

# COMMUNITY MANOR / PENDLETON ESTATES: 527 DANDRIDGE STREET

## PROJECT INFORMATION

- PROJECT LOCATION**  
527 DANDRIDGE STREET  
CINCINNATI, OH 45202
- DESCRIPTION**  
PROJECT IS BUILDING IMPROVEMENTS TO AN EXISTING FOUR STORY RESIDENTIAL BUILDING CONTAINING (4) APARTMENTS. THE UNIT COUNT AND LAYOUT WILL REMAIN THE SAME.  
  
NEW EXTERIOR WORK INCLUDES MASONRY REPAIRS, NEW WINDOWS, AND NEW ENTRY DOORS. NEW INTERIOR WORK INCLUDES NEW KITCHEN CABINETS AND APPLIANCES, BATHROOM FIXTURES, DOORS, AND WALL / CEILING REPAIR AND PAINT. NEW WORK WILL ALSO INCLUDE NEW HVAC UNITS (EXISTING DUCTWORK TO REMAIN), NEW LIGHT FIXTURES, NEW OUTLETS, SWITCH AND COVER PLATES, AND NEW WATER HEATERS.  
  
PROJECT IS PURSUING FEDERAL HISTORIC TAX CREDITS. THE APPROVED PART 2 NARRATIVE IS PART OF THE CONSTRUCTION DOCUMENTS.
- GOVERNING CODES**  
2007 OBC (OHIO BUILDING CODE)  
CINCINNATI BUILDING CODE
- ZONING DESIGNATION**  
RM-1.2 RESIDENTIAL MULTIFAMILY, PENDLETON PARKING - NO OFF-STREET PARKING IS REQUIRED.
- CONSTRUCTION TYPE**  
TYPE: EXISTING  
ROOF: WOOD  
EXTERIOR BEARING: MASONRY  
INTERIOR BEARING: WOOD  
INTERIOR PARTITIONS: WOOD  
FLOOR: WOOD  
  
PROPOSED  
WALL: WOOD - NO NEW WORK  
MASONRY - NO NEW WORK  
WOOD - NO NEW WORK  
WOOD - NO NEW WORK  
WOOD - NO NEW WORK
- USE GROUP OCCUPANCY**  
BASEMENT: EXISTING S-1 STORAGE/LAUNDRY AND UNOCCUPIED UTILITY SPACE  
FIRST FLOOR: R-2 RESIDENTIAL  
SECOND FLOOR: R-2 RESIDENTIAL  
THIRD FLOOR: R-2 RESIDENTIAL  
FOURTH FLOOR: R-2 RESIDENTIAL AND UNOCCUPIED ATTIC  
  
PROPOSED  
S-1 STORAGE/LAUNDRY AND UNOCCUPIED UTILITY SPACE  
R-2 RESIDENTIAL  
R-2 RESIDENTIAL  
R-2 RESIDENTIAL  
R-2 RESIDENTIAL AND UNOCCUPIED ATTIC
- HEIGHT AND AREA**  
R-2 RESIDENTIAL: ALLOWABLE 55', 4 STORIES, 16,000 SF  
ACTUAL 47', 4 STORIES, 1,369 GSF (FOOTPRINT)
- OCCUPANT LOAD / SF**  
R-2 RESIDENTIAL: GSF @ OCCUPANT LOAD 6,841 GSF @ 200 GSF/OCC.  
OCCUPANTS = 35 OCCUPANTS
- INTERIOR FINISH RATINGS**  
R-2 RESIDENTIAL: FLOORS CLASS II + PILL TEST  
INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS CLASS B  
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS CLASS B  
ROOMS & ENCLOSED SPACES CLASS C  
  
1. PILL TEST AS DEFINED BY OBC 804.4.1
- FIRE RESISTANCE RATINGS**  
SEPARATION BETWEEN R-2 & R-2 (HORIZONTAL ASSEMBLY) 1-HR<sup>2</sup> (EXISTING UNKNOWN) 420.3, 711  
SEPARATION BETWEEN R-2 & BASEMENT (HORIZONTAL ASSEMBLY) 1-HR<sup>2</sup> (EXISTING UNKNOWN) 420.3, 711  
EXIT STAIR ENCLOSURE 4 STORIES (FIRE BARRIER) 2-HR<sup>2</sup> 707.713  
  
1. EXISTING FLOOR/CEILING ARE TO REMAIN. 2004 PERMIT DRAWINGS FOR THE LAST RENOVATION OF THIS BUILDING INDICATE 1-HOUR FLOOR-CEILING ASSEMBLIES. THE ASSEMBLIES AND FIRE RATINGS HOWEVER, ARE UNKNOWN AND MAY CONSTITUTE AN EXISTING NON-COMPLIANT CONDITION TO REMAIN. MODIFICATIONS AT THESE ASSEMBLIES SHALL CONFORM TO THE 1-HOUR RATING REQUIREMENTS.  
2. EXISTING STAIR ENCLOSURE WALLS ARE TO REMAIN. 2004 PERMIT DRAWINGS FOR THE LAST RENOVATION OF THIS BUILDING INDICATE 2-HOUR WALL ASSEMBLIES. THE ACTUAL EXISTING ASSEMBLIES AND FIRE RATINGS, HOWEVER, ARE UNKNOWN AND MAY CONSTITUTE EXISTING NON-COMPLYING CONDITIONS TO REMAIN. THE EXISTING STAIR ENCLOSURE DOES NOT EXTEND TO THE BASEMENT LEVEL. AN EXISTING NON-COMPLYING CONDITION TO REMAIN.
- AUTOMATIC SPRINKLER SYSTEM**  
THE BUILDING IS CURRENTLY NOT PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM AND WILL REMAIN UNPROTECTED. EACH UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.
- EXITS**  
BASEMENT: (1) EXISTING EXIT STAIR IS PROVIDED.  
DWELLING UNITS, FLOORS 2, 3, 4: (2) EXITS ARE REQUIRED. (2) EXISTING EXITS ARE PROVIDED VIA ONE EXIT STAIR AND ONE FIRE ESCAPE.
- FIRE ALARM AND DETECTION SYSTEMS**  
THE BUILDING IS CURRENTLY NOT PROTECTED WITH A FIRE ALARM SYSTEM AND WILL REMAIN UNPROTECTED, AS ALLOWED PER SECTION 907.2, OBC.  
  
EXISTING SMOKE DETECTORS TO BE REMOVED AND REPLACED WITH NEW COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN SAME LOCATIONS.
- ACCESSIBILITY**  
PER OBC 1107.6.2.2.1, TYPE A DWELLING UNITS ARE NOT REQUIRED IN BUILDINGS WITH LESS THAN 20 DWELLING UNITS. PER OBC 3411.9, TYPE B DWELLING UNITS ARE NOT REQUIRED IN HISTORIC BUILDINGS.

## PROJECT SUMMARY

NOTE: EACH BUILDING SUBMITTED UNDER SEPARATE PERMIT APPLICATION. PROJECT SUMMARY INCLUDED FOR REFERENCE ONLY.

Address	EFFICIENCY	1 BEDROOM	2-bed	3-bed	4-bed	5-bed	Total Number of Units
1. 1321-1325 Vine Street			11				11
2. 1320-1322 Republic			4	4			8
3. 519 Dandridge		2		2			4
4. 521 Dandridge		1	1	2			4
5. 523 Dandridge				3			3
6. 527 Dandridge		2		2			4
7. 1221 Jackson	1	1		2	1	2	5
8. 2155 Loth							3
9. 1609 Pleasant			3*				3
10. 15 Back		1	8*	4	1	1	15
<b>Total</b>	<b>1</b>	<b>7</b>	<b>27</b>	<b>21</b>	<b>2</b>	<b>3</b>	<b>61</b>

\* INDICATES A SENSORY-IMPAIRMENT UNIT ALLOCATED. TWO (2) TOTAL PROVIDED IN PROJECT.

## DRAWING INDEX

- ARCHITECTURAL**  
A0.0a COVER SHEET, GENERAL NOTES, DRAWING INDEX, LOCATION PLAN, SYMBOLS, & ABBREVIATIONS  
A0.0b PROJECT NOTES  
A0.1a OHFA LIMITED SCOPE REHABILITATION SUSTAINABILITY STANDARDS  
A0.1b OHFA LIMITED SCOPE REHABILITATION SUSTAINABILITY STANDARDS  
A0.1c OHFA DESIGN AND CONSTRUCTION FEATURES FORM  
A0.1d OHFA DESIGN AND CONSTRUCTION FEATURES FORM  
A0.2 TYPICAL FLOOR/CEILING ASSEMBLIES, FINISH SCHEDULE, AND NOTES  
A0.3a DOOR SCHEDULE AND NOTES  
A0.3b DOOR SCHEDULE AND NOTES
- STRUCTURAL**  
S1.0 NEW WORK PLANS  
S2.0 DETAILS, GENERAL NOTES
- PLUMBING (FOR REFERENCE ONLY)**  
P1.0 PLUMBING BASEMENT/FIRST FLOOR PLAN  
P1.1 PLUMBING SECOND FLOOR PLAN  
P1.2 PLUMBING THIRD AND FOURTH FLOOR PLAN
- MECHANICAL**  
M1.0 MECHANICAL BASEMENT/FIRST FLOOR PLAN  
M1.1 MECHANICAL SECOND/THIRD FLOOR PLAN  
M1.2 MECHANICAL FOURTH FLOOR PLAN  
M2.0 MECHANICAL DETAILS

- ELECTRICAL (FOR REFERENCE ONLY)**  
E1.0 ELECTRICAL POWER BASEMENT PLAN  
E1.1 ELECTRICAL POWER FIRST FLOOR PLAN  
E1.2 ELECTRICAL POWER SECOND FLOOR PLAN  
E1.3 ELECTRICAL POWER THIRD FLOOR PLAN  
E1.4 ELECTRICAL POWER FOURTH FLOOR PLAN  
E2.0 ELECTRICAL DETAILS  
E2.1 ELECTRICAL DETAILS
- ALTERNATES**  
A1: BATHROOM WALL TILE WAINSCOT - REPLACE ISOLATED DAMAGED TILES. RESURFACE TILE WAINSCOT WITH PREFERRED RESURFACING PRODUCT\* PER MANUFACTURER'S INSTRUCTIONS.  
A2: BATH TUB SURROUND - REPLACE ISOLATED DAMAGED TILES. RESURFACE TUB SURROUND WITH PREFERRED RESURFACING PRODUCT\* PER MANUFACTURER'S INSTRUCTIONS.  
A3: ALTERNATE MEDICINE CABINET - PROVIDE LARGER MEDICINE CABINET WITH INTEGRAL LIGHT. TOP LIGHTED SLIDING DOOR MIRROR MEDICINE CABINET. 24" x 19 1/2" HD SUPPLY. 404670. ELIMINATE NEW WALL SCORCE ABOVE BATHROOM MIRROR.  
A4: NOT USED  
A5: SITE CONCRETE REPAIR AND REPLACEMENT - AREAS OF SITE CONCRETE INCLUDES PREVIOUSLY REPAIRED CRACKS. CONTRACTOR TO EVALUATE CONDITION OF SITE CONCRETE TO DETERMINE REPAIR AND REPLACEMENT SCOPE OF WORK.  
A6: PROFESSIONAL DUCTWORK CLEANING - CLEAN ALL DUCTWORK.  
A7: BATHROOM PEDESTAL SINKS - ALL BATHROOM PEDESTAL SINKS TO REMAIN. REPLACE EXISTING FAUCETS.  
A8: ELECTRICAL RECEPTACLES - REPLACE EXISTING GFI RECEPTACLES ONLY. INSTALL NEW GFI RECEPTACLES IN EXISTING RECEPTACLE LOCATIONS ONLY IF REQUIRED BY CODE. ALL OTHER EXISTING RECEPTACLES TO REMAIN. ALL COVER PLATES TO BE REPLACED WITH NEW.  
A9: MOTION-SENSOR LIGHTING IN BASEMENTS - CONTRACTOR TO PROVIDE MOTION-SENSOR LIGHTING IN ALL BASEMENTS.  
A10: INTERIOR FINISHES FOR COMMON AREAS ONLY - IN COMMON AREAS ONLY. CONTRACTOR TO PROVIDE NEW FINISHES AS INDICATED ON DRAWINGS. IN DWELLING UNITS. CONTRACTOR TO PROVIDE NEW FINISHES ONLY IF EXISTING FINISHES ARE DAMAGED OR IMPACTED BY NEW WORK.  
\*PREFERRED RESURFACING PRODUCTS:  
1. MIDWEST CHEMICALS - PROTECTHANE  
2. HAWK RESEARCH LABORATORIES, INC. - ISOFREE PLUS  
3. DIVERSIFIED COATINGS - ISOFREE

## PROJECT PHOTOS

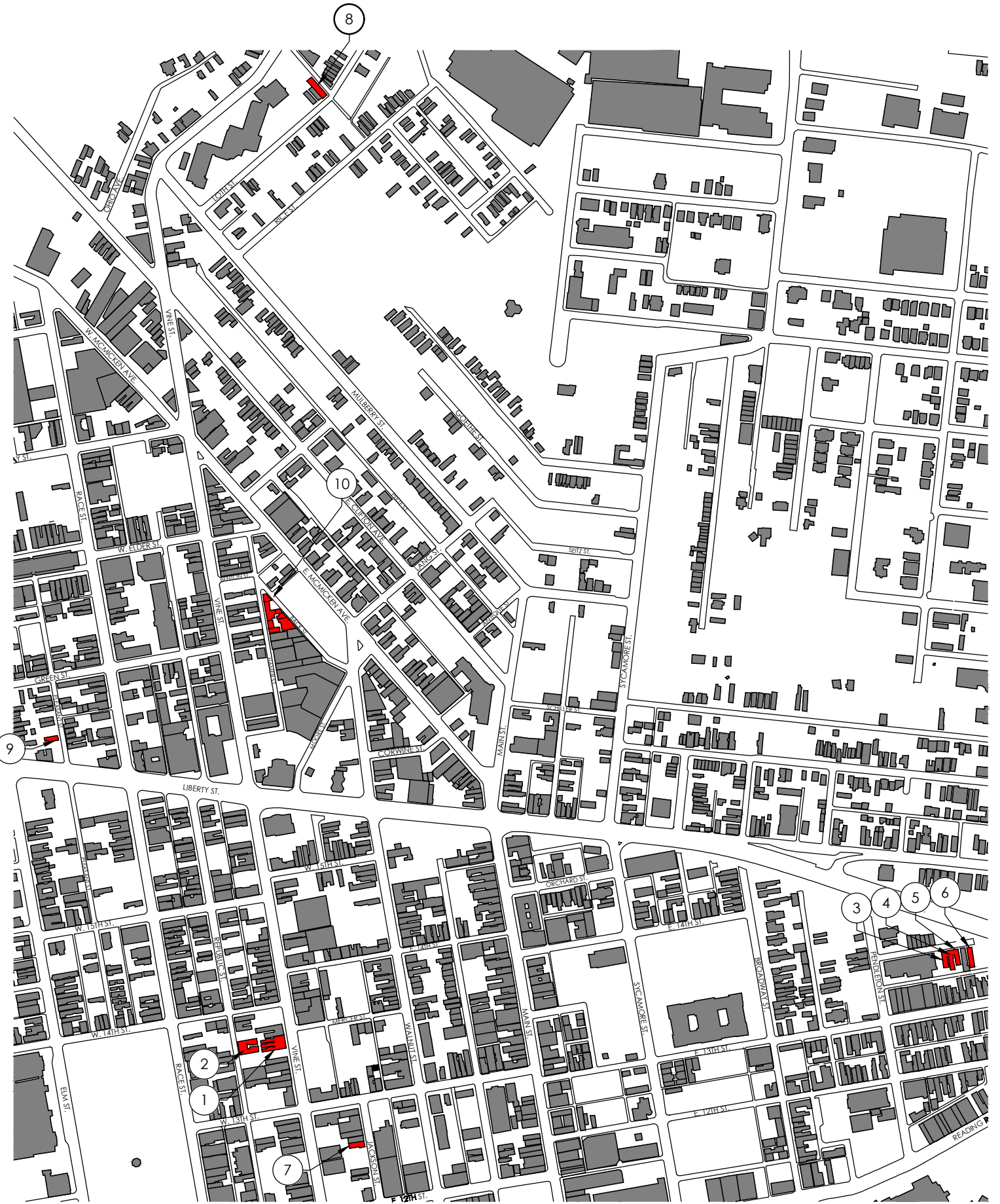


- PHOTO KEY:
- 1321-1325 VINE STREET
  - 1320 REPUBLIC STREET
  - 519 DANDRIDGE STREET
  - 521 DANDRIDGE STREET
  - 523 DANDRIDGE STREET
  - 527 DANDRIDGE STREET
  - 1221 JACKSON STREET
  - 2155 LOTH STREET
  - 1609 PLEASANT STREET
  - 15 BACK STREET

## GRAPHIC SYMBOLS LEGEND

- EXISTING PROPERTY LINE
- EXISTING METAL FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING PARTIAL HEIGHT WALL TO REMAIN
- NEW WALL - SEE NEW WORK PLANS
- INDICATES REQUIRED FIRE RATING OF THE ASSEMBLY
- INDICATES CHANGE IN CEILING HEIGHT
- EXISTING WINDOW TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- WINDOW TAG FOR NEW WINDOW
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- NEW DOOR
- DOOR TAG FOR NEW DOOR
- CEILING: CEILING HEIGHT TAG  
DOOR NUMBER TAG (SEE A0.4):  
FRAME AND SLAB (NUMBER)  
HARDWARE PACKAGE (LETTER)  
STAIR RUN DIRECTION TAG  
KEYED NOTE (SEE ARCHITECTURAL FOR NUMBERS, SEE STRUCTURAL FOR LETTERS)  
CENTERLINE
- DWG. NO., ELEVATION TAG  
SHEET NO.
- DWG. NO., SECTION TAG  
SHEET NO.
- DWG. NO., DETAIL TAG  
SHEET NO.
- DWG. NO., INTERIOR ELEVATION TAG  
SHEET NO.
- REVISION CLOUD WITH REVISION NUMBER TAG

## PROJECT LOCATION



## ABBREVIATIONS LEGEND

- ADJ. ADJUSTABLE
- A.F.F. ABOVE FINISHED FLOOR
- ALT. ALTERNATE
- ALUM. ALUMINUM
- APFX. APPROXIMATE
- ARCH. ARCHITECTURAL
- AVG. AVERAGE
- B/O. BOTTOM OF BOARD
- BD. BEAM
- BLDG. BUILDING
- BLKG. BLOCKING
- B.S.M.T. BASEMENT
- CAB. CABINET
- CLG. CEILING
- CLOS. CLOSET
- CMU CONCRETE MASONRY UNIT
- COL. COLUMN
- CONC. CONCRETE
- CONT. CONTINUOUS
- CPT. CARPET
- C.S.M.T. CASSEMENT
- C.F. CUBIC FEET
- D. DEEP OR DEPTH
- DIA. DIAMETER
- DIM. DIMENSION
- DEMO. DEMOLISH OR DEMOLITION
- D.H. DOUBLE HUNG
- DR. DOOR
- DW. DRAIN
- DWG. DRAWING
- EA. EACH
- ELEC. ELECTRIC OR ELECTRICAL
- ELEV. ELEVATION
- EQ. EQUAL
- EQUIP. EQUIPMENT
- EXIST. EXISTING
- F. FIRE EXTINGUISHER
- FDN. FOUNDATION
- FIN. FINISH(ED)
- FLG. FLOORING
- FLR. FLOOR
- FRMG. FRAMING
- FT. FOOT OR FEET
- FTG. FOOTING
- GA. GAUGE
- GALV. GALVANIZED
- G.C. GENERAL CONTRACTOR
- GYP. GYPSUM
- H. HIGH OR HEIGHT
- HR. HOUR
- HW. HARDWOOD
- HM. HOLLOW METAL
- HVAC. HEATING, VENTILATION, & AIR CONDITIONING
- HORIZ. HORIZONTAL
- I.D. INSIDE DIAMETER
- IN. INCH(ES)
- INSUL. INSULATION OR INSULATED
- LONG OR LENGTH
- LB. POUND
- LF. LINEAR FEET
- MAX. MAXIMUM
- MECH. MECHANICAL
- MFR. MANUFACTURER
- MIN. MINUTE
- MIN. MINIMUM
- M.O. MASONRY OPENING
- M.R. MOISTURE RESISTANT
- MW. MICROWAVE
- N. NORTH
- NO. NUMBER
- N.O.M. NOMINAL
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- O.D. OUTSIDE DIAMETER
- OPG. OPENING
- OZ. OUNCE
- PLWD. PLYWOOD
- PTD. PAINTED
- PSF. POUNDS PER SQUARE FOOT
- PSI. POUNDS PER SQUARE INCH
- PT. PRESSURE TREATED
- R. RISER
- RAD. RADIUS
- RCP. REFLECTED CEILING PLAN
- R.O. ROOM
- REF. REQUIRED
- REQ'D. REQUIRED
- REV. REVISION OR REVISION
- R.O. ROOM
- R.M. ROOM
- SECT. SECTION
- SPECS. WRITTEN SPECIFICATIONS
- S. SOUTH
- SF. SQUARE FEET
- SIM. SIMILAR
- STD. STANDARD
- STL. STEEL
- SS1L. STAINLESS STEEL
- SQ. SQUARE
- SQ. T. TOP OF
- T/B.D. TO BE DETERMINED
- TELE. TELEPHONE
- T.M.E. TO MATCH EXISTING
- TYP. TYPICAL
- TV. TELEVISION
- U.L.O. UNLESS NOTED OTHERWISE
- VERT. VERTICAL
- V.I.F. VERIFY IN FIELD
- W. WEST, WIDE OR WIDTH
- W. WITH
- W/D. WASHER & DRYER
- WD. WOOD
- WDW. WINDOW
- WH. WATER HEATER
- W.P. WATERPROOF(ING)
- X. BY
- YD. YARD



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Expiration 12-31-2023

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SYSTEMS INC.  
515 Monmouth Street  
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859-261-0585

COMMUNITY MANOR AND  
PENDLETON ESTATES  
527 DANDRIDGE STREET  
CINCINNATI, OHIO 45202



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

COVER SHEET,  
DRAWING INDEX, PROJECT  
INFORMATION, LOCATION  
PLAN, NOTES, SYMBOLS

A0.0a



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](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



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COMMUNITY MANOR AND  
PENDLETON ESTATES  
527 DANDRIDGE STREET  
CINCINNATI, OHIO 45202



DATE: PART 2 SUBMITTAL  
06.20.2022

OHFA SUBMITTAL  
10.21.2022

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REVISIONS  
03.22.2023

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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  
Enterprise Community Partners, Inc.  
Senior Program Director, Ohio

Ohio Housing Finance Agency

## 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.

Ohio Housing Finance Agency

### 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	
<b>Landscaping</b>	<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?				
<b>Efficient Irrigation and Water Reuse</b>	<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?				
<b>Water Conserving Fixtures</b>	<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				

Ohio Housing Finance Agency

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.			

Ohio Housing Finance Agency

<b>Sizing of Heating and Cooling Equipment</b>	<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?			
<b>Building Performance Standard, Exterior Wall Insulation</b>	<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?			
<b>Building Performance Standard, Attic Insulation and Air Sealing</b>	<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 <sup>2</sup> 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.			
<b>Appliances</b>	<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

<b>Lighting</b>	<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?			
<b>Low/No VOC Paints and Primers</b>	<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			
<b>Low/No VOC Adhesives and Sealants</b>	<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

<b>Composite Wood Products that Emit Low or No Formaldehyde</b>	<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?			
<b>Environmentally Preferable Flooring 1</b>	<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?			
<b>Environmentally Preferable Flooring 2</b>	<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?			
<b>Environmentally Preferable Flooring 3</b>	<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?			
<b>Exhaust Fans: Bathroom</b>	<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?			
<b>Ventilation</b>	<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?			
<ol style="list-style-type: none"> <li>1. Identification of cause of failure: either mechanical malfunction (system broken) or human error (maintenance failure, override or system shut-off).</li> <li>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.</li> </ol>			
[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

<b>Clothes Dryer Exhaust</b>	<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?			
<b>Combustion Equipment 1</b>	<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.]			
<b>Combustion Equipment 2</b>	<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.			
<b>Operations &amp; Maintenance Guidelines</b>	<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 <a href="#">here</a> .			

Ohio Housing Finance Agency



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

**CITYSTUDIOS**  
ARCHITECTURE

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Cincinnati, OH 45202  
ph. 513.621.0750  
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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**

**527 DANDRIDGE 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



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

a. 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.

b. 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.

c. 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.

d. 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.

e. 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.

f. 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.

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.

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. Any existing painted areas of the facade will be repaired including historical cornices and decorative elements.

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.

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.

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.

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.

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.

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.

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.

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

- n/a - rehab \*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)
n/a - rehab \*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

- exception request 34"-wide (minimum) doors leading to habitable room, allowing for a 32" minimum clearance
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

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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

527 DANDRIDGE 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 DESIGN AND CONSTRUCTION FEATURES FORM

A0.1d

Faucets

- exception request \*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.

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.

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.

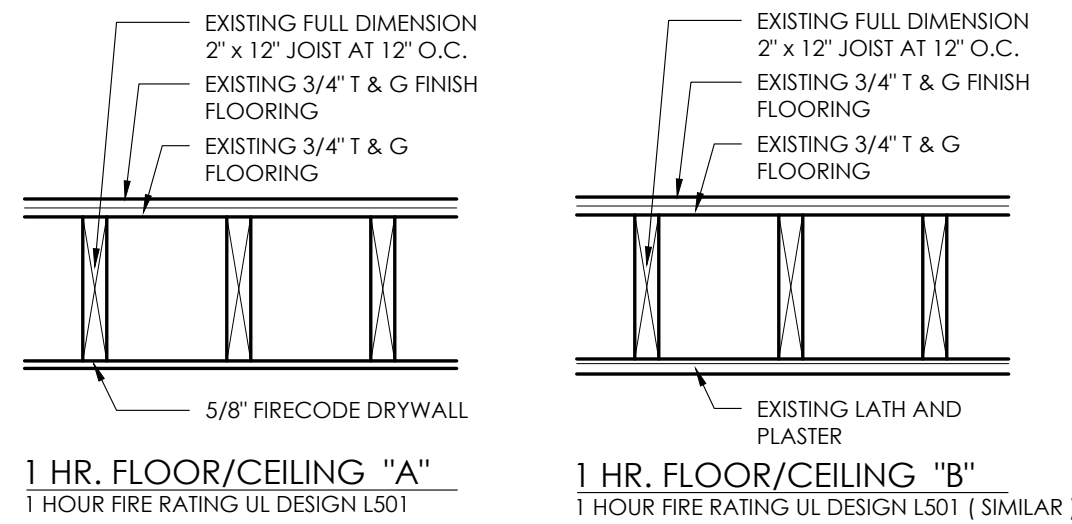
Preservation of Affordable Housing 617-449-1001 agornstein@poah.org

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



**1**  
A0.2  
3/4" = 1'-0"

**TYPICAL FLOOR/CEILING ASSEMBLIES**

**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**
- GYPSUM 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, B29W25, AT 100 TO 200 SQ. FT. PER GAL (2.4 TO 4.9 SQ. M PER L).
  - WOOD SUBSTRATE:** SHERWIN WILLIAMS- PREPRITE PROBLOCK 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	
<b>PAINT</b>				
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
<b>FLOORS</b>				
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
COMMON SPACE	F5	QUARRY TILES (EXISTING)	CLEAN QUARRY TILE. REPAIR AND CLEAN GROUT. REPLACE ISOLATED CRACKED TILES AS NEEDED.	MATCH EXISTING TILE AND GROUT COLOR
<b>WALL TILE</b>				
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



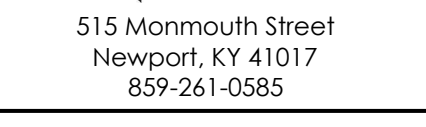
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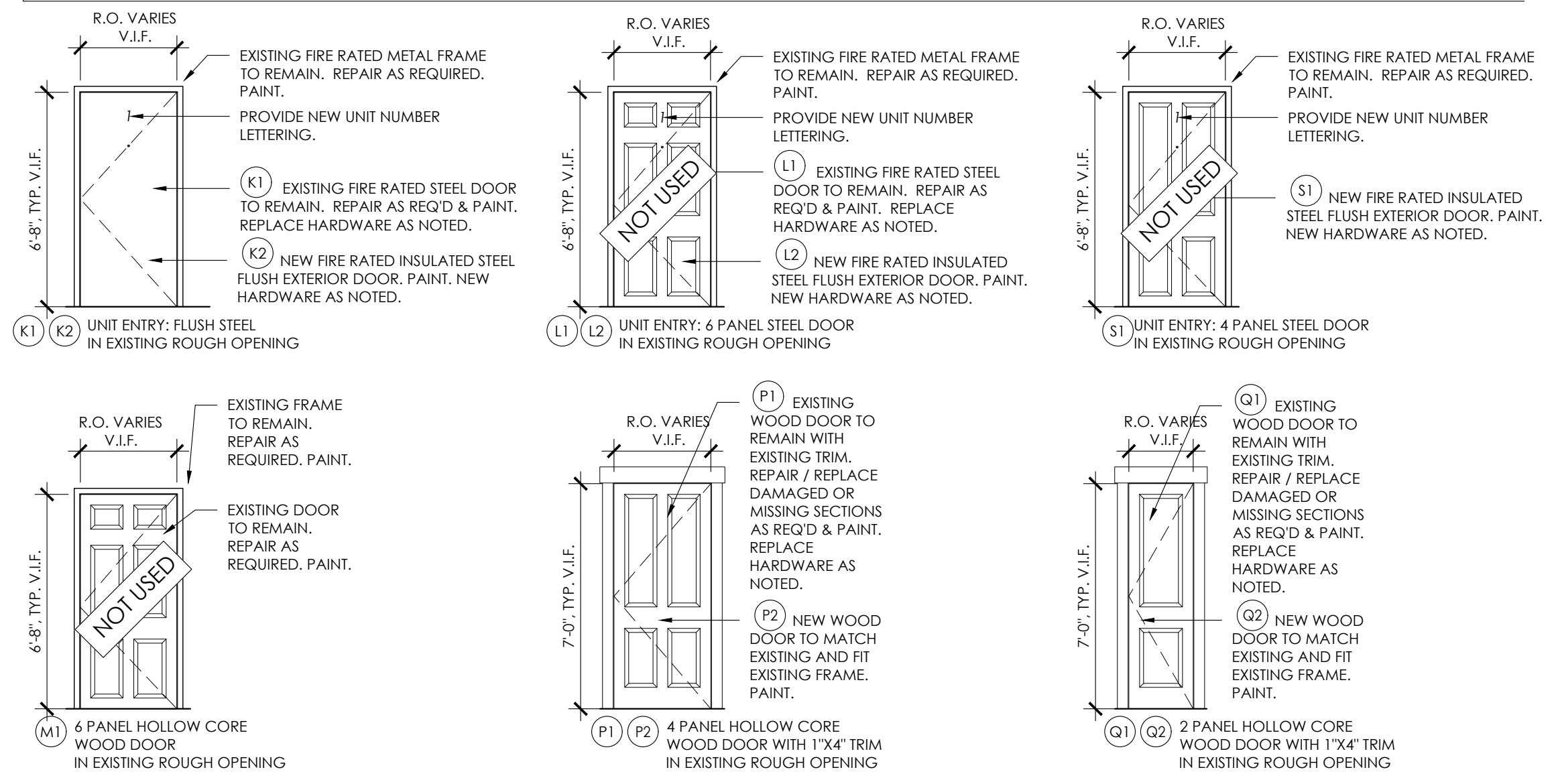
TYPICAL FLOOR/CEILING  
ASSEMBLIES, FINISH  
SCHEDULES AND NOTES

**A0.2**





INTERIOR UNIT DOOR TYPES



POAH BASIS OF DESIGN - DOORS

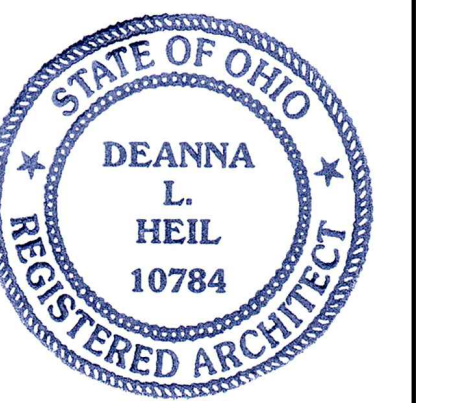
- EXTERIOR DOORS COMMON AND UNIT ENTRY DOORS**  
 ALL NEW EXTERIOR DOORS, AND TO THE EXTENT POSSIBLE FOR EXISTING DOORS TO REMAIN, SHOULD INCLUDE:
- INSTALL THRESHOLDS ON SILICONE TYPE WATER REPELLENT PROPER TO INSTALLATION.
  - PAN FLASHING.
  - DOORS MUST HAVE YYCOR BRAND OR EQUAL, SELF ADHERED FLASHING INSTALLED TO ALL PERIMETERS AND SILLS FOR PROTECTION AGAINST AIR, WATER AND MOISTURE.
  - 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.
  - PERFORMANCE REQUIREMENTS OF ALL EXTERIOR DOORS:
    - MINIMUM STC RATING OF 35
    - EXTERIOR DOORS MUST BE ENERGY STAR RATED.
    - MINIMUM 20-GAUGE STEEL INSULATED DOORS WITH 26 GAUGE STEEL FRAME.
  - 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
  - DOORS TO BE INSULATED.
  - 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.
- ALL UNIT ENTRY DOORS TO HAVE PEEPHOLE.  
 POAH BASIS OF DESIGN: HD SUPPLY, 190 DIAMETER, FIRE RATED DOOR VIEWER, SATIN CHROME, MANUFACTURER NUMBER: 874140
  - WEATHERSTRIP ALL NEW UNIT ENTRANCE DOORS AND TO THE EXTENT POSSIBLE THE EXISTING DOORS TO REMAIN USING:
    - DOOR WEATHERSTRIPPING AT HEAD AND JAMB: G-LON, POLYETHYLENE-GLAD URETHANE FOAM SECURED TO A PVC CARRIER, AVAILABLE AT: CONSERVATION MAR
    - DOOR WEATHERSTRIPPING AT SILL: PEMKO FIRE-RATED DOOR SWEEP ALUMINUM, MANUFACTURER NUMBER: 307AV36
  - DOORS MUST BE ENERGY STAR RATED.
  - DOORS TO BE INSULATED.
  - 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

- CONTRACTOR SHALL VERIFY ALL DOOR KEYING WITH OWNER PRIOR TO ORDERING HARDWARE. ITEMS LISTED BELOW ARE POAH STANDARDS.
  - ALL DOORS EXISTING AND NEW SHALL BE EQUIPPED WITH LEVER TYPE HARDWARE OR HARDWARE THAT MEETS ANSI A117.1/2009 DESIGN STANDARDS.
  - DOOR STOPS TO BE INSTALLED AT ALL EXISTING AND NEW DOORS.
  - FINISH: ALL HARDWARE TO BE BRUSHED ALUMINUM, OR SATIN CHROME.
  - ANTI-PICK LATCHES WITH SINGLE ACTION LEVER.
- KEYING FOR COMMON SPACES AND UNIT ENTRIES:**
- KEY TREE TO BE REVIEWED BY POAH.
  - NO GRAND MASTER KEY FOR DWELLING UNITS.
  - INCLUDE 4-5 CORES AS ADDITIONAL STOCK FOR UNIT ENTRY DOORS TO ACCOMMODATE UNIT TURNS.
  - SITE STAFF TO USE HANDYTRAC KEY CONTROL SYSTEM.
  - MAIN BUILDING ENTRIES EQUIPPED WITH KNOX BOX ENTRY SYSTEM FOR LOCAL FIRE DEPARTMENT, PROVIDE NEW IF NOT PRESENT.
  - 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:
    - FROM EXTERIOR OF UNIT ENTRANCE, KEY UNLOCKS BOTH DEAD LATCH AND DEADBOLT.
    - 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

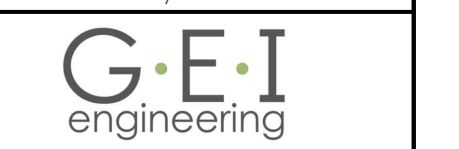
- UNIT BEDROOMS, CLOSETS & PASSAGE DOORS:**
- LEVERED HANDLES; NO KNOBS.
  - NO LOCKS.
- POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN PASSAGE LEVER, SATIN CHROME MANUFACTURER NUMBER: F10MNH
- UNIT BATHROOM DOORS:**
- LEVERED HANDLES; NO KNOBS.
  - PROVIDE LOCK WITH "PIN-HOLE" RESET.
- POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN PRIVACY LEVER, SATIN CHROME, MANUFACTURER NUMBER: F40MNH
- UNIT MECHANICAL CLOSETS:**
- LEVERED HANDLES; NO KNOBS.
  - REQUIRED: LOCK WITH KEY FOR SITE PERSONNEL ONLY.
  - SECURED AND ACCESSED BY SITE PERSONNEL ONLY.
- POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN ENTRY LEVER, SATIN CHROME, MANUFACTURER NUMBER: F51MNH



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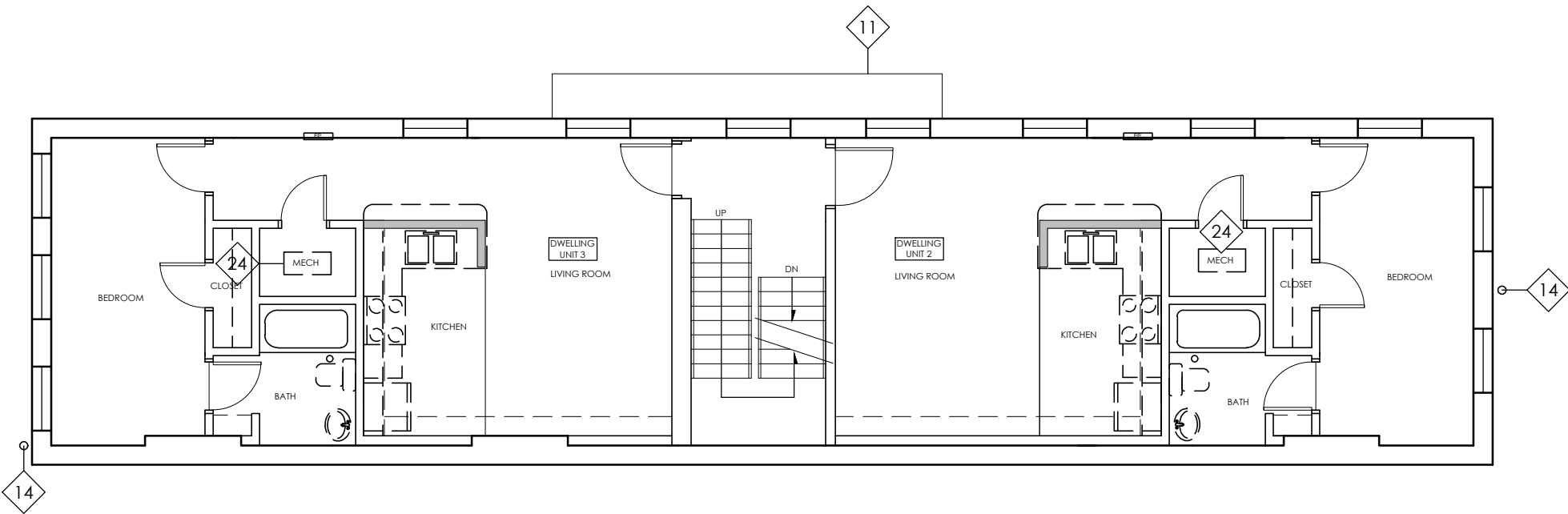


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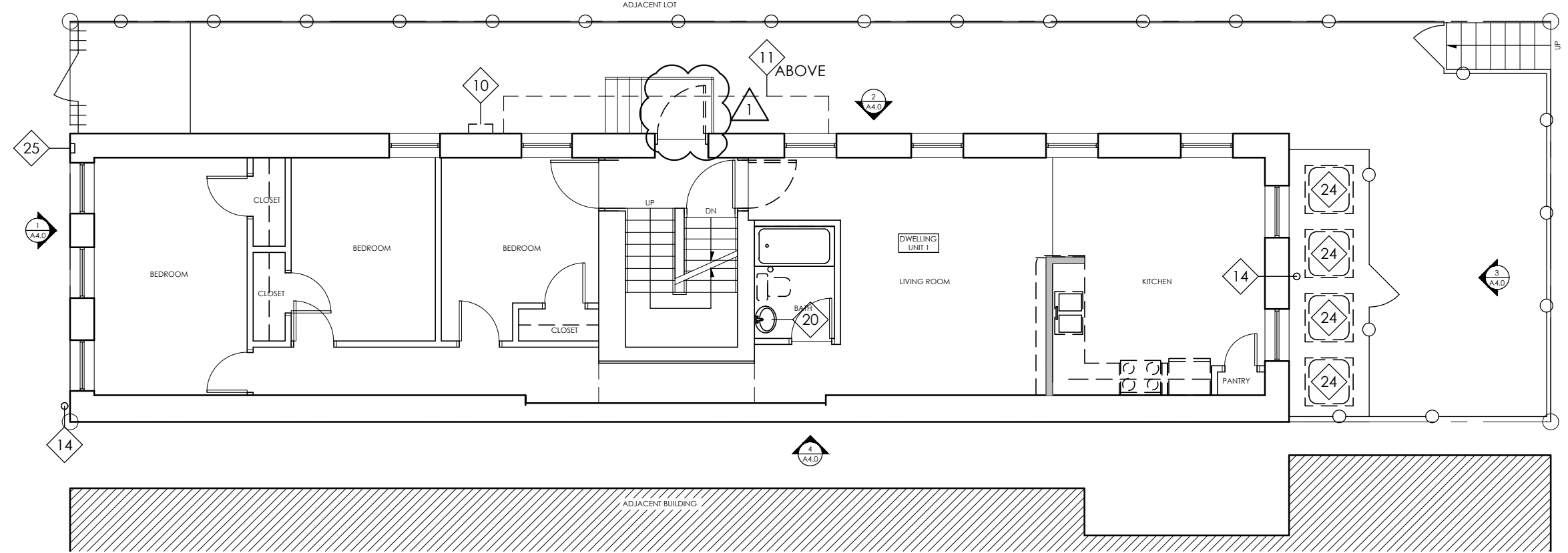
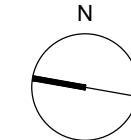
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DOOR SCHEDULE AND  
 NOTES CONTINUED

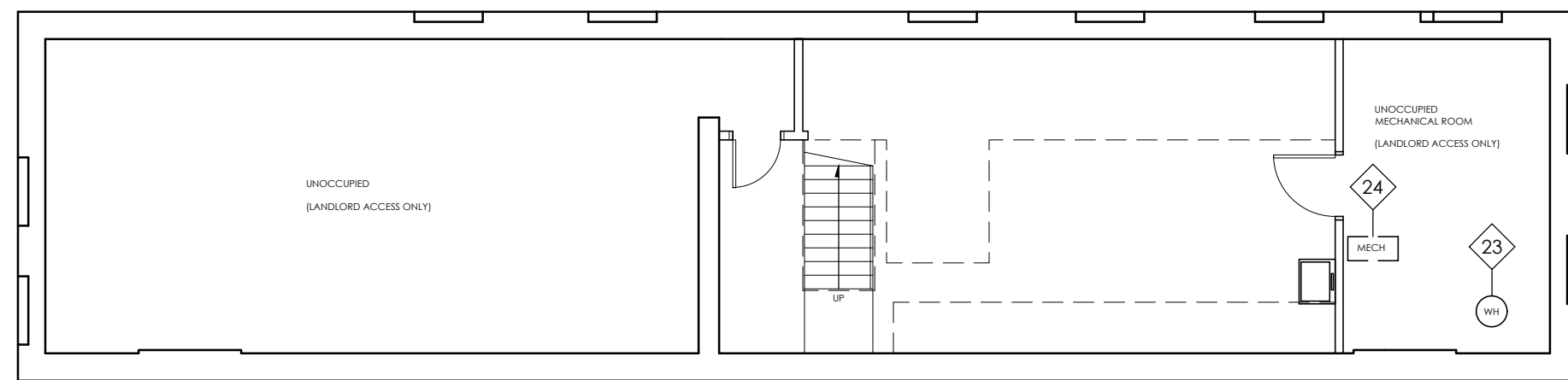
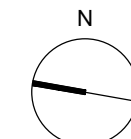
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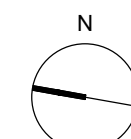
3 SECOND FLOOR DEMOLITION PLAN  
A2.0 1/8" = 1'-0"



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 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.



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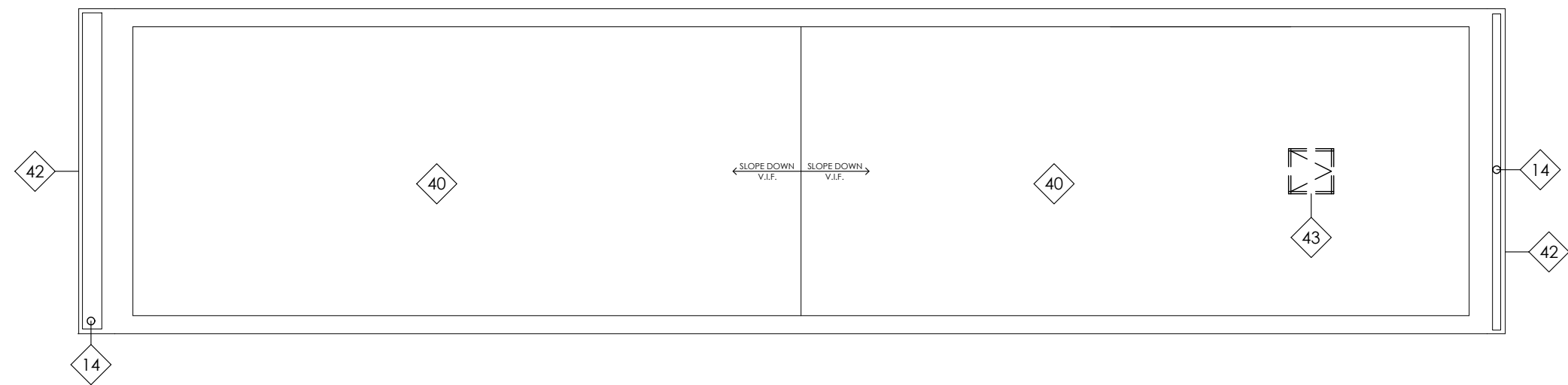
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DATE:	BID SET
	PART 2 SUBMITTAL
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	OHFA SUBMITTAL
	10.21.2022
	PERMIT SUBMITTAL
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	03.22.2023
	BID SET
	07.03.2023

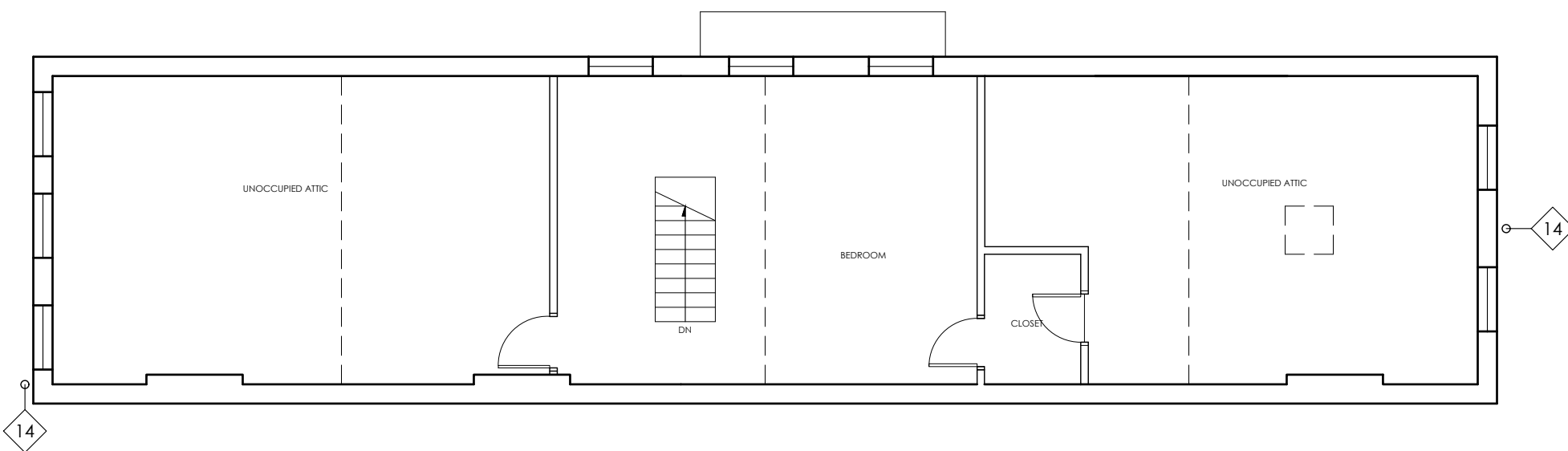
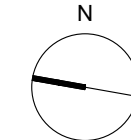
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BASEMENT, FIRST AND  
SECOND FLOOR  
DEMOLITION PLANS

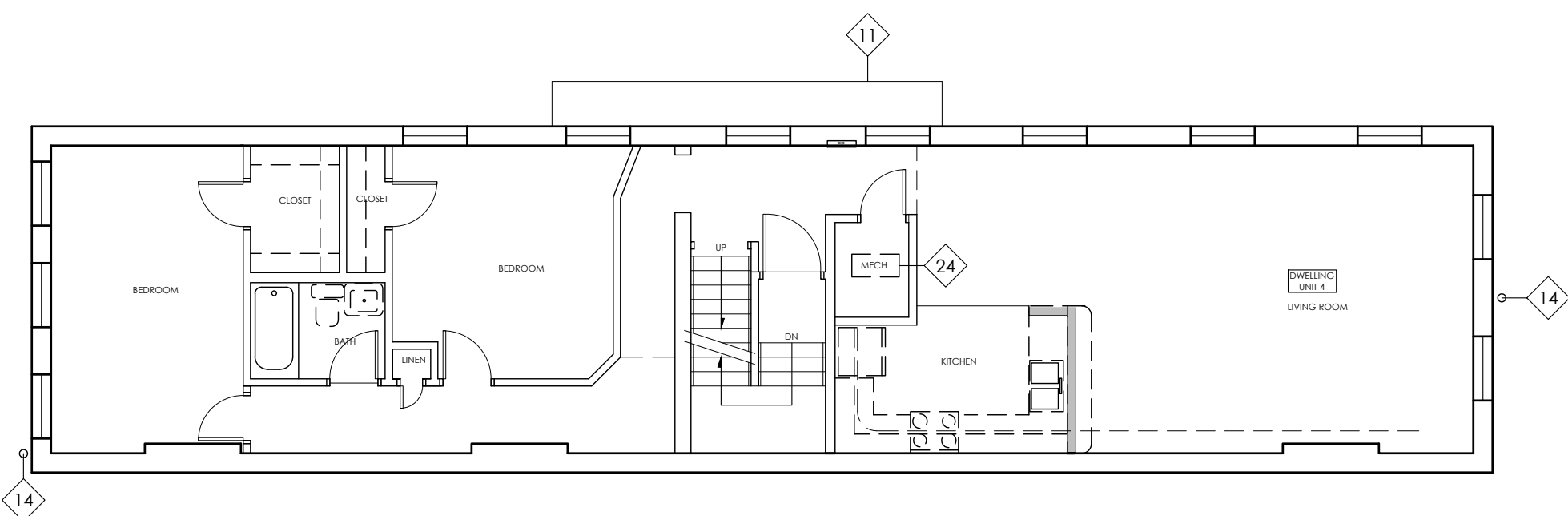
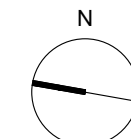
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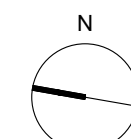
3  
A2.1  
ROOF DEMOLITION PLAN  
1/8" = 1'-0"



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.
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- 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).
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DEMOLITION PLAN KEYNOTES

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- 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.
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- 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.
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THIRD, FOURTH AND ROOF  
DEMOLITION PLANS

**A2.1**

CABINERY 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 COMPLIANT BASE (B) OR
SB	SINK BASE CABINET	VADA	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 CABINERY.

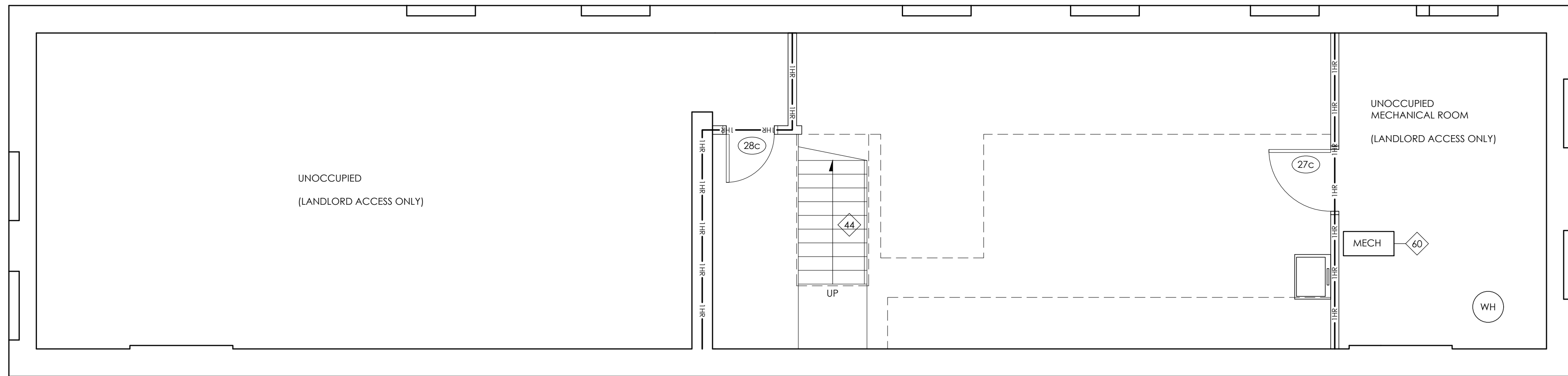
WALL TYPES:	
---	EXISTING CONSTRUCTION TO BE DEMOLISHED
---	EXISTING CONSTRUCTION TO REMAIN
---	EXISTING PARTIAL HEIGHT WALL TO REMAIN
---	NEW 1 HOUR RATED WALL ASSEMBLY - SEE NEW WORK PLAN FOR LOCATION. PROVIDE NEW 3 1/2" GA STEEL STUDS @ 16" O.C. WITH 3" MINERAL FIBER INSULATION BATT AND 5/8" TYPE 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.

### 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: SCHULTE 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.



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



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

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COMMUNITY MANOR AND  
PENDLETON ESTATES  
527 DANDRIDGE 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
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PRELIMINARY  
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BASEMENT  
NEW WORK PLAN

A3.0



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FIRST FLOOR  
NEW WORK PLAN

**A3.1**

### 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 RECESSED 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.
- 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.

#### CABINETRY PLAN LEGEND

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

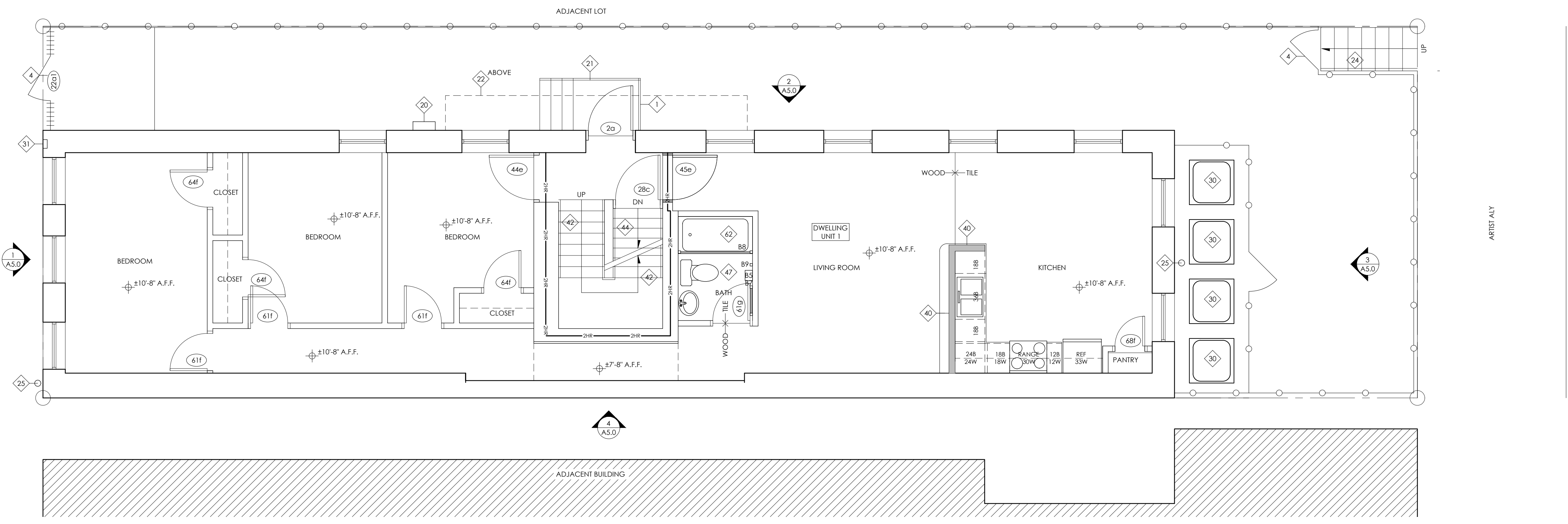
**CABINET TYPE ABBREVIATIONS:**

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		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" X 20 GA STEEL STUDS @ 16" O.C. WITH 3" 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"

CABINERY 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
VB	VANITY BASE		VANITY (V) CABINET
T	TALL CABINET		WITH FRONT APPROACH CLEARANCE

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

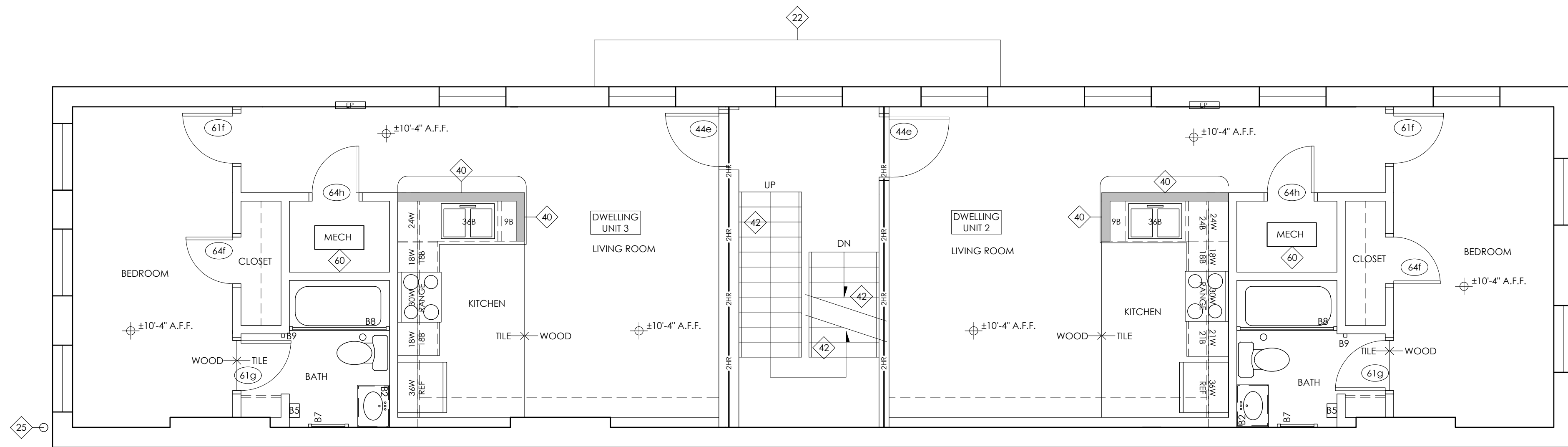
WALL TYPES:	
---	EXISTING CONSTRUCTION TO BE DEMOLISHED
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### NEW WORK PLAN GENERAL NOTES

- 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: SCHULTE 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 (SFW 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 JOISTS. 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.



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



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NOT FOR CONSTRUCTION

SECOND FLOOR  
NEW WORK PLAN

A3.2

**CABINERY PLAN LEGEND**

LETTERS INDICATES CABINET TYPE, TYP.  
 XX## → 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 COMPLIANT BASE (B) OR VANITY (V) CABINET WITH FRONT APPROACH CLEARANCE
SB	SINK BASE CABINET	VADA	
VB	VANITY BASE		
T	TALL CABINET		

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

**WALL TYPES:**

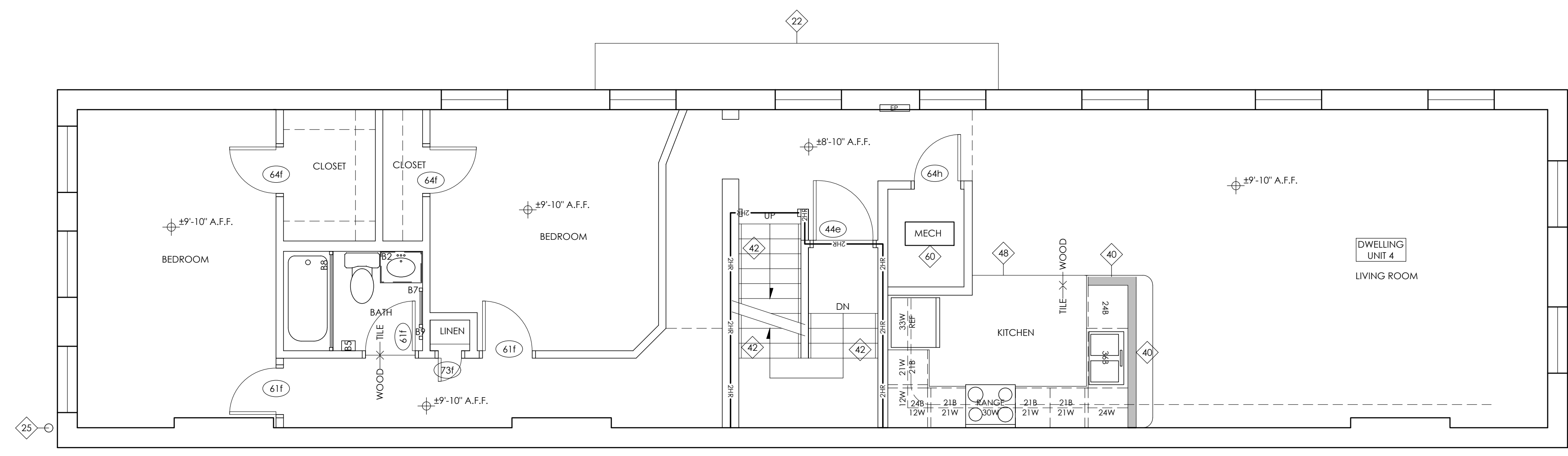
---	EXISTING CONSTRUCTION TO BE DEMOLISHED
---	EXISTING CONSTRUCTION TO REMAIN
---	EXISTING PARTIAL HEIGHT WALL TO REMAIN
---	NEW 1 HOUR RATED WALL ASSEMBLY - SEE NEW WORK PLAN FOR LOCATION. PROVIDE NEW 3 1/2" 20 GA STEEL STUDS @ 16" O.C. WITH 3" MINERAL FIBER INSULATION BATT AND 5/8" TYPE X GYPSUM BOARD 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.

**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: SCHULTE 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 (SFW 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.



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



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 license no. 10784  
 Expiration 12-31-2023  
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**modelgroup**  
 DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE:

BID SET	06.20.2022
PART 2 SUBMITTAL	10.21.2022
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**

**CABINERY PLAN LEGEND**

LETTERS INDICATES CABINET TYPE, TYP.  
 XX## → 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
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VB	VANITY BASE		
T	TALL CABINET		

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

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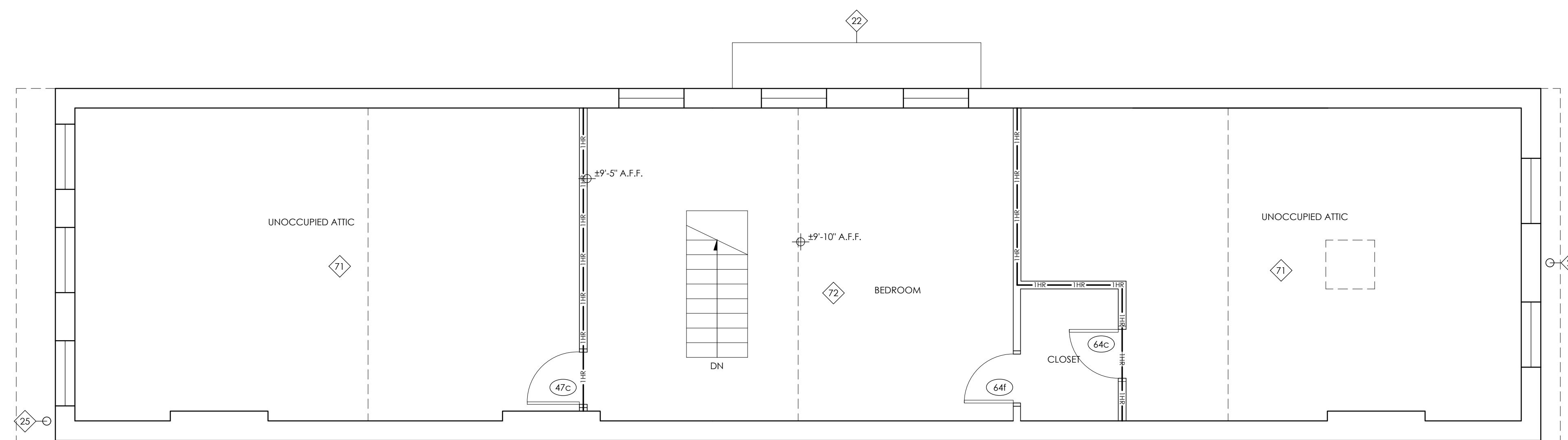
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- W. REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- X. PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA OUTLET COVER PLATES. 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.

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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.
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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.
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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).



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



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license no. 10784  
Expiration 12-31-2023



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**COMMUNITY MANOR AND  
PENDLETON ESTATES**

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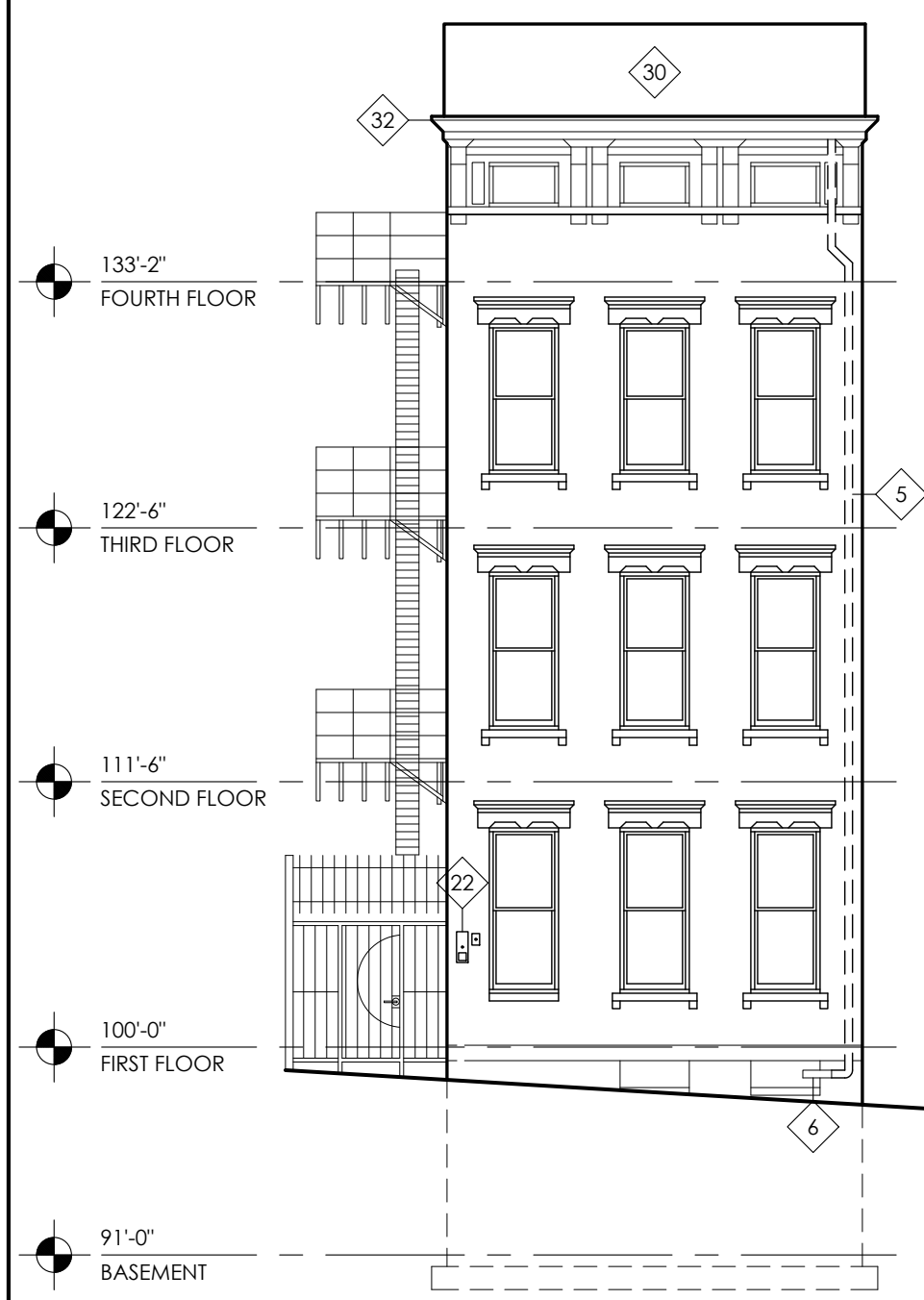
PRELIMINARY  
NOT FOR CONSTRUCTION

FOURTH FLOOR  
NEW WORK PLAN

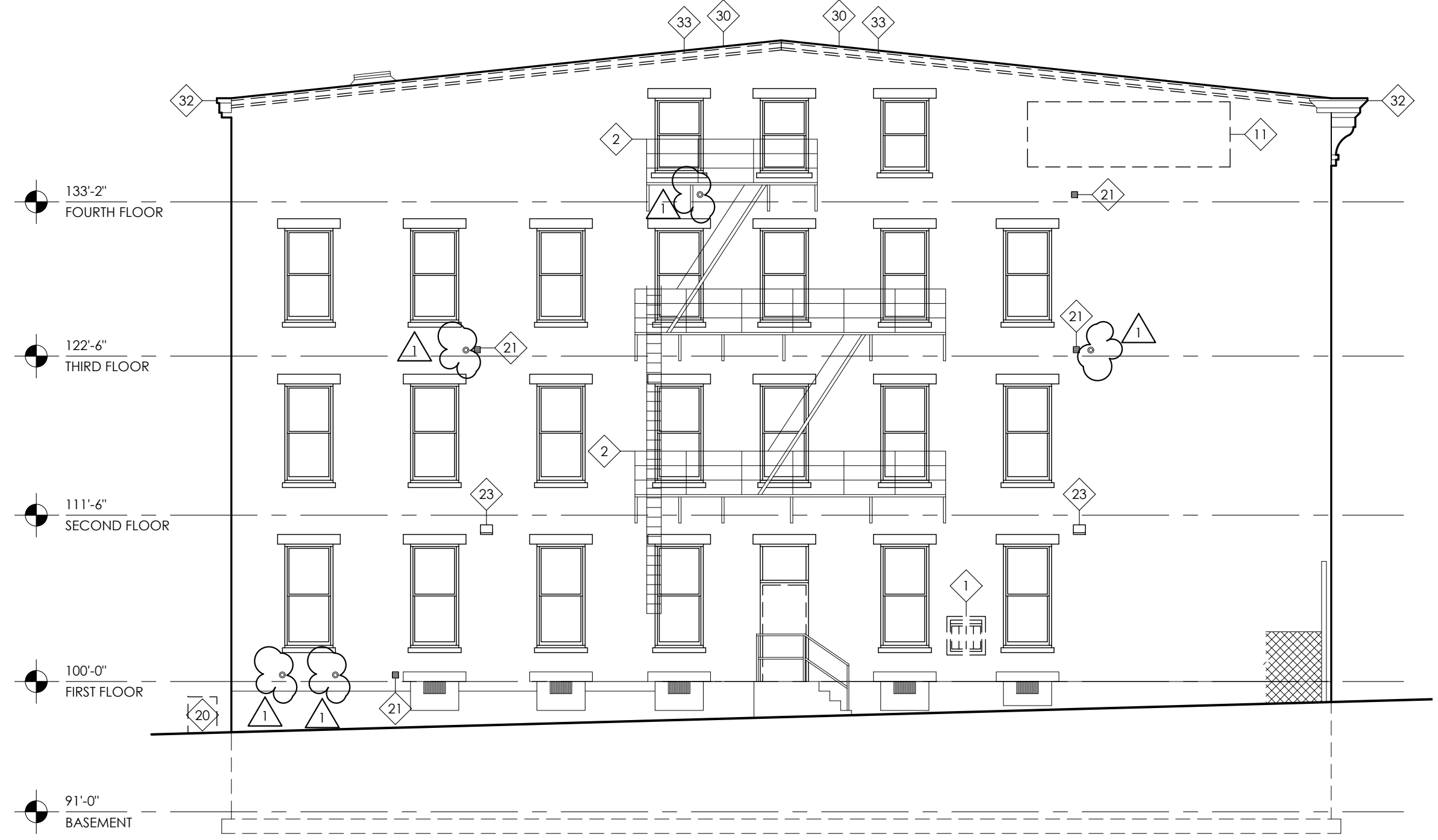
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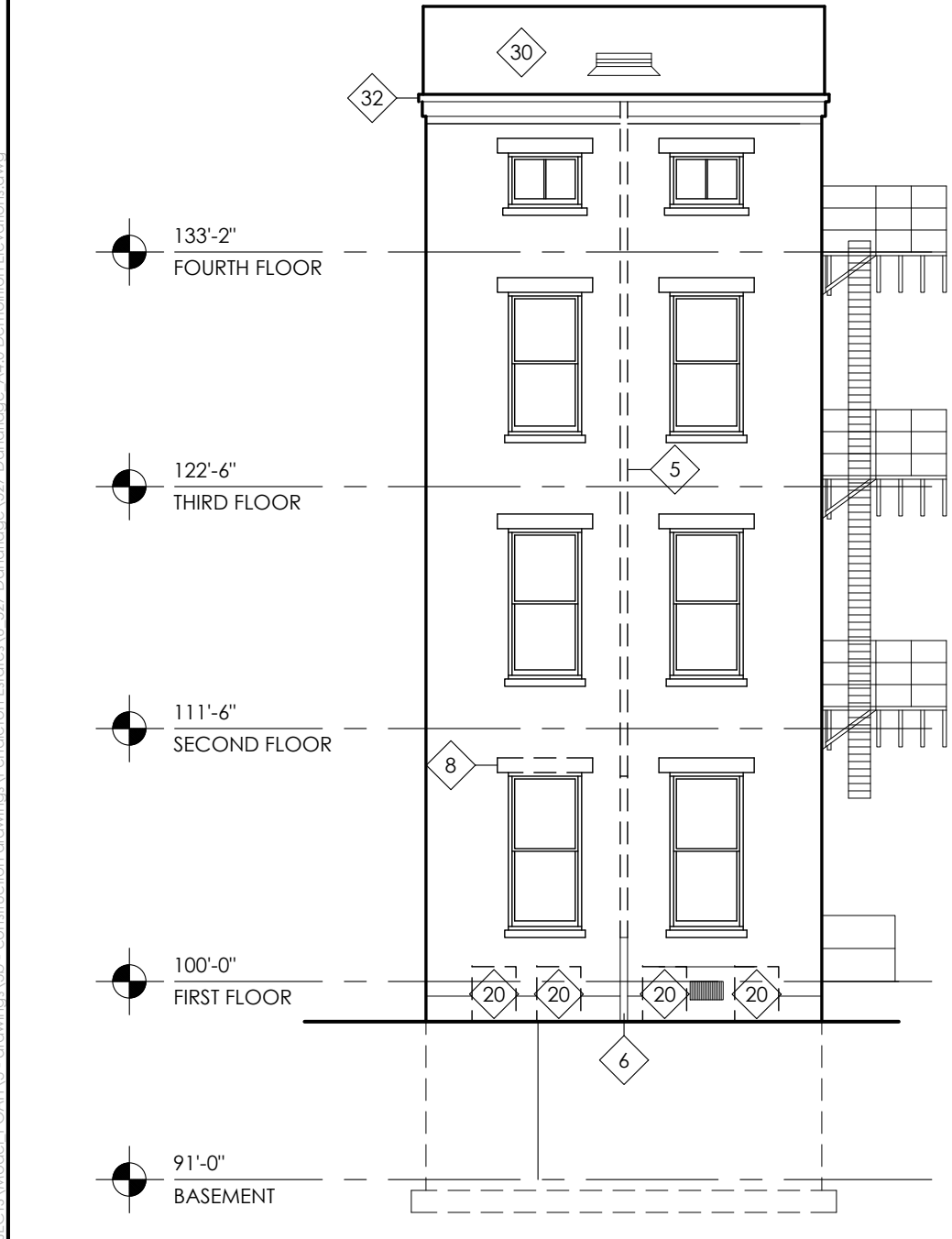




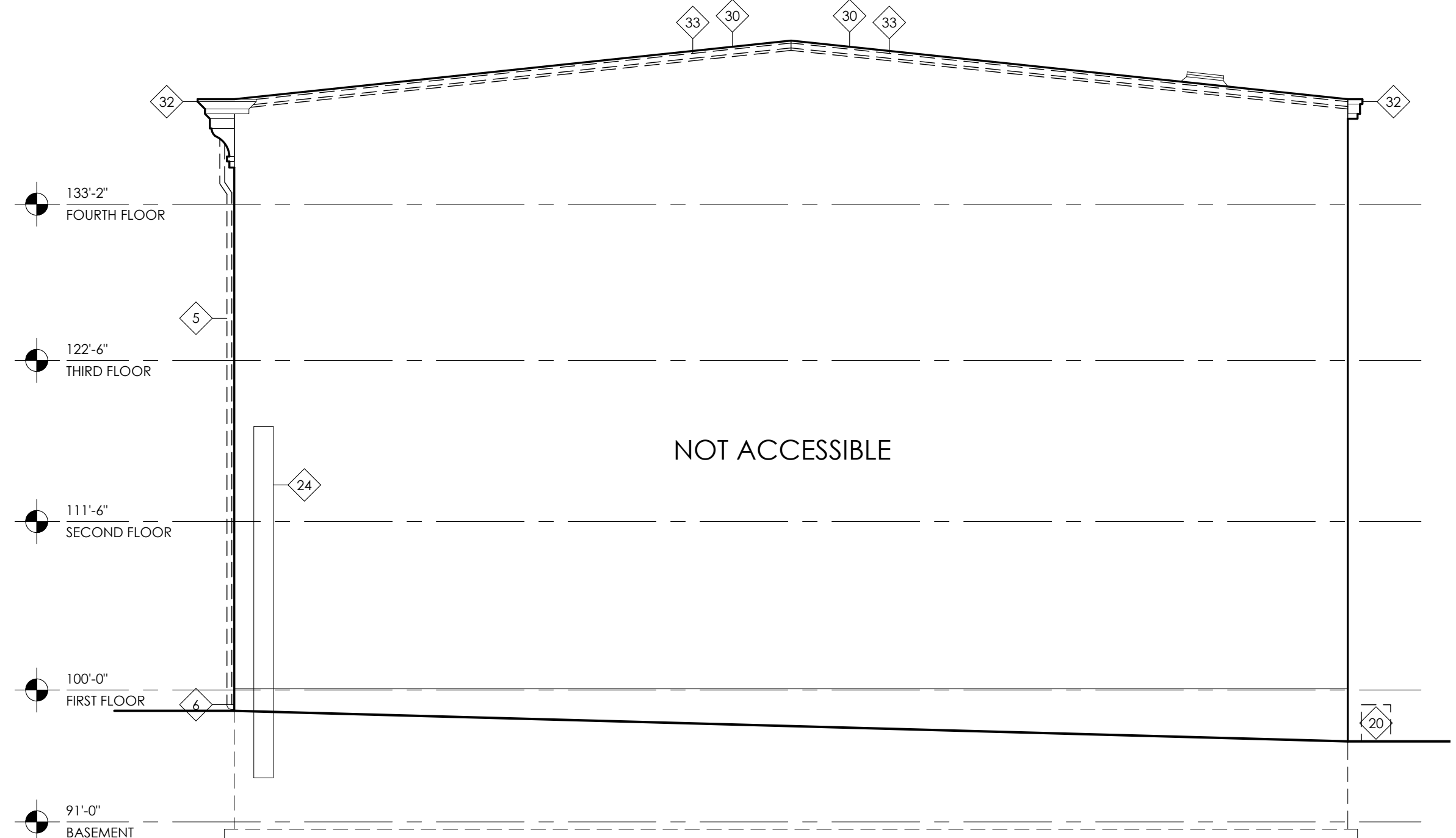
1 NORTH DEMO ELEVATION  
A4.0 1/8" = 1'-0"



2 EAST DEMO ELEVATION  
A4.0 1/8" = 1'-0"



3 SOUTH 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 IVY 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 EXTERIOR 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.
- 32. 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.
- 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.



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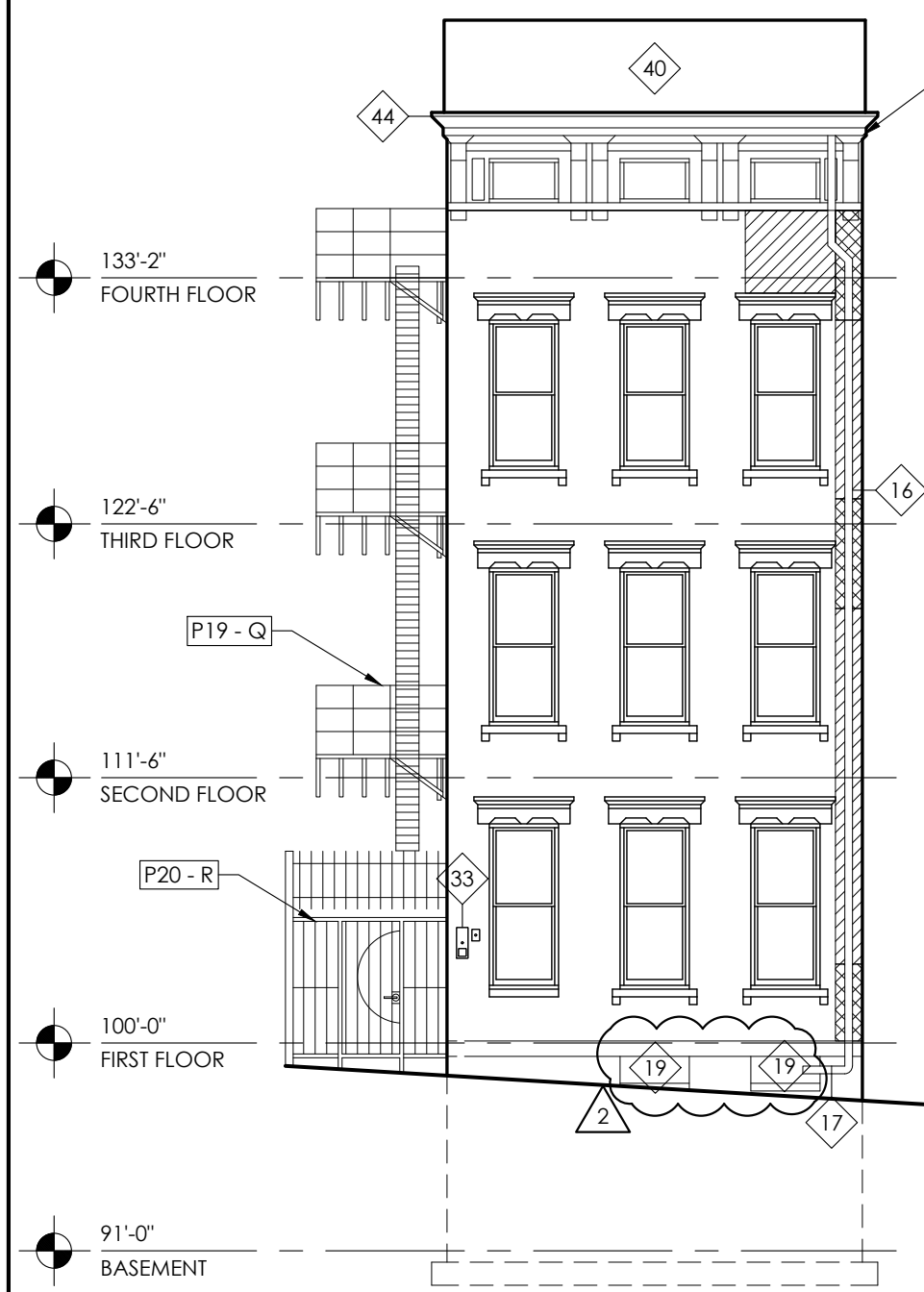
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DATE:	BID SET
	PART 2 SUBMITTAL
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	OHFA SUBMITTAL
	10.21.2022
	PERMIT SUBMITTAL
	10.21.2022
	REVISIONS
	03.22.2023
	BID SET
	07.03.2023

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DEMOLITION ELEVATIONS

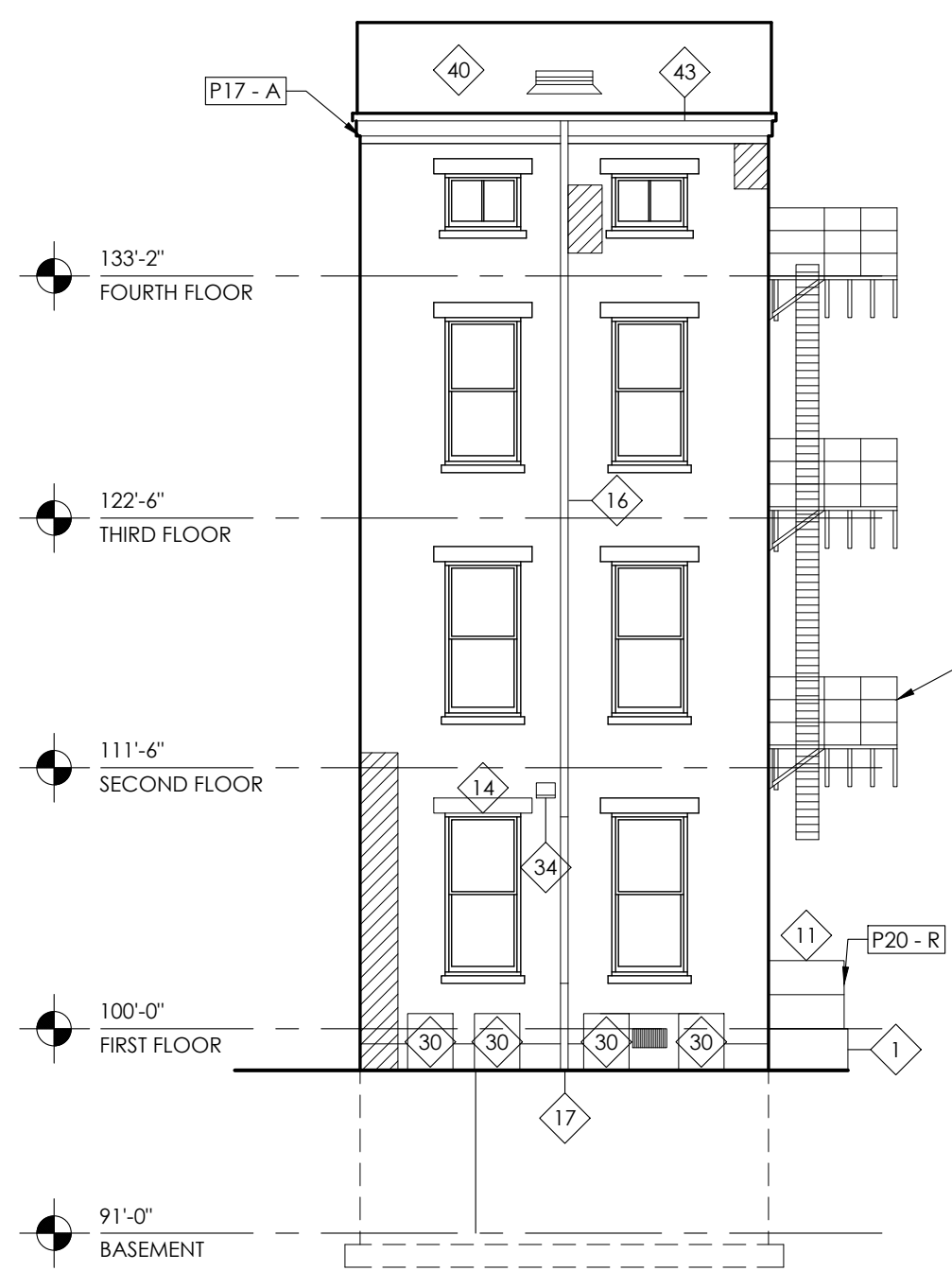
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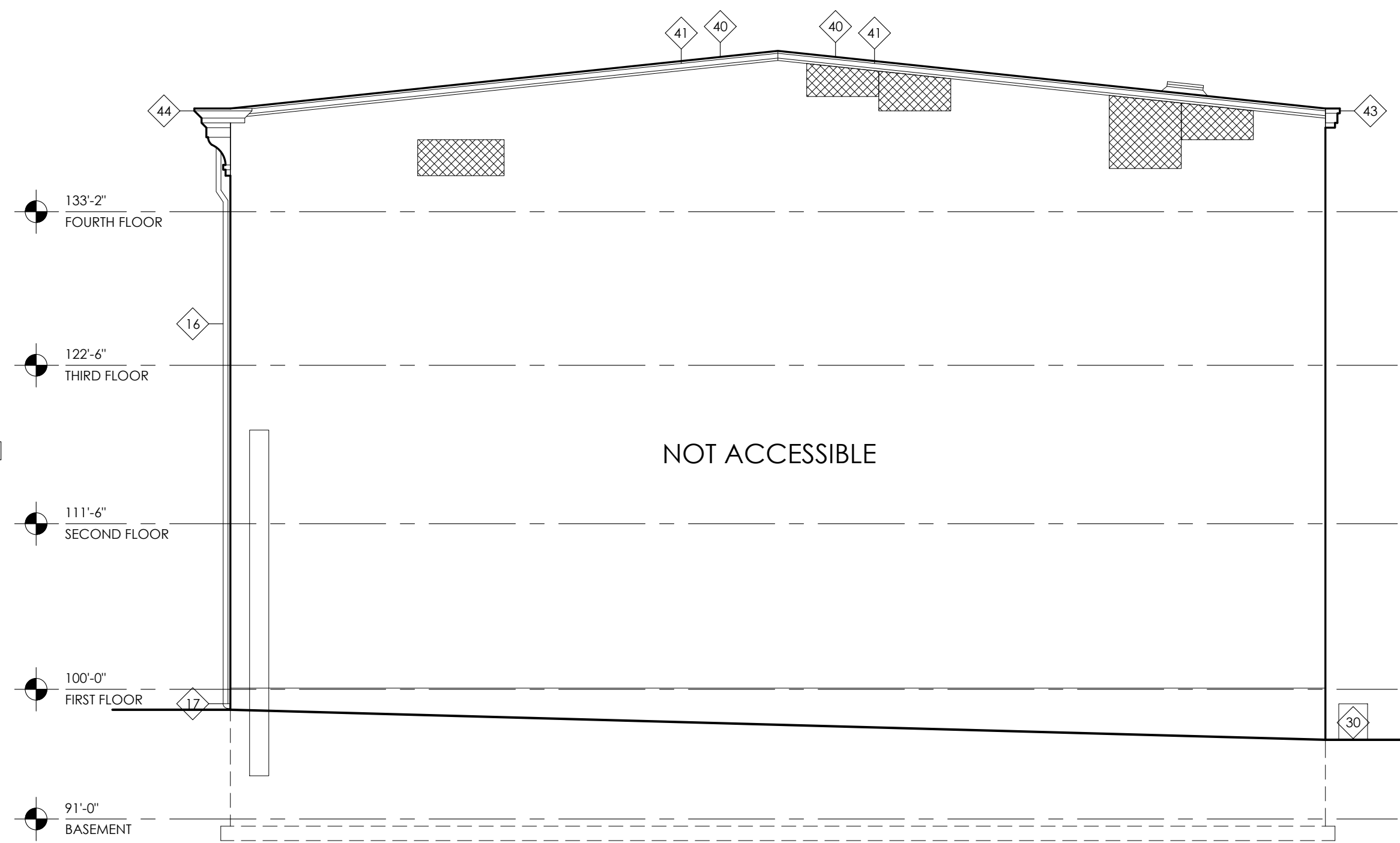
1 NORTH NEW WORK ELEVATION  
A5.0 1/8" = 1'-0"



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



3 SOUTH NEW WORK ELEVATION  
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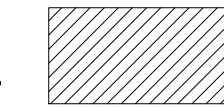
4 WEST NEW WORK ELEVATION  
A5.0 1/8" = 1'-0"

NEW WORK ELEVATION GENERAL NOTES

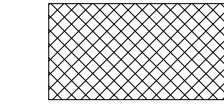
- A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- C. PAINT ALL PREVIOUSLY PAINTED EXTERIOR ELEMENTS. REFER TO FINISH SCHEDULE.
- D. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- E. 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.

EXTERIOR ELEVATION PAINT KEY

REFER TO FINISH SCHEDULE FOR COLORS.

- P17 - A EXTERIOR WOOD PAINT
- P17 - B EXTERIOR WOOD PAINT
- P17 - C EXTERIOR WOOD PAINT
- P17 - D EXTERIOR WOOD PAINT
- P19 - Q EXTERIOR METAL PAINT (FIRE ESCAPE)
- P20 - R EXTERIOR METAL PAINT

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. 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.
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 6" 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.



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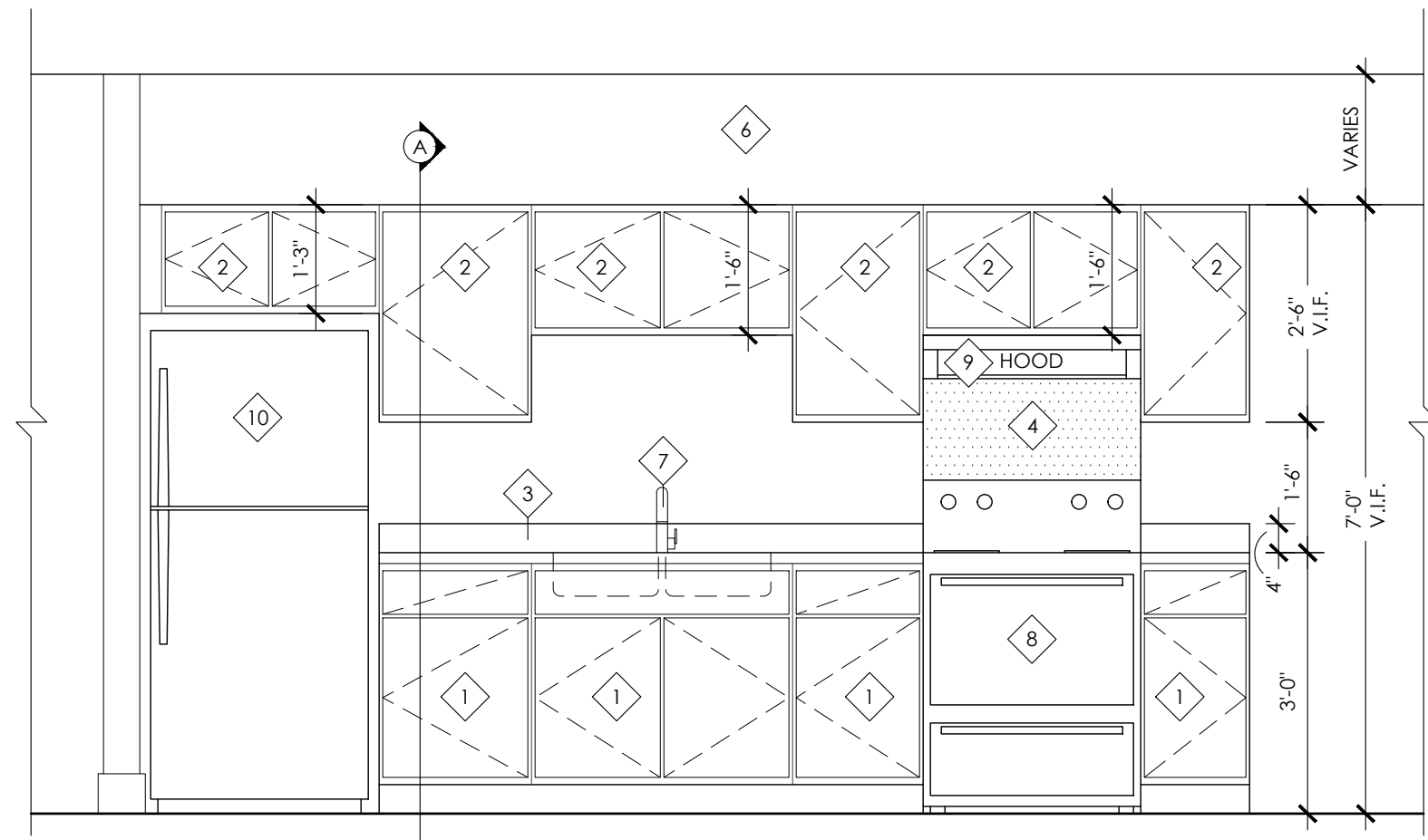
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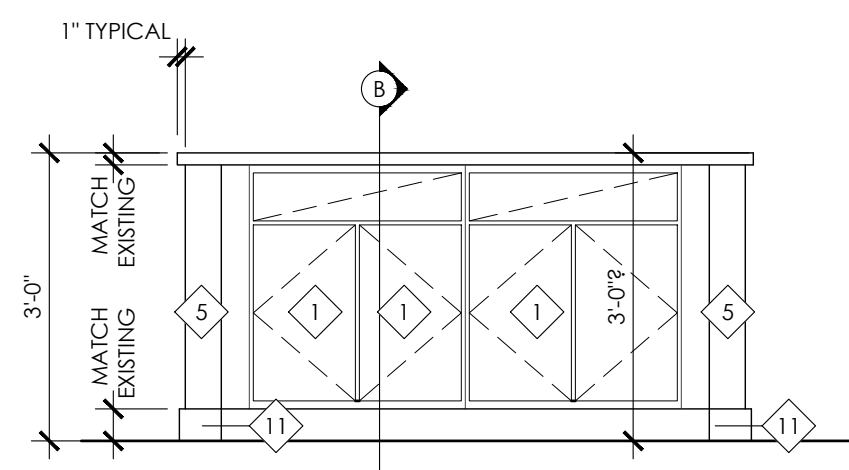
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NEW WORK ELEVATIONS

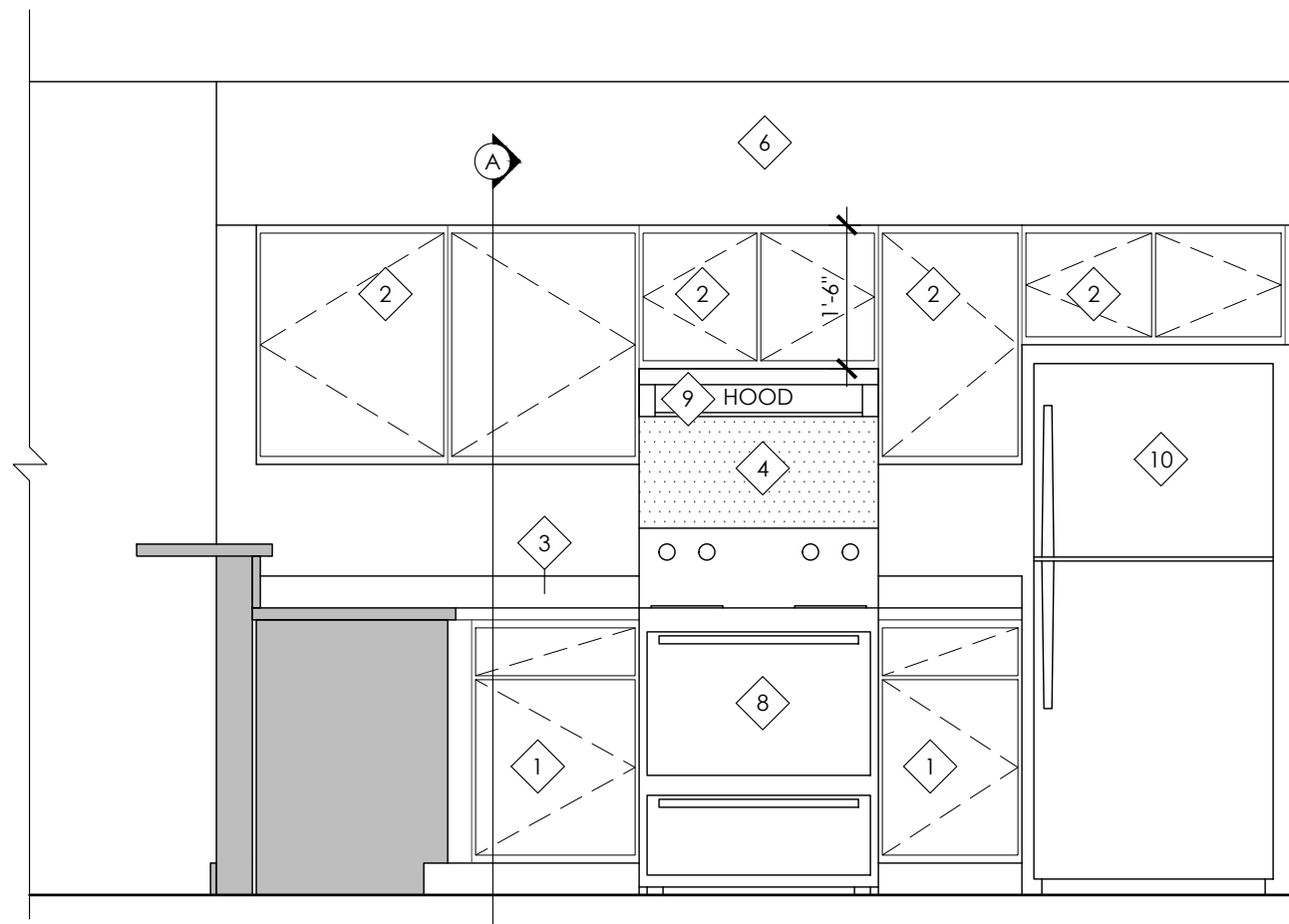
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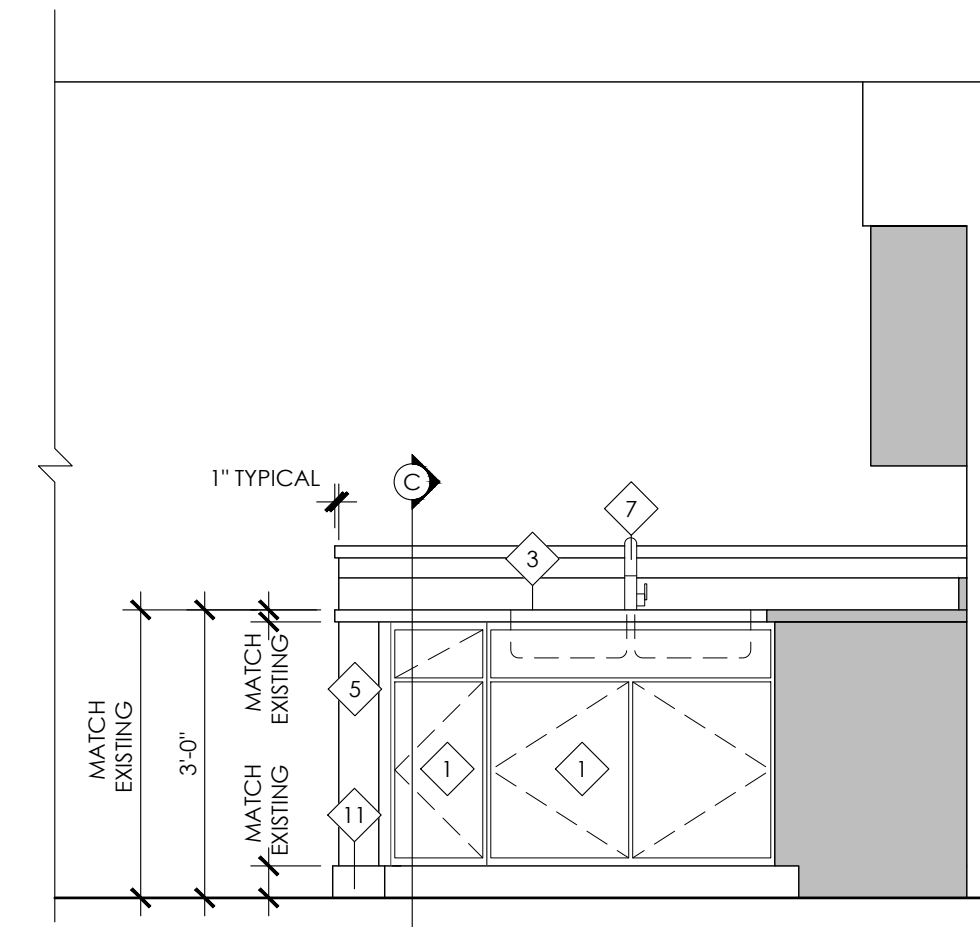
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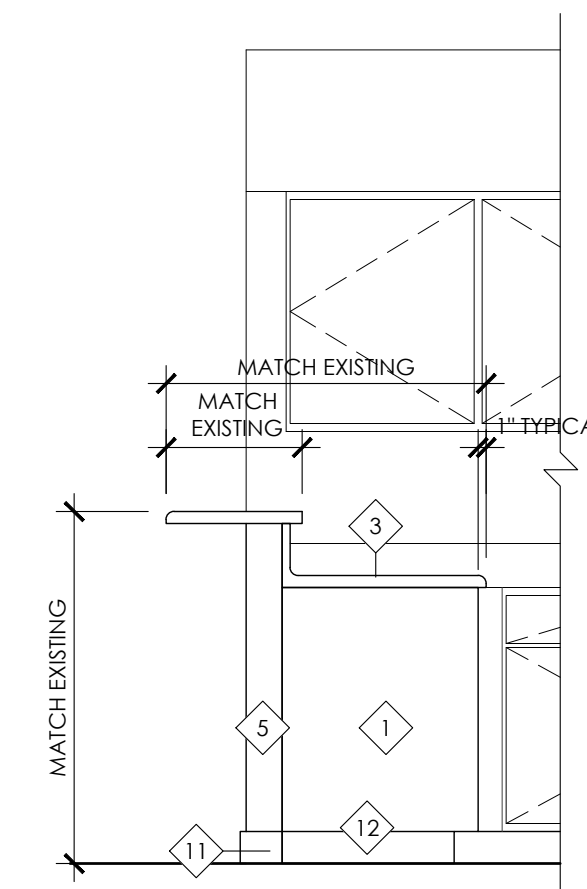
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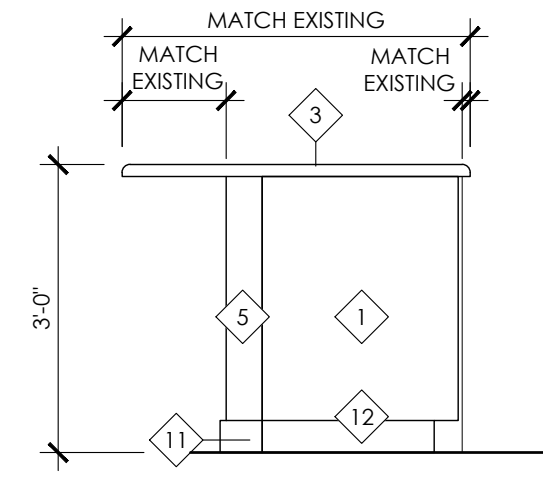
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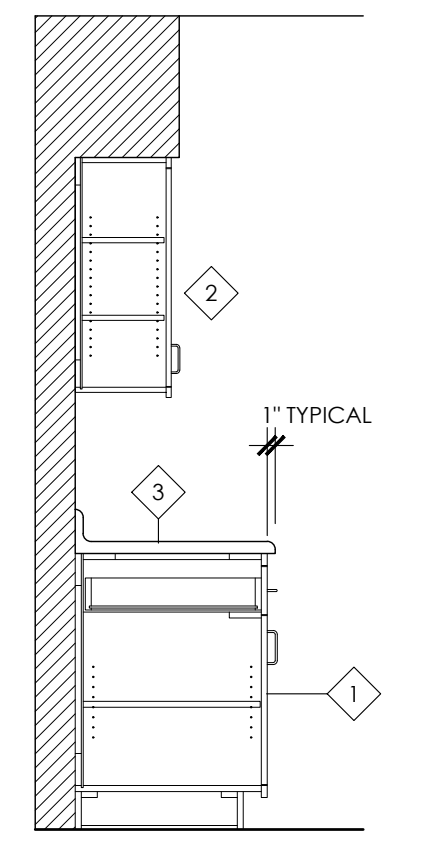
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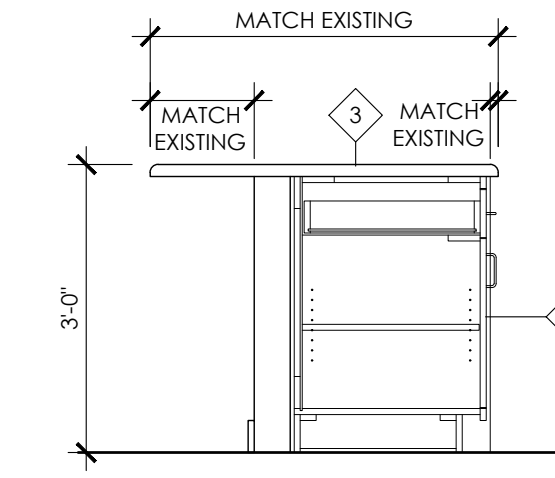
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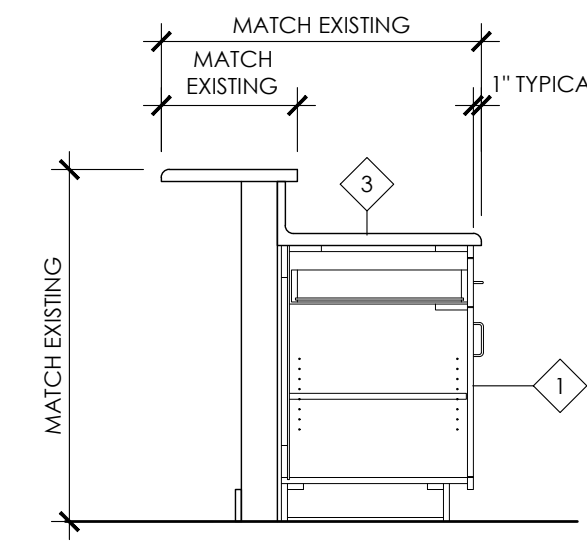
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1/2" = 1'-0"



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1/2" = 1'-0"



8  
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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, 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 CABINETS.
8. THE CABINETS PRODUCTS IN THIS SECTION ARE SHOWN AS REFERENCE. OTHER CABINETS PRODUCTS THAT MEET THE REQUIREMENTS OF THE SPEC MAY BE USED.
9. SEAL WITH FOAM ALL PLUMBING AND ELECTRICAL PENETRATIONS BEHIND CABINETS.

BOX CONSTRUCTION REQUIRED DETAILS

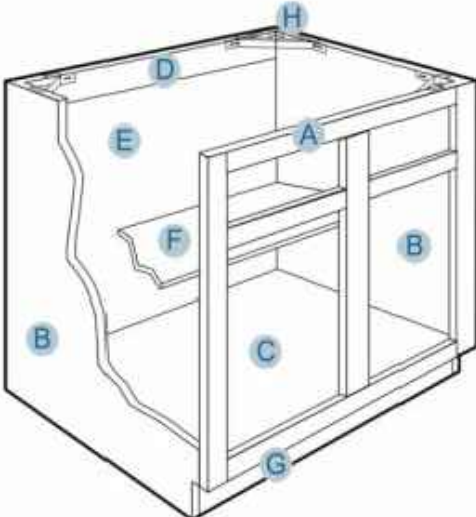
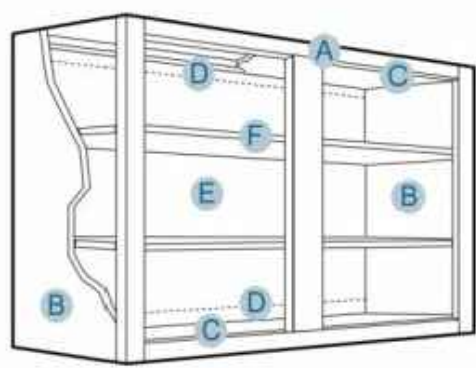
- A. FRONT FRAME: 3/4" SOLID HARDWOOD OR THERMO-FOIL VINYL WRAPPED SOLID FINGER JOINED LUMBER OR LVL LINEAR VENEER LUMBER BORE AND DOWEL/POCKET SCREW CONSTRUCTION FRAME JOINERY REINFORCED WITH GLUE/NAILED, STILES 1 1/2" WIDE. MULLS 3" WIDE. RAILS 1 3/4" WIDE. STILE AND TOP AND BOTTOM RAILS DADOED TO 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 RECESSED BEHIND.
- 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 Banded 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

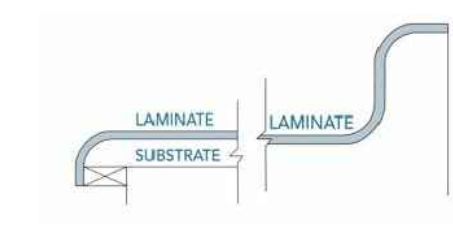
1. PROVIDE ADVANTA / VISTA / ALLWOOD SERIES CONSTRUCTION WOOD CABINET DOORS:
  - 3/4" THICK SOLID BIRCH DOOR FRAMES AND DRAWER FRONTS.
  - VENEERED MDF RECESSED FLAT CENTER PANEL.
  - ASSEMBLED WITH FIVE-PIECE MORTISE AND TENON JOINERY.
  - SQUARE DESIGN FOR ALL CABINETS; OFFERED WITH SLAB DRAWER HEADS.
  - 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 96MM PULL SATIN NICKEL, BP53003G10

KITCHEN APPLIANCE SCHEDULE

	DESCRIPTION	GENERAL INFORMATION AND REQUIRED DETAILS	PREFERRED PRODUCTS
A1	REFRIGERATOR	<ul style="list-style-type: none"> <li>• VOLUME: NON-FAMILY UNITS: 17.5 CUBIC FEET MIN. OR MATCH EXISTING. FAMILY UNITS: 21 CUBIC FEET OR MATCH EXISTING.</li> <li>• WIDTH: 30" MIN. WIDTH OR MATCH EXISTING.</li> <li>• ENERGY STAR RATED; REQUIRED.</li> <li>• SELF-DEFROSTING; REQUIRED.</li> <li>• NO WATER/ICE DISPENSERS.</li> <li>• NO ICE MAKERS.</li> <li>• NO SIDE-BY-SIDE DOORS.</li> <li>• REVERSIBLE HINGES REQUIRED.</li> </ul>	WHIRLPOOL 30-INCH WIDE 18.2 CU. FT. TOP FREEZER WHITE FINISH MODEL #: WRT138FZDW
A2	RANGE	<ul style="list-style-type: none"> <li>• VOLUME: 4.5 CUBIC FEET MINIMUM OR MATCH EXISTING.</li> <li>• WIDTH: 30" MINIMUM WIDTH OR MATCH EXISTING.</li> <li>• KNOBS ON FRONT FACE OF RANGE FOR EASE OF USE.</li> <li>• ELECTRIC RANGES PREFERRED.</li> <li>• DO NOT USE "SELF-CLEANING" RANGES.</li> </ul>	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"> <li>• PROVIDE STOVETOP FIRESTOP® RANGEHOOD FIRE EXTINGUISHERS UNDER EACH RANGE HOOD.</li> <li>• EXTINGUISHERS MUST FIT WITHIN THE DEPTH OF RANGEHOOD WITHOUT BEING NOTICEABLY VISIBLE.</li> </ul>	BROAN NON-VENTED HOOD WHITE FINISH MODEL #: 413001 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.



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COMMUNITY MANOR AND  
PENDLETON ESTATES  
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CINCINNATI, OHIO 45202



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

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TYPICAL INTERIOR  
ELEVATIONS, KITCHEN  
CABINET INFORMATION,  
KITCHEN APPLIANCE  
SCHEDULE

A6.0





06/20/2022

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**PART 2 SUBMITTAL** 10.21.2022  
**OHFA SUBMITTAL** 07.03.2023  
**BID SET** 07.03.2023

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NEW WORK PLANS

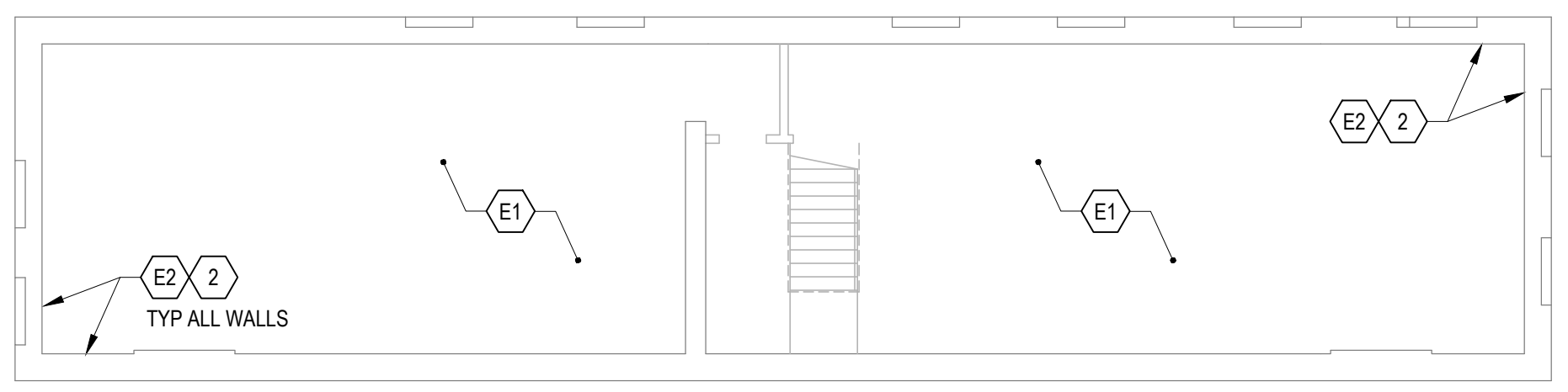
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SCOPE OF WORK:  
A. NO STRUCTURAL CHANGES ARE PROPOSED. REPOINT DETERIORATED BASEMENT WALL MORTAR JOINTS.  
B. STRUCTURAL ENGINEER REVIEWED LIMITED AREAS OF THE BUILDING WHERE STRUCTURE WAS VISIBLE.  
C. SEE ARCHITECTURAL DRAWINGS FOR EXTERIOR MASONRY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

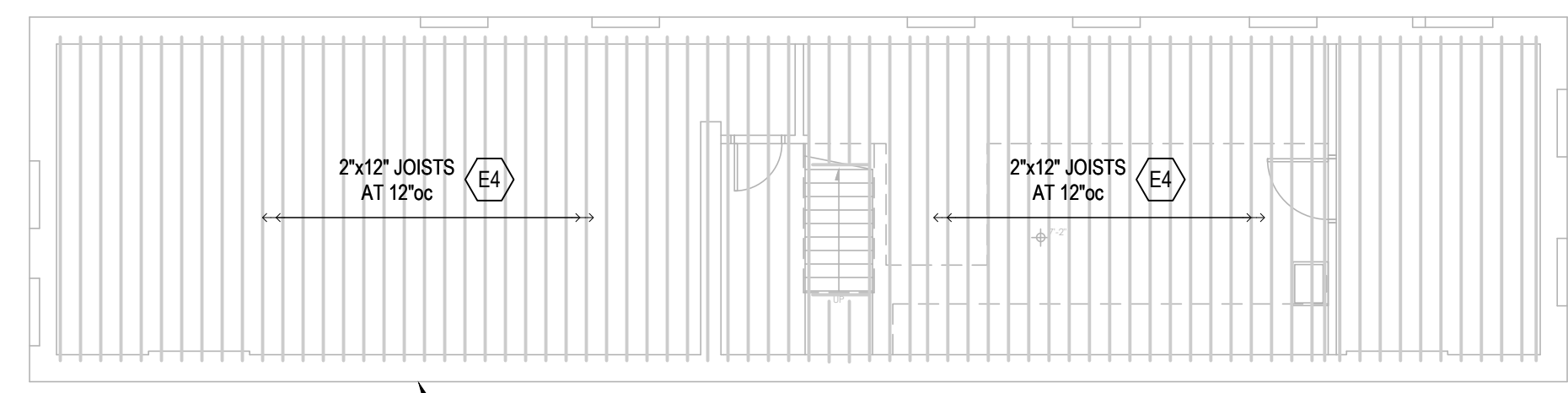
FLOOR/ROOF PLAN NOTES:  
A. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ENGINEER IF DIMENSIONS ARE DIFFERENT THAN SHOWN ON DRAWINGS.  
B. THE STRUCTURAL FRAMING CONDITION OF STRUCTURAL ELEMENTS SHALL BE REVIEWED IF EXPOSED BY CONTRACTOR DURING CONSTRUCTION. IF THE CONDITION OF STRUCTURAL ELEMENTS 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 MORTARED 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.  
E6. EXISTING BREEZEWAY CONCRETE SLAB ON GRADE w/ BRICK ARCH FRAMING BELOW.

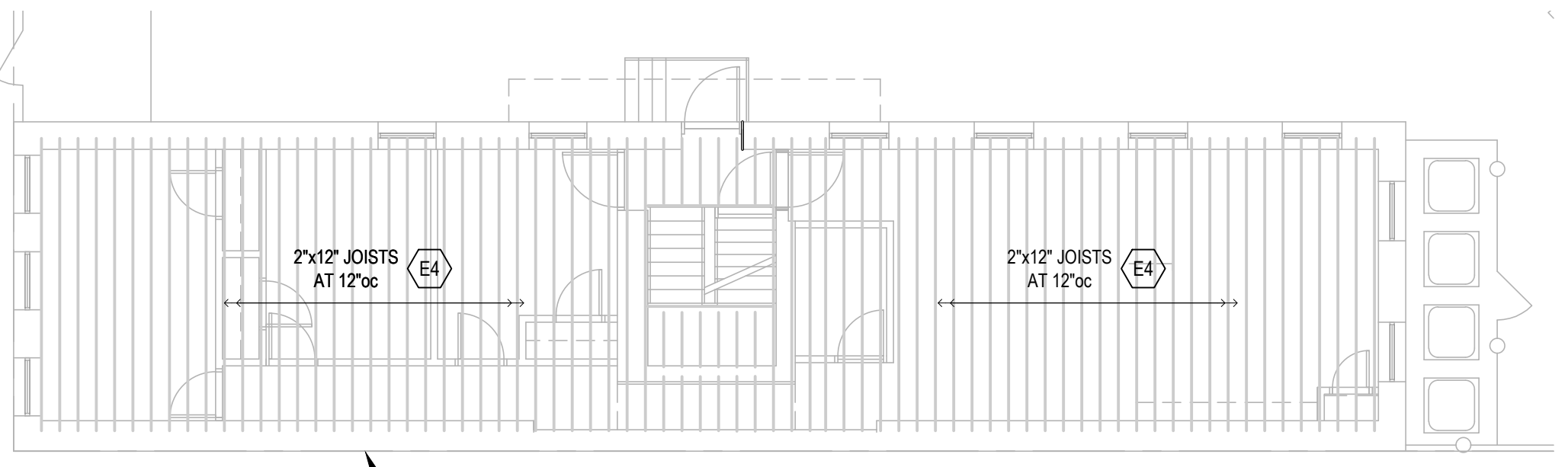
NEW WORK KEY NOTES (N#):  
1. REFER TO BUILDING ELEVATIONS IN ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXTERIOR MASONRY AND LINTEL/SILL REPAIRS AND REPLACEMENT.  
2. RAKE AND RE-POINT DETERIORATED BASEMENT WALL MORTAR JOINTS. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.  
10. AT CUT END OF FLOOR JOIST, PROVIDE 2x12 HEADER w/ SIMPSON LU28 HANGER EACH END AND SIMPSON LU28 HANGER (MIN) AT CUT END OF JOIST TO HEADER.



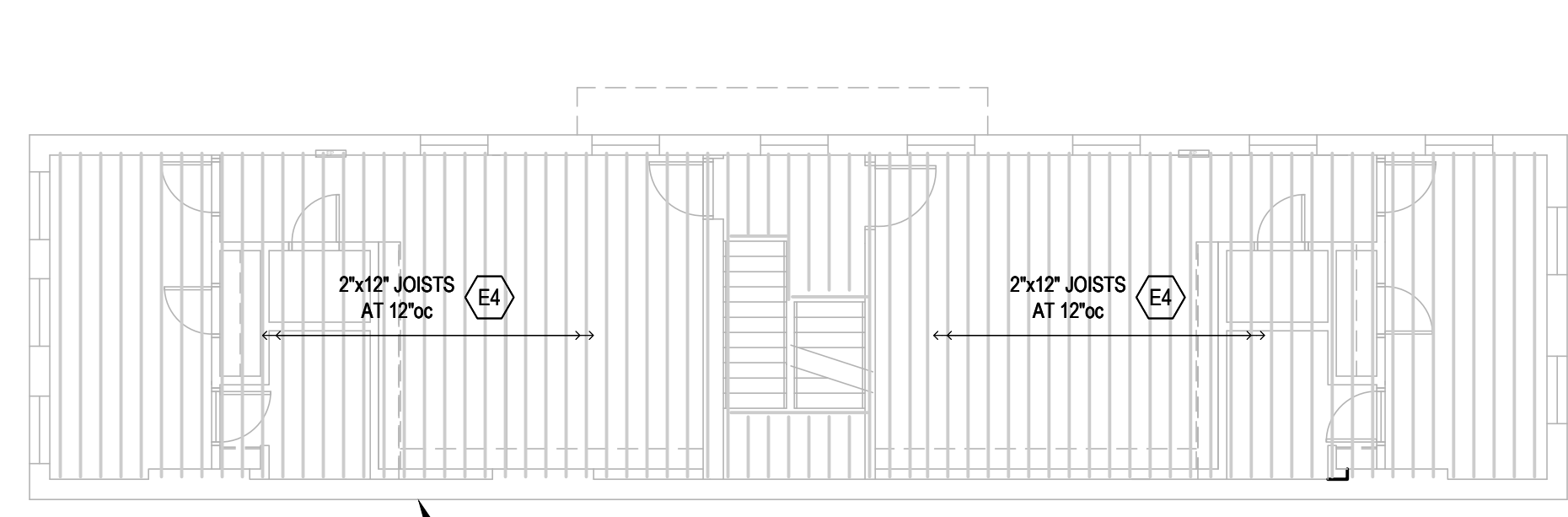
**BASEMENT FLOOR PLAN**  
1/8"=1'-0"



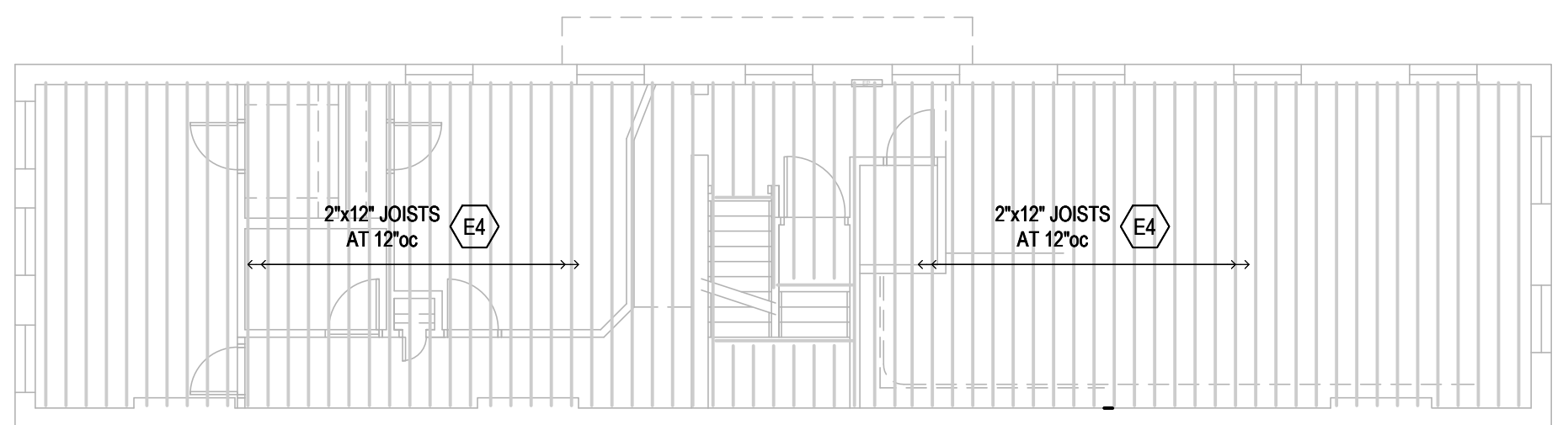
**FIRST FLOOR FRAMING PLAN**  
1/8"=1'-0"



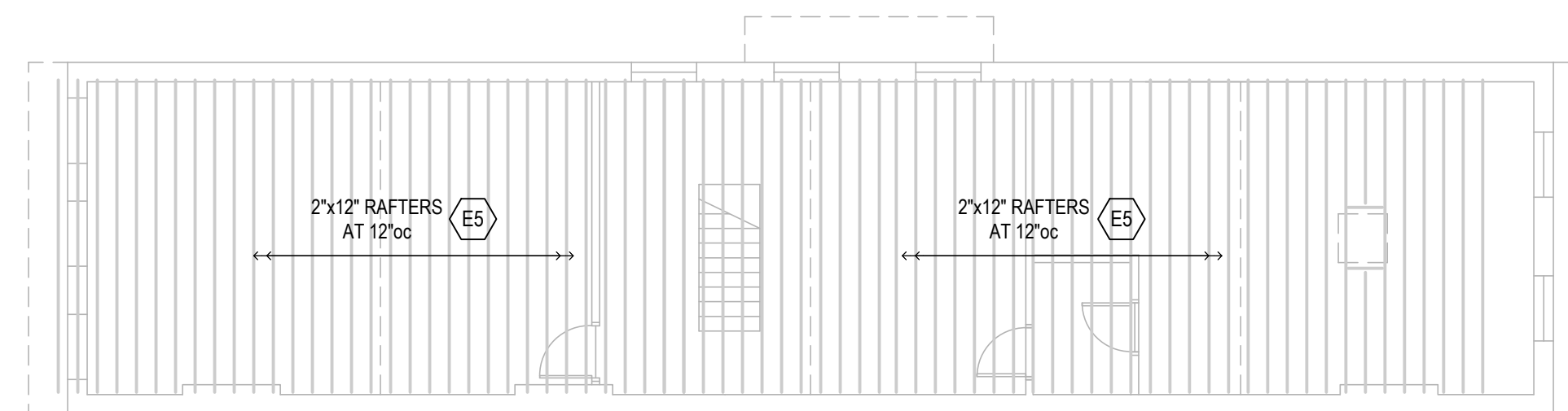
**SECOND FLOOR FRAMING PLAN**  
1/8"=1'-0"



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

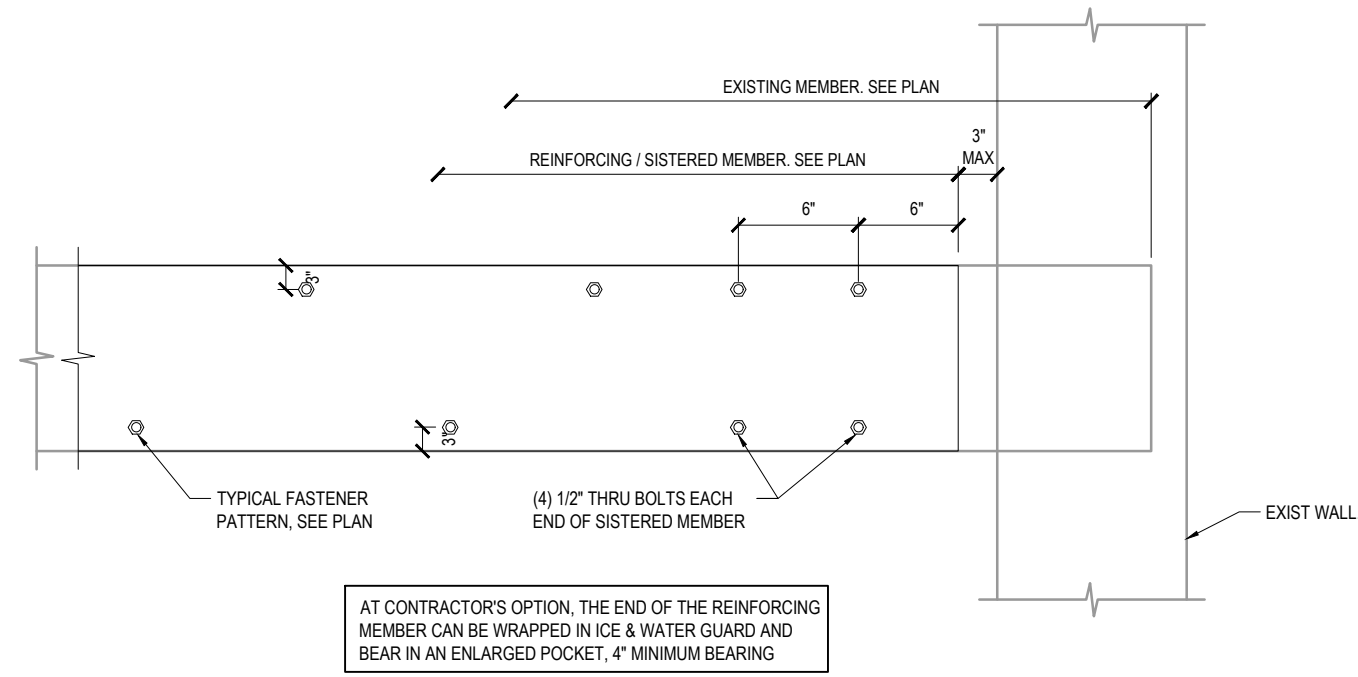


**FOURTH FLOOR FRAMING PLAN**  
1/8"=1'-0"

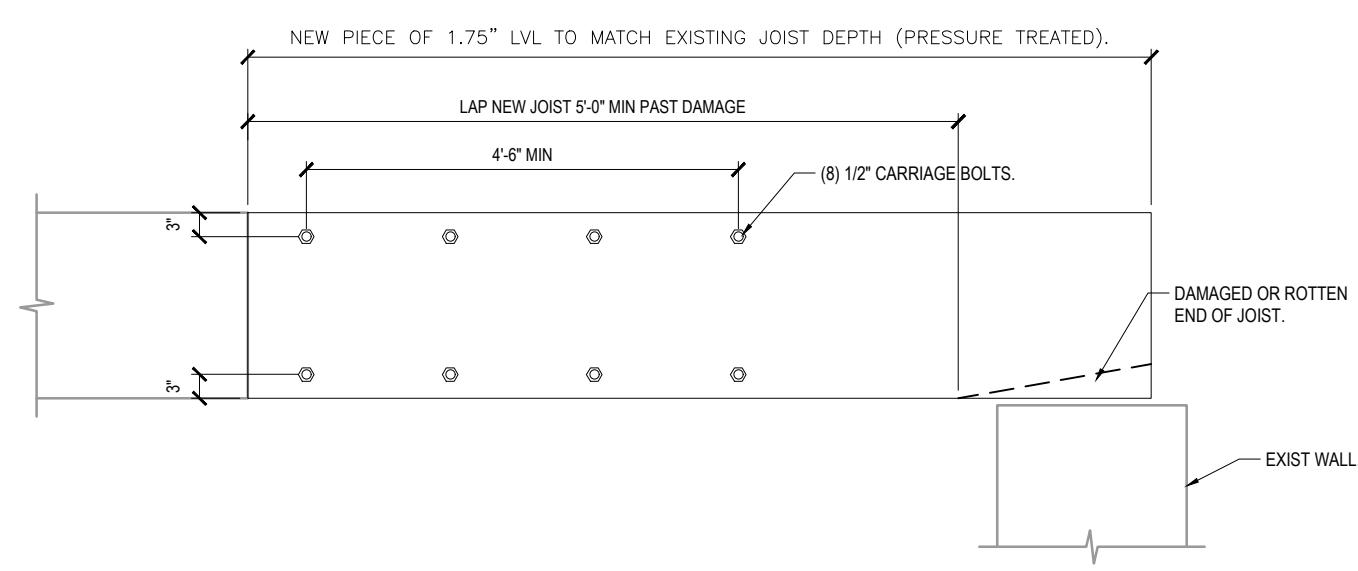


**ROOF FRAMING PLAN**  
1/8"=1'-0"

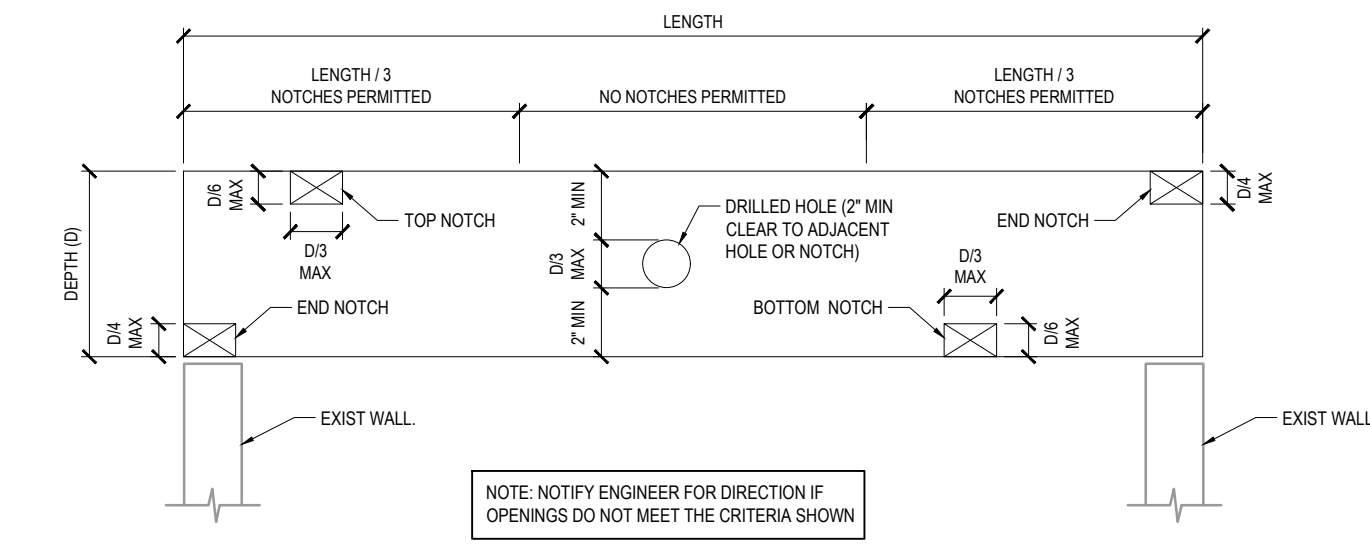
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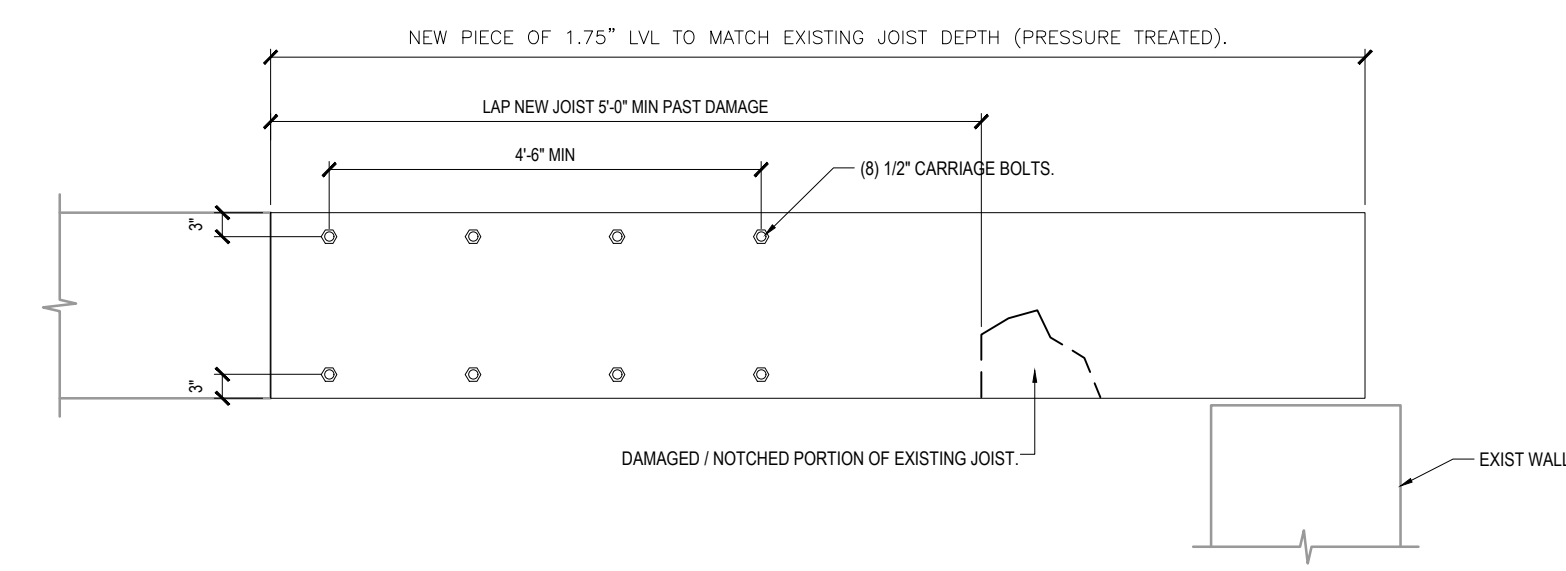
**END CONDITION AT REINFORCING / SISTERED JOIST**  
NO SCALE



**JOIST REPAIR AT DAMAGED/ROTTEN JOIST END**  
NO SCALE



**ALLOWABLE OPENINGS IN WOOD MEMBER**  
NO SCALE



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

**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  $P_g = 20$  PSF, SNOW LOAD,  $P_f = 20$  PSF, SNOW IMPORTANCE FACTOR = 1.0, EXPOSURE FACTOR,  $C_s = 1.0$ , THERMAL FACTOR,  $C_t = 1.0$ , 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\"/>

- G. CONNECTIONS SHALL BE PER THE BUILDING CODE TABLE 2354.9.1 \*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\"/>

- 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\"/>

- 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,  $F_y = 50$  KSI
  - E. HSS MEMBERS SHALL COMPLY WITH ASTM A500, GRADE B,  $F_y = 42$  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



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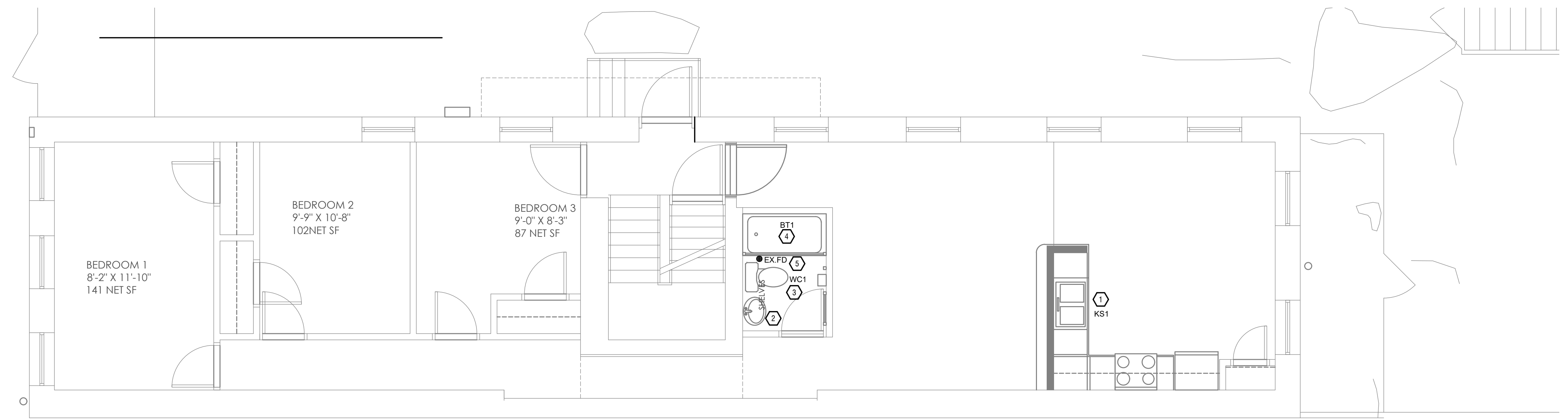
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DETAILS, GENERAL NOTES

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

# **PLUMBING FIRST FLOOR KEYED NOTES**

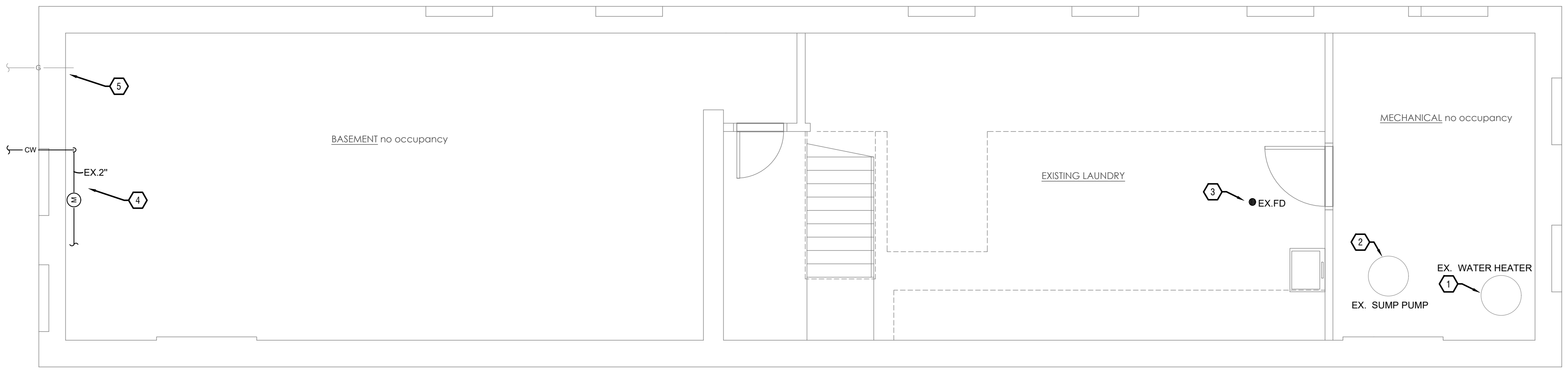
1. REMOVE EXISTING KITCHEN SINK AND REPLACE NEW SINK IN SAME LOCATION AFTER NEW CABINETS AND COUNTERTOPS ARE INSTALLED. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW SINK. PROVIDE NEW 1/4 TURN STOPS AND SUPPLY LINES.
2. EXISTING PEDESTAL LAVATORY TO REMAIN. PLUMBING CONTRACTOR 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. 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.
5. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.

# **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 REPLACE EXISTING SUMP PUMP WITH NEW SUMP PUMP. CONTRACTOR TO INSPECT ALL PIPING AND BASIN AND REPLACE AS NEEDED.
3. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.
4. EXISTING WATER SERVICE TO REMAIN AS IS.
5. EXISTING GAS SERVICE TO REMAIN AS IS.

**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.



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 P1.0  
**PLUMBING BASEMENT PLAN**  
 SCALE: 1/4" = 1'-0"



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PLUMBING BASEMENT &  
 FIRST FLOOR PLAN

**P1.0**



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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	N7717 BOWL W/ N7714T 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 5-86-2-X CONTROLS, HD SUPPLY 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

### PLUMBING SECOND FLOOR KEYED NOTES

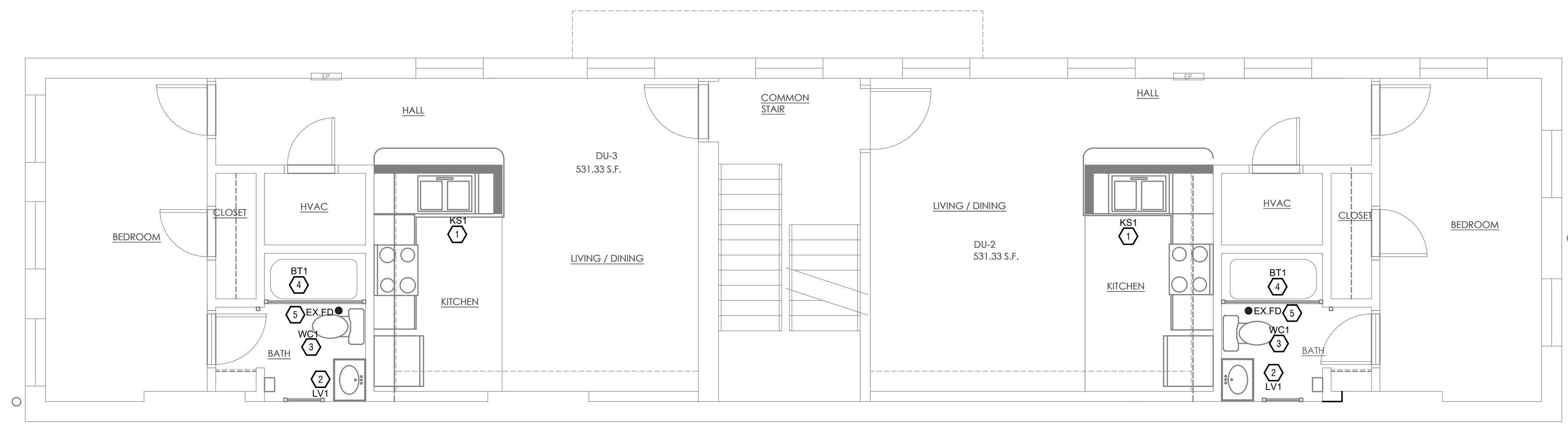
- REMOVE EXISTING KITCHEN SINK AND REPLACE WITH KITCHEN SINK IN SAME LOCATION. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW SINK. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
- REMOVE EXISTING LAVATORY AND REPLACE WITH NEW LAVATORY IN SAME LOCATION. REWORK EXISTING SANITARY AND SUPPLY PIPING AS REQUIRED TO ACCOMMODATE NEW LAVATORY. PROVIDE NEW P-TRAP, 1/4 TURN STOPS AND SUPPLY LINES.
- 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.
- 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.
- 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.

### DIVISION 22 - PLUMBING

- GENERAL PLUMBING REQUIREMENTS
  - 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.
  - 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.
  - THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF OHIO TO INSTALL NEW PLUMBING SYSTEMS.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
- USE OF DRAWINGS AND SPECIFICATIONS
  - 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.
- CONTRACTOR COORDINATION
  - 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.
- PLUMBING FIXTURES
  - SHUT OFF VALVES/STOPS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
  - COORDINATE COLOR OF FIXTURES WITH ARCHITECT.
  - PROVIDE ADA COMPLIANT FIXTURES WHERE INDICATED ON THE ARCHITECTURAL PLANS. PROVIDE OFFSET FIXTURE TAILPIECES AND TRAPS WHERE REQUIRED TO MEET ADA LEG CLEARANCES.
  - 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.
- DOMESTIC WATER SYSTEMS
  - NEW FIXTURES SHALL BE CONNECTED TO THE EXISTING WATER SERVICE.
- VALVES - GENERAL
  - 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.
  - LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.
- VALVES FOR DOMESTIC WATER
  - 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.
  - PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.
  - GENERAL DUTY SHUT-OFF BALL VALVES
  - 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 T5/PC-595-Y-66-LF (NS) OR EQUAL PRODUCT MANUFACTURED BY AMERICAN VALVE CO, CRANE, HAMMOND, MILWAUKEE, RED-WHITE VALVE CORPORATION, OR WATTS.
- INSULATION FOR HANDICAP ACCESSIBLE FIXTURES (WHERE NOT PROTECTED WITH A SHROUD)
  - 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, TRUEBERG, PLUMBEREX, AND DEARBORN.
- CONCRETE HOUSEKEEPING PADS
- ESCUTCHEON PLATES
  - INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.
- CUTTING AND PATCHING
  - CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.
- TESTING
  - 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.
- SHOP DRAWINGS
  - 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.
  - 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.
  - REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
- OWNER'S INSTRUCTIONS
  - 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.
- WARRANTY
  - 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.
  - RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE EQUIPMENT, MATERIALS AND WORKMANSHIP.



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



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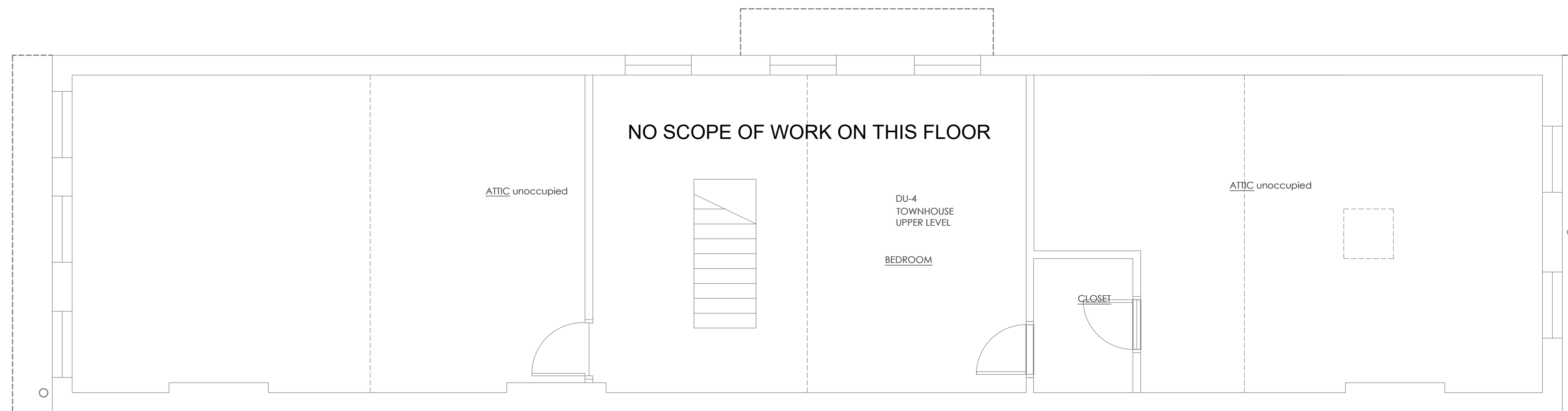
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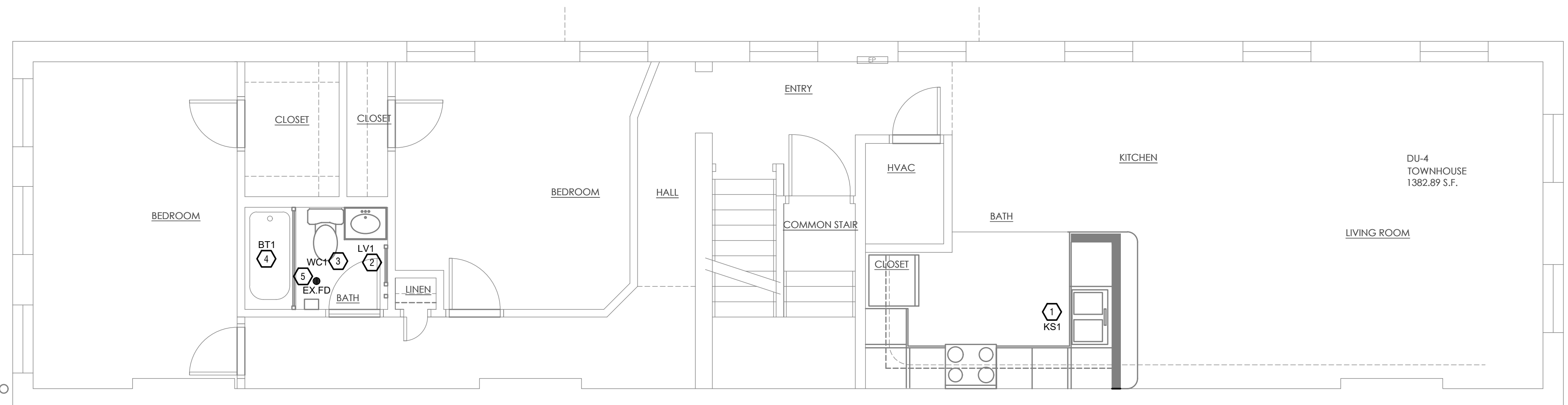
PLUMBING SECOND FLOOR PLAN

**P1.1**

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




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

# PLUMBING THIRD 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.



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PLUMBING THIRD AND  
FOURTH FLOOR PLAN

P1.2

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**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 FLEUE/INTAKE TO EXISTING FLEUE/INTAKE. MODIFY AS REQUIRED. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET/FLEUE MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER. 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 MANUFACTURERS 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

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2. THE QUANTITIES SHOWN ARE FOR A SINGLE ROOM.

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**COMMUNITY MANOR / PENDLETON ESTATES**

**527 DANDRIDGE STREET CINCINNATI, OHIO 45202**

**POAH**

**modelgroup**

DEVELOPMENT • CONSTRUCTION • MANAGEMENT

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

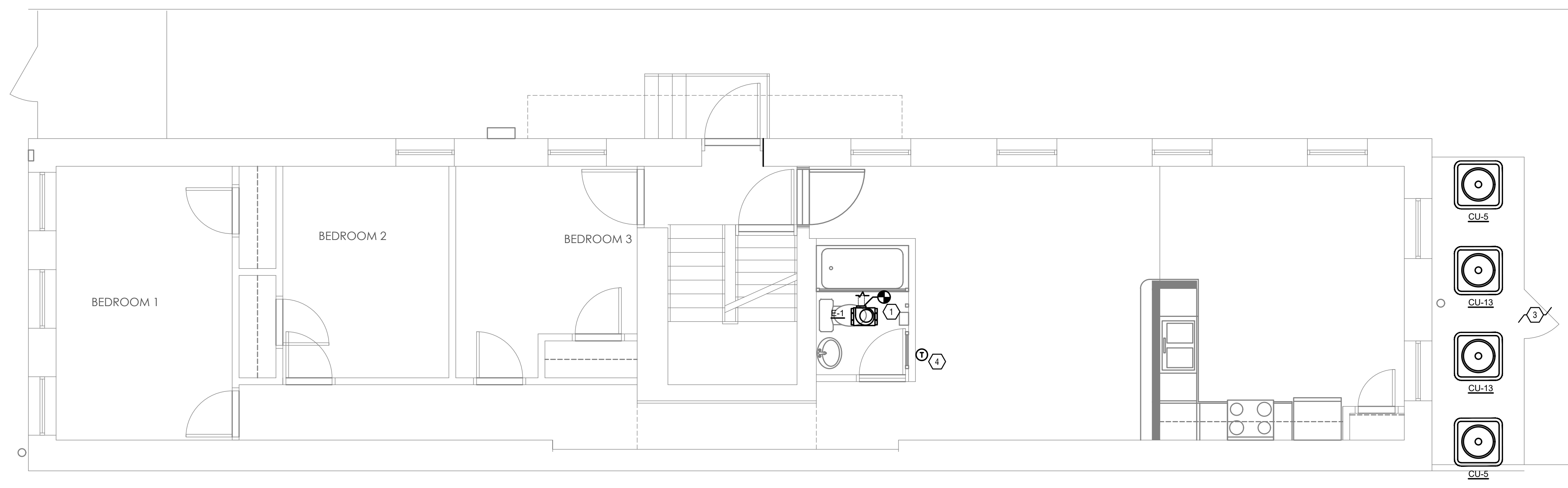
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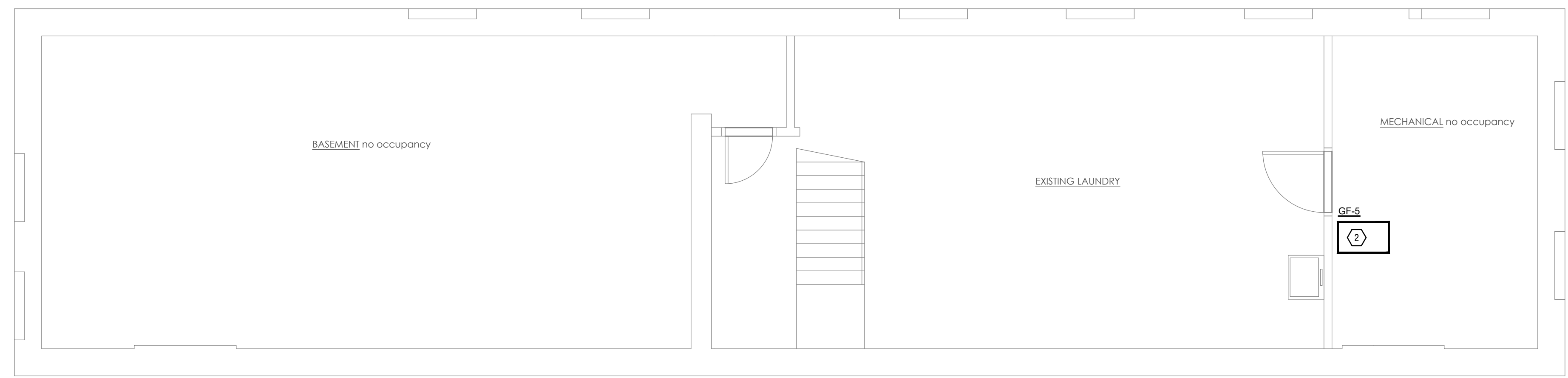
MECHANICAL BASEMENT-FIRST FLOOR PLAN

**M1.0**



**MECHANICAL FIRST FLOOR PLAN**

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



**MECHANICAL BASEMENT PLAN**

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

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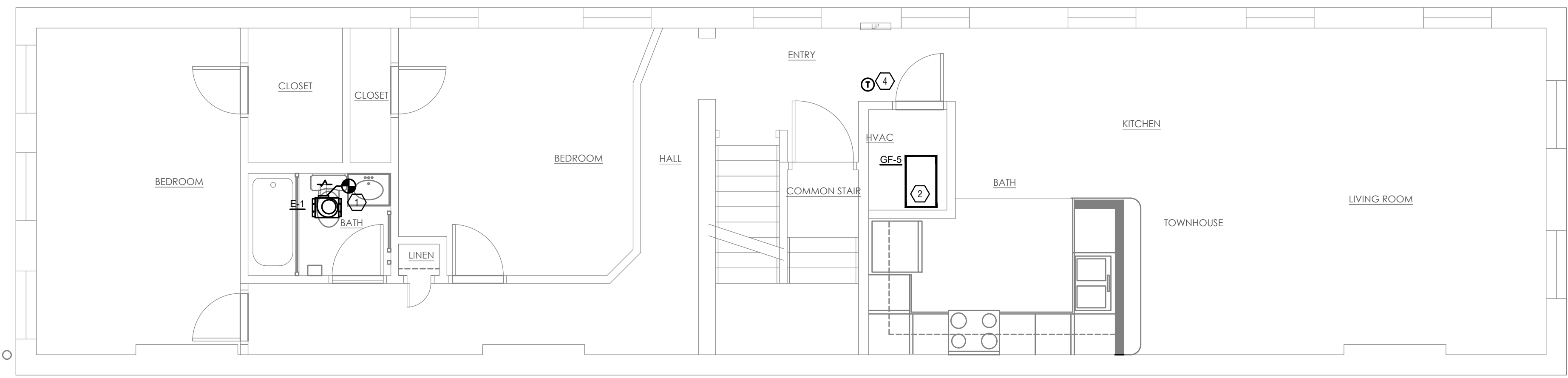
**OHFA SUBMITTAL 10.21.2022**

**BID SET 07.03.2023**

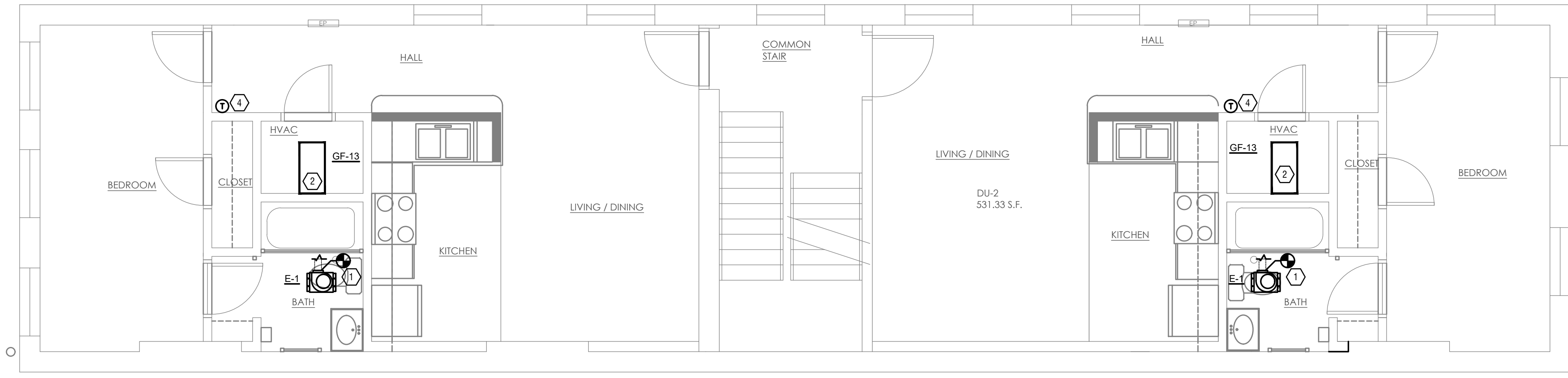
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MECHANICAL SECOND-THIRD FLOOR PLAN

**M1.1**



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



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

**GENERAL NOTES**

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**SYMBOLS LEGEND - HVAC**

⊖	THERMOSTAT
14x10	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

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

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

E. PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE OF UNITS, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.

F. 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.

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**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

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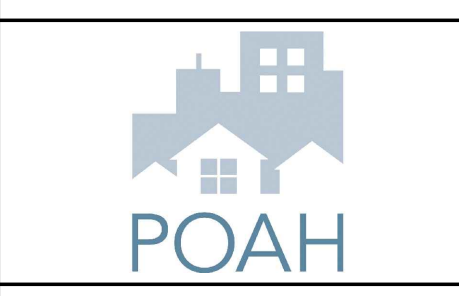
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CINCINNATI, OHIO 45202



**modelgroup**  
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

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

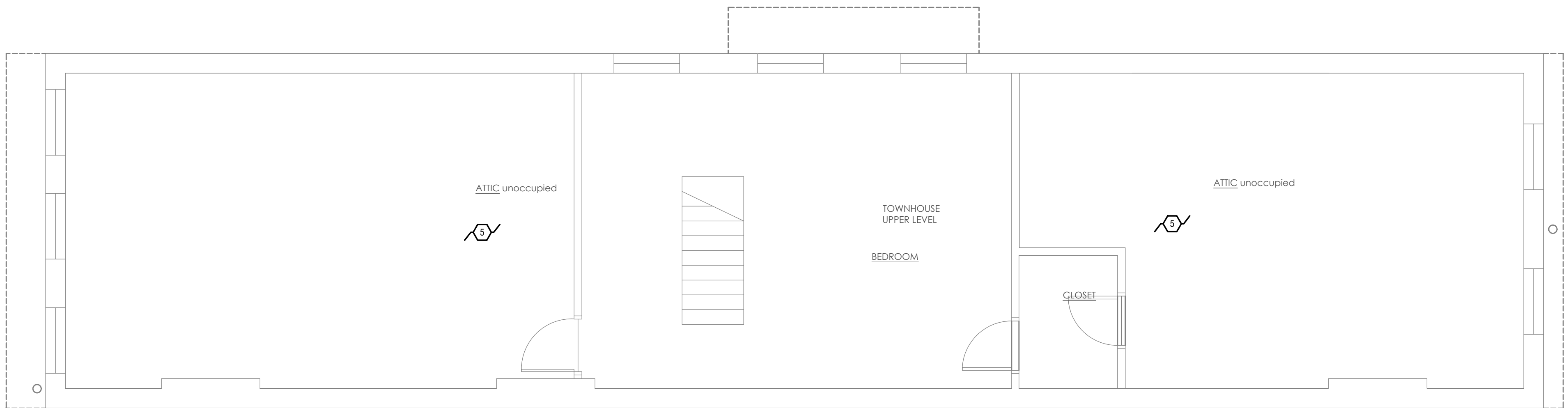
**OHFA SUBMITTAL**  
10.21.2022

**BID SET**  
07.03.2023

PRELIMINARY  
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MECHANICAL FOURTH FLOOR PLAN

**M1.2**



**M1.2** MECHANICAL FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	28	10	0	0	1,3
KITCHEN	12	4	8	0	1,3
HALL	7	10	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	7	2	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
STAIRS	1	1	0	0	1,3
BASEMENT	0	3	4	0	1,3
RANGE	3	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**

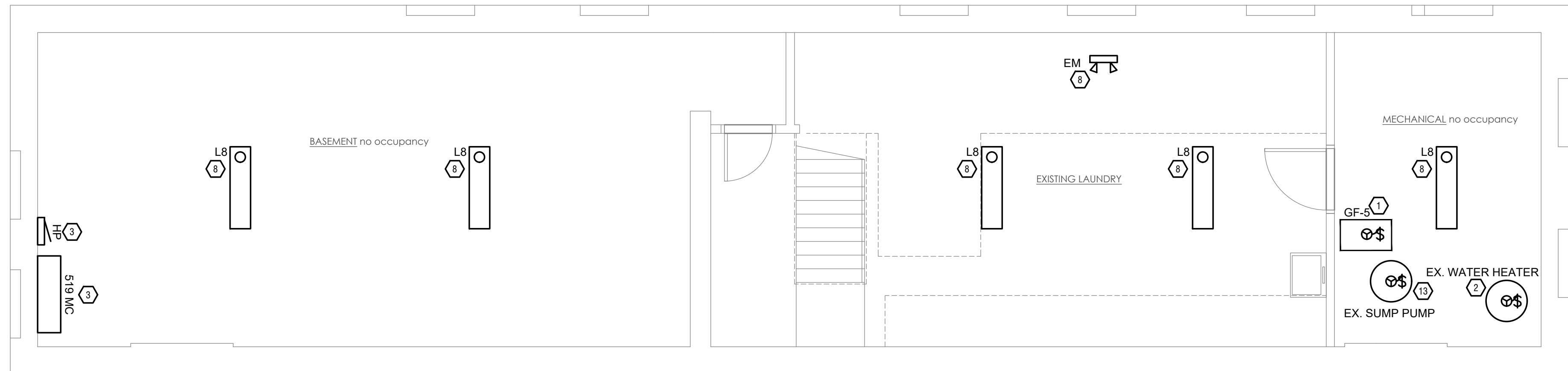
A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL NEW CONDUIT/CABLE ROUTING WHERE APPLICABLE. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.  
 B. ALL ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN WITH NO ADDED LOADS.  
 C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED 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**

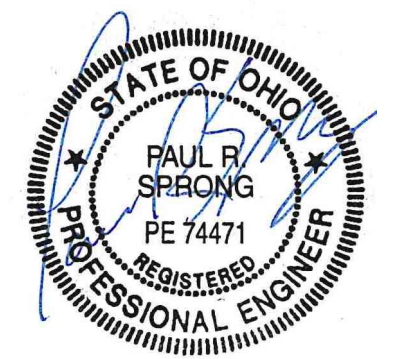
A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D).  
 B. FURNISH AND INSTALL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

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



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 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**

Z:\Projects\Directores\9200-9299\9204-Model\_PDMV-Construction\_Documents\Domestic\527\_Building\9204-E1-1-ELECTRICAL-POWER-FIRST-FLOOR-PLAN.dwg - EBS - Plot Date/Time: Oct 18, 2022 - 2:09pm - 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 DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	28	10	0	0	1,3
KITCHEN	12	4	8	0	1,3
HALL	7	10	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	7	2	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
STAIRS	1	1	0	0	1,3
BASEMENT	0	3	4	0	1,3
RANGE	3	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.

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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 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.



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

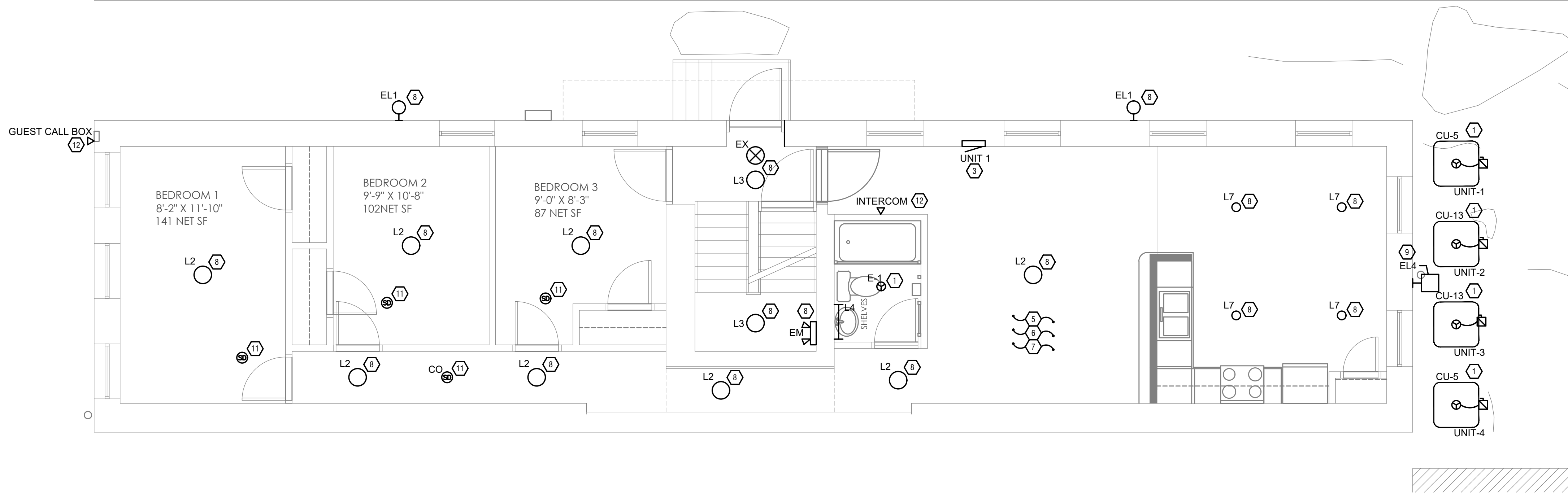
**OHFA SUBMITTAL**  
10.21.2022

**BID SET**  
07.03.2023

PRELIMINARY  
NOT FOR CONSTRUCTION

ELECTRICAL POWER FIRST  
FLOOR PLAN

**E1.1**



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



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ELECTRICAL DEVICE SCHEDULE					
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	28	10	0	0	1,3
KITCHEN	12	4	8	0	1,3
HALL	7	10	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	7	2	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
STAIRS	1	1	0	0	1,3
BASEMENT	0	3	4	0	1,3
RANGE	3	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.

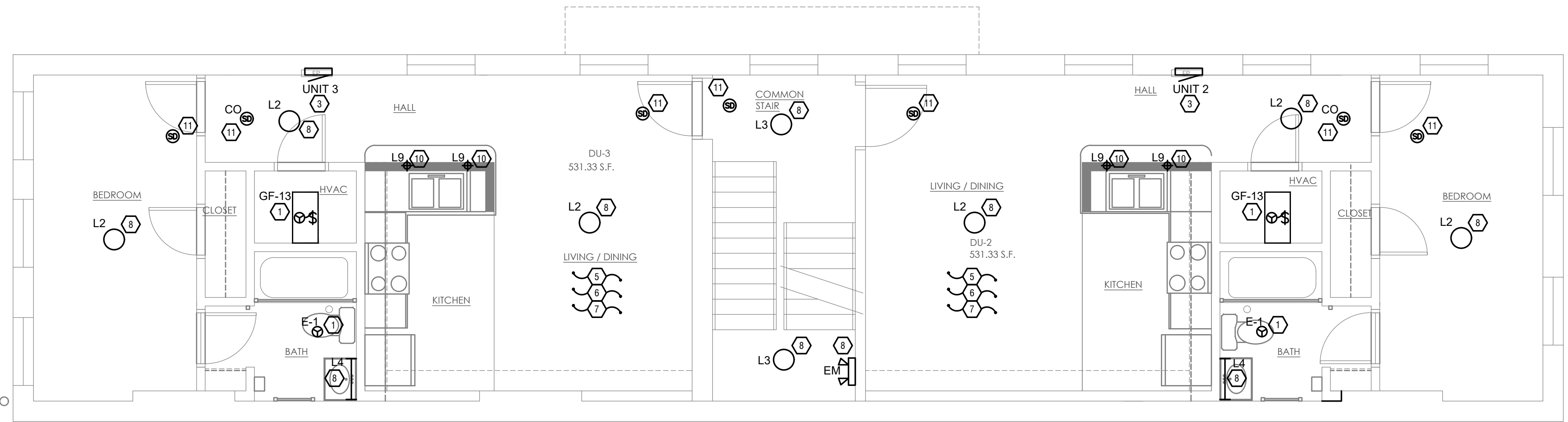
**GENERAL NOTES-POWER**

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.

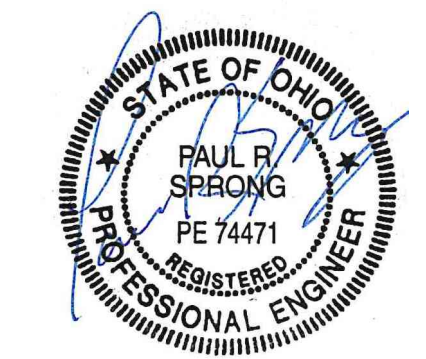
**GENERAL NOTES-DWELLING UNITS**

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



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 527 DANDRIDGE STREET  
 CINCINNATI, OHIO 45202



**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\_P04V-Construction\_Documents\Domestic\527\_Building\9204-E1-3-ELECTRICAL-POWER-THIRD-FLOOR-PLAN.dwg - 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	28	10	0	0	1,3
KITCHEN	12	4	8	0	1,3
HALL	7	10	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	7	2	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
STAIRS	1	1	0	0	1,3
BASEMENT	0	3	4	0	1,3
RANGE	3	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.

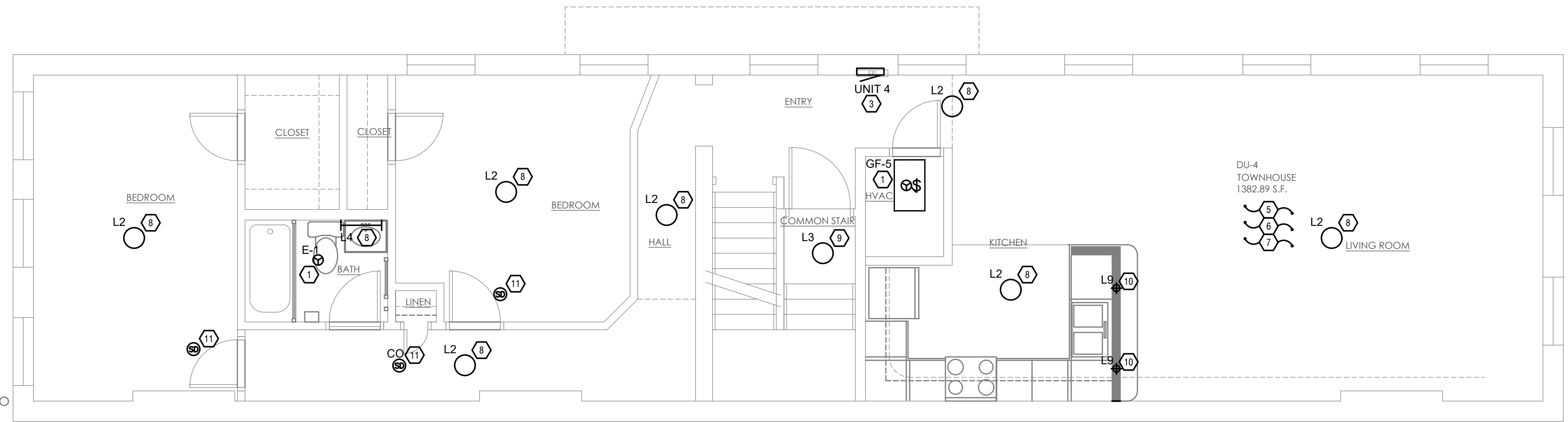
E. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.

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.

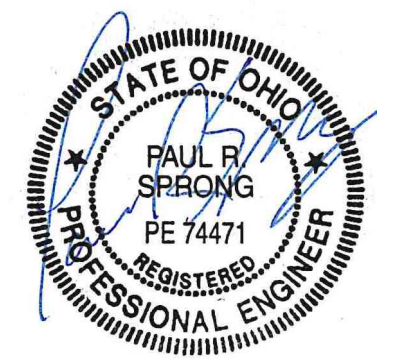
G. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

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 (ES36-35) HORNSTROBE, 600 SERIES BUTTON, AND 590 SERIES TRANSFORMER OR EQUAL CIRCUIT TO LOCAL GENERAL LIGHTING LOAD CIRCUIT. NO ADDED LOAD ON PANEL.



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



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**ENGINEERED BUILDING SYSTEMS INC.**

TEAMWORK • COLLABORATION  
SHARED SUCCESS

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PENDLETON ESTATES

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CINCINNATI, OHIO 45202



**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**

C:\Z:\Project\_Directories\9200-9299\9204-Model\_P04M-Construction\_Documents\Domandridge\_527\_Building\9204-E1.4-ELECTRICAL-POWER-FOURTH-FLOOR-PLAN.dwg - EBS - Plot Date/Time: Oct 18, 2022 - 2:08pm - 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	28	10	0	0	1,3
KITCHEN	12	4	8	0	1,3
HALL	7	10	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM (1)	7	2	0	0	1,2
BEDROOM (2)	5	1	0	0	1,2
BEDROOM (3)	5	1	0	0	1,2
STAIRS	1	1	0	0	1,3
BASEMENT	0	3	4	0	1,3
RANGE	3	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.



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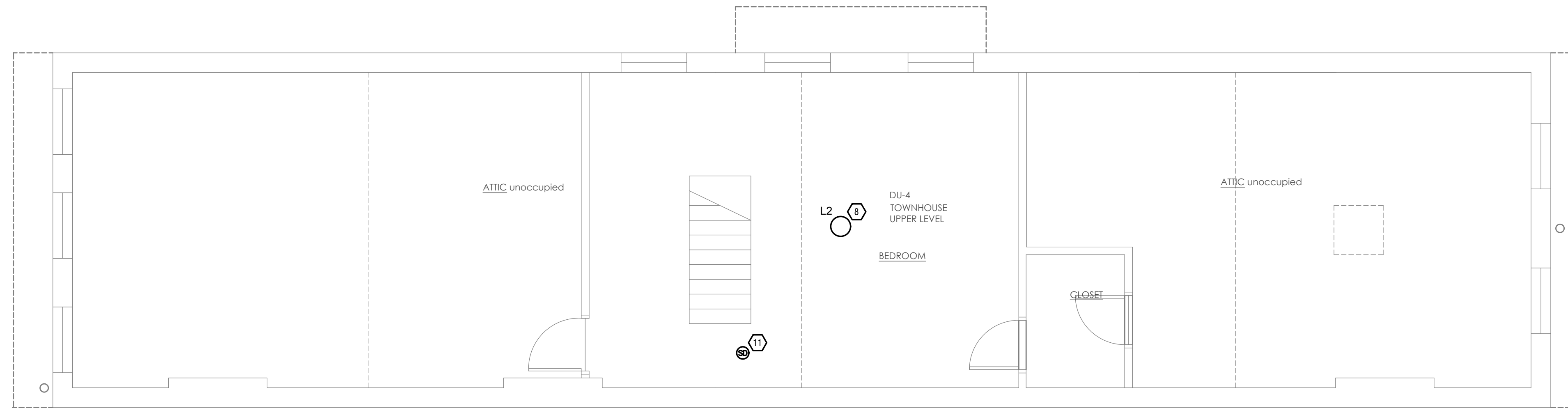
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ELECTRICAL POWER  
FOURTH FLOOR PLAN

**E1.4**



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

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# 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
⊕	DUPLEX RECEPTACLE	PT	□	RECESSED MULTI-SERVICE POKE THRU
USB	DUPLEX RECEPTACLE W/USB JACKS	SC	⊕	SPECIAL CONNECTION
⊕	COUNTER HEIGHT DUPLEX RECEPTACLE	⊕	□	SIMPLEX RECEPTACLE
⊕	QUAD RECEPTACLE	⊕	□	EQUIPMENT CONNECTION
⊕	COUNTER HEIGHT QUAD RECEPTACLE	\$M	□	MANUAL MOTOR STARTER
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE	□	□	NON-FUSED DISCONNECT
GFCI	DUPLEX - GFCI RECEPTACLE	⊕	□	FUSED DISCONNECT
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE	⊕	□	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
WP	DUPLEX - MONUMENT FLOOR BOX	HNE	□	JUNCTION BOX
GFCI	DUPLEX - RECESSED FLOOR BOX	⊕	□	HOME NETWORK ENCLOSURE
DW	PANELBOARD	⊕	□	SECURITY CAMERA
GFCI		⊕	□	DATA LOCATION (RING & STRING, U.N.O)
DISP		⊕	□	VOICE DROP - LOCATION
MW		⊕	□	VOICE/DATA DROP - LOCATION
FRIG		⊕	□	CABLE TV (COAX) - LOCATION
RANGE		⊕	□	CARD READER
WASH		⊕	□	DOOR RELEASE - ACCESS CONTROL
GFCI		⊕	□	DOOR STRIKE - ACCESS CONTROL
DRYER		⊕	□	MAG-LOCK - ACCESS CONTROL
		⊕	□	POSITION SWITCH
		⊕	□	PROXY READER
		⊕	□	REQUEST TO EXIT SWITCH
		⊕	□	WIRELESS INTERNET ACCESS POINT
		⊕	□	DOOR HOLD - FIRE ALARM
		⊕	□	DUCT SMOKE DETECTOR
		⊕	□	FIRE ALARM CONTROL PANEL
		⊕	□	FIRE ALARM REMOTE ANNUCIATOR
		⊕	□	HEAT DETECTOR - FIRE ALARM
		⊕	□	HORN - FIRE ALARM
		⊕	□	SMOKE DETECTOR
		⊕	□	COMBINATION SMOKE/CO2 DETECTOR
		⊕	□	SPEAKER - FIRE ALARM
		⊕	□	SPEAKER/STROBE - FIRE ALARM
		⊕	□	STROBE - FIRE ALARM
		⊕	□	DOOR BELL
		⊕	□	DOOR CHIME
		⊕	□	STROBE ONLY

ABBREVIATIONS:

#	Number	HP	Heat Pump
Ω	Ohm	HZ	Hertz
⊕	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		

EXAMPLES:

SWITCH GROUP FUNCTION

FIXTURE TYPE (SEE SCHEDULE)

WEATHER PROOF

PANEL NAME AND CIRCUIT NUMBER

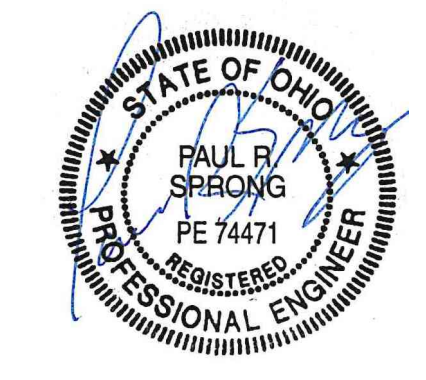
GROUND FAULT PROTECTED

ISOLATED GROUND

NOTE: ALL ITEMS MAY NOT BE USED.

# 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 CYLINDER FIXTURE	LITHONIA LIGHTING - LDN6CYL 27/15 L06 WR LSS 120V	17.5	



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ELECTRICAL DETAILS  
**E2.0**

c:\z\z\Project\_Directories\9200-9299\9204-Model\DMV-Construction\_Documents\Dombridge\_527\_Building\9204-E2.1-ELECTRICAL-DETAILS.dwg - EBS. Plot Date/Time: Oct 18, 2022 - 2:09pm - 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.

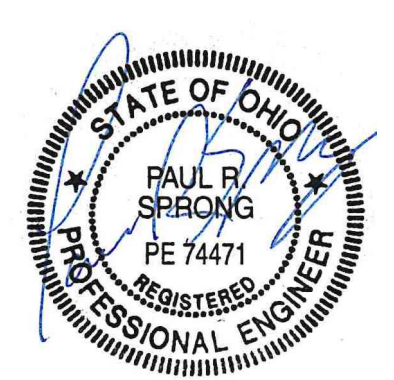
**ELECTRICAL SPECIFICATIONS**

- 1. GENERAL DEMOLITION
  - a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, BASE BUILDING SPECIFICATIONS AND DRAWINGS, SHOP DRAWING MANUALS AND AS-BUILT PLANS, EXCEPT AS NOTED HEREIN, WHICH APPLY IN ALL RESPECTS TO THIS SECTION. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE WORK.
- 2. USE OF DRAWINGS AND SPECIFICATIONS
  - a. EBS DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- 3. STANDARDS
  - a. MATERIALS EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF NEC, ASTM, UL, ETL, NEMA, ANSI, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.
- 4. CODES
  - a. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE ELECTRICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
- 5. PERMITS AND FEES
  - a. THE ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE ELECTRICAL WORK.
- 6. WARRANTY
  - a. THE ELECTRICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.
- 7. SITE EXAMINATION
  - a. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS OF WORK WHERE EQUIPMENT WILL BE INSTALLED AND SHALL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE ELECTRICAL WORK PRIOR TO BID. HE SHALL ALSO EXAMINE THE DRAWINGS AND SPECIFICATIONS OF OTHER BRANCHES OF WORK MAKING REFERENCE TO THEM FOR DETAILS OF NEW OR EXISTING BUILDING CONDITIONS.
  - b. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE.
  - c. ELECTRICAL CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
  - d. ACCESS PANELS ARE NOT SHOWN ON DRAWINGS. DURING SITE EXAMINATION, CONTRACTOR SHALL IDENTIFY ALL AREAS WHERE ACCESS PANELS ARE REQUIRED, AND REPORT TO GENERAL CONTRACTOR. DESIGNATION OF WHO FURNISHES AND WHO INSTALLS ACCESS PANELS MUST BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO STARTING WORK.
- 8. CONTRACTOR COORDINATION
  - a. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS CONVEY DESIGN INTENT ONLY. MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
  - b. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. WHERE THE ELECTRICAL CONTRACTOR IS MAKING A CONNECTION TO EQUIPMENT/COMPONENTS THAT ARE FURNISHED BY OTHERS, ELECTRICAL CONTRACTOR TO VERIFY ALL CONNECTION REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED, INCLUDING BUT NOT LIMITED TO COP SIZE, MEANS OF DISCONNECT, SPECIAL CONNECTION REQUIREMENTS, OR OTHER ITEMS INDICATED ON SHOP DRAWINGS, OR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR INSTALLATION DIAGRAMS, AND FURNISH ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION AND OPERATION OF THE EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COORDINATE. AFTER ELECTRICAL CONNECTIONS HAVE BEEN INSTALLED.
  - c. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING

- COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
- d. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS. USE ACTUAL BUILDING DIMENSIONS.
- e. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
- 9. UTILITY COORDINATION
  - a. ELECTRICAL CONTRACTOR TO VERIFY INSTALLATION OF METERING AND UTILITY DEMARCATION EQUIPMENT WITH UTILITY PROVIDER PRIOR TO START OF WORK AND FURNISH AND INSTALL REQUIRED ITEMS PER UTILITY COMPANY'S INSTALLATION REQUIREMENTS AND/OR MANUALS.
- 10. SUBMITTALS
  - a. PRODUCTS INSTALLED BY THE ELECTRICAL CONTRACTOR AND PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW PRIOR TO PURCHASING. PRODUCTS SHALL NOT BE SELECTED BASED ON PERMIT DRAWINGS WITHOUT EXPRESS PERMISSION - PRODUCTS SHALL BE SELECTED BASED ON CONSTRUCTION DRAWINGS.
- 11. RECORD DRAWING
  - a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING RECORD DRAWINGS WHERE REQUIRED. DRAWINGS SHALL BE PRODUCED IN AUTOCAD 2004 FORMAT OR LATER.
- 12. SHOP DRAWINGS
  - a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
  - b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
  - c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
- 13. TESTING
  - a. ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION, BALANCE ALL BRANCH CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEM TO WITHIN 10% OF THE HIGHEST PHASE LOAD IN EACH PANELBOARD.
- 14. TEMPORARY POWER
  - a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL WIRING FOR CONSTRUCTION. THE TEMPORARY SERVICE SHALL BE A MINIMUM OF 60 AMPS, SINGLE PHASE, THREE WIRE, 120/208 VOLTS FUSED AT MAIN DISCONNECT. ALL RECEPTACLES ON THIS TEMPORARY SERVICE SHALL BE PROTECTED BY A GFI BREAKER.
- 15. MECHANICAL EQUIPMENT
  - a. ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
- 16. DEMOLITION
  - a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEENERGIZING CIRCUITS IN DEMOLITION AREAS TO INSURE A SAFE CONDITION. ELECTRICAL DEVICES AND ASSOCIATED WIRING LOCATED WITHIN THE DEMOLITION AREA THAT WILL NO LONGER BE USED SHALL BE REMOVED AND PROPERLY DISPOSED OF AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
- 17. POWER OUTAGES
  - a. THE ELECTRICAL CONTRACTOR SHALL SCHEDULE ALL ELECTRICAL SYSTEM(S) OUTAGES WITH THE GENERAL CONTRACTOR AND OWNER AT LEAST 24 HOURS IN ADVANCE, UNLESS APPROVED OTHERWISE ALL OUTAGES SHALL OCCUR BETWEEN 11:00PM AND 5:00AM.
- 18. GROUNDING AND BONDING
  - a. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.
  - b. ANY GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
- 19. MATERIALS
  - a. PROVIDE ALL NEW MATERIAL AND EQUIPMENT UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE UL APPROVED AND LABELED, OR OTHER APPROVED TESTING ORGANIZATION WHICH HAS ACCEPTANCE BY THE LOCAL JURISDICTION, FOR THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS

- OF THE CURRENT APPLICABLE CODES AND REGULATIONS. NO SUBSTITUTION TO MATERIALS SPECIFIED WILL BE ALLOWED UNLESS APPROVED BY THE OWNER.
- b. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED. NO ALLOWANCES WILL BE MADE FOR ANY CHANGES THAT OCCUR IF PERMIT DRAWINGS HAVE NOT BEEN APPROVED PRIOR TO ORDERING.
- 20. CUTTING AND FITTING
  - a. PERFORM CUTTING, CORING, FITTING, REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE OWNER. PROPERLY FILL, SEAL, FIREPROOF, AND WATERPROOF ALL OPENINGS, SLEEVES, AND HOLES IN SLABS, WALLS, AND CASEWORK.
- 21. WIRING METHODS
  - a. PROVIDE CODE APPROVED WIRING METHODS FOR BRANCH CIRCUITING INDOORS, SUCH AS NM CABLE (ONLY WHERE PERMITTED BY NEC 334), EMT CONDUIT, OR MC CABLE FOR MECHANICAL EQUIPMENT, LIGHTING, AND POWER.
  - b. CONDUIT RUNS ON EXTERIOR OF BUILDING SHALL BE RIGID STEEL CONDUIT WITH WEATHER TIGHT, CORROSION-RESISTANT FITTINGS. SCHEDULE 40 PVC IS ACCEPTABLE WHERE PERMITTED BY CODE AND OR UNDERGROUND RUNS OR CONCRETE ENCASEMENT WHERE NOT EXPOSED TO PHYSICAL DAMAGE.
  - c. THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED, WITH COMPRESSION OR SET SCREW FITTINGS.
  - d. RIGID CONDUIT SHALL BE HOT DIPPED GALVANIZED.
  - e. WHERE RACEWAYS ARE INSTALLED FOR OTHERS TO USE, OR FOR FUTURE USE, PROVIDE NYLON PULL STRING.
  - f. PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SEALED USING 3M FIRE BARRIER CAULK, NELSON ELECTRIC FLAMESEAL OR T&B FLAMESAFE OR OTHER APPROVED METHOD.
- 22. CONDUCTORS AND TERMINATIONS
  - a. BRANCH CONDUCTORS SHALL BE COPPER, FEEDERS AS INDICATED ON RISER DIAGRAM. CONDUCTORS SHALL BE INSULATED FOR 600V NUMBER 12 AWG MINIMUM. PROVIDE WIRES AND CABLES AS INDICATED LISTED AND SUITABLE FOR TEMPERATURE, CONDITIONS, AND LOCATION WHERE INSTALLED.
- 23. MOTORS AND OTHER WIRING
  - a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT, WIRING, AND SAFETY SWITCHES FOR ALL MOTORS, AND OTHER ELECTRICAL EQUIPMENT, EVEN THOUGH THE MOTORS AND ELECTRICAL EQUIPMENT MAY BE SUPPLIED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL WORK AND CONNECTIONS REQUIRED TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE MAGNETIC STARTERS FOR EQUIPMENT AS INDICATED ON THE DRAWINGS.
  - b. THE ELECTRICAL EQUIPMENT MAY INCLUDE BUT NOT BE LIMITED TO SUCH ITEMS AS GRILLE MOTORS AND INTERLOCKS, EXTERIOR AND INTERIOR SIGNAGE, STARTING DEVICES, MOTOR CONTROLLERS, FLOAT SWITCHES, ALARM DEVICES OR SYSTEMS, PUSH BUTTONS, EXHAUST FANS, DATA SYSTEMS, INTERCOMS AND STEREO SYSTEMS. THE ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT LOCATION AND SIZES WITH THE TRADE SUPPLYING THE EQUIPMENT BEFORE INSTALLING THE CONDUIT OR OUTLETS.
- 24. DEVICES
  - a. HUBBELL, LEVITON, OR APPROVED EQUAL WITH MATCHING COVERPLATES.
  - b. PROVIDE SPECIFICATION GRADE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED, WHICH ARE UL-LISTED AND WHICH COMPLY WITH NEMA WD1 AND OTHER APPLICABLE UL AND NEMA STANDARDS. VERIFY COLOR SELECTIONS WITH ARCHITECT. PROVIDE DEVICE PLATES TO MATCH DEVICE COLORS.
  - c. PROVIDE GFCI PROTECTION FOR ALL KITCHEN 15 AND 20-AMP RECEPTACLES. WHERE THE RECEPTACLE IS RENDERED INACCESSIBLE BY EQUIPMENT PROVIDE GFCI PROTECTION AT THE CIRCUIT BREAKER.
- 25. SERVICE ENTRANCE AND DISTRIBUTION EQUIPMENT
  - a. ELECTRICAL CONTRACTOR MUST SUBMIT DRAWINGS FOR PERMIT AND RECEIVE APPROVAL PRIOR TO ORDERING EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR EQUIPMENT CHANGES THAT OCCUR PRIOR TO RECEIPT OF APPROVED PLANS.
- 26. DISCONNECTS AND FUSED SWITCHES
  - a. HEAVY DUTY TYPE, HORSEPOWER RATED WITH INTERLOCKING COVER. NEMA 1 TYPICAL. OUTDOOR AND WET LOCATION SWITCHES SHALL BE RAIN-TIGHT TYPE NEMA 3RR. ALL SWITCHES SHALL BE LOCKABLE. FUSES IN CIRCUITS RATED AT 600 AMPERES OR LESS SHALL BE UL CLASS RK1 DUAL-ELEMENT, TIME-DELAY, CURRENT LIMITING FUSES. FUSES IN CIRCUITS RATED AT 601 AMPERES OR LARGER SHALL BE UL CLASS L TIME-DELAY, CURRENT LIMITING FUSES.

- 27. NAMEPLATES
  - a. PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS. INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE, AND TYPE.
- 28. MOUNTING
  - a. MOUNT INDEPENDENT OF THE MECHANICAL UNIT HOUSING UNLESS SPECIFICALLY ACCEPTED BY THE LOCAL CODE AUTHORITY. PROVIDE UNISTRUT SUPPORT CHANNELS MOUNTED IN COORDINATION WITH ROOF PENETRATION AND PATCHING WORK. COORDINATE WITH GENERAL CONTRACTOR.
- 29. GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS AND EQUIPMENT
  - a. PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SERVICE IN ACCORDANCE WITH NEC ARTICLE 250.
  - b. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING BUT NOT LIMITED TO, SECONDARY FEEDER CIRCUIT, EQUIPMENT AND PANELBOARD ENCLOSURES, PULL AND JUNCTION BOXES, SHALL BE PROPERLY GROUNDED. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS REQUIRED TO PROVIDE GROUND CONTINUITY.
- 30. MULTI-TENANT METER CENTERS
  - a. PROVIDE METER CENTER(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. METER CENTERS SHALL HAVE MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED, AND SHALL HAVE BRANCH BREAKER INSTALLED FOR EACH METER SOCKET. METER CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND SHALL BE OF THE SAME MANUFACTURE AS LOAD CENTERS OR PANELBOARDS SERVED. METER CENTERS SHALL BE ENCLOSED NEMA 1, NEMA 3R AS REQUIRED. FINAL CONFIGURATION (NUMBER OF METERS PER SECTION, END-MAIN/CENTER-MAIN, ETC. SHALL BE DETERMINED BY CONTRACTOR. ALL BUSSING MUST BE RATED FOR THE LOADS SERVED. METER CENTERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT.
- 31. PANELBOARDS
  - a. PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARDS SHALL HAVE DOTTED, THERMAL AND MAGNETIC BREAKERS WITH MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED. PANELBOARDS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND BE ENCLOSED IN NEMA 1 TYPE HOUSING UNLESS NOTED OTHERWISE. ENCLOSURE(S) SHALL BE COMPLETE WITH A HINGED DOOR, CYLINDER LOCK, AND A NEATLY TYPED DIRECTORY UNDER PLASTIC COVER IN EACH PANEL DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT.
- 32. RESIDENTIAL LOAD CENTERS
  - a. PROVIDE LOAD CENTERS AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. LOAD CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL. LOAD CENTERS SHALL CONTAIN A NEATLY TYPED DIRECTORY IN EACH DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT. LOAD CENTERS MAY BE USED IN AREAS OTHER THAN DWELLING UNITS WHERE APPROPRIATE AND WHERE APPROVED BY OWNER'S REPRESENTATIVE.
- 33. LIGHTING
  - a. PROVIDE A NEW LIGHTING SYSTEM COMPLETE AND FULLY OPERATIONAL AND IN CONFORMANCE WITH CODE AND UL LISTING REQUIREMENTS. CLEAN ALL FIXTURES AT TIME OF JOB COMPLETION UTILIZING MANUFACTURER'S APPROVED OR RECOMMENDED CLEANING SOLUTIONS. ALL FIXTURES AND LAMPS ARE PROVIDED BY THIS CONTRACTOR AS SCHEDULED UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FURNISH ALL BOXES, MOUNTING KITS, TRANSFORMERS, CONTROLLERS, AND OTHER COMPONENTS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
  - b. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- 34. TELEPHONE SYSTEM
  - a. TELEPHONE WIRING AND SYSTEM IS EXISTING TO REMAIN. FIELD VERIFY THAT ALL WIRING AND HARDWARE IS IN GOOD WORKING CONDITION, COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
- 35. SECURITY SYSTEM NOTES
  - a. SECURITY WIRING AND SYSTEM ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL WIRING AND HARDWARE IS IN GOOD WORKING CONDITION, COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.
- 36. DATA/POSA-/V/SYSTEM NOTES
  - a. DATA, POS AND/OR A-V WIRING AND SYSTEMS ARE EXISTING TO REMAIN. FIELD VERIFY THAT ALL WIRING AND HARDWARE IS IN GOOD WORKING CONDITION, COORDINATE REPAIRS OR REPLACEMENTS WITH OWNER AND ARCHITECT.



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

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ELECTRICAL DETAILS

**E2.1**