1809 VINE ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS RENOVATION

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER

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

CIVIL ENGINEER

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

ARCHITECT

PLATTE DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

CLIENT/DEVELOPER

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

PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC MIXED-USE BUILDING. THE BUILDING IS 3 STORIES WITH A FULL BASEMENT. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. 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.

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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A0.01	EGRESS DIAGRAMS					
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DRAWING INDEX

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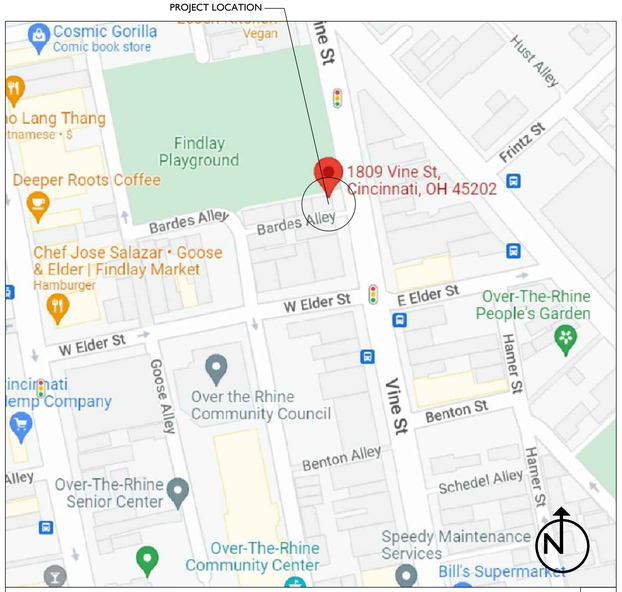
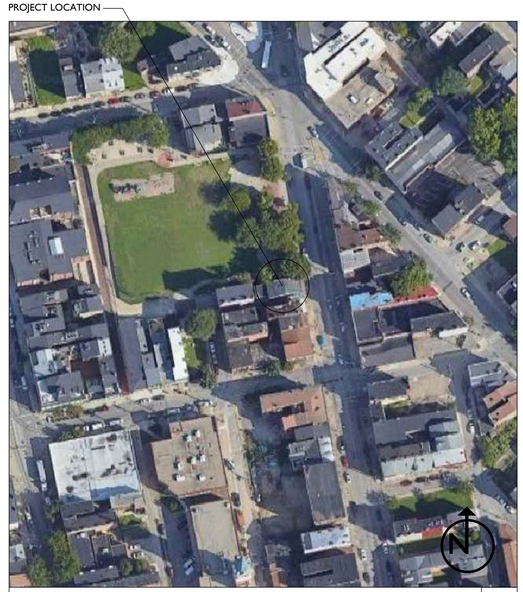
P1.03	PLUMBING PLAN - THIRD FLOOR					
P1.04	PLUMBING PLAN - ROOF					
P2.00	PLUMBING DETAILS					

PROJECT LOCATION



SCALE: NTS — VICINITY MAP | 3

PROJECT LOCATION



SCALE: NTS — AERIAL IMAGE | 2

TYPICAL ABBREVIATIONS

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

TYPICAL SYMBOLS

NORTH ARROW

EGRESS WINDOW

01 — KEYNOTE

CENTERLINE TAG

X'-X" — FLOOR ELEVATION TAG

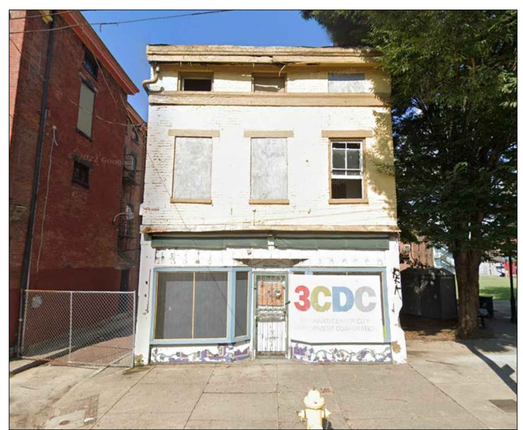
1 — REVISION CLOUD TAG

dwg # / sheet # / A2.00 — ELEVATION TAG

dwg # / sheet # / A4.01 — INTERIOR ELEVATION TAG

dwg # / sheet # / A3.01 — SECTION CUT TAG

dwg # / sheet # / A4.01 — DETAIL CALLOUT



SCALE: NTS — STREET VIEW | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

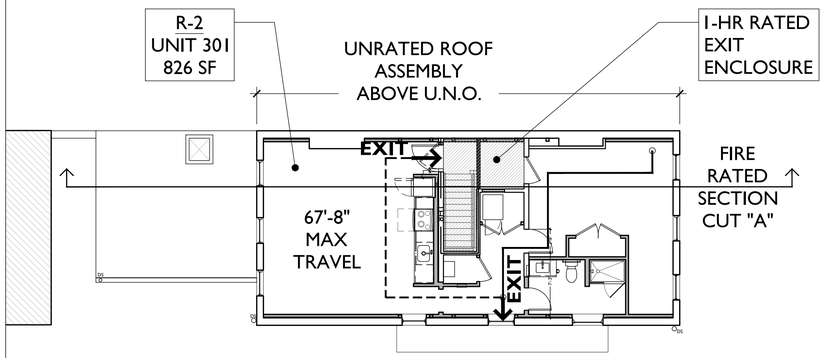
Revisions

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

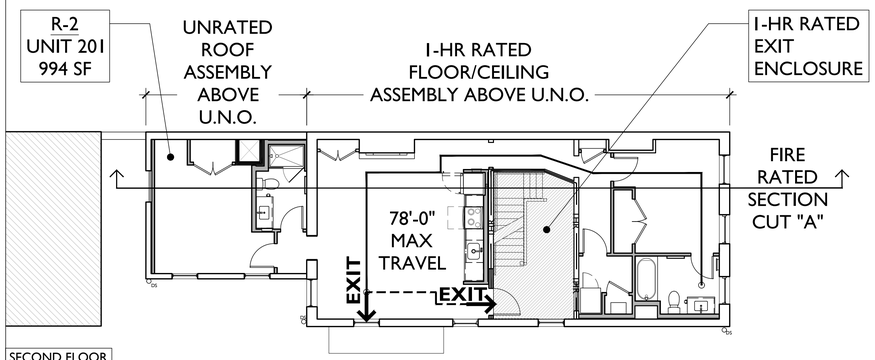
PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 — 04/28/2023

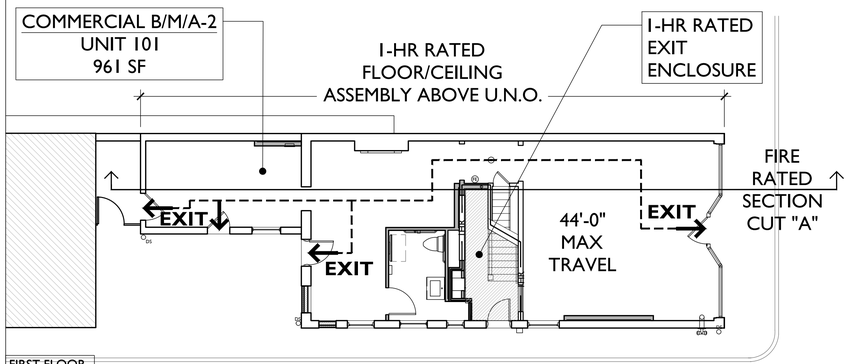
A0.00



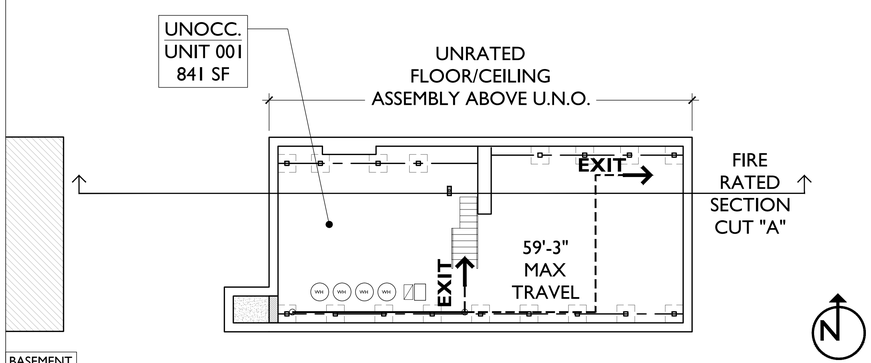
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BASEMENT

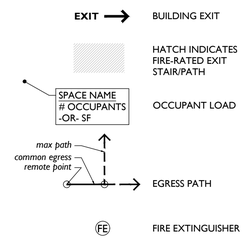
SCALE: 1/8" = 1'-0"

EGRESS DIAGRAMS | 3

EGRESS DIAGRAMS GENERAL NOTES:

A. HORIZONTAL FLOOR/CEILING + ROOF ASSEMBLIES ARE INDICATED ON THIS PAGE AND IN THE NEW WORK PLANS.
B. RATED PARTITIONS ARE INDICATED IN NEW WORK PLANS.
C. SEE SHEET A6.00 FOR ASSEMBLIES + PARTITION TYPES DETAILS.

EGRESS DIAGRAMS GRAPHIC KEY:



PROPOSED BUILDING RENOVATION

1. LOCATION: 1809 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. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. 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.

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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 IIIB EXIST. CONSTRUCTION	PROPOSED TYPE IIIB CONSTRUCTION
EXTERIOR BEARING:	MASONRY / 2HR	MASONRY / 2HR*
INTERIOR BEARING:	MASONRY/ WOOD	MASONRY/ METAL / WOOD/ 0HR*
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 WITHIN ARCH. SET
6. USE GROUP/OCCUPANCY:

	EXISTING	PROPOSED	#OCCUPANCY
BASEMENT	S-1	S-1	841 SF / 300 = 3
FIRST FLOOR	B/M	B	957 SF / 100 = 10
		M	957 SF / 60 = 16
		A-2	---
		⅓ KITCHEN	319 SF / 200 = 2
		⅔ SEATING	638 SF / 15 = 43
SECOND FLOOR	R-2	R-2 UNIT 301	994 SF / 200 = 5
THIRD FLOOR	R-2	R-2 UNIT 301	826 SF / 200 = 5

7. HEIGHT + AREA: EXISTING IIIB CONSTRUCTION

USE	*HEIGHT* - ALLOWABLE/PROPOSED	*STORIES ABV GRADE*- ALLOWABLE/PROPOSED
M/S-1/A-2	55' / 42'-10"	2 / 1
B	55' / 42'-10"	3 / 1
R-2	55' / 42'-10"	4 / 3

USE	*AREA* - ALLOWABLE/PROPOSED
B	19,000 SF / 1230 SF
M	12,500 SF / 1230 SF
A-2	9,500 SF / 1230 SF
R-2	16,000 SF / 2353 SF
S-1	17,500 SF / 841 SF

8. *OCCUPANCY: USED ABV. PLACE HOLDER FOR SOMETHING ELSE WE THINK MIGHT BE NEEDED?*
9. INTERIOR FINISH RATINGS

NON-SPRINKLERED/ TABLE 803.11	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

USE SEPARATION	REQUIRED RATING	PROVIDED RATING
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	1HR (OBC1023.2)	1 HR

11. EXIT REQUIREMENTS: TABLE 1017.2

NON-SPRINKLERED, 2 EXITS	ALLOWABLE (FT)	PROVIDED (MAX)(FT)
B / M / A-2	200'	44'-0"
R-2	200'	78'-0"
S-1	200'	59'-3"

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

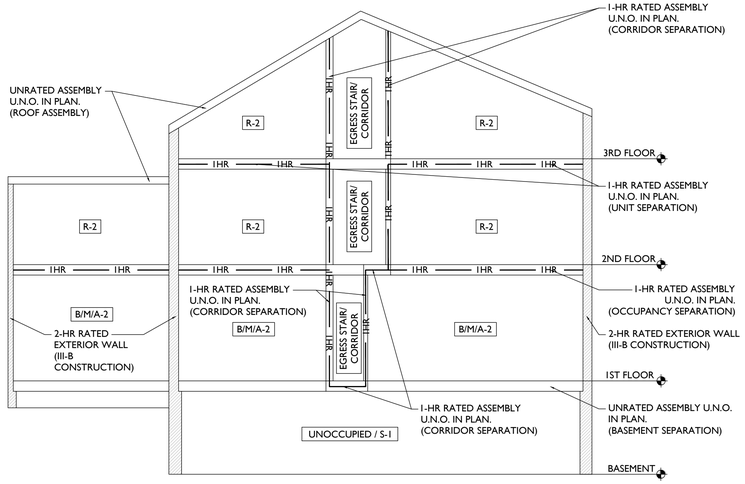
    AN ALTERNATE ENGINEERED DESIGN (106.5 IN THE OBC) IS PROPOSED TO PROVIDE A WATER CURTAIN AS AN ALTERNATE TO THE FIRE-RATING REQUIREMENTS AT THE SOUTH FIRE ESCAPE WINDOWS. THE WATER CURTAIN WOULD SUPPRESS THE FIRE AT THE WINDOW FOR THE LENGTH OF TIME DESIGNED TO PROTECT THE OCCUPANTS. SMOKE DETECTORS 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 FEASABLE. *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



NOTE: SEE SHEET A6.00 FOR ASSEMBLY INFO.

FIRE RATING SECTION DIAGRAM "A"

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

FIRE RATING SECTION DIAGRAM | 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

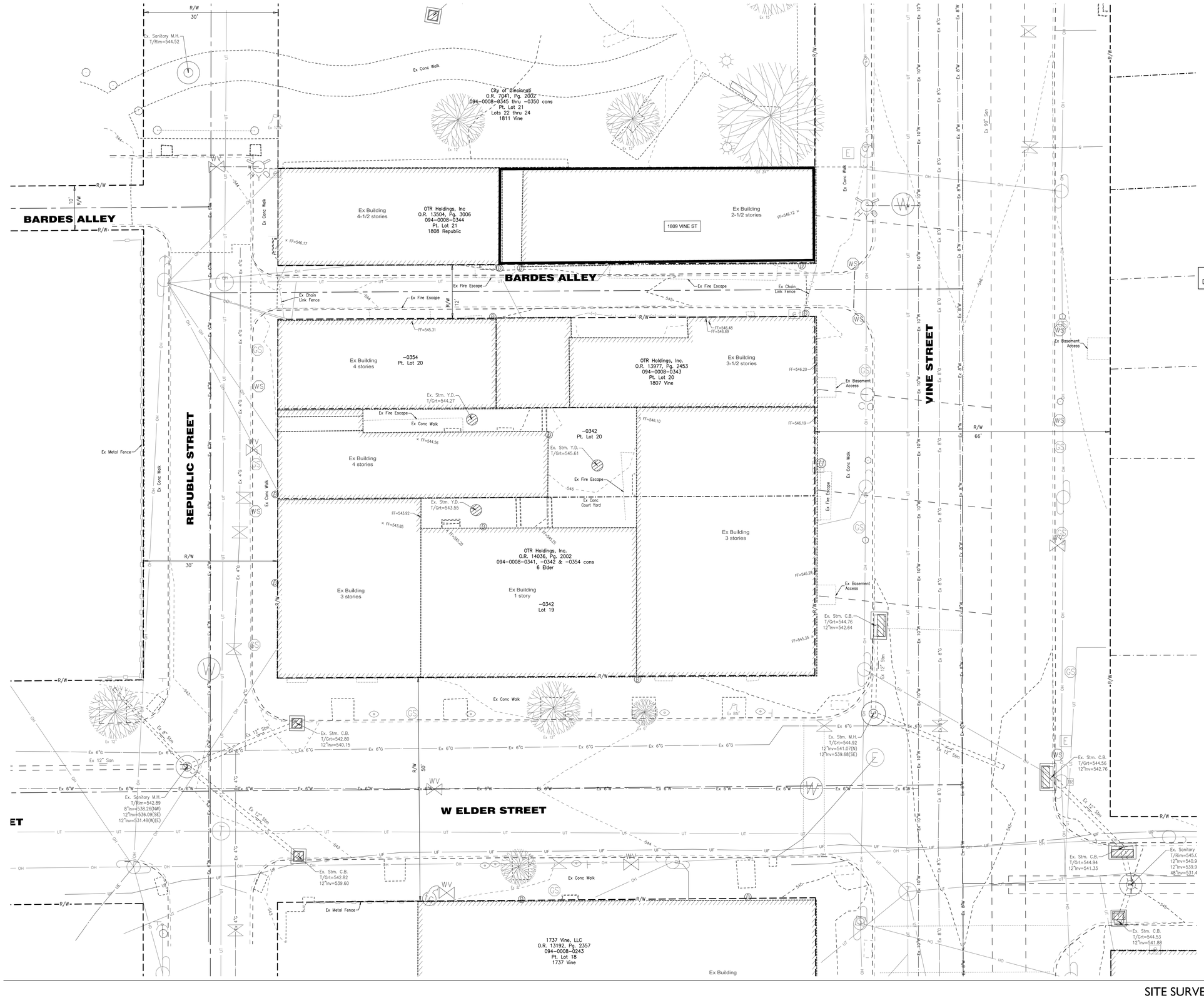
Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A0.01



Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

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811
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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STATE OF OHIO
JEFFREY D. LAMBERT
8569
REGISTERED
PROFESSIONAL SURVEYOR

Progress Dates
04.28.2023 - PERMIT SUBMISSION

Revisions

Design Team:

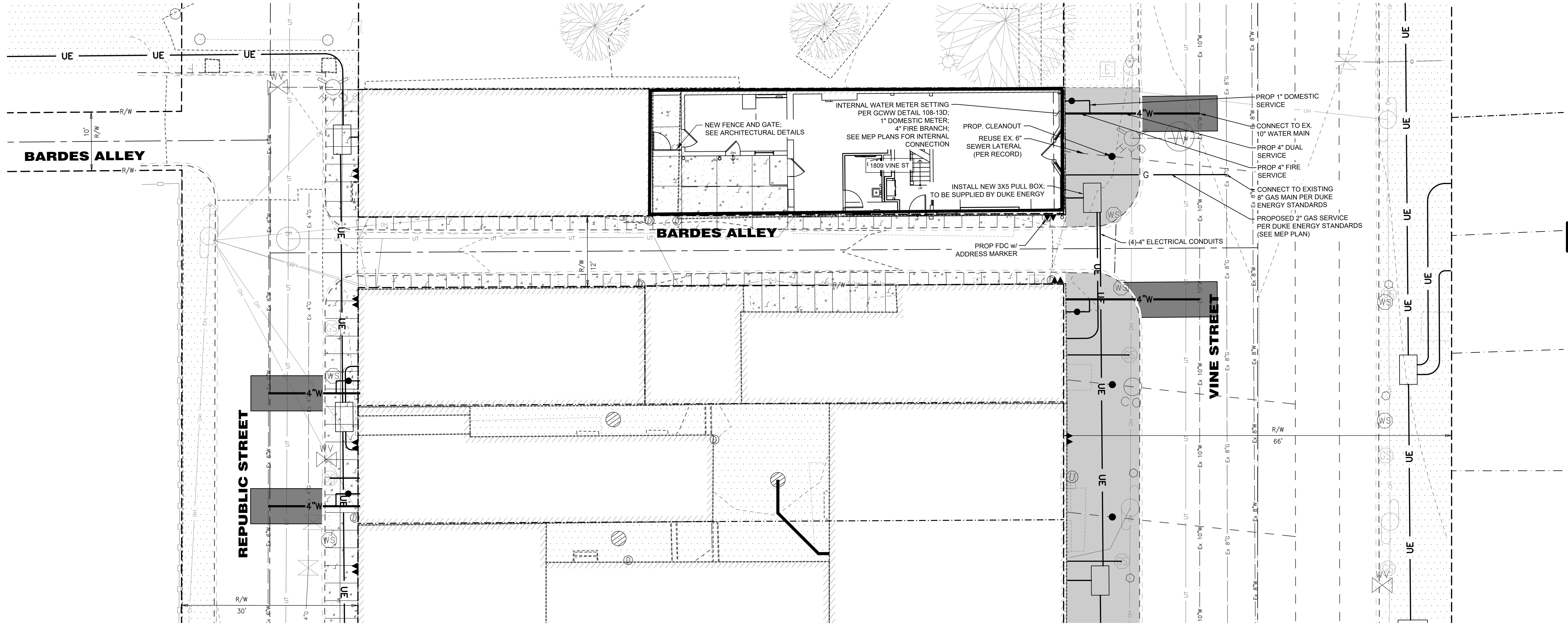
Drawn by:

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

C1.00

SITE SURVEY AND EXISTING CONDITIONS 1



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811
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

SCALE: 1" = 10'

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 DOTE.
6. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
7. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE COUNTY ENGINEER.
8. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

GCWW WATER MAIN NOTES

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

MSD SEWER NOTES

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

SITE PERMITS NOTES

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

BRANCH APPLICATION PLAN VERIFY DISCLAIMER

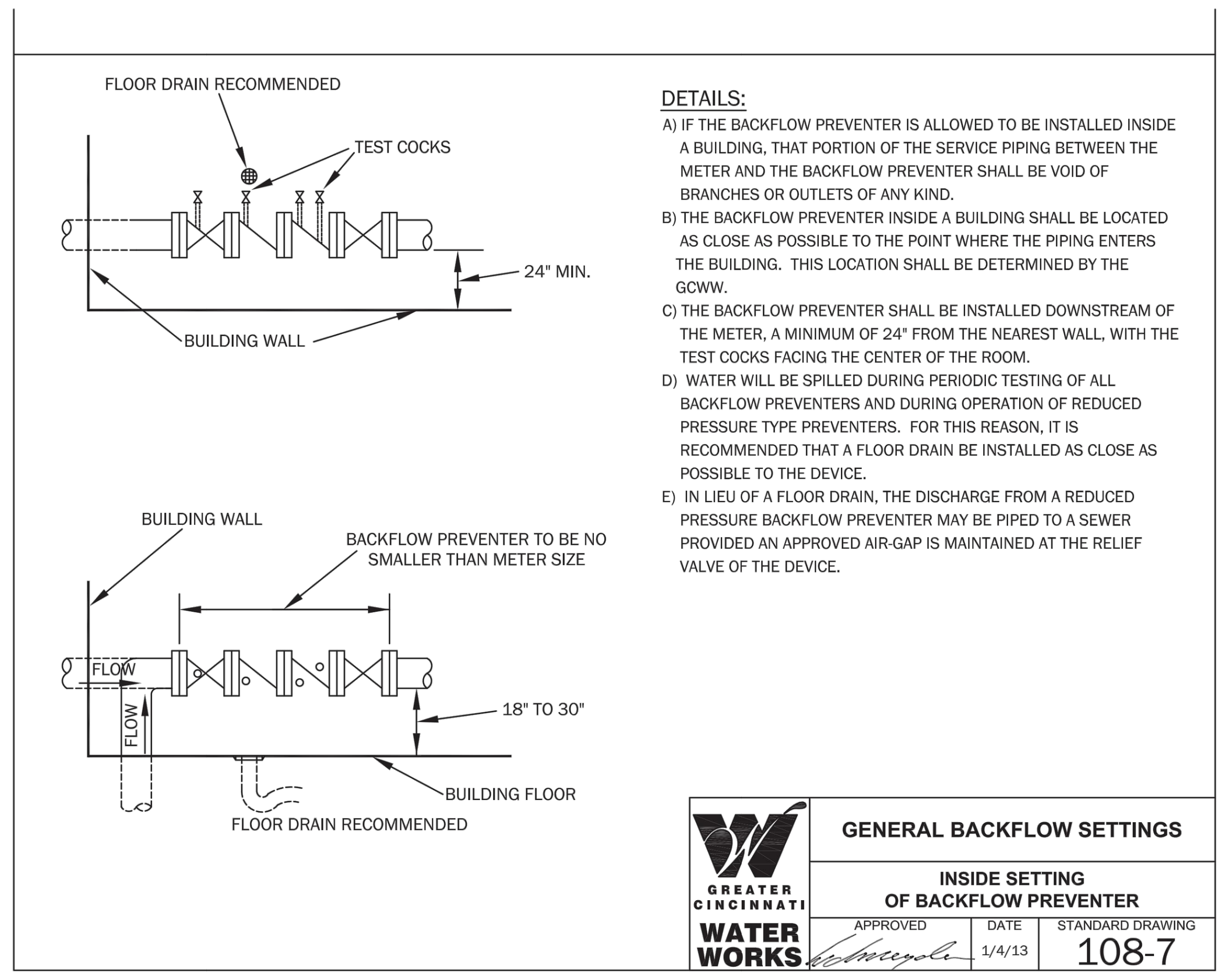
THIS PLAT/SHEET HAS BEEN PREPARED BY THE APPLICANT FOR WATER SERVICE.

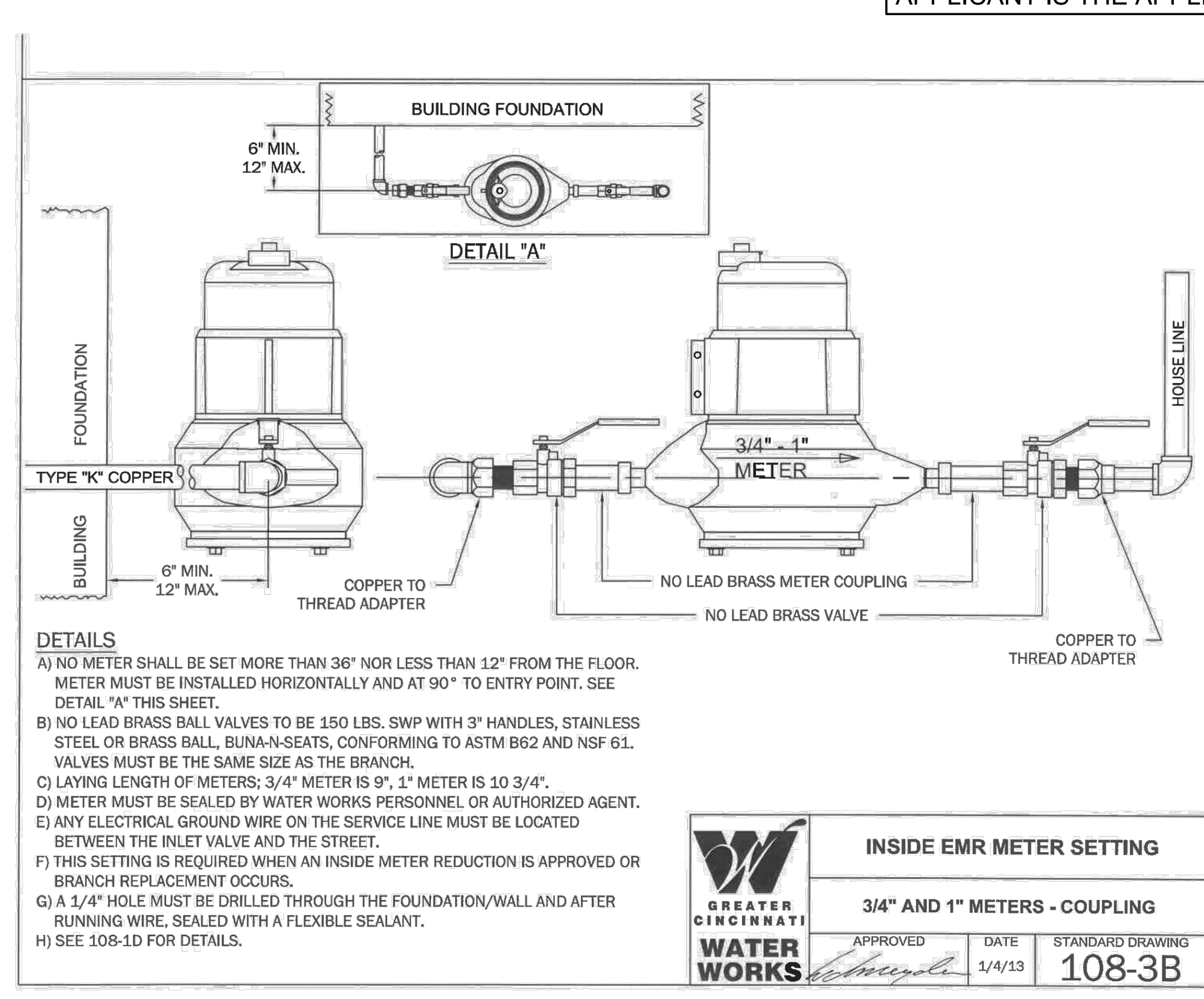
ALL EXISTING UTILITY AND RECORD INFORMATION DEPICTED ON THE DRAWING; INCLUDING BUILDING FOOTPRINT (WHICH MUST SHOW ANY ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY, INCLUDING; BUT NOT LIMITED TO; BASEMENT AREAS, ROOT CELLARS AND COAL CHUTES), PARCEL AND EASEMENT INFORMATION, ROADWAY AND RIGHT OF WAY LOCATION ARE THE RESULT OF RESEARCH BY THIS APPLICANT.

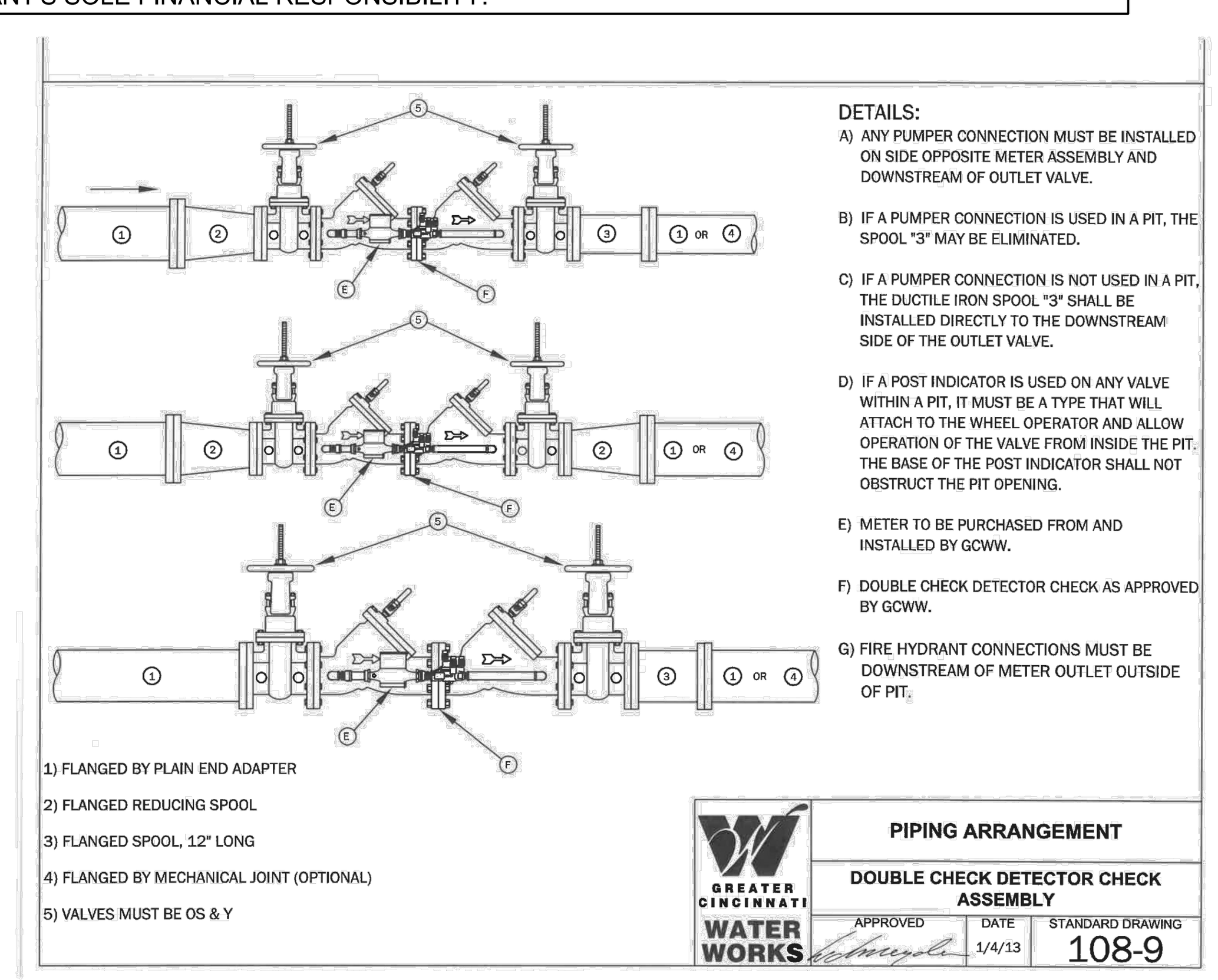
ANY AND ALL DAMAGES OR NEED FOR ADDITIONAL WORK; RESULTING FROM INACCURACY ON THE PART OF THE APPLICANT IS THE APPLICANT'S SOLE FINANCIAL RESPONSIBILITY.

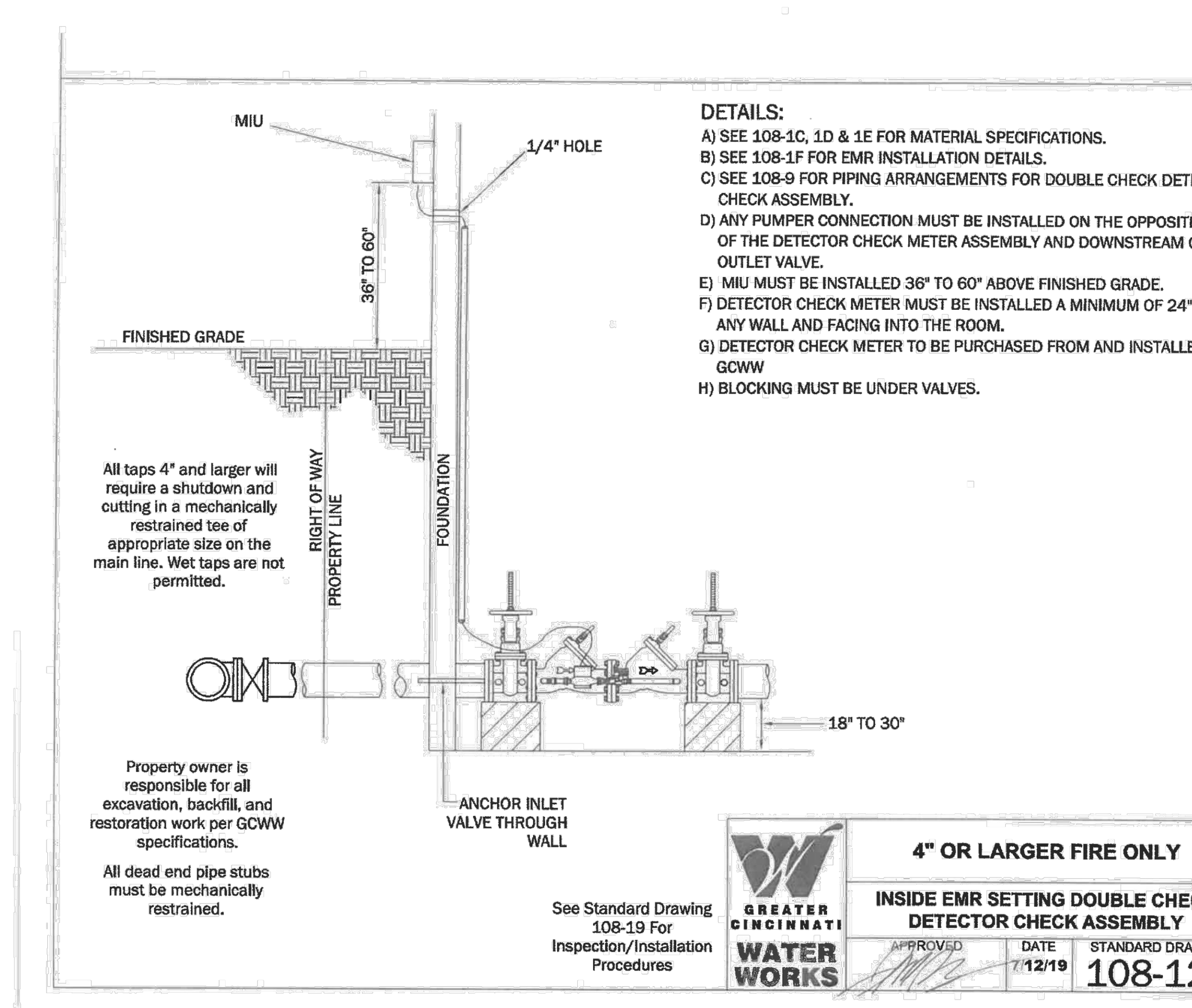
LEGEND

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









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Progress Dates
04.28.2023 - PERMIT SUBMISSION

Revisions

Design Team:

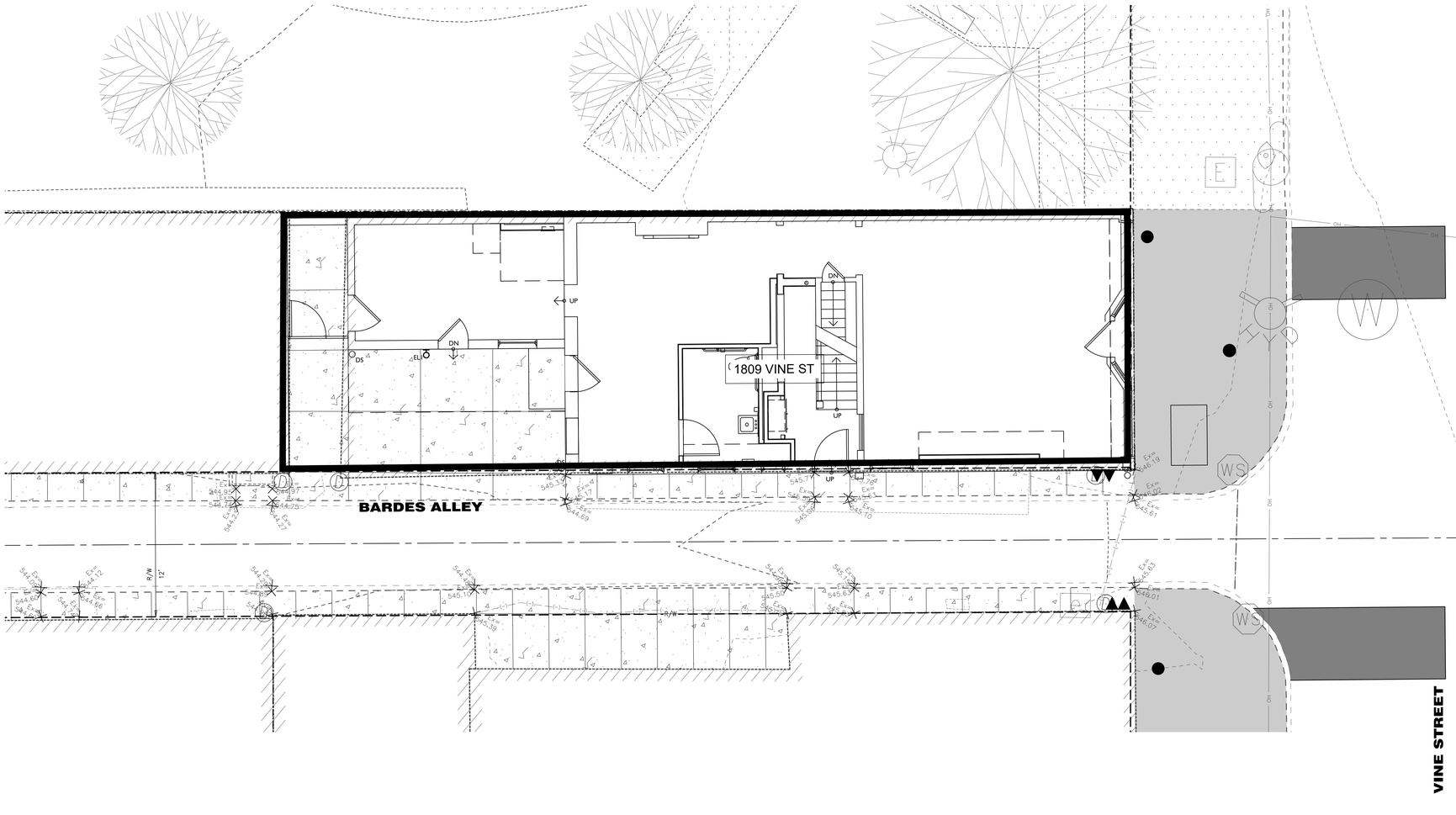
Drawn by:
EFS

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

PROPOSED SITE PLAN 2

C2.00



Basis of Bearing:
State Plane NAD83 (2011)

0 5 7.5
SCALE: 1" = 5'

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

LEGEND

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STATE OF OHIO
MICHAEL P. O'GORMAN
E-73575
REGISTERED
PROFESSIONAL ENGINEER

Progress Dates
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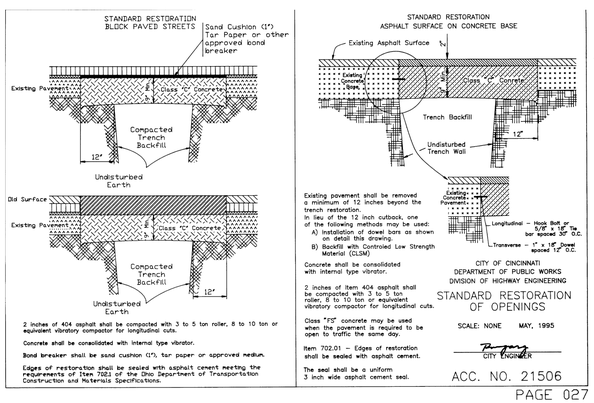

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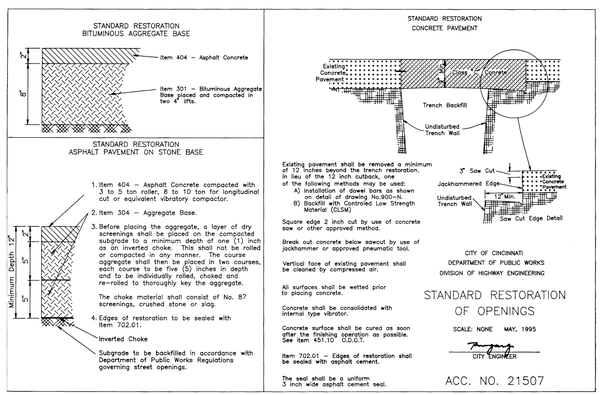

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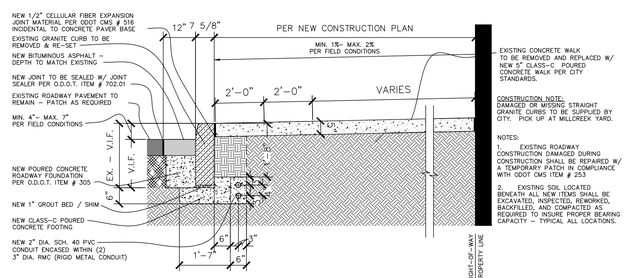

New Typical Sidewalk Section
SCALE: N.T.S.

1
C3.00

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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2. EXG CONDITIONS
2.1 REPAIR/RETAIN EXG FIRE ESCAPE.
2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
2.4 EXG INFILL STRUCTURE TO BE REMOVED ENTIRELY, AS SHOWN. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS AND NEW WORK PLANS.
2.5 REMOVE NON-HISTORIC STOREFRONT GLAZING AND NON-HISTORIC INFILL MATERIAL. HISTORIC STOREFRONT FRAMEWORK TO REMAIN. SEE NEW WORK PLANS AND ELEVATIONS.

3. CONCRETE
3.1 NOT USED.

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4.1 EXG CHIMNEY TO REMAIN.

5. METALS
5.1 REMOVE NON-HISTORIC METAL GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 EXG NON-HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.
6.2 EXG HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.

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8.4 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS AND WINDOW DETAILS.
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B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:
1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.
2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER.
3. PROVIDE SHORING AS REQUIRED.
4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES U.N.O.
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DEMO WORK GRAPHIC KEY:

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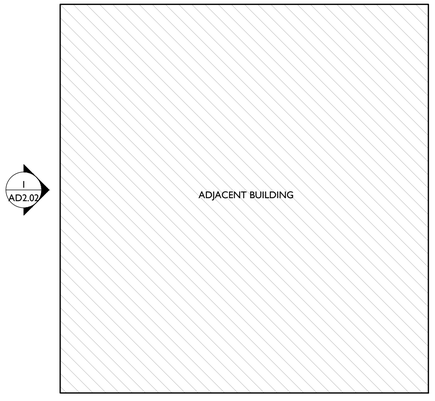

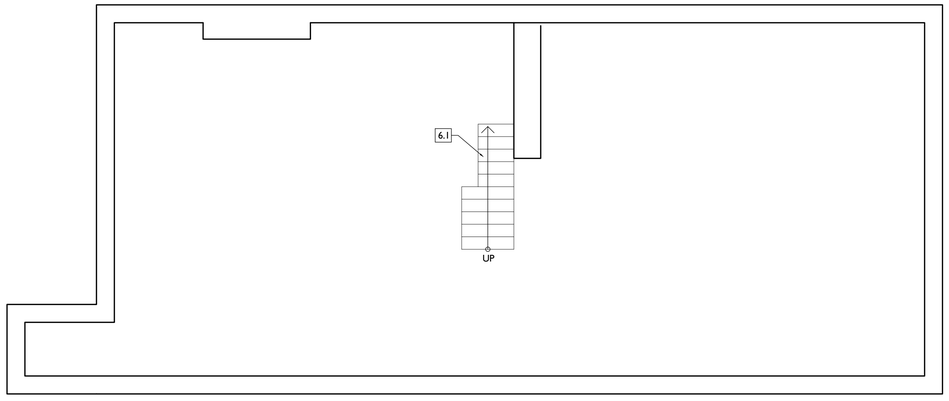

SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN - BASEMENT | 1

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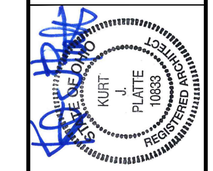

KURT PLATTE 10833
EXP DATE 12.31.2023

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

AD1.00

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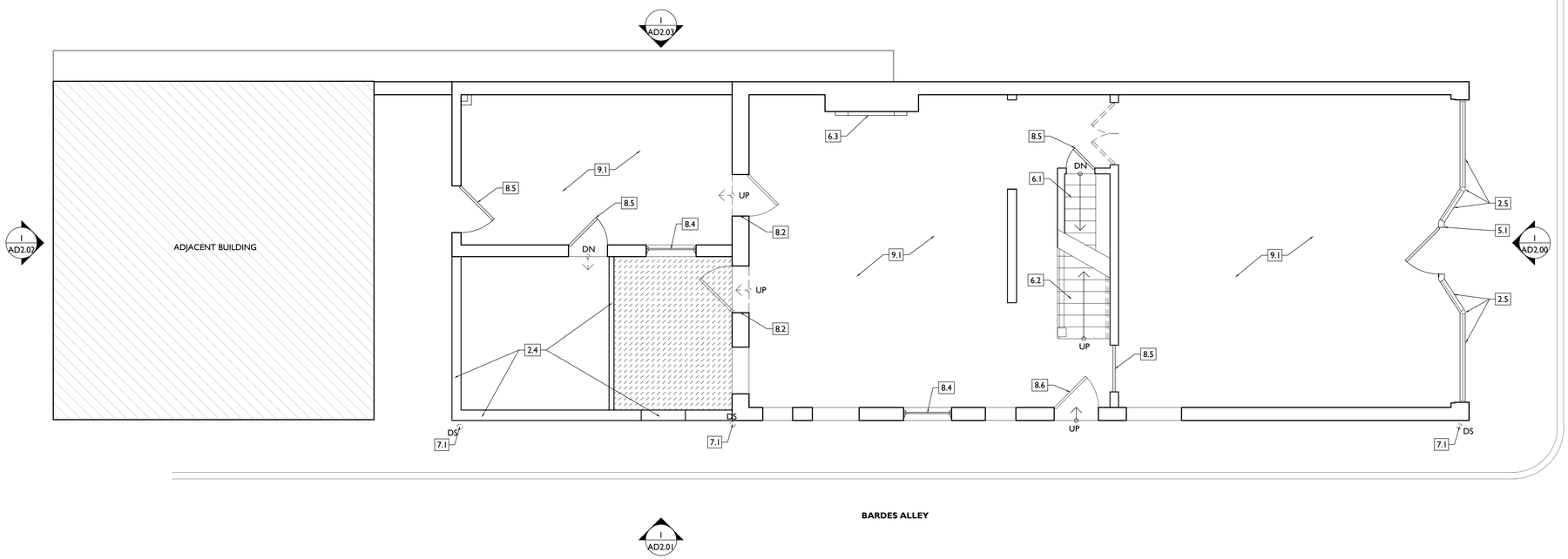

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EXISTING + DEMOLITION PLAN - FIRST FLOOR | 1

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STATE OF OHIO · KURT J PLATTE 10833 · REGISTERED ARCHITECT

KURT PLATTE 10833
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Revisions

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Drawn by:
MR, AM

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RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

AD1.01

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL

2. EXG CONDITIONS
2.1 REPAIR/RETAIN EXG FIRE ESCAPE.
2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
2.4 EXG INFILL STRUCTURE TO BE REMOVED ENTIRELY, AS SHOWN. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS AND NEW WORK PLANS.
2.5 REMOVE NON-HISTORIC STOREFRONT GLAZING AND NON-HISTORIC INFILL MATERIAL. HISTORIC STOREFRONT FRAMEWORK TO REMAIN. SEE NEW WORK PLANS AND ELEVATIONS.

3. CONCRETE
3.1 NOT USED.

4. MASONRY
4.1 EXG CHIMNEY TO REMAIN.

5. METALS
5.1 REMOVE NON-HISTORIC METAL GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 EXG NON-HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.
6.2 EXG HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER.
7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.

8. OPENINGS
8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.2 REMOVE NON-HISTORIC DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.3 NEW OR EXPANDED OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.
8.4 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS AND WINDOW DETAILS.
8.5 EXG HISTORIC DOOR, FRAME, AND TRANSOM TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
8.6 EXG HISTORIC FRAME AND TRANSOM TO REMAIN IN PLACE. NON-HISTORIC DOOR/INFILL MATERIAL IS TO BE REMOVED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.

9. FINISHES
9.1 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

DEMO GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE. THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO REMAIN OR BE SALVAGED FOR REUSE.

B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:
1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.
2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER.
3. PROVIDE SHORING AS REQUIRED.
4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES U.N.O.

D. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:

E. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.

F. RETAIN HISTORIC EXTERIOR ORNAMENT-CORNICES, FRIEZES, BRACKETS, ETC.

G. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING, ETC.

H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. AT WALLS WHERE PLASTER IS BEING REMOVED OR WHERE NEW FURRING IS PROPOSED, CAREFULLY REMOVE & RETAIN HISTORIC TRIM.

I. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, TRANSOMS, AND SIDELITES.

J. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.

K. EXG DOWNSPOUT TIE-IN LOCATIONS TO BE REUSED, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:

L. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.

M. SUSPENDED ACOUSTICAL CEILINGS.

N. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).

O. NON-HISTORIC STAIRS (SHOWN DASHED).

P. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.

Q. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.

R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR, SEE PROPOSED.

S. NON-HISTORIC CABINETRY.

T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.

U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.

V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.

W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.

X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS.

Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES & BRICKMOLD.

Z. VEGETATION.

DEMO WORK GRAPHIC KEY:

- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

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

EXISTING + DEMOLITION PLAN - SECOND FLOOR | 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

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:
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FINDLAY FLATS

Job No: 22042 04/28/2023

AD1.02

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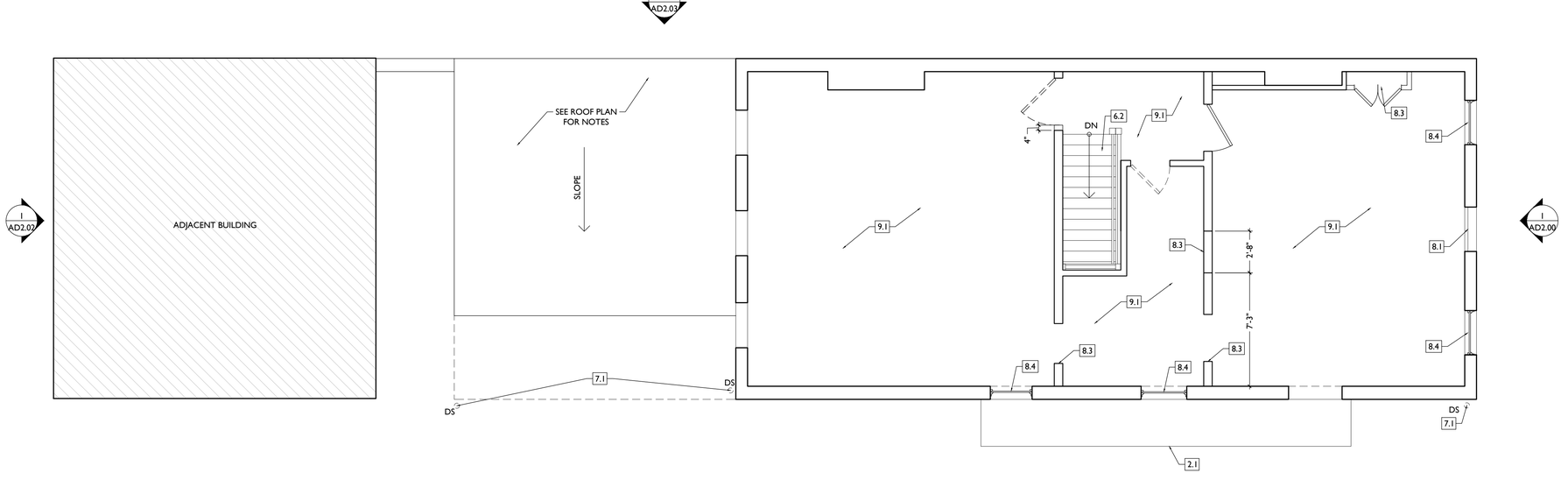

SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN - THIRD FLOOR | 1

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

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Drawn by:
MR, AM

PROPOSED PROJECT:
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AD1.03

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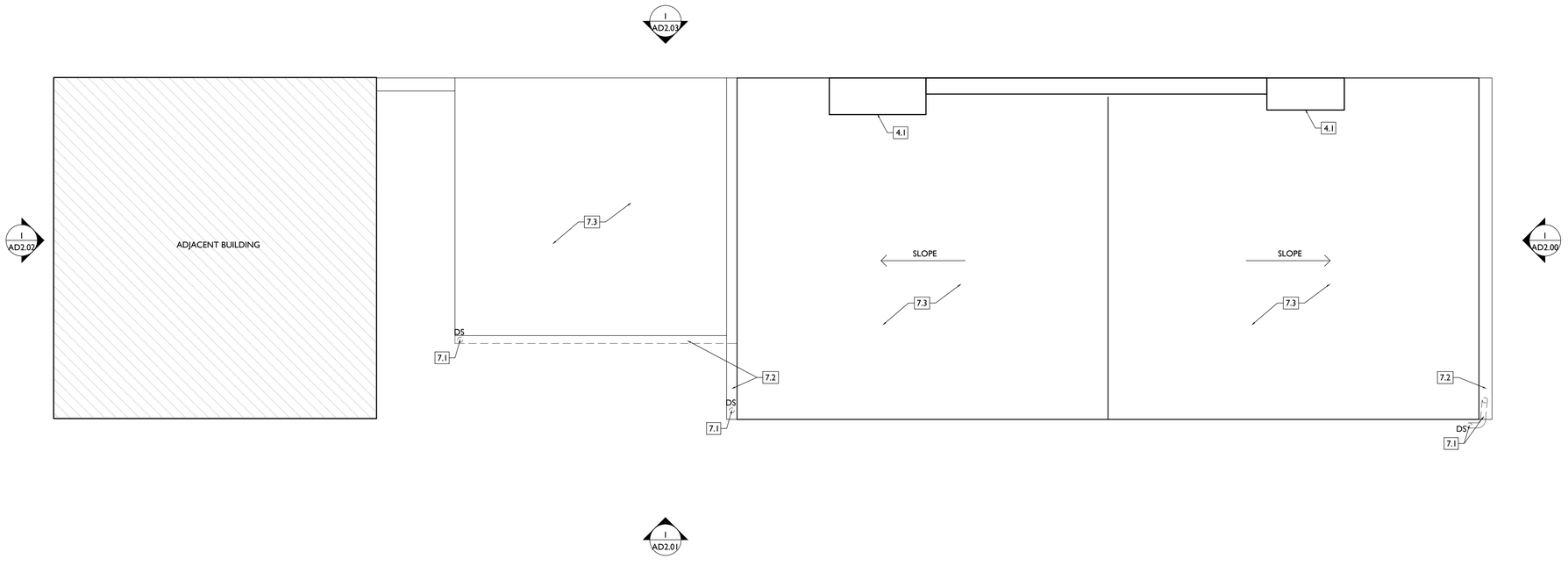

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EXISTING + DEMOLITION PLAN - ROOF | 1

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

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

AD1.04

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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1. GENERAL

2. EXG CONDITIONS
2.1 REPAIR/RETAIN EXG FIRE ESCAPE.
2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
2.4 EXG INFILL STRUCTURE TO BE REMOVED ENTIRELY, AS SHOWN. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS AND NEW WORK PLANS.
2.5 REMOVE NON-HISTORIC STOREFRONT GLAZING AND NON-HISTORIC INFILL MATERIAL. HISTORIC STOREFRONT FRAMEWORK TO REMAIN. SEE NEW WORK PLANS AND ELEVATIONS.

3. CONCRETE
3.1 NOT USED.

4. MASONRY
4.1 EXG CHIMNEY TO REMAIN.

5. METALS
5.1 REMOVE NON-HISTORIC METAL GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 EXG NON-HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.
6.2 EXG HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER.
7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.

8. OPENINGS
8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.2 REMOVE NON-HISTORIC DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.3 NEW OR EXPANDED OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.
8.4 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS AND WINDOW DETAILS.
8.5 EXG HISTORIC DOOR, FRAME, AND TRANSOM TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
8.6 EXG HISTORIC FRAME AND TRANSOM TO REMAIN IN PLACE. NON-HISTORIC DOOR/INFILL MATERIAL IS TO BE REMOVED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.

9. FINISHES
9.1 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

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B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:
1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.
2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER.
3. PROVIDE SHORING AS REQUIRED.
4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES U.N.O.

D. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:

E. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.

F. RETAIN HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.

G. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING, ETC.

H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. AT WALLS WHERE PLASTER IS BEING REMOVED OR WHERE NEW FURRING IS PROPOSED, CAREFULLY REMOVE & RETAIN HISTORIC TRIM.

I. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, TRANSOMS, AND SIDELITES.

J. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.

K. EXG DOWNSPOUT TIE-IN LOCATIONS TO BE REUSED, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:

L. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.

M. SUSPENDED ACOUSTICAL CEILINGS.

N. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).

O. NON-HISTORIC STAIRS (SHOWN DASHED).

P. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.

Q. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.

R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR, SEE PROPOSED.

S. NON-HISTORIC CABINETRY.

T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.

U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.

V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.

W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.

X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS.

Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES & BRICKMOLD.

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DEMO WORK GRAPHIC KEY:

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- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
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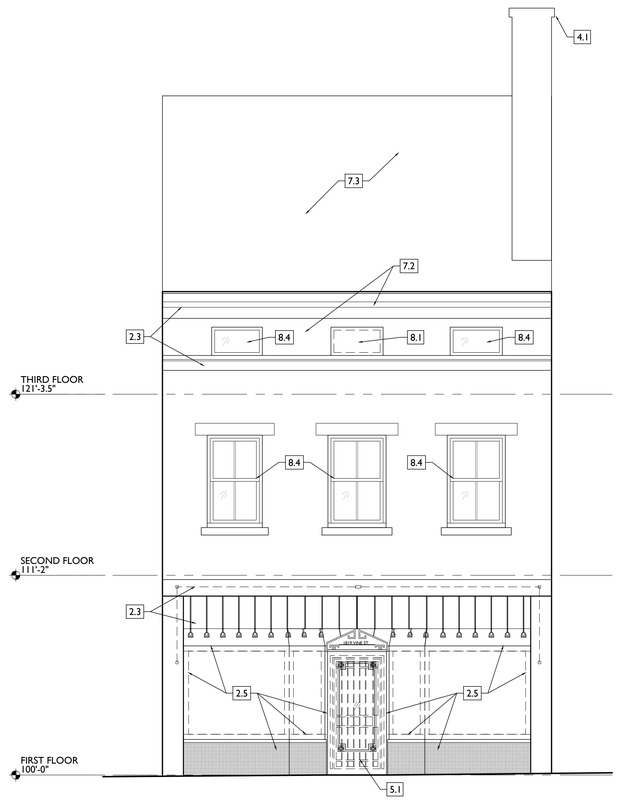
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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EXISTING + DEMOLITION ELEVATION - EAST | 1

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STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
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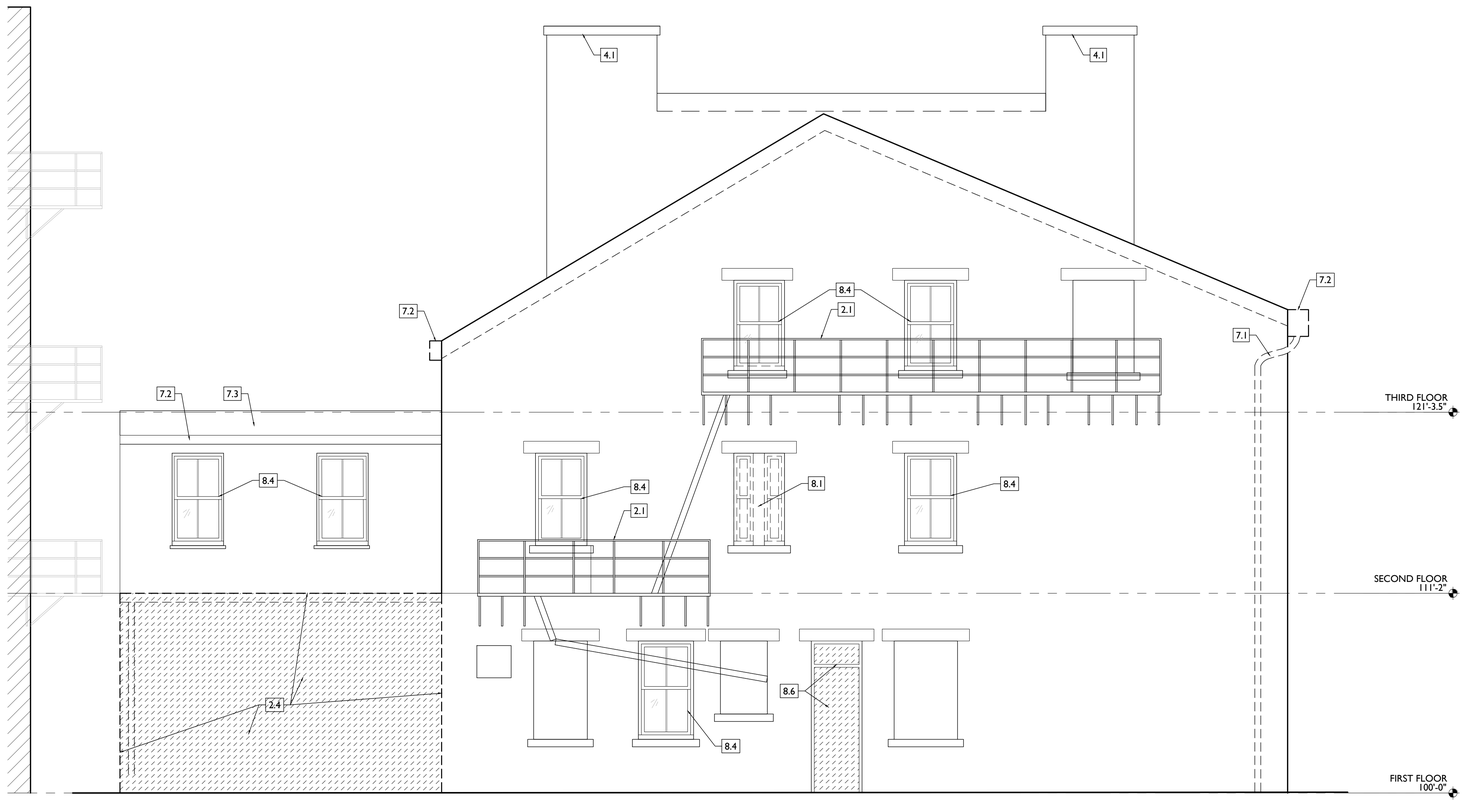

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EXISTING + DEMOLITION ELEVATION - SOUTH | 1

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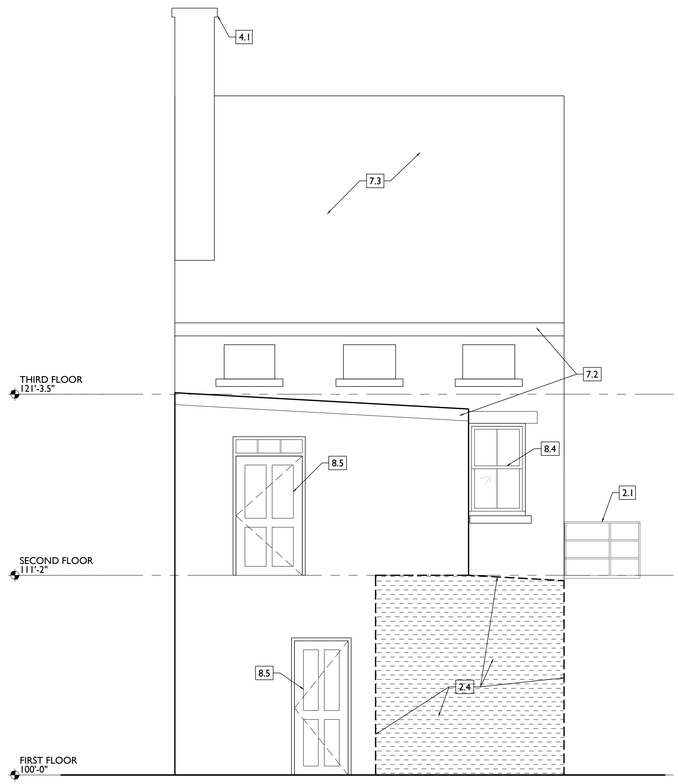
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION ELEVATION - WEST | 1

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REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

AD2.02

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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.

1. GENERAL

2. EXG CONDITIONS
2.1 REPAIR/RETAIN EXG FIRE ESCAPE.
2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
2.4 EXG INFILL STRUCTURE TO BE REMOVED ENTIRELY, AS SHOWN. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS AND NEW WORK PLANS.
2.5 REMOVE NON-HISTORIC STOREFRONT GLAZING AND NON-HISTORIC INFILL MATERIAL. HISTORIC STOREFRONT FRAMEWORK TO REMAIN. SEE NEW WORK PLANS AND ELEVATIONS.

3. CONCRETE
3.1 NOT USED.

4. MASONRY
4.1 EXG CHIMNEY TO REMAIN.

5. METALS
5.1 REMOVE NON-HISTORIC METAL GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 EXG NON-HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.
6.2 EXG HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER.
7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.

8. OPENINGS
8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.2 REMOVE NON-HISTORIC DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.3 NEW OR EXPANDED OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.
8.4 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS AND WINDOW DETAILS.
8.5 EXG HISTORIC DOOR, FRAME, AND TRANSOM TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
8.6 EXG HISTORIC FRAME AND TRANSOM TO REMAIN IN PLACE. NON-HISTORIC DOOR/INFILL MATERIAL IS TO BE REMOVED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.

9. FINISHES
9.1 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

DEMO GENERAL NOTES:

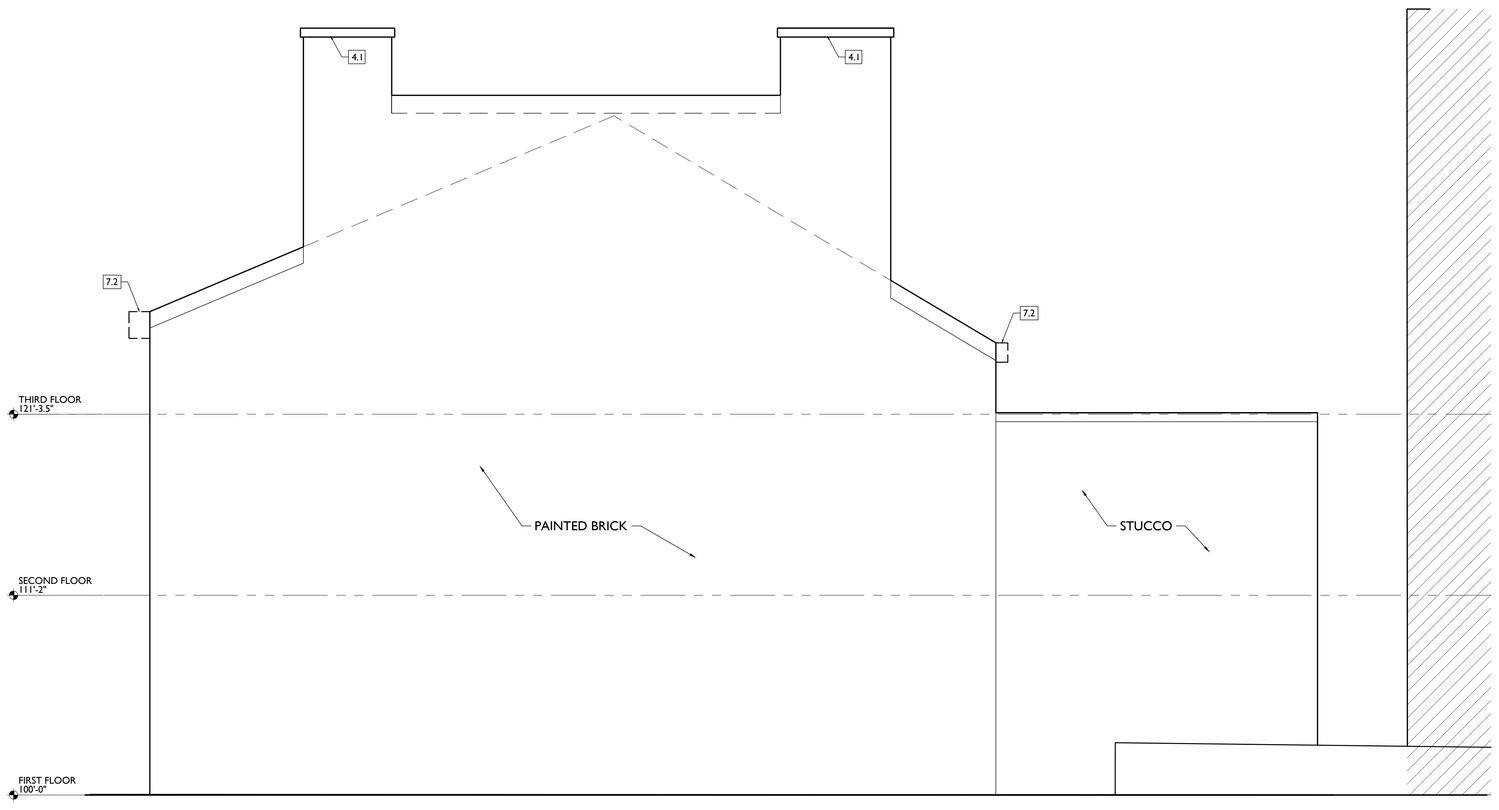
A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE. THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO REMAIN OR BE SALVAGED FOR REUSE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.
C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:
1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.
2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER.
3. PROVIDE SHORING AS REQUIRED.
4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES U.N.O.
D. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:
E. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
F. RETAIN HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
G. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING, ETC.
H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. AT WALLS WHERE PLASTER IS BEING REMOVED OR WHERE NEW FURRING IS PROPOSED, CAREFULLY REMOVE & RETAIN HISTORIC TRIM.
I. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, TRANSOMS, AND SIDELITES.
J. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.
K. EXG DOWNSPOUT TIE-IN LOCATIONS TO BE REUSED, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:
L. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.
M. SUSPENDED ACOUSTICAL CEILINGS.
N. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
O. NON-HISTORIC STAIRS (SHOWN DASHED).
P. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
Q. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.
R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR, SEE PROPOSED.
S. NON-HISTORIC CABINETRY.
T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES & BRICKMOLD.
Z. VEGETATION.

DEMO WORK GRAPHIC KEY:

- [#] KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

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GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES
ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. EACH CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK, DESIGN/BUILD OR OTHERWISE.

3. BEST MANAGEMENT PRACTICES SHALL BE USED BY THE CONTRACTOR DURING DEMOLITION TO PREVENT RELEASE OF LEAD-CONTAMINATED DUST SHALL BE EMITTED FROM DEMOLITION ACTIVITIES. ALL PAINT CHIPS AND OTHER DEBRIS OR RESIDUE SHALL BE REMOVED FROM THE PROJECT SITE AT THE COMPLETION OF DEMOLITION. STORAGE AND TRANSPORT OF MATERIALS KNOWN OR ASSUMED TO CONTAIN LEAD BASED PAINT SHALL BE COVERED TO PREVENT ACCESS TO OR RELEASE OF LEAD-CONTAMINATED DUST OR DEBRIS.

4. IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER TO SUPERVISE CONSTRUCTION AND INSURE THAT THESE DRAWINGS ARE COMPLIED WITH IN THE EVENT THAT THIS ARCHITECT IS NOT RETAINED FOR SUCH SERVICES.

5. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS , INCLUDING THE AMERICANS WITH DISABILITIES ACT, HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.

6. GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

7. CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.

8. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS,
CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.

9. CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEPT BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.

10. ANY CONTRACTOR OF SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.

11. IN THE EVENT OF ANY CONFLICT BETWEEN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND STRUCTURAL DRAWINGS OR SPECIFICATIONS, STRUCTURAL SHALL GOVERN.

12. PROJECT IS TO RECEIVE HISTORIC TAX CREDITS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE WELL VERSED IN THE APPROVED PART 2 AND SUBSEQUENT AMENDMENTS, AND TO INFORM SUBCONTRACTORS OF ANY CHANGES /APPROVALS DURING THE BIDDING AND THE CONSTRUCTION PHASES.

<u>GENERAL NOTES: ALL TRADES</u>

1. FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.

2. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR HIS OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

3. PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.

4. CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES.
5. EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.

6. WORKMANSHIP SHALL REPRESENT THE HIGHEST STANDARD OF THE INDUSTRY. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.

<u>GENERAL CONDITIONS</u>

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.

<u>DEFINITIONS:</u>

"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.

<u>DRAWINGS PREPARED BY OTHERS:</u>

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

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

GENERAL NOTES: PROPOSED WORK

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

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.00

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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 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.

4. MASONRY
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
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 SIZZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.

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 8'-0" BLACK METAL PICKET FENCE AND GATE, B.O.D. BETAFENCE UPGRADE STANDARD, WITH PINNACLE OR SUMMIT PICKETS. SEE DOOR HARDWARE SCHEDULE.

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 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.
6.5 NEW FRAMING/SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DRAWINGS.

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 ALUMINUM GUTTER, PAINTED TO MATCH ADJACENT WALL SURFACE.
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7.6 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".
7.7 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
7.8 NEW ASPHALT GREY SHINGLE ROOF. SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. OWENS CORNING TRU DEFINITION DURATION SHINGLES, WITH 30 YEAR MIN. WARRANTY. PROVIDE ICE AND WATER SHIELD WHERE REQUIRED.

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8.1 EXG HISTORIC FRAME AND TRANSOM TO REMAIN. TRANSOM TO RECEIVE NEW GLAZING. NO DOOR AT THIS LOCATION.
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
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8.5 EXG HISTORIC DOOR AND FRAME/TRANSOM TO REMAIN. SEE DOOR TYPES AND SCHEDULE.
A. OPERABLE DOOR
B. DOOR FIXED IN PLACE

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
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10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET.
C. ABOVE W/D.
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10.5 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
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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 OR SURFACE-MOUNTED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00.
10.10 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.
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- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE.
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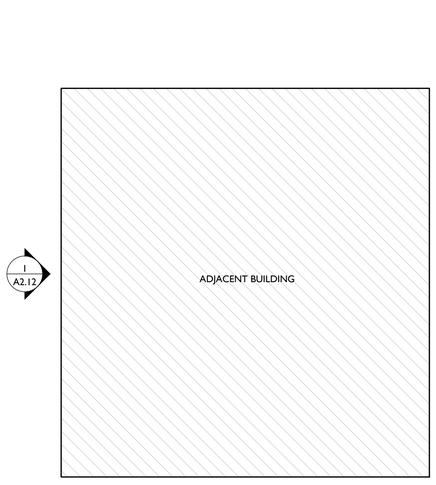

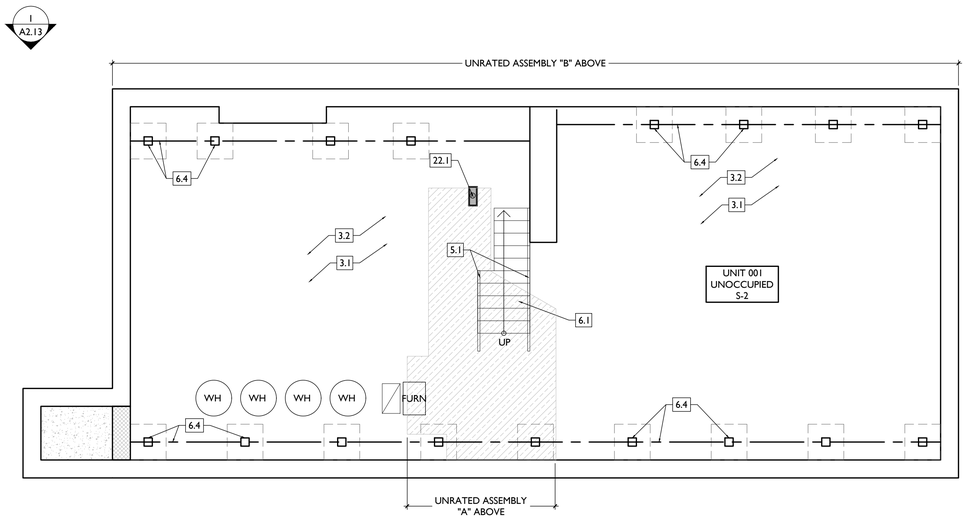

1/A2.13 · 1/A2.12 · 1/A2.10 · 1/A2.11

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PROPOSED PLAN - BASEMENT | 1

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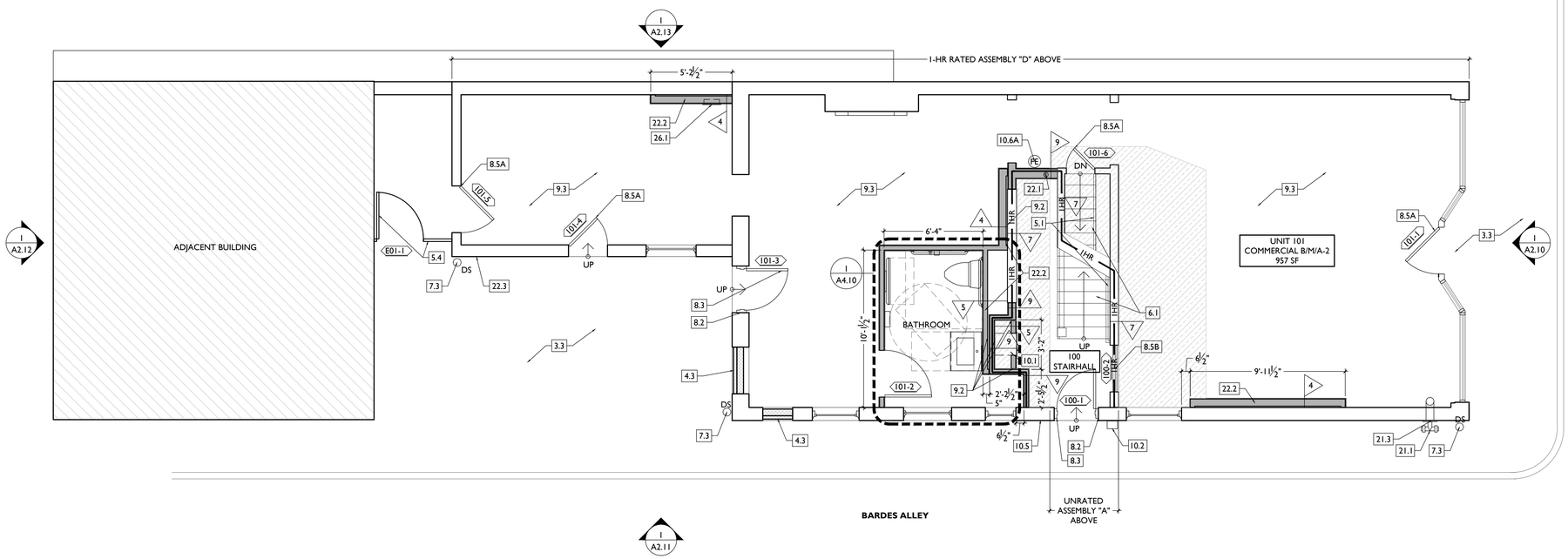

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PROPOSED PLAN - FIRST FLOOR | 1

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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.

10. SPECIALTIES
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
10.2 ENTRY SECURITY SYSTEM CALL BOX.
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET.
C. ABOVE W/D.
10.4 BUILT-IN SHELVING FOR LINEN CLOSET.
10.5 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
10.6 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
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 OR SURFACE-MOUNTED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00.
10.10 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.

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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.

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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.
B. ROOF > 3:12, INSTALL C.U. ON MECHANICAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM.
23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
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NEW WORK GRAPHIC KEY:

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- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE.
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- A — WINDOW DESIGNATION.
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- E / T — EMERGENCY EGRESS EXIT. / OPG CONTAINS TEMPERED GLAZING.
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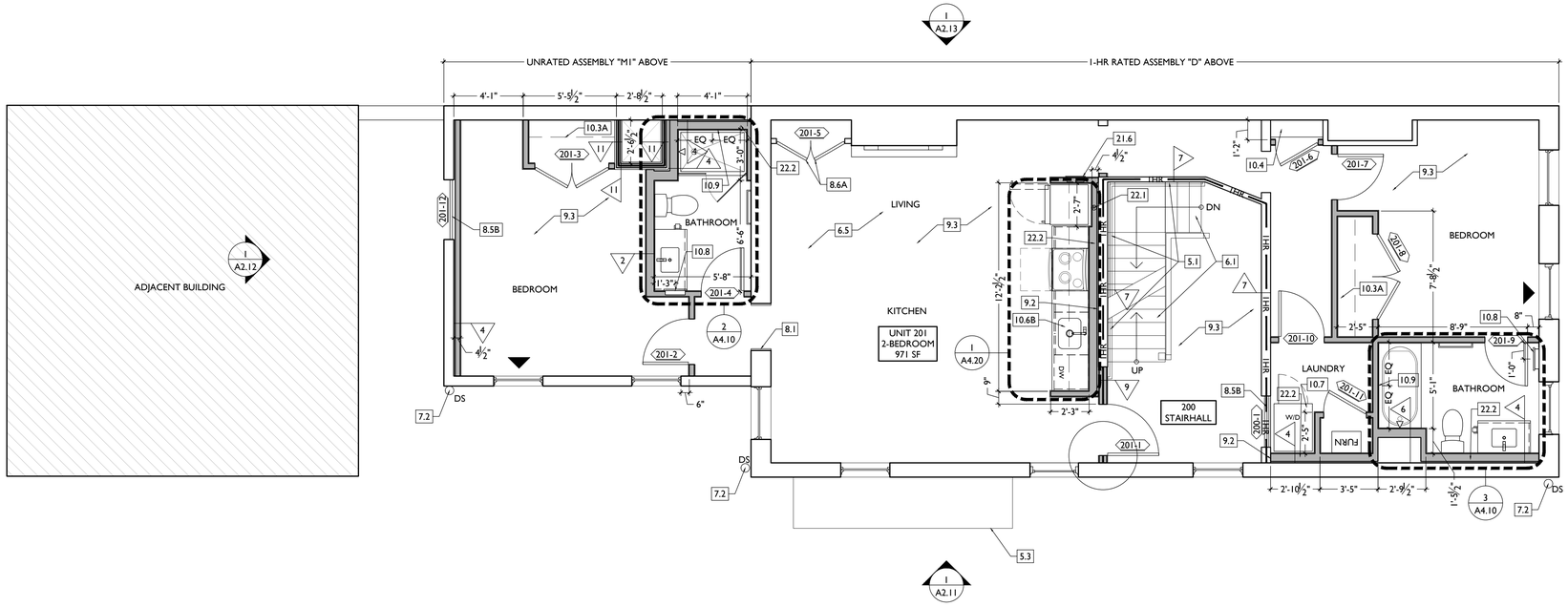

SCALE: 1/4" = 1'-0"

PROPOSED PLAN - SECOND FLOOR | 1

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STATE OF OHIO · KURT J PLATTE 10833 · REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.12

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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 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.

4. MASONRY
- 4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
- 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 SIZZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.

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 8'-0" BLACK METAL PICKET FENCE AND GATE, B.O.D. BETAFENCE UPGRADE STANDARD, WITH PINNACLE OR SUMMIT PICKETS. SEE DOOR HARDWARE SCHEDULE.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
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- 6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
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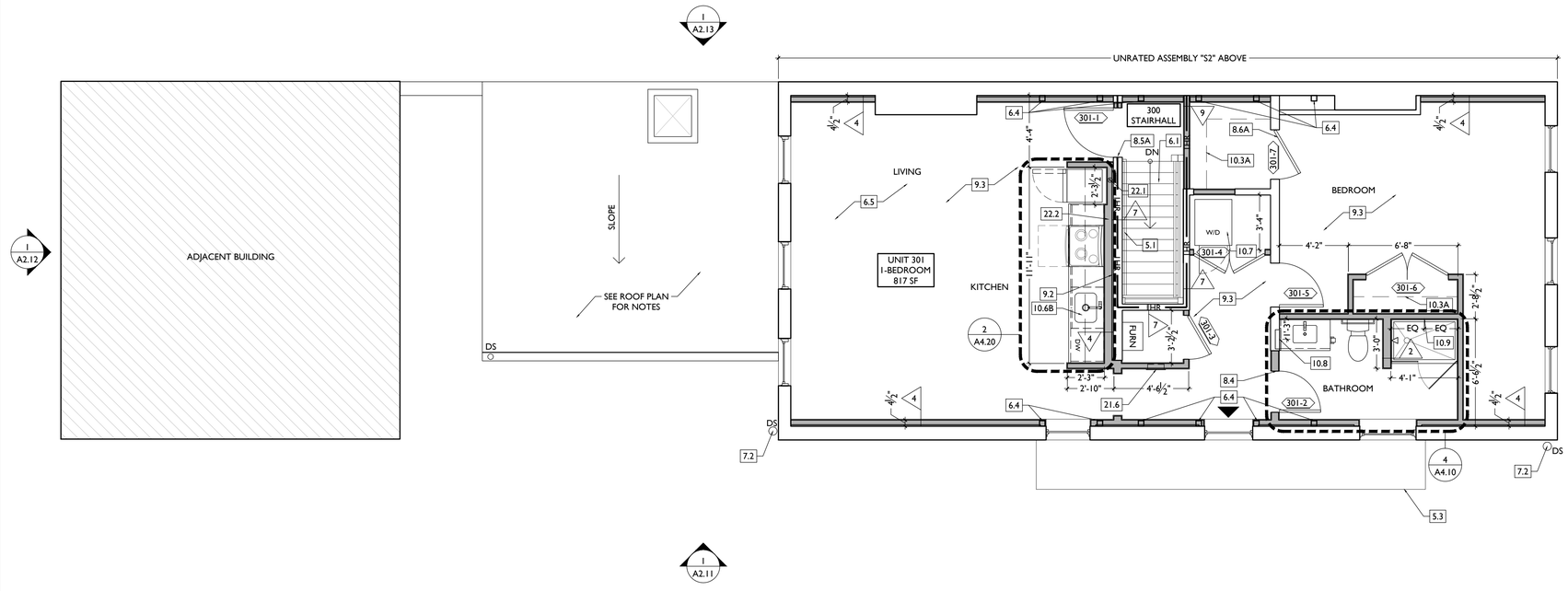

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PROPOSED PLAN - THIRD FLOOR | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.13

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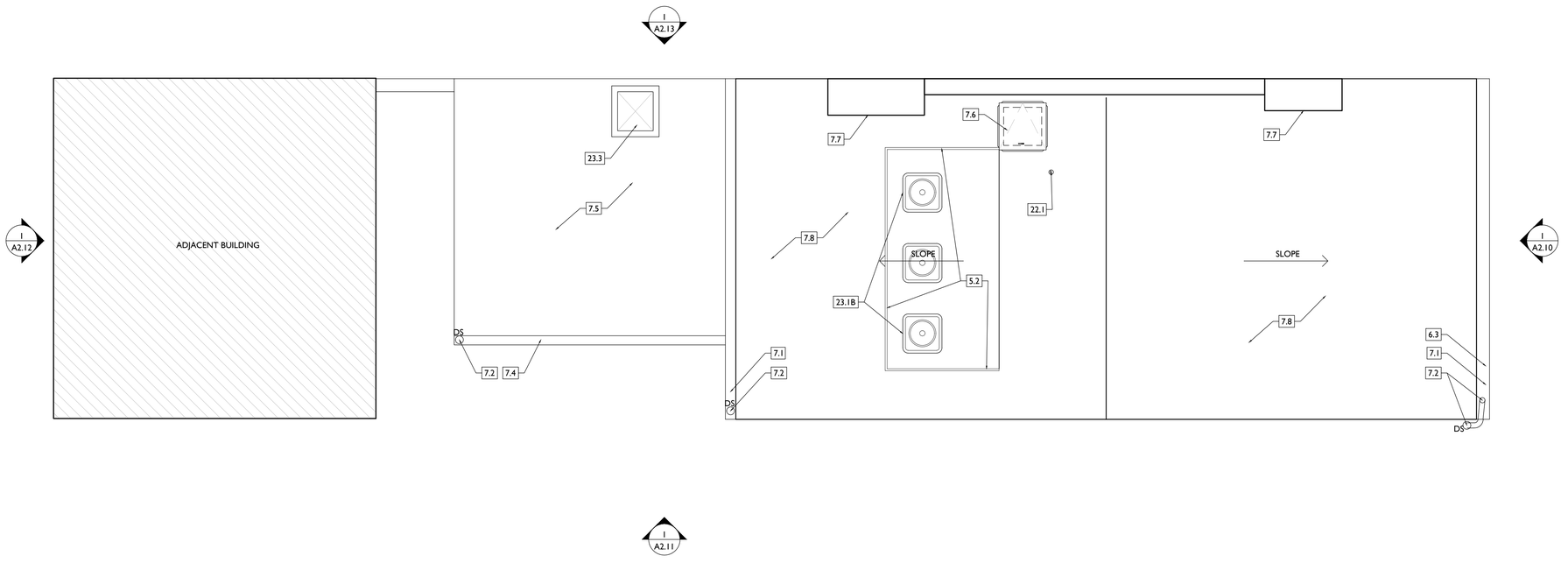

SCALE: 1/4" = 1'-0" PROPOSED PLAN - ROOF | 1

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
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Revisions

Design Team:
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Drawn by:
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PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.14

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
SM1 / SM2 / SM3	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. SM2 - DAMP RATED, TYPICAL IN SHOWERS. 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.
TL1	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
P1	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

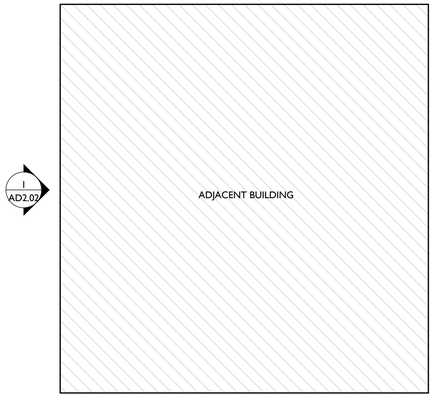
SYMBOL	FIXTURE TYPE	REMARKS
RH1	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT
EM	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK

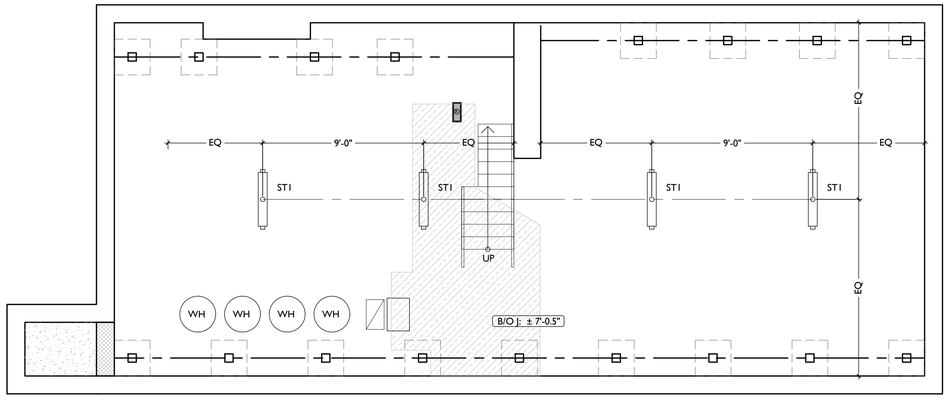
REFLECTED CEILING PLAN GENERAL NOTES:

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.I.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 RESIDENTAL 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.

REFLECTED CEILING PLAN GRAPHIC KEY:

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





1 AD2.03

1 AD2.02

1 AD2.00

1 AD2.01

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

REFLECTED CEILING PLAN - BASEMENT | 1

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STATE OF OHIO — KURT J. PLATTE 10833 — REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.20

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
SM1 / SM2 / SM3	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. SM2 - DAMP RATED, TYPICAL IN SHOWERS. SM3 - ALWAYS ON , TYPICAL IN COMMON STAIRHALLS..
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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.
TL1	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
P1	SURFACE MOUNT PENDANT	TYPICAL OVER KITCHEN ISLANDS

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

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

REFLECTED CEILING PLAN GENERAL NOTES:

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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.I.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 RESIDENTAL UNITS. SEE ELEC DWGS.
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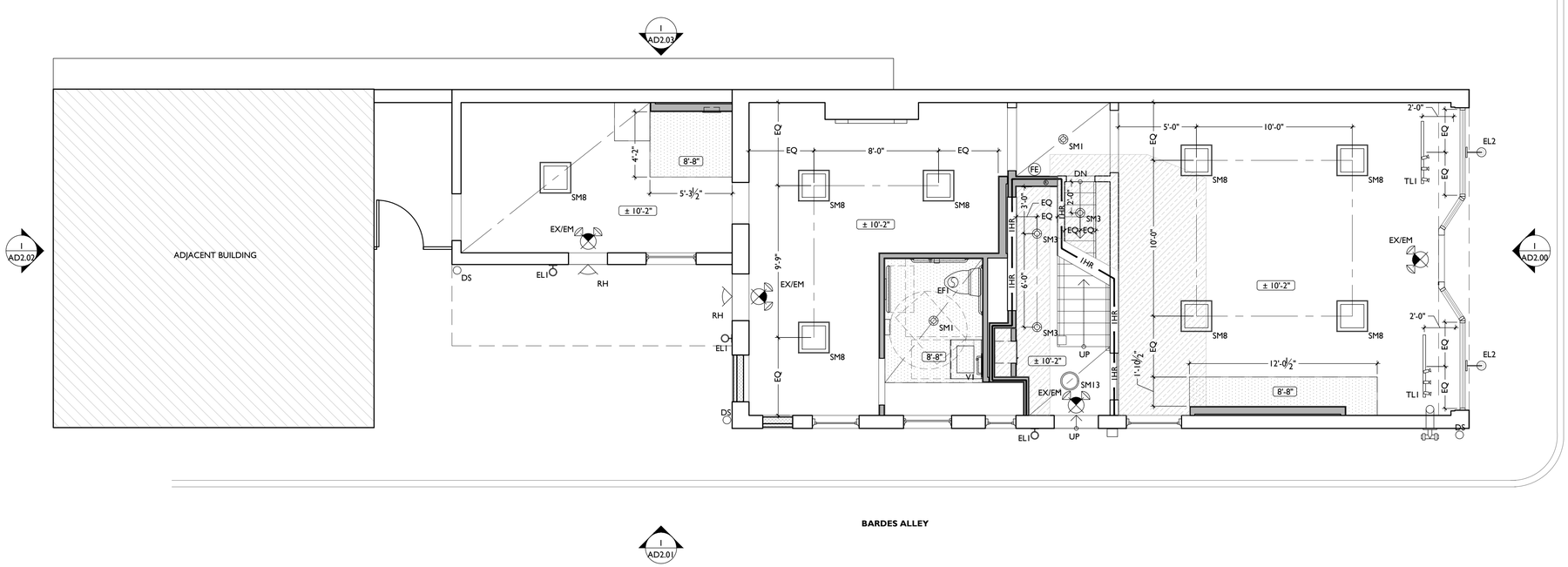

SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - FIRST FLOOR | 1

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STATE OF OHIO — KURT J. PLATTE 10833 — REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.21

REFLECTED CEILING PLAN FIXTURE LEGEND:

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SM1 / SM2 / SM3	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. SM2 - DAMP RATED, TYPICAL IN SHOWERS. SM3 - ALWAYS ON , TYPICAL IN COMMON STAIRHALLS..
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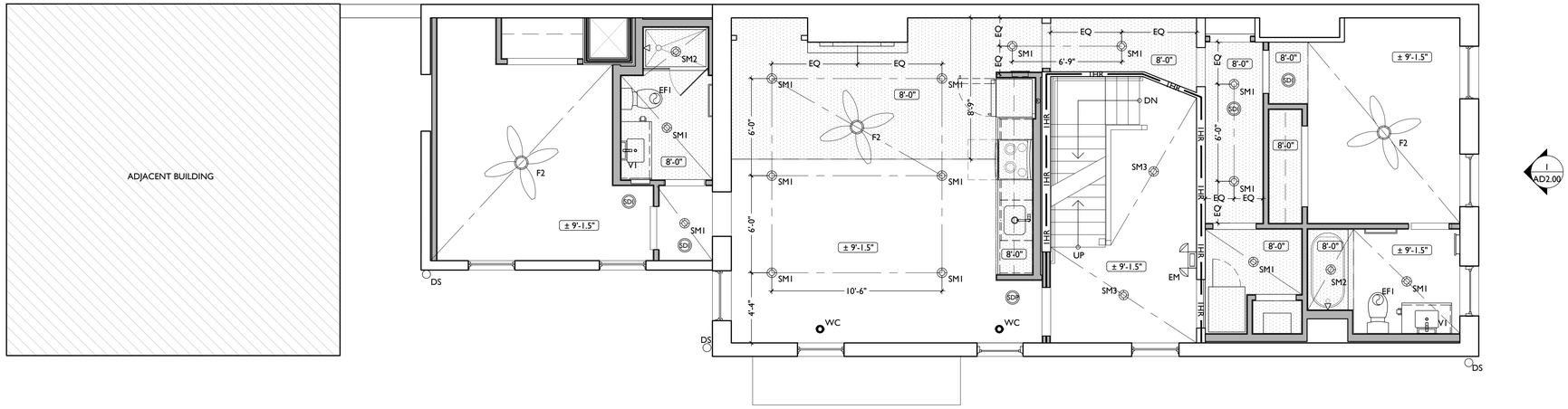

SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - SECOND FLOOR | 1

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STATE OF OHIO — KURT J. PLATTE 10833 — REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.22

REFLECTED CEILING PLAN FIXTURE LEGEND:

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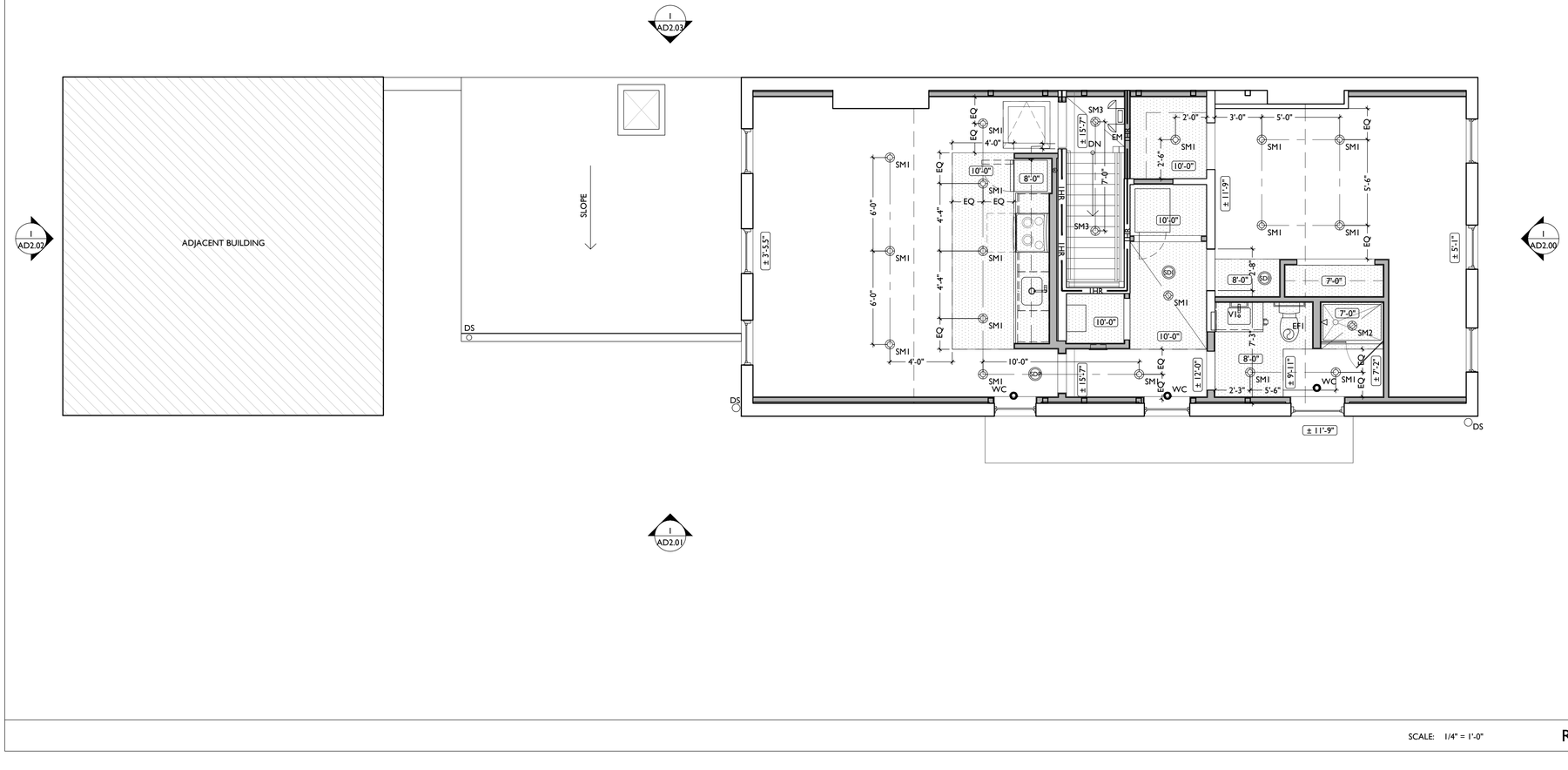

SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - THIRD FLOOR | 1

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STATE OF OHIO — KURT J. PLATTE 10833 — REGISTERED ARCHITECT

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PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A1.23

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.

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 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.

4. MASONRY
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
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 SIZZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.

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 8'-0" BLACK METAL PICKET FENCE AND GATE, B.O.D. BETAFENCE UPGRADE STANDARD, WITH PINNACLE OR SUMMIT PICKETS. SEE DOOR HARDWARE SCHEDULE.

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 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.
6.5 NEW FRAMING/SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DRAWINGS.

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 ALUMINUM GUTTER, PAINTED TO MATCH ADJACENT WALL SURFACE.
7.5 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.
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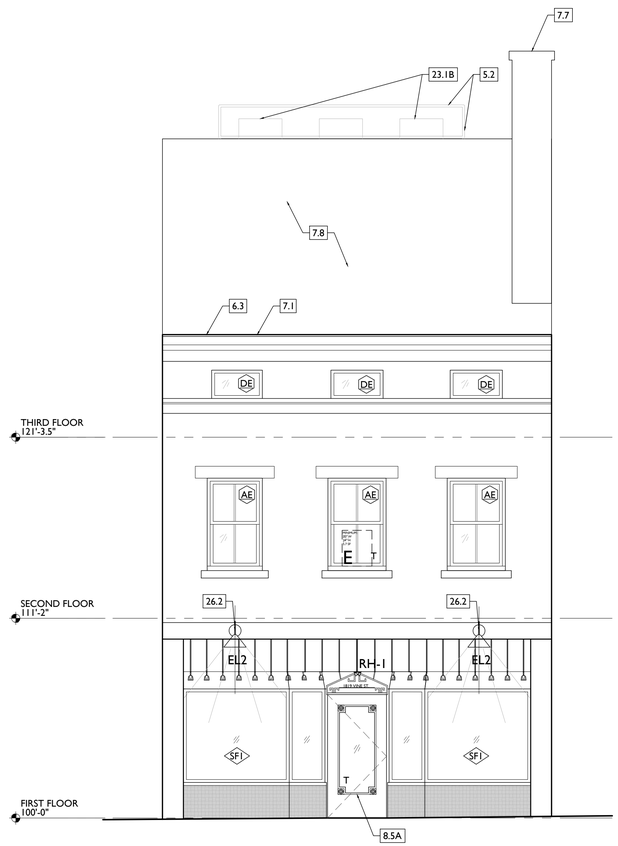

SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION - EAST | 1

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1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A2.10

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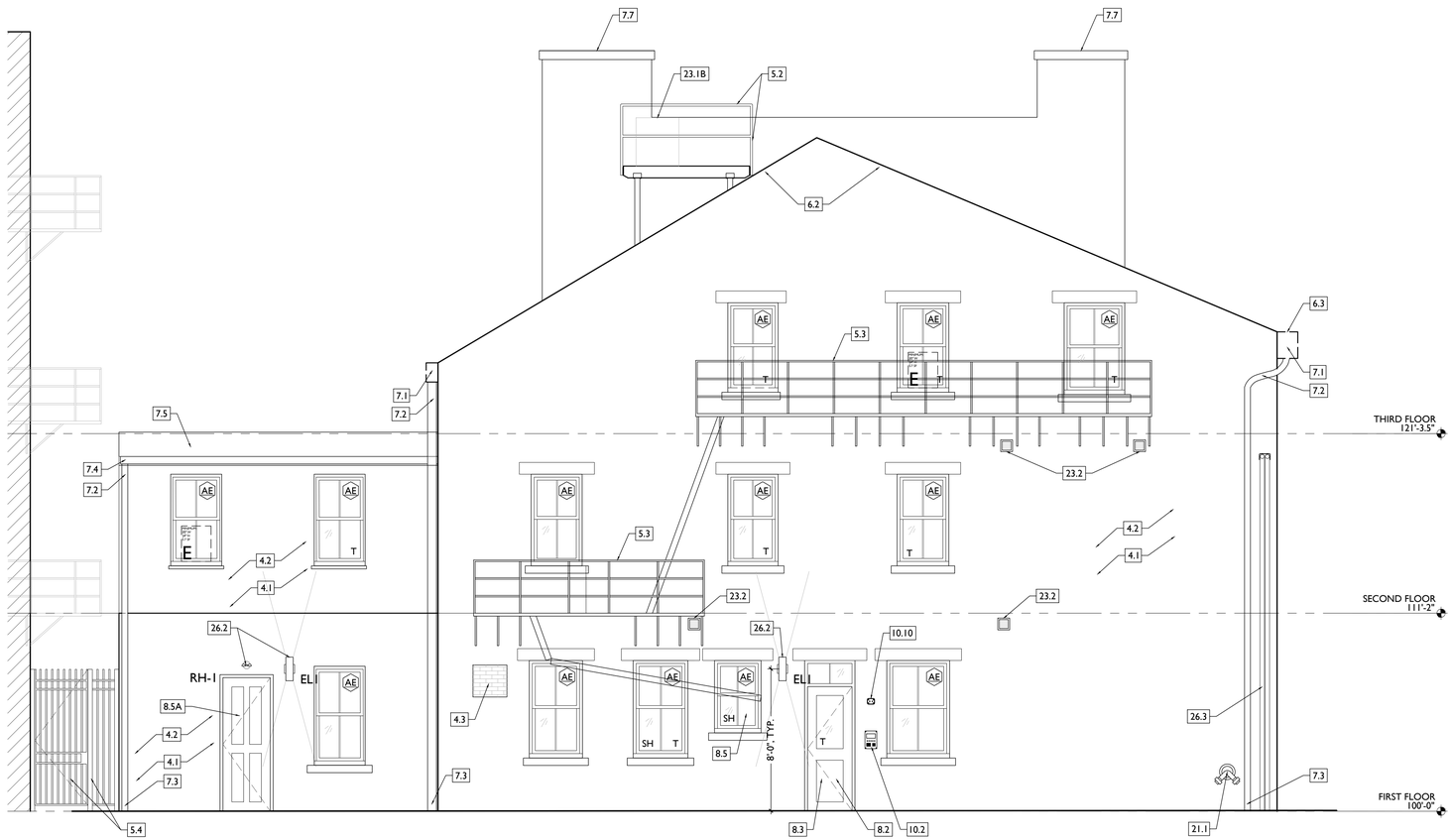

SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION - SOUTH | 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A2.11

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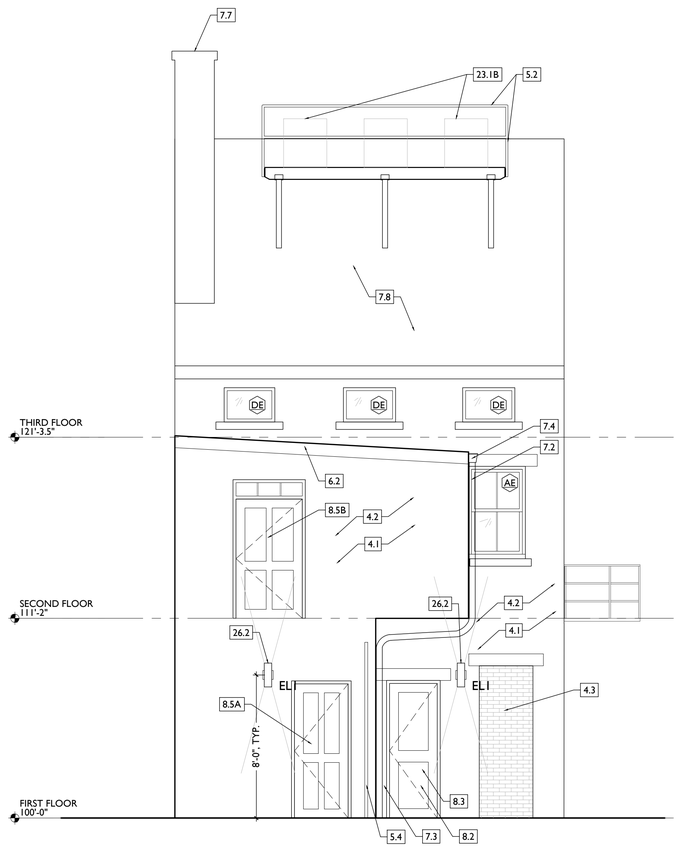
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE.
- 100A — DOOR TAG. SEE SCHEDULE.
- A — WINDOW DESIGNATION.
- SFA — STOREFRONT DESIGNATION.
- E / T — EMERGENCY EGRESS EXIT. OPG CONTAINS TEMPERED GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" — ELEVATION TAG.



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

PROPOSED ELEVATION - WEST | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A2.12

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.

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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 INFILL PREVIOUS BASEMENT HATCH. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL.

4. MASONRY
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
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 SIZZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.

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 8'-0" BLACK METAL PICKET FENCE AND GATE, B.O.D. BETAFENCE UPGRADE STANDARD, WITH PINNACLE OR SUMMIT PICKETS. SEE DOOR HARDWARE SCHEDULE.

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 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.
6.5 NEW FRAMING/SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DRAWINGS.

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 ALUMINUM GUTTER, PAINTED TO MATCH ADJACENT WALL SURFACE.
7.5 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.
7.6 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".
7.7 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
7.8 NEW ASPHALT GREY SHINGLE ROOF. SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. OWENS CORNING TRU DEFINITION DURATION SHINGLES, WITH 30 YEAR MIN. WARRANTY. PROVIDE ICE AND WATER SHIELD WHERE REQUIRED.

8. OPENINGS
8.1 EXG HISTORIC FRAME AND TRANSOM TO REMAIN. TRANSOM TO RECEIVE NEW GLAZING. NO DOOR AT THIS LOCATION.
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
8.4 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
8.5 EXG HISTORIC DOOR AND FRAME/TRANSOM TO REMAIN. SEE DOOR TYPES AND SCHEDULE.
A. OPERABLE DOOR
B. DOOR FIXED IN PLACE

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.

10. SPECIALTIES
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
10.2 ENTRY SECURITY SYSTEM CALL BOX.
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET.
C. ABOVE W/D.
10.4 BUILT-IN SHELVING FOR LINEN CLOSET.
10.5 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
10.6 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
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 OR SURFACE-MOUNTED MEDICINE CABINET. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND FINISH SCHEDULE.
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00.
10.10 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.
B. ROOF > 3:12, INSTALL C.U. ON MECHANICIAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM.
23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.

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.
- 1HR / 2HR — 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.
- A — WINDOW DESIGNATION.
- SFA — STOREFRONT DESIGNATION.
- E / T — EMERGENCY EGRESS EXIT. OPG CONTAINS TEMPERED GLAZING.
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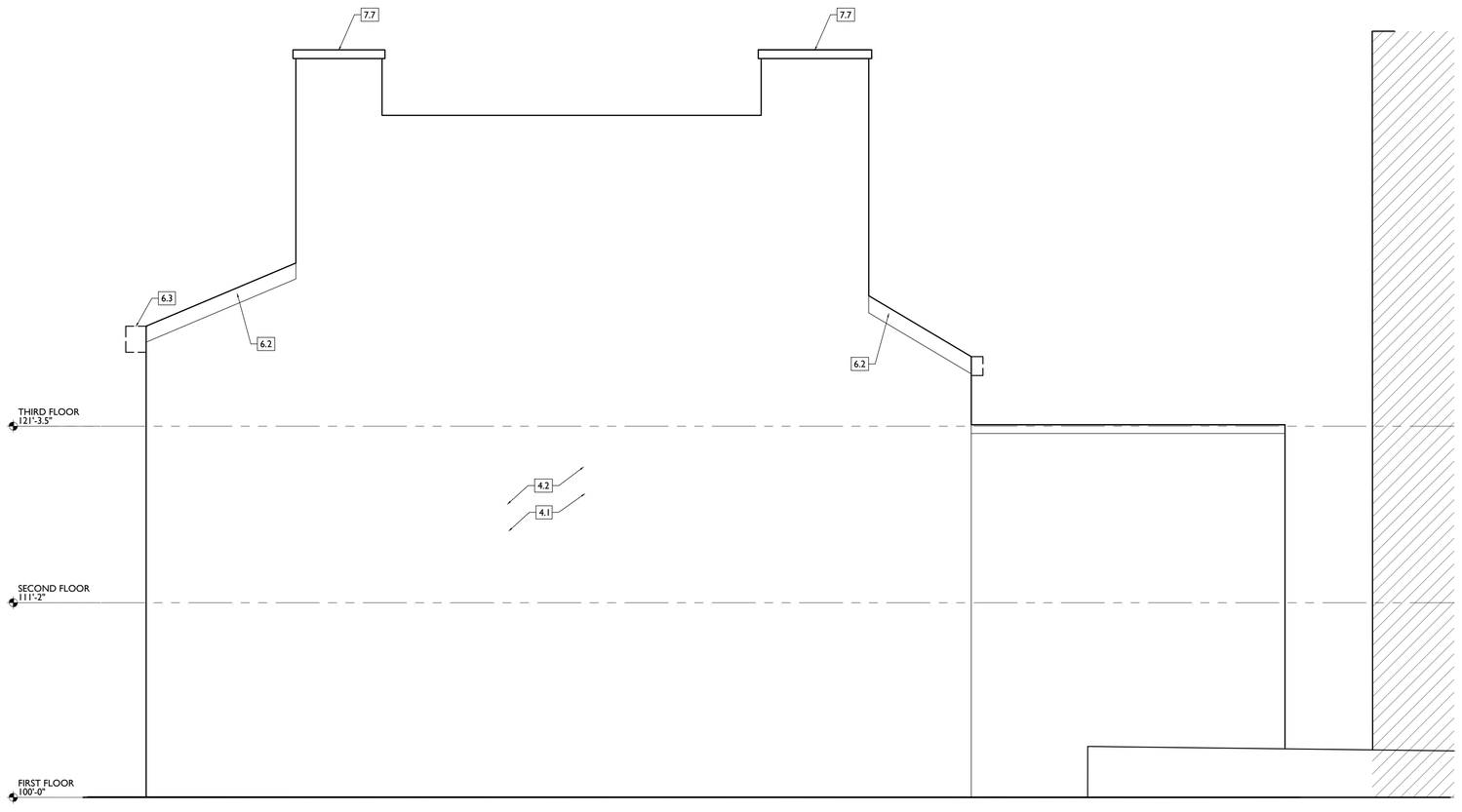
- X'-X" — ELEVATION TAG.



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

PROPOSED ELEVATION - NORTH | 1

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FINDLAY FLATS

Job No: 22042 04/28/2023

A2.13

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 MEP/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 EMILY.FISCHER@FLORIDATILE.COM 513.824.1791
VCT - MEP/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 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 IN-UNIT: PT-2 STAIR HALL: PT-3		

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 FRAMELSS 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 C2	MEDICINE CABINET	RECESSED: MANU: KOHLER 16"x20" SINGLE DOOR REVERSIBLE HINGE FRAMELESS MIRRORED MEDICINE CABINET MODEL: K-CB-CLR1620FS SURFACE MOUNTED: RANGAIRE SURFACE MOUNT 16"X22" SINGLE DOOR MEDICINE CABINET WITH REVERSIBLE DOOR SWING MODEL: 4565MX	PER ELEVATIONS	UNIT BATHROOMS
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 TOILER PAPER HOLDER FINISH: MATTE BLACK PRODUCT #10220	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	UNIT/COMMERCIAL BATHROOMS
E2	TOWEL HOOK	HARNEY HARWARE 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

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

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

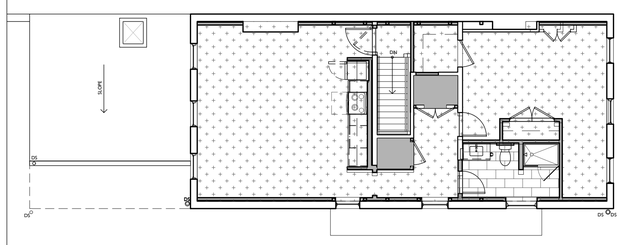
FL-1
EXG HISTORIC FINISH FLOORS TO REMAIN

FL-2
NEW WOOD FLOORS

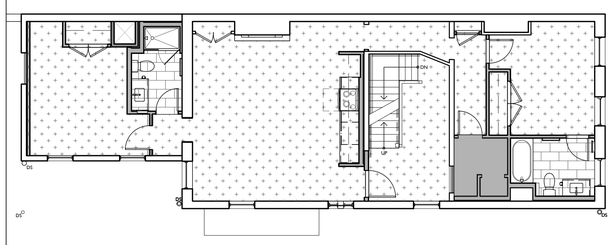
FL-3
RESTROOMS

FL-4
RESIDENTIAL LAUNDRY/ MECH ROOMS
BUILDING STORAGE ROOMS

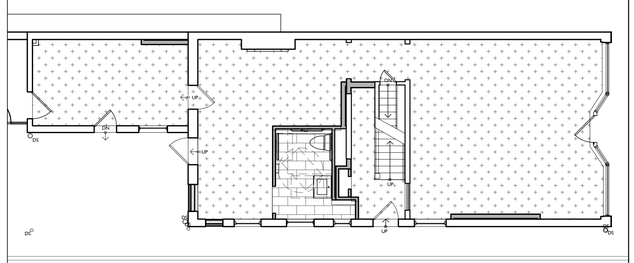
SCALE: 3/8" = 1'-0" — FINISH SCHEDULE | 1



SCALE: 1/8" = 1'-0" — THIRD FLOOR | 3



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



SCALE: 1/8" = 1'-0" — FIRST FLOOR | 1

FINISH FLOOR PLANS

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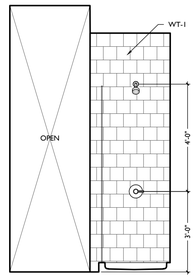
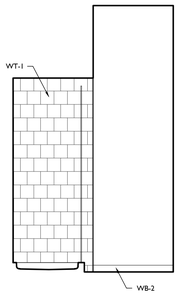


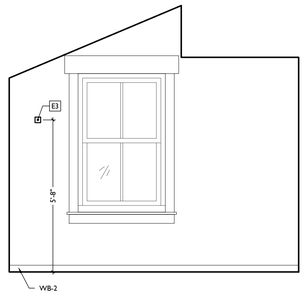
INTERIOR ELEVATION 4D

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

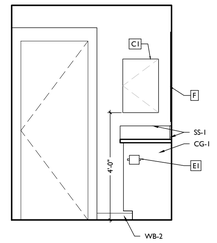


INTERIOR ELEVATION 4D

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

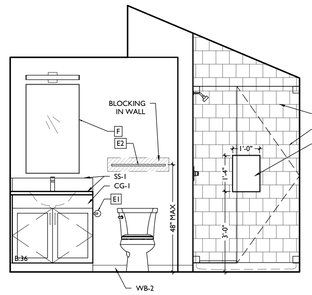


SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 4B

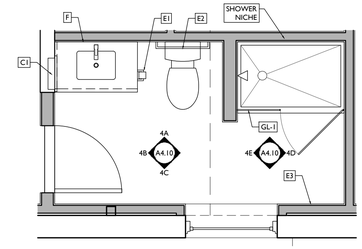


INTERIOR ELEVATION 4A

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

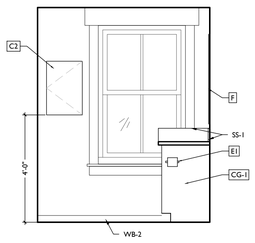


SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 4A

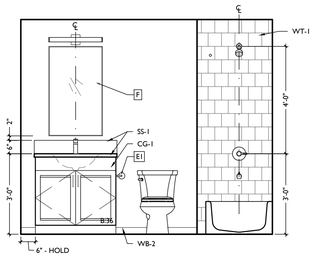


SCALE: 3/8" = 1'-0" ENLARGED PLAN 4

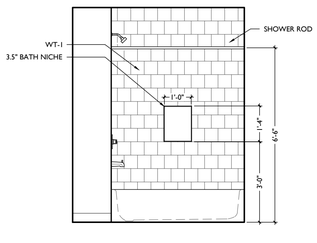
THIRD FLOOR BATHROOM ENLARGED PLANS & INT ELEVATIONS



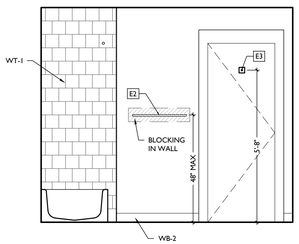
SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3D



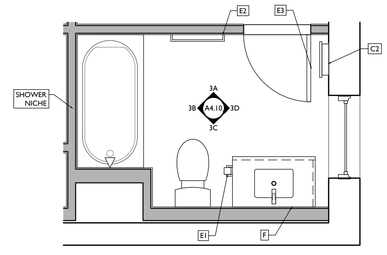
SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3C



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

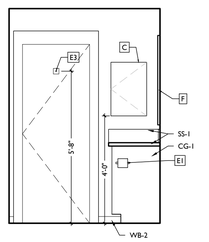


SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3A

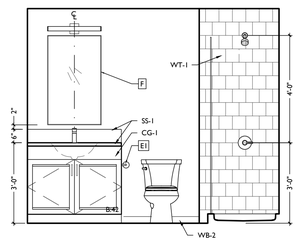


SCALE: 3/8" = 1'-0" ENLARGED PLAN 3

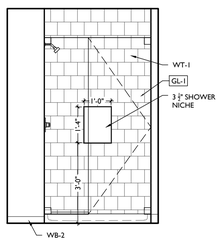
2ND FLOOR FRONT BATHROOM ENLARGED PLANS & INT ELEVATIONS



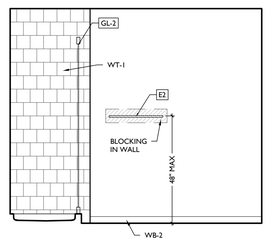
SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2D



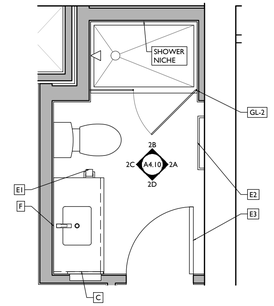
SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2C



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

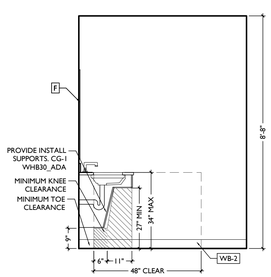


SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2A

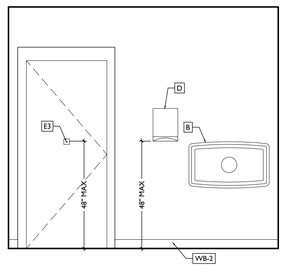


SCALE: 3/8" = 1'-0" ENLARGED PLAN 2

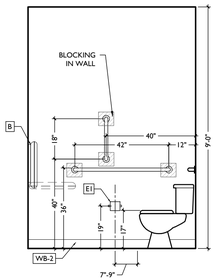
2ND FLOOR REAR BATHROOM ENLARGED PLANS & INT ELEVATIONS



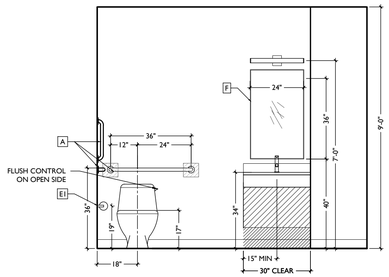
SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 1D



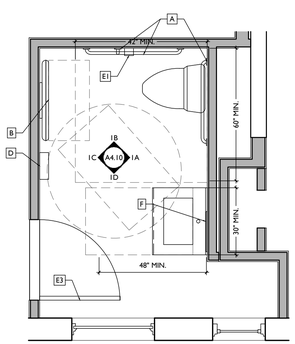
SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 1C



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



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



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

1ST FLOOR COMMERCIAL BATHROOM ENLARGED PLANS & INT ELEVATIONS

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

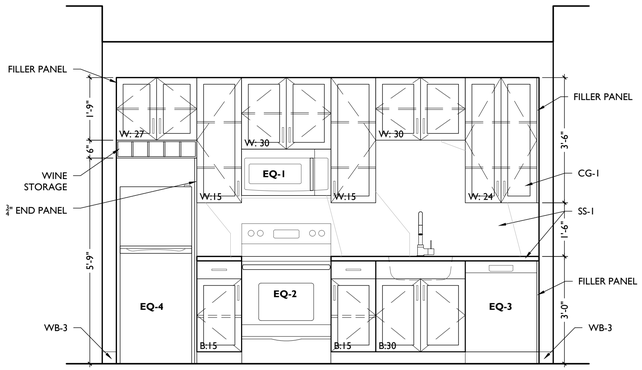
Revisions

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

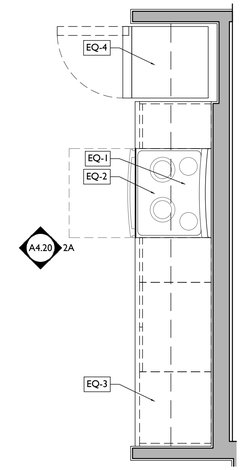
PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A4.10

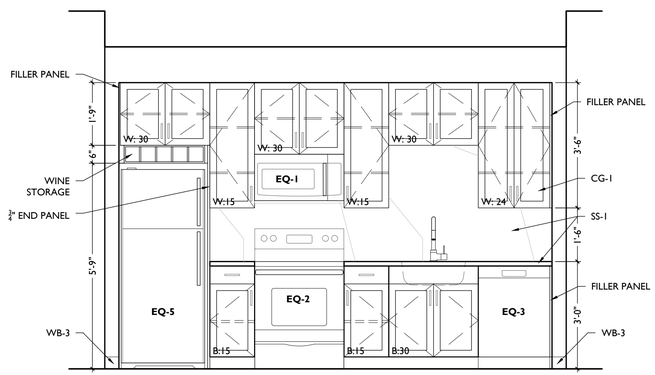


SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2A

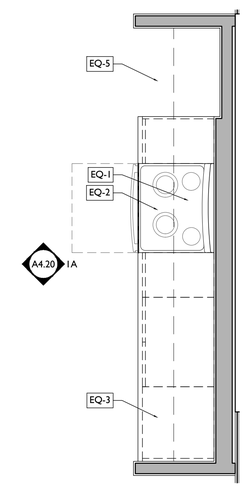


SCALE: 3/8" = 1'-0" ENLARGED PLAN 2

UNIT 301 KITCHEN ENLARGED PLANS & INT ELEVATIONS



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



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

UNIT 201 KITCHEN ENLARGED PLANS & INT ELEVATIONS

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STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
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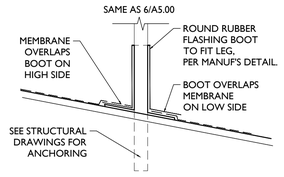
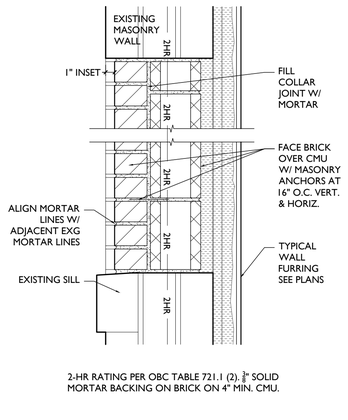
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

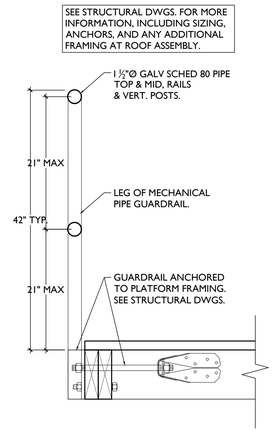
A4.20



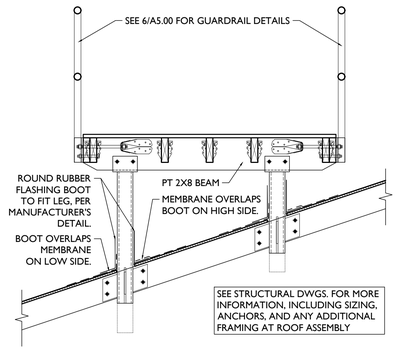
SCALE: 1 1/2" = 1'-0" ROOF BOOT DETAIL 19



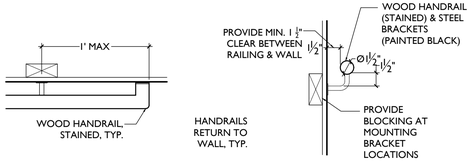
SCALE: 1 1/2" = 1'-0" BRICK INFILL DETAIL 13



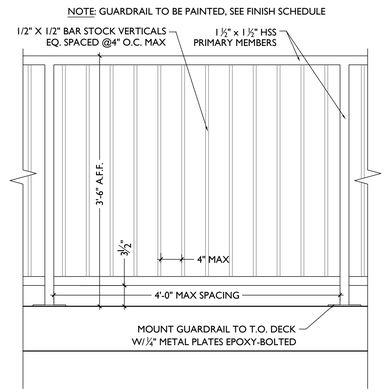
SCALE: 1 1/2" = 1'-0" ROOF-TOP MECHANICAL GUARDRAIL 12



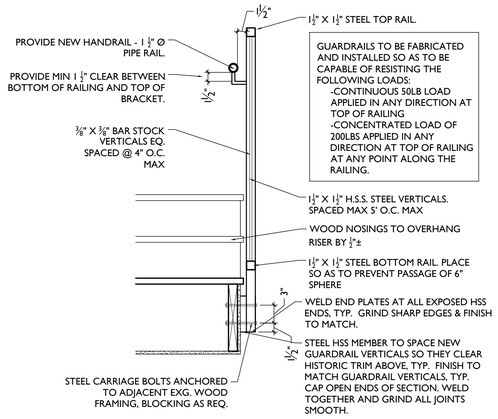
SCALE: 3/4" = 1'-0" ROOF-TOP MECHANICAL PLATFORM 11



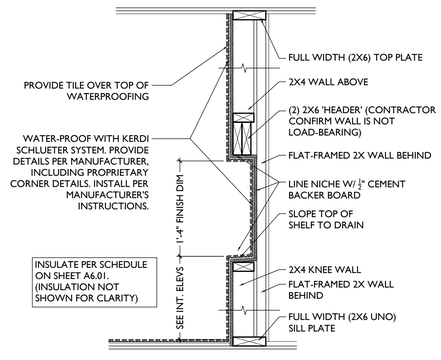
SCALE: 1 1/2" = 1'-0" HANDRAIL 5



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



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



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

TYPICAL DETAILS

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
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PROPOSED PROJECT:
RENOVATION FOR
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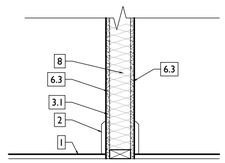
CINCINNATI, OH. 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A5.00

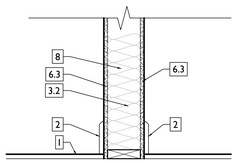
WALL ASSEMBLIES/ PARTITION TYPES



TYPICAL INTERIOR PARTITION WALL 1

N/A	GYP/UL #	NON RATED	RATING

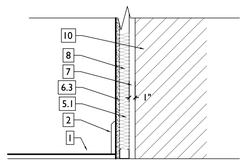
NOTES:
-PROVIDE PT. SILL PLATE IN BASEMENT



TYPICAL PLUMBING WET WALL 2

N/A	GYP/UL #	NON RATED	RATING

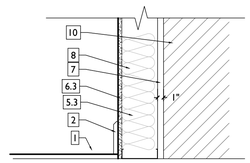
NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE.
-PROVIDE PT. SILL PLATE IN BASEMENT



FURRING AT EXG WALLS 3

N/A	GYP/UL #	NON RATED	RATING

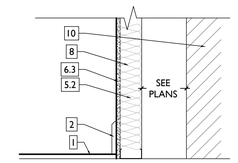
NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE.
-PROVIDE PT. SILL PLATE IN BASEMENT



PLUMBING FURRING AT EXG WALLS 4

N/A	GYP/UL #	NON RATED	RATING

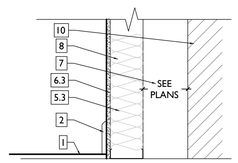
UL #
NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE.
-PROVIDE PT. SILL PLATE IN BASEMENT



CHASE WALL 5

N/A	GYP/UL #	NON RATED	RATING

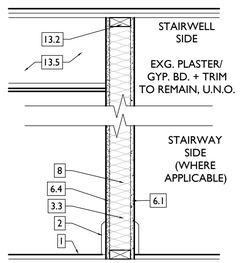
UL #
NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE.
-PROVIDE PT. SILL PLATE IN BASEMENT



CHASE WALL 6

N/A	GYP/UL #	NON RATED	RATING

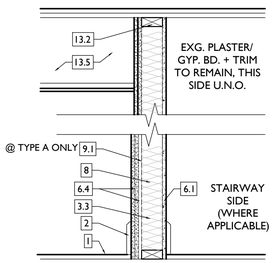
NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE.
-PROVIDE PT. SILL PLATE IN BASEMENT



EXG. 1HR RATED BARRIER 7

PERSCRIPTIVE_FIRE BARRIER	GYP/UL #	1-HR	RATING

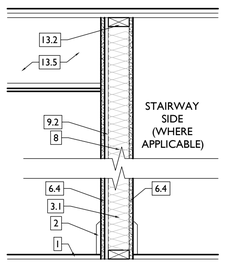
FIRE RATING = 50 MIN EXG (20 MIN STUD (16" O.C.) + 30 MIN EXG FINISH (5/8" EXG PLASTER) + 40 MIN NEW (5/8" TYPE X GYP BD) = 90 MIN TOTAL FIRE RATING



EXG. 2HR RATED BARRIER 8

PERSCRIPTIVE_FIRE BARRIER	GYP/UL #	2-HR	RATING

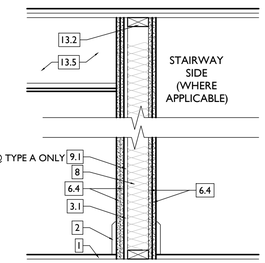
FIRE RATING = 50 MIN EXG (20 MIN STUD (16" O.C.) + 30 MIN EXG FINISH (5/8" EXG PLASTER) + 80 MIN NEW (2 LAYERS TYPE X GYP BD @ 40 MIN EA) = 120 MIN TOTAL FIRE RATING
- 8A - ADD 1/2" RESILIANT CHANNELS 1 SIDE



NEW 1HR RATED BARRIER 9

U309 - FIRE BARRIER	GYP/UL #	1-HR	RATING

TYPICAL AT STAIRS

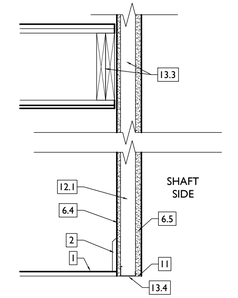


NEW 2HR RATED BARRIER 10

U301 - FIRE BARRIER	GYP/UL #	2-HR	RATING

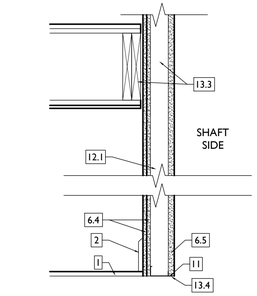
TYPICAL AT STAIRS

- 10A - NO RESILIANT CHANNELS



NEW 1HR SHAFTWALL 11

U419 A- FIRE BARRIER	GYP/UL #	1-HR	RATING



NEW 2HR SHAFTWALL 12

U415 B- FIRE BARRIER	GYP/UL #	2-HR	RATING

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.

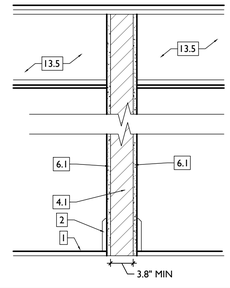
INSULATION SCHEDULE

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

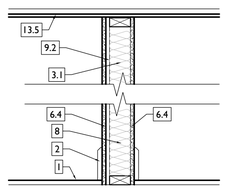
MATERIAL:	ITEM NUMBER	MIN. EQUIV. THICKNESS / RATING 3 HR	2 HR	1 HR
1. CLAY OR SHALE BRICK: SOLID BRICK	1-1.1	4.9"	3.8"	2.7"
2. CONCRETE MASONRY UNIT	3-1.2	4.4"	3.6"	2.6"



EXG. MASONRY WALL 13

PERSCRIPTIVE - FIRE BARRIER	GYP/UL #	2-HR	RATING

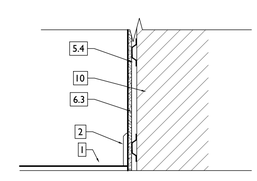
FIRE RATING = 3.8" MIN EXG. SOLID BRICK= 2HR MIN



NEW 1HR RATED UNIT SEPERATION 14

U309 - FIRE PARTITIONS	GYP/UL #	1-HR	RATING

TYPICAL UNIT SEPERATION/CORRIDOR WALLS



FURRING AT EXG WALLS 15

N/A	GYP/UL #	NON RATED	RATING

NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE.
-PROVIDE PT. SILL PLATE IN BASEMENT

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 C
7. AIR GAP AS REQUIRED PER ASSEMBLY TYPE
8. INSULATION PER SCHEDULE
9. RESILIENT CHANNELS
   - 9.1. ½" METAL CHANNELS @ 24" O.C. RUN HORIZONTAL
   - 9.2. ⅝" METAL CHANNELS @ 16" O.C. RUN HORIZONTAL
10. EXG. WALL
11. J - TRACK
12. C- H STUD
    - 12.1. 2 ½" C-H @ 24" O.C.
    - 12.2. 4" C-H @ 24" O.C.
13. FLR/CLG FRAMING
    - 13.1. RATED ASSEMBLY TO BE CONTINUOUS TO RATED PARTITION OR WALL. REFER TO FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR DTLS
    - 13.2. EXTEND RATED ASSEMBLY TO UNDERSIDE OF FLOOR SHEATHING ABOVE
    - 13.3. 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.
    - 13.4. FRAMING TO BEAR ON FLOOR OF EQUAL RATING. SEE FLR/CLG. ASSEMBLIES AND RATING DIAGRAMS.
    - 13.5. SEE FLR/CLG. ASSEMBLIES AND RATING DIAGRAMS FOR HORIZONTAL ASSEMBLY DTLS
14. HARDIE BOARD SIDING
15. ½" OSB SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER

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.

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

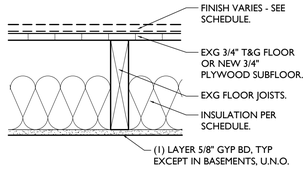
A6.00

SCALE: 1" = 1'-0"

ASSEMBLY TYPES

TYPICAL FLOOR/CEILING/SHAFT ASSEMBLIES

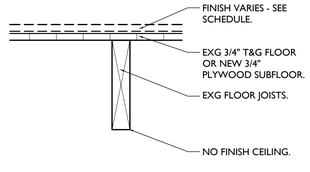
(LABELED ON PLANS AND SECTION DIAGRAM ON SHEET A0.01)



FLR/CLG ASSEMBLY — A

N/A	GYP/UL #	NON RATED	RATING

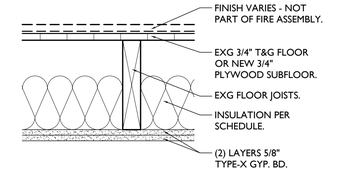
NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS



FLR/CLG ASSEMBLY — B

N/A	GYP/UL #	NON RATED	RATING

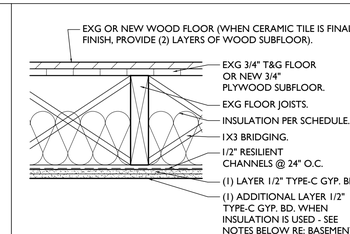
NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS



1-HR FLR/CLG MEMBRANE — C

GA-FC-5406	GYP/UL #	1-HR	RATING

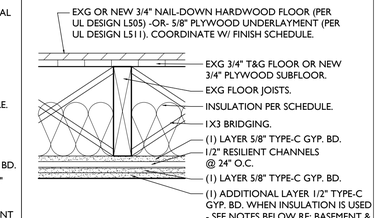
NOTES:
-PROTECTION PROVIDED FROM UNDERSIDE
-PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS



1-HR FLR/CLG DWELLING SEPERATION — D

UL#L514	GYP/UL #	1-HR	RATING

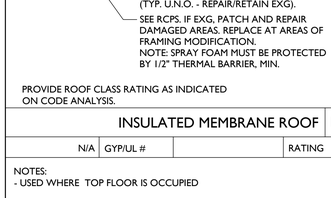
NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD EXTERIOR APPLICATIONS



2 HR FLR/CLG CORRIDOR/USE GROUP SEP. — E

UL#L505 -OR- L511	GYP/UL #	2-HR	RATING

NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD IN EXTERIOR APPLICATIONS



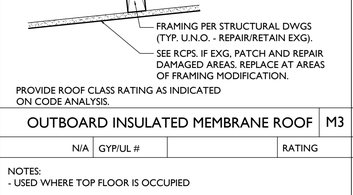
2-HR FLR/CLG MEMBRANE — F

GA-FC-5725	GYP/UL #	2-HR	RATING

NOTES:
-PROVIDES PROTECTION FROM UNDERSIDE
-PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS

NOT USED — G

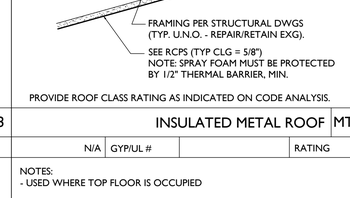
	GYP/UL #		RATING



1-HR FLR/CLG MEMBRANE — H

UL #L514	GYP/UL #	1-HR	RATING

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



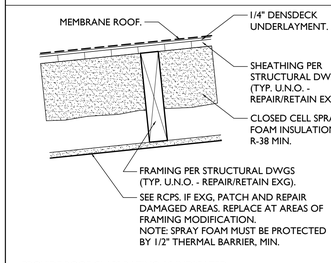
2-HR FLR/CLG MEMBRANE — J

UL #L505 -OR- L511	GYP/UL #	2-HR	RATING

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)

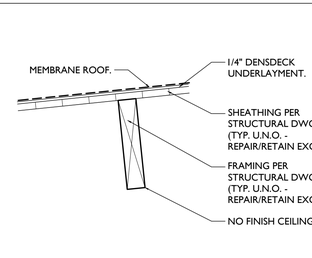


PROVIDE ROOF CLASS RATING AS INDICATED ON CODE ANALYSIS.

INSULATED MEMBRANE ROOF — M1

N/A	GYP/UL #		RATING

NOTES:
- USED WHERE TOP FLOOR IS OCCUPIED

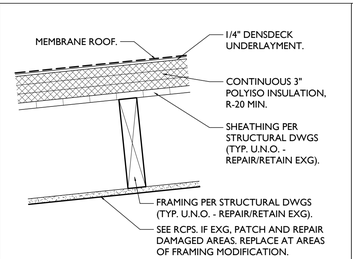


PROVIDE ROOF CLASS RATING AS INDICATED ON CODE ANALYSIS.

UNINSULATED MEMBRANE ROOF — M2

N/A	GYP/UL #		RATING

NOTES:
- USED WHERE ATTIC/INTERSTITIAL SPACE IS UNOCCUPIED
- INSULATION TO BE PROVIDE AT CLG OF OCCUPIED SPACE BELOW

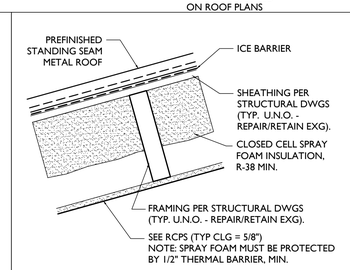


PROVIDE ROOF CLASS RATING AS INDICATED ON CODE ANALYSIS.

OUTBOARD INSULATED MEMBRANE ROOF — M3

N/A	GYP/UL #		RATING

NOTES:
- USED WHERE TOP FLOOR IS OCCUPIED

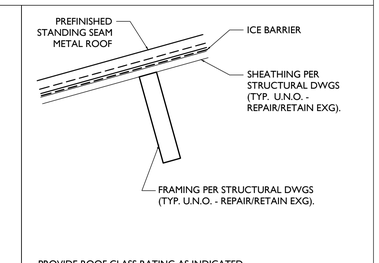


PROVIDE ROOF CLASS RATING AS INDICATED ON CODE ANALYSIS.

INSULATED METAL ROOF — MT1

N/A	GYP/UL #		RATING

NOTES:
- USED WHERE TOP FLOOR IS OCCUPIED

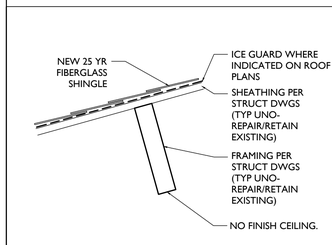


PROVIDE ROOF CLASS RATING AS INDICATED ON CODE ANALYSIS.

UNSULATED METAL ROOF — MT2

N/A	GYP/UL #		RATING

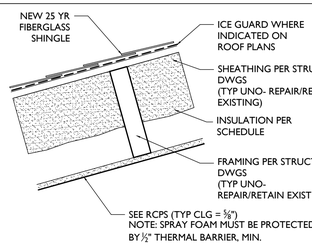
NOTES:
- USED WHERE TOP FLOOR IS OCCUPIED



PROVIDE ROOF CLASS RATING AS INDICATED ON CODE ANALYSIS.

UNINSULATED SHINGLE ROOF — S1

N/A	GYP/UL #		RATING



PROVIDE ROOF CLASS RATING AS INDICATED ON CODE ANALYSIS.

INSULATED SHINGLE ROOF — S2

N/A	GYP/UL #		RATING

NOTES:
- USED WHERE TOP FLOOR IS OCCUPIED.
- COORDINATE W/ INSULATION SCHEDULE

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

ASSEMBLY TYPES

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
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Drawn by:
MR, AM

PROPOSED PROJECT:
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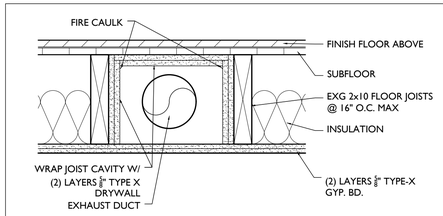
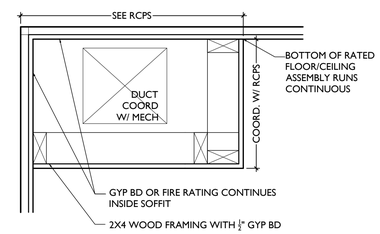
A6.01

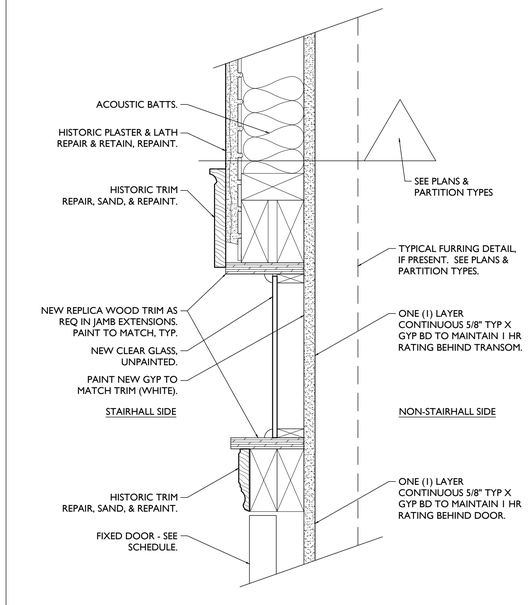


1 HR FLOOR/CEILING ASSEMBLY GA-FC-5406: (PROVIDES PROTECTION FROM UNDERSIDE)

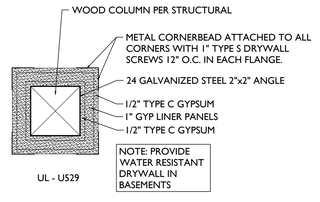
SCALE: 1-1/2" = 1'-0" — 1 HR RATED JOIST POCKET — 6



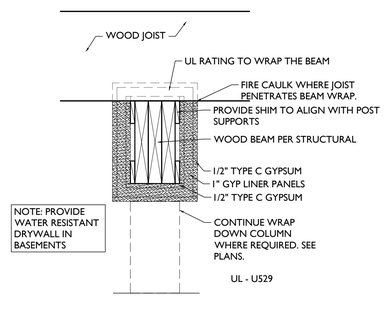
SCALE: 1-1/2" = 1'-0" — SOFFIT DETAIL IN DWELLING — 3



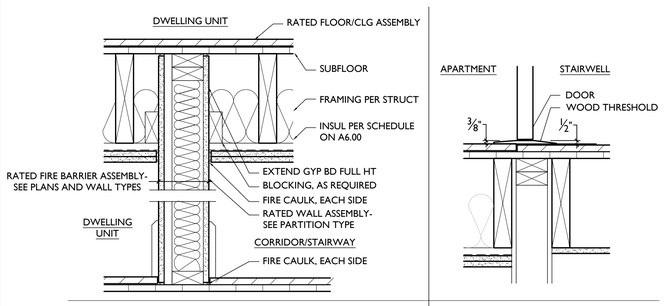
SCALE: 3" = 1'-0" — 1 HR RATED FIXED DOOR DETAIL — 7



SCALE: 1-1/2" = 1'-0" — 2 HR WOOD POST PROTECTION — 5



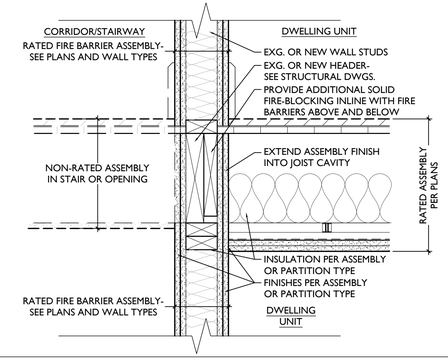
SCALE: 1-1/2" = 1'-0" — 2 HR WOOD BEAM PROTECTION — 4



A — WALL TO FLOOR/CEILING CONNECTION AT FIRE-RATED ASSEMBLIES

B — TYP. DWELLING UNIT ENTRY DOOR THRESHOLD

DETAIL 2 — 2



DETAIL 1 — 1

SCALE: 1 1/2" = 1'-0" — TYPICAL FIRE RATING DETAILS

RATING AT HISTORIC MASONRY COORIDOR OPENINGS

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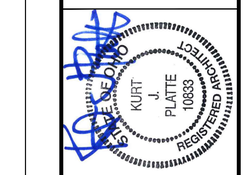

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EXP DATE 12.31.2023

Progress Dates
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Drawn by:
MR, AM

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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A6.02

HARDWARE SCHEDULE

HDWR	M	DESCRIPTION
EXISTING DOORS TO REMAIN		
H01	EXISTING TO REMAIN	EXISTING HARDWARE SET TO REMAIN
EXTERIOR DOORS / GATES		
G02	FENCE GATE	• OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • (3) HINGES • (1) CLOSER
NEW COMMERCIAL DOORS		
H02	EXTERIOR COMMERCIAL DOOR (TYPICAL)	ENTRY LOCKSET • OUTSIDE KEYLOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEYLOCK W/ SINGLE ACTION LEVER RELEASE: MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 1-1/2 PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H05	COMMERCIAL RESTROOM (SINGLE USER)	PRIVACY LOCKSET • INSIDE THUMB LOCK • LEVER HANDLES • (3) HINGES • KICK/MOP 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		
H09	FIXED DOOR	• FIX DOOR CLOSED • BLANK ESCUTCHEON PLATE ON EXPOSED SIDE • *PROVIDE WEATHER STRIPPING WHERE DOOR IS EXPOSED TO THE EXTERIOR.*
H10	DOOR FROM STAIR/CORRIDOR TO EXTERIOR	EGRESS LOCKSET W/ ELECTRONIC ACCESS CONTROL • OUTSIDE ALWAYS LOCKED, INSIDE ALWAYS UNLOCKED • LEVER HANDLES • ELECTRONIC ACCESS CONTROL (INTERCOM OR KEY FOB) • ELECTRIC STRIKE • 1 LOCKSET • 1-1/2 PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
NEW PRIVATE RESIDENTIAL DOORS		
HR01	RESIDENTIAL UNIT ENTRY DOOR	ENTRY LOCKSET • RATED HARDWARE • 1 LOCKSET • THUMB TURN DEADBOLT. • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • SMOKE SEAL • DOOR SWEEP • RUBBER THRESHOLD (LOW PROFILE)
HR01A	RESIDENTIAL UNIT ENTRY DOOR (EXTERIOR)	ENTRY LOCKSET • 1 LOCKSET • THUMB TURN DEADBOLT. • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • WEATHER SEALS • DOOR SWEEP • RUBBER THRESHOLD (LOW PROFILE)
HR02	TYPICAL BEDROOM AND BATHROOM	PRIVACY LOCKSET • (1) LOCKSET • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD
HR03	DOOR TO MECHANICAL CLOSET	STORAGE LOCKSET • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD
HR04	SINGLE DOOR TO CLOSET/STORAGE/LAUNDRY/ BEDROOM EGRESS	PASSAGE LOCKSET • (3) HINGES • WALL/FLOOR STOP
HR04A	DOUBLE SWINGING DOOR TO CLOSET/STORAGE	CLOSET PULLS • DUMMY 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 1 (MORTISE LOCK FOR TOILETS WITH INDICATOR). COORDINATE KEYING REQUIREMENTS WITH OWNER. APPROVED MANUFACTURERS: BEST (9K3 SERIES), SCHLAGE (ND SERIES), SARGENT (10 LINE). KEY SYSTEM - PROVIDE MASTER SYSTEM (KEY INTO 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 7'6". PROVIDE 4 HINGES FOR DOORS TALLER THAN 7'6".
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

1. EXISTING HISTORIC OPENING:
   - 1.A. 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.
   - 1.B. EXISTING HISTORIC DOOR IS TO BE FIXED IN PLACE. SEE PLANS.
   - 1.C. OPENING TO HAVE RELOCATED HISTORIC DOOR. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.
   - 1.D. OPENING TO HAVE RELOCATED HISTORIC FRAME/TRIM. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.
   - 1.E. NEW OPERABLE DOOR IN HISTORIC OPENING.
   - 1.F. HISTORIC POCKET DOORS TO BE RESTORED TO ORIGINAL FUNCTION AND OPERATION.
2. EXISTING TRANSOM TO BE INFILLED BEHIND WITH GYP. BD. TO MAINTAIN FIRE RATING. SEE DETAILS ON A6.03.
3. PROVIDE HOLD OPEN FOR THIS DOOR - SEE HARDWARE SCHEDULE.
4. PROVIDE HINGES THAT ALLOW FOR EASY DOOR REMOVAL DURING LAUNDRY UNIT INSTALLATION & MAINTENANCE.
5. DOOR TO BE UNDERCUT. SEE MECHANICAL DRAWINGS.
6. DOOR(S) TO BE FIXED IN PLACE AND INOPERABLE.
7. 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

- A. FURNISH AND INSTALL ALL DOOR FRAMES AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
- B. 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.
- C. NEW FRAMES SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE.
- D. SET AND BRACE ALL DOOR FRAMES. FRAMES SHALL BE PREPARED FOR HARDWARE PER TEMPLATES FURNISHED BY HARDWARE SUPPLIER.
- E. COORDINATE LOCATIONS FOR OTHER TRADES TO BUILD IN THEIR WORK AS REQUIRED.

DOORS

- F. FURNISH AND INSTALL ALL DOORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
- G. 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.
- H. EXTERIOR DOORS TO BE INSULATED, THERMALLY BROKEN WITH WEATHERSTRIPPING, AND PROVIDED WITH ACCESSIBLE THRESHOLD.
- I. 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.
- J. SEE PLANS FOR REQUIRED FIRE RATINGS.
- K. 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.
- L. 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 WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME TRANSM	FRAME FINISH	HDW TYPE	REMARKS RATING	REMARKS NOTES
FIRST FLOOR											
E01-1	EXTERIOR	3'-0"	8'-0"	---	---	---	---	---	G02	---	---
100-1	STAIR ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM8	PT	F1	TR4	PT	H10	---	1E
100-2	CORRIDOR	EXG	EXG	EXG	PT	F1	---	PT	H09	---	1B, 6
101-1	COMMERCIAL ENTRY	EXG	EXG	EXG	PT	F1	---	PT	H02	---	1A
101-2	BATHROOM	3'-0"	7'-0"	DW1	PT	F4	---	PT	H05	---	---
101-3	REAR ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM7	PT	F2	---	PT	H02	---	7
101-4	REAR ENTRY	EXG	EXG	EXG	PT	F1	---	PT	H02	---	1A, 7
101-5	REAR ENTRY	EXG	EXG	EXG	PT	F1	---	PT	H02	---	1A, 7
101-6	BASEMENT	EXG	EXG	EXG	PT	F1	---	PT	H06	---	1A, 4
SECOND FLOOR											
200-1	CORRIDOR	EXG	EXG	EXG	PT	F1	---	PT	H09	---	1B, 6
201-1	UNIT ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM1	PT	F1	---	PT	HR01	60 MIN	1D, 1E
201-2	BEDROOM	2'-8"	7'-0"	DW1	PT	F5	---	PT	HR02	---	5
201-3	CLOSET	4'-4"	7'-0"	DW1	PT	F5	---	PT	HR04A	---	---
201-4	BATHROOM	2'-6"	7'-0"	DW1	PT	F5	---	PT	HR02	---	5
201-5	CLOSET	EXG	EXG	DW1	PT	F1	---	PT	H01	---	---
201-6	CLOSET	2'-6"	7'-0"	DW1	PT	F5	---	PT	HR04	---	---
201-7	BEDROOM	2'-8"	7'-0"	DW1	PT	F5	---	PT	HR02	---	5
201-8	CLOSET	5'-0"	7'-0"	DW1	PT	F5	---	PT	HR04A	---	---
201-9	BATHROOM	2'-6"	7'-0"	DW1	PT	F5	---	PT	HR02	---	5
201-10	LAUNDRY	2'-8"	7'-0"	DW1	PT	F5	---	PT	HR04	---	4
201-11	MECHANICAL	2'-6"	7'-0"	DW1	PT	F5	---	PT	HR03	---	---
201-12	EXTERIOR	EXG	EXG	EXG	PT	F1	TR4	PT	H09	---	1B, 2, 6
THIRD FLOOR											
301-1	UNIT ENTRY	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DM1	PT	F1	---	PT	HR01	60 MIN	1D, 1E
301-2	BATHROOM	EXG OPG - V.I.F.	EXG OPG - V.I.F.	DW1	PT	F1	---	PT	HR02	---	1D, 1E, 5
301-3	MECHANICAL	2'-8"	7'-0"	DW1	PT	F5	---	PT	HR03	---	---
301-4	LAUNDRY	4'-4"	7'-0"	DW1	PT	F5	---	PT	HR04A	---	4
301-5	BEDROOM	2'-8"	7'-0"	DW1	PT	F5	---	PT	HR02	---	5
301-6	CLOSET	5'-0"	7'-0"	DW1	PT	F5	---	PT	HR04A	---	---
301-7	CLOSET	EXG	EXG	EXG	PT	EXG	---	PT	HR04	---	---

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

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

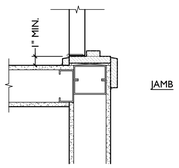
PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

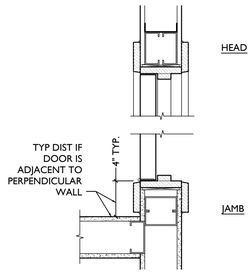
A6.10

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

TYPICAL DOOR DETAILS

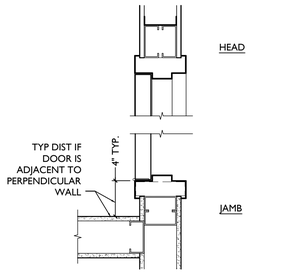


8 WD FRAME JAMB MIN.
SCALE: 1 1/2" = 1'-0"

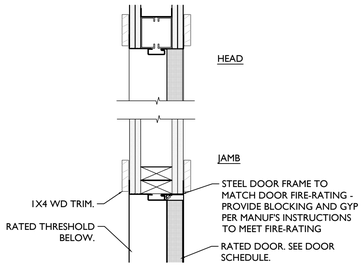


7 WD FRAME HEAD/JAMB
SCALE: 1 1/2" = 1'-0"

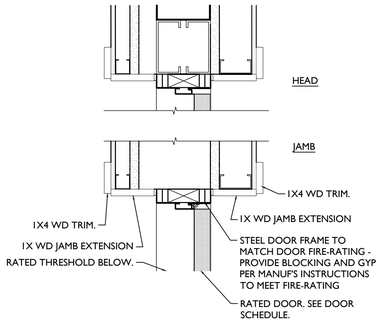
6 NOT USED
SCALE: 1 1/2" = 1'-0"



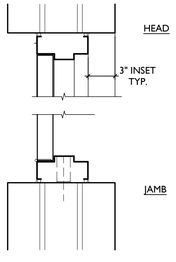
5 MTL FRAME @ STUD WALL
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"



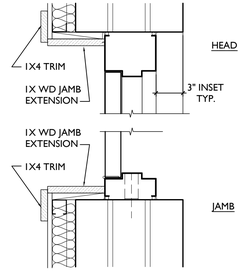
4 MTL FRAME @ STUD WALL
FIRE-RATED ONLY, ABOVE BASEMENT
SCALE: 1 1/2" = 1'-0"



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



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



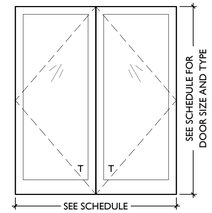
1 MTL FRAME @ MSNRY - EXTERIOR
SCALE: 1 1/2" = 1'-0"

T = TEMPERED GLAZING

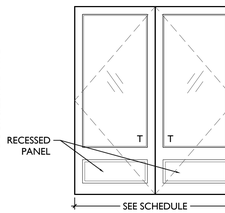
TYPICAL DOOR TYPES

NOTE: SEE A6.12 FOR STOREFRONT FRAMES

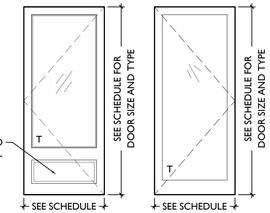
ALUMINUM



DA4 FULL LITE ALUMINUM DOUBLE DOOR



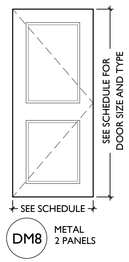
DA3 ¾ LITE ALUMINUM DOUBLE DOOR



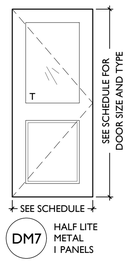
DA2 ¾ LITE ALUMINUM DOOR

DA1 FULL LITE ALUMINUM STOREFRONT DOOR

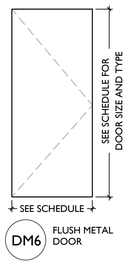
METAL



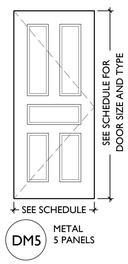
DM8 METAL 2 PANELS



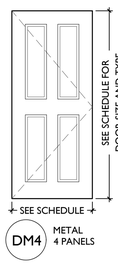
DM7 HALF LITE METAL 1 PANELS



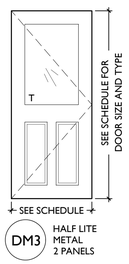
DM6 FLUSH METAL DOOR



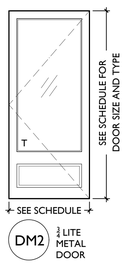
DM5 METAL 5 PANELS



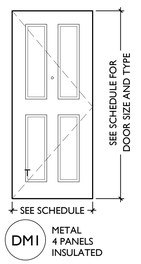
DM4 METAL 4 PANELS



DM3 HALF LITE METAL 2 PANELS

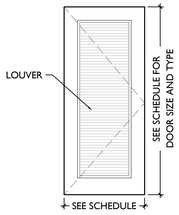


DM2 ¾ LITE METAL DOOR

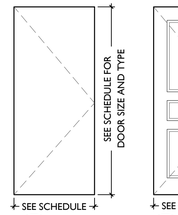


DM1 METAL 4 PANELS INSULATED

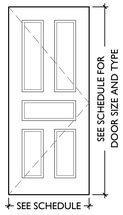
WOOD



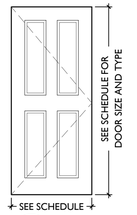
DW4 SOLID CORE WOOD 1 PANEL LOUVER



DW3 SOLID CORE WOOD FLUSH



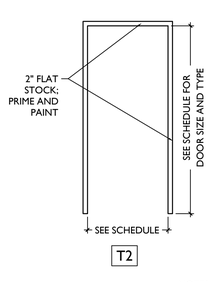
DW2 SOLID CORE WOOD 5 PANEL



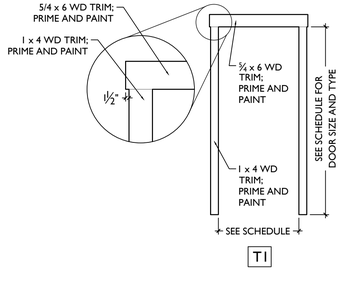
DW1 SOLID CORE WOOD 4 PANEL

T = TEMPERED GLAZING
I = INSULATED GLAZING

TYPICAL NEW WD DOOR TRIM CASING



T2

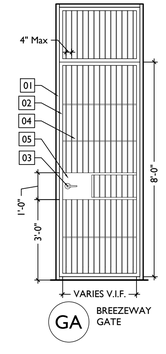


T1

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.

T = TEMPERED GLAZING

TYPICAL GATE TYPES



GA BREEZEWAY GATE

KEYED GATE NOTES:
01. 2" x 2" x 2" SQUARE STEEL FRAME ATTACHED TO ADJACENT EXG. MASONRY WALL
02. 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. 16 GA STEEL PLATE WELDED TO ADJACENT FRAME TO HOUSE HARDWARE

NOTE: EXTERIOR STEEL TO BE GALVANIZED, TYP., & PAINTED BLACK.

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A6.11

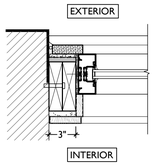
SCALE: 1 1/2" = 1'-0"

TYPICAL STOREFRONT DETAILS

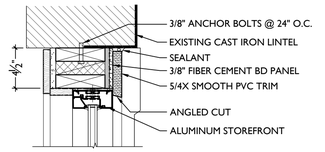
NOTES
A. EXTERIOR FINISHES:
- ALL EXPOSED NON-ALUMINUM SURFACES PAINTED 1 COAT PRIMER + 2 COATS FINISH.
- FOLLOW MANUFACTURER RECOMMENDATIONS FOR PAINTING OF PVC.
- ALL CONCEALED WOOD SURFACES PAINTED 1 COAT PRIMER MINIMUM.
- REFER TO COLORED ELEVATIONS FOR PAINT COLORS.

B. INTERIOR FINISHES:
- REFER TO FINISH SCHEDULE FOR COMMERCIAL TURNKEY FINISHES.
- REFER TO FUTURE TENANT IMPROVEMENT DRAWINGS FOR ADDITIONAL FINISHES.

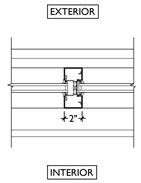
IMPORTANT: DRAWINGS IN THIS GROUPING ARE ASSOCIATED. EACH DRAWING MAY NOT BE FULLY NOTED. NOTES SHOWN APPLY TO LIKE CONDITIONS IN ALL DRAWINGS WITHIN THE GROUP.



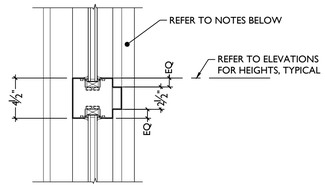
VERTICAL END JAMB | H



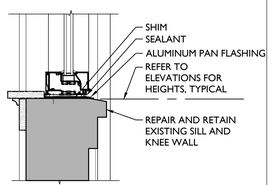
HEAD JAMB | G



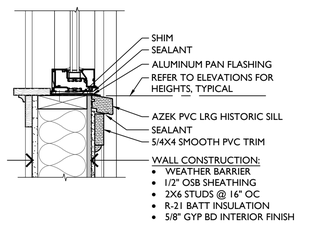
VERTICAL MULLION | F



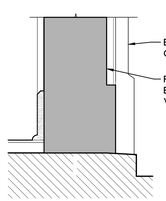
INTERMEDIATE HORIZONTAL MULLION | E



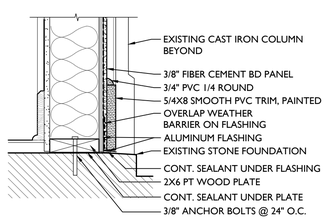
SILL JAMB AT EXG KNEE WALL | D



SILL JAMB | C



EXG BASE AT FOUNDATION | B

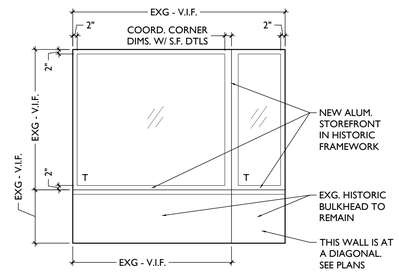


BASE AT FOUNDATION | A

T = TEMPERED GLAZING

STOREFRONT TYPES

STOREFRONT NOTES:
1. BASIS OF DESIGN FOR NEW ALUMINUM STOREFONT: 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.**



SF1 NEW ALUMINUM STOREFRONT IN EXISTING HISTORIC FRAMEWORK

SCALE: 3" = 1'-0"

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STATE OF OHIO
KURT J PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
2023.04.28 - BID/PERMIT

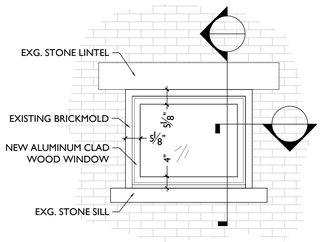
Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A6.12

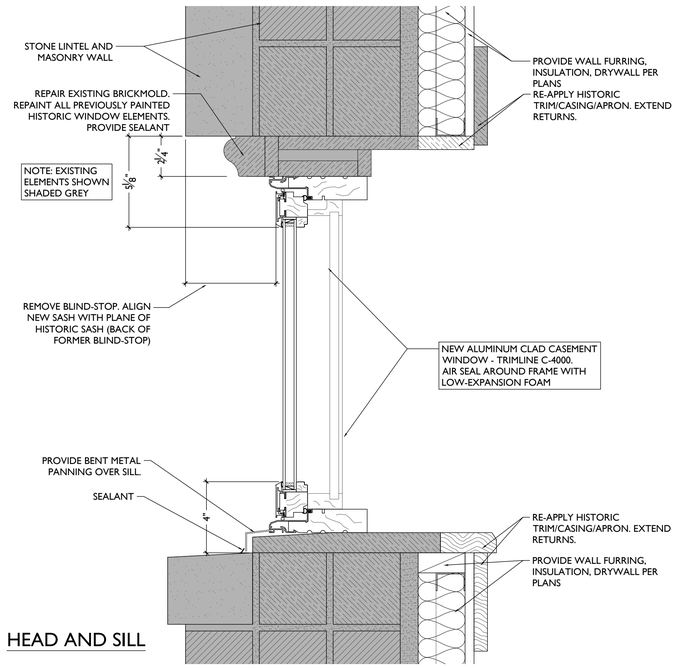


DETAILED ELEVATION

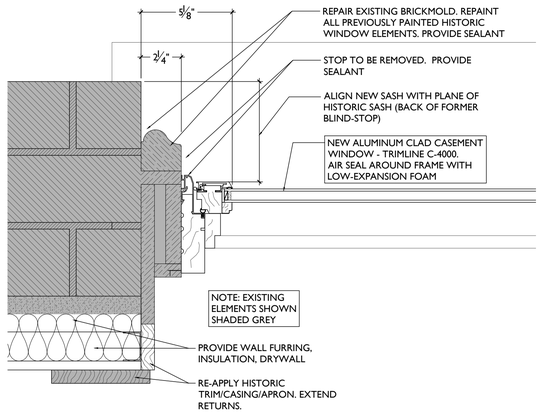
SCALE: ½" = 1'-0"

EXTERIOR

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP

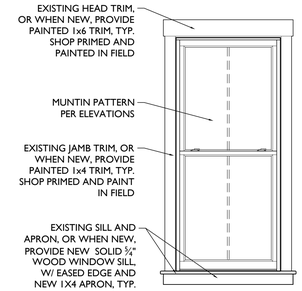


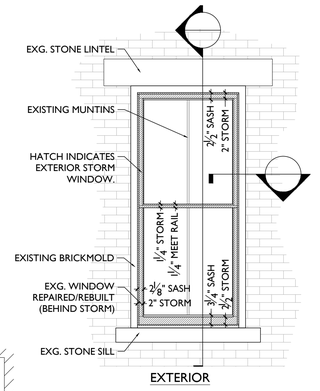
HEAD AND SILL



JAMB

TYPE 'DE' - NEW TRIMLINE C-400 CASEMENT WINDOW | DE





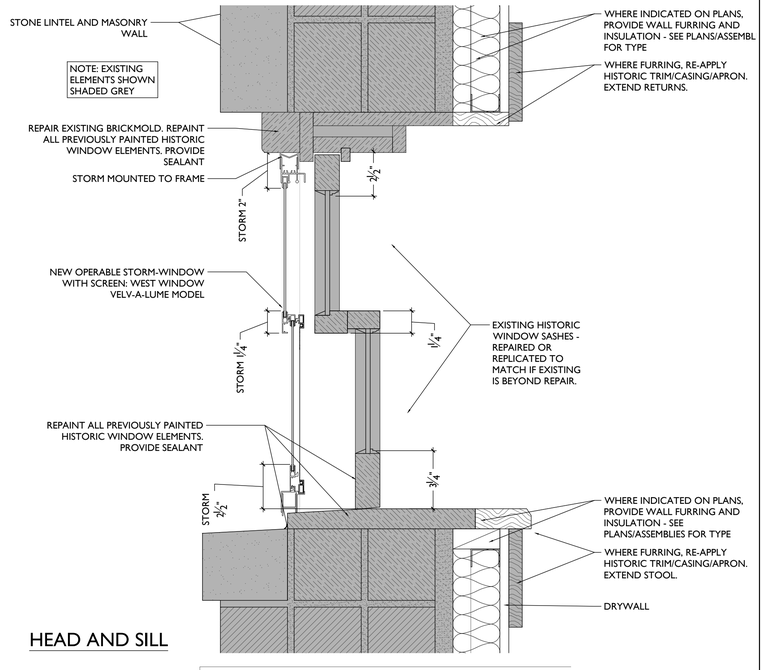
EXTERIOR

DETAILED ELEVATION

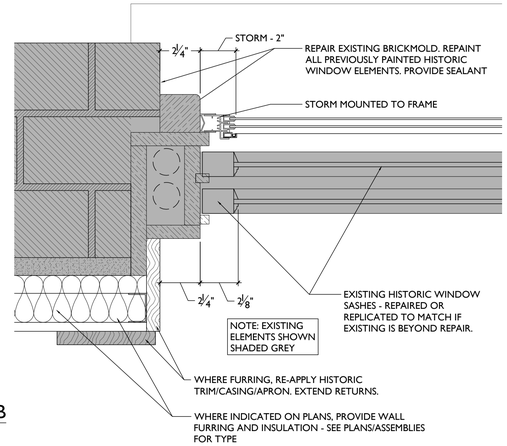
SCALE: ½" = 1'-0"

INTERIOR

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP



HEAD AND SILL



JAMB

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

SCALE: 3" = 1'-0"

WINDOW DETAILS

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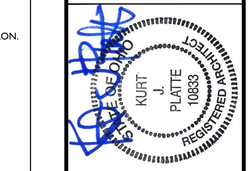

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Job No: 22042 04/28/2023

A6.20

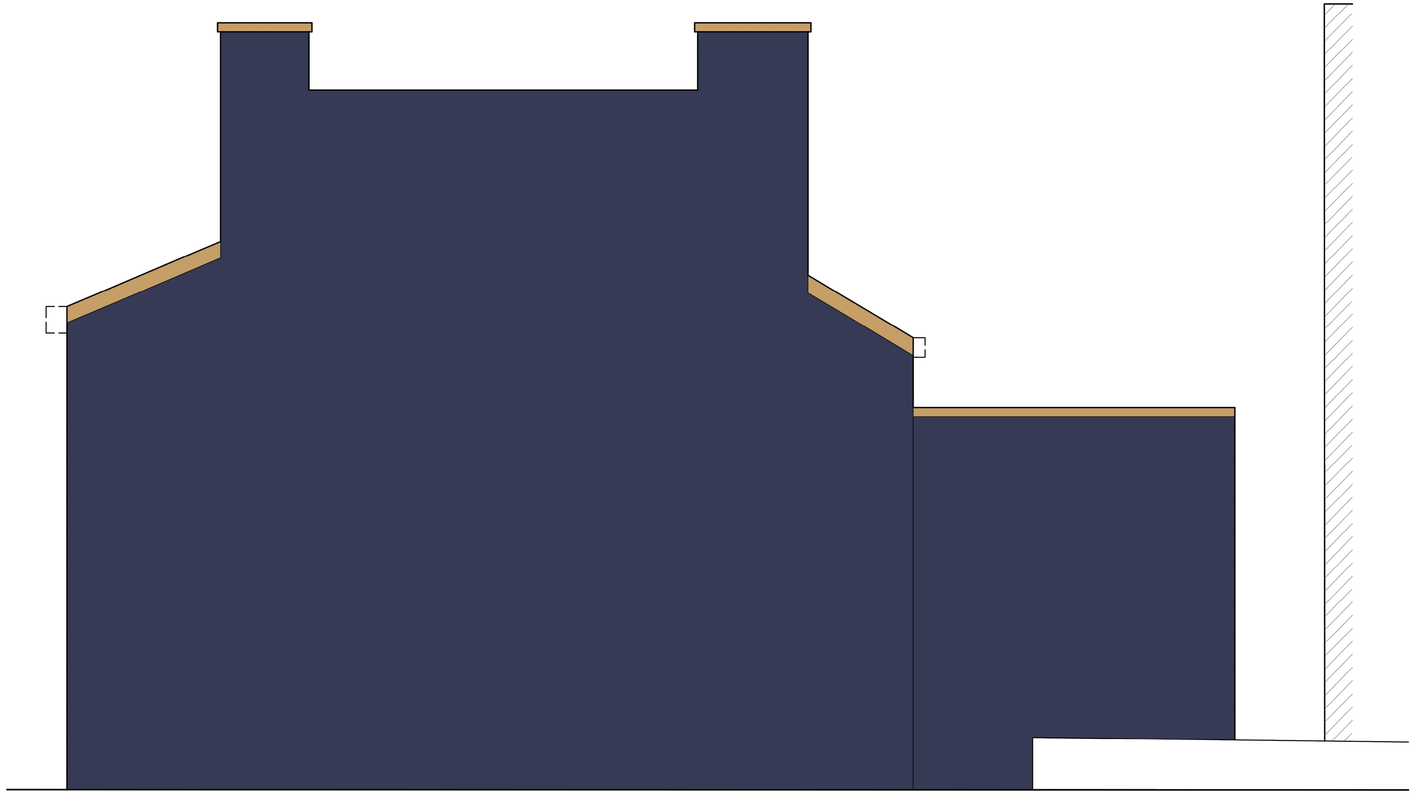
1809 VINE STREET

#PPG1171- CHINABERRY: EPT-1

#PPG1001-1 DELICATE WHITE: EPT-2

#PPG1065-4 BEST BEIGE: EPT-3

#PPG1092-5 WELCOME HOME: EPT-4



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

COLORED ELEVATION | 1

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FINDLAY FLATS

Job No: 22042 04/28/2023

A8.00

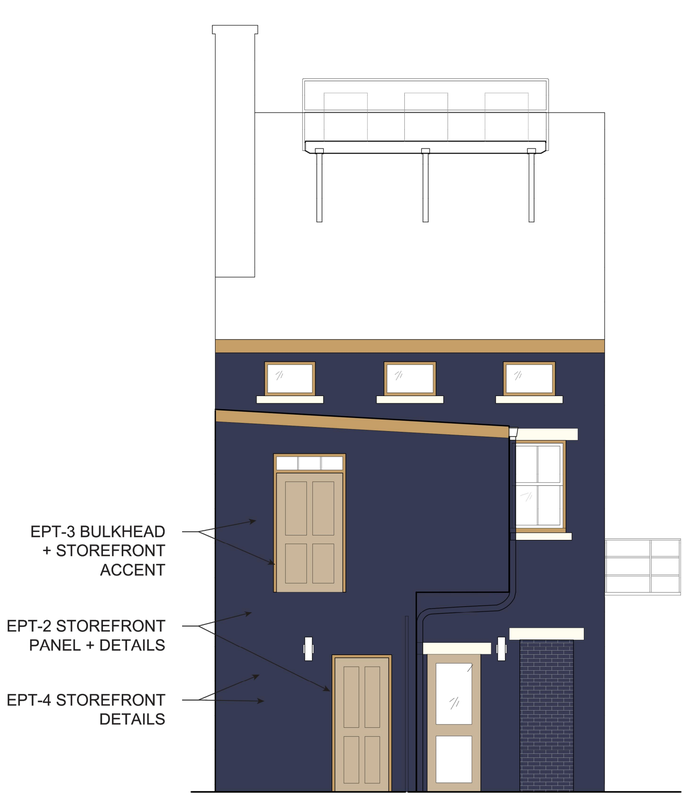
1809 VINE STREET

#PPG1171- CHINABERRY: EPT-1

#PPG1001-1 DELICATE WHITE: EPT-2

#PPG1065-4 BEST BEIGE: EPT-3

#PPG1092-5 WELCOME HOME: EPT-4



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

COLORED ELEVATION | 1

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A8.01

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/national_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 IAQ.
    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.

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

EGC 5.1b Building Performance Standard (mandatory)
ERI Option
Demonstrate energy performance equivalent to a HERS Index of **100**: Energy Analysis conducted by Green Verifier confirms that the project is below HERS **100** target. On-site power generation may not be used to satisfy the minimum energy performance. Meeting energy performance standards further requires mandatory inspection and testing conducted by Owner Contracted Green Rater/Verifier for Green certifications.

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

Insulation installed as part of the rehab must achieve the following:
1. Grade I installation per ANSI/RESNET/ICC Std. 301.
2. 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).
3. Grade II batt insulation floors if they fill the full width and depth of the floor cavity, even when compression occurs due to excess insulation.

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

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

Final Verification and Inspection Testing
1. 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.
2. 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.
3. Preconstruction Pretest – A pre-construction pretest was conducted to identify areas to envelope, demising unit enclosures. Recommended areas for sealing include:
    a. Joints between duct boots and drywall and floor finishes.
    b. Gaps at plumbing penetrations to drywall and floor finishes.
    c. Plumbing and attic access panels.
    d. Seal all visible gaps and cracks where interstitial cavities (wall, joist, ceiling, and stair) are used as return ducts.
4. Air Infiltration Test (Blower door Test) – Mandatory – Measures air leakage through unit enclosure such as exterior walls, demising walls, ceilings, chases, etc. Minimum envelope leakage where applicable. Following areas of building envelope and demising walls shall be sealed, caulked, gasketed, or weather-stripped to minimize envelope leakage:
    a. Joints around exterior doors and windows.
    b. Joints between walls and foundation; between conditioned spaces and attics, demising walls, crawl spaces and garage.

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

EGC 5.6 Sizing of Heating and Cooling Equipment (mandatory)
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)
1. If replacing or installing new appliances provide Energy Star-labeled refrigerators, dishwashers, and clothes washers.

EGC 5.8 Lighting (mandatory)
When replacing or installing new light fixtures
1. All permanently installed fixtures shall be high-efficiency that is capable of meeting recommended light levels in the Illuminating Engineering Society Handbook, 10th edition.
2. Recessed light fixtures installed as part of air barrier shall be Insulation Contact Air-Tight (ICAT)
3. Common space lighting or Non-apartment building spaces must be controlled by occupancy sensors or automatic bi-level lighting controls, except 24-hour lighting required by code.
4. Lighting power density in dwelling units shall be 1.1 W/SF or less.
5. All exterior lighting shall have motion sensor controls, integrative PV cells, photosensors, or astronomic time-clock operation.
6. Exterior fixtures shall meet the following:
    a. 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 uplight rating of U0.
    b. Fixtures shall have no sag or drop lenses, side light panels or uplight panels.
    c. Fixtures shall employ warm-toned (3000k or lower) white light sources or may employ amber light sources or filtered LED light sources.

EGC 6.4 Healthier Material Selection (mandatory)
1. Use products that comply with the following requirements.

PRODUCT CATEGORY	MANDATORY	ADDITIONAL POINTS	REFERENCE

PART 2 PRODUCTS

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

PART 3 EXECUTION

EGC 1.4 Integrative Design: Construction Management (mandatory)
1. At the onset of construction organize an Enterprise Green Communities trades training moderated by Green Verifier.
2. Following trades to attend - GC Project Manager, GC Site Superintendent, Mechanical-Electrical-Plumbing, Insulation, Framing, Drywall, Air-Infiltration Package.
3. Provide a minimum of 2-week notice to Green Verifier prior to training date.

EGC 2.1 Site Selection (mandatory)
This project does not have any ecologically sensitive features.
If ecologically sensitive features are identified in the Ecological Resource Protection Zone (ERPZ) meet the following:
1. Protect floodplain functions
    a. 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.
    a. 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).
    b. Do not raise topographical elevations in flood zones.
2. Protect aquatic ecosystems
    a. 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.
    b. Develop restoration plans for wetland and deepwater habitats within the ERPZ.
3. Conserve habitat for any species on federal or state threatened or endangered lists
    a. 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.
    b. Minimize disturbances within the ERPZ during construction. If construction activities permanently disrupt the habitat of threatened or endangered animal habitats, follow the guidance of responsible state (or local) agencies on how to best address.

EGC 2.14 Local Economic Development and Community Wealth Creation
1. Contractor shall demonstrate that local preference for construction employment and subcontractor hiring was part of bidding process.

EGC 3.1 Environmental Remediation (mandatory)
1. Submit Phase 1 Environmental Site Assessment report to Green Verifier/Verifier
If an environmental site assessment reveals any hazardous materials, mitigate these before proceeding with development.

EGC 3.2 Erosion and Sedimentation Control (mandatory)
Applies only when any site-work or excavation is in scope:
Contractor shall implement EPA's National Pollutant Discharge Elimination System (NPDES)' Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent. If excavation and site work is part of scope:
1. Stockpile and protect disturbed topsoil for reuse.

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 repellant. *[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

2. Control the path and velocity of runoff with silt fencing or equivalent.
3. Protect sewer inlets, streams, and lakes on site during construction with silt fencing, silt sacks or comparable measures.
4. Provide swales to divert surface water from hillsides.
5. Identify and protect significant, high value trees during construction with fencing outside the critical root zone.
6. 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)
1. Service pressure in each unit must not exceed 60 psi. Provide documentation of municipal water pressure. Green verifier will test water pressure at units.
2. Following flow rates are required to reduce total indoor water consumption by **30%**:
3. Toilets must be **WaterSense certified** and **1.28** gallons per flush or less, including dual-flush and pressure-assisted models.
4. Urinals must be **WaterSense certified** and **0.5** gallons per flush or less.
5. Showerheads must be **WaterSense-labeled** and **1.75** gallons per minute or less.
6. Kitchen faucets must be **1.5** gallons per minute or less.
7. Lavatory faucets must be **WaterSense certified** and **1.2** gallons per minute or less.

EGC 4.3 Water Quality (mandatory)
Mandatory for Substantial Rehabs built before 1986. Optional for all other projects
1. Replace lead service lines. Determine whether a lead service line (LSL) connects the drinking water main under the street with the building. If an LSL is present, replace it before or while

		The project uses board insulation that does not contain halogenated flame retardants. *[3 points]*	formaldehyde-free mineral wool batts are also available
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).	Use of composite woods that are certified ultra-low emitting formaldehyde (ULEF). 1 point per product. [2 points maximum]	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.

EGC 6.6 Bath, Kitchen, Laundry Surfaces (mandatory)
1. 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.
2. 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

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

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A9.01

EGC SPECIFICATIONS

1. 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.
2. 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.
3. 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

1. Install drip edge at entire perimeter of roof.
2. 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

1. Recycle a minimum of **75%** of total construction waste

EGC 6.11 Recycling Storage

1. 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

1. Owner AND/OR Contractor to confirm pre-construction radon test was conducted by third-party certified radon professional.
2. Test for radon in accordance with ANSI-AARST MAMF-2017 standards for multifamily buildings or ANSI-AARST MAMF-2014 for single-family homes.
3. If the radon level is above 4 pCi/L, contractor to install radon-reduction measures or install a radon mitigations system per ANSI-AARST RMS-MF 2018 for multifamily buildings or SGM-SF-2017 for homes.
4. 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)

1. Conduct lead risk assessment or inspection to identify lead hazards.
2. Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust.
3. 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).
4. Replace windows that have deteriorated lead-based paint with energy-efficient windows.
5. 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.
6. Perform dust lead clearance testing at the conclusion of renovation work; compare against EPA dust lead clearance standards.

7. 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**:

1. Provide at least one hard-wired carbon monoxide detector with battery backup for each sleeping area, minimum one on each floor.
2. Any combustion equipment installed must be power-vented or closed-combustion.
3. 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)

1. Seal all wall, floor and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing method.
2. Install corrosion-proof metal pest screens for all openings greater than ¼ inch.
3. Seal off entry points under kitchen and bathroom sinks.

EGC 7.7 Ventilation (mandatory)

1. Local Exhaust
   a. 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.
   b. 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.
   c. Use ENERGY STAR–labeled bathroom exhaust fans in all bathrooms.
2. Ventilation
   a. Fresh air ventilation to dwelling units shall comply with ventilation requirements of ASHRAE 62.2–2010.
   b. 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.
3. In full accordance with ASHRAE 62.1-2010, install a mechanical ventilation system for all hallways and common spaces in each multifamily building of four stories or more.
4. All systems and associated ductwork must be installed per manufacturer's recommendations.
5. If 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.
6. Green Verifier/Energy Rater to conduct testing to verify dwelling unit ventilation system flow rates are within 15 CFM or 15% of the design value.

EGC 7.12 Beyond ADA: Universal Design (mandatory)

Select one option below to implement. Implement three strategies in that option. For all selected strategies affecting dwelling units, implement that strategy for 75% of the project's dwelling units.

1. 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,

greenery, and lighting. Include exterior signage that is prominent, visible from sidewalk, access road, or parking lot.
2. 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.
3. Avoid strong patterns on floor finishes. Use carpets and flooring that have subtle neutral patterns.

EGC 8.1 Building Maintenance Manual (mandatory)

1. 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)

1. 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:
   a. Communication plans for staff and residents to use in the event of an emergency.
   b. Useful contact information for public utility and other service providers
   c. Infrastructure and building "shutdown" procedures

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

1. General Contractor to provide a comprehensive walk-through and orientation for property manager(s) 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

1. Enterprise Green Communities Checklist
2. Energy Star National Rater Field Checklist

END OF SECTION 018113

National Rater Field Checklist [1]

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Project Name:_____ Number of Units: _____ Permit Date: _____

Project Address: _____ City: _____ State: _____

Thermal Enclosure System	Must Correct	Builder Verified [3]	Rater Verified [4]	N/A [5]
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.	☐	☐	☐	-
1.2 Insulation meets or exceeds specification in Items 3.1 & 3.2 of the Natl Rater Design Review Checklist.	☐	☐	☐	-
1.3 All insulation achieves Grade I install. per ANSI / RESNET / ICC Std. 301. Alternatives in Footnote 6. [6,7]	☐	☐	☐	-
1.4 Prescriptive Path: Window-to-wall ratio ≤ 30%. [8]	☐	☐	☐	☐
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;**	☐	☐	☐	☐
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;**	☐	☐	☐	☐
1.5.3 Bottom of plenum must have at least R-13 insulation. [10]	☐	☐	☐	☐
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;**	☐	☐	☐	☐
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.	☐	☐	☐	☐
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.	☐	☐	☐	☐
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.	☐	☐	☐	☐
2.3 Architectural bump-outs, dead space, and all other exterior walls.	☐	☐	☐	-
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.	☐	☐	☐	☐
2.5 All other floors adjoining unconditioned space (e.g., rim / band joists at exterior wall or at porch roof).	☐	☐	☐	☐
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]	☐	☐	☐	☐
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]	☐	☐	☐	☐
3.3 Insulation beneath attic platforms (e.g., HVAC platforms, walkways) ≥ R-21 in CZ 1-5; ≥ R-30 in CZ 6-8.	☐	☐	☐	☐
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]	☐	☐	☐	☐
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]	☐	☐	☐	☐
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]	☐	☐	☐	☐
3.7 At above-grade walls and rim / band joists separating conditioned from unconditioned space, one of the following options used: [23,26]				
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 [24, 25, 26, 27] **OR;**	☐	☐	☐	☐
3.7.2 Structural Insulated Panels **OR**; Insulated Concrete Forms **OR**; Double-wall framing **OR**; [24, 26, 28]	☐	☐	☐	☐
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: [26,29]				
3.7.3a Corners insulated ≥ R-6 to edge [30], **AND**;	☐	☐	☐	☐
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**;	☐	☐	☐	☐
3.7.3c Interior / exterior wall intersections insulated to same R-value as rest of exterior wall. [32]	☐	☐	☐	☐

National Rater Field Checklist [1]

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4. Air Sealing (Unless otherwise noted below, "sealed" indicates the use of caulk, foam, or equivalent material.)	Must Correct	Builder Verified [3]	Rater Verified [4]	N/A [5]
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.	☐	☐	☐	-
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 on CZ 4-8.	☐	☐	☐	☐
4.3 Continuous top plate or blocking is at top of walls adjoining unconditioned space including at balloon-framed parapets, and sealed.	☐	☐	☐	☐
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.	☐	☐	☐	☐
4.5 Rough opening around windows & exterior doors sealed. [33]	☐	☐	☐	-
4.6 Assemblies that separate attached garages from occupiable space sealed and, also, an air barrier installed, sealed, and aligned with these assemblies. [34]	☐	☐	☐	☐
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.	☐	☐	☐	☐
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]	☐	☐	☐	☐
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.	☐	☐	☐	☐
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]	☐	-	☐	☐
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]	☐	-	☐	☐

HVAC System [37]		Must Correct	Rater Verified [4]	N/A [5]
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	☐	☐	☐
	5a.2 Blower fan watt draw is Grade I or II per ANSI / RESNET / ACCA Std. 310	☐	☐	☐
	5a.3 Refrigerant charge is Grade I per ANSI / RESNET / ACCA Std. 310. See Footnote 40 for exemptions. [40]	☐	☐	☐
Path B	5b.1 HVAC manufacturer & model number on installed equipment matches either of the following (check box): [41] ☐ National HVAC Design Report (4.6-4.9 & 4.25-4.26) ☐ Written approval received from designer	☐	☐	-
	5b.2 External static pressure measured by Rater at contractor-provided test locations and documented below: [42] Return-Side External Static Pressure: _____ IWC Supply-Side External Static Pressure: _____ IWC	☐	☐	☐
5.4 Prescriptive Path: Heating and cooling equipment serving dwelling units and common spaces meet the efficiency levels specified in the Exhibit X. Electric resistance heating is not installed in dwelling units.		☐	☐	☐
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.		☐	☐	☐
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]		☐	☐	☐
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. [53] Credential(s): _____ FT Agent Name(s): _____		☐	☐	☐

Equipment Controls	Must Correct	LP Verified [44]	Rater Verified [4]	N/A [5]
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.	☐	-	☐	☐
5.8.1 Prescriptive Path: Dwelling unit thermostats are programmable.	☐	-	☐	☐
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.	☐	☐	☐	☐

National Rater Field Checklist [1]

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5.10 Freeze protection systems, such as heat tracing of piping and heat exchangers, including self-regulating heat tracing, and garage / plenum heaters include automatic controls that are verified to shut off the systems when pipe wall or garage / plenum temperatures are above 40°F.	☐	☐	☐	☐
5.10.1 Where heat tracing is installed for freeze-protection, controls must be based on pipe wall temperature and a minimum of R-3 pipe insulation is also required.	☐	☐	☐	☐
5.11 Snow- and ice-melting systems include automatic controls that are verified to shut off the systems when the pavement temperature is above 50°F and no precipitation is falling, and an automatic or manual control is installed that is verified to shut off system when the outdoor temperature is above 40°F, so that the potential for snow or ice accumulation is negligible.	☐	☐	☐	☐
Hydronic Distribution				
5.12 For hydronic distribution systems, all terminal heating and cooling distribution equipment are separated from the riser or distribution loop by a control valve or terminal distribution pump, so that heated or cooled fluid is not delivered to the dwelling unit distribution equipment when there is no call from the thermostat.	☐	☐	☐	☐
5.13 Terminal units in hydronic distribution systems are equipped with pressure independent balancing valves or pressure independent control valves.	☐	☐	☐	☐
5.14 Piping of a heating or cooling system is insulated in accordance with Item 4.40 on the National HVAC Design Report, including where passing through planks or any other penetrations.	☐	☐	☐	☐
5.15 For circulating pumps serving hydronic heating or cooling systems with three-phase motors, 1 horse-power or larger, motors meet or exceed efficiency standards for NEMA Premium™ motors. If 5 horse-power or larger, also installed with variable frequency drives.	☐	☐	☐	☐

6. Duct Quality Installation - *Applies to Heating, Cooling, Ventilation, Exhaust, & Pressure Balancing Ducts, Unless Noted in Footnote.*	Must Correct	Rater Verified [4]	N/A [5]
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 ≤ +5 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 connections 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 Rough-in: Tested per allowances below, with air handler & all ducts, building cavities used as ducts, & duct boots installed. In addition, all duct boots sealed to finished surface, Rater-verified at final. [50] No ducted returns [36]: 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. One or two ducted returns [36]: The greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM. Three or more ducted returns [36]: The greater of ≤ 6 CFM25 per 100 sq. ft. of CFA or ≤ 60 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 [36]: 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 [36]: The greater of ≤ 8 CFM25 per 100 sq. ft. of CFA or ≤ 80 CFM. Three or more ducted returns [36]: 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 Rough-in: Tested including horizontal run outs, trunks, branches, and take-offs up to, but not including, the grilles, the leakage does not exceed 25% of exhaust fan flow. [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]	☐	☐	☐

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A9.02

EGC SPECIFICATIONS

National Rater Field Checklist [1]

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7. Dwelling-Unit & Common Space Mechanical Ventilation System (National HVAC Design Report Item # indicated in parenthesis)	**Must Correct**	**Rater Verified [4]**	**N/A [5]**
7.1 Ventilation manufacturer & model number on installed equipment matches either of the following (check box): [41] ☐ National HVAC Design Report ☐ Written approval received from designer	☐	☐	-
7.2 Rater-measured ventilation rate is within either ± 15 CFM or ±15% of dwelling unit design values (2.7), and meets or exceeds rates required by ASHRAE 62.2-2010. [54]	☐	☐	-
7.3 Measured ventilation rate is within either ± 15 CFM or ±15% of common space design values (2.9), and meets or exceeds rates required by ASHRAE 62.1-2010 (2.8). [55]	☐	☐	-
7.4 Townhouses only: A readily-accessible ventilation override control installed and also labeled if its function is not obvious (e.g., a label is required for a standalone wall switch, but not for a switch that's on the ventilation equipment).	☐	☐	☐
7.5 No outdoor air intakes connected to return side of the dwelling unit HVAC system, unless controls are installed to operate intermittently & automatically based on a timer and to restrict intake when not in use (e.g., motorized damper).	☐	☐	-
7.6 If located in the dwelling unit, system fan rated ≤ 3 sones if intermittent, ≤ 2 sones if continuous, or exempted. [56]	☐	☐	-
7.7 If system utilizes the dwelling unit HVAC fan, then the installed fan type is ECM / ICM (4.12), or the controls will reduce the standalone ventilation run-time by accounting for hours when the HVAC system is heating or cooling.	☐	☐	☐
7.8 In-unit bathroom fans or in-line fans are ENERGY STAR certified if used as part of the dwelling-unit mechanical ventilation system. [57]	☐	☐	☐
7.9 If central exhaust fans, ≤ 1 HP, are installed as part of the dwelling-unit mechanical ventilation system, then they are direct-drive, ECM, with variable speed controllers. If > 1 HP, they are installed with NEMA™ Premium Motors.	☐	☐	☐
7.10 Air inlet locations (Complete if ventilation air inlet locations were installed (2.22, 2.23); otherwise check "N/A"): [58, 59]	-	-	☐
7.10.1 Inlet(s) pull ventilation air directly from outdoors and not from attic, crawlspace, garage, or adjacent dwelling unit.	☐	☐	-
7.10.2 Inlet(s) are ≥ 2 ft. above grade or roof deck; ≥ 10 ft. of stretched-string distance from known contamination sources not exiting the roof, and ≥ 3 ft. distance from dryer exhausts and sources exiting the roof. [60]	☐	☐	-

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

Dwelling Unit Mechanical exhaust - In each dwelling unit kitchen and bathroom, a system is installed that exhausts directly to the outdoors and meets one of the following Rater-measured airflow and manufacturer-rated sound level standards: [54, 61]

Location		**Continuous Rate**	**Intermittent Rate [62]**	**Must Correct**	**Rater Verified [4]**	**N/A [5]**
8.1 Kitchen	Airflow	≥ 5 ACH, based on kitchen volume [63, 64]	≥ 100 CFM and, if not integrated with range, also ≥ 5 ACH based on kitchen volume [63, 64, 65]	☐	☐	-
	Sound	Recommended: ≤ 1 sone	Recommended: ≤ 3 sones			
8.2 Bathroom	Airflow	≥ 20 CFM	≥ 50 CFM	☐	☐	-
	Sound	Required: ≤ 2 sones	Recommended: ≤ 3 sones			

Common Space [2] and Garage Mechanical Exhaust			
8.3 Measured exhaust rates are ≥ ASHRAE 62.1 rates (2c). [55]	☐	☐	☐
8.4 Where a garage exhaust ventilation system is installed, it is equipped with controls that sense CO and NO2.	☐	☐	☐
9. Filtration			
9.1 MERV 6+ filter(s) installed in each dwelling unit ducted mech. System, serving an individual dwelling unit located to facilitate access & regular service by the occupant or building owner. [66]	☐	☐	☐
9.1.1 Filter access panel includes gasket and fits snugly against the exposed edge of filter when closed to prevent bypass. [67]	☐	☐	☐
9.1.2 All return air and mechanically supplied outdoor air passes through filter prior to conditioning.	☐	☐	☐
10. Combustion Appliances			
10.1 Furnaces, boilers, and water heaters located within the building's pressure boundary are mechanically drafted or direct-vented. If mechanically drafted, the minimum volume of combustion air required for safe operation by the manufacturer and/or code shall be met or exceeded and make-up air sources must be mechanically closed when the combustion appliance is not in operation. Alternatives in Footnote 70. [68, 69, 70]	☐	☐	☐
10.2 Fireplaces located within the building's pressure boundary are direct-vented. [68, 69]	☐	☐	☐
10.3 No unvented combustion appliances other than cooking ranges or ovens are located inside the building's pressure boundary. For cooking ranges and ovens, local mechanical exhaust per Checklist Item 8.1 requirements must be met. [68]	☐	☐	☐

National Rater Field Checklist [1]

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Other	**Must Correct**	**LP Verified [44]**	**Rater Verified [4]**	**N/A [5]**
11. Domestic Hot Water				
11.1 Prescriptive Path: Hot water equipment rated in EF or UEF meet the efficiency levels specified in the ENERGY STAR Multifamily Reference Design. Boilers providing hot water are ≥85% Et. [71]	☐	-	☐	☐
11.2 ERI: For hot water equipment serving common spaces but not dwelling units nor shared laundry: where rated in EF or UEF, meet the efficiency levels specified in the ENERGY STAR Multifamily Reference Design. Where rated in thermal efficiency, meet or exceed 85% Et. [71]	☐	-	☐	☐
11.3 For in-unit storage water heaters, AHRI Certificate confirms the presence of a heat trap.	☐	-	☐	☐
11.4 DHW piping located in the dwelling unit is insulated with a minimum of R-3. [72]	☐	☐	☐	-
11.5 Rater-measured delivery temperatures at faucets and showerheads do not exceed 125°F. [73]	☐	-	☐	-
12. Lighting				
12.1 Common Space [2] Lighting Controls:				
12.1.1 ERI and Prescriptive Path: All common spaces [2] (including shared garages), except the building lobby and where automatic shutoff would endanger the safety of occupants, have occupancy sensors or automatic bi-level lighting controls installed and operation has been verified.	☐	☐	☐	☐
12.1.2 ASHRAE path only: All common spaces [2] (including shared garages), except the building lobby, corridors, and stairwells and where automatic shutoff would endanger the safety of occupants, have occupancy sensors or automatic bi-level lighting controls installed and operation has been verified.	☐	☐	☐	☐
12.2 Common Space [2] Lighting Power Density Maximum (except garages): [74]				
12.2.1 ERI and Prescriptive Path: Total installed lighting power for the combined common spaces [2] must not exceed ASHRAE 90.1-2007 allowances for those combined spaces, using the Space-by-Space or Building Area Method. See Footnote 75 for allowances. [75]	☐	☐	☐	☐
12.2.2 ASHRAE path only: Total installed lighting power for the combined common spaces [2] must not exceed ASHRAE 90.1-2007 allowances for those combined spaces, using the Space-by-Space or Building Area Method, by more than 20%. See Footnote 75 for allowances. [75]	☐	☐	☐	☐
12.3 Shared garages: Lighting power density does not exceed 0.24 W/ft^2.	☐	☐	☐	☐
12.4 Exterior lighting controls: Fixtures, including parking lot fixtures, must include automatic switching on timers or photocell controls except fixtures intended for 24-hour operation, required for security, or located on dwelling unit balconies.	☐	☐	☐	☐
12.5 ERI Path: All exterior and common space lighting fixtures meet the efficiency requirements in the ENERGY STAR Multifamily Reference Design, except fixtures located on dwelling unit balconies. [76, 77]	☐	-	☐	☐
12.6 Prescriptive Path: All lighting fixtures (i.e., dwelling units, common spaces, and exterior) meet the efficiency requirements in the ENERGY STAR Multifamily Reference Design. [76, 77]	☐	-	☐	☐
12.7 Prescriptive Path: Dwelling unit overall in-unit lighting power density ≤ 0.75 W/ft^2. When calculating overall lighting power density, use 1.1 W/ft^2 where lighting is not installed. [74]	☐	-	☐	☐

13. Appliances and Plumbing Fixtures	**Must Correct**	**Rater Verified [4]**	**N/A [5]**
13.1 Prescriptive Path: Installed appliances and plumbing fixtures in dwelling units and common spaces meet the criteria in the ENERGY STAR Multifamily Reference Design. [78]	☐	☐	☐
13.2 ERI Path: Installed appliances and plumbing fixtures in common spaces, and not included in the ERI model, meet the criteria in the ENERGY STAR Multifamily Reference Design. [78]	☐	☐	☐
13.3 Prescriptive Path: Shower compartments with multiple fixtures cannot be operated simultaneously OR the total flow rate per shower compartment must not exceed 1.75 gallons per minute, as rated at 80 psi.	☐	☐	☐
14. Whole Building Energy Consumption Data Acquisition Strategy			
14.1 For buildings 50,000 ft^2 and larger, a strategy that enables the collection of monthly or annual building-level energy consumption data (electricity, natural gas, chilled water, steam, fuel oil, propane, etc.) has been confirmed. [79]	☐	☐	☐

Rater Name: ______________ Rater Pre-Drywall Inspection Date(s): ______________ Rater Initials: ________

Rater Company Name: ______________

Rater Name: ______________ Rater Final Inspection Date(s): ______________ Rater Initials: ________

Rater Company Name: ______________

Builder/Developer Employee: ______________ Builder Inspection Date(s): ______________ Builder Initials: ________

Builder/Developer Name: ______________

Licensed Professional: ______________ LP Inspection Date(s): ______________ LP Initials: ________

National Rater Field Checklist Footnotes

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Footnotes:

1. This Checklist applies to all dwelling units, sleeping units, common spaces [2], and garages (open or enclosed) in the building being certified, and where specified, parking lots. These requirements do not apply to parking garages or lots where the cost of the energy use of the parking garage or lot is not the responsibility of the Builder/Developer, Building Owner or Property Manager. This Checklist does not apply to commercial or retail spaces. This Checklist does not apply to common spaces [2] that are located in buildings on the property without any dwelling or sleeping units. The term 'sleeping unit' refers to a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Where the term 'dwelling unit' is used in this Checklist, the requirement is also required of 'sleeping' units. The term 'building' refers to a structure utilized or intended for supporting or sheltering occupancy for a residential purpose; a structure with no dwelling or sleeping units connected to a structure with dwelling or sleeping units by less than 10% of its exterior wall area is not to be included in the 'building'.
2. The term 'common space' refers to any spaces in the building being certified that serve a function in support of the residential part of the building that is not part of a dwelling or sleeping unit. This includes spaces used by residents, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, residential recreation rooms, and dining halls, as well as offices and other spaces used by building management, administration or maintenance in support of the residents.
3. At the discretion of the Rater, the builder or developer may verify up to eight items in Sections 1-4 of this Checklist. For the purpose of this Checklist, "Builder" represents either the builder or the developer. When exercised, the builder's responsibility will be formally acknowledged by the builder, or their designated agent, signing off on the checklist for the item(s) that they verified. However, if a quality assurance review indicates that Items have not been successfully completed, the Rater will be responsible for facilitating corrective action.
4. The term 'Rater' refers to the person(s) completing the third-party verification required for certification. The person(s) shall: a) be a Certified Rater, Approved Inspector, or an equivalent designation as determined by a Verification Oversight Organization or Multifamily Review Organization and, b) have attended and successfully completed an EPA-recognized training class. See www.energystar.gov/mftraining.
5. The column titled "N/A," which denotes items that are "not applicable," should be used when the checklist Item is not present in the project or conflicts with local requirements.
6. Two alternatives are provided: a) Grade II cavity insulation is permitted to be used for assemblies that contain a layer of continuous, air impermeable insulation ≥ R-3 in Climate Zones 1 to 4, ≥ R-5 in Climate Zones 5 to 8; b) Grade II batts are permitted to be used in floors if they fill the full width and depth of the floor cavity, even when compression occurs due to excess insulation, as long as the R-value of the batts has been appropriately assessed based on manufacturer guidance and the only defect preventing the insulation from achieving Grade I is the compression caused by the excess insulation.
7. Ensure compliance with this requirement using ANSI / RESNET / ICC Std. 301 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 301 shall also be followed.
8. Window-to-Wall ratio is taken as the sum of all window area divided by the total exterior above-grade wall area. All decorative glass and skylight window area contribute to the total window area to above-grade wall ratio (WWR). Spandrel sections of curtain wall systems contribute to the above-grade wall area.
9. Compliance with Items 1.5 and 1.6 is not required for ASHRAE projects, but the energy used by the heating systems must be modeled following the requirements in the Simulation Guidelines, available at www.energystar.gov/mfguidance.
10. The bottom of the plenum is permitted to be suspended ceiling tiles or other non-air barrier material. If fiberglass insulation is installed, it must be paper-faced.
11. For purposes of this Checklist, an air barrier is defined as any durable solid material that blocks air flow between conditioned space and unconditioned space, including necessary sealing to block excessive air flow at edges and seams and adequate support to resist positive and negative pressures without displacement or damage. EPA recommends, but does not require, rigid air barriers.

    Open-cell or closed-cell foam shall have a finished thickness ≥ 5.5 in. or 1.5 in., respectively, to qualify as an air barrier unless the manufacturer indicates otherwise.

    If flexible air barriers such as house wrap are used, they shall be fully sealed at all seams and edges and supported using fasteners with caps or heads ≥ 1 in. diameter unless otherwise indicated by the manufacturer. Flexible air barriers shall not be made of kraft paper, paper-based products, or other materials that are easily torn. If polyethylene is used, its thickness shall be ≥ 6 mil.
12. All insulated ceiling surfaces, regardless of slope (e.g., cathedral ceilings, tray ceilings, conditioned attic roof decks, flat ceilings, sloped ceilings), must meet the requirements for ceilings, unless the ceiling is adiabatic.
13. All insulated vertical surfaces are considered walls (e.g., above and below grade exterior walls, knee walls) and must meet the air barrier requirements for walls. The following exceptions apply: air barriers recommended, but not required, in adiabatic walls; and, in Climate Zones 4 through 8, an air barrier at the interior vertical surface of insulation is recommended but not required in basement walls or crawlspace walls. For the purpose of these exceptions, a basement or crawlspace is a space for which ≥ 40% of the total gross wall area is below-grade.
14. EPA highly recommends, but does not require, an air barrier at the interior vertical surface of floor insulation in Climate Zones 4-8.
15. Examples of supports necessary for permanent contact include staves for batt insulation or netting for blown-in insulation. Alternatively, supports are not required if batts fill the full depth of the floor cavity, even when compression occurs due to excess insulation, as long as the R-value of the batts has been appropriately assessed based on manufacturer guidance and the only defect preventing the insulation from achieving the required installation grade is the compression caused by the excess insulation.
16. Alternatively, an air barrier is permitted to be installed at the exterior horizontal surface of the floor insulation if the insulation is installed in contact with this air barrier, the exterior vertical surfaces of the floor cavity are also insulated, and air barriers are included at the exterior vertical surfaces of this insulation.
17. The minimum designated R-values must be achieved regardless of the trade-offs determined using an equivalent U-factor or UA alternative calculation. Note that if the minimum designated values are used, then higher insulation values may be needed elsewhere to meet Item 1.2. Also, note that these requirements can be met by using any available strategy, such as a raised-heel truss, alternate framing that provides adequate space, and / or high-density insulation.

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18. Examples of durable covers include, but are not limited to, pre-fabricated covers with integral insulation, rigid foam adhered to cover with adhesive, or batt insulation mechanically fastened to the cover (e.g., using bolts, metal wire, or metal strapping. Low-slope roof hatch covers to be insulated to R-5 minimum.
19. Consistent with the 2009 IECC, slab edge insulation is only required for slab-on-grade floors with a floor surface less than 24 inches below grade. Slab-on-grade perimeter insulation shall extend to the top of the slab to provide a complete thermal break. If the top edge of the insulation is installed between the exterior wall and the edge of the interior slab, it shall be permitted to be cut at a 45-degree angle away from the exterior wall. Alternatively, the thermal break is permitted to be created using ≥ R-3 rigid insulation on top of an existing slab (e.g., in a building undergoing a gut rehabilitation). In such cases, up to 10% of the slab surface is permitted to not be insulated (e.g., for sleepers, for sill plates). Insulation installed on top of slab shall be covered by a durable floor surface (e.g., hardwood, tile, carpet).
20. Where an insulated wall separates a garage, patio, porch, or other unconditioned space from the conditioned space of the building, slab perimeter insulation shall also be installed at this interface to provide a thermal break between the conditioned and unconditioned slab, if the slab is in contact with the ground at that interface. Where specific details cannot meet this requirement, partners shall provide the detail to EPA to request an exemption prior to the building's certification. EPA will compile exempted details and work with industry to develop feasible details for use in future revisions to the program. A list of currently exempted details is available at: www.energystar.gov/slabedge.
21. For projected balconies, install a minimum of R-5 slab edge insulation to provide a thermal break between conditioned space and the unconditioned projected balcony slab. Alternatively, a UA calculation for the wall assembly that accounts for this uninsulated projected slab must be performed to demonstrate compliance with Item 1.2. For the purpose of this UA calculation, the area of the wall that is uninsulated due to the projected balcony is required to be calculated as 400% of that actual area. For example, for a projected balcony that is 20 feet wide, and has a thickness of 1 foot, the area to be used in the UA calculation is 80 ft^2 instead of 20 ft^2. The distance the balcony projects from the building is not used in this calculation.
22. Whether insulating from above or below the slab, thermal breaks must be accounted for when determining compliance with floor U-factors. Where structural columns cause a discontinuity in the installed floor insulation, the UA calculation for the floor assembly must account for this uninsulated area of the floor. For the purpose of this UA calculation, the area of the floor that is uninsulated due to the structural columns is required to be calculated as 400% of that actual area. For example, for a 4'x4' column, the area to be used in the UA calculation is 64 ft^2 instead of 16 ft^2. The height of the column is not used in this calculation. Alternatively, if the structural column is insulated for a minimum of 4 vertical feet, the modification to the UA calculation is not required, and the U-value of the column insulation shall be associated with the uninsulated area of the floor due to the column.
23. Item 3.7 is applicable to walls that are adjacent to other buildings or adjacent to unconditioned spaces within the building. Mass walls utilized as the thermal mass component of a passive solar design (e.g., a Trombe wall) are exempt from this Item. To be eligible for this exemption, the passive solar design shall be comprised of the following five components: an aperture or collector, an absorber, thermal mass, a distribution system, and a control system. For more information, see: www.energy.gov/sites/prod/files/guide_to_passive_solar_home_design.pdf.

    Mass walls that are not part of a passive solar design (e.g., CMU block or log home enclosure) shall either utilize the strategies outlined in Item 3.7 or the pathway in the assembly with the least thermal resistance, as determined using a method consistent with the 2013 ASHRAE Handbook of Fundamentals, shall provide ≥ 50% of the applicable assembly resistance, defined as the reciprocal of the mass wall equivalent U-factor in the 2009 IECC Table 502.1.2. Documentation identifying the pathway with the least thermal resistance and its resistance value shall be collected by the Rater and any Builder Verified or Rater Verified box under Item 3.7 shall be checked.
24. Up to 10% of the total exterior wall surface area is exempted from the reduced thermal bridging requirements to accommodate intentional designed details (e.g., architectural details such as thermal fins, wing walls, brick returns, stone window sills, metal panels, or masonry fireplaces; structural details, such as fasteners (e.g., shelf angles, metal clips, z-girts, brick ties), projected balconies, and service openings (e.g., PTACs or PTHPs), but not steel columns or wall area occupied by intermediate floors). It shall be apparent to the Rater that the exempted areas are intentional designed details or the exempted area shall be documented in a plan provided by the builder, architect, or engineer. The entire area of the wall area that is bypassed by the fastener must be used in the calculation. The Rater need not evaluate the necessity of the designed detail to certify the project.
25. If used, insulated siding shall be attached directly over a water-resistive barrier and sheathing. In addition, it shall provide the required R-value as demonstrated through either testing in accordance with ASTM C 1363 or by attaining the required R-value at its minimum thickness. Insulated sheathing rated for water protection can be used as a water resistant barrier if all seams are taped and sealed. If non-insulated structural sheathing is used at corners, the advanced framing details listed in Item 3.7.3 shall be met for those wall sections.
26. Walls and rim / band joists using steel or other metal framing shall meet the reduced thermal bridging requirements by complying with Item 3.7.1 of the Checklist and may not demonstrate compliance using Item 3.7.2 or 3.7.3.
27. In a building undergoing a gut rehabilitation, continuous interior insulation may be used in lieu of continuous exterior rigid insulation or insulated siding.
28. Double-wall framing is defined as any framing method that ensures a continuous layer of insulation covering the studs to at least the R-value required in Item 3.7.1 of the Checklist, such as offset double-stud walls, aligned double-stud walls with continuous insulation between the adjacent stud faces, or single-stud walls with 2x2 or 2x3 cross-framing. In all cases, insulation shall fill the entire wall cavity from the interior to exterior sheathing except at windows, doors and other penetrations.
29. Rim / band joists are exempt from this requirement. For the purpose of this requirement, "≤ 3 stories" refers to any portion of the building elevation where the wood-framed walls do not exceed 3 stories in height. Partial floors that meet the definition of a mezzanine or loft, as defined by the 2012 IRC, do not count as a story. All 'advanced framing' details shall be met except where the builder, architect, or engineer provides a framing plan that encompasses the details in question, indicating that structural members are required at these locations and including the rationale for these members (e.g., full-depth solid framing is required at wall corners or interior / exterior wall intersections for shear strength, a full-depth solid header is required above a window to transfer load to jacks studs, additional jack studs are required to support transferred loads, additional cripple studs are required to maintain on-center spacing, or stud spacing must be reduced to support multiple stories in a multifamily building). The Rater shall retain a copy of the detail and rationale for their records, but need not evaluate the rationale to certify the building.
30. All exterior corners shall be constructed to allow access for the installation of ≥ R-6 insulation that extends to the exterior wall sheathing. Examples of compliance options include standard-density insulation with alternative framing techniques, such as using three studs per corner, or high-density insulation (e.g., spray foam) with standard framing techniques.

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31. Compliance options include continuous rigid insulation sheathing, SIP headers, other prefabricated insulated headers, single-member or two-member headers with insulation either in between or on one side, or an equivalent assembly. R-value requirement refers to manufacturer's nominal insulation value.
32. Insulation shall run behind interior / exterior wall intersections using ladder blocking, full length 2x6 or 1x6 furring behind the first partition stud, drywall clips, or other equivalent alternative.
33. In Climate Zones 1 through 3, a continuous stucco cladding system sealed to windows and doors is permitted to be used in lieu of sealing rough openings with caulk or foam.
34. For dwelling or sleeping units adjacent to garages, EPA recommends, but does not require, carbon monoxide (CO) alarms installed in a central location in the immediate vicinity of each separate sleeping zone and according to NFPA 720.
35. Where a sampling protocol is permitted in accordance with the National or California Program Requirements, at least 20% of the dwelling or sleeping units adjacent to a garage shall be selected for testing.
36. A 'ducted return' is defined as a continuous duct made of sheet metal, duct board, or flexible duct that connects one or more return grilles to the return-side inlet of the air handler. Any other approach to convey air from return or transfer grille(s) to the air handler, such as the use of building cavities, does not constitute a 'ducted return'.
37. This section of the Checklist is designed to meet the requirements of ASHRAE 62.1-2010 / 2013, ASHRAE 62.2-2010 / 2013, and ANSI / ACCA's 5 QI-2015 protocol, thereby improving the performance of HVAC equipment in new multifamily buildings when compared to multifamily buildings built to minimum code. However, these features alone cannot prevent all ventilation, indoor air quality, and HVAC problems, (e.g., those caused by a lack of maintenance or by occupant behavior). Therefore, this Checklist is not a guarantee of proper ventilation, indoor air quality, or HVAC performance.
38. Two paths are provided for satisfying the mandatory requirements for all certified buildings, Exhibit 2. Path A – Dwelling Unit HVAC Grading allows a Rater to utilize ANSI / RESNET / ACCA Std. 310 [39], a standard for grading the installation of residential HVAC systems serving individual Dwelling Units and a Functional Testing Agent to verify common spaces and central systems. Path B – Functional Testing Agent utilizes a Functional Testing Agent for all systems. Either path may be selected, but all requirements within that path must be satisfied for the building to be certified.
39. Path A – Dwelling Unit HVAC Grading shall not be used until an Effective Date has been defined by RESNET for ANSI / RESNET / ACCA Std. 310. Path A – Dwelling Unit HVAC Grading shall then use ANSI / RESNET / ACCA Std. 310 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 310 shall also be followed. For units following path A, all unitary HVAC Systems including air conditioners and heat pumps up to 65 kBtuh and furnaces up to 125 kBtuh serving individual dwelling or sleeping units shall comply with 5a.1 through 5a.3 for the building to be certified.
40. If the non-invasive procedure in ANSI / RESNET / ACCA Std. 310 is not permitted to be used during the final inspection of a unit (i.e., due to the equipment type or to outdoor air temperatures that do not meet the requirements of the non-invasive method), then the unit is permitted to be certified with a default refrigerant charge designation of Grade III. Note that in these circumstances, the weigh-in method procedure in ANSI / RESNET / ACCA Std. 310 may still be used to pursue a Grade I designation.
41. If installed equipment does not match the National HVAC Design Report, then prior to certification the Rater shall obtain written approval from the designer (e.g., email, updated National HVAC Design Report) confirming that the installed equipment meets the requirements of the National HVAC Design Report. In cases where the condenser unit is installed after the time of inspection by the Rater, the HVAC manufacturer and model numbers on installed equipment can be documented through the use of photographs provided by the Functional Testing Agent after installation is complete.
42. The Rater shall measure and record the external static pressure in the return-side and supply-side of the system using the contractor-provided test locations. However, at this time, the Rater need not assess whether these values are within a specific range to certify the dwelling unit.
43. Functional Testing Agents must hold an approved credential, as listed at www.energystar.gov/ftas, or must be a representative of the Original Equipment Manufacturer (OEM), or a contractor credentialed by an HVAC Quality Installation Training and Oversight Organization (H-QUITO), if not completing Sections 6 and higher. Functional Testing Agents may not be the installing contractor unless they are a credentialed contractor. An explanation of the credentialing process and links to H-QUITOs, which maintain lists of credentialed contractors, can be found at www.energystar.gov/findhvac. A directory of other FT Agents can be found at www.energystar.gov/ftas. For Path A, a Functional Testing Agent is not needed to complete Sections 2 and 3 for unitary HVAC systems serving dwelling units that will be verified and graded by the Rater.
44. At the discretion of the Rater, a Licensed Professional (LP), (i.e., a Registered Architect or Professional Engineer in good standing and with a current license), may verify any of the items in Sections 5, 11, and 12 of this Checklist, where a checkbox is provided for "LP Verified". When exercised, the LP's responsibility will be formally acknowledged by the LP signing off on the checklist for the item(s) that they verified. However, if a quality assurance review indicates that Items have not been successfully completed, the Rater will be responsible for facilitating corrective action.
45. Kinks are to be avoided and are caused when ducts are bent across sharp corners such as framing members. Sharp bends are to be avoided and occur when the radius of the turn in the duct is less than one duct diameter. Compression is to be avoided and occurs when flexible ducts in unconditioned space are installed in cavities smaller than the outer duct diameter and ducts in conditioned space are installed in cavities smaller than inner duct diameter. Ducts shall not include coils or loops except to the extent needed for acoustical control.
46. Item 6.2 does not apply to ventilation ducts, exhaust ducts, or non-ducted systems. For an HVAC system with a multi-speed fan, the highest design fan speed shall be used when verifying this requirement. When verifying this requirement, doors separating bedrooms from the main body of the dwelling unit (e.g., a door between a bedroom and a hallway) shall be closed and doors to rooms that can only be entered from the bedroom (e.g., a closet, a bathroom) shall be open. The Rater-measured pressure shall be rounded to the nearest whole number to assess compliance.
47. Item 6.3 does not apply to ducts that are a part of local mechanical exhaust or exhaust-only dwelling-unit mechanical ventilation systems. EPA recommends, but does not require, that all metal ductwork not encompassed by Section 6 (e.g., exhaust ducts, duct boots, ducts in conditioned space) also be insulated and that insulation be sealed to duct boots to prevent condensation.

National Rater Field Checklist Footnotes

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48. Item 6.4 and 6.5 only apply to heating, cooling, and balanced ventilation ducts that only serve one dwelling unit. Duct leakage testing is not required if the ducts and air handler are in conditioned space and the total supply duct length of the system, including all supply trunks and branches, is ≤ 10 ft. Duct leakage shall be determined and documented by a Rater using ANSI / RESNET / ICC Std. 380 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 380 shall also be followed. Leakage limits shall be assessed on a per-system, rather than per-dwelling unit, basis. For_balanced ventilation ducts that are not connected to space heating or cooling systems, a Rater is permitted to visually verify, in lieu of duct leakage testing, that all seams and connections are sealed with mastic or metal tape and all duct boots are sealed to floor, wall, or ceiling using caulk, foam, or mastic tape.
49. Note that compliance with Item 6.4.1 or 6.4.2 in conjunction with Section 4a of the National Rater Design Review Checklist automatically achieves Grade I total duct leakage per ANSI / RESNET / ACCA Std. 310.
50. Cabinets (e.g., kitchen, bath, multimedia) or ducts that connect duct boots to toe-kick registers are not required to be in place during the 'rough-in' test.
51. Registers atop carpets are permitted to be removed and the face of the duct boot temporarily sealed during testing. In such cases, the Rater shall visually verify that the boot has been durably sealed to the subfloor (e.g., using duct mastic or caulk) to prevent leakage during normal operation.
52. Testing of duct leakage to the outdoors can be waived in accordance with the 2nd or 3rd alternative of ANSI / RESNET / ICC Std. 301, Table 4.2.2 (1), footnote (w). Alternatively, testing of duct leakage to outdoors can be waived in accordance with Section 5.5.2 of ANSI / RESNET / ICC Std. 380 if total duct leakage, at rough-in or final, is ≤ 4 CFM25 per 100 sq. ft. of conditioned floor area or 40 CFM25, whichever is larger. Guidance to assist partners with these alternatives, including modeling inputs, is available at www.energystar.gov/newhomesguidance.
53. For the purpose of computing leakage allowance, exhaust fan flow shall be the lesser of the rated fan flow and at rough-in, 133% of the sum of the design exhaust airflow of the dwelling units that are exhausted by that central fan or at final, 143% of the sum of the design exhaust airflow of the dwelling units that are exhausted by that central fan. Duct leakage shall be tested at the design or average operating pressure and shall use the procedures in the *RESNET Guidelines for Multifamily Energy Ratings*, available at www.resnet.us/blog/resnet-adopts-guidelines-for-multifamily-energy-ratings/. Where testing at the design or average operating pressure is not feasible, testing at 50 Pa is permitted, however the following flow equation must be used to determine the leakage allowance at 50 Pa.

    $$CFM_{50} = CFM_{design} / [P_{design}^{(0.65)} / 50^{(0.65)}]$$

    No less than 50% of the ductwork, based on total linear feet, shall be tested and must include ductwork other than the main trunks. Where portions of ductwork are tested, rather than entire risers, the percentage of leakage allowed is based upon the design airflow of the dwelling units that are exhausted in that portion. Where failures occur, the percentage of total linear feet required to be tested increases by 10%. Where aerosol-based sealant is used on some but not all risers, the ductwork selected for testing must be representative of all sealing strategies used. This test is not required of central exhaust systems serving clothes dryers.
54. The dwelling-unit ventilation air flow and local exhaust air flows shall be determined and documented by a Rater using ANSI / RESNET / ICC Std. 380 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 380 shall also be followed. In Item 7.2, the dwelling-unit ventilation rates required by ASHRAE 62.2-2010 can be calculated using the Multifamily Workbook or the following equation: 0.01 x Conditioned Floor Area + 7.5 x (number of bedrooms + 1). Where local codes do not permit dwelling-unit ventilation to exceed ASHRAE 62.2-2010 rates, Rater-measured ventilation rate is permitted to be 0-15 CFM less than rates required by ASHRAE 62.2-2010.
55. While common spaces are not under the scope of ANSI / RESNET / ICC Std. 380, the ventilation air flow and exhaust air flows in common spaces shall be measured in accordance with the procedures in ANSI / RESNET / ICC Std. 380. The air flows may be measured by a Rater or a certified air-balancing contractor under the observation of a Rater. Where a system provides supply air that is a mix of return and outdoor air, and not 100% outdoor air, the outdoor air intake airflow shall be measured and compared to the total supply airflow to determine percentage of outdoor air supplied. This percentage shall be applied to airflow measured at supply registers to determine outdoor air provided for comparison to design airflow rates.
56. Dwelling-unit mechanical ventilation fans shall be rated for sound at no less than the airflow rate in Item 2.7 of the National HVAC Design Report. Fans exempted from this requirement include HVAC air handler fans, remote-mounted fans, and intermittent fans rated ≥ 400 CFM. To be considered for this exemption, a remote-mounted fan must be mounted outside the habitable spaces, bathrooms, toilets, and hallways and there shall be ≥ 4 ft. ductwork between the fan and intake grill. Per ASHRAE 62.2-2010, habitable spaces are intended for continual human occupancy; such space generally includes areas used for living, sleeping, dining, and cooking but does not generally include bathrooms, toilets, hallways, storage areas, closets, or utility rooms.
57. Bathroom fans with a rated flow rate ≥ 500 CFM are exempted from the requirement to be ENERGY STAR certified.
58. Ventilation air inlets that are only visible via rooftop access are exempted from Item 7.9 and the Rater shall mark "N/A". The outlet and inlet of balanced ventilation systems shall meet these spacing requirements unless manufacturer instructions indicate that a smaller distance may be used. However, if this occurs the manufacturer's instructions shall be collected for documentation purposes.
59. Without proper maintenance, ventilation air inlet screens often become filled with debris. Therefore, EPA recommends, but does not require, that these ventilation air inlets be located so as to facilitate access and regular service by the building owner.
60. Known contamination sources include, but are not limited to, stacks, vents, exhausts, and vehicles.
61. Continuous bathroom local mechanical exhaust fans shall be rated for sound at no less than the airflow rate in Item 8.2. Intermittent bathroom and both intermittent and continuous kitchen local mechanical exhaust fans are recommended, but not required, to be rated for sound at no less than the airflow rate in Items 8.1 and 8.2. Per ASHRAE 62.2-2010, an exhaust system is one or more fans that remove air from the building, causing outdoor air to enter by ventilation inlets or normal leakage paths through the building envelope (e.g., bath exhaust fans, range hoods, clothes dryers). Per ASHRAE 62.2-2010, a bathroom is any room containing a bathtub, shower, spa, or similar source of moisture.
62. An intermittent mechanical exhaust system, where provided, shall be designed to operate as needed by the occupant. Control devices shall not impede occupant control in intermittent systems.

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STATE OF OHIO
KURT J. PLATTE 10833
REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A9.03

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63. Kitchen volume shall be determined by drawing the smallest possible rectangle on the floor plan that encompasses all cabinets, pantries, islands, peninsulas, ranges / ovens, and the kitchen exhaust fan, and multiplying by the average ceiling height for this area. In addition, the continuous kitchen exhaust rate shall be ≥ 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) PHIUS+ 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.

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75. Lighting power density values from ASHRAE 90.1-2007 Section 9 for Space-by-Space Method for typical common spaces in multifamily properties are shown in the table below. Projects following the Building Area method, the lighting power density is 0.7 W/ft^2. 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 ft^2.

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Exhibit X – Prescriptive Minimum Heating and Cooling Equipment Efficiencies

Equipment Type	Minimum Efficiency
Room AC (window, through-wall, ductless mini-splits)	ENERGY STAR certified
Air conditioners, air cooled (<13 KBtu/h)	13 SEER
Air conditioners, air cooled (≥13 and <65 KBtu/h)	See Reference Design
Air conditioners, air cooled (≥65 and <240 KBtu/h)	11.5 EER/12.0 IEER
Air conditioners, air cooled (≥240 and < 760 KBtu/h)	10.0 EER/10.5 IEER
Electric resistance space heating	• 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 Terminal Heat Pump (PTHP)	Cooling: 14.0– (0.3 X Cap/1000) EER Heating: 3.7– (0.052 X Cap/1000) COP
Air cooled heat pump (≥13 and <65 KBtu/h)	See Reference Design
Air cooled heat pump (≥65 and <240 KBtu/h)	Cooling: 11.1 EER/11.6 IEER Heating: 3.3 COP (@47°F DB)
Air cooled heat pump (≥240 KBtu/h)	Cooling: 9.6 EER/9.6 IEER Heating: 3.2 COP (@47°F DB)
Water-source heat pump (<135 KBtu/h)	Cooling: 14.0 EER(86°F entering water) Heating: 4.2 COP(68°F entering water)
Boilers, hot water (<300,000 Btu/h)	See Reference Design
Boilers, hot water (≥300,000 Btu/h)	86% E_t (89% E_t if using heat pumps)
VRF Air Conditioners and Heat Pumps	See Tables 6.8.1I 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 (IPLV)
Water-cooled chiller, positive displacement (75-150 tons)	0.775 kW/ton (Full load) / 0.615 kW/ton (IPLV)
Water-cooled chiller, positive displacement (150-300tons)	0.680 kW/ton (Full load) / 0.580 kW/ton (IPLV)
Water-cooled chiller, positive displacement (>300 tons)	0.620 kW/ton (Full load) / 0.540 kW/ton (IPLV)
Water-cooled, centrifugal (<300 tons)	0.634 kW/ton (Full load) / 0.596 kW/ton (IPLV)
Water-cooled, centrifugal (≥300 and <600 tons)	0.576 kW/ton (Full load) / 0.549 kW/ton (IPLV)
Water-cooled, centrifugal (≥600 tons)	0.570 kW/ton (Full load) / 0.539 kW/ton (IPLV)
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 (IPLV)
Absorption double effect direct-fired chiller	1.0 COP (Full load) / 1.00 COP (IPLV)
Open-loop propeller or axial fan cooling towers*	>40 gpm/hp (@95°F entering water, 85°F leaving water, 75°F wb entering air)
Closed-loop propeller or axial fan cooling towers*	>15 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)
Open-loop centrifugal fan cooling towers*	>22 gpm/hp (@95°F entering water, 85°F leaving water, 75°F wb entering air)
Closed-loop centrifugal fan cooling towers*	>8 gpm/hp (@102°F entering water, 90°F leaving water, 75°F wb entering air)

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

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

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

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
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

A9.04

GENERAL STRUCTURAL NOTES

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

GOVERNING CODE

OHIO BUILDING CODE – 2017, BASED ON 2015 IBC

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

DESIGN LOADS

1. ROOF LOAD:

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

*MINIMUM LIVE / SNOW LOAD GOVERNED BY MINIMUM SNOW LOAD, $P_m = I_s * P_g$

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_h= 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

1. CONTRACTOR SHALL SUBMIT ALL SUBSTITUTIONS FOR APPROVAL PRIOR TO CONSTRUCTION WITH THE FOLLOWING INFORMATION:

   A. THE SCOPE, EXTENT, AND ALL LOCATIONS AFFECTED BY THE PROPOSED SUBSTITUTION.
   B. SPECIFIC DRAWING OR SPECIFICATION REFERENCES FOR THE ORIGINAL PRODUCT OR SYSTEM SPECIFIED.
   C. THE REASON FOR THE PROPOSED CHANGE.
   D. COST SAVINGS AND/OR IMPACT ON THE SCHEDULE
   E. IMPACT ON ANY GUARANTEES OR WARRANTIES ASSOCIATED WITH THE PRODUCT OR SYSTEM.
   F. COORDINATION REQUIRED WITH OTHER TRADES OR ADJACENT MATERIALS.
   G. ANY AND ALL DEVIATIONS FROM THE SPECIFIED REQUIREMENTS.

2. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR IN A TIMELY MANNER TO PROVIDE AN ADEQUATE AMOUNT OF TIME FOR REVIEW.

   A. ALL SUBMITTALS MUST BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING FOR REVIEW. ANY SHOP DRAWINGS RECEIVED DO NOT BEAR THE STAMP OF THE GENERAL CONTRACTOR AS WELL AS CLEAR EVIDENCE THAT THE SUBMITTAL HAS BEEN REVIEWED WILL BE REJECTED WITHOUT REVIEW.

   B. REVIEW BY STRUCTURAL ENGINEER OF RECORD WILL BE FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS AND CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW DOES NOT IN ANYWAY RELIEVE THE CONTRACTOR AND/OR THE CONTRACTOR'S SUBCONTRACTORS FROM RESPONSIBILITY FOR ERRORS OR DEVIATIONS FROM THE CONTRACT REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, PROPER FIT, QUALITIES OF THE MATERIALS, AND COORDINATION WITH OTHER TRADES AND SUPPLIERS.
   C. IF CHANGES ARE MADE TO A PREVIOUSLY REVIEWED SUBMITTAL, DENOTE ALL REVISED AREAS WITH REVISION CLOUD AND TAGS.

D. STRUCTURAL SUBMITTAL REQUIREMENTS:

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.

3. REQUESTS FOR INFORMATION (RFI'S) SHALL BE SUBMITTED IN A TIMELY MANNER WHEN INFORMATION IS MISSING FROM THE CONSTRUCTION DOCUMENTS, INFORMATION IS CONFLICTING WITHIN THE CONSTRUCTION DOCUMENTS, OR IS AMBIGUOUS.

   A. THE CONTRACTOR MUST USE DUE DILIGENCE IN ATTEMPTING TO FIND ANY ANSWER PRIOR TO SUBMITTING AN RFI.
   B. IF THE INFORMATION REQUESTED IN AN RFI IS APPARENT FROM FIELD OBSERVATION, IS CONTAINED IN THE CONSTRUCTION DOCUMENTS, OR IS REASONABLY INFERABLE FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL REASONABLE COSTS CHARGED RELATED TO ADDITIONAL SERVICES INCURRED DUE TO ANSWERING THE RFI.

CONSTRUCTION AND SAFETY

1. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.

3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

4. THE CONTRACTOR SHALL ONLY USE STRUCTURAL PLANS ISSUED AS "FOR CONSTRUCTION" OR ISSUES THEREAFTER. PRIOR ISSUES SHALL ONLY BE USED FOR PERMITTING OR BIDDING PURPOSES.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

6. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

7. THE CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER.

8. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.

9. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE 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

1. THESE STRUCTURAL DRAWINGS DEPICT A STRUCTURAL SYSTEM AND THE MAJOR COMPONENTS OF THAT SYSTEM. MINOR ITEMS, INCLUDING BUT NOT LIMITED TO, POURSTOPS, DECK SUPPORT ANGLES, FRAMES AT FLOOR AND ROOF DECK OPENINGS, CFS AT ARCHITECTURAL FEATURES, ETC. SHALL BE SUPPLIED BY THE CONTRACTOR AS NEEDED TO PROVIDE A COMPLETE SYSTEM.

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

3. STRUCTURAL AND ARCHITECTURAL PLANS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS. CONTRACTORS, DETAILERS AND SUPPLIERS ARE RESPONSIBLE FOR THE DETERMINATION OF ALL DIMENSIONS, PITCHES, ELEVATIONS, ETC. BEYOND THOSE NOTED AS NECESSARY TO THOROUGHLY DETAIL/FABRICATE THEIR WORK. CONTACT ARCHITECT WITH ANY DISCREPANCIES FOUND.

FOUNDATIONS

1. SOIL CONDITIONS:

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

2. THE BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.

3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF BELOW STRIP FOOTINGS AND 1500 PSF BELOW ISOLATED COLUMN FOOTINGS.

4. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

5. COMPACTION:

   A. ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.
   B. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.

6. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.

2. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R "COLD WEATHER CONCRETING".

3. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 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.

4. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.

5. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL.

6. MATERIALS (ALSO SEE CONCRETE MIX SCHEDULE):

   A. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A1064 MESH, FLAT SHEETS ONLY.
   B. FLY ASH: ASTM C618, TYPE F OR C. FLY ASH-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 25% MAXIMUM.
   C. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989. TOTAL GROUND GRANULATED BLAST FURNACE SLAG-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.
   D. HIGH RANGE WATER REDUCER (HRWR) ADMIXTURE: ASTM C494.
   E. CHLORIDE CONTENT OF CONCRETE: LIMIT TOTAL CHLORIDE ION CONTENT TO AMOUNT INDICATED IN TABLE 4.2.2.6 OF ACI 318. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.

7. CONCRETE MIX SCHEDULE:

Application	f'_c @ 28 days (psi)	Air Content[1]	Max w/c ratio[2]	Max Agg. Size[1] (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

8. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.

9. LAP SPLICE REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

10. BAR CLEARANCES BETWEEN ADJACENT BARS AND FORMWORK SHALL BE AS NOTED ON THE DRAWINGS OR A MINIMUM AS PER ACI REQUIREMENTS.

EXPANSION AND EPOXY ADHESIVE ANCHORS

1. EXPANSION ANCHORS:

   A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

2. EPOXY ADHESIVE ANCHORS:

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

MASONRY WALL REPAIR

1. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NEEDED. CONTRACTOR SHALL PERFORM AN OBSERVATION OF ALL WALLS AND EXISTING LINTELS TO DETERMINE DAMAGED AREAS THAT REQUIRE REPAIR.

2. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED, OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.

3. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY, ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.

4. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.

5. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OR 8" WYTHE OF CONCRETE MASONRY, TO MATCH EXISTING WALL WIDTH. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING (GALVANIZED) @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS.

6. SPIRA-LOK TIES ARE MANUFACTURED BY HOHMANN & BARNARD SHALL BE 8MM, 304 STAINLESS STEEL. INSTALL IN MORTAR JOINTS, LENGTH AS NEEDED SO END OF TIE WITH WITHIN 1" OF EXTERIOR AND INTERIOR FACE OF MASONRY. WHERE TIE IS INSTALLED INTO INTERIOR WOOD FRAMING, PENETRATE WOOD A MINIMUM OF 3". ALTERNATES WILL BE CONSIDERED UPON SUBMITTING MANUFACTURER INFORMATION.

WOOD

1. MATERIALS:

   A. FRAMING LUMBER:

      a. 2x8 AND LARGER: NO.1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
      b. 2x4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
      c. 2x6: NO.2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
      d. ACQ-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

2. SHEATHING AND SUBFLOORING:
   A. 48/24 APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1.
   B. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1.
   C. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1.
   D. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
   E. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA.
   F. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

3. NAIL SIZES AS CALLED OUT IN THE STRUCTURAL DRAWINGS AND FOR SIMPSON CONNECTORS ARE LISTED BELOW. NAIL GUN NAILS SHALL MEET DIAMETER AND LENGTH OF NAILS LISTED BELOW, OR ELSE NAILS SHALL BE DRIVEN WITH A HAMMER.

   A. 6d NAILS ARE 0.120"Ø x 1¾" LONG (MIN 3/8" HEAD)
   B. 8d NAILS ARE 0.131"Ø x 2½" LONG
   C. 10d NAILS ARE 0.148"Ø x 3" LONG
   D. 16d NAILS ARE 0.162"Ø x 3½" LONG

4. SIMPSON HANGERS:

   A. ALWAYS USE THE NAIL OR FASTENER AS SPECIFIED BY SIMPSON, INCLUDING THE CORRECT DIAMETER AND LENGTH.
   B. WHEN FASTENING TO A SINGLE PLY 1½" OR 1¾" MEMBER, 1½" FLANGE NAILS ARE ACCEPTABLE. USE FULL LENGTH NAILS FOR DIAGONAL NAILS OF DOUBLE SHEAR HANGERS.

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

6. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PER TABLE 2304.10.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.

7. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

8. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

TYPICAL ABBREVIATION LIST

AEF	=	Alternate Each Face	LG	=	Long
ARCH	=	Architect	LL	=	Live Load
BLDG	=	Building	LLH	=	Long Leg Horizontal
BM	=	Beam	LLV	=	Long Leg Vertical
B/FTG	=	Bottom of Footing	LSL	=	Laminated Strand Lumber
B/DECK	=	Bottom of Deck	LVL	=	Laminated Veneer Lumber
BRG	=	Bearing	MAX	=	Maximum
CIP	=	Cast In Place	MECH	=	Mechanical
CJ	=	Control Joint	MIN	=	Minimum
CL	=	Center Line	ML	=	Micro Laminated
CLR	=	Clear	NS	=	Non Shrink
CMU	=	Concrete Masonry Unit	NTS	=	Not to Scale
CONC	=	Concrete	o.c.	=	On Center
CONT	=	Continuous	PAF	=	Powder Actuated Fastener
DL	=	Dead Load	PC	=	Piece
DWG	=	Drawings	PEMB	=	Pre-Engineered Metal Building
EJ	=	Expansion Joint	PL	=	Plate
EL	=	Elevation	psf	=	Pounds Per Square Foot
EMBD	=	Embedment	RD	=	Roof Drain
ENGR	=	Engineer	REINF	=	Reinforcement
EQ	=	Equal Distance	RTU	=	Roof Top Unit
EW	=	Each Way	SDS	=	Self Drilling Screw
EF	=	Each Face	SF	=	Step Footing
EX	=	Existing	SW	=	Step Wall
EXT	=	Exterior	SB	=	Solid Bearing
FTG	=	Footing	SCH	=	Schedule
FND	=	Foundation	SIM	=	Similar
ga	=	Gauge	STL	=	Steel
GALV	=	Galvanized	SRD	=	Secondary Roof Drain
GC	=	General Contractor	T/FTG	=	Top Of Footing
GRAN	=	Granular	TS	=	Tube Steel
HORZ	=	Horizontal	TYP	=	Typical
HD	=	Hold Down Anchor	UNO	=	Unless Noted Otherwise
HSS	=	Hollow Structural Section	VERT	=	Vertical
k	=	Kips	WWF	=	Welded Wire Fabic
ksf	=	Kips Per Square Foot	WF	=	Wide Flange
lbs	=	Pounds	WP	=	Work Point

NOT ALL ABBREVIATIONS APPLY. INCLUDED FOR REFERENCE ONLY.

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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KYLE C. JENKINS 75303 REGISTERED PROFESSIONAL ENGINEER

#	PERMIT / BID REVISION/SUBMISSION	Date
		04/28/23

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

1809 VINE STREET
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.18

DRAWING TITLE: GENERAL STRUCTURAL NOTES

Drawing No.
S001

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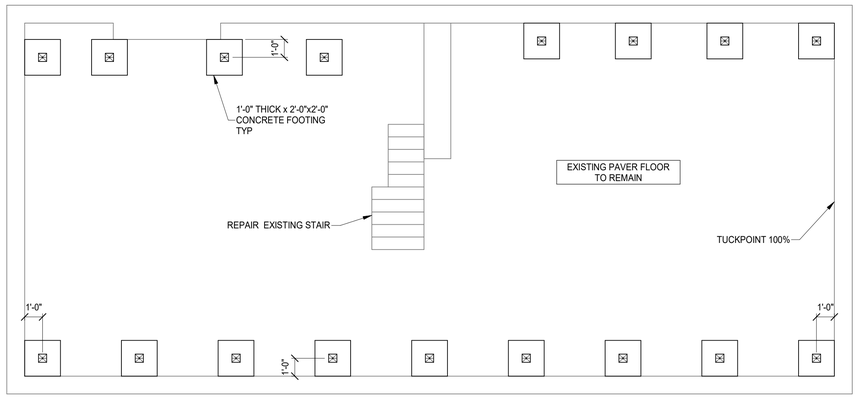
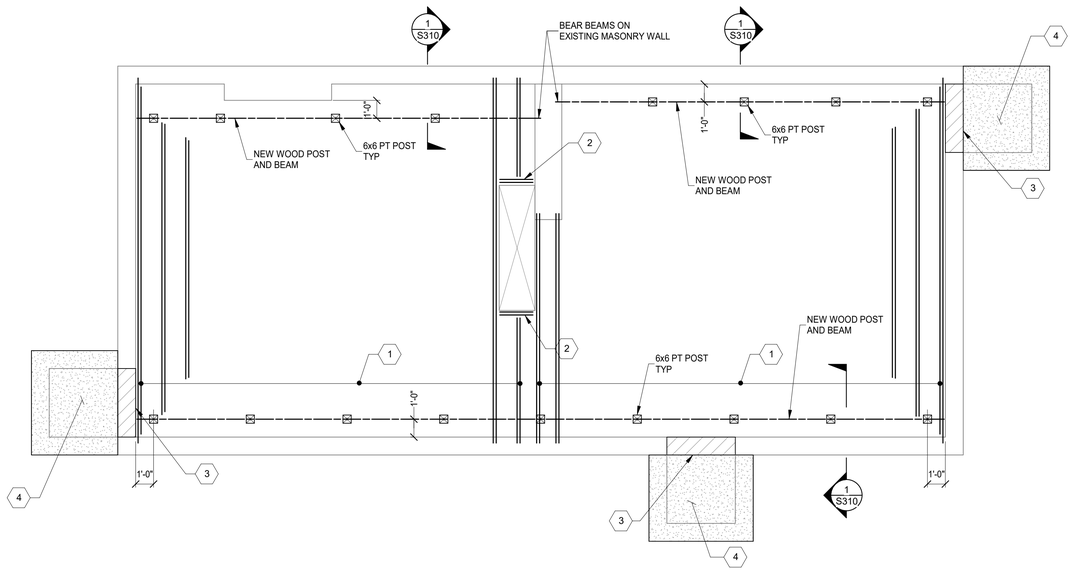


FOUNDATION PLAN
SCALE 1/4" = 1'-0"

NORTH

PROJECT KEYNOTES:

1. REMOVE EXISTING FRAMING AND SHEATHING. PROVIDE NEW (2) 2x12 P.T. JOISTS AT 12" o.c.
2. NEW (2) 2x12 HEADER w/ LUS210-2 HANGERS TO BEAMS, BEAR ON MASONRY WALL WHERE APPLICABLE. HANG JOISTS TO HEADER w/ LUS28 HANGERS.
3. 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 LINTLS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
4. REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
5. 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.
6. PROVIDE NEW (2) 2x12 HEADER w/ (2) 2x4 BEARING STUDS & (1) 2x4 FULL HEIGHT STUD AT EACH END. PROVIDE FULL DEPTH BLOCKING BELOW BEARING STUDS TO MASONRY WALL IN BASEMENT, IF THERE IS A VOID.
7. EXISTING ORIGINAL DOUBLE JOIST CUT FOR CONSTUCTION OF STAIR. EXISTNG STUD WALL SHALL IS UTILIZED AS A BEARING WALL.
8. CUT EXISTING NOTCHED JOISTS AT STAIR OPENING, HANG TO NEW (2) 2x12 HEADER w/ LUS28R
9. NEW 1-3/4"x11-7/8" LVL SISTER, BOTH ENDS SHALL BE WITHIN 2" OF WALL w/ (4) ¼"x3-1/2" SWS AT EACH END. FASTEN ALONG LENGTH w/ (2) ¼"x3-1/2" SWS @ 24" o.c.
10. JACK UP EXISTING HEADER AND STAIRS. REPAIR PER PLAN DETAIL.
11. CUT EXISTING JOISTS AT STAIR OPENING, AND PROVIDE (1) 2x12 HEADER w/ SIMPSON ML28Z ANGLE EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS.
12. NEW 2x12 SISTER HANG TO BEAM w/ ML26Z. NORTH END WITHIN 2" OF MASONRY WALL, w/ (4) ¼"x3" SWS.
13. NEW 2x4 STUD WALL w/ (2) 2x8 HEADER, w/ (1) CRIPPLE AND (1) FULL HEIGHT STUD.
14. NEW 2x12x10' END SISTER, BEARING ON MASONRY WALL. SEE TYPICAL DETAIL.
15. REMOVE BRICK HEARTH AND PROVIDE (2) 2x12 P.T. JOISTS AND NEW APA RATED SHEATHING. L70 ANGLES EACH END OF JOISTS.
16. 2x12x12' END SISTER EACH SIDE OF EXISTING DOUBLE, BEAR ON MASONRY WALL. SEE TYPICAL DETAIL.
17. 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 EXISTIGN MASONRY WALL (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
18. IN HATCHED AREA, REMOVE EX SHEATHING AND REPLACE WITH APA RATED SHEATHING.
19. REMOVE EXISTING ROTTED JOIST. PROVIDE NEW 2x12 LEDGER, ANCHOR TO WALL w/ ½" GALVANIZED THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE, @ 32" o.c., 6" MINIMUM EMBEDMENT.
20. REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
21. NEW 2x12 SISTERS TO EACH EXISTING JOIST. REMOVE EXISTING SHEATHING AND PROVIDE NEW APA RATED SHEATHING.
22. NEW STAR PLATE AND WALL TIE, SEE TYPICAL DETAILS.
23. NEW 1-3/4"x11-1/4" LVL SISTER, BOTH ENDS SHALL BE WITHIN 2" OF WALL w/ (4) ¼"x3-1/2" SWS AT EACH END. FASTEN ALONG LENGTH w/ (2) ¼"x3-1/2" SWS @ 24" o.c. WHERE APPLICABLE, CUT EXISTING HEADER AND CONTINUE SISTER PAST HEADER, CONNECT SISTER w/ (4) ¼"x3-1/2" SWS AT EX JOIST END WHERE IT CONNECTS TO HEADER.
24. REMOVE EXISTING ROOF AND CEILING FRAMING AND SHEATHING. PROVIDE NEW 2x10 RAFTERS @ 16" o.c., NEW 2x8 CEILING JOISTS @ 16" o.c. AND NEW APA RATED SHEATHING.
25. REMOVE EXISTING WALL. NEW 2x6 WALL w/ 2x6 @ 16"o.c., (2) 2x10 HEADERS w/ (2) BEARING STUDS AND (1) FULL HEIGHT STUD EACH END.
26. REBUILD MASONRY WALL BELOW WINDOW, ALL WYTHES. TOOTH VERTICAL SIDES OF REBUILD INTO EXISTING MASONRY TO REMAIN.
27. REPLACE INTERIOR AND EXTERIOR LINTELS PER TYPICAL DETAIL.
28. REMOVE EXTERIOR WYTHE STONE LINTEL AND REPLACE WITH PRECAST CAST STONE LINTEL WITH #4 TOP AND BOTTOM.
29. 1 3/4" x 5 1/2" LVL SISTER. BEAR EACH END.
30. TUCKPOINT INTERIOR WYTHE OF BRICK. REPAIR AS NEEDED.
31. REPLACE INTERIOR WYTHE LINTEL PER TYPICAL DETAIL.
32. (2) 1 3/4"x9 1/4" LVL SISTER (1) EACH SIDE OF BEAM, END 2" FROM WALL WITH (4) 1/4"x 3 1/2" SWS EACH END.
33. REMOVE EXISTING RAFTERS AND SHEATHING. PROVIDE NEW (2) 2x8 RAFTERS @ 24"o.c. AND NEW APA RATED SHEATHING.
34. REMOVE EXISTING CHIMNEYS 4 FT BELOW ROOF.
35. NEW STEEL POST ABOVE (CONNECTED TO RAFTERS PER DETAILS.
36. NEW 4x4 POST BELOW RAFTERS TO TOP OF WALL, AT MECHANICAL PLATFORM SUPPORT. PROVIDE (2) 2x8 HEADER WITH (2) 2x4 CRIPPLES AT DOOR.
37. NEW (2) 2x8 HEADER WITH LUS26 EACH END.



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

NORTH

PLAN NOTES:

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

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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#	REVISION/SUBMISSION	Date
	PERMIT / BID	04/28/23

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

1809 VINE STREET
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.18
Drawing No.
S110

DRAWING TITLE: FLOOR PLANS

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1809 VINE STREET

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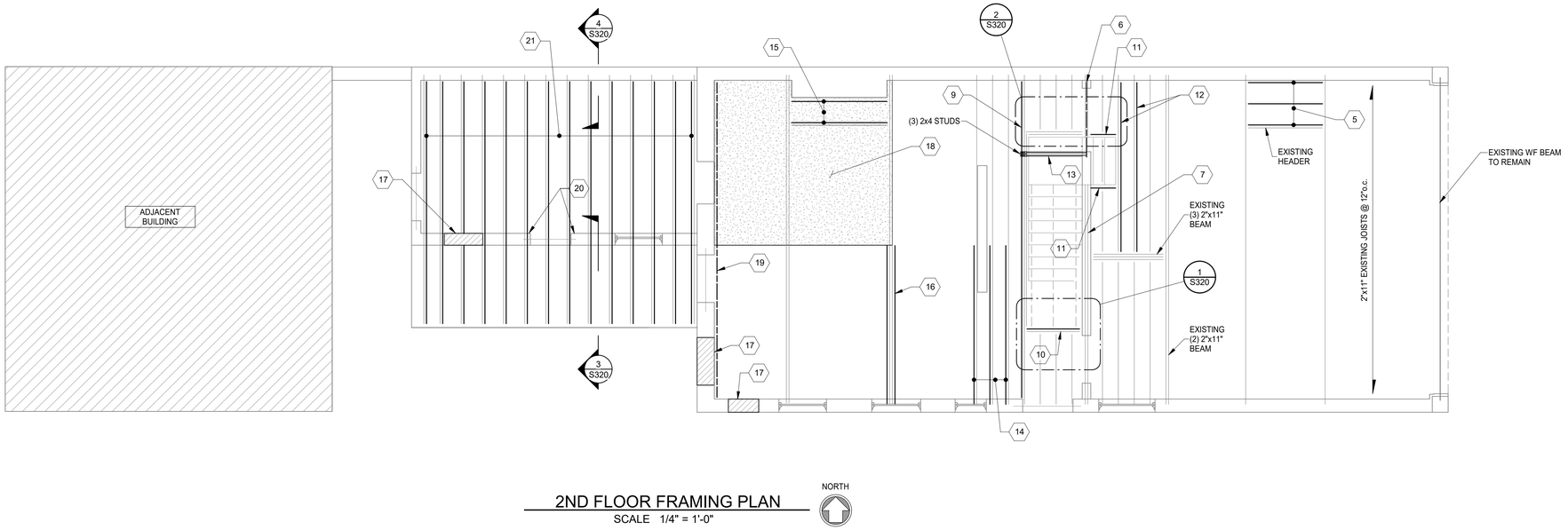

2ND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

NORTH

PROJECT KEYNOTES:

1. REMOVE EXISTING FRAMING AND SHEATHING. PROVIDE NEW (2) 2x12 P.T. JOISTS AT 12" o.c.
2. NEW (2) 2x12 HEADER w/ LUS210-2 HANGERS TO BEAMS, BEAR ON MASONRY WALL WHERE APPLICABLE. HANG JOISTS TO HEADER w/ LUS28 HANGERS.
3. 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 LINTLS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
4. REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
5. 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.
6. PROVIDE NEW (2) 2x12 HEADER w/ (2) 2x4 BEARING STUDS & (1) 2x4 FULL HEIGHT STUD AT EACH END. PROVIDE FULL DEPTH BLOCKING BELOW BEARING STUDS TO MASONRY WALL IN BASEMENT, IF THERE IS A VOID.
7. EXISTING ORIGINAL DOUBLE JOIST CUT FOR CONSTUCTION OF STAIR. EXISTNG STUD WALL SHALL IS UTILIZED AS A BEARING WALL.
8. CUT EXISTING NOTCHED JOISTS AT STAIR OPENING, HANG TO NEW (2) 2x12 HEADER w/ LUS28R
9. NEW 1-3/4"x11-7/8" LVL SISTER, BOTH ENDS SHALL BE WITHIN 2" OF WALL w/ (4) ¼"x3-1/2" SWS AT EACH END. FASTEN ALONG LENGTH w/ (2) ¼"x3-1/2" SWS @ 24" o.c.
10. JACK UP EXISTING HEADER AND STAIRS. REPAIR PER PLAN DETAIL.
11. CUT EXISTING JOISTS AT STAIR OPENING, AND PROVIDE (1) 2x12 HEADER w/ SIMPSON ML28Z ANGLE EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS.
12. NEW 2x12 SISTER HANG TO BEAM w/ ML26Z. NORTH END WITHIN 2" OF MASONRY WALL, w/ (4) ¼"x3" SWS.
13. NEW 2x4 STUD WALL w/ (2) 2x8 HEADER, w/ (1) CRIPPLE AND (1) FULL HEIGHT STUD.
14. NEW 2x12x10' END SISTER, BEARING ON MASONRY WALL. SEE TYPICAL DETAIL.
15. REMOVE BRICK HEARTH AND PROVIDE (2) 2x12 P.T. JOISTS AND NEW APA RATED SHEATHING. L70 ANGLES EACH END OF JOISTS.
16. 2x12x12' END SISTER EACH SIDE OF EXISTING DOUBLE, BEAR ON MASONRY WALL. SEE TYPICAL DETAIL.
17. 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 EXISTIGN MASONRY WALL (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
18. IN HATCHED AREA, REMOVE EX SHEATHING AND REPLACE WITH APA RATED SHEATHING.
19. REMOVE EXISTING ROTTED JOIST. PROVIDE NEW 2x12 LEDGER, ANCHOR TO WALL w/ ½" GALVANIZED THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE, @ 32" o.c., 6" MINIMUM EMBEDMENT.
20. REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
21. NEW 2x12 SISTERS TO EACH EXISTING JOIST. REMOVE EXISTING SHEATHING AND PROVIDE NEW APA RATED SHEATHING.
22. NEW STAR PLATE AND WALL TIE, SEE TYPICAL DETAILS.
23. NEW 1-3/4"x11-1/4" LVL SISTER, BOTH ENDS SHALL BE WITHIN 2" OF WALL w/ (4) ¼"x3-1/2" SWS AT EACH END. FASTEN ALONG LENGTH w/ (2) ¼"x3-1/2" SWS @ 24" o.c. WHERE APPLICABLE, CUT EXISTING HEADER AND CONTINUE SISTER PAST HEADER, CONNECT SISTER w/ (4) ¼"x3-1/2" SWS AT EX JOIST END WHERE IT CONNECTS TO HEADER.
24. REMOVE EXISTING ROOF AND CEILING FRAMING AND SHEATHING. PROVIDE NEW 2x10 RAFTERS @ 16" o.c., NEW 2x8 CEILING JOISTS @ 16" o.c. AND NEW APA RATED SHEATHING.
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26. REBUILD MASONRY WALL BELOW WINDOW, ALL WYTHES. TOOTH VERTICAL SIDES OF REBUILD INTO EXISTING MASONRY TO REMAIN.
27. REPLACE INTERIOR AND EXTERIOR LINTELS PER TYPICAL DETAIL.
28. REMOVE EXTERIOR WYTHE STONE LINTEL AND REPLACE WITH PRECAST CAST STONE LINTEL WITH #4 TOP AND BOTTOM.
29. 1 3/4" x 5 1/2" LVL SISTER. BEAR EACH END.
30. TUCKPOINT INTERIOR WYTHE OF BRICK. REPAIR AS NEEDED.
31. REPLACE INTERIOR WYTHE LINTEL PER TYPICAL DETAIL.
32. (2) 1 3/4"x9 1/4" LVL SISTER (1) EACH SIDE OF BEAM, END 2" FROM WALL WITH (4) 1/4"x 3 1/2" SWS EACH END.
33. REMOVE EXISTING RAFTERS AND SHEATHING. PROVIDE NEW (2) 2x8 RAFTERS @ 24"o.c. AND NEW APA RATED SHEATHING.
34. REMOVE EXISTING CHIMNEYS 4 FT BELOW ROOF.
35. NEW STEEL POST ABOVE (CONNECTED TO RAFTERS PER DETAILS.
36. NEW 4x4 POST BELOW RAFTERS TO TOP OF WALL, AT MECHANICAL PLATFORM SUPPORT. PROVIDE (2) 2x8 HEADER WITH (2) 2x4 CRIPPLES AT DOOR.
37. NEW (2) 2x8 HEADER WITH LUS26 EACH END.

PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
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8. SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
9. FASTEN SISTERS WITH 1/4"x3" SWS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.

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KYLE C. JENKINS
75309
REGISTERED
PROFESSIONAL ENGINEER

#	PERMIT / BID REVISION/SUBMISSION	Date
	PERMIT / BID	04/28/23

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

1809 VINE STREET
CINCINNATI, OH 45202
FINDLAY FLATS

DRAWING TITLE: 2ND FLOOR FRAMING PLAN

Proj. No.: 22146.18
Drawing No.
S120

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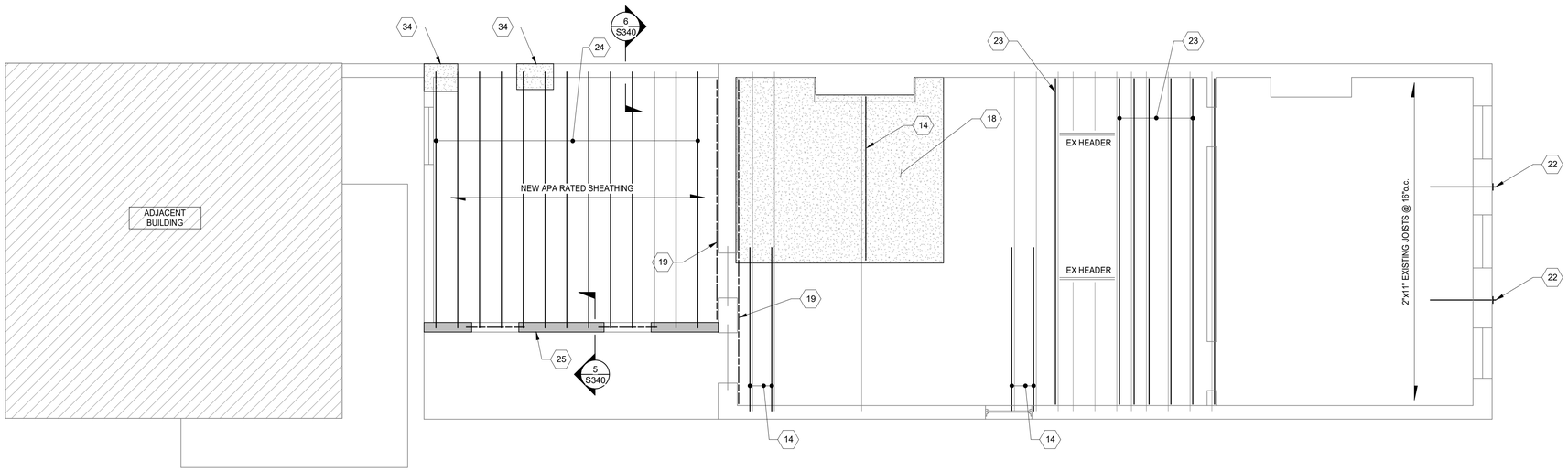

3RD FLOOR AND LOW ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

NORTH

PROJECT KEYNOTES:

1. REMOVE EXISTING FRAMING AND SHEATHING. PROVIDE NEW (2) 2x12 P.T. JOISTS AT 12" o.c.
2. NEW (2) 2x12 HEADER w/ LUS210-2 HANGERS TO BEAMS, BEAR ON MASONRY WALL WHERE APPLICABLE. HANG JOISTS TO HEADER w/ LUS28 HANGERS.
3. 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 LINTLS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
4. REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
5. 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.
6. PROVIDE NEW (2) 2x12 HEADER w/ (2) 2x4 BEARING STUDS & (1) 2x4 FULL HEIGHT STUD AT EACH END. PROVIDE FULL DEPTH BLOCKING BELOW BEARING STUDS TO MASONRY WALL IN BASEMENT, IF THERE IS A VOID.
7. EXISTING ORIGINAL DOUBLE JOIST CUT FOR CONSTUCTION OF STAIR. EXISTNG STUD WALL SHALL IS UTILIZED AS A BEARING WALL.
8. CUT EXISTING NOTCHED JOISTS AT STAIR OPENING, HANG TO NEW (2) 2x12 HEADER w/ LUS28R
9. NEW 1-3/4"x11-7/8" LVL SISTER, BOTH ENDS SHALL BE WITHIN 2" OF WALL w/ (4) ¼"x3-1/2" SWS AT EACH END. FASTEN ALONG LENGTH w/ (2) ¼"x3-1/2" SWS @ 24" o.c.
10. JACK UP EXISTING HEADER AND STAIRS. REPAIR PER PLAN DETAIL.
11. CUT EXISTING JOISTS AT STAIR OPENING, AND PROVIDE (1) 2x12 HEADER w/ SIMPSON ML28Z ANGLE EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS.
12. NEW 2x12 SISTER HANG TO BEAM w/ ML26Z. NORTH END WITHIN 2" OF MASONRY WALL, w/ (4) ¼"x3" SWS.
13. NEW 2x4 STUD WALL w/ (2) 2x8 HEADER, w/ (1) CRIPPLE AND (1) FULL HEIGHT STUD.
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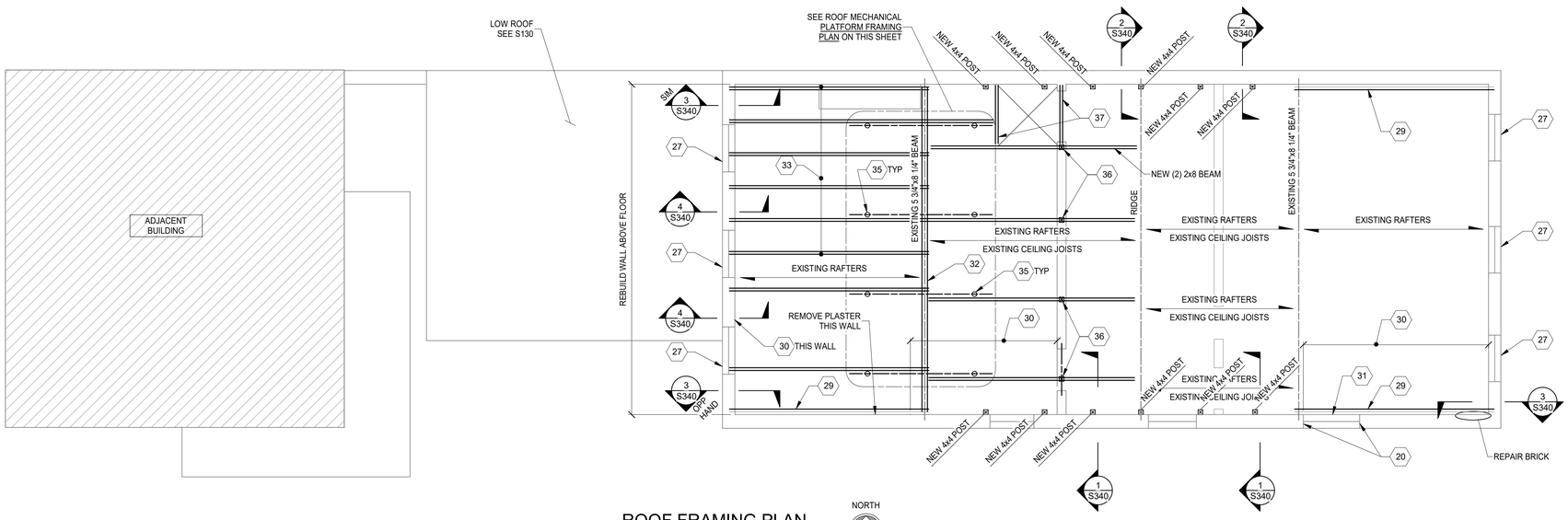
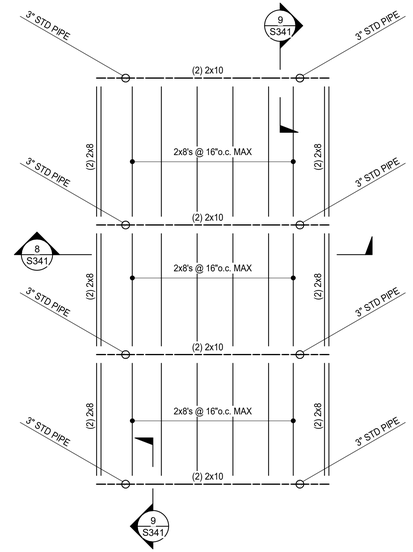


ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

NORTH



PLATFORM FRAMING PLAN
SCALE 3/8" = 1'-0"

PROJECT KEYNOTES:

1. REMOVE EXISTING FRAMING AND SHEATHING. PROVIDE NEW (2) 2x12 P.T. JOISTS AT 12" o.c.
2. NEW (2) 2x12 HEADER w/ LUS210-2 HANGERS TO BEAMS, BEAR ON MASONRY WALL WHERE APPLICABLE. HANG JOISTS TO HEADER w/ LUS28 HANGERS.
3. 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 LINTLS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
4. REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
5. 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.
6. PROVIDE NEW (2) 2x12 HEADER w/ (2) 2x4 BEARING STUDS & (1) 2x4 FULL HEIGHT STUD AT EACH END. PROVIDE FULL DEPTH BLOCKING BELOW BEARING STUDS TO MASONRY WALL IN BASEMENT, IF THERE IS A VOID.
7. EXISTING ORIGINAL DOUBLE JOIST CUT FOR CONSTUCTION OF STAIR. EXISTNG STUD WALL SHALL IS UTILIZED AS A BEARING WALL.
8. CUT EXISTING NOTCHED JOISTS AT STAIR OPENING, HANG TO NEW (2) 2x12 HEADER w/ LUS28R
9. NEW 1-3/4"x11-7/8" LVL SISTER, BOTH ENDS SHALL BE WITHIN 2" OF WALL w/ (4) ¼"x3-1/2" SWS AT EACH END. FASTEN ALONG LENGTH w/ (2) ¼"x3-1/2" SWS @ 24" o.c.
10. JACK UP EXISTING HEADER AND STAIRS. REPAIR PER PLAN DETAIL.
11. CUT EXISTING JOISTS AT STAIR OPENING, AND PROVIDE (1) 2x12 HEADER w/ SIMPSON ML28Z ANGLE EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS.
12. NEW 2x12 SISTER HANG TO BEAM w/ ML26Z. NORTH END WITHIN 2" OF MASONRY WALL, w/ (4) ¼"x3" SWS.
13. NEW 2x4 STUD WALL w/ (2) 2x8 HEADER, w/ (1) CRIPPLE AND (1) FULL HEIGHT STUD.
14. NEW 2x12x10' END SISTER, BEARING ON MASONRY WALL. SEE TYPICAL DETAIL.
15. REMOVE BRICK HEARTH AND PROVIDE (2) 2x12 P.T. JOISTS AND NEW APA RATED SHEATHING. L70 ANGLES EACH END OF JOISTS.
16. 2x12x12' END SISTER EACH SIDE OF EXISTING DOUBLE, BEAR ON MASONRY WALL. SEE TYPICAL DETAIL.
17. 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 EXISTIGN MASONRY WALL (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
18. IN HATCHED AREA, REMOVE EX SHEATHING AND REPLACE WITH APA RATED SHEATHING.
19. REMOVE EXISTING ROTTED JOIST. PROVIDE NEW 2x12 LEDGER, ANCHOR TO WALL w/ ½" GALVANIZED THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE, @ 32" o.c., 6" MINIMUM EMBEDMENT.
20. REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
21. NEW 2x12 SISTERS TO EACH EXISTING JOIST. REMOVE EXISTING SHEATHING AND PROVIDE NEW APA RATED SHEATHING.
22. NEW STAR PLATE AND WALL TIE, SEE TYPICAL DETAILS.
23. NEW 1-3/4"x11-1/4" LVL SISTER, BOTH ENDS SHALL BE WITHIN 2" OF WALL w/ (4) ¼"x3-1/2" SWS AT EACH END. FASTEN ALONG LENGTH w/ (2) ¼"x3-1/2" SWS @ 24" o.c. WHERE APPLICABLE, CUT EXISTING HEADER AND CONTINUE SISTER PAST HEADER, CONNECT SISTER w/ (4) ¼"x3-1/2" SWS AT EX JOIST END WHERE IT CONNECTS TO HEADER.
24. REMOVE EXISTING ROOF AND CEILING FRAMING AND SHEATHING. PROVIDE NEW 2x10 RAFTERS @ 16" o.c., NEW 2x8 CEILING JOISTS @ 16" o.c. AND NEW APA RATED SHEATHING.
25. REMOVE EXISTING WALL. NEW 2x6 WALL w/ 2x6 @ 16"o.c., (2) 2x10 HEADERS w/ (2) BEARING STUDS AND (1) FULL HEIGHT STUD EACH END.
26. REBUILD MASONRY WALL BELOW WINDOW, ALL WYTHES. TOOTH VERTICAL SIDES OF REBUILD INTO EXISTING MASONRY TO REMAIN.
27. REPLACE INTERIOR AND EXTERIOR LINTELS PER TYPICAL DETAIL.
28. REMOVE EXTERIOR WYTHE STONE LINTEL AND REPLACE WITH PRECAST CAST STONE LINTEL WITH #4 TOP AND BOTTOM.
29. 1 3/4" x 5 1/2" LVL SISTER. BEAR EACH END.
30. TUCKPOINT INTERIOR WYTHE OF BRICK. REPAIR AS NEEDED.
31. REPLACE INTERIOR WYTHE LINTEL PER TYPICAL DETAIL.
32. (2) 1 3/4"x9 1/4" LVL SISTER (1) EACH SIDE OF BEAM, END 2" FROM WALL WITH (4) 1/4"x 3 1/2" SWS EACH END.
33. REMOVE EXISTING RAFTERS AND SHEATHING. PROVIDE NEW (2) 2x8 RAFTERS @ 24"o.c. AND NEW APA RATED SHEATHING.
34. REMOVE EXISTING CHIMNEYS 4 FT BELOW ROOF.
35. NEW STEEL POST ABOVE (CONNECTED TO RAFTERS PER DETAILS.
36. NEW 4x4 POST BELOW RAFTERS TO TOP OF WALL, AT MECHANICAL PLATFORM SUPPORT. PROVIDE (2) 2x8 HEADER WITH (2) 2x4 CRIPPLES AT DOOR.
37. NEW (2) 2x8 HEADER WITH LUS26 EACH END.

PLAN NOTES:

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

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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KYLE C. JENKINS
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PROFESSIONAL ENGINEER

#	REVISION/SUBMISSION	Date
	PERMIT / BID	04/28/23

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

1809 VINE STREET
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FINDLAY FLATS

Proj. No.: 22146.18
Drawing No.
S140

DRAWING TITLE: ROOF FRAMING PLAN

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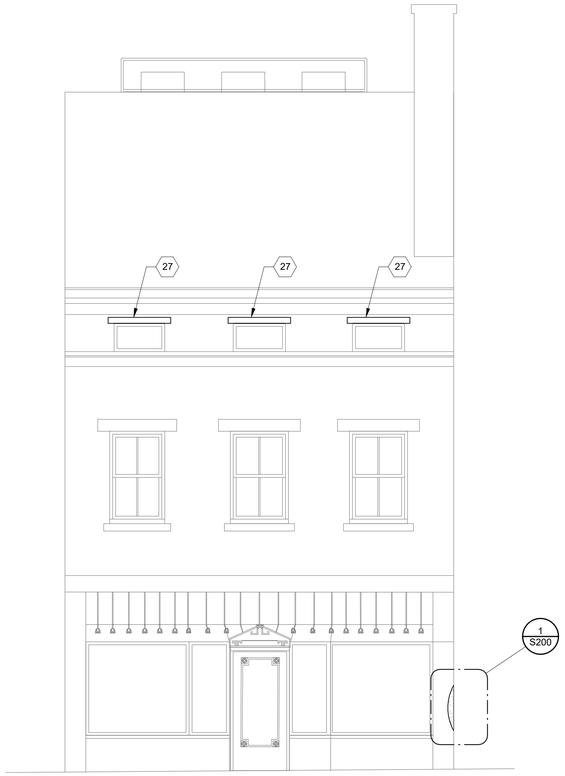
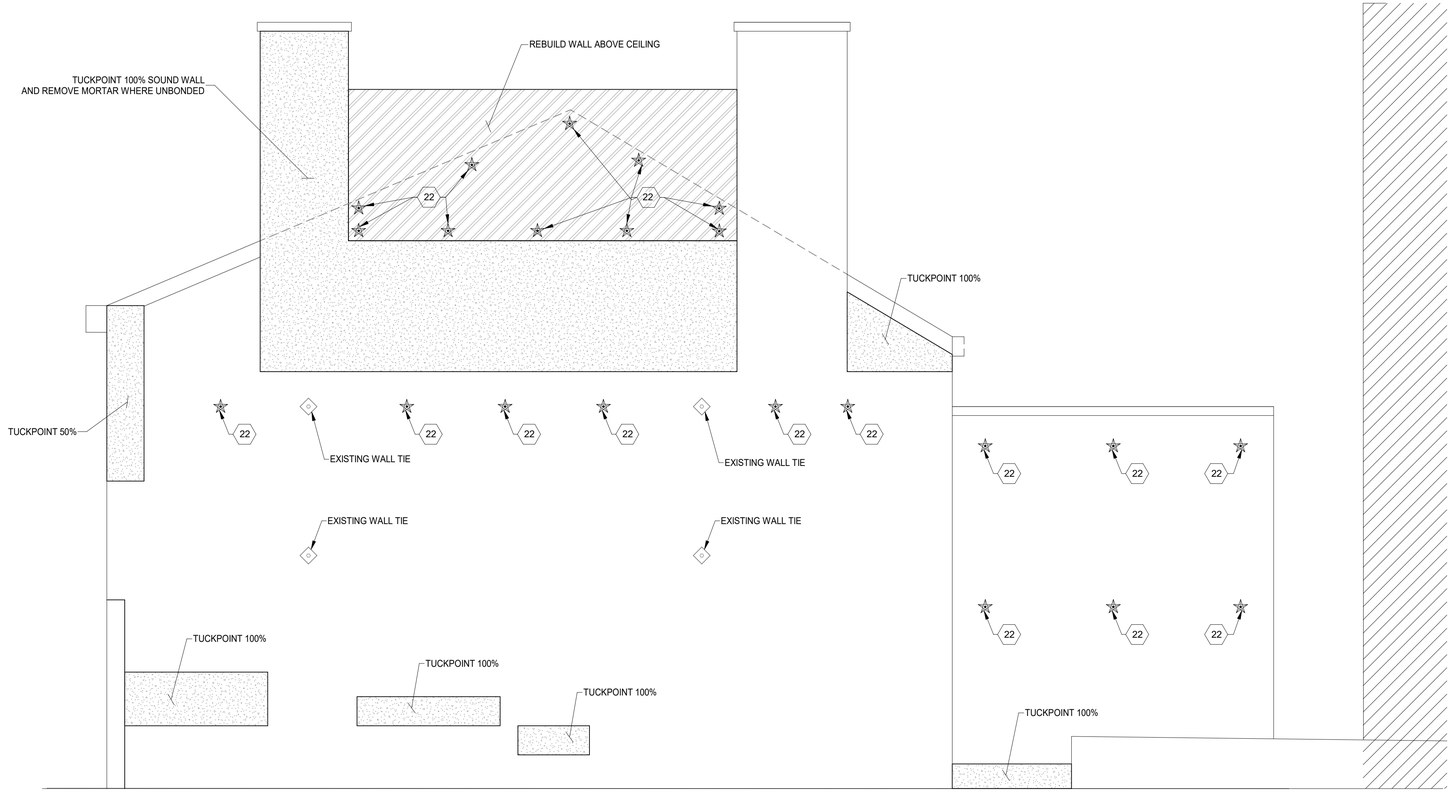
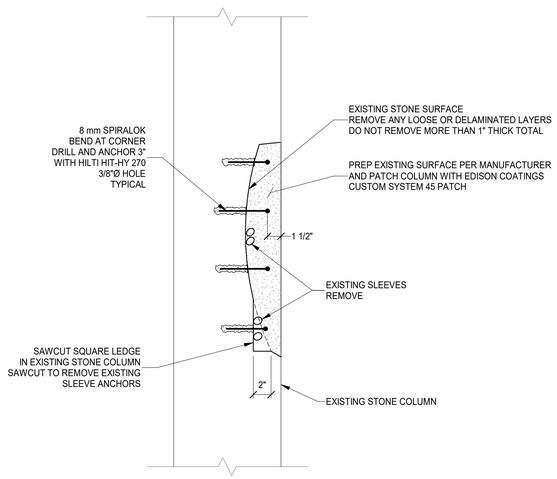


EAST ELEVATION
SCALE 1/4" = 1'-0"



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



SECTION 1/S200
SCALE 1 1/2" = 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 THAT 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
4. ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
5. AT CRACKS OR DAMAGED AREAS OF PARGE COAT, CONTRACTOR SHALL REMOVE ALL PARGE COAT THAT IS NOT SOUNDLY CONNECTED TO THE BRICK, AND REPLACE WITH NEW PARGE COAT. TUCKPOINT ANY DETERIORATED MORTAR JOINTS PRIOR TO APPLYING NEW PARGE COAT.

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DRAWING TITLE: ELEVATIONS

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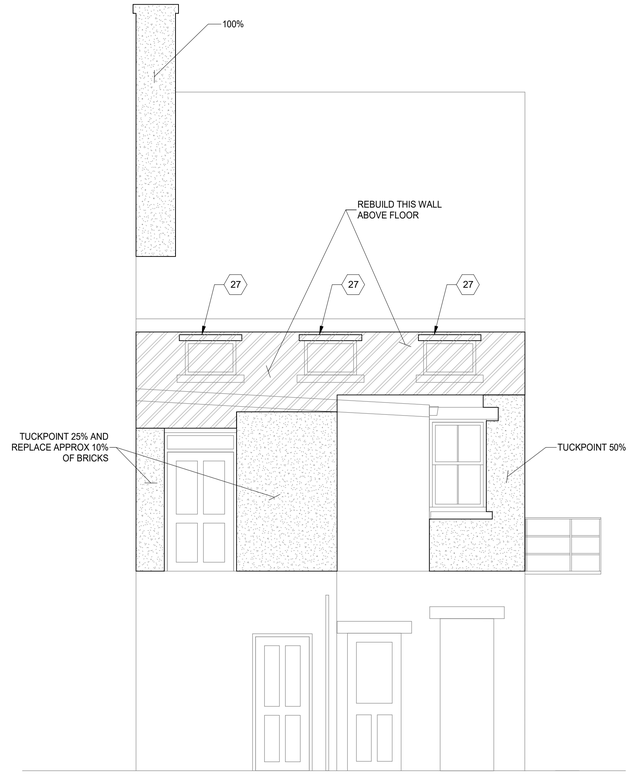
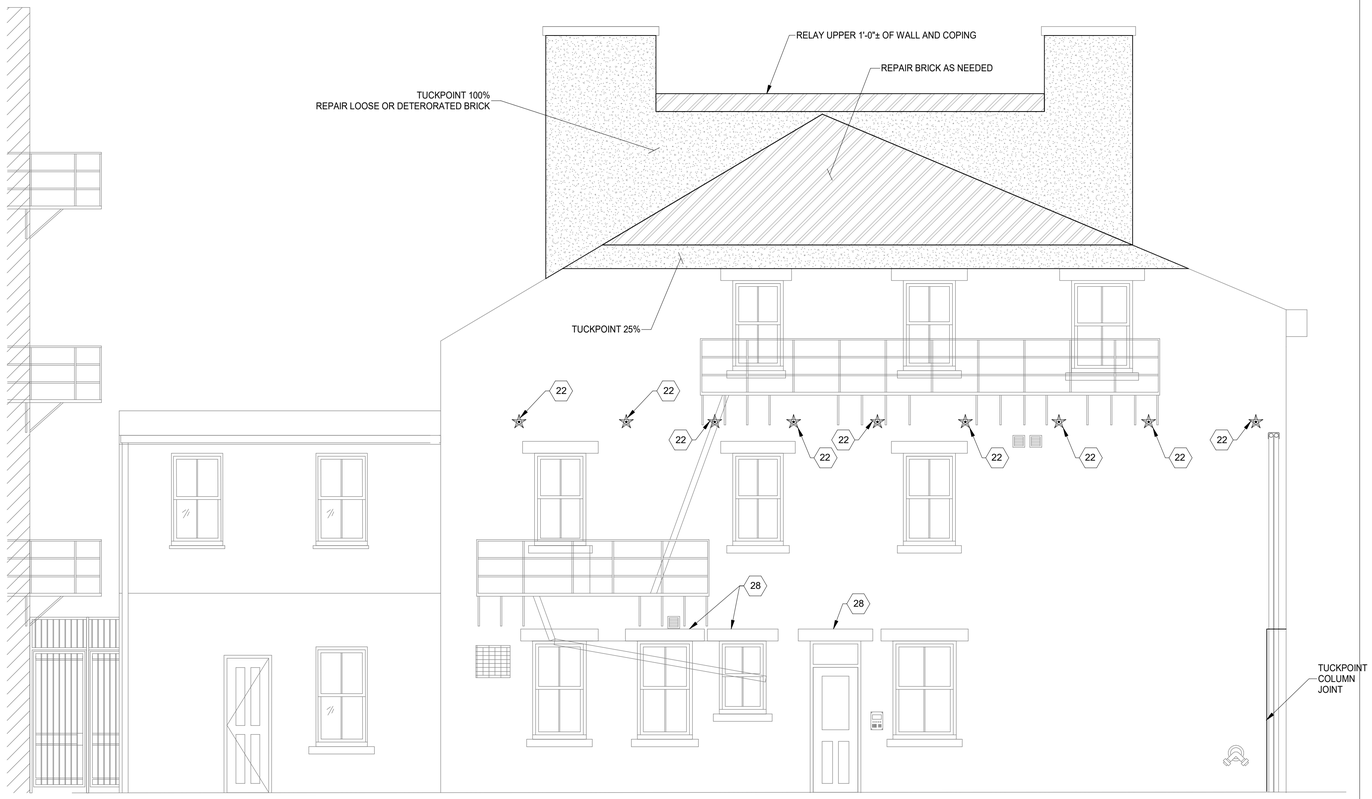


WEST ELEVATION
SCALE 1/4" = 1'-0"



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 THAT 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 No.
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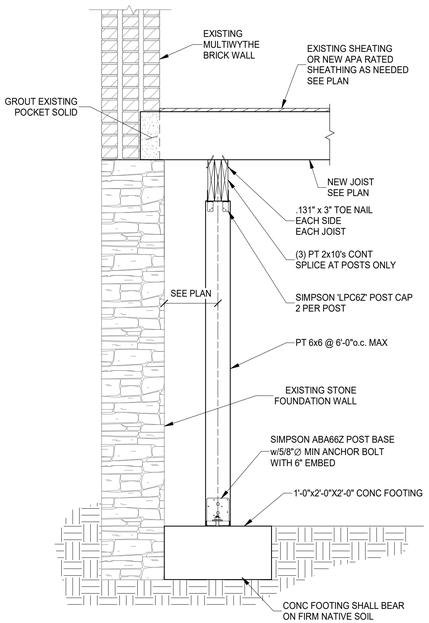
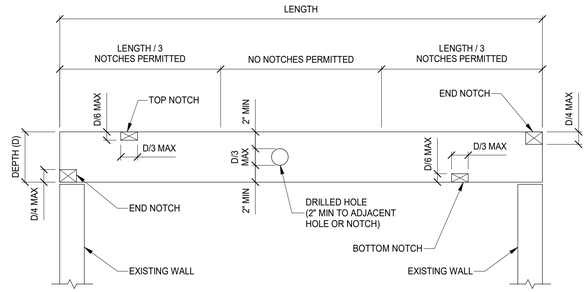


SECTION 1 / S310

SCALE 3/4" = 1'-0"



NOTIFY ENGINEER FOR DIRECTION
IF OPENINGS DO NOT MEET THE CRITERIA SHOWN

ALLOWABLE WOOD JOIST OPENINGS

SCALE 3/4" = 1'-0"

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DRAWING TITLE: SECTIONS

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Drawing No.
S310

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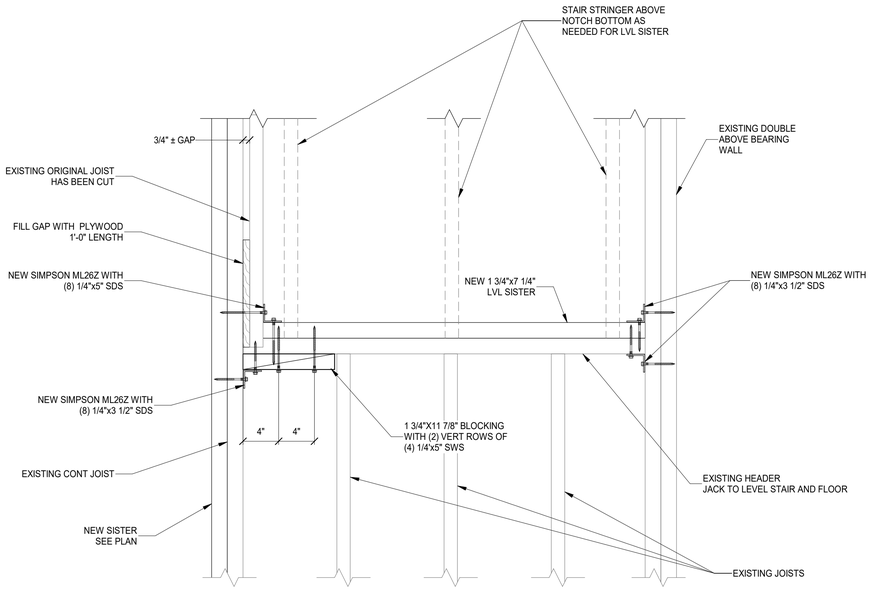
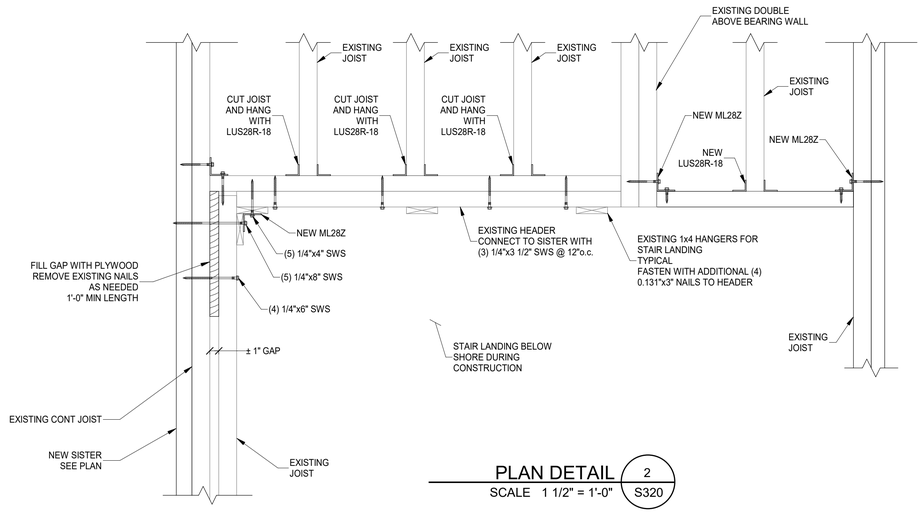
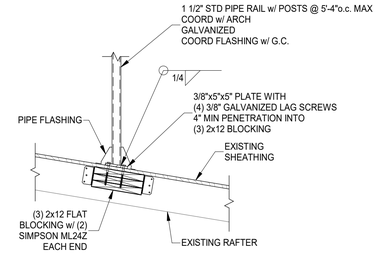


PLAN DETAIL 1 / S320
SCALE 1 1/2" = 1'-0"

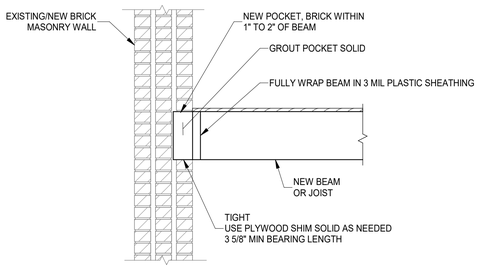


PLAN DETAIL 2 / S320
SCALE 1 1/2" = 1'-0"

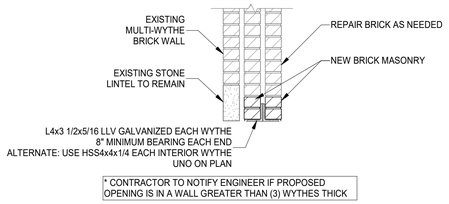


* COORDINATE GUARDRAIL REQUIREMENTS AND LOCATION WITH ARCH
* ROOF SLOPE VARIES. COORDINATE WITH EXISTING CONDITIONS

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

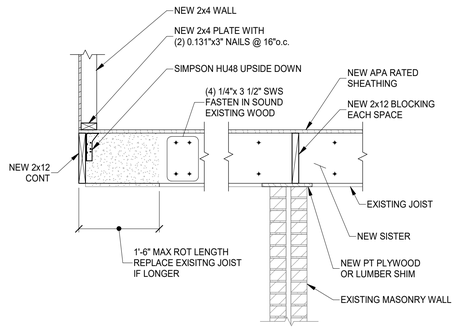


TYPICAL BEAM OR JOIST POCKET DETAIL
SCALE 3/4" = 1'-0"



* CONTRACTOR TO NOTIFY ENGINEER IF PROPOSED OPENING IS IN A WALL GREATER THAN (3) WYTHES THICK

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



SECTION 3 / S320
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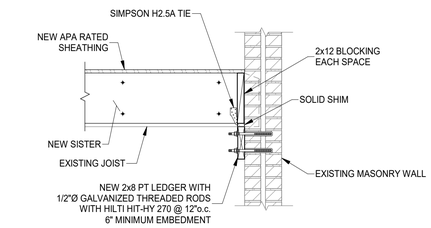
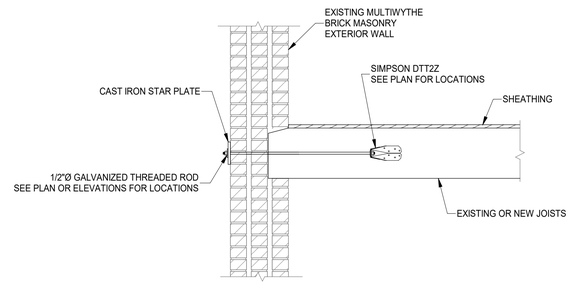
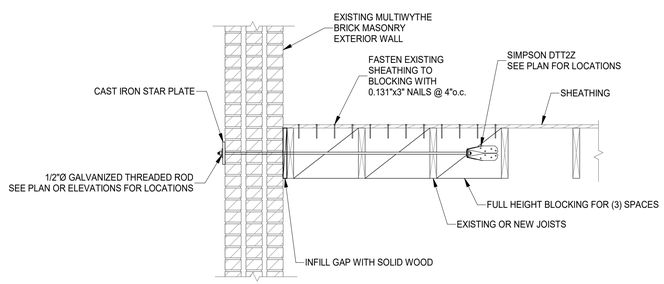


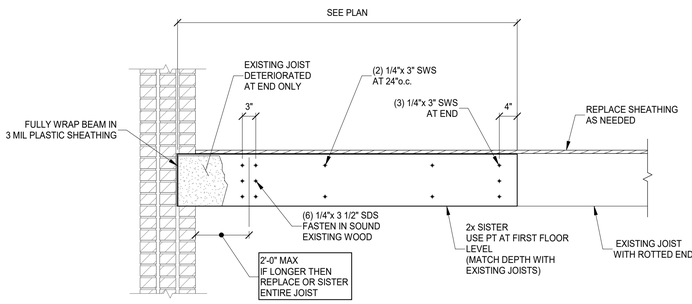
SECTION 4 / S320
SCALE 3/4" = 1'-0"



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



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



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

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DRAWING TITLE: FRAMING SECTIONS

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Drawing No.
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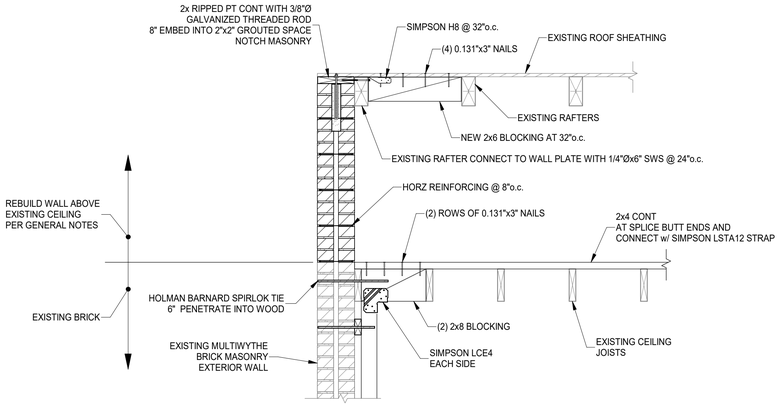
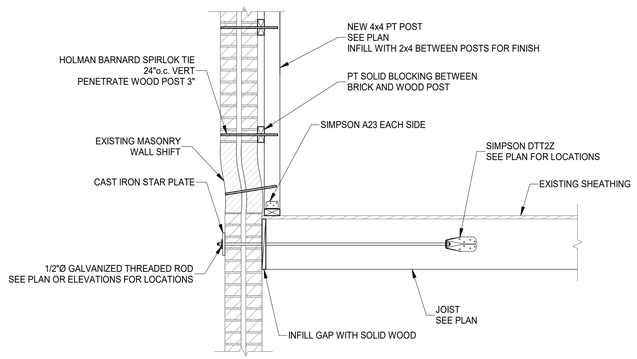
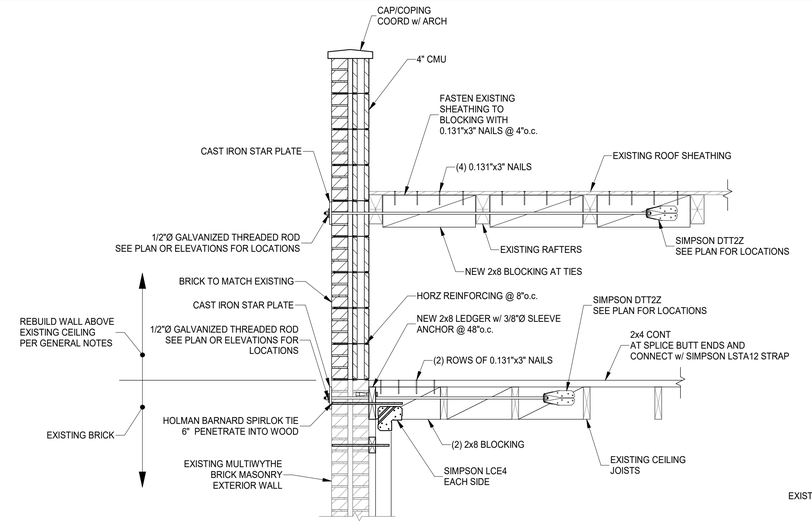
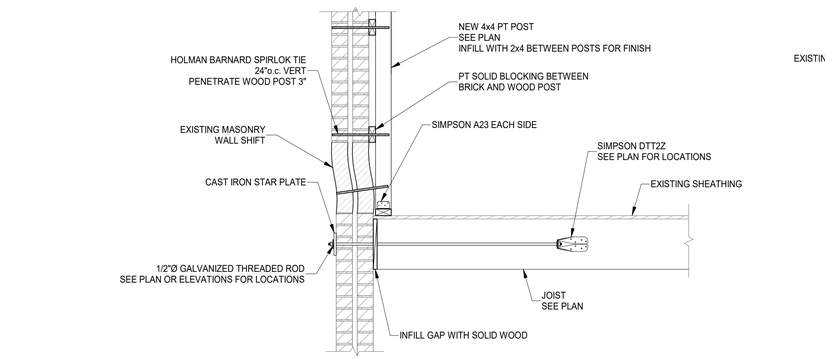


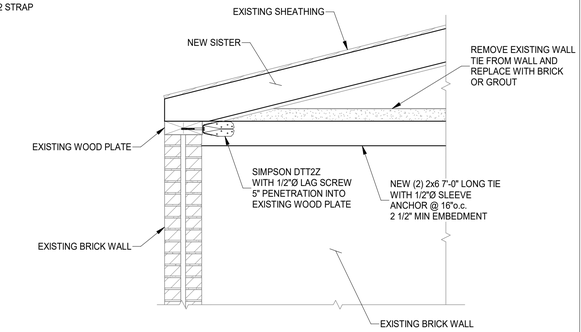


SECTION 1 / SCALE 3/4" = 1'-0" / S340





SECTION 2 / SCALE 3/4" = 1'-0" / S340



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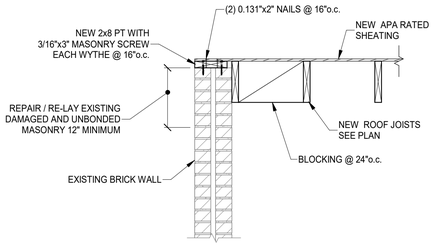

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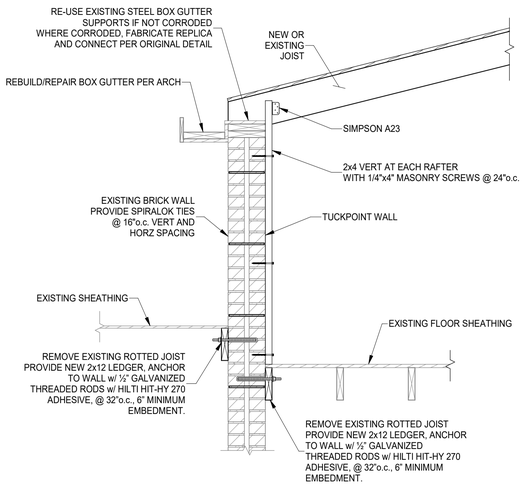

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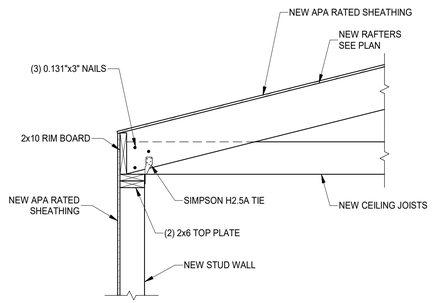
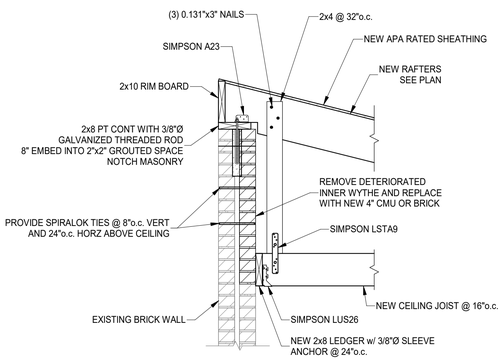


SECTION 5 / SCALE 3/4" = 1'-0" / S340



SECTION 6 / SCALE 3/4" = 1'-0" / S340

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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STATE OF OHIO KYLE C. JENKINS 75309 REGISTERED PROFESSIONAL ENGINEER

#	REVISION/SUBMISSION	Date
	PERMIT / BID	04/28/23

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

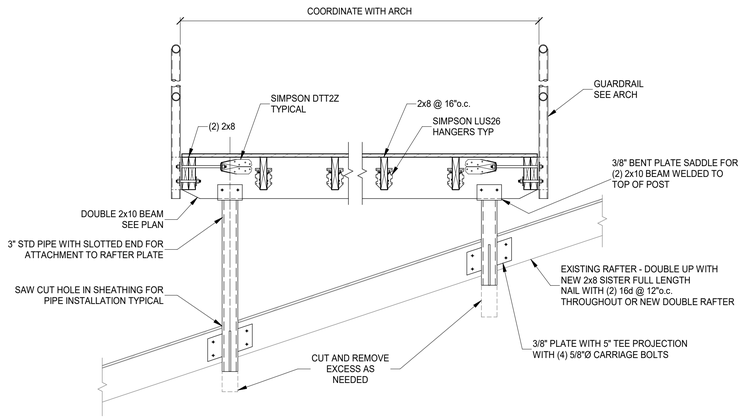
1809 VINE STREET
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.18
Drawing No.
S340

DRAWING TITLE: SECTIONS

1809 VINE STREET
CINCINNATI, OH 45202

1809 VINE STREET



SECTION 8 / S341
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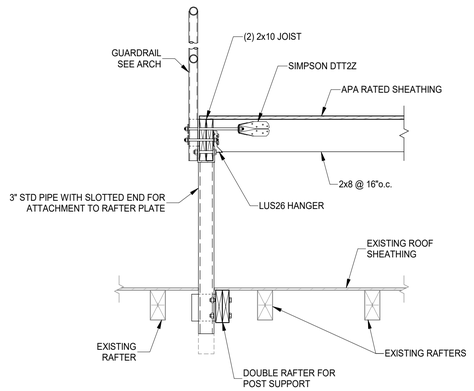

SECTION 9 / S341
SCALE 3/4" = 1'-0"

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

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STATE OF OHIO
KYLE C. JENKINS
75303
REGISTERED
PROFESSIONAL ENGINEER

#	PERMIT / BID REVISION/SUBMISSION	Date
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Design Team: KCJ / SJ
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1809 VINE STREET
CINCINNATI, OH 45202
FINDLAY FLATS

DRAWING TITLE: SECTIONS

Proj. No.: 22146.18
Drawing No.
S341

1809 VINE STREET
CINCINNATI, OH 45202

1809 VINE STREET

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD.1/4 INCH INSECT SCREEN.
RG-9	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x16	24x14	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
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE 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
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

KEYED SHEET NOTES

1. ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
2. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.
3. RETURN DUCT UP TO FIRST FLOOR.
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5. 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.
6. FRESH AIR INTAKE THRU WALL TO WALL CAP.
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8. 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.
9. 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
10. UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
11. DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
12. 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.
    - 12.1. 3' FROM PROPERTY LINE.
    - 12.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
    - 12.3 10' FROM MECHANICAL AIR INTAKE.
13. 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.
14. DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
15. 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 INDOOR: 72	OUTDOOR: 0 DB INDOOR: 70	OUTDOOR: 93 DB / 75 WB INDOOR: 75	OUTDOOR: 0 DB INDOOR: 70

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

G. 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.

H. 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.

I. MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.

J. 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.

K. MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABLED 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.

J. 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 28 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.

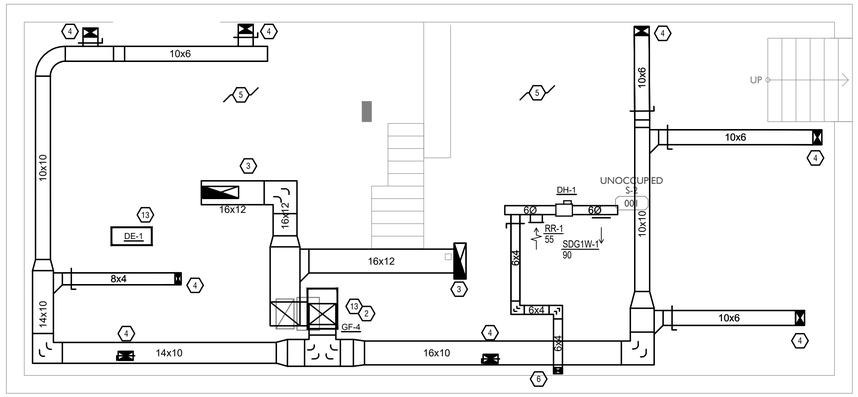
J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN $\frac{1}{2}$ INCH INTO THE INSIDE OF THE DUCT.

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.



SYMBOLS LEGEND – HVAC	
T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	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
DS	DUCT SMOKE DETECTOR

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

MECHANICAL PLAN - BASEMENT | 1

PLATTE
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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
1

Checked By: SSS

Drawn by: RPG

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

M1.00

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

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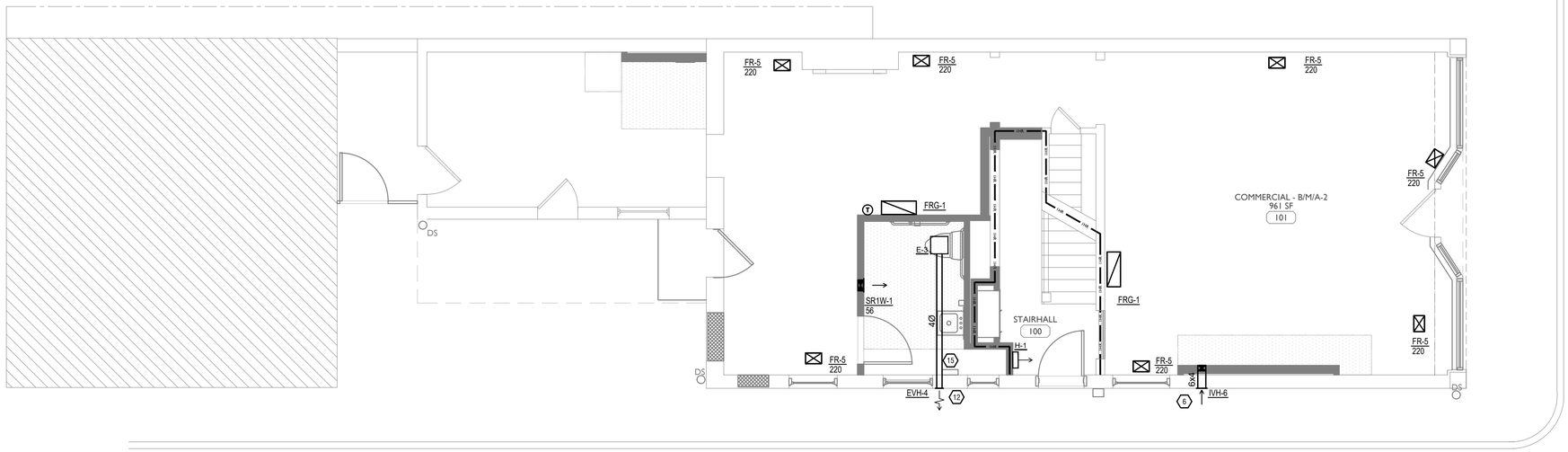
H. ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8 " PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.

I. MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.

J. 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.

K. MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABLED 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.

J. 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 28 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 ½ INCH 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.



SYMBOLS LEGEND - HVAC	
T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	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
DS	DUCT SMOKE DETECTOR

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

MECHANICAL PLAN - FIRST FLOOR | 1

PLATTE
architecture + design
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WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1849

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

Progress Dates
04/28/2023 Permit

Revisions
1

Checked By: SSS

Drawn by: RPG

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

M1.01

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD.1/4 INCH INSECT SCREEN.
RG-9	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x16	24x14	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
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE 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
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

KEYED SHEET NOTES

1. ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
2. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.
3. RETURN DUCT UP TO FIRST FLOOR.
4. SUPPLY DUCT UP TO FIRST FLOOR.
5. 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.
6. FRESH AIR INTAKE THRU WALL TO WALL CAP.
7. DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
8. 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.
9. 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
10. UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
11. DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
12. 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.
    - 12.1. 3' FROM PROPERTY LINE.
    - 12.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
    - 12.3 10' FROM MECHANICAL AIR INTAKE.
13. 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.
14. DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
15. 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 INDOOR: 72	OUTDOOR: 0 DB INDOOR: 70	OUTDOOR: 93 DB / 75 WB INDOOR: 75	OUTDOOR: 0 DB INDOOR: 70

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

G. 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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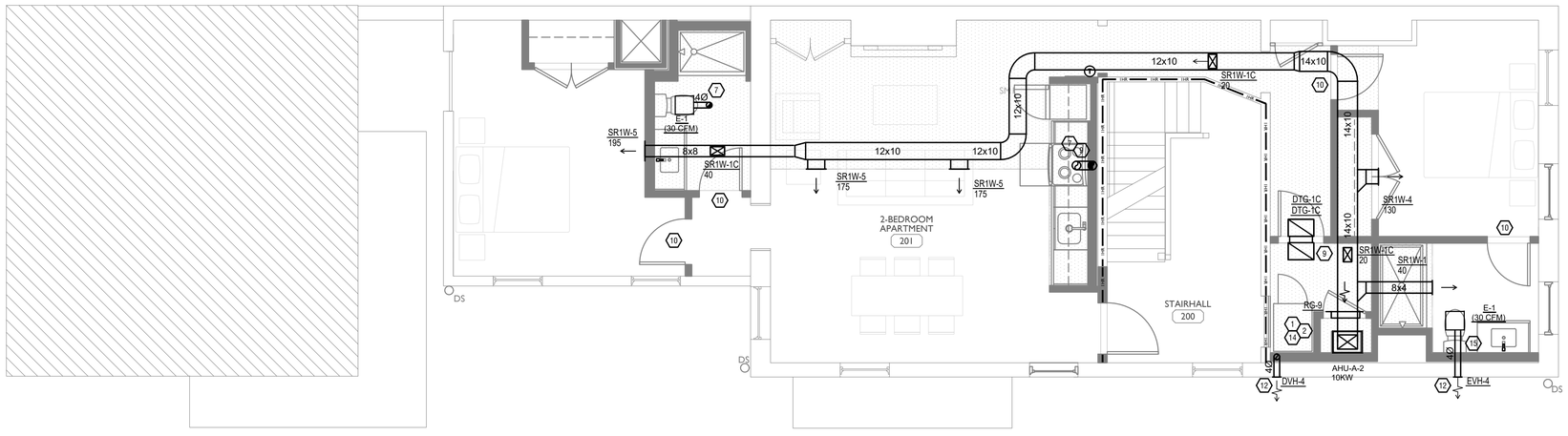
- J.F. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
- J.G. PROVIDE DRYER WALL BOX EQUAL 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.



SYMBOLS LEGEND – HVAC

T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	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
DS	DUCT SMOKE DETECTOR

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

MECHANICAL PLAN - SECOND FLOOR | 1

PLATTE
architecture + design
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STATE OF OHIO
SCOTT SEVERT STILKEY
E-77795
REGISTERED PROFESSIONAL ENGINEER

Progress Dates
04/28/2023 Permit

Revisions
1

Checked By: SSS

Drawn by: RPG

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

M1.02

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD.1/4 INCH INSECT SCREEN.
RG-9	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x16	24x14	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.
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SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
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COMMERCIAL		RESIDENTIAL	
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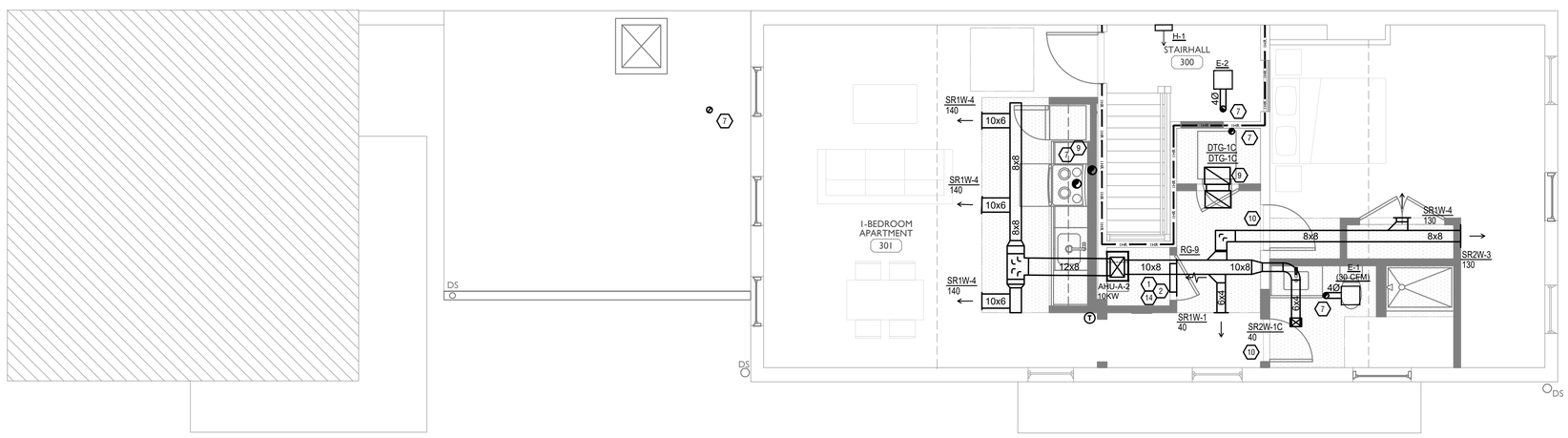
- J.B. DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
- J.C. DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
- J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN ¼ INCH 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.



SYMBOLS LEGEND - HVAC

T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	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
DS	DUCT SMOKE DETECTOR

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

MECHANICAL PLAN - THIRD FLOOR | 1

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

Progress Dates
04/28/2023 Permit

Revisions
1

Checked By: SSS

Drawn by: RPG

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
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MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

M1.03

DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
IVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD.1/4 INCH INSECT SCREEN.
RG-9	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x16	24x14	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
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE 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
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

KEYED SHEET NOTES

1. ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
2. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.
3. RETURN DUCT UP TO FIRST FLOOR.
4. SUPPLY DUCT UP TO FIRST FLOOR.
5. 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.
6. FRESH AIR INTAKE THRU WALL TO WALL CAP.
7. DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
8. 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.
9. 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
10. UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
11. DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
12. 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.
    - 12.1. 3' FROM PROPERTY LINE.
    - 12.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
    - 12.3 10' FROM MECHANICAL AIR INTAKE.
13. 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.
14. DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
15. 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 INDOOR: 72	OUTDOOR: 0 DB INDOOR: 70	OUTDOOR: 93 DB / 75 WB INDOOR: 75	OUTDOOR: 0 DB INDOOR: 70

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

G. 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.

H. 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.

I. MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.

J. 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.

K. MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABLED 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.

J. 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 28 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 ½ INCH 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.
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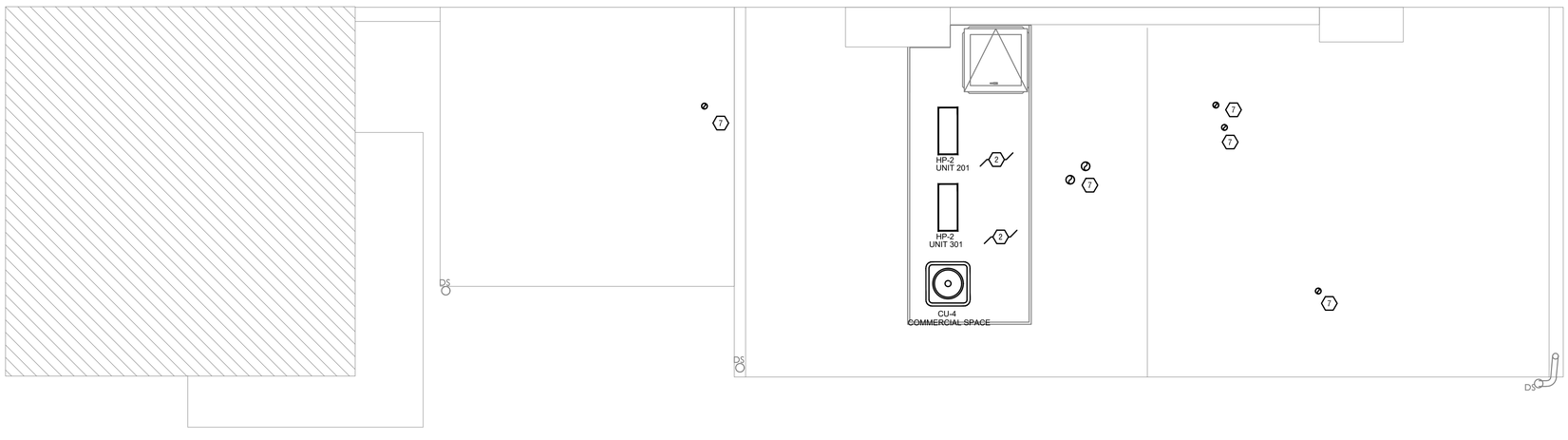

SYMBOLS LEGEND – HVAC

T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
14x10	DUCTWORK
	TYPICAL SUPPLY DUCT DN
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	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
DS	DUCT SMOKE DETECTOR

N

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

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

Progress Dates
04/28/2023 Permit

Revisions
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Checked By: SSS

Drawn by: RPG

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
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PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH. 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

M1.04

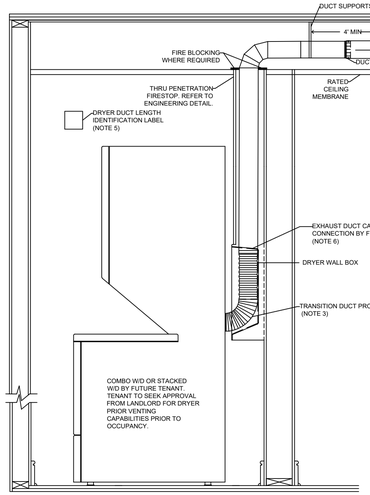


TABLE 504.8.4.1
DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH

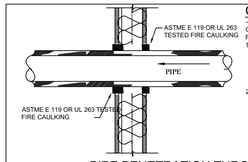
DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" radius mitered 45-degree elbow	2 feet 6 inches
4" radius mitered 90-degree elbow	2 feet 6 inches
6" radius mitered 45-degree elbow	2 feet 6 inches
6" radius mitered 90-degree elbow	2 feet 6 inches
8" radius mitered 45-degree elbow	2 feet 6 inches
8" radius mitered 90-degree elbow	2 feet 6 inches
10" radius mitered 45-degree elbow	2 feet 6 inches
10" radius mitered 90-degree elbow	2 feet 6 inches

NOTES (504.8 2017 OMC)

1. MATERIAL AND SIZE. DRYER DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH, BE CONSTRUCTED OF OF METAL AT LEAST 0.016 IN. (28 GAGE) THICK AND BE 4-INCHES IN DIAMETER (SECTION 504.8.1).
2. DUCT INSTALLATION. SUPPORT EXHAUST DUCTS AT 4 FT. INTERVALS AND SECURE IN PLACE. SECURE WITH ALUMINUM FOIL DUCTWORK TAPE. IF USING SCREWS OR POP-RIVETS THEY MUST PROTRUDE NO MORE THAN 1/8 INCH INTO THE INSIDE OF THE DUCT (SECTION 504.8.2).
3. TRANSITION DUCTS. TRANSITION DUCT TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM MUST BE A SINGLE LENGTH LISTED/ LABELED PER UL2158. TRANSITION DUCT MUST BE NO MORE THAN 8 FT. LONG AND CANNOT BE CONCEALED WITHIN CONSTRUCTION. (SECTION 504.8.3).
4. DUCT LENGTH. THE MAXIMUM ALLOWABLE EXHAUST SHALL BE DETERMINED BY ONE OF THE METHODS IN SECTIONS 504.8.4.1 THROUGH 504.8.4.3.
   - 4.1. 504.8.4.1 SPECIFIED LENGTH. THE MAX LENGTH OF EXHAUST DUCT IS 35 FEET FROM CONNECTION TO TRANSITION DUCT FROM DRYER TO OUTLET. THE MAXIMUM LENGTH OF THE EXHAUST DUCT IS REDUCED FROM FITTINGS USED ACCORDING TO TABLE 504.8.4.1 ABOVE.
   - 4.2. 504.8.4.2 MANUFACTURER'S INSTRUCTIONS. THE MAX LENGTH OF THE EXHAUST DUCT WILL BE DETERMINED BY THE INSTALLATION INSTRUCTIONS WHICH ARE PROVIDED BY THE DRYER MANUFACTURER (IF APPLICABLE).
   - 4.3. 504.8.4.3 DRYER EXHAUST DUCT POWER VENTILATOR LENGTH. THE MAX LENGTH OF DRYER EXHAUST TO BE DETERMINED BY DRYER EXHAUST DUCT POWER VENTILATOR MANUFACTURER'S INSTALLATION INSTRUCTIONS (IF APPLICABLE).
5. LENGTH IDENTIFICATION. IF THE EXHAUST DUCT EXCEEDS 35 FT. THE EQUIVALENT LENGTH OF DUCT SHALL BE SHOWN ON A PERMANENT LABEL/TAG. LABEL/TAG TO BE PLACED WITHIN 6FT. OF EXHAUST DUCT CONNECTION. LABEL EQUAL TO *DRYER PLACARD* BRAND. (SECTION 504.8.5).
6. EXHAUST DUCT REQUIRED. WHERE THE EXHAUST DUCT SYSTEM IS INSTALLED FOR FUTURE USE, THE EXHAUST DUCT SHALL BE CAPPED AT FUTURE DRYER LOCATION. (SECTION 504.8.6).

CODE REFERENCED: 2017 OHIO MECHANICAL CODE

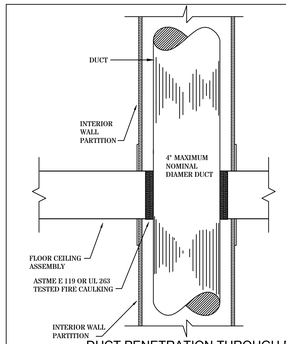
DRYER EXHAUST DUCT DETAIL



GENERAL NOTES

- WHERE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL SHALL BE PROTECTED AS FOLLOWS:
1. IN CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6" NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES, CONCRETE, GROUT OR MORTAR IS PERMITTED WHERE IT IS INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING.
2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E 119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

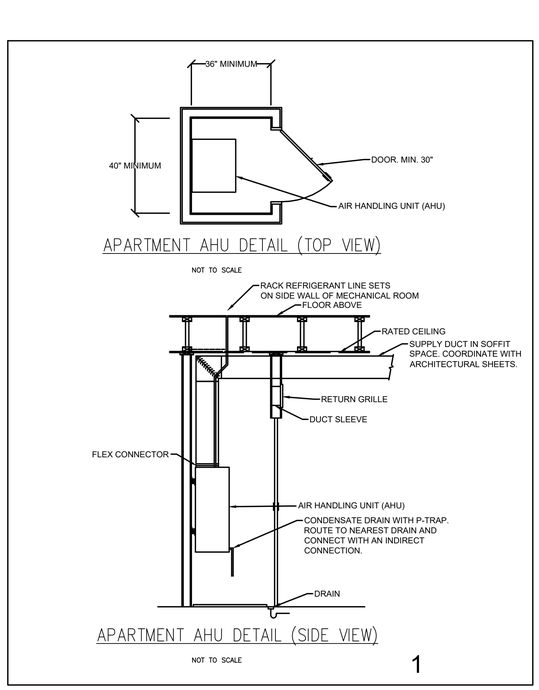
PIPE PENETRATION THROUGH RATED WALLS
SCALE: NTS
8



GENERAL NOTES

- 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF AS ALLOWED BY OBC 717.6.1, EXCEPTION. A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR, PROVIDED SUCH DUCT MEETS ALL OF THE FOLLOWING REQUIREMENTS:
- 1.1. THE DUCT SHALL BE CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL AND SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM WALL THICKNESS OF 0.0187 INCHES (NO. 26 GAGE).
- 1.2. THE DUCT SHALL OPEN INTO ONLY ONE DWELLING OR SLEEPING UNIT AND THE DUCT SYSTEM SHALL BE CONTINUOUS FROM THE UNIT TO THE EXTERIOR OF THE BUILDING.
- 1.3. THE DUCT SHALL NOT EXCEED 4-INCH NOMINAL DIAMETER AND THE TOTAL AREA OF SUCH DUCTS SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF FLOOR AREA.
- 1.4. THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME TEMPERATURE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
- 9.5. GRILLE OPENINGS LOCATED IN A CEILING OF A FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY SHALL BE PROTECTED WITH A LISTED CEILING RADIATION DAMPER INSTALLED IN ACCORDANCE WITH SECTION 717.6.2.1. (NOT APPLICABLE)

DUCT PENETRATION THROUGH RATED FLOOR
SCALE: NTS
7



APARTMENT AHU DETAIL (TOP VIEW)

NOT TO SCALE

APARTMENT AHU DETAIL (SIDE VIEW)

NOT TO SCALE

1

COMMON AREAS:MECHANICAL VENTILATION CALCULATION SCHEDULE * (ASHRAE 62.1 LEED PURPOSES ONLY)

UNIT	AREA (SQ. FT.)	VENT. AIR REQ. CFM	ACTUAL WHOLE BUILDING VENTILATION
ENTRY/STAIRWELL/CORRIDOR	289	17	30

RESIDENTIAL UNITS: MECHANICAL VENTILATION CALCULATION SCHEDULE * (ASHRAE 62.2 LEED PURPOSES ONLY)

UNIT	AREA (SQ. FT.)	NUMBER OF BEDROOMS	VENT. AIR REQ. Qfan (Eq. 4.1a)	ACTUAL WHOLE BUILDING VENTILATION
201	929	2	32	40
301	791	1	23	30

BATHROOM FAN SPEED SETTING SCHEDULE

TYPICAL UNIT	ROOMNAME	MINIMUM SPEED SETTING	MAXIMUM SPEED SETTING
201	BATHROOM	40	80
301	BATHROOM	30	80

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-05-11VKS1	DIRECT	30,40-80	0.25	17	1131	115/60/1	CEILING	12	1,2,3,4
E-2	EXHAUST	STAIRWELL	PANASONIC	FV-05-11VKS1	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

1. FAN SHALL RUN CONTINUOUSLY AT LOW SPEED (30/40 CFM) AND SHALL RAMP UP TO HIGH SPEED (80 CFM) WHEN SWITCH IS TURNED ON. PROVIDE ALL RELEVANT ACCESSORIES.
2. INSTALL RADIATION DAMPER PC-RD05C5
3. PROVIDE FV-CSVK1 CONDESNSATION SENSOR
4. REFER TO FAN SPEED SCHEDULE FOR FAN SPEED SETTINGS

1. FAN SHALL RUN CONTINUOUSLY AT LOW SPEED (30)

MECHANICAL EXHAUST SCHEDULE - 2017 OHIO MECHANICAL CODE

ROOM NUMBER/UNIT TYPICAL	ROOMNAME	OCCUPANCY CLASSIFICATION	AREA (ft2)	EXHAUST AIRFLOW RATE (CFM/ft2)	FIXTURES				TOTAL EXHAUST AIRFLOW REQ. (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
					EXHAUST RATE PER FIXTURE (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	30
	BATHROOM	PRIVATE DWELLING - TOILET ROOMS	-	-	40/80	YES	NO	1	40	40

*EXHAUST CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

NATURAL VENTILATION SCHEDULE

1809 VINE

UNIT	ROOM NAME	AREA	DOOR OPENABLE AREA [SQ. FT]	WINDOW OPENABLE AREA [SQ. FT]	UNOBSTRUCED OPENING	TOTAL OPENABLE AREA	4% OF FLOOR AREA	8% OF FLOOR AREA
101	COMMERCIAL	873	63	24	N/A	87	35	N/A
101	BEDROOM	146	0	24	N/A	24	6	N/A
201	LIVING	427	0	24	N/A	24	17	N/A
201	BEDROOM 1	175	0	24	N/A	24	7	N/A
201	BEDROOM 2	142	0	17	N/A	17	6	N/A
301	LIVING	407	0	17	N/A	17	16	N/A
301	BEDROOM	244	0	15	N/A	15	10	N/A

NATURAL VENTILATION CALCULATIONS PER SEC 402.1 OF 2017 OMC

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

*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

APARTMENT SPLIT SYSTEM SCHEDULE

System	Outdoor Unit Tag	Model	Volts	Phase	MCA	MOCP	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	MOCP	Indoor Unit Weight
					Amps	Amps	lb			in wg.	cfm	Btuh	Btuh			kW	kW	Btuh	Btuh		Amps	Amps	lb
2 Ton 10KW	HP-2	DLCSRBH24AAK	208/230	1	25	35	135	AHU-A-2 (10KW)	FMA4X2400AL	0.50	763	21800	18110	15	11.5	10	7.2	26,200	16,000	10	47.6	60	103

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

Split System Schedule

Unit	Tag	Furnace	AFUE	Htg Cap In	Heating Cap	Air Flow	Static	hp	MCA	MOCP	Unit Weight	Outside Air	Out DB	Indoor Coil	Ent DB	Ent WB	Lv DB	Lv WB	Cool Cap	Sens Cap	Latent Cap	Total Weight	Tag	Model	Volts	Phase	MCA	MOCP	SEER	SEER 2	EER	EER 2	Accessories
				Btuh	Btuh	cfm	in wg.		Amps	Amps	lb	CFM	°F		°F	°F	°F	°F	Btuh	Btuh	Btuh	lb					Amps	Amps					
SYS-05	GF-4	N96MSN0802120A	96%	80,000	78,000	1649	0.5	1	17.3	20	158	240	95	EAM4X48L21A	80	67	59.8	58.1	47,360	36,022	11,338	199	CU-4	N4A5S48AKAWA	208/230	1	32.8	50	14.5	13.8	11.7	11.2	1,5,6,7,8,9,10

ACCESSORIES:

1 EXTERNAL TRAP KIT
2 CONDENSATE NEUTRALIZER KIT
3 CONCENTRIC VENT KIT
4 TWINING KIT

LOW AMBIENT:

5 CRANKCASE HEATER
6 EVAPORATOR FREEZE THERMOSTAT
7 WINTER START KIT
8 HARD START KIT
9 LOW AMBIENT PRESSURE SWITCH
10 LOW PRESSURE SWITCH

LONG LINE APPLICATIONS

11 CRANKCASE HEATER
12 HARD START KIT

DUCT INSULATION SCHEDULE

EQUIPMENT	AIR DISTRIBUTION TYPE		
	SA	RA	ADDITIONAL NOTES
AHU-A-2	R-3.5	N/A	-
GF-4	R-3.5	R-3.5	-

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.

HEATERS

TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	HEAT-MBH	FUEL	HEAT-KW	VOLT/PHASE	FLA	MOUNTING	WEIGHT	NOTES
DH-1	DUCT HEATER	REFER TO PLANS	HOTPOD	HP6-1000120-2T	3.4	ELECTRIC	1	120/1/60	--	INLINE	7	3.4
H-1	WALL HEATER	REFER TO PLANS	BERKO	FRA4020	6.8	ELECTRIC	2	208/1/60	--	IN WALL	30	1.2

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

DEHUMIDIFIER SCHEDULE

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

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

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REGISTERED PROFESSIONAL ENGINEER

Progress Dates
04/28/2023 Permit

Revisions
1

Checked By: SSS

Drawn by: RPG

PR-09757

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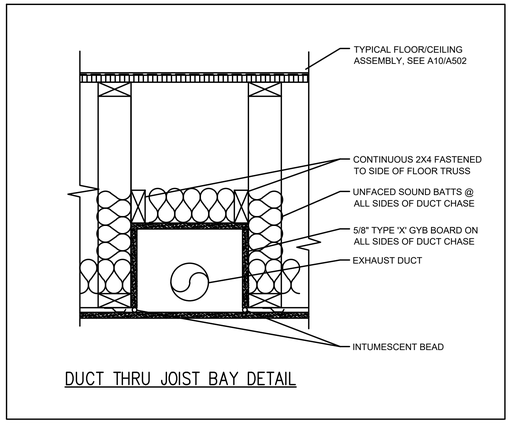
PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

M2.00



DUCT THRU JOIST BAY DETAIL

MECHANICAL SPECIFICATIONS

1. General
   a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work
2. Use of Drawings And Specifications
   a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational mechanical system are the responsibility of the mechanical contractor.
3. Standards
   a. Equipment and materials shall conform with appropriate provisions of AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, as applicable to each individual unit or assembly. All equipment must bear UL label.
4. License / Experience
   a. Contractor must be licensed by the state to install HVAC systems/equipment. Contractor must also have a minimum of 5 years of experience and have installed at least (5) successful project installations of similar size and scope. References must be provided upon request.
5. Codes
   a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. The mechanical contractor shall satisfy code requirements at a minimum without any extra cost to the owner. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply.
6. Permits and Fees
   a. The mechanical contractor shall procure and pay for all permits, fees, taxes, and inspections necessary to complete the mechanical work. Furnish certificate of approval for work from inspection authority to owner before final acceptance for work. Certificate of final inspection and approval shall be submitted with the contractor's request for payment. No final payment will be approved without this certificate.
7. Site Examination
   a. The mechanical contractor shall thoroughly examine all areas of work where equipment, ductwork, and piping will be installed and shall report any condition that, in his opinion, prevents the proper installation of the mechanical work prior to bid. Contractor shall also examine the drawings and specifications of other branches of work, making reference to them for details of new or existing building conditions. No extras will be allowed for failure to include all required work in bid.
   b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
   c. Mechanical contractor shall take their own measurements and be responsible for them.
   d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.
8. Contractor Coordination
   a. Coordination drawings showing system and component installation layout, routing, details, etc. Shall be produced by the mechanical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable.
   b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication.
   c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
   d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the mechanical drawings; use actual building dimensions.
9. Shop Drawings / Submittals
   a. Submit to the architect electronic copies of complete and certified shop drawings, descriptive data, performance data and ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review. The make, model number, type, finish and accessories of all equipment and materials shall be reviewed and approved by the mechanical contractor and general contractor prior to submitting to the architect for their review and approval. Approval of shop drawings does not relieve the mechanical contractor/vendor from compliance with the requirements of the contract drawings, specifications and applicable codes.
   b. Shop drawings shall be required for the following:
      - HVAC equipment
      - Fans
      - Diffusers, registers, grilles, dampers, louvers, and all sheet metal accessories
      - Temperature controls
      - Sheet metal coordination drawings
      - Duct Sealants
   c. Products installed by the mechanical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
10. Record Drawing
    a. The mechanical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
    b. The mechanical contractor shall be responsible for creating record drawings in a format agreed upon by 3CDC, ZHx, and the contracting parties.
11. Testing
    a. All mechanical systems shall be tested for proper operation.
12. Fire Stopping
    a. Provide fire stopping at all penetrations through rated separations per local codes & regulations & per UL recommendations for assemblies encountered in project.
    b. The fire stopping material shall meet the integrity of the fire rated wall, floor, ceiling & roof being penetrated. Refer to architect's drawings for wall, floor, ceiling & roof fire ratings prior to bidding work.
    c. Refer to architect's drawings for wall, floor, ceiling, and roof fire ratings prior to bidding work.
13. Access Panels
    a. Provide ceiling and wall access panel quantities & locations to the general contractor prior to bidding. Access panels are required for all concealed appliances, controls devices, heat exchangers and HVAC system components that utilize energy. Where access panels are used, the access panel should be sized to allow accessibility for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. There shall be no extras for having to add access panels after bids are awarded.
14. Cutting and Patching
    a. Neatly do all cutting as required and patch all cut surfaces to match building construction. The contractor shall employ and pay a trade trained and qualified to perform the required patching work. All surfaces disturbed shall be restored with like materials to the satisfaction of the owner. All penetrations through roof shall be made by bonded roofer. Mechanical contractor shall pay all fees required.
15. Flashing & Counterflashing
    a. Roof flashing shall be furnished and installed by the roofing contractor. Roof counterflashing shall be furnished and installed by the mechanical contractor. Coordinate work with roofing contractor and pay all fees.
    b. Obtain approval from general contractor, construction manager, owner and/or roofing contractor prior to making any penetrations so that warranties are not compromised or voided.
16. Warranty
    a. The mechanical contractor shall unconditionally warrant all work to be free of defects in equipment, material and workmanship for a period of one (1) year from the date of final acceptance by owner. The mechanical contractor will repair or replace any defective work promptly and without charge to the owner.
    b. Restore any other existing work damaged in the course of repairing defective equipment, materials and workmanship.
17. Mechanical Work
    a. The mechanical contractor shall provide new hvac equipment, fans, ductwork, piping, air devices, controls as indicated on drawings and as specified. Startup and 1st year parts and labor warranty shall be included and manufacturer's extended warranties. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions, and the applicable code.
18. Owner's Instructions
    a. Provide two sets of complete operating and maintenance instructions with drawings, typewritten instructions and operating sequences and descriptive data sheets. Assemble each set in a hard-bound cover. Provide pdf files of all documentation.
19. Finale
    a. Put all equipment in service and demonstrate that all conditions of the contract have been fulfilled. Remove all tools, debris, etc. occasioned by work under this contract. Mechanical Contractor to provide a new set of filters in all HVAC units prior to turnover. Submit all warranties, test reports, operating and maintenance manuals for HVAC systems, log sheets and charts, and guarantees as previously specified. Provide all reports, forms, etc. required by inspectors to the satisfaction of the owner. Provide as-built record drawings (in Autocad 2007 or later) showing an accurate account of the final installed systems. Systems including but not limited to all equipment and associated controls, ductwork/piping, air devices, etc.
20. Sheetmetal Ductwork
    a. All sizes of ducts shown on the drawings are interior duct dimensions. All ductwork shall be rigid sheetmetal constructed from galvanized sheet steel in accordance with SMACNA low velocity duct construction standards. All exposed ductwork shall be round, spiral, or rectangular lock-seam type, as shown on HVAC drawings. Assemble and install ductwork in accordance with recognized industry practice for achieving air tight (5% leakage) and noiseless (no objectionable noise) systems, capable of performing each indicated service. Furnish all required dampers, transitions, offsets, connections to air devices, and other accessories necessary for a complete operating system. Flexible ductwork shall not exceed 8'-0" long.
    b. All 90-degree duct turns must be 1.5 radius elbows. If a 1.5 radius elbow will not fit, square elbows with turning vanes can be provided in lieu of radius but should be limited to only areas where there are space constraints.
    c. All takeoff/branch ductwork must utilize boot or conical tee fittings.
21. Adhesives and Sealants
    a. Seal all longitudinal and transverse duct joints with a UL 181A or 181B non-hardening, non-migrating mastic or liquid elastic sealant of a type recommended by the manufacturer for sealing joints and seams in sheet metal ductwork. Cover all field joints, joints around spin-in fittings and fastening screws with mastic. All sealants and gaskets shall have surface-burning characteristics with a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723.
    b. Exposed Ductwork: trim duct sealants flush with metal. Create a smooth and uniform exposed bead. Do not use two-part tape sealing system.
    c. All duct boots sealed to drywall/finished floor (any interface with another material).
22. Duct Supports
    a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim, and angles for support of ductwork.
23. Flexible Connections
    a. Furnish and install neoprene flexible duct connections at the inlet and discharge of units and fans.
24. Duct Manual Volume Dampers
    a. Furnish and install opposed-blade, leak-proof volume control dampers where indicated on drawings and locations in supply, return and exhaust ducts where branches are taken from larger ducts or at each individual duct register in order to achieve system air balance quantities. Balancing devices must be provided in accordance with IMC 603.18. All manual volume dampers must be shown on coordination drawings when submitted for review.
25. Duct Access Doors
    A. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.
26. Diffusers, Grilles and Registers
    A. Diffusers, grilles and registers shall be manufactured by titus, price, or engineered approved equal and shall be furnished and installed by the mechanical contractor. Diffusers shall be installed as indicated on the drawings and schedules. The mechanical contractor shall provide all miscellaneous items necessary for a complete and proper installation in the type of ceiling and walls used in this project.
27. Exhaust Fan
    A. Fan manufacturer shall be Broan, Cook, Panasonic, Greenheck, or engineered approved equal. Refer to drawings and schedules for unit location, technical data, and any applicable accessories.
28. Ducted Split Systems
    a. Split systems shall consist of high efficient air handling unit and associated heat pump. Equipment shall have manufacturer's standard warranty.

b. Split system manufacturer shall be Tempstar, Carrier, Goodman, or engineered equal.

29. Indoor Furnace
    A. Split systems shall consist of high efficient condensing gas furnace and associated condensing unit. Furnace shall be a 4-way multipoise design and installed per manufacturer's requirements. Refer to drawings and schedules for unit location, technical data, and accessories.
30. Condensate Drain Piping
    A. The mechanical contractor shall furnish and install condensate drains, p-traps with removable cleanout caps for air equipment per manufacturer's recommendations. The p-trap depth shall be at least the depth specified for the respective pressure drop of the unit. Condensate drain piping shall be schedule 40 CPVC pipe with solvent weld fittings [Insulate condensate walls of pipe with Armaflex AP, flexible closed cell elastomeric foam, self-sealing insulation. Provide 1/2" thick insulation on piping < 1" in diameter and 1" thick insulation on piping between 1" and 1-1/2" in diameter. Pipe insulation shall not exceed 25/50 flame-smoke ratings]. All condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut. For condensate pumps located in uninhabitable spaces (i.e. attics and crawl spaces), provide controls that will shut down the equipment if the condensate pump fails.
    B. All cooling equipment shall have a wet switch in the primary drain line, the overflow drain line, or in the equipment-supplied drain pan (located at a point higher than the primary drain line connection and below the overflow rim of the pan) that will shut down the unit when the condensate is clogged..
31. Piping Supports (Metal Pipe)
    A. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.
32. Piping Supports (Plastic Pipe)
    A. Furnish and install hangers for plastic piping per manufacturer's requirements.
33. Temperature Controls and Control Wiring
    A. The mechanical contractor shall provide all control wiring necessary for the complete and proper operating temperature control system. Programmable thermostats shall be provided with equipment packages unless otherwise noted.
    B. Exposed wiring: All wiring exposed to the space shall be run in conduit. Coordinate requirements with architectural drawings.
34. Commissioning
    a. 3CDC has hired ZHCx to act as their commissioning provider. The commissioning process will be implemented on the HVAC systems.
    b. ZHCx will conduct onsite observations throughout construction. ZHCx shall be notified prior to any ductwork being covered.
    c. ZHCx shall be notified prior to any equipment start up. ZHCx will witnedd start up of all split systems. If a start up occurs without notifying ZHCx the responsible contractor is required to perform another start up in the presence of ZHCx.
    d. ZHCx will conduct functional performance testing on all HVAC equipment. Any findings will be reported to 3CDC, project architect, mechanical contractor, and the engineer of record. The responsible party is required to document the correction so that ZHCx can verify the correction has been made. ZHCx will perform one back check of the correction to ensure it has been implemented in its entirety.
35. Sequence of Operation
    - Heaters
      - H-X: heater shall be controlled from the integral thermostat. When the temperature of the space drops below the thermostat setpoint, the heater fan shall run and the electric heating element shall engage to maintain temperature setpoint.
    - Exhaust Fans
      - E-X: exhaust fan shall run on a wall switch (provided by the electrical contractor).
      - Split Systems
      - AHU/HP-2:
      - Heating mode - indoor air handler shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the heat pump in heating mode shall run to maintain temperature setpoint. If the heat pump cannot maintain temperature in the space, the electric heat kit shall energize until set point is reached. When the setpoint is reached the unit shall shut off.
      - Cooling mode - when the thermostat calls for cooling the heat pump unit shall run in cooling mode, the air handler fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint.
      - GF/CU-4:
      - Heating mode - indoor furnaces shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the gas fired heat exchanger shall fire to maintain temperature setpoint. When the setpoint is reached the unit shall shut off.
      - Cooling mode - when the thermostat calls for cooling the condensing unit shall engage, the furnace fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint.
      - Dehumidifier
      - DEH-1
      - Dehumidifier shall be controlled from an integral humidistat. When the humidity of the space rises above set point the dehumidifier shall energize and begin to dehumidify the space. When the humidity setpoint is reached the dehumidifier shall shut off.

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FINDLAY FLATS

Job No: 22042 8/10/2022

M2.01

GENERAL NOTES-DWELLING UNITS

A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D)

B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.

C. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.

D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.

E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS

G. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS "TYPICAL", ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS / ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12

KEYED SHEET NOTES

1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
2. PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
3. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
4. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
5. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
6. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
7. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
8. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4'X¾" PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
9. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
10. COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
11. INSTALL FIOPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
12. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
13. HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
14. LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN, FAN NOT TO BE INSTALLED AT THIS TIME.
15. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.

SCOPE OF WORK

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

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

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D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

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C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.

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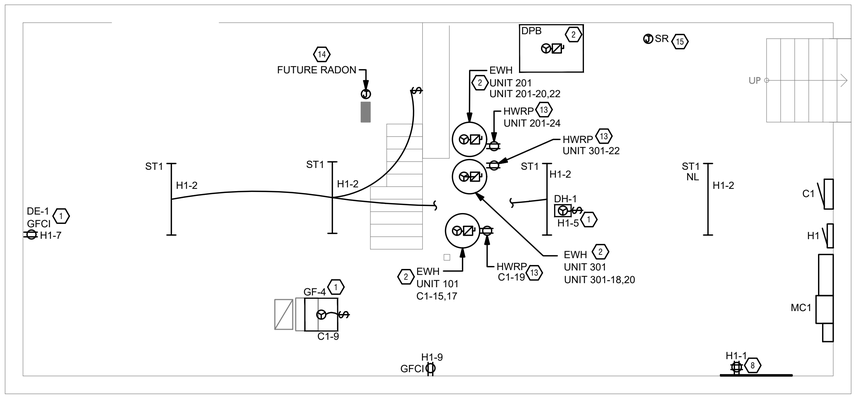

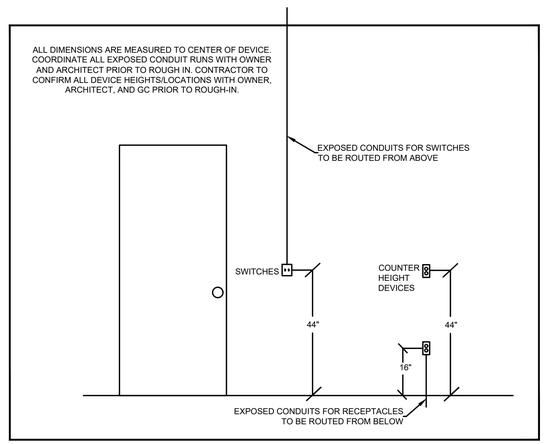

STANDARD MOUNTING HEIGHTS

N

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

ELECTRICAL POWER PLAN - BASEMENT | 1

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

Revisions
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Checked By: PRS

Drawn by: AJW

PR-09757

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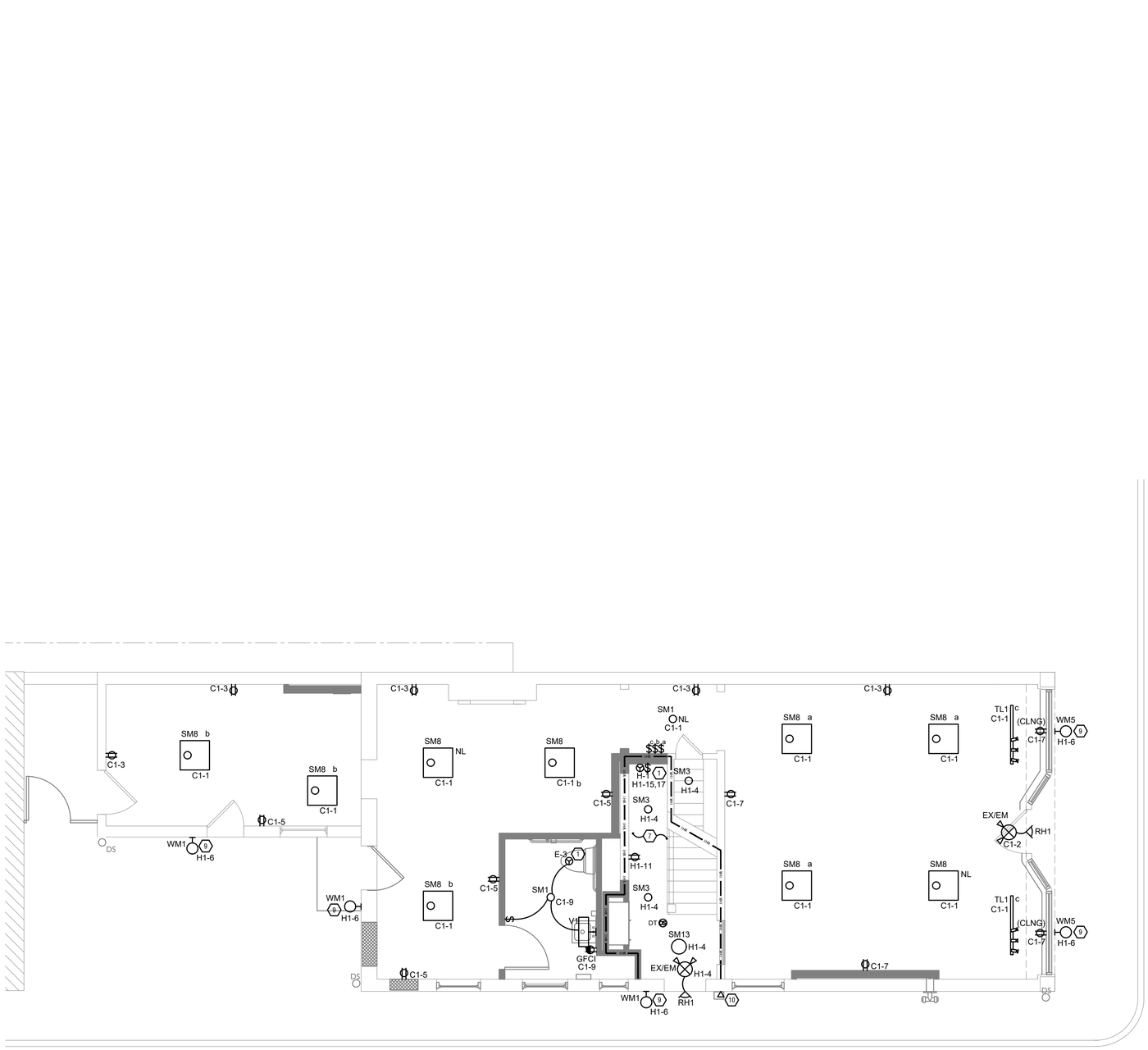

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A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D)

B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.

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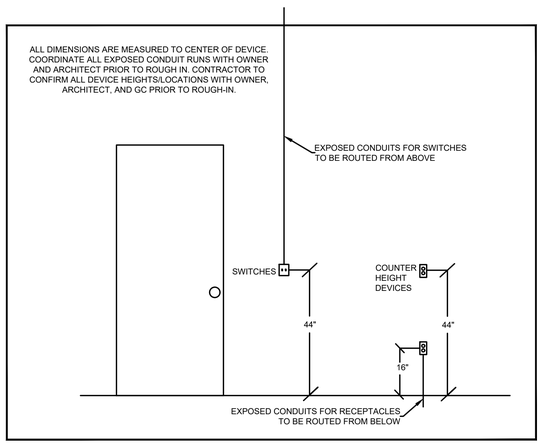

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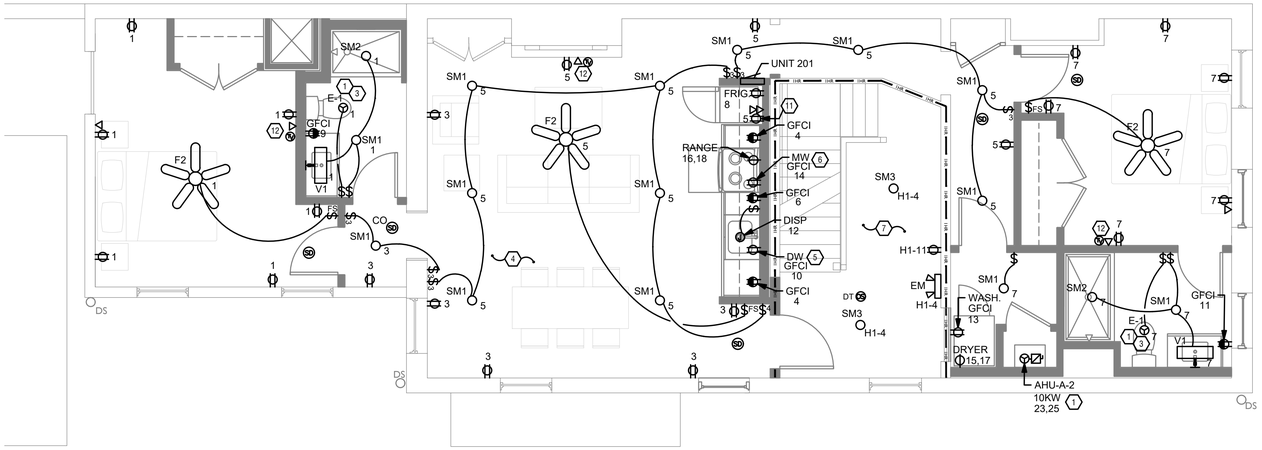
FINDLAY FLATS

Job No: 22042 8/10/2022

E1.01

SCALE: 1/4" = 1'-0" ELECTRICAL POWER PLAN - FIRST FLOOR | 1



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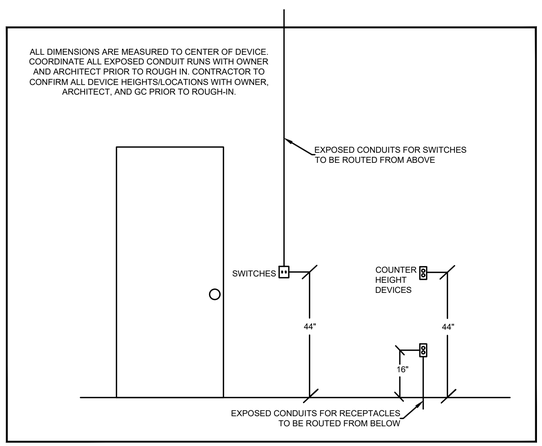

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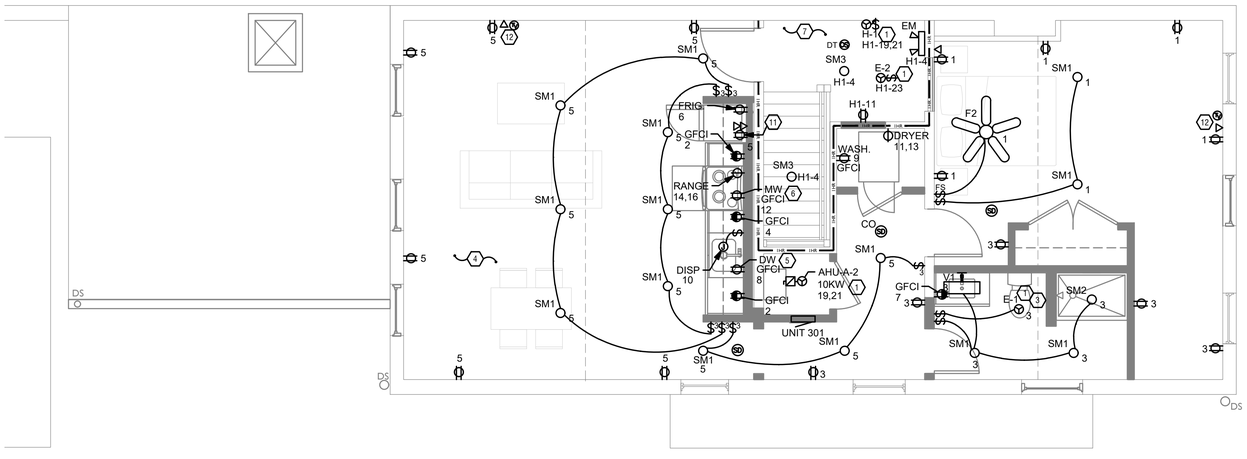
FINDLAY FLATS

Job No: 22042 8/10/2022

E1.02

SCALE: 1/4" = 1'-0" ELECTRICAL POWER PLAN - SECOND FLOOR | 1



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B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.

C. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.

D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.

E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS

G. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS "TYPICAL", ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS / ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12

KEYED SHEET NOTES

1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
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SCOPE OF WORK

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

GENERAL NOTES-OVERALL PROJECT

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

GENERAL NOTES-LIGHTING

A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.

B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.

C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.

D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

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A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.

B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.

C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.

D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.

E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.

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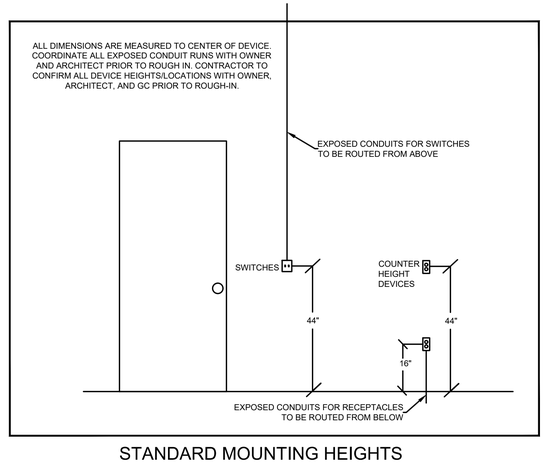

STANDARD MOUNTING HEIGHTS

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
1

Checked By: PRS

Drawn by: AJW

PR-09757

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TEAMWORK • COLLABORATION
SHARED SUCCESS
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MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
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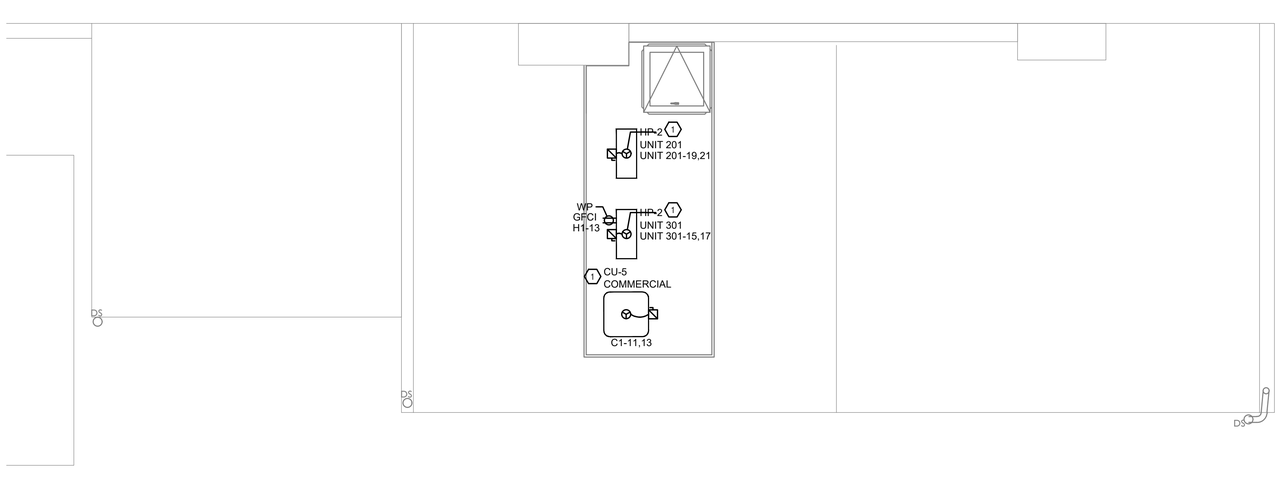
FINDLAY FLATS

Job No: 22042 8/10/2022

E1.03



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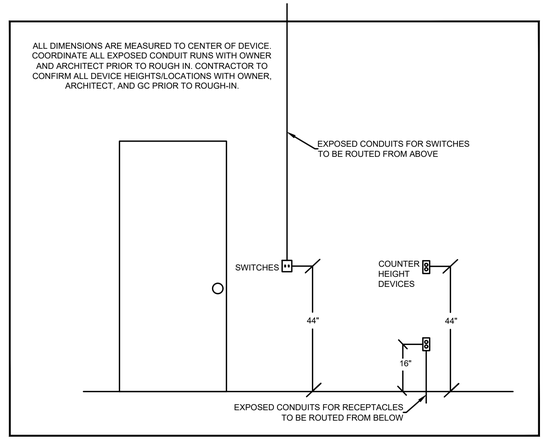

STANDARD MOUNTING HEIGHTS

N

SCALE: 1/4" = 1'-0" ELECTRICAL POWER PLAN - ROOF | 1

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PROPOSED PROJECT:
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FINDLAY FLATS

Job No: 22042 8/10/2022

E1.04

ELECTRICAL SPECIFICATIONS

1. General Demolition
   a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work
2. Use of Drawings And Specifications
   a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational electrical system are the responsibility of the electrical contractor.
3. Standards
   a. Materials equipment and materials shall conform with appropriate provisions of NEC, ASTM, UL, ETL, NEMA, ANSI, as applicable to each individual unit or assembly.
4. Codes
   a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply. The electrical contractor shall satisfy code requirements as a minimum standard without any extra cost to owner.
5. Permits and Fees
   a. The electrical contractor shall procure and pay for all permits, fees and inspections necessary to complete the electrical work.
6. Warranty
   a. The electrical contractor shall unconditionally warrant all work to be free of defects in material and workmanship for a period of one (1) year from the date of final acceptance, and will repair or replace any defective work promptly and without charge and restore any other existing work damaged in the course of repairing defective materials and workmanship.
7. Site Examination
   a. The electrical contractor shall thoroughly examine all areas of work where equipment will be installed and shall report any condition that, in his opinion, prevents the proper installation of the electrical work prior to bid. He shall also examine the drawings and specifications of other branches of work making reference to them for details of new or existing building conditions.
   b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
   c. Electrical contractor shall take his own measurements and be responsible for them.
   d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.
8. Contractor Coordination
   a. The electrical drawings and specifications convey design intent only. Means and methods, sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project are the responsibility of the electrical contractor.
   b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication. Where the electrical contractor is making a connection to equipment/components that are furnished by others, electrical contractor to verify all connection requirements with actual equipment being connected, including but not limited to OCP size, means of disconnect, special connection requirements, or other items indicated on shop drawings, or manufacturer's installation instructions and/or installation diagrams, and furnish all labor and materials required for the installation and operation of the equipment. No allowances will be made for failure to coordinate, after electrical connections have been installed.
   c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
   d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the electrical drawings; use actual building dimensions.
   e. Coordination drawings showing system and component installation layout, routing, details, etc. shall be produced by the electrical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
9. Utility Coordination
   a. Electrical contractor to verify installation of metering and utility demarcation equipment with utility provider prior to start of work and furnish and install required items per utility company's installation requirements and/or manuals.
10. Submittals
    a. Products installed by the electrical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
11. Record Drawing
    a. The electrical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
12. Shop Drawings
    a. Submit to the architect pdf file copies of complete & certified shop drawings, descriptive data, performance data & ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review.
    b. The make, model number, type, finish & accessories of all equipment and materials shall be reviewed & approved by the electrical contractor & general contractor prior to submitting to the architect for their review & approval.
    c. Review of shop drawings does not relieve the electrical contractor/vendor from compliance with the requirements of the contract drawings, specifications & applicable codes.
13. Testing
    a. All electrical systems shall be tested for proper operation. Balance all branch circuit loads between the phases of the system to within 10% of the highest phase load in each panelboard.
14. Temporary Power
    a. The electrical contractor shall provide temporary electrical wiring for construction. The temporary service shall be a minimum of 60 amps, single phase, three wire, 120/208 volts fused at main disconnect. All receptacles on this temporary service shall be protected by a GFI breaker.
15. Mechanical Equipment
    a. All final connections to mechanical equipment shall be done by the electrical contractor.
16. Demolition
    a. The electrical contractor shall be responsible for deenergizing circuits in demolition areas to insure a safe condition. Electrical devices and associated wiring located within the demolition area that will no longer be used shall be removed and properly disposed of at contractor's expense unless otherwise noted.
17. Power Outages
    a. The electrical contractor shall schedule all electrical system(s) outages with the general contractor and owner at least 24 hours in advance. Unless approved otherwise all outages shall occur between 11:00pm and 5:00am.
18. Grounding and Bonding
    a. Contractor to provide grounding and bonding as required for electrical systems. Grounding and bonding is considered means and methods of construction, and should be completed by the electrical contractor in accordance with NEC 250.
    b. Any gas piping systems must be bonded per utility provider's installation guidelines where required.
19. Materials
    a. Provide all new material and equipment unless noted otherwise. All equipment shall be UL approved and labeled, or other approved testing organization which has acceptance by the local jurisdiction, for the purpose for which they are used, in addition to meeting all requirements of the current applicable codes and regulations. No substitution to materials specified will be allowed unless approved by the owner.
    b. Electrical contractor shall not order or purchase any materials or equipment until permit drawings have been approved. No allowances will be made for any changes that occur if permit drawings have not been approved prior to ordering.
20. Cutting and Fitting
    a. Perform cutting, coring, fitting, repairing and finishing of the work necessary for the installation of the equipment of this section. However, no cutting of the work of other trades or of any structural member shall be done without the consent of the owner. Properly fill, seal, fireproof, and waterproof all openings, sleeves, and holes in slabs, walls, and casework.
21. Wiring Methods
    a. Provide code approved wiring methods for branch circuiting indoors, such as NM cable (only where permitted by NEC 334), EMT conduit, or MC cable for mechanical equipment, lighting, and power.
    b. Conduit runs on exterior of building shall be rigid steel conduit with weather tight, corrosion-resistant fittings. Schedule 40 PVC is acceptable where permitted by code and or underground runs or concrete encasement where not exposed to physical damage.
    c. The minimum size of conduit shall be 3/4" unless otherwise noted. Conduit connectors shall be double locknut type, UL listed and labeled, with compression or set screw fittings.
    d. Rigid conduit shall be hot dipped galvanized.
    e. Where raceways are installed for others to use, or for future use, provide nylon pull string.
    f. Penetrations through fire rated construction shall be sealed using 3M fire barrier caulk, Nelson Electric Flameseal or T&B Flameseafe or other approved method.
22. Conductors and Terminations
    a. Branch conductors shall be copper, feeders as indicated on riser diagram. Conductors shall be insulated for 600v number 12 AWG minimum. Provide wires and cables as indicated listed and suitable for temperature, conditions, and location where installed.
23. Motors and Other Wiring
    a. The electrical contractor shall provide all required conduit, wiring, and safety switches for all motors, and other electrical equipment, even though the motors and electrical equipment may be supplied by others. The electrical contractor shall include all work and connections required to make the system complete and operational. Provide magnetic starters for equipment as indicated on the drawings.
    b. The electrical equipment may include but not be limited to such items as grille motors and interlocks, exterior and interior signage, starting devices, motor controllers, float switches, alarm devices or systems, push buttons, exhaust fans, data systems, intercoms and stereo systems. The electrical contractor shall verify equipment location and sizes with the trade supplying the equipment before installing the conduit or outlets.
24. Devices
    a. Hubbell, Leviton, or approved equal with matching coverplates.
    b. Provide specification grade wiring devices, in types, characteristics, grades, colors, and electrical ratings for applications indicated, which are UL-listed and which comply with NEMA WD1 and other applicable UL and NEMA standards. Verify color selections with architect. Provide device plates to match device colors.
    c. Provide GFCI protection for all kitchen 15 and 20-amp receptacles. Where the receptacle is rendered inaccessible by equipment provide GFCI protection at the circuit breaker.
25. Service entrance and distribution equipment
    a. Electrical contractor must submit drawings for permit and receive approval prior to ordering equipment. No allowances will be made for equipment changes that occur prior to receipt of approved plans.
26. Disconnects and Fused Switches
    a. Heavy duty type, horsepower rated with interlocking cover. NEMA 1 typical. Outdoor and wet location switches shall be raintight type NEMA 3Rr. All switches shall be lockable. Fuses in circuits rated at 600 amperes or less shall be UL class RK1 dual-element, time-delay, current limiting fuses. Fuses in circuits rated at 601 amperes or larger shall be UL class l time-delay, current limiting fuses.
27. Nameplates
    a. Provide permanent nameplate labeling on all disconnects. Include load served, voltage, phase, horsepower, fuse size, and type.
28. Mounting
    a. Mount independent of the mechanical unit housing unless specifically accepted by the local code authority. Provide Unistrut support channels mounted in coordination with roof penetration and patching work. Coordinate with general contractor.
29. Grounding and bonding for electrical systems and equipment
    a. Provide grounding and bonding for electrical service in accordance with NEC article 250.
    b. All major parts not carrying current, including but not limited to, secondary feeder circuit, equipment and panelboard enclosures, pull and junction boxes, shall be properly grounded. Metallic raceways shall utilize double locknuts and other fittings as required to provide ground continuity.
30. Multi-tenant Meter Centers
    a. Provide meter centers(s) as shown on the drawings and as specified herein. Meter centers shall have main lugs only or main breakers as required, and shall have branch breaker installed for each meter socket. Meter centers shall be Eaton, Square D, GE by ABB, or equal, and shall be of the same manufacture as load centers or panelboards served. Meter centers shall be enclosed NEMA 1, NEMA 3R as required. Final configuration (number of meters per section, end-main/center-main, etc. shall be determined by contractor. All bussing must be rated for the loads served. Meter centers shall be rated to withstand the available fault current.
31. Panelboards
    a. Provide branch circuit panelboard(s) as shown on the drawings and as specified herein. Panelboards shall have bolted, thermal and magnetic breakers with main lugs only or main breakers as required. Panelboards shall be Eaton, Square D, GE by ABB, or equal, and be enclosed in NEMA 1 type housing unless noted otherwise. Enclosure(s) shall be complete with a hinged door, cylinder lock, and a neatly typed directory under plastic cover in each panel door. All multiple pole breakers shall have a common trip handle. All panels and breakers shall be rated to withstand available fault current.
32. Residential Load Centers
    a. Provide load centers as shown on drawings and as specified herein. Load centers shall be Eaton, Square D, GE by ABB, or equal. Load centers shall contain a neatly typed directory in each door. All multiple pole breakers shall have a common trip handle. All panels and breakers shall be rated to withstand available fault current. Load centers may be used in areas other than dwelling units where appropriate and where approved by Owner's representative.
33. Lighting
    a. Provide a new lighting system complete and fully operational and in conformance with code and UL listing requirements. Clean all fixtures at time of job completion utilizing manufacturers approved or recommended cleaning solutions. All fixtures and lamps are provided by this contractor as scheduled unless noted otherwise. Contractor shall furnish all boxes, mounting kits, transformers, controllers, and other components necessary for a complete and fully functional installation.
    b. Where dimmers and/or dimming systems are required, contractor to furnish dimmers that are compatible with fixture source and rated for the wattage of the dimming zone. Provide additional dimmers as required to meet zone load requirements.
34. Telephone System
    a. Telephone wiring and system provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Electrical contractor shall provide plaster ring and pull string from each device location to above accessible ceiling.
35. Security System Notes
    a. Security wiring and system provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Provide power for owner's head-end equipment and remote power for secure doors as required.
36. Data/Pos/A-V/System Notes
    a. Data, POS and/or A-V wiring and systems provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Electrical contractor shall provide plaster ring and pull string from each device location to above accessible ceiling.
37. Fire Alarm System
    a. Fire alarm system to be design-build by contractor. Contractor shall provide all required drawings and submit to authorities. Refer to architect's code sheet for relevant design criteria. Submit drawings to Owner/Architect for review prior to submitting to authorities. Provide required items including but not limited to relay modules, monitor modules, return-air detectors, elevator recall, etc. Provide remote annunciator panel(s) at location(s) approved by Architect and authorities.

FINDLAY FLATS LUMINAIRE SCHEDULE

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

MC1

ROOM
MOUNTING **FLUSH**
FED FROM **UTILITY PULLBOX**
NOTE

VOLTS **208Y/120V 3P 4W**
BUS AMPS **400**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **400**
LUGS **STANDARD**

CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	LOAD KVA C	FEEDER RACEWAY AND CONDUCTORS
1	400/3	C1	4.7	5.57	6.38	(2)2-1/2"C,3#250kcmil AL,#250kcmil AL N,#1 AL G
2	100/3	H1	2.73	2.57	2.76	1-1/4"C,3#1 AL,#1 AL N
3	150/2	UNIT 201	22.1		24.9	2#2/0 AL,#2/0 AL N,#4 AL G
4	150/2	UNIT 301	23.4	22.3		2#2/0 AL,#2/0 AL N,#4 AL G
		TOTAL CONNECTED KVA BY PHASE	52.9	30.4	34	

OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)

DWELLING UNIT LOADS

	KVA			KVA
LIGHTING AND RECEPTACLES	6.35	2,115 SF (3 VA/SF)	CONNECTED LOAD	90.5
SMALL-APPLIANCE	6		DWELLING UNITS	2
LAUNDRY	3		DEMAND FACTOR	(NEC 220.85)
APPLIANCES	27.5		CALCULATED LOAD	61.1
ELECTRIC COOKING	17			
MOTORS	0.5			
HEATING	30.2	(100%)		
COOLING	10.4	(0%)		

HOUSE LOADS

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	0.589	0.736	(125%)	CONTINUOUS	4.5	5.63	(125%)
LARGEST MOTOR	6.82	1.71	(25%)	NONCONTINUOUS	1.46	1.46	(100%)
MOTORS	2.55	2.55	(100%)	HEATING	5	0	(0%)
RECEPTACLES	3.78	3.78	(50%>10)	COOLING	6.82	6.82	(100%)
				TOTAL HOUSE LOAD		22.7	

TOTAL LOAD

	KVA		KVA
TOTAL DWELLING UNIT LOAD	61.1	TOTAL LOAD	83.8
TOTAL HOUSE LOAD	22.7	BALANCED 3-PHASE LOAD	233 A

Meter Center Breakdown (MC)

220.84 Multi-Family Calculation	KVA	Qty	Total KVA
UNIT 201	45.61	1	45.61
UNIT 301	44.93	1	44.93
Total Quantity and Connected Load =		**2**	**90.55**

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

Revisions
1

Checked By: PRS
Drawn by: AJW

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK ▪ COLLABORATION
SHARED SUCCESS
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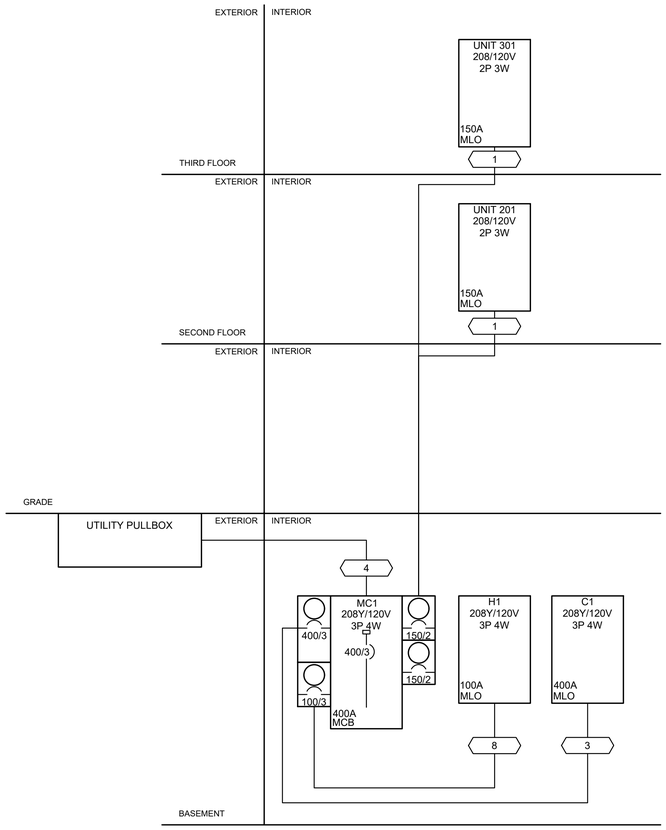
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

E2.00



SCOPE OF WORK

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

GENERAL NOTES-OVERALL PROJECT

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

GENERAL NOTES-SINGLE LINE DIAGRAM

A. ALL BREAKERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THEIR LOCATION. WHERE SERIES- RATED COMBINATIONS ARE USED IN ACCORDANCE WITH NEC 240.86 (B) AND (C) THE CONTRACTOR AND/OR HIS EQUIPMENT SUPPLIER MUST PROVIDE APPROPRIATE DOCUMENTATION AND LABELING.

B. WHERE BREAKERS WITH ADJUSTABLE SETTINGS ARE FURNISHED TO THE PROJECT. THE MANUFACTURER'S REP SHALL IDENTIFY AND PROVIDE THE APPROPRIATE SETTINGS TO THE ELECTRICAL CONTRACTOR FOR HIS USE IN INSTALLATION.

C. PANEL SCHEDULES INDICATE BREAKER SIZE ONLY. PROVIDE 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

D. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.

E. PROVIDE SELECTIVE COORDINATION FOR EMERGENCY SYSTEM OVERCURRENT PROTECTION DEVICES IN ACCORDANCE WITH NEC 700.27.

F. PROVIDE GROUND-FAULT PROTECTION FOR EQUIPMENT IN ACCORDANCE WITH NEC 240.13 AND NEC 230.95.

G. OVERCURRENT PROTECTION DEVICES SUPPLYING TRANSFORMERS WHICH ARE NOT LOCATED WITHIN SIGHT OF THEIR OVERCURRENT PROTECTION SHALL BE LOCKABLE AND THE TRANSFORMER SHALL BE FIELD MARKED WITH THE LOCATION OF THE OVERCURRENT PROTECTION DEVICE.

H. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

FEEDER SCHEDULE

ID	CONDUIT AND FEEDER
1	2#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)2-1/2"C,3#250kcmil AL,#250kcmil AL N
8	1-1/4"C,3#1 AL,#1 AL N

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

ELECTRICAL LEGEND

*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.

- $ SINGLE POLE LIGHT SWITCH
- $3 THREE WAY LIGHT SWITCH
- $4 FOUR WAY LIGHT SWITCH
- $D DIMMER SWITCH
- $FS FAN SPEED CONTROL
- OCC DT OCC SENSOR - CEILING - DUAL TECHNOLOGY
- OCC PIR OCC SENSOR - CEILING - PASSIVE INFRARED
- $DT OCC SENSOR - WALL - DUAL TECHNOLOGY
- $PIR OCC SENSOR - WALL - PASSIVE INFRARED
- OCC SENSOR POWER PACK
- OCC SENSOR POWER PACK - 2 CKT
- DUPLEX RECEPTACLE
- USB DUPLEX RECEPTACLE W/USB JACKS
- COUNTER HEIGHT DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- COUNTER HEIGHT QUAD RECEPTACLE
- (CLNG) CEILING (SHOW WINDOW) RECEPTACLE
- GFCI DUPLEX - GFCI RECEPTACLE
- GFCI COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE
- SPLIT-WIRED (SWITCHED) RECEPTACLE
- WP GFCI WEATHER PROOF - GFCI RECEPTACLE
- DW GFCI DISHWASHER - GFCI RECEPTECLE
- DISP. GARBAGE DISPOSAL
- MW MICROWAVE RECEPTACLE
- FRIG REFRIGERATOR RECEPTACLE
- RANGE RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE
- WASH GFCI WASHER - GFCI RECEPTACLE
- DRYER DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE
- W/D STACKED WASHER/DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE
- DUPLEX - MONUMENT FLOOR BOX
- DUPLEX - RECESSED FLOOR BOX
- PANELBOARD
- PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM
- TRANSFORMER - SINGLE LINE DIAGRAM
- TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM
- PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM
- AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM
- STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM
- * METER BASE - SINGLE LINE DIAGRAM
- FUSED DISCONNECT - SINGLE LINE DIAGRAM
- * CT CABINET - SINGLE LINE DIAGRAM

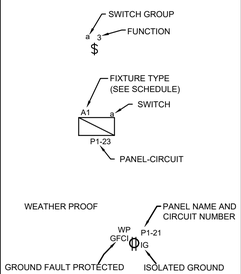
- L5-20R LOCKING 125V/20 AMP - RECEPTACLE
- L6-20R LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
- L5-30R LOCKING 125V/30 AMP - RECEPTACLE
- L6-30R LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
- PP FURNITURE POWER POLE - RECEPTACLE
- RFF FURNITURE RECESSED FLOOR FEED
- WFF FURNITURE WALL FEED
- FB RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
- AV RECESSED FLOOR BOX - MULTI-SERVICE W/AV
- PT RECESSED MULTI-SERVICE POKE THRU
- SPECIAL CONNECTION
- SIMPLEX RECEPTACLE
- EQUIPMENT CONNECTION
- $M MANUAL MOTOR STARTER
- NON-FUSED DISCONNECT
- FUSED DISCONNECT
- FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
- JUNCTION BOX
- HNE HOME NETWORK ENCLOSURE
- SECURITY CAMERA
- DATA LOCATION (RING & STRING, U.N.O)
- VOICE DROP - LOCATION
- VOICE/DATA DROP - LOCATION
- CABLE TV (COAX) - LOCATION
- CR CARD READER
- DR DOOR RELEASE - ACCESS CONTROL
- DS DOOR STRIKE - ACCESS CONTROL
- ML MAG-LOCK - ACCESS CONTROL
- PS POSITION SWITCH
- PR PROXY READER
- RE REQUEST TO EXIT SWITCH
- WAP WIRELESS INTERNET ACCESS POINT
- DOOR HOLD - FIRE ALARM
- DSD DUCT SMOKE DETECTOR
- FABP FIRE ALARM BOOSTER PANEL
- FACP FIRE ALARM CONTROL PANEL
- FARA FIRE ALARM REMOTE ANNUNCIATOR
- FS SPRINKLER FLOW SWITCH
- H HEAT DETECTOR - FIRE ALARM
- HORN - FIRE ALARM
- HORN/STROBE - FIRE ALARM
- PIV POST INDICATOR VALVE - (PIV)
- PRE-A PRE-ACTION PANEL
- PS PRESSURE SWITCH
- F PULL STATION - FIRE ALARM
- SD SMOKE DAMPER
- SD SMOKE DETECTOR
- CO SD COMBINATION SMOKE/CO2 DETECTOR
- SP SPEAKER - FIRE ALARM
- SPEAKER/STROBE - FIRE ALARM
- STROBE - FIRE ALARM

* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

ABBREVIATIONS:

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

EXAMPLES:



NOTE: ALL ITEMS MAY NOT BE USED.

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

Revisions
1

Checked By: PRS

Drawn by: AJW

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
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MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

E2.01

UNIT 201

ROOM
MOUNTING **FLUSH**
FED FROM **MC1**
NOTE

VOLTS **208/120V 2P 3W**
BUS AMPS **150**
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	1.3	E-1, LIGHTING, RECEPTACLE	a	2	20/1	0	SPACE
3	20/1	1.09	LIGHTING, RECEPTACLE	b	4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.871	LIGHTING, RECEPTACLE	a	6	20/1	1.5	SMALL APPLIANCE
7	20/1	1.31	E-1, LIGHTING, RECEPTACLE	b	8	20/1	0.5	FRIG.
9	20/1	0.18	BATH	a	10	20/1	1.2	DISHWASHER
11	20/1	0.18	BATH	b	12	20/1	0.75	DISPOSAL
13	20/1	1.5	LAUNDRY	a	14	20/1	1.8	MICROWAVE
15	30/2	5	DRYER	b	16	50/2	8.5	RANGE
17	|			a	18	|		
19	35/2	5.2	HP-2	b	20	30/2	4.5	EWH
21	|			a	22	|		
23	60/2	9.9	AHU-A-2	b	24	20/1	0.25	HWRP
25	|			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		GENERAL LOAD	CONN KVA	CALC KVA	
LIGHTING AND RECEPTACLES	3.51	1,171 SF (3 VA/SF)	UP TO 10 KVA	10	10	(100%)
SMALL-APPLIANCE	3		OVER 10 KVA	20.5	8.21	(40%)
LAUNDRY	1.5		MAX HEATING OR COOLING		11.6	(220.82(C)(3))
APPLIANCES	13.8					
ELECTRIC COOKING	8.5		TOTAL LOAD		29.8	
MOTORS	0.25		BALANCED LOAD		143 A	
TOTAL GENERAL LOAD	30.5		PHASE A		105%	
			PHASE B		94.9%	

Multi-Family Dwelling Unit Calc	KVA
Total General Load	30.51
Largest Heating or Cooling Load 220.84	15.10
220.84 CONNECTED LOAD CALC	**45.61**

APPLIANCE BREAKDOWN	
TYPE	**KVA**
REFRIGERATOR	0.5
DISHWASHER	1.2
DISPOSAL	0.75
MICROWAVE	1.8
WATER HEATER	4.5
DRYER	5
HOW WATER RECIRC PUMP	0.25
TOTAL	**14.00**

HVAC Load Calculation	KVA	NEC Code
Heating	15.10	
Cooling	5.20	
Mini Split	0.00	
100% of Nameplate Rating of AC and Cooling	5.20	220.82 C(1)
100% of Nameplate Rating of Heat Pump w/o Supplmental Heat	0.00	220.82 C(2)
Heat Pump plus 65% of Supplemental Heat	11.64	220.82 C(3)
Largest Heating or Cooling Load	15.10	220.84 C(5)

C1

ROOM
MOUNTING **FLUSH**
FED FROM **MC1**
NOTE

VOLTS **208Y/120V 3P 4W**
BUS AMPS **400**
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	0.313	LIGHTING	a	2	20/1	0.001	LIGHTING
3	20/1	0.9	RECEPTACLE	b	4	20/1	0	SPACE
5	20/1	0.72	RECEPTACLE	c	6	20/1	0	SPACE
7	20/1	0.72	RECEPTACLE	a	8	20/1	0	SPACE
9	30/1	2.42	E-3, GF-4, LIGHTING, RECEPTACLE	b	10	20/1	0	SPACE
11	50/2	6.82	CU-5	c	12	20/1	0	SPACE
13	|			a	14	20/1	0	SPACE
15	30/2	4.5	EWH	b	16	20/1	0	SPACE
17	|			c	18	20/1	0	SPACE
19	20/1	0.25	HWRP	a	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	a	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	a	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	a	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	0.349	0.437	(125%)	MOTORS	2.45	2.45	(100%)
LARGEST MOTOR	6.82	1.71	(25%)	RECEPTACLES	2.52	2.52	(50%>10)
				CONTINUOUS	4.5	5.63	(125%)
				COOLING	6.82	6.82	(100%)
				TOTAL LOAD		19.6	
				BALANCED 3-PHASE LOAD		54.3 A	
				PHASE A		88.7%	
				PHASE B		99.6%	
				PHASE C		112%	

UNIT 301

ROOM
MOUNTING **FLUSH**
FED FROM **MC1**
NOTE

VOLTS **208/120V 2P 3W**
BUS AMPS **150**
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	0.973	LIGHTING, RECEPTACLE	a	2	20/1	1.5	SMALL APPLIANCE
3	20/1	1.08	E-1, LIGHTING, RECEPTACLE	b	4	20/1	1.5	SMALL APPLIANCE
5	20/1	1.36	LIGHTING, RECEPTACLE	a	6	20/1	0.5	FRIG.
7	20/1	0.18	BATH	b	8	20/1	1.2	DISHWASHER
9	20/1	1.5	LAUNDRY	a	10	20/1	0.75	DISPOSAL
11	30/2	5	DRYER	b	12	20/1	1.8	MICROWAVE
13	|			a	14	50/2	8.5	RANGE
15	35/2	5.2	HP-2	b	16	|		
17	|			a	18	30/2	4.5	EWH
19	60/2	9.9	AHU-A-2	b	20	|		
21	|			a	22	20/1	0.25	HWRP
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		GENERAL LOAD	CONN KVA	CALC KVA	
LIGHTING AND RECEPTACLES	2.83	944 SF (3 VA/SF)	UP TO 10 KVA	10	10	(100%)
SMALL-APPLIANCE	3		OVER 10 KVA	19.8	7.93	(40%)
LAUNDRY	1.5		MAX HEATING OR COOLING		11.6	(220.82(C)(3))
APPLIANCES	13.8					
ELECTRIC COOKING	8.5		TOTAL LOAD		29.6	
MOTORS	0.25		BALANCED LOAD		142 A	
TOTAL GENERAL LOAD	29.8		PHASE A		102%	
			PHASE B		98%	

Multi-Family Dwelling Unit Calc	KVA
Total General Load	29.83
Largest Heating or Cooling Load 220.84	15.10
220.84 CONNECTED LOAD CALC	**44.93**

APPLIANCE BREAKDOWN	
TYPE	**KVA**
REFRIGERATOR	0.5
DISHWASHER	1.2
DISPOSAL	0.75
MICROWAVE	1.8
WATER HEATER	4.5
DRYER	5
HOW WATER RECIRC PUMP	0.25
TOTAL	**14.00**

HVAC Load Calculation	KVA	NEC Code
Heating	15.10	
Cooling	5.20	
Mini Split	0.00	
100% of Nameplate Rating of AC and Cooling	5.20	220.82 C(1)
100% of Nameplate Rating of Heat Pump w/o Supplmental Heat	0.00	220.82 C(2)
Heat Pump plus 65% of Supplemental Heat	11.64	220.82 C(3)
Largest Heating or Cooling Load	15.10	220.84 C(5)

H1

ROOM
MOUNTING **FLUSH**
FED FROM **MC1**
NOTE

VOLTS **208Y/120V 3P 4W**
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	0.072	LIGHTING
3	20/1	0.5	FIRE ALARM PANEL	b	4	20/1	0.08	LIGHTING
5	20/1	1	DH-1	c	6	20/1	0.087	EXTERIOR LIGHTING
7	20/1	0.96	(DE-1) DEHUMIDIFIER	a	8	20/1	0	SPACE
9	20/1	0.18	RECEPTACLE	b	10	20/1	0	SPACE
11	20/1	0.54	RECEPTACLE	c	12	20/1	0	SPACE
13	20/1	0.18	RECEPTACLE	a	14	20/1	0	SPACE
15	20/2	2	H-1	b	16	20/1	0	SPACE
17	|			c	18	20/1	0	SPACE
19	20/2	2	H-1	a	20	20/1	0	SPACE
21	|			b	22	20/1	0	SPACE
23	20/1	0.1	E-2	c	24	20/1	0	SPACE

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	0.239	0.299	(125%)	MOTORS	0.1	0.1	(100%)
LARGEST MOTOR	0.1	0.025	(25%)	RECEPTACLES	1.26	1.26	(50%>10)
				NONCONTINUOUS	1.46	1.46	(100%)
				HEATING	5	5	(100%)
				TOTAL LOAD		8.14	
				BALANCED 3-PHASE LOAD		22.6 A	
				PHASE A		96.6%	
				PHASE B		101%	
				PHASE C		102%	

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PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

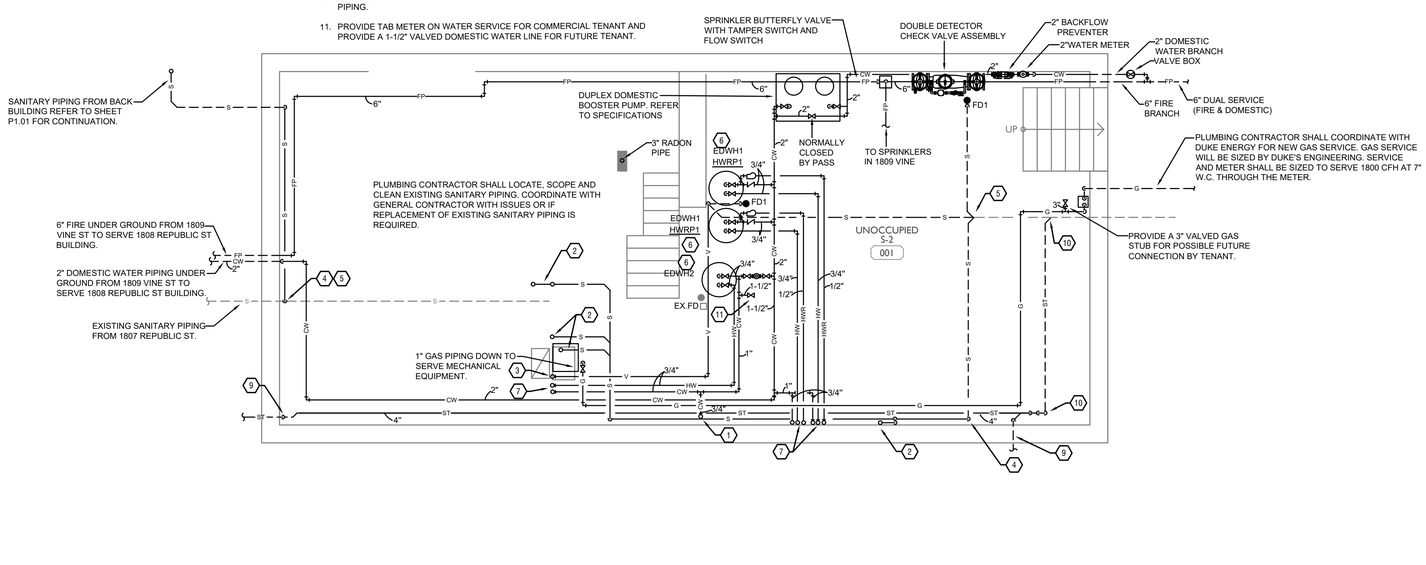
Job No: 22042 8/10/2022

E2.02

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

PLUMBING BASEMENT KEYED NOTES

1. 3/4" COLD WATER PIPING UP TO SERVE WALL HYDRANT ON FLOOR ABOVE.
2. SANITARY PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
3. VENT PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
4. SANITARY PIPING DOWN UNDER SLAB. REFER TO ISOMETRICS FOR PIPE SIZES.
5. CONNECT NEW SANITARY PIPING TO EXISTING SANITARY PIPING.
6. ELECTRIC TANK TYPE WATER HEATER WITH HEAT TRAPS ON INLET AND OUTLET. 3/4" COLD WATER IN, 3/4" HOT WATER OUT. PROVIDE DRAIN PAN AND PIPE DRAIN AND PRESSURE RELIEF VALVE INDEPENDENTLY AND INDIRECTLY TO FLOOR DRAIN. REFER TO DETAIL SHEETS FOR SPECIFICATIONS.
7. HOT AND COLD WATER PIPING UP TO FLOOR ABOVE.
8. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP TO FLOORS ABOVE.
9. 4" STORM PIPING DOWN FROM FLOOR ABOVE.
10. CONNECT NEW STORM LEADERS WITH RUNNING TRAP TO EXISTING SANITARY PIPING.
11. PROVIDE TAB METER ON WATER SERVICE FOR COMMERCIAL TENANT AND PROVIDE A 1-1/2" VALVED DOMESTIC WATER LINE FOR FUTURE TENANT.



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

PLUMBING PLAN - BASEMENT | 1

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Job No: 22042 8/10/2022

P1.00

PLUMBING LEGEND

SYMBOL	DESCRIPTION
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—— S ——	SANITARY/WASTE PIPING ABOVE CEILING
—— V ——	VENT PIPING
—— CW ——	COLD WATER PIPING
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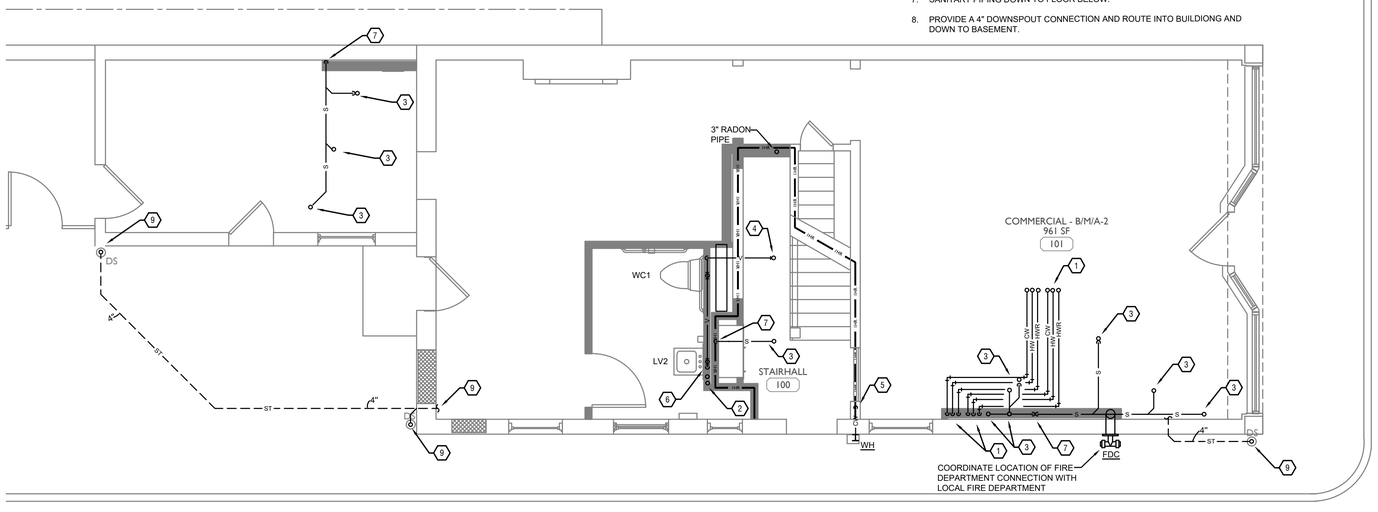
—— HWR ——	HOT WATER RETURN PIPING
—— G ——	NATURAL GAS PIPING
—— ST ——	STORM PIPING
FD	FLOOR DRAIN
RD	ROOF DRAIN
OD	OVERFLOW DRAIN
	BALL VALVE
	CHECK VALVE
	BALANCING VALVE
CO	CLEANOUT
WH	FROST PROOF WALL HYDRANT
#	VENT THROUGH ROOF RISER INDICATOR
	HOT WATER RETURN PUMP

PLUMBING FIRST FLOOR KEYED NOTES:

1. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN IN WALL.
2. 3/4" COLD WATER AND 1/2" HOT WATER PIPING UP FROM FLOOR BELOW TO SERVE FIXTURES.
3. SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
4. VENT PIPING UP TO TO FLOOR ABOVE.
5. 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO WALL HYDRANT.
6. VENT PIPING UP AND DOWN.
7. SANITARY PIPING DOWN TO FLOOR BELOW.
8. PROVIDE A 4" DOWNSPOUT CONNECTION AND ROUTE INTO BUILDIONG AND DOWN TO BASEMENT.



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

PLUMBING PLAN - FIRST FLOOR | 1

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P1.01

PLUMBING LEGEND

SYMBOL	DESCRIPTION
— — S — —	SANITARY/WASTE PIPING BELOW FLOOR
—— S ——	SANITARY/WASTE PIPING ABOVE CEILING
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—— CW ——	COLD WATER PIPING
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FD ●	FLOOR DRAIN
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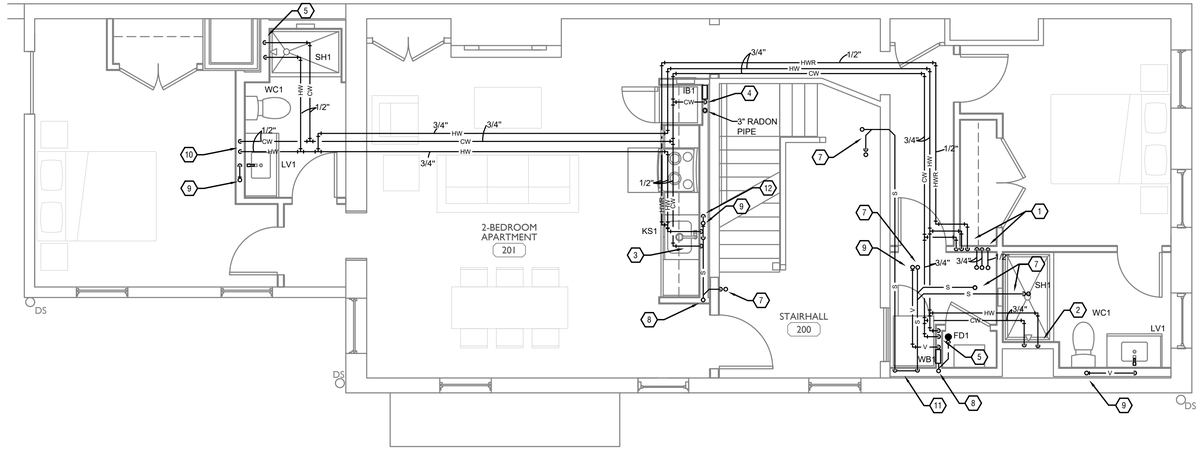
OD ◎	OVERFLOW DRAIN
—⋈—	BALL VALVE
—⩘—	CHECK VALVE
—⊗—	BALANCING VALVE
CO ○	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
(#)	VENT THROUGH ROOF RISER INDICATOR
⊂	HOT WATER RETURN PUMP



PLUMBING SECOND FLOOR KEYED NOTES

1. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN IN WALL.
2. 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.
3. 1/2" HOT AND COLD WATER PIPING DOWN IN WALL. 1/2" HOT AND COLD WATER PIPING TO SERVE KITCHEN SINK AND EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
4. 1/2" COLD WATER PIPING DOWN TO VALVE BOX TO SERVE REFRIGERATOR.
5. 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
6. VENT PIPING UP AND DOWN.
7. SANITARY PIPING UP TO FLOOR ABOVE
8. SANITARY PIPING UP AND DOWN.
9. VENT PIPING UP TO FLOOR ABOVE.
10. 1/2" HOT AND 3/4" COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO SERVE SHOWER AND 1/2" COLD WATER TO SERVE WATER CLOSET.
11. SANITARY PIPING DOWN.
12. VENT PIPING UP FROM FLOOR BELOW.

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

PLUMBING PLAN - SECOND FLOOR | 1

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FINDLAY FLATS

Job No: 22042 8/10/2022

P1.02

PLUMBING LEGEND

SYMBOL	DESCRIPTION
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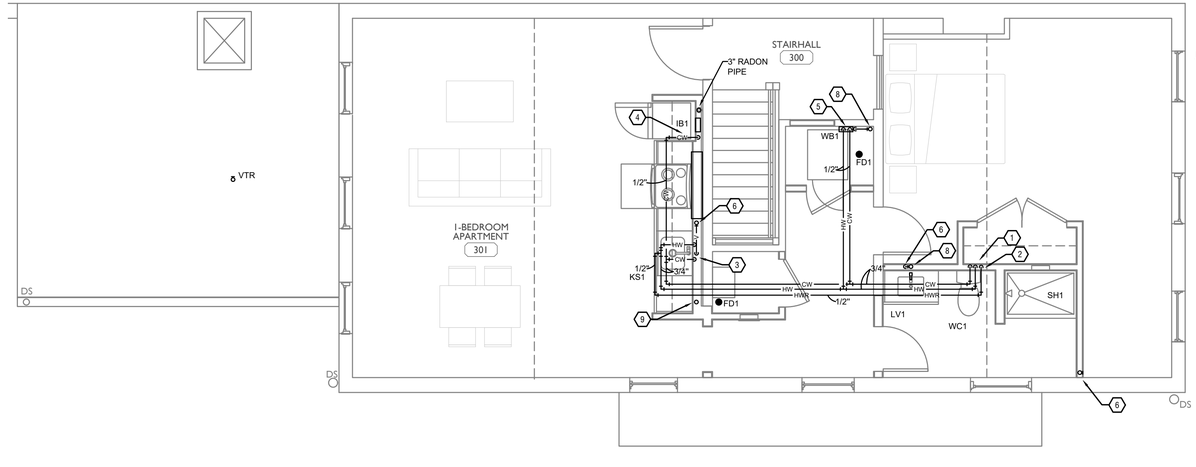
—— S ——	SANITARY/WASTE PIPING ABOVE CEILING
—— V ——	VENT PIPING
——CW——	COLD WATER PIPING
——HW——	HOT WATER PIPING
——HWR——	HOT WATER RETURN PIPING
—— G ——	NATURAL GAS PIPING
——ST——	STORM PIPING
FD ●	FLOOR DRAIN
RD ◎	ROOF DRAIN
OD ◎	OVERFLOW DRAIN
—⋈—	BALL VALVE
—⋔—	CHECK VALVE
—⊘—	BALANCING VALVE
CO ○	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
(#)	VENT THROUGH ROOF RISER INDICATOR
⊂	HOT WATER RETURN PUMP



PLUMBING THIRD FLOOR KEYED NOTES

1. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN IN WALL.
2. ROUTE 3/4" HOT AND COLD WATER IN WALL. 1/2" HOT AND COLD WATER TO LAVATORY AND SHOWER. 1/2" COLD WATER PIPING TO SERVE WATER CLOSET.
3. 1/2" HOT AND COLD WATER PIPING DOWN IN WALL. 1/2" HOT AND COLD WATER PIPING TO SERVE KITCHEN SINK AND EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
4. 1/2" COLD WATER PIPING DOWN TO VALVE BOX TO SERVE REFRIGERATOR.
5. 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
6. VENT PIPING UP AND DOWN.
7. VENT PIPING UP FROM FLOOR BELOW.
8. VENT PIPING UP TO FLOOR ABOVE.
9. SANITARY PIPING DOWN.

N

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

PLUMBING PLAN - THIRD FLOOR | 1

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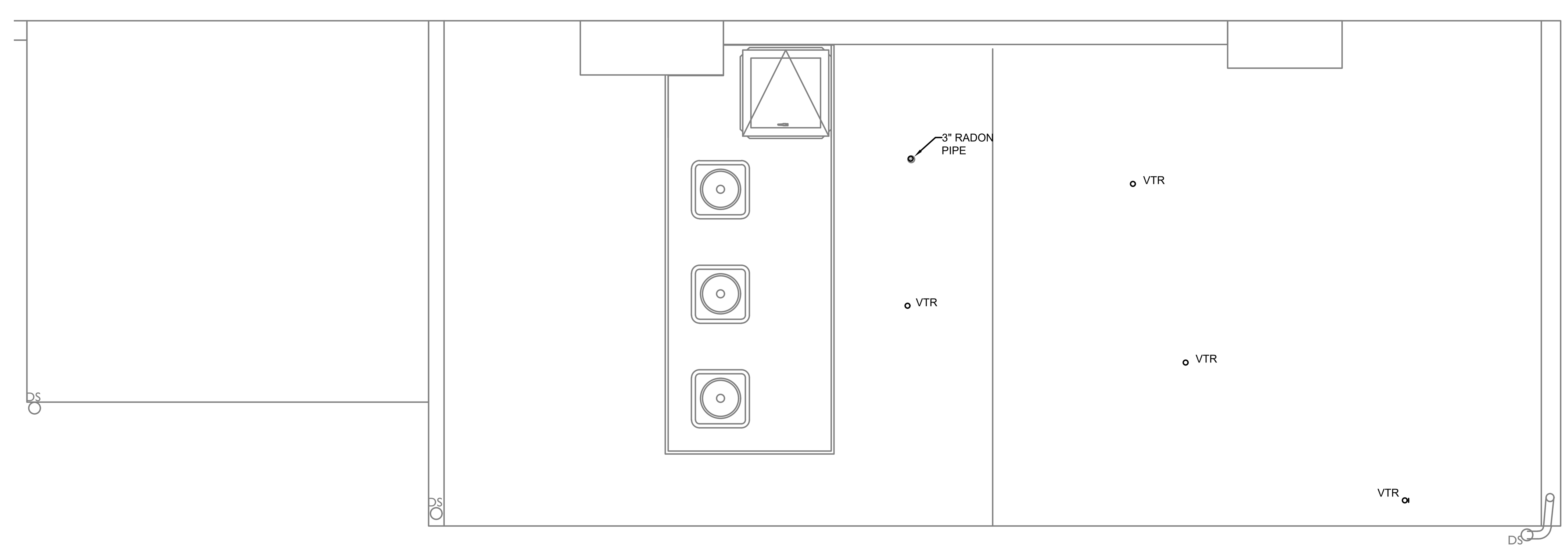
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

P1.03



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

PLUMBING PLAN - ROOF | 1

Z:\~Project Directories\9700-9799\9757 - Findlay Flats Findlay Parkside (Willkommen ? Phase II)\~Construction Documents\~Phase 1 (8 Buildings)\1809 VINE\XREF-ART.dwg-Model. Plot Date/Time: Apr 27, 2023-11:53am - By: k.meyer

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Job No: 22042 8/10/2022

P1.04

Z:\~Project Directories\9700-9799\9757 – Findlay Flats Findlay Parkside (Willkommen ? Phase II)\~Construction Documents\~Phase 1 (8 Buildings)\1809 VINE\XREF-ART.dwg-Model. Plot Date/Time: Apr 27, 2023~11:53am – By: k.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.

DIVISION 22 - PLUMBING

1. GENERAL PLUMBING REQUIREMENTS
    a. THE PLUMBING CONTRACTOR MUST REFER TO SITE PLANS, ARCHITECTURAL PLANS AND ELEVATIONS, AND PRICING INSTRUCTIONS FROM THE GENERAL CONTRACTOR TO DEVELOP THEIR PRICE. THE PLUMBING CONTRACTOR'S PRICE (INCLUDING TAXES) SHOULD INCLUDE ALL LABOR AND MATERIAL NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM.
    b. THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF OHIO TO INSTALL PLUMBING SYSTEMS.
    c. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL CODES AND ORDINANCES. THE PLUMBING CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD.
    d. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE AND CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA AND RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
    e. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS EXCEPT AS NOTED HEREIN WHICH APPLY IN ALL RESPECTS TO THIS SECTION.
    f. COORDINATE PIPING CHASES, SHAFTS, ABOVE CEILING WORK, ETC. WITH ARCHITECT. ALL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO WORK.
    g. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS. THIS INCLUDES CORING HOLES IN SLABS, ETC.
    h. EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY. ALL EQUIPMENT MUST BEAR UL LABEL.
    i. INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES.
    j. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.
    k. ALL WORK SHALL BE ACCURATELY LAID-OUT WITH OTHER TRADES, PRIOR TO INSTALLATION & FABRICATION, TO AVOID ALL CONFLICTS AND OBTAIN A NEAT AND WORKMANLIKE INSTALLATION WHICH WILL AFFORD MAXIMUM ACCESSIBILITY FOR EQUIPMENT OPERATION, MAINTENANCE CLEARANCES AND HEADROOM.
2. USE OF INFORMATION PROVIDED BY EBS
    a. THE INFORMATION PROVIDED IS INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
3. CONTRACTOR COORDINATION
    a. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE PLUMBING CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
4. PLUMBING FIXTURES
    a. SHUT OFF VALVES/STOPS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
    b. ALL WALL-HUNG PLUMBING FIXTURES, INCLUDING, BUT NOT LIMITED TO WATER CLOSETS, URINALS, LAVATORIES, AND SINKS SHALL BE ANCHORED TO THE FLOOR WITH CONCEALED IN-WALL CARRIERS. WALL-HUNG FIXTURES SHALL NOT BE SIMPLY BOLTED TO THE WALL OR ANCHORED TO WOOD BLOCKING.
    c. COORDINATE COLOR OF FIXTURES WITH ARCHITECT. FIXTURES SHALL BE WHITE UNLESS OTHERWISE NOTED.
    d. PROVIDE ADA COMPLIANT FIXTURES WHERE INDICATED ON THE ARCHITECTURAL PLANS. PROVIDE OFFSET FIXTURE TAILPIECES AND TRAPS WHERE REQUIRED TO MEET ADA LEG CLEARANCES.
    e. FIXTURES SHALL BE SECURELY FASTENED TO PREVENT ANY MOVEMENT OF FIXTURE DURING NORMAL USE. SEAL TO WALL, FLOOR OR COUNTERTOP WITH SILICONIZED ACRYLIC-LATEX CAULK.
5. DRAIN PANS
    a. PROVIDE DRAIN PAN UNDER WATER HEATERS. PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY AND INDIRECTLY TO FLOOR DRAIN (NOT TO DRAIN PAN).
    b. DRAIN PANS SHALL BE PROVIDED UNDER WASHERS AND SHALL BE SIZED TO ACCOMMODATE A STANDARD WASHER OR STACKABLE WASHER/DRYER AS APPLICABLE. BASIS OF DESIGN SHALL BE DRIPTITE 30-5/8" WIDE X 34-5/8" DEEP TRANSLUCENT PAN. DRILL ¾" OUTLET IN VERTICAL SIDEWALL FOR SIDE-OUTLET OR IN BOTTOM OF PAN DIRECTLY OVER DRAIN IF DRAIN IS UNDER THE PAN. DRAIN CONNECTION SHALL BE MADE WITH MANUFACTURER PROVIDED DRAIN OUTLET CONNECTION. PANS ARE AVAILABLE IN CUSTOM SIZES IF NECESSARY (COORDINATE SIZES AND LOCATIONS OF THE PAN WITH ROOM DIMENSIONS AND EQUIPMENT SIZES AS PROVIDED BY THE ARCHITECT/OWNER).
6. DOMESTIC WATER SYSTEMS
    a. PROVIDE A NEW DOMESTIC WATER SERVICE TO THE BUILDING
    b. PROVIDE SEPARATE VALVE AND TAB METER FOR EACH APARTMENT AND TENANT SPACE.
    c. INTERIOR DOMESTIC WATER PIPING:
    i. WHERE ALLOWED BY CODE, CPVC PIPING CAN BE USED.
    a. CPVC PIPING 2" AND SMALLER SHALL BE EQUAL TO FLOW GUARD GOLD - THIS SPECIFICATION COVERS COPPER TUBE SIZE (CTS) CPVC MANUFACTURED TO STANDARD DIMENSIONAL RATIO (SDR) 11 FOR HOT AND COLD DOMESTIC WATER DISTRIBUTION. THIS SYSTEM IS INTENDED FOR PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 180°F AT 100 PSI. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID CPVC (CHLORINATED POLYVINYL CHLORIDE) VINYL COMPOUNDS WITH A CELL CLASS OF 24448 AS IDENTIFIED IN ASTM D 1784. CTS CPVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D 2846. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. PIPE AND FITTINGS SHALL CONFORM TO NATIONAL SANITATION FOUNDATION (NSF) STANDARDS 14 AND 61. INSTALLATION SHALL COMPLY WITH LATEST INSTALLATION PROVIDED BY THE MANUFACTURER AND SHALL CONFORM TO ALL LOCAL PLUMBING, BUILDING AND FIRE CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F 1668. SOLVENT WELD JOINTS SHALL BE MADE USING CPVC CEMENT CONFORMING TO ASTM F 493. YELLOW ONE-STEP CEMENT MAY BE USED WITHOUT PRIMER. IF A PRIMER IS REQUIRED BY LOCAL PLUMBING OR BUILDING CODES, THEN A PRIMER CONFORMING TO ASTM F 656 SHOULD BE USED. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, PLASTICIZED VINYL PRODUCTS OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH CPVC COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN CPVC PIPE OR FITTINGS.
    b. CPVC PIPING LARGER THAN 2" SHALL BE EQUAL TO CORZAN - THIS SPECIFICATION COVERS THE MANUFACTURING REQUIREMENTS FOR CPVC SCHEDULE 80 IRON PIPE SIZE (IPS) PIPE AND FITTINGS. BOTH THE PIPE AND FITTINGS ARE MANUFACTURED IN NORTH AMERICA AND MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) AND ANSI/NSF STANDARDS 14 AND 61. CPVC PIPE AND FITTINGS ARE EXTRUDED/MOLDED FROM CPVC COMPOUNDS. THE PIPE COMPOUND MEETS CELL CLASS 24448 AND THE FITTING COMPOUND MEETS CELL CLASS 23447 AS DEFINED BY ASTM D1784. BOTH THE PIPE AND THE FITTING COMPOUNDS ARE CERTIFIED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER. DIMENSIONS, TOLERANCES AND PHYSICAL PROPERTIES MEET OR EXCEED THE REQUIREMENTS OF ASTM STANDARDS F441 FOR PIPE, F439 FOR SOCKET FITTINGS AND ASTM F437 OR F439 FOR THREADED FITTINGS. THREADED FITTINGS HAVE TAPER PIPE THREADS IN ACCORDANCE WITH ASTM F1498. UNIONS AND FLANGES MEET OR EXCEED THE REQUIREMENTS OF ASTM F1970. ALL SOCKET TYPE JOINTS SHALL BE ASSEMBLED EMPLOYING SOLVENT CEMENTS THAT MEET OR EXCEED THE REQUIREMENTS OF ASTM F493. THE STANDARD PRACTICE FOR SAFE HANDLING OF SOLVENT CEMENTS SHALL BE IN ACCORDANCE WITH ASTM F402. SOLVENT CEMENT SHALL BE LISTED BY NSF INTERNATIONAL FOR USE WITH POTABLE WATER, AND APPROVED BY THE FITTINGS MANUFACTURERS. WATER FILLED PIPE AND FITTINGS (1/2" THROUGH 6") TESTED IN GENERAL ACCORDANCE WITH UL 723/ASTM E 84 (NFPA 255 AND UBC 8-1) MEETS THE 25/50 FLAME AND SMOKE REQUIREMENT AND SHALL BE PERMITTED TO BE INSTALLED IN RETURN AIR PLENUMS. TEST REPORTS FROM A THIRD PARTY TESTING LABORATORY SHALL BE OBTAINED AND MADE AVAILABLE UPON REQUEST. THE MARKING ON THE CPVC PIPE MEET THE REQUIREMENTS OF ASTM F441 AND THE MARKING ON THE FITTINGS MEETS THE REQUIREMENTS OF ASTM STANDARDS F437, F438 OR F1970. THE PIPE AND FITTINGS MARKINGS STATE THE PIPE/FITTING MANUFACTURE'S NAME OR TRADEMARK, THE MATERIAL DESIGNATION, THE SIZE, THE NSF MARK FOR POTABLE WATER AND THE ASTM DESIGNATION.
    ii. WHERE ALLOWED BY CODE, PEX TUBE AND FITTINGS CAN BE USED. TUBING SHALL BE PEX-A TYPE AND FITTINGS SHALL BE EQUAL TO UPONOR AQUAPEX. TUBING AND FITTINGS MUST CONFORM TO ASTM F876 "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE, ASTM F877 "STANDARD FOR CROSSLINKED POLYETHYLENE PLASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS". PROVIDE ENGINEERED PLASTIC FITTINGS WITH PLASTIC COLLARS WHICH CONFORM TO ASTM F1960 STANDARD SPECIFICATION FOR COLD EXPANSION FITTINGS WITH PEX REINFORCING RINGS FOR USE WITH CROSSLINKED POLYETHYLENE PIPING. PEX TUBING AND CONNECTIONS SHALL BE WARRANTED FOR A PERIOD OF 25 YEARS. DO NOT WELD, GLUE, TAPE OR ALLOW OTHER SOLVENT BASED ADHESIVES OR PAINTS TO COME INTO CONTACT WITH TUBING. DO NOT ALLOW TUBING TO COME IN CONTACT WITH PIPE THREAD COMPOUNDS, FIREWALL PENETRATION SEALING COMPOUNDS, AND PETROLEUM BASED SEALANTS. DO NOT ALLOW TUBING TO COME WITHIN 6" OF GAS APPLIANCE VENTS OR 12" OF RECESSED LIGHT FIXTURES. DO NOT EXPOSE TUBING TO OPEN FLAME. DO NOT SOLDER WITHIN 18" OF TUBING. DO NOT INSTALL TUBING BETWEEN TUB SPOUT AND SHOWER VALVE. RADIUS OF BENDS MUST NOT EXCEED SIX TIMES OUTSIDE TUBE DIAMETER. REPAIR KINKS IN TUBING USING HEAT AS RECOMMENDED BY MANUFACTURER. TUBING SHALL BE INSTALLED IN MAXIMUM PRACTICAL LENGTHS, AS DIRECTLY AS POSSIBLE TO REMOTE MANIFOLD WITH MINIMUM FITTINGS. TUBING SHALL BE SUPPORTED IN A MATTER THAT DOES NOT DAMAGE TUBING AND ALLOWS FOR THERMAL EXPANSION. SUPPORTS SHALL BE SPACED AT 32" MINIMUM HORIZONTALLY AND 60" VERTICALLY AND WITHIN 6" OF FITTINGS OR BENDS. USE BEND SUPPORTS AT 90 DEGREE BENDS. PROTECT INSTALLED TUBING FROM DAMAGE. INSTALL METAL PLATES WHERE TUBING PENETRATES STUDS AT FACE OF STUDS. REMOTE MANIFOLD TYPE FITTINGS SHALL BE UTILIZED AT BRANCHES IN ROOMS WHERE TUBING IS TERMINATED (MODIFIED HOME-RUN INSTALLATION TYPE). UTILIZE EXPANDER TOOLS RECOMMENDED BY MANUFACTURER FOR CONNECTION OF TUBING TO FITTINGS. DO NOT OVER EXPAND TUBING. PIPE SHALL BE SUPPORTED AT FITTINGS AND FIXTURES AS RECOMMENDED BY MANUFACTURER. PIPING SHALL BE INSTALLED WITH MINIMUM AMOUNT OF FITTINGS. USE MANUFACTURER APPROVED VALVES, FITTINGS, HOSE BIBS AND BOXES AT FIXTURES.
    d. CONTROL VALVES SHALL BE MANUFACTURED BY OR APPROVED BY PIPING MANUFACTURER.
    e. ADJUST ALL STOPS AND VALVES PROPERLY PRIOR TO PROJECT COMPLETION.
    f. PROVIDE HOT WATER RETURN PUMP EQUAL TO BELL AND GOSSETT SERIES 100 OR EQUAL PUMP MANUFACTURED BY ARMSTRONG, GRUNDFOS, OR TACO.
    g. PROVIDE AUTOMATIC TIMER KIT EQUAL TO BELL AND GOSSETT MODEL TC-1, AND PROGRAM PUMP TO OPERATE TO ACCOMMODATE THE OWNER'S HOURS OF OPERATION.
7. TAB METERS FOR DOMESTIC WATER
    a. PROVIDE VALVE AND TAB METERS TO ISOLATE WATER USAGE FOR EACH DWELLING UNIT AND TENANT SPACE. PROVIDE SHUT-OFF VALVE UPSTREAM OF METER AND LOCATE IN AN ACCESSIBLE LOCATION.
8. BACKFLOW PREVENTION
    a. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON WATER SERVICE ENTRANCE.
    b. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES - PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON THE WATER SERVICE MAIN WHERE THE WATER SERVICE ENTERS THE BUILDING. REDUCED PRESSURE BACKFLOW PREVENTER TO BE EQUAL TO WATTS SERIES LF919QT. APPROVED MANUFACTURERS OF EQUAL PRODUCTS SHALL BE CONBRACO AND WILKINS.
9. HOSE BIBS AND HYDRANTS
    a. PROVIDE FROST-PROOF EXTERIOR WALL HYDRANTS ON EACH ELEVATION OF THE BUILDING.
    b. WALL HYDRANTS TO BE EQUAL TO ¾" WOODFORD MODEL B-67, WITH CHROME FINISH ON BRASS CASTING, WITH BOX AND HINGED DOOR, AND LOOSE-TEE KEY. CONCEAL WITHIN INTERIOR PARTITIONS AND/OR INSTALL IN A MANNER THAT PREVENTS FREEZING. FURNISH TO OWNER, ONE VALVE KEY FOR EACH KEY OPERATED WALL HYDRANT INSTALLED. APPROVED MANUFACTURERS OF EQUAL PRODUCTS SHALL BE ZURN, WADE, JOSAM, SMITH, OR WATTS.
10. SANITARY AND VENT SYSTEMS
    a. CONNECT NEW SANITARY PIPING TO THE EXISTING SANITARY STACKS AND/OR UNDERGROUND SANITARY BUILDING SEWER. CONTRACTOR SHALL CLEAN AND INSPECT EXISTING UNDERGROUND BUILDING SEWER, SEWER LATERAL AND ALL PIPING INTENDED TO BE REUSED TO DETERMINED CONDITION FOR REUSE. PROVIDE INSPECTION REPORT AND RECOMMENDATION TO OWNER.
    b. CUT AND PATCH BASEMENT SLAB AS REQUIRED TO INSTALL NEW SANITARY PIPING.
    c. INTERIOR SANITARY, WASTE, AND VENT PIPING:
    i. WHERE NOT INSTALLED IN A PLENUM, SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665, SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
    ii. WHERE PIPING SHALL BE INSTALLED IN A PLENUM, SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE NO-HUB, CAST-IRON PIPE WITH NO-HUB COUPLINGS CONSISTING OF A STAINLESS STEEL SHIELD, CLAMP, AND NEOPRENE GASKET. COUPLINGS SHALL BE TESTED AND CERTIFIED TO CISPI 310, ASTM C1277, ASTM C564, AND NSF. IDEAL CLAMP PRODUCTS' HEAVY DUTY POW'R GEAR (RED SHIELD) COUPLINGS ARE ALSO APPROVED AND ACCEPTABLE. THESE COUPLINGS ARE LISTED WITH NSF INTERNATIONAL AND CONFORM WITH ASTM C1540 PERFORMANCE REQUIREMENTS (SHEAR, DEFLECTION AND UNRESTRAINED THRUST TESTS).
    d. COORDINATE WITH LOCAL AUTHORITIES FOR DRAINAGE REQUIREMENTS FOR EQUIPMENT DESIGNATED WITH INDIRECT WASTE TO FLOOR DRAINS. PROVIDE PIPED DRAIN TO SANITARY IF REQUIRED BY LOCAL JURISDICTION.
11. FLOOR DRAINS
    a. PROVIDE FLOOR DRAINS IN ALL TOILET ROOMS THAT HAVE MORE THAN ONE WATER CLOSET OR URINAL.
    b. PROVIDE FLOOR DRAINS FOR ALL EQUIPMENT PRODUCING CONDENSATE AND THAT HAVE DRAIN CONNECTIONS.
    c. FLOOR DRAINS IN FINISHED AREAS TO BE PVC BODY, DOUBLE DRAINAGE FLANGE, WEEP HOLES, WITH 6" DIAMETER NICKEL BRONZE STRAINER.
    d. FLOOR DRAINS IN MECHANICAL SPACE TO BE PVC BODY, DOUBLE DRAINAGE FLANGE, WEEP HOLES, WITH 9" DIAMETER HEAVY-DUTY DUCTILE IRON STRAINER.
    e. PROVIDE CAST IRON BODIED FLOOR DRAINS WHERE DRAINS ARE INSTALLED IN A PLENUM (MECHANICAL ROOMS THAT ARE USED AS PLENUMS).
12. TRAP SEAL PROTECTION
    a. TRAP SEALS SUBJECT TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS BELOW, AS APPROVED BY THE LOCAL PLUMBING AUTHORITY HAVING JURISDICTION:
    b. BARRIER-TYPE TRAP SEAL PROTECTION DEVICE - A BARRIER-TYPE TRAP SEAL PROTECTION DEVICE MUST PROTECT THE TRAP SEAL FROM EVAPORATION. BARRIER-TYPE TRAP SEAL PROTECTION DEVICES MUST CONFORM TO ASSE 1072. THE DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
13. STORM PIPING
    a. CONNECT NEW STORM PIPING TO EXISTING SEWER LATERAL.
    b. CUT AND PATCH BASEMENT SLAB AS REQUIRED TO INSTALL NEW STORM PIPING.
    c. PROVIDE NEW PRIMARY AND SECONDARY ROOF DRAINS AND ASSOCIATED PRIMARY AND SECONDARY STORM PIPING SYSTEMS WHERE INTERIOR DRAINS ARE SHOWN ON ARCHITECTURAL ROOF PLAN. SECONDARY ROOF DRAINS SHALL BE PIPED INDEPENDENTLY FROM THE PRIMARY SYSTEM AND MUST DISCHARGE THROUGH DOWNSPOUT NOZZLES LOCATED IN THE EXTERIOR WALL AT GRADE.
    d. INTERIOR STORM PIPING:
    i. WHERE NOT INSTALLED IN A PLENUM, ABOVEGROUND STORM PIPING WITHIN BUILDING SHALL BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665, SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
14. STORM PIPING SPECIALTIES
    a. PRIMARY ROOF DRAINS MUST HAVE PVC BODY AND POLYETHYLENE DOME.
    b. SECONDARY ROOF DRAINS MUST HAVE PVC BODY, POLYETHYLENE DOME, AND INTERNAL WATER DAM/EXTENSION COLLAR.
    c. DOWNSPOUT NOZZLES FOR SECONDARY DRAINAGE DISCHARGING TO GRADE MUST HAVE NICKEL-BRONZE BODY AND REMOVABLE STAINLESS-STEEL SCREEN EQUAL TO ZURN Z199-SS.
15. CLEANOUTS
    a. PROVIDE FLOOR AND WALL CLEANOUTS WHERE REQUIRED IN ALL SOIL, WASTE, DRAIN AND STORM PIPING. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.
16. VALVES - GENERAL
    a. PLUMBING CONTRACTOR MUST PROVIDE VALVES AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH ISOLATED FIXTURE OR GROUP OF FIXTURES, AND EACH CONNECTION TO EQUIPMENT.
    b. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.
17. VALVES FOR DOMESTIC WATER
    a. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW S.3874. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEAD-FREE PRODUCTS AS MANDATED BY THE LAW AND AS REQUIRED/INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.
    b. PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.
    c. GENERAL DUTY SHUT-OFF BALL VALVES
    i. PROVIDE TWO-PIECE, FULL PORT, SILICON BRONZE BALL VALVES WITH THE CAPABILITY OF ACCEPTING EXTENDED OPERATING HANDLES (FOR INSULATED PIPING). VALVES SHALL BE NIBCO MODEL T/S/PC-595-Y-66-LF (-NS) OR EQUAL PRODUCT MANUFACTURED BY AMERICAN VALVE CO, CRANE, HAMMOND, MILWAUKEE, RED-WHITE VALVE CORPORATION, OR WATTS.
    d. BALANCING VALVES
    i. BALANCING VALVES SHALL BE EQUAL TO CIRCUITSOLVER, THERMOSTATIC, SELF-ACTUATING BALANCING VALVES WITH UNIONS, THERMOMETER AND TWO INTEGRATED BALL VALVES.
    e. THERMOSTATIC MIXING VALVES
    i. TEMPERED WATER SHALL BE DELIVERED FROM PUBLIC HAND-WASHING FACILITIES (LAVATORIES AND SINKS) THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070. SET OUTLET TEMPERATURE OF THERMOSTATIC MIXING VALVE TO 110 DEGREES F. POINT-OF-USE THERMOSTATIC MIXING VALVES SHALL BE EQUAL TO WATTS SERIES USG-B. ROUTE TEMPERED WATER TO HOT WATER SIDE OF SINK/LAVATORY. ACCEPTABLE MANUFACTURERS INCLUDE SYMMONS, LAWLER, LEONARD, POWERS, BRADLEY, AND WATTS.
18. EXPANSION COMPENSATION
    a. PROVIDE EXPANSION COMPENSATION ON ALL PIPING PER PIPING MANUFACTURER'S RECOMMENDATIONS. ACCOUNT FOR PIPE MATERIAL, PIPE SIZE, PIPE LENGTHS, TEMPERATURE OF FLUIDS, AND ALL OTHER VARIABLES PERTAINING TO THE INSTALLATION.
    b. INSTALL PIPING TO PREVENT STRAINS AND STRESSES THAT EXCEED THE STRUCTURAL STRENGTH OF THE PIPE. WHERE NECESSARY, PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION, AND STRUCTURAL SETTLEMENT.
    c. EXPANSION JOINT FITTINGS SHALL BE USED ONLY WHERE NECESSARY TO PROVIDE EXPANSION AND CONTRACTION OF THE PIPES. EXPANSION JOINT FITTINGS SHALL BE OF THE TYPICAL MATERIAL SUITABLE FOR USE WITH THE TYPE OF PIPING IN WHICH SUCH FITTINGS ARE INSTALLED.
    d. IN LIEU OF PROVIDING EXPANSION JOINTS, PIPING OFFSETS SHALL BE PERMITTED WHEN INSTALLED PER THE PIPING MANUFACTURER'S RECOMMENDATIONS.
19. HANGERS & SUPPORTS
    a. THE PLUMBING CONTRACTOR MUST FURNISH ALL PIPE SUPPORTS REQUIRED FOR THEIR WORK. ALL PIPING SHALL BE SUPPORTED PER CODE. ADDITIONAL SUPPORTS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT SAGGING. WHERE ALTERNATIVE PIPING MATERIALS ARE USED, HANGER SPACING CAN BE REDUCED AS RECOMMENDED BY THE MANUFACTURER AND WHERE ALLOWED BY CODE.
20. INSULATION
    a. PROVIDE THERMAL INSULATION ON ALL METALLIC DOMESTIC COLD WATER, DOMESTIC HOT WATER, DOMESTIC HOT WATER RETURN PIPING WITH SELF-SEALING CLOSED CELL ELASTOMERIC FOAM. PROVIDE A CONTINUOUS VAPOR TIGHT SEAL. INSULATION SHALL BE CONTINUOUS THRU ALL WALLS AND FLOORS. NFPA FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS MUST NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED, UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES. THE MINIMUM INSULATION LEVELS SHALL BE AS FOLLOWS:
    i. PROVIDE 1" THICK ELASTOMERIC INSULATION ON HOT AND HOT WATER RETURN PIPING.
    b. PROVIDE INSULATION ON ALL PEX PIPING WHEN USED IN PLENUMS AND WHERE REQUIRED TO MAINTAIN THE REQUIRED FLAME AND SMOKE RATINGS. MOST PEX PIPING ¾" AND SMALLER SHALL BE INSULATED TO MAINTAIN ITS PLENUM RATED PROPERTY IF 18" SEPARATION BETWEEN THE PIPING CANNOT BE PROVIDED.
21. INSULATION FOR HANDICAP ACCESSIBLE FIXTURES (WHERE NOT PROTECTED WITH A SHROUD)
    a. ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF200 SERIES OR EQUAL. PROVIDE OFFSET TRAPS FOR HANDICAP ACCESSIBLE FIXTURES WHERE REQUIRED. ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER SHALL BE SMOOTH. FOR TRAPS, THE INSULATION MUST HAVE A CLEANOUT NUT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION MUST HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS MUST REMAIN SUBSTANTIALLY OUT OF SIGHT. ACCEPTABLE MANUFACTURERS INCLUDE PROFLO, TRUEBRO, PLUMBEREX, AND DEARBORN.
22. CONCRETE HOUSEKEEPING PADS
    a. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB ON 4" THICK CONCRETE HOUSEKEEPING PAD.
23. ESCUTCHEON PLATES
    a. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.
24. ACCESS PANELS
    a. LOCATE VALVES IN READILY ACCESSIBLE LOCATIONS. WHERE VALVES SHALL BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS, PROVIDE ACCESS PANELS. ACCESS PANELS SHALL BE PAINTABLE METAL. COORDINATE ACCESS PANEL SIZES AND LOCATIONS WITH THE ARCHITECT.
25. FIRE STOPPING
    a. PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH RATED SEPARATIONS PER LOCAL CODES & REGULATIONS & PER UL RECOMMENDATIONS FOR ASSEMBLIES ENCOUNTERED IN PROJECT.
    b. THE FIRE STOPPING MATERIAL MUST MEET THE INTEGRITY OF THE FIRE RATED WALL, FLOOR, CEILING & ROOF BEING PENETRATED. REFER TO ARCHITECT'S DRAWINGS FOR WALL, FLOOR, CEILING & ROOF FIRE RATINGS PRIOR TO BIDDING WORK.
26. FLASHING & COUNTERFLASHING
    a. PROVIDE ROOF FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS.
    b. OBTAIN APPROVAL FROM GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER AND/OR ROOFING CONTRACTOR PRIOR TO MAKING ANY PENETRATIONS SO THAT WARRANTIES ARE NOT COMPROMISED OR VOIDED.
27. CATHODIC PROTECTION
    a. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL IN STRUCTURE.
28. EXCAVATION, TRENCHING & BACKFILL
    a. DO ALL EXCAVATION, TRENCHING & BACKFILL REQUIRED FOR THE INSTALLATION OF PLUMBING WORK.
    b. ALL BACKFILL SHALL BE COMPACTED & BROUGHT TO FINISHED GRADE AND MUST MATCH SURROUNDING CONDITIONS.
    c. RESTORE ALL DISTURBED FLOORING TO ORIGINAL CONDITION.
    d. ALL PIPING SHALL BE LAID ON A BED OF SAND, 6" THICK MINIMUM. BACKFILL UNDER BUILDING AND ALL DRIVES, ROADS AND WALKS WITH BANK-RUN GRAVEL.
29. CUTTING AND PATCHING
    a. CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.
30. CONNECTIONS
    a. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS.
31. INSTALLATION
    a. INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE, EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.
32. TESTING
    a. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR PRIOR TO BEING BACKFILLED, CONCEALED & PUT INTO SERVICE. AFTER TESTING IS COMPLETE & APPROVED, THE PLUMBING CONTRACTOR MUST DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO OWNER FOR REVIEW AND APPROVAL.
33. SHOP DRAWINGS
    a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
    b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
    c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
34. OWNER'S INSTRUCTIONS
    a. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS, TYPEWRITTEN INSTRUCTIONS AND OPERATING SEQUENCES AND DESCRIPTIVE DATA SHEETS. ASSEMBLE EACH SET IN A HARD-BOUND COVER.
35. WARRANTY
    a. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER AND THE PLUMBING CONTRACTOR WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE TO THE OWNER.
    b. RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE EQUIPMENT, MATERIALS AND WORKMANSHIP.

END OF DIVISION 22 - PLUMBING

GAS INPUT SCHEDULE FOR 1809 VINE ST.	
SERVICE ADDRESS: 1809 VINE ST. CINCINNATI, OH	
TOTAL EQUIVALENT LENGTH OF PIPE: 150'	GAS SERVICE LENGTH: TBD
REQUIRED DELIVERY PRESSURE: 7" W.C.	NUMBER OF METERS: 1
EQUIPMENT	LOAD (CFH)
FURNACE	80
FUTURE GAS LOAD	1700
BUILDING TOTAL	1780

WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	HEIGHT	CONNECTION	GALLON	KW INPUT	VOLTAGE	PHASE	GPH @ 90	ADDITIONAL INFORMATION
EDWH1	A.O SMITH	ENT-40	TALL	TOP	40	4.5	208V	1	21	

MISCELLANEOUS FIXTURE SCHEDULE

MARK	FIXTURE DESCRIPTION	FIXTURE MANUFACTURER	FIXTURE MODEL	FAUCET MANUFACTURER	FAUCET MODEL	APPROVED FIXTURE MANUFACTURERS	APPROVED FAUCET MANUFACTURER	ADDITIONAL INFORMATION
AAV1	AIR ADMITTANCE VALVE	OATEY	MODA	N/A	N/A	ACCOR, GUY GRAY, SIOUX CHIEF, OATEY	N/A	PROVIDE WITH LOUVERED FACEPLATE # 37534. PROVIDE FIRE-RATED BOX IF INSTALLED IN FIRE-RATED WALL
IB1	ICE MAKER WATER SUPPLY BOX	OATEY	MODA WITH SURE-VENT	N/A	N/A	ACCOR, GUY GRAY, SIOUX CHIEF, OATEY	N/A	PROVIDE FIRE-RATED BOX IF INSTALLED IN FIRE-RATED WALL
SH1	SHOWER CONTROLS AND SHOWER PAN	KOHLER	K-8459-0 LEFT - K8458-0 RIGHT	PERRLESS	PTT188782-BL	N/A	KOHLER, AMERICAN STANDARD, SYMMONS, POWERS, DELTA	1.75 GPM MATTE BLACK FINISH
SH2	SHOWER CONTROLS AND SHOWER PAN	KOHLER	K-8639-0 LEFT - K8638-0 RIGHT	PEERLESS	PTT188782-BL	N/A	KOHLER, AMERICAN STANDARD, SYMMONS, POWERS, DELTA	1.75 GPM MATTE BLACK FINISH
BT1	BATH TUB	AMERICAN STANDARD	PRINSTON 60"	PEERLESS	PTT188792-BL	N/A	KOHLER, AMERICAN STANDARD, SYMMONS, POWERS, DELTA	MATTE B;ACK FINSH
KS1	KITCHENETTE SINK	PROFLO	PLOMOSA 24"	MISENO MIA	P188152LF	ELKAY, JUST	ELKAY, JUST, MOEN, DELTA	PULL DOWN HEAD STAINLES STEEL FINISH 1.5 GPM W/CRUMB CUP STRAINER
WB1	WASHER SUPPLY/DRAIN BOX	OATEY	MODA	N/A	N/A	SYMMONS, GUY GRAY, SIOUX CHIEF, OATEY	N/A	PROVIDE FIRE-RATED BOX IF INSTALLED IN FIRE-RATED WALL

DRAIN SCHEDULE

MARK	DESCRIPTION	BASE MANUFACTURER	MODEL #	FINISH	ADDITIONAL FEATURES	ACCEPTABLE MANUFACTURERS
DN1	DOWNSPOUT NOZZLE	ZURN	Z199-SS	NICKEL-BRONZE BODY	REMOVABLE STAINLESS STEEL SCREEN	ZURN, SMITH, WATTS, WADE, JOSAM, MIFAB
FD1	ON-GRADE FLOOR DRAIN (UNFINISHED AREAS)	OATEY	TRUE SET ON-GRADE TP SERIES	PVC BODY, 5" NICKEL-BRONZE STRAINER WITH RING	TRAP PRIMER, SQUARE STRAINER IF INSTALLED IN TILE FLOOR	SIOUX CHIEF, OATEY, NSF, JUMBO
FD2	ABOVE-GRADE FLOOR DRAIN (UNFINISHED AREAS)	OATEY	TRUE SET FLANGED TP SERIES	PVC BODY, 5" NICKEL-BRONZE STRAINER WITH RING	FLANGED DRAIN, TRAP PRIMER, SQUARE STRAINER IF INSTALLED IN TILE FLOOR	SIOUX CHIEF, OATEY, NSF, JUMBO
OD1	OVERFLOW ROOF DRAIN	SIOUX CHIEF	868-E-S-U-STP2	PVC BODY,POLYETHYLENE DOME	EXTENSION, ROOF SUMP, UNDERDECK CLAMP	SIOUX CHIEF, OATEY, NSF, JUMBO
RD1	ROOF DRAIN	SIOUX CHIEF	868-E-S-U	PVC BODY,POLYETHYLENE DOME	EXTENSION, ROOF SUMP, UNDERDECK CLAMP	SIOUX CHIEF, OATEY, NSF, JUMBO

LAVATORY SCHEDULE

MARK	LAVATORY DESCRIPTION	FIXTURE MANUFACTURER	FIXTURE MODEL	FAUCET MANUFACTURER	FAUCET MODEL	MATERIAL	USE	MOUNTING	STYLE	CONTROL	FLOW RATE	DRAIN	APPROVED FIXTURE MANUFACTURERS	APPROVED FAUCET MANUFACTURERS	ADDITIONAL INFORMATION
LV1	UNDERMOUNT	KOHLER	K-2000	DELTA	MODERN BLACK FINISH	CHINA	GENERAL	UNDERMOUNT	UNDERMOUNT	MANUAL	1	POP-UP	AMERICAN STANDARD, KOHLER, ZURN	AMERICAN STANDARD, KOHLER, ZURN, BRADLEY, CHICAGO FAUCET, SPEAKMAN, T&S, SYMMONS, POWERS, MOEN, DELTA	INSULATE SUPPLIES & DRAIN WHERE NOT PROTECTED WITH SHROUD
LV2	UNDERMOUNT	DURAVIT	316530017	DELTA	MODERN BLACK FINISH	CHINA	ADA	WALL-HUNG	N/A	MANUAL	1	GRID	AMERICAN STANDARD, KOHLER, ZURN	AMERICAN STANDARD, KOHLER, ZURN, BRADLEY, CHICAGO FAUCET, SPEAKMAN, T&S, SYMMONS, POWERS, MOEN, DELTA	PROVIDE WITH FLOOR-MOUNTED CARRIER AND INSULATE SUPPLIES & DRAIN WHERE NOT PROTECTED WITH SHROUD

WATER CLOSET SCHEDULE

MARK	WATER CLOSET DESCRIPTION	FIXTURE MANUFACTURER	FIXTURE MODEL #	FLUSH VALVE MANUFACTURER	FLUSH VALVE MODEL NUMBER	MATERIAL	USE	MOUNTING	STYLE	FLUSH VALVE TYPE	CONTROL	FLOW RATE	SEAT-TYPE	ACCEPTABLE MANUFACTURERS	APPROVED FLUSH VALVE MANUFACTURERS	ADDITIONAL INFORMATION
WC1	FLOOR-SET TANK	AMERICAN STANDARD	CADET 3 WITH CONCEALED TRAPWAY	NOT APPLICABLE	NOT APPLICABLE	CHINA	GENERAL/ADA	FLOOR	ELONGATED	NOT APPLICABLE	MANUAL	1.28	COMFORT SEAT #C1011	AMERICAN STANDARD, KOHLER, ZURN	NOT APPLICABLE	WHITE FINISH

PLUMBING DETAILS | I

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

Revisions
0

Checked By: SSS
Drawn by: DAG

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

PROPOSED PROJECT:
RENOVATION FOR
1809 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

P2.00

DOMESTIC WATER BOOSTER PUMP - VC SYSTEMS - PACEMAKER SERIES

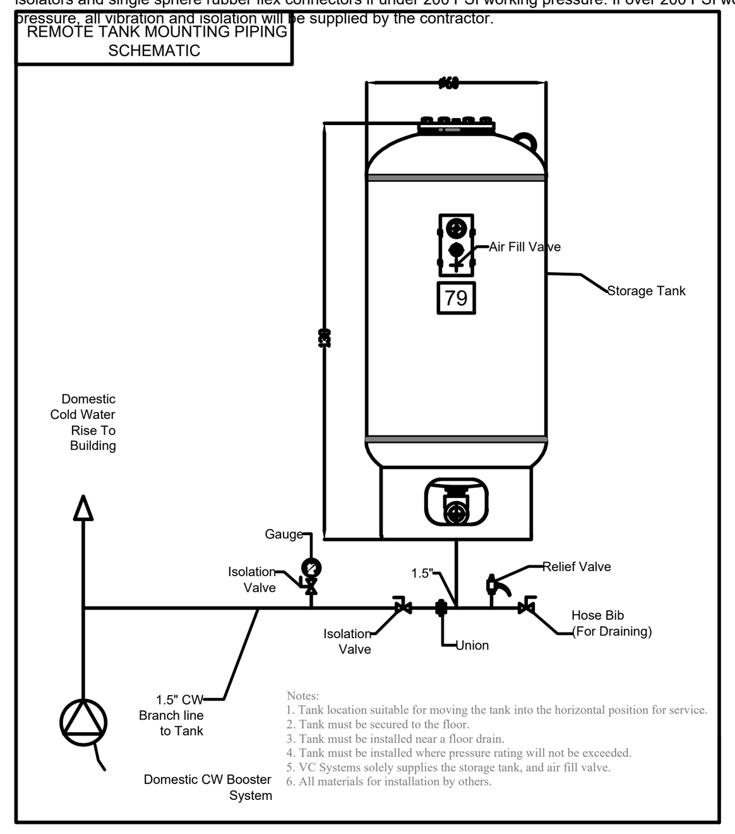
A - General
Furnish and install Pacemaker Series/PMC model manufactured by VC Systems & Controls in Tampa, Florida. Refer to schedule for capacities and voltage. The system shall be UL QCZJ listed, UL508A listed, and NSF certified lead free. System fabrication, programming, and design shall all be done by the manufacturer in the USA.

B - Pumps
Pumps shall be VC ES Series, close coupled end suction with ductile iron, 304 SS fitted, 304 stainless steel impeller and stainless steel trim & sleeve. Motor shall be a Baldor Premium Efficiency suitable for Inverter Duty. Motors shall be supplied with a 1.15 service factor. The impeller shall be warranted for 5 years from system manufacture date.

C - Pipes, Valves, Fittings, and Accessories
All pipes, valves, and fittings 2" and over shall be flanged, full lug, or grooved design. The pump and discharge components shall be rated for the maximum working pressure of the system, shut off pressure plus maximum suction pressure.

1. Headers:
   i. Manifold piping shall be 304L stainless steel. Headers shall be double ended for flow in either direction. Connections shall be flanged.
   ii. Headers shall be sized not to exceed 10 FPS velocity.
2. Suction Isolation Valves:
   i. Full lug butterfly valves with 316 stainless steel disc. Suitable for 250 PSI.
3. Discharge Isolation Valves:
   i. Class 150 - Full lug butterfly valves with 316 stainless steel disc. Suitable for 250 PSI.
4. Check Valves:
   i. Class 150 - Flanged CLA-VAL 81-12 non-slam epoxy coated ductile iron suitable for 240 PSI.
5. Fittings & Accessories:
   i. Thermal Relief Valve - Each pump shall have an individual stainless steel mechanical temperature relief valve. The valve shall modulate open at 105 degrees and close at 95 degrees.
   ii. Pressure Transducers - The system shall come with three pressure transducers, all 316 stainless steel and 4-20ma. The discharge will be equipped with two transducers to monitor discharge pressure and will be completely redundant in operation and alarms. The controller shall display both discharge pressure readings and reject a sensor if it skews out of range. The discharge sensors can be configured to be locally mounted on the header, remote mounted in the building, or a combination of one local and one remote.
   iii. Vibration & Isolation – Systems will be supplied with manufacturer's choice of rubber in shear vibration isolators and single sphere rubber flex connectors if under 200 PSI working pressure. If over 200 PSI working pressure, all vibration and isolation will be supplied by the contractor.

REMOTE TANK MOUNTING PIPING SCHEMATIC



D - Control Panel
The control panel shall be UL508A listed for industrial control panels and of the same manufacturer of the pump system. All programming shall be written and supported by the pump system manufacturer. The panel enclosure shall be powder coated steel, UL Type 4, and carry a NEMA 4 rating as an assembly.

1. Power Structure: Single Point Connection (A) - The control panel will have main disconnect with individual branch fuse blocks for single point connection. The entire panel as an assembly shall have a 5K AIC rating if fed from circuit breaker or 100K AIC if fed from fused disconnect.

2. Human Machine Interface & Features: The HMI will be a full color 4.3" touch screen with USB input and allow for backing up parameters and downloading the event log and trend data. The HMI & software shall have the following features:

   i. Meter Bar – Display of suction pressure, system pressure, PID speed, estimated flow, and alternation on ALL screens.
   ii. Status Bar – Displayed on the Home screen to show what the system is currently doing and display any active changes in operation.
   iii. Pump Status – Display for all pumps with run timers, run lights, and status indicator.
   iv. Alarm Bar – Display on ALL screens if any alarms are present.
   v. X-Y Trend – Display an X-Y trend of suction pressure, discharge pressure, and PID speed for no less than 60 days and retained if power is lost.
   vi. Event Log – Display and date alarms, user log ins, and parameter changes for no less than 180 days and retained if power is lost.
   vii. Alternation – Automatic and manual alternation. Alternation available for all control types from 1 to 3 pumps in any combination of variable speed, constant speed, jockey, or VFD with bypass and sequence them in groups running the most efficient pumps first always.
   viii. Dynamic Speed Control – Automatic configuration of all operational settings based on the incoming suction pressure to eliminate hunting, over shoot, and improper operation based on in coming suction pressure fluctuations.
   ix. PLC & Transducer Failure Circuit – In the event of a PLC failure, or transducer failure, the system shall remain operational and automatically run at a default safe speed until repairs can be made.
   x. Password Protection – All parameters and settings are password protected and has default levels of users with the ability to add more by the owner.
   xi. Sleep Mode – The system shall detect and shut the system down once no flow is confirmed.
   xii. ASHRAE 90.1 Compliant – The system is configured for either local or remote sensor. When using the local sensor, the system willautomatically adjust for friction loss by increasing the set point pressure in relationship to the flow demand.
   xiii. Pressure Recovery Mode – In the event of a power outage where system pressure drops substantially, the system will soft start and slowly fill the building and bring up to pressure before activating the PID.
   xiv. BAS Interfaces – The controller shall come with BACnet MS/TP, BACnet IP, and Modbus TCP interfaces and offer 28 individual data points.
   xv. Remote Disable/Generator Interlock – The panel will come with two contacts. Remote disable will allow the BAS to disable the system from running. The generator interlock can be used to limit the number of pumps that can run when the on emergency power.
   xvi. Alarms
      1. High System Pressure
      2. Low System Pressure
      3. Low Suction Pressure
      4. Pump Failed to Start
      5. Sensor Failure
      6. Form C Dry Contact for Common Alarm

E - Variable Speed Drives
The drives shall be a microprocessor controlled PWM output drive for variable torque duty and supplied for the maximum full load amps produced by the motor. The drive shall be Series ACH580 or HV600, UL Listed, and in a NEMA 1 self-contained enclosure. Each drive shall be furnished with a removable, digital keypad, to allow the operator flexibility and control. The keypad shall have a full graphical display with multiple display options and graphing. The keypad shall allow the operator to individually control each motor manually from digital keypad, without entering the control panel. Drive must be supplied with DC chokes with 5% max line impedance. The drive must include a variable speed cooling fan based on temperature. The drive must also self-modulate it's switching frequency to minimize audible noise. The drives shall be mounted external from the control panel to keep heat outside the panel cabinet and extend life cycle of electrical equipment. Drives shall be rated for a minimum of 100K AIC.

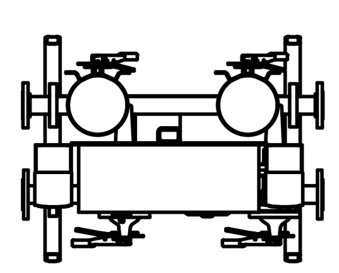
F - Fabrication
The base and frame shall be constructed of structural steel and coated with enamel primer and enamel paint. The panel stand shall be bolt-on and removable. The base shall extend to support the suction and discharge header rigidly from the base.

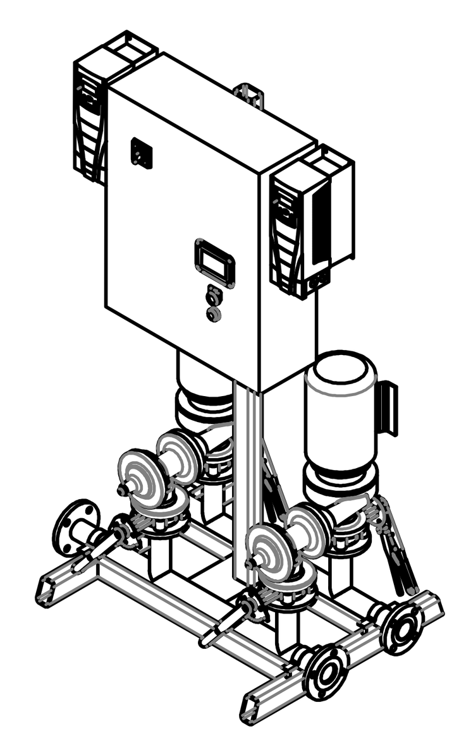
G - Bladder Tank
Provide a bladder tank with the pumping system and mount it remotely at the highest fixture nearest to a floor drain. See schedule for tank size.

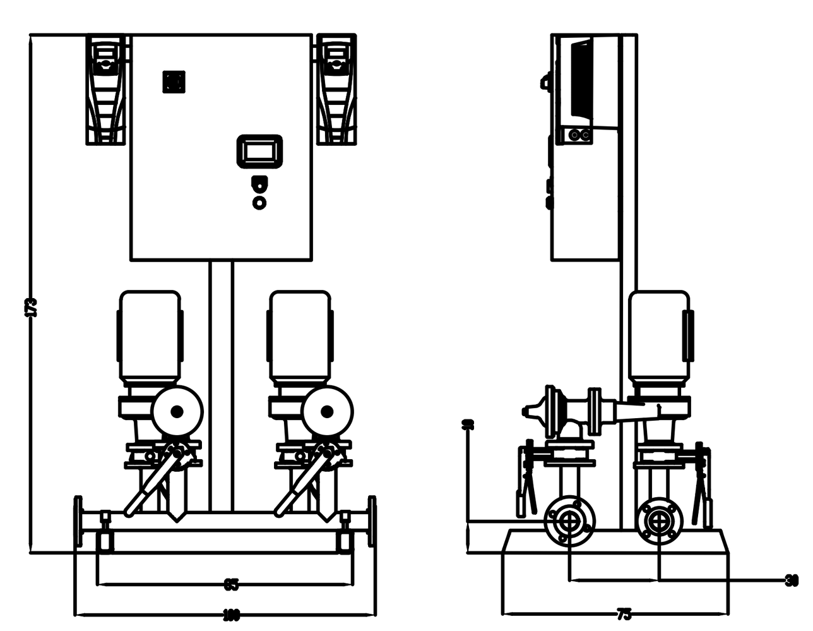
H - Factory Test & Start Up
The system shall be tested with the package and control panel as a complete system together, and run to the designed voltage and jobsite parameters. The start-up shall be done by a factory authorized representative. The package shall be UL listed as a system for its intended use as required by OSHA and National Electric Code (NEC) Article 90-7.

I - Warranty
The entire skid shall be warranted for two years from manufacturing date against defects in materials and workmanship.

NOTES:
Provide 18" clearance around the system for service, and NEC clearance in front of control panel.



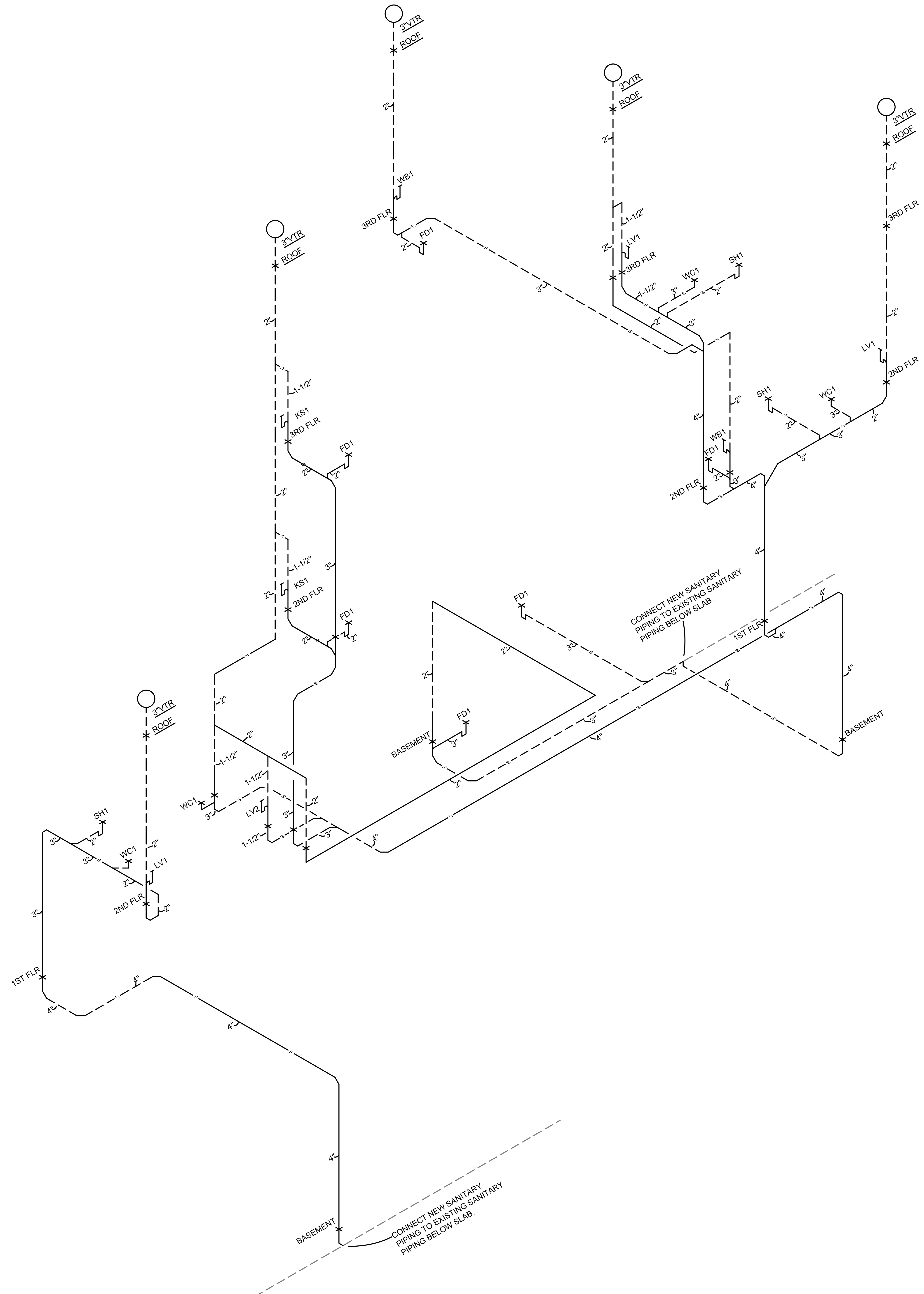




SYSTEM CAPACITY: 100 GPM		SYSTEM PRESSURE: 75 PSI			PUMP SCHEDULE - 4004		
PUMP	MANUFACTURER	PUMP NO.	GPM	HEAD	HP	SPEED	POWER
P-1	VC SYSTEMS	6AA2020-5	65	122'	5	3500VS	208-60-3
P-2	VC SYSTEMS	6AA2020-5	65	122'	5	3500VS	208-60-3
MIN SUCTION PRESSURE: 27 PSI		MAX SUCTION PRESSURE: 50 PSI			MODEL NO. 2VC-PMC-V-5-252-208		
BLADDER TANK: 79 GALLON (ASME)		ELECTRICAL:		36.0 FLA		40.3 MCA	5K AIC

UL LISTED
PACKAGED PUMPING SYSTEM

1809 FINDLAY FLATS
ENGINEERED BUILDING SYSTEMS
VC Systems & Controls, Inc.
DOMESTIC WATER BOOSTER PUMPING SYSTEM



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FINDLAY FLATS

Job No: 22042 8/10/2022

P2.01