

GENERAL PROJECT NOTES

1. THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
2. THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
3. THE G.C. IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
4. THE G.C. IS TO REMOVE ONLY THOSE ELEMENTS SLATED FOR DEMOLITION EITHER GRAPHICALLY OR BY NOTATION. NO OTHER ELEMENTS ARE TO BE REMOVED. IF THE CONTRACTOR QUESTIONS THE REMOVAL OF AN ELEMENT, OR IF THERE IS A CONFLICT BETWEEN THE NOTES AND THE GRAPHICS, CONTRACTOR IS TO ASK THE ARCHITECT IMMEDIATELY.
5. THE G.C. IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJ. TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
6. THE G.C. 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 ARCHITECT/OWNER IMMEDIATELY.
7. IT IS UP TO THE G.C. 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 ARCHITECT/OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
8. THE G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
9. THE G.C. IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEES, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
10. THE G.C. SHALL IDENTIFY, LOCATE AND PROTECT ANY ABOVE AND BELOW-GROUND UTILITIES ON SITE DURING THE COURSE OF THE DEMOLITION WORK. UPON COMPLETION, CONTRACTOR IS TO LEAVE ALL UTILITY LINES AND CONNECTIONS IN A STABLE, PROTECTED STATE.
11. THE G.C. IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.
12. NEW REPLACEMENT PLUMBING FIXTURES ARE TO BE INSTALLED. SEE PLUMBING DRAWINGS.
13. NEW REPLACEMENT LIGHT FIXTURES AND ADDITIONAL NEW LIGHT FIXTURES ARE TO BE INSTALLED. NEW REPLACEMENT RECEPTACLES, SWITCHES, AND COVER PLATES ARE TO BE INSTALLED. SEE ELECTRICAL DRAWING. ELECTRICAL WORK TO BE PERMITTED UNDER A SEPARATE APPLICATION.
14. NEW REPLACEMENT HVAC UNITS AND EXHAUST FANS TO BE INSTALLED. SEE MECHANICAL DRAWINGS.
15. PROVIDE SHOP DRAWINGS FOR CABINETS, COUNTERTOPS, RAILINGS AND EXTERIOR STAIR REPAIR WORK (EXTERIOR STEEL STAIR AT 1609 PLEASANT STREET ONLY).
16. PROVIDE SUBMITTALS FOR ALL NEW ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.

PROJECT REQUIREMENTS

THE COMMUNITY MANOR AND PENDLETON ESTATES PROJECT INCLUDES THE FOLLOWING PROPERTIES (EACH SUBMITTED UNDER SEPARATE PERMIT):

- 1321-1325 VINE STREET
- 1320-1322 REPUBLIC STREET
- 519 DANDRIDGE STREET
- 521 DANDRIDGE STREET
- 523 DANDRIDGE STREET
- 527 DANDRIDGE STREET
- 1221 JACKSON STREET
- 2155 LOTH STREET
- 1609 PLEASANT STREET
- 15 BACK STREET

1. THE PROJECT IS PURSUING FEDERAL HISTORIC TAX CREDITS. REFER TO THE APPROVED HISTORIC PART TWO NARRATIVE AND SUBSEQUENT APPROVED AMENDMENTS. ALL CHANGES TO WORK PROPOSED IN THE DRAWINGS AND THE HISTORIC PART TWO AND AMENDMENT DOCUMENTATION IS TO BE REVIEWED BY ARCHITECT TO DETERMINE IF PERMITTED BY THE STATE HISTORIC PRESERVATION OFFICE (SHPO) AND NATIONAL PARK SERVICE (NPS). AN AMENDMENT TO MAY BE REQUIRED.
2. THIS PROJECT WILL COMPLY WITH THE OHFA LIMITED SCOPE REHABILITATION SUSTAINABILITY STANDARDS. REFER TO WRITTEN SPECIFICATIONS (SHEETS A0.1a and A0.1b - NOT INCLUDED).
3. THIS PROJECT IS DESIGNED TO COMPLY WITH AND IS TO BE CONSTRUCTED TO COMPLY WITH THE "DESIGN AND CONSTRUCTION FEATURES AGREEMENT" (SHEETS A0.1c and A0.1d).

ACCESSIBILITY GENERAL NOTES

1. **SENSORY IMPAIRED UNITS:** (15 BACK STREET - UNIT 9 BACK (SHEET A3.1) AND 1609 PLEASANT STREET - UNIT 1 (SHEET A3.1) - AS REQUIRED FOR OHFA FUNDED PROJECTS, TWO (2) UNITS (EQUAL TO 2% OF ALL UNITS) ARE TO BE **SENSORY COMPATIBLE FOR PERSONS WITH SIGHT AND HEARING DISORDERS**. THE FOLLOWING COMMUNICATION FEATURES WILL BE PROVIDED:
 - HARD-WIRED ELECTRIC DOORBELL WHICH INITIATES AN AUDIBLE TONE AND VISUAL SIGNAL WITHIN THE DWELLING UNIT.
 - RESIDENTIAL DWELLING UNIT SMOKE DETECTION WITH AUDIBLE AND VISUAL SIGNAL DEVICES. SUCH SIGNAL DEVICES MUST NOT BE USED FOR ANY OTHER PURPOSE.
 - MEANS FOR VISUALLY IDENTIFYING A VISITOR (WITH A 180 DEGREE RANGE OF VIEW) WITHOUT OPENING UNIT ENTRY DOOR (PEEP HOLE - SEE DOOR SCHEDULE).

RADON MITIGATION (DELEGATED DESIGN)

1. RADON MITIGATION SYSTEMS ARE TO BE PROVIDE FOR ALL BUILDINGS - DELEGATED DESIGN.
2. PROVIDE SHOP DRAWINGS SHOWING PROPOSED ROUTING. NO EXPOSED PIPING IN OCCUPIABLE SPACES ABOVE THE BASEMENT.
3. COORDINATE W/ OWNER FOR SYSTEM REQUIREMENTS. TESTING TO BE PERFORMED TO DETERMINE IF SYSTEM WILL BE PASSIVE OR ACTIVE SYSTEM WITH FANS.
4. PROVIDE POWER TO ROOF FOR POSSIBLE FUTURE RADON FANS - SEE ELECTRICAL DRAWINGS, AND COORDINATE LOCATIONS AND QUANTITY OF FUTURE FANS W/ ELECTRICAL CONTRACTOR AND RADON CONTRACTOR.



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**

515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**

**2155 LOTH STREET
CINCINNATI, OHIO 45202**



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET
PART 2 SUBMITTAL
06.20.2022

OHFA SUBMITTAL
10.21.2022

PERMIT SUBMITTAL
10.21.2022

REVISIONS
03.22.2023

BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NOTES

A0.0b

SECTION 018113
SUSTAINABILITY DESIGN REQUIREMENTS
Community Manor and Pendleton Estates

PART 1 GENERAL

GENERAL CONDITIONS

A. The General Conditions, Modifications to General Conditions, Supplementary or Special Conditions and any Instructions to Bidders shall apply to all Divisions of work.

B. The requirements of State, Local or appropriate codes applicable to the work, whichever is the most stringent is a requirement of all Divisions of work.

WORK OF THIS SECTION

A. Section includes:

1. **Sustainable Project Goals:**

a. Project must comply with requirement of the **Limited Scope Rehabilitation Sustainability Standard** as prescribed by the Ohio Housing Finance Agency.

B. Contractor shall coordinate work and requirements with Owner Contracted Green Rater/Verifier for Green certifications. Pertinent to green certifications the role of the Green Rater/Verifier is to guide the construction team with certification process, review documentation, verify green requirements are met, and to perform third-party testing and inspections.

REFERENCES

A. American Society of Heating, Refrigerating and Air-Conditioning Engineers:

1. ASHRAE 52.2 - Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size

2. ASHRAE 62 - Ventilation for Acceptable Indoor Air Quality

3. ASHRAE 90.1 - Energy Efficient Design of New Buildings except Low-Rise Residential Buildings

4. ASHRAE 129 - Measuring Air-Change Effectiveness

B. ASTM International:

1. ASTM E408 - Standard Test Methods for Total Normal Emission of Surfaces Using Inspection-Meter Techniques

2. ASTM E903 - Standard Test Method for Solar Absorption, Reflectance, and Transmittance of Materials Using Integrating Spheres

C. Bay Area Air Quality Management District: BAAQMD Regulation 8, Rule 51 - Adhesive and Sealant Products

D. Carpet and Rug Institute: CRI Green Label Testing Program

E. Forest Stewardship Council: FSC Guidelines: Forest Stewardship Council Guidelines

F. Green Seal: GS-11 - Product Specific Environmental Requirements

G. Sheet Metal and Air Conditioning Contractors: SMACNA IAQ - IAQ Guidelines for Occupied Buildings under Construction

H. South Coast Air Quality Management District: SCAQMD Rule 1168 - Adhesive and Sealant Applications

I. U.S. Environmental Protection Agency:

1. EPA 832-R-92-005 - Storm Water Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices

2. EPA Baseline IAQ - Testing for Indoor Air Quality, Baseline IAQ, and Materials Section 01445

3. EPA 402-K-01-002 - A Step-by-Step Guide on how to Build Radon-Resistant Homes

J. Ohio Housing Finance Agency

1. Limited Scope Rehabilitation Sustainability Standard

K. Enterprise Green Communities

Community Manor and Pendleton Estates 018113 1

L. ENERGY STAR Qualified Homes Program Requirements
https://www.energystar.gov/sites/default/files/ES%20NPR%20v85%202018-05-16_clean.pdf

SUBMITTALS

A. The contractor shall submit products related to sustainability requirements to the Green Rater/Verifier. All review comment will be returned to the Architect for final approval for the product.

QUALITY ASSURANCE

1. Perform work in accordance with the Limited Scope Rehabilitation Sustainability Standard as prescribed by the Ohio Housing Finance Agency

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

LIMITED SCOPE REHABILITATION SUSTAINABILITY STANDARD

A. Perform work in accordance with requirements of Limited Scope Rehabilitation Sustainability Standard worksheet included at the end of this section.

B. Thoroughly review any requests for substitution for products that are related to the standard. Any substitutions may jeopardize compliance.

PERFORMANCE TESTING & INSPECTIONS

C. Attic Air Sealing - where applicable, the following areas of building (but not limited to) envelope and demising walls shall be sealed, caulked, gasketed, or weather-stripped to minimize envelope leakage:

1. chimney chases

2. combustion/soil stack chases

3. open wall tops

4. dropped ceilings

5. open plumbing walls

6. beneath knee walls

7. around ductwork

8. electrical work and

9. attic access points

D. Attic Bypass Inspection - The Green Rater will conduct a visual Attic Bypass Inspection and conduct an infrared scan when the house or dwelling unit is depressurized at 25 Pascals to detect any leaks in the attic. Contractor shall notify the Architect and Green Verifier immediately. Contractor shall schedule the inspection with no less than two weeks' notice to the Green Verifier. 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.

E. Attic bypasses are sealed in such a manner that the movement of air is "Essentially Stopped." "Essentially Stopped" means that air leakage will not be detected by an infrared scan when the house or dwelling unit is depressurized at 25 Pascals. Materials used for bypass sealing are determined by the size and location of the bypass. These materials

Community Manor and Pendleton Estates 018113 2

include high quality caulking with 20-yr life span, polyethylene rod stock, spray foam, gypsum board, sheet metal, extruded polystyrene insulation and densely packed insulation.

F. Final Inspections - 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.

ENCLOSURES

A. Limited Scope Rehabilitation Sustainability Standard worksheet

END OF SECTION 018113

Community Manor and Pendleton Estates 018113 3



Limited Scope Rehabilitation Sustainability Standards



Deanna Heil
license no. 10784
Expiration 12-31-2023



1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434



515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR AND
PENDLETON ESTATES

2155 LOTH STREET
CINCINNATI, OHIO 45202



DATE: BID SET
PART 2 SUBMITTAL
06.20.2022

OHFA SUBMITTAL
10.21.2022

PERMIT SUBMITTAL
10.21.2022

REVISIONS
03.22.2023

BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

OHFA LIMITED SCOPE
REHABILITATION
SUSTAINABILITY
STANDARDS

A0.1a

A Letter from Enterprise Community Partners and the Office of Planning, Preservation and Development

Dear Partners,

The Ohio Housing Finance Agency (OHFA) has long promoted sustainability best practices in the affordable housing industry. The green building certification programs that OHFA supports through the Qualified Allocation Plan and its forthcoming Design & Architectural Standards are holistic, green building programs that, when certification is achieved, ensure our properties are healthy, safe, durable, energy efficient, environmentally responsible and affordable.

As these programs are holistic, addressing nearly all systems of a property, retrofitting existing properties with modest scopes of work may not qualify under these rigorous standards designed for new construction and extensive rehabilitations. However, these "limited scope" rehabilitations do still present opportunities to improve energy and water efficiency, durability and to address resident health. Without pre-established criteria to follow, limited scope rehab properties lack sufficient guidance to achieve these impactful cost and energy savings.

With this in mind, Enterprise Green Communities partnered with OHFA to draft a self-certification pathway for limited scope rehab properties to achieve a meaningful and cost-effective level of sustainability as described within this document. Enterprise's leadership and expertise on this issue is undeniable; their efforts to create this alternate pathway represent a significant milestone in the growth of this architectural discipline.

We thank all those who submitted public comments that shaped the final draft, and OHFA looks forward to incorporating this document into our Design & Architectural Standards guide.

Respectfully Submitted,

Kelan Craig
Ohio Housing Finance Agency
Director of Planning, Preservation and Development

Krista Egger
Enterprise Community Partners, Inc., Director,
Green Communities

Elizabeth Richards

Elizabeth Richards
Enterprise Community Partners, Inc.
Senior Program Director, Ohio

PROPOSAL APPLICATION

The Eligibility section of this document clarifies which properties should follow this pathway rather than the more comprehensive OHFA Green Standards. The Requirements section of this document describes the mandatory measures for each project. To confirm compliance at the time of project application, project teams will complete the Project Information section of this form, the Requirements chart, provide any additional information within the Project Application: Comments section and sign and date the Project Application: Compliance Agreement and Certification section. Project teams will include this completed and signed document in their project application for Non-Competitive Housing Tax Credits to OHFA staff.

At the completion of the development, the project team will update the form that was submitted upon project application. This update will consist of initialing the far-right column of the Requirements chart to indicate that the item was included in the property as designed, adding comments within the Project Completion: Comments section, describing any discrepancies and signing and dating the Project Completion: Compliance Agreement and Certification section. The project team will submit this form as part of the 8609 form request.

Eligibility

These Limited Scope Rehabilitation Sustainability Requirements apply to all multifamily and single family rehabilitation projects requesting and receiving Ohio Housing Finance Agency's (OHFA) Non-Competitive Housing Tax Credits that are neither new construction nor a gut rehabilitation. At OHFA's discretion, new construction buildings or buildings undergoing a gut rehabilitation are required to follow the more comprehensive Green Standards as described in the Qualified Allocation Plan (QAP) and/or the Design & Architectural Standards. Applicability of these requirements may be further restricted or modified in OHFA's program guidelines including but not limited to the QAP, the Design & Architectural Standards and the Consolidated Housing Development Assistance Program guidelines.

Project Information

Project Name and Location: Community Manor & Pendleton Estates, Cincinnati OH

Brief Description of Scope of Work: Community Manor & Pendleton Estates includes the rehabilitation of 10 buildings with a total of 61 apartment units. Exterior work includes masonry repairs, new entry doors, and new windows. Interior work includes new kitchen cabinets and appliances, bathroom fixtures, doors, and wall / ceiling repair and paint. New work will also include new HVAC (existing ductwork to remain), new light fixtures, new outlets, switch and cover plates, and new water heaters.

Compliance

Development teams should complete a walk-through audit when developing application budgets in order to ensure all requirements can be met. It is the responsibility of the owner to ensure that all items noted as "Yes" within the Requirements form are incorporated fully into the project by the time of construction completion.

Requirements

At Project Application:

- If the proposed scope of work includes the item but will not meet the criteria, select "No."
- If the proposed scope of work includes the item and applicable criteria, select "Yes."
- If the item is not included in the scope of work, select "N/A."

At Project Completion, certify that the scope was implemented as designed by including initials in the far right column.

Item and Question	At Project Application, Regarding Proposed Scope of Work			At Project Completion, Initials Certifying Scope Was Executed As Designed.
	No	Yes	N/A	
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If being provided, will all new plants be native or adaptive species? Will the new plants be appropriate for the site's soil and microclimate? Will none of the new plants be invasive species?				
Efficient Irrigation and Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If a new irrigation system is included, will it be an efficient system (EPA WaterSense), and/or will there be a water reuse system?				
Water Conserving Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Will all plumbing fixtures remaining in the property, or being replaced, meet the following max flow rates? [Note: Fixtures less than 5 years old which are not scheduled for replacement are exempt from this question. However, provide rationale for not replacing these fixtures, along with the quantity of fixtures and their gpi/gpm spec, in the Comments section].				
<input checked="" type="checkbox"/> Toilets ≤ 1.28 gpf & WaterSense label				
<input type="checkbox"/> Urinals ≤ 0.5 gpf & WaterSense label				
<input checked="" type="checkbox"/> Showerheads ≤ 2.0 gpm & WaterSense label				
<input checked="" type="checkbox"/> Kitchen faucets ≤ 2.0 gpm				
<input checked="" type="checkbox"/> Lav faucets ≤ 1.5 gpm & WaterSense label				

Building Performance Standard, HVAC Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any Heating, Ventilating and Air Conditioning (HVAC) or water heater system or item is being upgraded or replaced, will it/they meet required efficiencies as described below?			
<input checked="" type="checkbox"/> Cooling equipment ≥ 13 SEER			
<input checked="" type="checkbox"/> Gas Furnace ≥ 95 AFUE (Roof Top 90 AFUE)			
<input type="checkbox"/> Oil Furnace ≥ 85 AFUE, ENERGY STAR			
<input type="checkbox"/> Boiler ≥ 90 AFUE, ENERGY STAR			
<input type="checkbox"/> Heat Pump shall be ENERGY STAR Qualified			
<input checked="" type="checkbox"/> Gas Water Heater ≥ these efficiencies: 30 gal.: .63 EF, 40 gal.: .61 EF, 50 gal.: .59 EF 60 gal.: .57 EF, 70 gal.: .55 EF, 80 gal.: .53 EF			
<input type="checkbox"/> Electric Water Heater ≥ these efficiencies: 30 gal.: .94 EF, 40 gal.: .93 EF, 50 gal.: .92 EF 60 gal.: .91 EF, 70 gal.: .90 EF, 80 gal.: .89 EF			
<input type="checkbox"/> Oil Water Heater ≥ these efficiencies: 30 gal.: .55 EF, 40 gal.: .53 EF, 50 gal.: .51 EF 60 gal.: .49 EF, 70 gal.: .47 EF, 80 gal.: .45 EF			
Building Performance Standard, HVAC Installation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will all HVAC systems meet the following requirements?			
<input type="checkbox"/> Hot Water Boiler Space Heating: Outdoor air reset controls installed to automatically adjust supply water temperature			
<input type="checkbox"/> Exposed Boiler Pipes: Insulated in compliance with ASHRAE 90.1-2010			
<input checked="" type="checkbox"/> Ductwork carrying conditioned air in pitched roof attics with enough space to allow access are insulated minimum R-Value of R8.			
<input checked="" type="checkbox"/> Domestic hot water boiler and space heating boiler system tune-ups: Completion confirmed within the past five years			
<input checked="" type="checkbox"/> Forced air system tune-ups: Completion confirmed within the past two years			
<input type="checkbox"/> Insulated covers provided for existing or new through-wall air conditioner (AC) sleeves. These covers fit the AC sleeves and AC units properly and seal tightly to the wall.			

Sizing of Heating and Cooling Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If HVAC equipment is being replaced, rather than replaced with previous size, will new equipment be sized in accordance with the Air Conditioning Contractors of America (ACCA) Manuals parts J and S?			
Building Performance Standard, Exterior Wall Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
For projects with exterior walls with a cavity of >3.5" without existing insulation, will those exterior walls be insulated to capacity, with insulation voids in less than five percent of insulated area?			
Building Performance Standard, Attic Insulation and Air Sealing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
In properties with pitched-roof attics with enough space to allow access, will the following insulation and attic bypass air sealing requirements be met? (For properties with pitched-roof attics without enough space to allow access, describe access issues in Comments space below. As a general rule, "enough space" is defined as attics ≥ 30 ft ² with a vertical height of ≥ 30" and an opening of at least 22"x30").			
<input checked="" type="checkbox"/> Attics insulated to a minimum code R-Value of R49 in properties as follows: In electrically heated properties with existing insulation less than R39 and in gas-heated properties with existing insulation less than R30. (For existing insulation, follow the BPI Building Analyst Standards and typical insulation R-Value which assumes R-3.7/in for blown cellulose and R-3.0/in for un-faced, unmarked batt installation).			
<input checked="" type="checkbox"/> Attic bypasses air sealing in properties when insulation is required to be added. Bypass is defined as any building air leakage pathway between conditioned and unconditioned areas. Attic bypass locations include, but are not limited to chimney chases, combustion/soil stack chases, open wall tops, dropped ceilings, open plumbing walls, beneath knee walls, around ductwork, electrical work and attic access points. Attic bypasses are sealed in such a manner that the movement of air is "Essentially Stopped." "Essentially Stopped" means that air leakage will not be detected by an infrared scan when the house or dwelling unit is depressurized at 25 Pascals. Materials used for bypass sealing are determined by the size and location of the bypass. These materials include high quality caulking with 20-yr life span, polyethylene rod stock, spray foam, gypsum board, sheet metal, extruded polystyrene insulation and densely packed insulation.			
Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If washers, dishwashers and/or refrigerators are being provided, are these ENERGY STAR labeled?			

Ohio Housing Finance Agency

Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If new light fixtures are provided, will they have efficacy of at least 40-60 lumens per watt or ENERGY STAR certified? Or will lighting follow the ENERGY STAR MFHR (20 percent allowed non-compliant) program or consist of all LED lamps?			
Low/No VOC Paints and Primers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If provided, will the paints and primers have less than or equal to the following VOC levels in grams per liter based on a combination of the South Coast Air Quality Management District and Green Seal standards? Flats ≤ 50 g/L, Non-flats ≤ 50 g/L, Floor ≤ 100 g/L, Primers and sealers ≤ 100 g/L, Clear woods ≤ 275 g/L			
Low/No VOC Adhesives and Sealants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If new adhesives or sealants are being provided, will they have the following maximum VOC limits (G/L):			
<input type="checkbox"/> Indoor carpet adhesives of 50			
<input type="checkbox"/> Carpet pad adhesives of 50			
<input type="checkbox"/> Outdoor carpet adhesives of 150			
<input type="checkbox"/> Wood flooring adhesives of 100			
<input type="checkbox"/> Rubber flooring adhesives of 60			
<input type="checkbox"/> Subfloor adhesives of 50			
<input checked="" type="checkbox"/> Ceramic tile adhesives of 65			
<input checked="" type="checkbox"/> VCT and asphalt tile adhesives of 50			
<input checked="" type="checkbox"/> Drywall and panel adhesives of 50			
<input checked="" type="checkbox"/> Multipurpose construction adhesives of 70			
<input checked="" type="checkbox"/> Structural glazing adhesives of 100			

Ohio Housing Finance Agency

Composite Wood Products that Emit Low or No Formaldehyde	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If interior composite wood products are included such as cabinetry, plywood, particle board, oriented strand board or medium density overlay, will the composite wood products be compliant with California 93120, or will all exposed edges be sealed with a low VOC sealant?			
Environmentally Preferable Flooring 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If new flooring is being provided, will a hard surface material (no carpet) be used at entryways, laundry rooms, bathrooms, kitchens/kitchenettes and utility rooms?			
Environmentally Preferable Flooring 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If carpet (including pad and adhesives) is being provided, will it meet the Carpet and Rug Institute's Green Label and Green Label Plus Certification?			
Environmentally Preferable Flooring 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If hard surface flooring is being provided, will it be ceramic tile or unfinished hardwood? Or will it comply with the Scientific Certification System's FloorScore program?			
Exhaust Fans: Bathroom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If being replaced, will all new bath exhaust fans be ENERGY STAR labeled; exhausted to the outdoors; and connected to a light switch or equipped with a humidistat, timer or other control?			
Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If an abandoned mechanical ventilation system exists, has it been investigated and re-commissioned per the two-step method as follows?			
1. Identification of cause of failure: either mechanical malfunction (system broken) or human error (maintenance failure, override or system shut-off).			
2. Identification of remedy: either restore/replace/repair/re-commission, or require manuals and education for management and maintenance staff or include tenant education in resident manual and orientation.			
[Note: If answer is "no" because a decision has been made not to restore the mechanical ventilation system to working order, provide rationale in Comments section]			

Ohio Housing Finance Agency

Clothes Dryer Exhaust	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If new dryers are being provided or existing dryers are being replaced, will the ventilation be ducted to the exterior with rigid ductwork?			
Combustion Equipment 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will all existing or new gas or oil space or water heating equipment be direct vented (sealed/closed) or power vented? [Check "No" if any remaining or new gas heating equipment has passive venting. Only check "N/A" if there is no gas or oil space heating or water heating equipment.]			
Combustion Equipment 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If passive venting combustion equipment is to remain, has the development team developed a combustion action plan that includes post-construction testing and a remediation plan in the event testing reveals unsafe CO levels? Combustion Safety Requirements / Testing Protocols must be per RESNET Guidelines for Combustion Safety and Development Work Orders or BPI Combustion Safety Test Procedure for Vented Appliances.			
Operations & Maintenance Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
By time of project completion, will the project have written operations and maintenance guidelines, which include inspection, replacement and turnover guidance relevant to each of the above sections in this document? And have shared this document with OHFA at time of project completion? Templates available here .			

Ohio Housing Finance Agency



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITY STUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G·E·I
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

ENGINEERED BUILDING SYSTEMS INC.

515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**

**2155 LOTH STREET
CINCINNATI, OHIO 45202**



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
PART 2 SUBMITTAL
06.20.2022

OHFA SUBMITTAL
10.21.2022

PERMIT SUBMITTAL
10.21.2022

REVISIONS
03.22.2023

BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

OHFA LIMITED SCOPE
REHABILITATION
SUSTAINABILITY
STANDARDS

A0.1b

Project Application: Comments

If "No" is selected for any of the items above, provide an explanation here. Also, if not replacing water fixtures, share your rationale, along with the quantity of fixtures in the project and their gpf/gpm spec, here.

On a case-by-case basis, OHFA may approve project applications which have marked items as "No" in the Requirements table, if reasonable rationale as well as cost/benefit information for these items has been provided in comments that shows ≥10 year payback. Note that many of the Requirements do not have cost implications for a project and a selection of "No" for those items will not be approved.

Click or tap here to enter text.

Project Application:

Compliance Agreement and Certification

Sign as owner, agreeing to comply with requirements as noted throughout this document.

By execution of this form, signee and its duly authorized officers, partners, or members hereby certifies that the information contained in this document is true, correct and complete; and that the execution and delivery of this project will meet requirement noted in this document.

Name of Organization **Preservation of Affordable Housing, Inc., as member of GP**
Authorized Signature _____
Printed Name **Molly Ekerdt**
Title **Vice President**
Date **10/24/22**

Ohio Housing Finance Agency

Project Completion

At the completion of the development, update the form that was submitted upon project application. This update will consist of initialing the far-right column of the REQUIREMENTS chart to indicate that the item was included in the property as designed, adding comments within the PROJECT COMPLETION: COMMENTS section describing any discrepancies and signing and dating the PROJECT COMPLETION: COMPLIANCE AGREEMENT AND CERTIFICATION section. Submit this form as part of the 8609 form request.

Project Completion: Comments

If the project representative is not able to initial in the far right column for any item, given that the item was not implemented as designed, provide an explanation here.

Project Completion:

Compliance Agreement and Certification

Sign as owner, certifying that the scope as proposed on this document was implemented in full.

By execution of this form, signee and its duly authorized officers, partners or members hereby certifies that the information contained in this document is true, correct and complete; and that the execution and delivery of this project has met the requirements noted in this document.

Operations and Maintenance Guidelines are attached.

Name of Organization _____
Authorized Signature _____
Printed Name _____
Title _____
Date _____

Ohio Housing Finance Agency

INSTRUCTIONS

- 1. The architectural entity with whom the owner and developer contracted with to provide architectural services will complete the form and obtain all required signatures for the certifications.
2. The project applicant will submit the completed and signed form with the proposal application.
3. If funded, the project applicant will complete and submit the form again at final application with all changes from what was submitted at proposal application clearly identified.
4. A copy of the final, completed form must also be included in the 80% percent plan sets, copied onto the page(s) following the cover sheet, submitted at final application.

All communications related to the architectural review, including submission of architectural plans, must be sent to arch@ohiohome.org.

Helpful links:

- 2022 Design and Architectural Standards
2022 Exception Request Form
2022-2023 Qualified Allocation Plan
2022 Multifamily Underwriting Guidelines

SUBMISSION REQUIREMENTS

Preliminary Architectural Submission

At minimum, the proposal application architectural submission must include all of the following:

- This form, completed and signed
Exception Request form(s), if applicable.
Preliminary drawings, which shall include all of the following:
Cover sheet with name of development as submitted to OHFA, development address, development team, drawing index, code information, and table indicating unit schedule (including accessible, adaptable and sensory impaired units), types and sizes;
Site plan, including parking data and layouts;
Landscape plan;
Dimensioned floor plans with gross area of units and floor plans, as well as room designations and proposed finishes;
Exterior elevations with material notations;
Typical wall sections (new construction only); and
Schematic Drawings and/or schematic specifications for HVAC, plumbing, and electrical or similar items included in the scope of work.

Preliminary drawings, described above, shall be submitted in all of the following formats:

- Electronic format (pdf)

- Single PDF file for all drawings specified above.
Separate, single PDF for specifications.
Hard copy
Full set of architectural plans, 11"x17" scaled to fit. Full size plans will not be accepted.

Upon request only, preliminary drawings shall be submitted in DXF R-2017 format or DWG AutoCAD R-2017 format.

Final Architectural Submission

Final applications must include 80 percent complete permit sets, including final plans for all trades. Unless approved by OHFA, the plans must include the project name as submitted with the proposal application and OHFA tracking number. The submission must show conformity to the preliminary submittal, including the information included within this form. Substantive changes of any items that would affect competitive scoring will not be approved.

At minimum, the final application architectural submission must include all of the following:

- This form, completed and signed. Information included in this document must be updated as needed from the proposal application submission, and must match the information in the 80% plans.
Verification that the drawings comply any and all accessibility, energy efficiency, universal design, and/or green building requirements required for the development or committed to in the application for funding.
Asbestos, mold, radon, and lead-based paint considerations as required.
Items required to be completed per Phase I or II Environmental Site Assessment, or per applicable Environmental Review performed by OHFA's environmental consultant.
Plan sets, which shall include all of the following:
Site plans
Interior and Exterior elevations
Dimensioned floor plans
Wall sections (if applicable)
Structure (if applicable)
Finishes
Details
Mechanical plans
Drawings must have a dimensioned plumbing plan and control points located for rough-in site verification. All pipes-through-floor and the walls they are intended to be located within must be dimensioned relative to the foundation where they must align with walls and/or islands above.
OHFA strongly encourages a surveyor to locate wall and through-slab pipe penetrations. Foundation over dig must be filled with insulation or forms and then back filled per geotechnical reports.

Plan sets, described above, shall be submitted in all of the following formats:

- Electronic format (pdf)
Separate, single PDF files for drawings including all site plans, dimensioned floor plans, elevations, wall sections, structure, finishes, details and mechanical plans.

- Separate, single PDF file for specifications.
Electronic format (AutoCAD)
Dimensioned floor plans only, submitted in DXF or DWG AutoCAD R-2017 format.
It is preferred that the project architect's polyline area lines be included.
If drawings are externally referenced (xref), submissions must be bound (xbind) prior to creating files for OHFA.
Proprietary authorship information such as title blocks, Architecture seats, etc. should be removed.
DXF should be generated from the base file and not a plan sheet file.
Hard copy
Full set of architectural plans, 11"x17" scaled to fit. Full size plans will not be accepted.

FORM SECTIONS

A. DEVELOPMENT INFORMATION..... 4
B. PROJECT CONTACTS 4
C. DEVELOPMENT DETAILS 5
D. FLOOR AREA DETAILS 5
E. ADAPTABILITY AND ACCESSIBILITY 7
F. SUSTAINABILITY 8
G. EXCEPTION REQUESTS 8
H. DESIGN-RELATED COMPETITIVE CRITERIA 9
I. SCOPE OF WORK 9
J. UNIVERSAL DESIGN COMPONENTS 12
K. CERTIFICATION 15

A. DEVELOPMENT INFORMATION

- Development Name: Community & Pendleton Apartments
OHFA Tracking Number (final application only):
Address: Scattered sites
City: Cincinnati
Zip Code: 45202
Competitive Pool: Preserved Affordability
Population Served: Family
Construction Type: Rehabilitation
Wage Rate Requirements: If federal or state funds are utilized in the proposed development, select any regulations that apply to the proposed development.

Davis Bacon and related acts: Davis Bacon Act prevailing wage provisions apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for construction, alteration or repair (including painting and decorating) of public buildings or public works.

Ohio Prevailing Wage: Ohio's prevailing wage laws apply to all public improvements financed in whole or in part by public funds when the total overall project cost is fairly estimated to be more than \$200,000 for new construction or \$60,000 for reconstruction, enlargement, alteration, repair, remodeling, renovation, or painting.

HUD Section 3 Requirements: Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 requiring that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low or very low-income residents in connection with projects and public works.
None of the above are applicable

B. PROJECT CONTACTS

- Architect of Record
Company: City Studios Architecture, LLC
Name: Deanna Heil
Phone: 513-621-0750
Email: dheil@citystudiosarch.com
Developer
Company: Preservation of Affordable Housing
Name: Molly Ekerdt
Phone: 312-283-0033
Email: mekerdt@poah.org
Owner
Company: Preservation of Affordable Housing
Name: Molly Ekerdt
Phone: 312-283-0033
Email: mekerdt@poah.org



Deanna Heil license no. 10784 Expiration 12-31-2023



1148 Main Street Cincinnati, OH 45202 ph. 513.621.0750 citystudiosarch.com



220 Stewart Way, Suite 100 Monroe, Ohio 45050 513.549.1434



515 Monmouth Street Newport, KY 41017 859-261-0585

COMMUNITY MANOR AND PENDLETON ESTATES 2155 LOTH STREET CINCINNATI, OHIO 45202



DATE: BID SET PART 2 SUBMITTAL 06.20.2022

OHFA SUBMITTAL 10.21.2022

PERMIT SUBMITTAL 10.21.2022

REVISIONS 03.22.2023

BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

OHFA DESIGN AND CONSTRUCTION FEATURES FORM

A0.1c

C. DEVELOPMENT DETAILS

- Number of sites: 7
Number of residential buildings: 10
Number of accessory buildings: 0
Date built: 1865-1906
For proposals involving acquisition rehabilitation or adaptive reuse, please specify the year the building(s) were originally constructed.
Date first occupied: 1865-1906
Year development was or will be occupied.
Site acreage: 1.5
Total # units: 61
Total # low-income units: 61
Number of efficiency units: 1
Number of one-bedroom units: 7
Number of two-bedroom units: 27
Number of three-bedroom units: 21
Number of four-bedroom units: 5
Building/Zoning variances received: n/a

D. FLOOR AREA DETAILS

Table with columns: Space, GSF, Notes. Rows include Gross Square Footage of all Buildings (116,405), Total Number of Low Income Units (61), Commercial Space Condominium Areas (0), Commercial Areas and Fee-Driven Space (2,179), Market Rate Unit Area (0), Low Income Unit Area (69,725), and Managers Unit Area (0).

Table with columns: Category, Value, Description. Rows include Common Area (Public), Common Area (Circulation), Dedicated Program Space, Limited Common Area (Private), Support, Tenant Storage, Major Vertical Penetrations, Structured Parking / Garage, and Basement.

TOTALS

Summary table with columns: Category, Value, Description. Rows include Non-Low Income Floor Area (2,895), Low Income Floor Area (69,725), % Common Area (2.5%), Net Rentable Square Footage (114,226), and Average Net Rentable SQFT per LI Unit (1,143).

The following items should not be included in any of the above square footages:

- Trash enclosures
Concrete patios without roofs
Sidewalks

E. ADAPTABILITY AND ACCESSIBILITY

All developments must be designed and constructed to comply with all local, state, or federal accessibility guidelines that apply.

- All developments must comply with the accessibility requirements as outlined in the Ohio Building Code, Chapter 4101:1-11.
All developments receiving OHFA funding must meet the accessibility requirements of Section 504.
Developments may be subject to the Fair Housing Act design and construction requirements.
Number of 504 mobility units required: 4
Number of 504 sensory units required: 2
Number of 504 mobility units provided: 0
Number of 504 sensory units provided: 2
Total number of non-conforming accessible units & reason: (only applicable to adaptive reuse or rehabilitation projects if full compliance is technically infeasible. Exception request must have been submitted.)

F. SUSTAINABILITY

- Developments must meet all energy efficiency requirements as stated in the Ohio Building Code or Residential Code.
In addition, all multifamily developments must obtain one of the below energy efficiency or green building certifications.
Energy Star MFHR Performance Path
Energy Star MFHR Prescriptive Path
LEED Certified
LEED Silver
ICC 700 NGBS Bronze
ICC 700 NGBS Silver
2020 Enterprise Green Communities
OHFA Limited Scope Rehabilitation Sustainability Standards
Energy Star Certified Homes
Energy Star MF New Construction
LEED Gold
LEED Platinum
ICC 700 NGBS Gold
ICC 700 NGBS Emerald

G. EXCEPTION REQUESTS

Select the items an Exception Request Form has been submitted for.
No requests for exception were submitted for this development.

New Construction

- Items that are subject to non-OHFA (such as local codes or design standards, funding source, etc.) requirements that may conflict with the OHFA Design and Architectural Standards.
Items that are unable to be compiled with for a compelling reason, as fully described by the applicant in the Exception Request form.

Rehabilitation or Adaptive Reuse

- Universal Design mandatory components
Durable Materials - Interior
Major Building Components
Common Areas
Elevators
Interior Doors
Floor Coverings
Unit Sizes
Bedroom Sizes
Bathrooms
Kitchen & Appliances
Laundry Facilities
Accessibility requirements (if compliance is technically infeasible)
Items with 75% or more RUL (if replacement required for green certification)
Durable Materials - Exterior
Main Entry
Sidewalks

H. DESIGN-RELATED COMPETITIVE CRITERIA

Select the items below that the development is seeking competitive points for under the 2021 OAP.

- Design Features
Exercise and Wellness
Number of Bedrooms

I. SCOPE OF WORK

- Provide an overview of the proposed improvements to be made involving site design, building design, mechanical and electrical systems and building components including building exterior, interior, and life safety items.

The project involves building improvements to ten (10) properties with a total of 61 apartment units. Unit counts and layouts will remain the same. New exterior work includes masonry repairs, fire escape repairs, miscellaneous site repairs, and selective new entry doors. New windows will be installed at two (2) properties. New interior work includes new kitchen cabinets and appliances, bathroom fixtures, selective doors, and wall and ceiling repair and limited painting at repair areas.

- Address any issues raised in the Phase I Environmental Site Assessment (ESA) report(s) in the space provided below. Include information for all single-site and scattered-site proposals, as required by applicable program funding guidelines.

- For any developments involving acquisition and rehabilitation, adaptive reuse or historic preservation, provide a narrative describing the history of improvements made to the building(s) and/or units.

- For any developments proposing adaptive reuse or rehabilitation with historic tax credits, specify any restrictions or requirements that will be used to determine compliance with the Ohio Historic Preservation Tax Credit and/or Federal Historic Preservation Tax Credit programs.

The project is pursuing state and federal historic preservation tax credits from the Ohio State Historic Preservation Office (SHPO) and the National Park Service (NPS), and is designed to conform with the Secretary of the Interior's "Standards for Rehabilitation" as outlined by NPS.

- Address any issues raised in the Physical Capital Needs Assessment (PCNA) and Scope of Work report(s) in the space provided below. Include information for all developments proposing rehabilitation of existing units or the adaptive reuse of a building at proposal submission, especially where the scope of work and PCNA do not agree.

SITE AND BUILDING COMPONENTS

For each item listed below, provide a brief description of the specific improvements that will be incorporated in the proposed development. Attach additional pages if needed. If no improvements will be made to the item, provide a description of their current state.

- Site Work (including security): New site work will include concrete repair to damaged side walk areas as needed. All exterior security light fixtures will be replaced with new fixtures. Additional exterior security light fixtures will be added to new areas where lighting is not sufficient.
Concrete: Existing concrete retaining walls will be repaired as needed in addition to exterior concrete stairs and landings.
Masonry: All building facades will require masonry repairs. Damaged brick will be replaced and damaged mortar will be tuck-pointed.

- Metals: Fire escapes will be repaired, scrapped, and painted. The existing exterior steel stair at 1609 Pleasant will be repaired, scrapped and painted. Metal security gates will be repaired, scrapped, painted and will receive new security hardware.
Carpentry: All existing kitchen cabinets and countertops will be replaced with new kitchen cabinets and counters. Wood stairs including basement, common area, and dwelling unit stairs will be repaired as required. Interior wood banisters and handrails in both common areas and dwelling units will be repaired, secured. Wood banisters and handrails in common areas will be painted.

- Thermal and Moisture Protection: New shingle roofs (30 year warranty) or new energy efficient white TPO roofs (20 year warranty) will be constructed on all buildings. All components to the roof system including flashing, deteriorated roof sheathing, roof vents, gutters, and downspouts will be removed and replaced with new. New insulation including blown-in cellulose or fiberglass batt will be provided in unoccupied attic spaces to meet OHFA Limited Scope Rehabilitation Standards.

- Doors and Windows: Damaged building entry doors, interior common doors, unit doors and interior unit doors will either be repaired and painted or replaced with new. All door hardware will be replaced. New basement access doors will be installed flush to sidewalk where applicable. Windows at Community Manor will be replaced with the exception of commercial space windows and some of the attic windows.

- Finishes and Appliances: New Energy Star refrigerators, ranges, and range hoods with "FireStop" fire protection will replace existing appliances. Damaged plaster/gypsum board surfaces throughout the building will be repaired and painted. All common space previously painted finishes will be repaired. Existing hardwood floors in common spaces will be refinished. Vinyl stair treads in common spaces and dwelling units will be replaced with new. Isolated cracked floor tile in kitchens and bathrooms will be replaced with new. Damaged marble transitions will be replaced with new. Bathroom wall tile and grout along wainscot and tub surrounds will be cleaned and repaired or resurfaced.

- Furnishings: All dwelling units will be provided with new horizontal louver blinds in all dwelling unit rooms. New vinyl coated closet wire shelves will be installed in closets. New medicine cabinets and new bathroom accessories including towel bars, toilet paper dispensers, and robe hooks will be provided.

- Plumbing: New plumbing work includes the replacement of the following with fixtures: high efficiency toilets, vanity sinks, and double bowl kitchen sinks. All faucets and shower valves will be replaced with new. New water heaters and sump pumps will be replaced with new as needed.

- HVAC: HVAC work will include the installation of new gas furnaces, thermostats, AC condensing units, exhaust fans, louver, diffusers, and grilles.

- Electrical: Electrical work will include the installation of new light fixtures, GFI outlets, switches, and cover plates for all switches and outlets including TV, cable and data. New carbon monoxide/smoke detectors will also be installed.

J. UNIVERSAL DESIGN COMPONENTS

Select all of the below items that will be included in the development. Mandatory items are marked with an asterisk. Refer to the pages 29 and 68-70 of the 2022-2023 OAP for more detail.

Additionally, specify the architectural page reference, or if it will be covered by a general/universal plan note, mark "Note".

Which of the below threshold options will the development be seeking? (select one)

- All mandatory items + 10 additional in 50% of units
All mandatory items + 5 additional in 100% of units

- Entry: 36"-wide (minimum) entry door with lever-style handle (mandatory for NC only)
exception request: Minimum 5' x 5' level clear space inside and outside entry door
Adequate non-glare lighting at walkways, accessible routes, and exterior spaces
Adequate lighting both inside and outside the building and unit entrance
High visibility address numbers (both building and exterior units)
Overhead weather protection at entrances (mandatory for NC only)
Built-in shelf/bench/ledge located outside the door
Nonslip surfaces on walkways and entryways
Primary unit entry with an accessible/dual peephole and backlit doorbell
Door locks that are easy to operate, such as keyless locks with remote control or keypad
No-step entry (1/2" or less threshold) at main entrance

- Interior Stairs and Hallways: Adequate lighting to illuminate all stairway(s), landings, and hallway(s)
exception request: Hallways with a minimum width of 42"
Anti-slip strips on front edge of steps in color-contrast material
Color contrast between stair treads and risers
Handrails on both sides of interior stairs

- Interior Doors: 34"-wide (minimum) doors leading to habitable room, allowing for a 32" minimum clearance
exception request: Lever-style door hardware on all interior doors
Interior maximum door threshold of 1/4 inch beveled or flush
Pocket doors with easy-to-grip handles



Deanna Heil license no. 10784 Expiration 12-31-2023

CITYSTUDIOS ARCHITECTURE

1148 Main Street Cincinnati, OH 45202 ph. 513.621.0750 citystudiosarch.com



220 Stewart Way, Suite 100 Monroe, Ohio 45050 513.549.1434



515 Monmouth Street Newport, KY 41017 859-261-0585

COMMUNITY MANOR AND PENDLETON ESTATES 2155 LOTH STREET CINCINNATI, OHIO 45202



modelgroup DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: PART 2 SUBMITTAL 06.20.2022

OHFA SUBMITTAL 10.21.2022

PERMIT SUBMITTAL 10.21.2022

REVISIONS 03.22.2023

BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

OHFA DESIGN AND CONSTRUCTION FEATURES FORM

A0.1d

- Faucets: Anti-scald faucets with lever handle for all sinks, bathtubs, and showers
Pressure balanced faucets

- Electrical: Thermostat and control panels that are easy to read and simple to operate
Rocker, touch light, or hands-free switches
Extra electrical outlets near the bed (for medical equipment or rechargeable items, etc.) placed 18" to 24" above finished floor (bedroom only)
Lighted switches visible in the dark
Switched outlets for lamps, etc. to be turned on with wall switch
Electrical outlets, phone jacks, and data ports at least 18" above finished floor
Light switches between 44"-48" above finished floor; thermostats no more than 48" above finished floor
Clear access space of 30" by 48" in front of switches, outlets, and controls
Audible and visual alarms for smoke/fire/carbon monoxide in all code-required accessible areas and all units

- Bathrooms: Countertops with beveled edges
Adjustable-height showerhead or hand-held showerhead with flexible hose and easily operable controls
Non-glare lighting at vanities
A full- or half-bath on the main floor with clear floor space of 30" x 48"
Overhead light fixture in tub/shower
Mirror(s) placed for both standing and sitting, such as a full-length or tilting mirror
Toilet centered at least 18" from any side wall, tub, or cabinet
In at least one bathroom per unit:
Low-threshold or curbless shower at least 5' x 3' OR ADA bathtub with seat
Clear knee space (at least 27" high) under sink. May be open knee space or achieved by means of removable vanity or fold-back or self-storing doors. Pipe protection panels must be provided to prevent contact with hot or sharp surfaces.
Grab bars, or wall-blocking for future installation of grab bars, in tub/shower, and toilet. Grab bars must be properly anchored and supported.

- Kitchen: exception request: At least 15" clear space on each side of stove, sink, and one side of fridge

- Loop handles on drawers and cabinets
Non-glare task lighting to illuminate sink, stove, and work areas
Adjustable height shelves in wall cabinets
Base cabinets with pull out drawers
Pull-out work surface near the oven, refrigerator and/or microwave.
Visual contrast at front edge of countertop or between the countertop and the cabinets
Side-by-side refrigerator-freezer
Cooktop/range with front or side-mounted controls (senior units only)
Extra outlets for small appliances, electronics, etc.
Clear knee space (at least 27" high) under sink, counters, and/or cook tops. If under sink, pipes must have protection and may not be in the required knee space. May be open knee space or achieved by means of removable base cabinets or fold-back or self-storing doors.

- Closets/Storage: Area is well-lit with a switch located outside the space
Doors and handles that are easy to operate. No bi-fold or accordion-type doors.
Adjustable-height shelving and/or closet rods OR clothes rods installed at multiple heights
Pull out-shelves, rollout cabinets, and other easy to access storage components

K. CERTIFICATION

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

- 1. Architect: I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

City Studios Architecture, LLC 513-621-0750 dheil@citystudiosarch.com
Company/Firm Name Phone Number Email
1148 Main Street, Cincinnati OH 45202
Company/Firm Address
Deanna Heil Principal Architect
Printed Name (Firm Authorized Signatory) Title
Signature Date

- 2. General Contractor: I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development will be constructed in accordance with any and all requirements as set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am obligated to know the federal, state and local accessibility laws applicable to the Development and will build the project accordingly.

Model Construction, LLC 513-559-0048 bkeppler@modelgroup.net
Company/Firm Name Phone Number Email
1826 Race Street, Cincinnati OH 45202
Company/Firm Address
Robert Keppler President
Printed Name (Firm Authorized Signatory) Title
Signature Date

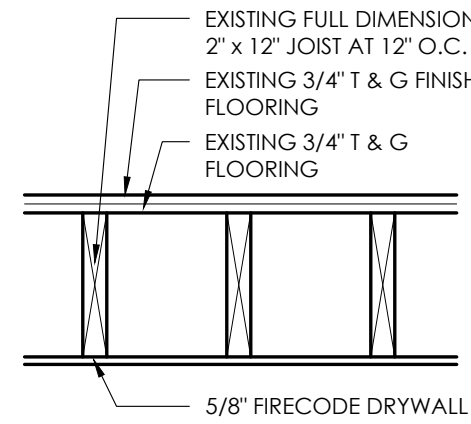
- 3. Owner: I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development shall be constructed in accordance with any and all requirements as set forth in this form, OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

The undersigned understands that any deviations from federal and state accessibility requirements are the responsibility of the Owner and, as such, Owner is responsible for such deviations.

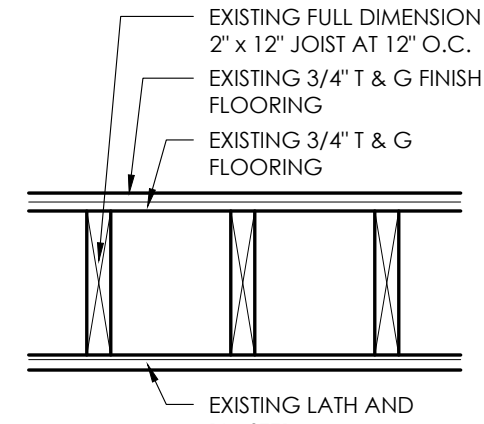
Further, if for any reason, the features are not constructed in accordance with the requirements set forth above, the undersigned understands that OHFA may revoke or recapture the Development's funding and/or limit or prohibit the future participation of the undersigned, any subsidiaries or related entities in OHFA programs.

Preservation of Affordable Housing 617-449-1001 agornstein@poah.org
Company/Firm Name: Phone Number Email
2 Oliver Street, Suite 500, Boston, MA 02109
Company/Firm Address
Aaron Gornstein President & CEO
Printed Name (Firm Authorized Signatory) Title
Signature Date

FILE: C:\PROJ\PROJECTS\OHFA\A0.1d.dwg PLOT: A0.1d.dwg 10/26/2022 10:00:00 AM



1 HR. FLOOR/CEILING "A"
1 HOUR FIRE RATING UL DESIGN L501



1 HR. FLOOR/CEILING "B"
1 HOUR FIRE RATING UL DESIGN L501 (SIMILAR)

1
A0.2

TYPICAL FLOOR/CEILING ASSEMBLIES

3/4" = 1'-0"

FINISH LOCATIONS

ROOM	DWELLING UNITS					
	FLOORS	BASE	DOOR AND TRIM	WALLS	HANDRAILS	CEILING
UNIT ENTRY (INSIDE UNIT)	F3	P6	P9	P1	N/A	P5
LIVING/DINING ROOM	F3	P6	P6	P1, P2	N/A	P5
KITCHEN	F1	P6	N/A	P3	N/A	P5
BATHROOM	F2	P6	P6	P3, T1	N/A	P5
BEDROOM	F3	P6	P6	P1	N/A	P5
CLOSET	F3	P6	P6	P1	N/A	P5
MECHANICAL	UNFINISHED	P6	P6	P1	N/A	P5
HALLWAY	F3	P6	P6	P1	P7, P8	P5
INTERIOR STAIRS	F4, P6	P6	N/A	P1	P7, P8	P5
COMMON AREAS						
ROOM	FLOORS	BASE	DOORS AND TRIM	WALLS	HANDRAILS	CEILING
BUILDING ENTRY	F5, F6	P15	P10, P11	P13, P14	N/A	P5
CORRIDOR	F3, F5	P15	P10	P13, P14	P16 OR P17	P5
STAIRWAY	F4, P15	P15	P10	P13, P14	P16 OR P17	P5
UNIT ENTRY (OUTSIDE UNIT)	F3, F5, OR P19	P15	P9	P13, P14	N/A	P5
BASEMENT	NO NEW FINISHES, U.N.O.		P12	NO NEW FINISHES, U.N.O.		
UNOCCUPIED ATTIC SPACES				NO NEW FINISHES, U.N.O.		

GENERAL FINISH NOTES

- GENERAL**
- APPLY FINISHES ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- PRIMERS**
- GYPSON BOARD SUBSTRATE:** SHERWIN WILLIAMS- PROMAR 200 ZERO VOC LATEX PRIMER, B28W2600, AT 4.0 MILS WET, 1.5 MILS DRY.
 - CONCRETE/ CONCRETE BLOCK SUBSTRATE:** SHERWIN WILLIAMS- S-W PREPRITE BLOCK FILLER, B25W25, AT 100 TO 200 SQ. FT. PER GAL (2.4 TO 4.9 SQ. M PER L).
 - WOOD SUBSTRATE:** SHERWIN WILLIAMS- PREPRITE PROBLOK PRIMER SEALER, B51-620 SERIES, AT 4.0 MILS WET, 1.4 MILS DRY
 - METAL SUBSTRATE:** SHERWIN WILLIAMS- S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES, AT 5.0 TO 10 MILS WET, 2.0 TO 4.0 MILS DRY
- TOP COAT PAINT**
- ALL UNIT SUBSTRATES, EXCEPT METAL:** SHERWIN WILLIAMS- PROMAR 200 ZERO VOC LATEX, B31-2600 SERIES, AT 4.0 MILS WET, 1.6 MILS DRY, PER COAT.
 - COMMON AREA, HIGH TRAFFIC + METAL SUBSTRATES:** SHERWIN WILLIAMS- PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL, B53-115- SERIES, AT 1.4-1.7 DRY, PER COAT.
- PAINT PREPARATION**
- REMOVE HARDWARE, COVERS, PLATES, AND SIMILAR ITEMS ALREADY IN PLACE THAT ARE REMOVABLE AND ARE NOT TO BE PAINTED.
 - SEAL AROUND PIPE PENETRATIONS. CAULK BETWEEN ELECTRIC BOX AND WALLBOARD.
 - REMOVE VENTILATION AND HEATING/COOLING REGISTER GRILLES. EXTEND AND SEAL THE REGISTER BOOT DUCTWORK TO THE WALLBOARD OR CEILING.
 - SEAL THE WALLBOARD TO THE CEILING AT THE TOP OF THE WALL (FULL PERIMETER OF THE CEILING).
 - IF USING A DROPPED CEILING, ENSURE THE DEMISING WALLS ARE CONTINUOUS AND SEAL TO THE UNDERSIDE OF THE FLOOR DECK ABOVE.
 - CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF PAINTS, INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND ENCAPSULATES USING A DAMP SPONGE OR CLOTH. WIPE TO REMOVE THE SURFACE DIRT AND MARKS AND ANY EXCESS CLEANER. FOR DIFFICULT STAINS, SOME SCRUBBING MAY BE NECESSARY. DO NOT ALLOW THE CLEANER TO DRY ON THE SURFACE.
- PAINT APPLICATION**
- USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.
 - APPLY PAINTS ONLY WHEN TEMPERATURE OF SURFACES TO BE PAINTED AND AMBIENT AIR TEMPERATURES ARE BETWEEN 50 AND 95 DEG F
 - BRUSH: USE A NYLON/POLYESTER BRUSH.
 - ROLLER: USE A 3/8" - 3/4" NAP SYNTHETIC COVER.
 - SPRAY—AIRLESS:
 - PRESSURE: 2000 PSI
 - TIP: .017"-.021"
- FLOORS**
- MOISTURE TESTING IS REQUIRED IN BASEMENT OR SLAB ON GRADE UNITS.
 - CONTRACTOR MUST EVALUATE EXISTING SUBFLOOR CONDITION WHERE FLOOR FINISHES ARE TO BE REMOVED AND INCLUDE ASSOCIATED COSTS FOR NECESSARY REPAIRS IN THEIR BID.
 - ALL NEW FLOORING REQUIRES A LEVEL SUBFLOOR FREE FROM CRACKS, BUMPS AND EXCESSIVE ADHESIVE RESIDUE FROM FORMER FLOORS.
 - ALL EXISTING HARDWOOD FLOORS TO BE REFINISHED. REMOVE AND REPLACE EXISTING TOE MOULD. PAINT NEW TOE MOULD. REPAIR EXISTING WOOD BASE AND PAINT.
 - CLEAN EXISTING TILE AND GROUT TO REMAIN.

FINISH SCHEDULE

	DESCRIPTION	NOTES	PRODUCT COLOR/ BASIS OF DESIGN	
PAINT				
INTERIOR DWELLING UNITS	P1	WALL	REPAIR EXISTING GYPSUM BOARD AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 6378 CRISP LINEN EGGSHELL
	P2	ACCENT WALL COLOR	REPAIR EXISTING GYPSUM BOARD AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	T.B.D.
	P3	KITCHEN AND BATH WALL	REPAIR EXISTING MOLD AND MOISTURE RESISTANT GYPSUM BOARD AS REQUIRED AND PAINT. FOR BATHROOMS WHERE SHOWER VALVES WERE REPLACED BY ACCESS FROM ADJACENT ROOM FROM BEHIND, REPLACE DAMAGED GYPSUM BOARD WITH NEW MOLD AND MOISTURE RESISTANT GYPSUM BOARD AND PAINT. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 6378 CRISP LINEN EGGSHELL
	P4	KITCHEN PARTIAL WALL BEADBOARD - WOOD	REPAIR EXISTING WOOD BEADBOARD ON PARTIAL WALL AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	T.B.D.
	P5	CEILING	REPAIR EXISTING GYPSUM BOARD AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 7002 DOWNY FLAT
	P6	DOOR, TRIM, AND INTERIOR UNIT STAIR - WOOD	REPAIR EXISTING WOOD DOOR AND FRAME AS REQUIRED AND PAINT. FOR STAIRS, CAULK GAPS AROUND RISERS, TREADS, AND STRINGERS. CAULK BETWEEN STRINGERS AND WALLS. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 7102 WHITE FLOUR
	P7	HANDRAIL COMPONENT - METAL	SECURE EXISTING METAL HANDRAIL COMPONENTS AS REQUIRED. REPAIR OR REPLACE DAMAGED OR RUSTED PARTS AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	T.B.D.
	P8	HANDRAIL COMPONENT - WOOD	SECURE EXISTING WOOD HANDRAILS AS REQUIRED. REPLACE DAMAGED COMPONENTS AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 7102 WHITE FLOUR
	P9	UNIT ENTRY DOOR - METAL	PREPARE DOOR SUBSTRATE AND PAINT. REFER TO DOOR SCHEDULE AND TO GENERAL FINISH NOTES.	T.B.D.
INTERIOR COMMON SPACES	P10	BUILDING ENTRY DOOR - METAL	PREPARE DOOR SUBSTRATE AND PAINT. REFER TO DOOR SCHEDULE AND TO GENERAL FINISH NOTES.	T.B.D.
	P11	BUILDING ENTRY DOOR - WOOD	PREPARE DOOR SUBSTRATE AND PAINT. REFER TO DOOR SCHEDULE AND TO GENERAL FINISH NOTES.	T.B.D.
	P12	COMMON DOOR - METAL	PREPARE DOOR SUBSTRATE AND PAINT. REFER TO DOOR SCHEDULE AND TO GENERAL FINISH NOTES.	T.B.D.
	P13	WALL	REPAIR EXISTING GYPSUM BOARD AND PAINT. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 6378 CRISP LINEN EGGSHELL
	P14	WAINSCOT - WOOD	REPAIR OR REPLACE DAMAGED WAINSCOT AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	T.B.D.
	P15	CORRIDOR STAIR - WOOD	REPAIR OR REPLACE DAMAGED STAIR COMPONENTS (RISERS, TREAD, STRINGERS, TRIM) AS REQUIRED. CAULK GAPS AROUND RISERS, TREADS, AND STRINGERS. CAULK BETWEEN STRINGERS AND WALLS. PAINT. REFER TO GENERAL FINISH NOTES.	T.B.D.
	P16	HANDRAIL - WOOD HISTORICAL	SECURE EXISTING HISTORIC WOOD POSTS, BALUSTERS, HANDRAILS. REPAIR OR REPLACE DAMAGED COMPONENTS AS REQUIRED TO MATCH EXISTING. REFER TO GENERAL FINISH NOTES.	T.B.D.
EXTERIOR	P17	EXTERIOR WOOD (EXTERIOR CEILINGS - BREEZEWAYS, TRIMS, CORNICES)	REFER TO GENERAL FINISH NOTES FOR WOOD SUBSTRATE. REFER TO NEW WORK ELEVATIONS AND PLANS (FOR CEILING INFORMATION) FOR COLOR SCHEMES.	ELEVEN (11) COLORS T.B.D.: A, B, C, D, E, F, G, H, J, K, L
	P18	EXTERIOR STONE (ACCENT)	REFER TO GENERAL FINISH NOTES FOR STONE SUBSTRATE. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	TWO (2) COLORS T.B.D.: M, N
	P19	FIRE ESCAPE - METAL	REMOVE RUST AND PROVIDE RUST INHIBITIVE PAINT. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	TWO (2) COLORS T.B.D.: P, Q
	P20	EXTERIOR METAL (STOREFRONTS, GATES, FENCES, GUARDRAILS, HANDRAILS, BASEMENT SIDEWALK DOORS)	SECURE EXISTING METAL GUARDRAILS AND HANDRAILS. REPLACE OR REPAIR DAMAGED OR RUSTED COMPONENTS AS REQUIRED. PROVIDE RUST INHIBITIVE PAINT. REFER TO GENERAL FINISH NOTES. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	FIVE (5) COLORS T.B.D.: R, S, S.1, T, U
	P21	EXTERIOR STUCCO/PARGE	REFER TO GENERAL FINISH NOTES. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	ONE (1) COLOR T.B.D.: V
	P22	EXTERIOR FIBER CEMENT BOARD (ABOVE MAIN ENTRY DOORS 1320 REPUBLIC)	REFER TO GENERAL FINISH NOTES. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	ONE (1) COLOR T.B.D.: W
	P23	EXTERIOR CONCRETE (WALL IN REAR YARD 1221 JACKSON)	REFER TO GENERAL FINISH NOTES FOR BRICK SUBSTRATE. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	ONE (1) COLOR T.B.D.: X
FLOORS				
DWELLING UNITS	F1	KITCHEN CERAMIC FLOOR TILE (EXISTING)	CLEAN TILE. REPAIR AND CLEAN GROUT. REPLACE ISOLATED DAMAGED TILES WITH NEW. MATCH EXISTING COLOR. SEE NEW WORK PLAN DRAWINGS FOR LOCATIONS.	MATCH EXISTING TILE AND GROUT COLOR
	F2	BATHROOM CERAMIC FLOOR TILE (EXISTING)	CLEAN TILE. REPAIR AND CLEAN GROUT. REPLACE ISOLATED DAMAGED TILES WITH NEW. MATCH EXISTING COLOR. SEE NEW WORK PLAN DRAWINGS FOR LOCATIONS.	MATCH EXISTING TILE AND GROUT COLOR
DWELLING UNITS & COMMON SPACES	F3	HARDWOOD FLOOR (EXISTING)	REFINISH EXISTING HARDWOOD. REMOVE AND REPLACE EXISTING SHOE MOLDS WITH NEW PAINTED SHOE MOLDS.	MATCH EXISTING COLOR FINISH
	F4	RUBBER TREADS ON WOOD STAIR	REMOVE EXISTING TREADS. REPAIR, CLEAN, AND PAINT WOOD STAIRS AS REQUIRED. PROVIDE NEW RUBBER TREADS. OFFSET RUBBER STAIR TREAD BY 1" ON BOTH SIDES IN COMMON SPACE STAIRS ONLY. REFER TO GENERAL FINISH NOTES.	JOHNSONITE FULL RUBBER STAIR TREAD 22 PEARL CB
COM MON SPACE 3	F5	QUARRY TILES (EXISTING)	CLEAN QUARRY TILE. REPAIR AND CLEAN GROUT. REPLACE ISOLATED CRACKED TILES AS NEEDED.	MATCH EXISTING TILE AND GROUT COLOR
WALL TILE				
DWELLING UNITS	T1	EXISTING BATHROOM WALL CERAMIC TILE	EXISTING WAINSCOT TO REMAIN. CLEAN TILE AND REPLACE ISOLATED DAMAGED TILES. REPLACE GROUT. TILE TUB SURROUND TO REMAIN. CLEAN TILE AND REPLACE ISOLATED DAMAGED TILES. REPLACE GROUT. IN AREAS WHERE A PORTION OF TUB SURROUND HAS BEEN REMOVED TO PREPLACE SHOWER VALVE, REPAIR WITH MOLD/MOISTURE RESISTANT GYPSUM BOARD AND NEW WALL TILES AND GROUT TO MATCH EXISTING. ALTERNATE 1 (A1) BATHROOM WAINSCOT REPLACE ISOLATED DAMAGED TILES. RESURFACE TILE WAINSCOT WITH PREFERRED RESURFACING PRODUCT* PER MANUFACTURER'S INSTRUCTIONS. ALTERNATE 2 (A2) BATHTUB TILE SURROUND REPLACE ISOLATED DAMAGED TILES. RESURFACE TUB SURROUND WITH PREFERRED PRODUCT* PER MANUFACTURER'S INSTRUCTIONS.	MATCH EXISTING TILE AND GROUT COLOR ALTERNATES 1 AND 2 (RESURFACING INFO) - * PREFERRED PRODUCTS: 1. MIDWEST CHEMICALS - PROTECTHANE 2. HAWK RESEARCH LABORATORIES, INC. - ISOFREE PLUS 3. DIVERSIFIED COATINGS - ISOFREE



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

ENGINEERED
BUILDING
SYSTEMS INC.

515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR AND
PENDLETON ESTATES

2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET
PART 2 SUBMITTAL
06.20.2022

OHFA SUBMITTAL
10.21.2022

PERMIT SUBMITTAL
10.21.2022

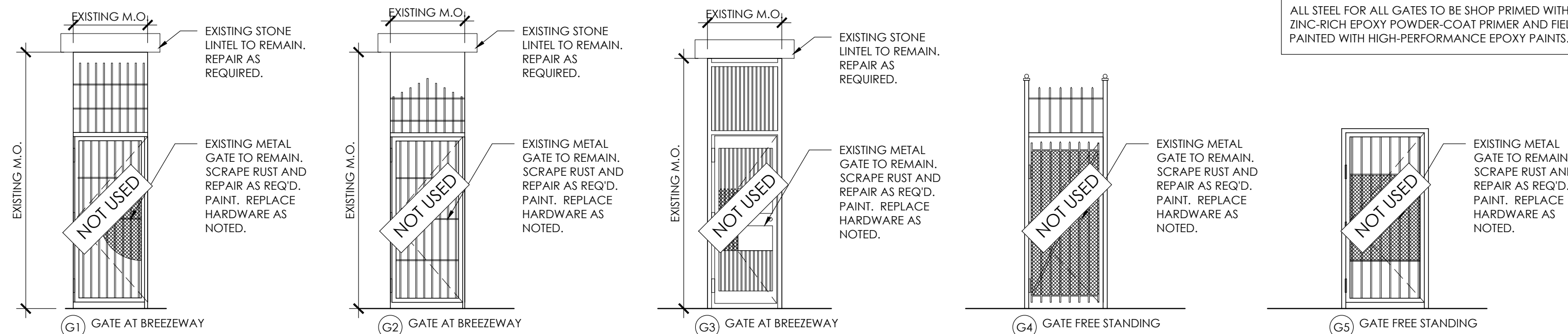
REVISIONS
03.22.2023
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

TYPICAL FLOOR/CEILING
ASSEMBLIES, FINISH
SCHEDULES AND NOTES

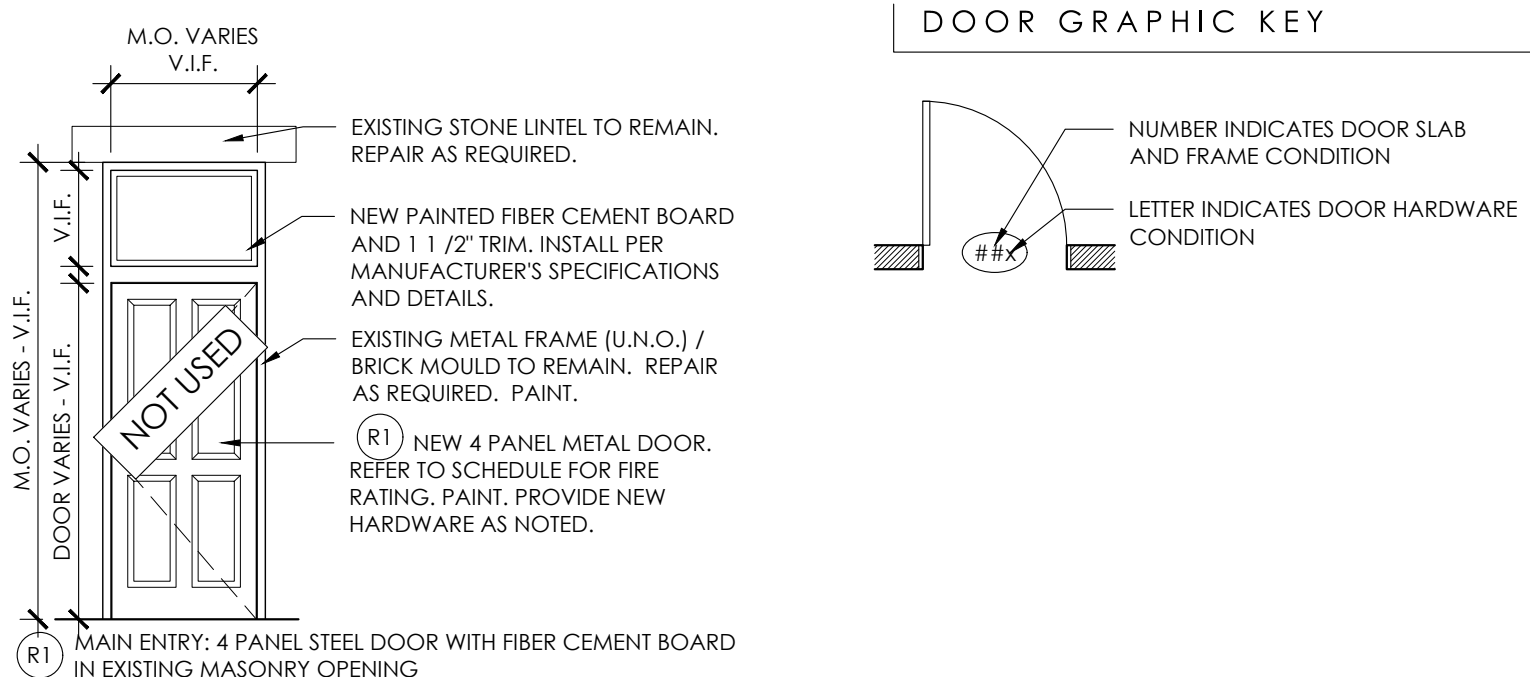
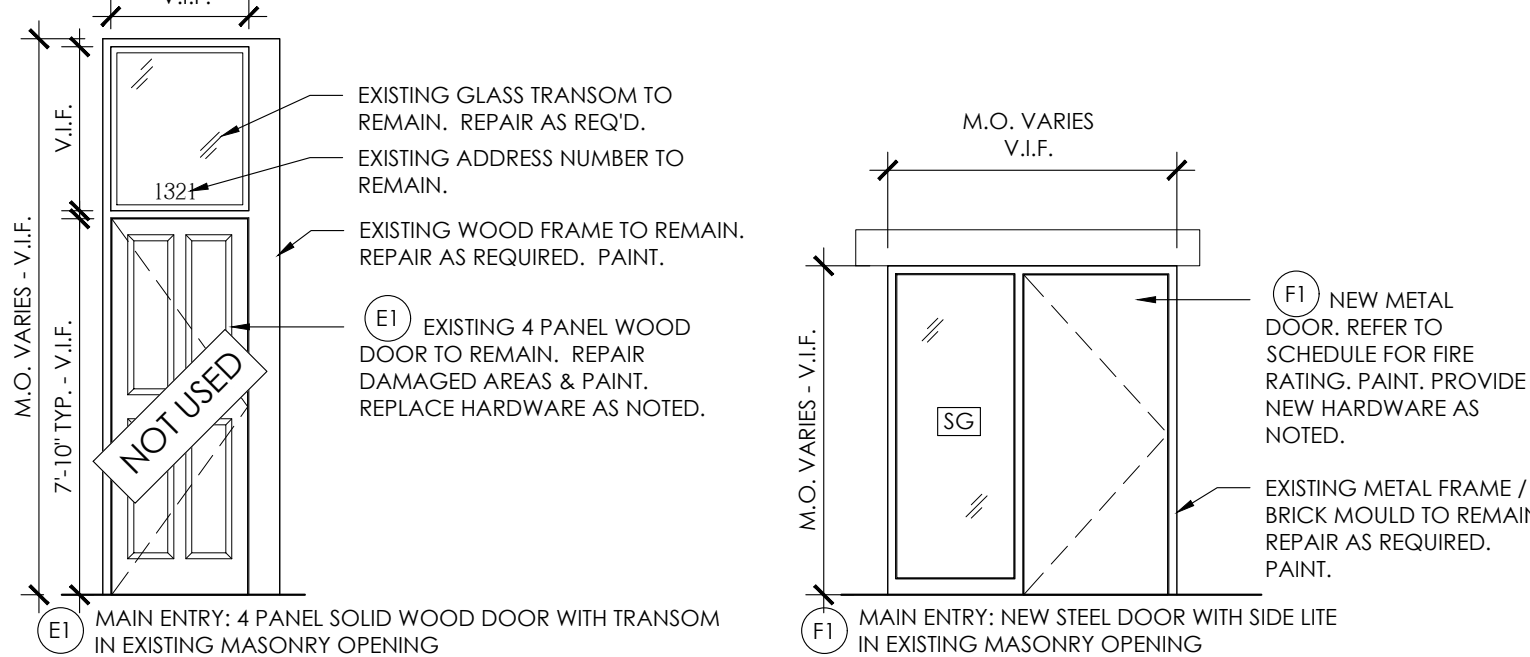
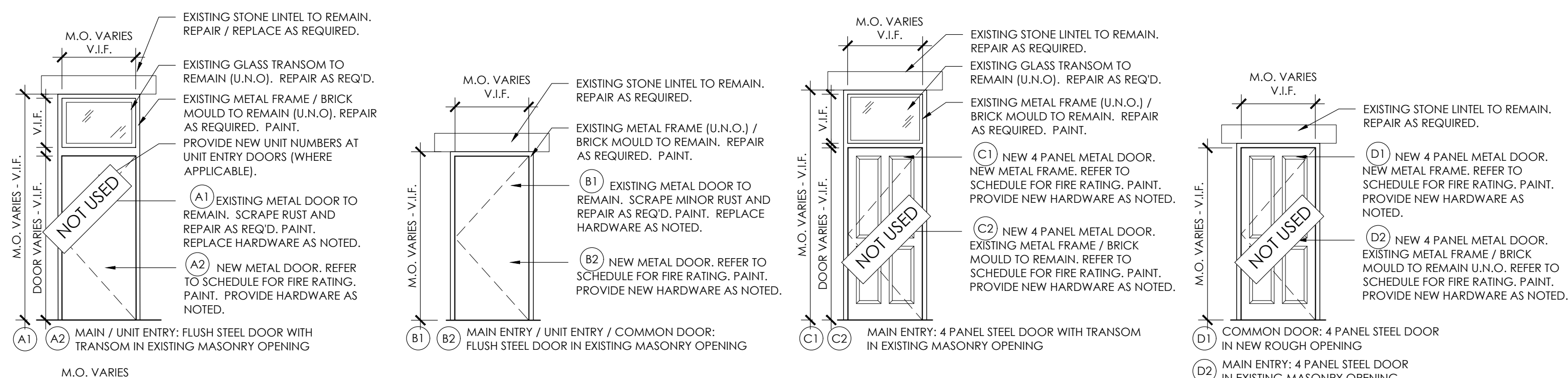
A0.2

EXTERIOR GATE TYPES

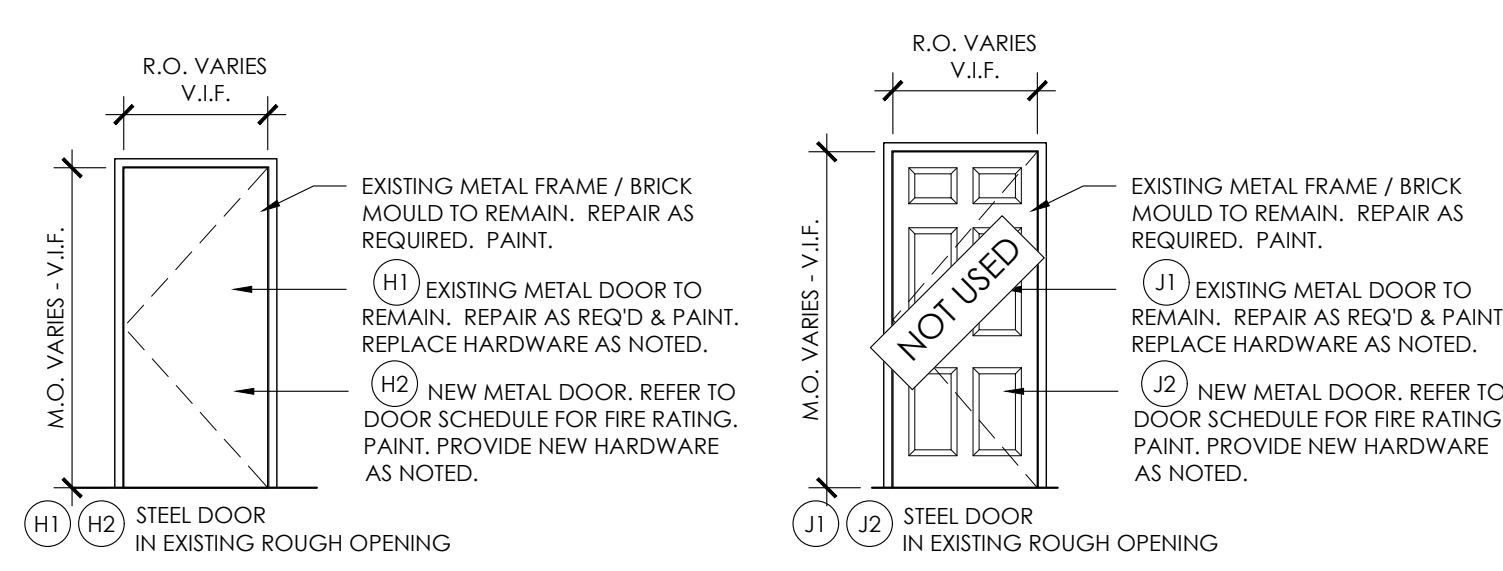


ALL STEEL FOR ALL GATES TO BE SHOP PRIMED WITH ZINC-RICH EPOXY POWDER-COAT PRIMER AND FIELD PAINTED WITH HIGH-PERFORMANCE EPOXY PAINTS.

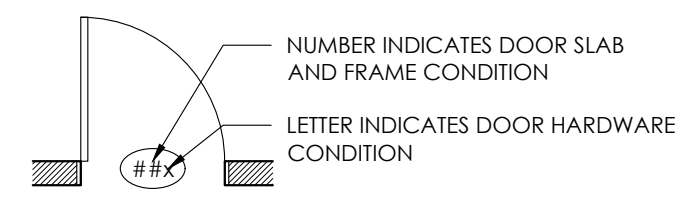
EXTERIOR DOOR TYPES



INTERIOR COMMON AREA DOOR TYPES



DOOR GRAPHIC KEY



DOOR GENERAL NOTES

- 1. THROUGHOUT ALL BUILDINGS, THERE ARE DOORS AND FRAMES TO REMAIN IN PLACE AND THERE ARE DOORS AND FRAMES TO BE REPLACED WHERE THEY WERE OBSERVED TO BE WORN OR DAMAGED...

HARDWARE SCHEDULE

Table with columns: TYPE, DESCRIPTION, LOCK STYLE, NOTES. Rows include Residential Main Entry, Residential Gate, Egress Door, Mechanical Closet, Common Door, Unit Entry, Interior Door, Interior Door, Mechanical Closet/Unit.

DOOR SCHEDULE table with columns: DOOR TYPE, DOOR (EXIST-IN G, NEW), SIZE, DOOR STYLE, HEAD DTL, JAMB DTL, SILL DTL, DOOR FIRE RATING, DOOR, FRAME (EXIST-ING, NEW), FRAME FIRE RATING, FRAME, DOOR FINISH, FRAME FINISH, NOTES. Includes exterior doors (1-26), interior common area doors (27-43), and interior typical unit doors (44-74).

- A. PROVIDE NEW PAINTED METAL DOOR FRAME IN EXISTING LOCATION. REFER TO SCHEDULE FOR FIRE RATING REQUIREMENT OF FRAME.
B. PROVIDE NEW GLASS TRANSOM. MATCH FIRE RATING ON DOOR AND FRAME TO FIRE RATING ON TRANSOM. REFER TO DOOR SCHEDULE.



Deanna Heil license no. 10784 Expiration 12-31-2023

CITYSTUDIOS ARCHITECTURE 1148 Main Street Cincinnati, OH 45202 ph. 513.621.0750 citystudiosarch.com

G.E.I. engineering 220 Stewart Way, Suite 100 Monroe, Ohio 45050 513.549.1434

ENGINEERED BUILDING SYSTEMS INC. 515 Monmouth Street Newport, KY 41017 859-261-0585

COMMUNITY MANOR AND PENDLETON ESTATES 2155 LOTH STREET CINCINNATI, OHIO 45202



modelgroup DEVELOPMENT • CONSTRUCTION • MANAGEMENT

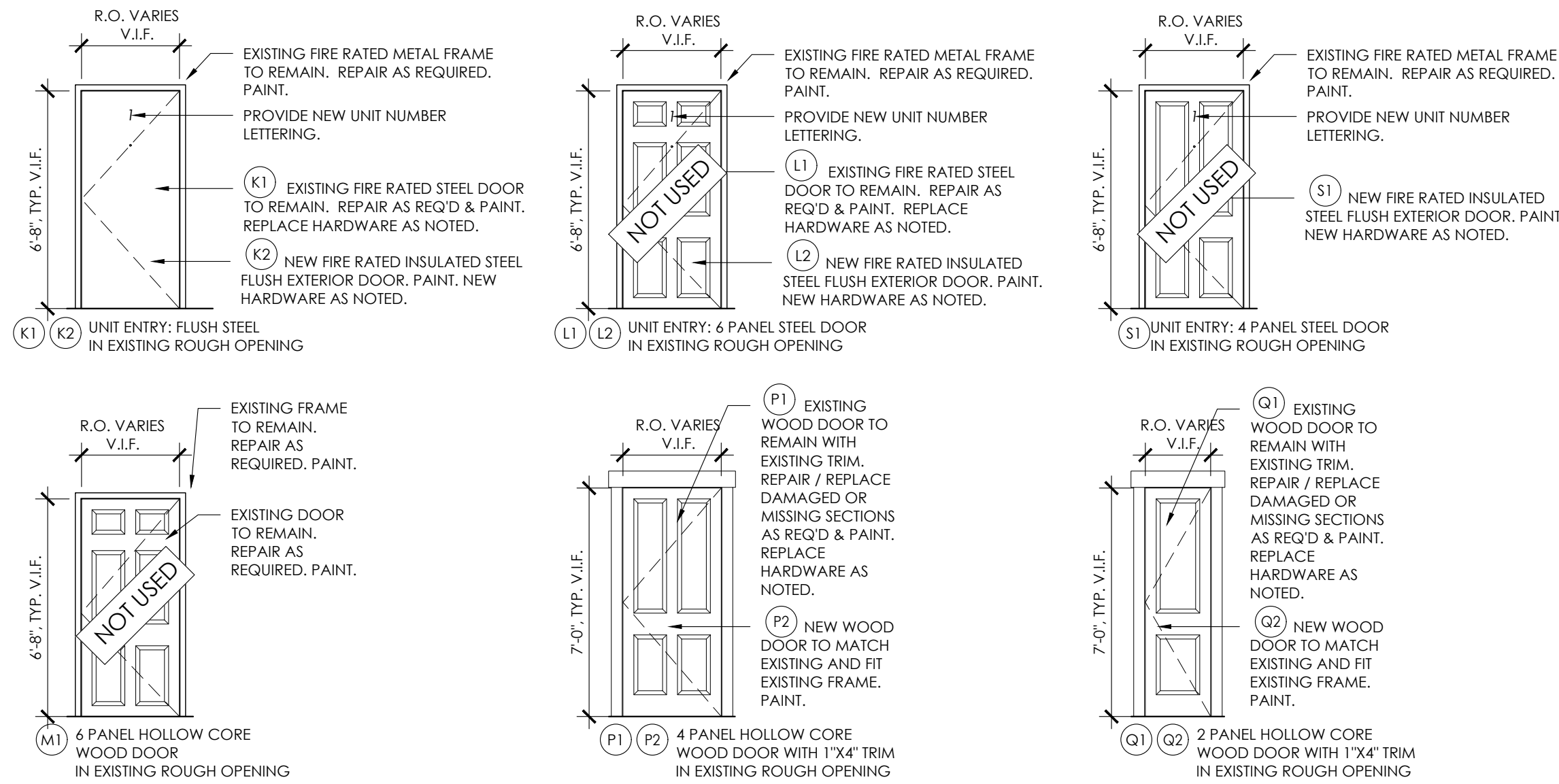
DATE: BID SET PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022 PERMIT SUBMITTAL 10.21.2022 REVISIONS 03.22.2023 BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

DOOR SCHEDULE AND NOTES

A0.3a

INTERIOR UNIT DOOR TYPES



POAH BASIS OF DESIGN - DOORS

- EXTERIOR DOORS COMMON AND UNIT ENTRY DOORS**
ALL NEW EXTERIOR DOORS, AND TO THE EXTENT POSSIBLE FOR EXISTING DOORS TO REMAIN, SHOULD INCLUDE:
1. INSTALL THRESHOLDS ON SILICONE TYPE WATER REPELLENT PROPER TO INSTALLATION.
 2. PAN FLASHING.
 3. DOORS MUST HAVE VYCOR BRAND OR EQUAL, SELF ADHERED FLASHING INSTALLED TO ALL PERIMETERS AND SILLS FOR PROTECTION AGAINST AIR, WATER AND MOISTURE.
 4. WEATHER-STRIPPING: VINYL FOAM COMPRESSION TYPE OR EQUAL AROUND PERIMETER; VINYL SWEEP AT DOOR BOTTOMS; AND ALUMINUM WITH VINYL SEAL STRIP THRESHOLD WITH THERMAL BRAKE AT ALL EXTERIOR DOORS.
 5. PERFORMANCE REQUIREMENTS OF ALL EXTERIOR DOORS:
 - a. MINIMUM STC RATING OF 35
 - b. EXTERIOR DOORS MUST BE ENERGY STAR RATED.
 6. MINIMUM 20-GAUGE STEEL INSULATED DOORS WITH 26 GAUGE STEEL FRAME.
 7. ALL EXISTING AND NEW UNIT ENTRY DOORS TO HAVE NEW PEEPHOLE.
POAH BASIS OF DESIGN: HD SUPPLY, 190 DIAMETER, FIRE RATED DOOR VIEWER, SATIN CHROME, MANUFACTURER NUMBER: 874140
 8. DOORS TO BE INSULATED.
 9. POAH BASIS OF DESIGN: DOOR MANUFACTURER - JELD-WEN.
- UNIT ENTRY DOORS FROM STAIRWAYS OR CORRIDORS**
10. DOORS MUST COMPLY WITH FIRE RATING REQUIRED BY CODE. FIRE RATING INFORMATION TO BE INCLUDED ON DOOR LABEL.
 11. ALL UNIT ENTRY DOORS TO HAVE PEEPHOLE.
POAH BASIS OF DESIGN: HD SUPPLY, 190 DIAMETER, FIRE RATED DOOR VIEWER, SATIN CHROME, MANUFACTURER NUMBER: 874140
 12. WEATHERSTRIP ALL NEW UNIT ENTRANCE DOORS AND TO THE EXTENT POSSIBLE THE EXISTING DOORS TO REMAIN USING:
 - a. DOOR WEATHERSTRIPPING AT HEAD AND JAMB: G-LON, POLYETHYLENE-GLAD URETHANE FOAM SECURED TO A PVC CARRIER, AVAILABLE AT: CONSERVATION MAR
 - b. DOOR WEATHERSTRIPPING AT SILL: PEMKO FIRE-RATED DOOR SWEEP ALUMINUM, MANUFACTURER NUMBER: 307AV36
 13. DOORS MUST BE ENERGY STAR RATED.
 14. DOORS TO BE INSULATED.
 15. POAH BASIS OF DESIGN DOOR MANUFACTURER: JELD-WEN
- UNIT INTERIOR DOORS**
14. REPLACEMENT DOORS WITHIN UNITS TO MATCH EXISTING DOOR STYLES. SEE DOOR SCHEDULE.
 15. REMOVE EXISTING DOOR TRIM AT REPLACEMENT DOOR AS NECESSARY FOR NEW DOOR INSTALLATION AND INSTALL NEW TRIM TO MATCH.
 16. WHERE DOORS ARE CUT DOWN TO FIT LOWER CEILING HEIGHT CONDITIONS, FLUSH SOLID CORE DOORS SHALL BE USED IN LIEU OF PANELED.
 17. POAH BASIS OF DESIGN: DOOR MANUFACTURER - JELD-WEN

POAH BASIS OF DESIGN - DOOR HARDWARE

1. CONTRACTOR SHALL VERIFY ALL DOOR KEYING WITH OWNER PRIOR TO ORDERING HARDWARE. ITEMS LISTED BELOW ARE POAH STANDARDS.
 2. ALL DOORS EXISTING AND NEW SHALL BE EQUIPPED WITH LEVER TYPE HARDWARE OR HARDWARE THAT MEETS ANSI A117.1/2009 DESIGN STANDARDS.
 3. DOOR STOPS TO BE INSTALLED AT ALL EXISTING AND NEW DOORS.
 4. FINISH: ALL HARDWARE TO BE BRUSHED ALUMINUM, OR SATIN CHROME.
 5. ANTI-PICK LATCHES WITH SINGLE ACTION LEVER.
- KEYING FOR COMMON SPACES AND UNIT ENTRIES:**
6. KEY TREE TO BE REVIEWED BY POAH.
 7. NO GRAND MASTER KEY FOR DWELLING UNITS.
 8. INCLUDE 4-5 CORES AS ADDITIONAL STOCK FOR UNIT ENTRY DOORS TO ACCOMMODATE UNIT TURNS.
 9. SITE STAFF TO USE HANDYTRAC KEY CONTROL SYSTEM.
 10. MAIN BUILDING ENTRIES EQUIPPED WITH KNOX BOX ENTRY SYSTEM FOR LOCAL FIRE DEPARTMENT. PROVIDE NEW IF NOT PRESENT.
 11. UNIT ENTRANCE (FROM EXTERIOR + FROM CORRIDOR): DOORS SHALL BE EQUIPPED WITH INTERLOCKING MORTISE LOCK SETS. OPERATION OF THE LOCK SET SHALL INCLUDE THE FOLLOWING FEATURES:
 - a. FROM EXTERIOR OF UNIT ENTRANCE, KEY UNLOCKS BOTH DEAD LATCH AND DEADBOLT.
 - b. FROM INTERIOR OF UNIT ENTRANCE, TURNING KNOB DISENGAGES BOTH DEAD LATCH AND DEADBOLT AT THE SAME TIME.
- POAH BASIS OF DESIGN: SCHLAGE, MORTISE STOREROOM LOCKSET, 06 LEVER, INTERCONNECTED LOCK, MANUFACTURER NUMBER: L9080L 07A 626
- UNIT BEDROOMS, CLOSETS & PASSAGE DOORS:**
12. LEVERED HANDLES; NO KNOBS.
 13. NO LOCKS.
POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN PASSAGE LEVER, SATIN CHROME, MANUFACTURER NUMBER: F10MNH
- UNIT BATHROOM DOORS:**
14. LEVERED HANDLES; NO KNOBS.
 15. PROVIDE LOCK WITH "PIN-HOLE" RESET.
POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN PRIVACY LEVER, SATIN CHROME, MANUFACTURER NUMBER: F40MNH
- UNIT MECHANICAL CLOSETS:**
16. LEVERED HANDLES; NO KNOBS.
 17. REQUIRED: LOCK WITH KEY FOR SITE PERSONNEL ONLY.
 18. SECURED AND ACCESSED BY SITE PERSONNEL ONLY.
POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN ENTRY LEVER, SATIN CHROME, MANUFACTURER NUMBER: F51MNH



Deanna Heil
license no. 10784
Expiration 12-31-2023



1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434



515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**

2155 LOTH STREET
CINCINNATI, OHIO 45202



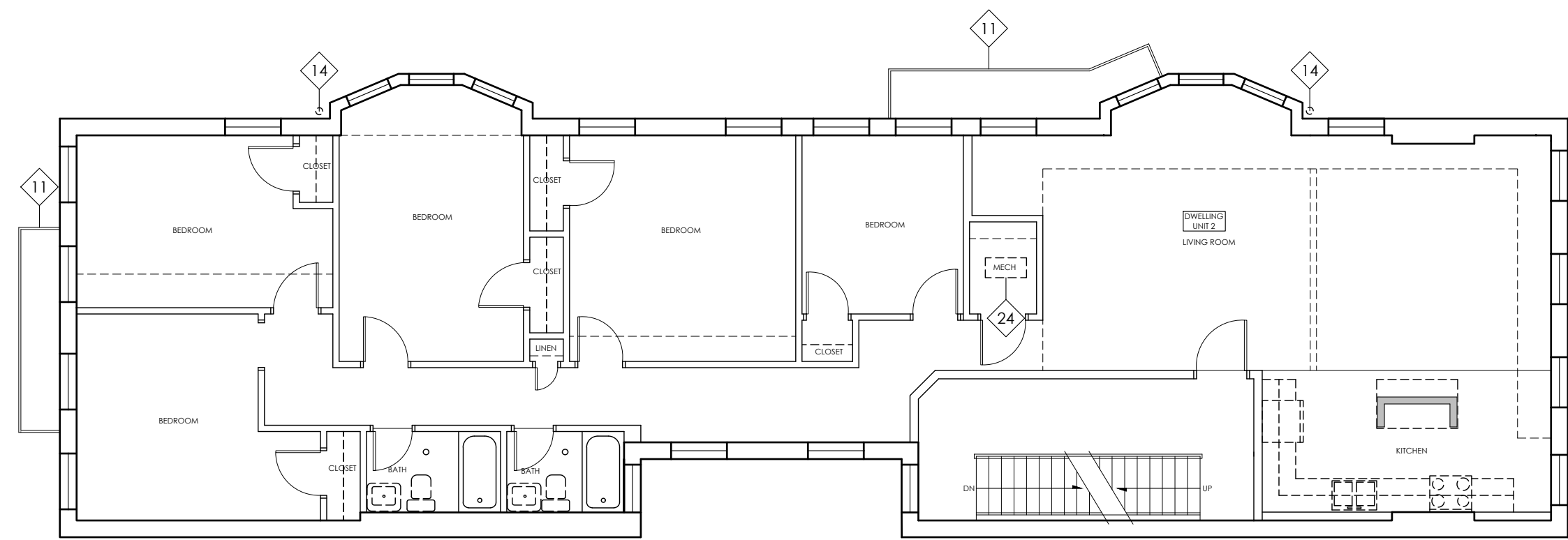
DATE:	BID SET
	PART 2 SUBMITTAL
	06.20.2022
△	OHFA SUBMITTAL
	10.21.2022
	PERMIT SUBMITTAL
	10.21.2022
△	REVISIONS
	03.22.2023
	BID SET
	07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

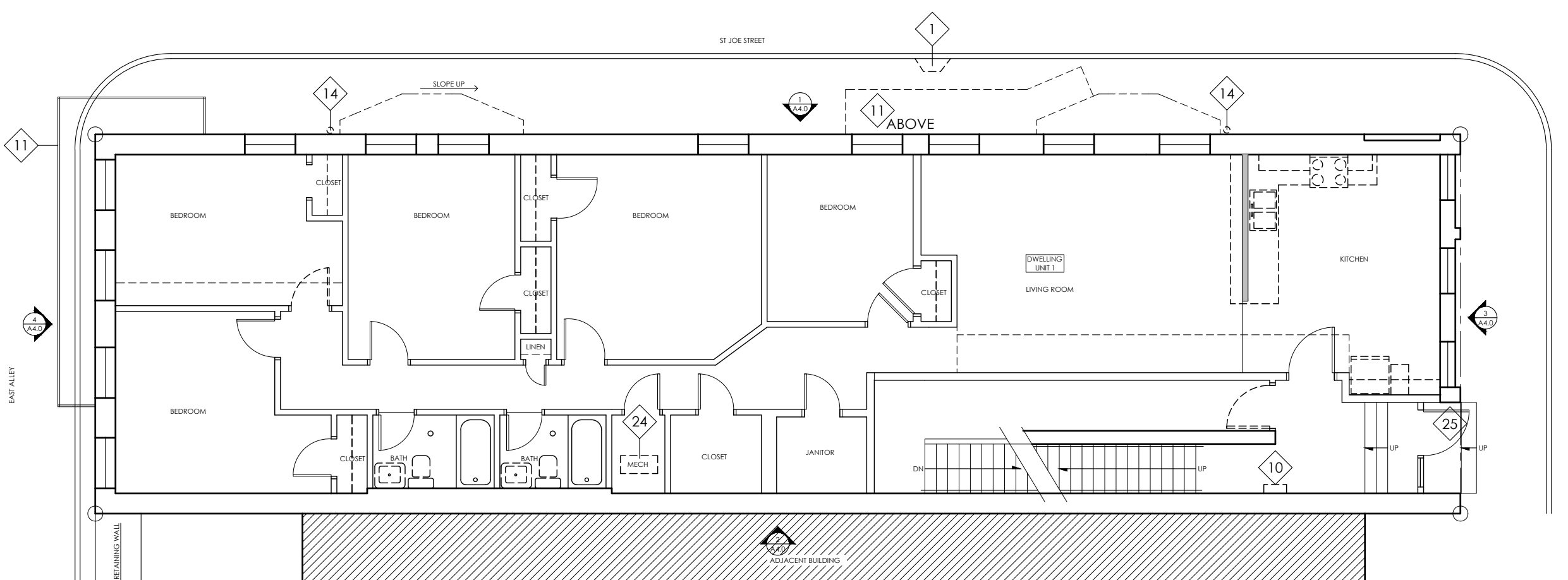
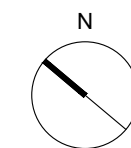
DOOR SCHEDULE AND
NOTES CONTINUED

A0.3b

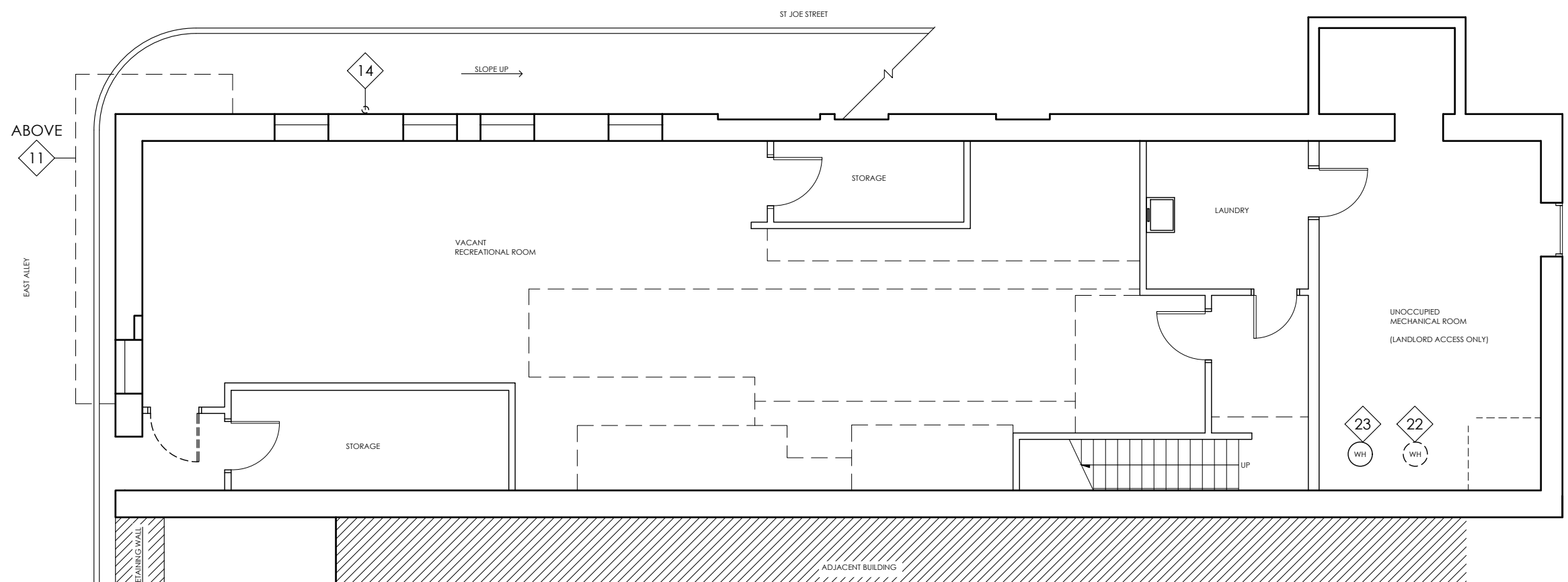
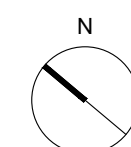
B:\A03\A0303\A03030001\A03030001_001.dwg, 21/11/2023 10:15:15 AM, 451, Deanna Heil, dhl@citystudios.com



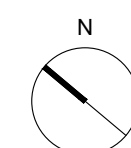
3 SECOND FLOOR DEMOLITION PLAN
A2.0 1/8" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
A2.0 1/8" = 1'-0"



1 BASEMENT DEMOLITION PLAN
A2.0 1/8" = 1'-0"



DEMOLITION PLAN GENERAL NOTES

- A. ALL BOLD DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
- B. ALL LOAD BEARING WALLS, NON-LOAD BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS ARE TO REMAIN, U.N.O.
- C. REMOVE ALL EXISTING DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS TO REMAIN.
- D. REMOVE EXISTING WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- E. ALL EXISTING INTERIOR TRIM TO REMAIN, U.N.O.
- F. REMOVE DAMAGED FLOOR TILES AND PREP FOR NEW WORK. REFER TO NEW WORK PLANS.
- G. ALL EXISTING GYPSUM BOARD AND PLASTER WALLS AND CEILINGS ARE TO REMAIN.
- H. REMOVE EXISTING CLOSET SHELVES AND COAT RODS. PREP FOR NEW WORK.
- I. REMOVE ALL EXISTING BLINDS IN ALL LIVING UNITS.
- J. REMOVE EXISTING BATHROOM ACCESSORIES INCLUDING TOWEL BARS, FIXED SHOWER CURTAIN RODS AND TOILET PAPER DISPENSERS.
- K. REMOVE ALL EXISTING BATHROOM MEDICINE CABINETS/INTEGRAL LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
- L. REMOVE ALL EXISTING KITCHEN CABINETRY, COUNTERTOPS AND APPLIANCES.
- M. REMOVE EXISTING MECHANICAL EQUIPMENT INCLUDING GAS FURNACES, THERMOSTATS, CONDENSING UNITS AND EXHAUST FANS. EXISTING DUCTS AND VENTS ARE TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- N. REMOVE EXISTING LOUVERS/DIFFUSERS/REGISTERS. REFER TO MECHANICAL DRAWINGS.
- O. ALL EXISTING BATHTUBS TO REMAIN, U.N.O.
- P. REMOVE ALL EXISTING WATER CLOSETS. EXISTING PIPES AND DRAINS ARE TO REMAIN. REFER TO PLUMBING DRAWINGS.
- Q. REMOVE EXISTING PEDESTAL SINKS, U.N.O. EXISTING PIPES AND DRAINS ARE TO REMAIN. REFER TO PLANS FOR LOCATIONS OF EXISTING PEDESTAL SINKS TO REMAIN. ALL BATHROOM FAUCETS TO BE REMOVED. REFER TO PLUMBING DRAWINGS.
- R. EXISTING BATHTUB TILE SURROUND AND EXISTING BATHROOM WAINSCOT TO REMAIN, U.N.O. REFER TO NEW WORK PLANS AND FINISH SCHEDULE.
- S. REMOVE EXISTING DOUBLE BOWL SINKS AND FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.
- T. REMOVE EXISTING WATER HEATERS AND SUMP PUMPS WHERE NOTED ON PLUMBING DRAWINGS U.N.O..
- U. REMOVE EXISTING LIGHT FIXTURES, SWITCHES AND RECEPTACLES. EXISTING WIRING IS TO REMAIN. EXISTING TV, CABLE AND DATA OUTLETS ARE TO REMAIN. REFER TO ELECTRICAL DRAWINGS.
- V. REMOVE EXISTING CARBON MONOXIDE/SMOKE DETECTORS. REFER TO ELECTRICAL DRAWINGS.
- W. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- X. ALL CHIMNEYS AND ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. REFER TO NEW WORK PLANS.
- Y. REMOVE EXISTING WOOD PLATFORMS FOR CONDENSING UNITS (COMMUNITY MANOR AND 2155 LOTH).
- Z. REMOVE ALL EXISTING VINYL STAIR TREADS BOTH IN COMMON SPACES AND DWELLING UNITS.

DEMOLITION PLAN KEYNOTES

- 1. SAW CUT AND REMOVE DAMAGED SECTION OF CONCRETE THIS LOCATION. PREPARE TO RECEIVE NEW WORK. IF HISTORIC GRANITE STREET CURBS ARE PRESENT, THEY ARE TO BE TEMPORARILY REMOVED DURING CONSTRUCTION AND REINSTALLED IN ORIGINAL LOCATIONS AS PART OF NEW WORK.
- 2. REMOVE EXISTING BASEMENT SIDEWALK ACCESS DOORS AND PREPARE EXISTING OPENING TO RECEIVE NEW BASEMENT SIDEWALK ACCESS DOORS.
- 10. REMOVE EXISTING MAILBOXES.
- 11. EXISTING FIRE ESCAPE TO REMAIN.
- 12. EXISTING METAL EXTERIOR STAIR TO REMAIN. SCRAP RUST. PATCH AND REPAIR DAMAGED AREAS AND PREP FOR RUST INHIBITIVE PAINT. REFER TO STRUCTURAL DRAWINGS.
- 13. NOT USED.
- 14. REMOVE EXISTING DOWNSPOUT.
- 15. REMOVE EXISTING TILE BACK SPLASH AND PREPARE EXISTING SURFACES FOR NEW WORK.
- 16. MOVE EXISTING DRYERS AS INDICATED ON ARCHITECTURAL DRAWINGS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
- 17. REMOVE EXISTING WALL.
- 20. EXISTING PEDESTAL SINK TO REMAIN.
- 21. REMOVE EXISTING BATHTUB.
- 22. DISCONNECT AND REMOVE EXISTING WATER HEATER. REFER TO PLUMBING DRAWINGS. DOMESTIC WATER PIPING TO REMAIN.
- 23. EXISTING WATER HEATER TO REMAIN.
- 24. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIPMENT AND ALL ASSOCIATED COMPONENTS FOR RESIDENTIAL APARTMENT UNITS ONLY. CONTRACTOR TO VERIFY LOCATION OF RESIDENTIAL UNITS IN FIELD. REMOVE ASSOCIATED PLATFORMS. EXISTING DUCTWORK TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- 25. REMOVE EXISTING INTERCOM SYSTEM. REFER TO ELECTRICAL DRAWINGS.
- 26. REMOVE ALL FLOOR TILE.
- 40. REMOVE ALL EXISTING ROOFING MATERIALS AND DETERIORATED WOOD ROOF SHEATHING IF PRESENT (V.I.F.) INCLUDING BUT NOT LIMITED TO FLASHING, COPINGS, TERMINATIONS, ETC. PREP FOR NEW ROOFING.
- 41. REMOVE EXISTING HUNG ALUMINUM GUTTERS. REMOVE GUTTER BOARD TRIM AND PREP FOR REPLACEMENT.
- 42. EXISTING BOX GUTTER/DECORATIVE CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR NEW WORK. REMOVE EXISTING GUTTER LINER AND PREP FOR NEW.
- 43. REMOVE EXISTING ROOF ACCESS HATCH AND PREPARE OPENING TO RECEIVE NEW ROOF ACCESS HATCH.
- 44. EXISTING COMMERCIAL 1ST FLOOR COMMERCIAL SPACE MECHANICAL EQUIPMENT TO REMAIN AND TO REMAIN IN SERVICE DURING CONSTRUCTION. CONTRACTOR TO VERIFY IN FIELD LOCATION OF COMMERCIAL MECHANICAL UNITS.



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

ENGINEERED
BUILDING
SYSTEMS INC.
515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR AND
PENDLETON ESTATES
2155 LOTH STREET
CINCINNATI, OHIO 45202



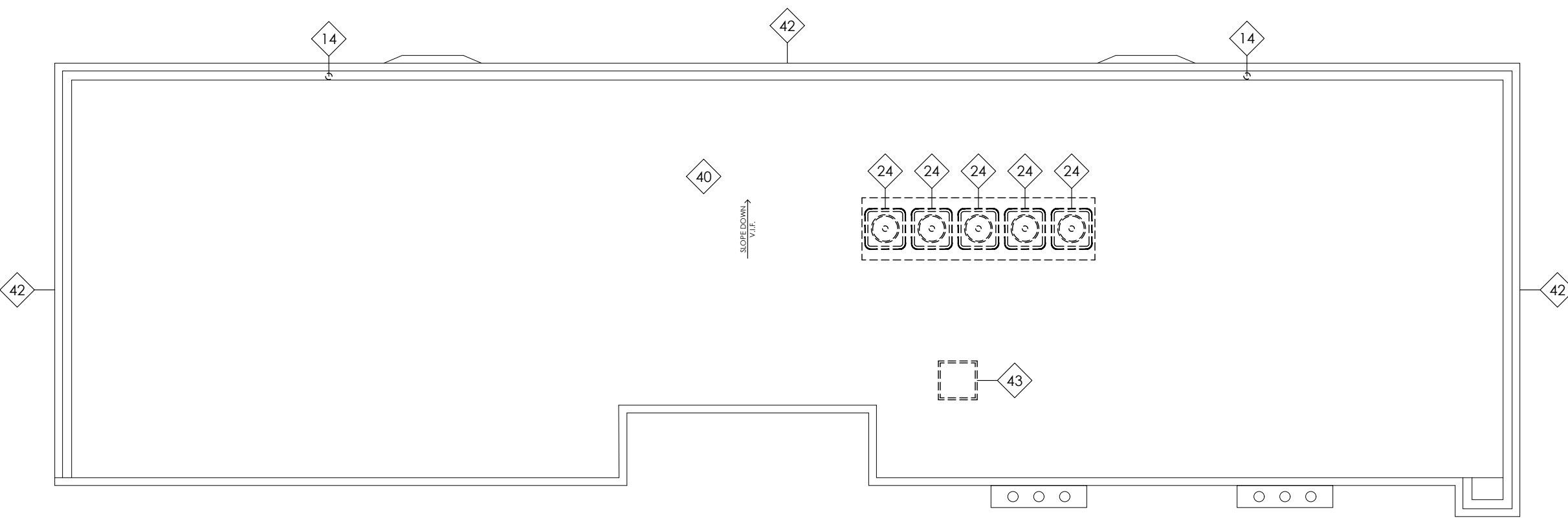
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE:	BID SET
	PART 2 SUBMITTAL
	06.20.2022
	OHFA SUBMITTAL
	10.21.2022
	PERMIT SUBMITTAL
	10.21.2022
	REVISIONS
	03.22.2023
	BID SET
	07.03.2023

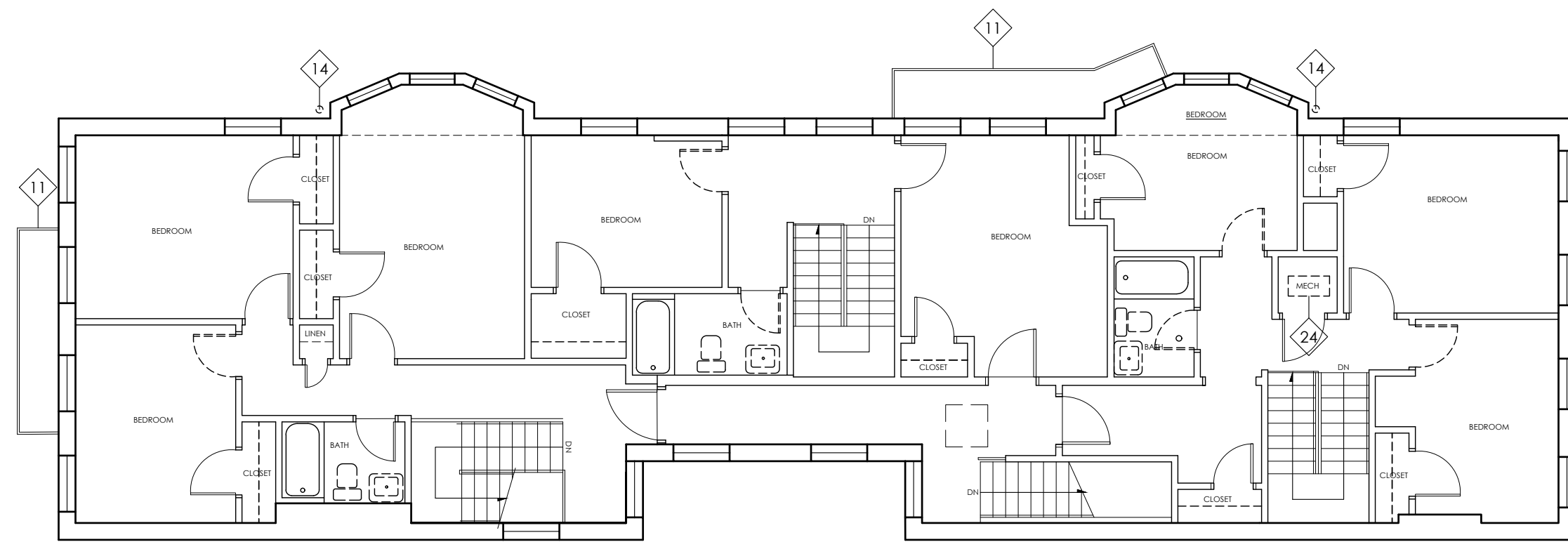
PRELIMINARY
NOT FOR CONSTRUCTION

BASEMENT, FIRST AND
SECOND FLOOR
DEMOLITION PLANS

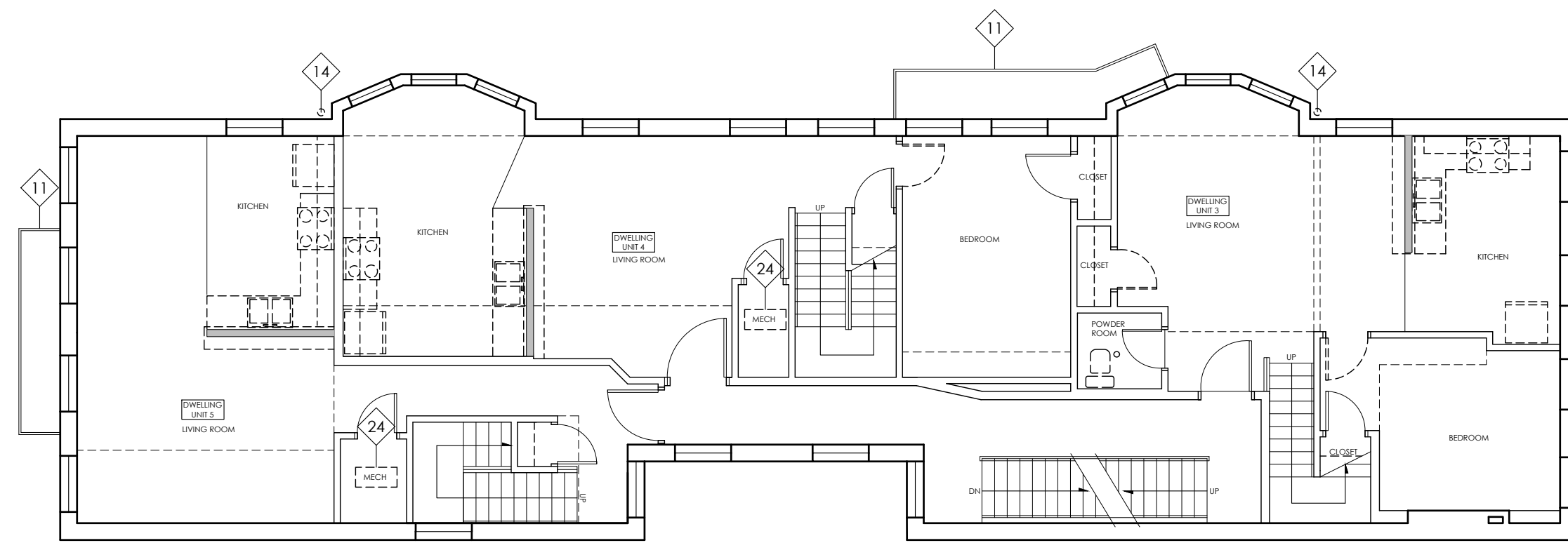
A2.0



3
A2.1
ROOF DEMOLITION PLAN
1/8" = 1'-0"



2
A2.1
FOURTH FLOOR DEMOLITION PLAN
1/8" = 1'-0"



1
A2.1
THIRD FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

- A. ALL BOLD DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
- B. ALL LOAD BEARING WALLS, NON-LOAD BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS ARE TO REMAIN, U.N.O.
- C. REMOVE ALL EXISTING DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS TO REMAIN.
- D. REMOVE EXISTING WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- E. ALL EXISTING INTERIOR TRIM TO REMAIN, U.N.O.
- F. REMOVE DAMAGED FLOOR TILES AND PREP FOR NEW WORK. REFER TO NEW WORK PLANS.
- G. ALL EXISTING GYPSUM BOARD AND PLASTER WALLS AND CEILINGS ARE TO REMAIN.
- H. REMOVE EXISTING CLOSET SHELVES AND COAT RODS. PREP FOR NEW WORK.
- I. REMOVE ALL EXISTING BLINDS IN ALL LIVING UNITS.
- J. REMOVE EXISTING BATHROOM ACCESSORIES INCLUDING TOWEL BARS, FIXED SHOWER CURTAIN RODS AND TOILET PAPER DISPENSERS.
- K. REMOVE ALL EXISTING BATHROOM MEDICINE CABINETS/INTEGRAL LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
- L. REMOVE ALL EXISTING KITCHEN CABINETS, COUNTERTOPS AND APPLIANCES.
- M. REMOVE EXISTING MECHANICAL EQUIPMENT INCLUDING GAS FURNACES, THERMOSTATS, CONDENSING UNITS AND EXHAUST FANS. EXISTING DUCTS AND VENTS ARE TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- N. REMOVE EXISTING LOUVERS/DIFFUSERS/REGISTERS. REFER TO MECHANICAL DRAWINGS.
- O. ALL EXISTING BATHTUBS TO REMAIN, U.N.O.
- P. REMOVE ALL EXISTING WATER CLOSETS. EXISTING PIPES AND DRAINS ARE TO REMAIN. REFER TO PLUMBING DRAWINGS.
- Q. REMOVE EXISTING PEDESTAL SINKS, U.N.O. EXISTING PIPES AND DRAINS ARE TO REMAIN. REFER TO PLANS FOR LOCATIONS OF EXISTING PEDESTAL SINKS TO REMAIN. ALL BATHROOM FAUCETS TO BE REMOVED. REFER TO PLUMBING DRAWINGS.
- R. EXISTING BATHTUB TILE SURROUND AND EXISTING BATHROOM WAINSCOT TO REMAIN, U.N.O. REFER TO NEW WORK PLANS AND FINISH SCHEDULE.
- S. REMOVE EXISTING DOUBLE BOWL SINKS AND FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.
- T. REMOVE EXISTING WATER HEATERS AND SUMP PUMPS WHERE NOTED ON PLUMBING DRAWINGS U.N.O..
- U. REMOVE EXISTING LIGHT FIXTURES, SWITCHES AND RECEPTACLES. EXISTING WIRING IS TO REMAIN. EXISTING TV, CABLE AND DATA OUTLETS ARE TO REMAIN. REFER TO ELECTRICAL DRAWINGS.
- V. REMOVE EXISTING CARBON MONOXIDE/SMOKE DETECTORS. REFER TO ELECTRICAL DRAWINGS.
- W. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- X. ALL CHIMNEYS AND ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. REFER TO NEW WORK PLANS.
- Y. REMOVE EXISTING WOOD PLATFORMS FOR CONDENSING UNITS (COMMUNITY MANOR AND 2155 LOTH).
- Z. REMOVE ALL EXISTING VINYL STAIR TREADS BOTH IN COMMON SPACES AND DWELLING UNITS.

DEMOLITION PLAN KEYNOTES

- 1. SAW CUT AND REMOVE DAMAGED SECTION OF CONCRETE THIS LOCATION. PREPARE TO RECEIVE NEW WORK. IF HISTORIC GRANITE STREET CURBS ARE PRESENT, THEY ARE TO BE TEMPORARILY REMOVED DURING CONSTRUCTION AND REINSTALLED IN ORIGINAL LOCATIONS AS PART OF NEW WORK.
- 2. REMOVE EXISTING BASEMENT SIDEWALK ACCESS DOORS AND PREPARE EXISTING OPENING TO RECEIVE NEW BASEMENT SIDEWALK ACCESS DOORS.
- 10. REMOVE EXISTING MAILBOXES.
- 11. EXISTING FIRE ESCAPE TO REMAIN.
- 12. EXISTING METAL EXTERIOR STAIR TO REMAIN. SCRAP RUST. PATCH AND REPAIR DAMAGED AREAS AND PREP FOR RUST INHIBITIVE PAINT. REFER TO STRUCTURAL DRAWINGS.
- 13. NOT USED.
- 14. REMOVE EXISTING DOWNSPOUT.
- 15. REMOVE EXISTING TILE BACK SPLASH AND PREPARE EXISTING SURFACES FOR NEW WORK.
- 16. MOVE EXISTING DRYERS AS INDICATED ON ARCHITECTURAL DRAWINGS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
- 17. REMOVE EXISTING WALL.
- 20. EXISTING PEDESTAL SINK TO REMAIN.
- 21. REMOVE EXISTING BATHTUB.
- 22. DISCONNECT AND REMOVE EXISTING WATER HEATER. REFER TO PLUMBING DRAWINGS. DOMESTIC WATER PIPING TO REMAIN.
- 23. EXISTING WATER HEATER TO REMAIN.
- 24. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIPMENT AND ALL ASSOCIATED COMPONENTS FOR RESIDENTIAL APARTMENT UNITS ONLY. CONTRACTOR TO VERIFY LOCATION OF RESIDENTIAL UNITS IN FIELD. REMOVE ASSOCIATED PLATFORMS. EXISTING DUCTWORK TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- 25. REMOVE EXISTING INTERCOM SYSTEM. REFER TO ELECTRICAL DRAWINGS.
- 26. REMOVE ALL FLOOR TILE.
- 40. REMOVE ALL EXISTING ROOFING MATERIALS AND DETERIORATED WOOD ROOF SHEATHING IF PRESENT (V.I.F.) INCLUDING BUT NOT LIMITED TO FLASHING, COPINGS, TERMINATIONS, ETC. PREP FOR NEW ROOFING.
- 41. REMOVE EXISTING HUNG ALUMINUM GUTTERS. REMOVE GUTTER BOARD TRIM AND PREP FOR REPLACEMENT.
- 42. EXISTING BOX GUTTER/DECORATIVE CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR NEW WORK. REMOVE EXISTING GUTTER LINER AND PREP FOR NEW.
- 43. REMOVE EXISTING ROOF ACCESS HATCH AND PREPARE OPENING TO RECEIVE NEW ROOF ACCESS HATCH.
- 44. EXISTING COMMERCIAL 1ST FLOOR COMMERCIAL SPACE MECHANICAL EQUIPMENT TO REMAIN AND TO REMAIN IN SERVICE DURING CONSTRUCTION. CONTRACTOR TO VERIFY IN FIELD LOCATION OF COMMERCIAL MECHANICAL UNITS.



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

ENGINEERED
BUILDING
SYSTEMS INC.

515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR AND
PENDLETON ESTATES

2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE:	BID SET
	PART 2 SUBMITTAL
	06.20.2022
▲	OHFA SUBMITTAL
	10.21.2022
	PERMIT SUBMITTAL
	10.21.2022
▲	REVISIONS
	03.22.2023
	BID SET
	07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

THIRD, FOURTH AND ROOF
DEMOLITION PLANS

A2.1



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**

515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**

2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PERMIT SUBMITTAL
10.21.2022
REVISIONS
03.22.2023
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

BASEMENT
NEW WORK PLAN

A3.0

NEW WORK PLAN KEYNOTES

- EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
- REPAIR EXISTING STONE RETAINING WALL.
- REPAIR EXISTING CONCRETE RETAINING WALL.
- EXISTING METAL SECURITY GATE / FENCE. REMOVE RUST, CLEAN, PAINT AND INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- PROVIDE NEW CONCRETE THIS AREA. PROVIDE SEALANT AT BUILDING PERIMETER WHERE ADJACENT TO BUILDING. IN AREAS WHERE CONCRETE IS ADJACENT TO HISTORIC STONE STREET CURB, TEMPORARILY MOVE STONE CURB AND REINSTALL TO ORIGINAL LOCATION AS PART OF NEW WORK.
- PROVIDE NEW BASEMENT SIDEWALK ACCESS DOORS IN EXISTING LOCATION. DOORS TO BE FLUSHED WITH SIDEWALK. PAINT. REFER TO FINISH SCHEDULE.
- REPAIR EXISTING ±12" HIGH MASONRY UNIT WALL.
- PROVIDE NEW USPS APPROVED SURFACE MOUNTED MAILBOXES. MOUNT AT 48" A.F.F. MAXIMUM WITH 4" PROJECTION FROM FACE OF WALL.
- SECURE, CLEAN AND REPAIR EXISTING GUARDS/HANDRAILS. PREP TO RECEIVE NEW FINISH.
- EXISTING FIRE ESCAPE TO REMAIN. REPOINT ALL ATTACHMENTS AND REPAIR ALL DEFICIENCIES. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT. G.C. IS RESPONSIBLE FOR FIRE ESCAPE EXAMINATION AND INSPECTION PER CITY OF CINCINNATI - REPAIR WORK TO BE UNDER SEPARATE PERMIT.
- REPAIR EXISTING EXTERIOR STEEL STAIR. PAINT WITH RUST INHIBITIVE PAINT. SEE STRUCTURAL DRAWINGS.
- PROVIDE NEW GALVANIZED AND PAINTED EXTERIOR 1-1/2" DIAMETER METAL HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. WHERE CONDITIONS ALLOW, EXTEND MINIMUM 12" HORIZONTALLY AT TOP TREAD AND EXTEND MINIMUM (1) TREAD DEPTH HORIZONTALLY AT BOTTOM RISER. RETURN HANDRAIL TO WALL WHERE EXISTING CONDITIONS ALLOW, OTHERWISE RETURN TO FLOOR. PROVIDE GUARDS WHERE NOT MOUNTED TO EXTERIOR WALL. PROVIDE SHOP DRAWINGS.
- PROVIDE NEW ALUMINUM DOWNSPOUT TO REPLACE EXISTING. COLOR T.B.D. BY ARCHITECT.
- EXISTING EXTERIOR BEAD BOARD CEILING. REPAIR AS REQUIRED AND PAINT.
- LOCATION OF NEW AC CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW INTERCOM SYSTEM WITH CONTROLS AT 48" ABOVE GRADE. TO BE DETERMINED AND COORDINATED BY CONTRACTOR/OWNER. REFER TO ELECTRICAL DRAWINGS
- RELOCATE EXISTING DRYERS AS INDICATED ON DRAWINGS.
- WALL TO REMAIN. REPAIR, PATCH AND PAINT.
- EXISTING ATTIC ACCESS HATCH. REPAIR AS REQUIRED.
- EXISTING RISERS, TREADS, STRINGERS AND LANDINGS TO REMAIN. REPAIR STAIR ELEMENTS AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE NEW NON-SUP TREAD COVERS. REFER TO FINISH SCHEDULE.
- NOT USED
- EXISTING WOOD BASEMENT STAIR TO REMAIN. EVALUATE CONDITION OF STRINGERS AND TREADS. PREP TO REPAIR WHERE REQUIRED.
- PROVIDE NEW USPS APPROVED RECESSED MAILBOXES IN EXISTING OPENING. MOUNT AT 48" A.F.F. MAXIMUM. ADJUST OPENING AS NECESSARY. PATCH AND REPAIR EXISTING ADJACENT WALL SURFACES.
- REPLACE ALL FLOOR TILE WITH NEW FLOOR TILE. REFER TO FINISH SCHEDULE.
- REPLACE DAMAGED FLOOR TILES WITH NEW TO MATCH EXISTING TILE. FOR BIDDING PURPOSES, ASSUME (4) 12 X 12 TILES ARE TO BE REPLACED.
- REPLACE MARBLE TRANSITION STRIP BETWEEN TILE AND WOOD FLOORING. MATCH EXISTING.
- NOT USED
- PROVIDE NEW WALL. SEE WALL TYPE LEGEND.
- PROVIDE NEW WATER HEATER. REFER TO PLUMBING DRAWINGS.
- PROVIDE NEW GAS FURNACE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
- REFER TO PLUMBING DRAWINGS.
- WALL SUBSTRATE AND TILE AT BATHTUB SURROUND TO ACCOMMODATE REPLACEMENT OF SHOWER VALVE. KEEP REMOVAL / REPLACEMENT TO A MINIMUM. CAREFULLY REMOVE AND REINSTALL NEW WALL TILE TO MATCH EXISTING.
- IN UNOCCUPIED ATTIC SPACE: PROVIDE BLOWN-IN CELLULOSE OR BLOWN-IN CELLULOSE AND FIBERGLASS BATT AT FLOOR JOISTS TO MEET R-49 REQUIREMENT. REFER TO GENERAL NOTE Z.
- IN UNOCCUPIED ATTIC SPACE: EXISTING BATT INSULATION IN FLOOR JOISTS TO REMAIN. CONTRACTOR TO VERIFY 10" BATT INSULATION (R-30), IF EXISTING INSULATION DOES NOT MEET R-30, CONTRACTOR TO PROVIDE ADDITIONAL INSULATION TO MEET R-49. REFER TO GENERAL NOTE Z.
- IN OCCUPIED ATTIC SPACE: CONTRACTOR TO VERIFY R-30 INSULATION IS PRESENT AT ROOF RAFTERS IN OCCUPIED AREAS. IF EXISTING INSULATION MEETS R-30, EXISTING INSULATION TO REMAIN. IF EXISTING INSULATION DOES NOT MEET R-30 OR IS NOT PRESENT, PROVIDE R-49 INSULATION. REFER TO GENERAL NOTE Z.

NEW WORK PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
- PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH SCHEDULE.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- VERIFY OPERATION OF SUBSURFACE DRAINAGE. SCOPE AS REQUIRED.
- PROVIDE NEW WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- TUCKPOINT INTERIOR FACES OF BASEMENT FOUNDATION WALLS AS NECESSARY.
- PROVIDE INSULATION AS SCHEDULED.
- SECURE EXISTING HANDRAILS AND BANISTERS.
- EXISTING HARDWOOD FLOORING TO BE REFINISHED. REFER TO NEW WORK PLANS FOR LOCATIONS AND FINISH SCHEDULE.
- REPAIR DAMAGED PLASTER/GYPSUM BOARD SURFACES (WALLS, CEILINGS, SOFFITS, ETC.)
- PROVIDE NEW VINYL COATED CLOSET WIRE SHELVES, 12" DEEP, TYPICAL. VERIFY EXISTING DIMENSIONS AND ADJUST DEPTH WHERE NECESSARY. PROVIDE HANGING ROD AT 60" A.F.F. STATIC LOAD: 75 LB/FT OF SHELF MINIMUM. COLOR: WHITE. ACCEPTABLE MANUFACTURERS: SCHULTE CORP., RUBBERMAID, INC., CLOSETMAID (A DIVISION OF EMERSON ELECTRIC CO.).
- PROVIDE NEW HORIZONTAL LOUVER BLINDS WITH 2" FAUX WOOD SLATS FOR ALL WINDOWS IN ALL ROOMS IN ALL LIVING UNITS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. SLAT WIDTH: 2 INCH. COLOR: TBD. ACCEPTABLE MANUFACTURERS: LEVOLOR CONTRACT (A NEWELL RUBBERMAID COMPANY), SPRINGS WINDOW FASHIONS (SWF CONTRACT).
- PROVIDE NEW BATHROOM ACCESSORIES AND MEDICINE CABINETS. REFER TO NEW WORK PLANS FOR LOCATIONS AND INTERIOR ELEVATIONS.
- PROVIDE NEW KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REFER TO NEW WORK PLANS AND INTERIOR ELEVATIONS.
- PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS AND APPLIANCE SCHEDULE.
- PROVIDE NEW GAS FURNACES, THERMOSTATS, CONDENSING UNITS, EXHAUST FANS AND LOUVER/DIFFUSERS/GRILLES. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING DRAWINGS.
- REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.
- REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON PLUMBING DRAWINGS.
- REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.
- VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED.
- WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSTION/SOIL STACK CHASES, OPEN WALL TOPS, DROPPED CEILING, OPEN PLUMBING WALLS, BENEATH KNEE WALLS, AROUND DUCTWORK, ELECTRICAL WORK AND ATTIC POINTS. ACCEPTABLE SEALING MATERIALS ARE DETERMINED BY SIZE AND LOCATION OF OPENING AND INCLUDE HIGH QUALITY CAULKING WITH 20-YEAR LIFE SPAN, POLYETHYLENE ROD STOCK, SPRAY FOAM, GYPSUM BOARD, SHEET METAL, EXTRUDED POLYSTYRENE INSULATION AND DENSELY PACKED INSULATION. AIR SEALING MUST PREVENT AIR LEAKAGE THAT WILL NOT BE DETECTED BY INFRARED SCAN WHEN BUILDING IS DEPRESSURIZED AT 25 PASCALS.

CABINETRY PLAN LEGEND

LETTERS INDICATES CABINET TYPE, TYP.
XX## INDICATES CABINET WIDTH IN INCHES, TYP. GENERAL CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING CABINETS.

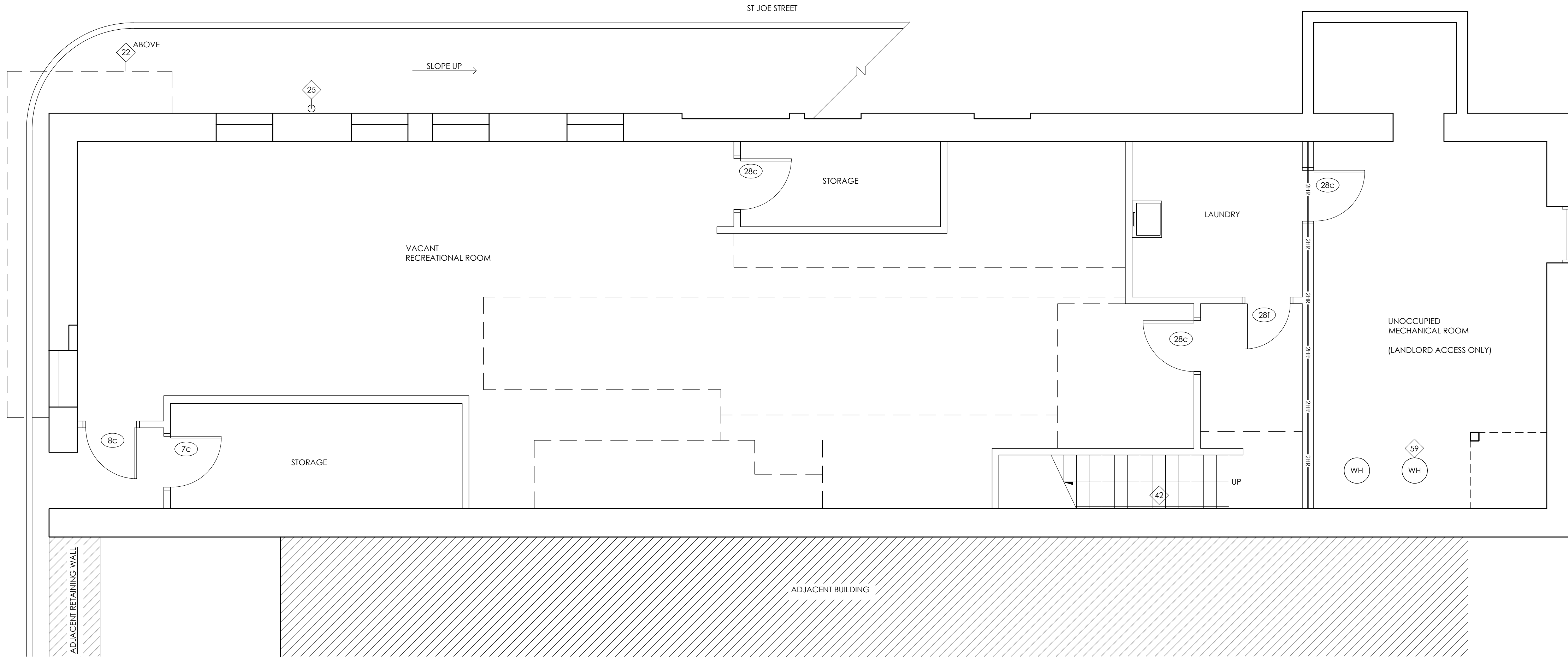
CABINET TYPE ABBREVIATIONS:

B	BASE CABINET	W	WALL CABINET
BB	BLIND BASE CABINET	BW	BLIND WALL CABINET
CB	CORNER BASE CABINET		
DB	DRAWER BASE CABINET	BADA	WALL-HUNG ADA
SB	SINK BASE CABINET	VADA	COMPLIANT BASE (B) OR VANITY (V) CABINET WITH FRONT APPROACH CLEARANCE
VB	VANITY BASE		
T	TALL CABINET		

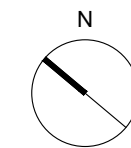
NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

WALL TYPES:

--- EXISTING CONSTRUCTION TO BE DEMOLISHED
 --- EXISTING CONSTRUCTION TO REMAIN
 --- EXISTING PARTIAL HEIGHT WALL TO REMAIN
 --- NEW 1 HOUR RATED WALL ASSEMBLY - SEE NEW WORK PLAN FOR LOCATION. PROVIDE NEW 3 1/2" 20 GA STEEL STUDS @ 16" O.C. WITH 5" MINERAL FIBER INSULATION BATT AND 5/8" TYPE X GYPSUM BOARD EACH SIDE (GA FILE NO WP 1417). PROVIDE 7/16" ZIP SHEATHING WITH INTEGRAL AIR/WATER BARRIER AND ASSOCIATED JOINT TAPE AT EXTERIOR. PROVIDE PRE-FINISHED FIBER CEMENT BOARD SIDING.
 --- INDICATES REQUIRED FIRE RATING OF THE ASSEMBLY - EXISTING 1 HOUR OR 2 HOUR WALL TO REMAIN. THE RATING OF THE EXISTING WALL ASSEMBLY IS UNKNOWN AND MAY BE AN EXISTING NON-COMPLYING CONDITION. AT AREAS OF MINOR DAMAGE, REPAIR TO MATCH EXISTING RATED CONSTRUCTION. FOR NEW WORK, MODIFICATIONS, INFILLS, AND LARGE AREAS OF FINISH REPAIR, ASSEMBLY SHALL BE 1 HOUR OR 2 HOUR RATED DEPENDING ON EXISTING RATING. REFER TO FLOOR PLANS FOR EXISTING RATING.



1
A3.0 BASEMENT NEW WORK PLAN
1/4" = 1'-0"



DATE PLOTTED: 07/03/2023 10:58:00 AM. FILE: C:\PROJECTS\2023\COMMUNITY MANOR AND PENDLETON ESTATES\A3.0.dwg. PLOTTER: HP DesignJet T1100e. PLOTTED BY: J. HEIL



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**
515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**
2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET 06.20.2022
PART 2 SUBMITTAL 06.20.2022
OHFA SUBMITTAL 10.21.2022
PERMIT SUBMITTAL 10.21.2022
REVISIONS 03.22.2023
BID SET 07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

FIRST FLOOR
NEW WORK PLAN

A3.1

NEW WORK PLAN GENERAL NOTES

- A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- C. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
- D. PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH SCHEDULE.
- E. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- F. VERIFY OPERATION OF SUBSURFACE DRAINAGE. SCOPE AS REQUIRED.
- G. PROVIDE NEW WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- H. TUCKPOINT INTERIOR FACES OF BASEMENT FOUNDATION WALLS AS NECESSARY.
- I. PROVIDE INSULATION AS SCHEDULED.
- J. SECURE EXISTING HANDRAILS AND BANISTERS.
- K. EXISTING HARDWOOD FLOORING TO BE REFINISHED. REFER TO NEW WORK PLANS FOR LOCATIONS AND FINISH SCHEDULE.
- L. REPAIR DAMAGED PLASTER/GYPSUM BOARD SURFACES (WALLS, CEILINGS, SOFFITS, ETC.)
- M. PROVIDE NEW VINYL COATED CLOSET WIRE SHELVES, 12" DEEP, TYPICAL. VERIFY EXISTING DIMENSIONS AND ADJUST DEPTH WHERE NECESSARY. PROVIDE HANGING ROD AT 60" A.F.F. STATIC LOAD: 75 LB/FT OF SHELF MINIMUM. COLOR: WHITE. ACCEPTABLE MANUFACTURERS: SCHULTZ CORP., RUBBERMAID, INC., CLOSETMAID (A DIVISION OF EMERSON ELECTRIC CO.)
- N. PROVIDE NEW HORIZONTAL LOUVER BLINDS WITH 2" FAUX WOOD SLATS FOR ALL WINDOWS IN ALL ROOMS IN ALL LIVING UNITS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. SLAT WIDTH: 2 INCH. COLOR: TBD. ACCEPTABLE MANUFACTURERS: LEVOLOR CONTRACT (A NEWELL RUBBERMAID COMPANY), SPRINGS WINDOW FASHIONS (SWF CONTRACT).
- O. PROVIDE NEW BATHROOM ACCESSORIES AND MEDICINE CABINETS. REFER TO NEW WORK PLANS FOR LOCATIONS AND INTERIOR ELEVATIONS.
- P. PROVIDE NEW KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REFER TO NEW WORK PLANS AND INTERIOR ELEVATIONS.
- Q. PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS AND APPLIANCE SCHEDULE.

- R. PROVIDE NEW GAS FURNACES, THERMOSTATS, CONDENSING UNITS, EXHAUST FANS AND LOUVER/DIFFUSERS/GRILLES. REFER TO MECHANICAL DRAWINGS.
- S. PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING DRAWINGS.
- T. REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- U. PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.
- V. REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON PLUMBING DRAWINGS.
- W. REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- X. PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.
- Y. VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED.
- Z. WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSTION/SOIL STACK CHASES, OPEN WALL TOPS, DROPPED CEILING, OPEN PLUMBING WALLS, BENEATH KNEE WALLS, AROUND DUCTWORK, ELECTRICAL WORK AND ATTIC POINTS. ACCEPTABLE SEALING MATERIALS ARE DETERMINED BY SIZE AND LOCATION OF OPENING AND INCLUDE HIGH QUALITY CAULKING WITH 20-YEAR LIFE SPAN, POLYETHYLENE ROD STOCK, SPRAY FOAM, GYPSUM BOARD, SHEET METAL, EXTRUDED POLYSTYRENE INSULATION AND DENSELY PACKED INSULATION. AIR SEALING MUST PREVENT AIR LEAKAGE THAT WILL NOT BE DETECTED BY INFRARED SCAN WHEN BUILDING IS DEPRESSURIZED AT 25 PASCALS.

NEW WORK PLAN KEYNOTES

1. EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
2. REPAIR EXISTING STONE RETAINING WALL.
3. REPAIR EXISTING CONCRETE RETAINING WALL.
4. EXISTING METAL SECURITY GATE / FENCE. REMOVE RUST, CLEAN, PAINT AND INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
5. PROVIDE NEW CONCRETE THIS AREA. PROVIDE SEALANT AT BUILDING PERIMETER WHERE ADJACENT TO BUILDING. IN AREAS WHERE CONCRETE IS ADJACENT TO HISTORIC STONE STREET CURB, TEMPORARILY MOVE STONE CURB AND REINSTALL TO ORIGINAL LOCATION AS PART OF NEW WORK.
6. PROVIDE NEW BASEMENT SIDEWALK ACCESS DOORS IN EXISTING LOCATION. DOORS TO BE FLUSHED WITH SIDEWALK. PAINT. REFER TO FINISH SCHEDULE.
7. REPAIR EXISTING ±12" HIGH MASONRY UNIT WALL.
20. PROVIDE NEW USPS APPROVED SURFACE MOUNTED MAILBOXES. MOUNT AT 48" A.F.F. MAXIMUM WITH 4" PROJECTION FROM FACE OF WALL.
21. SECURE, CLEAN AND REPAIR EXISTING GUARDS/HANDRAILS. PREP TO RECEIVE NEW FINISH.
22. EXISTING FIRE ESCAPE TO REMAIN. REPOINT ALL ATTACHMENTS AND REPAIR ALL DEFICIENCIES. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT. G.C. IS RESPONSIBLE FOR FIRE ESCAPE EXAMINATION AND INSPECTION PER CITY OF CINCINNATI - REPAIR WORK TO BE UNDER SEPARATE PERMIT.
23. REPAIR EXISTING EXTERIOR STEEL STAIR. PAINT WITH RUST INHIBITIVE PAINT. SEE STRUCTURAL DRAWINGS.
24. PROVIDE NEW GALVANIZED AND PAINTED EXTERIOR 1-1/2" DIAMETER METAL HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. WHERE CONDITIONS ALLOW, EXTEND MINIMUM 12" HORIZONTALLY AT TOP TREAD AND EXTEND MINIMUM (1) TREAD DEPTH HORIZONTALLY AT BOTTOM RISER. RETURN HANDRAIL TO WALL WHERE EXISTING CONDITIONS ALLOW, OTHERWISE RETURN TO FLOOR. PROVIDE GUARDS WHERE NOT MOUNTED TO EXTERIOR WALL. PROVIDE SHOP DRAWINGS.
25. PROVIDE NEW ALUMINUM DOWNSPOUT TO REPLACE EXISTING. COLOR T.B.D. BY ARCHITECT.
26. EXISTING EXTERIOR BEAD BOARD CEILING. REPAIR AS REQUIRED AND PAINT.
30. LOCATION OF NEW AC CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS.
31. PROVIDE NEW INTERCOM SYSTEM WITH CONTROLS AT 48" ABOVE GRADE. TO BE DETERMINED AND COORDINATED BY CONTRACTOR/OWNER. REFER TO ELECTRICAL DRAWINGS
32. RELOCATE EXISTING DRYERS AS INDICATED ON DRAWINGS.
40. WALL TO REMAIN. REPAIR, PATCH AND PAINT.
41. EXISTING ATTIC ACCESS HATCH. REPAIR AS REQUIRED.
42. EXISTING RISERS, TREADS, STRINGERS AND LANDINGS TO REMAIN. REPAIR STAIR ELEMENTS AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE NEW NON-SLIP TREAD COVERS. REFER TO FINISH SCHEDULE.
43. NOT USED
44. EXISTING WOOD BASEMENT STAIR TO REMAIN. EVALUATE CONDITION OF STRINGERS AND TREADS. PREP TO REPAIR WHERE REQUIRED.
45. PROVIDE NEW USPS APPROVED RECESSED MAILBOXES IN EXISTING OPENING. MOUNT AT 48" A.F.F. MAXIMUM. ADJUST OPENING AS NECESSARY. PATCH AND REPAIR EXISTING ADJACENT WALL SURFACES.
46. REPLACE ALL FLOOR TILE WITH NEW FLOOR TILE. REFER TO FINISH SCHEDULE.
47. REPLACE DAMAGED FLOOR TILES WITH NEW TO MATCH EXISTING TILE. FOR BIDDING PURPOSES, ASSUME (4) 12 X 12 TILES ARE TO BE REPLACED.
48. REPLACE MARBLE TRANSITION STRIP BETWEEN TILE AND WOOD FLOORING. MATCH EXISTING.
49. NOT USED
50. PROVIDE NEW WALL. SEE WALL TYPE LEGEND.
59. PROVIDE NEW WATER HEATER. REFER TO PLUMBING DRAWINGS.
60. PROVIDE NEW GAS FURNACE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
61. REFER TO PLUMBING DRAWINGS.
62. WALL SUBSTRATE AND TILE AT BATHTUB SURROUND TO ACCOMMODATE REPLACEMENT OF SHOWER VALVE. KEEP REMOVAL / REPLACEMENT TO A MINIMUM. CAREFULLY REMOVE AND REINSTALL NEW WALL TILE TO MATCH EXISTING.
70. IN UNOCCUPIED ATTIC SPACE, PROVIDE BLOWN-IN CELLULOSE OR BLOWN-IN CELLULOSE AND FIBERGLASS BATT AT FLOOR JOISTS TO MEET R-49 REQUIREMENT. REFER TO GENERAL NOTE Z.
71. IN UNOCCUPIED ATTIC SPACE, EXISTING BATT INSULATION IN FLOOR JOISTS TO REMAIN. CONTRACTOR TO VERIFY 10" BATT INSULATION (R-30), IF EXISTING INSULATION DOES NOT MEET R-30, CONTRACTOR TO PROVIDE ADDITIONAL INSULATION TO MEET R-49. REFER TO GENERAL NOTE Z.
72. IN OCCUPIED ATTIC SPACE, CONTRACTOR TO VERIFY R-30 INSULATION IS PRESENT AT ROOF RAFTERS IN OCCUPIED AREAS. IF EXISTING INSULATION MEETS R-30, EXISTING INSULATION TO REMAIN. IF EXISTING INSULATION DOES NOT MEET R-30 OR IS NOT PRESENT, PROVIDE R-49 INSULATION. REFER TO GENERAL NOTE Z.

CABINETRY PLAN LEGEND

LETTERS INDICATES CABINET TYPE, TYP.
NUMBERS INDICATES CABINET WIDTH IN INCHES. TYP. GENERAL CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING CABINETS.

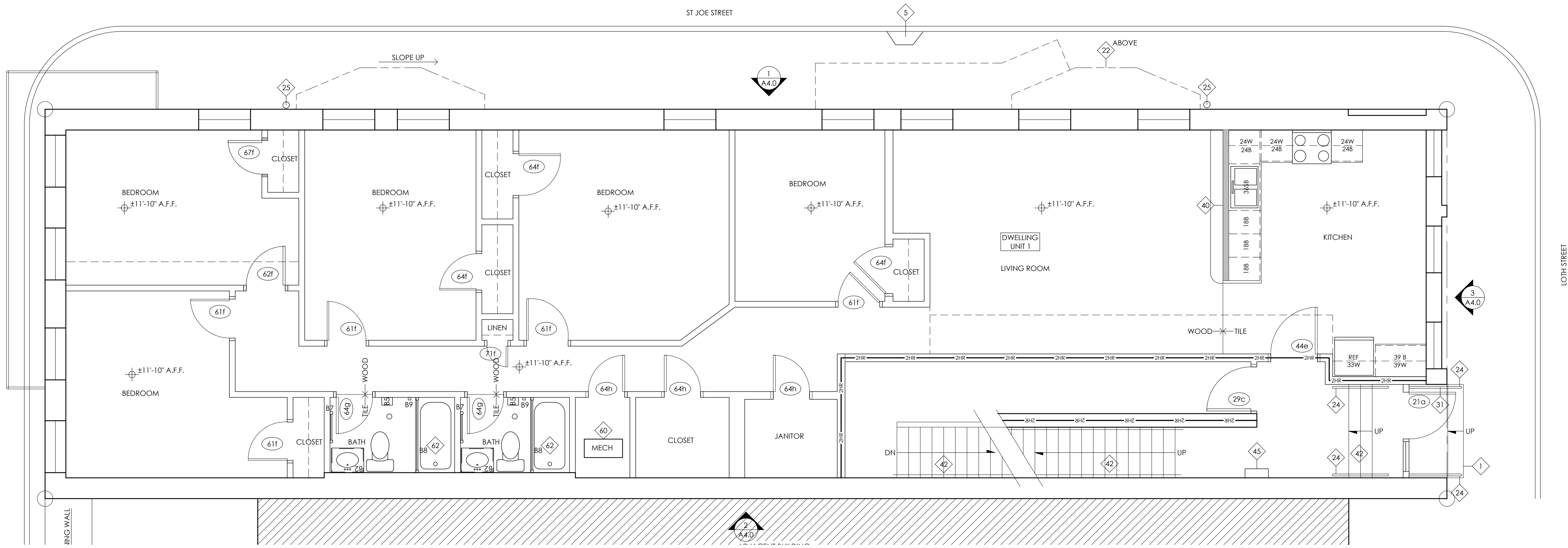
CABINET TYPE ABBREVIATIONS:

B	BASE CABINET	W	WALL CABINET
BB	BLIND BASE CABINET	BW	BLIND WALL CABINET
CB	CORNER BASE CABINET		
DB	DRAWER BASE CABINET	BADA	WALL-HUNG ADA
SB	SINK BASE CABINET	VADA	COMPLIANT BASE (B) OR VANITY (V) CABINET WITH FRONT APPROACH CLEARANCE
T	TALL CABINET		

NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

WALL TYPES:

--- EXISTING CONSTRUCTION TO BE DEMOLISHED
 --- EXISTING CONSTRUCTION TO REMAIN
 --- EXISTING PARTIAL HEIGHT WALL TO REMAIN
 NEW 1 HOUR RATED WALL ASSEMBLY - SEE NEW WORK PLAN FOR LOCATION. PROVIDE NEW 3 1/2" 20 GA STEEL STUDS @ 16" O.C. WITH 5" MINERAL FIBER INSULATION BATT AND 5/8" TYPE X GYPSUM BOARD EACH SIDE (GA FILE NO WP 1417). PROVIDE 7/16" ZIP SHEATHING WITH INTEGRAL AIR/WATER BARRIER AND ASSOCIATED JOINT TAPE AT EXTERIOR. PROVIDE PRE-FINISHED FIBER CEMENT BOARD SIDING.
 --- INDICATES REQUIRED FIRE RATING OF THE ASSEMBLY - EXISTING 1 HOUR OR 2 HOUR WALL TO REMAIN. THE RATING OF THE EXISTING WALL ASSEMBLY IS UNKNOWN AND MAY BE AN EXISTING NON-COMPLYING CONDITION. AT AREAS OF MINOR DAMAGE, REPAIR TO MATCH EXISTING RATED CONSTRUCTION. FOR NEW WORK, MODIFICATIONS, INFILLS, AND LARGE AREAS OF FINISH REPAIR, ASSEMBLY SHALL BE 1 HOUR OR 2 HOUR RATED DEPENDING ON EXISTING RATING. REFER TO FLOOR PLANS FOR EXISTING RATING.



1 A3.1 FIRST FLOOR NEW WORK PLAN
1/4" = 1'-0"

DATE PLOTTED: 07/03/2023 10:58:00 AM BY: C:\BUREAU\CTM\user\POAH\A3.1.dwg PLOT: A3.1.dwg PLOTTER: HP DesignJet 5000 Series



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**
515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**

**2155 LOTH STREET
CINCINNATI, OHIO 45202**



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PERMIT SUBMITTAL
10.21.2022
REVISIONS
03.22.2023
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

SECOND FLOOR
NEW WORK PLAN

A3.2

NEW WORK PLAN KEYNOTES

- EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
- REPAIR EXISTING STONE RETAINING WALL.
- REPAIR EXISTING CONCRETE RETAINING WALL.
- EXISTING METAL SECURITY GATE / FENCE. REMOVE RUST, CLEAN, PAINT AND INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- PROVIDE NEW CONCRETE THIS AREA. PROVIDE SEALANT AT BUILDING PERIMETER WHERE ADJACENT TO BUILDING. IN AREAS WHERE CONCRETE IS ADJACENT TO HISTORIC STONE STREET CURB, TEMPORARILY MOVE STONE CURB AND REINSTALL TO ORIGINAL LOCATION AS PART OF NEW WORK.
- PROVIDE NEW BASEMENT SIDEWALK ACCESS DOORS IN EXISTING LOCATION. DOORS TO BE FLUSHED WITH SIDEWALK. PAINT. REFER TO FINISH SCHEDULE.
- REPAIR EXISTING ±12" HIGH MASONRY UNIT WALL.
- EXISTING NEW USPS APPROVED SURFACE MOUNTED MAILBOXES. MOUNT AT 48" A.F.F. MAXIMUM WITH 4" PROJECTION FROM FACE OF WALL.
- SECURE, CLEAN AND REPAIR EXISTING GUARDS/HANDRAILS. PREP TO RECEIVE NEW FINISH.
- EXISTING FIRE ESCAPE TO REMAIN. REPOINT ALL ATTACHMENTS AND REPAIR ALL DEFICIENCIES. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT. G.C. IS RESPONSIBLE FOR FIRE ESCAPE EXAMINATION AND INSPECTION PER CITY OF CINCINNATI - REPAIR WORK TO BE UNDER SEPARATE PERMIT.
- REPAIR EXISTING EXTERIOR STEEL STAIR. PAINT WITH RUST INHIBITIVE PAINT. SEE STRUCTURAL DRAWINGS.
- WALL SUBSTRATE AND TILE AT BATHTUB SURROUND TO ACCOMMODATE REPLACEMENT OF SHOWER VALVE. KEEP REMOVAL / REPLACEMENT TO A MINIMUM. CAREFULLY REMOVE AND REINSTALL NEW WALL TILE TO MATCH EXISTING.
- IN UNOCCUPIED ATTIC SPACE: PROVIDE BLOWN-IN CELLULOSE OR BLOWN-IN CELLULOSE AND FIBERGLASS BATT AT FLOOR JOISTS TO MEET R-49 REQUIREMENT. REFER TO GENERAL NOTE Z.
- IN UNOCCUPIED ATTIC SPACE: EXISTING BATT INSULATION IN FLOOR JOISTS TO REMAIN. CONTRACTOR TO VERIFY 10" BATT INSULATION (R-30). IF EXISTING INSULATION DOES NOT MEET R-30, CONTRACTOR TO PROVIDE ADDITIONAL INSULATION TO MEET R-49. REFER TO GENERAL NOTE Z.
- IN OCCUPIED ATTIC SPACE: CONTRACTOR TO VERIFY R-30 INSULATION IS PRESENT AT ROOF RAFTERS IN OCCUPIED AREAS. IF EXISTING INSULATION MEETS R-30, EXISTING INSULATION TO REMAIN. IF EXISTING INSULATION DOES NOT MEET R-30 OR IS NOT PRESENT, PROVIDE R-49 INSULATION. REFER TO GENERAL NOTE Z.
- WALL TO REMAIN. REPAIR, PATCH AND PAINT.
- EXISTING ATTIC ACCESS HATCH. REPAIR AS REQUIRED.
- EXISTING RISERS, TREADS, STRINGERS AND LANDINGS TO REMAIN. REPAIR STAIR ELEMENTS AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE NEW NON-SLIP TREAD COVERS. REFER TO FINISH SCHEDULE.
- NOT USED
- EXISTING WOOD BASEMENT STAIR TO REMAIN. EVALUATE CONDITION OF STRINGERS AND TREADS. PREP TO REPAIR WHERE REQUIRED.
- PROVIDE NEW USPS APPROVED RECESSED MAILBOXES IN EXISTING OPENING. MOUNT AT 48" A.F.F. MAXIMUM. ADJUST OPENING AS NECESSARY. PATCH AND REPAIR EXISTING ADJACENT WALL SURFACES.
- REPLACE ALL FLOOR TILE WITH NEW FLOOR TILE. REFER TO FINISH SCHEDULE.
- REPLACE DAMAGED FLOOR TILES WITH NEW TO MATCH EXISTING TILE. FOR BIDDING PURPOSES, ASSUME (4) 12 X 12 TILES ARE TO BE REPLACED.
- REPLACE MARBLE TRANSITION STRIP BETWEEN TILE AND WOOD FLOORING. MATCH EXISTING.
- NOT USED
- PROVIDE NEW WALL. SEE WALL TYPE LEGEND.
- PROVIDE NEW WATER HEATER. REFER TO PLUMBING DRAWINGS.
- PROVIDE NEW GAS FURNACE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
- REFER TO PLUMBING DRAWINGS.
- WALL SUBSTRATE AND TILE AT BATHTUB SURROUND TO ACCOMMODATE REPLACEMENT OF SHOWER VALVE. KEEP REMOVAL / REPLACEMENT TO A MINIMUM. CAREFULLY REMOVE AND REINSTALL NEW WALL TILE TO MATCH EXISTING.
- IN UNOCCUPIED ATTIC SPACE: PROVIDE BLOWN-IN CELLULOSE OR BLOWN-IN CELLULOSE AND FIBERGLASS BATT AT FLOOR JOISTS TO MEET R-49 REQUIREMENT. REFER TO GENERAL NOTE Z.
- IN UNOCCUPIED ATTIC SPACE: EXISTING BATT INSULATION IN FLOOR JOISTS TO REMAIN. CONTRACTOR TO VERIFY 10" BATT INSULATION (R-30). IF EXISTING INSULATION DOES NOT MEET R-30, CONTRACTOR TO PROVIDE ADDITIONAL INSULATION TO MEET R-49. REFER TO GENERAL NOTE Z.
- IN OCCUPIED ATTIC SPACE: CONTRACTOR TO VERIFY R-30 INSULATION IS PRESENT AT ROOF RAFTERS IN OCCUPIED AREAS. IF EXISTING INSULATION MEETS R-30, EXISTING INSULATION TO REMAIN. IF EXISTING INSULATION DOES NOT MEET R-30 OR IS NOT PRESENT, PROVIDE R-49 INSULATION. REFER TO GENERAL NOTE Z.
- RELOCATE EXISTING DRYERS AS INDICATED ON DRAWINGS.

NEW WORK PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
- PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH SCHEDULE.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- VERIFY OPERATION OF SUBSURFACE DRAINAGE. SCOPE AS REQUIRED.
- PROVIDE NEW WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- TUCKPOINT INTERIOR FACES OF BASEMENT FOUNDATION WALLS AS NECESSARY.
- PROVIDE INSULATION AS SCHEDULED.
- SECURE EXISTING HANDRAILS AND BANISTERS.
- EXISTING HARDWOOD FLOORING TO BE REFINISHED. REFER TO NEW WORK PLANS FOR LOCATIONS AND FINISH SCHEDULE.
- REPAIR DAMAGED PLASTER/GYPSUM BOARD SURFACES (WALLS, CEILINGS, SOFFITS, ETC.)
- PROVIDE NEW VINYL COATED CLOSET WIRE SHELVES, 12" DEEP, TYPICAL. VERIFY EXISTING DIMENSIONS AND ADJUST DEPTH WHERE NECESSARY. PROVIDE HANGING ROD AT 60" A.F.F. STATIC LOAD: 75 LB/FT OF SHELF MINIMUM. COLOR: WHITE. ACCEPTABLE MANUFACTURERS: SCHULTE CORP., RUBBERMAID, INC., CLOSETMAID (A DIVISION OF EMERSON ELECTRIC CO.)
- PROVIDE NEW HORIZONTAL LOUVER BLINDS WITH 2" FAUX WOOD SLATS FOR ALL WINDOWS IN ALL ROOMS IN ALL LIVING UNITS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. SLAT WIDTH: 2 INCH. COLOR: TBD. ACCEPTABLE MANUFACTURERS: LEVOLOR CONTRACT (A NEWELL RUBBERMAID COMPANY), SPRINGS WINDOW FASHIONS (SWF CONTRACT).
- PROVIDE NEW BATHROOM ACCESSORIES AND MEDICINE CABINETS. REFER TO NEW WORK PLANS FOR LOCATIONS AND INTERIOR ELEVATIONS.
- PROVIDE NEW KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REFER TO NEW WORK PLANS AND INTERIOR ELEVATIONS.
- PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS AND APPLIANCE SCHEDULE.
- PROVIDE NEW GAS FURNACES, THERMOSTATS, CONDENSING UNITS, EXHAUST FANS AND LOUVER/DIFFUSERS/GRILLES. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING DRAWINGS.
- REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.
- REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON PLUMBING DRAWINGS.
- REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.
- VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED.
- WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSTION/SOIL STACK CHASES, OPEN WALL TOPS, DROPPED CEILING, OPEN PLUMBING WALLS, BENEATH KNEE WALLS, AROUND DUCTWORK, ELECTRICAL WORK AND ATTIC POINTS. ACCEPTABLE SEALING MATERIALS ARE DETERMINED BY SIZE AND LOCATION OF OPENING AND INCLUDE HIGH QUALITY CAULKING WITH 20-YEAR LIFE SPAN, POLYETHYLENE ROD STOCK, SPRAY FOAM, GYPSUM BOARD, SHEET METAL, EXTRUDED POLYSTYRENE INSULATION AND DENSELY PACKED INSULATION. AIR SEALING MUST PREVENT AIR LEAKAGE THAT WILL NOT BE DETECTED BY INFRARED SCAN WHEN BUILDING IS DEPRESSURIZED AT 25 PASALS.

CABINETY PLAN LEGEND

LETTERS INDICATES CABINET TYPE, TYP.
XX## INCHES. TYP. GENERAL CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING CABINETS.

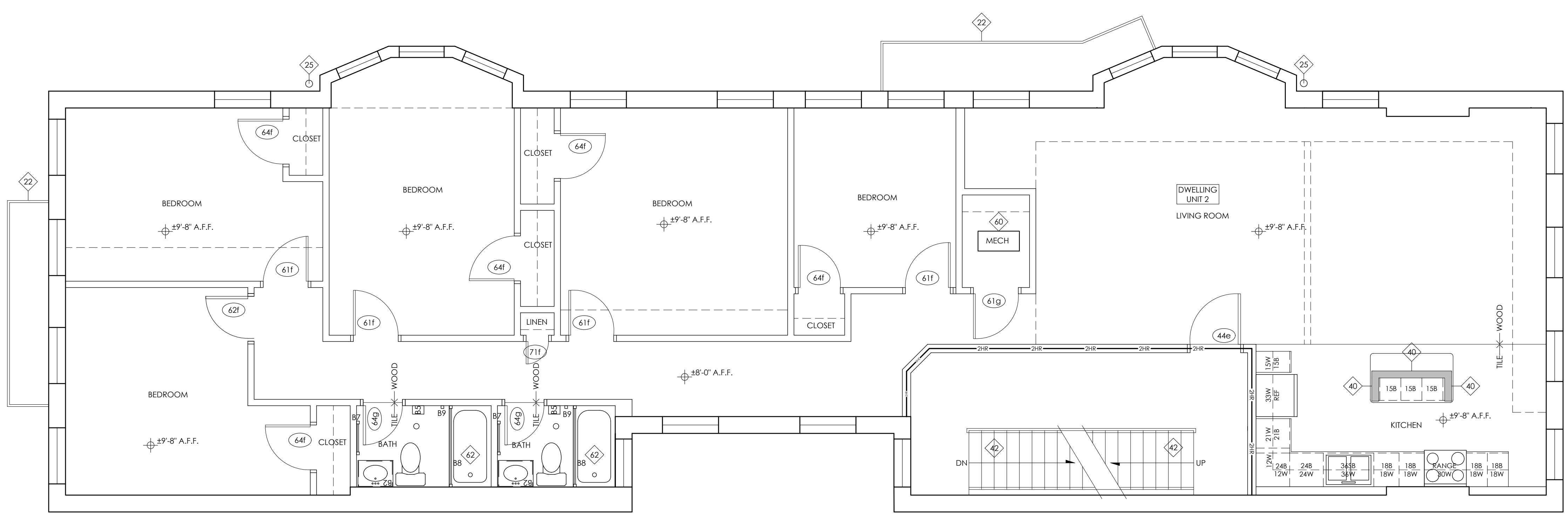
CABINETY TYPE ABBREVIATIONS:

B	BASE CABINET	W	WALL CABINET
BB	BLIND BASE CABINET	BW	BLIND WALL CABINET
CB	CORNER BASE CABINET		
DB	DRAWER BASE CABINET	BADA	WALL-HUNG ADA
SB	SINK BASE CABINET	VADA	COMPLIANT BASE (B) OR VANITY (V) CABINET WITH FRONT APPROACH CLEARANCE
VB	VANITY BASE		
T	TALL CABINET		

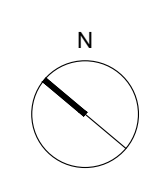
NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETY.

WALL TYPES:

--- EXISTING CONSTRUCTION TO BE DEMOLISHED
 - - - EXISTING CONSTRUCTION TO REMAIN
 - - - EXISTING PARTIAL HEIGHT WALL TO REMAIN
 NEW 1 HOUR RATED WALL ASSEMBLY - SEE NEW WORK PLAN FOR LOCATION. PROVIDE NEW 3 1/2" 20 GA STEEL STUDS @ 16" O.C. WITH 5" MINERAL FIBER INSULATION BATT AND 5/8" TYPE X GYPSUM BOARD EACH SIDE (GA FILE NO WP 1417). PROVIDE 7/16" ZIP SHEATHING WITH INTEGRAL AIR/WATER BARRIER AND ASSOCIATED JOINT TAPE AT EXTERIOR. PROVIDE PRE-FINISHED FIBER CEMENT BOARD SIDING.
 -1HR- INDICATES REQUIRED FIRE RATING OF THE ASSEMBLY - EXISTING 1 HOUR OR 2 HOUR WALL TO REMAIN. THE RATING OF THE EXISTING WALL ASSEMBLY IS UNKNOWN AND MAY BE AN EXISTING NON-COMPLYING CONDITION. AT AREAS OF MINOR DAMAGE, REPAIR TO MATCH EXISTING RATED CONSTRUCTION. FOR NEW WORK, MODIFICATIONS, INFILLS, AND LARGE AREAS OF FINISH REPAIR, ASSEMBLY SHALL BE 1 HOUR OR 2 HOUR RATED DEPENDING ON EXISTING RATING. REFER TO FLOOR PLANS FOR EXISTING RATING.



1 SECOND FLOOR NEW WORK PLAN
A3.2 1/4" = 1'-0"



DATE PLOTTED: 07/03/2023 10:58:11 AM BY: J. H. H. (10/10/2023) 10:58:11 AM



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**
515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**
2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PERMIT SUBMITTAL
10.21.2022
REVISIONS
03.22.2023
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

THIRD FLOOR
NEW WORK PLAN

A3.3

NEW WORK PLAN KEYNOTES

- EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
- REPAIR EXISTING STONE RETAINING WALL.
- REPAIR EXISTING CONCRETE RETAINING WALL.
- EXISTING METAL SECURITY GATE / FENCE. REMOVE RUST, CLEAN, PAINT AND INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- PROVIDE NEW CONCRETE THIS AREA. PROVIDE SEALANT AT BUILDING PERIMETER WHERE ADJACENT TO BUILDING. IN AREAS WHERE CONCRETE IS ADJACENT TO HISTORIC STONE STREET CURB, TEMPORARILY MOVE STONE CURB AND REINSTALL TO ORIGINAL LOCATION AS PART OF NEW WORK.
- PROVIDE NEW BASEMENT SIDEWALK ACCESS DOORS IN EXISTING LOCATION. DOORS TO BE FLUSHED WITH SIDEWALK. PAINT. REFER TO FINISH SCHEDULE.
- REPAIR EXISTING ±12" HIGH MASONRY UNIT WALL.
- PROVIDE NEW USPS APPROVED SURFACE MOUNTED MAILBOXES. MOUNT AT 48" A.F.F. MAXIMUM WITH 4" PROJECTION FROM FACE OF WALL.
- SECURE, CLEAN AND REPAIR EXISTING GUARDS/HANDRAILS. PREP TO RECEIVE NEW FINISH.
- EXISTING FIRE ESCAPE TO REMAIN. REPOINT ALL ATTACHMENTS AND REPAIR ALL DEFICIENCIES. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT. G.C. IS RESPONSIBLE FOR FIRE ESCAPE EXAMINATION AND INSPECTION PER CITY OF CINCINNATI - REPAIR WORK TO BE UNDER SEPARATE PERMIT.
- REPAIR EXISTING EXTERIOR STEEL STAIR. PAINT WITH RUST INHIBITIVE PAINT. SEE STRUCTURAL DRAWINGS.
- PROVIDE NEW GALVANIZED AND PAINTED EXTERIOR 1-1/2" DIAMETER METAL HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. WHERE CONDITIONS ALLOW, EXTEND MINIMUM 12" HORIZONTALLY AT TOP TREAD AND EXTEND MINIMUM (1) TREAD DEPTH HORIZONTALLY AT BOTTOM RISER. RETURN HANDRAIL TO WALL WHERE EXISTING CONDITIONS ALLOW, OTHERWISE RETURN TO FLOOR. PROVIDE GUARDS WHERE NOT MOUNTED TO EXTERIOR WALL. PROVIDE SHOP DRAWINGS.
- PROVIDE NEW ALUMINUM DOWNSPOUT TO REPLACE EXISTING. COLOR T.B.D. BY ARCHITECT.
- EXISTING EXTERIOR BEAD BOARD CEILING. REPAIR AS REQUIRED AND PAINT.
- LOCATION OF NEW AC CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW INTERCOM SYSTEM WITH CONTROLS AT 48" ABOVE GRADE. TO BE DETERMINED AND COORDINATED BY CONTRACTOR/OWNER. REFER TO ELECTRICAL DRAWINGS
- RELOCATE EXISTING DRYERS AS INDICATED ON DRAWINGS.
- WALL TO REMAIN. REPAIR, PATCH AND PAINT.
- EXISTING ATTIC ACCESS HATCH. REPAIR AS REQUIRED.
- EXISTING RISERS, TREADS, STRINGERS AND LANDINGS TO REMAIN. REPAIR STAIR ELEMENTS AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE NEW NON-SLIP TREAD COVERS. REFER TO FINISH SCHEDULE.
- NOT USED
- EXISTING WOOD BASEMENT STAIR TO REMAIN. EVALUATE CONDITION OF STRINGERS AND TREADS. PREP TO REPAIR WHERE REQUIRED.
- PROVIDE NEW USPS APPROVED RECESSED MAILBOXES IN EXISTING OPENING. MOUNT AT 48" A.F.F. MAXIMUM. ADJUST OPENING AS NECESSARY. PATCH AND REPAIR EXISTING ADJACENT WALL SURFACES.
- REPLACE ALL FLOOR TILE WITH NEW FLOOR TILE. REFER TO FINISH SCHEDULE.
- REPLACE DAMAGED FLOOR TILES WITH NEW TO MATCH EXISTING TILE. FOR BIDDING PURPOSES, ASSUME (4) 12 X 12 TILES ARE TO BE REPLACED.
- REPLACE MARBLE TRANSITION STRIP BETWEEN TILE AND WOOD FLOORING. MATCH EXISTING.
- NOT USED
- PROVIDE NEW WALL. SEE WALL TYPE LEGEND.
- PROVIDE NEW WATER HEATER. REFER TO PLUMBING DRAWINGS.
- REFER TO PLUMBING DRAWINGS.
- WALL SUBSTRATE AND TILE AT BATHTUB SURROUND TO ACCOMMODATE REPLACEMENT OF SHOWER VALVE. KEEP REMOVAL / REPLACEMENT TO A MINIMUM. CAREFULLY REMOVE AND REINSTALL NEW WALL TILE TO MATCH EXISTING.
- IN UNOCCUPIED ATTIC SPACE; PROVIDE BLOWN-IN CELLULOSE OR BLOWN-IN CELLULOSE AND FIBERGLASS BATT AT FLOOR JOISTS TO MEET R-49 REQUIREMENT. REFER TO GENERAL NOTE Z.
- IN UNOCCUPIED ATTIC SPACE; EXISTING BATT INSULATION IN FLOOR JOISTS TO REMAIN. CONTRACTOR TO VERIFY 10" BATT INSULATION (R-30). IF EXISTING INSULATION DOES NOT MEET R-30, CONTRACTOR TO PROVIDE ADDITIONAL INSULATION TO MEET R-49. REFER TO GENERAL NOTE Z.
- IN OCCUPIED ATTIC SPACE; CONTRACTOR TO VERIFY R-30 INSULATION IS PRESENT AT ROOF RAFTERS IN OCCUPIED AREAS. IF EXISTING INSULATION MEETS R-30, EXISTING INSULATION TO REMAIN. IF EXISTING INSULATION DOES NOT MEET R-30 OR IS NOT PRESENT, PROVIDE R-49 INSULATION. REFER TO GENERAL NOTE Z.

NEW WORK PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
- PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH SCHEDULE.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- VERIFY OPERATION OF SUBSURFACE DRAINAGE. SCOPE AS REQUIRED.
- PROVIDE NEW WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- TUCKPOINT INTERIOR FACES OF BASEMENT FOUNDATION WALLS AS NECESSARY.
- PROVIDE INSULATION AS SCHEDULED.
- SECURE EXISTING HANDRAILS AND BANISTERS.
- EXISTING HARDWOOD FLOORING TO BE REFINISHED. REFER TO NEW WORK PLANS FOR LOCATIONS AND FINISH SCHEDULE.
- REPAIR DAMAGED PLASTER/GYPSUM BOARD SURFACES (WALLS, CEILINGS, SOFFITS, ETC.)
- PROVIDE NEW VINYL COATED CLOSET WIRE SHELVES, 12" DEEP, TYPICAL. VERIFY EXISTING DIMENSIONS AND ADJUST DEPTH WHERE NECESSARY. PROVIDE HANGING ROD AT 60" A.F.F. STATIC LOAD: 75 LB/FT OF SHELF MINIMUM. COLOR: WHITE. ACCEPTABLE MANUFACTURERS: SCHULTE CORP., RUBBERMAID, INC., CLOSETMAID (A DIVISION OF EMERSON ELECTRIC CO.)
- PROVIDE NEW HORIZONTAL LOUVER BLINDS WITH 2" FAUX WOOD SLATS FOR ALL WINDOWS IN ALL ROOMS IN ALL LIVING UNITS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. SLAT WIDTH: 2 INCH. COLOR: TBD. ACCEPTABLE MANUFACTURERS: LEVOLOR CONTRACT (A NEWELL RUBBERMAID COMPANY), SPRINGS WINDOW FASHIONS (SWF CONTRACT).
- PROVIDE NEW BATHROOM ACCESSORIES AND MEDICINE CABINETS. REFER TO NEW WORK PLANS FOR LOCATIONS AND INTERIOR ELEVATIONS.
- PROVIDE NEW KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REFER TO NEW WORK PLANS AND INTERIOR ELEVATIONS.
- PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS AND APPLIANCE SCHEDULE.

N. PROVIDE NEW HORIZONTAL LOUVER BLINDS WITH 2" FAUX WOOD SLATS FOR ALL WINDOWS IN ALL ROOMS IN ALL LIVING UNITS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. SLAT WIDTH: 2 INCH. COLOR: TBD. ACCEPTABLE MANUFACTURERS: LEVOLOR CONTRACT (A NEWELL RUBBERMAID COMPANY), SPRINGS WINDOW FASHIONS (SWF CONTRACT).

CABINETRY PLAN LEGEND

LETTERS INDICATES CABINET TYPE, TYP.
XX## INDICATES CABINET WIDTH IN INCHES. TYP. GENERAL CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING CABINETS.

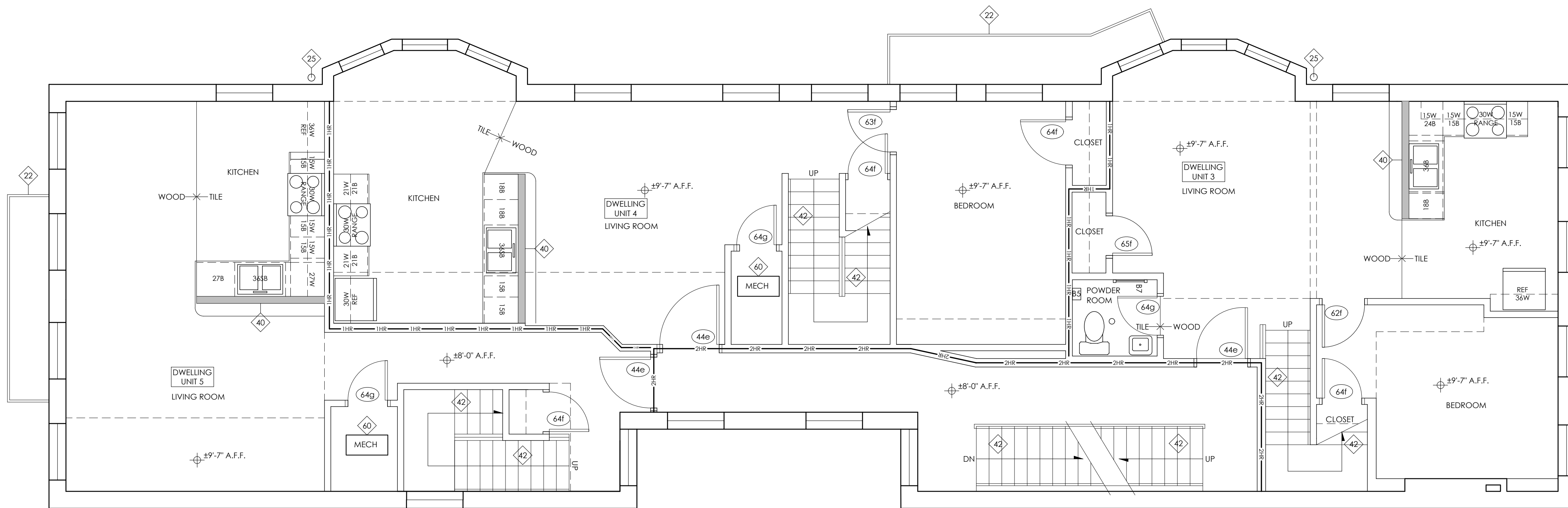
CABINET TYPE ABBREVIATIONS:

B	BASE CABINET	W	WALL CABINET
BB	BLIND BASE CABINET	BW	BLIND WALL CABINET
CB	CORNER BASE CABINET		
DB	DRAWER BASE CABINET	BADA	WALL-HUNG ADA
SB	SINK BASE CABINET	VADA	COMPLIANT BASE (B) OR VANITY (V) CABINET
VB	VANITY BASE		
T	TALL CABINET		WITH FRONT APPROACH CLEARANCE

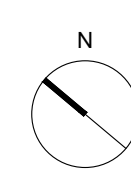
NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

WALL TYPES:

--- EXISTING CONSTRUCTION TO BE DEMOLISHED
 --- EXISTING CONSTRUCTION TO REMAIN
 --- EXISTING PARTIAL HEIGHT WALL TO REMAIN
 NEW 1 HOUR RATED WALL ASSEMBLY - SEE NEW WORK PLAN FOR LOCATION. PROVIDE NEW 3 1/2" 20 GA STEEL STUDS @ 16" O.C. WITH 5" MINERAL FIBER INSULATION BATT AND 5/8" TYPE X GYPSUM BOARD EACH SIDE (GA FILE NO WP 1417). PROVIDE 7/16" ZIP SHEATHING WITH INTEGRAL AIR/WATER BARRIER AND ASSOCIATED JOINT TAPE AT EXTERIOR. PROVIDE PRE-FINISHED FIBER CEMENT BOARD SIDING.
 --- INDICATES REQUIRED FIRE RATING OF THE ASSEMBLY - EXISTING 1 HOUR OR 2 HOUR WALL TO REMAIN. THE RATING OF THE EXISTING WALL ASSEMBLY IS UNKNOWN AND MAY BE AN EXISTING NON-COMPLYING CONDITION. AT AREAS OF MINOR DAMAGE, REPAIR TO MATCH EXISTING RATED CONSTRUCTION. FOR NEW WORK, MODIFICATIONS, INFILLS, AND LARGE AREAS OF FINISH REPAIR, ASSEMBLY SHALL BE 1 HOUR OR 2 HOUR RATED DEPENDING ON EXISTING RATING. REFER TO FLOOR PLANS FOR EXISTING RATING.



1 THIRD FLOOR NEW WORK PLAN
A3.3 1/4" = 1'-0"





Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**
515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**
2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET** 06.20.2022
PART 2 SUBMITTAL
OHFA SUBMITTAL 10.21.2022
PERMIT SUBMITTAL 10.21.2022
REVISIONS 03.22.2023
BID SET 07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

FOURTH FLOOR
NEW WORK PLAN

A3.4

NEW WORK PLAN KEYNOTES

- EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
- REPAIR EXISTING STONE RETAINING WALL.
- REPAIR EXISTING CONCRETE RETAINING WALL.
- EXISTING METAL SECURITY GATE / FENCE. REMOVE RUST, CLEAN, PAINT AND INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- PROVIDE NEW CONCRETE THIS AREA. PROVIDE SEALANT AT BUILDING PERIMETER WHERE ADJACENT TO BUILDING. IN AREAS WHERE CONCRETE IS ADJACENT TO HISTORIC STONE STREET CURB, TEMPORARILY MOVE STONE CURB AND REINSTALL TO ORIGINAL LOCATION AS PART OF NEW WORK.
- PROVIDE NEW BASEMENT SIDEWALK ACCESS DOORS IN EXISTING LOCATION. DOORS TO BE FLUSHED WITH SIDEWALK. PAINT. REFER TO FINISH SCHEDULE.
- REPAIR EXISTING ±12" HIGH MASONRY UNIT WALL.
- PROVIDE NEW USPS APPROVED SURFACE MOUNTED MAILBOXES. MOUNT AT 48" A.F.F. MAXIMUM WITH 4" PROJECTION FROM FACE OF WALL.
- SECURE, CLEAN AND REPAIR EXISTING GUARDS/HANDRAILS. PREP TO RECEIVE NEW FINISH.
- EXISTING FIRE ESCAPE TO REMAIN. REPOINT ALL ATTACHMENTS AND REPAIR ALL DEFICIENCIES. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT. G.C. IS RESPONSIBLE FOR FIRE ESCAPE EXAMINATION AND INSPECTION PER CITY OF CINCINNATI - REPAIR WORK TO BE UNDER SEPARATE PERMIT.
- REPAIR EXISTING EXTERIOR STEEL STAIR. PAINT WITH RUST INHIBITIVE PAINT. SEE STRUCTURAL DRAWINGS.
- PROVIDE NEW GALVANIZED AND PAINTED EXTERIOR 1-1/2" DIAMETER METAL HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE. WHERE CONDITIONS ALLOW, EXTEND MINIMUM 12" HORIZONTALLY AT TOP TREAD AND EXTEND MINIMUM (1) TREAD DEPTH HORIZONTALLY AT BOTTOM RISER. RETURN HANDRAIL TO WALL WHERE EXISTING CONDITIONS ALLOW, OTHERWISE RETURN TO FLOOR. PROVIDE GUARDS WHERE NOT MOUNTED TO EXTERIOR WALL. PROVIDE SHOP DRAWINGS.
- PROVIDE NEW ALUMINUM DOWNSPOUT TO REPLACE EXISTING. COLOR T.B.D. BY ARCHITECT.
- EXISTING EXTERIOR BEAD BOARD CEILING. REPAIR AS REQUIRED AND PAINT.
- LOCATION OF NEW AC CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW INTERCOM SYSTEM WITH CONTROLS AT 48" ABOVE GRADE. TO BE DETERMINED AND COORDINATED BY CONTRACTOR/OWNER. REFER TO ELECTRICAL DRAWINGS
- RELOCATE EXISTING DRYERS AS INDICATED ON DRAWINGS.
- WALL TO REMAIN. REPAIR, PATCH AND PAINT.
- EXISTING ATTIC ACCESS HATCH. REPAIR AS REQUIRED.
- EXISTING RISERS, TREADS, STRINGERS AND LANDINGS TO REMAIN. REPAIR STAIR ELEMENTS AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE NEW NON-SLIP TREAD COVERS. REFER TO FINISH SCHEDULE.
- NOT USED
- EXISTING WOOD BASEMENT STAIR TO REMAIN. EVALUATE CONDITION OF STRINGERS AND TREADS. PREP TO REPAIR WHERE REQUIRED.
- PROVIDE NEW USPS APPROVED RECESSED MAILBOXES IN EXISTING OPENING. MOUNT AT 48" A.F.F. MAXIMUM. ADJUST OPENING AS NECESSARY. PATCH AND REPAIR EXISTING ADJACENT WALL SURFACES.
- REPLACE ALL FLOOR TILE WITH NEW FLOOR TILE. REFER TO FINISH SCHEDULE.
- REPLACE DAMAGED FLOOR TILES WITH NEW TO MATCH EXISTING TILE. FOR BIDDING PURPOSES, ASSUME (4) 12 X 12 TILES ARE TO BE REPLACED.
- REPLACE MARBLE TRANSITION STRIP BETWEEN TILE AND WOOD FLOORING. MATCH EXISTING.
- NOT USED
- PROVIDE NEW WALL. SEE WALL TYPE LEGEND.
- PROVIDE NEW WATER HEATER. REFER TO PLUMBING DRAWINGS.
- REFER TO PLUMBING DRAWINGS.
- WALL SUBSTRATE AND TILE AT BATHTUB SURROUND TO ACCOMMODATE REPLACEMENT OF SHOWER VALVE. KEEP REMOVAL / REPLACEMENT TO A MINIMUM. CAREFULLY REMOVE AND REINSTALL NEW WALL TILE TO MATCH EXISTING.
- IN UNOCCUPIED ATTIC SPACE, PROVIDE BLOWN-IN CELLULOSE OR BLOWN-IN CELLULOSE AND FIBERGLASS BATT AT FLOOR JOISTS TO MEET R-49 REQUIREMENT. REFER TO GENERAL NOTE Z.
- IN UNOCCUPIED ATTIC SPACE, EXISTING BATT INSULATION IN FLOOR JOISTS TO REMAIN. CONTRACTOR TO VERIFY 10" BATT INSULATION (R-30), IF EXISTING INSULATION DOES NOT MEET R-30, CONTRACTOR TO PROVIDE ADDITIONAL INSULATION TO MEET R-49. REFER TO GENERAL NOTE Z.
- IN OCCUPIED ATTIC SPACE, CONTRACTOR TO VERIFY R-30 INSULATION IS PRESENT AT ROOF RAFTERS IN OCCUPIED AREAS. IF EXISTING INSULATION MEETS R-30, EXISTING INSULATION TO REMAIN. IF EXISTING INSULATION DOES NOT MEET R-30 OR IS NOT PRESENT, PROVIDE R-49 INSULATION. REFER TO GENERAL NOTE Z.

NEW WORK PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
- PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH SCHEDULE.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- VERIFY OPERATION OF SUBSURFACE DRAINAGE. SCOPE AS REQUIRED.
- PROVIDE NEW WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- TUCKPOINT INTERIOR FACES OF BASEMENT FOUNDATION WALLS AS NECESSARY.
- PROVIDE INSULATION AS SCHEDULED.
- SECURE EXISTING HANDRAILS AND BANISTERS.
- EXISTING HARDWOOD FLOORING TO BE REFINISHED. REFER TO NEW WORK PLANS FOR LOCATIONS AND FINISH SCHEDULE.
- REPAIR DAMAGED PLASTER/GYPSUM BOARD SURFACES (WALLS, CEILINGS, SOFFITS, ETC.)
- PROVIDE NEW VINYL COATED CLOSET WIRE SHELVES, 12" DEEP, TYPICAL. VERIFY EXISTING DIMENSIONS AND ADJUST DEPTH WHERE NECESSARY. PROVIDE HANGING ROD AT 60" A.F.F. STATIC LOAD: 75 LB/FT OF SHELF MINIMUM. COLOR: WHITE. ACCEPTABLE MANUFACTURERS: SCHULTE CORP., RUBBERMAID, INC., CLOSETMAID (A DIVISION OF EMERSON ELECTRIC CO.)
- PROVIDE NEW HORIZONTAL LOUVER BLINDS WITH 2" FAUX WOOD SLATS FOR ALL WINDOWS IN ALL ROOMS IN ALL LIVING UNITS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. SLAT WIDTH: 2 INCH. COLOR: TBD. ACCEPTABLE MANUFACTURERS: LEVOLOR CONTRACT (A NEWELL RUBBERMAID COMPANY), SPRINGS WINDOW FASHIONS (SWF CONTRACT).
- PROVIDE NEW BATHROOM ACCESSORIES AND MEDICINE CABINETS. REFER TO NEW WORK PLANS FOR LOCATIONS AND INTERIOR ELEVATIONS.
- PROVIDE NEW KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REFER TO NEW WORK PLANS AND INTERIOR ELEVATIONS.
- PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS AND APPLIANCE SCHEDULE.
- PROVIDE NEW GAS FURNACES, THERMOSTATS, CONDENSING UNITS, EXHAUST FANS AND LOUVER/DIFFUSERS/GRILLES. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING DRAWINGS.
- REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.
- REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON PLUMBING DRAWINGS.
- REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.
- VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED.
- WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSTION/SOIL STACK CHASES, OPEN WALL TOPS, DROPPED CEILING, OPEN PLUMBING WALLS, BENEATH KNEE WALLS, AROUND DUCTWORK, ELECTRICAL WORK AND ATTIC POINTS. ACCEPTABLE SEALING MATERIALS ARE DETERMINED BY SIZE AND LOCATION OF OPENING AND INCLUDE HIGH QUALITY CAULKING WITH 20-YEAR LIFE SPAN, POLYETHYLENE ROD STOCK, SPRAY FOAM, GYPSUM BOARD, SHEET METAL, EXTRUDED POLYSTYRENE INSULATION AND DENSELY PACKED INSULATION. AIR SEALING MUST PREVENT AIR LEAKAGE THAT WILL NOT BE DETECTED BY INFRARED SCAN WHEN BUILDING IS DEPRESSURIZED AT 25 PASCALS.

CABINETRY PLAN LEGEND

LETTERS INDICATES CABINET TYPE, TYP.
XX## INDICATES CABINET WIDTH IN INCHES. TYP. GENERAL CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING CABINETS.

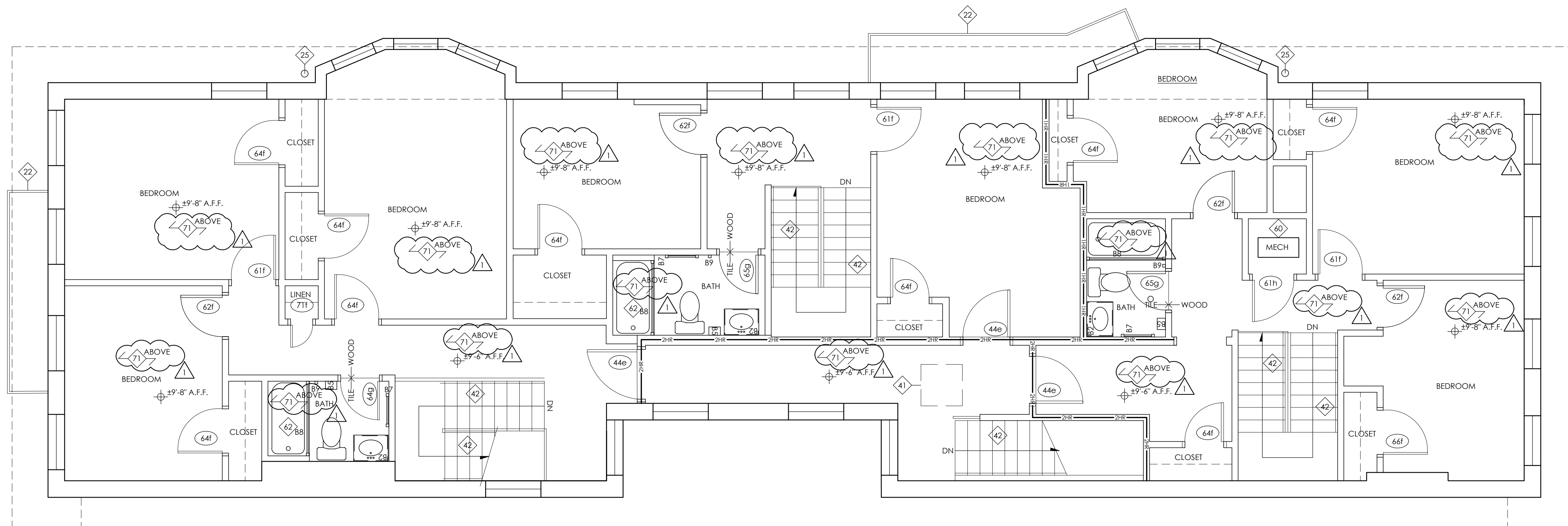
CABINET TYPE ABBREVIATIONS:

B	BASE CABINET	W	WALL CABINET
BB	BLIND BASE CABINET	BW	BLIND WALL CABINET
CB	CORNER BASE CABINET		
DB	DRAWER BASE CABINET	BADA	WALL-HUNG ADA
SB	SINK BASE CABINET	VADA	COMPLIANT BASE (B) OR VANITY (V) CABINET WITH FRONT APPROACH CLEARANCE
VB	VANITY BASE		
T	TALL CABINET		

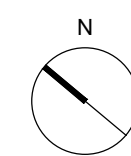
NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

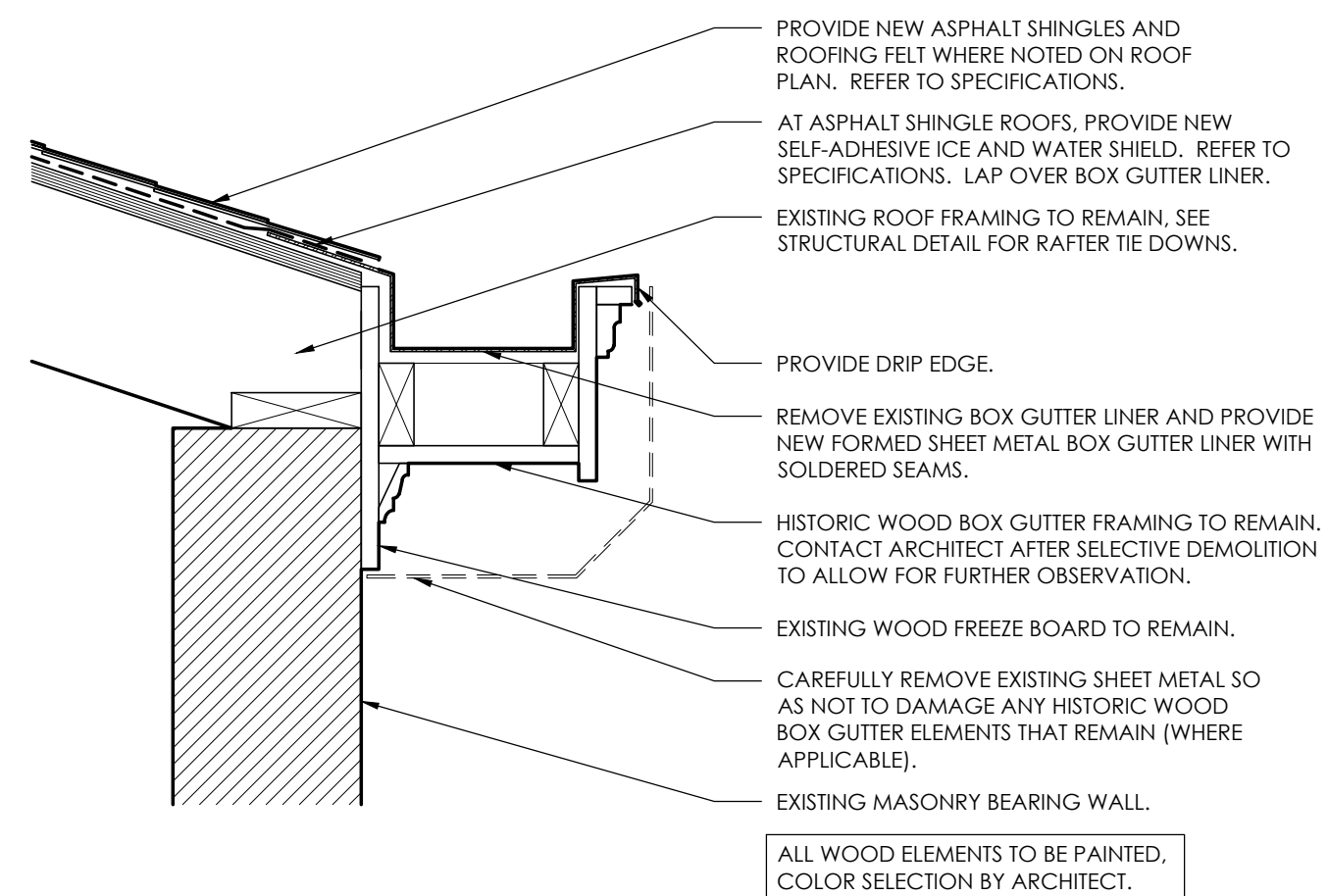
WALL TYPES:

--- EXISTING CONSTRUCTION TO BE DEMOLISHED
--- EXISTING CONSTRUCTION TO REMAIN
--- EXISTING PARTIAL HEIGHT WALL TO REMAIN
NEW 1 HOUR RATED WALL ASSEMBLY - SEE NEW WORK PLAN FOR LOCATION. PROVIDE NEW 3 1/2" 20 GA STEEL STUDS @ 16" O.C. WITH 5" MINERAL FIBER INSULATION BATT AND 5/8" TYPE X GYPSUM BOARD EACH SIDE (GA FILE NO WP 1417). PROVIDE 7/16" ZIP SHEATHING WITH INTEGRAL AIR/WATER BARRIER AND ASSOCIATED JOINT TAPE AT EXTERIOR. PROVIDE PRE-FINISHED FIBER CEMENT BOARD SIDING.
INDICATES REQUIRED FIRE RATING OF THE ASSEMBLY - EXISTING 1 HOUR OR 2 HOUR WALL TO REMAIN. THE RATING OF THE EXISTING WALL ASSEMBLY IS UNKNOWN AND MAY BE AN EXISTING NON-COMPLYING CONDITION. AT AREAS OF MINOR DAMAGE, REPAIR TO MATCH EXISTING RATED CONSTRUCTION. FOR NEW WORK, MODIFICATIONS, INFILLS, AND LARGE AREAS OF FINISH REPAIR, ASSEMBLY SHALL BE 1 HOUR OR 2 HOUR RATED DEPENDING ON EXISTING RATING. REFER TO FLOOR PLANS FOR EXISTING RATING.



1
A3.4 FOURTH FLOOR NEW WORK PLAN
1/4" = 1'-0"





2
A3.5 SECTION THROUGH HISTORIC ROOF GUTTER
1 1/2" = 1'-0"

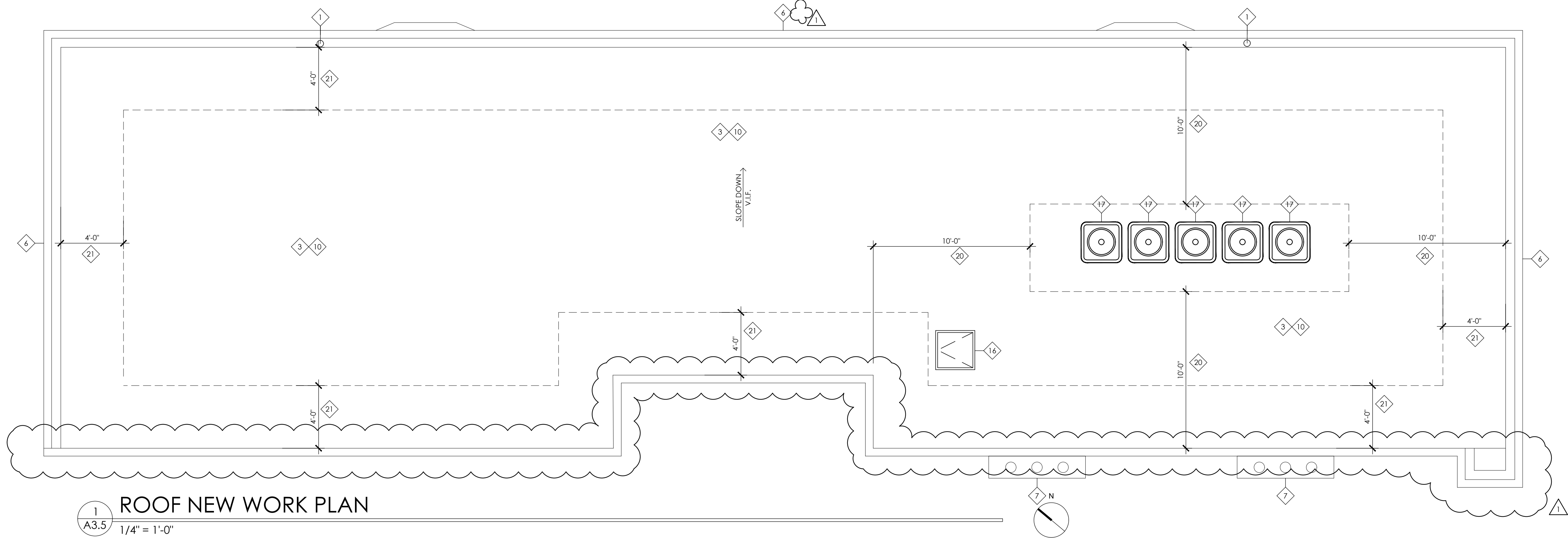
ROOF PLAN GENERAL NOTES

- A. PROVIDE NEW ROOFING. REFER TO ROOF PLAN KEY NOTES. NEW SHINGLE ROOF REQUIRES A 30-YEAR WARRANTY. NEW TPO ROOF REQUIRES A 20-YEAR WARRANTY. AN ADDITIONAL SEPARATE 10-YEAR LABOR WARRANTY IS ALSO REQUIRED.
- B. PROVIDE FLASHING AS REQUIRED AT ALL EXHAUST AND PLUMBING VENTS PER ROOFING MANUFACTURER'S INSTRUCTIONS.
- C. ALL CHIMNEYS AND ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. PROVIDE BRICK REPAIRS AS REQUIRED AND CAP IF NOT ALREADY CAPPED. VERIFY STRUCTURAL INTEGRITY.
- D. PROVIDE SELF-ADHERING, POLYMER-MODIFIED BITUMEN SHEET (ICE AND WATER SHIELD) FOR FIRST 3'-0" MINIMUM OF ROOF AND AT ALL VALLEYS. OVERLAP WITH GUTTER FLASHING.
- E. REPLACE DETERIORATED ROOF SHEATHING WHERE OCCURS (FIELD VERIFY PRIOR TO INSTALLING NEW ROOFING). IF DETERIORATED ROOF SHEATHING IS DISCOVERED AND MUST BE REPLACED WITHIN 4' OF AN INTERIOR LOT LINE, PROVIDE FIRE RETARDANT TREATED FLYWOOD SHEATHING.
- F. PROVIDE CRICKETS AS REQUIRED TO MAINTAIN ROOF DRAINAGE TOWARDS GUTTERS, TYPICAL.
- G. NEW ROOFING SHALL BE A CLASS C ROOF COVERING PER 1505.1. IF EXISTING ROOF SHEATHING IS REPLACED WITHIN 4' OF THE PROPERTY LINE WHERE THERE IS A FIRE SEPARATION DISTANCE OF LESS THAN 30' (AS INDICATED ON ROOF PLAN); SHEATHING SHALL BE REPLACED WITH APPROVED NON-COMBUSTIBLE MATERIALS OR FIRE-RETARDANT-TREATED WOOD.

- WHERE AN UNOCCUPIED ATTIC SPACE OCCURS BENEATH THE ROOF, PROVIDE VENTILATION AS FOLLOWS:
- FREE AREA VENTED SHALL BE 1/150 OF FLOOR AREA VENTED AT LOW SLOPE ROOFS.
 - FREE AREA VENTED SHALL BE 1/150 OF FLOOR AREA VENTED AT PITCHED ROOFS AND MUST MEET THE FOLLOWING REQUIREMENTS:
 - AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
 - UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY.
 - THE BALANCE OF THE VENTILATION SHALL BE PROVIDED BY EAVE VENTS OR VENTS WITHIN 3 FEET OF THE EAVE.

ROOF PLAN KEYNOTES

1. PROVIDE NEW ALUMINUM DOWNSPOUT TO REPLACE EXISTING. COLOR T.B.D. BY ARCHITECT.
2. PROVIDE NEW ROOFING: ASPHALT SHINGLE OVER ROOFING FELT. INSTALL PER MANUFACTURER DETAILS. PROVIDE FLASHING. PROVIDE SELF-ADHERED ICE AND WATER SHIELD AT ALL EAVES, RAKES AND VALLEYS PER GENERAL NOTES. PROVIDE ICE AND WATER SHIELD FOR ENTIRE EXTENT WHERE SLOPE IS LESS THAN 4:12. INSPECT EXISTING ROOF SHEATHING AND REPLACE WHERE DETERIORATED. PROVIDE NEW PRE-FINISHED ALUMINUM FLASHING AT ALL VERTICAL SURFACES. PROVIDE STEPPED COUNTER FLASHING ALONG SLOPE PER SMACNA STANDARDS. EMBED COUNTER FLASHING 1" MIN. INTO BRICK JOINT. PROVIDE DRIP EDGE, COLOR T.B.D. BY ARCHITECT.
3. PROVIDE NEW ROOFING: FULLY ADHERED WHITE TPO MEMBRANE. INSTALL PER MANUFACTURER'S DETAILS. PROVIDE INSULATION AND COVER BOARD. PROVIDE FLASHING. INSPECT EXISTING ROOF SHEATHING AND REPLACE WHERE DETERIORATED. TURN TPO ROOFING UP AT VERTICAL SURFACES AND TERMINATE PER ROOFING MANUFACTURER'S INSTRUCTIONS. PROVIDE COUNTER FLASHING PER ROOFING MANUFACTURER'S INSTRUCTIONS. AT SLOPED ROOF SURFACES, PROVIDE STEPPED COUNTER FLASHING PER SMACNA STANDARDS. EMBED COUNTER FLASHING 1" MIN. INTO BRICK JOINT. PROVIDE GRAVEL STOP WHERE THERE ARE NO PARAPET WALLS. COLOR T.B.D. BY ARCHITECT.
4. PROVIDE NEW K-STYLE 6" ALUMINUM GUTTER TO REPLACE EXISTING. PROVIDE NEW 1x WOOD GUTTER BOARD WRAPPED IN PRE-FINISHED ALUMINUM BREAK METAL. COLOR T.B.D. BY ARCHITECT. PROVIDE PRE-FINISHED ALUMINUM DRIP EDGE.
5. EXISTING WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED AND PAINT. PROVIDE NEW FORMED METAL GUTTER LINER. REFER TO DIAGRAM DETAIL.
6. EXISTING DECORATIVE CORNICE TO REMAIN. REPAIR DAMAGED OR DETERIORATED ELEMENTS. REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER. PROVIDE NEW METAL COPING WHERE THERE IS NO BOX GUTTER AND AT THE TOP OF WOOD ELEMENTS. COLOR T.B.D. BY ARCHITECT.
7. EXISTING MASONRY CHIMNEY TO REMAIN. REPAIR MASONRY AS REQUIRED.
8. PROVIDE NEW GUARDRAIL AT NEW MECHANICAL UNIT.
9. PROVIDE CRICKETS AS REQUIRED TO MAINTAIN ROOF DRAINAGE TOWARDS GUTTERS, TYPICAL.
10. PROVIDE ATTIC/ROOF VENTILATOR BOX(ES) AS REQUIRED TO ACHIEVE TOTAL NET FREE AREA REQUIRED. SEE REQUIREMENTS IN GENERAL NOTES.
11. PROVIDE CONTINUOUS RIDGE VENT. REFER TO VENTILATION REQUIREMENTS IN GENERAL NOTES.
12. LOCATION OF ROOFTOP CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED STRUCTURAL MODIFICATIONS.
13. PROVIDE FIELD FABRICATED EXPANSION JOINT PER MANUFACTURER'S DETAILS AT INTERSECTION OF ROOF AND ADJACENT BUILDING WALL.
14. EXISTING 1ST FLOOR COMMERCIAL SPACE MECHANICAL EQUIPMENT TO REMAIN IN EXISTING LOCATION. VERIFY LOCATION.
15. NOT USED.
16. PROVIDE NEW ROOF ACCESS HATCH.
17. PROVIDE NEW RESIDENTIAL CONDENSING UNIT ON ROOF. PROVIDE ROOF STRUCTURE REINFORCEMENT AS NOTED ON STRUCTURAL DRAWINGS. REFER TO MECHANICAL DRAWINGS AND STRUCTURAL DRAWINGS.
18. EXISTING METAL GUARDRAIL TO REMAIN. SECURE, REPAIR, CLEAN, AND PAINT.
19. PROVIDE NEW PAINTED 42" TALL METAL GUARDRAIL. GUARDRAIL MEMBERS SPACED TO PREVENT THE PASSAGE OF A 21" DIA. SPHERE. SEE STRUCTURAL DRAWINGS. SEE EXTERIOR FINISH SCHEDULE FOR PAINT COLOR. PROVIDE SHOP DRAWING FOR REVIEW.
20. NO WORK BOUNDARY WITHIN 10' OF ROOF PERIMETER.
21. IF ROOF SHEATHING IS REPLACED WITHIN 48" OF ROOF PERIMETER, NEW ROOF SHEATHING TO BE FIRE RETARDANT TREATED WOOD.



1
A3.5 ROOF NEW WORK PLAN
1/4" = 1'-0"



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**

**2155 LOTH STREET
CINCINNATI, OHIO 45202**



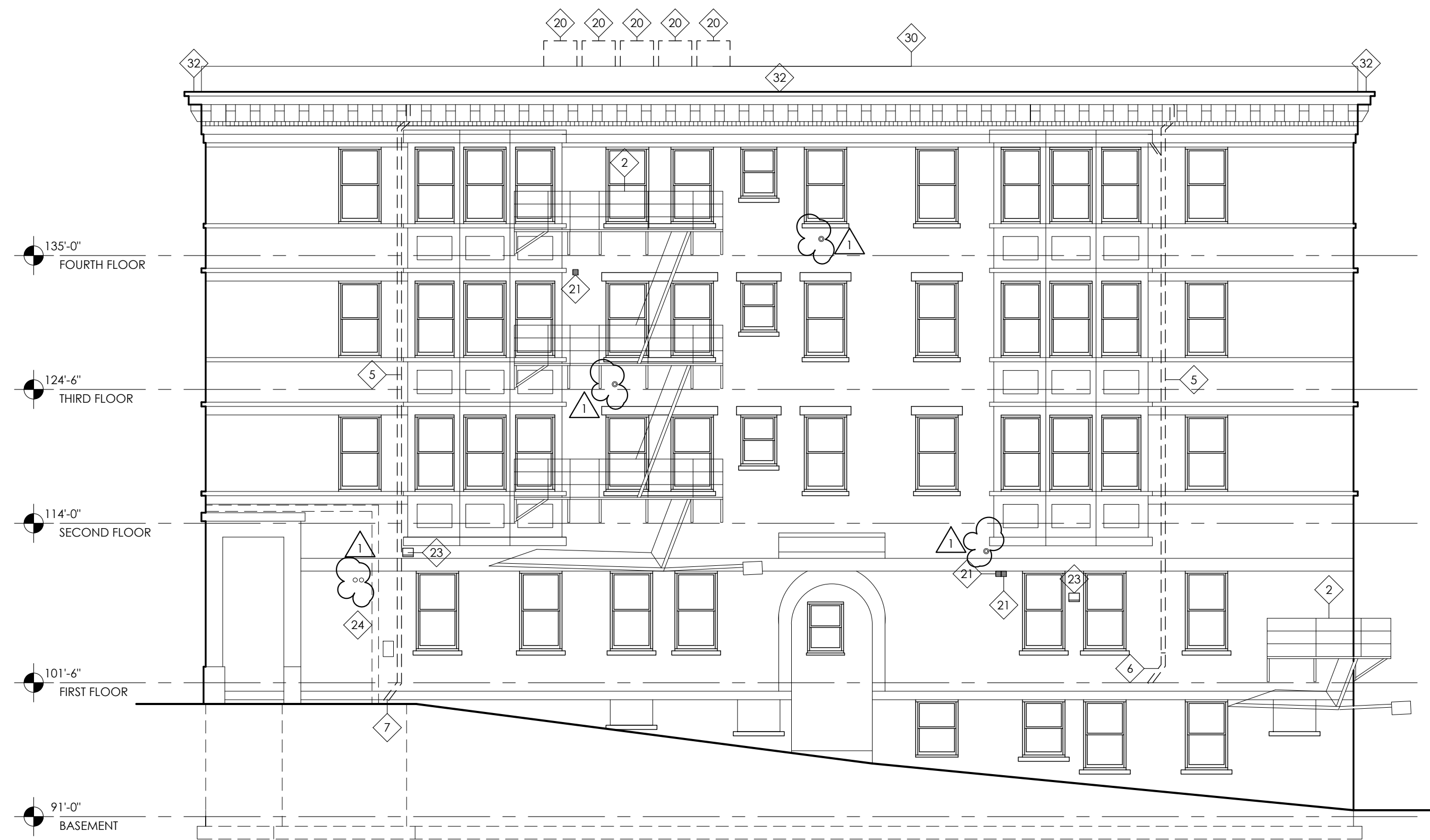
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PERMIT SUBMITTAL
10.21.2022
REVISIONS
03.22.2023
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

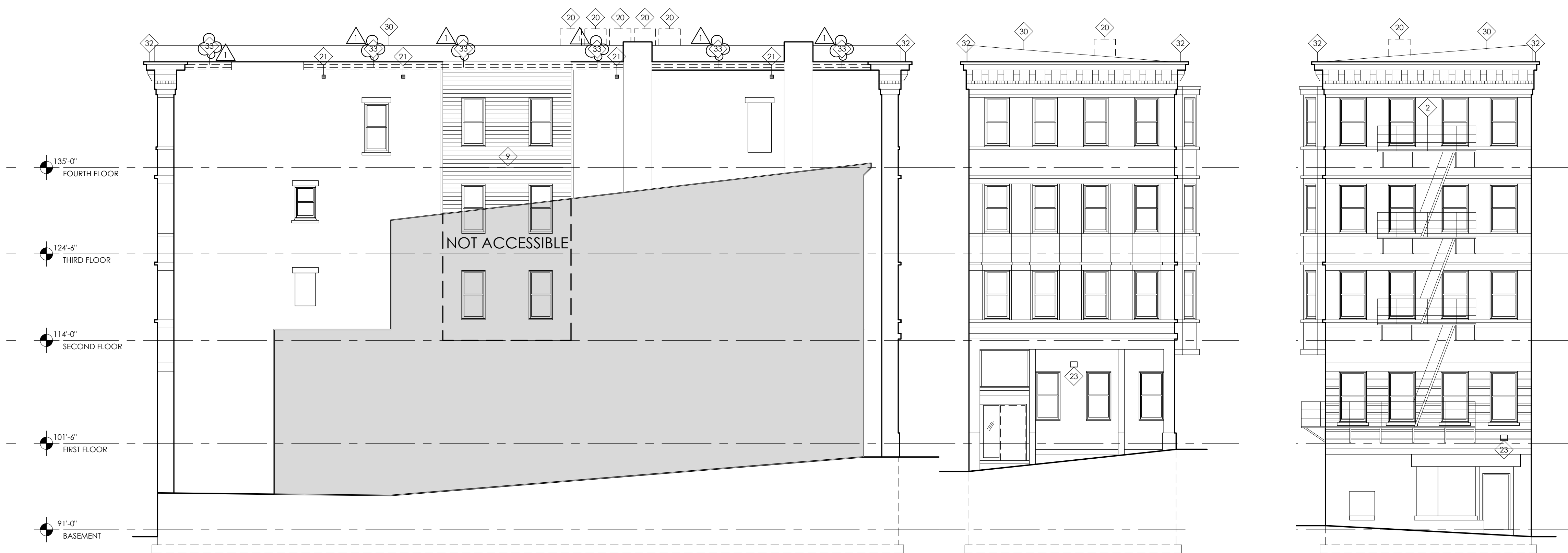
ROOF
NEW WORK PLAN

A3.5



1 NORTH DEMO ELEVATION

A4.0 1/8" = 1'-0"



2 SOUTH DEMO ELEVATION

A4.0 1/8" = 1'-0"

3 EAST DEMO ELEVATION

A4.0 1/8" = 1'-0"

4 WEST DEMO ELEVATION

A4.0 1/8" = 1'-0"

DEMOLITION ELEVATION GENERAL NOTES

- A. ALL BOLD DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
- B. REMOVE ALL VIVY AND ANY SIMILAR PLANT GROWTH INCLUDING ROOTS FROM EXISTING BRICK AND STONE MASONRY ON BUILDING EXTERIOR AND FROM SITE.
- C. REMOVE ALL EXISTING DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS TO REMAIN.
- D. PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJACENT MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR TUCKPOINTING.
- E. REFER TO NEW WORK ELEVATIONS FOR BRICK TO BE REPLACED AND FOR MORTAR TO BE TUCKPOINTED.
- F. EXISTING EXTERIOR STONE LINTELS AND SILLS TO REMAIN, U.N.O.
- G. REMOVE LOOSE PAINT ON EXISTING SURFACES AND PREP FOR NEW PAINT.
- H. EXISTING STOREFRONT ELEMENTS TO REMAIN.
- I. REMOVE ALL EXISTING CONDUIT, LIGHT FIXTURES, ELECTRICAL EQUIPMENT, MECHANICAL VENTS, PLUMBING ELEMENTS AND ASSOCIATED ATTACHMENTS WITHOUT DAMAGING EXISTING MASONRY. PREP MASONRY FOR REPAIR.
- J. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
- K. ALL CHIMNEYS AND ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. REFER TO NEW WORK PLANS.

DEMOLITION ELEVATION KEYNOTES

- 1. REMOVE EXISTING MAIL BOXES.
- 2. EXISTING FIRE ESCAPE TO REMAIN.
- 3. EXISTING METAL EXTERIOR STAIR TO REMAIN. SCRAP RUST, PATCH AND REPAIR DAMAGED AREAS AND PREP FOR RUST INHIBITIVE PAINT. REFER TO STRUCTURAL DRAWINGS.
- 4. NOT USED.
- 5. REMOVE EXISTING DOWNSPOUT.
- 6. EXISTING CAST IRON DOWNSPOUT BOOT TO REMAIN.
- 7. REMOVE EXISTING PVC DOWNSPOUT BOOT.
- 8. REMOVE EXISTING CRACKED STONE LINTEL OR SILL AND PREP FOR REPLACEMENT.
- 9. REMOVE EXISTING SIDING.
- 10. EXISTING STOREFRONT ELEMENTS TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION.
- 11. REMOVE EXISTING METAL FRAMING AND PREPARE AREA OF MASONRY FOR REPAIR.
- 12. REMOVE EXISTING WALL. REFER TO DEMOLITION PLANS.
- 13. REMOVE STREET ADDRESS PLAQUE TO RELOCATE IN NEW LOCATION AS INDICATED IN NEW WORK ELEVATION.
- 20. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIPMENT AND ALL ASSOCIATED COMPONENTS FOR RESIDENTIAL APARTMENT UNITS ONLY. CONTRACTOR TO VERIFY LOCATION OF RESIDENTIAL UNITS IN FIELD. REMOVE ASSOCIATED PLATFORMS. EXISTING DUCTWORK TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- 21. EXISTING EXHAUST VENT(S) TO REMAIN. REMOVE EXISTING COVER(S) AND PREPARE DUCT FOR NEW COVER(S) AS REQUIRED.
- 22. REMOVE EXISTING INTERCOM SYSTEM INCLUDING ASSOCIATED COMPONENTS IN EACH DWELLING UNIT. REFER TO ELECTRICAL DRAWINGS
- 23. REMOVE EXISTING EXTERIOR LIGHT FIXTURE. EXISTING JUNCTION BOX TO REMAIN. REFER TO ELECTRICAL DRAWINGS.
- 24. LOCATION OF EXISTING ELECTRICAL SERVICE TO REMAIN. REFER TO ELECTRICAL DRAWINGS.
- 25. EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
- 26. EXISTING EXTERIOR LIGHT FIXTURE TO REMAIN.
- 27. EXISTING SECURITY CAMERA TO REMAIN.
- 30. REMOVE ALL EXISTING ROOFING MATERIALS AND DETERIORATED WOOD ROOF SHEATHING IF PRESENT (V.I.F.) INCLUDING BUT NOT LIMITED TO FLASHING, COPINGS, TERMINATIONS, ETC. PREP FOR NEW ROOFING.
- 31. REMOVE EXISTING HUNG ALUMINUM GUTTERS. REMOVE GUTTER BOARD TRIM AND PREP FOR REPLACEMENT.
- 33. REMOVE EXISTING RAKE BOARD AND PREP FOR NEW WORK.
- 34. EXISTING ATTIC VENT TO REMAIN. VERIFY CONDITION.
- 35. EXISTING COMMERCIAL 1ST FLOOR COMMERCIAL SPACE MECHANICAL EQUIPMENT TO REMAIN AND TO REMAIN IN SERVICE DURING CONSTRUCTION. CONTRACTOR TO VERIFY IN FIELD LOCATION OF COMMERCIAL MECHANICAL UNITS.



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

ENGINEERED
BUILDING
SYSTEMS INC.

515 Monmouth Street
Newport, KY 41017
859.261-0585

COMMUNITY MANOR AND
PENDLETON ESTATES



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PERMIT SUBMITTAL
10.21.2022
REVISIONS
03.22.2023
BID SET
07.03.2023

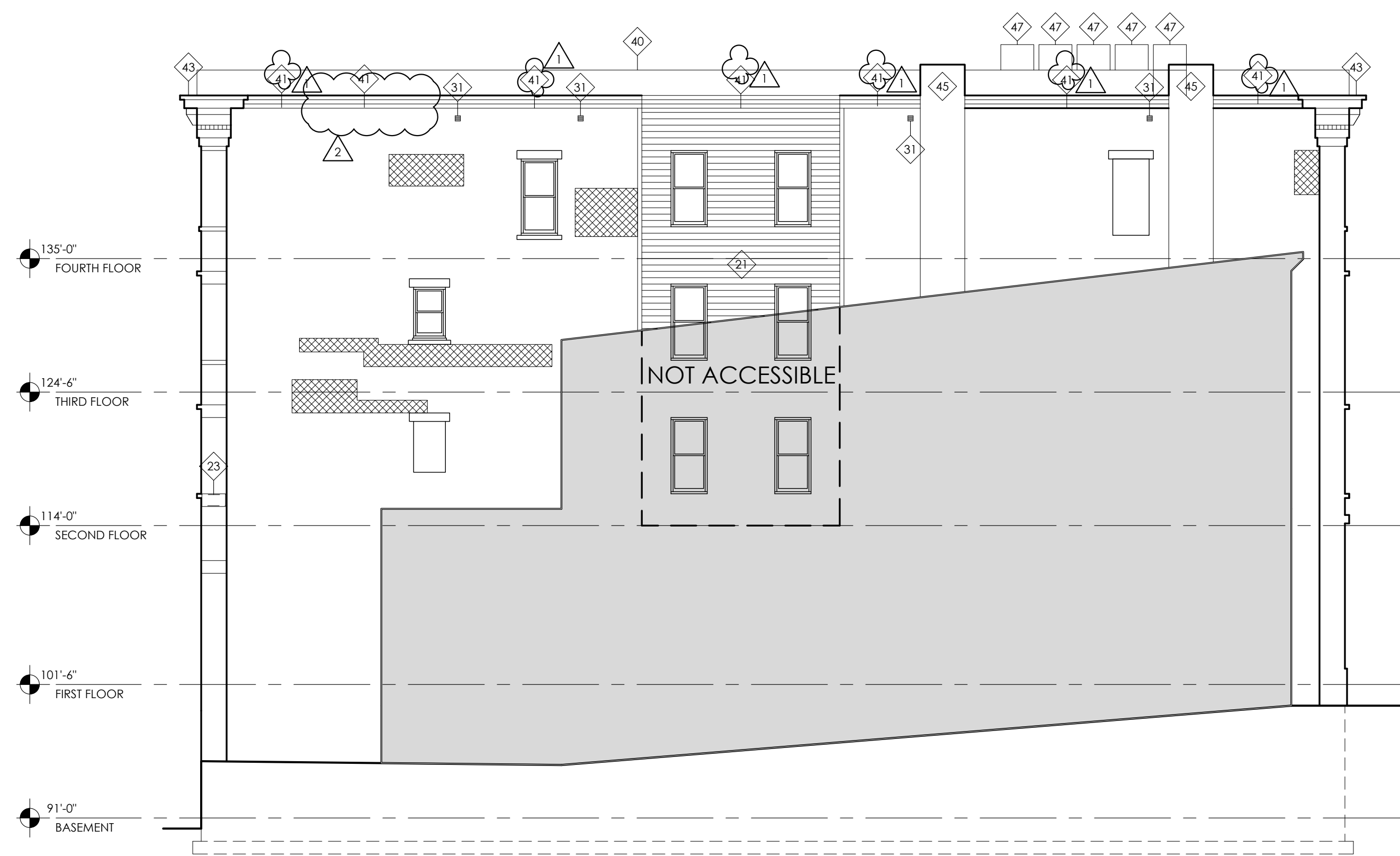
PRELIMINARY
NOT FOR CONSTRUCTION

DEMOLITION ELEVATIONS

A4.0



1 NORTH NEW WORK ELEVATION
A5.0 1/8" = 1'-0"



2 SOUTH NEW WORK ELEVATION
A5.0 1/8" = 1'-0"



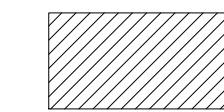
3 EAST NEW WORK ELEV
A5.0 1/8" = 1'-0"

NEW WORK ELEVATION GENERAL NOTES

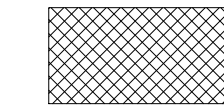
- A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- C. PAINT ALL PREVIOUSLY PAINTED EXTERIOR ELEMENTS. REFER TO FINISH SCHEDULE.
- D. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- E. VERIFY OPERATION OF SUBSURFACE DRAINAGE. SCOPE AS REQUIRED.
- F. TUCKPOINT ALL MISSING, DETERIORATED OR SOFT MORTAR JOINTS IN ALL MASONRY. AREAS SPECIFICALLY NOTED FOR TUCKPOINTING AND OVERALL PERCENTAGES ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR TO SURVEY MASONRY IN ORDER TO FINALIZE SCOPE OF WORK. PROVIDE MARKED-UP ELEVATION DRAWING TO NOTE AREAS OF WORK.
- G. REPLACE ALL MISSING, CRACKED, ERODED OR SPALLED BRICKS WITH NEW TO MATCH EXISTING HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS. AREAS SPECIFICALLY NOTED FOR REPLACEMENT ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR TO SURVEY MASONRY IN ORDER TO FINALIZE SCOPE OF WORK. PROVIDE MARKED-UP ELEVATION DRAWING TO NOTE AREAS OF WORK.
- H. REPAIR EXISTING MASONRY AT LOCATIONS OF REPLACED VENTS, SATELLITE DISHES, LIGHT FIXTURES, ETC. TO MATCH EXISTING CONSTRUCTION. REMOVE/REPLACE BRICKS AS REQUIRED.
- I. EXISTING STONE LINTELS AND SILLS ARE TO REMAIN. REPLACE ALL CRACKED STONE LINTELS AND SILLS WITH NEW CAST STONE TO MATCH EXISTING CONSTRUCTION. AFTER CONSTRUCTION, CONTRACTOR TO SURVEY ALL LINTELS AND SILLS TO FINALIZE SCOPE OF WORK.
- J. PROVIDE NEW POAH SIGNAGE WITH POAH LOGO AT MAIN ENTRIES AND FRONT FACADES. CONTRACTOR TO COORDINATE WITH OWNER FOR SIGN TYPE AND LOCATION.
- K. ALL CHIMNEYS AND ASSOCIATED ELEMENTS ARE TO REMAIN. U.N.O. PROVIDE BRICK REPAIRS AS REQUIRED AND CAP IF NOT ALREADY CAPPED. VERIFY STRUCTURAL INTEGRITY.

MASONRY REPAIR KEY

EXISTING MASONRY AREA TO BE TUCKPOINTED - FOR BIDDING REFERENCE ONLY. SCOPE OF WORK MAY NOT BE LIMITED TO HATCHED AREAS.



EXISTING MASONRY AREA TO BE REPLACED - FOR BIDDING REFERENCE ONLY. SCOPE OF WORK MAY NOT BE LIMITED TO HATCHED AREAS.



ASSUME 10% TUCKPOINTING FOR ALL ELEVATIONS IN ADDITION TO SPECIFIED HATCHED AREAS.

NEW WORK ELEVATION KEYNOTES

1. EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
2. REPAIR EXISTING STONE RETAINING WALL.
3. REPAIR EXISTING CONCRETE RETAINING WALL.
4. EXISTING METAL SECURITY GATE. REMOVE RUST, CLEAN, PAINT AND INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
10. PROVIDE NEW USPS APPROVED SURFACE MOUNTED MAILBOXES. MOUNT AT 48" A.F.F. MAXIMUM WITH 4" PROJECTION FROM FACE OF WALL.
11. SECURE, CLEAN AND REPAIR EXISTING GUARDS/HANDRAILS. PREP TO RECEIVE NEW FINISH.
12. EXISTING FIRE ESCAPE TO REMAIN. REPOINT ALL ATTACHMENTS AND REPAIR ALL DEFICIENCIES. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT. G.C. IS RESPONSIBLE FOR FIRE ESCAPE EXAMINATION AND INSPECTION PER CITY OF CINCINNATI - REPAIR WORK TO BE UNDER SEPARATE PERMIT.
13. REPAIR EXISTING EXTERIOR STEEL STAIR. PAINT WITH RUST INHIBITIVE PAINT. SEE STRUCTURAL DRAWINGS.
14. PROVIDE NEW CAST STONE LINTEL OR SILL TO MATCH EXISTING STONE ELEMENTS. WHERE EXISTING STONE ELEMENTS ARE PAINTED, PAINT NEW STONE ELEMENTS TO MATCH EXISTING. REFER TO STRUCTURAL DRAWINGS.
15. PROVIDE NEW GALVANIZED AND PAINTED EXTERIOR 1-1/2" DIAMETER METAL HANDRAIL MOUNTED AT 34" ABOVE TREAD NOSE, WHERE CONDITIONS ALLOW. EXISTING MINIMUM 12" HORIZONTALLY AT TOP TREAD AND EXTEND MINIMUM (1) TREAD DEPTH HORIZONTALLY AT BOTTOM RISER. RETURN HANDRAIL TO WALL WHERE EXISTING CONDITIONS ALLOW. OTHERWISE RETURN TO FLOOR. PROVIDE GUARDS WHERE NOT MOUNTED TO EXTERIOR WALL. PROVIDE SHOP DRAWINGS.
16. PROVIDE NEW PREFINISHED ALUMINUM DOWNSPOUT TO REPLACE EXISTING. COLOR T.B.D. BY ARCHITECT.
17. CONNECT NEW DOWNSPOUT TO EXISTING CAST IRON DOWNSPOUT BOOT. REMOVE RUST. PAINT.
18. PROVIDE NEW PVC DOWNSPOUT BOOT. CONNECT TO NEW DOWNSPOUT AND PAINT.
19. EXISTING PARGED MASONRY TO REMAIN. REMOVE LOOSE MATERIAL, REPAIR CRACKS, PATCH, AND CLEAN.
20. PROVIDE NEW INDIVIDUAL METAL ADDRESS NUMBERS ON EXTERIOR OF BUILDING.
21. PROVIDE NEW SMOOTH PARGED SURFACE AND PAINT.
22. WINDOW SASH LOCATED WITHIN 3'-0" OF AN EXHAUST VENT TO BE PERMANENTLY FIXED IN PLACE.
23. REPAIR EXISTING LIMESTONE. REFER TO STRUCTURAL DRAWINGS.
24. REPAIR EXISTING STONE. REFER TO STRUCTURAL DRAWINGS.
25. PROVIDE "STAR" ANCHOR PLATE FOR ADDITIONAL STRUCTURAL SUPPORT. PAINT TO MATCH WALL COLOR. REFER TO STRUCTURAL DRAWINGS.
26. INSTALL AND PAINT NEW FIBER CEMENT BOARD AND TRIM. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
27. PROVIDE NEW PREFINISHED EXTERIOR FIBER CEMENT BOARD SIDING WITH 4" EXPOSURE. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
28. RELOCATED STREET ADDRESS PLAQUE. PATCH AND REPAIR LINTEL IN ORIGINAL LOCATION.
30. LOCATION OF NEW AC CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS.
31. PROVIDE NEW PLASTIC EXHAUST VENT COVER(S).
32. PROVIDE NEW EXTERIOR LIGHT FIXTURE IN EXISTING LOCATION. MAX. 4" PROJECTION FROM FACE OF WALL OR MOUNT AT 80" A.F.F. MIN. REFER TO ELECTRICAL DRAWINGS.
33. PROVIDE NEW INTERCOM SYSTEM WITH CONTROLS AT 48" ABOVE GRADE, TO BE DETERMINED AND COORDINATED BY CONTRACTOR/OWNER. REFER TO ELECTRICAL DRAWINGS.
34. PROVIDE NEW EXTERIOR LIGHT FIXTURE. MAX. 4" PROJECTION FROM FACE OF WALL OR MOUNT AT 80" A.F.F. MIN. REFER TO ELECTRICAL DRAWINGS.
40. NEW ROOFING. REFER TO ROOF PLAN.
41. PROVIDE NEW RAKE BOARD WRAPPED IN PRE-FINISHED ALUMINUM BREAK METAL. COLOR T.B.D. BY ARCHITECT. PROVIDE PRE-FINISHED ALUMINUM DRIP EDGE.
42. PROVIDE NEW K-STYLE 6" PREFINISHED ALUMINUM GUTTER TO REPLACE EXISTING. PROVIDE NEW 1x WOOD GUTTER BOARD WRAPPED IN PRE-FINISHED ALUMINUM BREAK METAL. COLOR T.B.D. BY ARCHITECT. PROVIDE PRE-FINISHED ALUMINUM DRIP EDGE.
43. EXISTING WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED AND PAINT. PROVIDE NEW FORMED METAL GUTTER LINER. REFER TO DIAGRAM DETAIL.
44. EXISTING DECORATIVE CORNICE TO REMAIN. REPAIR DAMAGED OR DETERIORATED ELEMENTS. REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER. PROVIDE NEW METAL COPING WHERE THERE IS NO BOX GUTTER AND AT THE TOP OF WOOD ELEMENTS. COLOR T.B.D. BY ARCHITECT.
45. EXISTING MASONRY CHIMNEY TO REMAIN. REPAIR MASONRY AS REQUIRED.
46. PROVIDE NEW GUARDRAIL AT NEW MECHANICAL UNIT. SEE ROOF PLANS FOR LOCATION AND ADDITIONAL INFORMATION.
47. PROVIDE NEW RESIDENTIAL CONDENSING UNIT ON ROOF. PROVIDE ROOF STRUCTURE REINFORCEMENT AS NOTED ON STRUCTURAL DRAWINGS. REFER TO MECHANICAL DRAWINGS AND STRUCTURAL DRAWINGS.
48. EXISTING 1ST FLOOR COMMERCIAL SPACE MECHANICAL EQUIPMENT TO REMAIN IN EXISTING LOCATION. VERIFY LOCATION.

EXTERIOR ELEVATION PAINT KEY

REFER TO FINISH SCHEDULE FOR COLORS.

- P17 - E EXTERIOR WOOD PAINT
- P17 - F EXTERIOR WOOD PAINT
- P17 - J EXTERIOR WOOD PAINT
- P17 - K EXTERIOR WOOD PAINT
- P17 - L EXTERIOR WOOD PAINT
- P19 - P EXTERIOR METAL PAINT (FIRE ESCAPE)
- P20 - T EXTERIOR METAL PAINT (CAST IRON COMPONENTS FACADE)
- P20 - W EXTERIOR METAL PAINT (CAST IRON COMPONENTS FACADE)
- P21 - X EXTERIOR PAINT (NEWLY PARGED SMOOTH AREA)



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

ENGINEERED
BUILDING
SYSTEMS INC.
515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR AND
PENDLETON ESTATES
2155 LOTH STREET
CINCINNATI, OHIO 45202



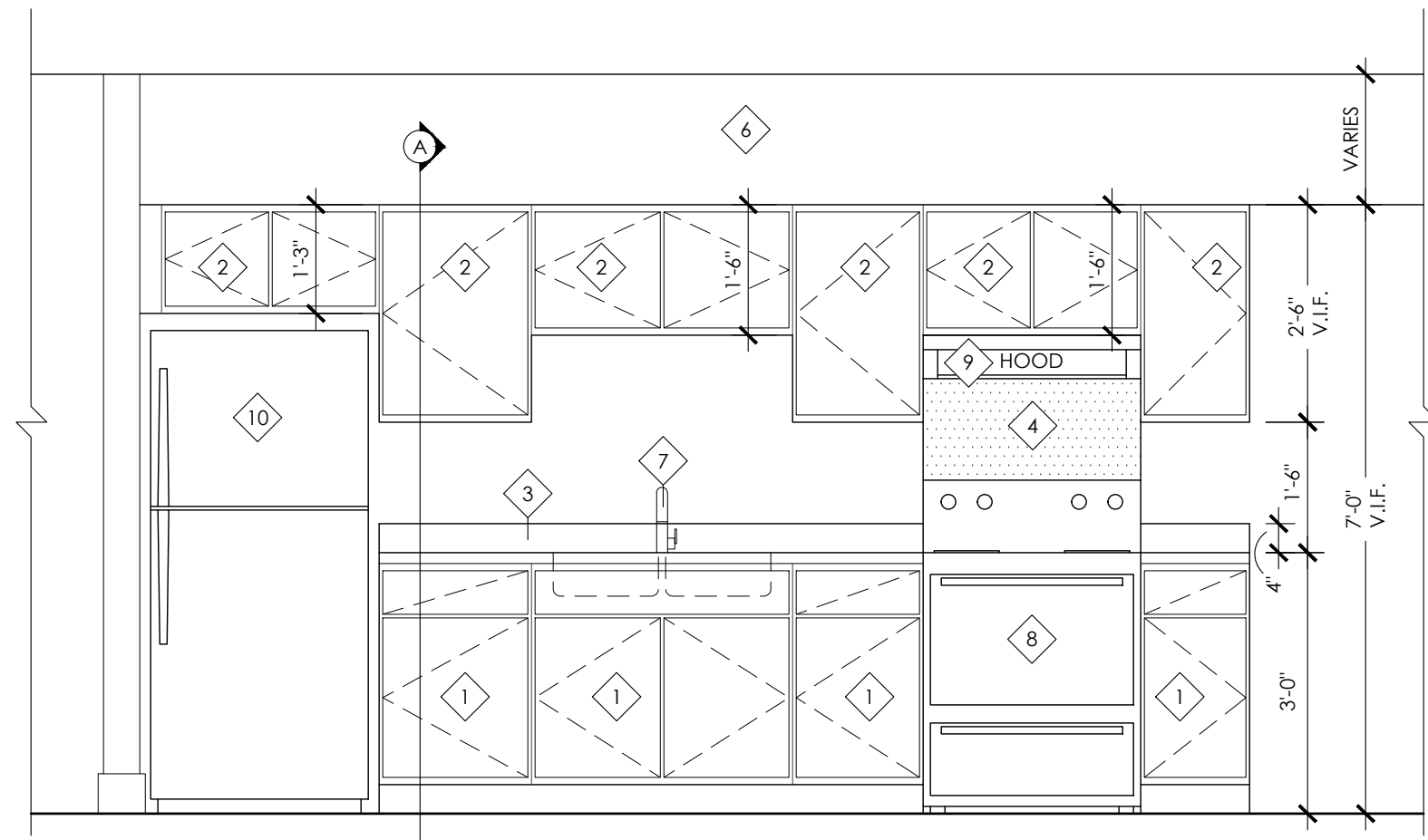
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET 06.20.2022
PART 2 SUBMITTAL 06.20.2022
OHFA SUBMITTAL 10.21.2022
PERMIT SUBMITTAL 10.21.2022
REVISIONS 03.22.2023
BID SET 07.03.2023

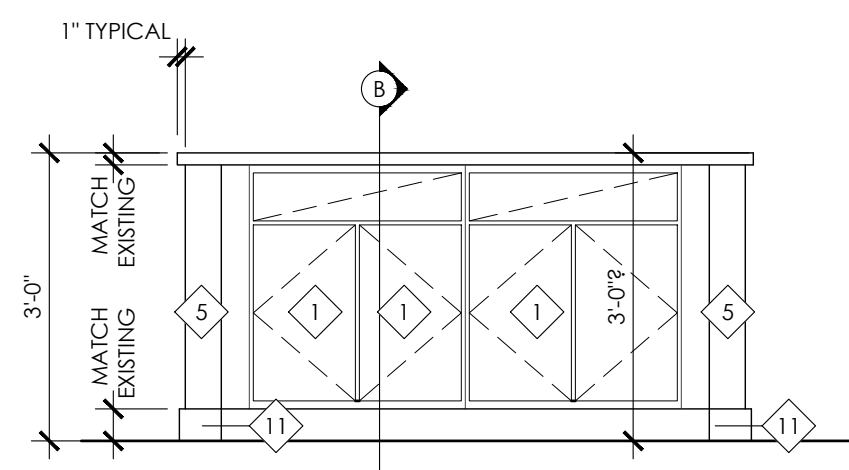
PRELIMINARY
NOT FOR CONSTRUCTION

NEW WORK ELEVATIONS

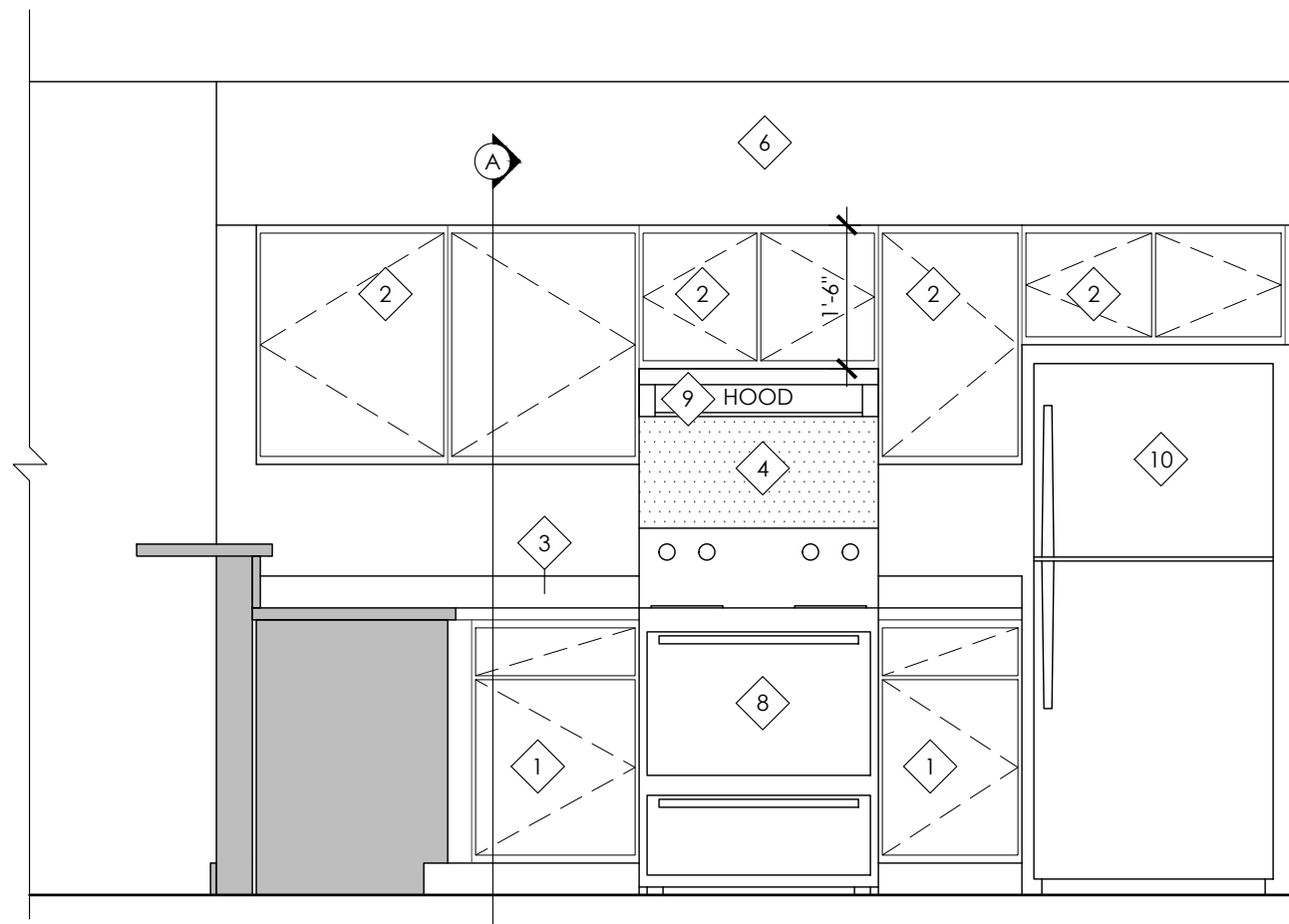
A5.0



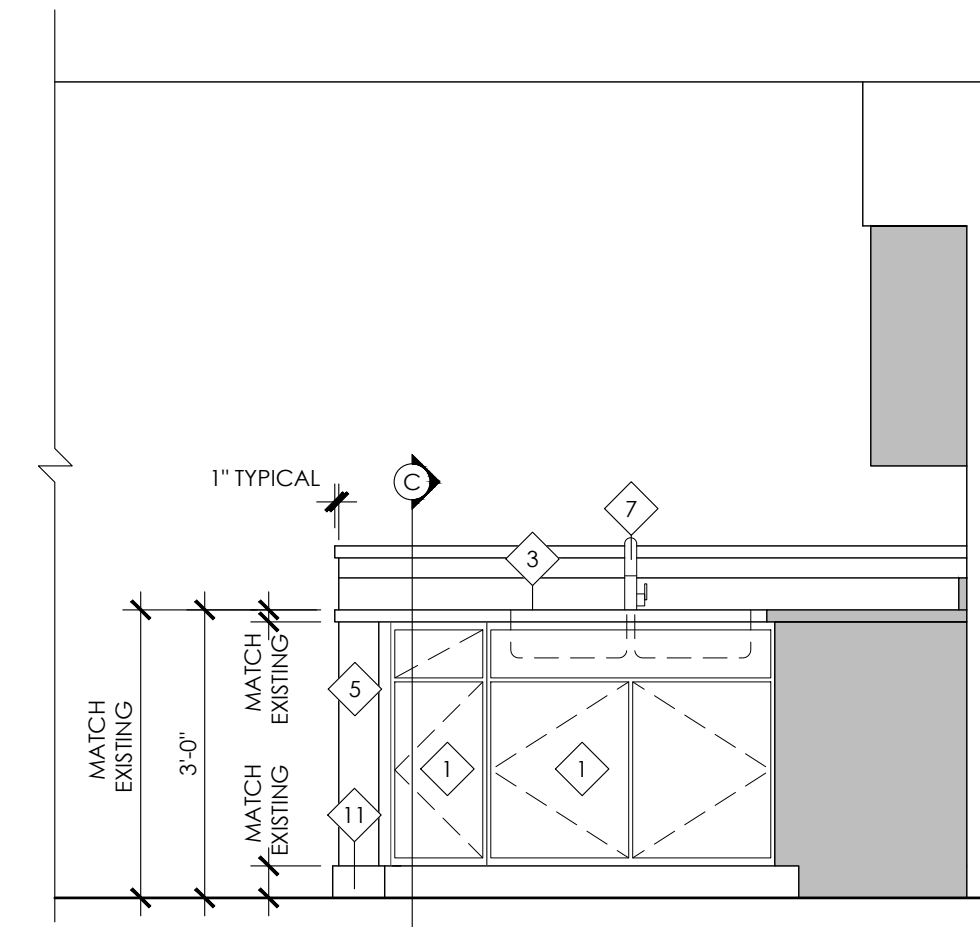
1
A6.0
1/2" = 1'-0"



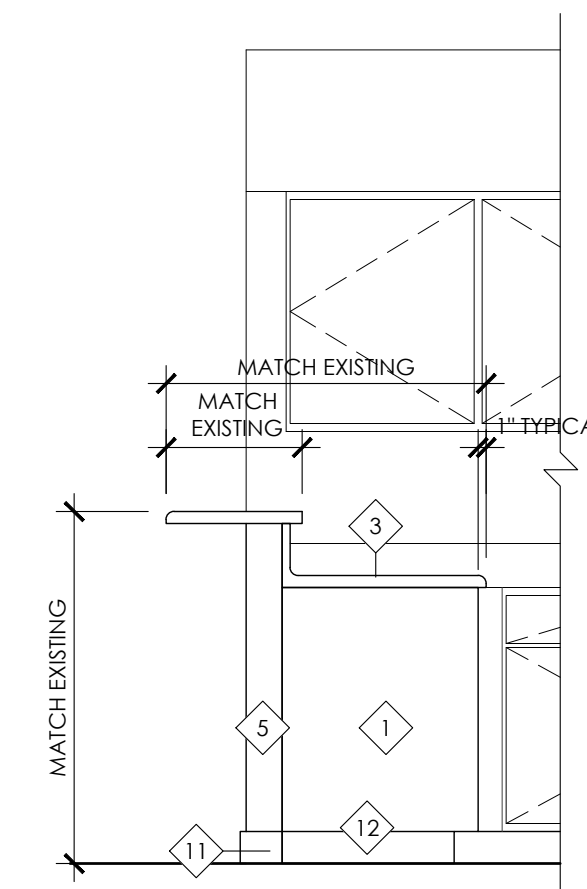
2
A6.0
1/2" = 1'-0"



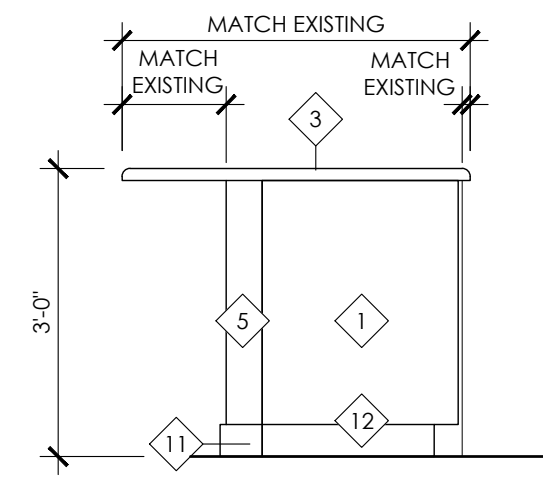
3
A6.0
1/2" = 1'-0"



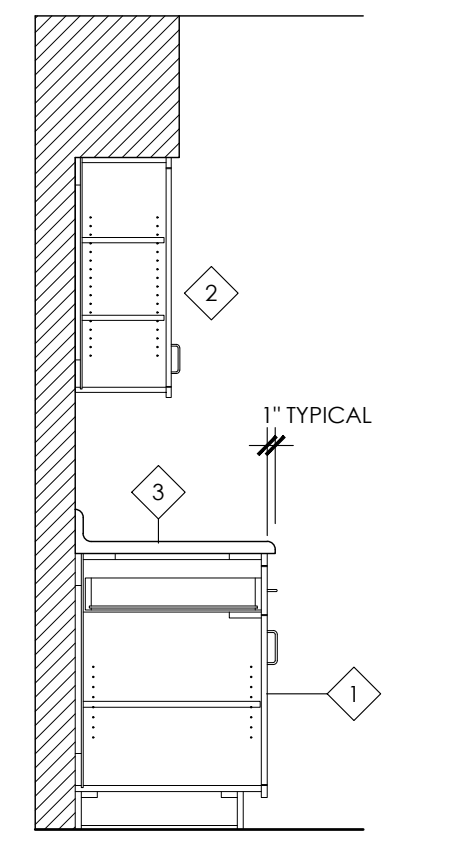
4
A6.0
1/2" = 1'-0"



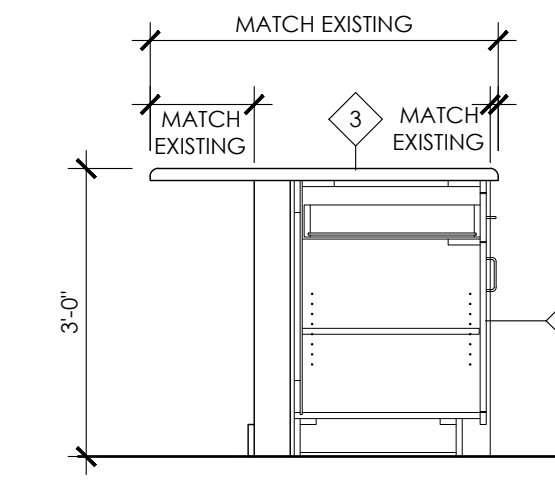
5
A6.0
1/2" = 1'-0"



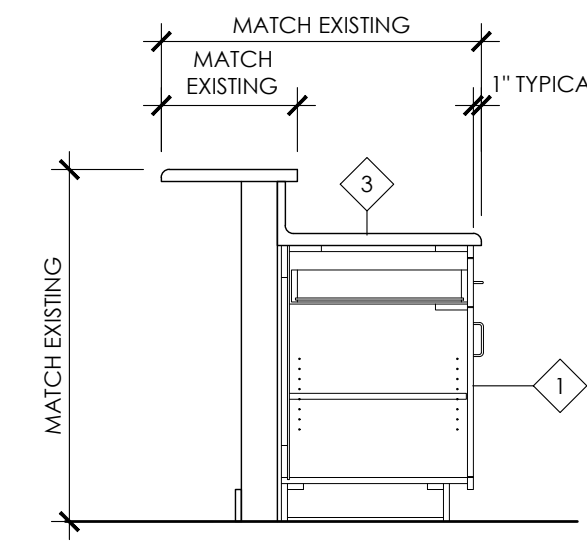
6
A6.0
1/2" = 1'-0"



7
A6.0
1/2" = 1'-0"



8
A6.0
1/2" = 1'-0"



9
A6.0
1/2" = 1'-0"

KITCHEN CABINETS - POAH BASIS OF DESIGN

GENERAL NOTES

1. ALL CABINETS TO BE PLYWOOD CONSTRUCTION ON PARTICLEBOARD COMPOSITE WOOD PRODUCTS TO BE COMPLIANT WITH CALIFORNIA 93120.
2. NO DOOR PULLS OR WRAP FINISH.
3. NO BLIND CORNERS: ALL SPACE BELOW THE CORNER OF A KITCHEN COUNTERTOP MUST BE ACCESSIBLE FROM EITHER OF THE ADJACENT CABINETS, OR BY A SPECIAL CORNER CABINET DOOR.
4. NO LAZY SUSANS.
5. NO DRAWERS LARGER THAN 18".
6. KCMC CERTIFICATION PREFERRED.
7. HARDWARE (PULL) TO BE INCLUDED IN ALL CABINETRY.
8. THE CABINETRY PRODUCTS IN THIS SECTION ARE SHOWN AS REFERENCE. OTHER CABINETRY PRODUCTS THAT MEET THE REQUIREMENTS OF THE SPEC MAY BE USED.
9. SEAL WITH FOAM ALL PLUMBING AND ELECTRICAL PENETRATIONS BEHIND CABINETRY.

BOX CONSTRUCTION REQUIRED DETAILS

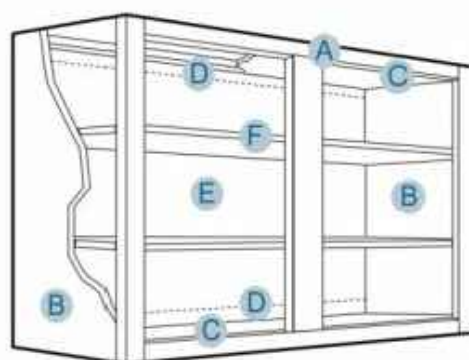
- A. FRONT FRAME: 3/4" SOLID HARDWOOD OR THERMO-FOIL VINYL WRAPPED SOLID FINGER JOINED LUMBER OR LVL LINEAR VENEER LUMBER BORE AND DOWEL/POCKET SCREW CONSTRUCTION FRAME JOINERY REINFORCED WITH GLUE/NAILED, STILES 1 1/2" WIDE. MULLS 3" WIDE. RAILS 1 3/4" WIDE. STILE AND TOP AND BOTTOM RAILS DADOED TO RECEIVE ENDS, TOPS, AND BOTTOMS.
- B. END PANELS: STANDARD; NOMINAL 1/2" THICK MULTI-PLY BIRCH VENEER PLYWOOD DADOED TO RECEIVE TOPS AND BOTTOMS, WITH WOOD GRAINED OR LAMINATE ON INTERIOR/EXTERIOR SURFACES. ALL END PANELS ARE INSERTED INTO DADO IN FACE FRAME AND RECESSED 3/16".
- C. TOP/BOTTOM PANELS: 1/2" THICK MULTI-PLY HARDWOOD PLYWOOD. TOPS AND BOTTOMS ARE SET INTO GROOVED END PANELS AND FRONT RAILS GLUED AND STAPLED. BOTTOMS ARE SUPPORTED BY 1/2" THICK WOOD BASE COMPOSITE PANEL.
- D. HANGING RAILS: WALL CABINETS HAVE 1/2" THICK X 2 7/8" MULTI-PLY PLYWOOD HANGING RAIL RUNNING FULL CABINET WIDTH AT TOP AND BOTTOM. BASE CABINETS HAVE 1/2" THICK X 2 7/8" WOOD BASED COMPOSITE PANEL HANGING RAIL RUNNING FULL CABINET WIDTH AT TOP. HANGING RAILS ARE CAPTURED BETWEEN END PANELS AND FRONT RAILS GLUED AND STAPLED. BOTTOMS ARE SUPPORTED BY 1/2" THICK WOOD BASE COMPOSITE PANEL.
- E. BACK PANEL: 1/8" THICK HARDWOOD PLYWOOD SECURELY GLUED/STAPLED TO END PANELS AND HANG RAILS. BACK PANELS ARE FULLY CAPTURED ON WALL CABINETS.
- F. SHELVES: 5/8" THICK MULTI-PLY HARDWOOD PLYWOOD, WITH HARDWOOD VENEER BANDING FRONT EDGE. SHELVES ARE ADJUSTABLE IN ALL STANDARD WALL AND BASE CABINETS.
- G. TOE KICK: 4" HIGH AND RECESSED 3 3/8". 1/2" THICK UNFINISHED WOOD BASED COMPOSITE PANEL CAPTURED BETWEEN END PANELS. FINISH SHOULD BE COVERED WITH INFILL PANEL TO MATCH FINISH.
- H. BASE CORNER BRACES: HIGH IMPACT, INJECTION MOLDED PLASTIC.
- I. DRAWERS: NOMINAL 1/2" THICK MULTI-PLY HARDWOOD FRONT, BACK, AND SIDES. DRAWER BOTTOMS ARE NOMINAL 1/4" THICK MULTI-PLY HARDWOOD INSERTED INTO DADO IN FRONT BACK AND SIDES. ALL DRAWER PARTS GLUED AND STAPLED TOGETHER.
- J. DRAWER GUIDES: HIGH-QUALITY EPOXY COATED STEEL, CUSHION-TEC, SIDE MOUNTED GUIDES, SELF-ADJUSTING IN MOUNTING BRACKETS, BUILT-IN STOP, SELF-CLOSING AND STAY-CLOSED FEATURES WITH A 100 LB. RATED LOAD CAPACITY.

CABINET DOOR REQUIREMENTS

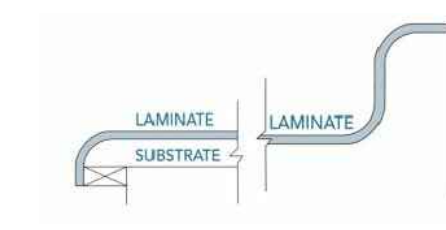
1. PROVIDE ADVANTA / VISTA / ALLWOOD SERIES CONSTRUCTION WOOD CABINET DOORS:
 - 3/4" THICK SOLID BIRCH DOOR FRAMES AND DRAWER FRONTS.
 - VENEERED MDF RECESSED FLAT CENTER PANEL.
 - ASSEMBLED WITH FIVE-PIECE MORTISE AND TENON JOINERY.
 - SQUARE DESIGN FOR ALL CABINETS; OFFERED WITH SLAB DRAWER HEADS.
 - STANDARD REVEAL DOORS AND DRAWER FRONTS.
 - EASED EDGE PROFILE ON OUTSIDE DOOR FRAME.
2. FAMILY PROPERTIES: 3/4" THICK SOLID WOOD DOOR FRAMES AND DRAWER FRONTS.
3. STANDARD REVEAL DOORS AND DRAWER FRONTS.

COUNTERTOP REQUIRED DETAILS

- PLASTIC LAMINATE (KITCHEN ONLY):
1. PROVIDE WILSON ART, KALAHARI TOPAZ, 4855 COUNTERTOP FINISH.
 2. NEMA LD 3 COMPLIANT, HGP GRADE, AND MINIMUM 1.0MM THICKNESS.
- COUNTERTOP CONSTRUCTION:
3. POST FORM (CONTINUOUS, NO VISIBLE JOINTS).
 4. FRONT EDGE - CONTINUOUS, DOUBLE ROUND OVER, 1 3/8" HIGH (SEE SECTION BELOW).
 5. BACKSPLASH - CONTINUOUS ONE PIECE RAISES UP WALL WITH 1 1/8" RETURN TO WALL (SEE SECTION BELOW).
 6. SIDE SPLASH - SQUARE EDGED LOOSE, INSTALLED BETWEEN WALL AND COUNTER. HEIGHT TO MATCH BACK SPLASH HEIGHT.
 7. SUBSTRATE: COMPLY WITH ASTM D 1037.
 - A. AT SINK; EXTERIOR GRADE PLYWOOD OR PHENOLIC RESIN.
 - B. PARTICLEBOARD: COMPLIANCE WITH ANSI A208.1 (GRADE M-2 EXTERIOR 45-LB DENSITY AND MINIMUM 3/4" THICK.
 - C. MDF: COMPLIANCE WITH ANSI A208.2 AND MINIMUM 3/4" THICK.
 8. PROVIDE BK-20 BACKER SHEET IF UNSUPPORTED COUNTERTOP AREA.



BOX CONSTRUCTION DIAGRAM (NOT TO SCALE)



COUNTERTOP SECTION DETAIL (NOT TO SCALE)



COUNTERTOP FINISH: WILSONART, KALAHARI TOPAZ #4588



CABINET DOOR: ADVANTA / VISTA / ALLWOOD SERIES



CABINET PULLS: AMEROCK ALLISON CURVED PULL SATIN NICKEL, BP53003G10

KITCHEN APPLIANCE SCHEDULE

DESCRIPTION	GENERAL INFORMATION AND REQUIRED DETAILS	PREFERRED PRODUCTS
A1 REFRIGERATOR	<ul style="list-style-type: none"> • VOLUME: NON-FAMILY UNITS: 17.5 CUBIC FEET MIN. OR MATCH EXISTING. FAMILY UNITS: 21 CUBIC FEET OR MATCH EXISTING. • WIDTH: 30" MIN. WIDTH OR MATCH EXISTING. • ENERGY STAR RATED; REQUIRED. • SELF-DEFROSTING; REQUIRED. • NO WATER/ICE DISPENSERS. • NO ICE MAKERS. • NO SIDE-BY-SIDE DOORS. • REVERSIBLE HINGES REQUIRED. 	WHIRLPOOL 30-INCH WIDE 18.2 CU. FT. TOP FREEZER WHITE FINISH MODEL #: WRT138FZDW
A2 RANGE	<ul style="list-style-type: none"> • VOLUME: 4.5 CUBIC FEET MINIMUM OR MATCH EXISTING. • WIDTH: 30" MINIMUM WIDTH OR MATCH EXISTING. • KNOBS ON FRONT FACE OF RANGE FOR EASE OF USE. • ELECTRIC RANGES PREFERRED. • DO NOT USE "SELF-CLEANING" RANGES. 	FRIGIDAIRE 30-INCH WHITE FINISH MODEL #: FFEF3009LW
A3 SPLASH PLATE TO BE INSTALLED ON WALL BEHIND RANGE	INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL WITH ALMOND FINISH FACING OUT.	BROAN REVERSIBLE BACKSPLASH ALMOND EP300108
A4 RANGE HOOD	• WIDTH: 30" MINIMUM OR MATCH EXISTING.	BROAN 30" VENTED HOOD 7" ROUND VENT 190 CFM WHITE FINISH MODEL #: 423001
A5 RANGE HOOD FIRE EXTINGUISHERS (MANDATORY)	<ul style="list-style-type: none"> • PROVIDE STOVETOP FIRESTOP® RANGEHOOD FIRE EXTINGUISHERS UNDER EACH RANGE HOOD. • EXTINGUISHERS MUST FIT WITHIN THE DEPTH OF RANGEHOOD WITHOUT BEING NOTICEABLY VISIBLE. 	STOVETOP FIRESTOP RANGEHOOD HEIGHT: 3.5" DIAMETER: 3.4" MODEL #: 675-3

KITCHEN ELEVATION GENERAL NOTES

- A. TYPICAL INTERIOR ELEVATIONS ARE DIAGRAMMATIC AND ARE FOR REFERENCE ONLY. FOR BIDDING PURPOSES REFER TO NEW WORK PLANS FOR LAYOUTS INCLUDING CABINET SIZES AND TYPES. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- B. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.
- C. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURES.
- D. REFER TO FINISH SCHEDULE FOR FLOORING AND WALL FINISHES.
- E. ALL EXISTING KITCHEN APPLIANCES TO BE REPLACED WITH NEW. REFER TO KITCHEN APPLIANCE SCHEDULE.
- F. BASE CABINETS AT KITCHEN ISLANDS AND PENINSULAS ARE TO HAVE FINISHED PANELS ON EXPOSED SIDES WITH RECESSED TOE KICKS, U.N.O.
- G. REPAIR GYPSUM BOARD (ENSURE IT IS CONTINUOUS) AND SEAL ALL HOLES AND CRACKS IN THE GYPSUM BOARD BEHIND CABINETS AND APPLIANCES. SEAL TO FLOOR.
- H. SEAL ALL PENETRATIONS THROUGH THE GYPSUM BOARD AND USE A METAL MESH BACKER FOR OPENINGS WIDER THAN 3/8".

KITCHEN ELEVATION KEY NOTES

1. PROVIDE NEW 24" DEEP BASE CABINETS. KITCHEN PLANS VARY. REFER TO NEW WORK PLANS FOR UNIT SIZE AND TYPE AND TO KITCHEN CABINET BASIS OF DESIGN.
2. PROVIDE NEW 12" DEEP WALL CABINETS. KITCHEN PLANS VARY. REFER TO NEW WORK PLANS FOR UNIT SIZE AND TYPE AND TO KITCHEN CABINET BASIS OF DESIGN.
3. PROVIDE NEW PLASTIC LAMINATE COUNTERTOP WITH CONTINUOUS BACKSPLASH AND SIDE SPLASH. REFER TO KITCHEN CABINET BASIS OF DESIGN.
4. SPLASH PLATE TO BE INSTALLED ON WALL BEHIND RANGE. REFER TO KITCHEN APPLIANCE SCHEDULE.
5. EXISTING PARTIAL HEIGHT WALL WITH PAINTED BEADED FINISH. VERIFY REQUIRED CABINET HEIGHT FOR NEW CABINET INSTALLATION. REFER TO FINISH SCHEDULE.
6. PAINT EXISTING GYPSUM BOARD SOFFIT. REFER TO FINISH SCHEDULE.
7. PROVIDE NEW KITCHEN SINK AND FAUCET. REFER TO PLUMBING DRAWINGS.
8. PROVIDE NEW ELECTRIC RANGE. REFER TO APPLIANCE SCHEDULE.
9. PROVIDE NEW RECIRCULATING HOOD OVER RANGE WITH MANDATORY FIRE EXTINGUISHER BELOW HOOD. REFER TO APPLIANCE SCHEDULE.
10. PROVIDE NEW REFRIGERATOR. REFER TO APPLIANCE SCHEDULE.
11. PAINT WOOD BASE TO MATCH EXISTING IN UNIT.
12. RECESSED TOE KICK AT END OF EXPOSED CABINET.



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434



515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR AND
PENDLETON ESTATES

2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: PART 2 SUBMITTAL
06.20.2022

OHFA SUBMITTAL
10.21.2022

PERMIT SUBMITTAL
10.21.2022

REVISIONS
03.22.2023

BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

TYPICAL INTERIOR
ELEVATIONS, KITCHEN
CABINET INFORMATION,
KITCHEN APPLIANCE
SCHEDULE

A6.0



Deanna Heil
license no. 10784
Expiration 12-31-2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434



515 Monmouth Street
Newport, KY 41017
859-261-0585

**COMMUNITY MANOR AND
PENDLETON ESTATES**

**2155 LOTH STREET
CINCINNATI, OHIO 45202**

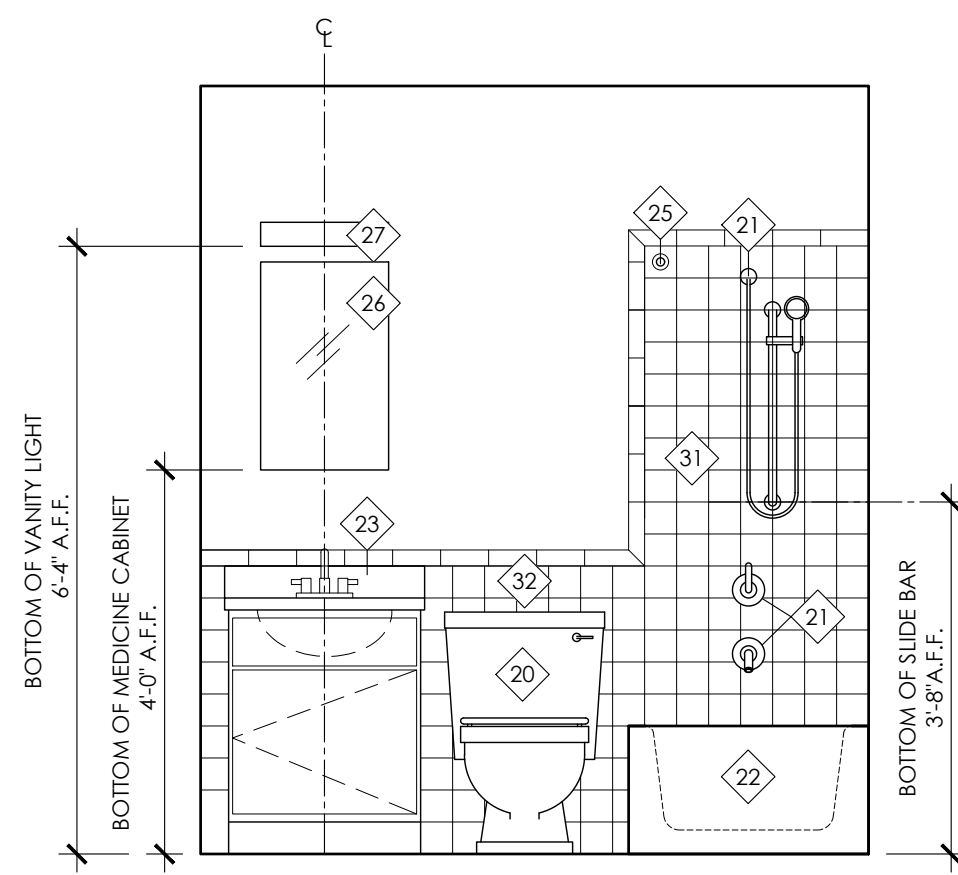


DATE: **BID SET**
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PERMIT SUBMITTAL
10.21.2022
REVISIONS
2
03.22.2023
BID SET
07.03.2023

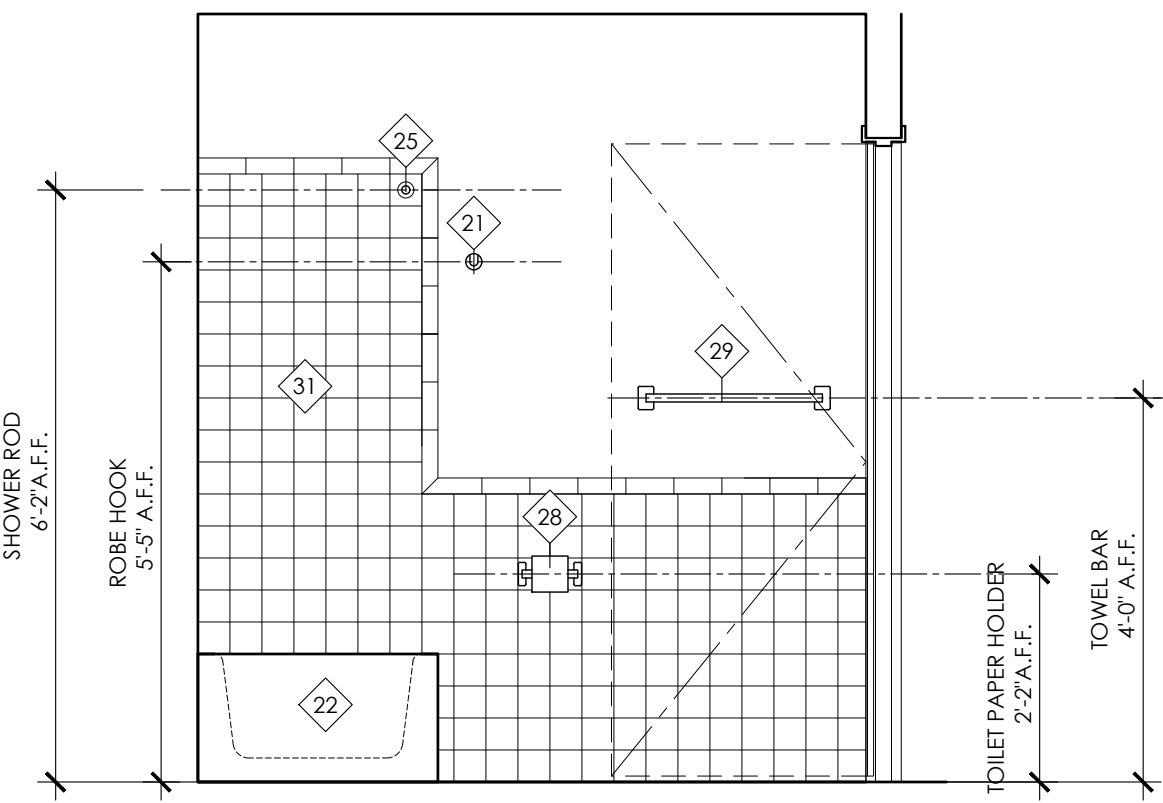
PRELIMINARY
NOT FOR CONSTRUCTION

TYPICAL INTERIOR
ELEVATIONS, BATHROOM
ACCESSORIES SCHEDULE

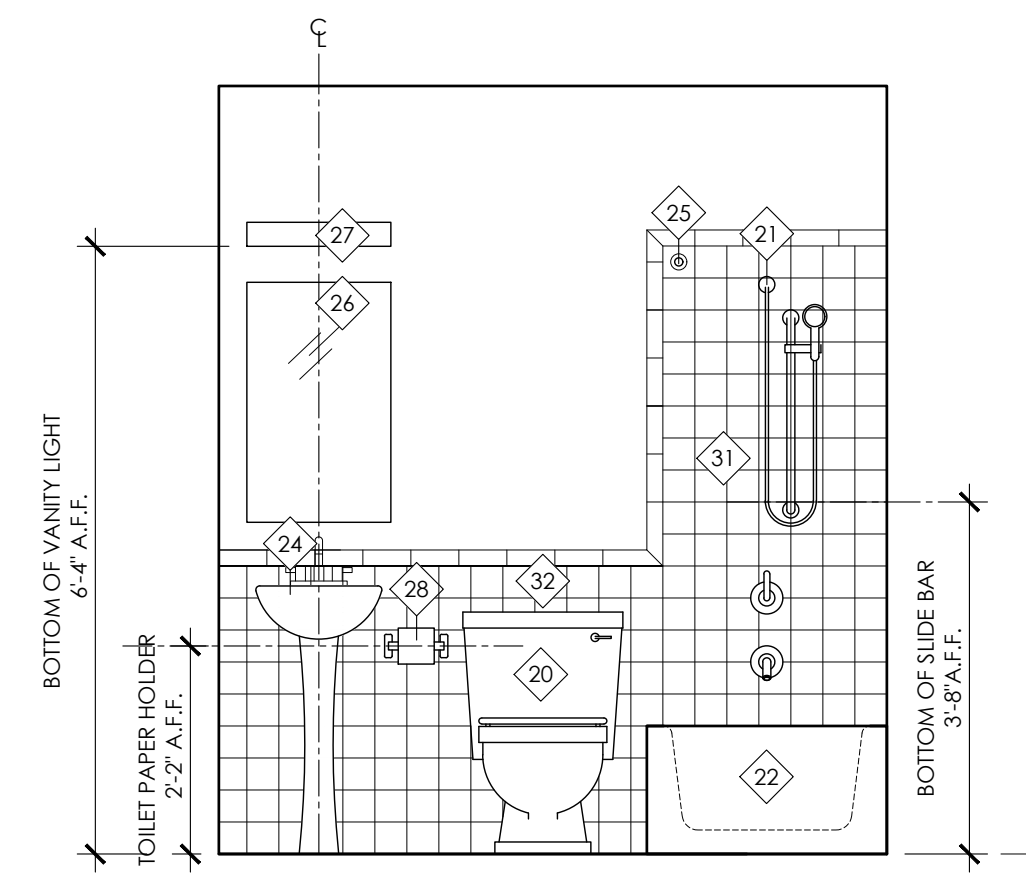
A6.1



1
A6.1
TYPICAL BATHROOM ELEVATION
1/2" = 1'-0"



2
A6.1
TYPICAL BATHROOM ELEVATION
1/2" = 1'-0"



3
A6.1
TYPICAL BATHROOM ELEVATION
1/2" = 1'-0"

BATHROOM ACCESSORIES SCHEDULE

DESCRIPTION	NOTES	PRODUCT INFORMATION / BASIS OF DESIGN
B1 BATHROOM VANITY (18"W x 32"H x 16"D) AND INTEGRAL SINK	REPLACE EXISTING PEDESTAL SINK WITH NEW VANITY AND INTEGRAL SINK AS NOTED ON NEW WORK PLAN DRAWINGS. CONTRACTOR TO VERIFY VANITY DIMENSIONS AND SINK CENTERLINE IN FIELD. INSTALL VANITY FLUSH TO PERPENDICULAR WALL TO AVOID GAP IN BETWEEN VANITY AND PERPENDICULAR WALL WHERE POSSIBLE. CONTRACTOR ALSO TO VERIFY THAT VANITY DOES NOT BLOCK AN EXISTING HVAC VENT. REFER TO PLUMBING DRAWINGS.	SUPPLIER: HD SUPPLY Seasons® 18"W x 32"H x 16"D WHITE VANITY WITH TOP MODEL NUMBER: 283580
B2 BATHROOM VANITY (24"W x 32"H x 18"D) AND INTEGRAL SINK	REPLACE EXISTING PEDESTAL SINK WITH NEW VANITY AND INTEGRAL SINK AS NOTED ON NEW WORK PLAN DRAWINGS. CONTRACTOR TO VERIFY VANITY DIMENSIONS AND SINK CENTERLINE IN FIELD. INSTALL VANITY FLUSH TO PERPENDICULAR WALL TO AVOID GAP IN BETWEEN VANITY AND PERPENDICULAR WALL WHERE POSSIBLE. CONTRACTOR ALSO TO VERIFY THAT VANITY DOES NOT BLOCK AN EXISTING HVAC VENT. REFER TO PLUMBING DRAWINGS.	SUPPLIER: HD SUPPLY Seasons® 24"W x 32"H x 18"D WHITE VANITY WITH TOP MODEL NUMBER: 283581
B3 BATHROOM VANITY (36"W x 32"H x 21"D) AND INTEGRAL SINK	REPLACE EXISTING PEDESTAL SINK WITH NEW VANITY AND INTEGRAL SINK AS NOTED ON NEW WORK PLAN DRAWINGS. CONTRACTOR TO VERIFY VANITY DIMENSIONS AND SINK CENTERLINE IN FIELD. INSTALL VANITY FLUSH TO PERPENDICULAR WALL TO AVOID GAP IN BETWEEN VANITY AND PERPENDICULAR WALL WHERE POSSIBLE. CONTRACTOR ALSO TO VERIFY THAT VANITY DOES NOT BLOCK AN EXISTING HVAC VENT. REFER TO PLUMBING DRAWINGS.	SUPPLIER: HD SUPPLY RSI HOME PRODUCTS 36"W x 32"H x 21"D WHITE VANITY WITH TOP MODEL NUMBER: 412173
B4 SURFACE MOUNTED MEDICINE CABINET	REPLACE EXISTING MEDICINE CABINET WITH NEW. PATCH AND REPAIR DAMAGED GYPSUM BOARD AS REQUIRED. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	HD SUPPLY, 16W X 26H SURFACE MOUNT MIRROR MEDICINE CABINET STEEL BODY, METAL SHELVES, MODEL NUMBER: 404469
B5 TOILET TISSUE HOLDERS	REPLACE EXISTING TOILET TISSUE HOLDER WITH NEW. PATCH DAMAGED TILE. INSTALL NEW TOILET TISSUE HOLDER AS INDICATED ON NEW WORK PLAN DRAWINGS ON WOOD STUD OR ADD BLOCKING.	FRANKLIN BRASS, STAINLESS STEEL TOILET PAPER HOLDER CONCEALED MOUNT, MODEL NUMBER: 819400
B6 TOWEL BAR 18"	PROVIDE NEW TOWEL BAR AS NOTED ON NEW WORK PLAN DRAWINGS. PATCH EXISTING DAMAGED TILE OR GYPSUM BOARD AS REQUIRED. INSTALL NEW TOWEL BAR PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	FRANKLIN BRASS - FUTURA 3/4 X 18" CHROME TOWEL BAR SET. MODEL NUMBER: 818725
B7 TOWEL BAR 24"	PROVIDE NEW TOWEL BAR AS NOTED ON NEW WORK PLAN DRAWINGS. PATCH EXISTING DAMAGED TILE OR GYPSUM BOARD AS REQUIRED. INSTALL NEW TOWEL BAR PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	FRANKLIN BRASS - FUTURA 3/4 X 24" CHROME TOWEL BAR SET. MODEL NUMBER: 818740
B8 SHOWER CURTAIN ROD	REPLACE EXISTING SHOWER CURTAIN ROD WITH NEW. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD AND PROVIDE CORRECT SHOWER ROD LENGTH. PATCH AND REPAIR DAMAGED WALL TILE OR GYPSUM BOARD AS REQUIRED. INSTALL SHOWER ROD PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	HD SUPPLY, 60" CHROME SHOWER ROD SET. MODEL NUMBER: 822450
B9 ROBE HOOK	PROVIDE NEW ROBE HOOK AS NOTED ON NEW WORK PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR USE APPROPRIATE ANCHORS TO SUPPORT WEIGHT.	SYMMONS, DIA CHROME ROBE HOOK MODEL NUMBER: 459079

BATHROOM ELEVATION GENERAL NOTES

- TYPICAL INTERIOR ELEVATIONS ARE DIAGRAMMATIC AND ARE FOR REFERENCE ONLY. FOR BIDDING PURPOSES REFER TO NEW WORK PLANS FOR LAYOUTS INCLUDING CABINET SIZES AND TYPES. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURE SCHEDULE.
- REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURES.
- REFER TO FINISH SCHEDULE FOR FLOORING AND WALL FINISHES.
- USE ELASTOMERIC SEALANT AND, WHERE NECESSARY, BACKING, TO SEAL PIPE PENETRATIONS BEHIND TOILETS, SHOWER HEADS, AND UNDER BATHROOM VANITIES.
- SEAL AT BASE OF BATHTUBS, TOILETS AND TOP OF SHOWER TILE WITH CAULK.

BATHROOM ELEVATION KEY NOTES

- PROVIDE NEW FLOOR MOUNTED TOILET IN EXISTING LOCATION. REFER TO PLUMBING DRAWINGS.
- PROVIDE NEW HAND-HELD SHOWER HEAD, CONTROLS, AND TUB FAUCET IN EXISTING LOCATION. REFER TO PLUMBING DRAWINGS.
- EXISTING BATHTUB TO REMAIN U.N.O., CAULK AND CLEAN.
- PROVIDE NEW VANITY AND GYPSUM BOARD COUNTER TOP WITH INTEGRAL SINK AND FAUCET. REFER TO NEW WORK PLANS FOR VANITY SIZE, BATHROOM ACCESSORY SCHEDULE, AND PLUMBING DRAWINGS.
- EXISTING PEDESTAL SINK WITH NEW FAUCET TO REMAIN. REFER TO NEW WORK PLAN DRAWINGS FOR LOCATIONS AND PLUMBING DRAWINGS.
- PROVIDE NEW ANCHORED SHOWER CURTAIN ROD. REFER TO BATHROOM ACCESSORY SCHEDULE.
- PROVIDE NEW MEDICINE CABINET WITH MIRROR AT BATHROOM SINK CENTERLINE ABOVE VANITY OR PEDESTAL SINK. REFER TO BATHROOM ACCESSORY SCHEDULE.
- PROVIDE NEW LIGHT FIXTURE AT BATHROOM SINK AND MEDICINE CABINET CENTERLINE. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE NEW TOILET PAPER DISPENSER. REFER TO NEW WORK PLANS FOR LOCATION AND BATHROOM ACCESSORY SCHEDULE.
- PROVIDE NEW TOWEL BAR. REFER TO NEW WORK PLANS FOR LOCATION AND TO BATHROOM ACCESSORY SCHEDULE.
- PROVIDE NEW BATHROBE HOOK. REFER TO NEW WORK PLANS FOR LOCATION AND TO BATHROOM ACCESSORY SCHEDULE.
- EXISTING TILE TUB SURROUND. REFER TO FINISH SCHEDULE.
- EXISTING BATHROOM WALL TILE. REFER TO FINISH SCHEDULE.



03/31/2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

5806 Yankee Rd, Suite 100
Liberty Township, Ohio 45044
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**

515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR /
PENDLETON ESTATES
2155 LOTH STREET
CINCINNATI, OHIO 45202



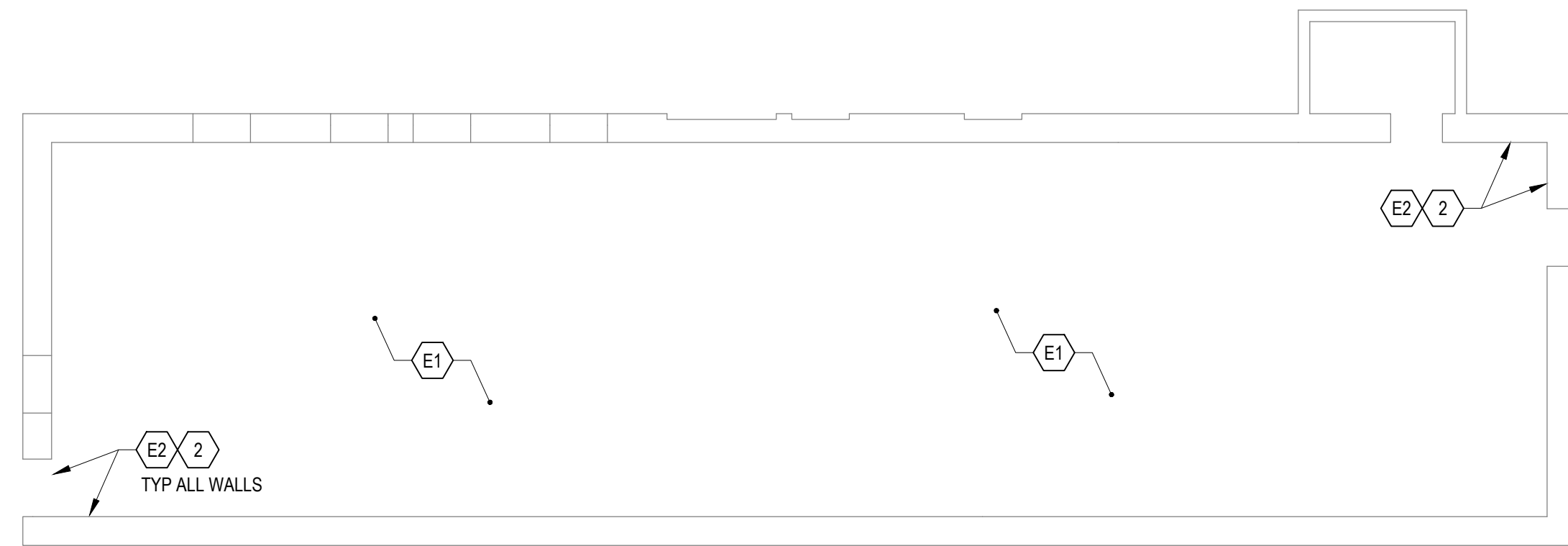
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: PERMIT/BID SET
06.20.2022
PERMIT REVISION 1
SUBMITTAL
03.31.2023
BID SET
07.03.2023

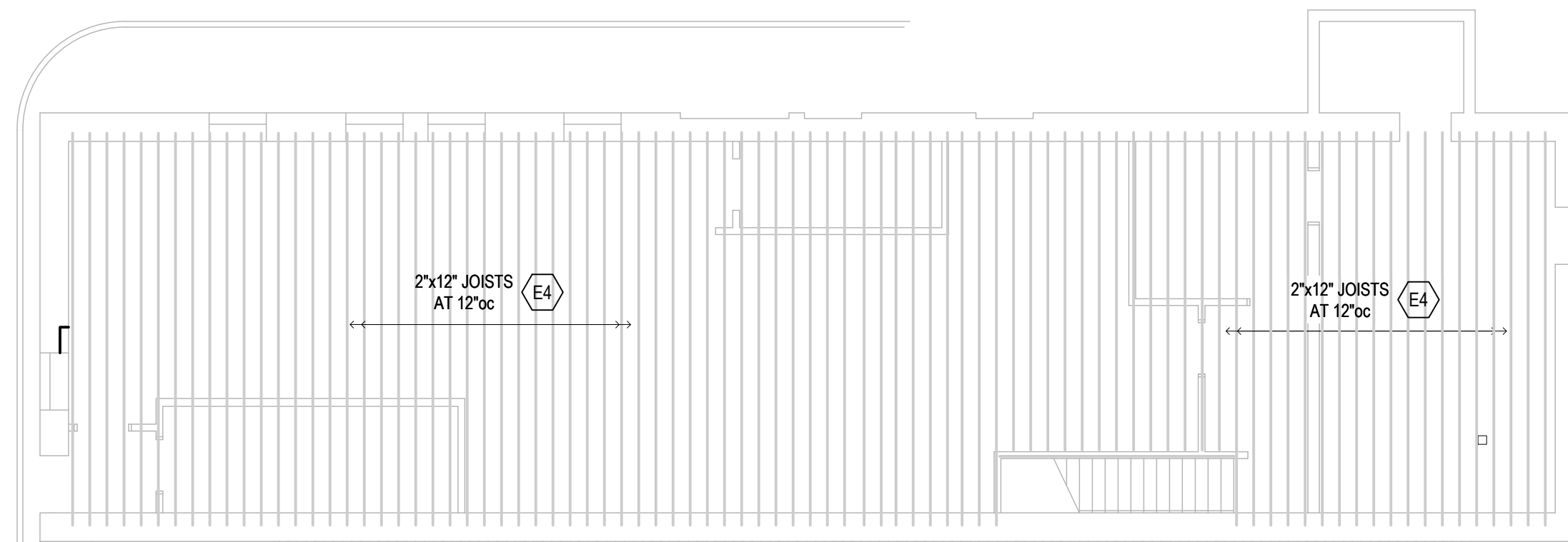
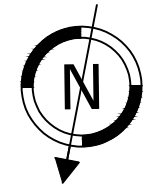
PRELIMINARY
NOT FOR CONSTRUCTION

BASEMENT, FIRST,
SECOND, & THIRD
NEW WORK PLANS

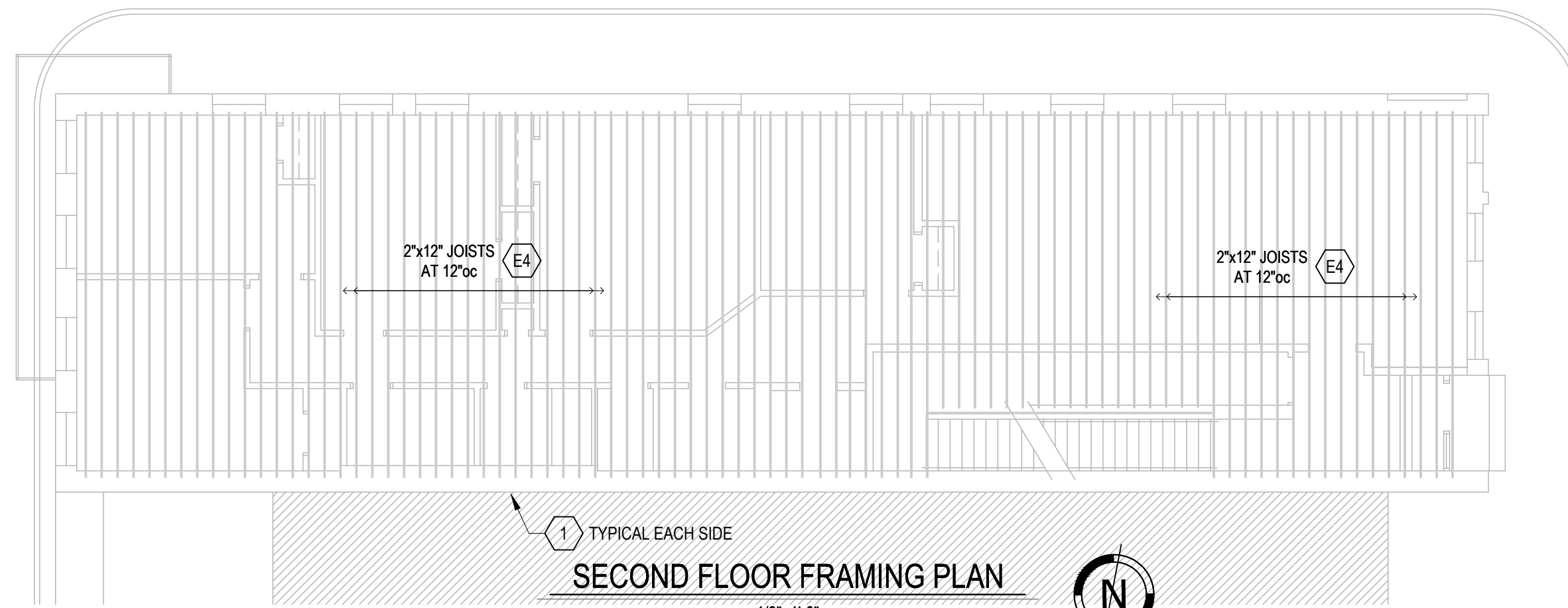
S1.0



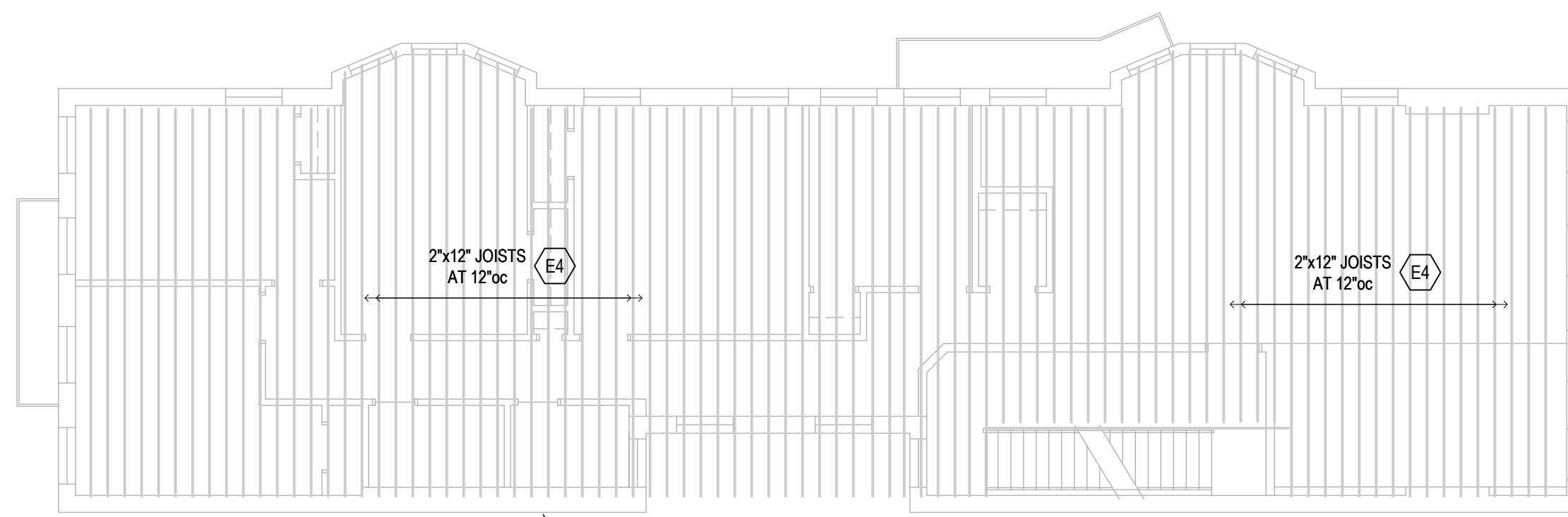
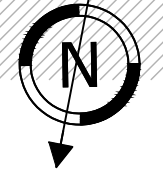
BASEMENT FLOOR PLAN
1/8"=1'-0"



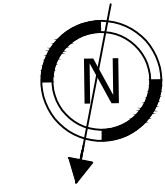
FIRST FLOOR FRAMING PLAN
1/8"=1'-0"



SECOND FLOOR FRAMING PLAN
1/8"=1'-0"



THIRD FLOOR FRAMING PLAN
1/8"=1'-0"



SCOPE OF WORK:
A. NO STRUCTURAL CHANGES ARE PROPOSED. REPORT DETERIORATED BASEMENT WALL MORTAR JOINTS.
B. STRUCTURAL ENGINEER REVIEWED LIMITED AREAS OF THE BUILDING WHERE STRUCTURE WAS VISIBLE.
C. SEE ARCHITECTURAL DRAWINGS FOR EXTERIOR MASONRY AND LINTELSILL REPAIR AND REPLACEMENT.

FLOOR/ROOF PLAN NOTES:
A. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ENGINEER IF DIMENSIONS ARE DIFFERENT THAN SHOWN ON DRAWINGS.
B. THE STRUCTURAL FRAMING CONDITION OF STRUCTURAL ELEMENTS SHALL BE REVIEWED IF EXPOSED BY CONTRACTOR DURING CONSTRUCTION. IF THE CONDITION OF STRUCTURAL ELEMENTS VARIES FROM INFORMATION SHOWN ON THE DRAWINGS, NOTIFY THE ENGINEER FOR DIRECTION PRIOR TO PERFORMING THE WORK.
C. EXISTING MEMBER DEPTH SHOWN ARE APPROXIMATE. IF NEW FRAMING MEMBER DEPTHS SHOWN EXCEED EXISTING FRAMING MEMBER DEPTHS, NOTIFY ENGINEER FOR REVIEW PRIOR TO INSTALLING NEW FRAMING.
D. CONTRACTOR SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS PER THE APPLICABLE REGULATION AND GOVERNING AUTHORITIES.
E. THE LOCATION OF DOORS, WINDOWS, AND FLOOR OPENINGS ARE APPROXIMATE. COORDINATE WITH ARCHITECTURAL DRAWINGS.
F. SEE SHEET S2.0 FOR TYPICAL DETAILS, SCHEDULES, AND GENERAL NOTES.
G. ALL MISC OPENINGS FOR MEP PENETRATIONS ARE NOT SHOWN. COORDINATE AS REQUIRED.
H. REFER TO SHEET S2.0 FOR ALLOWABLE SIZE AND LOCATION OF OPENINGS IN JOISTS.

EXISTING CONDITION KEY NOTES (E#):
E1. EXISTING CONCRETE SLAB ON GRADE.
E2. EXISTING MORTAR/RED STONE FOUNDATION.
E3. EXISTING MULTI-WYTHE BRICK WALL.
E4. EXISTING WOOD JOIST FLOOR FRAMING. NOTIFY ENGINEER IF FRAMING IS NOT AS SHOWN.
E5. EXISTING WOOD RAFTER ROOF FRAMING. NOTIFY ENGINEER IF FRAMING IS NOT AS SHOWN.

NEW WORK KEY NOTES (N#):
1. REFER TO BUILDING ELEVATIONS IN ARCHITECTURAL DRAWINGS FOR LOCATIONS OF WALL ANCHORAGE LOCATIONS AND EXTERIOR MASONRY/LINTELSILL REPAIRS AND REPLACEMENT.
2. RAKE AND RE-POINT DETERIORATED BASEMENT WALL MORTAR JOINTS. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
3. ANCHOR EXTERIOR BRICK WALL TO FLOOR FRAMING. REFER TO TYPICAL DETAIL ON SHEET S2.0. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

COPYRIGHT © 2022 21-331-08
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF GEI ENGINEERING. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED, WITHOUT WRITTEN CONSENT OF GEI ENGINEERING.



03/31/2023

CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

5806 Yankee Rd, Suite 100
Liberty Township, Ohio 45044
513.549.1434

**ENGINEERED
BUILDING
SYSTEMS INC.**

515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR /
PENDLETON ESTATES
2155 LOTH STREET
CINCINNATI, OHIO 45202



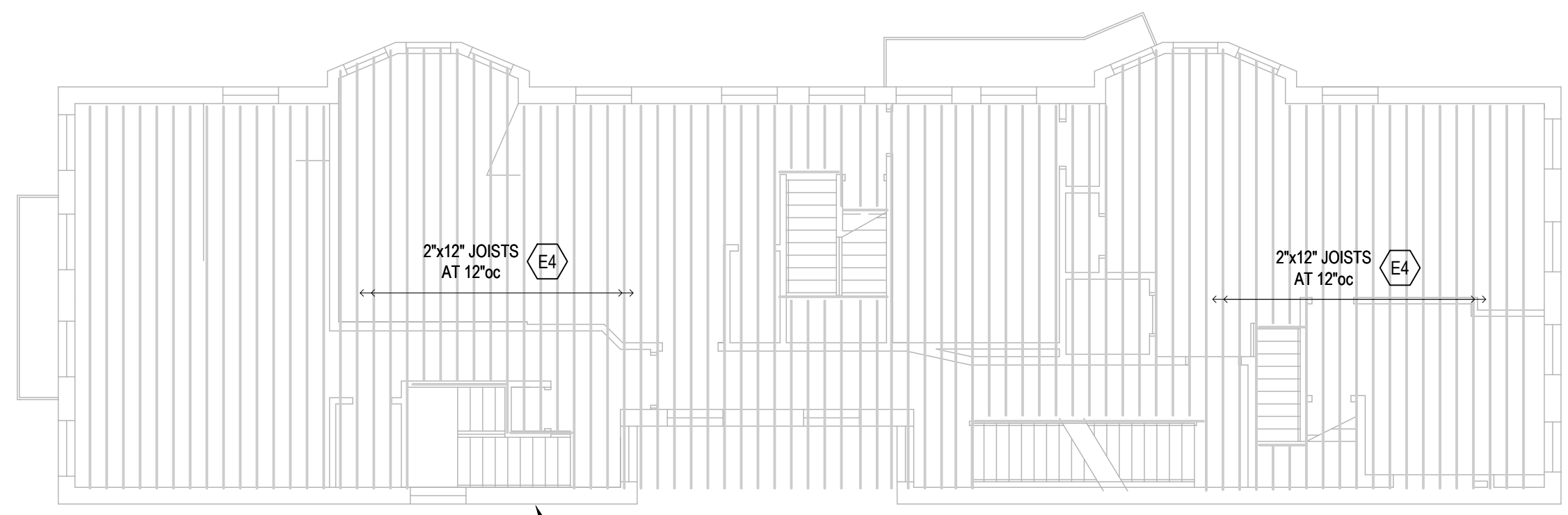
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: PERMIT/BID SET
06.20.2022
PERMIT REVISION 1
SUBMITTAL
03.31.2023
BID SET
07.03.2023

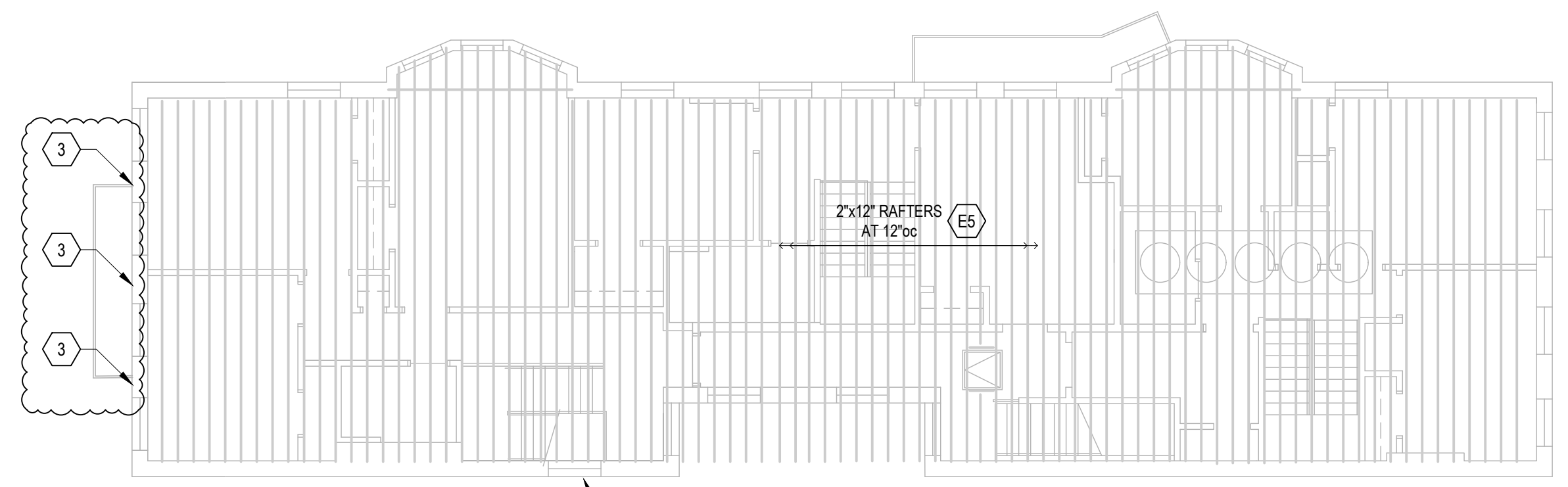
PRELIMINARY
NOT FOR CONSTRUCTION

FOURTH FLOOR & ROOF
NEW WORK PLANS

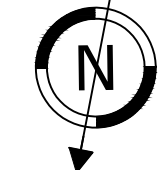
S1.1



1 TYPICAL EACH SIDE
FOURTH FLOOR FRAMING PLAN
1/8"=1'-0"



1 TYPICAL EACH SIDE
ROOF FRAMING PLAN
1/8"=1'-0"



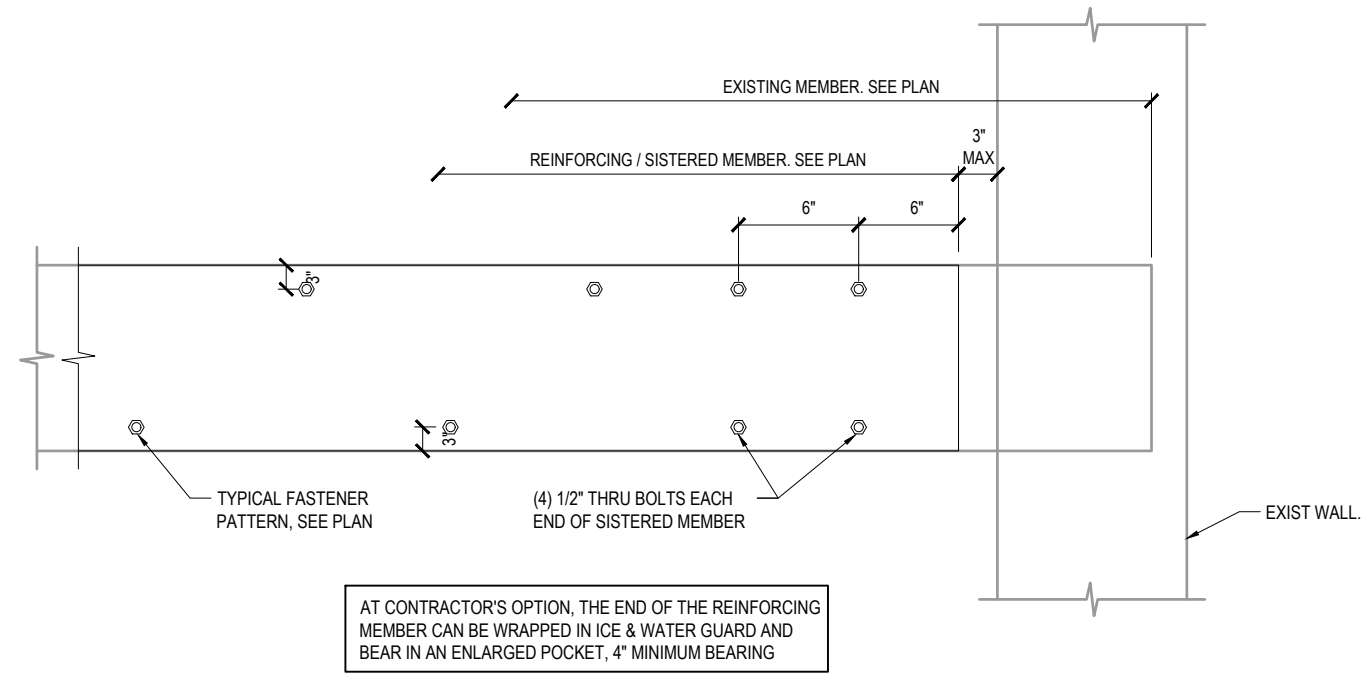
SCOPE OF WORK:
A. NO STRUCTURAL CHANGES ARE PROPOSED. REPOINT DETERIORATED BASEMENT WALL MORTAR JOINTS.
B. THE STRUCTURAL FRAMING CONDITION OF STRUCTURAL ELEMENTS SHALL BE REVIEWED IF EXPOSED BY CONTRACTOR DURING CONSTRUCTION. IF THE CONDITION OF STRUCTURAL ELEMENTS VARIES FROM INFORMATION SHOWN ON THE DRAWINGS, NOTIFY THE ENGINEER FOR DIRECTION PRIOR TO PERFORMING THE WORK.
C. SEE ARCHITECTURAL DRAWINGS FOR EXTERIOR MASONRY AND LINTELSILL REPAIR AND REPLACEMENT.

FLOOR/ROOF PLAN NOTES:
A. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ENGINEER IF DIMENSIONS ARE DIFFERENT THAN SHOWN ON DRAWINGS.
B. THE STRUCTURAL FRAMING CONDITION OF STRUCTURAL ELEMENTS SHALL BE REVIEWED IF EXPOSED BY CONTRACTOR DURING CONSTRUCTION. IF THE CONDITION OF STRUCTURAL ELEMENTS VARIES FROM INFORMATION SHOWN ON THE DRAWINGS, NOTIFY THE ENGINEER FOR DIRECTION PRIOR TO PERFORMING THE WORK.
C. EXISTING MEMBER DEPTH SHOWN ARE APPROXIMATE. IF NEW FRAMING MEMBER DEPTHS SHOWN EXCEED EXISTING FRAMING MEMBER DEPTHS, NOTIFY ENGINEER FOR REVIEW PRIOR TO INSTALLING NEW FRAMING.
D. CONTRACTOR SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS PER THE APPLICABLE REGULATION AND GOVERNING AUTHORITIES.
E. THE LOCATION OF DOORS, WINDOWS, AND FLOOR OPENINGS ARE APPROXIMATE. COORDINATE WITH ARCHITECTURAL DRAWINGS.
F. SEE SHEET S2.0 FOR TYPICAL DETAILS, SCHEDULES, AND GENERAL NOTES.
G. ALL MISC OPENINGS FOR MEP PENETRATIONS ARE NOT SHOWN. COORDINATE AS REQUIRED.
H. REFER TO SHEET S2.0 FOR ALLOWABLE SIZE AND LOCATION OF OPENINGS IN JOISTS.

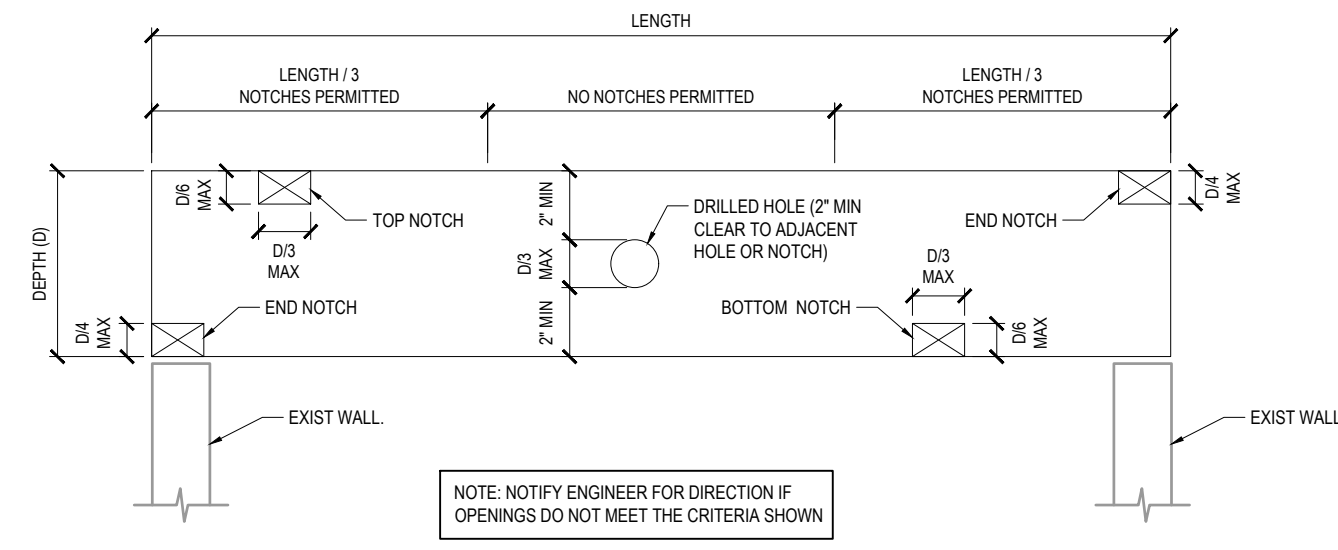
EXISTING CONDITION KEY NOTES (E#):
E1. EXISTING CONCRETE SLAB ON GRADE.
E2. EXISTING MORTAR/RED STONE FOUNDATION.
E3. EXISTING MULTI-WYTHE BRICK WALL.
E4. EXISTING WOOD JOIST FLOOR FRAMING. NOTIFY ENGINEER IF FRAMING IS NOT AS SHOWN.
E5. EXISTING WOOD RAFTER ROOF FRAMING. NOTIFY ENGINEER IF FRAMING IS NOT AS SHOWN.

NEW WORK KEY NOTES (N#):
1. REFER TO BUILDING ELEVATIONS IN ARCHITECTURAL DRAWINGS FOR LOCATIONS OF WALL ANCHORAGE LOCATIONS AND EXTERIOR MASONRY/LINTELSILL REPAIRS AND REPLACEMENT.
2. RAKE AND RE-POINT DETERIORATED BASEMENT WALL MORTAR JOINTS. REFER TO GENERAL NOTES FOR REPOINTING INFORMATION.
3. ANCHOR EXTERIOR BRICK WALL TO FLOOR FRAMING. REFER TO TYPICAL DETAIL ON SHEET S2.0. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

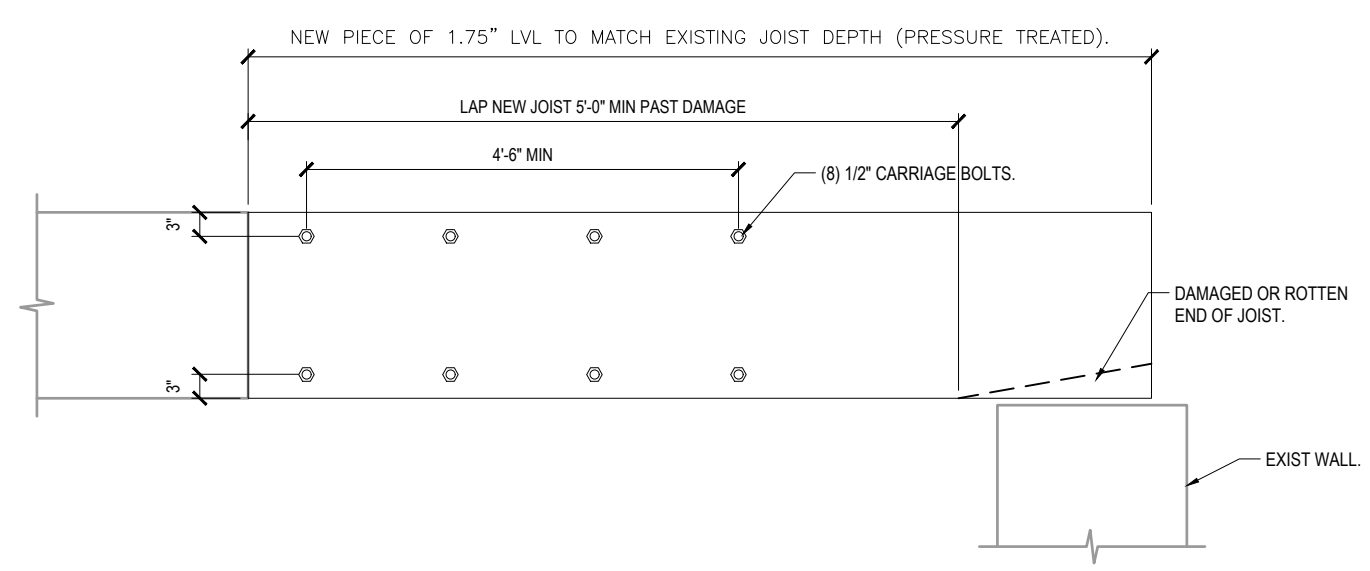
COPYRIGHT © 2022 21-331-08
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF G.E.I. ENGINEERING. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED, WITHOUT WRITTEN CONSENT OF G.E.I. ENGINEERING.



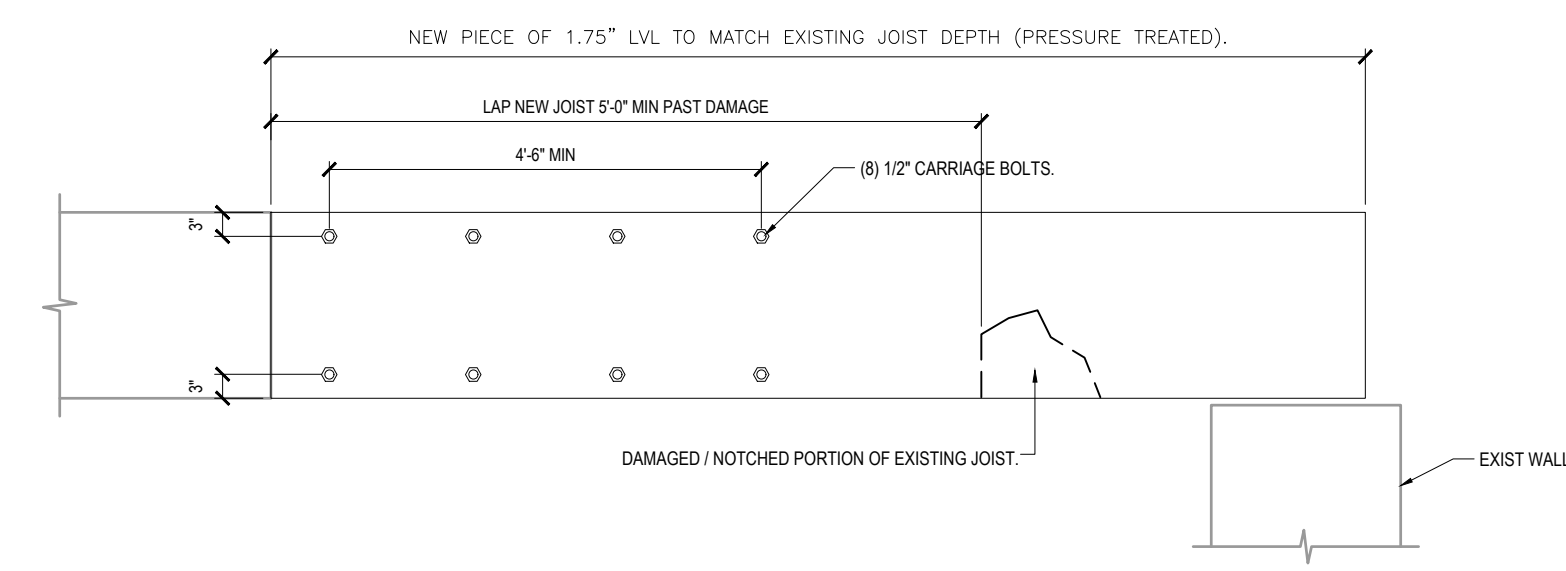
END CONDITION AT REINFORCING / SISTERED JOIST
NO SCALE



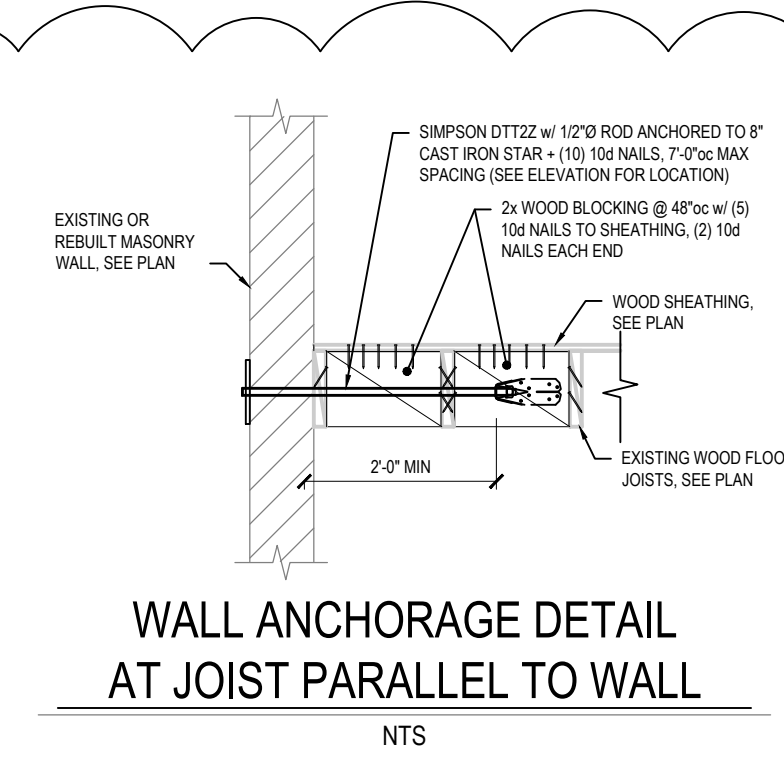
ALLOWABLE OPENINGS IN WOOD MEMBER
NO SCALE



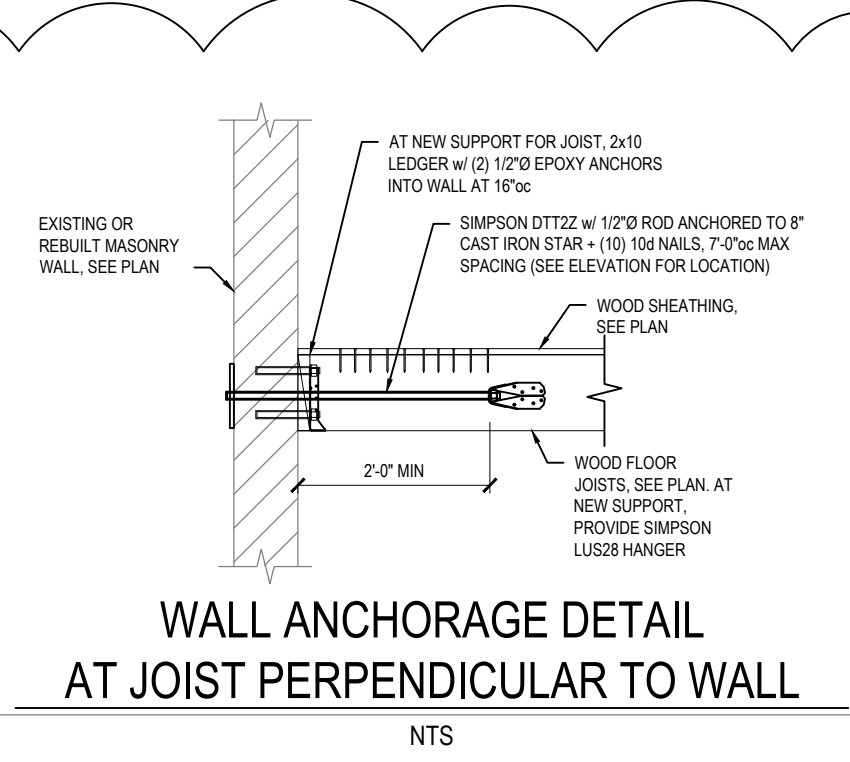
JOIST REPAIR AT DAMAGED/ROTTEN JOIST END
NO SCALE



JOIST REPAIR AT NOTCHED OR DAMAGED JOIST AWAY FROM JOIST END
NO SCALE



WALL ANCHORAGE DETAIL AT JOIST PARALLEL TO WALL
NTS



WALL ANCHORAGE DETAIL AT JOIST PERPENDICULAR TO WALL
NTS

GENERAL STRUCTURAL NOTES

- GENERAL**
- A. CONTRACTOR IS RESPONSIBLE FOR MEAN AND METHODS OF CONSTRUCTION. THESE DRAWINGS SHOW THE FINAL INSTALLED WORK ONLY, AND DO NOT ADDRESS THE SEQUENCE OR TECHNIQUES TO PERFORM THE WORK.
 - B. CONTRACTOR IS RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING BUT NOT LIMITED TO JOB SITE SAFETY FOR THE ENTIRE DURATION OF THE PROJECT.
 - C. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
 - D. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
 - E. IF ANY CONDITION IS FOUND IN THE FIELD THAT IS NOT ADDRESSED ON THESE CONSTRUCTION DOCUMENTS, NOTIFY THE ENGINEERING FOR DIRECTION.

- DESIGN LOADS**
- A. GOVERNING CODE IS THE 2017 OHIO BUILDING CODE.
 - B. PER CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS. IF FOUNDATION WORK IS REQUIRED, THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY DESIGN ASSUMPTIONS PRIOR TO FOUNDATION INSTALLATION. THE COST FOR THE GEOTECHNICAL ENGINEER SHALL BE LISTED AS A SEPARATE ITEM ON THE CONTRACTOR'S BID. THE CONTRACTOR SHALL SUBMIT COPIES OF THE GEOTECHNICAL ENGINEER'S REPORT TO GEI ENGINEERING. 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 1,500 PSF.
 - C. RESIDENTIAL FLOOR LOAD: LIVE LOAD = 40 PSF, DEAD LOAD = 10 PSF.
 - D. ROOF LOAD: LIVE LOAD = 20 PSF (MIN), DEAD LOAD = 20 PSF.
 - E. ROOFTOP MEP UNITS: MINI-SPLIT = 150# (MAX), CONDENSER = 300# (MAX)
 - F. HANDRAIL TOP RAIL LIVE LOAD: 200# POINT LOAD IN ANY DIRECTION OR 50 PLF IN ANY DIRECTION.
 - G. SNOW LOAD (GROUND SNOW LOAD): Pg = 20 PSF, SNOW LOAD, Pf = 20 PSF, SNOW IMPORTANCE FACTOR = 1.0, EXPOSURE FACTOR, Cs = 1.0, THERMAL FACTOR, Ct = 1.0, DRIFTED SNOW LOAD PER ASCE 7
 - H. WIND LOAD: BASIC WIND SPEED = V_{ult} = 115 MPH, WIND IMPORTANCE FACTOR = 1.0, WIND EXPOSURE B, INTERNAL PRESSURE COEFFICIENT = +/- 0.18, COMPONENTS AND CLADDING: 19 PSF WALLS, -15 PSF ROOF
 - I. DEFLECTION OF STRUCTURAL MEMBERS OF SPAN, L, SHALL NOT EXCEED LIMITS PERMITTED BY TABLE 1604.3

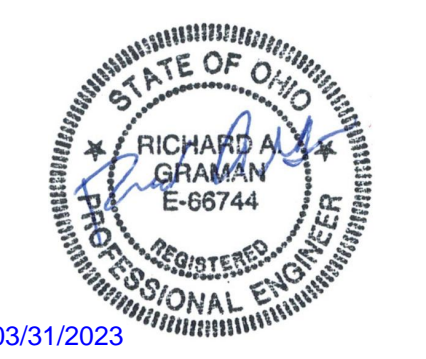
- CONCRETE**
- A. CONCRETE WORK SHALL COMPLY WITH ACI 351, LATEST EDITION.
 - B. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW FOR EACH TYPE OF CONCRETE. SUBMITTAL SHALL INCLUDE QUANTITY OF EACH MATERIAL USED AND CONCRETE STRENGTH DATA BASED ON FIELD TESTING OR THREE POINT CURVE CALCULATIONS.
 - C. INTERIOR CONCRETE: f_c = 3500 PSI, NORMAL WEIGHT AGGREGATE, MAXIMUM W/C RATIO = 0.50.
 - D. EXTERIOR CONCRETE: f_c = 4000 PSI, ENTRAINED AIR 6.0% +/- 1.5%, NORMAL WEIGHT AGGREGATE, MAXIMUM W/C RATIO = 0.45.
 - E. REINFORCING STEEL: DEFORMED BARS, 60 KSI YIELD, AND MEET ASTM A615, A996, OR ASTM A706; WELDED WIRE FABRIC
 - F. WATER REDUCING ADMIXTURE: MEET ASTM C494
 - G. WATER OR MOISTURE BARRIER: REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT, PLACE BARRIER ON TOP OF GRANULAR SUBBASE
 - H. COORDINATE CONTROL JOINT LOCATIONS WITH FLOOR FINISHES

- WOOD**
- A. 2x HEADER MEMBERS: SOUTHERN PINE KILN DRIED, NO. 2 GRADE OR BETTER
 - B. 2x WALL FRAMING MEMBERS: SOUTHERN PINE KILN DRIED, STUD GRADE OR BETTER
 - C. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY BELOW GRADE SHALL BE PRESSURE TREATED NO 2 GRADE OR BETTER SOUTHERN PINE TO APPROPRIATE AWPA RATING FOR MEMBER USE.
 - D. ROOF SHEATHING: 19/32" APA RATED EXP. 1, SPAN RATING 40/20 ATTACHED WITH PANEL CLIPS MIDSPAN BETWEEN TRUSSES WITH 10d NAILS AT 6" OC ALONG PANEL EDGES AND 12" OC ALONG INTERIOR SUPPORTS. UNO ON DRAWINGS.
 - E. WALL SHEATHING: 7/16" APA RATED EXP. 1, SPAN RATING 24/16 WITH 10d NAILS AT 6" OC ALONG PANEL EDGES AND 12" OC ALONG INTERIOR SUPPORTS. UNO ON DRAWINGS.
 - F. FLOOR SHEATHING: 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE 1.

- G. CONNECTIONS SHALL BE PER THE BUILDING CODE TABLE 2354.9.1
- H. FASTENING SCHEDULE AS A MINIMUM.
- H. CONNECTION HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY AND SHALL BE INSTALLED AS SHOWN IN THE MANUFACTURER'S INSTALLATION MANUAL.
- I. HARDWARE AND FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE G185 (Z MAX) OR BETTER.
- J. BUILT UP HEADERS AND BEAMS SHALL HAVE ROWS OF 10d NAILS AT 12" OC STAGGERED SIDES WITH ROWS SPACED AT 5" OC MAX. IF MEMBER IS SIDE LOADED, THRU BOLT AT 12" OC STAGGERED TOP AND BOTTOM.
- K. SEE PLAN FOR SHEAR WALL LOCATIONS, NAILING PATTERNS, AND HOLD DOWN ANCHOR SIZE AND LOCATION.
- L. SILL PLATES FOR PLATFORMS SHALL BE ATTACHED TO CONCRETE SLAB WITH POWDER DRIVEN FASTENERS (PDF), SIMPSON MODEL PDF OR EQUAL, MINIMUM 0.145" SHANK WITH 1" MINIMUM EMBEDMENT INTO CONCRETE.

- MASONRY**
- A. MASONRY WORK SHALL COMPLY WITH THE REQUIREMENTS IN ACI 535.1 "SPECIFICATION FOR MASONRY CONSTRUCTION", LATEST EDITION
 - B. DETERIORATED OR DISTRESSED BRICK SHALL BE REPLACED WITH OLD OR SALVAGED BRICK. NO NEW BRICK SHALL BE USED. SEE ARCHITECTURAL DRAWINGS FOR KNOWN AREAS OF BRICK TO BE REPAIRED. REVIEW DISTRESSED AREAS OF BRICK NOT SHOWN ON WITH CLIENT PRIOR TO PERFORMING REPAIRS.
 - C. DETERIORATED OR DISTRESSED MORTAR SHALL BE REPLACED. AT LOCATIONS WHERE MORTAR IS RECESSED MORE THAN 1" FROM INSIDE FACE OF STONE FOUNDATION AND MORE THAN 1/2" FROM THE FACE OF BRICK WALLS, REMOVE DETERIORATED MORTAR WITH STIFF BRISTLE BRUSH BACK TO SOUND MORTAR. TUCKPOINT OPENING BETWEEN MASONRY WITH NEW MORTAR.
 - D. INFILL EXISTING OPENINGS WITH SOLIDLY GROUTED CONCRETE MASONRY UNIT WITH REBAR DOWELS EPOXIED INTO THE EXISTING WALL, SEE TYPICAL DETAIL.
 - E. ALL MORTAR SHALL BE TYPE 0 TO PREVENT DAMAGE TO OLD AND SALVAGED BRICK.

- STRUCTURAL STEEL**
- A. STEEL WORK SHALL COMPLY WITH LATEST EDITION OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AND THE SPECIFICATIONS FOR DESIGN, FABRICATIONS, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS
 - B. WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1, LATEST EDITION, USING AWS E70XX LOW HYDROGEN ELECTRODES
 - C. ANGLE AND PLATE MATERIAL SHALL COMPLY WITH ASTM A36
 - D. W-SHAPE MATERIAL SHALL COMPLY WITH ASTM A992, Fy=50 KSI
 - E. HSS MEMBERS SHALL COMPLY WITH ASTM A500, GRADE B, Fy=42 KSI
 - F. STEEL WITH EXTERIOR EXPOSURE SHALL BE HOT DIPPED GALVANIZED. ALL OTHER STEEL SHALL HAVE ONE COAT OF SHOP PRIMER.
 - G. BOLTS SHALL MEET ASTM A325



CITYSTUDIOS
ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
Engineering
5806 Yankee Rd, Suite 100
Liberty Township, Ohio 45044
513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
515 Monmouth Street
Newport, KY 41017
859-261-0585

COMMUNITY MANOR /
PENDLETON ESTATES
2155 LOTH STREET
CINCINNATI, OHIO 45202



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: PERMIT/BID SET
06.20.2022
PERMIT REVISION 1
SUBMITTAL
03.31.2023
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

DETAILS, GENERAL NOTES

S2.0

COPYRIGHT © 2022 21-331-08
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF GEI ENGINEERING. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED, WITHOUT WRITTEN CONSENT OF GEI ENGINEERING.

c:\z\Projects\Directories\9200-9299\9204-Model_P04\Construction_Documents\2115_Loht\9204-P1-PLUMBING-BASEMENT-PLAN.dwg - EBS - Plot Date/Time: Oct 18, 2022 - 10:44am - Bc: derek.randy
 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.

WATER CLOSET SCHEDULE										
MARK	WATER CLOSET DESCRIPTION	FIXTURE MANUFACTURER	FIXTURE MODEL #	MATERIAL	MOUNTING	CONTROL	FLOW RATE	SEAT-TYPE	ALTERNATE MANUFACTURERS	
WC1	FLOOR-SET TANK-TYPE	NIAGRA	N7171 BOWL W/ N71714 TANK	CHINA	FLOOR	MANUAL	0.8	CLOSED	MANSFIELD, AMERICAN STANDARD, KOHLER, ZURN	

MISCELLANEOUS FIXTURE SCHEDULE										
MARK	FIXTURE DESCRIPTION	FIXTURE MANUFACTURER	FIXTURE MODEL	FAUCET MANUFACTURER	FAUCET MODEL	ALTERNATE FIXTURE MANUFACTURERS	ALTERNATE FAUCET MANUFACTURER	ADDITIONAL INFORMATION		
BT1	BATH TUB FILLER AND SHOWER CONTROLS	EXISTING	EXISTING	SYMMONS/NIAGRA/HD SUPPLY	NIAGRA N2945CH SHOWER HEAD, SYMMONS S-86-2-X CONTROLS, HD SUPPLT 424800 TUB FILLER	ELKAY, JUST	KOHLER, AMERICAN STANDARD, SYMMONS, POWERS, DELTA	1.5 GPM		
LV1	COUNTERTOP LAVATORY WITH INTEGRAL BOWL	SEE ARCHITECTURAL SPECS FOR BOWL	N/A	AMERICAN STANDARD	RELIANT 3 7385	PROFLO, AMERICAN STANDARD, KOHLER, ZURN	AMERICAN STANDARD, KOHLER, CHICAGO FAUCET, T&S, MOEN, DELTA	MANUAL 0.5 GPM		
KS1	COUNTERTOP SINK	MOEN	G202133	AMERICAN STANDARD	415.700.F15.002	ELKAY, JUST	CFG, ELKAY, JUST, MOEN, DELTA	CRUMB CUP STRAINER 1.5 GPM		

DIVISION 22 - PLUMBING

1. GENERAL PLUMBING REQUIREMENTS
 - a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES AND INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, SPECIFICATIONS AND DRAWINGS, AND AS-BUILT PLANS, WHICH APPLY IN ALL RESPECTS TO THIS SECTION.
 - b. 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 MUST APPLY. THE PLUMBING CONTRACTOR MUST SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
 - c. THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF OHIO TO INSTALL NEW PLUMBING SYSTEMS.
 - d. PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING WORK.
 - e. THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT AND PIPING WILL BE INSTALLED AND REPORT ANY CONDITION THAT PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK PRIOR TO BID. CONTRACTOR MUST 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. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE. PLUMBING CONTRACTOR MUST TAKE THEIR OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
 - f. 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.
 - g. DRAWINGS ARE DIAGRAMMATIC ONLY INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT, FIXTURES, DUCTS, PIPING AND NOT NECESSARILY SHOWING ALL OFFSETS, DETAILS, ACCESSORIES AND EQUIPMENT TO BE CONNECTED.
 - h. 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 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 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. COORDINATE COLOR OF FIXTURES WITH ARCHITECT.
 - c. PROVIDE ADA COMPLIANT FIXTURES WHERE INDICATED ON THE ARCHITECTURAL PLANS. PROVIDE OFFSET FIXTURE TAILPIECES AND TRAPS WHERE REQUIRED TO MEET ADA LEG CLEARANCES.
 - d. PROVIDE NEW PLUMBING FIXTURES, EQUIPMENT, PIPING & VALVES AS INDICATED ON DRAWINGS & AS SPECIFIED. 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. DOMESTIC WATER SYSTEMS
 - a. NEW FIXTURES SHALL BE CONNECTED TO THE EXISTING WATER SERVICE.
 6. 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.
 7. 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.
 8. 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.
 9. CONCRETE HOUSEKEEPING PADS
 10. 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.
 11. CUTTING AND PATCHING
 - a. CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.
 12. 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.
 13. 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.
 14. 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.
 15. 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

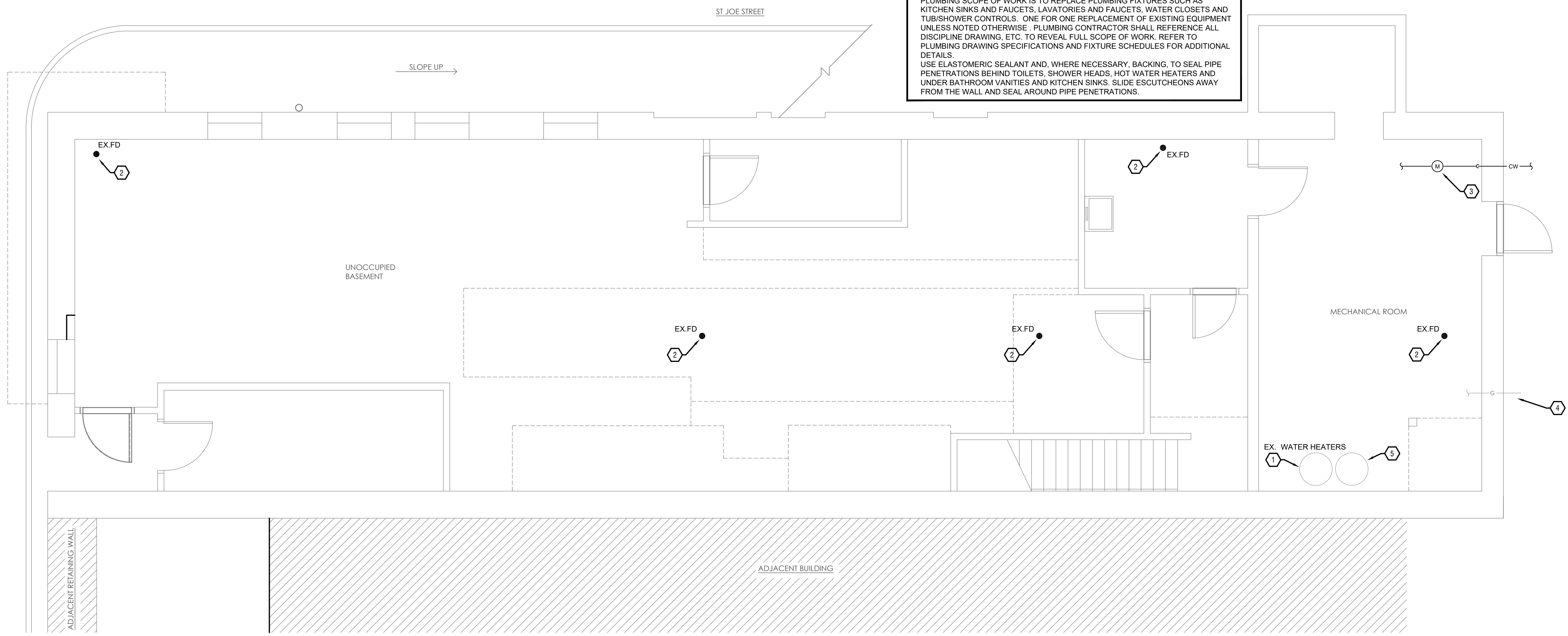
PLUMBING BASEMENT KEYED NOTES

1. EXISTING WATER HEATER AND CIRCULATION PUMP TO REMAIN. PLUMBING CONTRACTOR SHALL INSPECT WATER HEATER AND REPAIR AS REQUIRED IF WATER HEATER HAS NOT HAD A MAINTENANCE TUNE UP IN LAST 5 YEARS.
2. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.
3. EXISTING WATER SERVICE TO REMAIN AS IS.
4. EXISTING GAS SERVICE TO REMAIN AS IS.
5. EXISTING WATER HEATER SHALL BE REPLACED WITH NEW WATER HEATER. NEW WATER HEATER SHALL BE SAME LIKE AND KIND WITH 80 GALLON POWER VENT, 53 EF. (GAS) TANK TYPE WATER HEATER.

PLUMBING SCOPE OF WORK

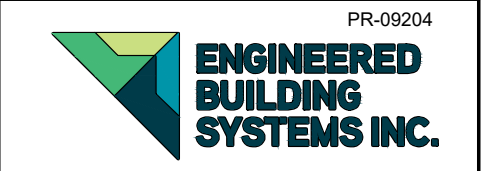
PLUMBING SCOPE OF WORK IS TO REPLACE PLUMBING FIXTURES SUCH AS KITCHEN SINKS AND FAUCETS, LAVATORIES AND FAUCETS, WATER CLOSETS AND TUB/SHOWER CONTROLS. ONE FOR ONE REPLACEMENT OF EXISTING EQUIPMENT UNLESS NOTED OTHERWISE. PLUMBING CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO PLUMBING DRAWING SPECIFICATIONS AND FIXTURE SCHEDULES FOR ADDITIONAL DETAILS.

USE ELASTOMERIC SEALANT AND, WHERE NECESSARY, BACKING, TO SEAL PIPE PENETRATIONS BEHIND TOILETS, SHOWER HEADS, HOT WATER HEATERS AND UNDER BATHROOM VANITIES AND KITCHEN SINKS. SLIDE ESCUTCHEONS AWAY FROM THE WALL AND SEAL AROUND PIPE PENETRATIONS.



CITYSTUDIOS ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I. engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434



TEAMWORK • COLLABORATION SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015
 THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

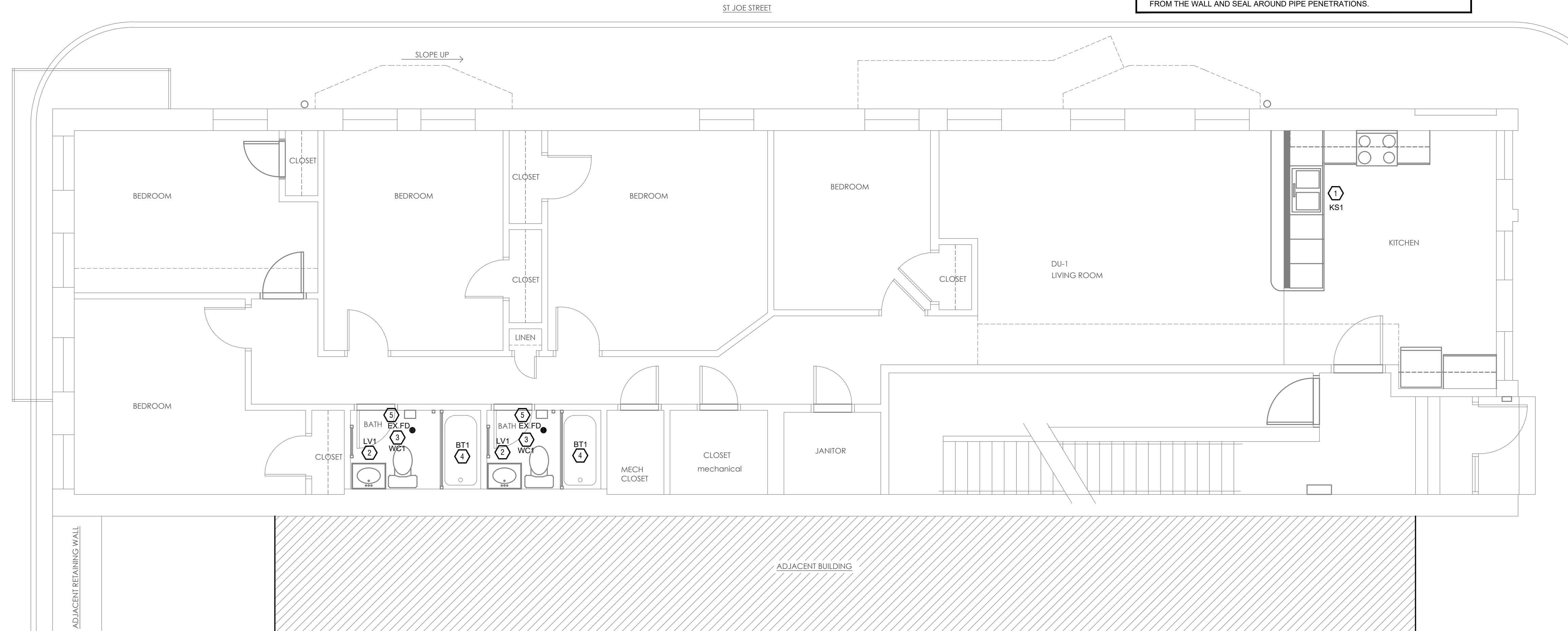
DATE: **BID SET PART 2 SUBMITTAL 06.20.2022**
OHFA SUBMITTAL 10.21.2022
 BID SET 07.03.2023

PRELIMINARY
 NOT FOR CONSTRUCTION

PLUMBING BASEMENT PLAN

P1.0

Z:\Projects\Directores\9200-9299\9204-Model_Plan\Construction_Documents\2115_LoH\9204-B1-1-PLUMBING-FIRST-FLOOR-PLAN.dwg - EBS - Plot Date/Time: Oct. 18, 2022 - 10:44am - Bc: cerek.arundy
 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.



PLUMBING FIRST FLOOR KEYED NOTES

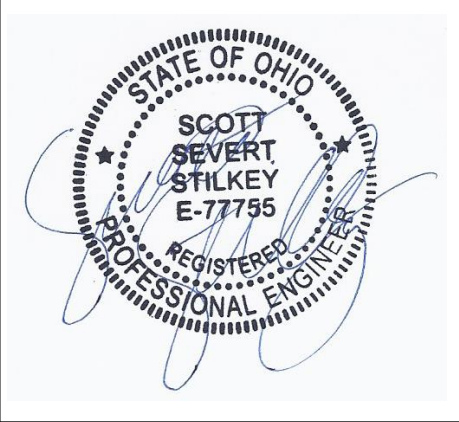
1. REMOVE EXISTING KITCHEN SINK AND REPLACE WITH KITCHEN SINK IN SAME LOCATION. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW SINK. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
2. REMOVE EXISTING LAVATORY AND REPLACE WITH NEW LAVATORY IN SAME LOCATION. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW LAVATORY. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
3. REMOVE EXISTING WATER CLOSET AND REPLACE WITH NEW WATER CLOSET IN SAME LOCATION. REWORK EXISTING SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW WATER CLOSET. PROVIDE NEW 1/4 TURN STOP AND SUPPLY LINE.
4. REMOVE EXISTING TUB AND SHOWER CONTROLS FOR BATH TUB AND REPLACE WITH NEW TUB AND SHOWER CONTROLS. REWORK EXISTING SUPPLY PIPING AS REQUIRED. PATCH AND REPLACE DAMAGED SURROUND AS REQUIRED.
5. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.

PLUMBING SCOPE OF WORK

PLUMBING SCOPE OF WORK IS TO REPLACE PLUMBING FIXTURES SUCH AS KITCHEN SINKS AND FAUCETS, LAVATORIES AND FAUCETS, WATER CLOSETS AND TUB/SHOWER CONTROLS. ONE FOR ONE REPLACEMENT OF EXISTING EQUIPMENT UNLESS NOTED OTHERWISE. PLUMBING CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO PLUMBING DRAWING SPECIFICATIONS AND FIXTURE SCHEDULES FOR ADDITIONAL DETAILS.

USE ELASTOMERIC SEALANT AND, WHERE NECESSARY, BACKING, TO SEAL PIPE PENETRATIONS BEHIND TOILETS, SHOWER HEADS, HOT WATER HEATERS AND UNDER BATHROOM VANITIES AND KITCHEN SINKS. SLIDE ESCUTCHEONS AWAY FROM THE WALL AND SEAL AROUND PIPE PENETRATIONS.

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



CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

PR-09204

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
Copyright © 2015

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
PENDLETON ESTATES

2155 LOTH



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
PART 2 SUBMITTAL
06.20.2022

OHFA SUBMITTAL
10.21.2022

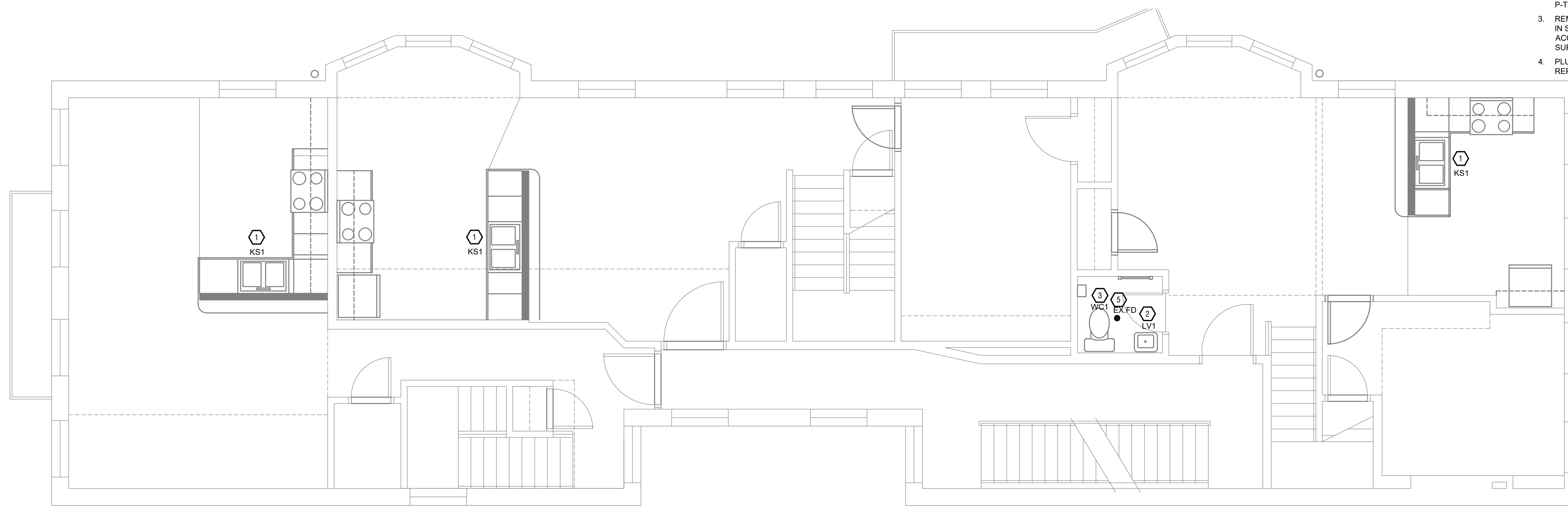
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

PLUMBING FIRST FLOOR
PLAN

P1.1

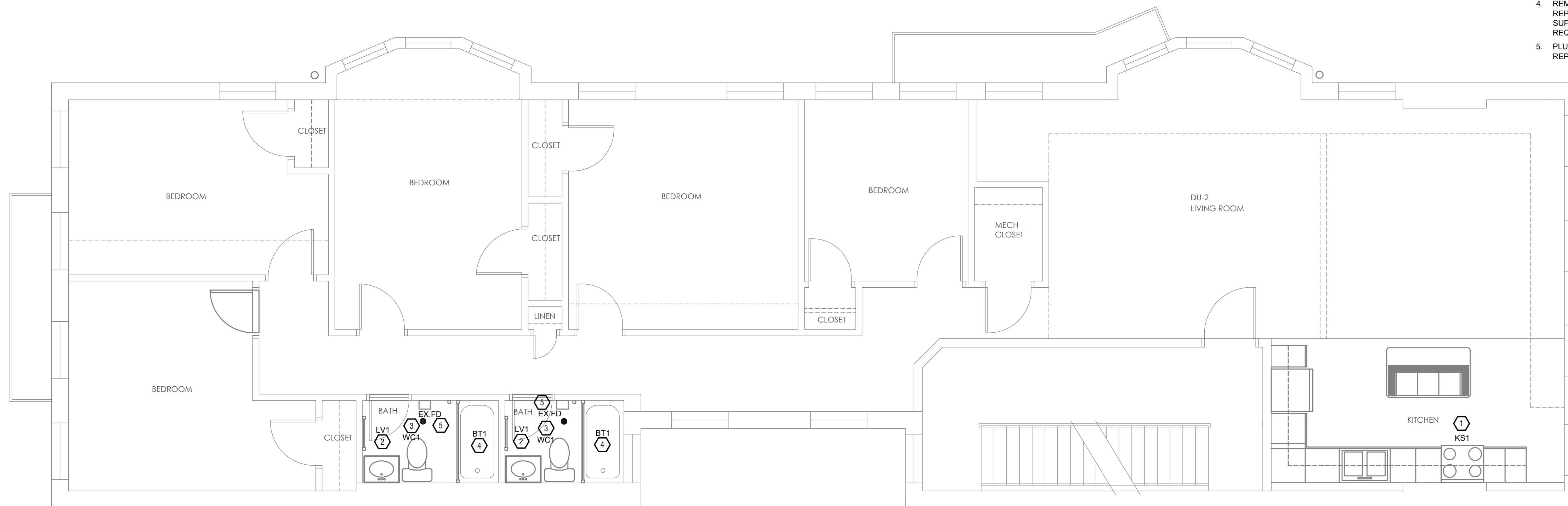
C:\Z:\Project_Directories\9200-9299\9204-Model_POAH-Construction_Documents\2115_LoH\9204-P1.2-PLUMBING-SECOND-FLOOR-PLAN.dwg-EBS. Plot Date/Time: Oct 18, 2022 - 10:45am - By: derek.grundy
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN 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.



2 PLUMBING THIRD FLOOR PLAN
 P1.2 SCALE: 1/4" = 1'-0"

PLUMBING SCOPE OF WORK

PLUMBING SCOPE OF WORK IS TO REPLACE PLUMBING FIXTURES SUCH AS KITCHEN SINKS AND FAUCETS, LAVATORIES AND FAUCETS, WATER CLOSETS AND TUB/SHOWER CONTROLS. ONE FOR ONE REPLACEMENT OF EXISTING EQUIPMENT UNLESS NOTED OTHERWISE. PLUMBING CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO PLUMBING DRAWING SPECIFICATIONS AND FIXTURE SCHEDULES FOR ADDITIONAL DETAILS.
 USE ELASTOMERIC SEALANT AND, WHERE NECESSARY, BACKING, TO SEAL PIPE PENETRATIONS BEHIND TOILETS, SHOWER HEADS, HOT WATER HEATERS AND UNDER BATHROOM VANITIES AND KITCHEN SINKS. SLIDE ESCUTCHEONS AWAY FROM THE WALL AND SEAL AROUND PIPE PENETRATIONS.



1 PLUMBING SECOND FLOOR PLAN
 P1.2 SCALE: 1/4" = 1'-0"

PLUMBING THIRD FLOOR KEYED NOTES

1. REMOVE EXISTING KITCHEN SINK AND REPLACE NEW SINK IN SAME LOCATION AFTER NEW CABINETS AND COUNTERTOPS ARE INSTALLED. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW SINK. PROVIDE NEW 1/4 TURN STOPS AND SUPPLY LINES.
2. EXISTING PEDESTAL LAVATORY TO REMAIN. PLUMBING CONTRACTOR SHALL REMOVE OLD FAUCET AND REPLACE WITH NEW FAUCET. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
3. REMOVE EXISTING WATER CLOSET AND REPLACE WITH NEW WATER CLOSET IN SAME LOCATION. REWORK EXISTING SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW WATER CLOSET. PROVIDE NEW 1/4 TURN STOP ON SUPPLY LINE.
4. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.

PLUMBING SECOND FLOOR KEYED NOTES

1. REMOVE EXISTING KITCHEN SINK AND REPLACE WITH KITCHEN SINK IN SAME LOCATION. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW SINK. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
2. REMOVE EXISTING LAVATORY AND REPLACE WITH NEW LAVATORY IN SAME LOCATION. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW LAVATORY. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
3. REMOVE EXISTING WATER CLOSET AND REPLACE WITH NEW WATER CLOSET IN SAME LOCATION. REWORK EXISTING SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW WATER CLOSET. PROVIDE NEW 1/4 TURN STOP AND SUPPLY LINE.
4. REMOVE EXISTING TUB AND SHOWER CONTROLS FOR BATH TUB AND REPLACE WITH NEW TUB AND SHOWER CONTROLS. REWORK EXISTING SUPPLY PIPING AS REQUIRED. PATCH AND REPLACE DAMAGED SURROUND AS REQUIRED.
5. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.

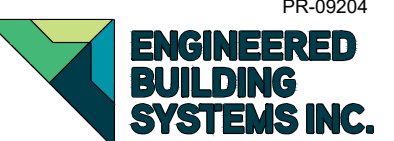


CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering

220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434



PR-09204
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
 Copyright © 2015

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES

2155 LOTH



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
PART 2 SUBMITTAL
06.20.2022
 OHFA SUBMITTAL
10.21.2022
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

PLUMBING SECOND &
THIRD FLOOR PLAN

P1.2

C:\Z:\Project_Directories\9200-9299\9204-Model_POAH\Construction_Documents\2115_LoH\9204-P1-3-PLUMBING-THRD-FLOOR-PLAN.dwg - EBS - Plot Date/Time: Oct. 18, 2022 - 10:45am - By: derekcrundy
 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.



CITYSTUDIOS
 ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I.
 engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

PR-09204
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
 Copyright © 2015
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
 OHFA SUBMITTAL
 10.21.2022
 BID SET
 07.03.2023

PRELIMINARY
 NOT FOR CONSTRUCTION

PLUMBING FOURTH FLOOR
 PLAN

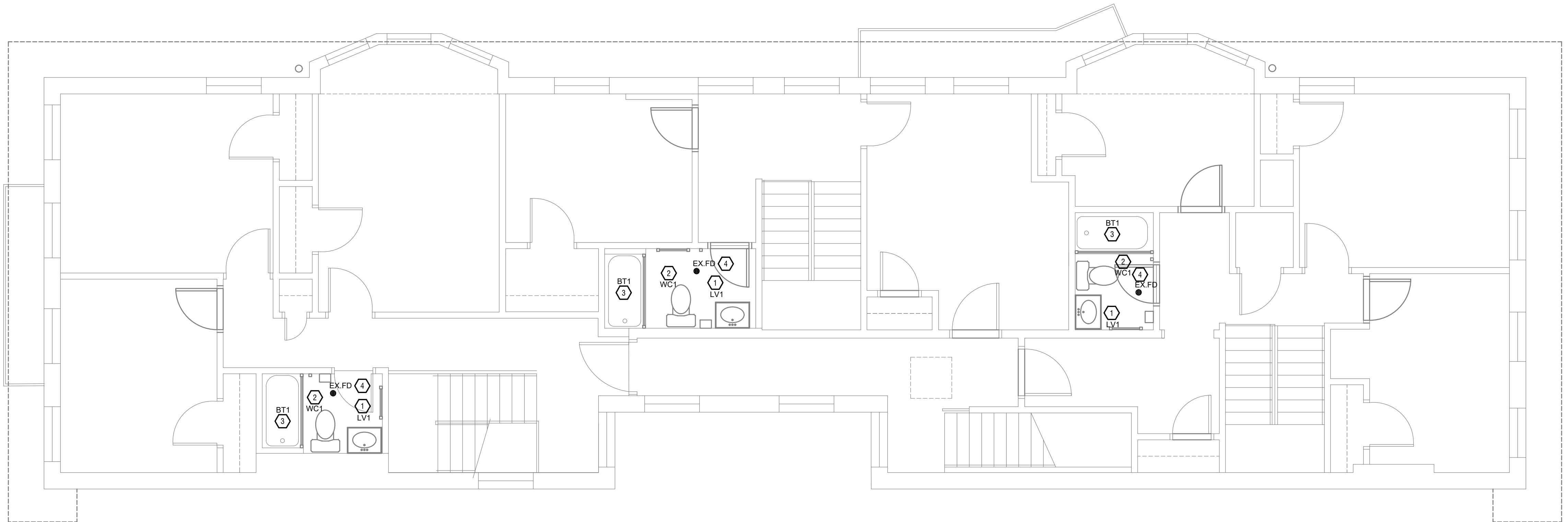
P1.3

PLUMBING FOURTH FLOOR KEYED NOTES

- EXISTING PEDESTAL LAVATORY TO REMAIN. PLUMBING CONTRACTOR SHALL REMOVE OLD FAUCET AND REPLACE WITH NEW FAUCET. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
- REMOVE EXISTING WATER CLOSET AND REPLACE WITH NEW WATER CLOSET IN SAME LOCATION. REWORK EXISTING SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW WATER CLOSET. PROVIDE NEW 1/4 TURN STOP ON SUPPLY LINE.
- REMOVE EXISTING TUB AND SHOWER CONTROLS FOR BATH TUB AND REPLACE WITH NEW TUB AND SHOWER CONTROLS. REWORK EXISTING SUPPLY PIPING AS REQUIRED. IF POSSIBLE REPLACE CONTROL VALVE FROM CLOSET BEHIND TUB. IF NOT ACCESSIBLE PATCH AND REPLACE DAMAGED TILE SURROUND AS REQUIRED FOR REPLACEMENT.
- PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.

PLUMBING SCOPE OF WORK

PLUMBING SCOPE OF WORK IS TO REPLACE PLUMBING FIXTURES SUCH AS KITCHEN SINKS AND FAUCETS, LAVATORIES AND FAUCETS, WATER CLOSETS AND TUB/SHOWER CONTROLS. ONE FOR ONE REPLACEMENT OF EXISTING EQUIPMENT UNLESS NOTED OTHERWISE. PLUMBING CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO PLUMBING DRAWING SPECIFICATIONS AND FIXTURE SCHEDULES FOR ADDITIONAL DETAILS.
 USE ELASTOMERIC SEALANT AND, WHERE NECESSARY, BACKING, TO SEAL PIPE PENETRATIONS BEHIND TOILETS, SHOWER HEADS, HOT WATER HEATERS AND UNDER BATHROOM VANITIES AND KITCHEN SINKS. SLIDE ESCUTCHEONS AWAY FROM THE WALL AND SEAL AROUND PIPE PENETRATIONS.



1 PLUMBING FOURTH FLOOR PLAN
 P1.3 SCALE: 1/4" = 1'-0"

Z:\Projects\Directories\9200-9299\9204-Model_POAH-Construction_Documents\2115_Loht\9204-M1-0-MECHANICAL-BASEMENT-FIRST FLOOR-PLAN.dwg - EBS, Plot Date/Time: Oct 18, 2022 - 12:43pm - By: k.nevler
 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.

ALTERNATE BID NOTE #1
 PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

MECHANICAL SCOPE OF WORK
 MECHANICAL SCOPE OF WORK IS TO REPLACE MECHANICAL EQUIPMENT SUCH AS FURNACES, CONDENSING UNITS, EXHAUST FANS, DIFFUSERS AND GRILLES, ONE FOR ONE REPLACEMENT OF EXISTING EQUIPMENT. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS, SCHEDULES, DETAILS, ETC. FOR ADDITIONAL INFORMATION.

CODES REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

KEYED SHEET NOTES

- REMOVE EXISTING BATHROOM EXHAUST FAN. PROVIDE AND INSTALL NEW IN EXISTING LOCATION. ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING EXHAUST DUCTWORK. PROVIDE DUCT TRANSITIONS AND ADAPTORS AS REQUIRED. MODIFY EXISTING DUCTWORK AS REQUIRED. COORDINATE ANY DEMO OR CEILING REPAIRS/MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER.
- REMOVE EXISTING FURNACE. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING SUPPLY AND RETURN DUCTWORK. MODIFY EXISTING DUCTWORK AS REQUIRED. CONNECT NEW FLUE/INTAKE TO EXISTING FLUE/INTAKE. MODIFY AS REQUIRED. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET/FLUE MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER. FOLLOW ALL MANUFACTURER'S RECOMMENDED SIZES FOR FLUE/INTAKE. FOLLOW ALL MANUFACTURER'S CLEARANCE AND REQUIREMENTS FOR FURNACE.
- REMOVE EXISTING CONDENSING UNITS. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. ROUTE NEW LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER.
- REMOVE EXISTING THERMOSTAT. PROVIDE AND INSTALL NEW THERMOSTAT IN EXISTING LOCATION. THERMOSTAT LOCATION SHOWN ON PLANS IS FOR REFERENCE ONLY.
- ALL ATTIC DUCTWORK CARRYING CONDITIONED AIR MUST HAVE A MINIMUM VALUE OF R-8 INSULATION. MECHANICAL CONTRACTOR TO INSPECT EXISTING DUCTWORK TO VERIFY INSULATION VALUE. IF THE EXISTING DUCTWORK R-VALUE IS FOUND TO BE BELOW R-8 THE MECHANICAL CONTRACTOR IS TO REPLACE THE INSULATION AND DUCTWORK (WHERE REQUIRED I.E. FLEX DUCT) WITH R-8 INSULATION.
- REMOVE EXISTING THERMOSTAT. PROVIDE AND INSTALL NEW TALKING THERMOSTAT IN ADA SENSORY ACCESSIBLE UNIT. INSTALL IN EXISTING THERMOSTAT LOCATION. THERMOSTAT LOCATION SHOWN ON PLANS IS FOR REFERENCE ONLY.

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE OF UNITS, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
- 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.
- 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.
- ALL INDOOR FURNACES TO BE LOCATED IN EXISTING MECHANICAL SPACES. INSTALL ALL EQUIPMENT WITH PROPER CODE REQUIRED SERVICE/ ACCESS CLEARANCES. EQUIPMENT SHALL BE COMPLETELY REPLACEABLE WITHOUT REMOVING PERMANENT BUILDING COMPONENTS.
- MAINTAIN CODE REQUIRED CLEARANCE TO COMBUSTIBLES FOR ALL GAS-FIRED EQUIPMENT.
- MECHANICAL CONTRACTOR TO DETERMINE IF LONG LINE SET ACCESSORIES ARE REQUIRED AND PROVIDE LONG LINE SET ACCESSORIES AS NEEDED.
- REFER TO ARCHITECTURAL ELEVATIONS FOR APPROXIMATE LOCATIONS OF EXTERIOR EXHAUST VENT COVERS TO BE REPLACED.
- SEAL EXHAUST FAN HOUSING TO CEILING. REMOVE GRILLES AND SEAL FAN HOUSING TO GYPSUM WALLBOARD WITH FOIL MASTIC TAPE WITH UL 181 LABEL.
- SEAL HEATING AND COOLING DUCT BOOTS/REGISTER BOXES TO CEILING/WALLBOARD. REMOVE REGISTER GRILLES. INSTALL SLEEVE TO EXTEND DUCT BOOT TO BACK OF WALLBOARD IF NEEDED. TAPE DUCT BOOT TO SLEEVE AND TO WALLBOARD OR CEILING WITH A FOIL MASTIC TAPE CARRYING UL 181 LABEL.

SYMBOLS LEGEND - HVAC

	THERMOSTAT
	DUCTWORK
	DUCT CONTINUATION
	CONNECTION POINT

AIR DEVICE SCHEDULE

LOCATION	SUPPLY GRILLE	RETURN GRILLE	VENT COVER	NOTES
LIVING ROOM	3	1	-	1
KITCHEN	2	-	-	1
HALL	1	1	-	1
BATHROOM	1	-	-	1 PER EF
BEDROOM (1)	2	-	-	1.2
BEDROOM (2)	2	-	-	1.2
BEDROOM (3)	2	-	-	1.2
DRYER	-	-	-	1 PER DRYER

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

- THE QUANTITIES SHOW ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ITEM AT BID.
- THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.



CITYSTUDIOS ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I. engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
 PR-09204
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



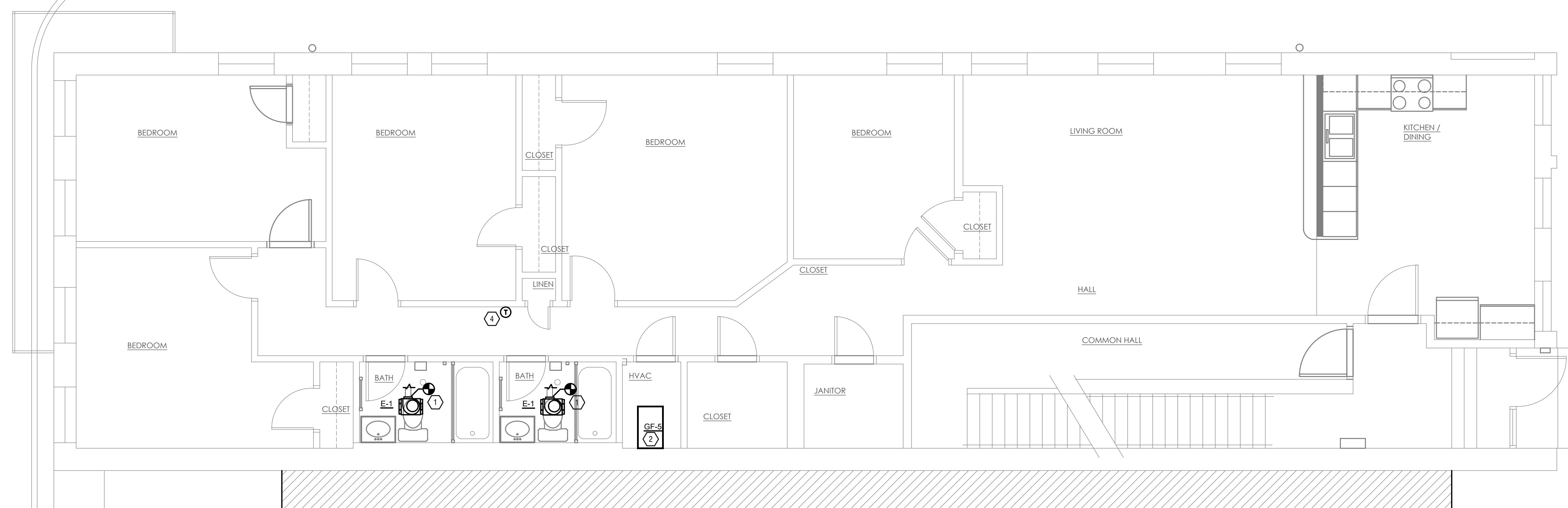
modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

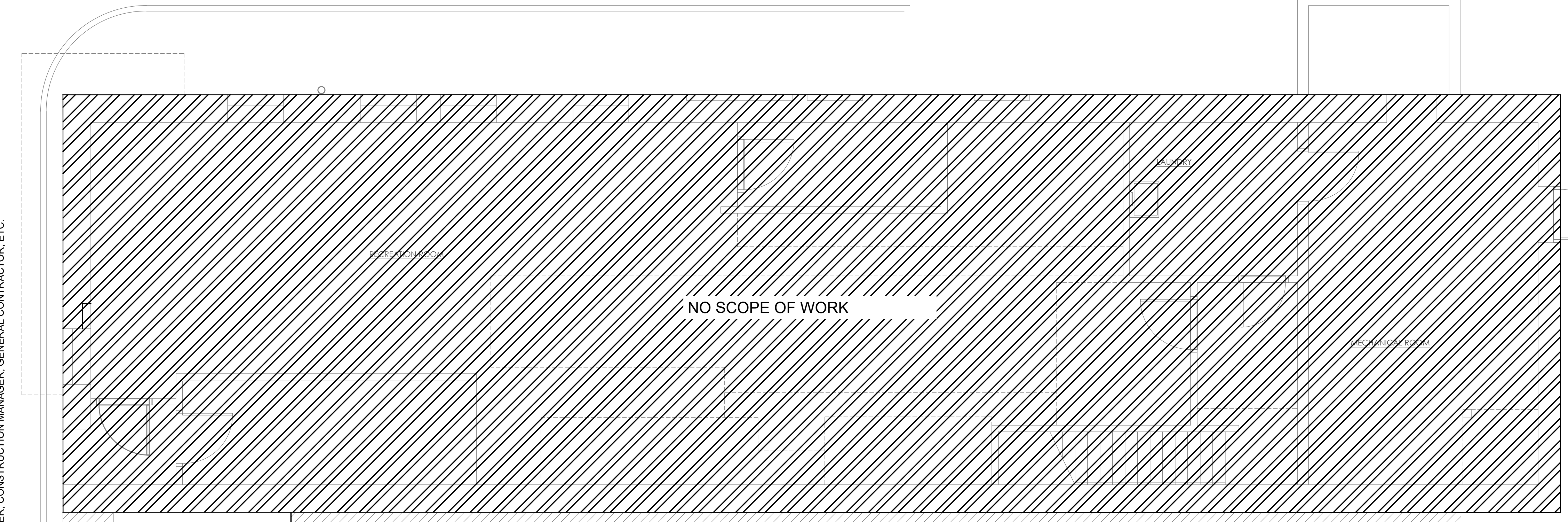
PRELIMINARY
 NOT FOR CONSTRUCTION

MECHANICAL BASEMENT &
 FIRST FLOOR PLAN

M1.0



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



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

Z:\Projects\Director\9200-9299\9204-Model_POAH\Construction_Documents\2115_Lot115_Mechanical_Second-Third-Floor-Plan.dwg-ESB - Plot Date/Time: Oct 18, 2022-12:43pm - By: kmeyer
 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.

ALTERNATE BID NOTE #1
 PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

MECHANICAL SCOPE OF WORK
 MECHANICAL SCOPE OF WORK IS TO REPLACE MECHANICAL EQUIPMENT SUCH AS FURNACES, CONDENSING UNITS, EXHAUST FANS, DIFFUSERS AND GRILLES. ONE FOR ONE REPLACEMENT OF EXISTING EQUIPMENT. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS, SCHEDULES, DETAILS, ETC. FOR ADDITIONAL INFORMATION.

CODES REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

KEYED SHEET NOTES

- REMOVE EXISTING BATHROOM EXHAUST FAN. PROVIDE AND INSTALL NEW IN EXISTING LOCATION. ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING EXHAUST DUCTWORK. PROVIDE DUCT TRANSITIONS AND ADAPTORS AS REQUIRED. MODIFY EXISTING DUCTWORK AS REQUIRED. COORDINATE ANY DEMO OR CEILING REPAIRS/MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER.
- REMOVE EXISTING FURNACE. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING SUPPLY AND RETURN DUCTWORK. MODIFY EXISTING DUCTWORK AS REQUIRED. CONNECT NEW FLUE/INTAKE TO EXISTING FLUE/INTAKE. MODIFY AS REQUIRED. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET/FLUE MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER. FOLLOW ALL MANUFACTURER'S RECOMMENDED SIZES FOR FLUE/INTAKE. FOLLOW ALL MANUFACTURER'S CLEARANCE AND REQUIREMENTS FOR FURNACE.
- REMOVE EXISTING CONDENSING UNITS. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. ROUTE NEW LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER.
- REMOVE EXISTING THERMOSTAT. PROVIDE AND INSTALL NEW THERMOSTAT IN EXISTING LOCATION. THERMOSTAT LOCATION SHOWN ON PLANS IS FOR REFERENCE ONLY.
- ALL ATTIC DUCTWORK CARRYING CONDITIONED AIR MUST HAVE A MINIMUM VALUE OF R-8 INSULATION. MECHANICAL CONTRACTOR TO INSPECT EXISTING DUCTWORK TO VERIFY INSULATION VALUE. IF THE EXISTING DUCTWORK R-VALUE IS FOUND TO BE BELOW R-8 THE MECHANICAL CONTRACTOR IS TO REPLACE THE INSULATION AND DUCTWORK (WHERE REQUIRED I.E. FLEX DUCT) WITH R-8 INSULATION.
- REMOVE EXISTING THERMOSTAT. PROVIDE AND INSTALL NEW TALKING THERMOSTAT IN ADA SENSORY ACCESSIBLE UNIT. INSTALL IN EXISTING THERMOSTAT LOCATION. THERMOSTAT LOCATION SHOWN ON PLANS IS FOR REFERENCE ONLY.

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE OF UNITS, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
- 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.
- 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.
- ALL INDOOR FURNACES TO BE LOCATED IN EXISTING MECHANICAL SPACES. INSTALL ALL EQUIPMENT WITH PROPER CODE REQUIRED SERVICE/ ACCESS CLEARANCES. EQUIPMENT SHALL BE COMPLETELY REPLACEABLE WITHOUT REMOVING PERMANENT BUILDING COMPONENTS.
- MAINTAIN CODE REQUIRED CLEARANCE TO COMBUSTIBLES FOR ALL GAS-FIRED EQUIPMENT.
- MECHANICAL CONTRACTOR TO DETERMINE IF LONG LINE SET ACCESSORIES ARE REQUIRED AND PROVIDE LONG LINE SET ACCESSORIES AS NEEDED.
- REFER TO ARCHITECTURAL ELEVATIONS FOR APPROXIMATE LOCATIONS OF EXTERIOR EXHAUST VENT COVERS TO BE REPLACED.
- SEAL EXHAUST FAN HOUSING TO CEILING. REMOVE GRILLES AND SEAL FAN HOUSING TO GYPSUM WALLBOARD WITH FOIL MASTIC TAPE WITH UL 181 LABEL.
- SEAL HEATING AND COOLING DUCT BOOTS/REGISTER BOXES TO CEILING/WALLBOARD. REMOVE REGISTER GRILLES. INSTALL SLEEVE TO EXTEND DUCT BOOT TO BACK OF WALLBOARD IF NEEDED. TAPE DUCT BOOT (TO SLEEVE AND TO WALLBOARD OR CEILING WITH A FOIL MASTIC TAPE CARRYING UL 181 LABEL).

SYMBOLS LEGEND - HVAC

	THERMOSTAT
	DUCTWORK
	DUCT CONTINUATION
	CONNECTION POINT

AIR DEVICE SCHEDULE

LOCATION	SUPPLY GRILLE	RETURN GRILLE	VENT COVER	NOTES
LIVING ROOM	3	1	-	1
KITCHEN	2	-	-	1
HALL	1	1	-	1
BATHROOM	1	-	1 PER EF	1,2
BEDROOM (1)	2	-	-	1,2
BEDROOM (2)	2	-	-	1,2
BEDROOM (3)	2	-	-	1,2
DRYER	-	-	1 PER DRYER	1

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

- THE QUANTITIES SHOWN ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ITEM AT BID.
- THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.



CITYSTUDIOS ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I. engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
 PR-09204
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH

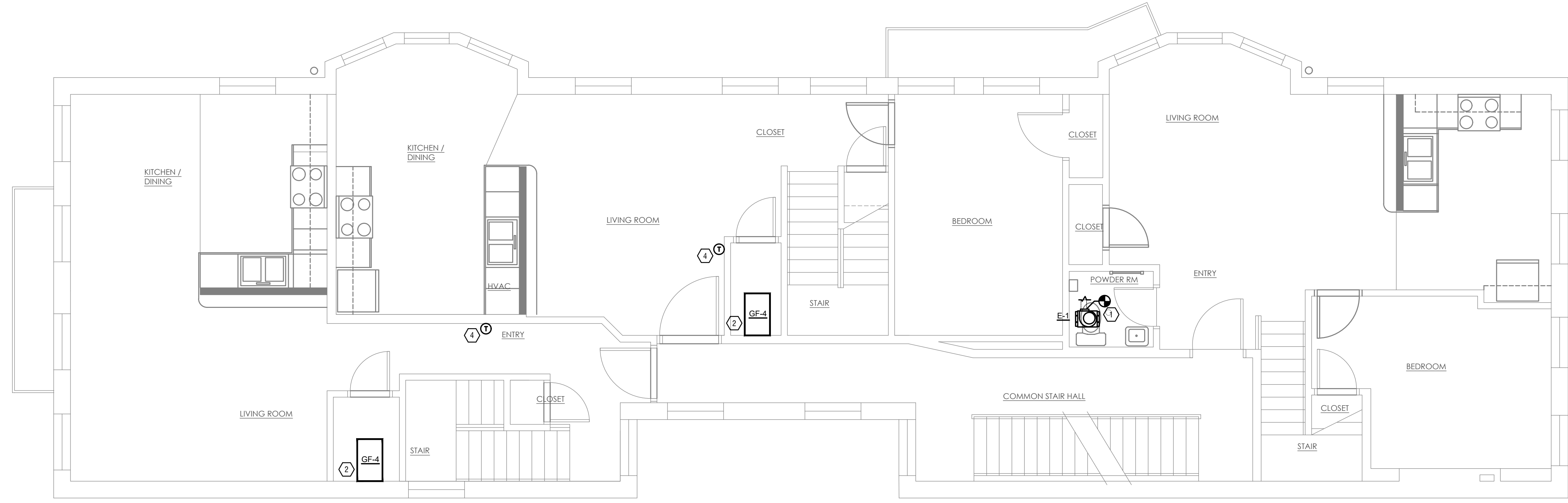


DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

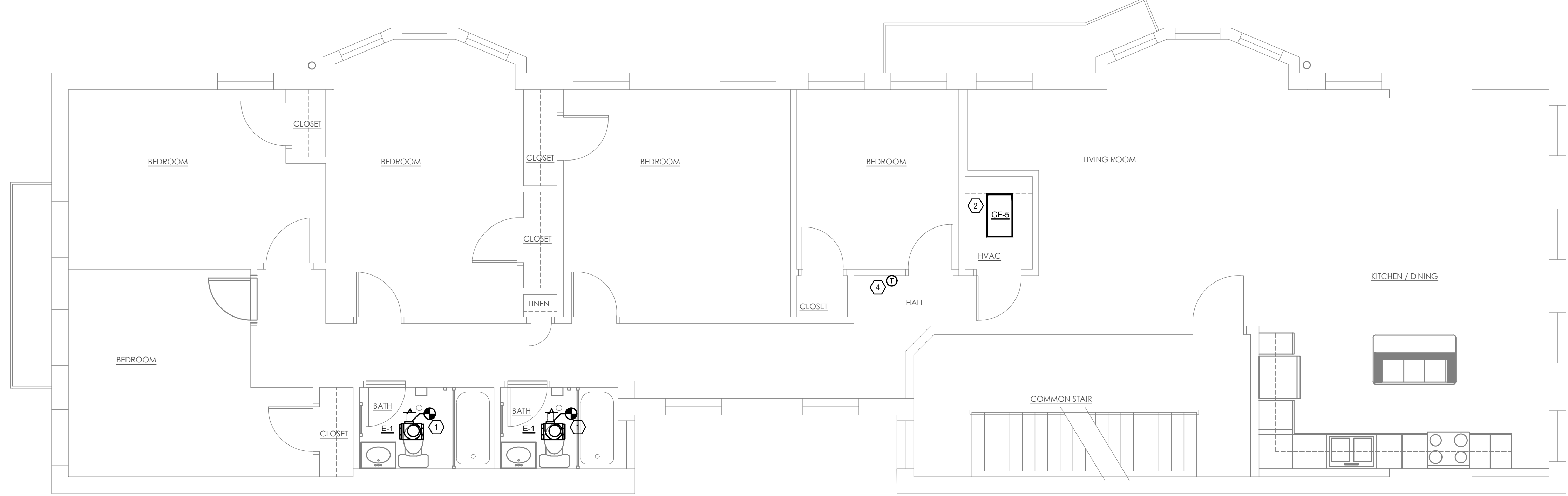
PRELIMINARY
 NOT FOR CONSTRUCTION

MECHANICAL SECOND & THIRD FLOOR PLAN

M1.1



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



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

Z:\Projects\Directories\9200-9299\8204-Model_POAH\Construction_Documents\2115_Lot115\2-MECHANICAL-FOURTH FLOOR-ROOF-PLAN.dwg - EBS, Plot Date/Time: Oct. 18, 2022 - 12:44pm - Bk. k.meier
 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.

ALTERNATE BID NOTE #1
 PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

MECHANICAL SCOPE OF WORK
 MECHANICAL SCOPE OF WORK IS TO REPLACE MECHANICAL EQUIPMENT SUCH AS FURNACES, CONDENSING UNITS, EXHAUST FANS, DIFFUSERS AND GRILLES. ONE FOR ONE REPLACEMENT OF EXISTING EQUIPMENT. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS, SCHEDULES, DETAILS, ETC. FOR ADDITIONAL INFORMATION.

CODES REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

KEYED SHEET NOTES

- REMOVE EXISTING BATHROOM EXHAUST FAN. PROVIDE AND INSTALL NEW IN EXISTING LOCATION. ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING EXHAUST DUCTWORK. PROVIDE DUCT TRANSITIONS AND ADAPTORS AS REQUIRED. MODIFY EXISTING DUCTWORK AS REQUIRED. COORDINATE ANY DEMO OR CEILING REPAIRS/MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER.
- REMOVE EXISTING FURNACE. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING SUPPLY AND RETURN DUCTWORK. MODIFY EXISTING DUCTWORK AS REQUIRED. CONNECT NEW FLUE/INTAKE TO EXISTING FLUE/INTAKE. MODIFY AS REQUIRED. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET/FLUE MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER. FOLLOW ALL MANUFACTURERS RECOMMENDED SIZES FOR FLUE/INTAKE. FOLLOW ALL MANUFACTURERS CLEARANCE AND REQUIREMENTS FOR FURNACE.
- REMOVE EXISTING CONDENSING UNITS. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. ROUTE NEW LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER.
- REMOVE EXISTING THERMOSTAT. PROVIDE AND INSTALL NEW THERMOSTAT IN EXISTING LOCATION. THERMOSTAT LOCATION SHOWN ON PLANS IS FOR REFERENCE ONLY.
- ALL ATTIC DUCTWORK CARRYING CONDITIONED AIR MUST HAVE A MINIMUM VALUE OF R-8 INSULATION. MECHANICAL CONTRACTOR TO INSPECT EXISTING DUCTWORK TO VERIFY INSULATION VALUE. IF THE EXISTING DUCTWORK R-VALUE IS FOUND TO BE BELOW R-8 THE MECHANICAL CONTRACTOR IS TO REPLACE THE INSULATION AND DUCTWORK (WHERE REQUIRED I.E. FLEX DUCT) WITH R-8 INSULATION.
- REMOVE EXISTING THERMOSTAT. PROVIDE AND INSTALL NEW TALKING THERMOSTAT IN ADA SENSORY ACCESSIBLE UNIT. INSTALL IN EXISTING THERMOSTAT LOCATION. THERMOSTAT LOCATION SHOWN ON PLANS IS FOR REFERENCE ONLY.

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE OF UNITS, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
- 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.
- 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.
- ALL INDOOR FURNACES TO BE LOCATED IN EXISTING MECHANICAL SPACES. INSTALL ALL EQUIPMENT WITH PROPER CODE REQUIRED SERVICE/ ACCESS CLEARANCES. EQUIPMENT SHALL BE COMPLETELY REPLACEABLE WITHOUT REMOVING PERMANENT BUILDING COMPONENTS.
- MAINTAIN CODE REQUIRED CLEARANCE TO COMBUSTIBLES FOR ALL GAS-FIRED EQUIPMENT.
- MECHANICAL CONTRACTOR TO DETERMINE IF LONG LINE SET ACCESSORIES ARE REQUIRED AND PROVIDE LONG LINE SET ACCESSORIES AS NEEDED.
- REFER TO ARCHITECTURAL ELEVATIONS FOR APPROXIMATE LOCATIONS OF EXTERIOR EXHAUST VENT COVERS TO BE REPLACED.
- SEAL EXHAUST FAN HOUSING TO CEILING. REMOVE GRILLES AND SEAL FAN HOUSING TO GYPSUM WALLBOARD WITH FOIL MASTIC TAPE WITH UL 181 LABEL.
- SEAL HEATING AND COOLING DUCT BOOTS/REGISTER BOXES TO CEILING/WALLBOARD. REMOVE REGISTER GRILLES. INSTALL SLEEVE TO EXTEND DUCT BOOT TO BACK OF WALLBOARD IF NEEDED. TAPE DUCT BOOT (TO SLEEVE AND TO WALLBOARD OR CEILING WITH A FOIL MASTIC TAPE CARRYING UL 181 LABEL).

SYMBOLS LEGEND - HVAC

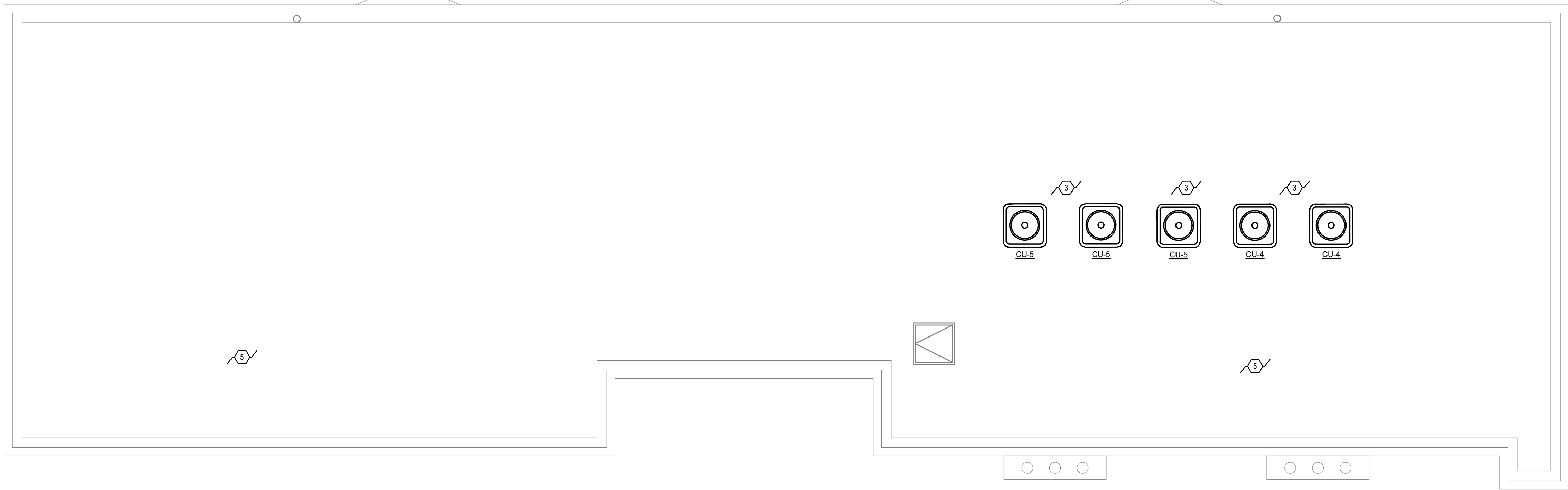
	THERMOSTAT
	DUCTWORK
	DUCT CONTINUATION
	CONNECTION POINT

AIR DEVICE SCHEDULE

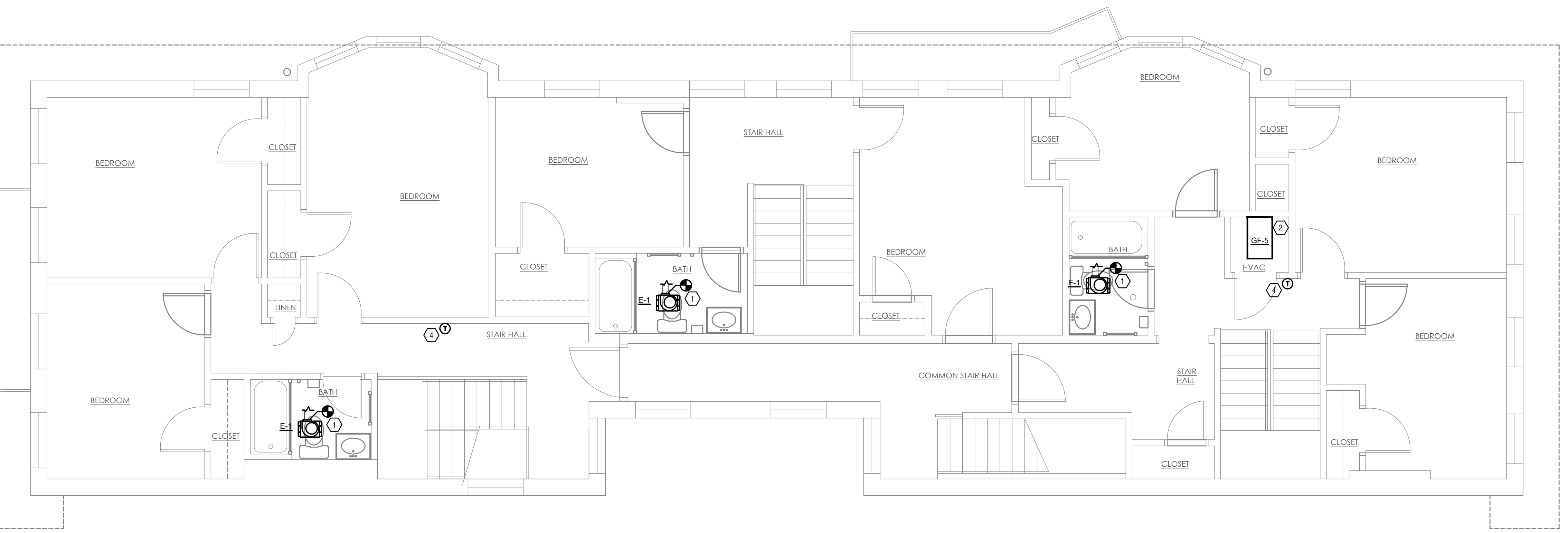
LOCATION	SUPPLY GRILLE	RETURN GRILLE	VENT COVER	NOTES
LIVING ROOM	3	1	-	1
KITCHEN	2	-	-	1
HALL	1	1	-	1
BATHROOM	1	-	1 PER EF	1.2
BEDROOM (1)	2	-	-	1.2
BEDROOM (2)	2	-	-	1.2
BEDROOM (3)	2	-	-	1.2
DRYER	-	-	1 PER DRYER	1

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

- THE QUANTITIES SHOW ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ITEM AT BID.
- THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.



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



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



CITYSTUDIOS ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I. engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

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
 Copyright © 2015
 THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

PRELIMINARY
 NOT FOR CONSTRUCTION

MECHANICAL FOURTH
 FLOOR & ROOF PLAN

M1.2

Z:\Projects\Directorates\9200-9299\9204-Model_PDAMT-Construction_Documents\2115_Loht\9204-E1-0-ELECTRICAL-POWER-BASEMENT-PLAN.dwg - EBS - Plot Date/Time: Oct 18, 2022 - 1:47pm - Bk_0ndrv
 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.

ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	38	14	0	0	1.3
KITCHEN	19	10	13	0	1.3
HALL	9	15	0	0	1.3
BATHROOM	0	2	1	0	1.2
BEDROOM (1)	5	1	0	0	1.2
BEDROOM (2)	5	1	0	0	1.2
BEDROOM (3)	5	1	0	0	1.2
BEDROOM (4)	5	1	0	0	1.2
BEDROOM (5)	4	1	0	0	1.2
STAIRS	1	1	1	0	1.3
BASEMENT	0	4	4	0	1.3
RANGE	5	0	0	0	1.3

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

- THE QUANTITIES SHOWN ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. AFTER THE FINAL COUNTS ARE DETERMINED BY THE CONTRACTOR, HE SHALL PROVIDE CREDIT, OR CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ADDITIONAL ITEM AT BID.
- THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.
- THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING.

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.

SCOPE OF WORK

RENOVATION OF AN EXISTING MULTIFAMILY BUILDING. VERIFY THAT ALL ELECTRICAL SYSTEMS THAT REMAIN ARE IN GOOD WORKING ORDER, ANY REPLACEMENTS OR REPAIRS TO BE COORDINATED WITH ARCHITECT AND OWNER. REPLACE LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND COVER PLATES AS REQUIRED. NO ADDED ELECTRICAL LOAD ON THIS PROJECT.

GENERAL NOTES-LIGHTING

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

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

C. 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.

GENERAL NOTES-POWER

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

B. ALL ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN WITH NO ADDED LOADS.

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

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

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

F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE ELECTRICAL REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO INSTALLATION. ALL WIRING AND DISCONNECTING MEANS ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT AND WIRING IS IN GOOD WORKING ORDER. COORDINATE REPAIRS AND REPLACEMENTS WITH OWNER AND ARCHITECT.

G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR NEW DEVICE MOUNTING HEIGHTS AND LOCATIONS.

H. CONTRACTOR TO FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT HAS REQUIRED GROUNDING AND BONDING PER NEC 250. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IF REQUIRED, IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

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 SAME TYPE SMOKE DETECTORS AS EXISTING SMOKE DETECTORS IN SAME LOCATION. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP IF EXISTING WIRING PRESENT. 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. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

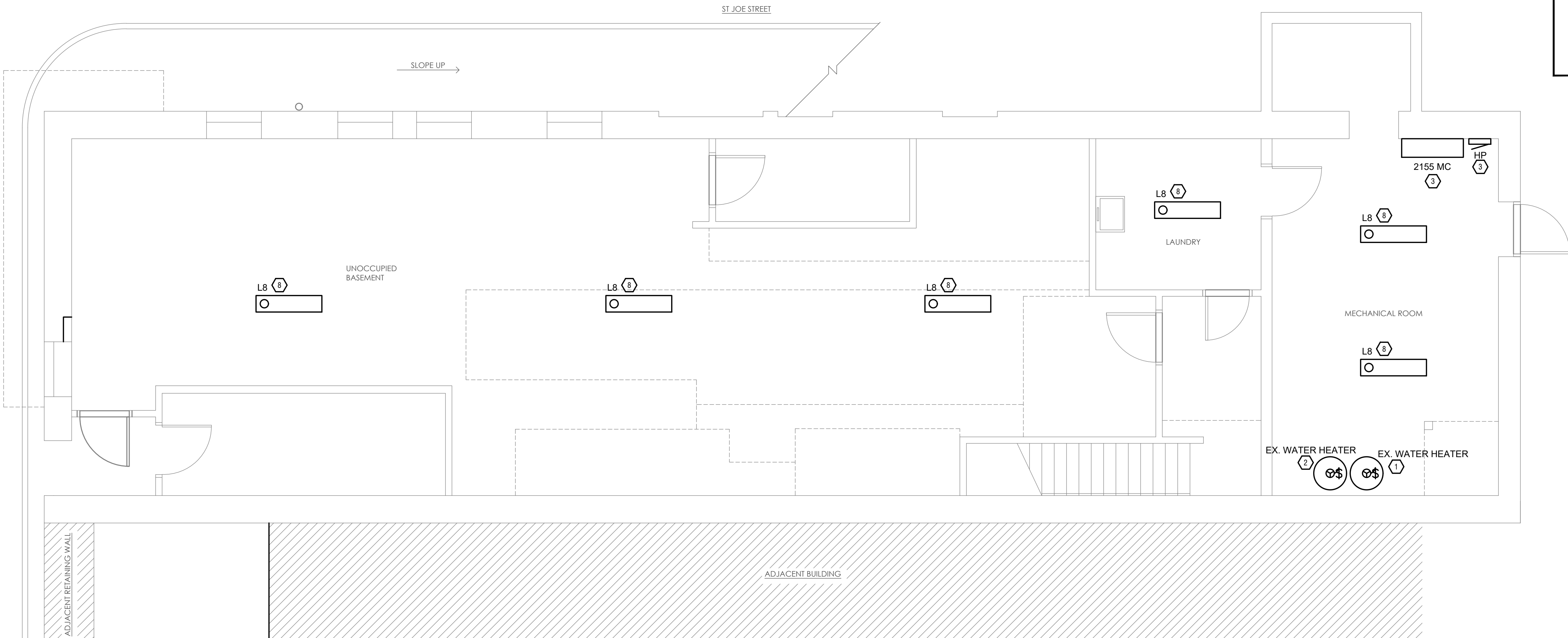
E. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.

F. 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.

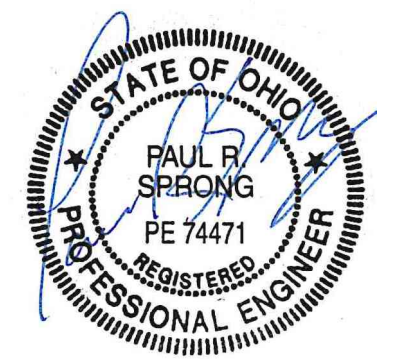
G. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

H. REPLACE EXISTING MECHANICAL CLOSET LIGHT FIXTURE WITH NEW (L7) WHERE CLOSET CONTAINS A FIXTURE. PROVIDE A LINE-ITEM PRICE FOR THE REPLACEMENT OF A SINGLE FIXTURE.

- KEYED SHEET NOTES**
- REPLACEMENT MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. DISCONNECT AND RECONNECT ELECTRICAL CONNECTION AS REQUIRED. VERIFY THAT ELECTRICAL REQUIREMENTS MATCH EXISTING CONDITIONS. FIELD VERIFY THAT WIRING AND ELECTRICAL CONNECTIONS ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 - EXISTING PLUMBING EQUIPMENT TO REMAIN. VERIFY THAT ALL ELECTRICAL CONNECTIONS AND WIRING ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 - LOCATION OF EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT TO REMAIN. FIELD VERIFY THAT EQUIPMENT IS IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 - REPLACE WASHER AND DRYER RECEPTACLES AND COVER PLATES WITH NEW RECEPTACLES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 - REPLACE EXISTING RECEPTACLES, GFCI RECEPTACLES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 - REPLACE EXISTING LIGHT SWITCHES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 - REPLACE EXISTING TV, CABLE, AND DATA COVER PLATE OUTLETS.
 - REPLACE EXISTING LIGHT FIXTURE WITH NEW LIGHT FIXTURE. NEW LIGHT FIXTURE ADDS NO ELECTRICAL LOAD. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 - NEW LIGHT FIXTURE TO BE CIRCUITED TO CLOSEST EXISTING SWITCH IN SAME ROOM. LIGHT FIXTURE IS ON GENERAL LIGHTING CIRCUIT WITH NO ADDED LOAD. COORDINATE FINAL LOCATION AND ROUTING OF WIRING WITH ARCHITECT AND GENERAL CONTRACTOR.
 - NEW PENDANT LIGHT FIXTURES TO BE INSTALLED AT EXISTING JUNCTION BOX IN CEILING. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 - REPLACE EXISTING SMOKE DETECTORS WITH NEW SMOKE DETECTORS AND CO COMBINATION SMOKE DETECTORS WHERE APPLICABLE.
 - EXISTING INTERCOM SYSTEM TO BE REPLACED. COORDINATE NEW SYSTEM WITH OWNER AND ARCHITECT. FIELD VERIFY THAT EXISTING WIRING IS IN GOOD WORKING ORDER, COORDINATE ANY REPLACEMENTS WITH OWNER AND ARCHITECT.
 - EXISTING SUMP PUMP TO BE REPLACED. COORDINATE DISCONNECTING OF EXISTING AND RECONNECTING OF NEW SUMP PUMP WITH PLUMBING CONTRACTOR. VERIFY THAT ALL EXISTING WIRING AND ELECTRICAL DISCONNECTING MEANS ARE IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 - EXISTING LIGHT FIXTURE TO REMAIN. VERIFY THAT FIXTURE IS IN GOOD WORKING ORDER. REPAIR OR REPLACE AS REQUIRED WITH LIKE FIXTURE.
 - INSTALL NEW LIGHT FIXTURE AT LOCATION SHOWN AND CIRCUIT TO LOCAL LIGHTING CIRCUIT. NO ADDED ELECTRICAL LOAD.
 - PROVIDE AUDIBLE AND VISUAL SMOKE DETECTOR DEVICES.
 - PROVIDE SEPARATE STROBE, TO BE INSTALLED IN BATHROOM AND INTERCONNECTED IN PARALLEL TO LOCAL UNIT SMOKE DETECTOR
 - INSTALL HARDWIRED DOORBELL. NOTIFIER INSIDE UNIT SHALL BE BOTH AUDIBLE AND VISUAL. EDWARDS CFA SERIES (6536-35) HORNSTROBE, 600 SERIES BUTTON, AND 590 SERIES TRANSFORMER OR EQUAL. CIRCUIT TO LOCAL GENERAL LIGHTING LOAD CIRCUIT. NO ADDED LOAD ON PANEL.

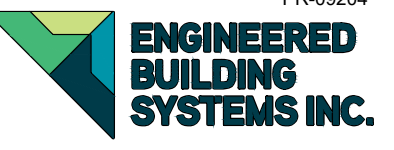


ELECTRICAL POWER BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 1 E1.0



CITYSTUDIOS ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 p. 513.621.0750
 citystudiosarch.com

G.E.I. engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434



TEAMWORK • COLLABORATION SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR / PENDLETON ESTATES
 2155 LOTH



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022

OHFA SUBMITTAL
 10.21.2022

BID SET
 07.03.2023

PRELIMINARY
 NOT FOR CONSTRUCTION

ELECTRICAL POWER
 BASEMENT PLAN

E1.0

C:\Z:\Projects\Directores\9200-9299\9204-Model\DMV-Construction\Documents\2115.Loth\9204-E1.1-ELECTRICAL-POWER-FIRST-FLOOR-PLAN.dwg-EBS_Plot Date: Oct 18, 2022 - 14:7pm - Dv_0ndv.w
 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.

ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	38	14	0	0	1,3
KITCHEN	19	10	13	0	1,3
HALL	9	15	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	5	1	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
BEDROOM (4)	5	1	0	0	1,2
BEDROOM (5)	4	1	0	0	1,2
STAIRS	1	1	1	0	1,3
BASEMENT	0	4	4	0	1,3
RANGE	5	0	0	0	1,3

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

1. THE QUANTITIES SHOWN ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. AFTER THE FINAL COUNTS ARE DETERMINED BY THE CONTRACTOR, HE SHALL PROVIDE CREDIT, OR CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ADDITIONAL ITEM AT BID.
2. THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.
3. THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING.

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.

SCOPE OF WORK

RENOVATION OF AN EXISTING MULTIFAMILY BUILDING. VERIFY THAT ALL ELECTRICAL SYSTEMS THAT REMAIN ARE IN GOOD WORKING ORDER. ANY REPLACEMENTS OR REPAIRS TO BE COORDINATED WITH ARCHITECT AND OWNER. REPLACE LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND COVER PLATES AS REQUIRED. NO ADDED ELECTRICAL LOAD ON THIS PROJECT.

GENERAL NOTES-LIGHTING

- A. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- B. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- C. 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.

GENERAL NOTES-POWER

- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL NEW CONDUIT/CABLE ROUTING WHERE APPLICABLE. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- B. ALL ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN WITH NO ADDED LOADS.
- C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE ELECTRICAL REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO INSTALLATION. ALL WIRING AND DISCONNECTING MEANS ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT AND WIRING IS IN GOOD WORKING ORDER. COORDINATE REPAIRS AND REPLACEMENTS WITH OWNER AND ARCHITECT.
- G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR NEW DEVICE MOUNTING HEIGHTS AND LOCATIONS.
- H. CONTRACTOR TO FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT HAS REQUIRED GROUNDING AND BONDING PER NEC 250. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IF REQUIRED, IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

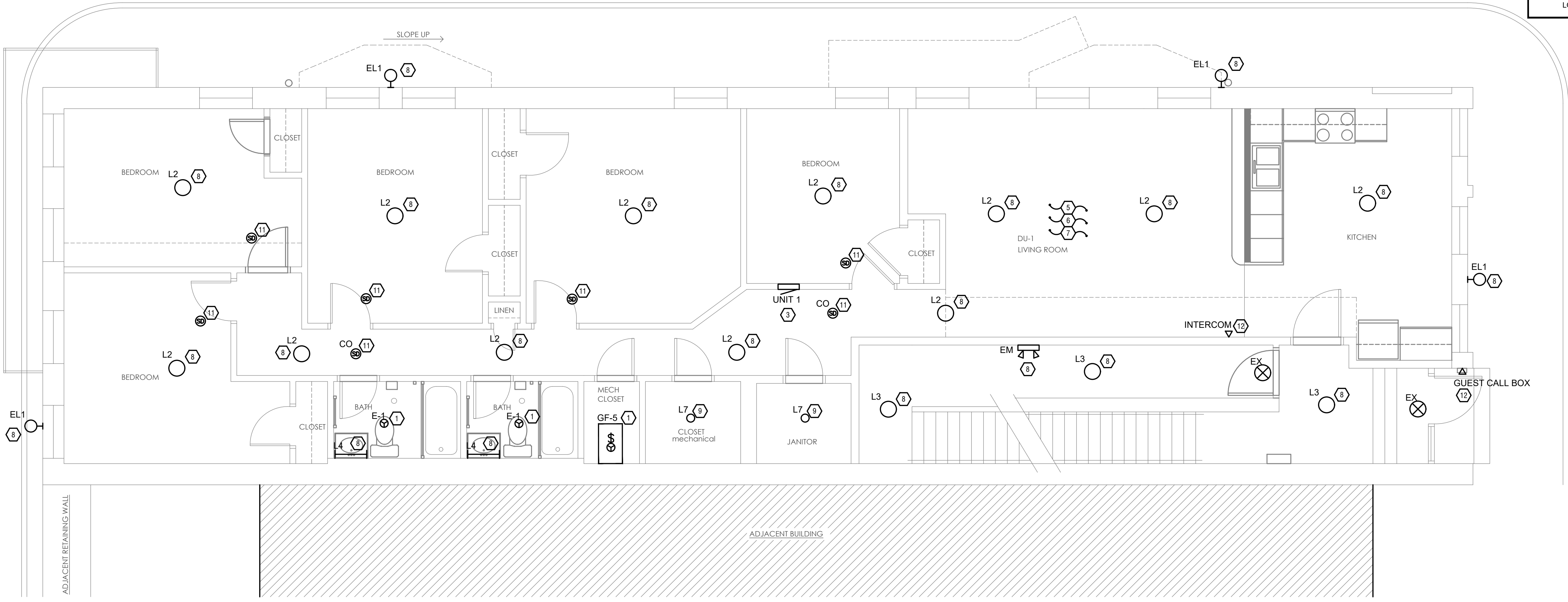
GENERAL NOTES-DWELLING UNITS

- 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 408.4 (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 SAME TYPE SMOKE DETECTORS AS EXISTING SMOKE DETECTORS IN SAME LOCATION. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP IF EXISTING WIRING PRESENT. 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. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
- E. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.
- F. 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.
- G. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.
- H. REPLACE EXISTING MECHANICAL CLOSET LIGHT FIXTURE WITH NEW (L7) WHERE CLOSET CONTAINS A FIXTURE. PROVIDE A LINE-ITEM PRICE FOR THE REPLACEMENT OF A SINGLE FIXTURE.

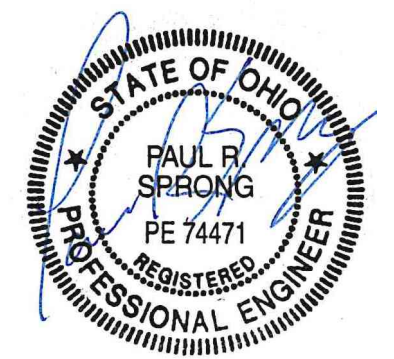
KEYED SHEET NOTES

1. REPLACEMENT MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. DISCONNECT AND RECONNECT ELECTRICAL CONNECTION AS REQUIRED. VERIFY THAT ELECTRICAL REQUIREMENTS MATCH EXISTING CONDITIONS. FIELD VERIFY THAT WIRING AND ELECTRICAL CONNECTIONS ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
2. EXISTING PLUMBING EQUIPMENT TO REMAIN. VERIFY THAT ALL ELECTRICAL CONNECTIONS AND WIRING ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
3. LOCATION OF EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT TO REMAIN. FIELD VERIFY THAT EQUIPMENT IS IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
4. REPLACE WASHER AND DRYER RECEPTACLES AND COVER PLATES WITH NEW RECEPTACLES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
5. REPLACE EXISTING RECEPTACLES, GFCI RECEPTACLES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
6. REPLACE EXISTING LIGHT SWITCHES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
7. REPLACE EXISTING TV, CABLE, AND DATA COVER PLATE OUTLETS.
8. REPLACE EXISTING LIGHT FIXTURE WITH NEW LIGHT FIXTURE. NEW LIGHT FIXTURE ADDS NO ELECTRICAL LOAD. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
9. NEW LIGHT FIXTURE TO BE CIRCUITED TO CLOSEST EXISTING SWITCH IN SAME ROOM. LIGHT FIXTURE IS ON GENERAL LIGHTING CIRCUIT WITH NO ADDED LOAD. COORDINATE FINAL LOCATION AND ROUTING OF WIRING WITH ARCHITECT AND GENERAL CONTRACTOR.
10. NEW PENDANT LIGHT FIXTURES TO BE INSTALLED AT EXISTING JUNCTION BOX IN CEILING. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
11. REPLACE EXISTING SMOKE DETECTORS WITH NEW SMOKE DETECTORS AND CO COMBINATION SMOKE DETECTORS WHERE APPLICABLE.
12. EXISTING INTERCOM SYSTEM TO BE REPLACED. COORDINATE NEW SYSTEM WITH OWNER AND ARCHITECT. FIELD VERIFY THAT EXISTING WIRING IS IN GOOD WORKING ORDER. COORDINATE ANY REPLACEMENTS WITH OWNER AND ARCHITECT.
13. EXISTING SUMP PUMP TO BE REPLACED. COORDINATE DISCONNECTING OF EXISTING AND RECONNECTING OF NEW SUMP PUMP WITH PLUMBING CONTRACTOR. VERIFY THAT ALL EXISTING WIRING AND ELECTRICAL DISCONNECTING MEANS ARE IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
14. EXISTING LIGHT FIXTURE TO REMAIN. VERIFY THAT FIXTURE IS IN GOOD WORKING ORDER. REPAIR OR REPLACE AS REQUIRED WITH LIKE FIXTURE.
15. INSTALL NEW LIGHT FIXTURE AT LOCATION SHOWN AND CIRCUIT TO LOCAL LIGHTING CIRCUIT. NO ADDED ELECTRICAL LOAD.
16. PROVIDE AUDIBLE AND VISUAL SMOKE DETECTOR DEVICES.
17. PROVIDE SEPARATE STROBE, TO BE INSTALLED IN BATHROOM AND INTERCONNECTED IN PARALLEL TO LOCAL UNIT SMOKE DETECTOR
18. INSTALL HARDWIRED DOORBELL. NOTIFIER INSIDE UNIT SHALL BE BOTH AUDIBLE AND VISUAL. EDWARDS CFA SERIES (6536-05) HORNSTROBE, 600 SERIES BUTTON, AND 580 SERIES TRANSFORMER OR EQUAL. CIRCUIT TO LOCAL GENERAL LIGHTING LOAD CIRCUIT, NO ADDED LOAD ON PANEL.

ST JOE STREET



1
E1.1
ELECTRICAL POWER FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
Engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434

PR-09204
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
Copyright © 2015
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: BID SET
PART 2 SUBMITTAL
 06.20.2022
OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

ELECTRICAL POWER FIRST
FLOOR PLAN

E1.1

C:\Z:\Project_Directories\9200-9299\9204-Model_Plan\Construction_Documents\2115.Lot\1.9204-E1.2-ELECTRICAL-POWER-SECOND-FLOOR-PLAN.dwg-EBS-Plot Date/Time: Oct 18, 2022-1:46pm - Bx andvw
 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.

ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	38	14	0	0	1,3
KITCHEN	19	10	13	0	1,3
HALL	9	15	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	5	1	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
BEDROOM (4)	5	1	0	0	1,2
BEDROOM (5)	4	1	0	0	1,2
STAIRS	1	1	1	0	1,3
BASEMENT	0	4	4	0	1,3
RANGE	5	0	0	0	1,3

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

1. THE QUANTITIES SHOWN ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. AFTER THE FINAL COUNTS ARE DETERMINED BY THE CONTRACTOR, HE SHALL PROVIDE CREDIT, OR CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ADDITIONAL ITEM AT BID.
2. THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.
3. THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING.

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.

SCOPE OF WORK

RENOVATION OF AN EXISTING MULTIFAMILY BUILDING. VERIFY THAT ALL ELECTRICAL SYSTEMS THAT REMAIN ARE IN GOOD WORKING ORDER. ANY REPLACEMENTS OR REPAIRS TO BE COORDINATED WITH ARCHITECT AND OWNER. REPLACE LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND COVER PLATES AS REQUIRED. NO ADDED ELECTRICAL LOAD ON THIS PROJECT.

GENERAL NOTES-LIGHTING

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

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

C. 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.

GENERAL NOTES-POWER

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

B. ALL ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN WITH NO ADDED LOADS.

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

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

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

F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE ELECTRICAL REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO INSTALLATION. ALL WIRING AND DISCONNECTING MEANS ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT AND WIRING IS IN GOOD WORKING ORDER. COORDINATE REPAIRS AND REPLACEMENTS WITH OWNER AND ARCHITECT.

G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR NEW DEVICE MOUNTING HEIGHTS AND LOCATIONS.

H. CONTRACTOR TO FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT HAS REQUIRED GROUNDING AND BONDING PER NEC 250. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IF REQUIRED, IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

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 SAME TYPE SMOKE DETECTORS AS EXISTING SMOKE DETECTORS IN SAME LOCATION. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP IF EXISTING WIRING PRESENT. 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. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

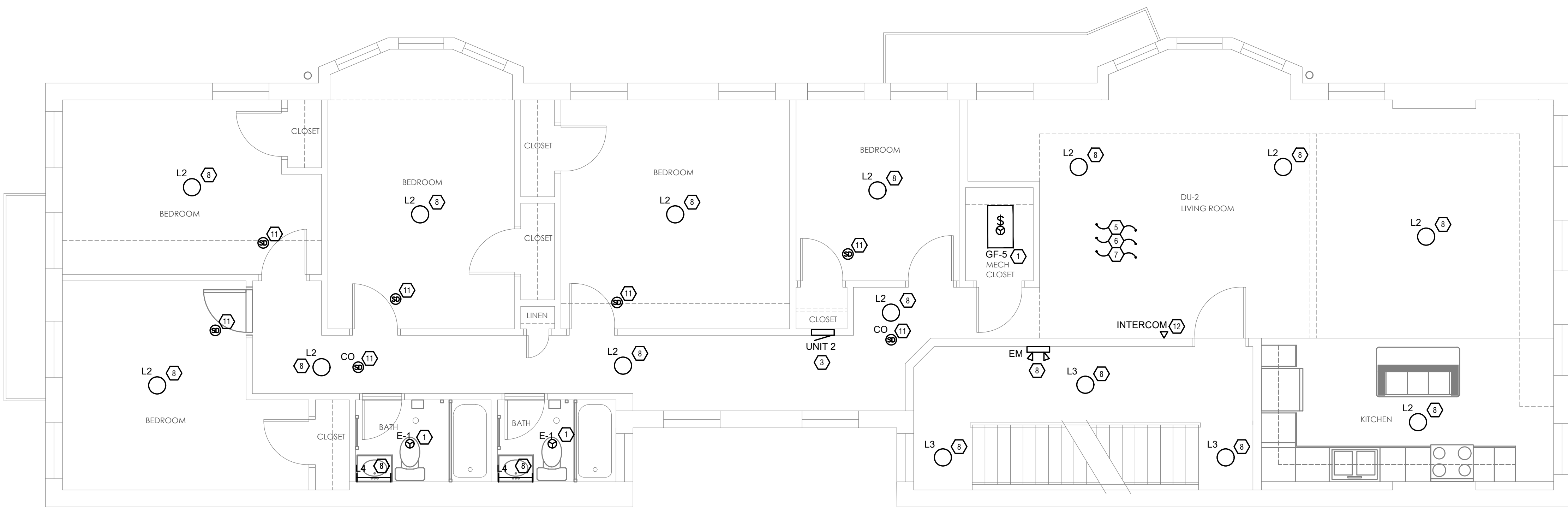
E. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.

F. 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.

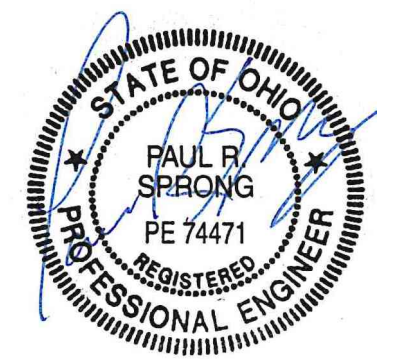
G. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

H. REPLACE EXISTING MECHANICAL CLOSET LIGHT FIXTURE WITH NEW (L7) WHERE CLOSET CONTAINS A FIXTURE. PROVIDE A LINE-ITEM PRICE FOR THE REPLACEMENT OF A SINGLE FIXTURE.

- KEYED SHEET NOTES**
1. REPLACEMENT MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. DISCONNECT AND RECONNECT ELECTRICAL CONNECTION AS REQUIRED. VERIFY THAT ELECTRICAL REQUIREMENTS MATCH EXISTING CONDITIONS. FIELD VERIFY THAT WIRING AND ELECTRICAL CONNECTIONS ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 2. EXISTING PLUMBING EQUIPMENT TO REMAIN. VERIFY THAT ALL ELECTRICAL CONNECTIONS AND WIRING ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 3. LOCATION OF EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT TO REMAIN. FIELD VERIFY THAT EQUIPMENT IS IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 4. REPLACE WASHER AND DRYER RECEPTACLES AND COVER PLATES WITH NEW RECEPTACLES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 5. REPLACE EXISTING RECEPTACLES, GFCI RECEPTACLES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 6. REPLACE EXISTING LIGHT SWITCHES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 7. REPLACE EXISTING TV, CABLE, AND DATA COVER PLATE OUTLETS.
 8. REPLACE EXISTING LIGHT FIXTURE WITH NEW LIGHT FIXTURE. NEW LIGHT FIXTURE ADDS NO ELECTRICAL LOAD. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 9. NEW LIGHT FIXTURE TO BE CIRCUITED TO CLOSEST EXISTING SWITCH IN SAME ROOM. LIGHT FIXTURE IS ON GENERAL LIGHTING CIRCUIT WITH NO ADDED LOAD. COORDINATE FINAL LOCATION AND ROUTING OF WIRING WITH ARCHITECT AND GENERAL CONTRACTOR.
 10. NEW PENDANT LIGHT FIXTURES TO BE INSTALLED AT EXISTING JUNCTION BOX IN CEILING. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 11. REPLACE EXISTING SMOKE DETECTORS WITH NEW SMOKE DETECTORS AND CO COMBINATION SMOKE DETECTORS WHERE APPLICABLE.
 12. EXISTING INTERCOM SYSTEM TO BE REPLACED. COORDINATE NEW SYSTEM WITH OWNER AND ARCHITECT. FIELD VERIFY THAT EXISTING WIRING IS IN GOOD WORKING ORDER. COORDINATE ANY REPLACEMENTS WITH OWNER AND ARCHITECT.
 13. EXISTING SUMP PUMP TO BE REPLACED. COORDINATE DISCONNECTING OF EXISTING AND RECONNECTING OF NEW SUMP PUMP WITH PLUMBING CONTRACTOR. VERIFY THAT ALL EXISTING WIRING AND ELECTRICAL DISCONNECTING MEANS ARE IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 14. EXISTING LIGHT FIXTURE TO REMAIN. VERIFY THAT FIXTURE IS IN GOOD WORKING ORDER. REPAIR OR REPLACE AS REQUIRED WITH LIKE FIXTURE.
 15. INSTALL NEW LIGHT FIXTURE AT LOCATION SHOWN AND CIRCUIT TO LOCAL LIGHTING CIRCUIT. NO ADDED ELECTRICAL LOAD.
 16. PROVIDE AUDIBLE AND VISUAL SMOKE DETECTOR DEVICES.
 17. PROVIDE SEPARATE STROBE, TO BE INSTALLED IN BATHROOM AND INTERCONNECTED IN PARALLEL TO LOCAL UNIT SMOKE DETECTOR
 18. INSTALL HARDWIRED DOORBELL NOTIFIER INSIDE UNIT SHALL BE BOTH AUDIBLE AND VISUAL. EDWARDS OF A SERIES (6536-35) HORNSTROBE, 600 SERIES BUTTON, AND 590 SERIES TRANSFORMER OR EQUAL. CIRCUIT TO LOCAL GENERAL LIGHTING LOAD CIRCUIT. NO ADDED LOAD ON PANEL.



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



CITYSTUDIOS ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I. engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
 PR-09204
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015
 THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

PRELIMINARY
 NOT FOR CONSTRUCTION

ELECTRICAL POWER
 SECOND FLOOR PLAN

E1.2

c:\z\Project_Directories\9200-9299\9204-Model_Plan\Construction_Documents\2115.Loth\9204-E1.3-ELECTRICAL-POWER-THIRD-FLOOR-PLAN.dwg-EBS - Plot Date/Time: Oct 18, 2022-1:46pm - Bx_andy.w
 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.

ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	38	14	0	0	1,3
KITCHEN	19	10	13	0	1,3
HALL	9	15	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	5	1	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
BEDROOM (4)	5	1	0	0	1,2
BEDROOM (5)	4	1	0	0	1,2
STAIRS	1	1	1	0	1,3
BASEMENT	0	4	4	0	1,3
RANGE	5	0	0	0	1,3

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

1. THE QUANTITIES SHOWN ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. AFTER THE FINAL COUNTS ARE DETERMINED BY THE CONTRACTOR, HE SHALL PROVIDE CREDIT, OR CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ADDITIONAL ITEM AT BID.
2. THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.
3. THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING.

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.

SCOPE OF WORK

RENOVATION OF AN EXISTING MULTIFAMILY BUILDING. VERIFY THAT ALL ELECTRICAL SYSTEMS THAT REMAIN ARE IN GOOD WORKING ORDER, ANY REPLACEMENTS OR REPAIRS TO BE COORDINATED WITH ARCHITECT AND OWNER. REPLACE LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND COVER PLATES AS REQUIRED. NO ADDED ELECTRICAL LOAD ON THIS PROJECT.

GENERAL NOTES-LIGHTING

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

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

C. 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.

GENERAL NOTES-POWER

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

B. ALL ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN WITH NO ADDED LOADS.

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

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

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

F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE ELECTRICAL REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO INSTALLATION. ALL WIRING AND DISCONNECTING MEANS ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT AND WIRING IS IN GOOD WORKING ORDER. COORDINATE REPAIRS AND REPLACEMENTS WITH OWNER AND ARCHITECT.

G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR NEW DEVICE MOUNTING HEIGHTS AND LOCATIONS.

H. CONTRACTOR TO FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT HAS REQUIRED GROUNDING AND BONDING PER NEC 250. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IF REQUIRED, IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

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 SAME TYPE SMOKE DETECTORS AS EXISTING SMOKE DETECTORS IN SAME LOCATION. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP IF EXISTING WIRING PRESENT. 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. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

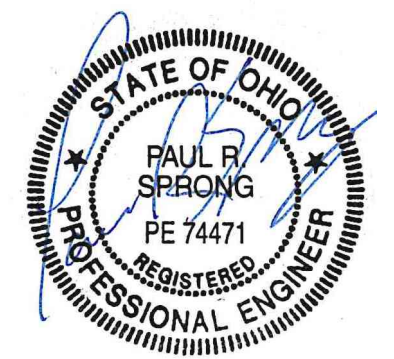
E. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.

F. 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.

G. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

H. REPLACE EXISTING MECHANICAL CLOSET LIGHT FIXTURE WITH NEW (L7) WHERE CLOSET CONTAINS A FIXTURE. PROVIDE A LINE-ITEM PRICE FOR THE REPLACEMENT OF A SINGLE FIXTURE.

- KEYED SHEET NOTES**
1. REPLACEMENT MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. DISCONNECT AND RECONNECT ELECTRICAL CONNECTION AS REQUIRED. VERIFY THAT ELECTRICAL REQUIREMENTS MATCH EXISTING CONDITIONS. FIELD VERIFY THAT WIRING AND ELECTRICAL CONNECTIONS ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 2. EXISTING PLUMBING EQUIPMENT TO REMAIN. VERIFY THAT ALL ELECTRICAL CONNECTIONS AND WIRING ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 3. LOCATION OF EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT TO REMAIN. FIELD VERIFY THAT EQUIPMENT IS IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 4. REPLACE WASHER AND DRYER RECEPTACLES AND COVER PLATES WITH NEW RECEPTACLES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 5. REPLACE EXISTING RECEPTACLES, GFCI RECEPTACLES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 6. REPLACE EXISTING LIGHT SWITCHES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 7. REPLACE EXISTING TV, CABLE, AND DATA COVER PLATE OUTLETS.
 8. REPLACE EXISTING LIGHT FIXTURE WITH NEW LIGHT FIXTURE. NEW LIGHT FIXTURE ADDS NO ELECTRICAL LOAD. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 9. NEW LIGHT FIXTURE TO BE CIRCUITED TO CLOSEST EXISTING SWITCH IN SAME ROOM. LIGHT FIXTURE IS ON GENERAL LIGHTING CIRCUIT WITH NO ADDED LOAD. COORDINATE FINAL LOCATION AND ROUTING OF WIRING WITH ARCHITECT AND GENERAL CONTRACTOR.
 10. NEW PENDANT LIGHT FIXTURES TO BE INSTALLED AT EXISTING JUNCTION BOX IN CEILING. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 11. REPLACE EXISTING SMOKE DETECTORS WITH NEW SMOKE DETECTORS AND CO COMBINATION SMOKE DETECTORS WHERE APPLICABLE.
 12. EXISTING INTERCOM SYSTEM TO BE REPLACED. COORDINATE NEW SYSTEM WITH OWNER AND ARCHITECT. FIELD VERIFY THAT EXISTING WIRING IS IN GOOD WORKING ORDER, COORDINATE ANY REPLACEMENTS WITH OWNER AND ARCHITECT.
 13. EXISTING SUMP PUMP TO BE REPLACED. COORDINATE DISCONNECTING OF EXISTING AND RECONNECTING OF NEW SUMP PUMP WITH PLUMBING CONTRACTOR. VERIFY THAT ALL EXISTING WIRING AND ELECTRICAL DISCONNECTING MEANS ARE IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 14. EXISTING LIGHT FIXTURE TO REMAIN. VERIFY THAT FIXTURE IS IN GOOD WORKING ORDER. REPAIR OR REPLACE AS REQUIRED WITH LIKE FIXTURE.
 15. INSTALL NEW LIGHT FIXTURE AT LOCATION SHOWN AND CIRCUIT TO LOCAL LIGHTING CIRCUIT. NO ADDED ELECTRICAL LOAD.
 16. PROVIDE AUDIBLE AND VISUAL SMOKE DETECTOR DEVICES.
 17. PROVIDE SEPARATE STROBE, TO BE INSTALLED IN BATHROOM AND INTERCONNECTED IN PARALLEL TO LOCAL UNIT SMOKE DETECTOR
 18. INSTALL HARDWIRED DOORBELL. NOTIFIER INSIDE UNIT SHALL BE BOTH AUDIBLE AND VISUAL. EDWARDS CFA SERIES (6536-35) HORNSTROBE, 600 SERIES BUTTON, AND 590 SERIES TRANSFORMER OR EQUAL. CIRCUIT TO LOCAL GENERAL LIGHTING LOAD CIRCUIT. NO ADDED LOAD ON PANEL.



CITYSTUDIOS ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I. engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
 PR-09204

TEAMWORK • COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



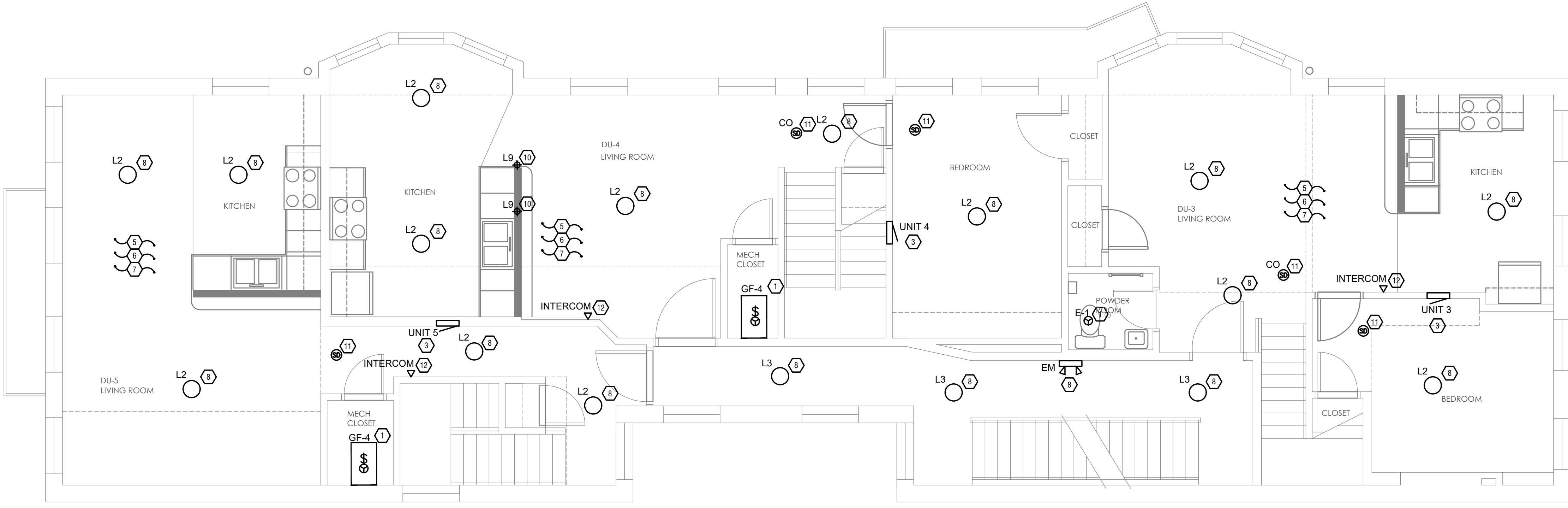
modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

PRELIMINARY
 NOT FOR CONSTRUCTION

ELECTRICAL POWER THIRD
 FLOOR PLAN

E1.3



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

Z:\Projects\Directores\9200-9299\9204-Model_PDMV-Construction_Documents\2115.Loth\9204-E1.4-ELECTRICAL-POWER-FOURTH-FLOOR-PLAN.dwg - EBS - Plot Date/Time: Oct 18, 2022 - 1:46pm - Bx: ondw
 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.

ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	38	14	0	0	1,3
KITCHEN	19	10	13	0	1,3
HALL	9	15	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	5	1	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
BEDROOM (4)	5	1	0	0	1,2
BEDROOM (5)	4	1	0	0	1,2
STAIRS	1	1	1	0	1,3
BASEMENT	0	4	4	0	1,3
RANGE	5	0	0	0	1,3

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

1. THE QUANTITIES SHOWN ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. AFTER THE FINAL COUNTS ARE DETERMINED BY THE CONTRACTOR, HE SHALL PROVIDE CREDIT, OR CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ADDITIONAL ITEM AT BID.
2. THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.
3. THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING.

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.

SCOPE OF WORK

RENOVATION OF AN EXISTING MULTIFAMILY BUILDING. VERIFY THAT ALL ELECTRICAL SYSTEMS THAT REMAIN ARE IN GOOD WORKING ORDER, ANY REPLACEMENTS OR REPAIRS TO BE COORDINATED WITH ARCHITECT AND OWNER. REPLACE LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND COVER PLATES AS REQUIRED. NO ADDED ELECTRICAL LOAD ON THIS PROJECT.

GENERAL NOTES-LIGHTING

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

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

C. 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.

GENERAL NOTES-POWER

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

B. ALL ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN WITH NO ADDED LOADS.

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

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

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

F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE ELECTRICAL REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO INSTALLATION. ALL WIRING AND DISCONNECTING MEANS ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT AND WIRING IS IN GOOD WORKING ORDER. COORDINATE REPAIRS AND REPLACEMENTS WITH OWNER AND ARCHITECT.

G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR NEW DEVICE MOUNTING HEIGHTS AND LOCATIONS.

H. CONTRACTOR TO FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT HAS REQUIRED GROUNDING AND BONDING PER NEC 250. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IF REQUIRED, IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

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 SAME TYPE SMOKE DETECTORS AS EXISTING SMOKE DETECTORS IN SAME LOCATION. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP IF EXISTING WIRING PRESENT. 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. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

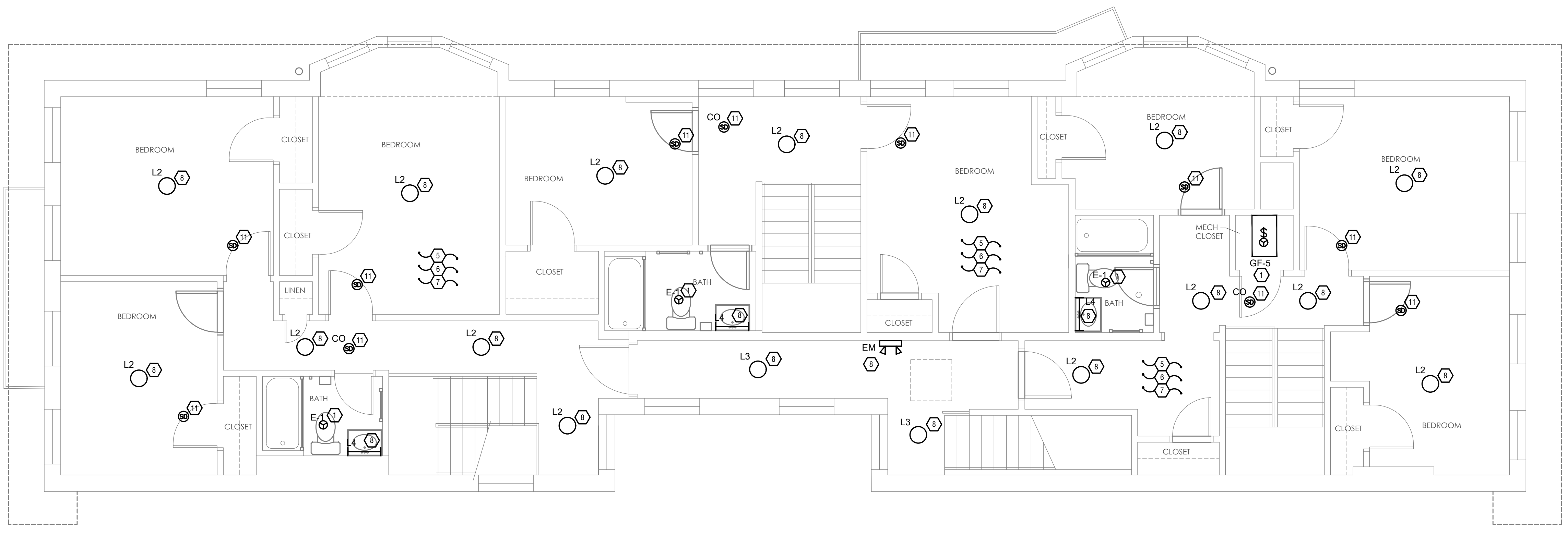
E. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.

F. 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 ACTUAL 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.

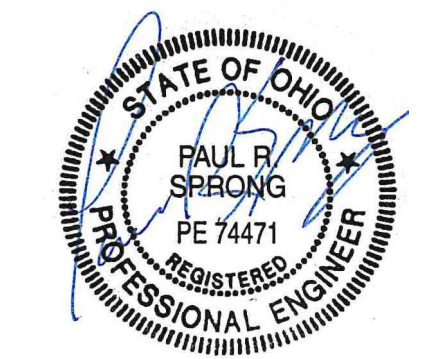
G. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

H. REPLACE EXISTING MECHANICAL CLOSET LIGHT FIXTURE WITH NEW (L7) WHERE CLOSET CONTAINS A FIXTURE. PROVIDE A LINE-ITEM PRICE FOR THE REPLACEMENT OF A SINGLE FIXTURE.

- KEYED SHEET NOTES**
1. REPLACEMENT MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. DISCONNECT AND RECONNECT ELECTRICAL CONNECTION AS REQUIRED. VERIFY THAT ELECTRICAL REQUIREMENTS MATCH EXISTING CONDITIONS. FIELD VERIFY THAT WIRING AND ELECTRICAL CONNECTIONS ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 2. EXISTING PLUMBING EQUIPMENT TO REMAIN. VERIFY THAT ALL ELECTRICAL CONNECTIONS AND WIRING ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 3. LOCATION OF EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT TO REMAIN. FIELD VERIFY THAT EQUIPMENT IS IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 4. REPLACE WASHER AND DRYER RECEPTACLES AND COVER PLATES WITH NEW RECEPTACLES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 5. REPLACE EXISTING RECEPTACLES, GFCI RECEPTACLES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 6. REPLACE EXISTING LIGHT SWITCHES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 7. REPLACE EXISTING TV, CABLE, AND DATA COVER PLATE OUTLETS.
 8. REPLACE EXISTING LIGHT FIXTURE WITH NEW LIGHT FIXTURE. NEW LIGHT FIXTURE ADDS NO ELECTRICAL LOAD. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 9. NEW LIGHT FIXTURE TO BE CIRCUITED TO CLOSEST EXISTING SWITCH IN SAME ROOM. LIGHT FIXTURE IS ON GENERAL LIGHTING CIRCUIT WITH NO ADDED LOAD. COORDINATE FINAL LOCATION AND ROUTING OF WIRING WITH ARCHITECT AND GENERAL CONTRACTOR.
 10. NEW PENDANT LIGHT FIXTURES TO BE INSTALLED AT EXISTING JUNCTION BOX IN CEILING. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 11. REPLACE EXISTING SMOKE DETECTORS WITH NEW SMOKE DETECTORS AND CO COMBINATION SMOKE DETECTORS WHERE APPLICABLE.
 12. EXISTING INTERCOM SYSTEM TO BE REPLACED. COORDINATE NEW SYSTEM WITH OWNER AND ARCHITECT. FIELD VERIFY THAT EXISTING WIRING IS IN GOOD WORKING ORDER. COORDINATE ANY REPLACEMENTS WITH OWNER AND ARCHITECT.
 13. EXISTING SUMP PUMP TO BE REPLACED. COORDINATE DISCONNECTING OF EXISTING AND RECONNECTING OF NEW SUMP PUMP WITH PLUMBING CONTRACTOR. VERIFY THAT ALL EXISTING WIRING AND ELECTRICAL DISCONNECTING MEANS ARE IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 14. EXISTING LIGHT FIXTURE TO REMAIN. VERIFY THAT FIXTURE IS IN GOOD WORKING ORDER. REPAIR OR REPLACE AS REQUIRED WITH LIKE FIXTURE.
 15. INSTALL NEW LIGHT FIXTURE AT LOCATION SHOWN AND CIRCUIT TO LOCAL LIGHTING CIRCUIT. NO ADDED ELECTRICAL LOAD.
 16. PROVIDE AUDIBLE AND VISUAL SMOKE DETECTOR DEVICES.
 17. PROVIDE SEPARATE STROBE, TO BE INSTALLED IN BATHROOM AND INTERCONNECTED IN PARALLEL TO LOCAL UNIT SMOKE DETECTOR
 18. INSTALL HARDWIRED DOORBELL. NOTIFIER INSIDE UNIT SHALL BE BOTH AUDIBLE AND VISUAL. EDWARDS CFA SERIES (6536-35) HORNSTROBE, 600 SERIES BUTTON, AND 590 SERIES TRANSFORMER OR EQUAL. CIRCUIT TO LOCAL GENERAL LIGHTING LOAD CIRCUIT. NO ADDED LOAD ON PANEL.



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



CITYSTUDIOS
 ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I.
 Engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
 PR-09204
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015
 THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

PRELIMINARY
 NOT FOR CONSTRUCTION

ELECTRICAL POWER
 FOURTH FLOOR PLAN

E1.4

C:\Z:\Project_Directories\9200-9299\9204-Model_POAH-Construction_Documents\2155_Loht\9204-E1.5-ELECTRICAL-POWER-ROOF-PLAN.dwg - EBS, Plot Date/Time: Oct. 18, 2022 - 1:45pm - By: andy.w
 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.

ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	38	14	0	0	1,3
KITCHEN	19	10	13	0	1,3
HALL	9	15	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	5	1	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
BEDROOM (4)	5	1	0	0	1,2
BEDROOM (5)	4	1	0	0	1,2
STAIRS	1	1	1	0	1,3
BASEMENT	0	4	4	0	1,3
RANGE	5	0	0	0	1,3

** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.

1. THE QUANTITIES SHOWN ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. AFTER THE FINAL COUNTS ARE DETERMINED BY THE CONTRACTOR, HE SHALL PROVIDE CREDIT, OR CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ADDITIONAL ITEM AT BID.
2. THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.
3. THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING.

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.

SCOPE OF WORK

RENOVATION OF AN EXISTING MULTIFAMILY BUILDING. VERIFY THAT ALL ELECTRICAL SYSTEMS THAT REMAIN ARE IN GOOD WORKING ORDER, ANY REPLACEMENTS OR REPAIRS TO BE COORDINATED WITH ARCHITECT AND OWNER. REPLACE LIGHT FIXTURES, RECEPTACLES, SWITCHES, AND COVER PLATES AS REQUIRED. NO ADDED ELECTRICAL LOAD ON THIS PROJECT.

GENERAL NOTES-LIGHTING

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

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

C. 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.

GENERAL NOTES-POWER

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

B. ALL ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN WITH NO ADDED LOADS.

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

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

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

F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE ELECTRICAL REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO INSTALLATION. ALL WIRING AND DISCONNECTING MEANS ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT AND WIRING IS IN GOOD WORKING ORDER. COORDINATE REPAIRS AND REPLACEMENTS WITH OWNER AND ARCHITECT.

G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR NEW DEVICE MOUNTING HEIGHTS AND LOCATIONS.

H. CONTRACTOR TO FIELD VERIFY THAT ALL ELECTRICAL EQUIPMENT HAS REQUIRED GROUNDING AND BONDING PER NEC 250. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IF REQUIRED, IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

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 SAME TYPE SMOKE DETECTORS AS EXISTING SMOKE DETECTORS IN SAME LOCATION. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP IF EXISTING WIRING PRESENT. 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. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

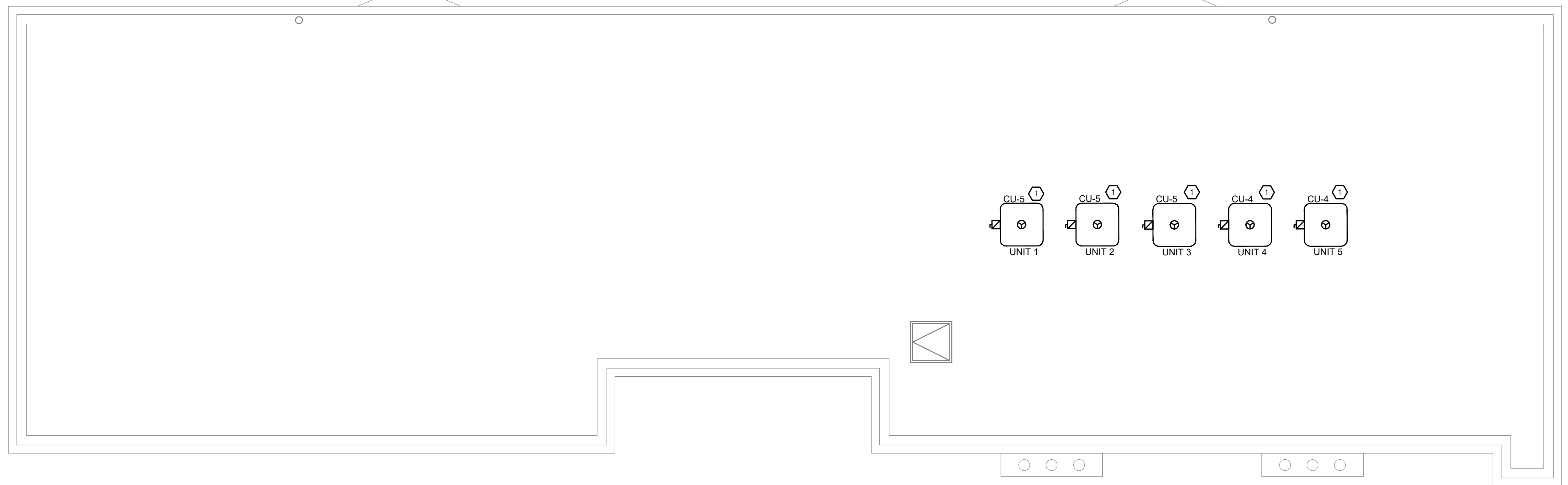
E. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.

F. 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.

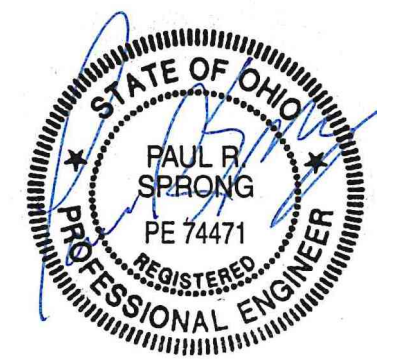
G. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

H. REPLACE EXISTING MECHANICAL CLOSET LIGHT FIXTURE WITH NEW (L7) WHERE CLOSET CONTAINS A FIXTURE. PROVIDE A LINE-ITEM PRICE FOR THE REPLACEMENT OF A SINGLE FIXTURE.

- KEYED SHEET NOTES**
1. REPLACEMENT MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. DISCONNECT AND RECONNECT ELECTRICAL CONNECTION AS REQUIRED. VERIFY THAT ELECTRICAL REQUIREMENTS MATCH EXISTING CONDITIONS. FIELD VERIFY THAT WIRING AND ELECTRICAL CONNECTIONS ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 2. EXISTING PLUMBING EQUIPMENT TO REMAIN. VERIFY THAT ALL ELECTRICAL CONNECTIONS AND WIRING ARE IN GOOD WORKING ORDER. COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 3. LOCATION OF EXISTING ELECTRICAL DISTRIBUTION EQUIPMENT TO REMAIN. FIELD VERIFY THAT EQUIPMENT IS IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 4. REPLACE WASHER AND DRYER RECEPTACLES AND COVER PLATES WITH NEW RECEPTACLES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 5. REPLACE EXISTING RECEPTACLES, GFCI RECEPTACLES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 6. REPLACE EXISTING LIGHT SWITCHES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 7. REPLACE EXISTING TV, CABLE, AND DATA COVER PLATE OUTLETS.
 8. REPLACE EXISTING LIGHT FIXTURE WITH NEW LIGHT FIXTURE. NEW LIGHT FIXTURE ADDS NO ELECTRICAL LOAD. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 9. NEW LIGHT FIXTURE TO BE CIRCUITED TO CLOSEST EXISTING SWITCH IN SAME ROOM. LIGHT FIXTURE IS ON GENERAL LIGHTING CIRCUIT WITH NO ADDED LOAD. COORDINATE FINAL LOCATION AND ROUTING OF WIRING WITH ARCHITECT AND GENERAL CONTRACTOR.
 10. NEW PENDANT LIGHT FIXTURES TO BE INSTALLED AT EXISTING JUNCTION BOX IN CEILING. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.
 11. REPLACE EXISTING SMOKE DETECTORS WITH NEW SMOKE DETECTORS AND CO COMBINATION SMOKE DETECTORS WHERE APPLICABLE.
 12. EXISTING INTERCOM SYSTEM TO BE REPLACED. COORDINATE NEW SYSTEM WITH OWNER AND ARCHITECT. FIELD VERIFY THAT EXISTING WIRING IS IN GOOD WORKING ORDER, COORDINATE ANY REPLACEMENTS WITH OWNER AND ARCHITECT.
 13. EXISTING SUMP PUMP TO BE REPLACED. COORDINATE DISCONNECTING OF EXISTING AND RECONNECTING OF NEW SUMP PUMP WITH PLUMBING CONTRACTOR. VERIFY THAT ALL EXISTING WIRING AND ELECTRICAL DISCONNECTING MEANS ARE IN GOOD WORKING ORDER. COORDINATE ANY REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
 14. EXISTING LIGHT FIXTURE TO REMAIN. VERIFY THAT FIXTURE IS IN GOOD WORKING ORDER. REPAIR OR REPLACE AS REQUIRED WITH LIKE FIXTURE.
 15. INSTALL NEW LIGHT FIXTURE AT LOCATION SHOWN AND CIRCUIT TO LOCAL LIGHTING CIRCUIT. NO ADDED ELECTRICAL LOAD.
 16. PROVIDE AUDIBLE AND VISUAL SMOKE DETECTOR DEVICES.
 17. PROVIDE SEPARATE STROBE, TO BE INSTALLED IN BATHROOM AND INTERCONNECTED IN PARALLEL TO LOCAL UNIT SMOKE DETECTOR
 18. INSTALL HARDWIRED DOORBELL. NOTIFIER INSIDE UNIT SHALL BE BOTH AUDIBLE AND VISUAL. EDWARDS CFA SERIES (6536-35) HORNSTROBE, 600 SERIES BUTTON, AND 590 SERIES TRANSFORMER OR EQUAL CIRCUIT TO LOCAL GENERAL LIGHTING LOAD CIRCUIT. NO ADDED LOAD ON PANEL.



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



CITYSTUDIOS
ARCHITECTURE

1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com

G.E.I.
engineering
220 Stewart Way, Suite 100
Monroe, Ohio 45050
513.549.1434



TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH
Copyright © 2015

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
BID SET
07.03.2023

PRELIMINARY
NOT FOR CONSTRUCTION

ELECTRICAL POWER ROOF
PLAN

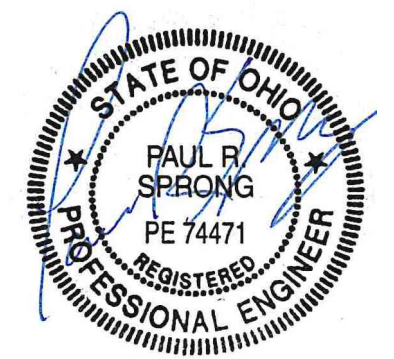
E1.5

Z:\Projects\Directors\9200-9299\9204-Model_POAH\Construction_Documents\2115_Loth\9204-E2.0-ELECTRICAL-DETAILS.dwg-EBS. Plot Date/Time: Oct 18, 2022-1:44pm - Bc andy.w
 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.

ELECTRICAL LEGEND		*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.	
\$	SINGLE POLE LIGHT SWITCH	L5-20R	LOCKING 125V/20 AMP - RECEPTACLE
\$3	THREE WAY LIGHT SWITCH	L6-20R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$4	FOUR WAY LIGHT SWITCH	L5-30R	LOCKING 125V/30 AMP - RECEPTACLE
\$D	DIMMER SWITCH	L6-30R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$FS	FAN SPEED CONTROL	PP	FURNITURE POWER POLE - RECEPTACLE
\$DT	OCC SENSOR - CEILING - DUAL TECHNOLOGY	RFF	FURNITURE RECESSED FLOOR FEED
\$PIR	OCC SENSOR - CEILING - PASSIVE INFRARED	WFF	FURNITURE WALL FEED
\$DT	OCC SENSOR - WALL - DUAL TECHNOLOGY	FB	RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
\$PIR	OCC SENSOR - WALL - PASSIVE INFRARED	AV	RECESSED FLOOR BOX - MULTI-SERVICE W/AV
\$R	DUPLEX RECEPTACLE	PT	RECESSED MULTI-SERVICE POKE THRU
USB	DUPLEX RECEPTACLE W/USB JACKS	SC	SPECIAL CONNECTION
CH	COUNTER HEIGHT DUPLEX RECEPTACLE	SR	SIMPLEX RECEPTACLE
Q	QUAD RECEPTACLE	EQ	EQUIPMENT CONNECTION
CHQ	COUNTER HEIGHT QUAD RECEPTACLE	\$M	MANUAL MOTOR STARTER
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE	ND	NON-FUSED DISCONNECT
GFCI	DUPLEX - GFCI RECEPTACLE	FD	FUSED DISCONNECT
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE	FDW	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
WP	WEATHER PROOF - GFCI RECEPTACLE	JB	JUNCTION BOX
WP GFCI	WEATHER PROOF - GFCI RECEPTACLE	HNE	HOME NETWORK ENCLOSURE
DW	DISHWASHER - GFCI RECEPTACLE	SC	SECURITY CAMERA
DW GFCI	DISHWASHER - GFCI RECEPTACLE	DL	DATA LOCATION (RING & STRING, U.N.O)
DISP	GARBAGE DISPOSAL	VD	VOICE DROP - LOCATION
MW	MICROWAVE RECEPTACLE	VDL	VOICE/DATA DROP - LOCATION
FRIG	REFRIGERATOR RECEPTACLE	CT	CABLE TV (COAX) - LOCATION
RANGE	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE	CR	CARD READER
WASH	WASHER - GFCI RECEPTACLE	DR	DOOR RELEASE - ACCESS CONTROL
GFCI	WASHER - GFCI RECEPTACLE	DS	DOOR STRIKE - ACCESS CONTROL
DRYER	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	ML	MAG-LOCK - ACCESS CONTROL
DRYER GFCI	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	PS	POSITION SWITCH
MB	DUPLEX - MONUMENT FLOOR BOX	PR	PROXY READER
MB	DUPLEX - RECESSED FLOOR BOX	RE	REQUEST TO EXIT SWITCH
PB	PANELBOARD	WAP	WIRELESS INTERNET ACCESS POINT
PB	PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM	BS	DUCT SMOKE DETECTOR
TR	TRANSFORMER - SINGLE LINE DIAGRAM	FACP	FIRE ALARM CONTROL PANEL
TR	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM	FARA	FIRE ALARM REMOTE ANNUCIATOR
PT	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM	HD	HEAT DETECTOR - FIRE ALARM
ATS	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM	HORN	HORN - FIRE ALARM
MB	* METER BASE - SINGLE LINE DIAGRAM	SD	SMOKE DETECTOR
FD	FUSED DISCONNECT - SINGLE LINE DIAGRAM	CO	COMBINATION SMOKE/CO2 DETECTOR
CT	* CT CABINET - SINGLE LINE DIAGRAM	SP	SPEAKER - FIRE ALARM
		SPS	SPEAKER/STROBE - FIRE ALARM
		STR	STROBE - FIRE ALARM
		DB	DOOR BELL
		DC	DOOR CHIME
		STR	STROBE ONLY

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

POAH LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VA	NOTE
EL1	⊕	(1) 27W LED	EXTERIOR SECURITY LIGHT FIXTURE	HD SUPPLY - 326111	27	
EL3	○	(1) 28.06W LED	EXTERIOR DSURFACE MOUNT FIXTURE	LITHONIA LIGHTING - FMML 13 830 DDBT WL	28.06	
EL4	⊔	(1) 48W LED	EXTERIOR WALL PACK	LITHONIA LIGHTING - TWP LED ALO 40K	48	
EM	⊔	(2) 1.5W LED	EMERGENCY WALL PACK - W/ 90 MIN. BACKUP	LITHONIA LIGHTING - ELM2L M12	3	
EX	⊗	(2) 1W LED	UNIVERSAL EXIT SIGN - W/ 90 MIN. BACKUP	LITHONIA LIGHTING - EXRG EL (M6 WHERE REMOTE HEADS ARE PRESENT)	2	PROVIDE BATTERY CAPACITY FOR REMOTE AS REQ'D
L2	○	(1) 27W LED	SURFACE MOUNT LED FIXTURE	AFX - CAF142400L27D1	27	
L3	○	(1) 19W LED	SURFACE MOUNT LED FIXTURE	HD SUPPLY - LED1102-35-ACR	19	
L4	⊔	(1) 17W LED	2' VANITY LIGHT	HD SUPPLY -326710	17	
L5	⊕	(1) 15W LED	WALL SCONCE	KICHLER - 11319NILED	15	
L7	○	(1) 14W LED	LED ROUND DOWNLIGHT	PHILIPS LIGHTING - SLIMSURFACE LED S7R827K10WZ10U	14	REPLACE EXISTING MECHANICAL CLOSET LIGHT FIXTURE WITH NEW (L7) WHERE CLOSET CONTAINS A FIXTURE. PROVIDE A LINE ITEM PRICE FOR THE REPLACEMENT OF A SINGLE FIXTURE.
L8	⊔	(1) 32W LED	2X2 LED TROFFER	LITHONIA LIGHTING -LBL4 LP835	32	
L9	⊕	(1) 17.5W LED	SURFACE MOUNT CYLINER FIXTURE	LITHONIA LIGHTING - LDN6CYL 27/15 L06 WR LSS 120V	17.5	



CITYSTUDIOS
 ARCHITECTURE
 1148 Main Street
 Cincinnati, OH 45202
 ph. 513.621.0750
 citystudiosarch.com

G.E.I.
 engineering
 220 Stewart Way, Suite 100
 Monroe, Ohio 45050
 513.549.1434

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
 Copyright © 2015
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

COMMUNITY MANOR /
 PENDLETON ESTATES
 2155 LOTH



modelgroup
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE: **BID SET**
 PART 2 SUBMITTAL
 06.20.2022
 OHFA SUBMITTAL
 10.21.2022
BID SET
 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

ELECTRICAL DETAILS

E2.0

NOTE: ALL ITEMS MAY NOT BE USED.

