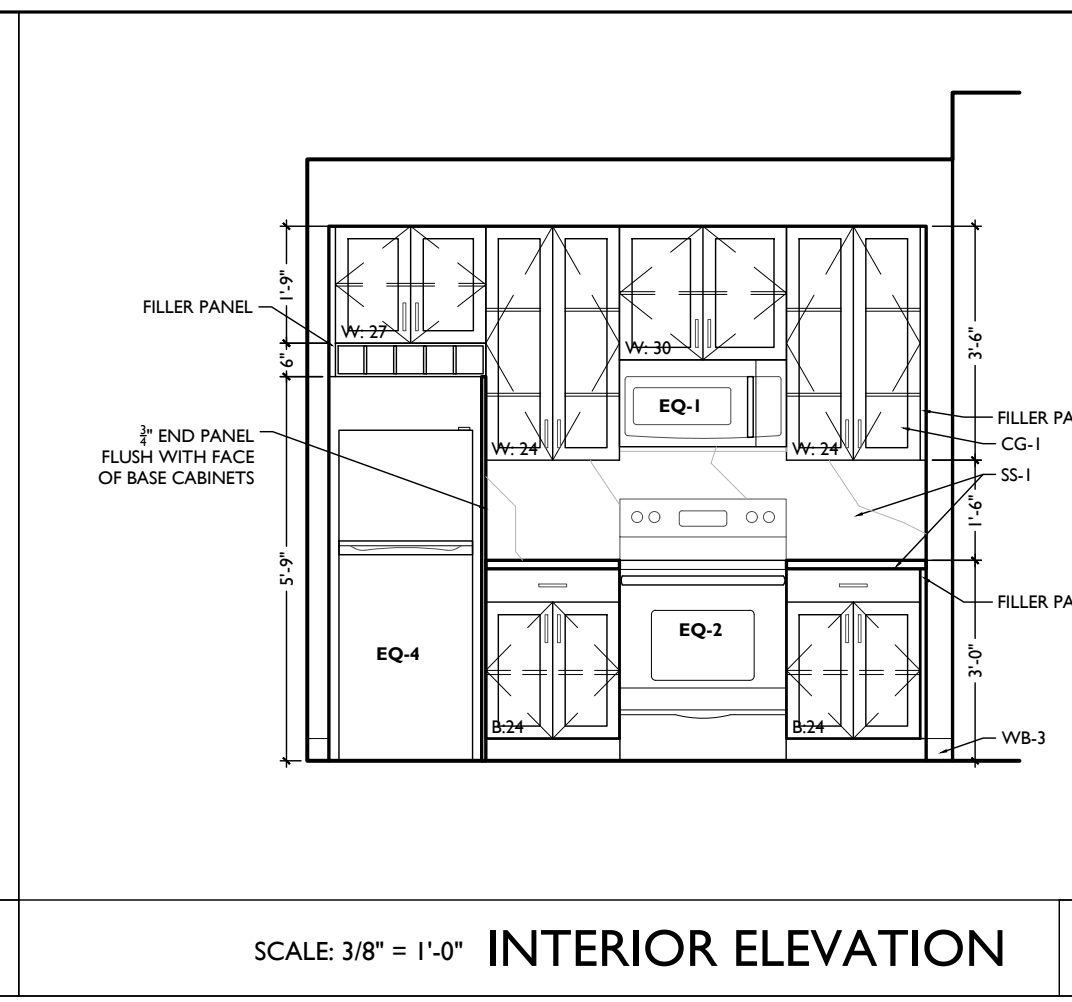
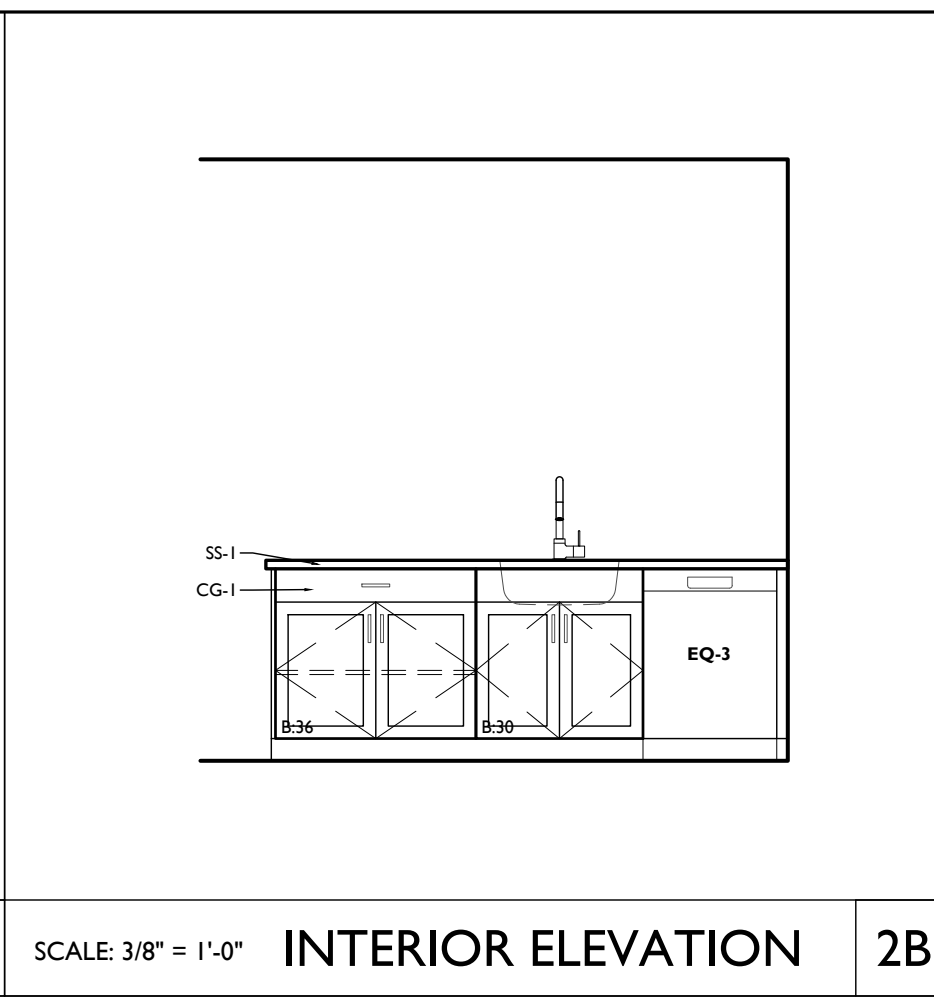
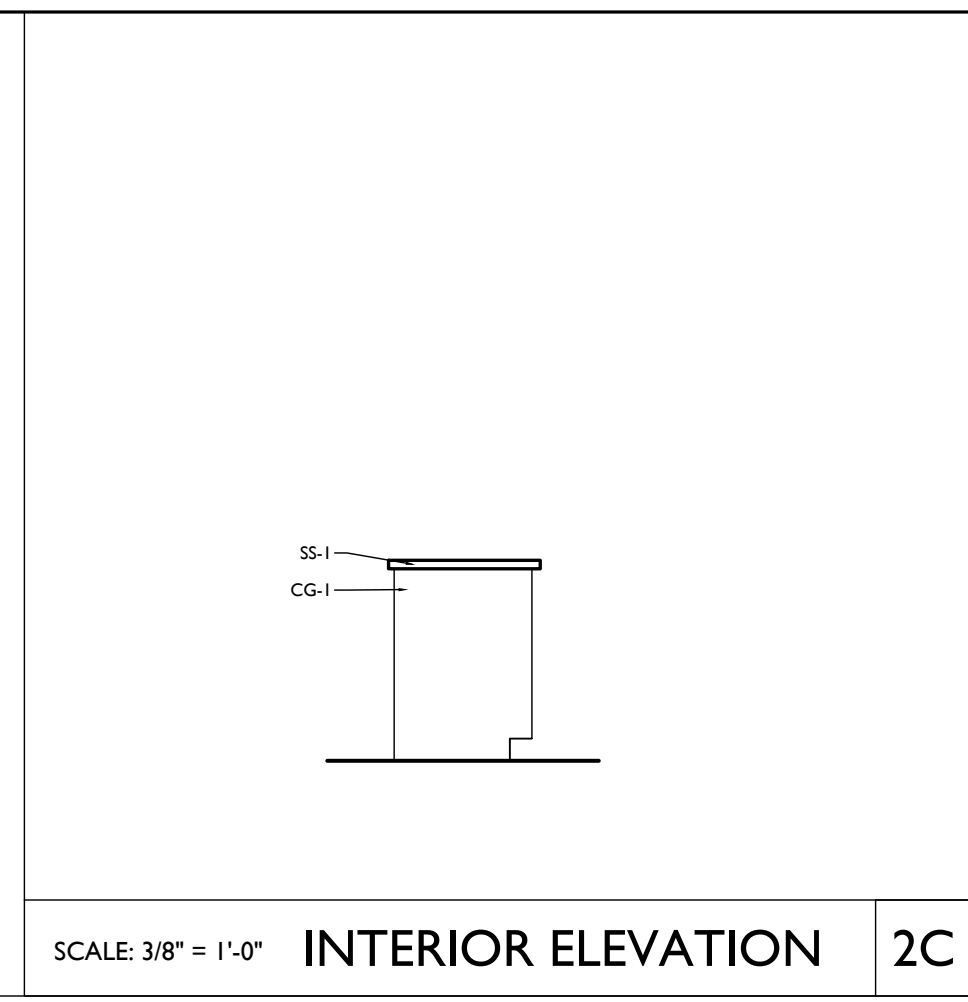
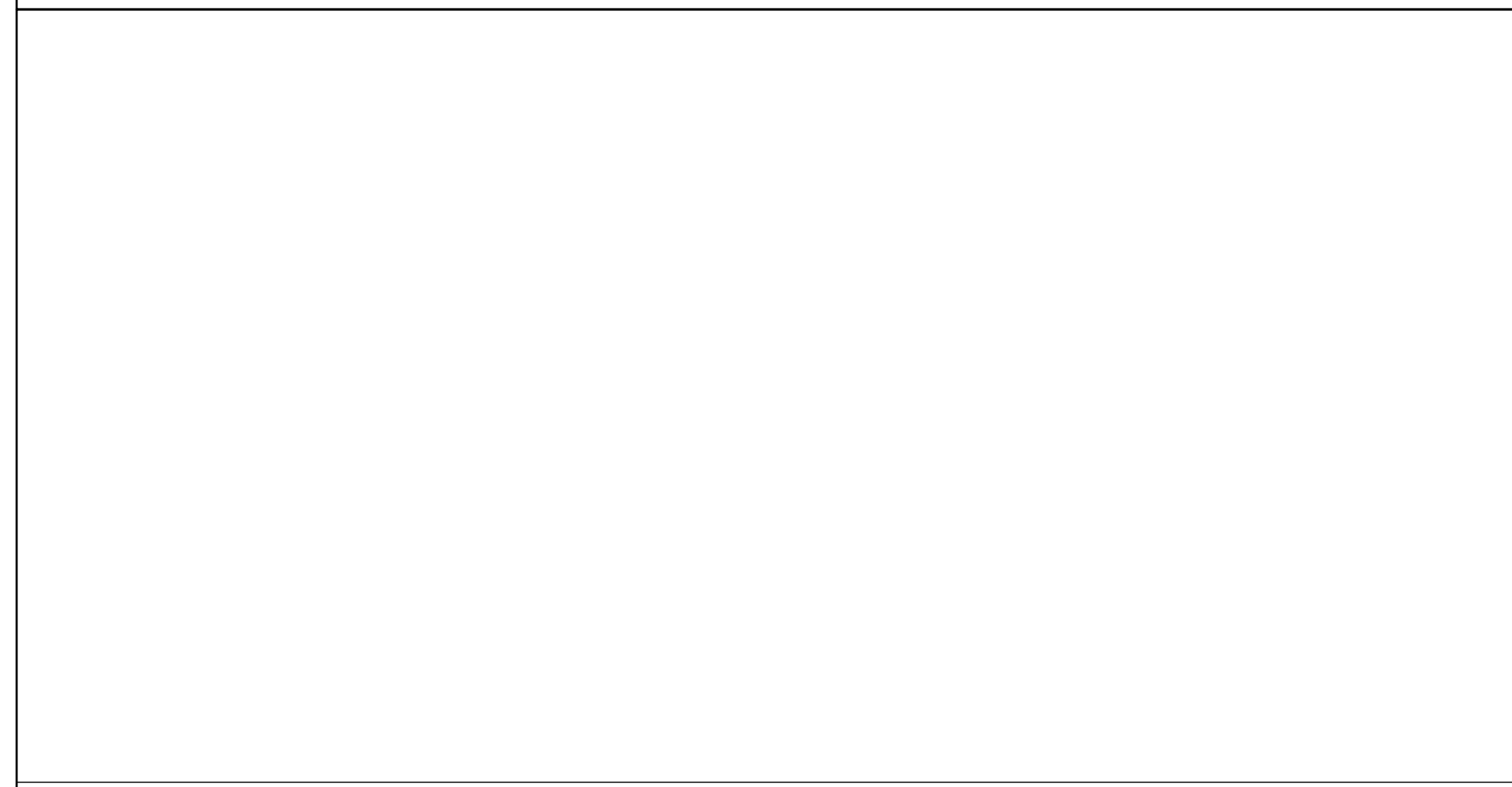
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SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3B

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3A

SCALE: 3/8" = 1'-0" ENLARGED PLAN 3

UNIT 201 BATHROOM ENLARGED PLANS & INT ELEVATIONS



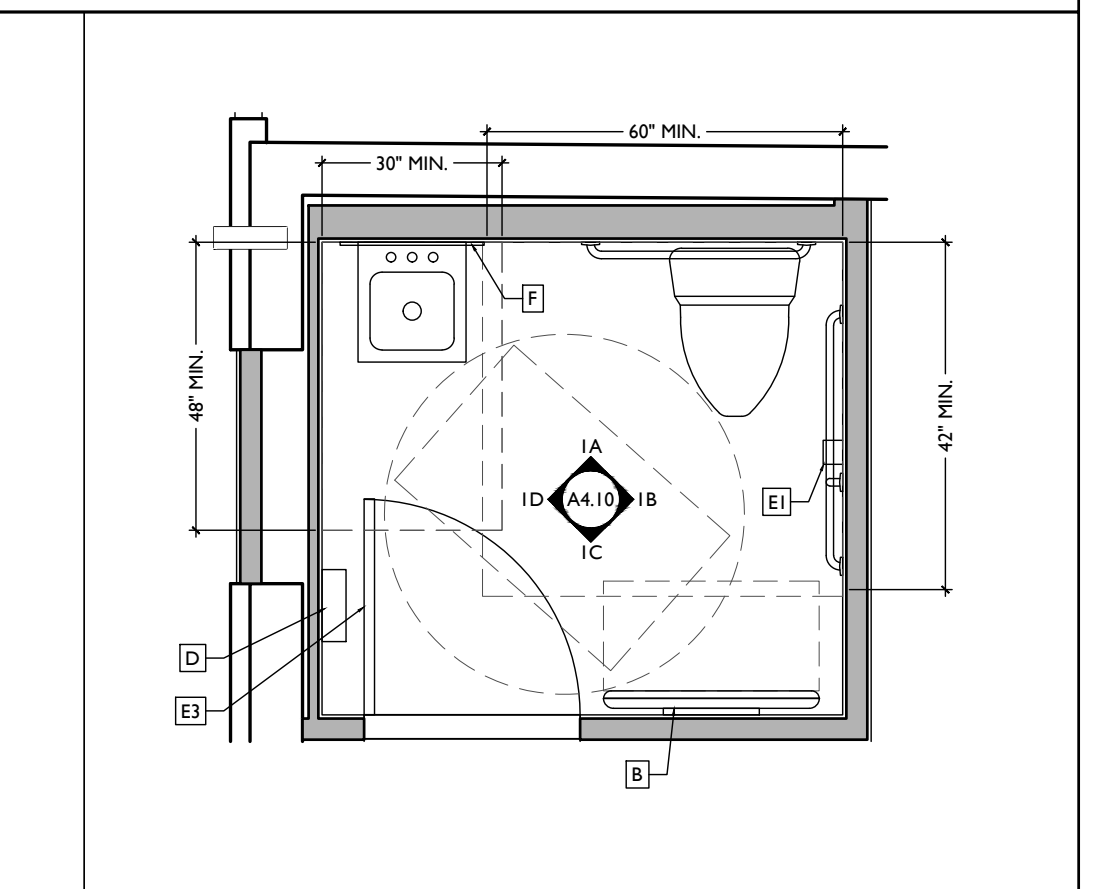
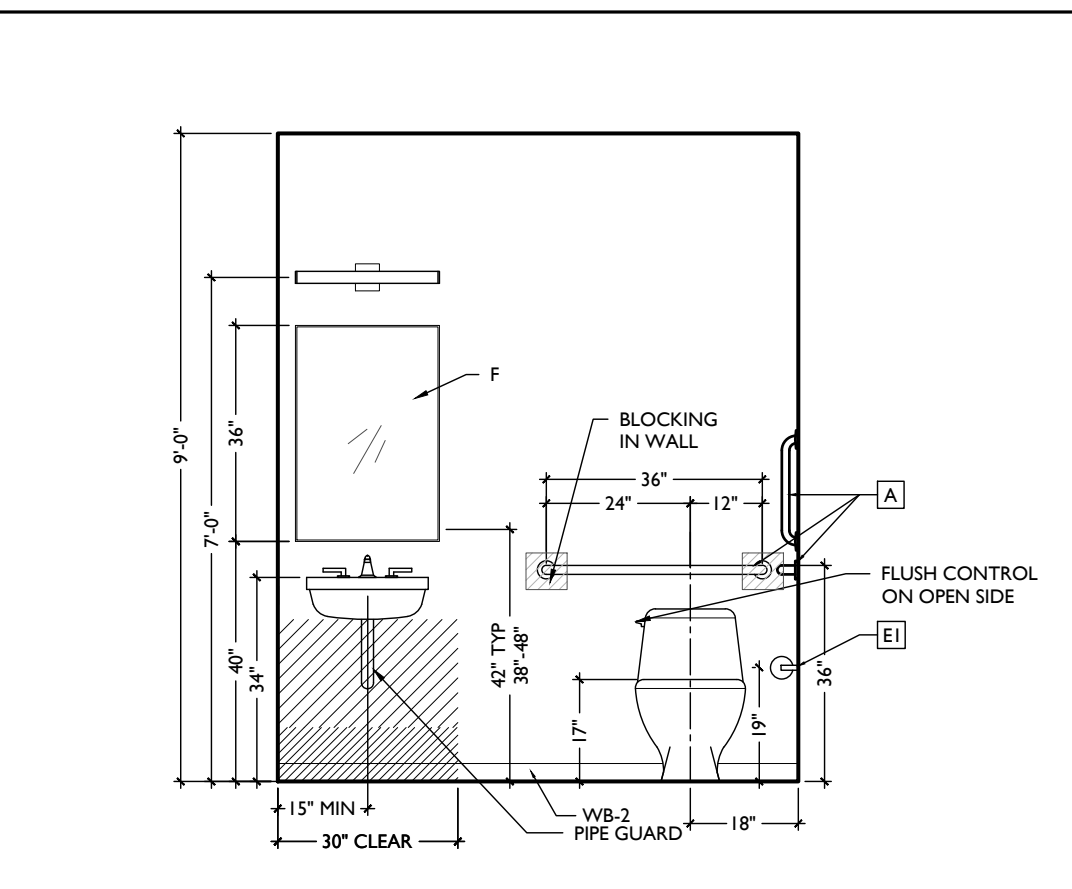
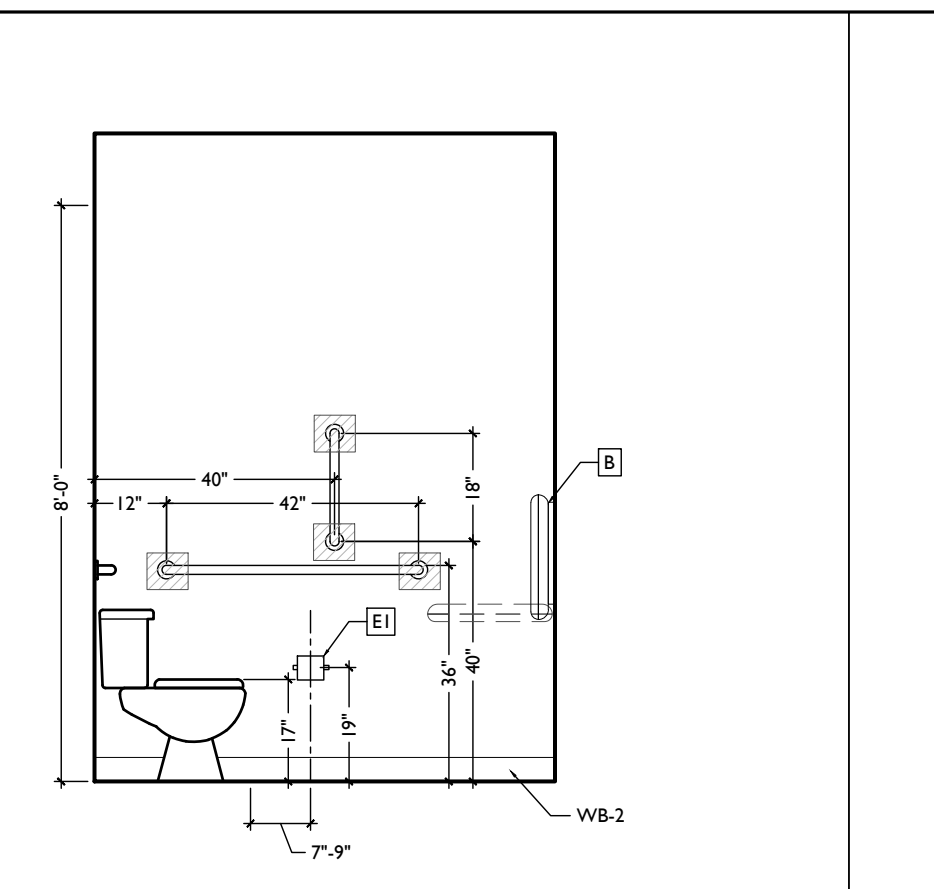
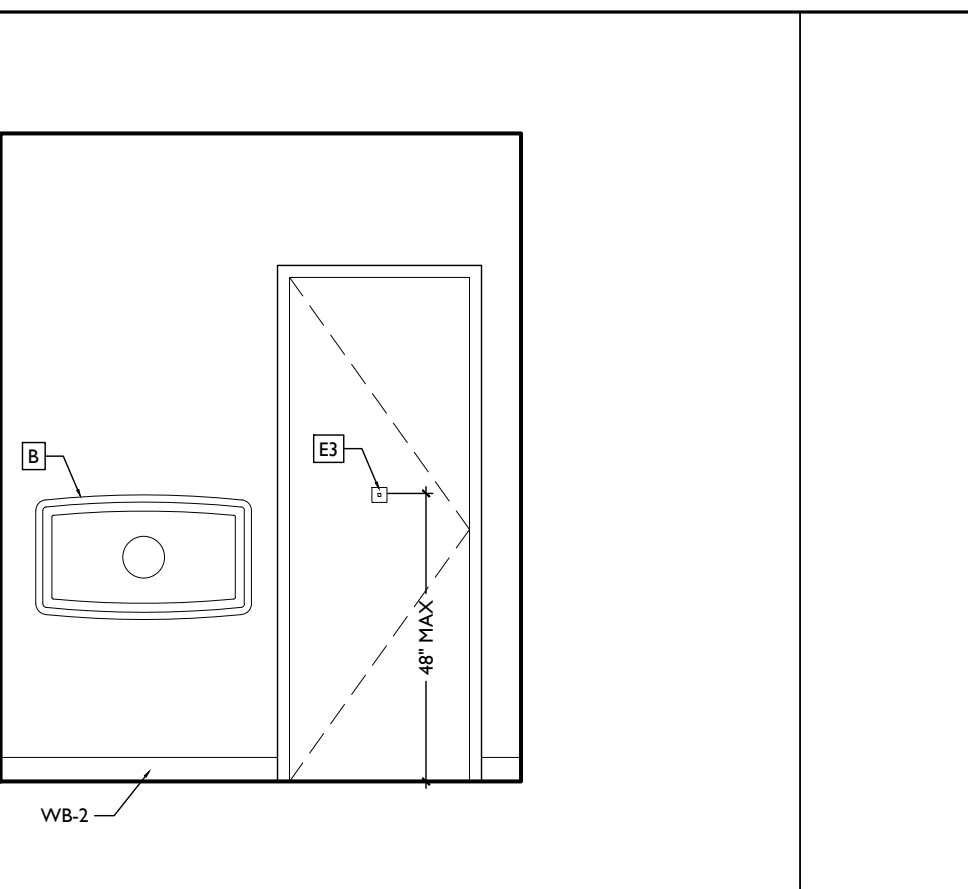
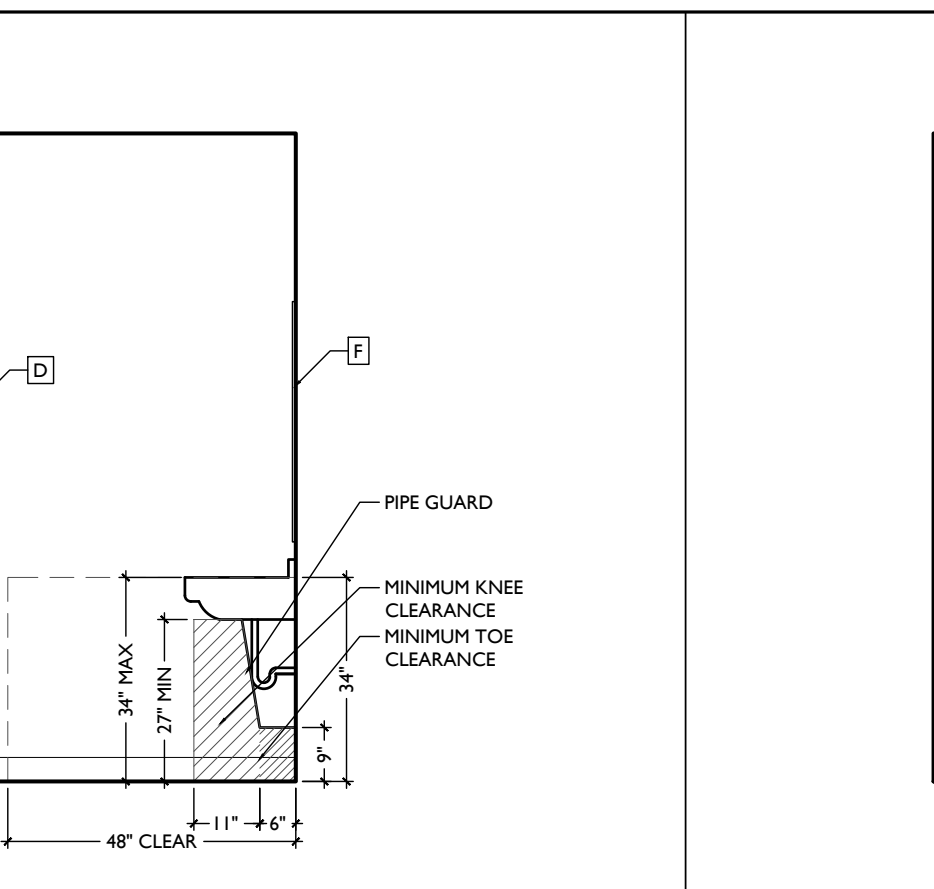
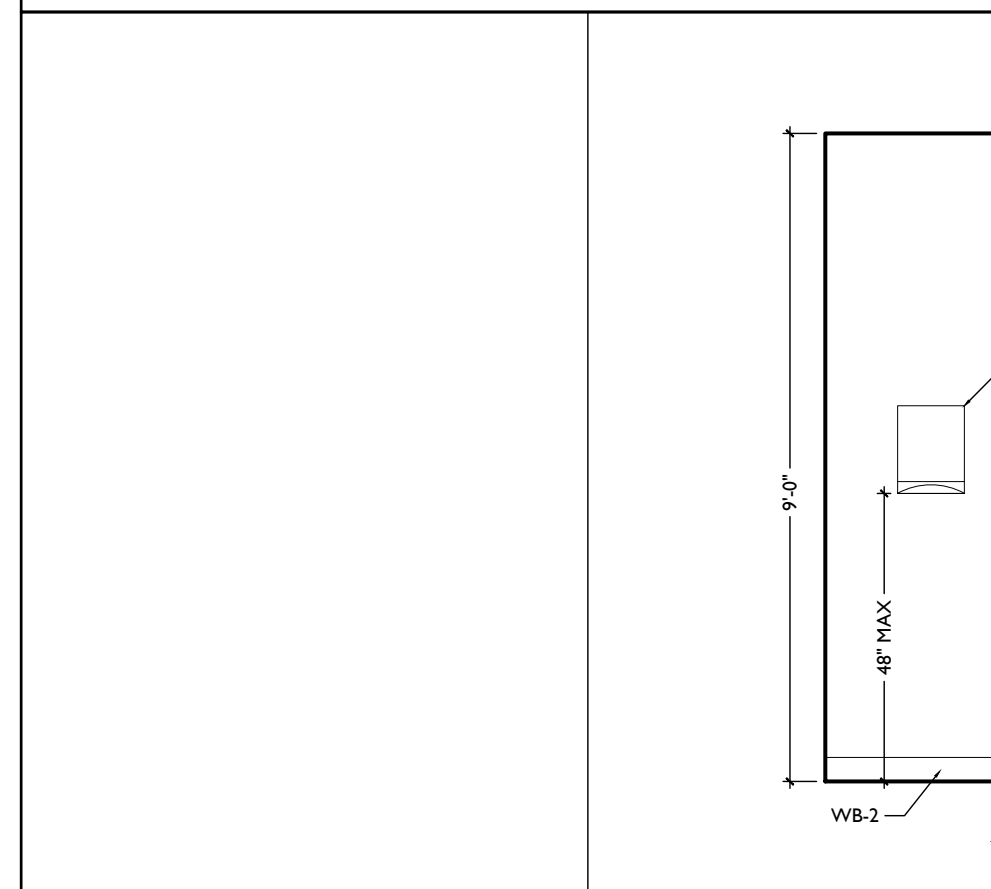
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SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2B

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2A

SCALE: 3/8" = 1'-0" ENLARGED PLAN 2

UNIT 201 KITCHEN ENLARGED PLANS & INT ELEVATIONS



SCALE: 3/8" = 1'-0" INTERIOR ELEVATION ID

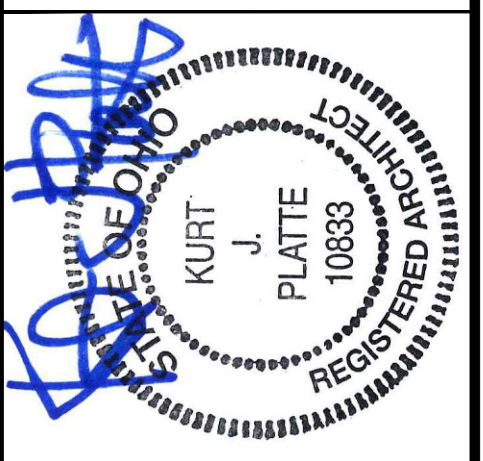
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SCALE: 3/8" = 1'-0" INTERIOR ELEVATION IB

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION IA

SCALE: 3/8" = 1'-0" ENLARGED PLAN I

COMEMRCIAL BATHROOM ENLARGED PLANS & INT ELEVATIONS



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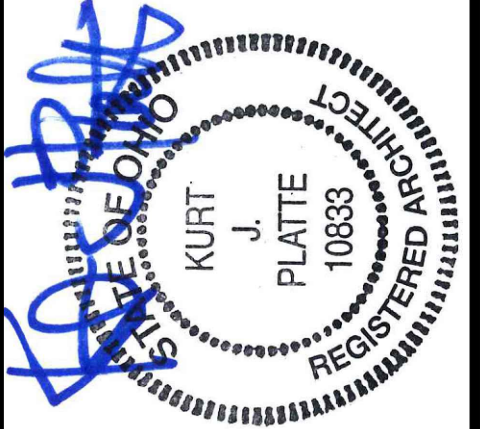
Design Team:
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Drawn by:
MR, AM

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

Job No: 22042 04/28/2023

A4.10

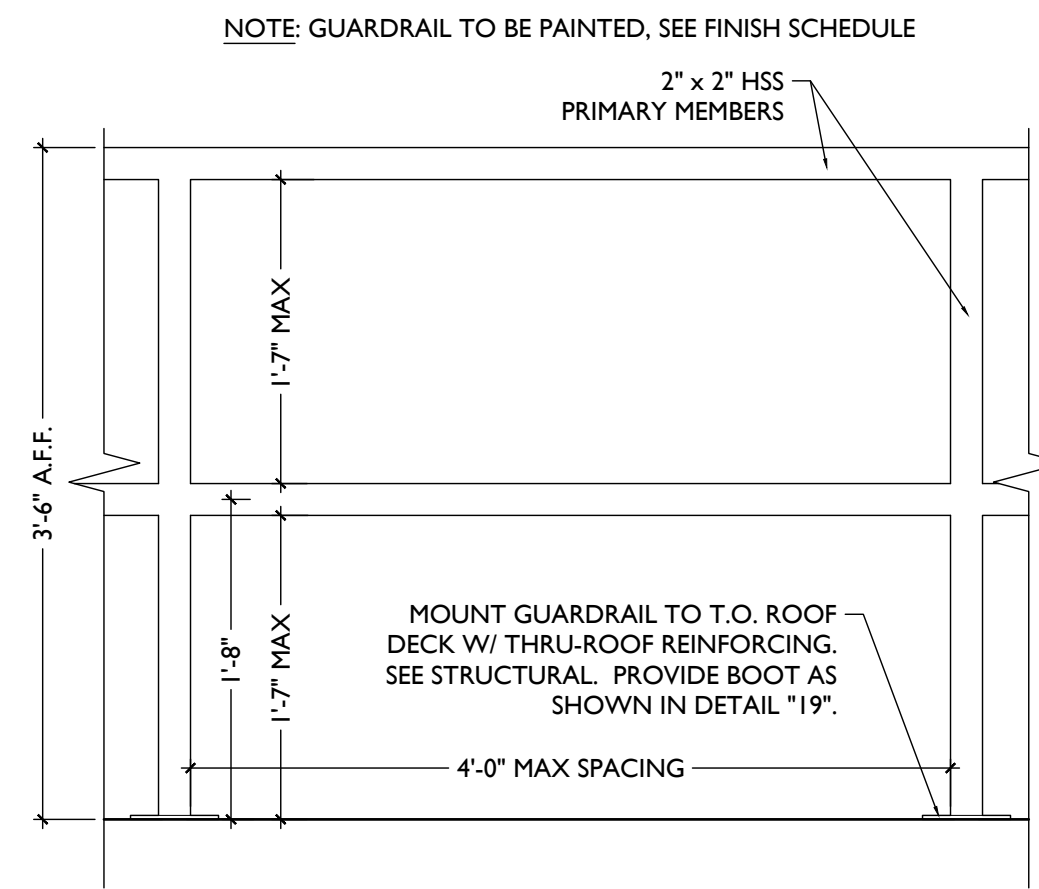
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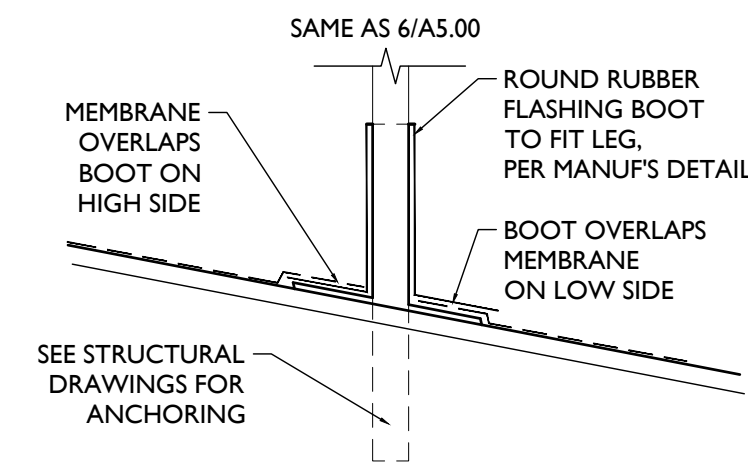
KURT PLATTE 108633
EXP DATE 12.31.2023
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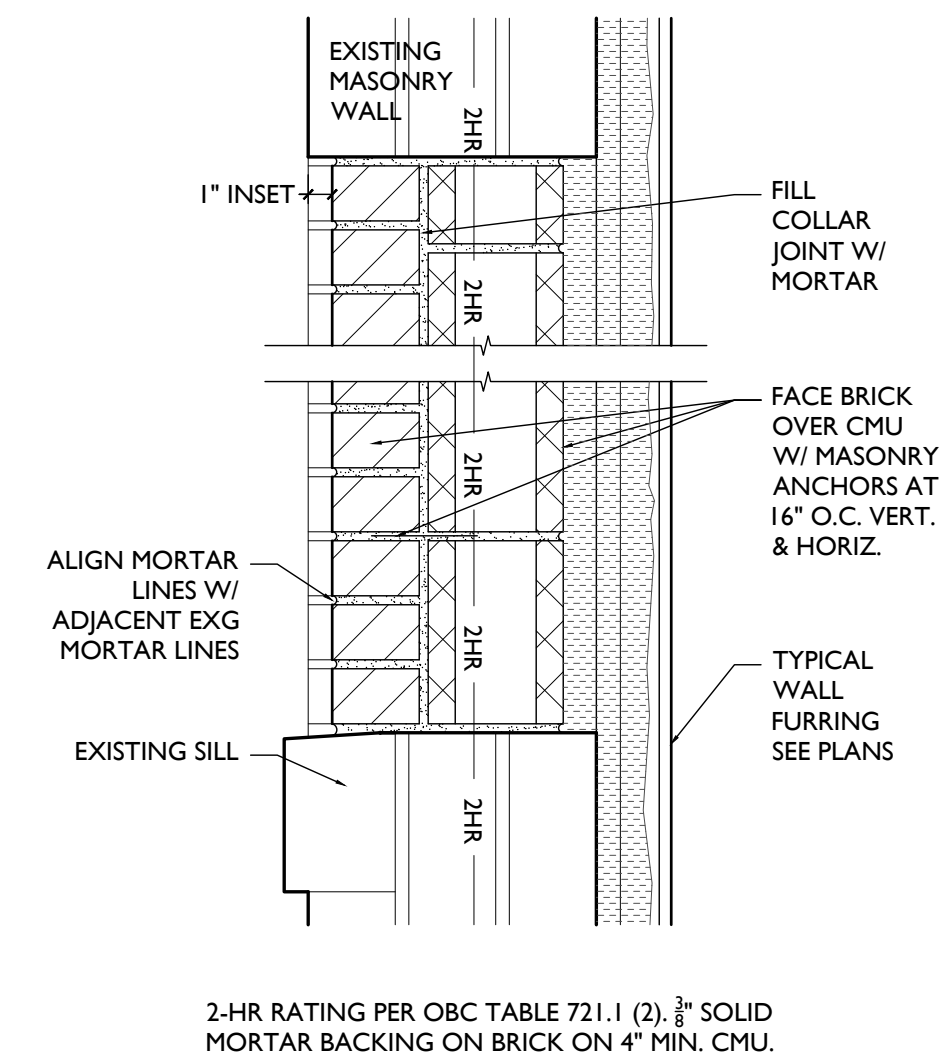
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM



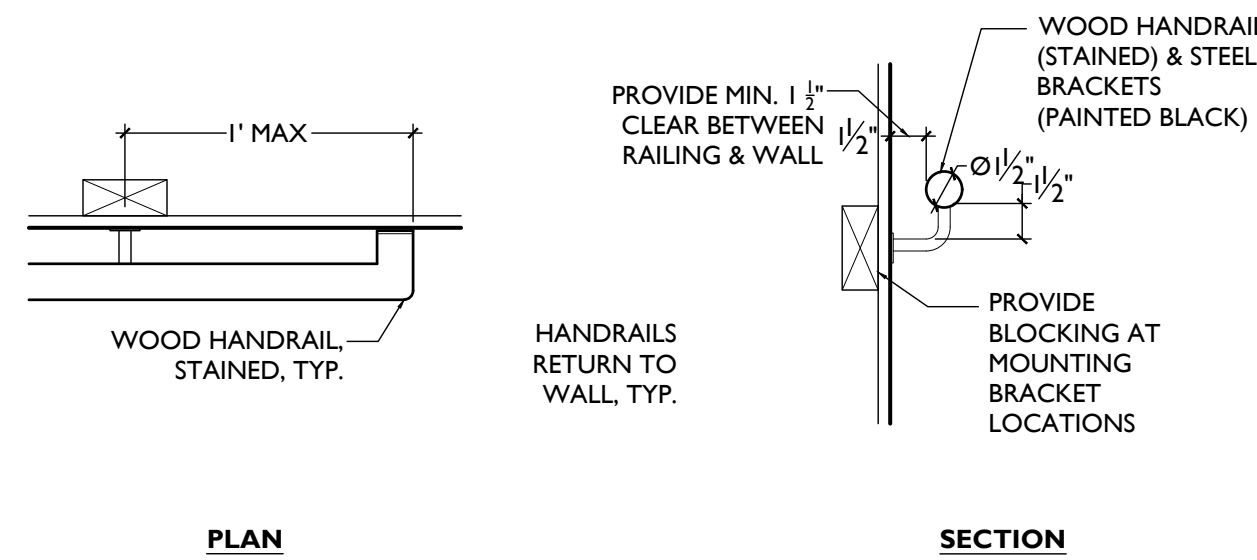
SCALE: 1" = 1'-0" ROOF-TOP MECHANICAL GUARDRAIL 24



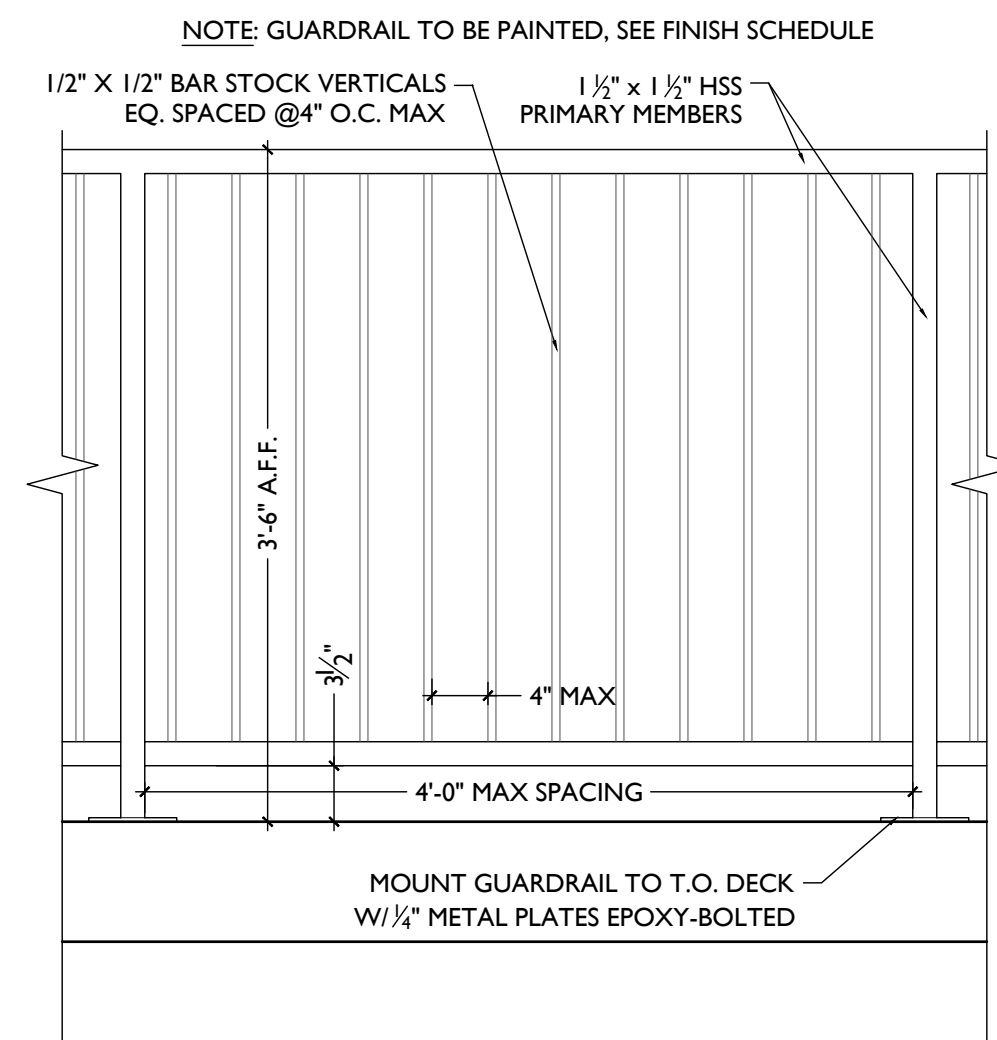
SCALE: 1/2" = 1'-0" ROOF BOOT DETAIL 19



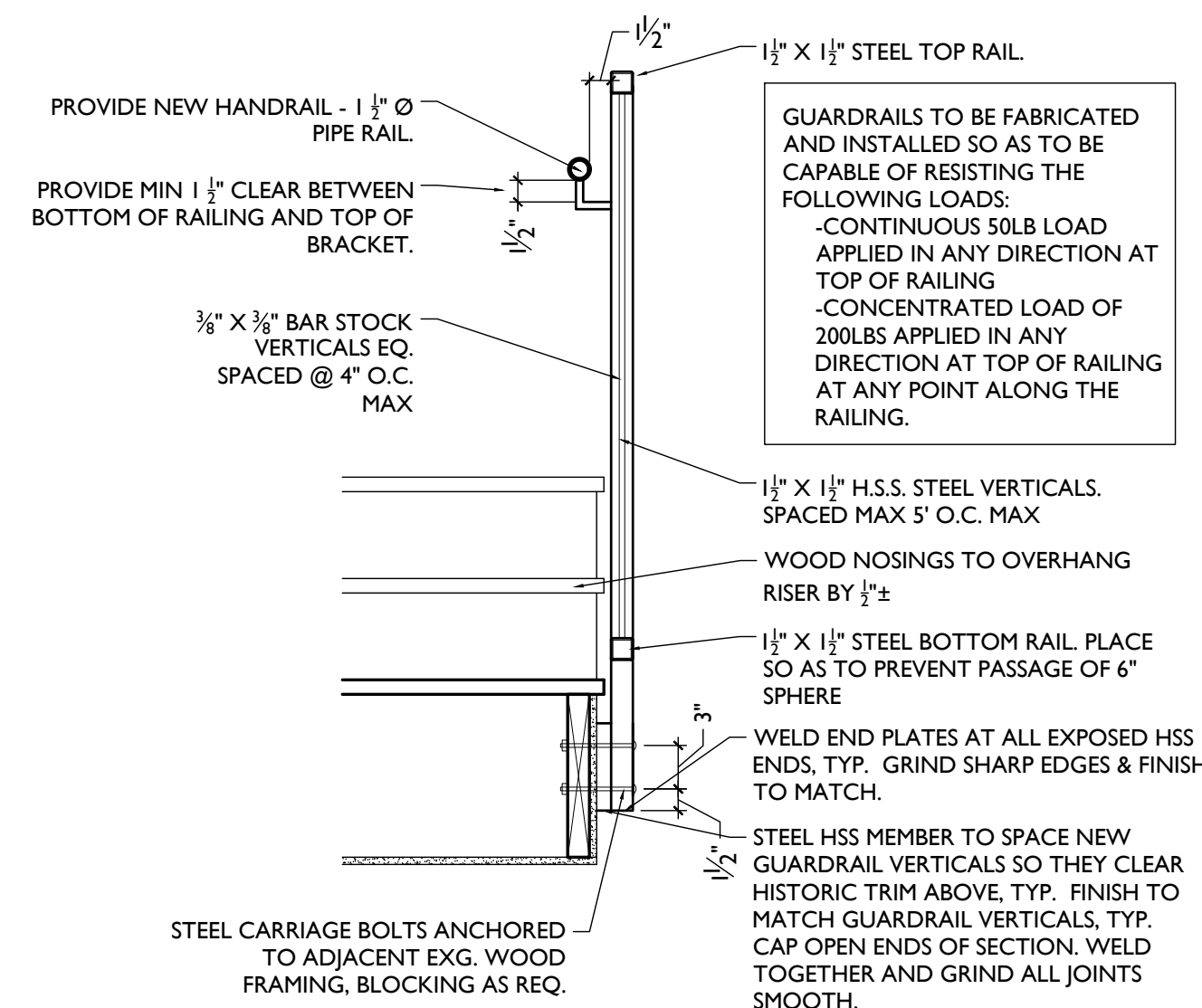
SCALE: 1/2" = 1'-0" BRICK INFILL DETAIL 13



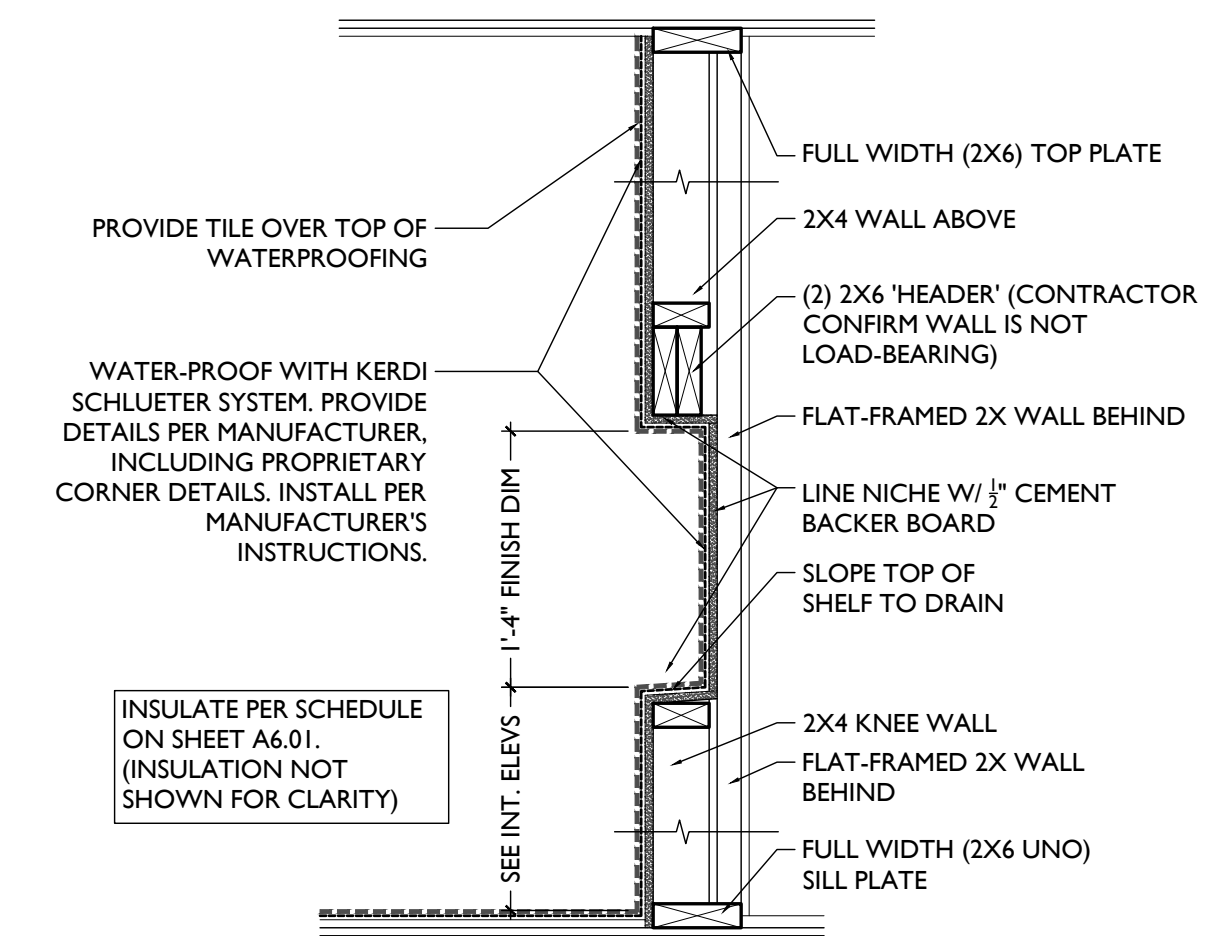
SCALE: 1/2" = 1'-0" HANDRAIL 5



SCALE: 1" = 1'-0" HANDRAIL / GUARDRAIL 3



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



SCALE: 1" = 1'-0" SHOWER NICHE TYPICAL DETAILS 1

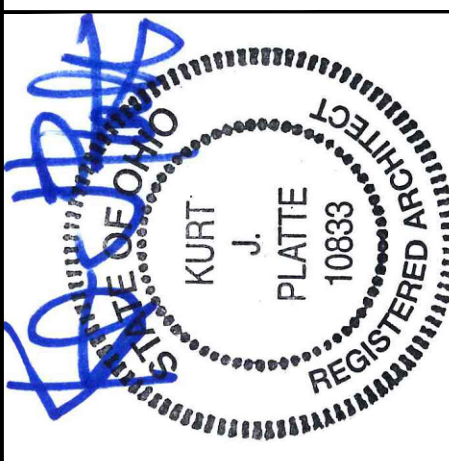
WALL ASSEMBLIES/ PARTITION TYPES

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. 3/8" 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. 1/2" OSB SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER

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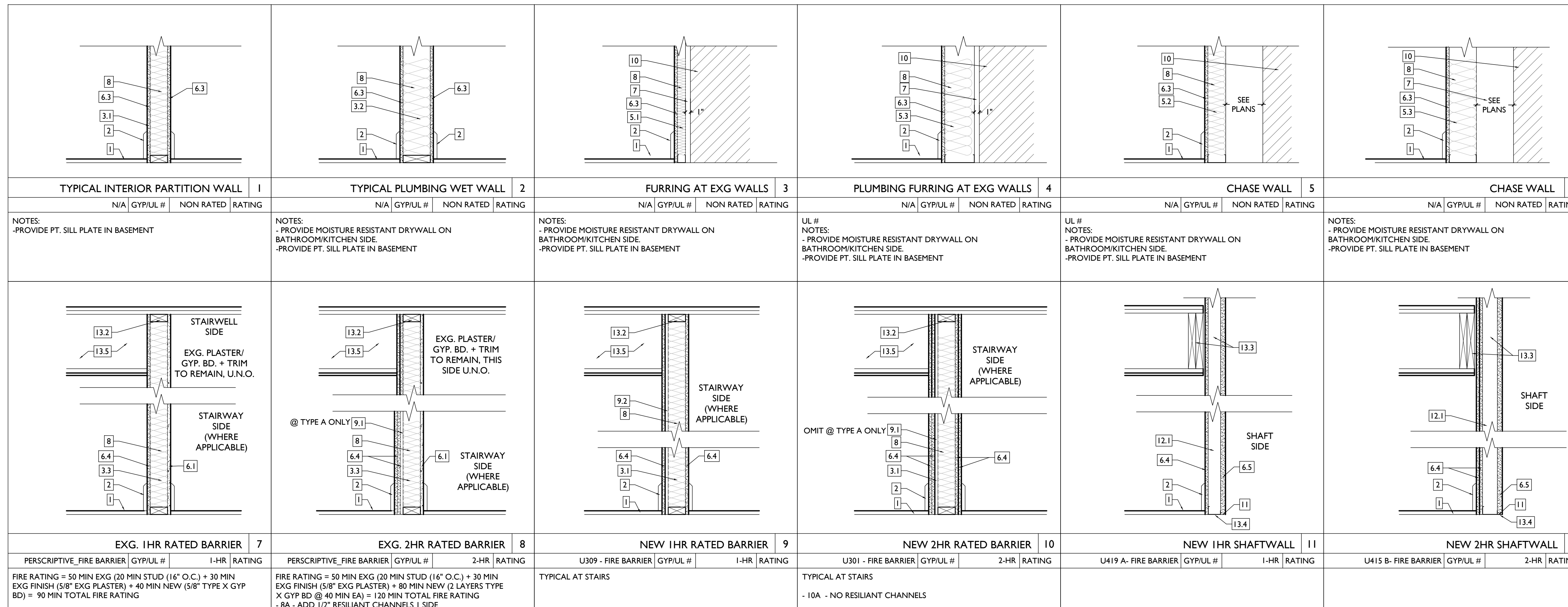
Revisions

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

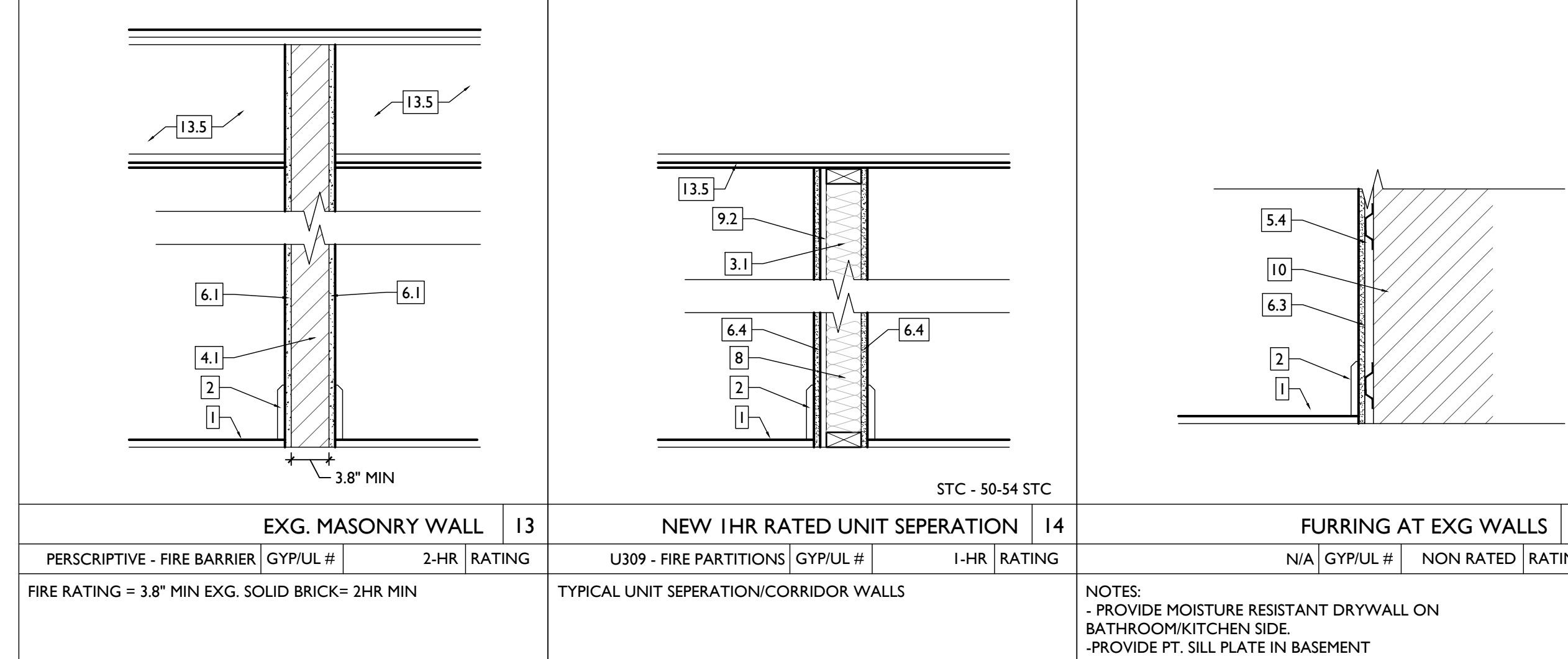
INSULATION SCHEDULE

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
1807 VINE STREET
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)

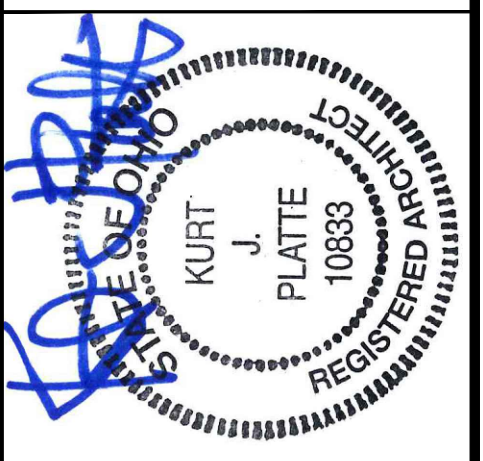
FLR/CLG ASSEMBLY A		FLR/CLG ASSEMBLY B		I-HR FLR/CLG MEMBRANE C		I-HR FLR/CLG DWELLING SEPERATION D		2 HR FLR/CLG CORRIDOR/USE GROUP SEP. E	
N/A GYP/UL # NON RATED RATING		N/A GYP/UL # NON RATED RATING		GA-FC-5406 GYP/UL # I-HR RATING		UL#LS14 GYP/UL # I-HR RATING		UL#LS05 -OR- LS11 GYP/UL # 2-HR RATING	
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		UNINSULATED 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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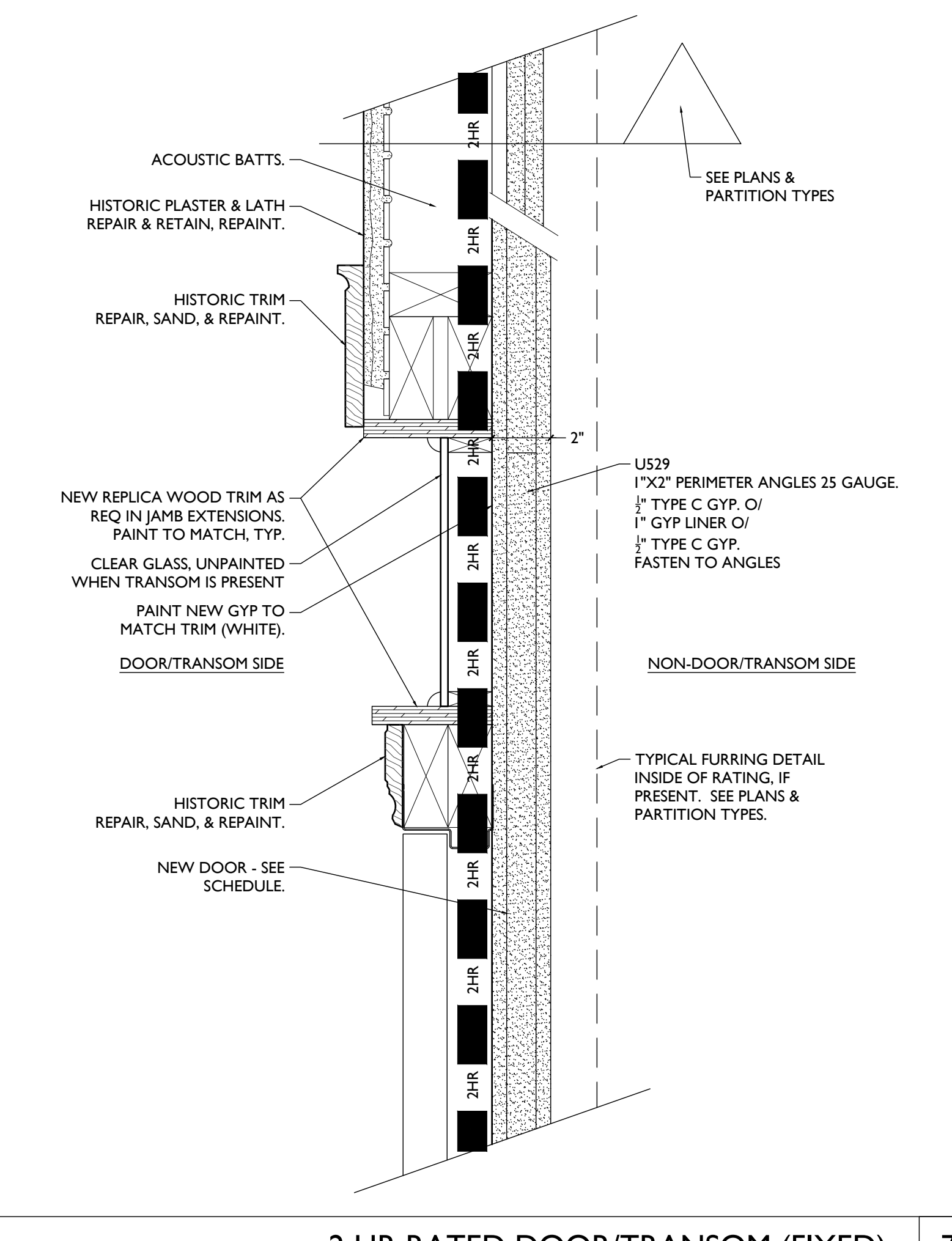
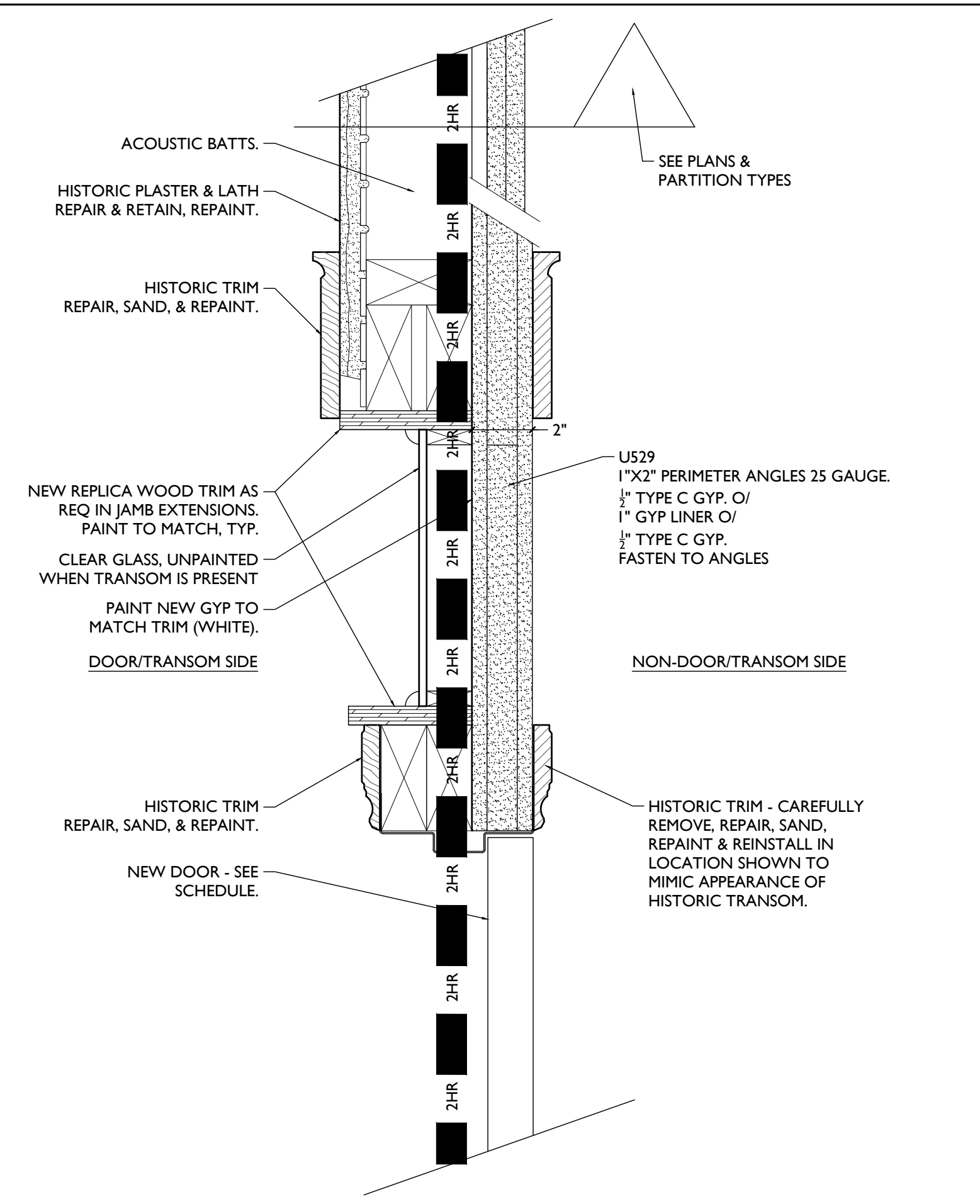
Revisions

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

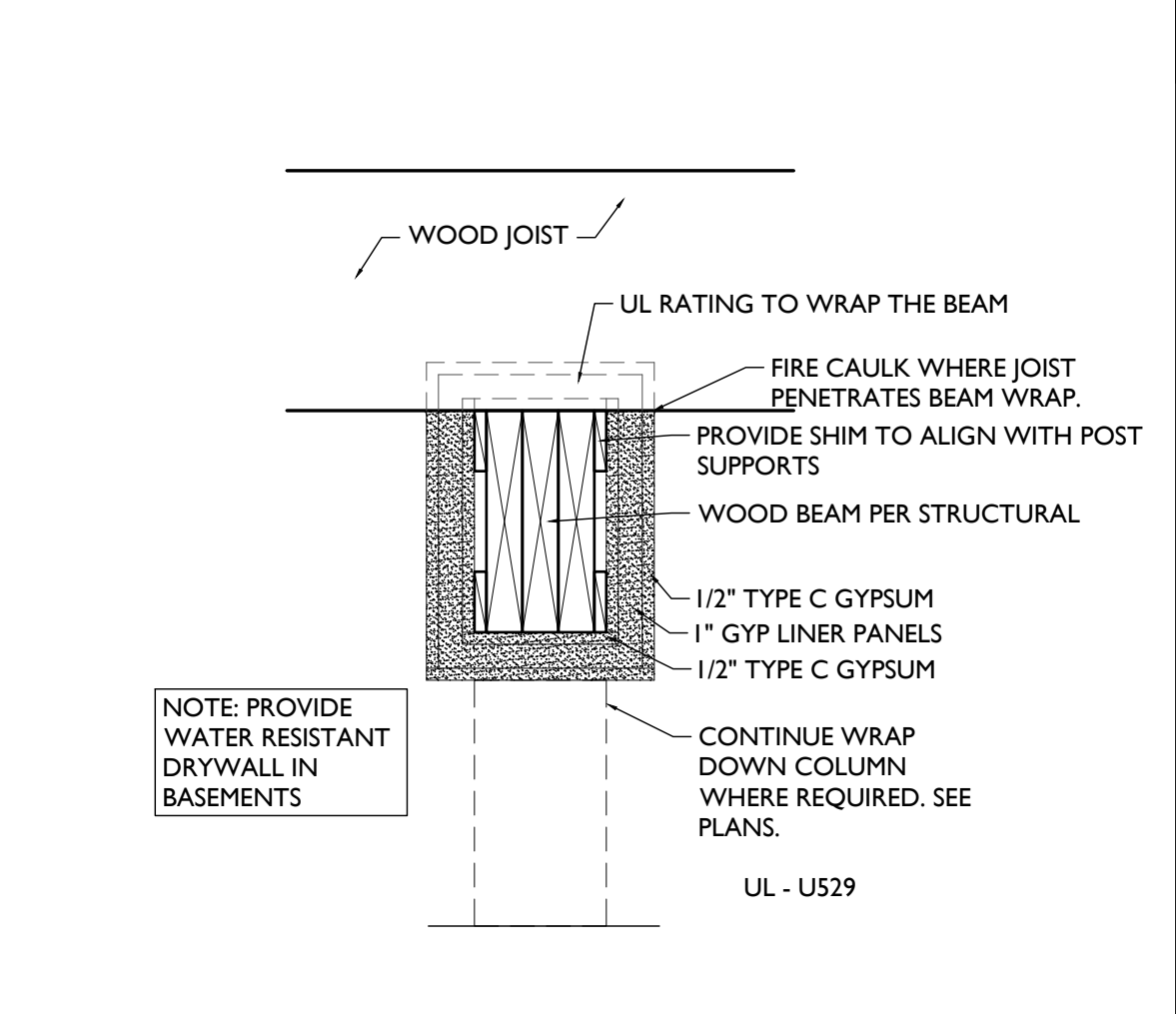
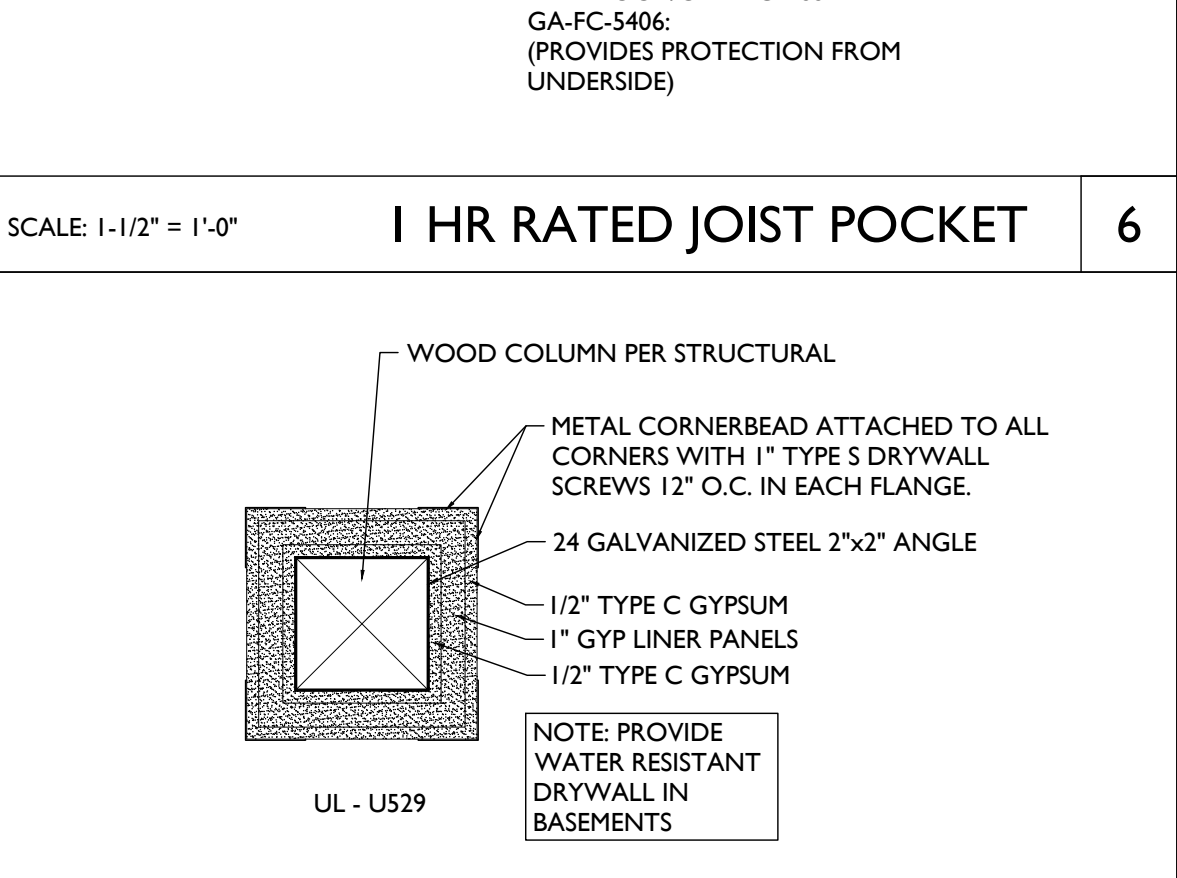
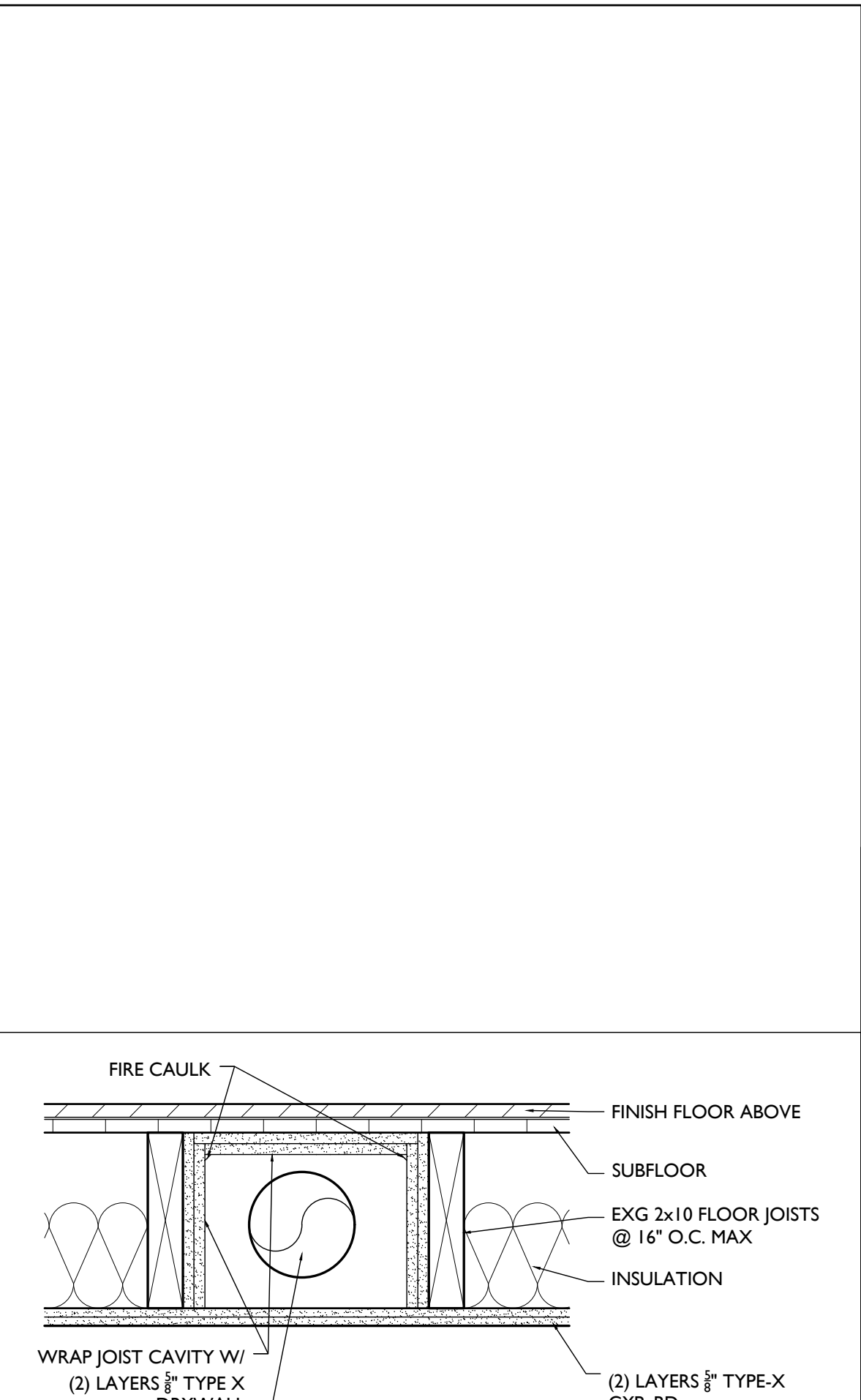
PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

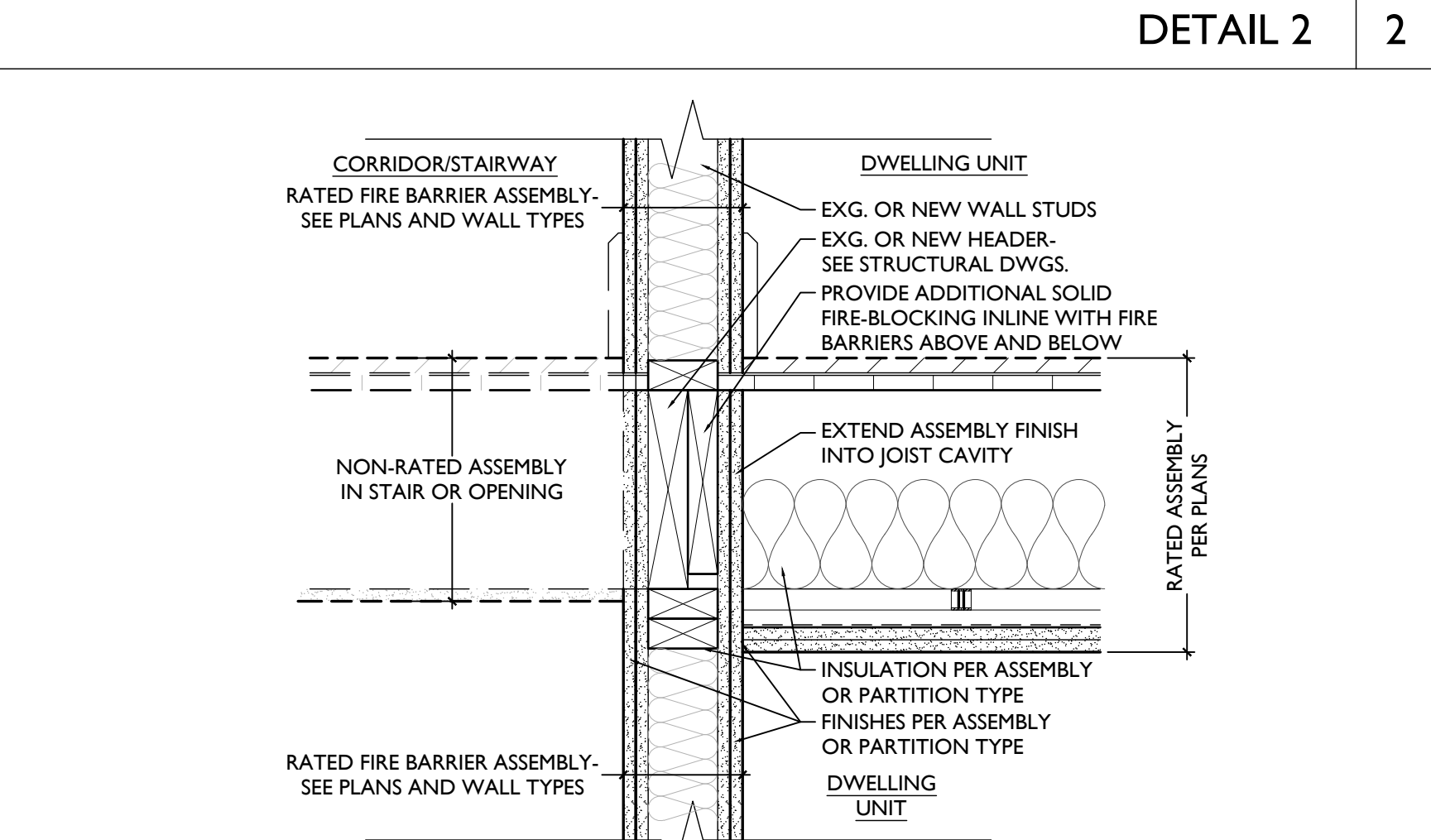
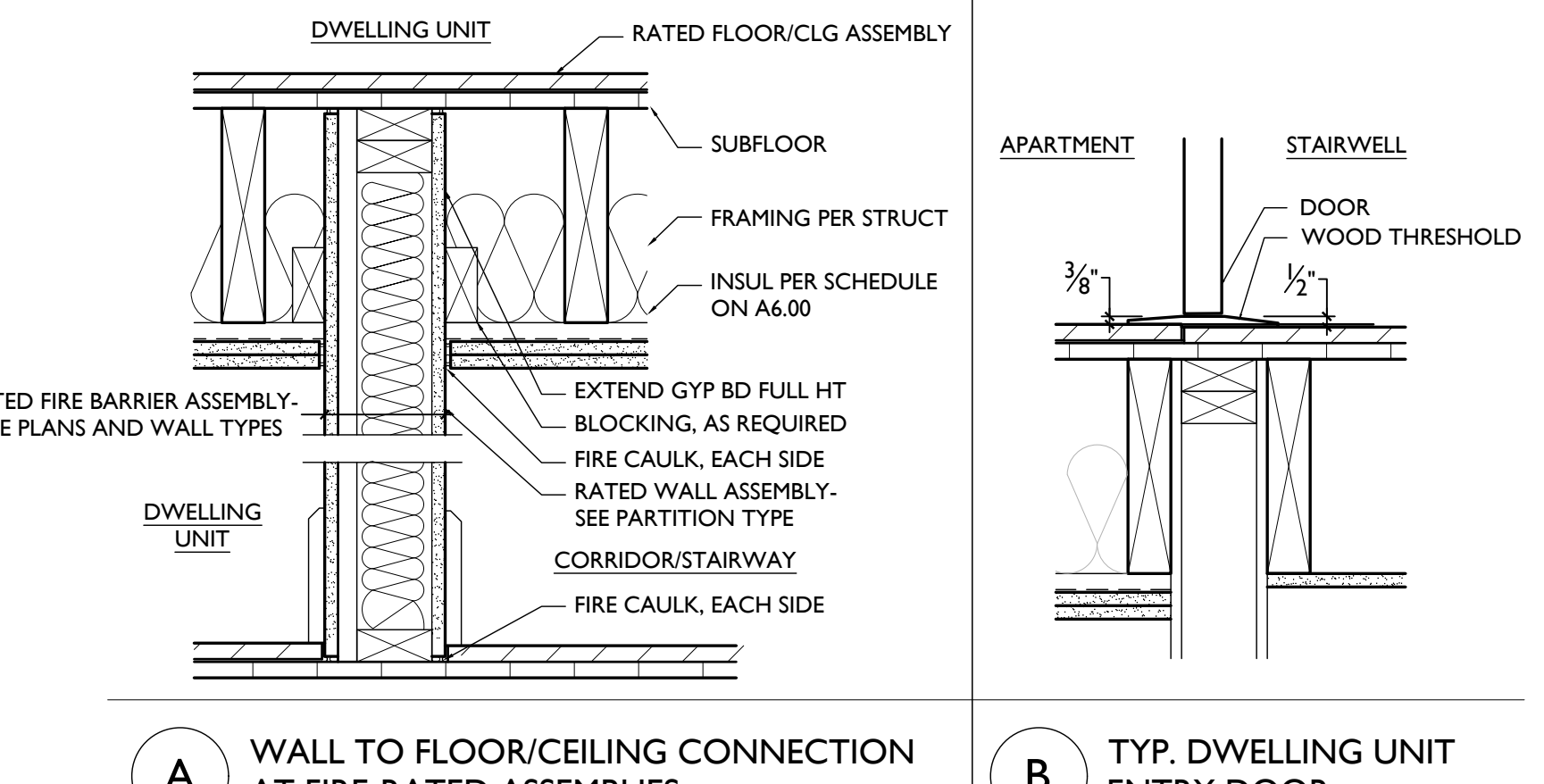
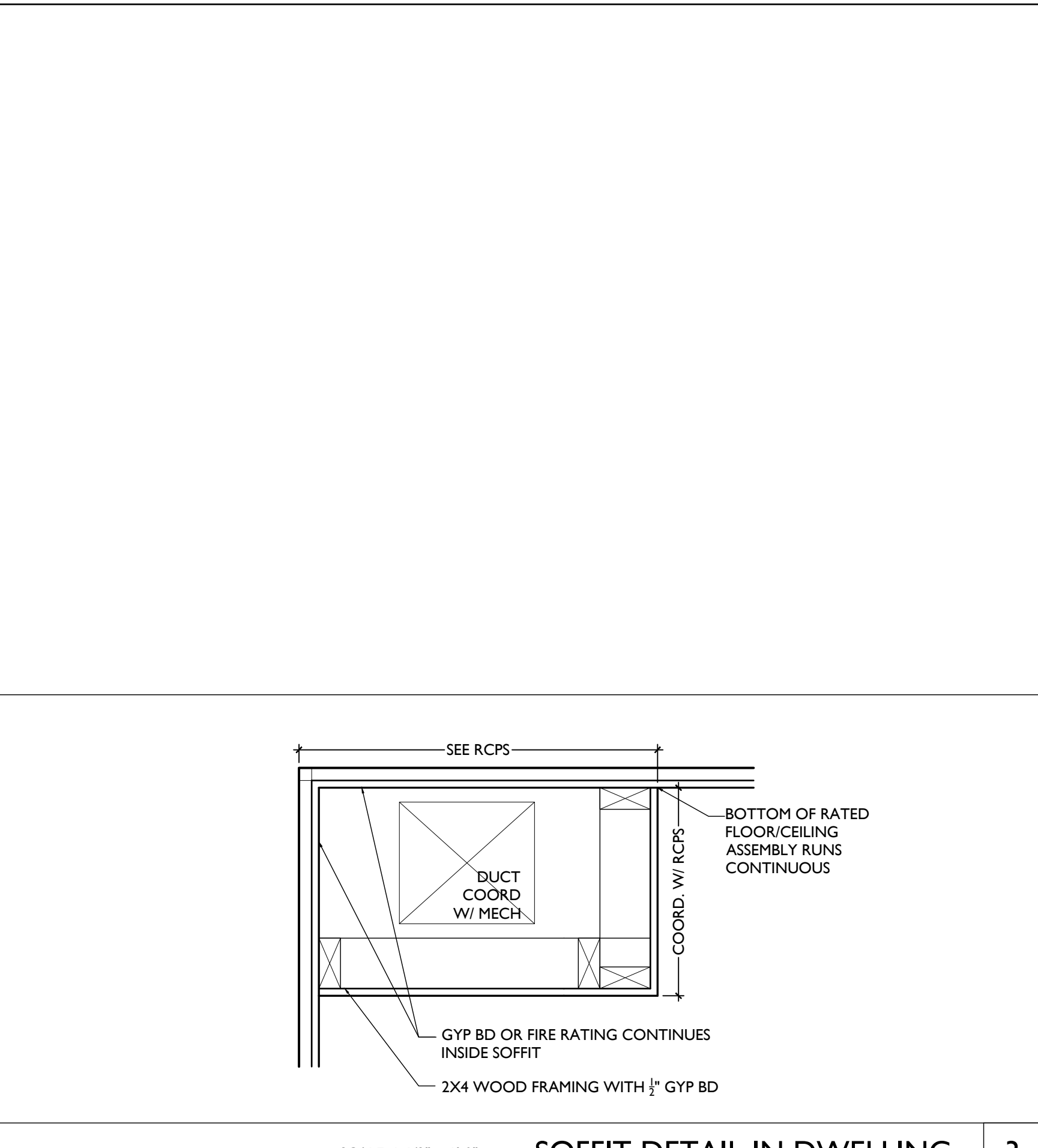
A6.01



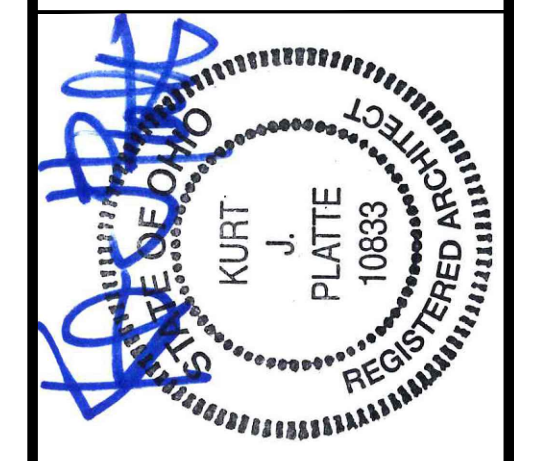
RATING AT HISTORIC COORIDOR OPENINGS (NON MASONRY)



1 HR WOOD BEAM PROTECTION



TYPICAL FIRE RATING DETAILS



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MR, AM

Job No: 22042 04/28/2023

HARDWARE SCHEDULE

HDWR	M	DESCRIPTION
EXISTING DOORS TO REMAIN		
H01	EXISTING TO REMAIN	EXISTING HARDWARE SET TO REMAIN
NEW COMMERCIAL DOORS		
H02	EXTERIOR COMMERCIAL DOOR (TYPICAL)	ENTRY LOCKSET • OUTSIDE KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 1-1/2 PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H02A	EXTERIOR COMMERCIAL DOOR (WITH PANIC HARDWARE)	ENTRY LOCKSET W/ PANIC HARDWARE • RATED HARDWARE • PANIC HARDWARE TO BE EXIT ONLY • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • (3) HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H02B	EXTERIOR COMMERCIAL DOOR (DOUBLE)	ENTRY LOCKSET • OUTSIDE KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 2x(3) HINGES • (2) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H02B1	EXTERIOR COMMERCIAL DOOR (DOUBLE FIXED)	• 1-1/2 PAIR HINGES • (4) PUSH PLATE • (2) FLOOR BOLT • WEATHER SEALS
H03	INTERIOR COMMERCIAL DOOR	ENTRY LOCKSET • OUTSIDE KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 1-1/2 PAIR HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP
H05	COMMERCIAL RESTROOM (SINGLE USER)	PRIVACY LOCKSET • INSIDE THUMB LOCK • LEVER HANDLES • (3) HINGES • KICK/POP PLATE • WALL/FLOOR STOP
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
NEW COMMON RESIDENTIAL DOORS		
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
NEW PRIVATE RESIDENTIAL DOORS		
HR01	RESIDENTIAL UNIT ENTRY DOOR	ENTRY LOCKSET • RATED HARDWARE • LOCKSET W/ • THUMB TURN DEADBOLT. • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • SMOKE SEAL • 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	PASSAGE LOCKSET • (3) HINGES • WALL/FLOOR STOP
HR04A	DOUBLE SWINGING DOOR TO CLOSET/STORAGE	CLOSET PULLS • DUMPT LEVER HANDLES • BALL CATCHES • 3 PAIR HINGES
GENERAL HARDWARE NOTES:		
1. ALL HARDWARE TO BE OPERABLE IN THE DIRECTION OF EGRESS ALWAYS WITHOUT KNOWLEDGE, KEY OR TIGHT PINCHING OR GRASPING THE DEVICE.		
2. 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.		
3. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL. A. LOCKSETS ARE BASED ON BEST CYLINDRICAL GRADE I (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 OWNER'S EXISTING SMALL FORMAT KEY SYSTEM), 5 MASTER KEYS, 3 CHANGE KEYS PER CYLINDER. B. EXIT DEVICES ARE BASED ON PRECISION 2100 SERIES GRADE 1. APPROVED MANUFACTURERS: PRECISION (2100 SERIES), VON DUPRIN (98 SERIES) C. DOOR CLOSERS ARE BASED ON DORMA 8900 SERIES GRADE 1. PROVIDE WITH FULL COVER. APPROVED MANUFACTURERS: DORMA (8900 SERIES), LCN (4040XP SERIES).		
4. HINGES: A. 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". B. HINGE QUANTITY - 3 HINGES PER DOOR LEAF FOR DOORS UP TO 76". PROVIDE 4 HINGES FOR DOORS TALLER THAN 76".		
5. COORDINATE KEYING REQUIREMENTS WITH OWNER.		
6. COORDINATE ELECTRONIC ACCESS CONTROL REQUIREMENTS WITH OWNER		
7. PROVIDE INTERCHANGEABLE CORES		

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.

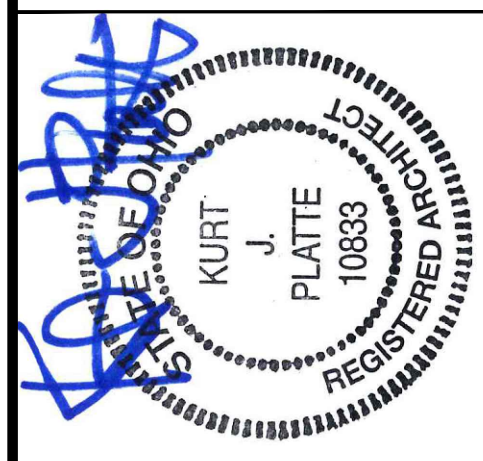
GENERAL NOTES

- 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
FIRST FLOOR											
100-1	ENTRY STAIR	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM7	PT	F2	---	PT	H10	---	1E
100-2	BASEMENT	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM1	PT	F2	---	PT	H06	90 MIN	4
101-1	COMMERCIAL ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DA2	FF	SF	SF	FF	H02	---	---
101-2	RESTROOM	3'-0"	7'-0"	DW1	PT	F4	---	PT	H05	---	---
101-3	REAR ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM8	PT	F2	TR1	PT	H02	---	7
SECOND FLOOR											
201-1	UNIT ENTRY	2'-8"	7'-0"	DM1	PT	F3	---	PT	HR01	90 MIN	---
201-2	LAUNDRY	EXG	EXG	EXG	PT	F1	---	PT	H01	---	4
201-3	CLOSET	2'-0"	7'-0"	DW1	PT	F3	---	PT	HR04	---	---
201-4	BEDROOM	EXG	EXG	EXG	PT	F1	---	PT	H01	---	---
201-5	CLOSET	4'-0"	7'-0"	DW1	PT	F3	---	PT	HR04A	---	---
201-6	BATHROOM	2'-6"	7'-0"	DW1	PT	F3	---	PT	HR02	---	5
THIRD FLOOR											
300-1	ATTIC ACCESS	EXG	EXG	EXG	PT	F1	---	PT	H10AB	---	1A
301-1	UNIT ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM1	PT	F1	TR4	PT	HR01	90 MIN	1E, 2
301-2	BATHROOM	2'-6"	7'-0"	DW1	PT	F3	---	PT	HR02	---	5
301-3	MECHANICAL	2'-2"	7'-0"	DW1	PT	F3	---	PT	HR04	---	4
301-4	CLOSET	4'-4"	7'-0"	DW1	PT	F3	---	PT	HR04A	---	---
302-1	UNIT ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM1	PT	F1	TR4	PT	HR01	90 MIN	1E, 2
302-2	MECHANICAL	EXG	EXG	EXG	PT	F1	---	PT	HR04	---	1A, 1C
302-3	LAUNDRY	EXG	EXG	EXG	PT	F1	---	PT	HR04	---	1C, 1D, 4
302-4	CLOSET	EXG	EXG	EXG	PT	F1	---	PT	HR04	---	1C, 1D
302-5	BATHROOM	EXG	EXG	EXG	PT	F1	---	PT	H01	---	1A, 5
ATTIC											
401-1	ATTIC ENTRY	3'-0"	6'-8"	DM1	PT	F2	---	PT	H10AB	90 MIN	---
402-1	ATTIC ENTRY	3'-0"	6'-8"	DM1	PT	F2	---	PT	H10AB	90 MIN	---

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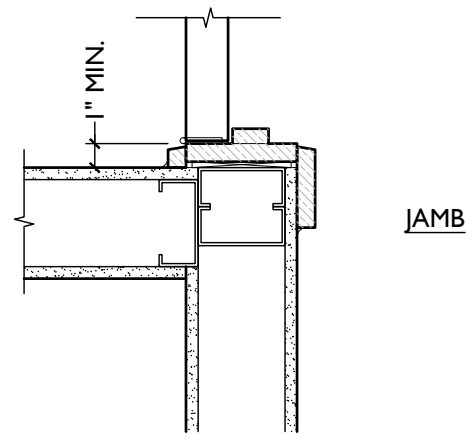
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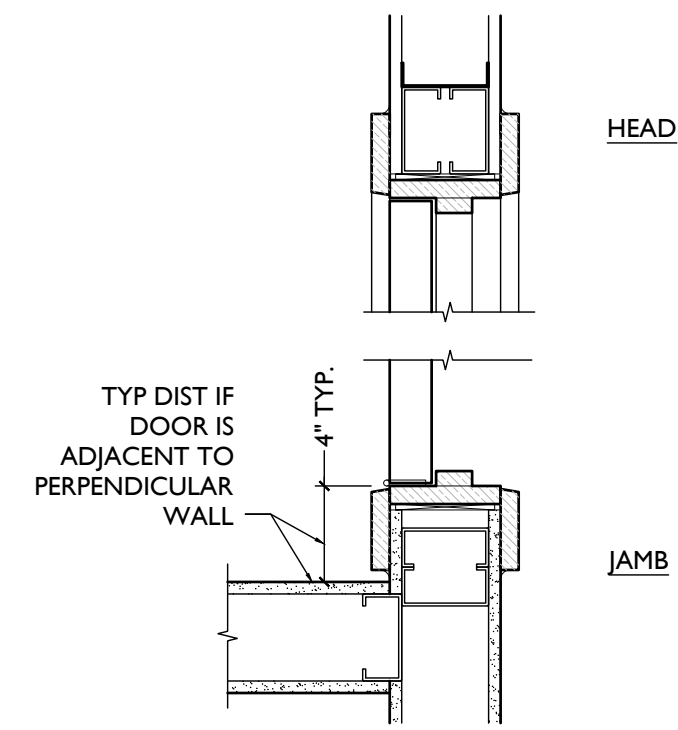
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DOOR DETAILS NOTE:
SEE NEW PLANS & SHEET A6.00 FOR SPECIFIC
ASSEMBLY INFO AND FIRE-RATINGS.

TYPICAL DOOR DETAILS

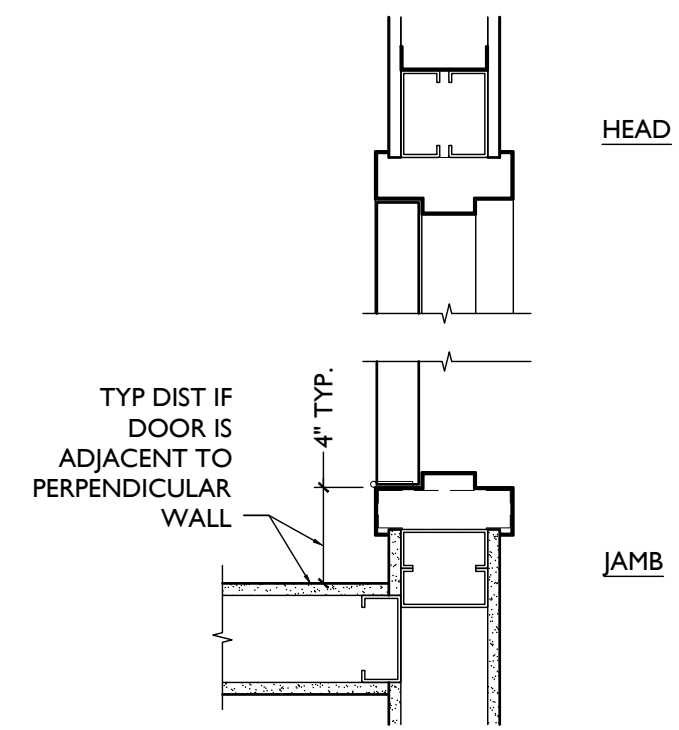


8 WD FRAME JAMB MIN.
SCALE: 1 1/2" = 1'-0"

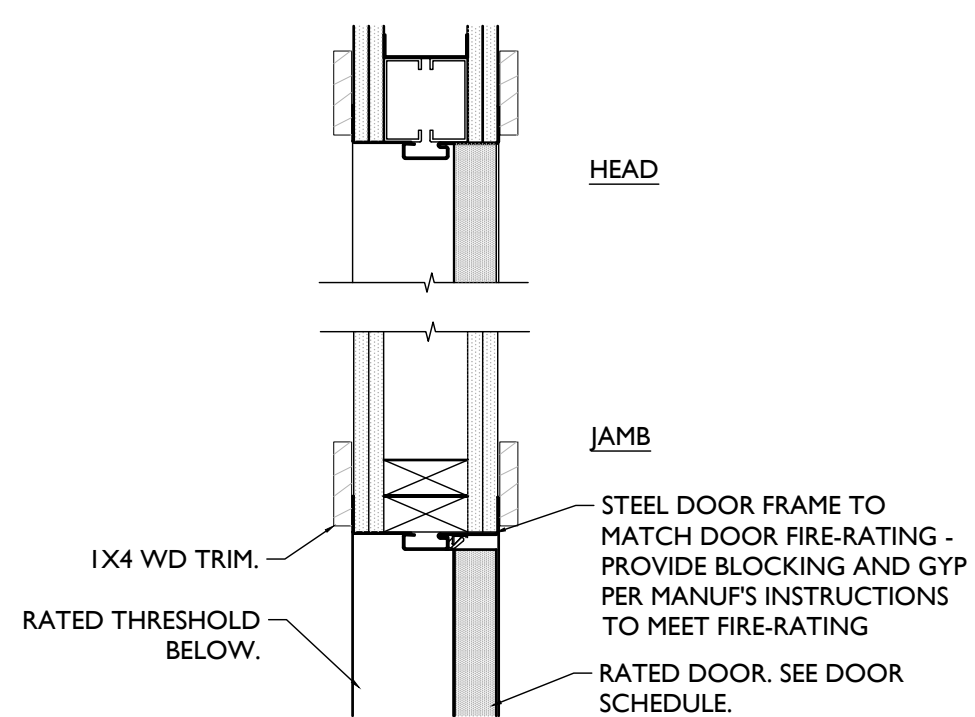


7 WD FRAME HEAD/JAMB
SCALE: 1 1/2" = 1'-0"

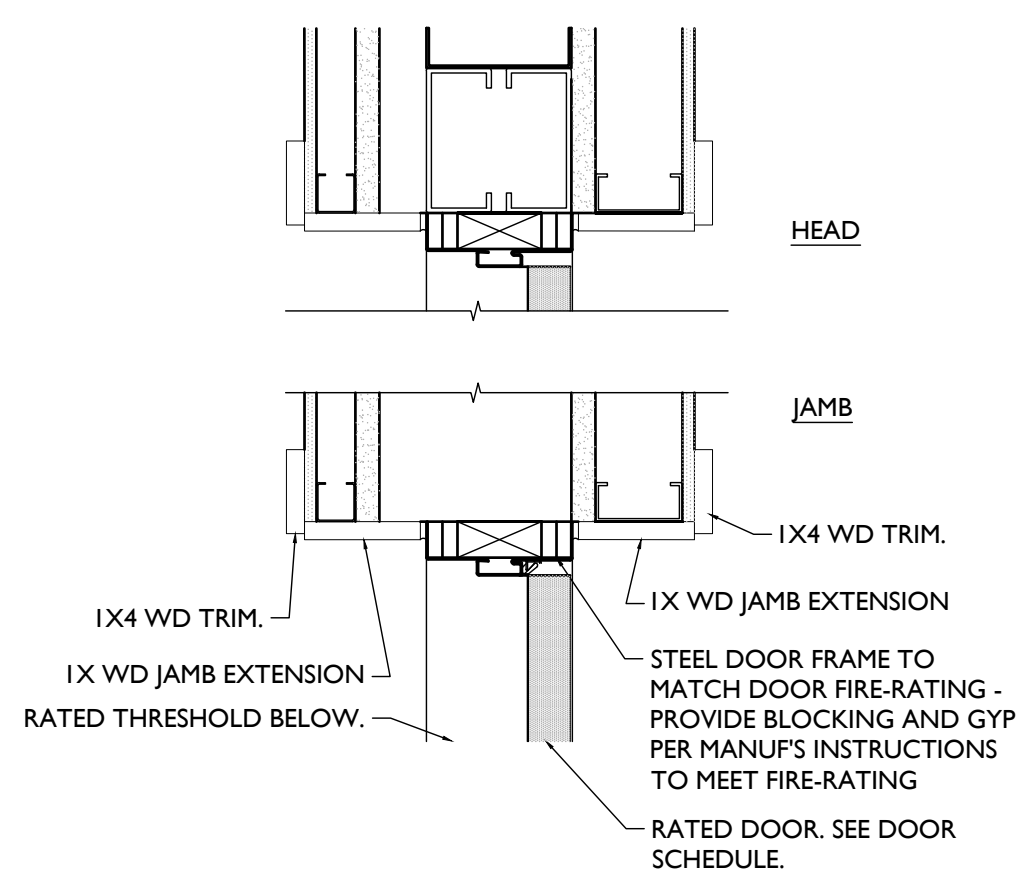
6 NOT USED
SCALE: 1 1/2" = 1'-0"



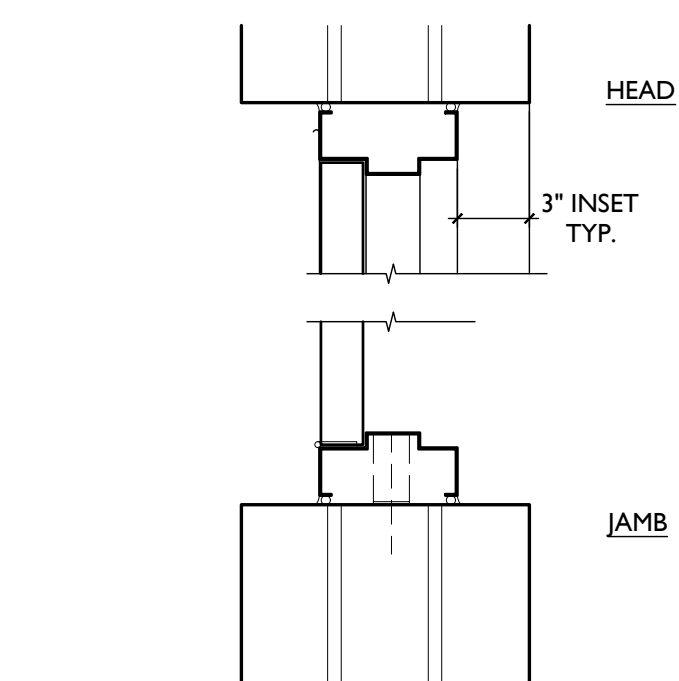
5 MTL FRAME @ STUD WALL
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"



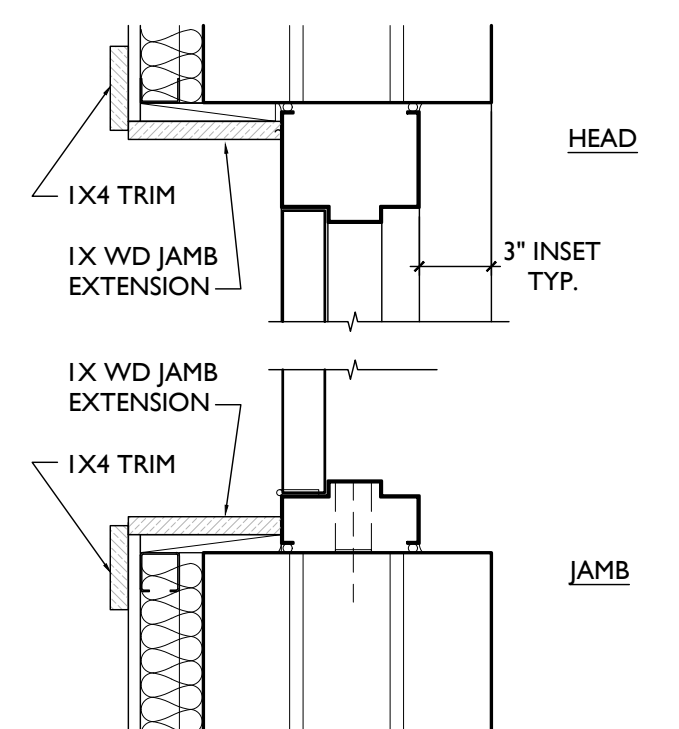
4 MTL FRAME @ STUD WALL
FIRE-RATED ONLY, ABOVE BASEMENT
SCALE: 1 1/2" = 1'-0"



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

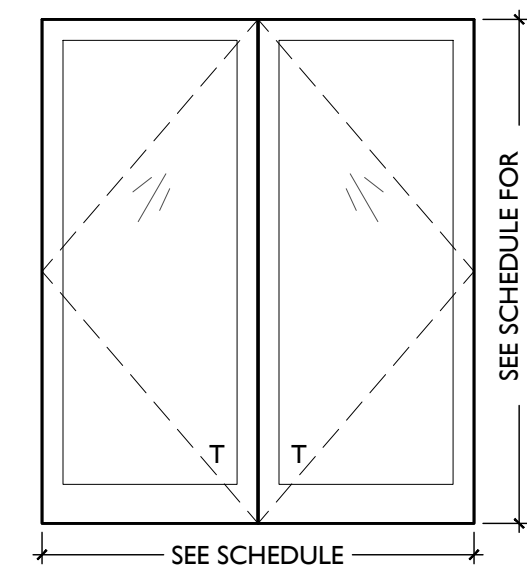


2 MTL FRAME @ MSNRY - INTERIOR
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"

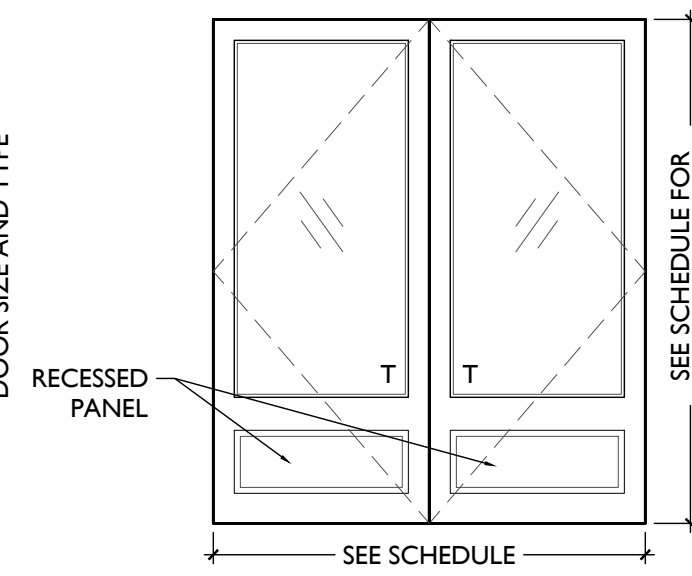


1 MTL FRAME @ MSNRY - EXTERIOR
SCALE: 1 1/2" = 1'-0"

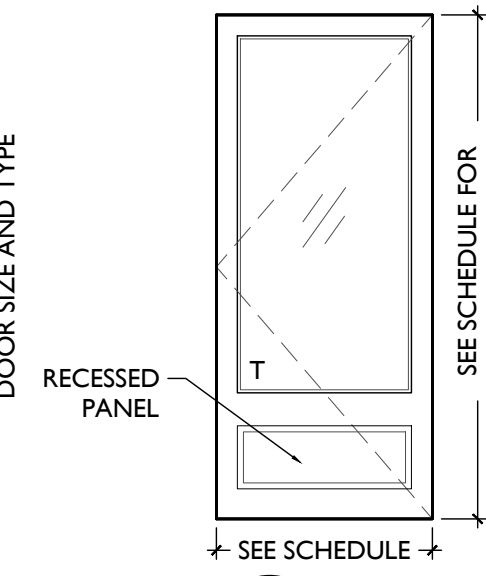
NOTE: SEE A6.12 FOR
STOREFRONT FRAMES



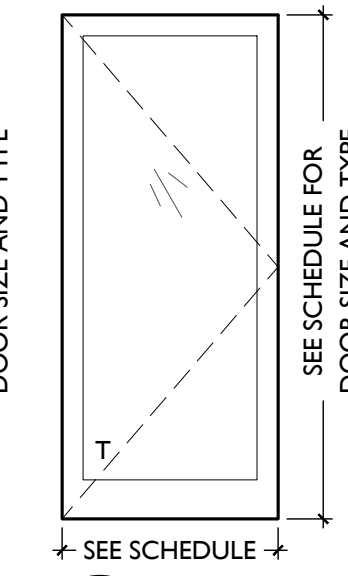
DA4 FULL LITE
ALUMINUM
DOUBLE
DOOR



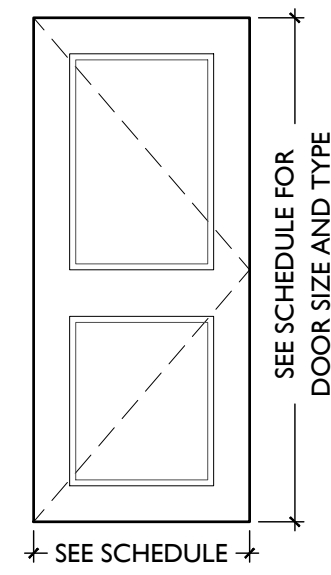
DA3 3/4 LITE
ALUMINUM
DOUBLE DOOR



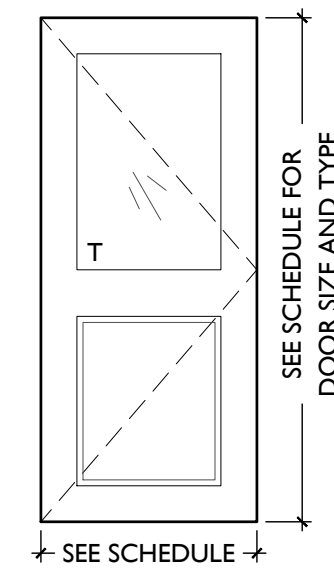
DA2 1/2 LITE
ALUMINUM
DOOR



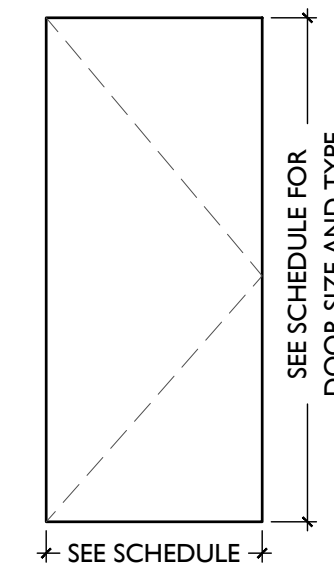
DA1 FULL LITE
ALUMINUM
STOREFRONT
DOOR



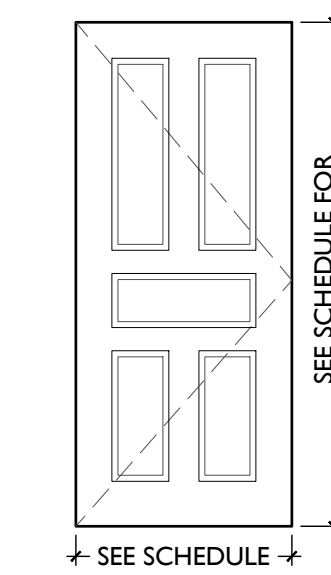
DM8 METAL
2 PANELS



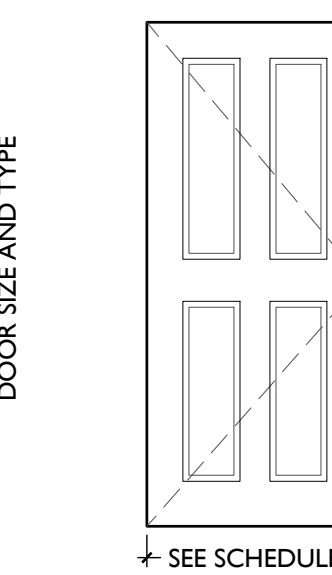
DM7 HALF LITE
METAL
1 PANELS



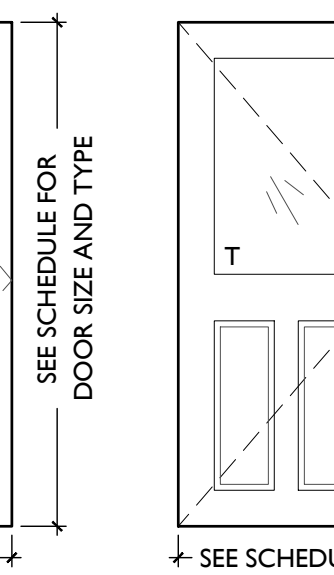
DM6 FLUSH METAL
DOOR



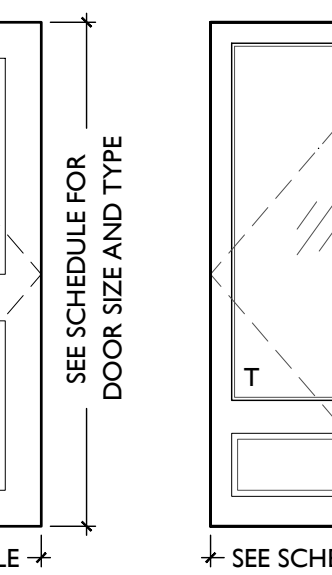
DM5 METAL
5 PANELS



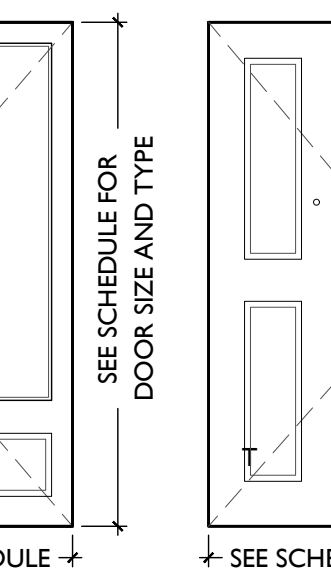
DM4 METAL
4 PANELS



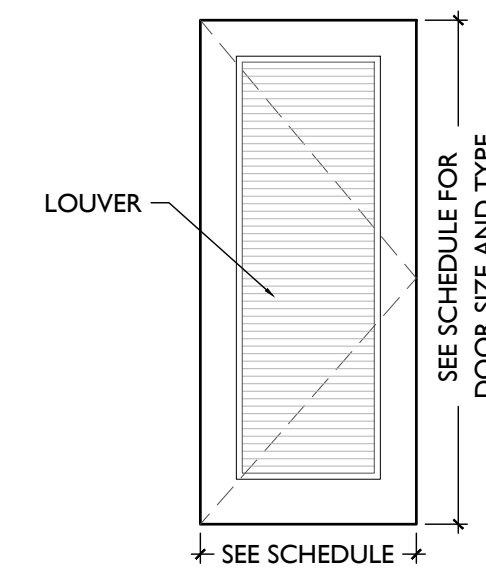
DM3 HALF LITE
METAL
2 PANELS



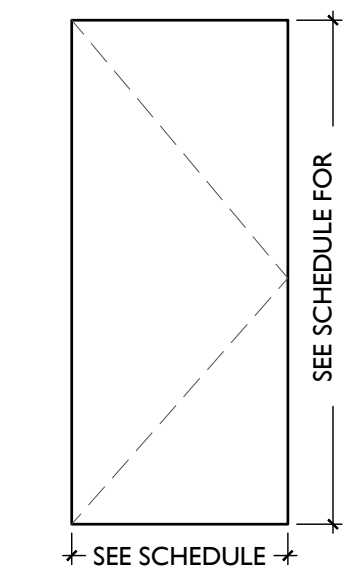
DM2 1/2 LITE
METAL
DOOR



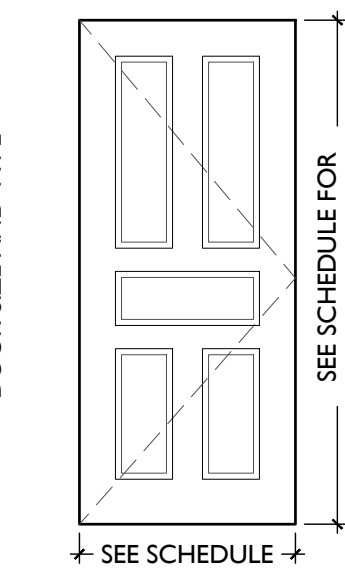
DM1 METAL
4 PANELS
INSULATED



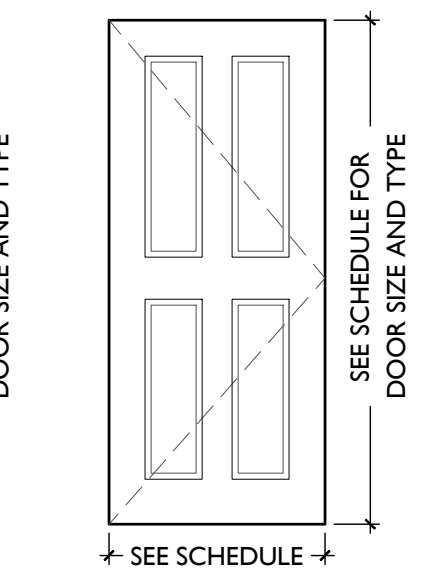
DW4 SOLID CORE
WOOD
1 PANEL
LOUVER



DW3 SOLID CORE
WOOD
FLUSH



DW2 SOLID CORE
WOOD
5 PANEL



DW1 SOLID CORE
WOOD
4 PANEL

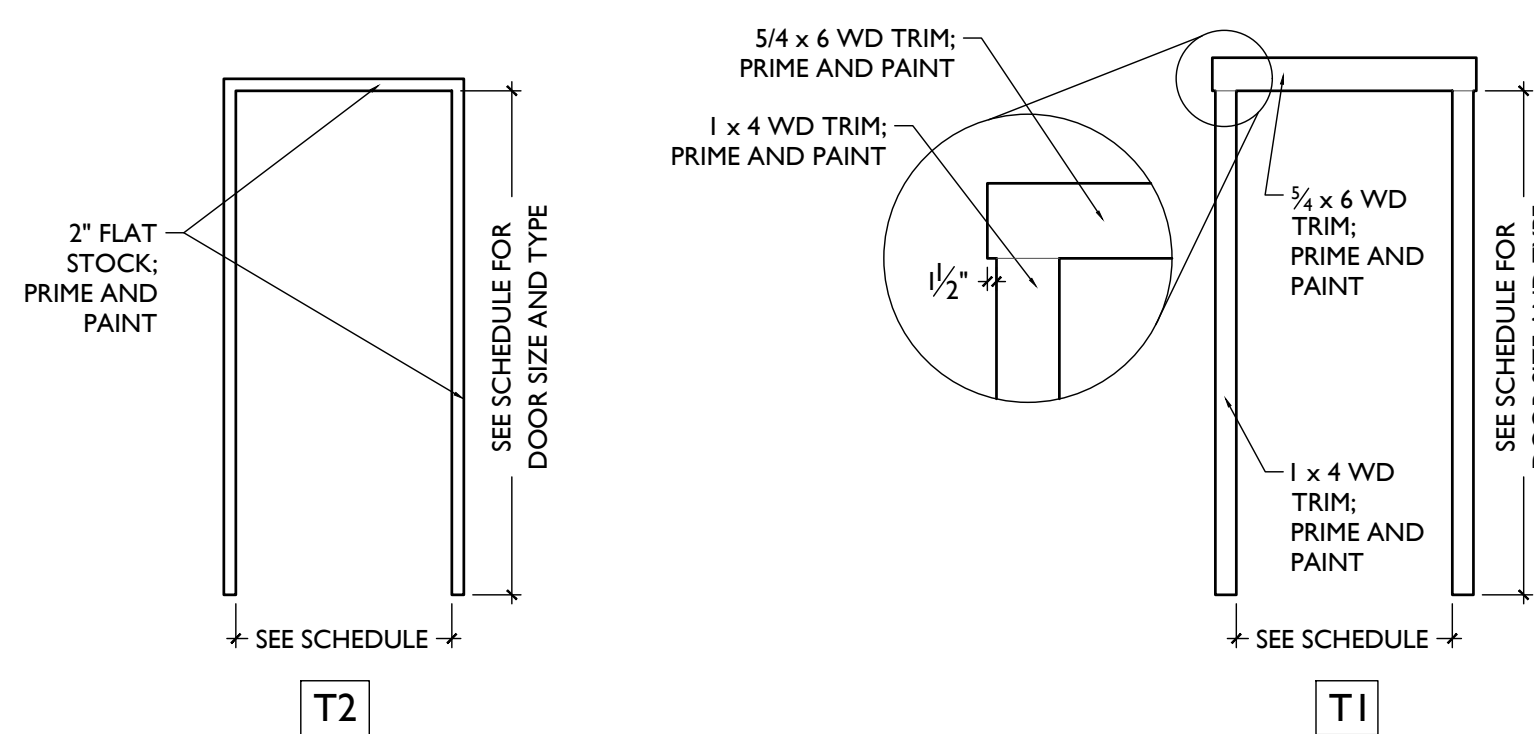
T = TEMPERED GLAZING
I = INSULATED GLAZING

ALUMINUM

METAL

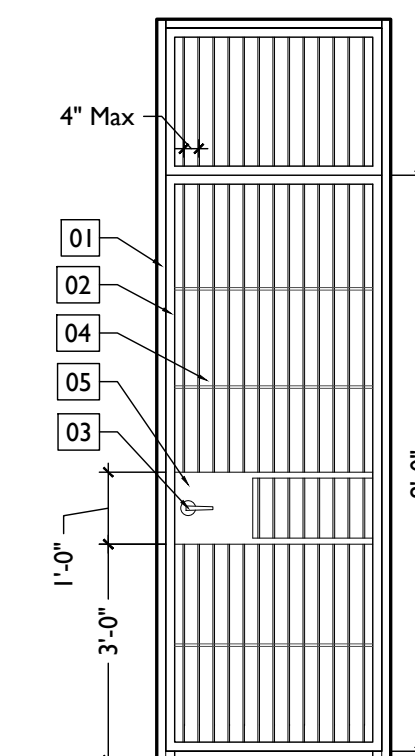
WOOD

TYPICAL NEW WD DOOR TRIM CASING



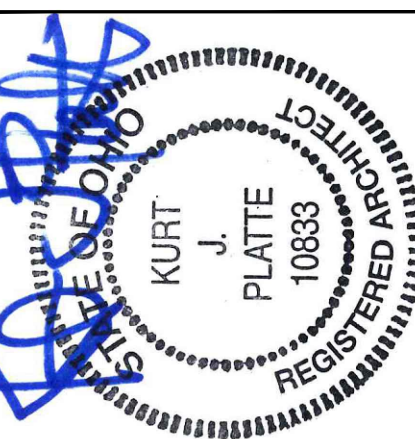
NOTES:
1. AT DOORWAYS WITH NEW TRIM CASING, INSTALL PER "T1". IF WALL SPACE IS CONSTRAINED AT JAMBS, INSTALL PER "T2".
2. NO WOOD DOOR TRIM AT BASEMENT, U.N.O.

TYPICAL GATE TYPES



GA BREEZEWAY
GATE

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.



KURT PLATTE 10863
EXP DATE 12.31.2023
Progress Dates
2023.04.28 - BID/PERMIT

Revisions

Design Team:
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Drawn by:
MR, AM

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A6.11

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SCALE: 1 1/2" = 1'-0" **TYPICAL STOREFRONT DETAILS**

T = TEMPERED GLAZING

STOREFRONT TYPES

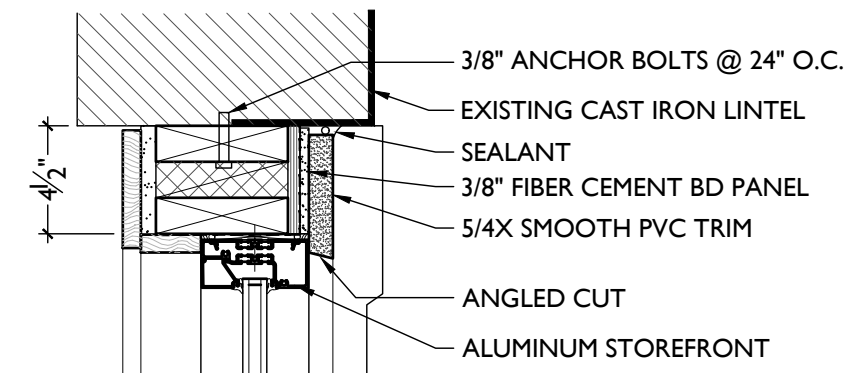
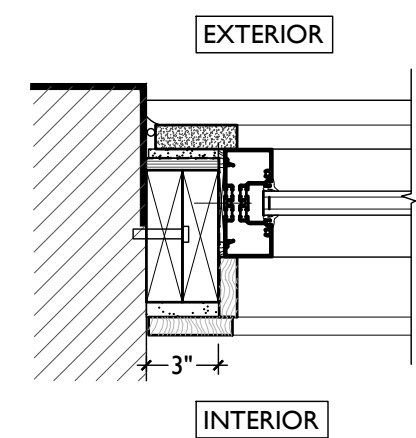
NOTES

- A. EXTERIOR FINISHES:**
- ALL EXPOSED NON-ALUMINUM SURFACES PAINTED 1 COAT PRIMER + 2 COATS FINISH.
 - FOLLOW MANUFACTURER RECOMMENDATIONS FOR PAINTING OF PVC.
 - ALL CONCEALED WOOD SURFACES PAINTED 1 COAT PRIMER MINIMUM.
 - REFER TO COLORED ELEVATIONS FOR PAINT COLORS.
- B. INTERIOR FINISHES:**
- REFER TO FINISH SCHEDULE FOR COMMERCIAL TURNKEY FINISHES.
 - REFER TO FUTURE TENANT IMPROVEMENT DRAWINGS FOR ADDITIONAL FINISHES.

IMPORTANT: DRAWINGS IN THIS GROUPING ARE ASSOCIATED. EACH DRAWING MAY NOT BE FULLY NOTED. NOTES SHOWN APPLY TO LIKE CONDITIONS IN ALL DRAWINGS WITHIN THE GROUP.

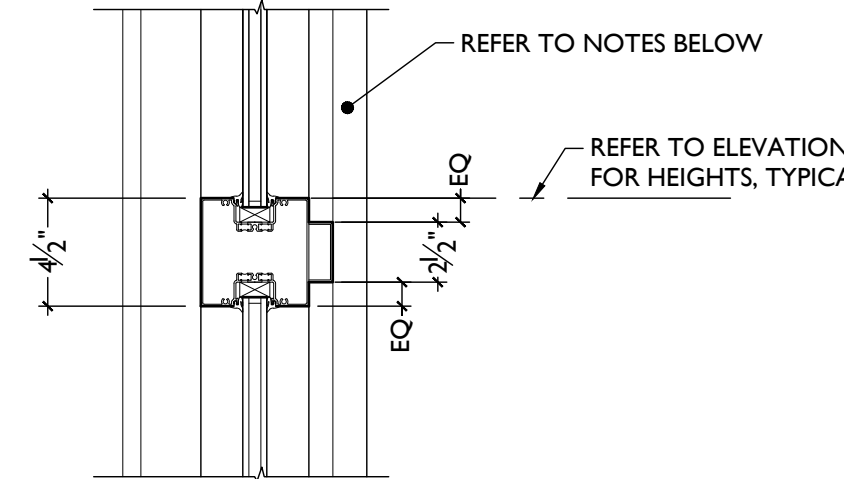
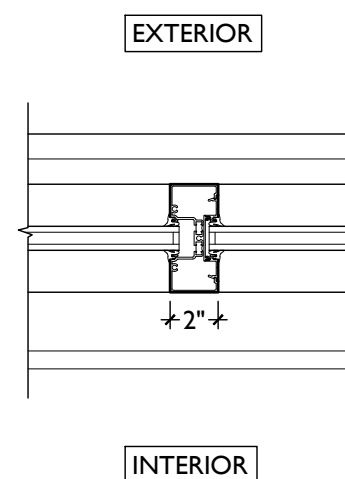
STOREFRONT NOTES:

1. BASIS OF DESIGN FOR NEW ALUMINUM STOREFRONT: KAWNEER 451 UT W/ LOW-E ARGON-FILLED I.G.
2. SG = SAFETY GLAZING PER PLANS
3. FIXED UNITS IN STOREFRONT EXCEPT FOR DOOR OR WHERE NOTED OTHERWISE
4. HISTORIC STOREFRONTS & DOORS - SEE PLANS & DOOR SCHEDULE FOR HISTORIC TO REMAIN, REPAIR & REPLICATE PARTS AS REQUIRED.
5. **DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR TO VERIFY FINAL DIMENSIONS IN FIELD.**



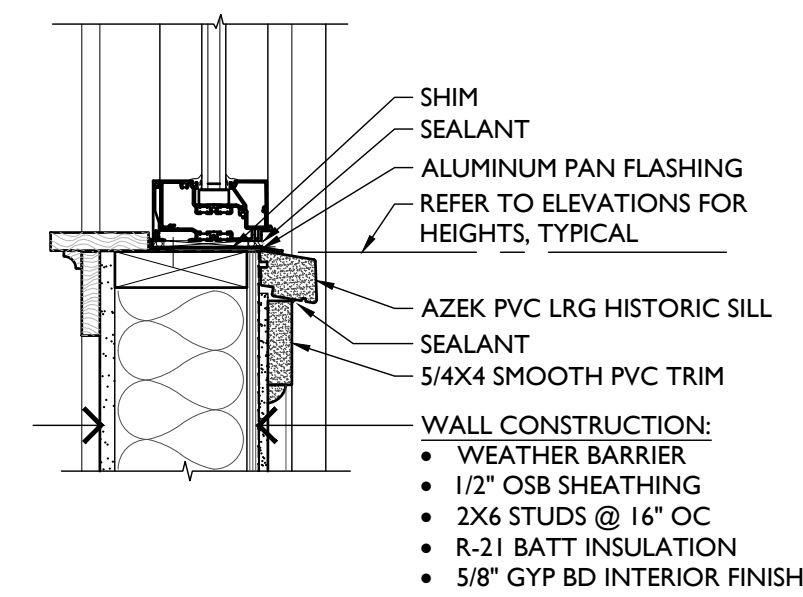
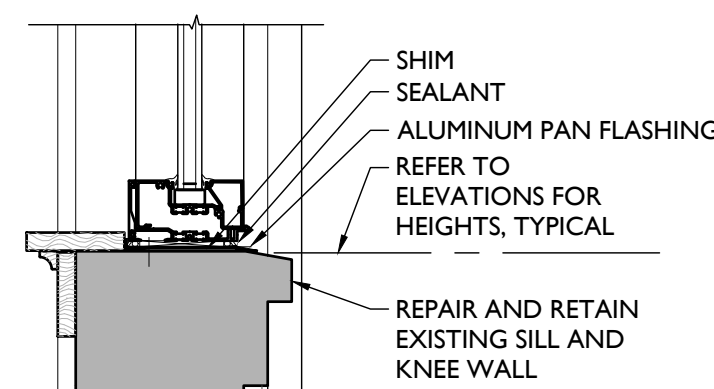
VERTICAL END JAMB H

HEAD JAMB G



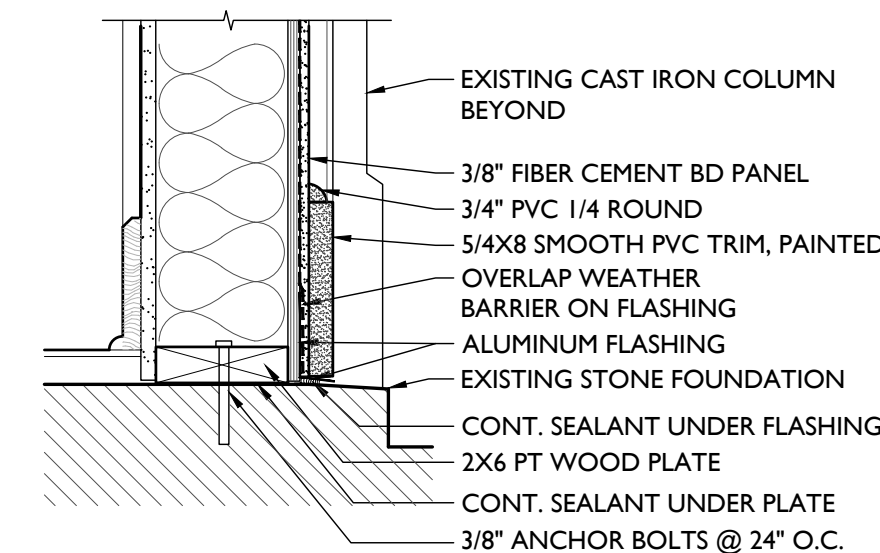
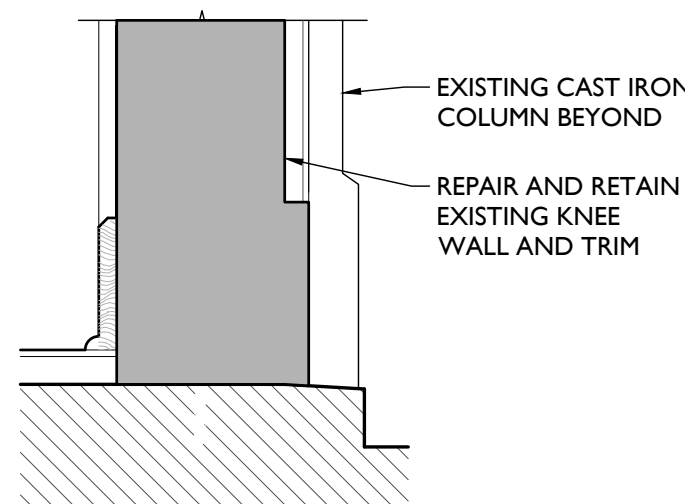
VERTICAL MULLION F

INTERMEDIATE HORIZONTAL MULLION E



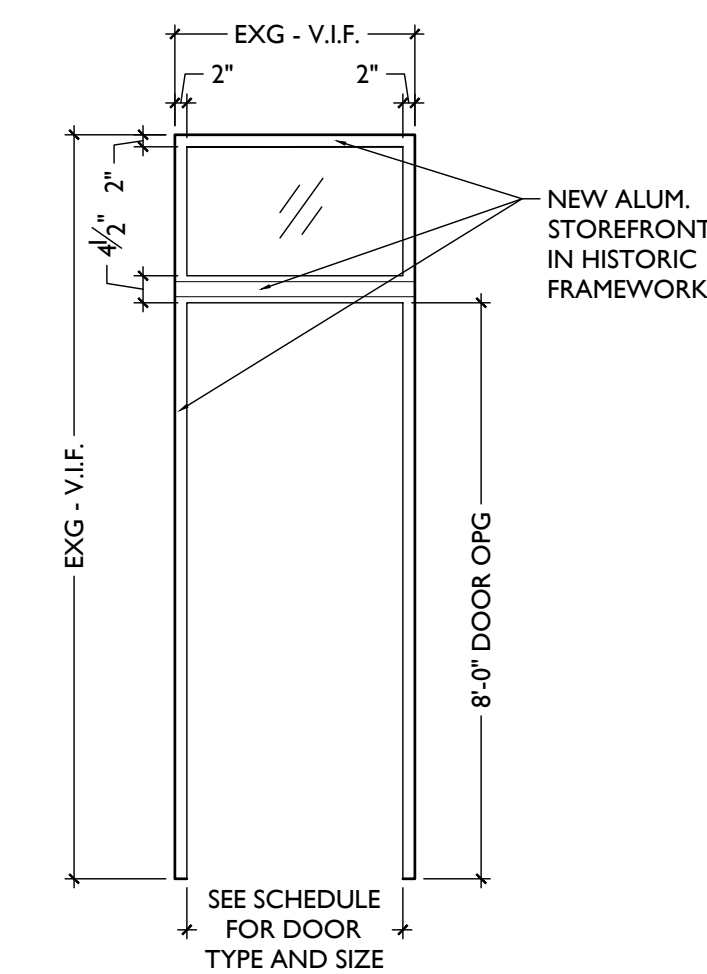
SILL JAMB AT EXG KNEE WALL D

SILL JAMB C

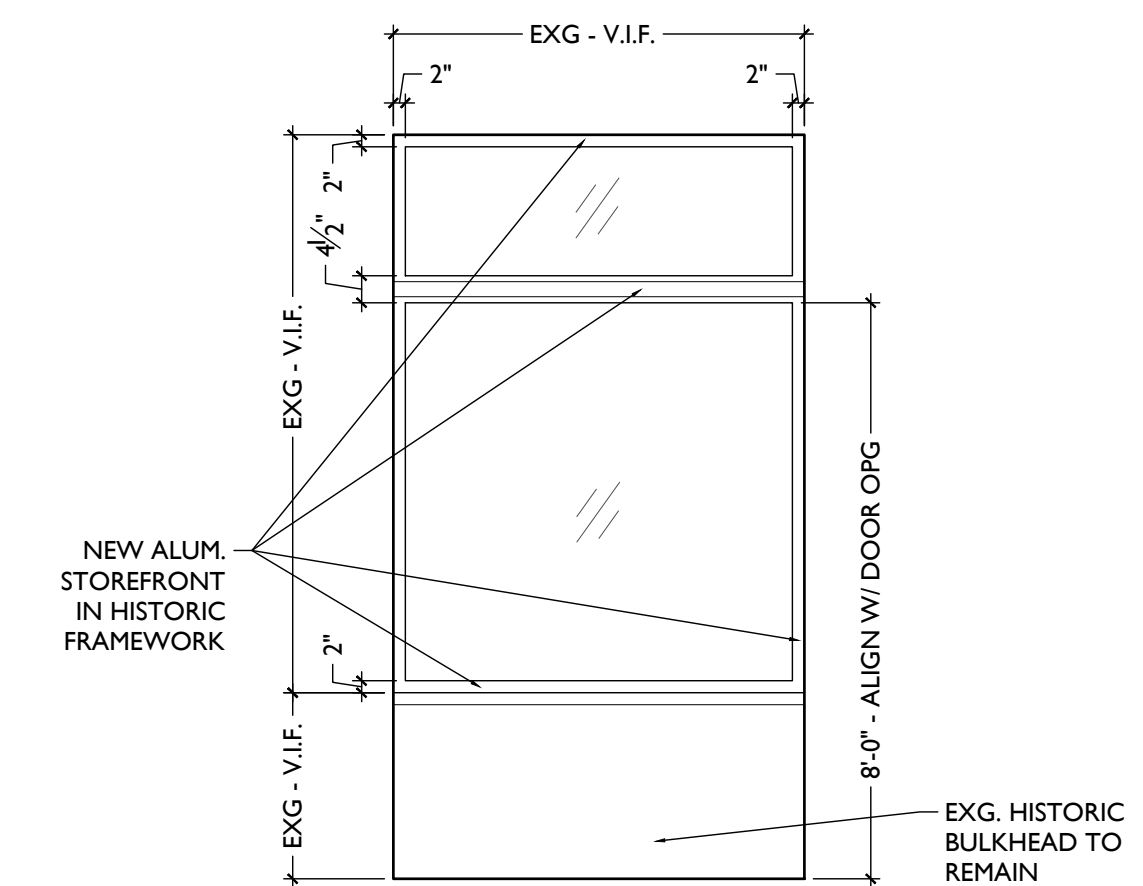


EXG BASE AT FOUNDATION B

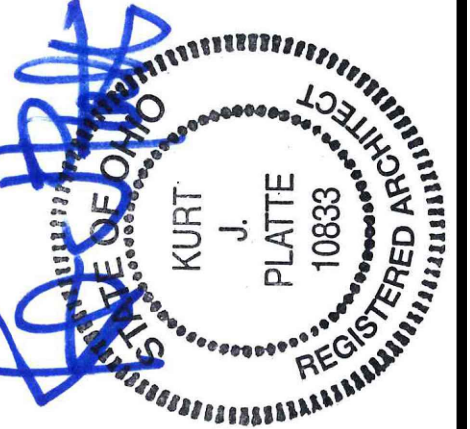
BASE AT FOUNDATION A



SF2 NEW ALUMINUM STOREFRONT DOOR IN EXISTING HISTORIC FRAMEWORK
SCALE: 3" = 1'-0"



SF1 NEW ALUMINUM STOREFRONT WINDOWS IN EXISTING HISTORIC FRAMEWORK
SCALE: 3" = 1'-0"



KURT PLATTE 10833
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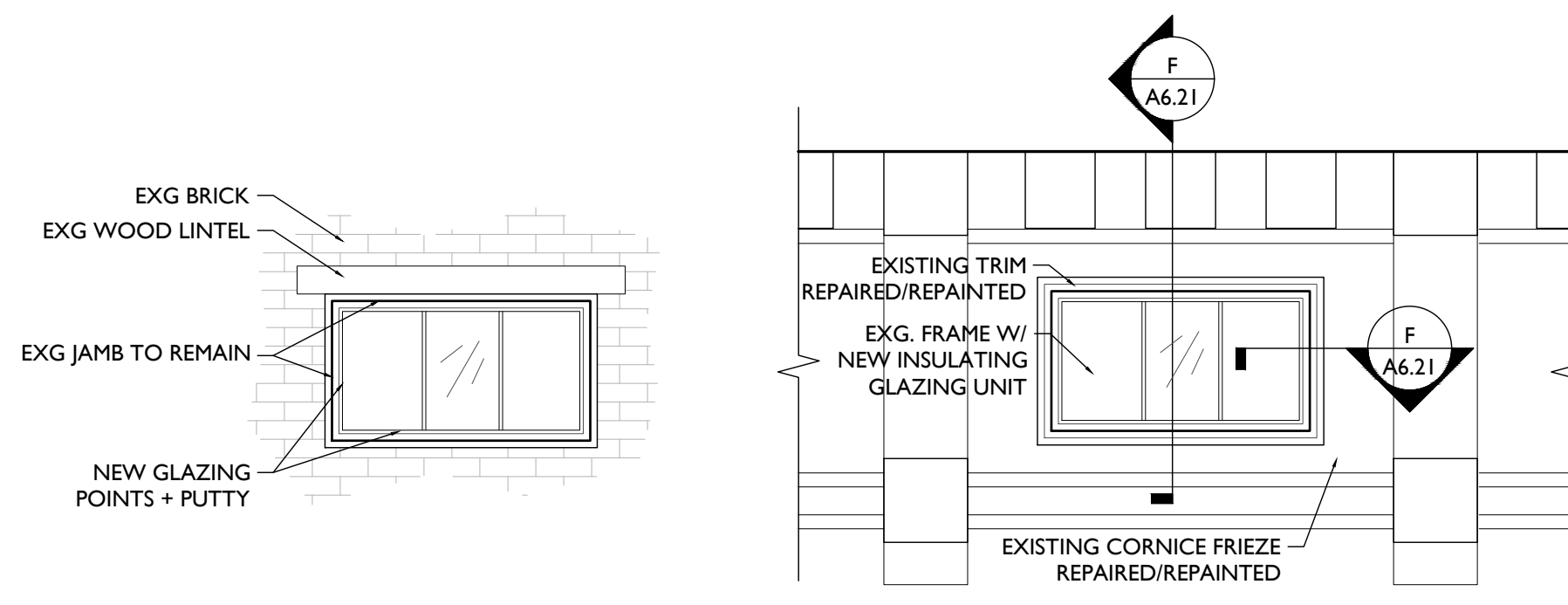
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A6.12

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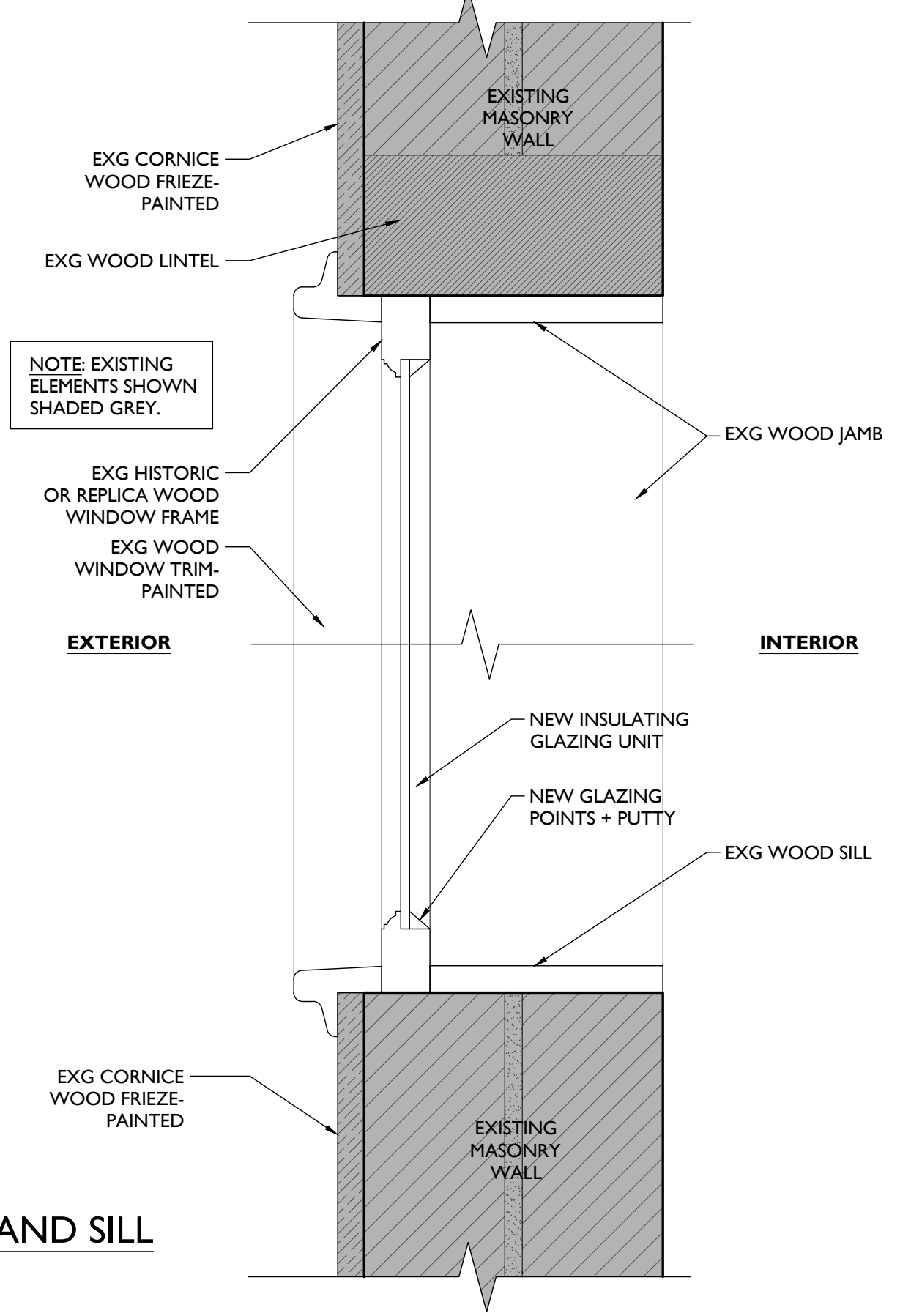
DETAILED ELEVATION

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

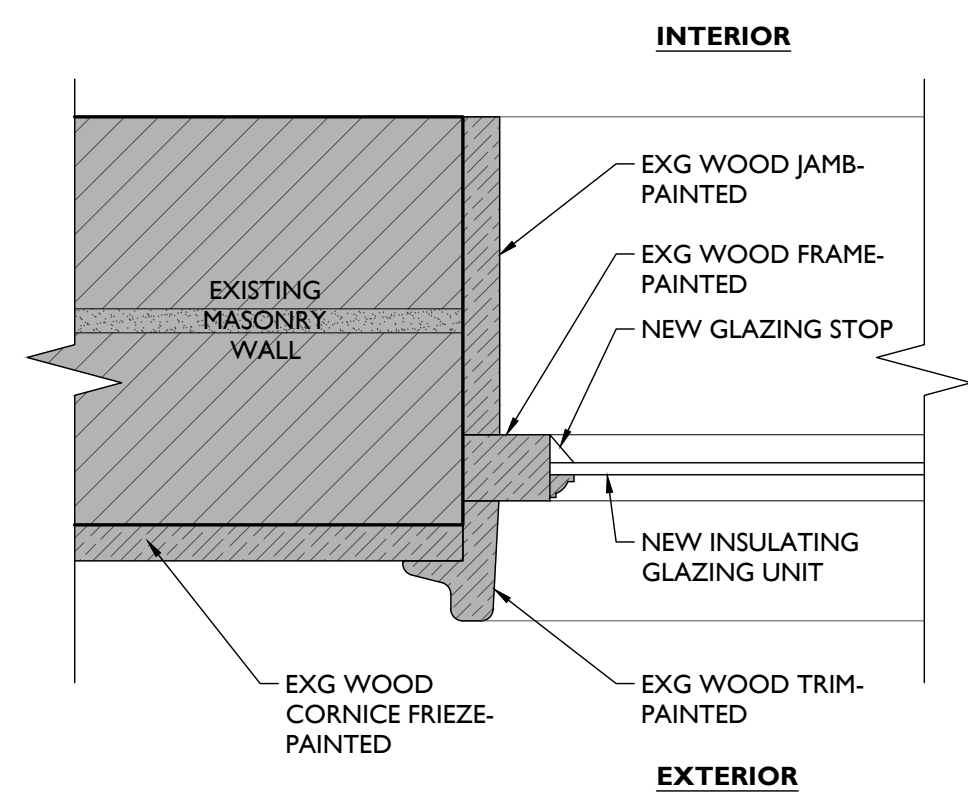
INTERIOR

EXTERIOR

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP



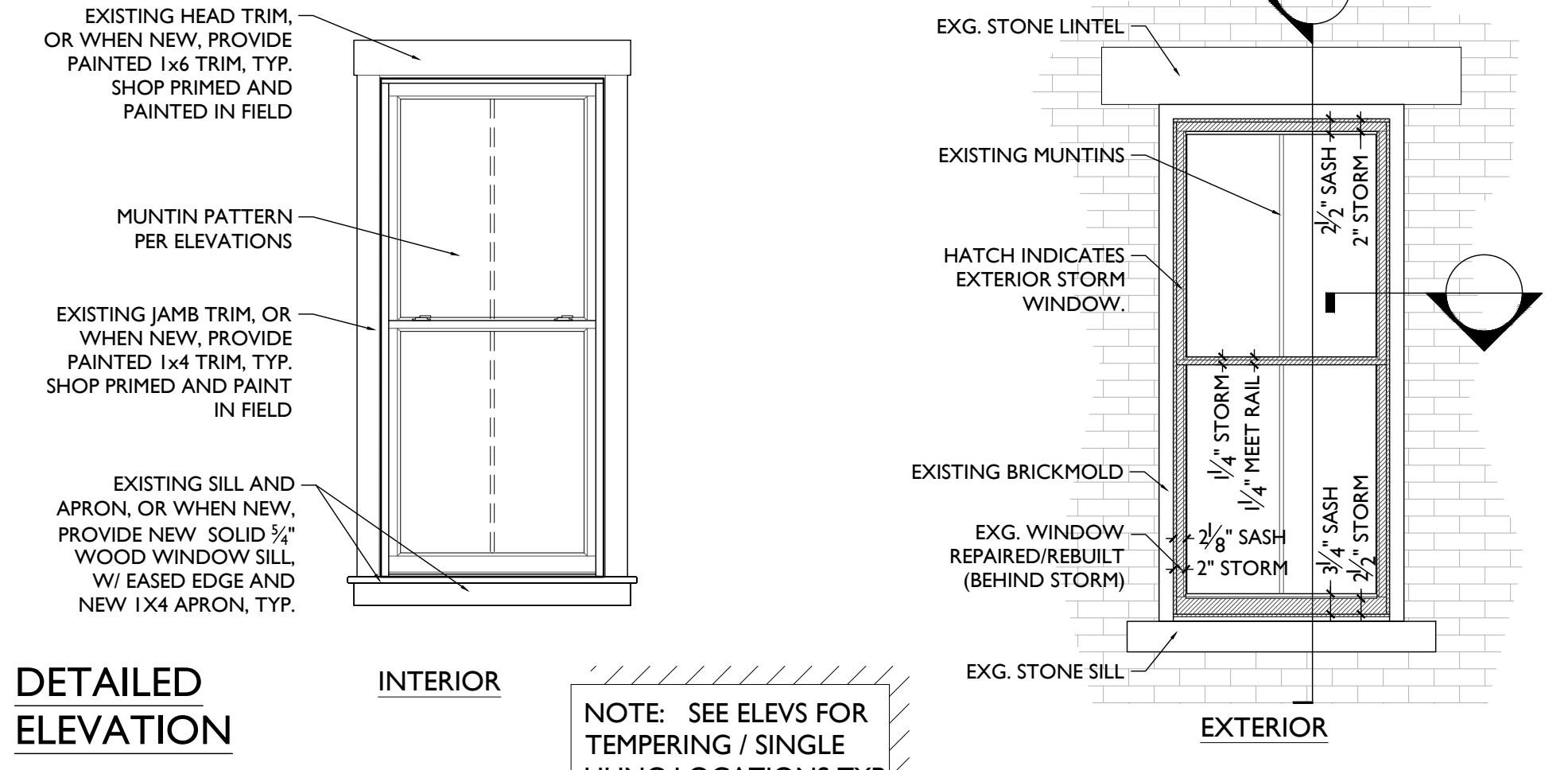
HEAD AND SILL



JAMB

TYPE 'F' - REPLACEMENT GLAZING @ EXG. ATTIC/CORNICE WINDOW

F



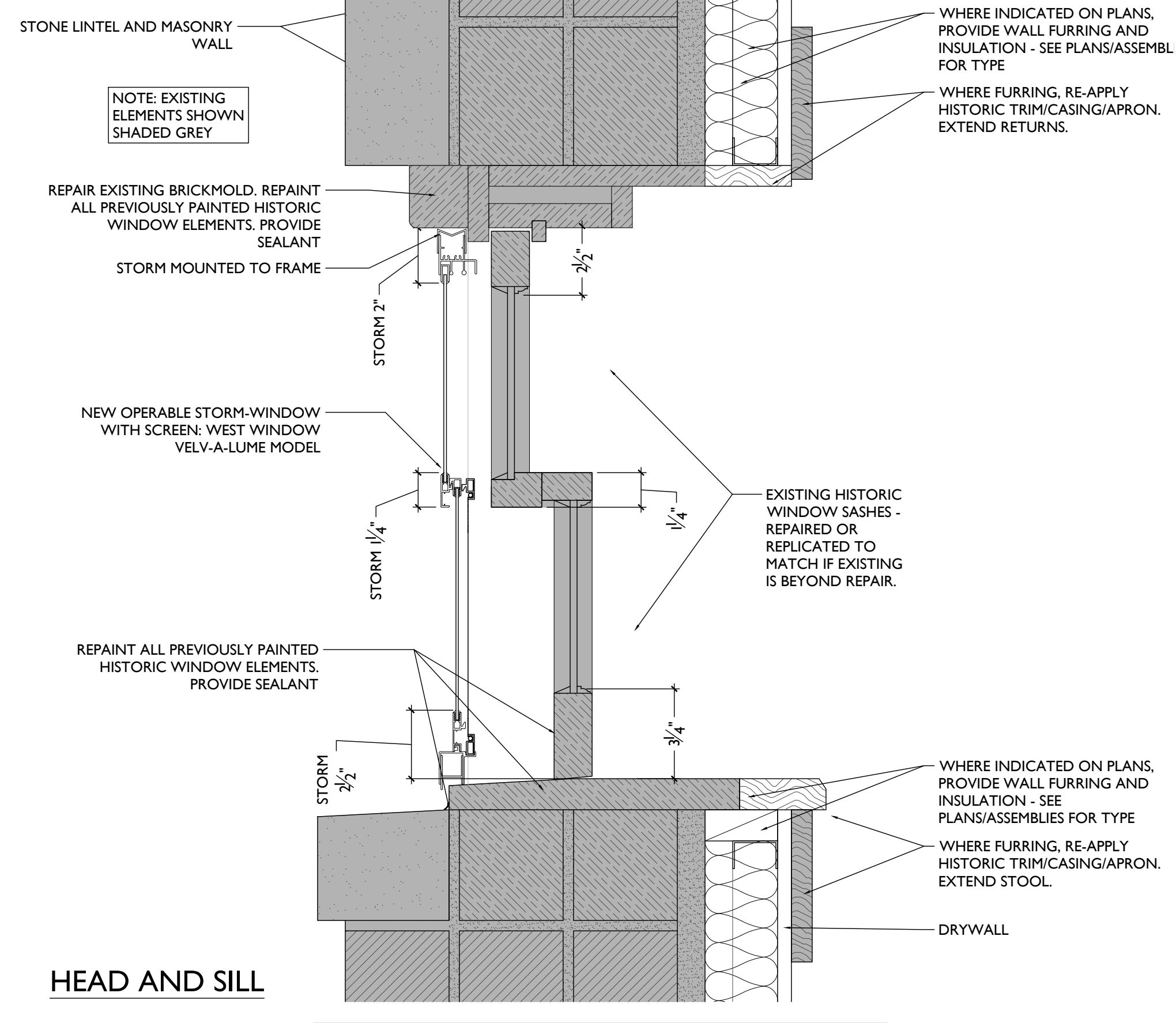
DETAILED ELEVATION

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

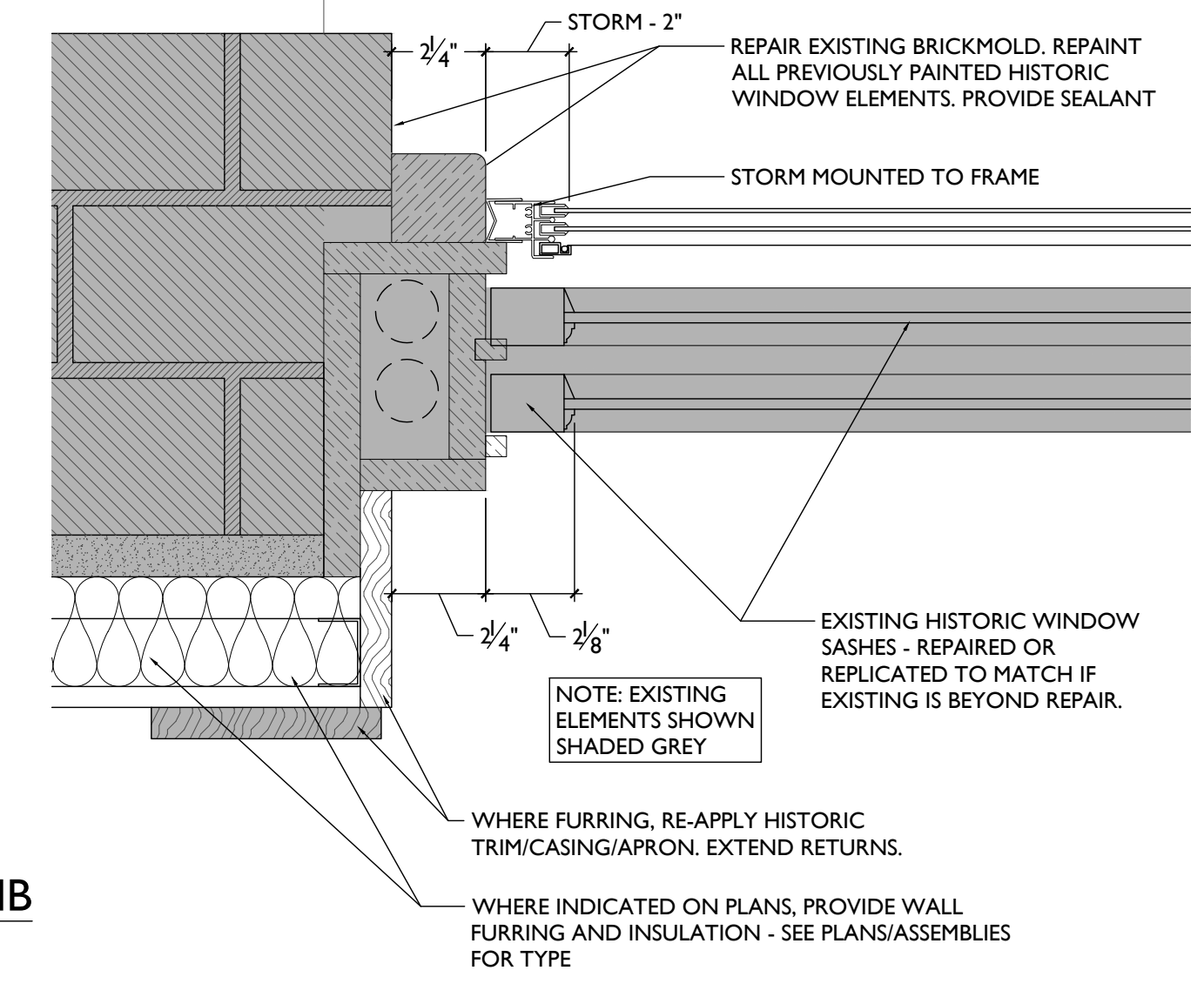
INTERIOR

EXTERIOR

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP



HEAD AND SILL



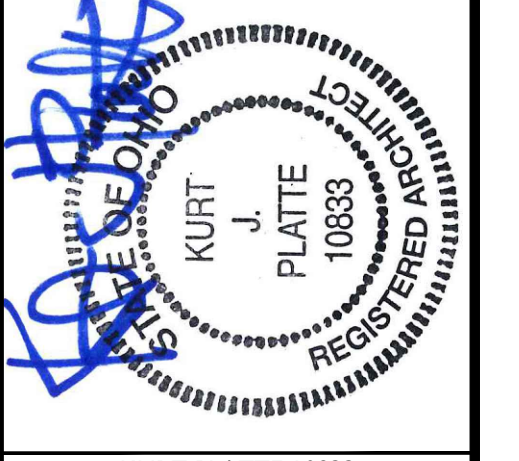
JAMB

TYPE 'AE' - EXISTING / REPLICA WINDOW WITH NEW STORMS

AE

SCALE: 3/8" = 1'-0"

WINDOW DETAILS



KURT PLATTE 10833
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PROPOSED PROJECT:
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FINDLAY FLATS

Job No: 22042 04/28/2023

A6.20

1807 VINE STREET

- #PPG1066-4 ADORABLE: EPT-1
- #PPG1035-6 SUPERSTITION: EPT-2
- #PPG1001-7 BLACK MAGIC: EPT-3
- #PPG1003-5 SHINING ARMOR: EPT-4



EPT-4 CORNICE

EPT-2 CORNICE + LINTEL DETAILS

EPT-1 MASONRY FIELD

EPT-3 BULKHEAD + STOREFRONT ACCENT

EPT-2 STOREFRONT PANEL + DETAILS

EPT-4 STOREFRONT DETAILS

EPT-4 CORNICE

EPT-2 WINDOW SILL + LINTEL

EPT-3 WINDOW FRAME

EPT-1 MASONRY FIELD

EPT-3 DOOR + FRAME

EPT-2 DOOR PANEL + WOOD SIDING

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

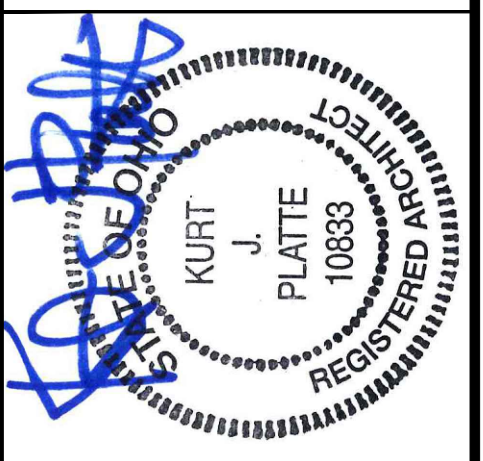
SCALE: 1/4" = 1'-0"

COLORED ELEVATION

1

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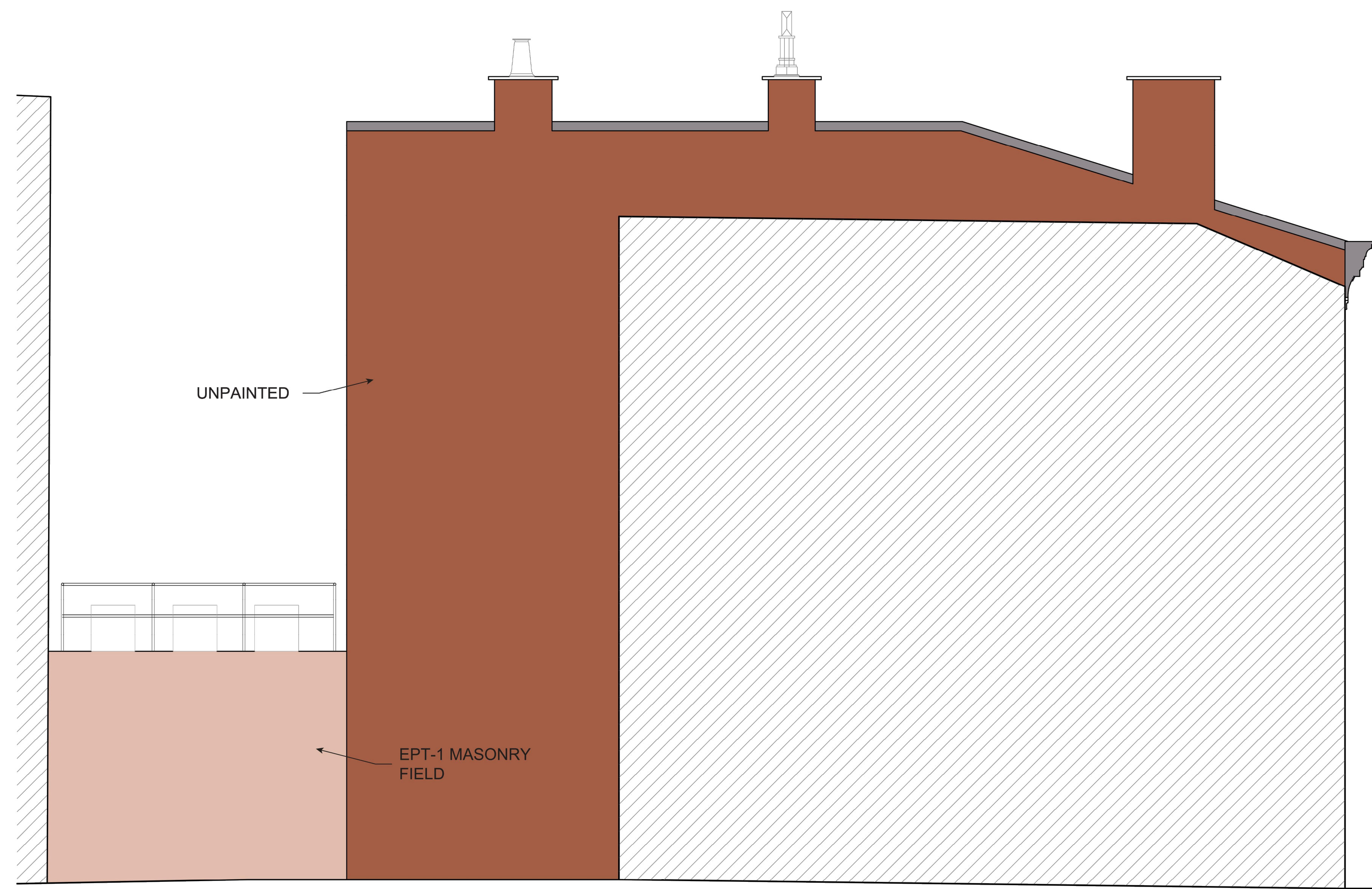
PROPOSED PROJECT:
**RENOVATION FOR
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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A8.00

1807 VINE STREET

- UNPAINTED BRICK
- #PPG1066-4 ADORABLE: EPT-1
- #PPG1035-6 SUPERSTITION: EPT-2
- #PPG1001-7 BLACK MAGIC: EPT-3
- #PPG1003-5 SHINING ARMOR: EPT-4



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

EPT-4 CORNICE + TRIM

EPT-2 WINDOW SILL + LINTEL

EPT-3 WINDOW FRAME

EPT-1 MASONRY FIELD

UNPAINTED

EPT-1 MASONRY FIELD

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

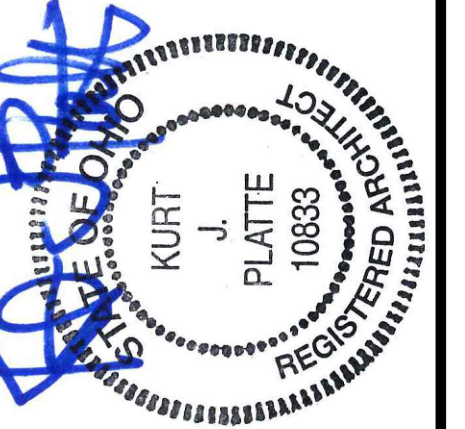
COLORLED ELEVATION

1

PROPOSED PROJECT:
**RENOVATION FOR
 1807 VINE STREET**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 04/28/2023

A8.01



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EXP DATE 12.31.2023

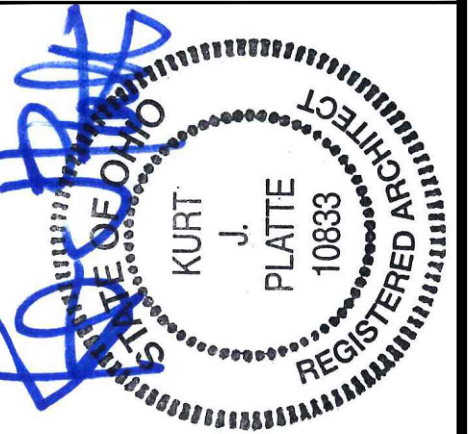
Progress Dates
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A9.01

- 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

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
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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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)

- At the onset of construction organize an Enterprise Green Communities trades training moderated by Green Verifier.
- Following trades to attend - GC Project Manager, GC Site Superintendent, Mechanical-Electrical-Plumbing, Insulation, Framing, Drywall, Air-Infiltration Package.
- 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

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

EGC 3.1 Environmental Remediation (mandatory)

- 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 slope 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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- 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 60th 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)

- Service pressure in each unit must not exceed 60 psi. Provide documentation of municipal water pressure. Green verifier will test water pressure at units.
- 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.
- Showerheads must be **WaterSense-labeled** and **1.75** gallons per minute or less.
- Kitchen faucets must be **1.5** gallons per minute or less.
- 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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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 CFM50 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:

- 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:
 - Joints between duct boots and drywall and floor finishes.
 - Gaps at plumbing penetrations to drywall and floor finishes.
 - Plumbing and attic access panels.
 - 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:
 - Joints around exterior doors and windows.
 - Joints between walls and foundation; between conditioned spaces and attics, demising walls, crawl spaces and garage.

- All mechanical, plumbing, and electrical penetrations in exterior and demising walls. Mechanical chases shall be sealed at crawl space ceiling.
 - Exterior sheathing and house wrap.
 - 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.
 - 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.
 - 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:
- Clean entire distribution system to decipher areas for sealing and minimizing duct leakage.
 - Joints and seams of existing ductwork shall be sealed where visible.
 - Provide new metal lining for returns in visible areas where wall and floor cavities are used for returns.
 - Seal all duct boots in floors to subfloors and seal all duct boots in walls to drywall.
 - Seal gaps between drywall and all duct penetrations in ceilings, including exhaust fans.

EGC 5.6 Sizing of Heating and Cooling Equipment (mandatory)

Applicable 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)

- 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
- All permanently installed fixtures shall be high-efficiency that is capable of meeting recommended light levels in the Illuminating Engineering Society Handbook, 10th edition.
 - Recessed light fixtures installed as part of air barrier shall be Insulation Contact Air-Tight (ICAT)
 - Common space lighting or Non-apartment building spaces must be controlled by occupancy sensors or automatic dim-level lighting controls, except 24-hour lighting required by code.
 - Lighting power density in dwelling units shall be 1.1 W/SF or less.
 - All exterior lighting shall have motion sensor controls, integrative PV cells, photosensors, or astronomical time-clock operation.
 - Exterior fixtures shall meet the following:
 - Luminaires 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.
 - Fixtures shall have no sag or drop lenses, side light panels or upright panels.
 - 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)

- Use products that comply with the following requirements.

PRODUCT CATEGORY	MANDATORY	ADDITIONAL POINTS	REFERENCE

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All interior paints, coatings, primers and wallpaper	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.
All interior adhesives and sealants	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.
Flooring	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, 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.
Insulation	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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Composite wood	Formaldehyde emissions less than or equal to the thresholds provided by CARB Phase 2 and/or TSCA Title IV for plywood, particleboard, MDF, and these materials within other products like cabinets and doors. For any other composite wood products not covered by CARB/TSCA requirements, but used in interior spaces, these must at minimum be NAUF (have no added urea formaldehyde).	The project uses board insulation that does not contain halogenated flame retardants. [3 points]	While finish products (including plywood, MDF, particleboard, and cabinet and door components) comply by law with this mandatory requirement, ensure that all products installed in the project that are exposed to the conditioned space meet these standards or at a minimum do not include added urea formaldehyde. No-added formaldehyde (NAF) products qualify as ULEF and will be eligible for optional points. However, be aware that the alternative binders utilized in these products may include regrettable substitutions. For instance, the most common alternative binder for composite wood is PMDI, which is made with isocyanates. PMDI is expected to be a lower hazard during use than formaldehyde, but more information is needed. Preferable alternatives would be more than half bio-based (e.g., binders that are at least 50% soy) with full content disclosure, so they can be vetted for health hazards.
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EGC 6.6 Bath, Kitchen, Laundry Surfaces (mandatory)

- Use materials that have durable, cleanable surfaces through bathrooms, kitchens, and laundry rooms. Materials should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.
- Use moisture-resistant backing materials such as cement board, fiber cement board, or equivalent per ASTM #D 6329 or ASTM #D 3273 behind tub/shower enclosures. Projects using a one-piece fiberglass enclosure are exempt from this requirement.

EGC 6.8 Managing Moisture: Foundations (mandatory)

Applicable when foundation work is in scope.
Beneath Concrete Slabs (including those in basements and crawl spaces)
Option 1
1. Install a capillary break as follows: 4-inch layer of ½-inch diameter or greater clean aggregate.
2. Immediately above the capillary break, install at least 6-mil polyethylene sheeting overlapped at least 6 inches at the seams to serve as a vapor retarder in direct contact with the slab above.
Option 2
1. Install a 4-inch uniform layer of sand, overlain with a layer or strips of geotextile drainage matting installed according to the manufacturer's instructions.
2. Immediately above the capillary break, install at least 6-mil polyethylene sheeting overlapped at least 6 inches at the seams to serve as a vapor retarder in direct contact with the slab above.

EGC 6.9 Managing Moisture: Roofing and Wall Systems (mandatory)

Applicable only when wall or roof systems are replaced.
Walls

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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 mitigation 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/Enerater 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

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:	City:	State:
Thermal Enclosure System				
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"/>	<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"/>	<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"/>	<input type="checkbox"/>	-
1.4 Prescriptive Path: Window-to-wall ratio ≤ 30%. ⁸	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-
1.5 Heated plenums in unconditioned space or ambient conditions must meet the following requirements: ⁹				
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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5.3 Bottom of plenum must have at least R-13 insulation. ¹⁰	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.6 Garages with space heating must meet the following requirements: ⁹				
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"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fully-Aligned Air Barriers ¹¹ 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). ¹²				
2.1 Dropped ceilings / soffits below unconditioned attics, chase / dead space, and all other ceilings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls: At exterior vertical surface of wall insulation in all climate zones; also at interior vertical surface of wall insulation in Climate Zones 4-8. ¹³				
2.2 Walls behind showers, tubs, staircases, and fireplaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3 Architectural bump-outs, dead space, and all other exterior walls.	<input type="checkbox"/>	<input type="checkbox"/>	<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. ^{14, 15, 16}				
2.4 Floors above garages, floors above unconditioned spaces, and cantilevered floors.	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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. ¹⁷	<input type="checkbox"/>	<input type="checkbox"/>	<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. ¹⁸	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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. ^{19, 20}	<input type="checkbox"/>	<input type="checkbox"/>	<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-5. For podiums, insulation must be installed for the full height of the podium wall. Alternatives in Footnote 21. ²¹	<input type="checkbox"/>	<input type="checkbox"/>	<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. ²²	<input type="checkbox"/>	<input type="checkbox"/>	<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: ^{23, 24}				
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. ^{25, 26, 27} OR;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.7.2 Structural Insulated Panels OR; Insulated Concrete Forms OR; Double-wall framing OR; ^{24, 26, 28}	<input type="checkbox"/>	<input type="checkbox"/>	<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. ^{24, 29}				
3.7.3a Corners insulated ≥ R-6 to edge. ³⁰ AND;	<input type="checkbox"/>	<input type="checkbox"/>	<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) ³¹ . AND;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.7.3c Interior / exterior wall intersections insulated to same R-value as rest of exterior wall. ³²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

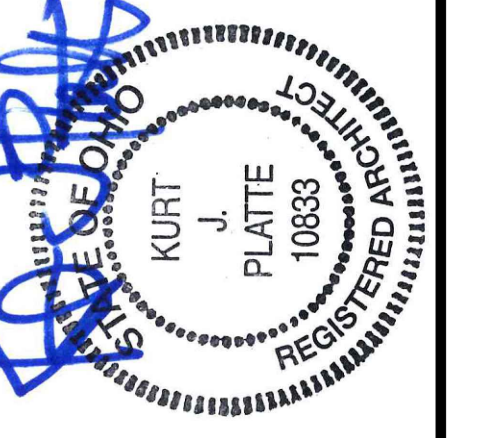
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Project Name:	Number of Units:	Permit Date:	City:	State:
4. Air Sealing (Unless otherwise noted below, "sealed" indicates the use of caulk, foam, or equivalent material.)				
The following items must be verified in dwelling units and common spaces 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. ³³	<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. ³⁴	<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. ¹⁸	<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 / ICC Std. 380. ³⁵	<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. ³⁶	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>
HVAC System ³⁷				
5. Heating & Cooling Eqpt. - Complete Path A - Dwelling Unit HVAC Grading OR Path B - Dwelling Unit HVAC Commissioning ³⁸				
Path A: ³⁹	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. ⁴⁰	<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): ⁴¹	<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: ⁴²	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Return-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. ⁴³	<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. ⁴³	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FT Agent Name(s): _____				
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"/>	<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
ENERGY STAR Multifamily New Construction, Version 1 / 1.1 / 1.2 (Rev. 01)

Project Name:	Number of Units:	Permit Date:	City:	State:
6. Duct Quality Installation - Applies to Heating, Cooling, Ventilation, Exhaust, & Pressure Balancing Ducts. Unless Noted in Footnote.				
6.1 Ductwork installed without kinks, sharp bends, compressions, or excessive coiled flexible ductwork. ⁴⁵				
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. ⁴⁶				
6.3 All supply and return ducts in unconditioned space, including connectors to trunk ducts, are insulated to ≥ R-6. ⁴⁷				
6.3.1 Prescriptive Path: Dwelling unit ductwork meets the location and insulation requirements specified in the ENERGY STAR Multifamily Reference Design.				
6.4 Rater-measured total duct leakage in dwelling units meets one of the following two options: ^{48, 49}				
6.4.1 Final: 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. ⁵⁰				
No ducted returns ⁵⁰ : 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.				
Three or more ducted returns ⁵⁰ : The greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM.				
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. ⁵¹				
No ducted returns ⁵⁰ : The greater of ≤ 6 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.				
One or two ducted returns ⁵⁰ : The greater of ≤ 8 CFM25 per 100 sq. ft. of CFA or ≤ 80 CFM.				
Three or more ducted returns ⁵⁰ : The greater of ≤ 12 CFM25 per 100 sq. ft. of CFA or ≤ 120 CFM.				
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. ^{48, 52}				
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.				
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 Final: 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. ⁵³				
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. ⁵³				

PLATTE
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KURT PLATTE 10663
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR 1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A9.02



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

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 ≥ 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, ≥ 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. 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 ≤ 0.05 CFM50 per sq. ft. of Enclosure Area, and a Rater-verified dwelling unit compartmentalization rate ≤ 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 ≥ 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 ≤ 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 ≤ 1.3 W/SF, using 1.65 W/SF where lighting is not installed.



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

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/ft². For spaces not shown, refer to ASHRAE 90.1-2007 Section 9.

ASHRAE Space Type	Lighting Power Densities (W/ft ²)	ASHRAE Space Type	Lighting Power Densities (W/ft ²)	ASHRAE Space Type	Lighting Power Densities (W/ft ²)
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 ft².



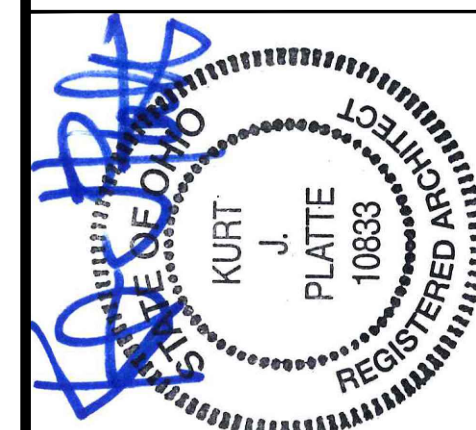
National Rater Field Checklist Footnotes
ENERGY STAR Multifamily New Construction Version 1 / 1.1 / 1.2 (Rev.01)

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"> Not permitted in any dwelling unit using the Prescriptive Path Electric resistance heating specified in common spaces has a total heating capacity ≤ 12 kBtu/h (3.5 kW) per enclosed space and has automatic thermostatic controls
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 Thermal 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 _t (89% E _t 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/tp (@95°F entering water, 85°F leaving water, 75°F wb entering air)
Closed-loop propeller or axial fan cooling towers*	>15 gpm/tp (@102°F entering water, 90°F leaving water, 75°F wb entering air)
Open-loop centrifugal fan cooling towers*	>22 gpm/tp (@95°F entering water, 85°F leaving water, 75°F wb entering air)
Closed-loop centrifugal fan cooling towers*	>8 gpm/tp (@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.



KURT PLATTE 10633
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A9.04

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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, $P_m = I_s * P_g$

2. SNOW LOAD:

- A. GROUND SNOW LOAD, $P_g = 20$ PSF
B. FLAT ROOF SNOW LOAD, $P_f = 14$ PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS
C. MINIMUM ROOF SNOW LOAD, $P_m = 20$ PSF
D. SNOW LOAD IMPORTANCE FACTOR, $I_s = 1.0$
E. SNOW EXPOSURE FACTOR, $C_e = 1.0$
F. THERMAL FACTOR, $C_t = 1.0$
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: B
C. BASIC WIND VELOCITY PRESSURE, $q_p = 19.21$ PSF (LRFD), 11.526 PSF (ASD)
D. INTERNAL GUST PRESSURE COEFFICIENT, $GCP = 0.18$ (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, A SPECIAL INSPECTION IS REQUIRED FOR THE PROPOSED BUILDING CONSTRUCTION. SPECIAL INSPECTION INVOLVES THE VERIFICATION OF COMPLIANCE OF MATERIALS, INSTALLATION, FABRICATION, ERECTION AND OR PLACEMENT OF COMPONENTS WITH THE OFFICIAL SET OF CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. SPECIAL INSPECTION IS PART OF THE PERMIT APPLICATION PROCESS FUNDED BY THE OWNER OR THE OWNER'S AGENT.

A STATEMENT OF SPECIAL INSPECTION LISTING THE REQUIREMENTS ALONG WITH A SCHEDULE OF TESTING, SUBMITTAL REVIEWS, AND FIELD OBSERVATION REQUIREMENTS HAS BEEN PREPARED BY THE STRUCTURAL ENGINEER OF RECORD IN ACCORDANCE WITH SECTION 106.1 OF THE BUILDING CODE. THIS STATEMENT INCLUDES A COMPLETE LIST OF MATERIAL AND ACTIVITY REQUIRING INSPECTION. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BECOME FAMILIAR WITH THIS REQUIREMENT AND UNDERSTAND THE GUIDELINES AND REQUIREMENTS OF EACH PARTY INVOLVED WITH THE CONSTRUCTION. A COPY OF THE STATEMENT OF SPECIAL INSPECTION IS AVAILABLE UPON REQUEST. THE SPECIAL INSPECTOR COORDINATOR SHALL COORDINATE WITH THE OWNER, CONTRACTOR AND THE DESIGN PROFESSIONALS AND SCHEDULE THE INSPECTIONS ACCORDINGLY.

MATERIALS UTILIZED BUT NOT LISTED IN THE STATEMENT OF SPECIAL INSPECTOR ARE EITHER CONSIDERED WORK OF MINOR NATURE OR ITEMS THAT ARE ASSUMED WILL 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

- CONTRACTOR SHALL SUBMIT ALL SUBSTITUTIONS FOR APPROVAL PRIOR TO CONSTRUCTION WITH THE FOLLOWING INFORMATION:
 - THE SCOPE, EXTENT, AND ALL LOCATIONS AFFECTED BY THE PROPOSED SUBSTITUTION.
 - SPECIFIC DRAWING OR SPECIFICATION REFERENCES FOR THE ORIGINAL PRODUCT OR SYSTEM SPECIFIED.
 - THE REASON FOR THE PROPOSED CHANGE.
 - COST SAVINGS AND/OR IMPACT ON THE SCHEDULE.
 - IMPACT ON ANY GUARANTEES OR WARRANTIES ASSOCIATED WITH THE PRODUCT OR SYSTEM.
 - COORDINATION REQUIRED WITH OTHER TRADES OR ADJACENT MATERIALS.
 - ANY AND ALL DEVIATIONS FROM THE SPECIFIED REQUIREMENTS.
- SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR IN A TIMELY MANNER TO PROVIDE AN ADEQUATE AMOUNT OF TIME FOR REVIEW.
 - 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.
 - 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. IF CHANGES ARE MADE TO A PREVIOUSLY REVIEWED SUBMITTAL, DENOTE ALL REVISED AREAS WITH REVISION CLOUD AND TAGS.

D. STRUCTURAL SUBMITTAL REQUIREMENTS:

Submittal/Shop Drawing	Submittal	Calculations	PE/SE Seal & Signature
Concrete Mix – Conforming to ACI 318	For Review	N/a	N/a
Structural Steel	For Review	N/a	N/a
Miscellaneous Steel	For Record	Required	Required

- 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.

- 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.
 - THE CONTRACTOR MUST USE DUE DILIGENCE IN ATTEMPTING TO FIND ANY ANSWER PRIOR TO SUBMITTING AN RFI.
 - IF THE INFORMATION REQUESTED IN AN RFI IS APPARENT FROM FIELD OBSERVATION, IS CONTAINED IN THE CONSTRUCTION DOCUMENTS, OR IS REASONABLY INFERRABLE 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

- THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH 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

- 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.
- WHERE DETAILS ARE CALLED FOR IN ONE AREA OF THE BUILDING, THEY SHALL BE DUPLICATED AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- 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

- SOIL CONDITIONS:
 - PER THE CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS.
- 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.
- 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.
- 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**

- 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 TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.
- 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".
- CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305R "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.
- 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.
- SUBMIT SHOP DRAWINGS OF REINFORCING STEEL.
- MATERIALS (ALSO SEE CONCRETE MIX SCHEDULE):
 - REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A1064 MESH, FLAT SHEETS ONLY.
 - FLY ASH: ASTM C618, TYPE F OR C. FLY ASH-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 25% MAXIMUM.
 - GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989. TOTAL GROUND GRANULATED BLAST FURNACE SLAG-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.
 - HIGH RANGE WATER REDUCER (HRWR) ADMIXTURE: ASTM C494.
 - 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.
- CONCRETE MIX SCHEDULE:

Application	f_c @ 28 days (psi)	Air Content ¹	Max w/c ratio ²	Max Agg. Size ³ (in)	F Class	S Class	W Class	C Class
Footings	3000	N/a	0.55	3/4	F0	S0	W0	C0
Interior Floor Slab on Grade	4000	N/a	0.5	3/4	F0	S0	W0	C0
Exterior Flatwork (Plain Concrete)	4500	6% ± 1.5%	0.45	3/4	F3	S0	W1	C1

- CONCRETE MIX SCHEDULE:
 - ALWAYS USE THE NAIL OR FASTENER AS SPECIFIED BY SIMPSON, INCLUDING THE CORRECT DIAMETER AND LENGTH.
 - WHEN FASTENING TO A SINGLE PL^{1/2} OR 1^{1/2} MEMBER, 1^{1/2} FLANGE NAILS ARE ACCEPTABLE. USE FULL LENGTH NAILS FOR DIAGONAL NAILS OF DOUBLE SHEAR HANGERS.
- ADHESIVE FOR PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
- 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.
- ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
- 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.

EXPANSION AND EPOXY ADHESIVE ANCHORS

- EXPANSION ANCHORS:
 - 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.
- EPOXY ADHESIVE ANCHORS:
 - 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.
 - 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

- 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.
- 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.
- 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.
- 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 DAMAGING, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.

- 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.

- SPIRA-LOK TIES ARE MANUFACTURED BY HOHMANN & BARNARD SHALL BE 8MM, 304 STAINLESS STEEL. INSTALL IN MORTAR JOINTS. LENGTH AS NEEDED SO END OF THE TIE 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:**

- FRAMING LUMBER:
 - 2x8 AND LARGER: NO.1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
 - 2x4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
 - 2x6: NO.2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
 - ACC-Q (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
- SHEATHING AND SUBFLOORING:
 - 48/24 APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1.
 - 32/16 APA RATED ROOF SHEATHING EXPOSURE 1.
 - 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1.
 - 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.
 - 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.
 - ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

- 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.
 - 6d NAILS ARE 0.120"Ø x 1 1/2" LONG (MIN 3/8" HEAD)
 - 8d NAILS ARE 0.131"Ø x 2 1/2" LONG
 - 10d NAILS ARE 0.148"Ø x 3" LONG
 - 16d NAILS ARE 0.162"Ø x 3 1/2" LONG

4. SIMPSON HANGERS:

- ALWAYS USE THE NAIL OR FASTENER AS SPECIFIED BY SIMPSON, INCLUDING THE CORRECT DIAMETER AND LENGTH.
- WHEN FASTENING TO A SINGLE PL^{1/2} OR 1^{1/2} MEMBER, 1^{1/2} FLANGE NAILS ARE ACCEPTABLE. USE FULL LENGTH NAILS FOR DIAGONAL NAILS OF DOUBLE SHEAR HANGERS.

- ADHESIVE FOR PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

- 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.

- ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

- 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.

STRUCTURAL STEEL

- ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.
- NO OPENING OR HOLE SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAN THAT WHAT IS INDICATED ON THE DRAWINGS) UNLESS THE LOCATION HAS BEEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
- ALL FLOOR OR ROOF BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1).
- MATERIALS:
 - ROLLED WIDE FLANGE SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, $F_y = 50$ KSI.
 - ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A36.
 - TUBULAR SHAPES: ASTM A500 GRADE C.
 - PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.
 - BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.
 - ANCHOR RODS: ASTM F1554 GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.
 - FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
 - NON-SHRINK NON-METALLIC GROUT: CRD-C621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS.
- PAINT AND PROTECTION:
 - STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.
 - MEMBERS TO BE ENCASED IN CONCRETE, MEMBERS TO RECEIVE SPRAY-ON FIREPROOFING AND THE TOP FLANGES OF BEAMS TO RECEIVE COMPOSITE SHEAR CONNECTORS SHALL HAVE NO PAINT. COORDINATE ALL FIREPROOFING REQUIREMENT WITH THE PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.
 - PROVIDE MINIMUM 3" CONCRETE COVER FOR ALL STEEL BELOW GRADE.
 - LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES: HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A443, A334, AND A335. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.
- CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. ANY DEVIATIONS FROM THE ORIGINAL DESIGN INTENT SHALL BE APPROVED PRIOR TO SUBMITTING ANY SHOP SUBMITTALS. SUCH DRAWINGS WILL BE REJECTED.

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



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PERMIT / BID REVISION SUBMISSION #

Date: 04/28/2023

Design Team: KCJ / SJ
Date: 02/17/2023

DRAWING TITLE: GENERAL STRUCTURAL NOTES

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

PROPOSED PROJECT: FINLAY FLATS

1807 VINE STREET

CINCINNATI, OH 45202

Proj. No.: 22146.20

Drawing No.

S001



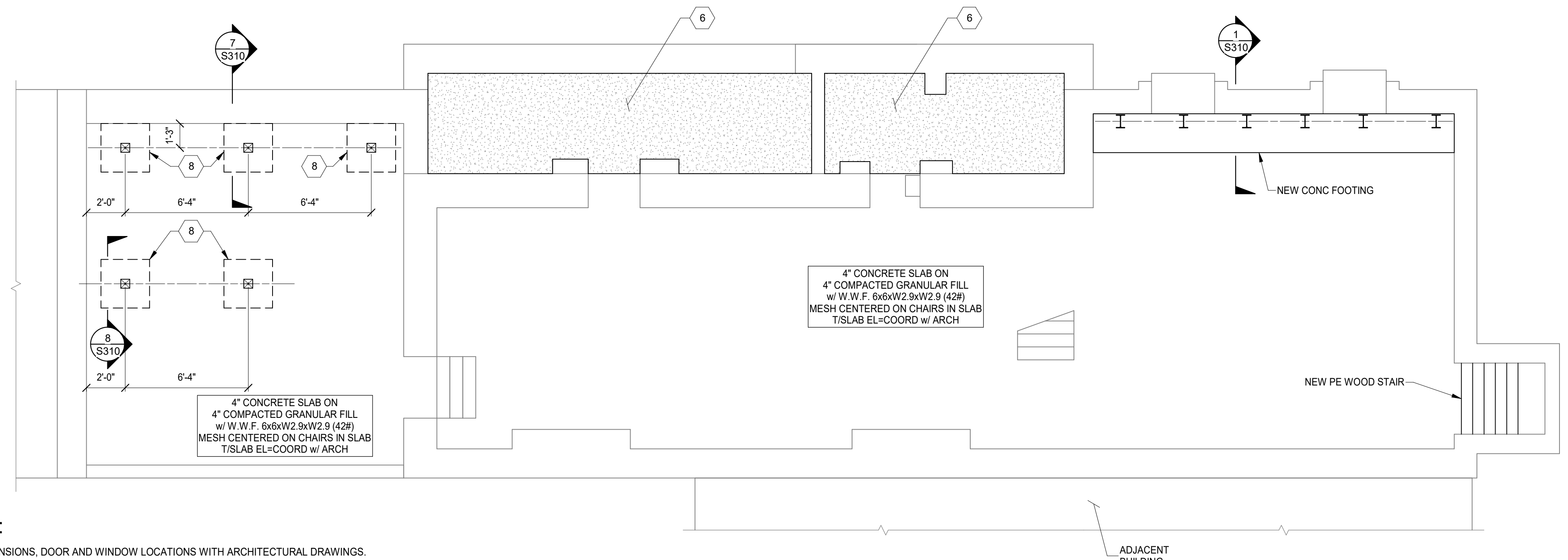
#	PERMIT / BID	REVISION/SUBMISSION	Date
			04/28/2023

Design Team: KCJ / SJ
Date: 02/17/2023

DRAWING TITLE: PLANS
PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
FINDLAY FLATS
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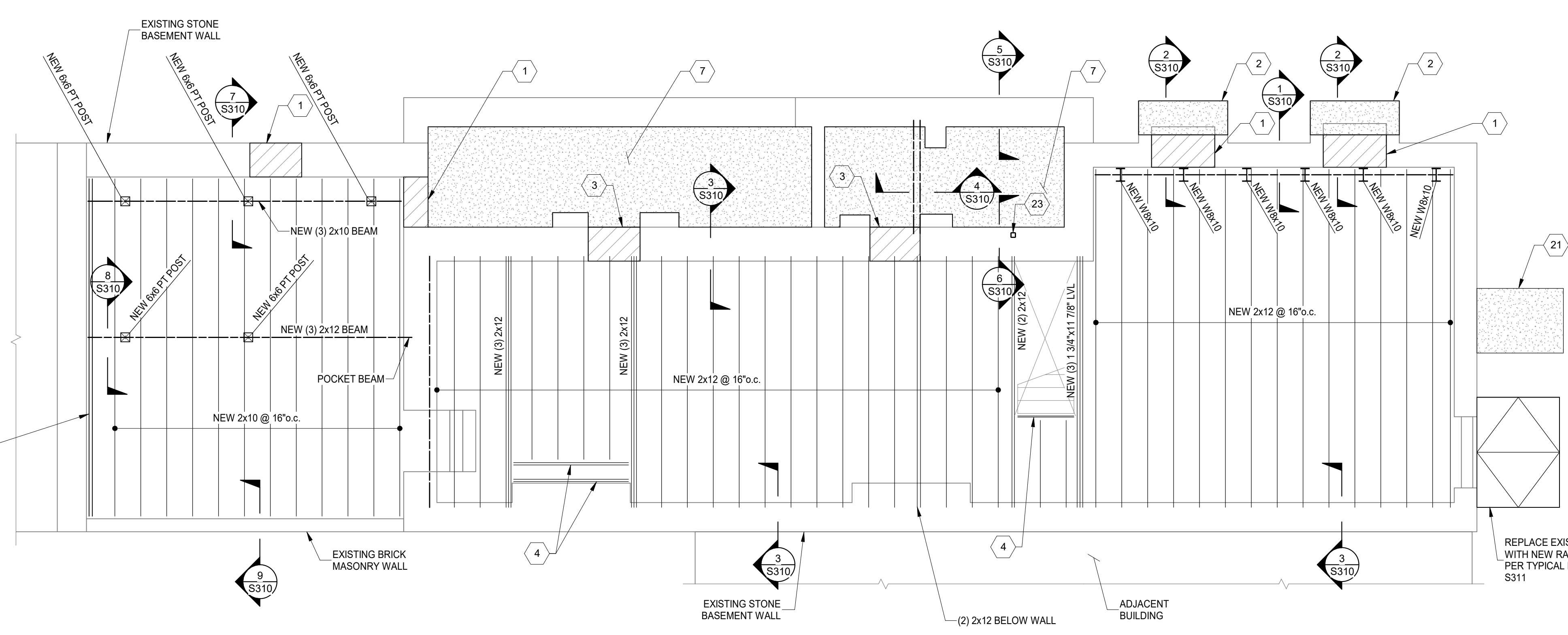
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FOUNDATION PLAN
SCALE 1/4" = 1'-0"
NORTH

PLAN NOTES:

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- 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.
- LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
- 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 LLV, EACH WYTHE.
- SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
- REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
- FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
- SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
- FASTEN SISTERS WITH 1/4"x3" SWS @ 24" o.c. STAGGERED UNLESS NOTED OTHERWISE.



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

PROJECT KEYNOTES:

- 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 EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF), TOP WITH 4" CONCRETE SIDEWALK SLAB.
- PROVIDE NEW 1" THICK x 2" WIDE CONCRETE FOOTING BEARING ON NATIVE SOIL. 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.
- (2) 2x12 HEADER w/ HUS210-2 HANGER EACH END AND 2x12 END JOIST WITH L70 EACH END.
- REPAIR MASONRY WALL.
- REMOVE LOOSE SOIL AT BASE AND FILL VOID WITH 250 PSI CDF.
- NEW 4" CONCRETE SLAB.
- NEW 1'-0" THICK x 2'-6"x2'-6" CONCRETE FOOTING.
- REMOVE EXISTING MASONRY WALL. PROVIDE NEW MASONRY WALL CONSISTING OF 4" BRICK AND 4" SOLID CMU, w/ HORIZONTAL REINFORCING AT 8" o.c. AT OPENINGS, PROVIDE (2) 4"x8" PRECAST LINTELS w/ #4 TOP AND BOTTOM, EXTERIOR LINTEL CAST STONE TO MATCH EXISTING.
- ADHESIVE ANCHOR #4x12" LONG REBAR INTO EXISTING BRICK AT 16" o.c. w/ HILTI HIT-HY270 ADHESIVE, 16" SPACING, 4" MIN EMBEDMENT.
- REMOVE EXISTING ROTTED OR DAMAGED LINTELS AND REPLACED PER TYPICAL LINTEL DETAIL.
- INFILL EXISTING OPENING WITH NEW SOLID CMU AT INNER WYTHES, 4" CMU FOR (2) WYTHE WALLS AND 8" CMU FOR (3) WYTHE WALLS. INFILL EXTERIOR WYTHE WITH EXTERIOR BRICK, APPEARANCE TO MATCH EXISTING. REMOVE INTERIOR WOOD LINTELS AND SILLS, CMU AND BRICK TO BE MORTARED TIGHT TO EXISTING MASONRY WALL. (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
- REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
- REMOVE EXISTING MASONRY HEARTH. REPLACE w/ NEW 2x JOISTS AT 16" o.c. MAX. DEPTH TO MATCH EXISTING. CONNECT TO EX BEAMS EACH END w/ SIMPSON L70 ANGLES OR LUS26 HANGERS.
- PROVIDE END SISTER, BEARING ON MASONRY WALL, PER TYPICAL JOIST END SISTER DETAIL.
- NEW 2x12" SISTER, BEAR NORTH END ON MASONRY WALL. SOUTH END SHALL BE WITHIN 4" OF WALL w/ (4) 1/2"x3-1/2" SWS AT SOUTH END. FASTEN ALONG LENGTH w/ (2) 1/2"x3-1/2" SWS @ 24" o.c.
- NEW (2) 2x12 HEADER w/ HUS210-2 EACH END. HANG JOISTS TO HEADER WITH LUS210 HANGERS.
- NEW 2x8 WALL w/ 2x8 STUDS AT 16" o.c. @ OPENINGS PROVIDE (2) 2x8 HEADER w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS. PROVIDE APA RATED SHEATHING AT OUTSIDE FACE OF WALL.
- 2x4 STUD WALL w/ 2x4 STUDS AT 16" o.c. PROVIDE APA RATED SHEATHING TO THE INSIDE FACE OF WALL.
- NEW STAR PLATE AND WALL TIE. SEE TYPICAL DETAILS.
- REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH 250 PSI CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- REMOVE EXISTING STEEL LINTEL. PROVIDE NEW (2) W8x13 LINTELS w/ 8" MIN BEARING EACH END.
- NEW HSS3x3x1/4" COLUMN.
- NEW 1 3/4"x1-7/8" LVL SISTER, BEAR EACH END. CONNECT SISTER w/ (6) 1/2"x3 1/2" SWS AT LOCATION, AND PER PLAN NOTES.
- REMOVE EXISTING DOUBLE AND PROVIDE NEW (2) 1 3/4"x11 7/8" LVL HEADER w/ (2) HHUS410 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS. RECONNECT EXISTING STRINGERS WITH ORIGINAL CONNECTION. PROVIDE 2x10 SISTERS IF NEEDED TO EXTEND EXISTING JOISTS.
- PROVIDE 2x10 SISTER AND ANCHOR SISTER AND JOIST TO WALL w/ 3/8" SLEEVE ANCHORS, 2" MIN EMBEDMENT, AT 32" o.c.
- EXISTING FIRE ESCAPE EVALUATION NOT IN SCOPE. EXISTING BRACKET THRU WALL TIES ARE CORRODED AND SHALL BE REPAIRED PRIOR INTERIOR FINISHES. HAVE FIRE ESCAPE EVALUATED AND REPAIRED PER CITY OF CINCINNATI FIRE ESCAPE INSPECTION REPORT REQUIREMENTS.
- REMOVE FLOOR FRAMING AND SHEATHING. PROVIDE NEW 1 3/2"x9 1/2" LVL @ 16" o.c. AND NEW APA RATED SHEATHING.
- NEW 1 3/2"x9 1/2" LVL SISTER, BEAR ON NORTH END, SOUTH END SHALL BE 4" MIN FROM WALL.
- REMOVE AND REPLACE SOFT/DETERIORATED INTERIOR WYTHE BRICK. TUCK POINT AS NEEDED. KEEP HEADER COURSES. WHERE HEADER COURSES ARE DAMAGED, PROVIDE SPIRALOK TIES AT 8" o.c. HORIZONTAL SPACING, TOP AND BOTTOM OF HEADER COURSE.
- NEW 1 3/2"x7 1/2" LVL SISTER, BEAR ON SOUTH WALL, NORTH END SHALL BE 4" MIN FROM WALL.
- NEW 1 3/2"x7 1/2" LVL SISTER AT EX HEADER, HANG EACH END w/ ML26Z. CUT EX JOISTS AND HANG TO HEADER w/ LUS26R-18 HANGERS.
- NEW (2) 2x10 BEAM BELOW SHEAR WALL. FASTEN SHEAR WALL WITH (2) 0.148"x3.5" NAILS AT 16" o.c. PROVIDE (2) 2x4 STUDS EACH END AND STRAP TO BEAM WITH SIMPSON MST126.
- NEW (2) 1 3/4"x9 1/4" LVL HEADER. POCKET INTO MASONRY WALL AND PROVIDE (2) CRIPPLE STUDS AT WALL. CUT STUDS ABOVE AND NAIL TO TOP OF HEADER WITH (3) 0.131"x3" TOE NAILS.
- REMOVE EXISTING LANDING. PROVIDE NEW 1 3/4"x7 1/4" LVL JOISTS @ 12" o.c. WITH SIMPSON ML28Z ANGLE OR HUT HANGER. PROVIDE NEW (2) 1 3/4"x7 1/4" LVL HEADER, CONNECT STAIR STRINGERS TO HEADER WITH ML28Z ANGLES.
- NEW W8x24 BEAM WITH 3 1/2" POCKET INTO BRICK.
- NEW (2) 2x12 HEADER HUNG TO WF BEAM WITH SIMPSON WP212-2 HANGER. HANG JOIST TO HEADER WITH WS210 HANGERS.
- NEW 1 3/4"x7 1/4" LVL SISTER. MITER AND BEAR ON WALL PLATE. CONNECT TO HIP BEAM WITH LSSJ28LZ.
- REPLACE EXISTING CHIMNEY 4 FT BELOW ROOF LINE. GROUT EXISTING FLUES SOLID 24" BELOW NEW MASONRY. INTERIOR WYTHES AND CMU GROUTED SOLID. PROVIDE HORIZONTAL REINFORCING @ 8" o.c. AND #5 VERTICAL AT ENDS.
- REMOVE EXISTING FLOOR. PROVIDE NEW 2x12 JOISTS, POCKET INTO EXISTING JOIST POCKETS, 2" MIN BEARING. FIRE CUT JOISTS AS NEEDED WITH A MINIMUM DEPTH OF 5 1/2" REMAINING. PROVIDE NEW APA RATED SHEATHING.

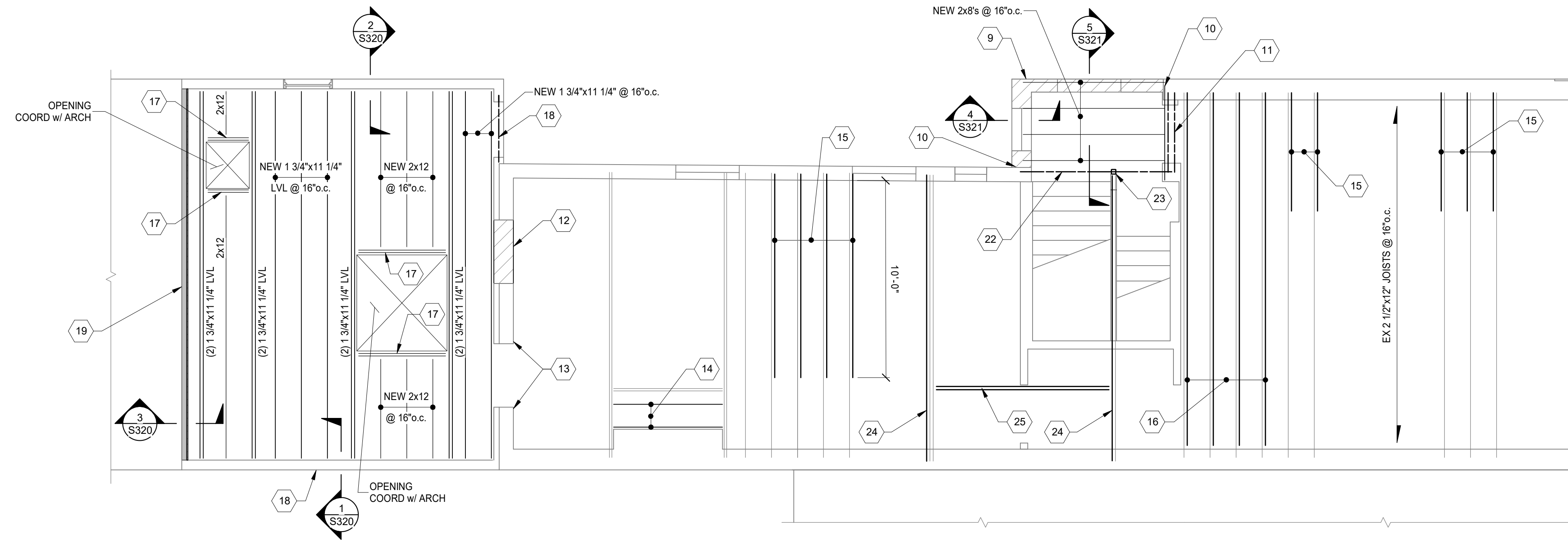
STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

1807 VINE STREET

1807 VINE STREET

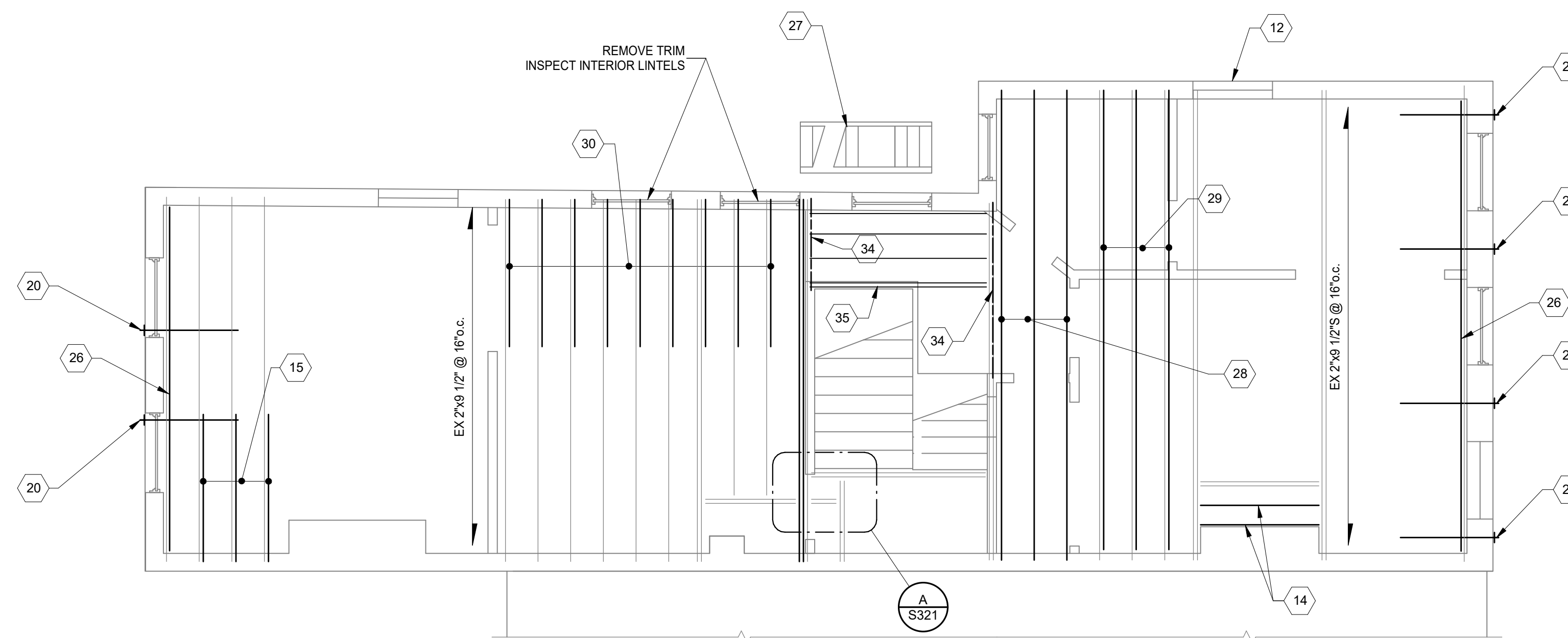
1807 VINE STREET

1807 VINE STREET



PLAN NOTES:

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- 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.
- LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
- 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.
- SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
- REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
- FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
- SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
- FASTEN SISTERS WITH 1/4"x3" SWS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.



3RD 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

PROJECT KEYNOTES:

- 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 EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB. PROVIDE NEW 1" THICK x 2" WIDE CONCRETE FOOTING BEARING ON NATIVE SOIL. 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.
- (2) 2x12 HEADER w/ HUS210-2 HANGER EACH END AND 2x12 END JOIST WITH L70 EACH END.
- REPAIR MASONRY WALL.
- REMOVE LOOSE SOIL AT BASE AND FILL VOID WITH 250 PSI CDF.
- NEW 4" CONCRETE SLAB.
- NEW 1'-0" THICK x 2'-6"x2'-6" CONCRETE FOOTING.
- REMOVE EXISTING MASONRY WALL. PROVIDE NEW MASONRY WALL CONSISTING OF 4" BRICK AND 4" SOLID CMU, w/ HORIZONTAL REINFORCING AT 8" o.c. AT OPENINGS, PROVIDE (2) 4"x8" PRECAST LINTELS w/ #4 TOP AND BOTTOM, EXTERIOR LINTEL CAST STONE TO MATCH EXISTING.
- ADHESIVE ANCHOR #4x12" LONG REBAR INTO EXISTING BRICK AT 16" o.c. w/ HILTI HIT-HY270 ADHESIVE, 16" SPACING, 4" MIN EMBEDMENT.
- REMOVE EXISTING ROTTED OR DAMAGED LINTELS AND REPLACED PER TYPICAL LINTEL DETAIL.
- INFILL EXISTING OPENING WITH NEW SOLID CMU AT INNER WYTHES, 4" CMU FOR (2) WYTHE WALLS AND 8" CMU FOR (3) WYTHE WALLS. INFILL EXTERIOR WYTHE WITH EXTERIOR BRICK, APPEARANCE TO MATCH EXISTING. REMOVE INTERIOR WOOD LINTELS AND SILLS. CMU AND BRICK TO BE MORTARED TIGHT TO EXISTING MASONRY WALL (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
- REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
- REMOVE EXISTING MASONRY HEARTH, REPLACE w/ NEW 2x JOISTS AT 16" o.c. MAX. DEPTH TO MATCH EXISTING. CONNECT TO EX BEAMS EACH END w/ SIMPSON L70 ANGLES OR LUS26 HANGERS.
- PROVIDE END SISTER, BEARING ON MASONRY WALL, PER TYPICAL JOIST END SISTER DETAIL.
- NEW 2x12" SISTER, BEAR NORTH END ON MASONRY WALL. SOUTH END SHALL BE WITHIN 4" OF WALL w/ (4) 1/2"x3-1/2" SWS AT SOUTH END. FASTEN ALONG LENGTH w/ (2) 1/2"x3-1/2" SWS @ 24" o.c.
- NEW (2) 2x12 HEADER w/ HUS210-2 EACH END. HANG JOISTS TO HEADER WITH LUS210 HANGERS.
- NEW 2x8 WALL, w/ 2x6 STUDS AT 16" o.c. @ OPENINGS PROVIDE (2) 2x8 HEADER w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS. PROVIDE APA RATED SHEATHING AT OUTSIDE FACE OF WALL.
- 2x4 STUD WALL w/ 2x4 STUDS AT 16" o.c. PROVIDE APA RATED SHEATHING TO THE INSIDE FACE OF WALL.
- NEW STAR PLATE AND WALL TIE, SEE TYPICAL DETAILS.
- REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH 250 PSI CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- REMOVE EXISTING STEEL LINTEL. PROVIDE NEW (2) W8x13 LINTELS w/ 8" MIN BEARING EACH END.
- NEW HSS3x3x1/4" COLUMN.
- NEW 1 3/4"x11-7/8" LVL SISTER, BEAR EACH END. CONNECT SISTER w/ (6) 1/2"x3 1/2" SWS AT LOCATION, AND PER PLAN NOTES.
- REMOVE EXISTING DOUBLE AND PROVIDE NEW (2) 1 3/4"x11 7/8" LVL HEADER w/ (2) HHU410 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS. RECONNECT EXISTING STRINGERS WITH ORIGINAL CONNECTION. PROVIDE 2x10 SISTERS IF NEEDED TO EXTEND EXISTING JOISTS.
- PROVIDE 2x10 SISTER AND ANCHOR SISTER AND JOIST TO WALL w/ 3/8" SLEEVE ANCHORS, 2" MIN EMBEDMENT, AT 32" o.c.
- EXISTING FIRE ESCAPE EVALUATION NOT IN SCOPE. EXISTING BRACKET THRU WALL TIES ARE CORRODED AND SHALL BE REPAIRED PRIOR INTERIOR FINISHES. HAVE FIRE ESCAPE EVALUATED AND REPAIRED PER CITY OF CINCINNATI FIRE ESCAPE INSPECTION REPORT REQUIREMENTS.
- REMOVE FLOOR FRAMING AND SHEATHING. PROVIDE NEW 1 1/2"x9 1/2" LVL @ 16" o.c. AND NEW APA RATED SHEATHING.
- NEW 1 1/2"x9 1/2" LVL SISTER, BEAR ON NORTH END, SOUTH END SHALL BE 4" MIN FROM WALL.
- REMOVE AND REPLACE SOFT/DETERIORATED INTERIOR WYTHE BRICK. TUCK POINT AS NEEDED. KEEP HEADER COURSES. WHERE HEADER COURSES ARE DAMAGED, PROVIDE SPIRALOK TIES AT 8" o.c. HORIZONTAL SPACING, TOP AND BOTTOM OF HEADER COURSE.
- NEW 1 1/2"x7 1/2" LVL SISTER, BEAR ON SOUTH WALL, NORTH END SHALL BE 4" MIN FROM WALL.
- NEW 1 1/2"x7 1/2" LVL SISTER AT EX HEADER, HANG EACH END w/ ML262. CUT EX JOISTS AND HANG TO HEADER w/ LUS26R-18 HANGERS.
- NEW (2) 2x10 BEAM BELOW SHEAR WALL. FASTEN SHEAR WALL WITH (2) 0.148"x3.5" NAILS AT 16" o.c. PROVIDE (2) 2x4 STUDS EACH END AND STRAP TO BEAM WITH SIMPSON MST126.
- NEW (2) 1 3/4"x9 1/4" LVL HEADER. POCKET INTO MASONRY WALL AND PROVIDE (2) CRIPPLE STUDS AT WALL. CUT STUDS ABOVE AND NAIL TO TOP OF HEADER WITH (3) 0.131"x3" TOE NAILS.
- REMOVE EXISTING LANDING. PROVIDE NEW 1 3/4"x7 1/4" LVL JOISTS @ 12" o.c. WITH SIMPSON ML28Z ANGLE OR HUT HANGER. PROVIDE NEW (2) 1 3/4"x7 1/4" LVL HEADER, CONNECT STAIR STRINGERS TO HEADER WITH ML28Z ANGLES.
- NEW W8x24 BEAM WITH 3 1/2" POCKET INTO BRICK.
- NEW (2) 2x12 HEADER HUNG TO WF BEAM WITH SIMPSON WP212-2 HANGER. HANG JOIST TO HEADER WITH WS210 HANGERS.
- NEW 1 3/4"x7 1/4" LVL SISTER. MITER AND BEAR ON WALL PLATE. CONNECT TO HIP BEAM WITH LSSJ28LZ.
- REPLACE EXISTING CHIMNEY 4 FT BELOW ROOF LINE. GROUT EXISTING FLUES SOLID 24" BELOW NEW MASONRY. INTERIOR WYTHES AND CMU GROUTED SOLID. PROVIDE HORIZONTAL REINFORCING @ 8" o.c. AND #5 VERTICAL AT ENDS.
- REMOVE EXISTING FLOOR. PROVIDE NEW 2x12 JOISTS, POCKET INTO EXISTING JOIST POCKETS, 2" MIN BEARING. FIRE CUT JOISTS AS NEEDED WITH A MINIMUM DEPTH OF 5 1/2" REMAINING. PROVIDE NEW APA RATED SHEATHING.



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

Design Team: KCJ / SJ
Date: 02/17/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
FINDLAY FLATS
1807 VINE STREET
1807 VINE STREET
CINCINNATI, OH 45202

Proj. No.: 22146.20
Drawing No.

S120

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			04/28/2023

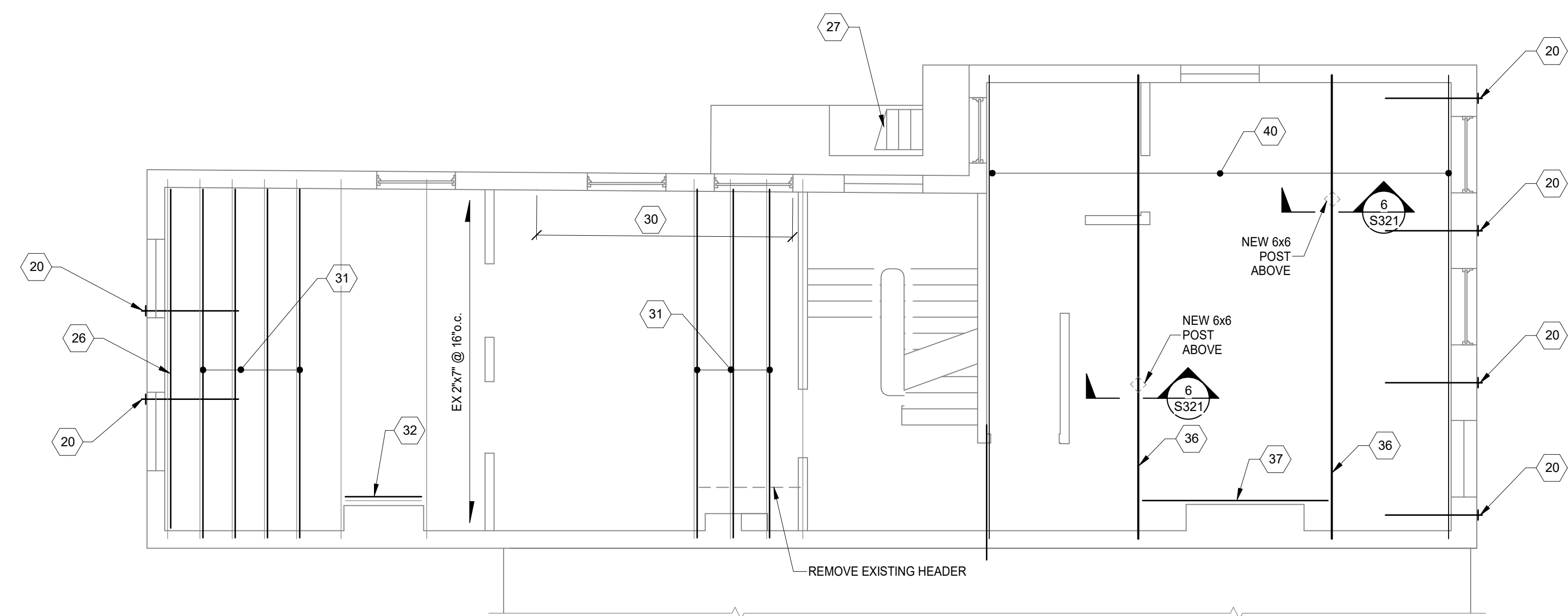
Design Team: KCJ / SJ
Date: 02/17/2023

DRAWING TITLE: PLANS
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

FINDLAY FLATS
1807 VINE STREET
1807 VINE STREET
CINCINNATI, OH 45202

Proj. No.: 22146.20
Drawing No.

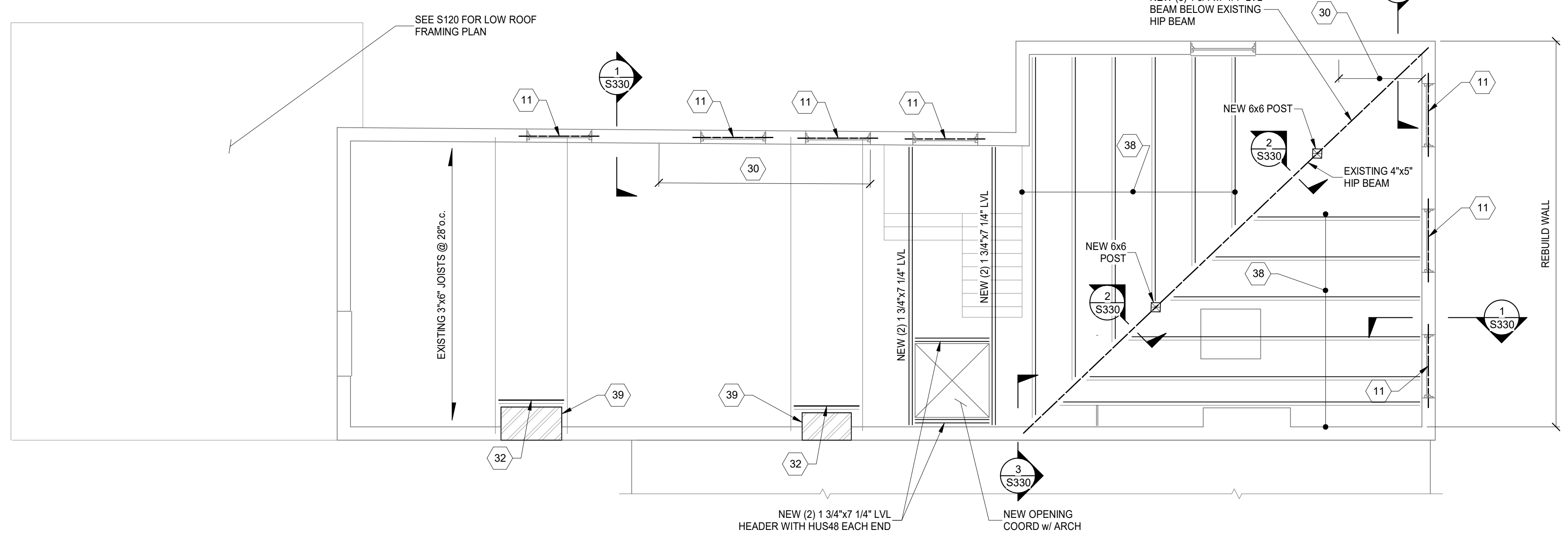
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4TH FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

PLAN NOTES:

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- 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.
- LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
- 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 LLV, EACH WYTHE.
- SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
- REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
- FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
- SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
- FASTEN SISTERS WITH 1/4"x3" SWS @ 24" o.c. STAGGERED UNLESS NOTED OTHERWISE.



ROOF 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

PROJECT KEYNOTES:

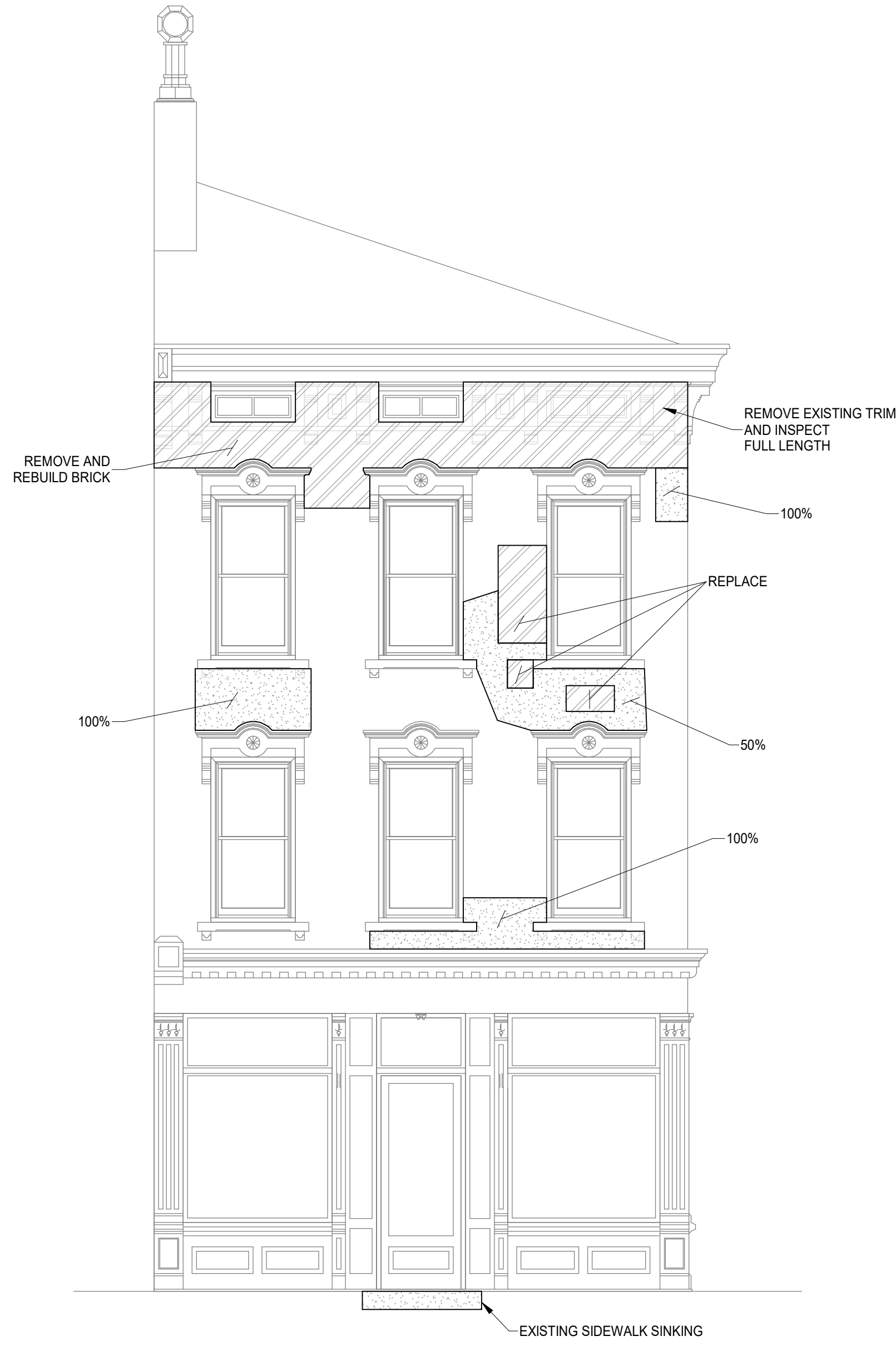
- INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
- PROVIDE NEW 1" THICK x 2" WIDE CONCRETE FOOTING BEARING ON NATIVE SOIL. 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.
- (2) 2x12 HEADER w/ HUS210-2 HANGER EACH END AND 2x12 END JOIST WITH L70 EACH END.
- REPAIR MASONRY WALL.
- REMOVE LOOSE SOIL AT BASE AND FILL VOID WITH 250 PSI CDF.
- NEW 4" CONCRETE SLAB.
- NEW 1'-0" THICK x 2'-6"x2'-6" CONCRETE FOOTING.
- REMOVE EXISTING MASONRY WALL. PROVIDE NEW MASONRY WALL CONSISTING OF 4" BRICK AND 4" SOLID CMU, w/ HORIZONTAL REINFORCING AT 8' o.c. AT OPENINGS, PROVIDE (2) 4"x8" PRECAST LINTELS w/ #4 TOP AND BOTTOM, EXTERIOR LINTEL CAST STONE TO MATCH EXISTING.
- ADHESIVE ANCHOR #4x12" LONG REBAR INTO EXISTING BRICK AT 16" o.c. w/ HILTI HIT-HY270 ADHESIVE, 16" SPACING, 4" MIN EMBEDMENT.
- REMOVE EXISTING ROTTED OR DAMAGED LINTELS AND REPLACED PER TYPICAL LINTEL DETAIL.
- INFILL EXISTING OPENING WITH NEW SOLID CMU AT INNER WYTHES, 4" CMU FOR (2) WYTHE WALLS AND 8" CMU FOR (3) WYTHE WALLS. INFILL EXTERIOR WYTHE WITH EXTERIOR BRICK, APPEARANCE TO MATCH EXISTING. REMOVE INTERIOR WOOD LINTELS AND SILLS, CMU AND BRICK TO BE MORTARED TIGHT TO EXISTING MASONRY WALL, (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
- REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
- REMOVE EXISTING MASONRY HEARTH. REPLACE w/ NEW 2x JOISTS AT 16" o.c. MAX. DEPTH TO MATCH EXISTING. CONNECT TO EX BEAMS EACH END w/ SIMPSON L70 ANGLES OR LUS26 HANGERS.
- PROVIDE END SISTER, BEARING ON MASONRY WALL, PER TYPICAL JOIST END SISTER DETAIL.
- NEW 2x12" SISTER, BEAR NORTH END ON MASONRY WALL. SOUTH END SHALL BE WITHIN 4" OF WALL w/ (4) 1/2"x3-1/2" SWS AT SOUTH END. FASTEN ALONG LENGTH w/ (2) 1/2"x3-1/2" SWS @ 24" o.c.
- NEW (2) 2x12 HEADER w/ HUS210-2 EACH END. HANG JOISTS TO HEADER WITH LUS210 HANGERS.
- NEW 2x6 WALL w/ 2x6 STUDS AT 16" o.c. @ OPENINGS PROVIDE (2) 2x8 HEADER w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS. PROVIDE APA RATED SHEATHING AT OUTSIDE FACE OF WALL.
- 2x4 STUD WALL w/ 2x4 STUDS AT 16" o.c. PROVIDE APA RATED SHEATHING TO THE INSIDE FACE OF WALL.
- NEW STAR PLATE AND WALL TIE. SEE TYPICAL DETAILS.
- REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH 250 PSI CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- REMOVE EXISTING STEEL LINTEL. PROVIDE NEW (2) W8x13 LINTELS w/ 8" MIN BEARING EACH END.
- NEW HSS3x3x1/4" COLUMN.
- NEW 1 3/4"x11-7/8" LVL SISTER, BEAR EACH END. CONNECT SISTER w/ (6) 1/2"x3 1/2" SWS AT LOCATION, AND PER PLAN NOTES.
- REMOVE EXISTING DOUBLE AND PROVIDE NEW (2) 1 3/4"x11 7/8" LVL HEADER w/ (2) HHUS410 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS. RECONNECT EXISTING STRINGERS WITH ORIGINAL CONNECTION. PROVIDE 2x10 SISTERS IF NEEDED TO EXTEND EXISTING JOISTS.
- PROVIDE 2x10 SISTER AND ANCHOR SISTER AND JOIST TO WALL w/ 3/8" SLEEVE ANCHORS, 2" MIN EMBEDMENT, AT 32" o.c.
- EXISTING FIRE ESCAPE EVALUATION NOT IN SCOPE. EXISTING BRACKET THRU WALL TIES ARE CORRODED AND SHALL BE REPAIRED PRIOR INTERIOR FINISHES. HAVE FIRE ESCAPE EVALUATED AND REPAIRED PER CITY OF CINCINNATI FIRE ESCAPE INSPECTION REQUIREMENTS.
- REMOVE FLOOR FRAMING AND SHEATHING. PROVIDE NEW 1 1/2"x9 1/2" LVL @ 16" o.c. AND NEW APA RATED SHEATHING.
- NEW 1 1/2"x9 1/2" LVL SISTER, BEAR ON NORTH END, SOUTH END SHALL BE 4" MIN FROM WALL.
- REMOVE AND REPLACE SOFT/DETERIORATED INTERIOR WYTHE BRICK, TUCK POINT AS NEEDED. KEEP HEADER COURSES. WHERE HEADER COURSES ARE DAMAGED, PROVIDE SPIRALOK TIES AT 8" o.c. HORIZONTAL SPACING, TOP AND BOTTOM OF HEADER COURSE.
- NEW 1 1/2"x7 1/2" LVL SISTER, BEAR ON SOUTH WALL, NORTH END SHALL BE 4" MIN FROM WALL.
- NEW 1 1/2"x7 1/2" LVL SISTER AT EX HEADER, HANG EACH END w/ ML26Z. CUT EX JOISTS AND HANG TO HEADER w/ LUS26R-18 HANGERS.
- NEW (2) 2x10 BEAM BELOW SHEAR WALL. FASTEN SHEAR WALL WITH (2) 0.148"x3.5" NAILS AT 16" o.c. PROVIDE (2) 2x4 STUDS EACH END AND STRAP TO BEAM WITH SIMPSON MST26.
- NEW (2) 1 3/4"x9 1/4" LVL HEADER, POCKET INTO MASONRY WALL AND PROVIDE (2) CRIPPLE STUDS AT WALL. CUT STUDS ABOVE AND NAIL TO TOP OF HEADER WITH (3) 0.131"x3" TOE NAILS.
- REMOVE EXISTING LANDING. PROVIDE NEW 1 3/4"x7 1/4" LVL JOISTS @ 12" o.c. WITH SIMPSON ML28Z ANGLE OR HJT HANGER. PROVIDE NEW (2) 1 3/4"x7 1/4" LVL HEADER, CONNECT STAIR STRINGERS TO HEADER WITH ML28Z ANGLES.
- NEW W8x24 BEAM WITH 3 1/2" POCKET INTO BRICK.
- NEW (2) 2x12 HEADER HUNG TO WF BEAM WITH SIMPSON WP212-2 HANGER. HANG JOIST TO HEADER WITH WS210 HANGERS.
- NEW 1 3/4"x7 1/4" LVL SISTER. MITER AND BEAR ON WALL PLATE. CONNECT TO HIP BEAM WITH LSSJ28LZ.
- REPLACE EXISTING CHIMNEY 4 FT BELOW ROOF LINE. GROUT EXISTING FLUES SOLID 24" BELOW NEW MASONRY. INTERIOR WYTHES AND CMU GROUTED SOLID. PROVIDE HORIZONTAL REINFORCING @ 8" o.c. AND #5 VERTICAL AT ENDS.
- REMOVE EXISTING FLOOR. PROVIDE NEW 2x12 JOISTS, POCKET INTO EXISTING JOIST POCKETS, 2" MIN BEARING. FIRE CUT JOISTS AS NEEDED WITH A MINIMUM DEPTH OF 5 1/2" REMAINING. PROVIDE NEW APA RATED SHEATHING.

1807 VINE STREET

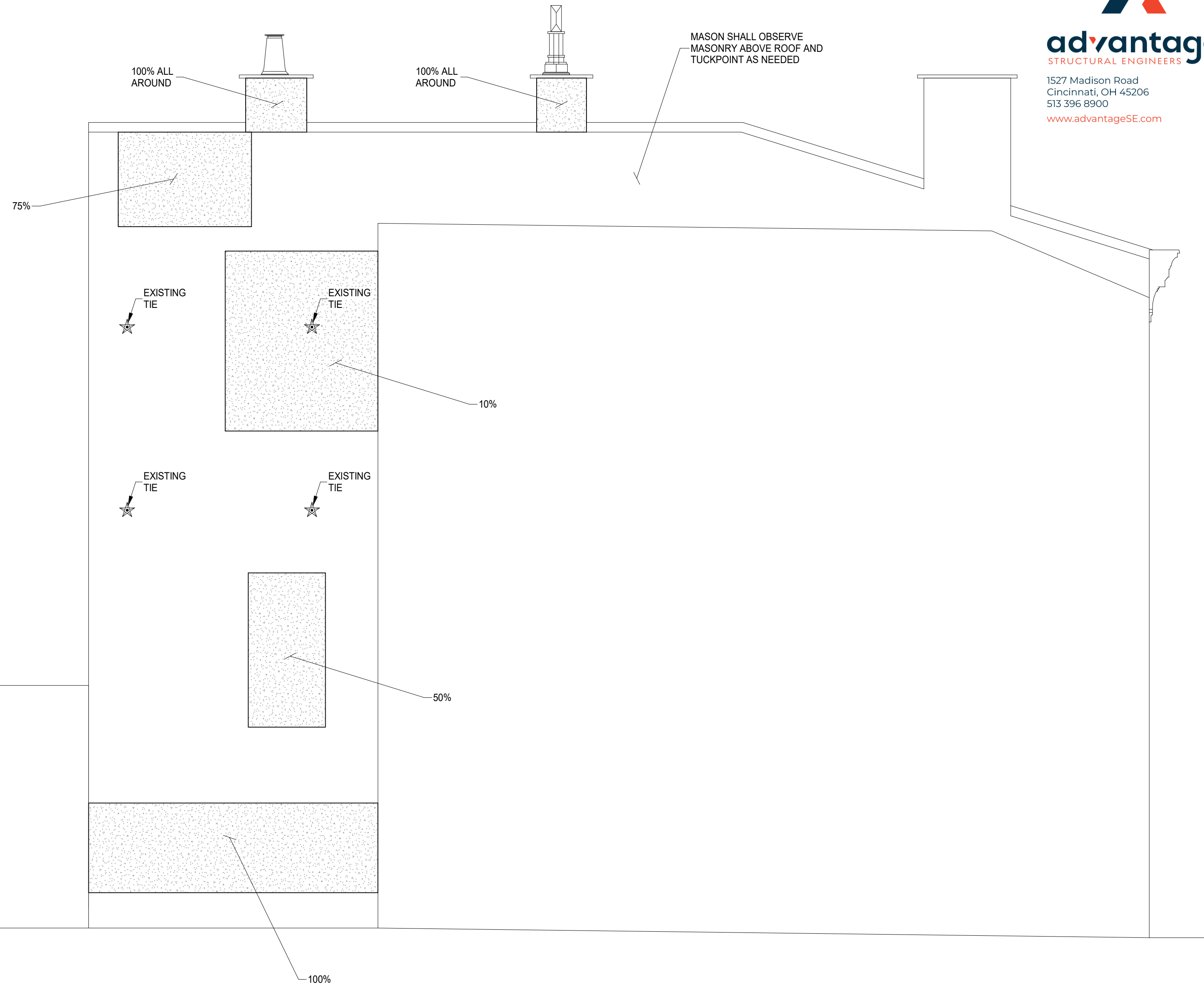
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1807 VINE STREET

1807 VINE STREET



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



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:

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.

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

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

Design Team: KCJ / SJ
Date: 02/17/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

FINDLAY FLATS
1807 VINE STREET
1807 VINE STREET
CINCINNATI, OH 45202

Proj. No.: 22146.20
Drawing No.

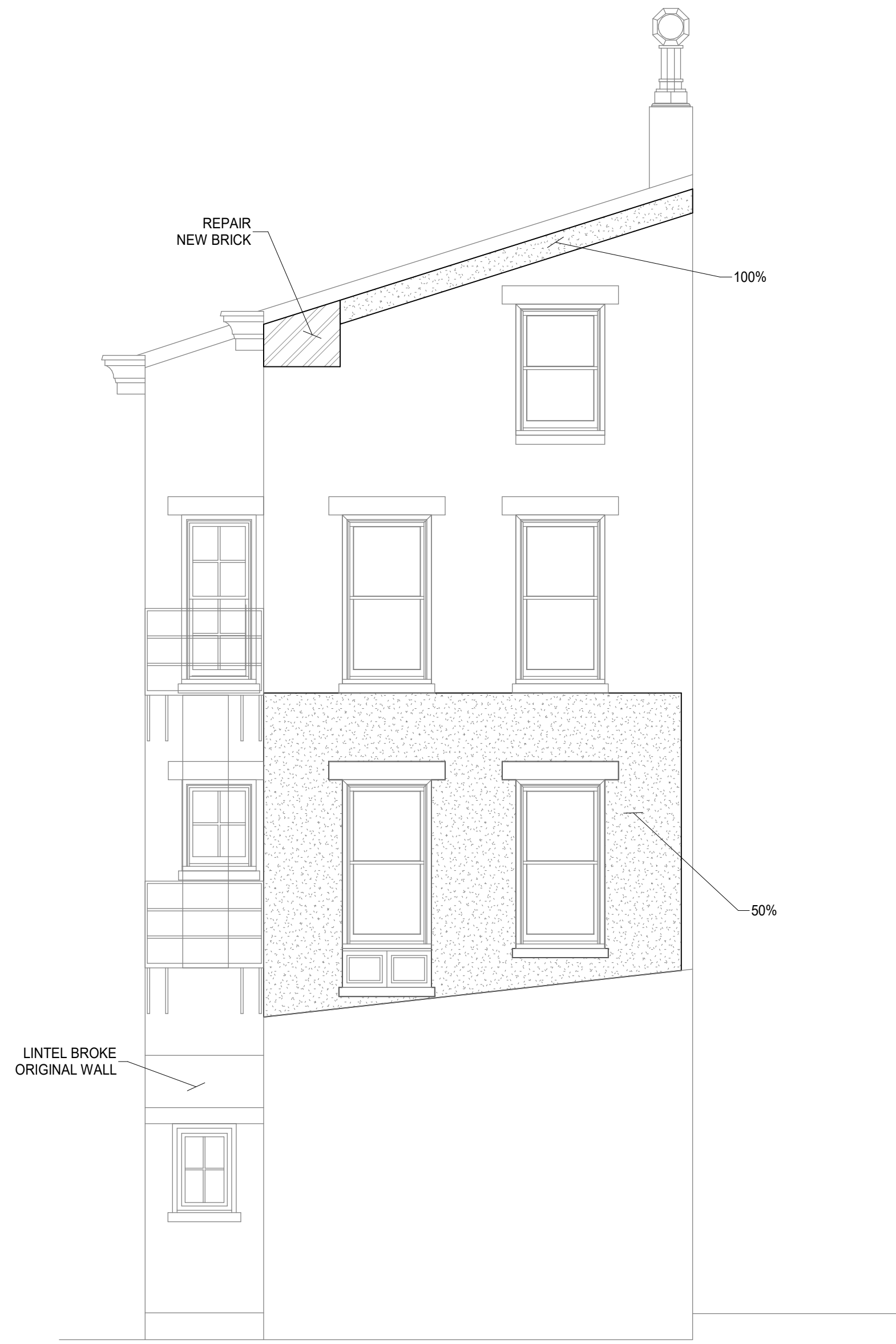
S200

DRAWING TITLE: ELEVATIONS

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1807 VINE STREET

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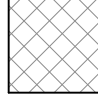




WEST ELEVATION
SCALE 1/4" = 1'-0"



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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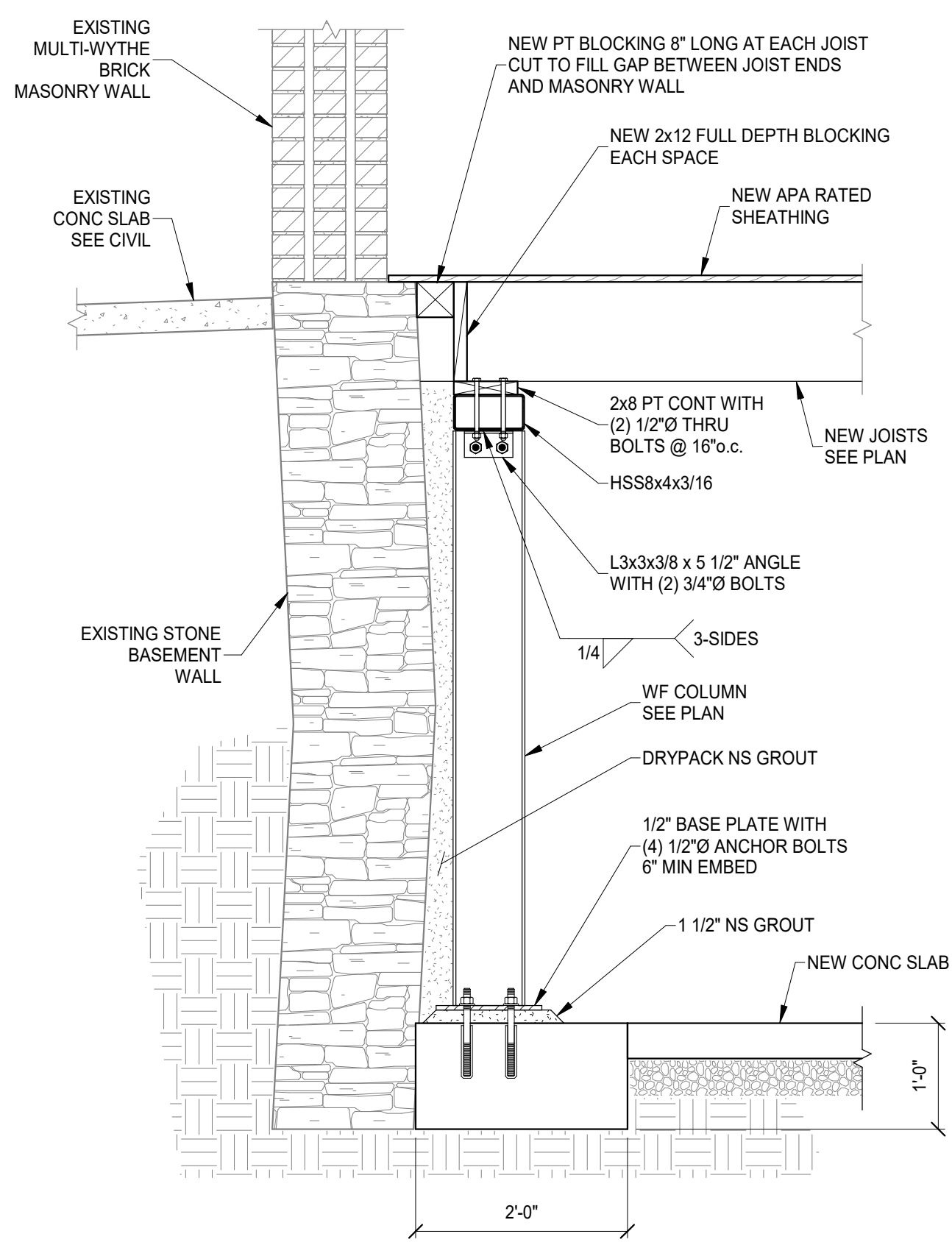
DRAWING TITLE: ELEVATIONS

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

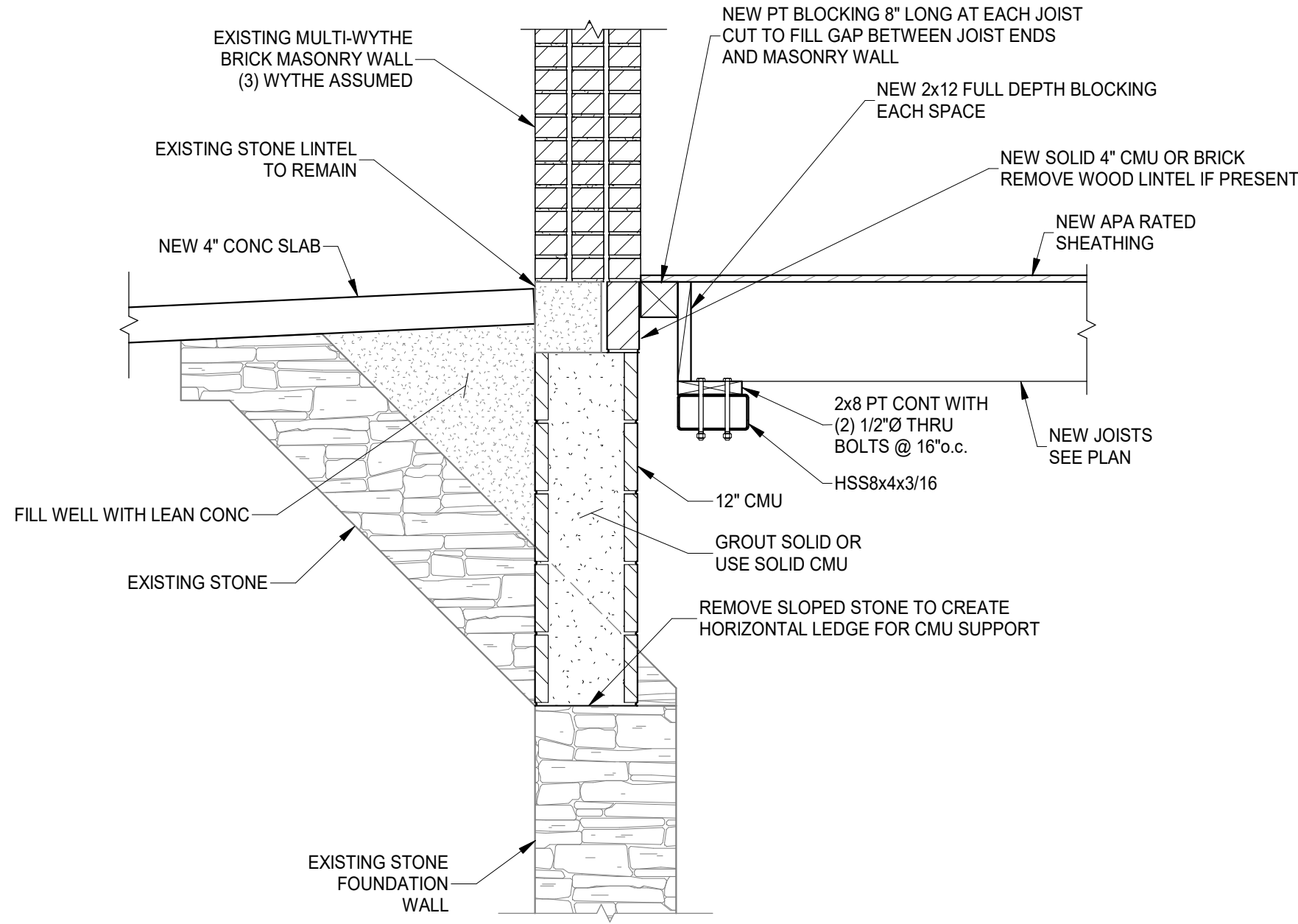
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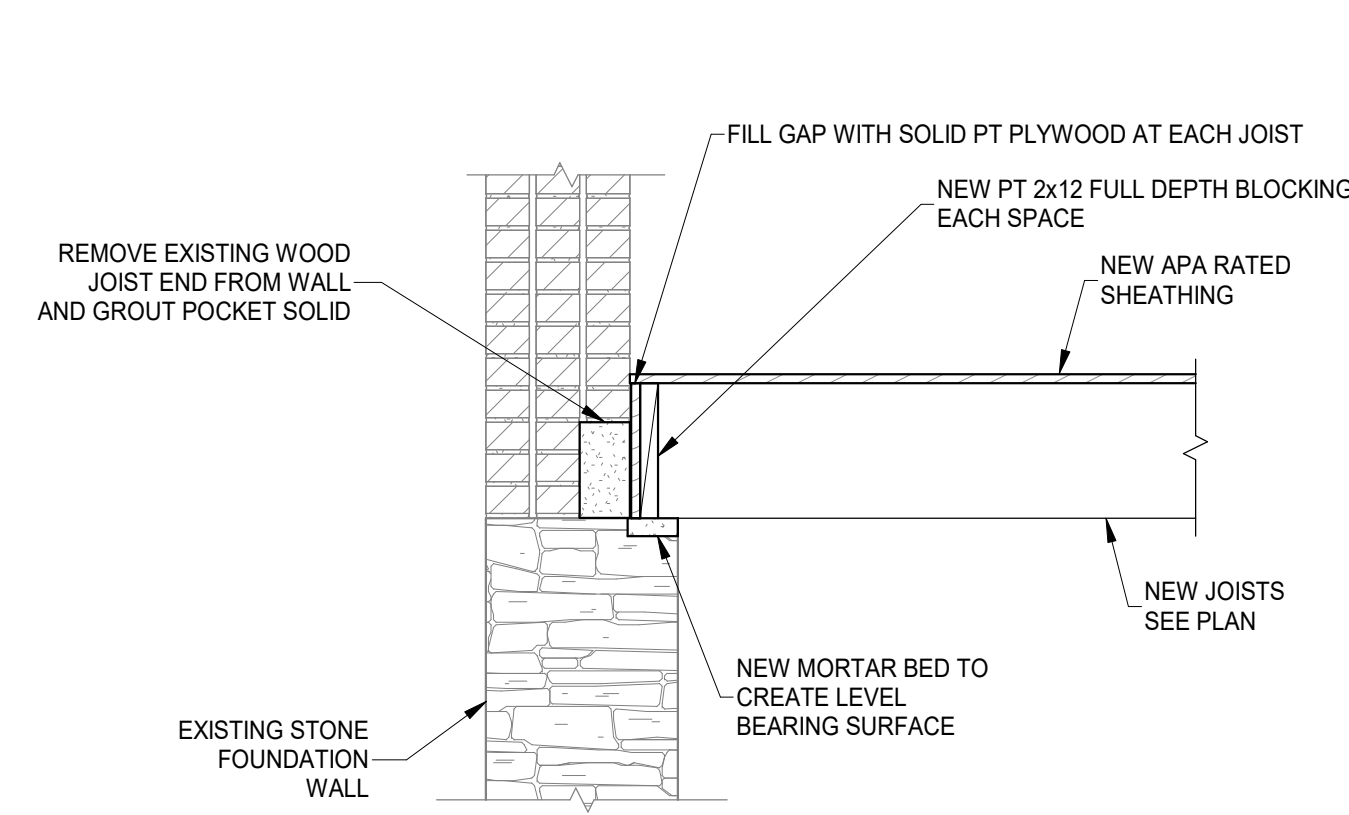
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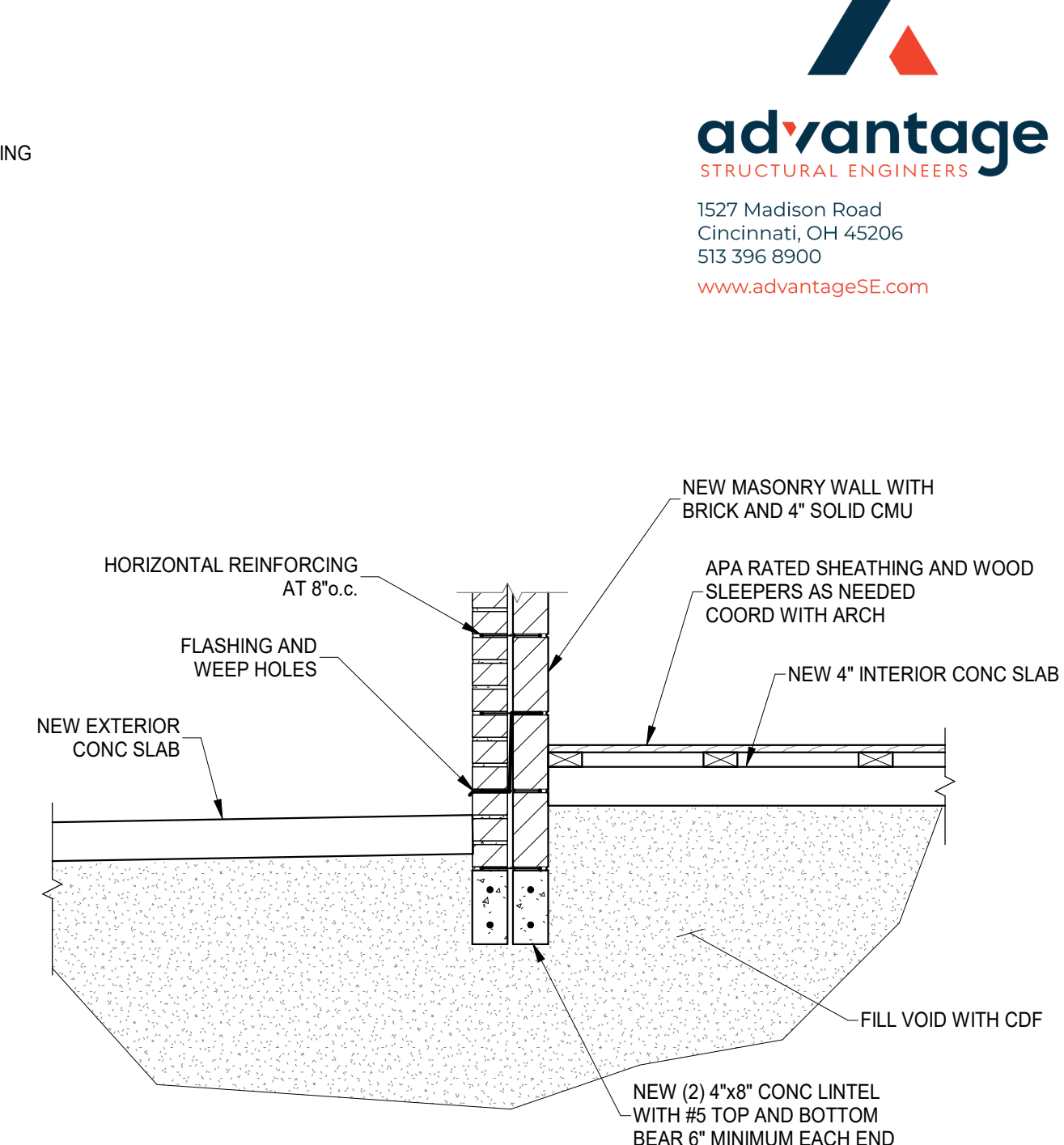
SECTION 1
SCALE 3/4" = 1'-0" S310



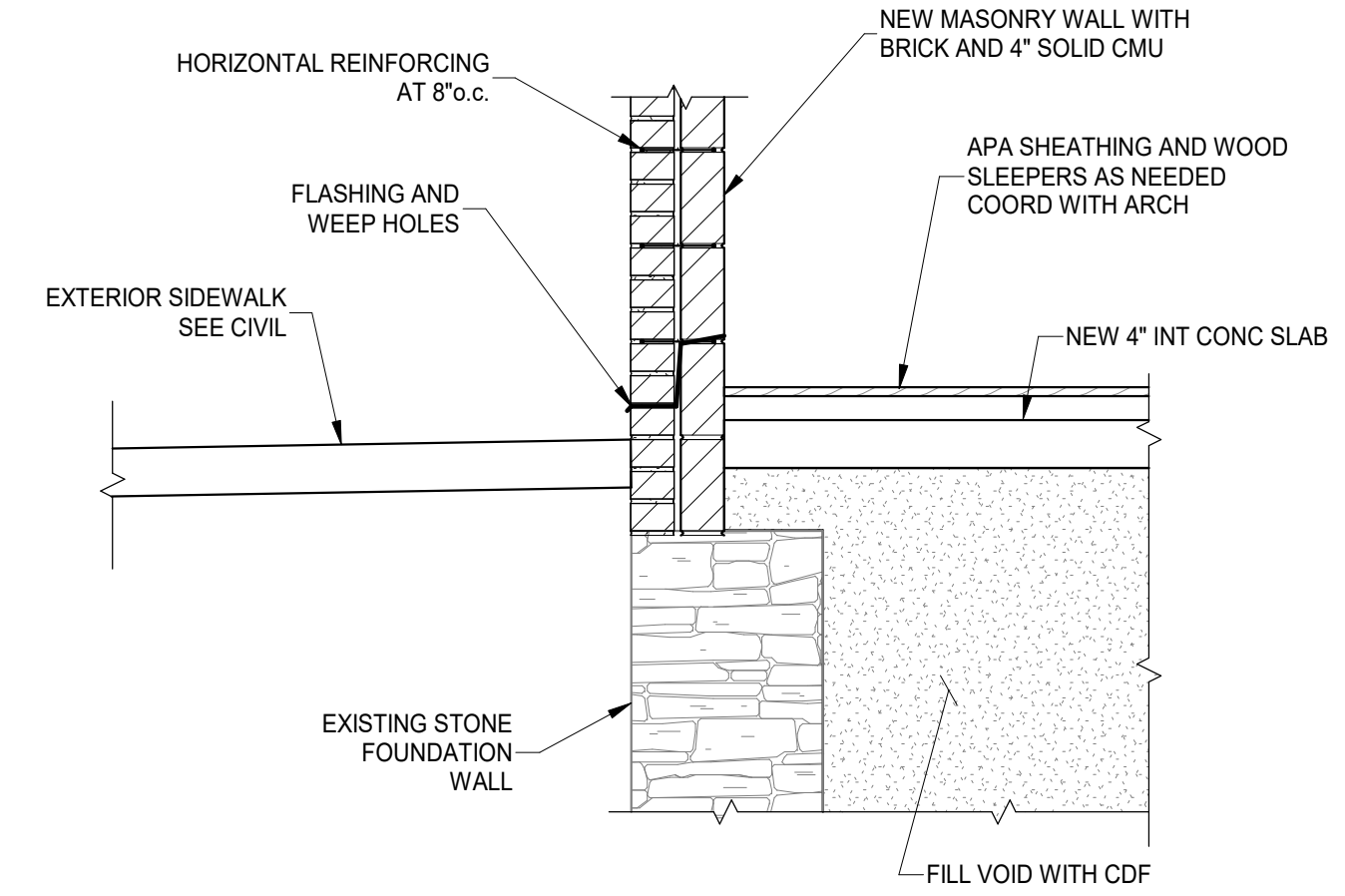
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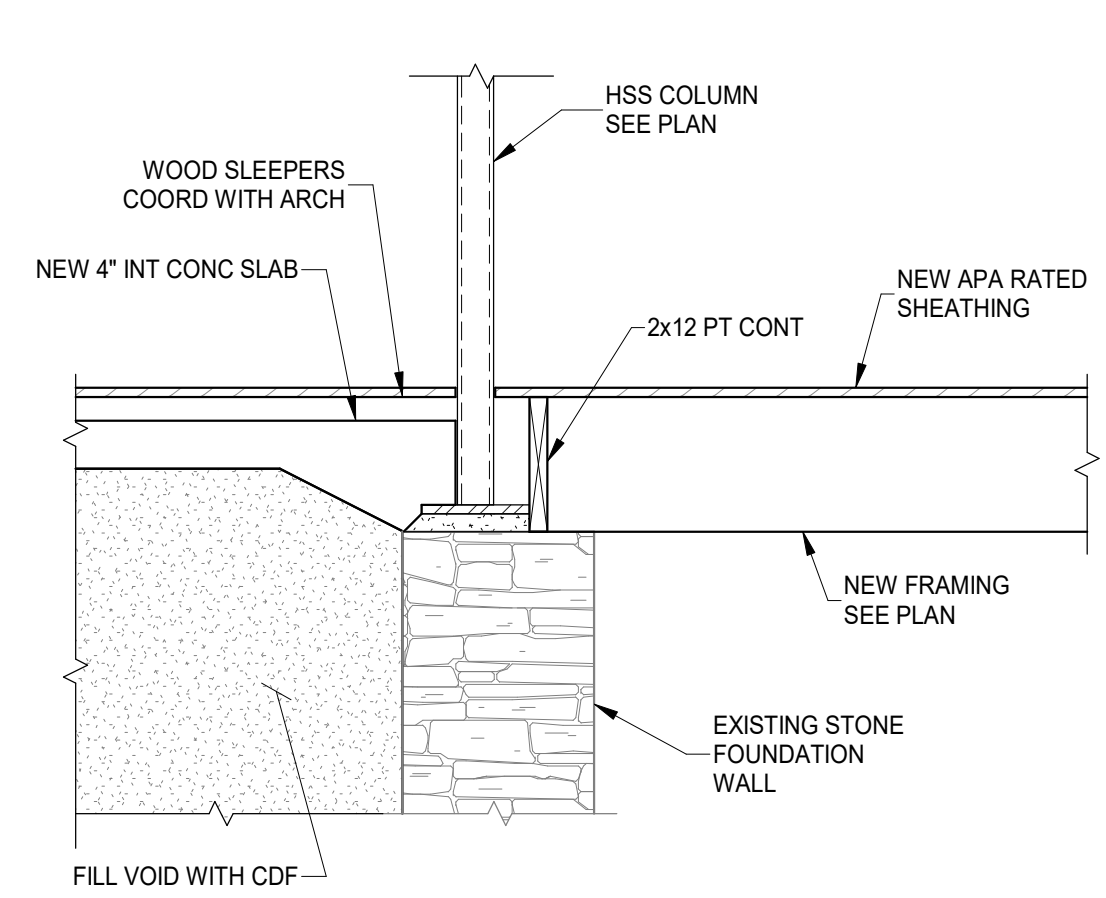
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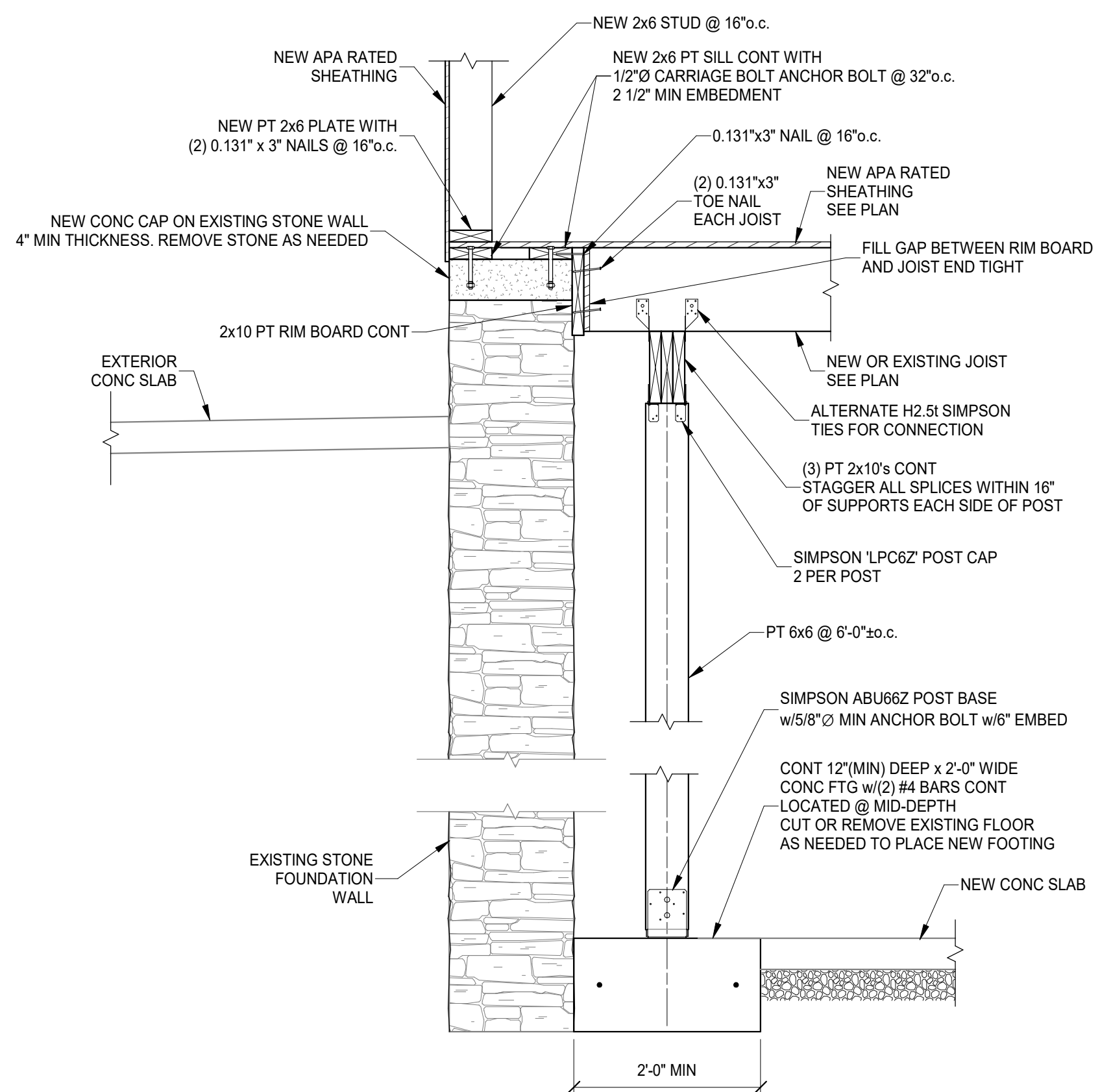
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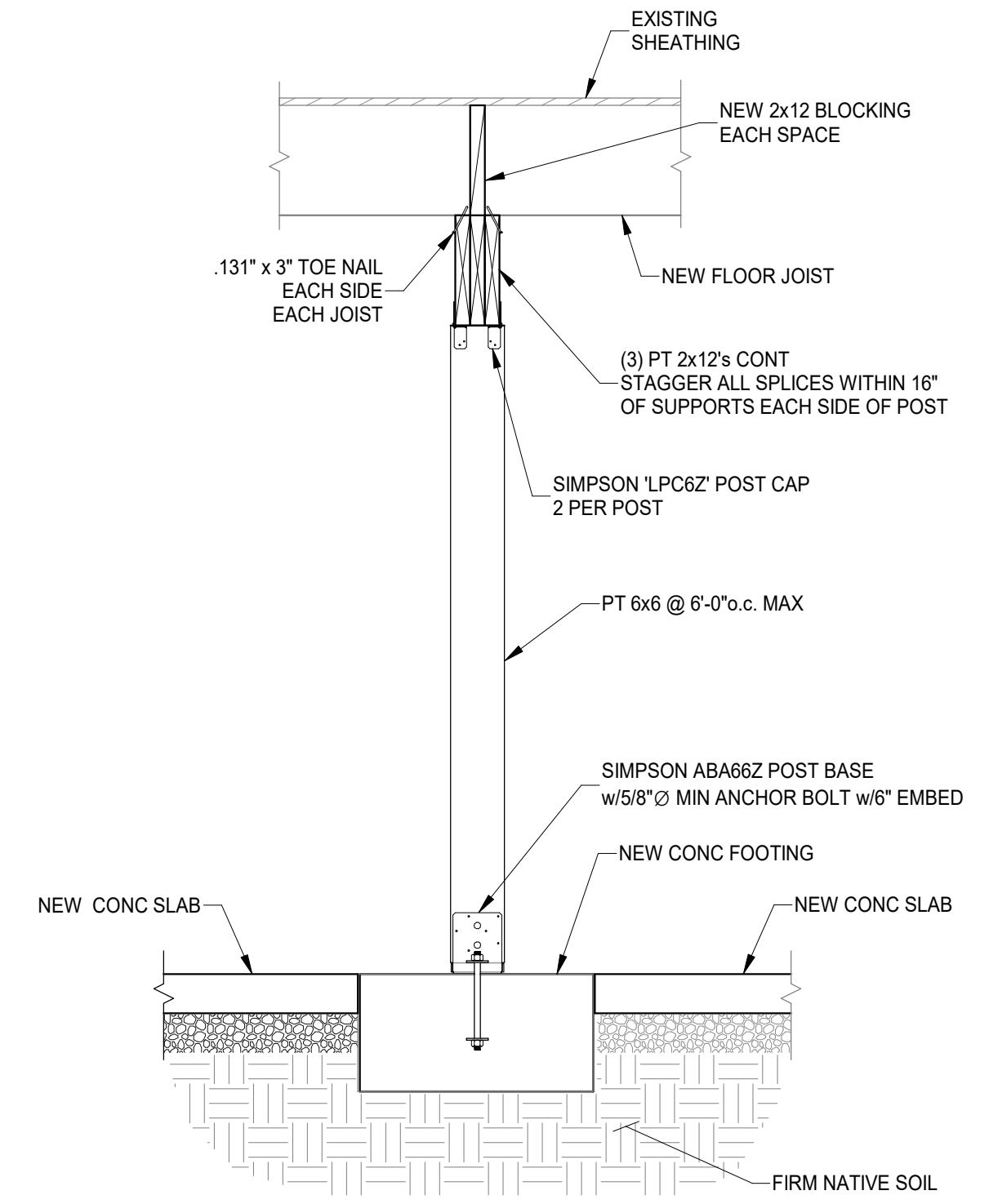
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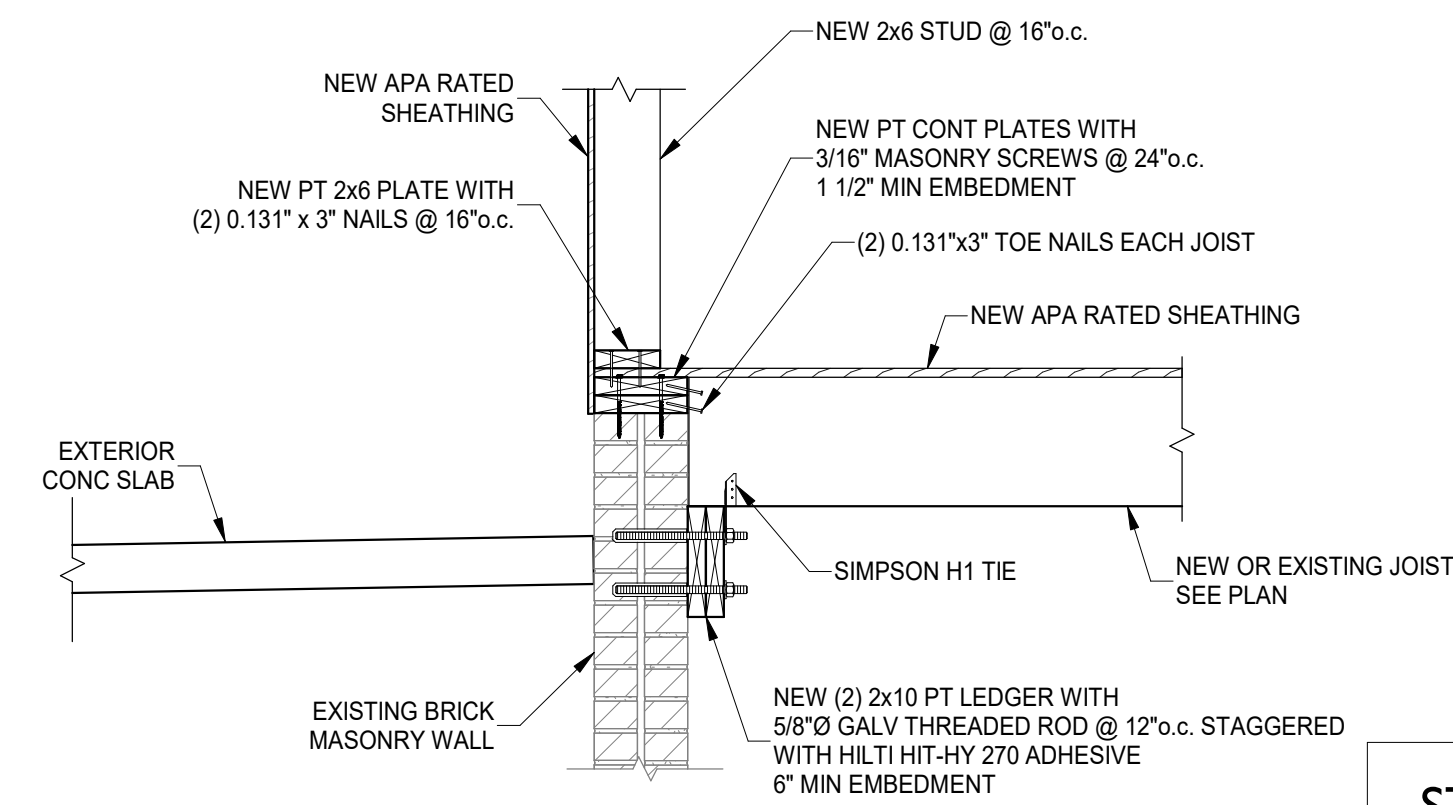
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SCALE 3/4" = 1'-0" S310



SECTION 7
SCALE 3/4" = 1'-0" S310



SECTION 8
SCALE 3/4" = 1'-0" S310



SECTION 9
SCALE 3/4" = 1'-0" S310

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

Design Team: KCJ / SJ
Date: 02/17/2023

DRAWING TITLE: SECTIONS
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

FINDLAY FLATS
1807 VINE STREET
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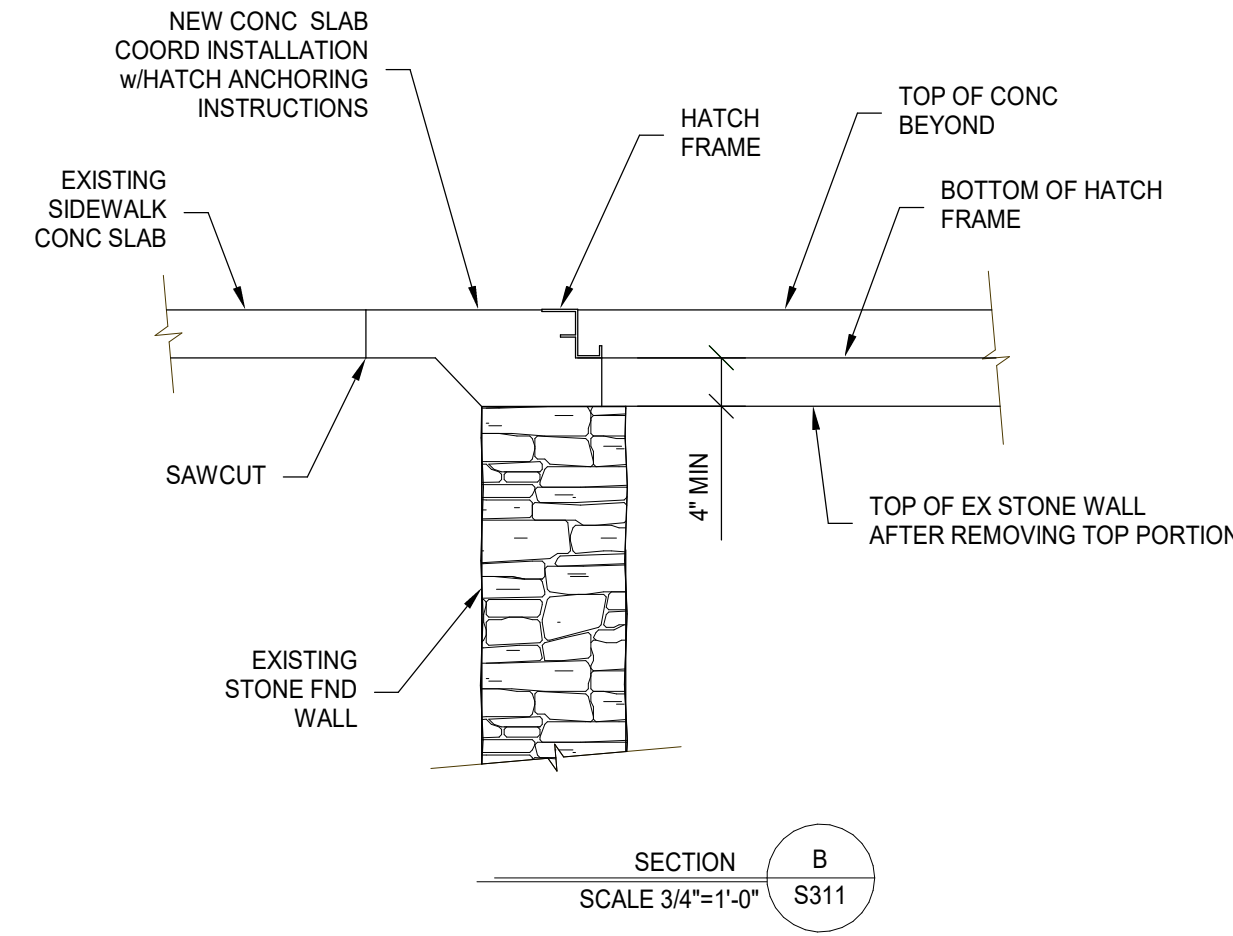
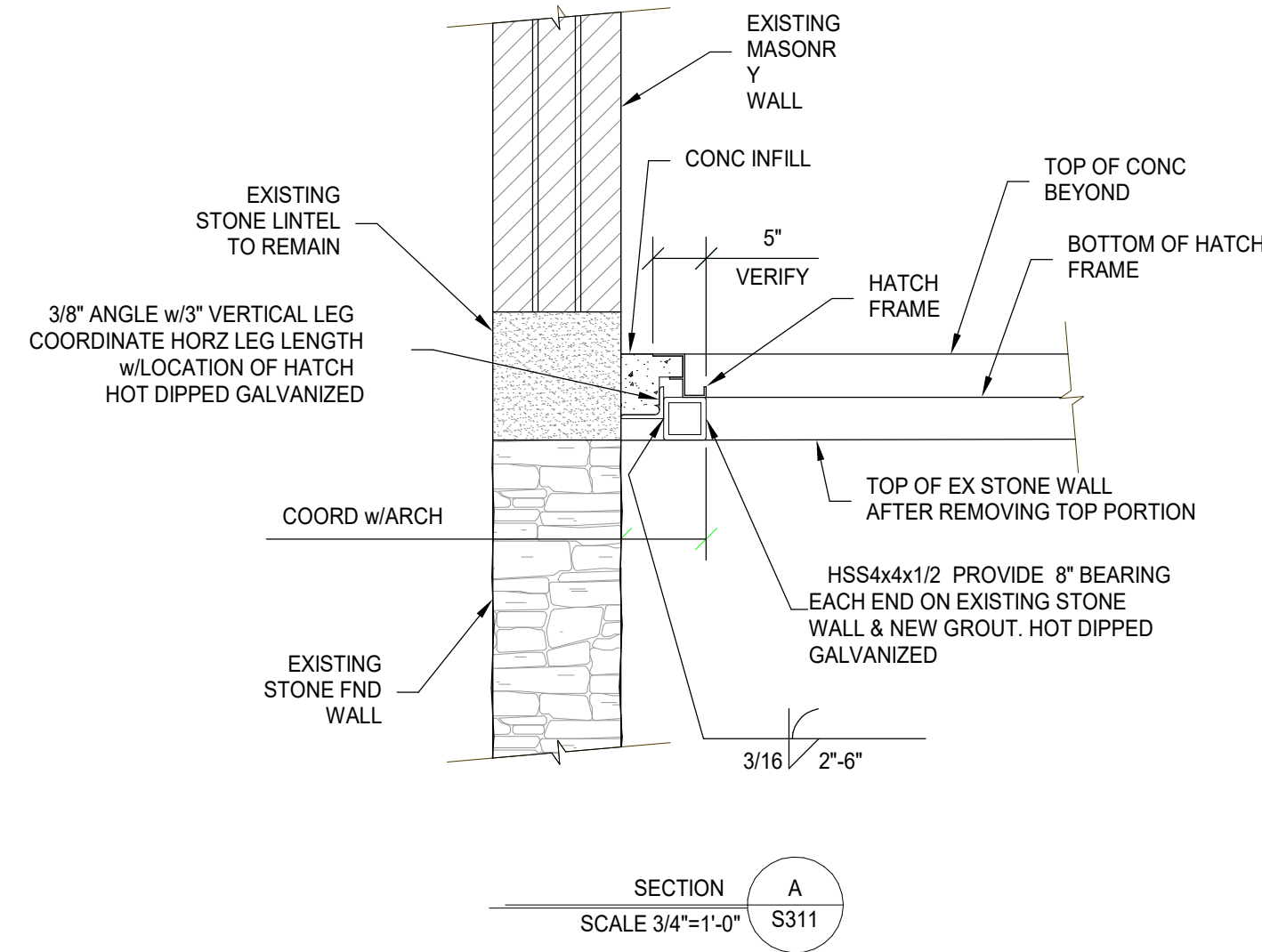
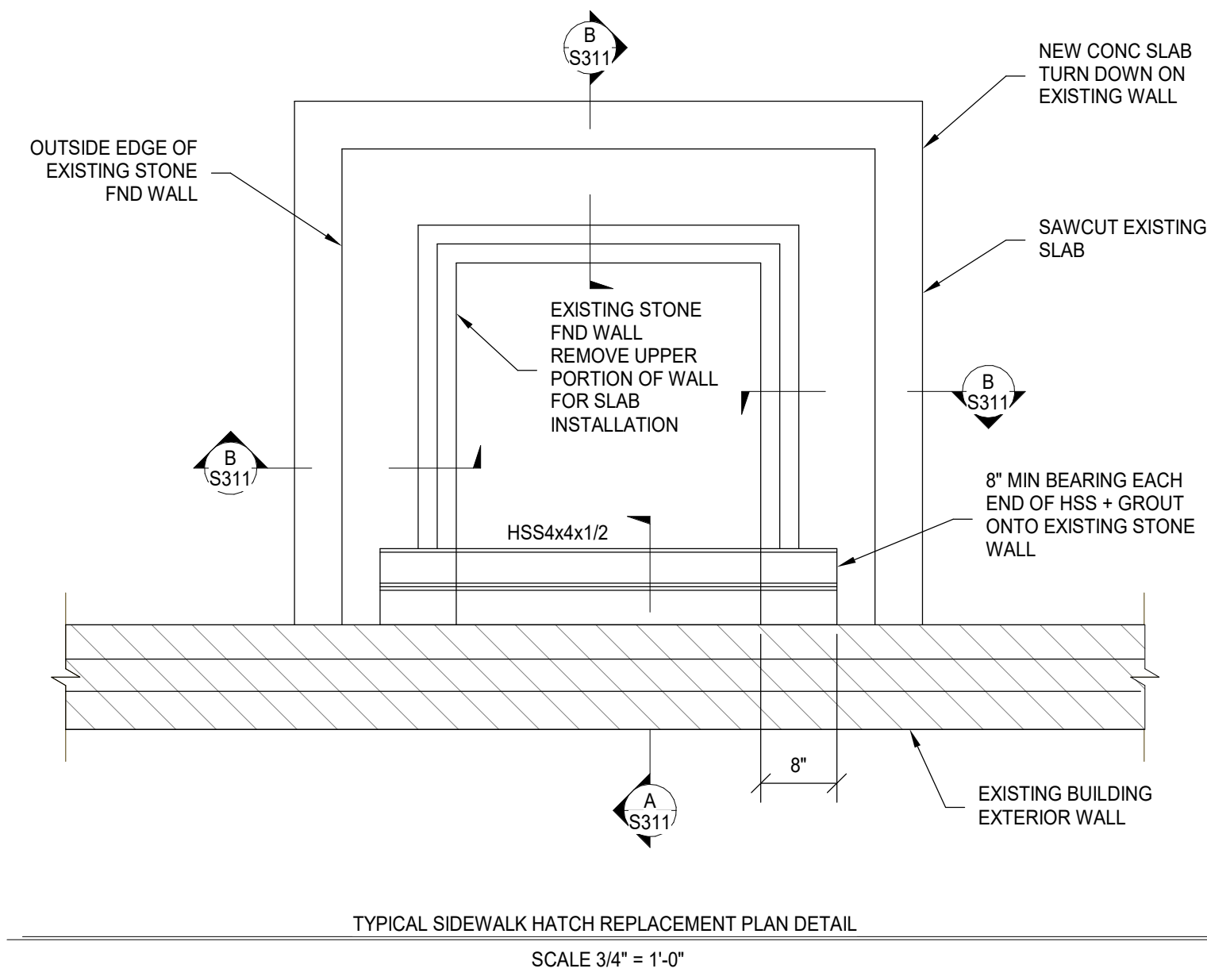
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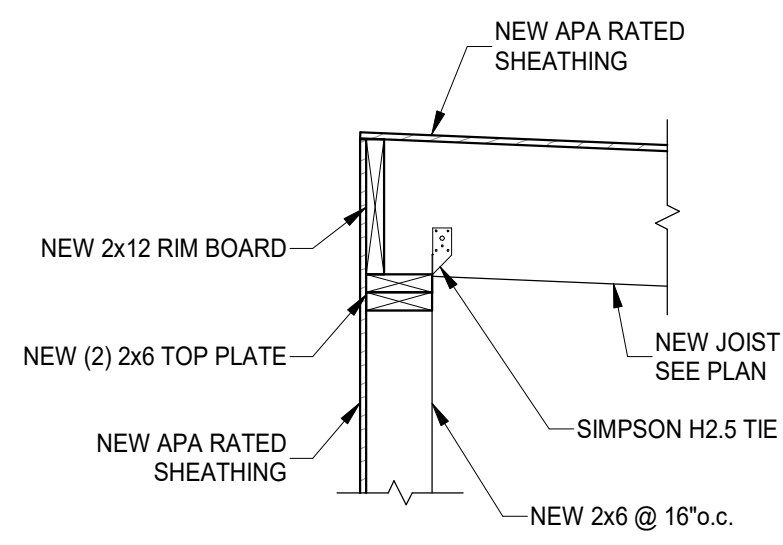
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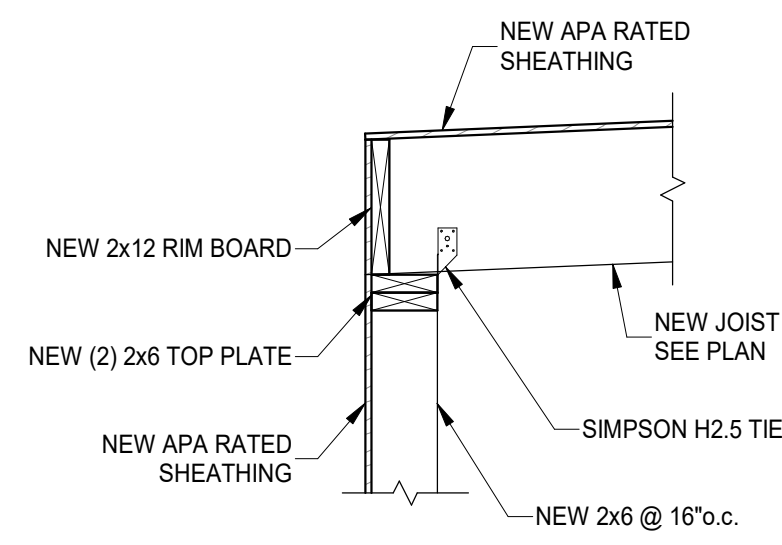
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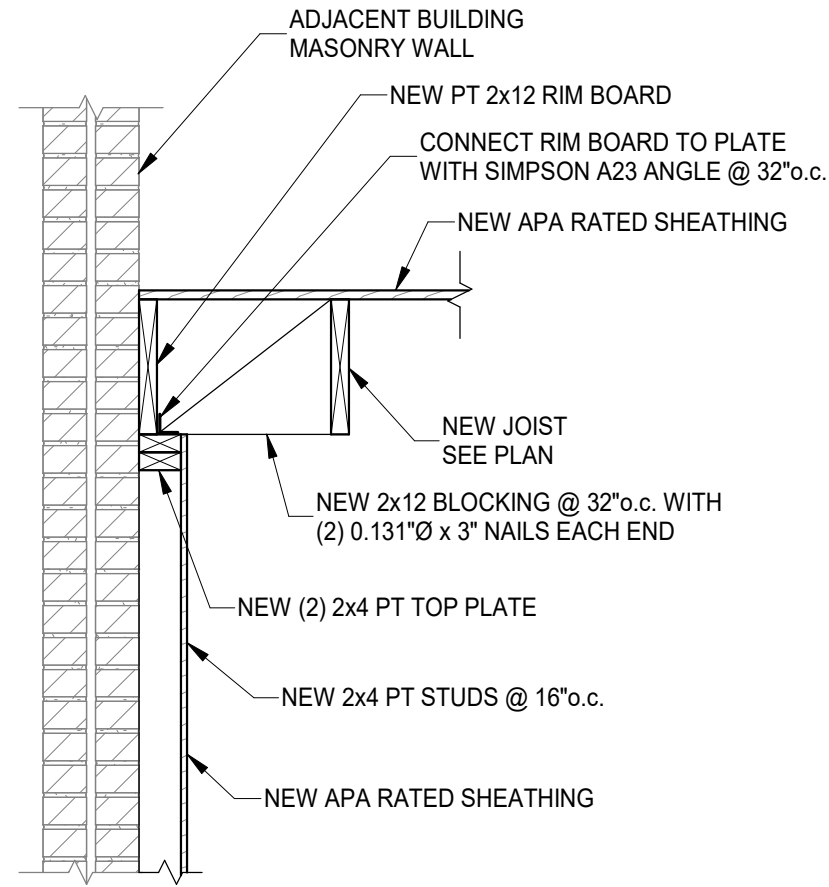
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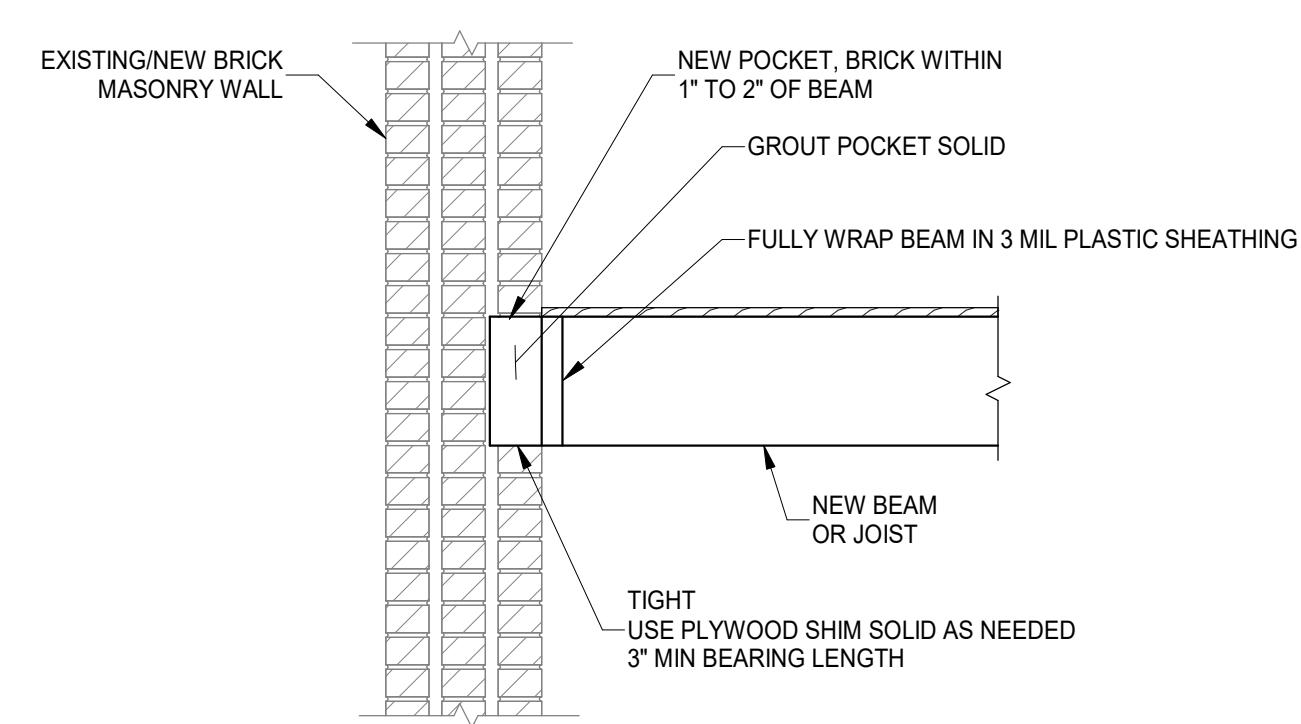
SECTION 1
SCALE 3/4" = 1'-0"
S320



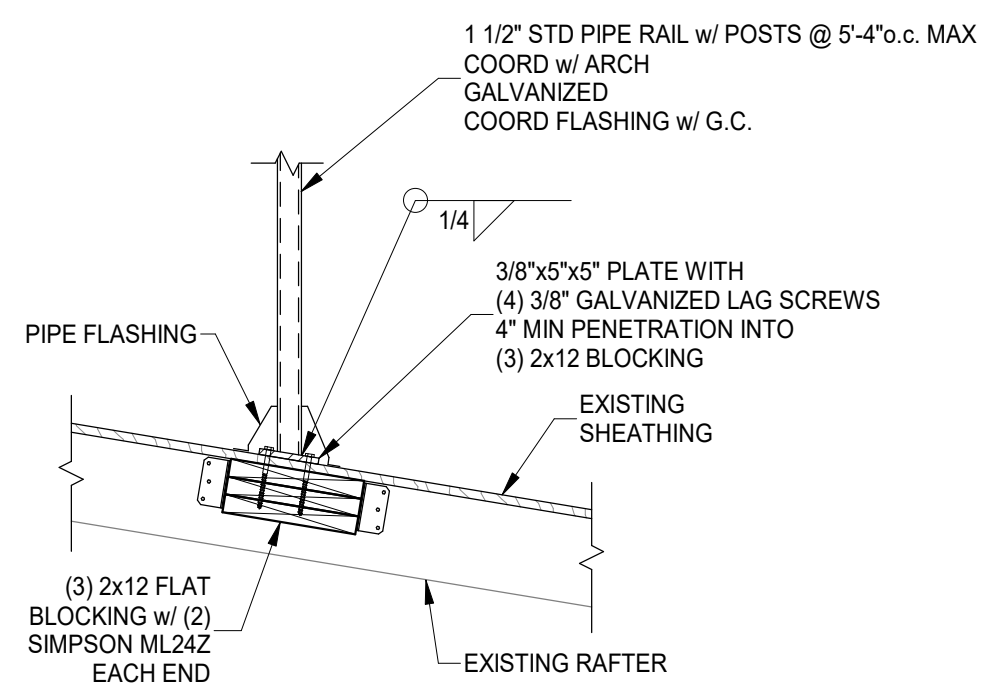
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S320



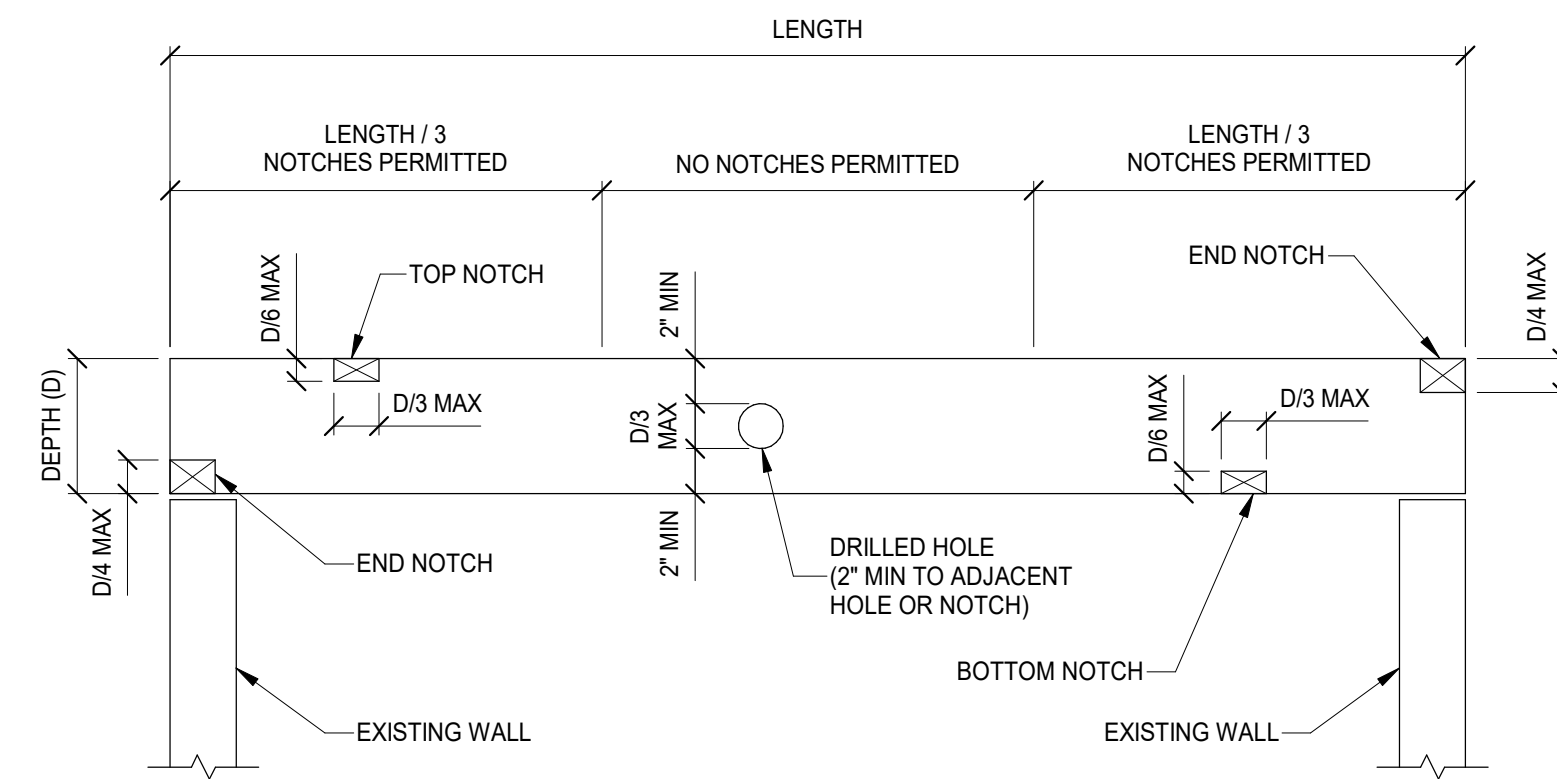
SECTION 3
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S320



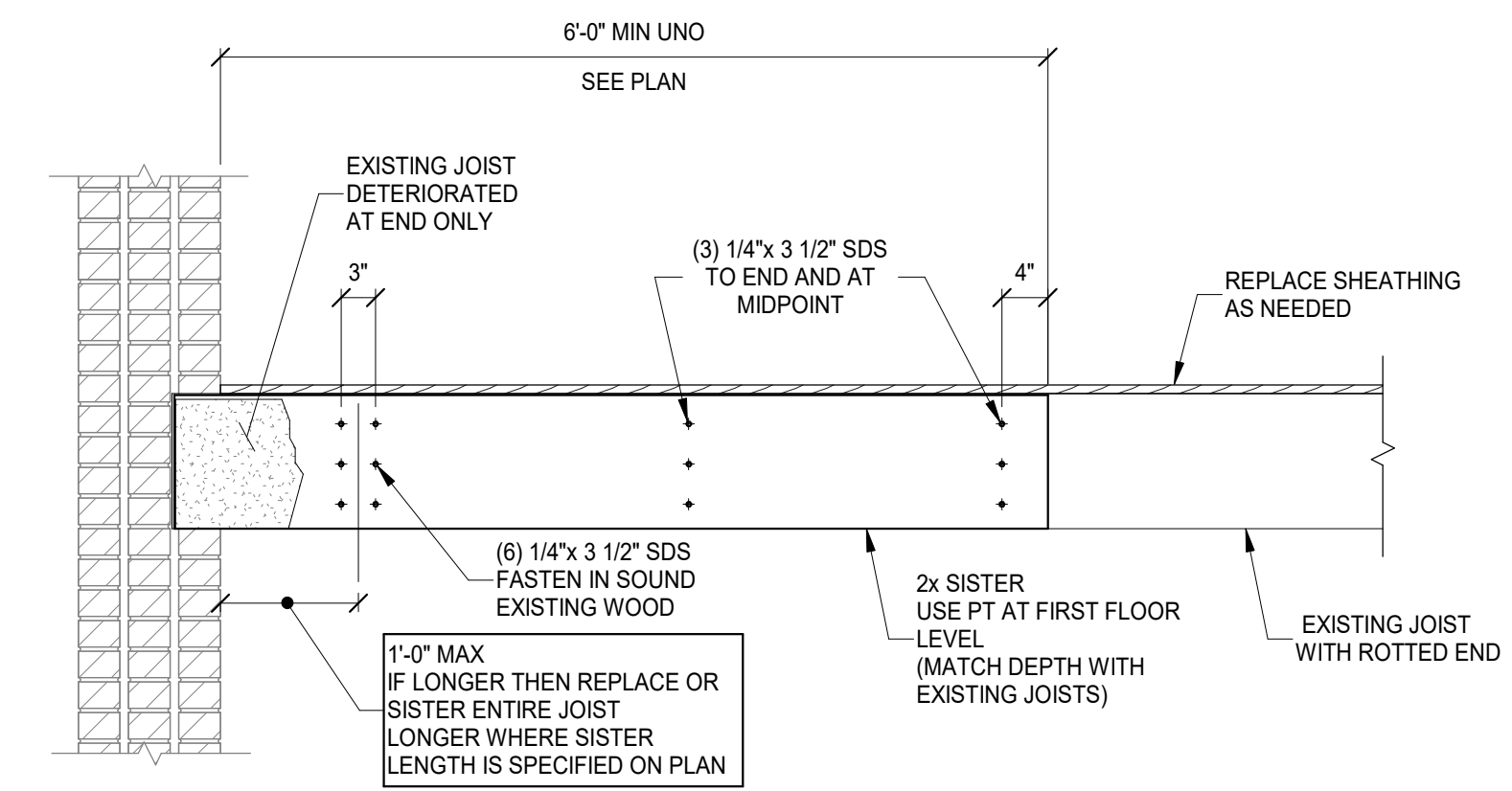
TYPICAL BEAM OR JOIST POCKET DETAIL
SCALE 3/4" = 1'-0"



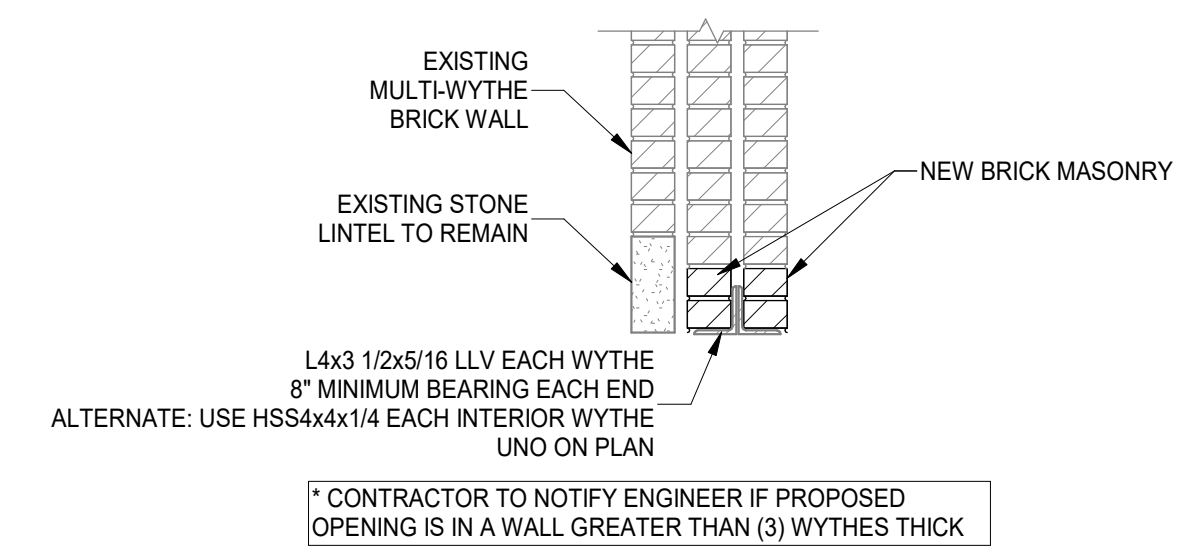
TYPICAL RAILING CONNECTION TO ROOF
SCALE 3/4" = 1'-0"



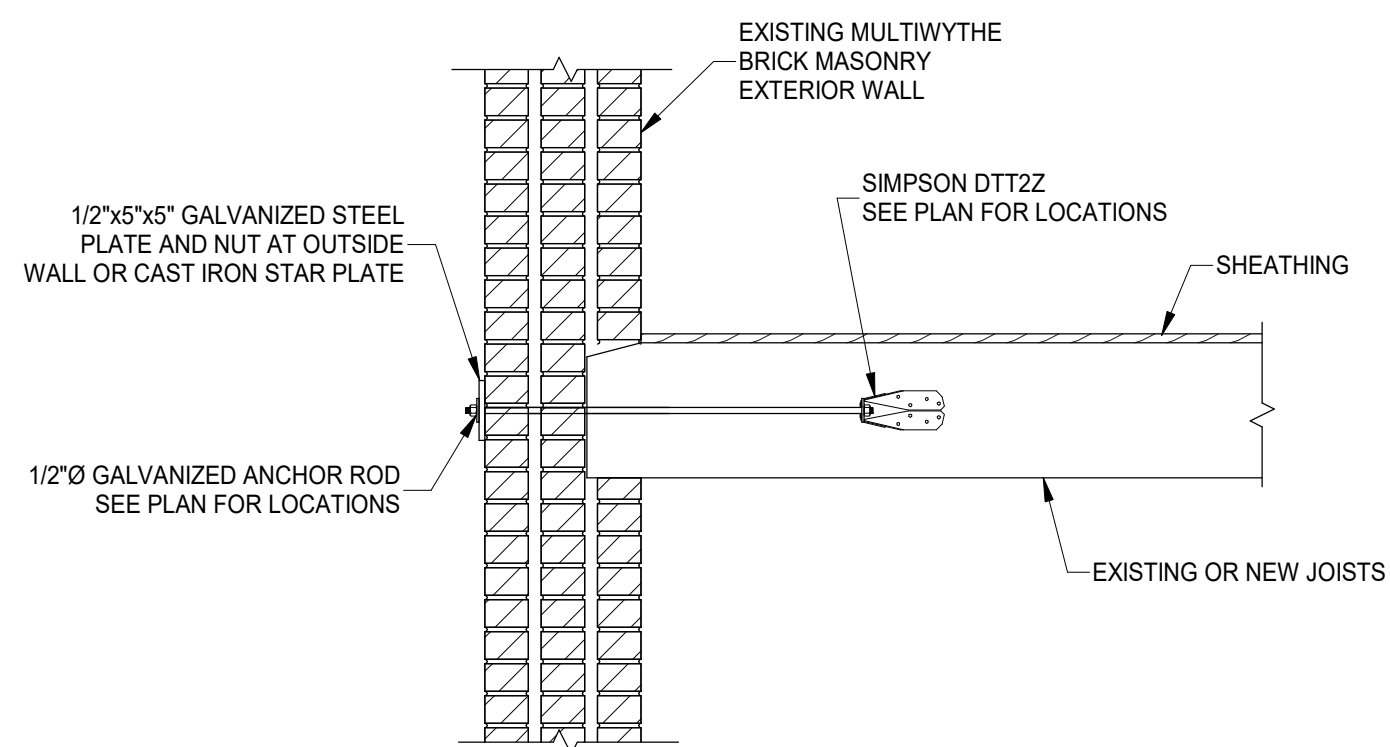
ALLOWABLE WOOD JOIST OPENINGS
SCALE 3/4" = 1'-0"



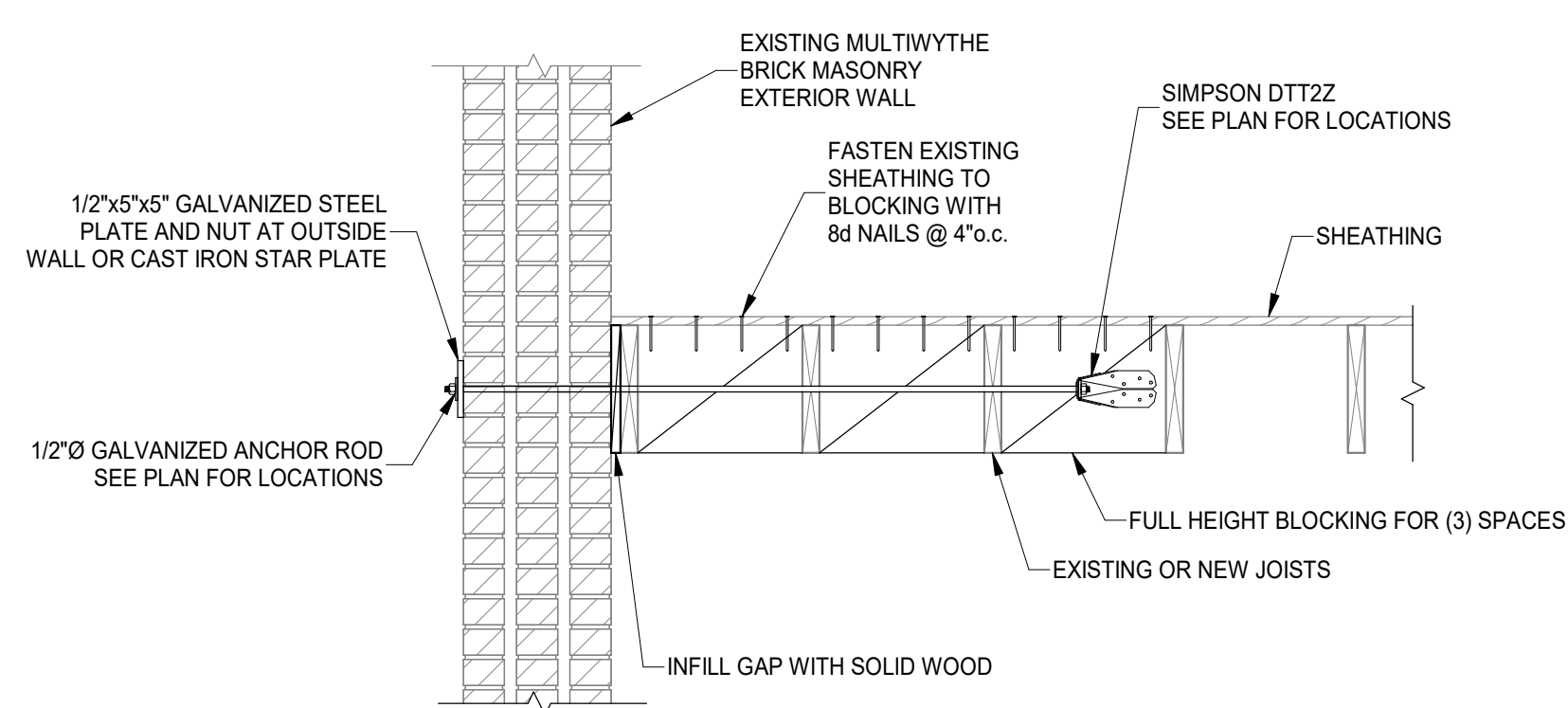
TYPICAL JOIST END SISTER DETAIL
SCALE 3/4" = 1'-0"



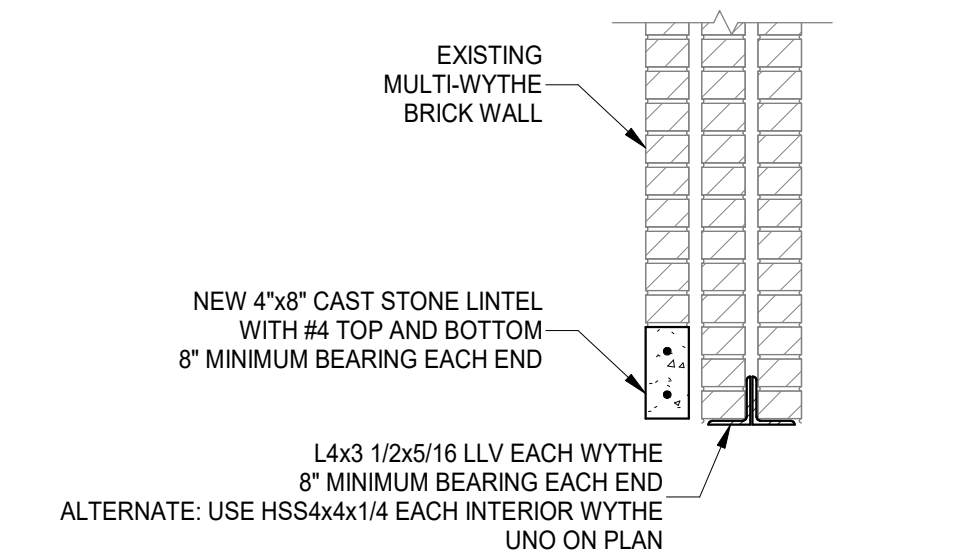
TYPICAL EXTERIOR WALL, INTERIOR LINTEL REPLACEMENT DETAIL
SCALE 3/4" = 1'-0"



TYPICAL WALL TIE JOIST PARALLEL
SCALE 3/4" = 1'-0"



TYPICAL WALL TIE JOIST PERPENDICULAR
SCALE 3/4" = 1'-0"



TYPICAL EXTERIOR LINTEL DETAIL
SCALE 3/4" = 1'-0"

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Date: 02/17/2023

DRAWING TITLE: FRAMING SECTIONS

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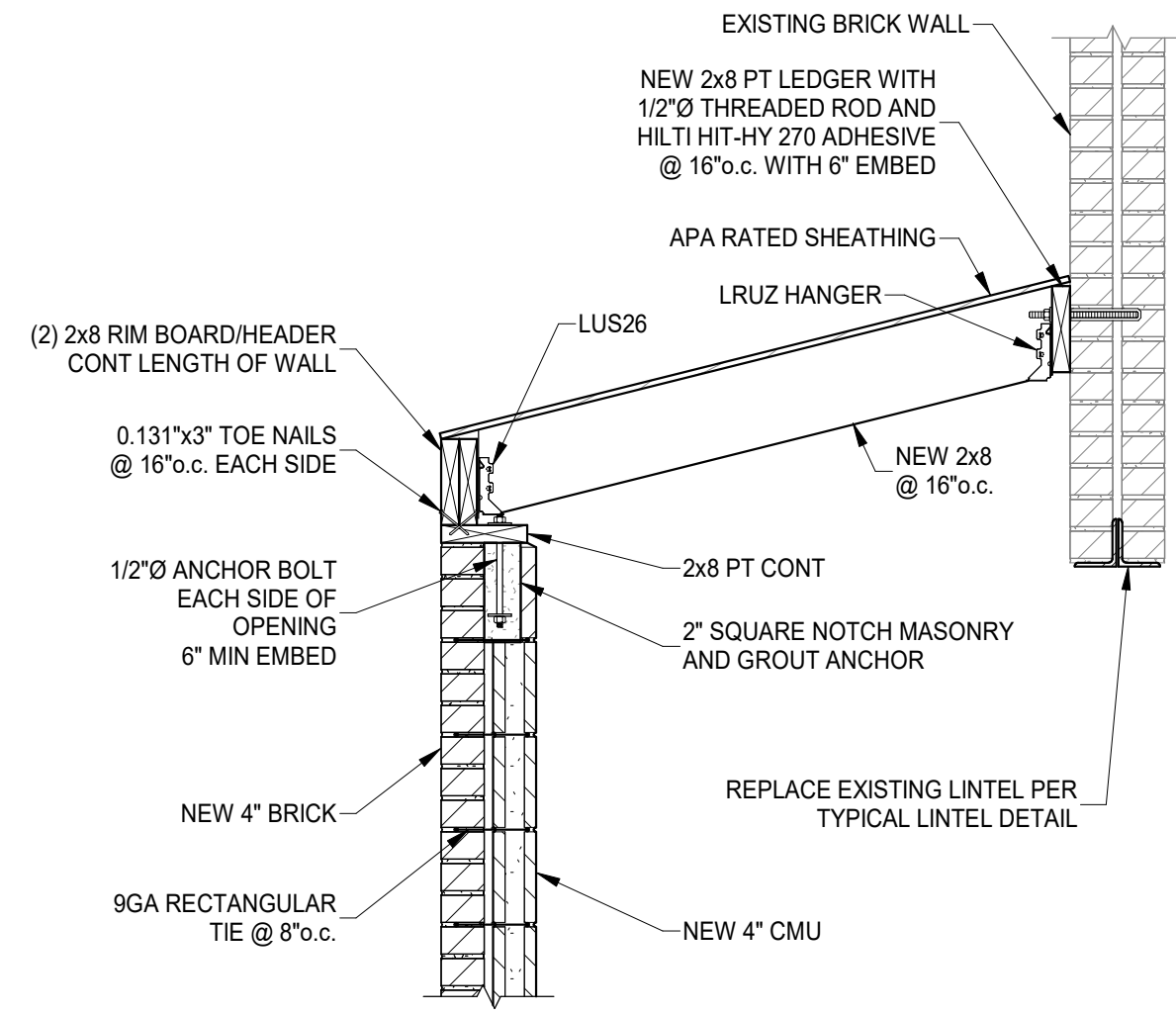
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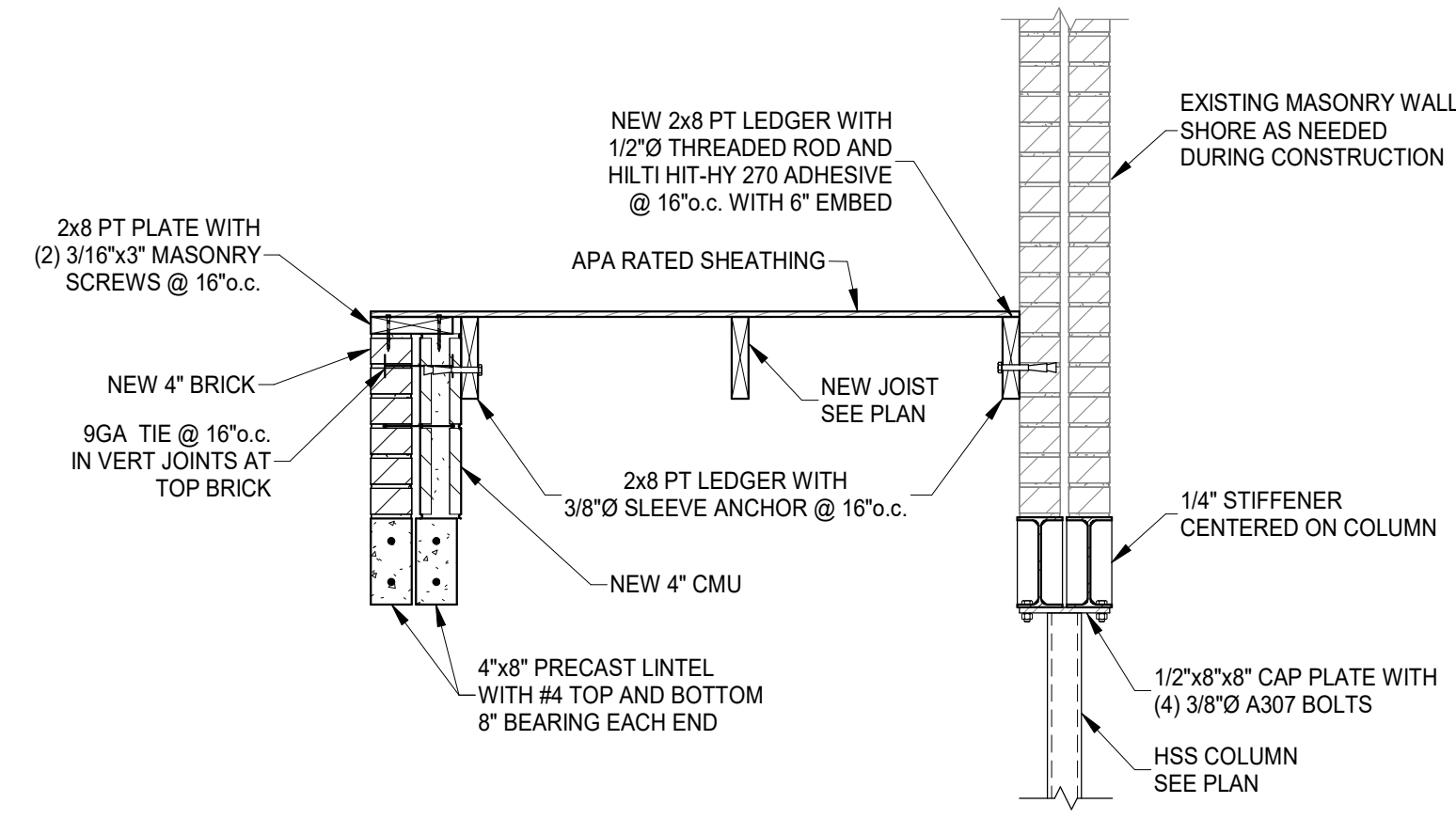
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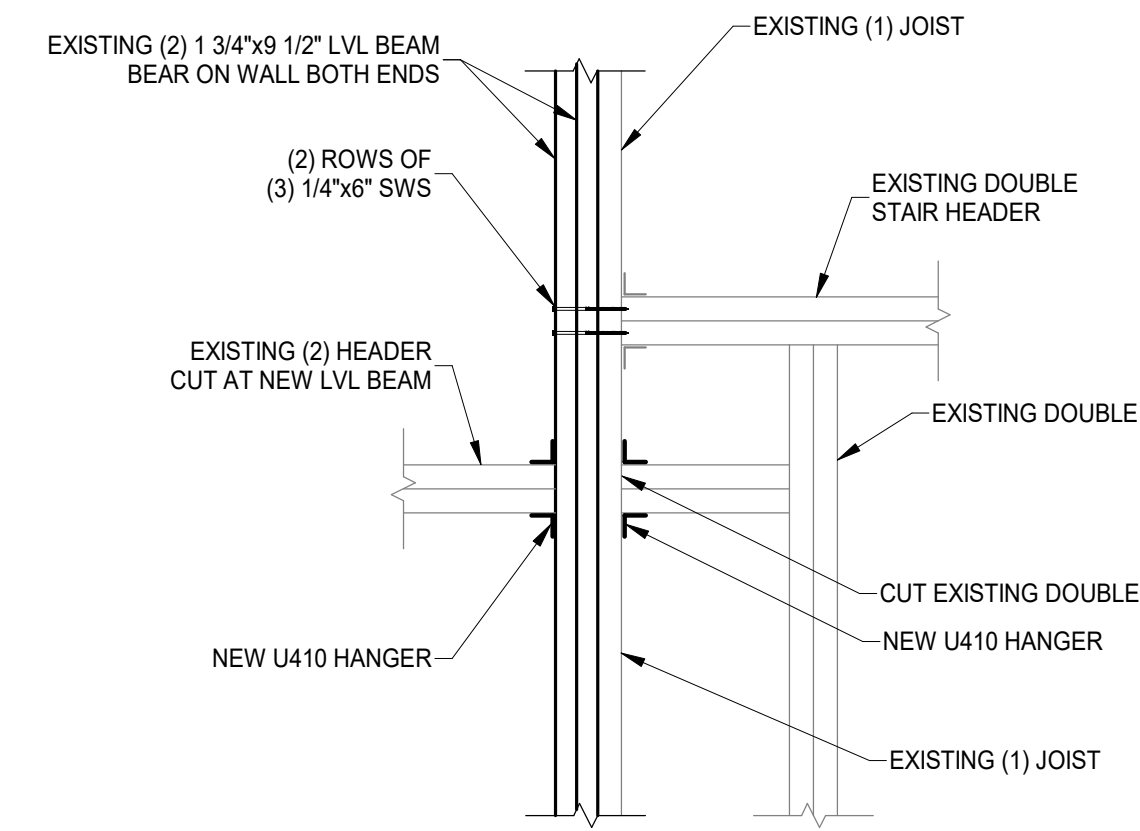
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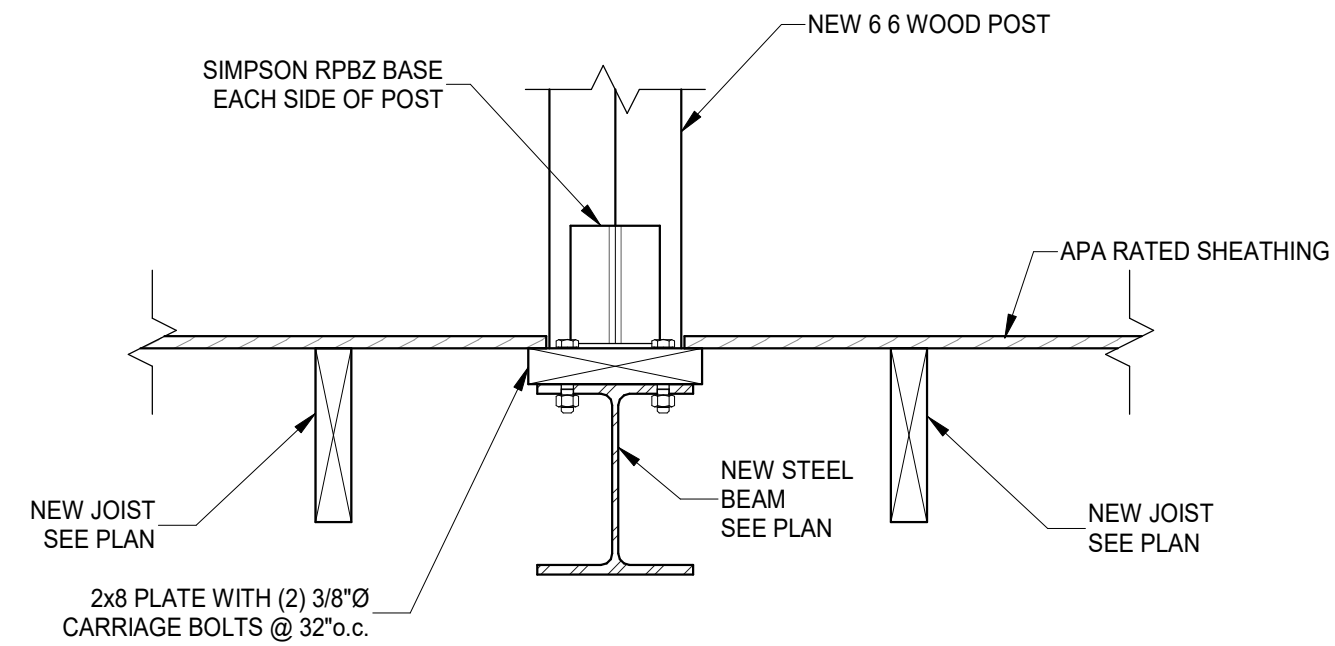
SECTION 4
SCALE 3/4" = 1'-0" S321



SECTION 5
SCALE 3/4" = 1'-0" S321



PLAN DETAIL A
SCALE 3/4" = 1'-0" S321



SECTION 6
SCALE 1 1/2" = 1'-0" S321



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1	REVISION SUBMISSION	04/28/2023

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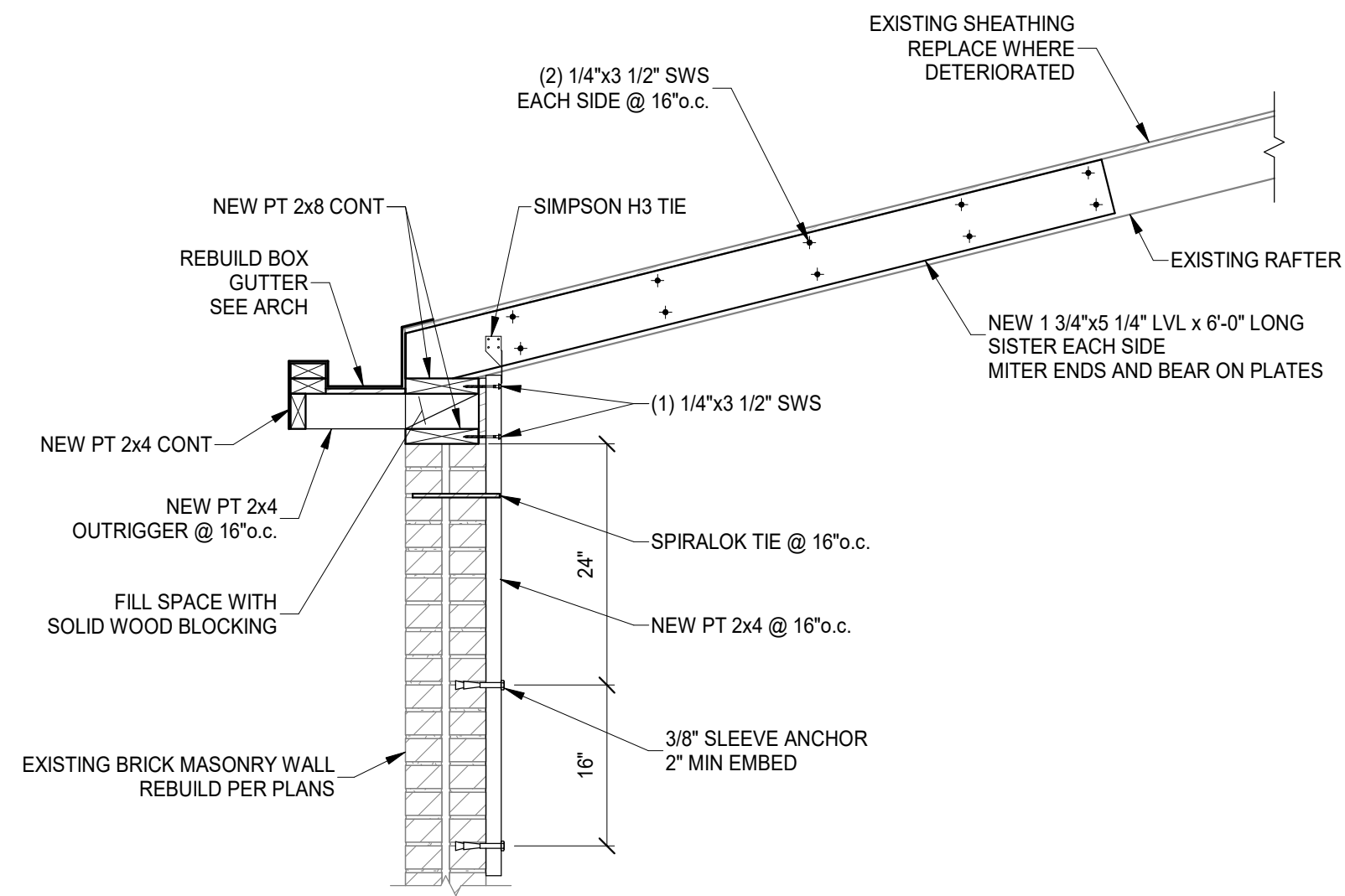
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DRAWING TITLE: SECTIONS

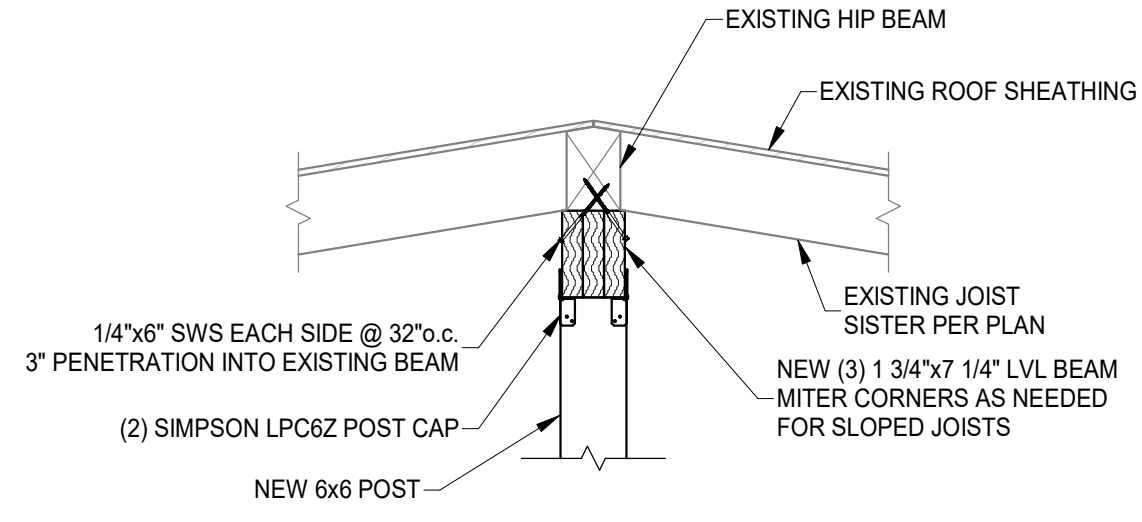
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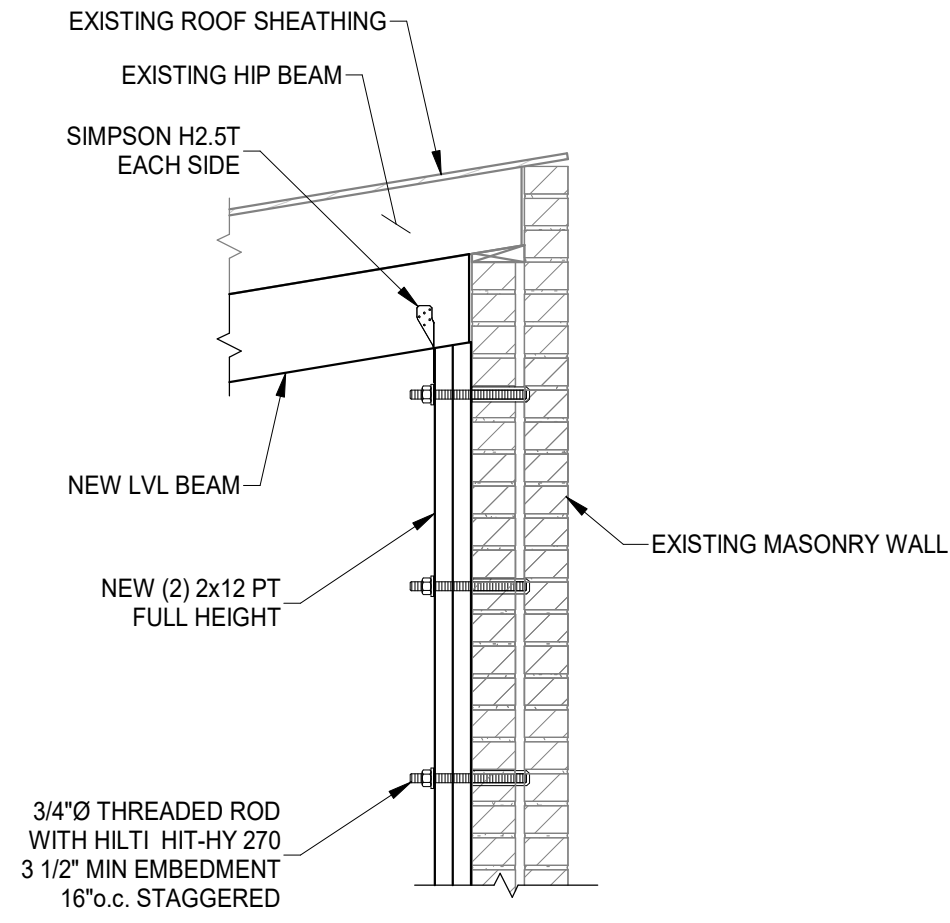
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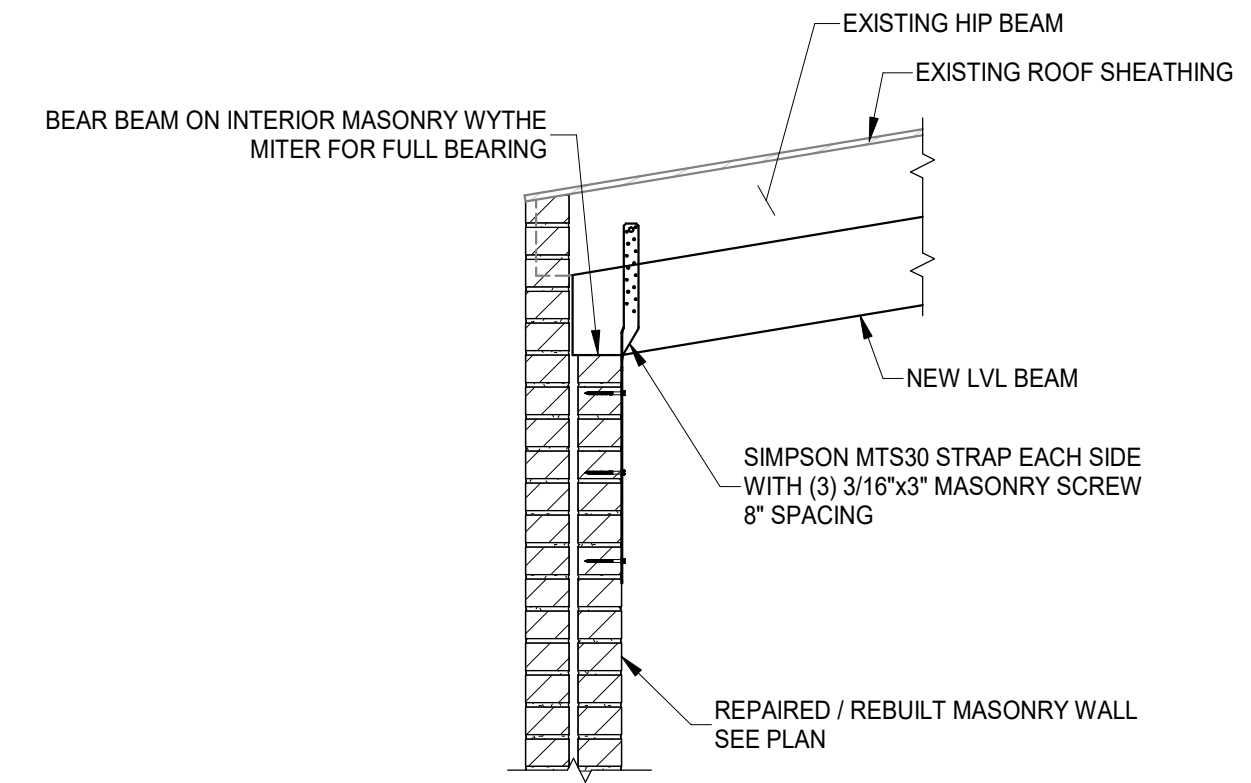
SECTION 1
SCALE 3/4" = 1'-0" S330



SECTION 2
SCALE 3/4" = 1'-0" S330



SECTION 3
SCALE 3/4" = 1'-0" S330



SECTION 4
SCALE 3/4" = 1'-0" S330



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DRAWING TITLE: SECTIONS

Z:\Project Directories\9700-9799\9757 - Findlay Flats - Findlay Paradise (Wilkommen) 2 Phase (V) - Construction Documents - Phase 2 (3 Buildings) 1807 VINE\9757-M1-00-MECHANICAL-BASEMENT-PLAN.dwg-EBS. Pk Date/Time: Apr 26, 2023 - 11:58am - 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.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTE 1
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
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-3	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	32x14	30x12	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	22x16	20x14	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
SDG2W-3	ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER	14x6	12x4	HART AND COOLEY/ SVH	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1WS-1	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	10x8	8x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
SR1WS-3	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	18x8	16x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
SR2W-2	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	12x6	10x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-7	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	18x10	16x8	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

- ### KEYED SHEET NOTES
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
 - 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:
 8.1 3' FROM PROPERTY LINE.
 8.2 3' FROM OPERABLE OPENINGS INTO BUILDING.
 8.3 10' FROM MECHANICAL AIR INTAKE.
 - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
 - 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER 717.6.1 EXCEPTION: DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
 - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
 - 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.
 - MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
 - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
 - 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)

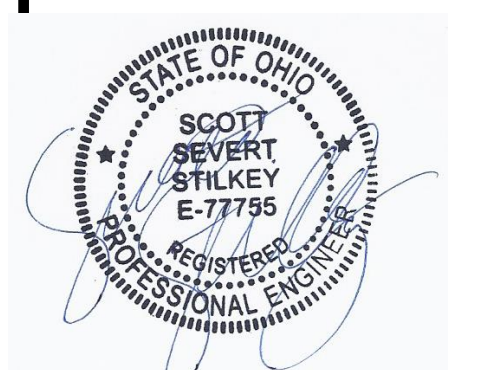
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HVAC DESIGN CONDITIONS			
COMMERCIAL		RESIDENTIAL	
COOLING	HEATING	COOLING	HEATING
OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

- ### 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 OR SERVICE, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED 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:
 J.A. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 26 GAGE.
 J.B. DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 J.C. 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.
 J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT.
 J.E. 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.
 J.F. 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.
 J.G. PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) 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'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.

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 architecture + design

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



Progress Dates
 04-28-2023 Permit

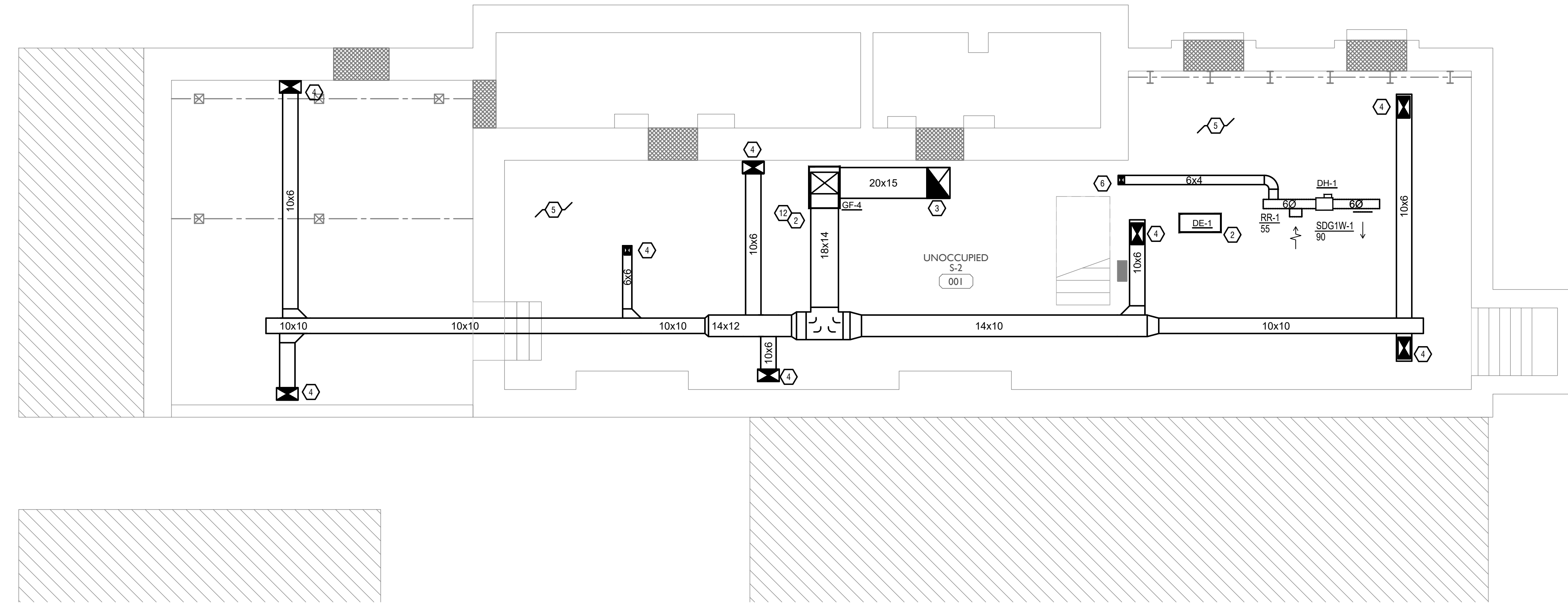
Revisions

Checked By: SSS

Drawn by: RPG

PR-09757
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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, 8'-0" LONG MAX.
⊖	TYPICAL ROUND DUCT DN
⊖	ROUND DUCT UP
⊖	MVD MANUAL VOLUME DAMPER
⊖	DROPPED CEILING/SOFFIT



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

MECHANICAL PLAN - BASEMENT | 1

PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.00

Z:\Project_Directories\9700-9793\9757 - Findlay Flats - Friday Parkside (Williamson 2 Phase II)\Construction Documents\Phase 2 (5 Buildings)\1807 Vine St - RT - Mech - Model - Plot - Date/Time: Apr 27, 2023 - 12:55pm - Br. Lmeyer
 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.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTE 1
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
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-3	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	32x14	30x12	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	22x16	20x14	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
SDG2W-3	ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER	14x6	12x4	HART AND COOLEY/ SVH	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1WS-1	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	10x8	8x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
SR1WS-3	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	18x8	16x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
SR2W-2	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	12x6	10x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-7	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	18x10	16x8	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- 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 CSA 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.
- 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- 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.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
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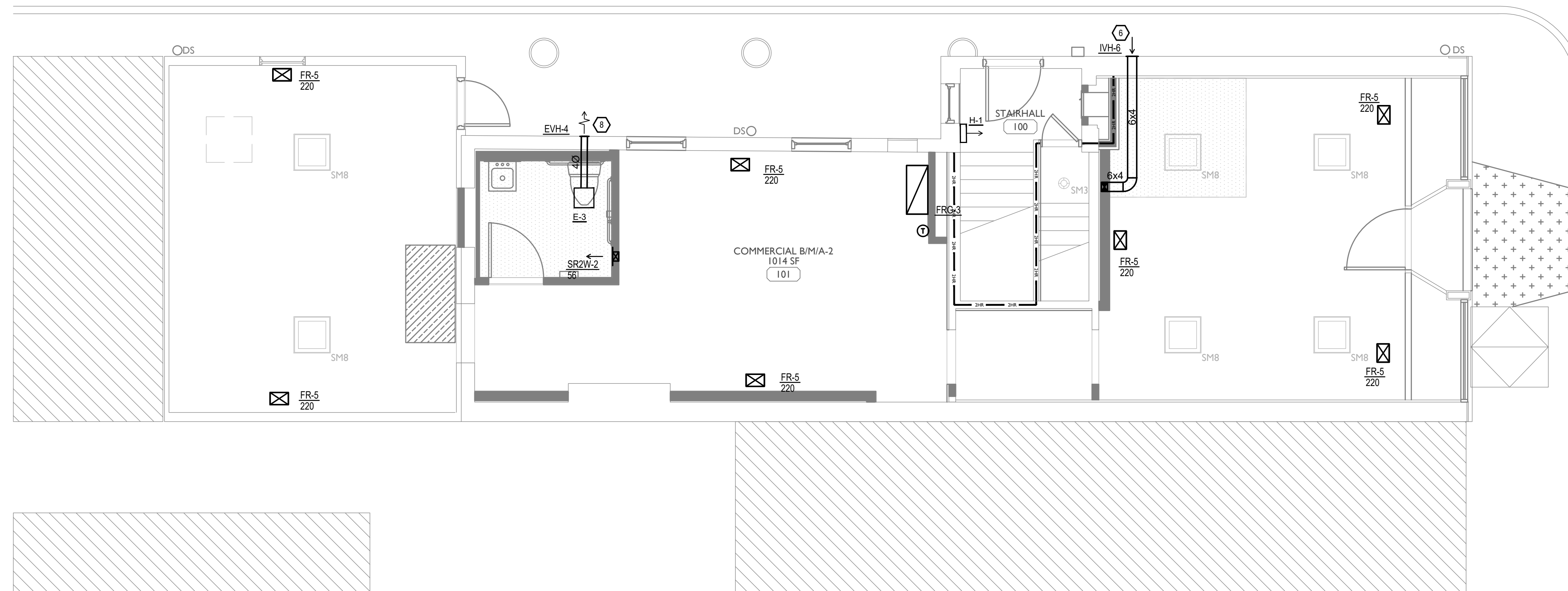
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HVAC DESIGN CONDITIONS

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

GENERAL NOTES

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- 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.
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SYMBOLS LEGEND - HVAC

⊙	THERMOSTAT
⊗	CEILING DIFFUSER
→	SIDE WALL GRILLE
←	RETURN WALL GRILLE
↔	AIR FLOW DIRECTION
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⊗	MVD MANUAL VOLUME DAMPER
⊗	DROPPED CEILING/SOFTIT

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

MECHANICAL PLAN - FIRST FLOOR



Progress Dates
04-28-2023 Permit

Revisions

Checked By: SSS

Drawn by: RFG

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.OI

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 202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
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Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Friday Parkside (Williamson 2 Phase II)\Construction Documents\Phase 2 (3 Buildings)\1807 VINE ST-ART-Arch-Model-Plat-Date/Time: Apr 27, 2023-12:55pm - Br. Lmeyer
 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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- 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.
- EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- 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.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
- DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
- 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

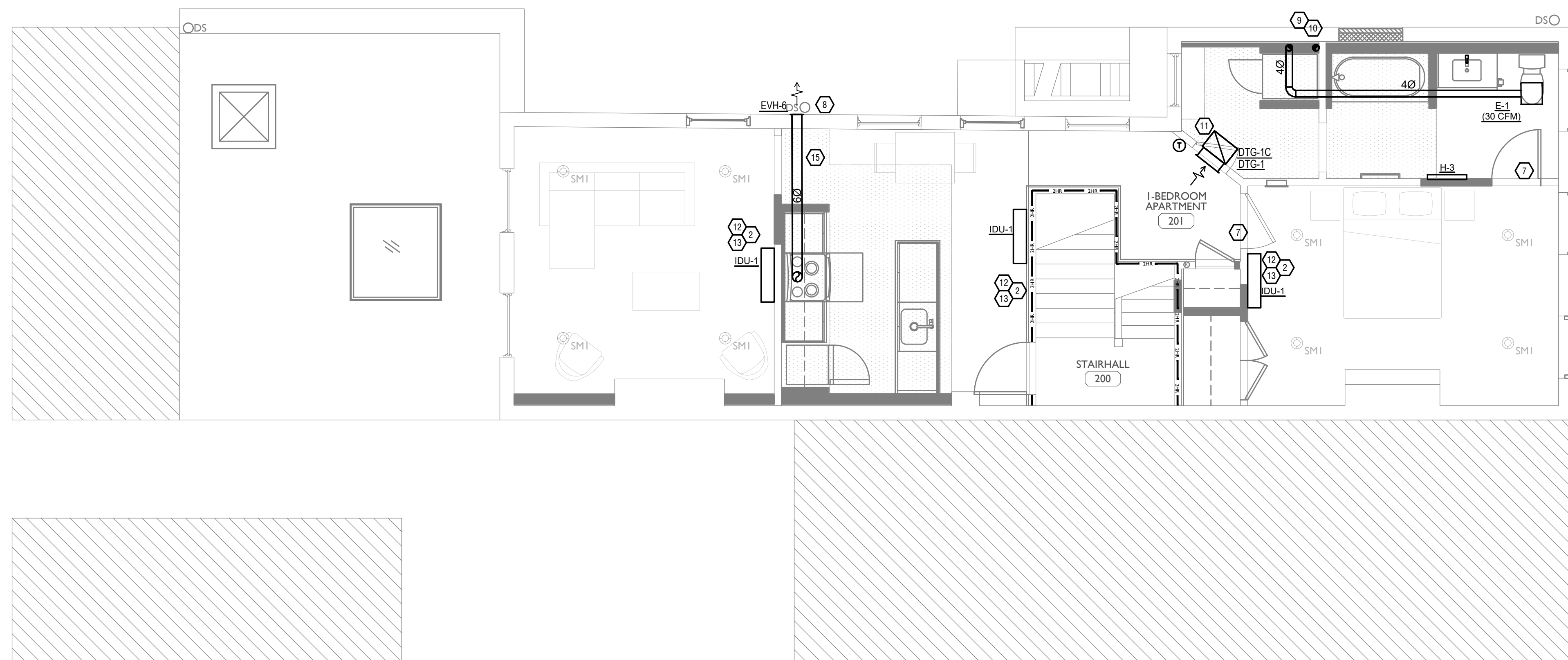
COMMERCIAL		RESIDENTIAL	
COOLING	HEATING	COOLING	HEATING
OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

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 26 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" 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 DRYERPLACARD) 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'-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



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

MECHANICAL PLAN - SECOND FLOOR | 1

PLATTE
 architecture + design



Progress Dates
 04-28-2023 Permit

Revisions
 A

Checked By: SSS

Drawn by: RFG

PR-09757
ENGINEERING BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION SHARED SUCCESS
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.02

Z:\Project_Directories\9700-9793\9757 - Findlay Flats - Friday Periside (Williamson 2 Phase II)\Construction Documents\Phase 2 (3 Buildings)\1807 Vine Ref - RT Agc-Model_Plot Date/Time: Apr 27, 2023-12:55pm - Br Lmeyer 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.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTE 1
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
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-3	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES	32x14	30x12	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES	22x16	20x14	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
SDG2W-3	ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER	14x6	12x4	HART AND COOLEY/ SVH	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1WS-1	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	10x8	8x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
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SR2W-2	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	12x6	10x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-7	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	18x10	16x8	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- 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.
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- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
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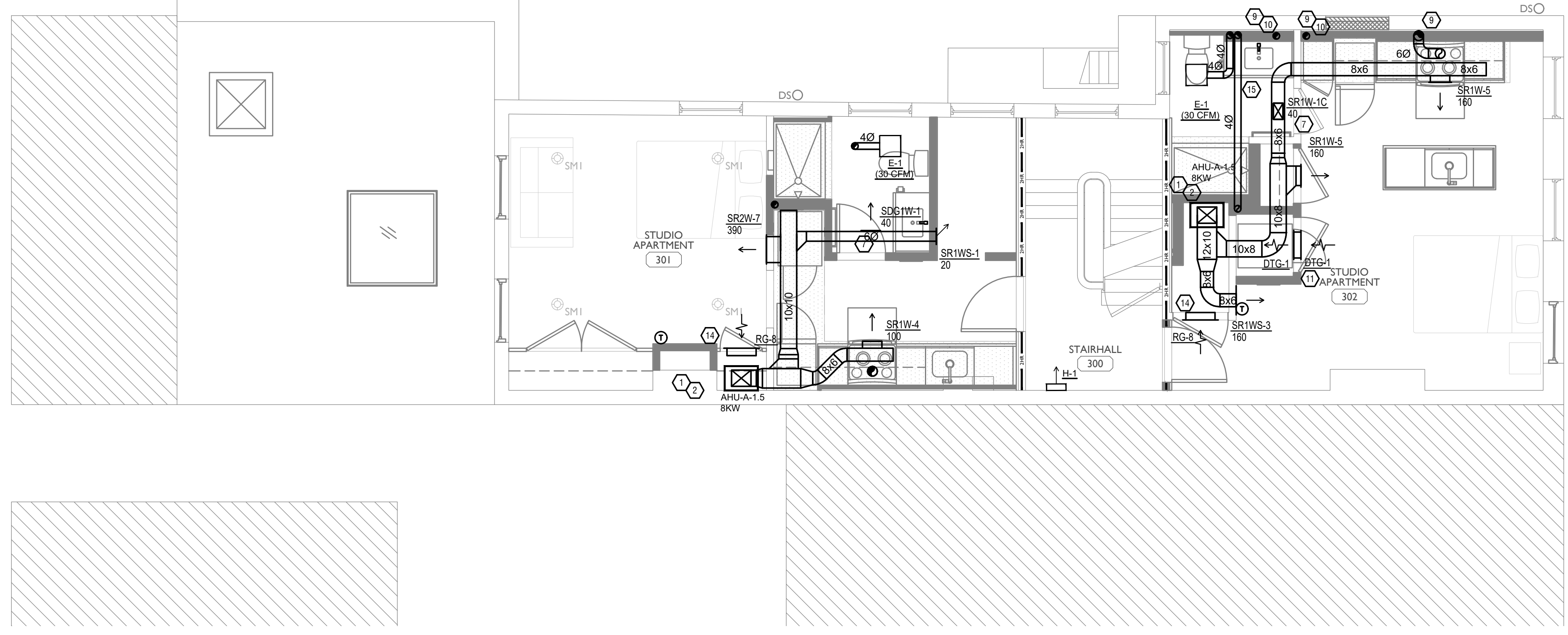
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HVAC DESIGN CONDITIONS

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

GENERAL NOTES

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SYMBOLS LEGEND - HVAC

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



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

MECHANICAL PLAN - THIRD FLOOR | 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
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MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
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)\1807 VINE ST - RT Acc-Model_Plot_Date/Time: Apr 27, 2023-12:55pm - Br. L.meyer 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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SR1WS-3	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	18x8	16x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
SR2W-2	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	12x6	10x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-7	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	18x10	16x8	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- 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.
- EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- 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.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
- DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
- 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)

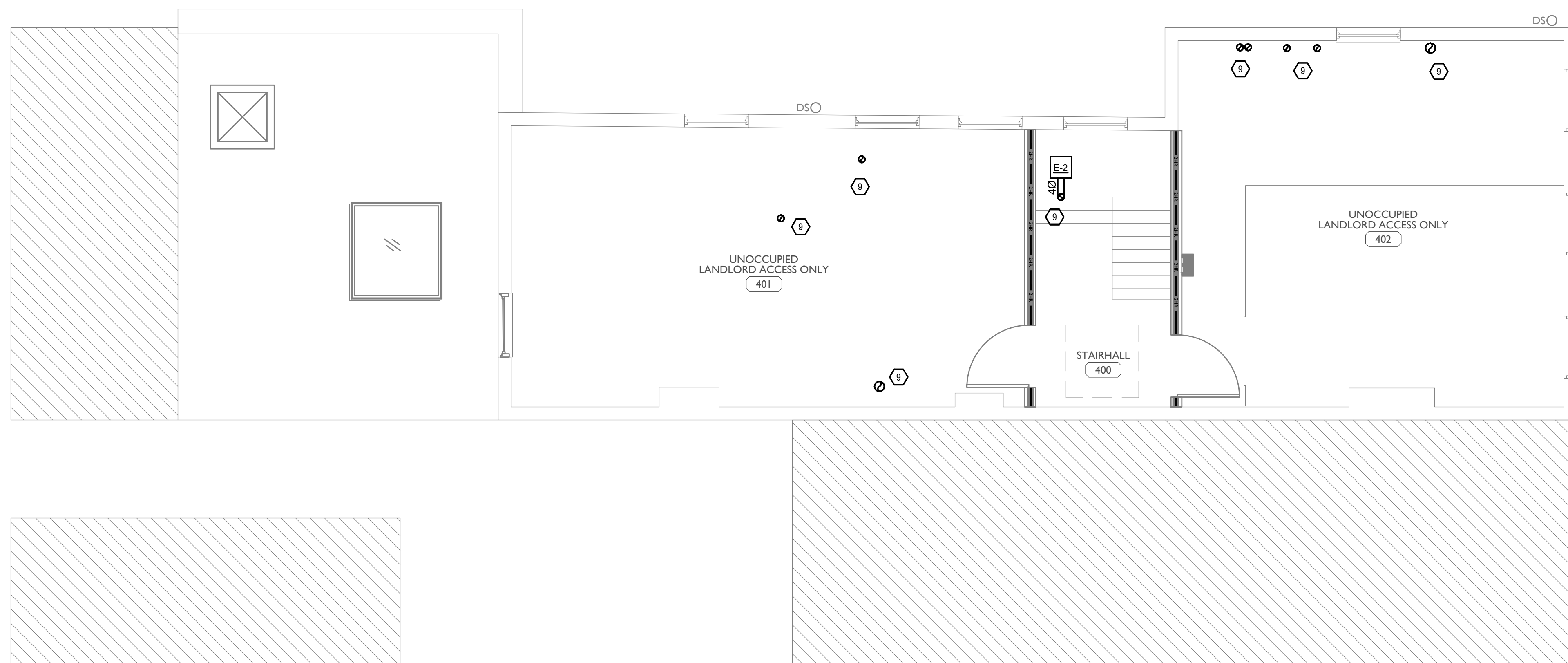
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HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING	OUTDOOR: 93 DB / 75 WB	HEATING	OUTDOOR: 0 DB
INDOOR: 72		INDOOR: 70	INDOOR: 75
		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 SHIELD 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 DRYERPLACARD) 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'-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



MECHANICAL PLAN - FOURTH FLOOR

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
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Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

MI.04

Z:\Project_Directories\9700-9793\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II) - Construction Documents - Phase 2 (3 Buildings)\1807 VINE ST - 05-MECHANICAL-ROOF-PLAN.dwg - EBS - Plan Date/Time: Apr 28, 2023-11:57:00 - Pk: 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.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTE 1
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
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-3	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	32x14	30x12	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	22x16	20x14	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
SDG2W-3	ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER	14x6	12x4	HART AND COOLEY/ SVH	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1WS-1	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	10x8	8x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
SR1WS-3	STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING	18x8	16x6	HART AND COOLEY/ 681	ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH
SR2W-2	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	12x6	10x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-7	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	18x10	16x8	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

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HVAC DESIGN CONDITIONS

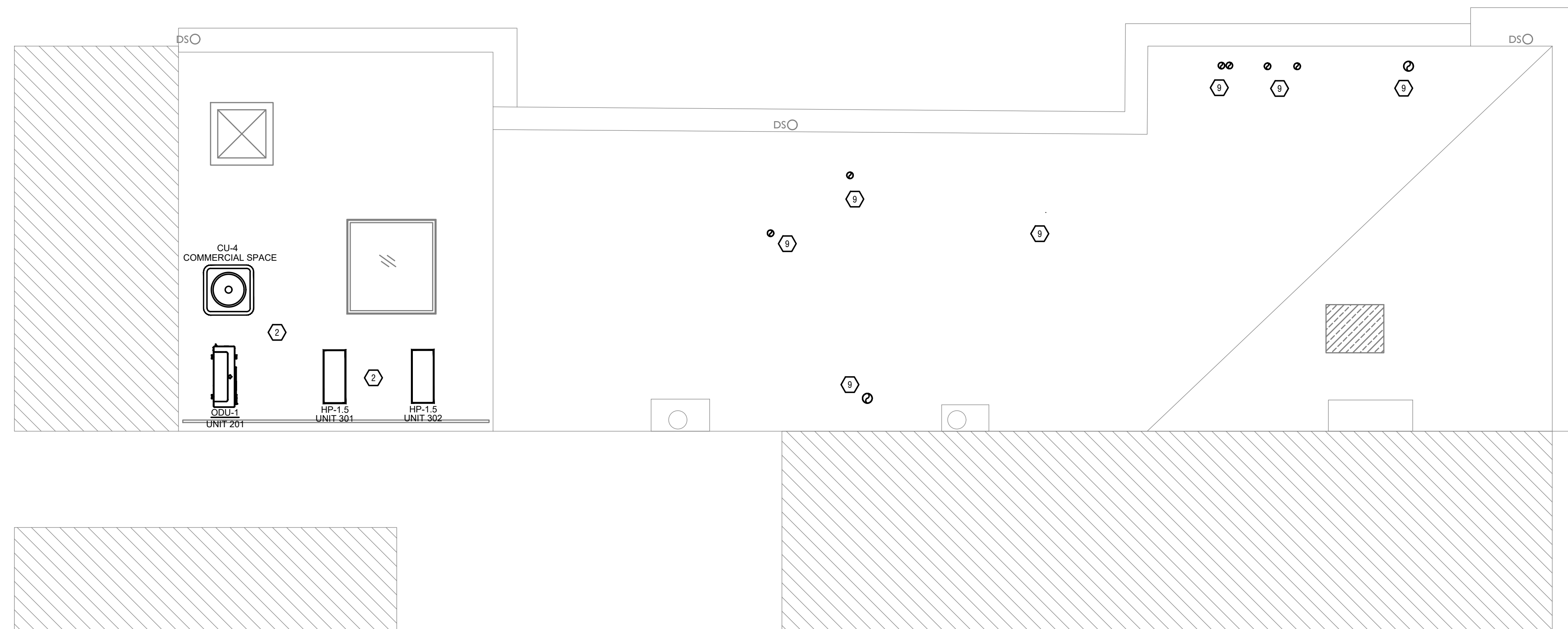
COMMERCIAL		RESIDENTIAL	
COOLING	HEATING	COOLING	HEATING
OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

GENERAL NOTES

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SYMBOLS LEGEND - HVAC

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	TYPICAL SUPPLY DUCT DN
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	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFFT



SCALE: 1/4" = 1'-0" MECHANICAL PLAN - ROOF 1

PLATTE

architecture + design

202 W. ELDER STREET, 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

STATE OF OHIO
SCOTT SEVERT
STILKEY
E-77795
REGISTERED PROFESSIONAL ENGINEER

Progress Dates
04-28-2023 Permit

Revisions
△

Checked By: SSS

Drawn by: RFG

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
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 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
**RENOVATION FOR
 1807 VINE ST.**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.05

Z:\Project_Directories\9700-9793\9757 - Friday Flats - Findlay Paradise - Wilkman - Phase II - Construction Documents - Phase II - 1807 Vine Street - Br. Lmeyer - Br. Lmeyer
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Split System Schedule																																	
Unit	Tag	Furnace	AFUE	Htg Cap In Btuh	Heating Cap Btuh	Air Flow cfm	Static in wg	hp	MCA	MOCOP	Unit Weight lb	Outside Air CFM	Out DB °F	Indoor Coil				Tag	Model	Volts	Phase	MCA	MOCOP	SEER	SEER 2	EER	EER 2	Accessories					
														Ent DB °F	Ent WB °F	Lv DB °F	Lv WB °F																
SYS-10	GF-4	N96MSN0802120A	96%	80,000	78,000	1649	0.5	1	17.3	20	158	287	95	EAM4X4BL21A	80	67	59.8	58.1	47.360	36.022	11,338	199	CU-4	NA4AS48AKAWA	208/230	1	32.8	50	14.5	13.8	11.7	11.2	1.5,6.7,8,9,10

ACCESSORIES:

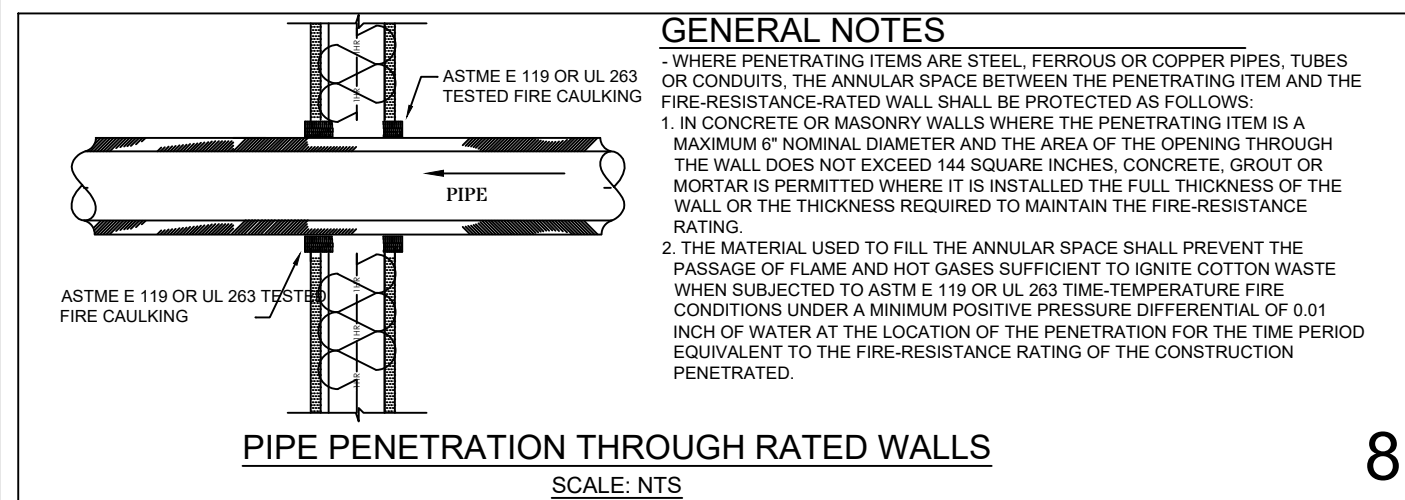
- EXTERNAL TRAP KIT
- CONDENSATE NEUTRALIZER KIT
- CONCENTRIC VENT KIT
- TWINING KIT

LOW AMBIENT:

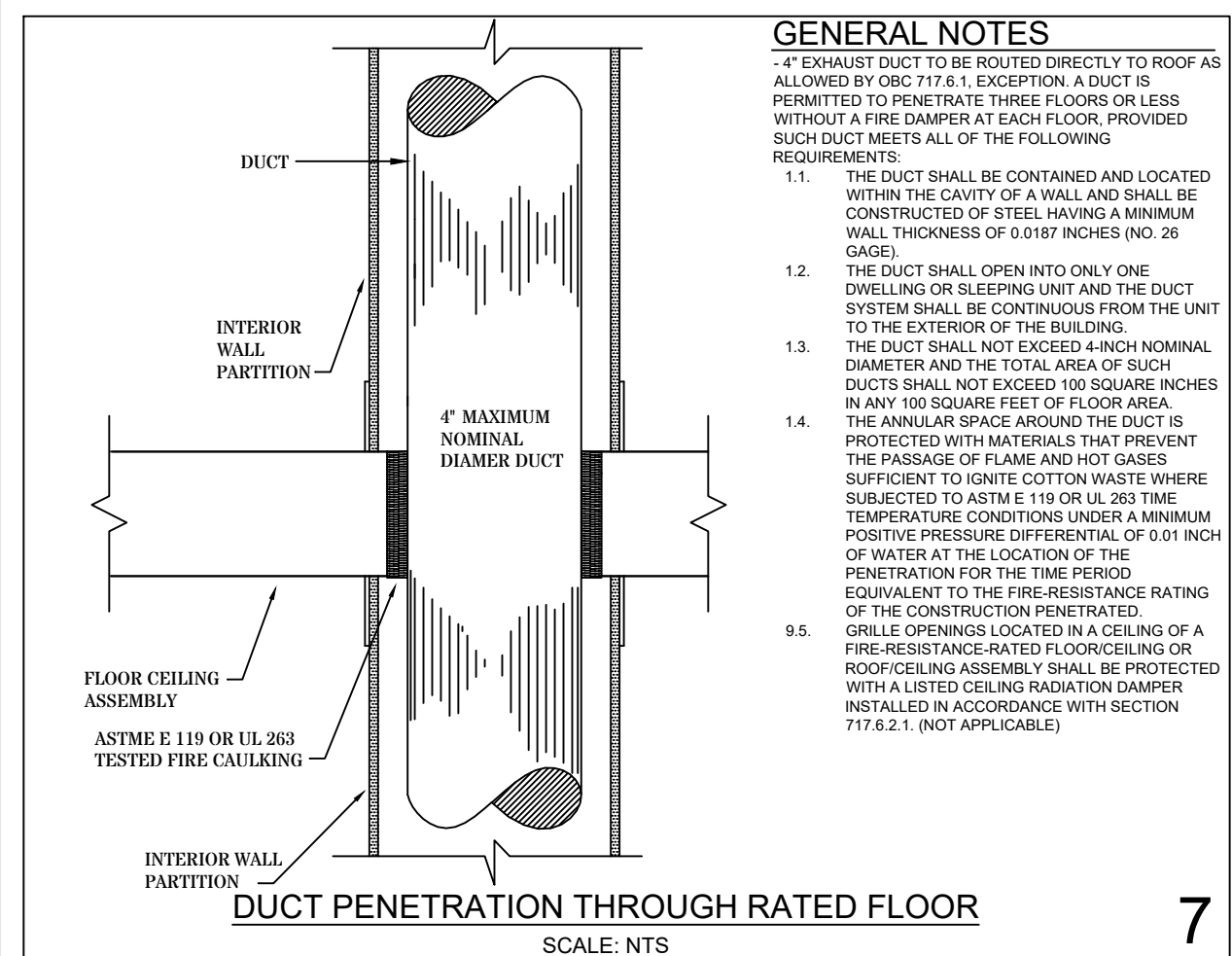
- CRANKCASE HEATER
- EVAPORATOR FREEZE THERMOSTAT
- WINTER START KIT
- HARD START KIT
- LOW AMBIENT PRESSURE SWITCH
- LOW PRESSURE SWITCH

LONG LINE APPLICATIONS:

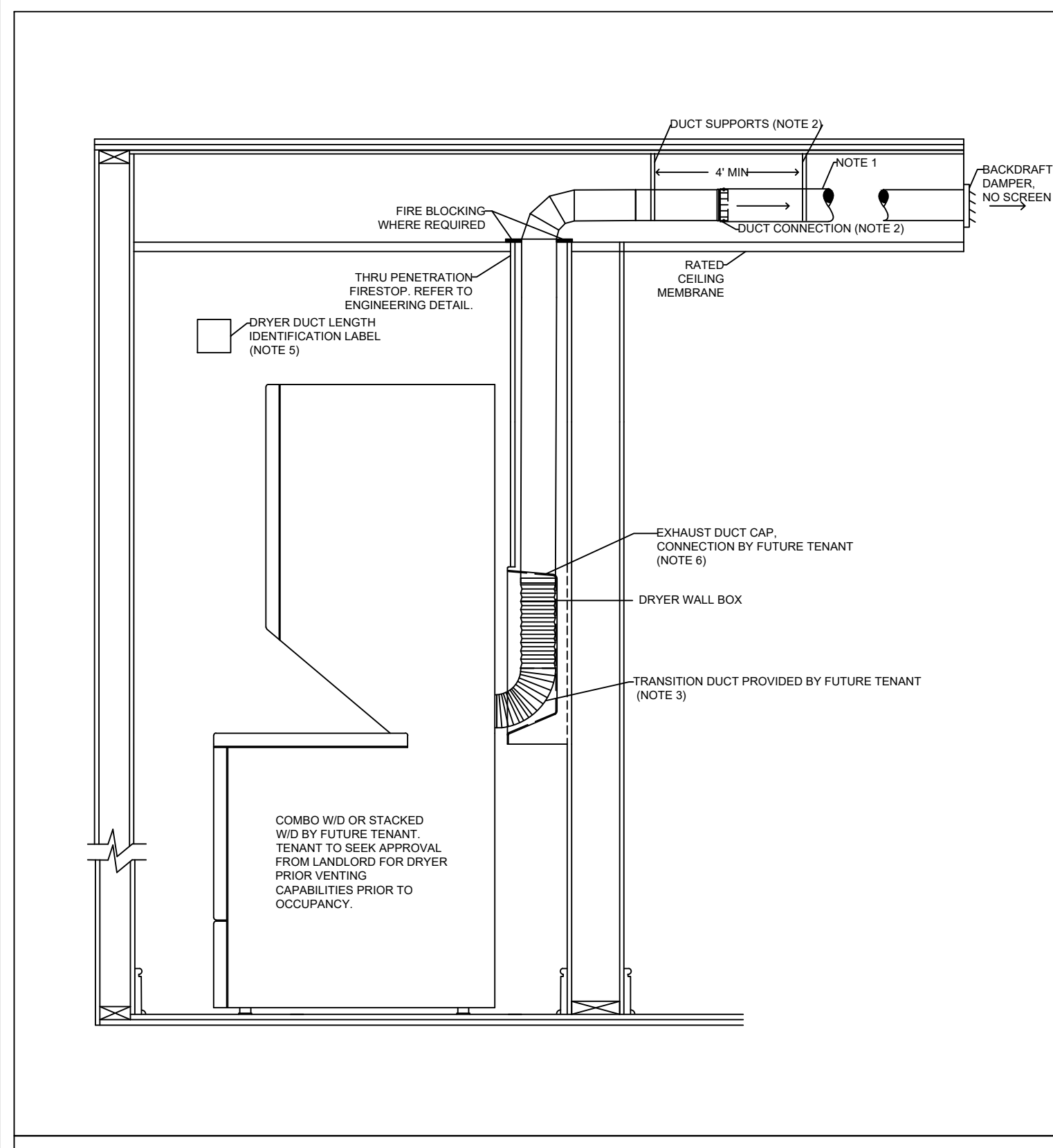
- CRANKCASE HEATER
- HARD START KIT



8



7



DRYER EXHAUST DUCT DETAIL

DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
90-degree elbow	2 feet 6 inches
45-degree elbow	2 feet 0 inches
90-degree elbow	2 feet 6 inches
45-degree elbow	2 feet 0 inches
90-degree elbow	2 feet 6 inches
45-degree elbow	2 feet 0 inches
90-degree elbow	2 feet 6 inches
45-degree elbow	2 feet 0 inches

NOTES (504.8 2017 OMC)

- MATERIAL AND SIZE. DRYER DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH, BE CONSTRUCTED OF METAL AT LEAST 0.016 IN. (28 GAGE) THICK AND BE 4 INCHES IN DIAMETER (SECTION 504.8.1).
- DUCT INSTALLATION. SUPPORT EXHAUST DUCTS AT 4 FT. INTERVALS AND SECURE IN PLACE. SECURE WITH ALUMINUM FOIL DUCTWORK TAPE. IF USING SCREWS OR POP-ROVETS, THEY MUST PROTRUDE NO MORE THAN 1/8 INCH INTO THE INSIDE OF THE DUCT (SECTION 504.8.2).
- TRANSITION DUCTS. TRANSITION DUCT TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM MUST BE A SINGLE LENGTH LISTED, LABELED PER 14.2158. TRANSITION DUCT MUST BE NO MORE THAN 8 FT. LONG AND CANNOT BE CONCEALED WITHIN CONSTRUCTION (SECTION 504.8.3).
- 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.
 - 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.
 - 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).
 - 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).
- 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).
- 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

DUCT INSULATION SCHEDULE			
EQUIPMENT	AIR DISTRIBUTION TYPE		
	SA	RA	ADDITIONAL NOTES
1807-VINE	R-3.5	N/A	
GF-4	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.

UNIT	AREA (SQ. FT.)	VENT AIR REQ. CFM	ACTUAL WHOLE BUILDING VENTILATION
ENTRY/STARWELL/CORRIDOR	321	19	30

NATURAL VENTILATION SCHEDULE									
1807 - VINE									
UNIT	ROOM NAME	AREA	DOOR OPENABLE AREA (SQ. FT.)	WINDOW OPENABLE AREA (SQ. FT.)	UNOBSTRUCTED OPENING	TOTAL OPENABLE AREA	% OF FLOOR AREA	8% OF FLOOR AREA	
COMMERCIAL	COMMERCIAL	945	42	0	N/A	42	38	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.

TYPICAL UNIT	ROOM NAME	MINIMUM SPEED SETTING	MAXIMUM SPEED SETTING
201	BATHROOM	30	80
301	BATHROOM	30	80
302	BATHROOM	30	80

UNIT	AREA (SQ. FT.)	NUMBER OF BEDROOMS	VENT AIR REQ. Qfan (Eq. 4.1a)	ACTUAL WHOLE BUILDING VENTILATION
201	708	1	22	30
301	345	1	18	30
302	328	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-0511VKS2	DIRECT	30/40-80	0.25	17	1131	115/60/1	CEILING	12	1,2,3,4
E-2	EXHAUST	STARWELL RESTROOM	PANASONIC	FV-0511VKS2	DIRECT	30	0.25	17	1131	115/60/1	CEILING	12	2,3,4,5
E-3	EXHAUST	RESTROOM	PANASONIC	FV-05-11VQ1	DIRECT	83	0.25	10.8	1185	115/60/1	CEILING	12	2

- 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.
- INSTALL RADIATION DAMPER PC-RD05C5
- PROVIDE FV-CSVK1 CONDENSATION SENSOR
- REFER TO FAN SPEED SCHEDULE FOR FAN SPEED SETTINGS
- FAN SHALL RUN CONTINUOUSLY AT LOW SPEED (30 CFM)

MECHANICAL EXHAUST SCHEDULE - 2017 OHIO MECHANICAL CODE										
ROOM NUMBER/TYPICAL	ROOM NAME	OCCUPANCY CLASSIFICATION	AREA (ft2)	EXHAUST AIRFLOW RATE (CFM/ft2)	EXHAUST RATE PER FIXTURE (CFM)	FIXTURES			TOTAL EXHAUST AIRFLOW REQ. (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
						LOWER CONTINUOUS RATE?	HIGHER INTERMITTENT RATE?	QTY. OF FIXTURES		
	RESTROOM	PUBLIC SPACES - TOILET ROOM	-	-	50/70	NO	YES	1	70	83
	BATHROOM	PRIVATE DWELLING - TOILET ROOMS	-	-	30/80	YES	NO	1	30	80

*EXHAUST 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	120/160	--	INLINE	7	3,4
H-1	WALL HEATER	REFER TO PLANS	BERKO	FRA4020	6.8	ELECTRIC	2	208/160	--	IN WALL	30	1,2
H-3	BASEBOARD	REFER TO PLANS	BERKO	2542W	1	ELECTRIC	0.3	208/160	--	BASEBOARD	30	2

- SEMI-RECESSED MOUNTING SLEEVE.
- INTEGRAL THERMOSTAT
- DUCT STAT INCLUDED
- REPLACEABLE FILTER INCLUDED

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

- ENERGY STAR RATED
- DEHUMIDIFICATION COLTRON
- CORD AND PLUG CONNECTION
- PROVIDE LOW PROFILE CONDENSATE PUMP

INDOOR SPLIT SYSTEM SCHEDULE												
TAG	AREA SERVED	MANUFACTURER	MODEL	COOLING CAPACITY BTH/H	HEATING CAPACITY BTH/H	CFM	ESP	VOLT/PHASE	AMPS	WEIGHT	NOTE	
IDU-1	REFER TO DRAWINGS	LG	LMN079HVT	7,000	8,100	254/204/148	-	208-230/1	0.4	19	1,3	

- WIRED REMOTE CONTROLLER PREMTA200 (7-DAY PROGRAMMABLE)

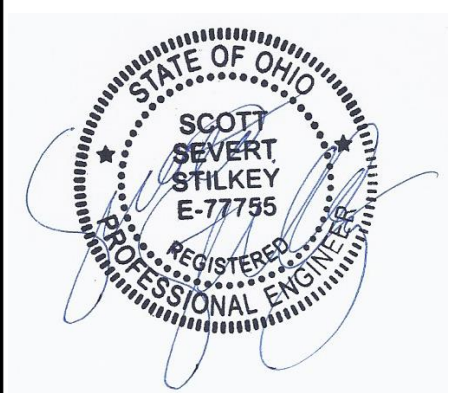
OUTDOOR MINI SPLIT SYSTEM SCHEDULE															
TAG	AREA SERVED	MANUFACTURER	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	HEAT-MBH	COOLING OPERATING RANGE (F)	HEATING OPERATING RANGE (F)	VOLT/PHASE	MCA	MOCOP	REFRIGERANT	WEIGHT	NOTES
ODU-1	REFER TO DRAWINGS	LG	LMU240HIV	24	2	20.5	26	14-118	-13-75	208-230/1	19	30	R410A	152	1-4

- PROVIDE ADJUSTABLE EQUIPMENT SUPPORTS
- LOW AMBIENT WIND BAFFLE
- PROVIDE/INSTALL PRE-FABRICATED HONEYWELL JACKETED METAL CLAD MINI-SPLIT CABLE FOR INDOOR/OUTDOOR UNIT CONNECTION

APARTMENT SPLIT SYSTEM SCHEDULE																							
System	Outdoor Unit Tag	Model	Volts	Phase	MCA	MOCOP	Outdoor Unit Weight	Indoor Unit Tag	Indoor Coil	Static	Air Flow CFM	Cool Cap Total	Cool Cap Sens	SEER	EER	Elect Heat Kw (240)	Elect Heat Kw (208)	Htg Cap 47 deg	Htg Cap 17 deg	HSPF	MCA	MOCOP	Indoor Unit Weight
1.5 Ton 8KW	HP-1.5	DLCSRBH18AAK	208/230	1	16	25	101	AHJLA-1.5 (10KW)	FMA4X1800AL	0.50	650	18000	12690	17	11.8	8	5.6	19,200	15,000	11	47.6	60	103

**Requires Piping Adaptor Kit 1174192 and 24V Interface KSAIC0401230

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Progress Dates
04-28-2023 Permit

Revisions

Checked By: SSS
Drawn by: RRG



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SHARED SUCCESS

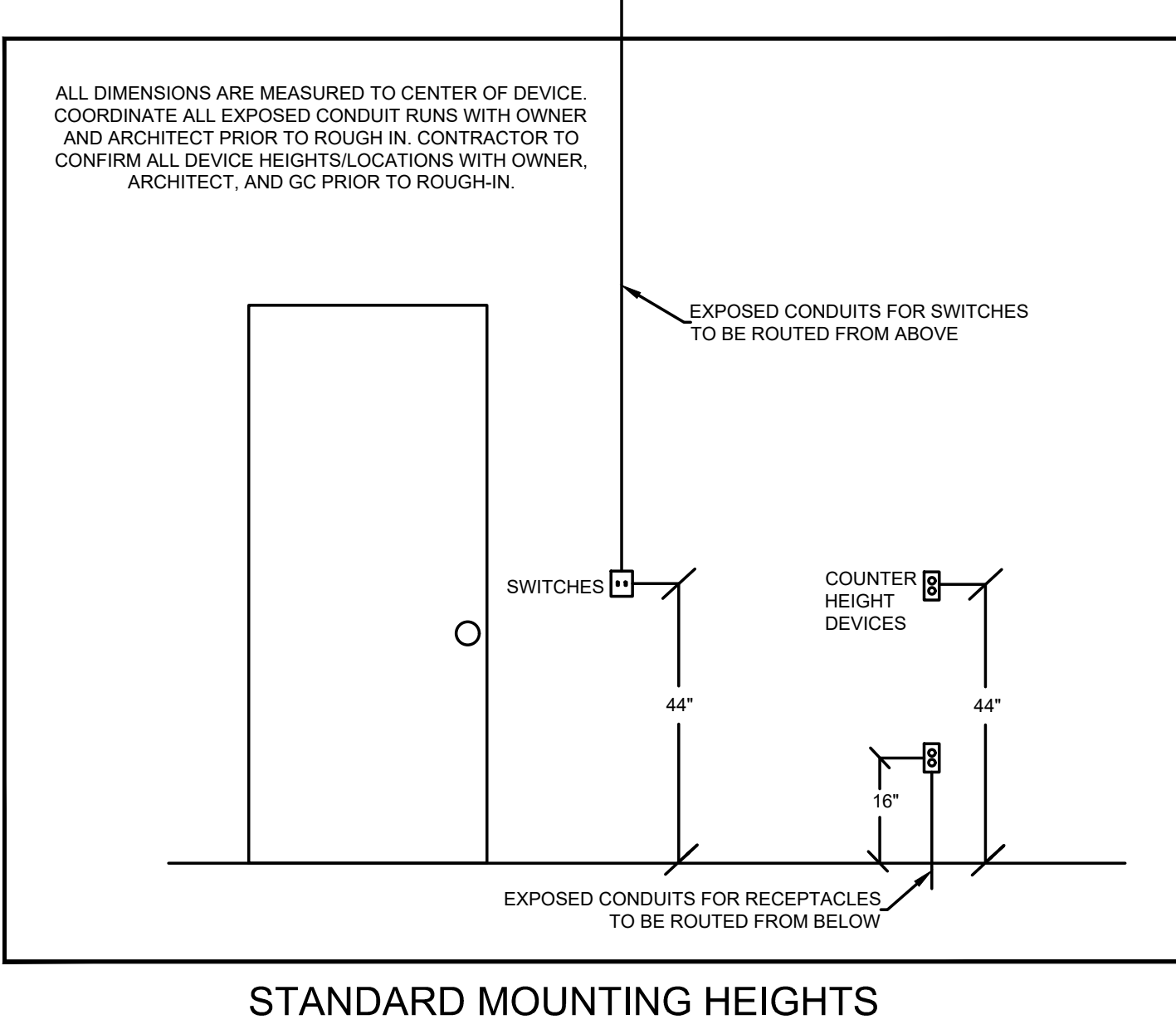
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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

M2.00

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents\Phase 2 (5 Buildings)\1807 VINE ST-REF-ART-Arch-Model_Plot_Date/Time: Apr 27, 2023-12:55pm - Br. Lmeyer
 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.



- ### KEYED SHEET NOTES
- MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
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 - PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
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 - CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
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 - INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
 - COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
 - HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
 - LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN. FAN NOT TO BE INSTALLED AT THIS TIME.

- ### GENERAL NOTES-DWELLING UNITS
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 - 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.
 - 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.
 - SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
 - PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
 - CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS
 - 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

- ### 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.
 - 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.

SCOPE OF WORK

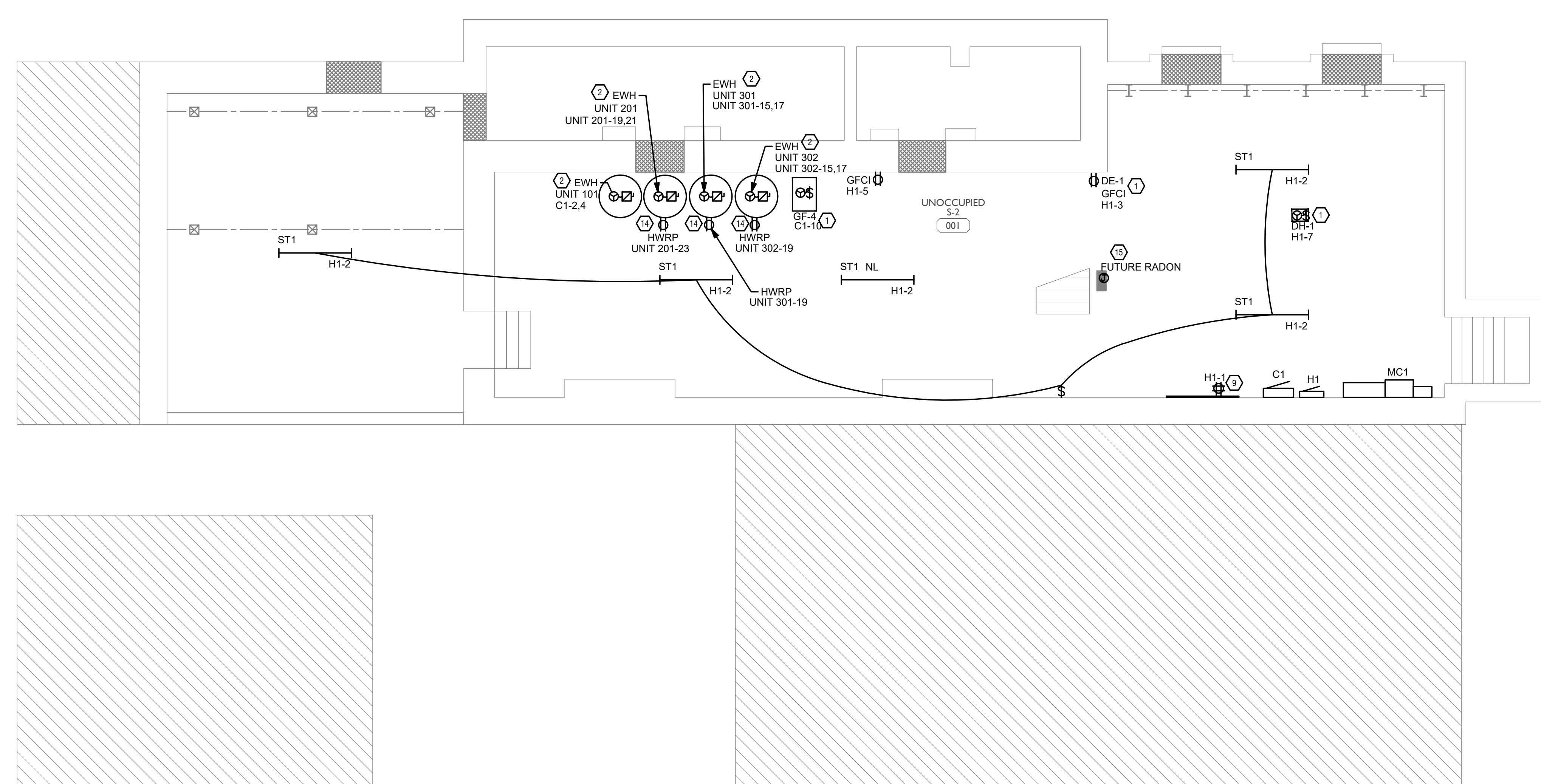
RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

GENERAL NOTES-OVERALL PROJECT

- 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

- 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 SWITCHING.
- 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.



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.

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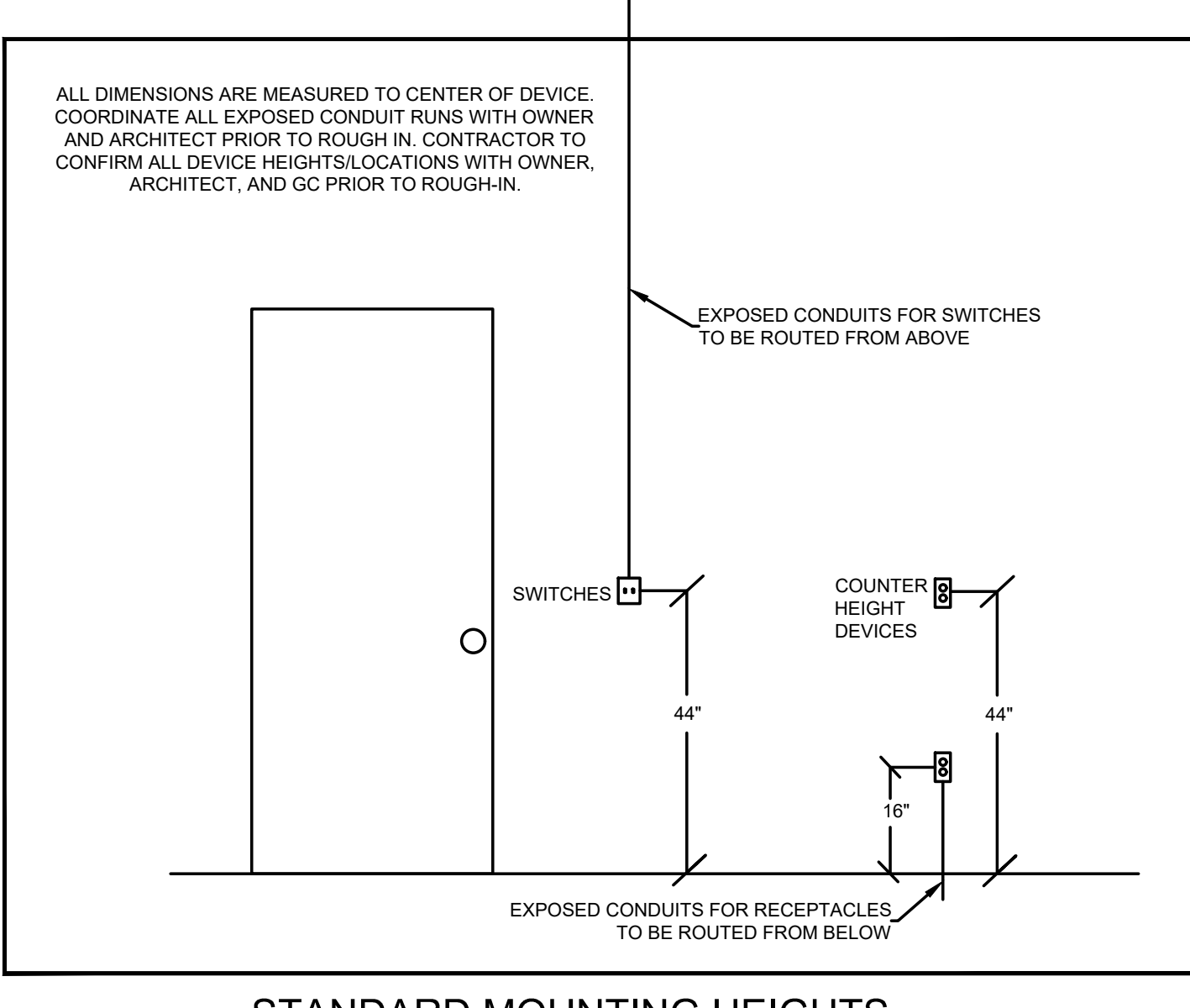
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PROPOSED PROJECT:
**RENOVATION FOR
 1807 VINE ST.**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

E1.00

Z:\Project_Directories\9700-9799\9757 - Findlay Flats (Williamsen 2 Phase II) - Construction Documents - Phase 2 (5 Buildings)\1807 VINE VRF - RT (Mc-Mc-Mc) - Br. Lmeyer
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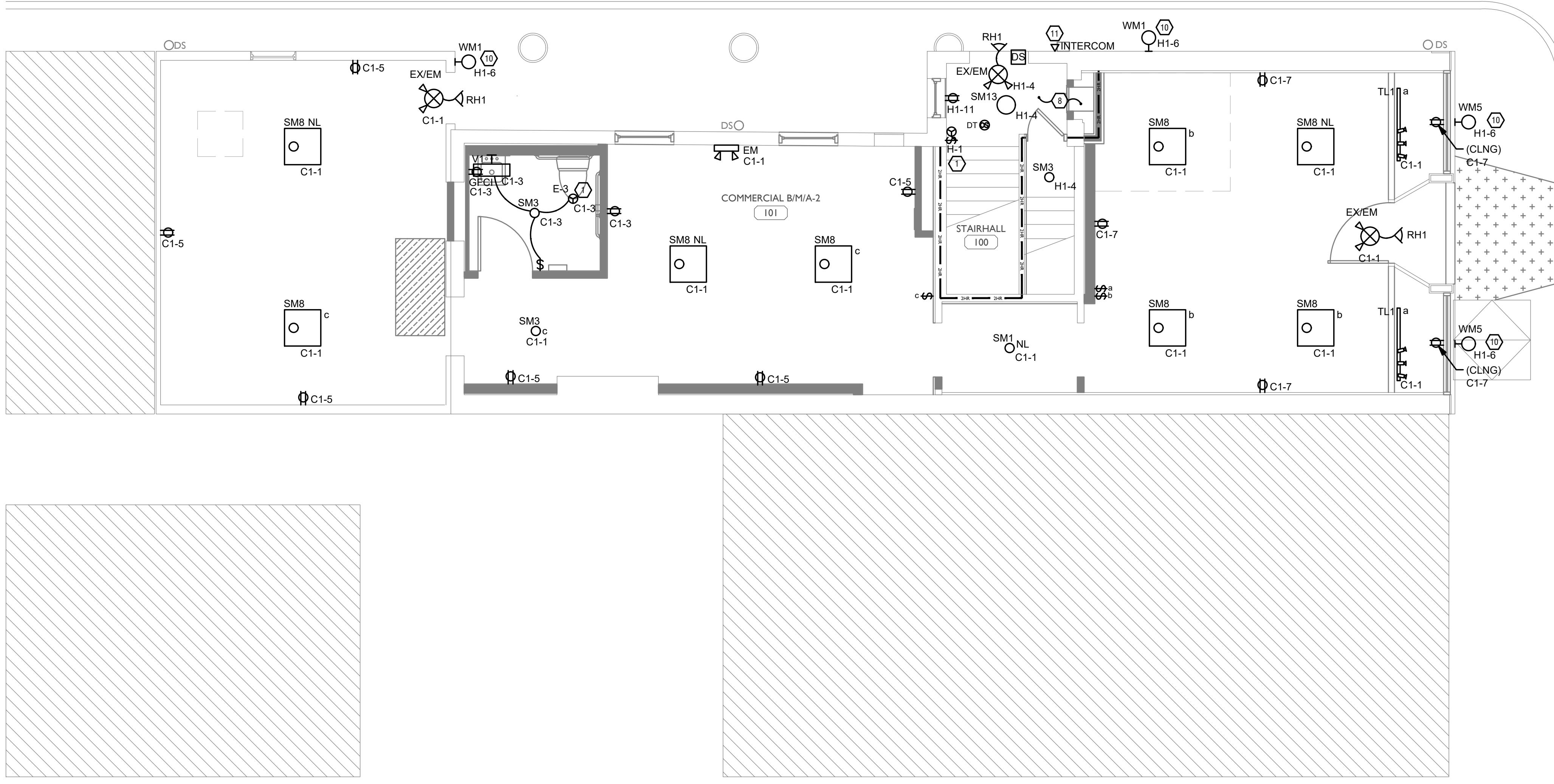
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 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

E1.01

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

Checked By: PRS
 Drawn by: AJW

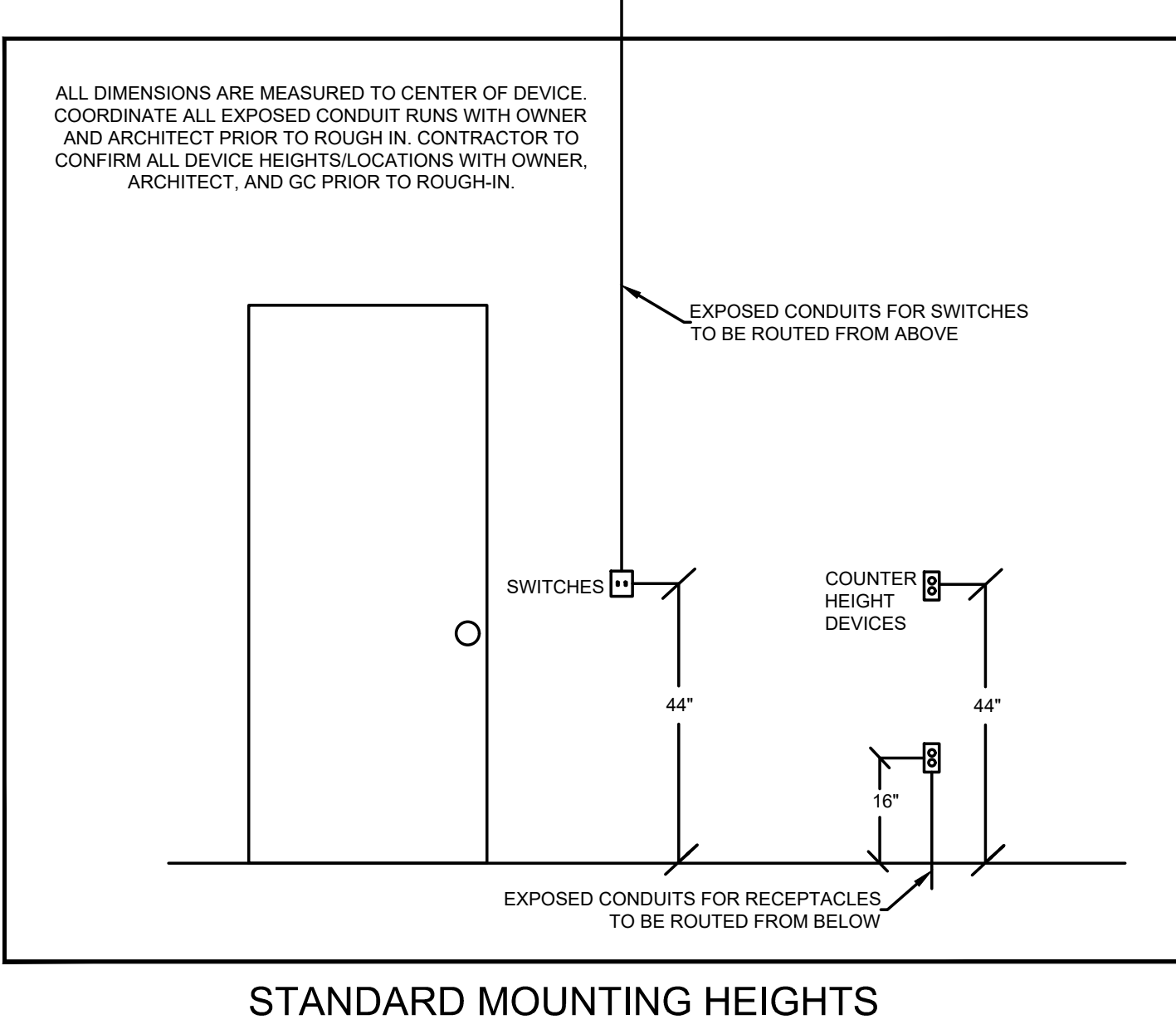
Revisions

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
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PLATTE
 architecture + design

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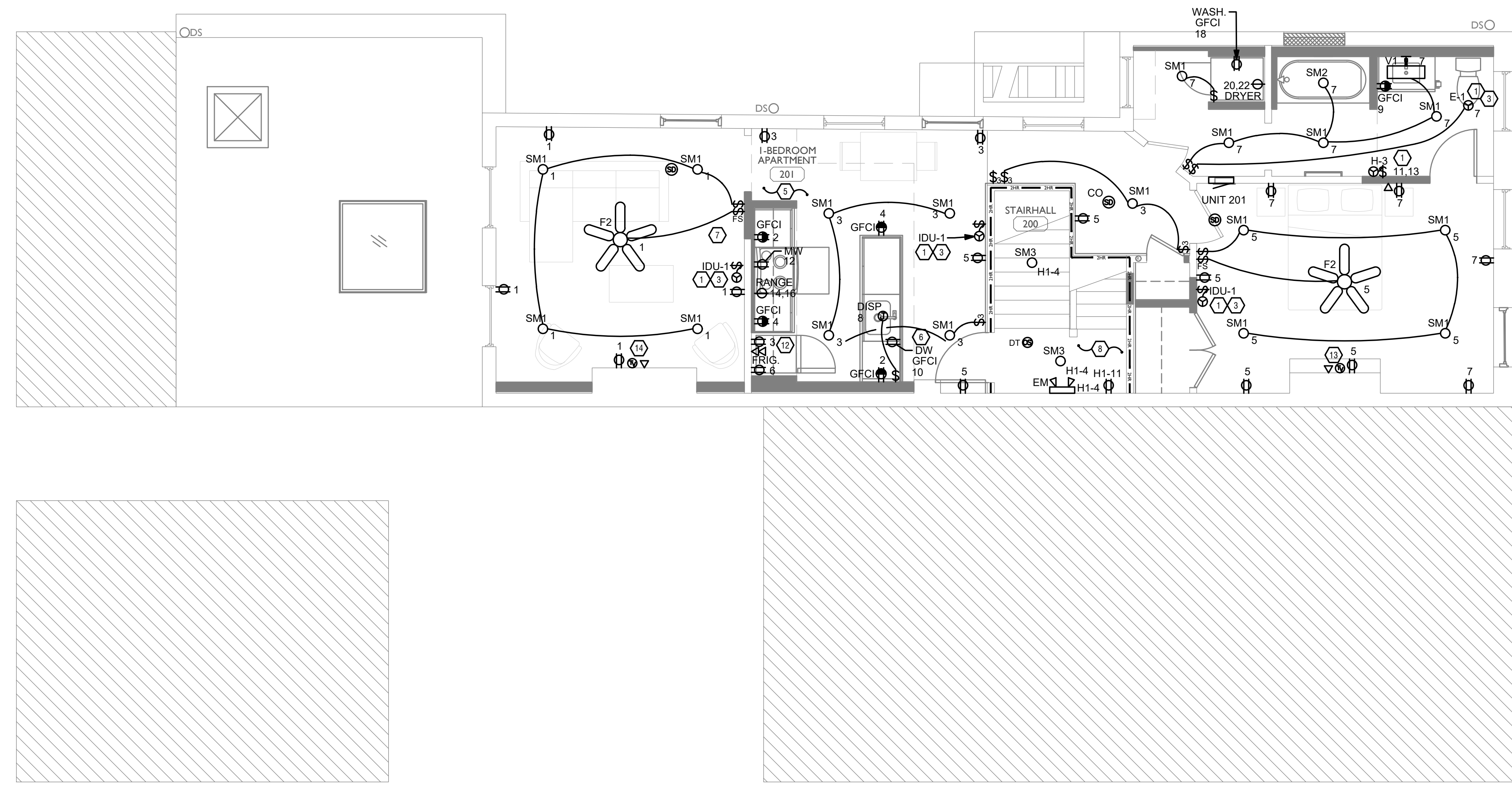
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PROPOSED PROJECT:

RENOVATION FOR

1807 VINE ST.

CINCINNATI, OH, 45202

FINDLAY FLATS

Job No: 22042

8/10/2022

EI.02

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

Revisions
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Checked By: PRS
Drawn by: AJW

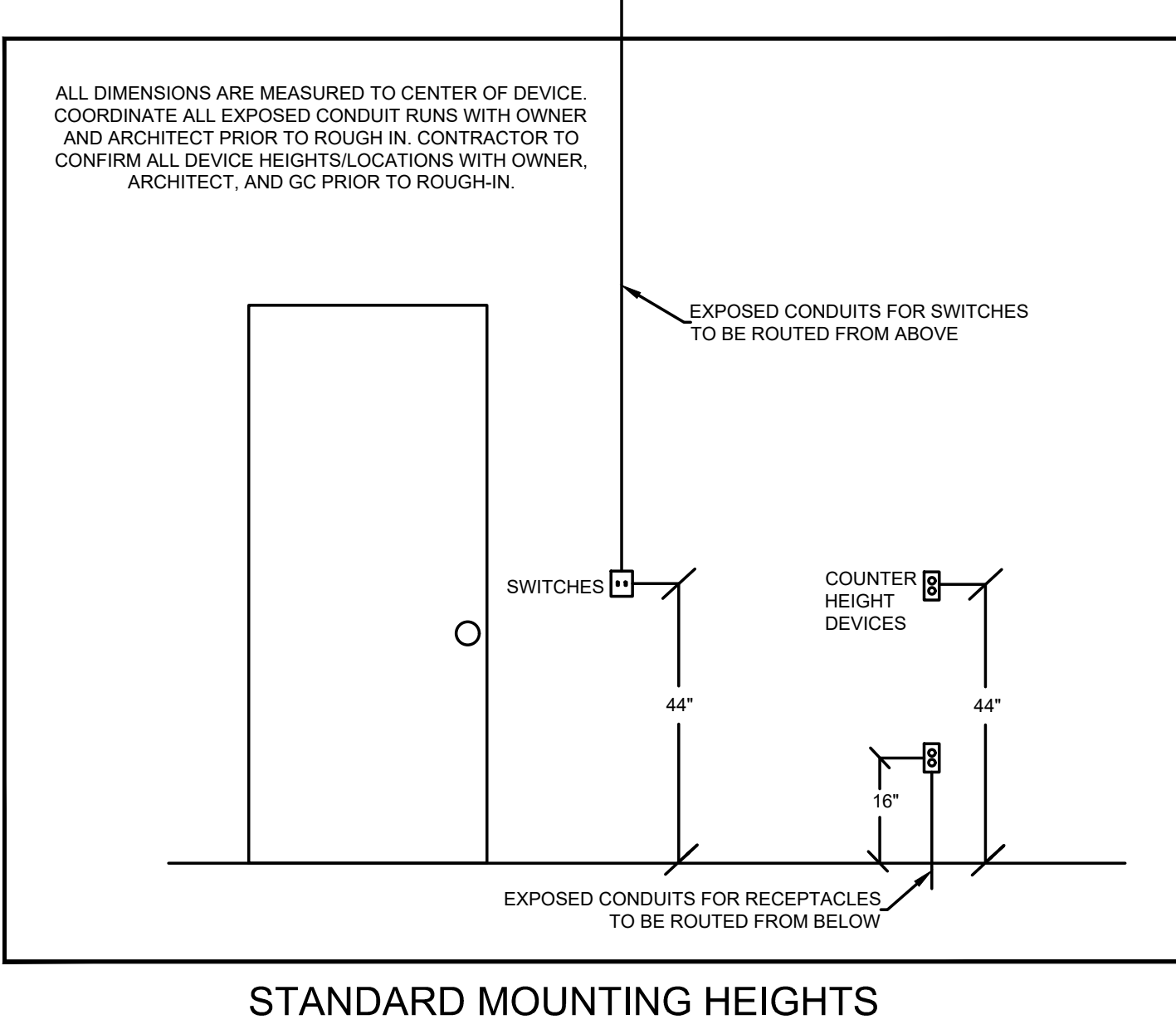
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ENGINEERED BUILDING SYSTEMS INC.

TEAMWORK • COLLABORATION
SHARED SUCCESS
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Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH
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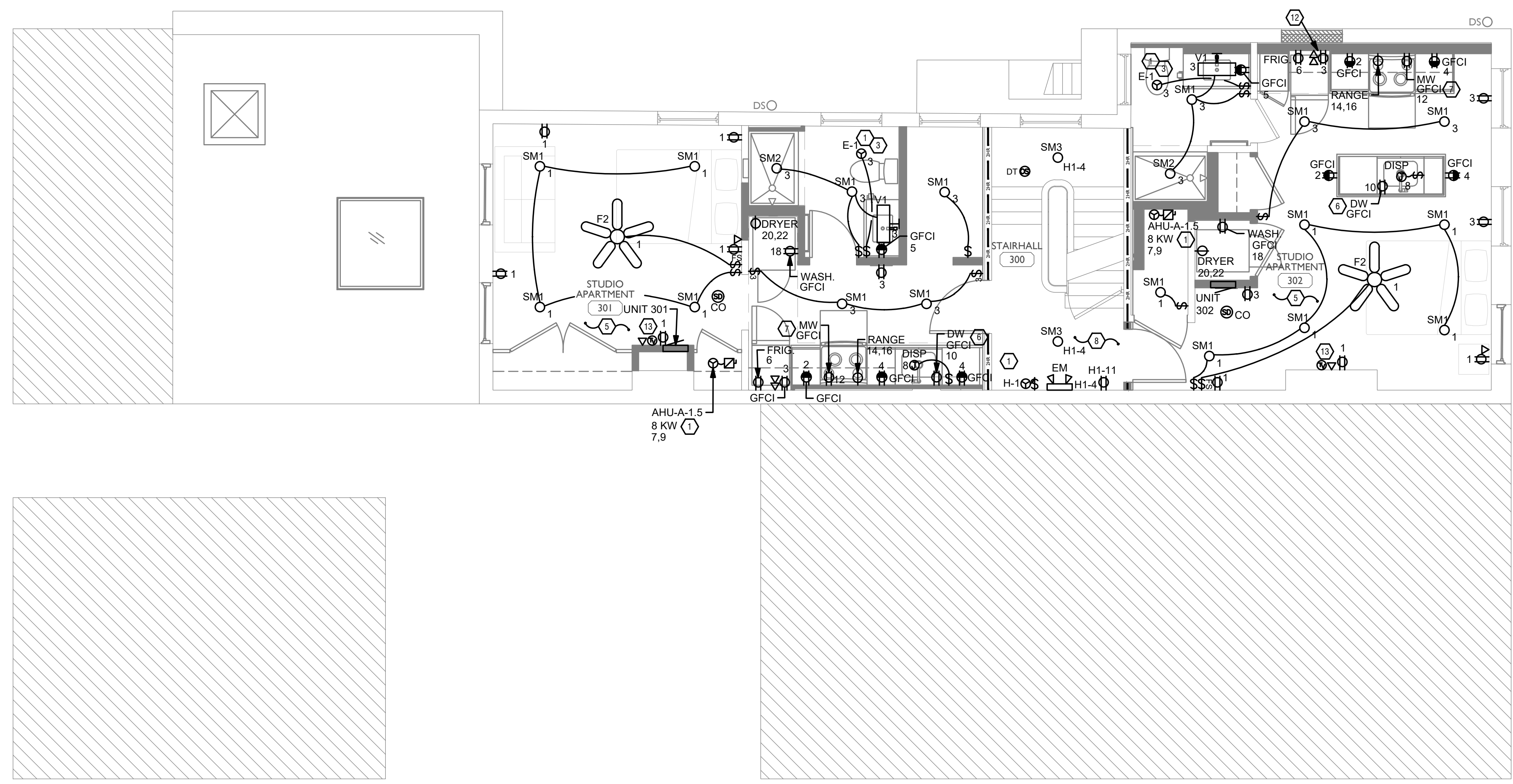
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SCALE: 1/4" = 1'-0" ELECTRICAL POWER PLAN - THIRD FLOOR | 1

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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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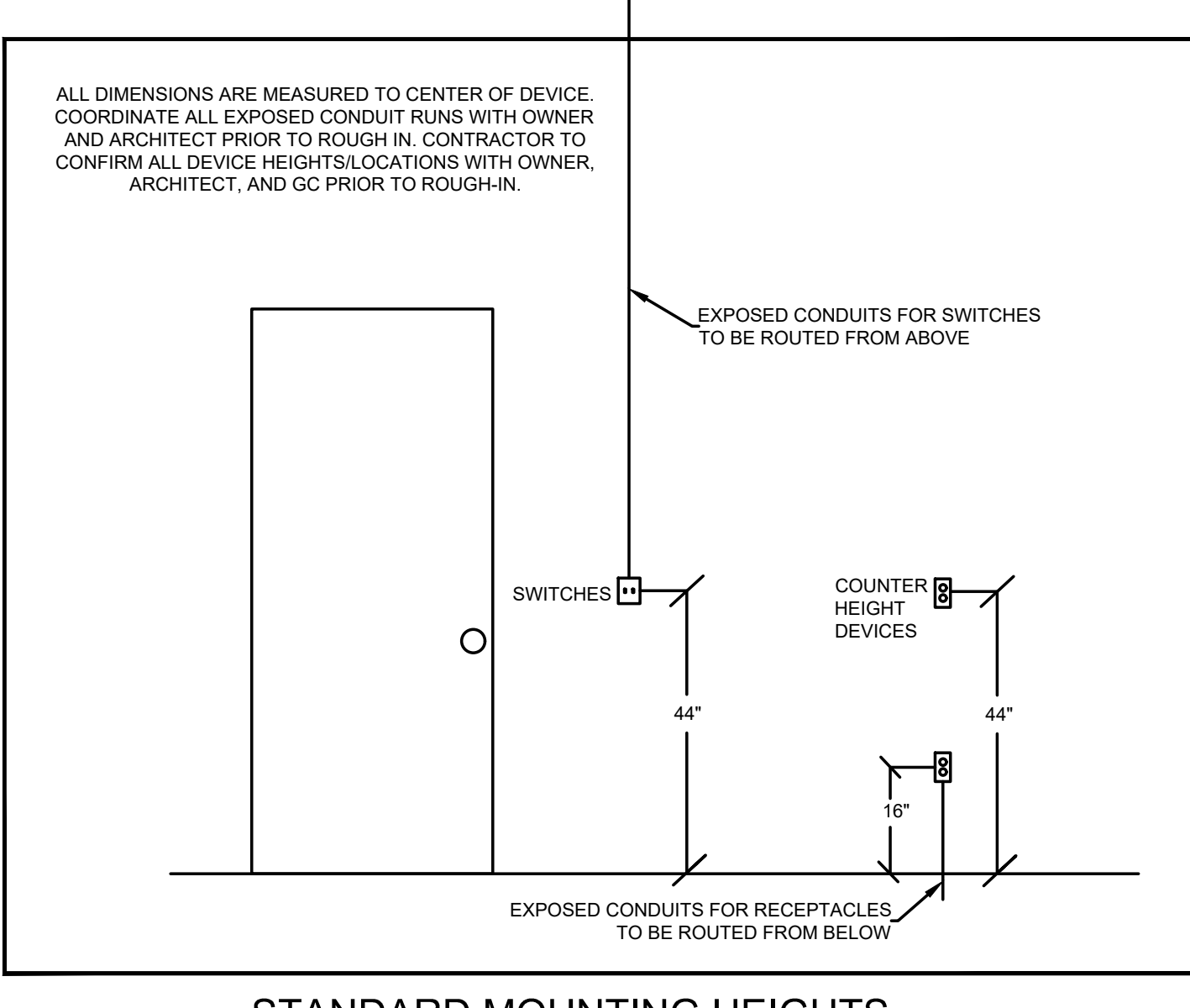
PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

EI.03



Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents\Phase 2 (5 Buildings)\1807 VINE VREF-ART.dwg-Model Plot Date/Time: Apr 27, 2023-12:55pm - Br. Lmeyer
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STANDARD MOUNTING HEIGHTS

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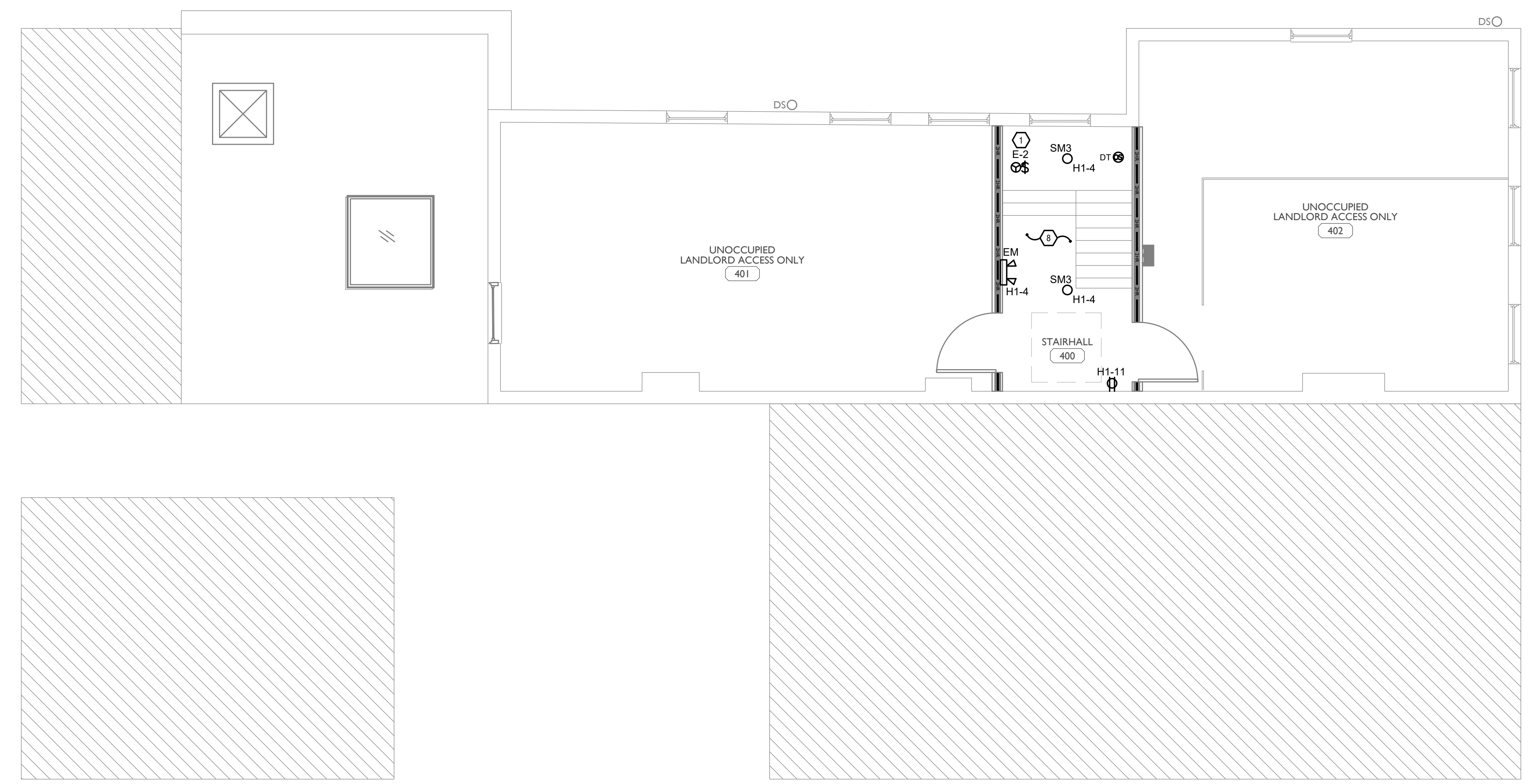
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FINDLAY FLATS

Job No: 22042

8/10/2022

EI.04

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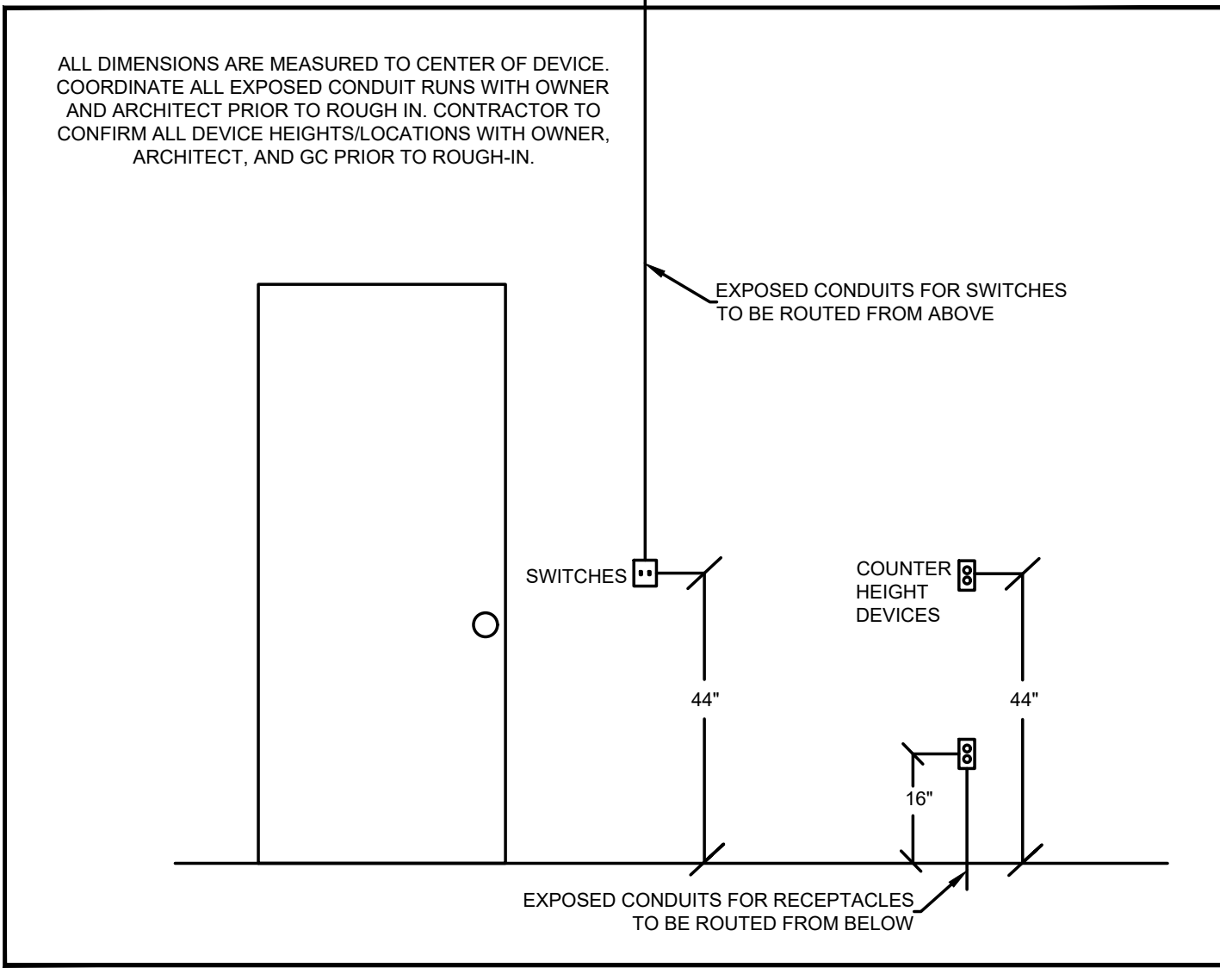
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Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamsen) 2 Phase 1\Construction Documents\Phase 2 (3 Buildings)\1807 VINE ST-EL-05-ELECTRICAL-POWER-ROOF-PLAN.dwg-EBS, Plot Date/Time: May 05, 2023, 3:50:00pm, 1(+)+
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SCOPE OF WORK

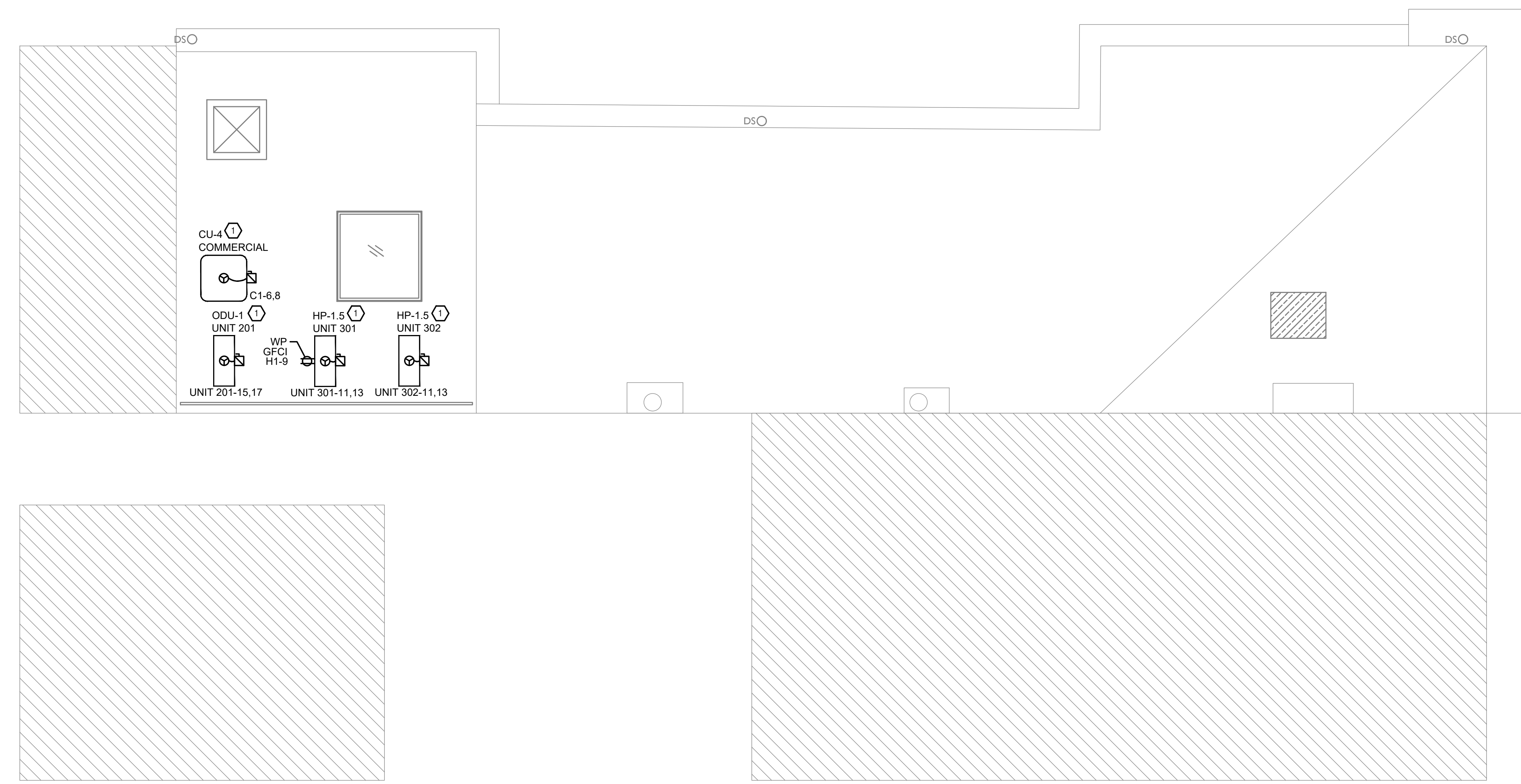
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Job No: 22042

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Checked By: PRS

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SHARED SUCCESS

515 Monmouth Street, Suite 204

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(859) 261-0585

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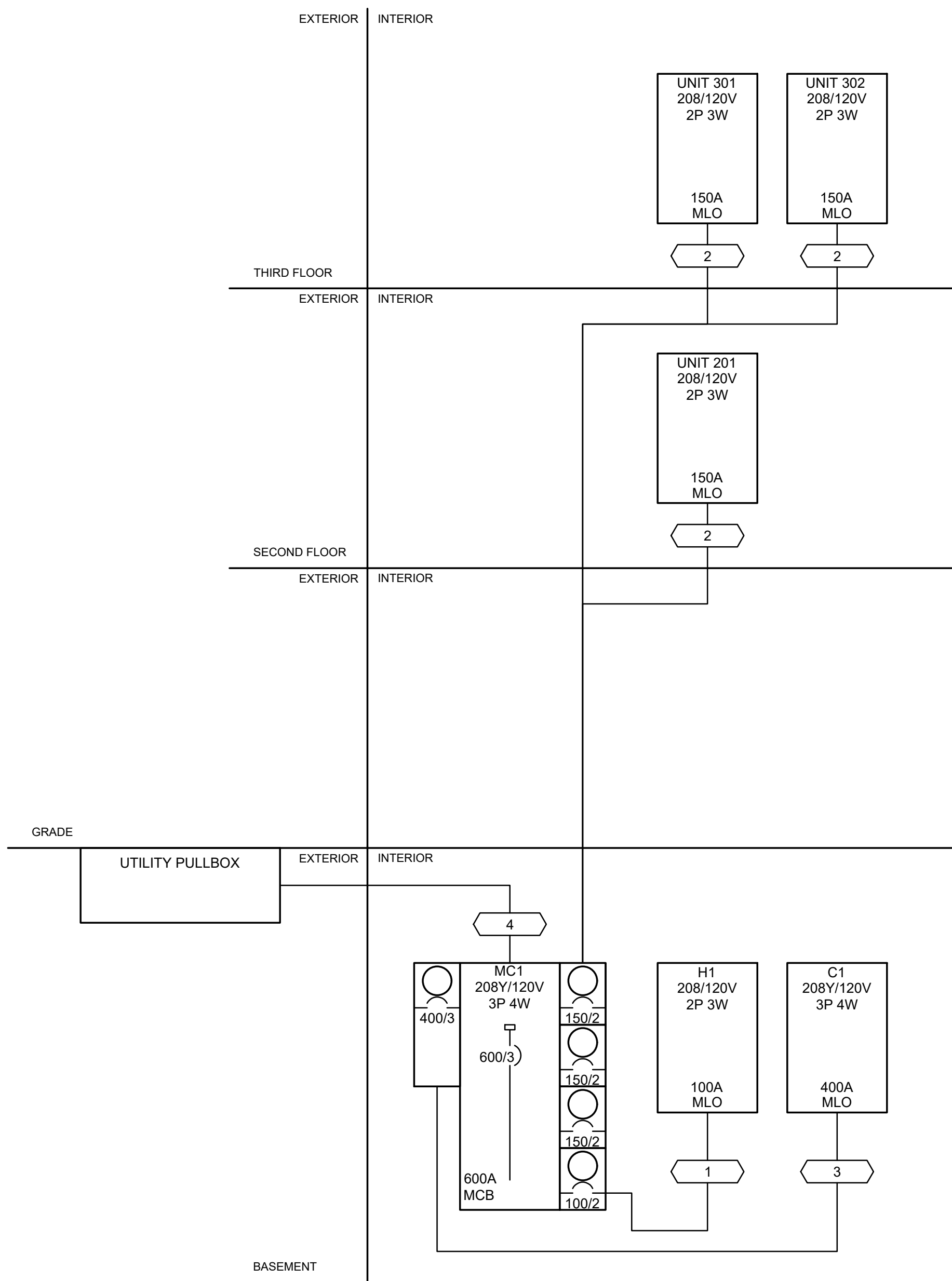
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PR-09757

ENGINEERED BUILDING SYSTEMS INC.

North Arrow

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Friday Parade (Wilkinson) 2 Phase (1) - Construction Documents - Phase 2 (5 Buildings) 1807 Vine Street - RT (New Model) Plot Date/Time: Apr 27, 2023 - 12:55pm - Br. Lmeyer
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FEEDER SCHEDULE

ID	CONDUIT AND FEEDER
1	1-1/4" C, 2#1 AL, #1 AL N, #6 AL G
2	2#2/0 AL, #2/0 AL N, #4 AL G
3	(2) 2-1/2" C, 3#250kcmil AL, #250kcmil AL N, #1 AL G
4	(2) 3" C, 3#500kcmil AL, #500kcmil AL N

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

GENERAL NOTES-SINGLE LINE DIAGRAM

- 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.
- 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.
- PANEL SCHEDULES INDICATE BREAKER SIZE ONLY. PROVIDE AFCI/GFCI 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.
- ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.
- PROVIDE SELECTIVE COORDINATION FOR EMERGENCY SYSTEM OVERCURRENT PROTECTION DEVICES IN ACCORDANCE WITH NEC 700.27.
- PROVIDE GROUND-FAULT PROTECTION FOR EQUIPMENT IN ACCORDANCE WITH NEC 240.13 AND NEC 230.95.
- 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.
- 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.

MC1

ROOM MOUNTING FLUSH FED FROM UTILITY PULLBOX NOTE	VOLTS 208Y/120V 3P 4W BUS AMPS 600 NEUTRAL 100%	AIC T.B.D. MAIN BKR 600 LUGS STANDARD
---	---	---

CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA			FEEDER RACEWAY AND CONDUCTORS
			A	B	C	
1	400/3	C1	6.86	4.82	4.49	(2) 2-1/2" C, 3#250kcmil AL, #250kcmil AL N, #1 AL G
2	100/2	H1	1.37	2.76		1-1/4" C, 2#1 AL, #1 AL N, #6 AL G
3	150/2	UNIT 201	16.9	18		2#2/0 AL, #2/0 AL N, #4 AL G
4	150/2	UNIT 301	21.5	20.4		2#2/0 AL, #2/0 AL N, #4 AL G
5	150/2	UNIT 302	21.1	20.8		2#2/0 AL, #2/0 AL N, #4 AL G
TOTAL CONNECTED KVA BY PHASE			45.3	47.8	46	

OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)

DWELLING UNIT LOADS		KVA	
LIGHTING AND RECEPTACLES	4.75	1,583 SF (3 VA/SF)	CONNECTED LOAD 117
SMALL-APPLIANCE	9		DWELLING UNITS 3
LAUNDRY	4.5		DEMAND FACTOR (45%)
APPLIANCES	42.3		CALCULATED LOAD 52.9
ELECTRIC COOKING	25.5		
MOTORS	0.75		
HEATING	30.7	(100%)	
COOLING	10.6	(0%)	

HOUSE LOADS		CONN KVA		CALC KVA	
LIGHTING	0.561	0.701	(125%)	RECEPTACLES	3.78
LARGEST MOTOR	6.82	1.71	(25%)	CONTINUOUS	4.5
MOTORS	2.18	2.18	(100%)	NONCONTINUOUS	1.46
				COOLING	6.82
				TOTAL HOUSE LOAD	22.3

TOTAL LOAD		KVA	
TOTAL DWELLING UNIT LOAD	52.9	TOTAL LOAD	75.1
TOTAL HOUSE LOAD	22.3	BALANCED 3-PHASE LOAD	209 A

Meter Center Breakdown (MC)

220.84 Multi-Family Calculation	KVA	Qty	Total KVA
UNIT 201	33.59	1	33.59
UNIT 301	41.41	1	41.41
UNIT 302	41.36	1	41.36
Total Quantity and Connected Load =		3	116.46

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	W	RECESSED MULTI-SERVICE POKE THRU
\$	OCC SENSOR POWER PACK - 2 CKT	SC	SPECIAL CONNECTION
USB	DUPLEX RECEPTACLE	SC	SIMPLEX RECEPTACLE
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE	SC	EQUIPMENT CONNECTION
GFCI	DUPLEX - GFCI RECEPTACLE	\$M	MANUAL MOTOR STARTER
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE	ND	NON-FUSED DISCONNECT
DW	WEATHER PROOF - GFCI RECEPTACLE	FD	FUSED DISCONNECT
DW	DISHWASHER - GFCI RECEPTACLE	FD	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
DISP	GARBAGE DISPOSAL	HNE	HOME NETWORK ENCLOSURE
MW	MICROWAVE RECEPTACLE	SC	SECURITY CAMERA
FRIG	REFRIGERATOR RECEPTACLE	DL	DATA LOCATION (RING & STRING, U.N.O)
RANGE	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE	V	VOICE DROP - LOCATION
WASH	WASHER - GFCI RECEPTACLE	V	VOICE/DATA DROP - LOCATION
DRYER	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	CR	CARD READER
WID	DUPLEX - MONUMENT FLOOR BOX	DR	DOOR RELEASE - ACCESS CONTROL
	DUPLEX - RECESSED FLOOR BOX	DS	DOOR STRIKE - ACCESS CONTROL
	PANELBOARD	ML	MAG-LOCK - ACCESS CONTROL
	TRANSFORMER - SINGLE LINE DIAGRAM	PS	POSITION SWITCH
	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM	FR	PROXY READER
	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM	RE	REQUEST TO EXIT SWITCH
	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM	WAP	WIRELESS INTERNET ACCESS POINT
	STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM	DO	DOOR HOLD - FIRE ALARM
	* METER BASE - SINGLE LINE DIAGRAM	SD	DUCT SMOKE DETECTOR
	FUSED DISCONNECT - SINGLE LINE DIAGRAM	FABP	FIRE ALARM BOOSTER PANEL
	* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.	FACP	FIRE ALARM CONTROL PANEL
		FARA	FIRE ALARM REMOTE ANNUNCIATOR
		FS	SPRINKLER FLOW SWITCH
		H	HEAT DETECTOR - FIRE ALARM
		H	HORN - FIRE ALARM
		H	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

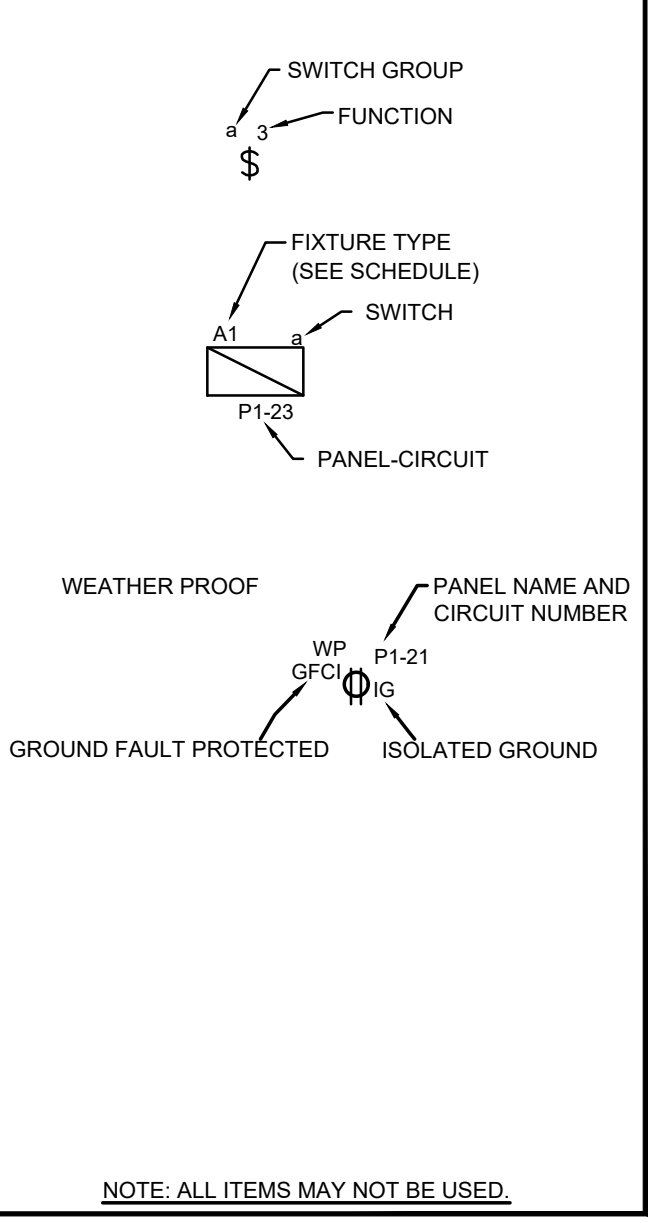
H1

ROOM MOUNTING FLUSH FED FROM MC1 NOTE	VOLTS 208/120V 2P 3W BUS AMPS 100 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	0.36	RECEPTACLE	a 2	20/1	0.09	LIGHTING
3	20/1	0.96	(DE-1) DEHUMIDIFIER	b 4	20/1	0.081	LIGHTING
5	20/1	0.18	RECEPTACLE	a 6	20/1	0.06	EXTERIOR LIGHTING
7	20/1	1	DH-1	b 8	20/1	0	SPACE
9	20/1	0.18	RECEPTACLE	a 10	20/1	0	SPACE
11	20/1	0.72	RECEPTACLE	b 12	20/1	0	SPACE
13	20/1	0	SPACE	a 14	20/1	0	SPACE
15	20/1	0	SPACE	b 16	20/1	0	SPACE
17	20/1	0.5	FIRE ALARM CONTROL PANEL	a 18	20/1	0	SPACE
19	20/1	0	SPACE	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

LIGHTING		RECEPTACLES	
CONN KVA	0.231	CONN KVA	1.44
CALC KVA	0.289	CALC KVA	1.44
	(125%)		(50%>10)
APPLIANCE		NONCONTINUOUS	
CONN KVA	1	CONN KVA	1.46
CALC KVA	1	CALC KVA	1.46
	(100%)		(100%)
TOTAL LOAD		BALANCED LOAD	
4.19		20.1 A	
PHASE A 66.3%		PHASE B 134%	

EXAMPLES:



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

Revisions

Checked By: PRS
Drawn by: AJW

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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

E2.01

Z:\Projects\Directorates\9700-9799\9757 - Findlay Flats - Findlay Flats - Construction Documents - Phase 2 (5 Buildings)\1807 VINE ST - RT - Mechanical - Plot Date/Time: Apr 27, 2023-12:55pm - Br. Lmeyer
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UNIT 201							
ROOM MOUNTING		VOLTS 208/120V 2P 3W		AIC T.B.D.			
FED FROM MC1		BUS AMPS 150		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	0.813	LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.589	LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	15/1	1.17	LIGHTING, RECEPTACLE	a 6	20/1	0.5	FRIG.
7	15/1	0.893	E-1, LIGHTING, RECEPTACLE	b 8	20/1	0.75	DISPOSAL
9	20/1	0.18	BATH	a 10	20/1	1.2	DISHWASHER
11	20/2	0.3	H-3	b 12	20/1	1.8	MICROWAVE
13				a 14	50/2	8.5	RANGE
15	30/2	3.95	ODU-1	b 16			
17				a 18	20/1	1.5	LAUNDRY
19	30/2	4.5	EWHP	b 20	30/2	5	DRYER
21				a 22			
23	20/1	0.25	HWRP	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	2.44	812 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA	10	10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA	19.4	7.77 (40%)
LAUNDRY APPLIANCES	1.5		MAX HEATING OR COOLING		4.15 (220.82(C)(3))
ELECTRIC COOKING MOTORS	8.5		TOTAL LOAD		21.9
	0.25		BALANCED LOAD		105 A
TOTAL GENERAL LOAD	29.4		PHASE A		103%
			PHASE B		97.3%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
REFRIGERATOR	0.5	Heating		4.25	
DISHWASHER	1.2	Cooling		3.95	
DISPOSAL	0.75	Mini Split		0.00	
MICROWAVE	1.8	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)
DRYER	5	Heat Pump plus 65% of Supplemental Heat		4.15	220.82 C(3)
HOWWATER RECIRC PUMP	0.25	Largest Heating or Cooling Load		4.25	220.84 C(5)
TOTAL	14.00				

Multi-Family Dwelling Unit Calc		KVA
Total General Load		29.44
Largest Heating or Cooling Load 220.84		4.25
220.84 CONNECTED LOAD CALC		33.69

UNIT 301							
ROOM MOUNTING		VOLTS 208/120V 2P 3W		AIC T.B.D.			
FED FROM MC1		BUS AMPS 150		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	0.993	LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.534	E-1, LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.18	BATH	a 6	20/1	0.5	FRIG.
7	60/2	9.9	AHU-A-1.5	b 8	20/1	0.75	DISPOSAL
9				a 10	20/1	1.2	DISHWASHER
11	25/2	3.33	HP-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	1.5	LAUNDRY
19	20/1	0.25	HWRP	b 20	30/2	5	DRYER
21	20/1	0	SPACE	a 22			
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	1.18	393 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA	10	10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA	18.2	7.27 (40%)
LAUNDRY APPLIANCES	1.5		MAX HEATING OR COOLING		9.76 (220.82(C)(3))
ELECTRIC COOKING MOTORS	8.5		TOTAL LOAD		27
	0.25		BALANCED LOAD		130 A
TOTAL GENERAL LOAD	28.2		PHASE A		102%
			PHASE B		97.9%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
REFRIGERATOR	0.5	Heating		13.23	
DISHWASHER	1.2	Cooling		3.33	
DISPOSAL	0.75	Mini Split		0.00	
MICROWAVE	1.8	100% of Nameplate Rating of AC and Cooling		3.33	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)
DRYER	5	Heat Pump plus 65% of Supplemental Heat		9.77	220.82 C(3)
HOWWATER RECIRC PUMP	0.25	Largest Heating or Cooling Load		13.23	220.84 C(5)
TOTAL	14.00				

Multi-Family Dwelling Unit Calc		KVA
Total General Load		28.18
Largest Heating or Cooling Load 220.84		13.23
220.84 CONNECTED LOAD CALC		41.41

UNIT 302							
ROOM MOUNTING		VOLTS 208/120V 2P 3W		AIC T.B.D.			
FED FROM MC1		BUS AMPS 150		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	0.652	LIGHTING, RECEPTACLE	a 2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.884	E-1, LIGHTING, RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.18	BATH	a 6	20/1	0.5	FRIG.
7	60/2	9.9	AHU-A-1.5	b 8	20/1	0.75	DISPOSAL
9				a 10	20/1	1.2	DISHWASHER
11	25/2	3.33	HP-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	1.5	LAUNDRY
19	20/1	0.25	HWRP	b 20	30/2	5	DRYER
21	20/1	0	SPACE	a 22			
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	1.13	378 SF (3 VA/SF)	GENERAL LOAD UP TO 10 KVA	10	10 (100%)
SMALL-APPLIANCE	3		OVER 10 KVA	18.1	7.25 (40%)
LAUNDRY APPLIANCES	1.5		MAX HEATING OR COOLING		9.76 (220.82(C)(3))
ELECTRIC COOKING MOTORS	8.5		TOTAL LOAD		27
	0.25		BALANCED LOAD		130 A
TOTAL GENERAL LOAD	28.1		PHASE A		101%
			PHASE B		99.3%

APPLIANCE BREAKDOWN		HVAC Load Calculation		KVA	NEC Code
REFRIGERATOR	0.5	Heating		13.23	
DISHWASHER	1.2	Cooling		3.33	
DISPOSAL	0.75	Mini Split		0.00	
MICROWAVE	1.8	100% of Nameplate Rating of AC and Cooling		3.33	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)
DRYER	5	Heat Pump plus 65% of Supplemental Heat		9.77	220.82 C(3)
HOWWATER RECIRC PUMP	0.25	Largest Heating or Cooling Load		13.23	220.84 C(5)
TOTAL	14.00				

Multi-Family Dwelling Unit Calc		KV
Total General Load		28.1
Largest Heating or Cooling Load 220.84		13.1
220.84 CONNECTED LOAD CALC		41.1

C1							
ROOM MOUNTING		VOLTS 208Y/120V 3P 4W		AIC T.B.D.			
FED FROM MC1		BUS AMPS 400		MAIN BKR MLO			
NOTE		NEUTRAL 100%		LUGS STANDARD			
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	0.295	LIGHTING	a 2	30/2	4.5	EWHP
3	20/1	0.495	E-3, LIGHTING, RECEPTACLE	b 4			
5	20/1	1.08	RECEPTACLE	c 6	50/2	6.82	CU-4
7	20/1	0.9	RECEPTACLE	d 8			
9	20/1	0	SPACE	b 10	20/1	2.08	GF-4
11	20/1	0	SPACE	c 12	20/1	0	SPACE
13	20/1	0	SPACE	d 14	20/1	0	SPACE
15	20/1	0	SPACE	b 16	20/1	0	SPACE
17	20/1	0	SPACE	c 18	20/1	0	SPACE
19	20/1	0	SPACE	d 20	20/1	0	SPACE
21	20/1	0	SPACE	b 22	20/1	0	SPACE
23	20/1	0	SPACE	c 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	c 30	20/1	0	SPACE
31	20/1	0	SPACE	d 32	20/1	0	SPACE
33	20/1	0	SPACE	b 34	20/1	0	SPACE
35	20/1	0	SPACE	c 36	20/1	0	SPACE
37	20/1	0	SPACE	d 38	20/1	0	SPACE
39	20/1	0	SPACE	b 40	20/1	0	SPACE
41	20/1	0	SPACE	c 42	20/1	0	SPACE

CONN KVA		CALC KVA		CONN KVA		CALC KVA	
LIGHTING	0.33	0.412	(125%)	MOTORS	2.18	2.18	(100%)
LARGEST MOTOR	6.82	1.71	(25%)	RECEPTACLES	2.34	2.34	(50%>10)
				CONTINUOUS	4.5	5.63	(125%)
				COOLING	6.82	6.82	(100%)
				TOTAL LOAD		19.1	
				BALANCED 3-PHASE LOAD		53 A	
				PHASE A		123%	
				PHASE B		89.2%	
				PHASE C		87.6%	

Multi-Family Dwelling Unit Calc		KVA
Total General Load		28.18
Largest Heating or Cooling Load 220.84		13.23
220.84 CONNECTED LOAD CALC		41.41

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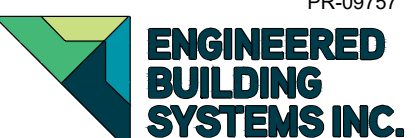
Progress Dates
 05/05/2023 BID P/E/PF

Revisions

Checked By: PRS

Drawn by: AJW

PR-09757



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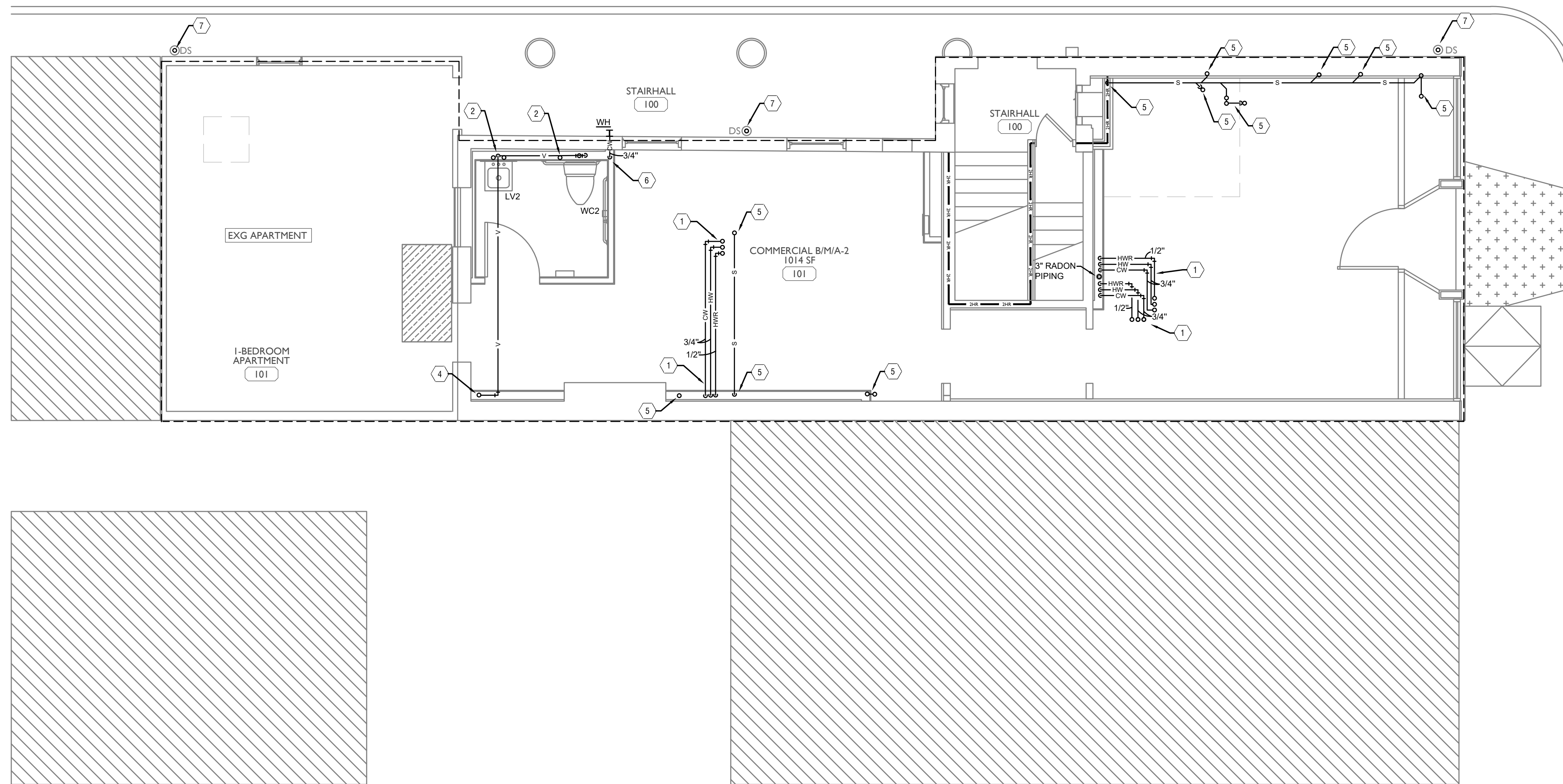
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

E2.02

Z:\Projects\Director\9770-9789\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase 1\Construction Documents\Phase 2 (3 Buildings)\1807 VINE ST-FLOOR-PLAN-ENG-FBS - Plat Date/Time: May 05, 2023-12:37pm - 4(4)
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PLUMBING FIRST FLOOR KEYED NOTES

- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
- 1/2" HOT AND COLD WATER UP FROM FLOOR BELOW TO SERVE LAVATORY AND 1/2" COLD WATER UP FROM FLOOR BELOW TO SERVE WATER CLOSET.
- SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
- VENT PIPING UP TO FLOOR ABOVE.
- WASTE 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.

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
⊙	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 - FIRST FLOOR |



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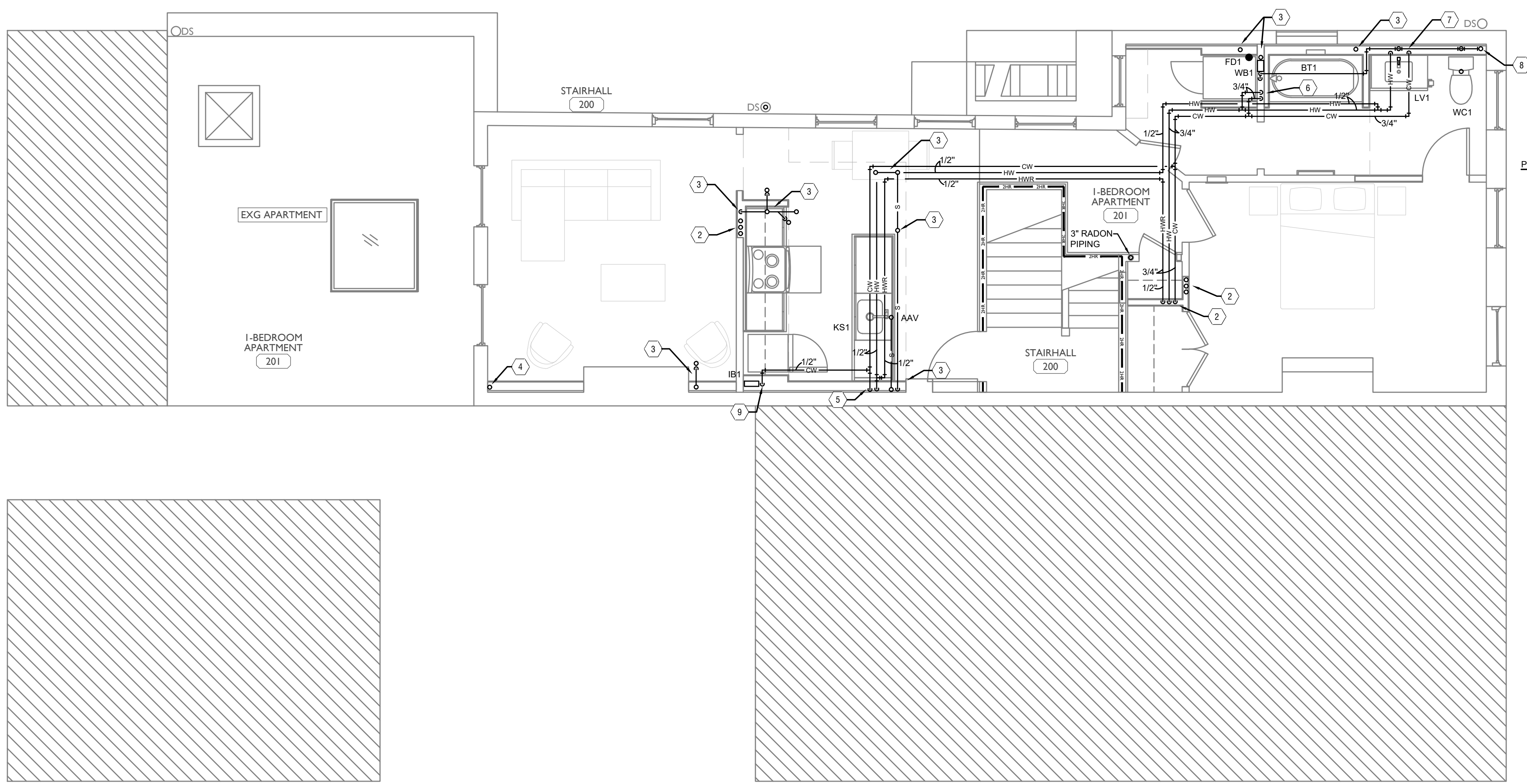
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

PI.01

Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase II\Construction Documents\1807 VINE ST-PI-02-PLUMBING-SECOND-FLOOR-PI.dwg-EBS. Plot Date/Time: May 05, 2023-1:23pm 4(4+)
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- 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, COLD WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
 - SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
 - VENT PIPING UP AND DOWN.
 - 1/2" HOT AND COLD WATER PIPING DOWN TO SERVE KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
 - 3/4" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO EACH FIXTURE.
 - 3/4" COLD WATER AND 1/2" HOT WATER PIPING DOWN IN WALL. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER TO WATER CLOSET.
 - SANITARY PIPING DOWN TO FLOOR BELOW. VENT PIPING UP TO FLOOR ABOVE.
 - 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.

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

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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

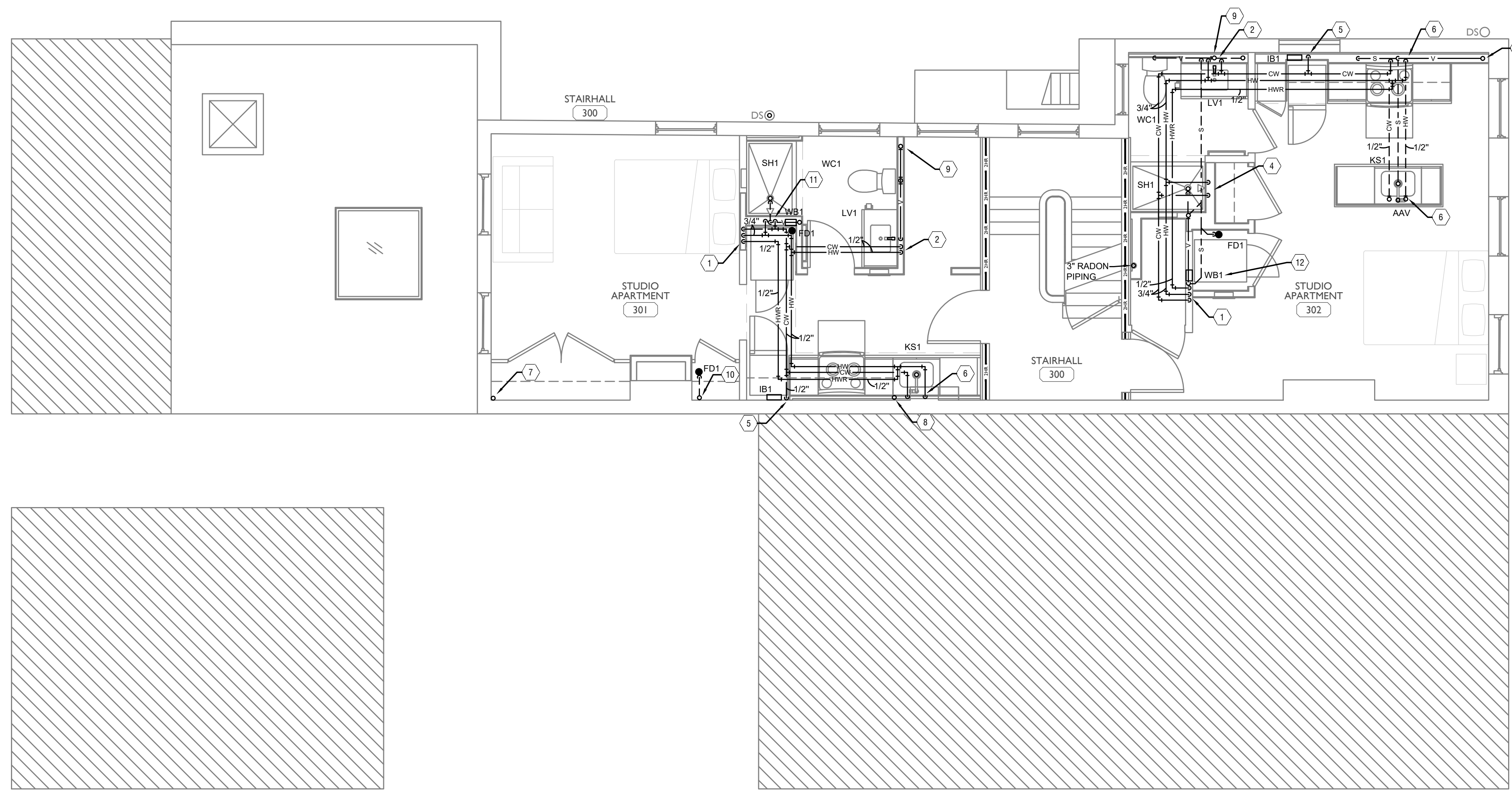
PI.02

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

PLUMBING PLAN - SECOND FLOOR |



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PLUMBING LEGEND	
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— G —	NATURAL GAS PIPING
— ST —	STORM PIPING
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 THIRD FLOOR KEYED NOTES**
- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN IN WALL.
 - 3/4" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO LAVATORY AND SHOWER. 1/2" COLD WATER PIPING TO SERVE WATER CLOSET.
 - 1/2" HOT AND COLD WATER PIPING DOWN IN WALL. 1/2" COLD WATER TO VALVE BOX FRO REFRIGERATOR. 1/2" HOT AND COLD WATER PIPING TO SERVE KITCHEN SINK AND EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
 - 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
 - 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
 - 1/2" HOT AND COLD WATER PIPING DOWN. 1/2" HOT AND COLD WATER TO SERVE COUNTERTOP SINK. 1/2" HOT WATER TO SERVE DISHWASHER AND 1/2" COLD WATER TO SERVE VALVE BOX.
 - VENT PIPING UP AND DOWN.
 - STACK WASTE VENT PIPE UP AND DOWN.
 - VENT PIPING UP TO FLOOR ABOVE.
 - SANITARY PIPING DOWN AND VENT PIPING UP.
 - 3/4" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO SERVE SHOWER AND TO SERVE WASHER BOX.
 - EXTEND A 1/2" HOT AND COLD WATER PIPING IN WALL TO SERVE WASHER BOX.

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

PLUMBING PLAN - THIRD FLOOR | 1



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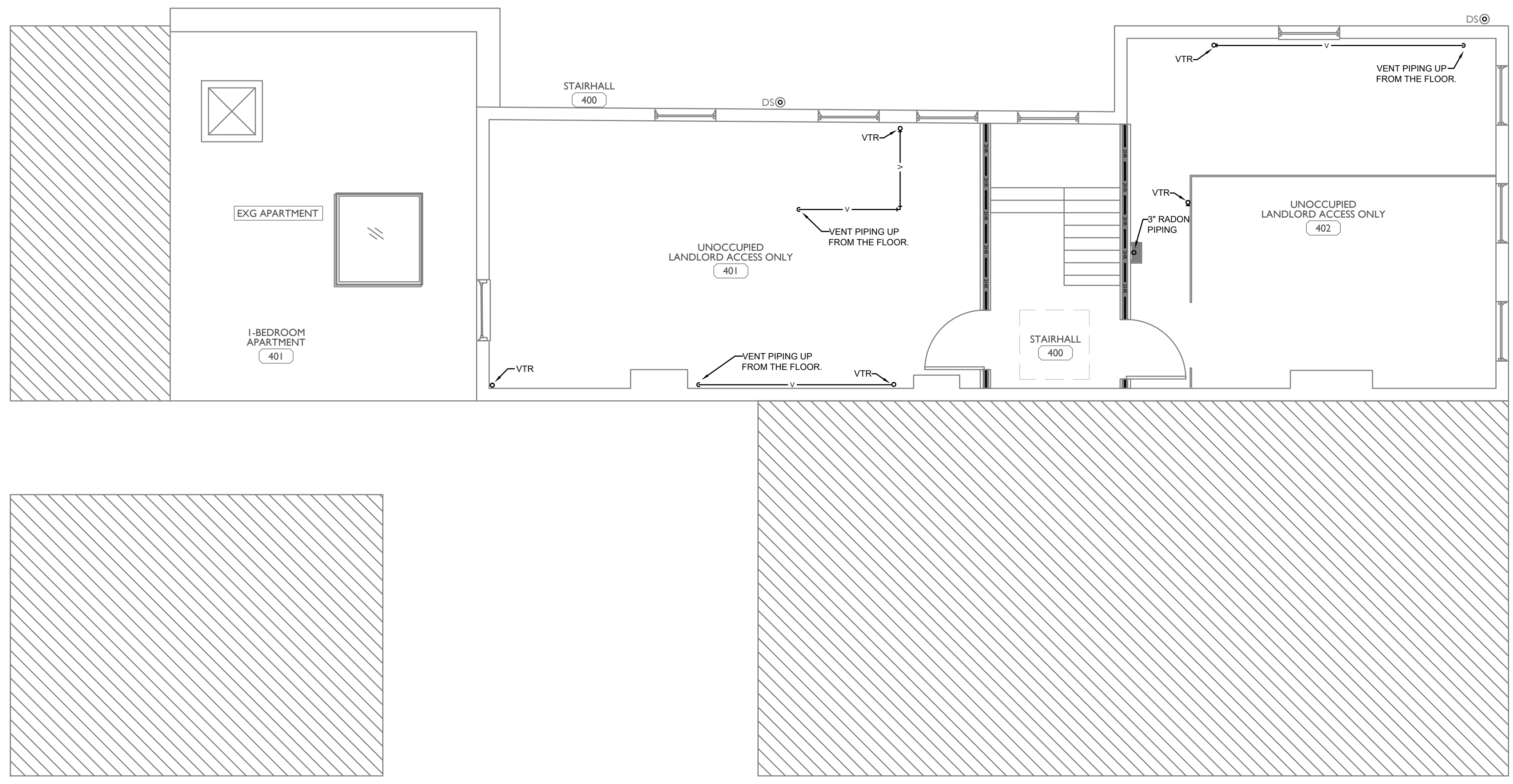
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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

PI.03

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PROPOSED PROJECT:
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1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

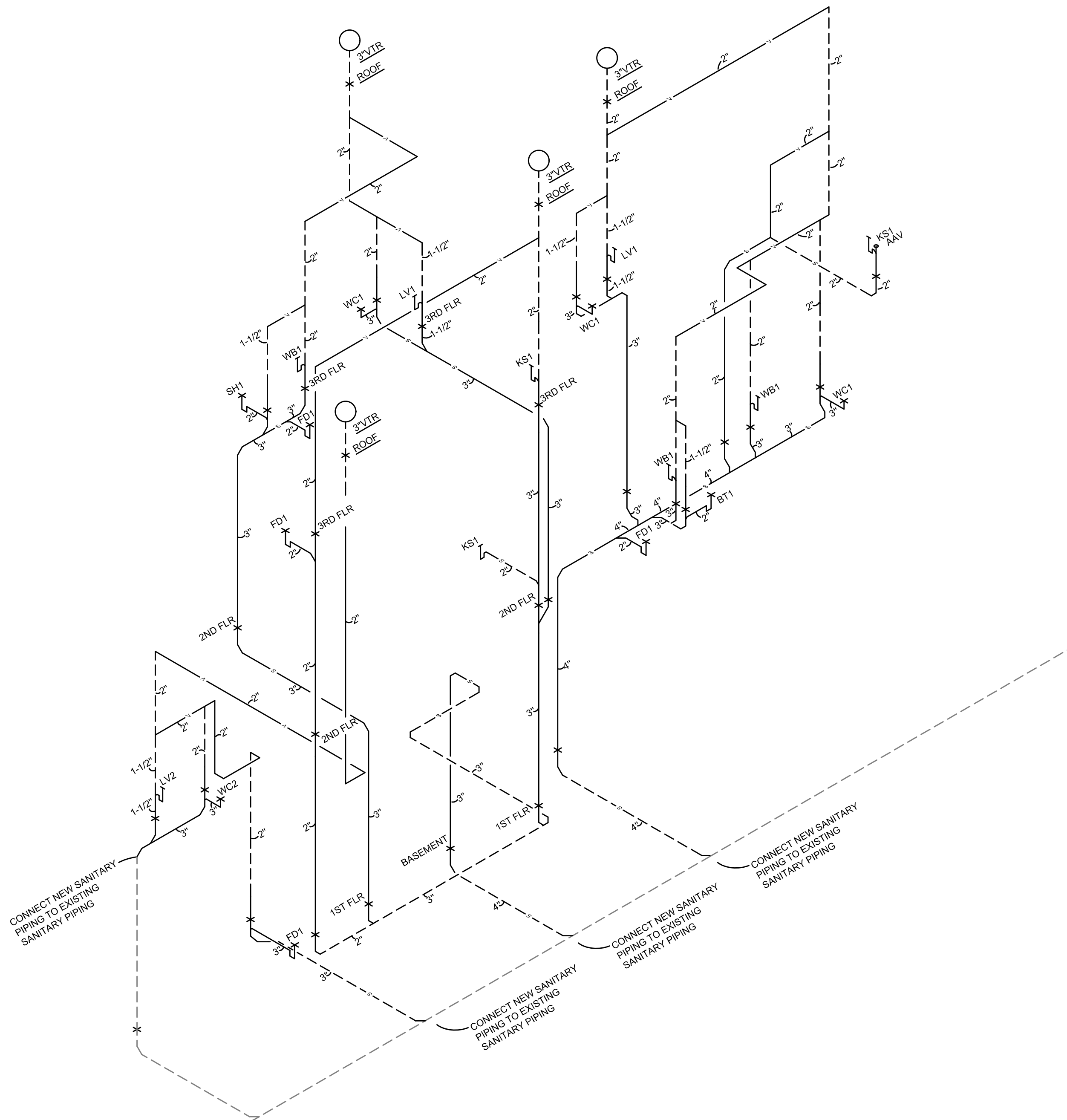
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SCALE: 1/4" = 1'-0"

PLUMBING PLAN - FOURTH FLOOR |



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WASTE AND VENT ISOMETRIC SCALE: NOT TO SCALE

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Job No: 22042 8/10/2022

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