COMMUNITY MANOR / PENDLETON ESTATES: 1320 REPUBLIC STREET

I PROJECT INFORMATION

1.	PROJECT LOCATION	

1320 REPUBLIC STREET CINCINNATI, OH 45202

2. DESCRIPTION PROJECT IS BUILDING IMPROVEMENTS TO AN EXISTING FOUR STORY AND ATTIC RESIDENTIAL BUILDING CONTAINING (8) APARTMENTS. THE UNIT COUNT AND LAYOUT WILL

> NEW EXTERIOR WORK INCLUDES MASONRY REPAIRS, NEW ENTRY DOORS, AND NEW WINDOWS NEW INTERIOR WORK INCLLIDES NEW KITCHEN CARINETS 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.

3. GOVERNING CODES

CC-P COMMERCIAL COMMUNITY, OVER-THE-RHINE HISTORIC DISTRICT 4. ZONING DESIGNATION PARKING - NO OFF-STREET PARKING IS REQUIRED.

5. CONSTRUCTION TYPE

ROOF: WOOD - NO NEW WORK WOOD EXTERIOR BEARING: MASONRY MASONRY - NO NEW WORK INTERIOR BEARING: WOOD WOOD - NO NEW WORK INTERIOR PARTITIONS: WOOD WOOD - NO NEW WORK WOOD WOOD - NO NEW WORK

6. USE GROUP OCCUPANCY

BASEMENT: UNOCCUPIED UNOCCUPIED FIRST FLOOR: R-2 RESIDENTIA R-2 RESIDENTIAL SECOND FLOOR R-2 RESIDENTIAL R-2 RESIDENTIAL R-2 RESIDENTIAL R-2 RESIDENTIA FOURTH FLOOR: R-2 RESIDENTIAL R-2 RESIDENTIAL ATTIC: UNOCCUPIED UNOCCUPIED

55', 4 STORIES, 16000 SF

GSF @ OCCUPANT LOAD

8. OCCUPANT LOAD / SF

7. HEIGHT AND AREA

9. INTERIOR FINISH RATINGS R-2 RESIDENTIAL

R-2 RESIDENTIAL:

R-2 RESIDENTIAL:

CLASS B

1. PILL TEST AS DEFINED BY OBC 804.4.1

STAIRWAYS &

CORRIDORS &

ENCLOSURE

STAIRWAYS

CLASS B

ROOMS &

CLASS C

ENCLOSED

10. FIRE RESISTANCE RATINGS

SEPARATION BETWEEN R-2 & R-2 1-HR¹ (EXISTING UNKNOWN) 420.3, 711 (HORIZONTAL ASSEMBLY) SEPARATION BETWEEN R-2 & **UNOCCUPIED BASEMENT** (HORIZONTAL ASSEMBLY) 1-HR^I (EXISTING UNKNOWN) 420.3, 711 EXIT STAIR ENCLOSURE 4 STORIES (FIRE BARRIER)

EXISTING FLOOR/CELINGS 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.

THE BUILDING IS CURRENTLY NOT PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM

12. EXITS

11. AUTOMATIC SPRINKLER

BASEMENT: (1) EXISTING EXIT STAIR IS PROVIDED.

EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.

DWELLING UNITS, FLOORS 1, 2, 3, 4: (2) EXITS ARE REQUIRED, (2) EXISTING EXITS ARE PROVIDED VIA ONE EXIT STAIR AND ONE FIRE ESCAPE.

13. FIRE ALARM AND DETECTION

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 WATER CURTAINS ALONG FIRE ESCAPE: PER OBC 3406.5, OPENINGS ALONG A FIRE

14. FIRE SUPPRESSION FSCAPE ARE REQUIRED TO BE PROTECTED WITH 3/4 HOUR OPENING PROTECTIVES. THE OPENINGS ALONG THE FIRE ESCAPE SHALL BE PROTECTED WITH "WATER CURTAIN" TYPE SPRINKLER HEADS PER CINCINNATI DEPARTMENT OF BUILDINGS AND INSPECTIONS ACCEPTED "ALTERNATIVE ENGINEERED DESIGN" IN ACCORDANCE WITH OBC 106.5. THE FOLLOWING REQUIREMENTS SHALL BE MET:

- WHEN APPLYING FOR FIRE SUPPRESSION PERMIT FOR THIS ADDRESS, CONTRACTOR SHALL SUBMIT TO THE DEPARTMENT OF BUILDINGS AND INSPECTIONS, A LETTER FROM THE SPRINKLER HEAD MANUFACTURER VERIFYING THAT THE PROPOSED. SPRINKLER HEAD TYPE AND SPACING WILL PROVIDE 100% GLAZING COVERAGE.
- A SMOKE DETECTOR MUST BE INSTALLED IN EACH ROOM IN WHICH A WATER CURTAIN SPRINKLER SYSTEM IS INSTALLED TO PROTECT A WINDOW OPENING (ELECTRICAL AND FIRE ALARM / FIRE PROTECTION IS DESIGN BUILD. CONTRACTOR
- CURTAIN SPRINKLER SYSTEM IS INSTALLED SHALL BE INTERCONNECTED TO THE FIRE ALARM SYSTEM (SEE ITEM #13 BELOW) DWELLING UNITS SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED TO THE OTHER SMOKE DETECTORS WITHIN THE SAME DWELLING UNIT. INSIDE DWELLING UNITS, ONLY THE SMOKE DETECTOR(S) WHICH ARE INSTALLED AS REQUIRED FOR WATER CURTAINS ARE TO BE INTERCONNECTED TO THE FIRE ALARM;

THE SMOKE DETECTORS WHICH ARE INSTALLED IN EACH ROOM IN WHICH A WATER

BUT NOT TO THE FIRE ALARM SYSTEM. PLASTIC PIPING SHALL NOT BE EXPOSED.

DWELLING UNIT FIRE EXTINGUISHERS - EACH UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C

THE OTHER SMOKE DETECTORS IN THE UNIT ARE INTERCONNECTED TO EACH OTHER,

PER OBC 1107.6.2.2.1, TYPEA A DWELLING UNITS ARE NOT REQUIRED IN BUILDINGS WITH 15. ACCESSIBILITY LESS THAN 20 DWELLING UNITS. PER OBC 3411.9, TYPE B DWELLING UNITS ARE NOT REQUIRED IN HISTORIC BUILDINGS.

PROJECT SUMMARY

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			4
8. 2155 Loth				2	1	2	5
9. 1609 Pleasant			3 *				3
10. 15 Back		1	8 *	4	1	1	15
Total	1	7	27	21	2	3	61

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

DRAWING INDEX

A0.0a COVER SHEET, GENERAL NOTES, DRAWING INDEX, LOCATION PLAN, SYMBOLS, & **ABBREVIATIONS**

A0.0b PROJECT NOTES

A0.1a OHFA LIMITED SCOPE REHABILITATION SUSTAINABILITY STANDARDS 55',4 STORIES, 3,025 GSF (FOOTPRINT) **A0.1b** OHFA LIMITED SCOPE REHABILITATION

> SUSTAINABILITY STANDARDS A0.1c OHFA DESIGN AND CONSTRUCTION FEATURES FORM

A0.1d OHFA DESIGN AND CONSTRUCTION FEATURES FORM

TYPICAL FLOOR/CEILING ASSEMBLIES, FINISH SCHEDULE, AND NOTES

A0.3a DOOR SCHEDULE AND NOTES **A0.3b** DOOR SCHEDULE AND NOTES A0.4a WINDOW SCHEDULE AND WINDOW DETAILS

A2.0 BASEMENT AND FIRST FLOOR DEMOLITION

A2.1 SECOND AND THIRD FLOOR DEMOLITION

PLANS A2.2 FOURTH FLOOR, ATTIC FLOOR AND ROOF

DEMOLITION PLANS **A3.0** BASEMENT NEW WORK PLAN **A3.1** FIRST FLOOR NEW WORK PLAN

A3.2 SECOND FLOOR NEW WORK PLAN **A3.3** THIRD FLOOR NEW WORK PLANS A3.4 FOURTH FLOOR NEW WORK PLAN

A3.5 ATTIC FLOOR NEW WORK PLAN A3.6 ROOF NEW WORK PLAN

A4.0 NORTH, EAST, SOUTH, AND WEST DEMOLITION ELEVATIONS AND WILL REMAIN UNPROTECTED. EACH UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE

A4.1 NORTH AND SOUTH COURTYARD

> DEMOLITION ELEVATIONS **A5.0** NORTH, EAST, SOUTH, AND WEST NEW WORK ELEVATIONS

NORTH AND SOUTH COURTYARD NEW **WORK ELEVATIONS A6.0** TYPICAL INTERIOR ELEVATIONS, KITCHEN CABINET INFORMATION, KITCHEN APPLIANCE SCHEDULE

A6.1 TYPICAL INTERIOR ELEVATIONS, BATHROOM **ACCESSORIES SCHEDULE**

(S1.0 BASEMENT, FIRST, SECOND, & THIRD FLOOR NEW WORK PLANS **\$1.1** FOURTH & ROOF NEW WORK PLANS

\$2.0 DETAILS, GENERAL NOTES

PLUMBING (FOR REFERENCE ONLY) 1/2 P1.0 PLUMBING BASEMENT PLAN

P1.1 PLUMBING FIRST FLOOR PLAN P1.2 PLUMBING SECOND FLOOR PLAN P1.3 PLUMBING THIRD FLOOR PLAN **P1.4** PLUMBING FOURTH FLOOR PLAN

P1.5 PLUMBING FIFTH FLOOR PLAN **P2.0** PLUMBING DETAILS

MECHANICAI

M1.0 MECHANICAL BASEMENT PLAN M1.1 MECHANICAL FIRST FLOOR PLAN

M1.2 MECHANICAL SECOND FLOOR PLAN M1.3 MECHANICAL THIRD FLOOR PLAN M1.4 MECHANICAL FOURTH FLOOR PLAN

M1.5 MECHANICAL FIFTH FLOOR PLAN M1.6 MECHANICAL ROOF FLOOR PLAN

M2.0 MECHANICAL DETAILS

ELECTRICAL (FOR REFERENCE ONLY) ET.O ÉLECTRICAL POWER BÂSEMENT 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 **E1.5** ELECTRICAL POWER FIFTH FLOOR PLAN

E1.6 ELECTRICAL POWER ROOF 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: BATHTUB TILE SURROUND -

REPLACE ISOLATED DAMAGED TILES. RESURFACE TUB SURROUND WITH PREFERRED RESURFACING PRODUCT* PER MANUFACTURER'S INSTRUCTIONS

Ã3: ALŤERNĂTE MĚDICINE CABINET PROVIDE LARGER MEDICINE CABINET WITH INTEGRAL LIGHT TOP LIGHTED SLIDING DOOR MIRROR MEDICINE CABINET,

SCONCE ABOVE BATHROOM MIRROR.

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.

24" x 19-1/2". HD SUPPLY, 404670. ELIMINATE NEW WALL

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

A9: MOTION-SENSOR LIGHTING IN BASEMENTS -CONTRACTOR TO PROVIDE MOTION-SENSOR LIGHTING IN

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

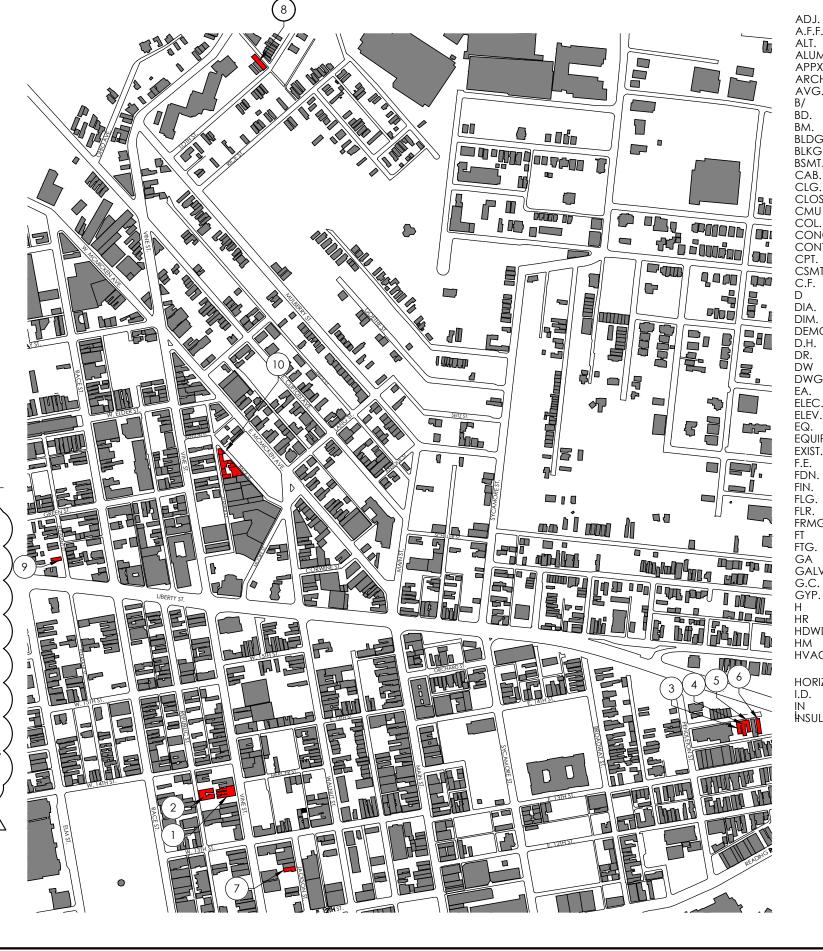
*PREFERRED RESURFACING PRODUCTS:

- MIDWEST CHEMICALS
- 2. HAWK RESEARCH LABORATORIES, INC. - ISOFREE PLUS
- 3. DIVERSIFIED COATINGS ISOFREE

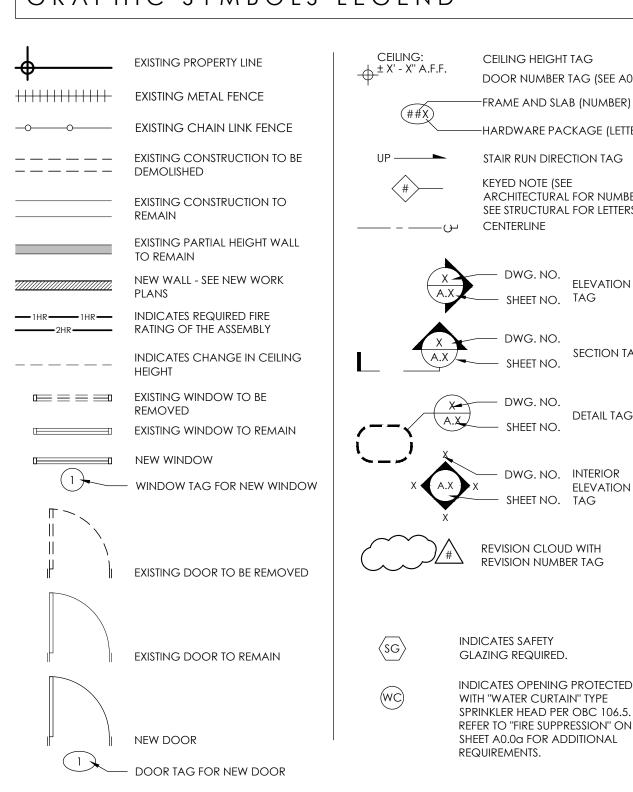
PROJECT PHOTOS

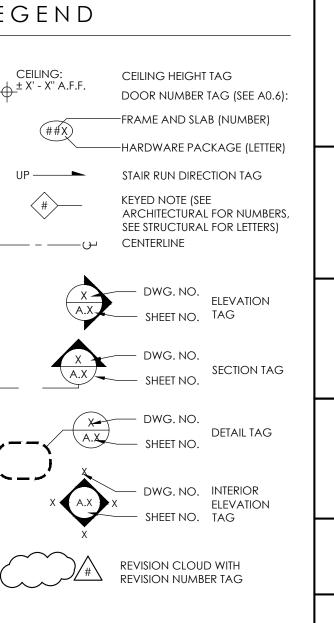


|PROJECT LOCATION



GRAPHIC SYMBOLS LEGEND





ABBREVIATIONS LEGEND



CINN $\supset \square$

HEIL

Deanna Heil

license no. 10784

Expiration 12-31-2023

engineering

220 Stewart Way, Suite 100

Monroe, Ohio 45050

513.549.1434

ENGINEERED

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Newport, KY 41017

859-261-0585

BUILDING

SYSTEMS INC.

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- O

ARCHITECTURE

1148 Main Street

Cincinnati, OH 45202

ph. 513.621.0750

citystudiosarch cor



DATE: PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022 PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION SUBMITTAL 03.22.2023

PRELIMINARY NOT FOR CONSTRUCTION

07.03.2023

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

ALTERNATIVE ENGINEERED DESIGN APPROVAL



February 1, 2023

City Studios Attn: Deanna Heil, RA 1148 Main Street Cincinnati, OH 45202

RE: Alternative Engineered Design request for 1320 Republic Street – APD #2022P10571

Dear Ms. Heil,

This letter is in response to your request for consideration under the 2017 Ohio Building Code (OBC) Section 106.5, Alternative Engineered Design, for the renovations to the building located at 1320 Republic Street

In your request dated January 9, 2023, you asked for consideration for not installing opening protectives at windows along the fire escapes as required by OCB Section 3406.5. In your Alternative Engineered request, you are proposing that water curtains be installed at the 39 existing window openings along the existing fire escape per the following conditions:

- Water curtains are to be installed at the interior of each window along the existing fire escape to protect the opening.
- Sprinkler contractor shall submit documentation demonstrating 100% coverage of the opening to the Department of Buildings & Inspections.
- Smoke detectors shall be installed in each room that has a water curtain installed. They shall be interconnected with other smoke detectors in the dwelling unit. Smoke detectors outside of
- dwelling units shall be connected to the fire alarm system.
 Plastic piping shall not be exposed.

Based on the factors listed above, we accept the proposed Alternative Engineered Design as equivalent to the code requirements in the OBC for opening protectives, provided that the 39 heads are supplied by a fire line with its own water main tap and sized to support the sprinkler head demand.

Feel free to contact his office with any questions concerning the approval of your Alternative Engineered Design, I can be reached at 513-352-2424.

Sincerely,

Art Dahlberg
Director of Buildings & Inspections

attachments: Alternative Engineered Design dated 1/09/2023

cc: Otto Bauer-Nilsen, Senior Building Plan Examiner
Robert Martin, Division Manager Building Plan Review
Chief Kenneth Caldwell, Cincinnati Fire Department
Gregory Phelia Jr., District Chief of Fire Prevention/Risk Reduction

Permit Center • 805 Central Avenue, Suite 500 • Cincinnati, Ohio 45202 P 513-352-3271 • F 513-352-2579 • www.cincinnati-oh.gov

GENERAL PROJECT NOTES

- 1. THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
- 2. THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL
- 3. THE G.C. IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
- THE G.C. IS TO REMOVE ONLY THOSE ELEMENTS SLATED FOR DEMOLITION EITHER GRAPHICALLY OR BY NOTATION. NO OTHER ELEMENTS ARE TO BE REMOVED. IF THE CONTRACTOR QUESTIONS THE REMOVAL OF AN ELEMENT, OR IF THERE IS A CONFLICT BETWEEN THE NOTES AND THE GRAPHICS, CONTRACTOR IS TO ASK THE ARCHITECT IMMEDIATELY.
- 5. THE G.C. IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJ. TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
- THE G.C. SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ARCHITECT/OWNER IMMEDIATELY.
- 7. IT IS UP TO THE G.C. TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ARCHITECT/OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
- 8. THE G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
- P. THE G.C. IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEES, PENALTIES OR RENTAL COSTS. ASSOCIATED WITH THE DEMOLITION WORK.
- 10. THE G.C. SHALL IDENTIFY, LOCATE AND PROTECT ANY ABOVE AND BELOW-GROUND UTILITIES ON SITE DURING THE COURSE OF THE DEMOLITION WORK. UPON COMPLETION, CONTRACTOR IS TO LEAVE ALL UTILITY LINES AND CONNECTIONS IN A STABLE, PROTECTED STATE.
- 1. THE G.C. IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.
- 12. NEW REPLACEMENT PLUMBING FIXTURES ARE TO BE INSTALLED. SEE PLUMBING DRAWINGS.
- 13. NEW REPLACEMENT LIGHT FIXTURES AND ADDITIONAL NEW LIGHT FIXTURES ARE TO BE INSTALLED. NEW REPLACEMENT RECEPTACLES, SWITCHES, AND COVER PLATES ARE TO BE INSTALLED. SEE ELECTRICAL DRAWING. ELECTRICAL WORK TO BE PERMITTED UNDER A SEPARATE APPLICATION.
- 14. NEW REPLACEMENT HVAC UNITS AND EXHAUST FANS TO BE INSTALLED. SEE MECHANICAL DRAWINGS.
- 15. PROVIDE SHOP DRAWINGS FOR CABINETS, COUNTERTOPS, RAILINGS AND EXTERIOR STAIR REPAIR WORK (EXTERIOR STEEL STAIR AT 1609 PLEASANT STREET ONLY).
- \downarrow 16. Provide Submittals for all New Architectural, Structural, Plumbing, Mechanical and Electrical Items.

PROJECT REQUIREMENTS

THE COMMUNITY MANOR AND PENDLETON ESTATES PROJECT INCLUDES THE FOLLOWING PROPERTIES (EACH SUBMITTED UNDER

SEPARATE PERMIT): 1321-1325 VINE STREET 1320-1322 REPUBLIC STREET

519 DANDRIDGE STREET 521 DANDRIDGE STREET

521 DANDRIDGE STREET 523 DANDRIDGE STREET 527 DANDRIDGE STREET

1221 JACKSON STREET 2155 LOTH STREET 1609 PLEASANT STREET 15 BACK STREET

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

ACCESSIBILITY GENERAL NOTES

1. <u>Sensory impaired units:</u> (15 back street - unit 9 back (sheet a3.1) and 1609 pleasant street - unit 1 (sheet a3.1) - As required for ohfa funded projects, two (2) units (equal to 2% of all units) are to be **sensory compaired for persons with sight and hearing disorders.** The following communication features will

- HARD-WIRED ELECTRIC DOORBELL WHICH INITIATES AN AUDIBLE TONE AND VISUAL SIGNAL WITHIN THE DWELLING

 LINIT

 ON THE PROPERTY OF THE PROPERT
- RESIDENTIAL DWELLING UNIT SMOKE DETECTION WITH AUDIBLE AND VISUAL SIGNAL DEVICES. SUCH SIGNAL DEVICES MUST NOT BE USED FOR ANY OTHER PURPOSE.
- MEANS FOR VISUALLY IDENTIFYING A VISITOR (WITH A 180 DEGREE RANGE OF VIEW) WITHOUT OPENING UNIT ENTRY DOOR (PEEP HOLE - SEE DOOR SCHEDULE).

RADON MITIGATION (DELEGATED DESIGN)

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



Deanna Heil license no. 10784 Expiration 12-31-202

Expiration 12-31-2023

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

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320 REPUBLIC STREET CINNATI, OHIO 45202



modelgroup development • construction • management

DATE: BID SET

06.20.2022

OHFA SUBMITTAL

10.21.2022

PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION 1

BID SET

07.03.2023

PERMIT REVISION TO SUBMITTAL 03.22.2023

PRELIMINARY NOT FOR CONSTRUCTION

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

A0.0b

SECTION 018113

SUSTAINABILITY DESIGN REQUIREMENTS

Community Manor and Pendleton Estates

PART 1 GENERAL

GENERAL CONDITIONS

- A. The General Conditions, Modifications to General Conditions, Supplementary or Special
- Conditions and any Instructions to Bidders shall apply to all Divisions of work. B. The requirements of State, Local or appropriate codes applicable to the work, whichever is the most stringent is a requirement of all Divisions of work.

WORK OF THIS SECTION

- A. Section includes:
- 1. Sustainable Project Goals:
- a. Project must comply with requirement of the Limited Scope Rehabilitation Sustainability **Standard** as prescribed by the Ohio Housing Finance Agency.
- B. Contractor shall coordinate work and requirements with Owner Contracted Green Rater/Verifier for Green certifications. Pertinent to green certifications the role of the Green Rater/Verifier is to guide the construction team with certification process; review documentation, verify green requirements are met; and to perform third-party testing and inspections.

REFERENCES

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

2. ASHRAE 62 - Ventilation for Acceptable Indoor Air Quality.

- 1. ASHRAE 52.2 Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size.
- 3. ASHRAE 90.1 Energy Efficient Design of New Buildings except Low-Rise Residential
- 4. ASHRAE 129 Measuring Air-Change Effectiveness. B. ASTM International:
- 1. ASTM E408 Standard Test Methods for Total Normal Emittance 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
- D. Carpet and Rug Institute: CRI Green Label Testing Program.
- Forest Stewardship Council: FSC Guidelines- Forest Stewardship Council Guidelines.
- 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:
- . 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
- 3. EPA 402-K-01-002 A Step-by-Step Guide on how to Build Radon-Resistant Homes J. Ohio Housing Finance Agency

A Letter from

Enterprise Community Partners and the

Office of Planning, Preservation and Development

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

As these programs are holistic, addressing nearly all systems of a property, retrofitting existing

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-

significant milestone in the growth of this architectural discipline.

certification pathway for limited scope rehab properties to achieve a meaningful and cost-

forward to incorporating this document into our Design & Architectural Standards guide.

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

We thank all those who submitted public comments that shaped the final draft, and OHFA looks

Enterprise Community Partners, Inc., Director,

Elizabeth Richards

Enterprise Community Partners, Inc.

Senior Program Director, Ohio

Green Communities

Elizabeth Richards

properties with modest scopes of work may not qualify under these rigorous standards designed

healthy, safe, durable, energy efficient, environmentally responsible and affordable.

for new construction and extensive rehabilitations. However, these "limited scope"

- 1. Limited Scope Rehabilitation Sustainability Standard
- K. Enterprise Green Communities

Dear Partners,

Respectfully Submitted,

Ohio Housing Finance Agency

Director of Planning, Preservation and

Community Manor and Pendleton Estates 018113

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

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 fo the

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

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: chimney chases,
- combustion/soil stack chases
- open wall tops
- dropped ceilings open plumbing walls
- beneath knee walls around ductwork
- electrical work and 9. attic access points
- D. Attic Bypass Inspection The Green Rater will conduct a visual Attic Bypass Inspection and conduct a 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.
- 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

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



Limited Scope Rehabilitation Sustainability Standards

Building Performance Standard,

HVAC Equipment

☐ Gas Furnace ≥ 95 AFUE (Roof Top 90 AFUE)

Heat Pump shall be ENERGY STAR Qualified

30 gal: .63 EF, 40 gal: .61 EF, 50 gal: .59 EF

60 gal: .57 EF, 70 gal: .55 EF, 80 gal: .53 EF

30 gal: .94 EF, 40 gal: .93 EF, 50 gal: .92 EF

60 gal: .91 EF, 70 gal: .90 EF, 80 gal: .89 EF

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

automatically adjust supply water temperature

Will all HVAC systems meet the following requirements?

to allow access are insulated minimum R-Value of R8.

Completion confirmed within the past five years

tightly to the wall.

Hot Water Boiler Space Heating: Outdoor air reset controls installed to

Exposed Boiler Pipes: Insulated in compliance with ASHRAE 90.1-2010

□ Domestic hot water boiler and space heating boiler system tune-ups:

□ Forced air system tune-ups: Completion confirmed within the past two

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

Ductwork carrying conditioned air in pitched roof attics with enough space

Oil Furnace ≥ 85 AFUE, ENERGY STAR

Gas Water Heater ≥ these efficiencies:

Electric Water Heater ≥ these efficiencies:

Oil Water Heater ≥ these efficiencies:

Boiler ≥ 90 AFUE, ENERGY STAR

efficiencies as described below?

Cooling equipment ≥ 13 SEER

If any Heating, Ventilating and Air Conditioning (HVAC) or water heater

system or item is being upgraded or replaced, will it/they meet required

Community Manor and Pendleton Estates

HEIL Deanna Heil

license no. 10784 Expiration 12-31-2023

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

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DATE: PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL

10.21.2022 PART 2 SUBMITTAL PERMIT SUBMITTAL

12.14.2022 PERMIT REVISION SUBMITTAL

03.22.2023 BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

OHFA LIMITED SCOPE REHABILITATION SUSTAINABILITY

STANDARDS

PROPOSAL APPLICATION

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 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.

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

The Eligibility section of this document clarifies which properties should follow this pathway

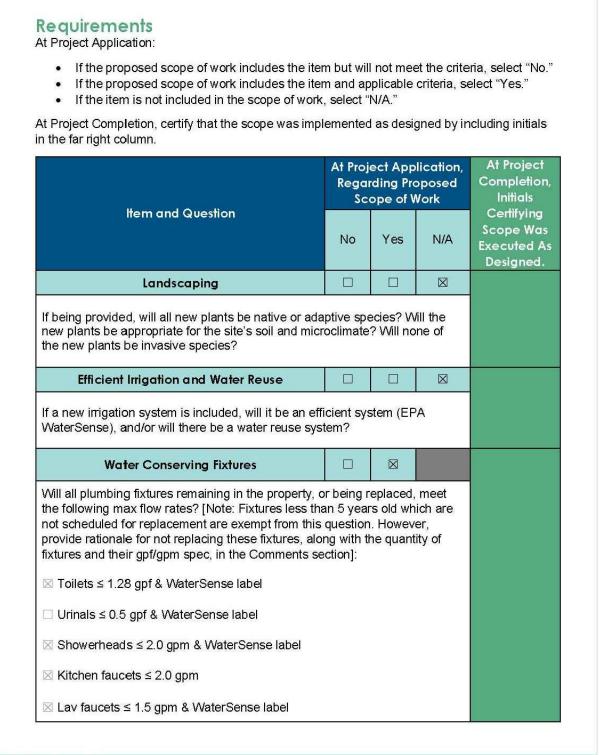
Requirements chart to indicate that the item was included in the property as designed, adding comments within the Project Completion: Comments section, describing any discrepancies and

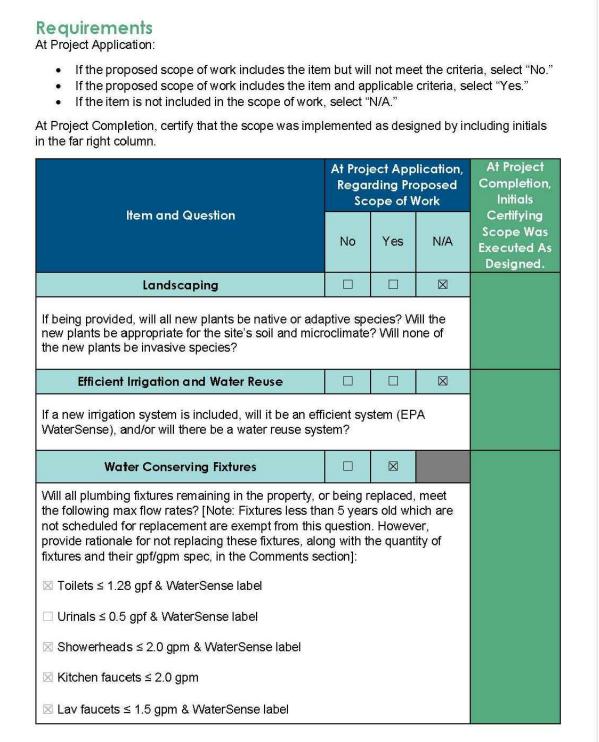
These Limited Scope Rehabilitation Sustainability Requirements apply to all multifamily and single family rehabilitation projects requesting and receiving Ohio Housing Finance Agency's (OHFA) Non-Competitive Housing Tax Credits that are neither new construction nor a gut rehabilitation. At OHFA's discretion, 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

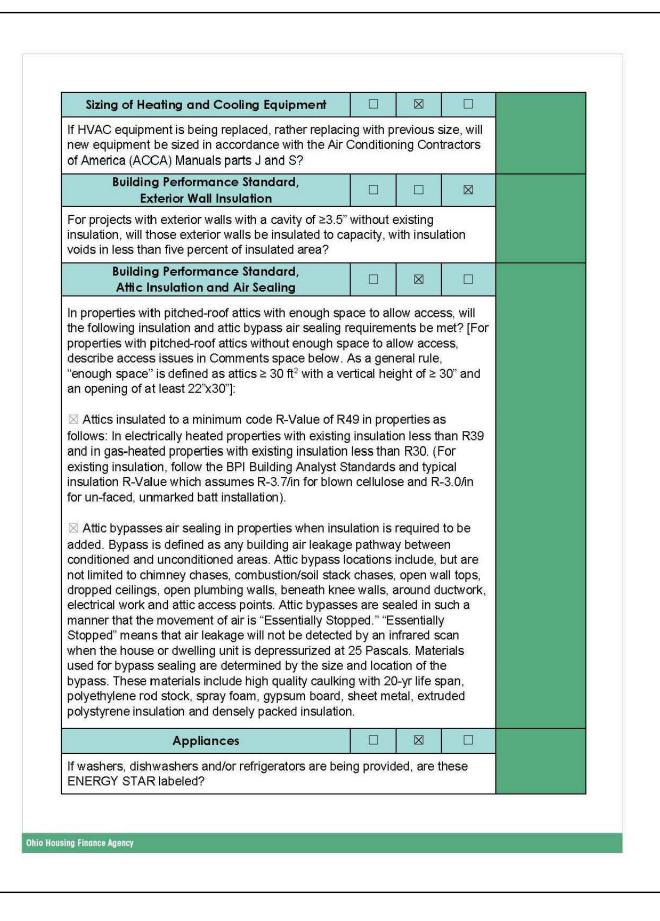
Project Name and Location

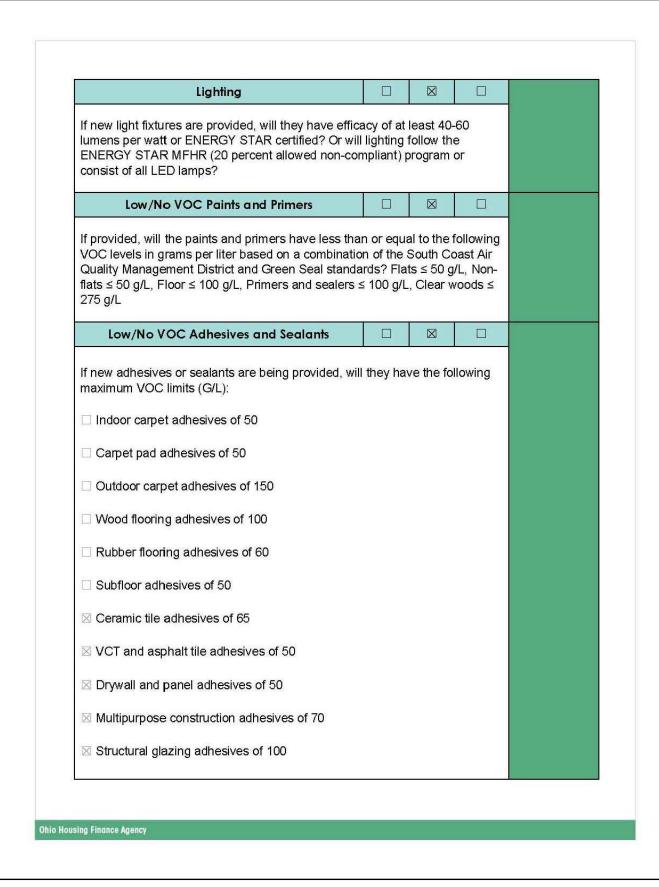
Community Manor & Pendleton Estates, Cincinnati

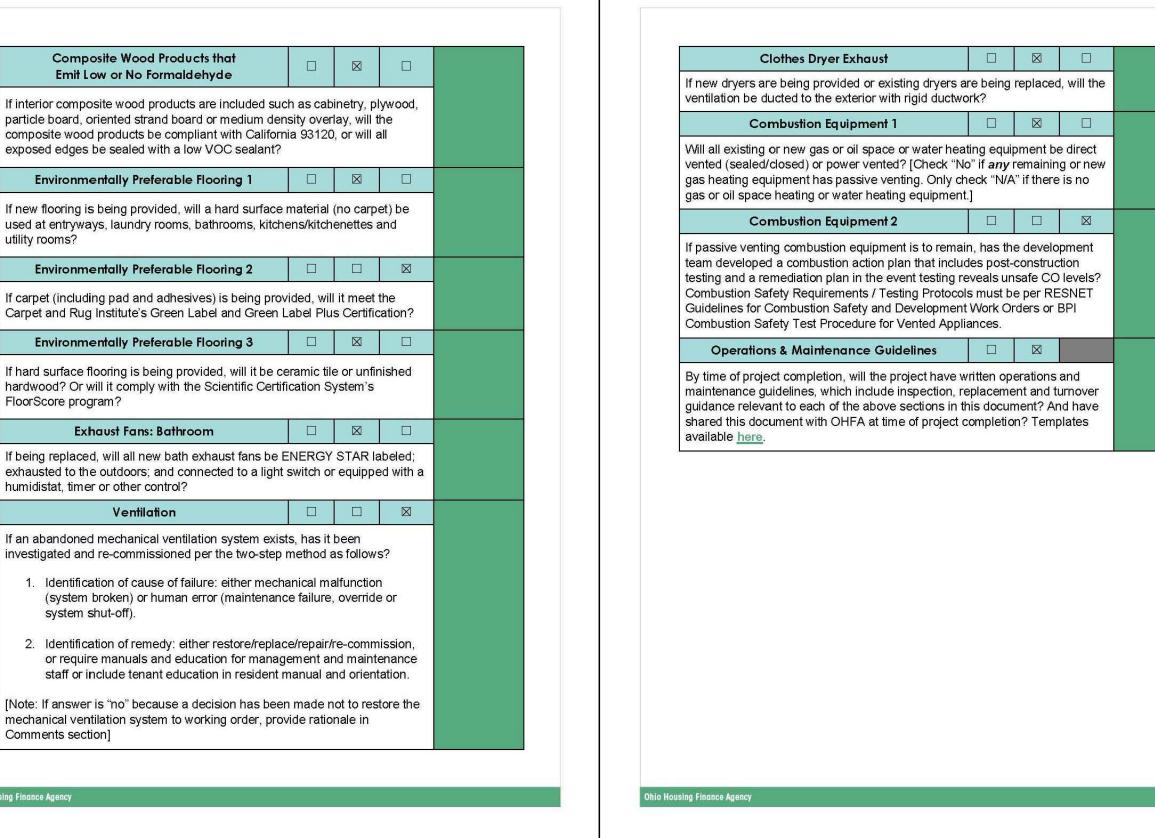




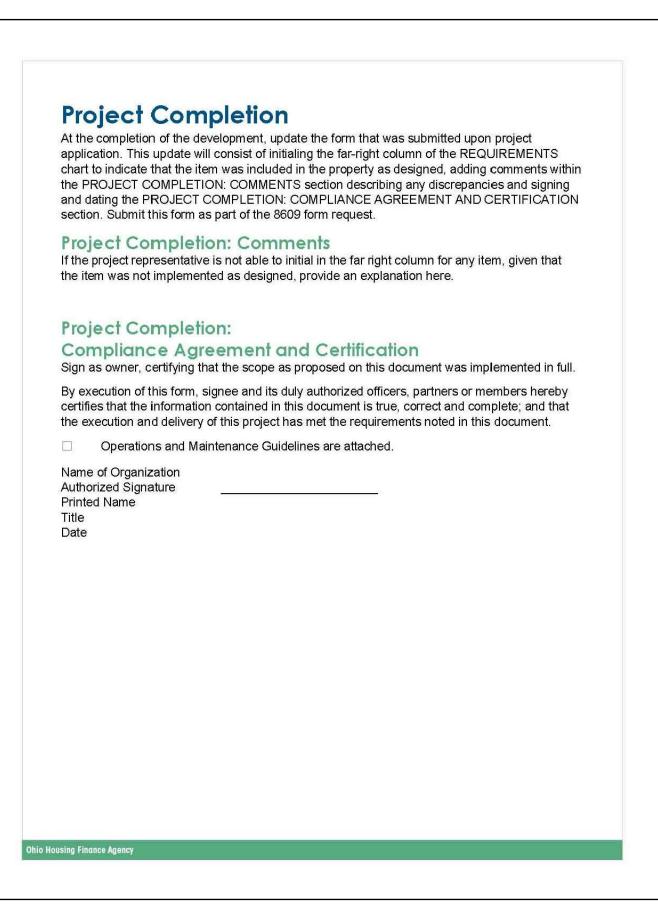
and cover plates, and new water heaters. Compliance Development teams should complete a walk-through audit when developing application budgets in order to ensure all requirements can be met. It is the responsibility of the owner to ensure that all items noted as "Yes" within the Requirements form are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

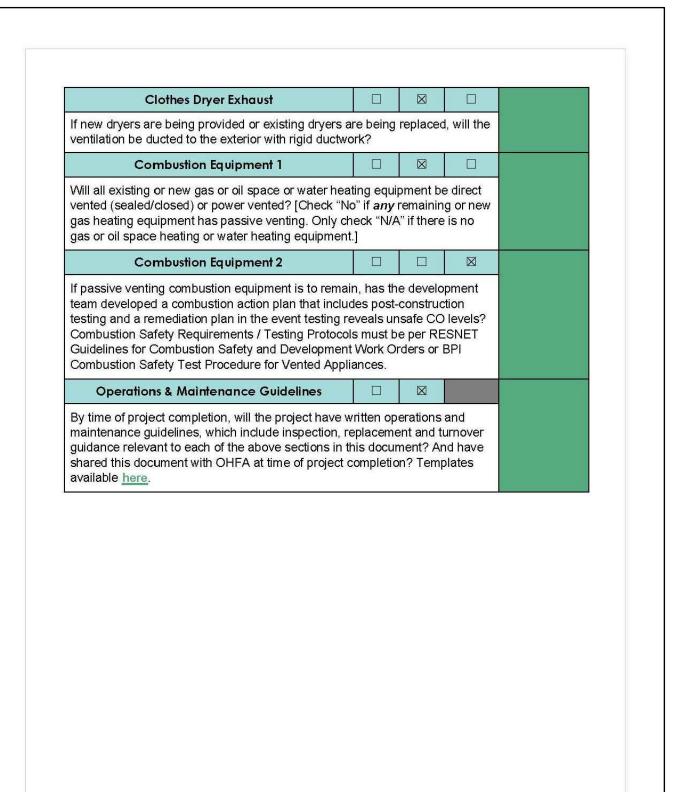


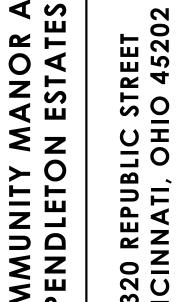












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OHFA LIMITED SCOPE REHABILITATION SUSTAINABILITY

STANDARDS



Design and Construction Features Form 2022 Multifamily Funding Programs

INSTRUCTIONS

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

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

Helpful links:

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

SUBMISSION REQUIREMENTS

Preliminary Architectural Submission

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

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

1865-1906

1.5

GSF

69,725

• For proposals involving acquisition rehabilitation or adaptive reuse, please specify the year the

building(s) were originally constructed. For multiple building proposals or scattered site projects, a

Year development was or will be occupied. For multiple building proposals or scattered site projects,

Measured from exterior face of exterior building;

includes structured exterior spaces (stair, balcony,

Legally separate space under control of another

Includes spaces for which residents must pay a fee

program or condominimized legal separation.

Must include lofts, mezzanine and restricted

Must include lofts, mezzanine and restricted

Must include lofts, mezzanine and restricted

for use/access (garages, storage).

headroom areas

headroom areas

headroom areas

Electronic format (pdf)

C. DEVELOPMENT DETAILS

b. Number of residential buildings:

c. Number of accessory buildings:

range of dates may be provided.

a range of dates may be provided.

a. Number of sites:

e. Date first occupied:

h. Total # low-income units:

D. FLOOR AREA DETAILS

Space

Gross Square Footage of all Buildings

Total Number of Low Income Units

Commercial Space Condominium

Commercial Areas and Fee-Driven

Market Rate Unit Area:

Low Income Unit Area:

Managers Unit Area:

i. Number of efficiency units:

j. Number of one-bedroom units:

k. Number of two-bedroom units:

I. Number of three-bedroom units:

m. Number of four-bedroom units:

n. Building/Zoning variances received: n/a

f. Site acreage:

g. Total # units:

d. Date built:

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

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

Final Architectural Submission

Final applications must include 80 percent complete permit sets, including final plans for all trades. Unless approved by OHFA, the plans must include the project name as submitted with the proposal application and OHFA tracking number. The submission must show conformity to the preliminary submittal, including the information included within this form. Substantive changes of any items that would affect competitive scoring

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

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

dimensioned relative to the foundation where they must align with walls and/or islands above.

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

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

removed.

files for OHFA.

Electronic format (AutoCAD)

Separate, single PDF file for specifications.

DXF should be generated from the base file and not a plan sheet file.

o Full set of architectural plans, 11"x17" scaled to fit. Full size plans will not be accepted.

Dimensioned floor plans only, submitted in DXF or DWG AutoCAD R-2017 format.

If drawings are externally referenced (xref), submissions must be bound (xbind) prior to creating

Proprietary authorship information such as title blocks, Architecture seals, etc. should be

It is preferred that the project architect's polyline area lines be included.

FORM SECTIONS

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A. DEVELOPMENT INFORMATION

- a. Development Name: Community & Pendleton Apartments
- b. OHFA Tracking Number (final application only):
- c. Address: Scattered sites
- d. City: Cincinnati
- e. Zip Code: 45202 f. Competitive Pool: Preserved Affordability
- g. Population Served: Family
- h. Construction Type: Rehabilitation
- i. Wage Rate Requirements: If federal or state funds are utilized in the proposed development, select any regulations that apply to the proposed development. Davis Bacon and related acts: Davis Bacon Act prevailing wage provisions apply to contractors and
- subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for construction, alteration or repair (including painting and decorating) of public buildings or public
- Ohio Prevailing Wage: Ohio's prevailing wage laws apply to all public improvements financed in whole or in part by public funds when the total overall project cost is fairly estimated to be more than \$200,000 for new construction or \$60,000 for reconstruction, enlargement, alteration, repair, remodeling, renovation, or painting.
- HUD Section 3 Requirements: Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 requiring that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low or very low-income residents in connection with projects and public works. None of the above are applicable

B. PROJECT CONTACTS

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

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DEVELOPMENT • CONSTRUCTION • MANAGEME

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PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION

SUBMITTAL 03.22.2023 BID SET

07.03.2023

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OHFA DESIGN AND CONSTRUCTION FEATURES

offices, meeting rooms, kitchens, car canopy, Common Area (Public): portico, fitness rooms, laundry, mailboxes. Public hallways, stairways, and corridors to 0 Common Area (Circulation): residential units. Counseling space, wellness and health clinic areas, **Dedicated Program Space:** dav care centers, etc. Exterior spaces with access only through residential unit. i.e. balcony/porch/deck (patios without roof Limited Common Area (Private): are not included). Electrical, mechanical, elevator room, sprinkler room, janitorial, trash, maintenance, storage that is not for tenant use, free standing maintenance buildings. Tenant Storage: Tenant storage outside of unit. Includes duct shafts, stair shaft, elevator shaft, 8,919 Major Vertical Penetrations: space open to below. Attached or detached garage that residents do not Structured Parking / Garage: pay a fee for.

Basement: **TOTALS** Commercial Space Condo Areas + Commercial 2,895 Areas + Market Rate Unit Area LI unit area + Common Area (Circulation) + Limited Common Area (Private) + Tenant Storage Common Area (Public) + Common Area (Circulation) / Gross Square Footage Gross Square Footage - Non-Low Income floor area Average Net Rentable SQFT per LI Unit 1,143 Net Rentable Square Footage/ Total number of Low Income Units

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

- Sidewalks

All developments must be designed and constructed to comply with all local, state, or federal accessibility guidelines that apply. Includes spaces with a minimum of 7' clear head 18,762 height. Spaces less than 7' are crawl spaces per RCO 305.

Public restrooms, community rooms, libraries,

Non-Low Income Floor Area Low Income Floor Area % Common Area Net Rentable Square Footage

- Concrete patios without roofs

a. All developments must to comply with the accessibility requirements as outlined in the Ohio Building Code, Chapter 4101:1-11, which includes the use of ICC/ANSI A117.1-2009 for the design and construction of accessible units. Yes, the project will comply with the accessibility requirements as outlined in the Ohio Building Code. b. All developments receiving OHFA funding must meet the accessibility requirements of Section 504. Identify the implementing standard the development will utilize to demonstrate compliance with Section 504 requirements (select one): Uniform Federal Accessibility Standards (UFAS) 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice"). An equivalent standard as defined in HUD's Deeming Notice (such as ICC/ANSI A117.1-2009)

E. ADAPTABILITY AND ACCESSIBILITY

c. Developments may be subject to the Fair Housing Act design and construction requirements. If the development is subject to the Fair Housing Act design and construction requirements, verify that the project will be designed and constructed to meet the requirements of the Fair Housing Act and that all units, other than the accessible units, will be designed and constructed as ANSI Type B units. Yes, the project will be designed and constructed to meet the requirements of the Fair Housing Act and all units, other than the accessible units, will be designed and constructed as ANSI Type B units.

d. Number of 504 mobility units required:4 e. Number of 504 sensory units required: 2 f. Number of 504 mobility units provided:0

g. Number of 504 sensory units provided: 2

submitted.)

h. Number of accessible parking spaces: 0 i. Total number of non-conforming accessible units & reason: (only applicable to adaptive reuse or

F. SUSTAINABILITY

- a. Developments must meet all energy efficiency requirements as stated in the Ohio Building Code or
- Yes, development will meet all energy efficiency requirements as stated in the Ohio Building Code or
- b. In addition, all multifamily developments must obtain one of the below energy efficiency or green building certifications. Select which certification will apply to the development.

Energy Star MFHR Performance Path Energy Star Certified Homes Energy Star MFHR Prescriptive Path Energy Star MF New Construction

LEED Gold LEED Certified LEED Silver LEED Platinum O ICC 700 NGBS Bronze O ICC 700 NGBS Gold O ICC 700 NGBS Emerald ICC 700 NGBS Silver

OHFA Limited Scope Rehabilitation Sustainability Standards

G. EXCEPTION REQUESTS

Select the items an Exception Request form has been submitted for.

2020 Enterprise Green Communities

No requests for exception were submitted for this development.

New Construction

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

Rehabilitation or Adaptive Reuse

Universal Design mandatory components

 Accessibility requirements (if compliance is technically infeasible) Items with 75% or more RUL (if replacement required for green

certification) Durable Materials - Exterior Main Entry

Sidewalks

Interior Doors Floor Coverings Unit Sizes Bedroom Sizes Bathrooms

Elevators

Common Areas

Durable Materials - Interior

Major Building Components

Kitchen & Appliances Laundry Facilities

rehabilitation projects if full compliance is technically infeasible. Exception request must have been

FORM

H. DESIGN-RELATED COMPETITIVE CRITERIA

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

- 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. New windows will be installed at two (2) properties. New interior work includes new kitchen cabinets and appliances, bathroom fixtures, selective doors, and wall and ceiling repair and limited painting at repair areas. New work will also involve new HVAC units (exiting ductwork to remain), new security intercom systems where they currently exist, new light fixtures, new GFI outlets, new switch and cover plates, and selective new water heaters.

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

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. If no improvements will be made to the item, provide a description of their current state.

Site Work (including security):

New site work will include concrete repair to damaged side walk areas as needed. All exterior security light fixtures will be replaced with new fixtures. Additional exterior security light fixtures will be added to new areas where lighting is not sufficient. Existing security intercom systems will be replaced and upgrade with new security intercom systems. New US Postal Services mail boxes will replace existing mailboxes. Existing exterior ceilings at breezeways will be repaired and painted where required.

Concrete:

Existing concrete retaining walls will be repaired as needed in addition to exterior concrete stairs and landings.

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 repainted including historical cornices and decorative elements. Areas of existing damaged, parged masonry will be repaired. Areas of damaged limestone or stone will be repaired. Structural anchors will be installed at key points to stabilize structures. Existing masonry chimneys will be repaired as required. Exterior stone retaining walls and the interior faces of basement foundation walls will be tuck-pointed as necessary. New fiber cement board siding will replace existing fiber cement

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. Exterior guardrails and handrails will be repaired, secured, cleaned, and painted. New handrails will be installed at stairways and steps to comply with building code. New metal security guardrails around HVAC condensing units will be provided on Community Manor roofs.

All existing kitchen cabinets and countertops will be replaced with new kitchen cabinets and counters. Wood stairs including basement, common area, and dwelling unit stairs will be repaired as required. Interior wood banisters and handrails in both common areas and dwelling units will be repaired, secured. Wood banisters and handrails in common areas will be painted.

Thermal and Moisture Protection:

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

Doors and Windows:

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

Finishes and Appliances:

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

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

Plumbing:

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

HVAC:

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

Electrical:

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

J. UNIVERSAL DESIGN COMPONENTS

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

Included? Page or Note Item 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) *Overhead weather protection at entrances (mandatory for NC only) n/a - rehab 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

No-step entry (1/2" or less threshold) at main entrance

Interior Stairs and Hallways Included? Page or Note Item

*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

Included? Page or Note Item

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

*Lever-style door hardware on all interior doors

*Interior maximum door threshold of ¼ inch beveled or flush Pocket doors with easy-to-grip handles

Faucets

Included? Page or Note Item

*Anti-scald faucets with lever handle for all sinks, bathtubs, and showers

*Pressure balanced faucets

Electrical

Included? Page or Note Item

*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 Included? Page or Note Item

*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

Included? Page or Note Item

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

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.

Pull out-shelves, rollout cabinets, and other easy to access storage components

Closets/Storage

Included? Page or Note Item

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

K. CERTIFICATION

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

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

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

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

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

1. Architect:

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

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

City Studios Architecture	, LLC 513-621-0750	dheil@citystudiosarch.com
Company/Firm Name	Phone Number	Email
1148 Main Street, Cincir	nnati OH 45202	
Company/Firm Address		
Deanna Heil		Principal Architect
Deanna Heil Printed Name (Firm Authorized Sig	(natory)	Principal Architect
	(natory)	

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

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
Company/Firm Name	Phone Number	Email
1826 Race Street, Cincinna	ti OH 45202	
Company/Firm Address		
Robert Keppler		President
Printed Name (Firm Authorized Signato	ry)	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

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.

Email 9
9
President & CEO
Title

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

HEIL

Deanna Heil

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Expiration 12-31-2023

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Monroe, Ohio 45050

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

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ET 2



DATE: PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022 PART 2 SUBMITTAL

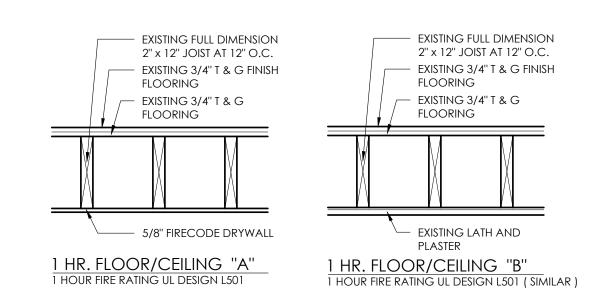
> 12.14.2022 PERMIT REVISION SUBMITTAL 03.22.2023 BID SET

PERMIT SUBMITTAL

07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

OHFA DESIGN AND CONSTRUCTION FEATURES FORM



TYPICAL FLOOR/CEILING ASSEMBLIES

FINISH LOCATIONS

	DWELLING UNITS								
ROOM	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			
			COMMO) DN 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 FINIS	SHES,U.N.O.	P12	NO NEW FIN	IISHES, U.N.O.				
UNOCCUPIED ATTIC SPACES	NO NEW FINISHES, U.N.O.								

GENERAL FINISH NOTES

APPLY FINISHES ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND DETAILS.

- 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, B25W25, AT 100 TO 200 SQ. FT. PER GAL (2.4 TO 4.9 SQ. M
- 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. 3. REMOVE VENTILATION AND HEATING/COOLING REGISTER GRILLES. EXTEND AND SEAL THE REGISTER BOOT DUCTWORK TO THE WALLBOARD OR
- CEILING. 4. SEAL THE WALLBOARD TO THE CEILING AT THE TOP OF THE WALL (FULL PERIMETER OF THE CEILING).
- 5. IF USING A DROPPED CEILING, ENSURE THE DEMISING WALLS ARE CONTINUOUS AND SEAL TO THE UNDERSIDE OF THE FLOOR DECK ABOVE. 6. 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

PAINT APPLICATION

7. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.

STAINS, SOME SCRUBBING MAY BE NECESSARY. DO NOT ALLOW THE CLEANER TO DRY ON THE SURFACE.

- 8. 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:
 - a. PRESSURE: 2000 PSI b. TIP: 017"-.021"

FLOORS

- 13. MOISTURE TESTING IS REQUIRED IN BASEMENT OR SLAB ON GRADE UNITS.
- 14. CONTRACTOR MUST EVALUATE EXISTING SUBFLOOR CONDITION WHERE FLOOR FINISHES ARE TO BE REMOVED AND INCLUDE ASSOCIATED COSTS FOR
- NECESSARY REPAIRS IN THEIR BID. 15. ALL NEW FLOORING REQUIRES A LEVEL SUBFLOOR FREE FROM CRACKS, BUMPS AND EXCESSIVE ADHESIVE RESIDUE FROM FORMER FLOORS.
- 16. ALL EXISTING HARDWOOD FLOORS TO BE REFINISHED. REMOVE AND REPLACE EXISTING TOE MOULD. PAINT NEW TOE MOULD. REPAIR EXISTING WOOD BASE AND PAINT.
- 17. CLEAN EXISTING TILE AND GROUT TO REMAIN.

FINISH SCHEDULE

		DESCRIPTION	NOTES	PRODUCT COLOR/
			PAINT	BASIS OF DESIGN
3 UNITS	P1	WALL	REPAIR EXISTING GYPSUM BOARD AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 6378 CRISP LINEN EGGSHELL
HIING	P2	ACCENT WALL COLOR	REPAIR EXISTING GYPSUM BOARD AS REQUIRED AND PAINT. REFER TO GENERAL FINISH NOTES.	T.B.D.
INTERIOR DWELLING UNITS	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.
ACES	P10	BUILDING ENTRY DOOR - METAL	PREPARE DOOR SUBSTRATE AND PAINT. REFER TO DOOR SCHEDULE AND TO GENERAL FINISH NOTES.	T.B.D.
COMMON SPA	P11	BUILDING ENTRY DOOR - WOOD COMMON DOOR -	PREPARE DOOR SUBSTRATE AND PAINT. REFER TO DOOR SCHEDULE AND TO GENERAL FINISH NOTES. PREPARE DOOR SUBSTRATE AND PAINT. REFER TO DOOR SCHEDULE AND TO	T.B.D.
WO.		METAL	GENERAL FINISH NOTES.	
	P13	WALL	REPAIR EXISTING GYPSUM BOARD AND PAINT. REFER TO GENERAL FINISH NOTES.	SHERWIN WILLIAMS 6378 CRISP LINEN EGGSHELL
INTERIOR	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
Δ	P18	EXTERIOR STONE (ACCENT)	REFER TO GENERAL FINISH NOTES FOR STONE SUBSTRATE. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	TWO (2) COLORS T.B.D.: M, N
	P19	FIRE ESCAPE - METAL	REMOVE RUST AND PROVIDE RUST INHIBITIVE PAINT. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	TWO (2) COLORS T.B.D.: P, Q
	P20	EXTERIOR METAL (STOREFRONTS, GATES, FENCES, GUARDRAILS, HANDRAILS, BASEMENT SIDEWALK DOORS)	SECURE EXISTING METAL GUARDRAILS AND HANDRAILS. REPLACE OR REPAIR DAMAGED OR RUSTED COMPONENTS AS REQUIRED. PROVIDE RUST INHIBITIVE PAINT. REFER TO GENERAL FINISH NOTES. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	FIVE (5) COLORS T.B.D.: R, S, S.1, T, U
	P21	EXTERIOR STUCCO/PARGE	REFER TO GENERAL FINISH NOTES. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	ONE (1) COLOR T.B.D: V
	P22	EXTERIOR FIBER CEMENT BOARD (ABOVE MAIN ENTRY DOORS 1320 REPUBLIC)	REFER TO GENERAL FINISH NOTES. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	ONE (1) COLOR T.B.D.: W
	P23	EXTERIOR CONCRETE (WALL IN REAR YARD 1221 JACKSON)	REFER TO GENERAL FINISH NOTES FOR BRICK SUBSTRATE. REFER TO NEW WORK ELEVATIONS FOR COLOR SCHEMES.	ONE (1) COLOR T.B.D.: X
			FLOORS	
DWELLING UNITS	F1	KITCHEN CERAMIC FLOOR TILE (EXISTING)	CLEAN TILE. REPAIR AND CLEAN GROUT. REPLACE ISOLATED DAMAGED TILES WITH NEW. MATCH EXISTING COLOR. SEE NEW WORK PLAN DRAWINGS FOR LOCATIONS.	MATCH EXISTING TILE AND GROUT COLOR
DWELL	F2	BATHROOM CERAMIC FLOOR TILE (EXISTING)	CLEAN TILE. REPAIR AND CLEAN GROUT. REPLACE ISOLATED DAMAGED TILES WITH NEW. MATCH EXISTING COLOR. SEE NEW	MATCH EXISTING TILE AND GROUT COLOR
UNITS & COMMON SPACES	F3	HARDWOOD FLOOR (EXISTING)	WORK PLAN DRAWINGS FOR LOCATIONS. REFINISH EXISTING HARDWOOD. REMOVE AND REPLACE EXISTING SHOE MOLDS WITH NEW PAINTED SHOE MOLDS.	MATCH EXISTING COLOR FINISH
CON	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
MON SPACE S	F5	QUARY TILES (EXISTING)	CLEAN QUARRY TILE. REPAIR AND CLEAN GROUT. REPLACE ISOLATED CRACKED TILES AS NEEDED.	MATCH EXISTING TILE AND GROUT COLOR
			WALL TILE	
G UNITS	T1	EXISTING BATHROOM WALL CERAMIC TILE	EXISTING WAINSCOT TO REMAIN. CLEAN TILE AND REPLACE ISOLATED DAMAGED TILES. REPLACE GROUT.	MATCH EXISTING TILE AND GROUT COLOR
DWELLING			TILE TUB SURROUND TO REMAIN. CLEAN TILE AND REPLACE ISOLATED DAMAGED TILES. REPLACE GROUT.	ALTERNATES 1 AND 2 (RESURFACING INFO) -
			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.	* PREFERRED PRODUCTS: 1. MIDWEST CHEMICALS - PROTECTHANE 2. HAWK RESEARCH LABORATORIES, INC ISOFREE PLUS
			ALTERNATE 1 (A1) BATHROOM WAINSCOT REPLACE ISOLATED DAMAGED TILES. RESURFACE TILE WAINSCOT WITH PREFERRED RESURFACING PRODUCT* PER MANUFACTURER'S INSTRUCTIONS.	3. DIVERSIFIED COATINGS - ISOFREE
			ALTERNATE 2 (A2) BATHTUB TILE SURROUND REPLACE ISOLATED DAMAGED TILES. RESURFACE TUB SURROUND WITH PREFERRED PRODUCT* PER MANUFACTURER'S INSTRUCTIONS.	



license no. 10784 Expiration 12-31-2023

ARCHITECTURE

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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

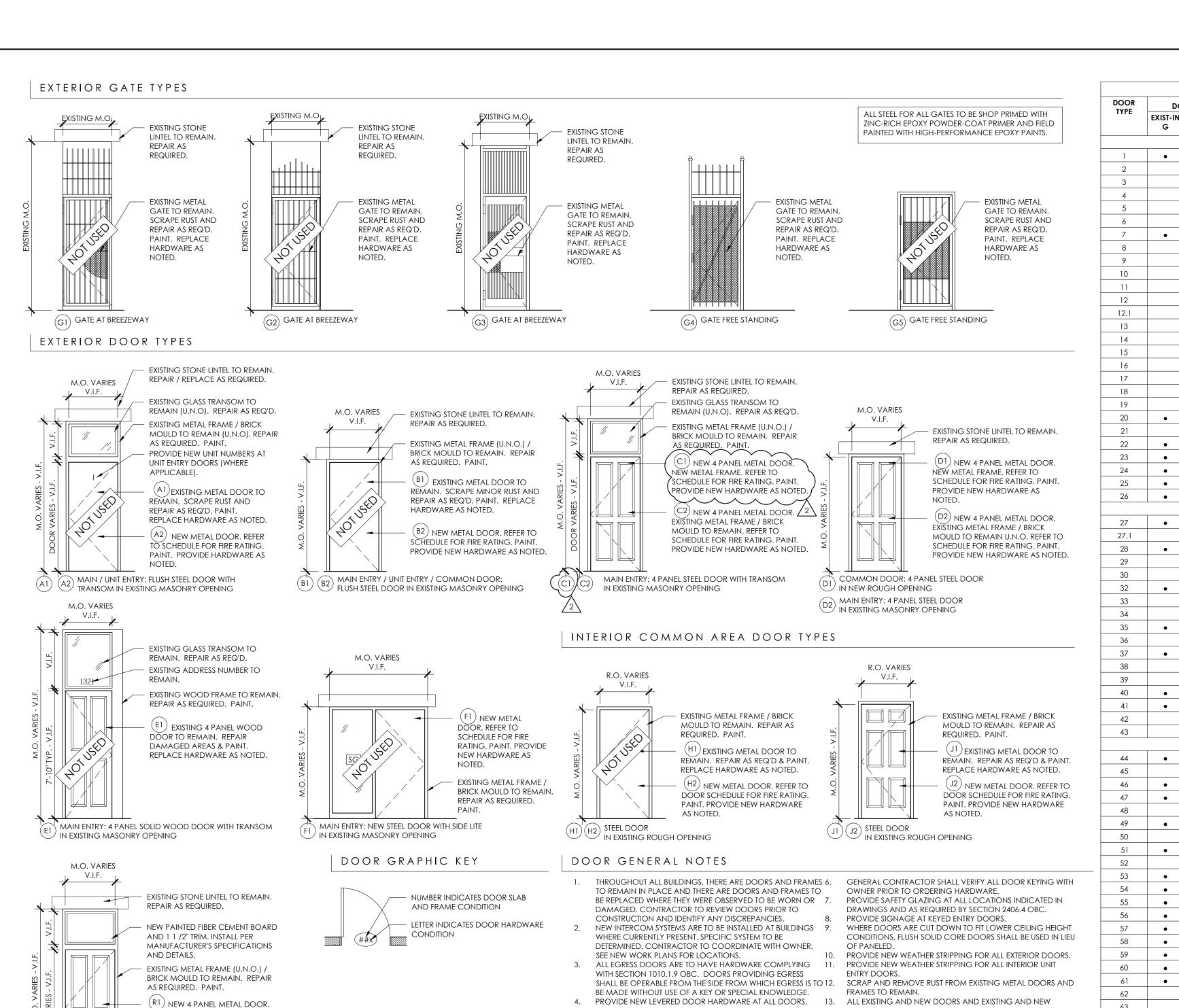
DATE: BID SET PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL

<u>/1</u> 10.21.2022 PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION

> SUBMITTAL 03.22.2023 BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

TYPICAL FLOOR/CEILING ASSEMBLIES, FINISH SCHEDULES AND NOTES



BOTH NEW AND EXISTING.

ALL DOOR CONFIGURATIONS ARE UNIQUE. GENERAL

CONTRACTOR SHALL VERIFY ALL MASONRY AND ROUGH

OPENING DIMENSIONS PRIOR TO ORDERING DOORS AND

REFER TO SCHEDULE FOR FIRE

RATING. PAINT. PROVIDE NEW

HARDWARE AS NOTED.

MAIN ENTRY: 4 PANEL STEEL DOOR WITH FIBER CEMENT BOARD

IN EXISTING MASONRY OPENING

HARDWARE SCHEDULE										
TYPE	DESCRIPTION	LOCK STYLE	NOTES							
а	RESIDENTIAL MAIN ENTRY	STOREROOM	KEYED ENTRY, TIED TO ENTRY SYSTEM WITH ELECTRIC LOCK (FAIL SAFE) IF SYSTEM IS PRESENT. SEE 'ELECTRICALLY LOCKED DOOR NOTES'. FREE EGRESS. CLOSER.							
a.1	RESIDENTIAL GATE	STOREROOM	KEYED ENTRY, TIED TO ENTRY SYSTEM WITH ELECTRIC LOCK (FAIL SAFE) IF SYSTEM IS PRESENT. SEE 'ELECTRICALLY LOCKED DOOR NOTES'. FREE EGRESS. CLOSER.							
b	EGRESS DOOR	PANIC	PANIC HARDWARE, CLOSER.							
С	MECHANICAL CLOSET / BASEMENT DOOR	STOREROOM	ALWAYS UNLOCKED FROM STORAGE SIDE (IN DIRECTION OF EGRESS). LOCKABLE FROM OUTSIDE OF STORAGE AREA. KEY TO MATCH OTHER STOREROOM LOCKS.							
d	COMMON DOOR	PASSAGE	LEVERED HANDLE WITH LATCH, NO LOCK.							
е	UNIT ENTRY	DORMITORY	INTERLOCKING MORTISE LOCK SET. FROM EXTERIOR: KEY UNLOCKS DEAD LATCH AND DEADBOLT. FROM INTERIOR: TURNING KNOB DISENGAGES BOTH DEAD LATCH AND DEADBOLT AT THE SAME TIME. PEEPHOLE. DOOR STOP.							
f	INTERIOR DOOR	PASSAGE	LEVER HANDLE WITH LATCH, NO LOCK.							
g	INTERIOR DOOR	PRIVACY	LEVER HANDLE WITH LATCH AND PRIVACY PUSH BUTTON. "PIN-HOLE" RESET.							
h	MECHANICAL CLOSET / UNIT	STOREROOM	LEVERED HANDLES; LOCK WITH KEY FOR SITE PERSONNEL ONLY.							

FRAMES TO BE PAINTED.

14. CONTRACTOR TO VERIFY EXISTING UNDERCUT LOCATIONS FOR

DOORS WITH THE SAME UNDERCUT AS APPLICABLE.

NEW, REPLACEMENT INTERIOR UNIT DOORS AND PROVIDE NEW

F. EXISTING GLASS TRANSOM TO REMAIN. REPAIR AS REQUIRED.

G. EXISTING METAL FRAME / BRICK MOULD TO REMAIN. REPAIR AS REQUIRED. PAINT.

			Г		T T		U	OOR SCHEI		1		T	T		
DOOR TYPE	DO		SIZE	DOOR STYLE				DOOR	DOOR	FRAME	FRAME FIRE	FRAME	DOOR FINISH	FRAME FINISH	NOTES
	EXIST-IN	NEW		JIILL	HEAD DTL	JAMB DTL	SILL DTL	FIRE		EXIST-ING NEW	RATING		11111311	11111011	
	G							RATING							
								EXTERIOR DO	ORS						
1	•		± 3'-0" x 6'-8" V.I.F.	A1				-	STEEL	•	-	STEEL	PAINT	PAINT	G
2		•	± 3'-0" x 6'-8" V.I.F.	A2				_	STEEL	•	-	STEEL	PAINT	PAINT	G
3		•	± 3'-0" x 6'-8" V.I.F.	A2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
4			± 3'-0" x 6'-8" V.I.F.	A2				90 MIN	STEEL		90 MIN	STEEL	PAINT	PAINT	А, В
		•	±3-0 x 6-6 V.I.F.	HZ.			\		SIEEL	•	90 MIIN	SIEEL	FAINI	FAINI	Λ, υ
5							NO	T USED							
6		•	± 3'-0" x 6'-8" V.I.F.	B2				-	STEEL	•	-	STEEL	PAINT	PAINT	A
7	•		± 3'-0" x 6'-8" V.I.F.	B1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
8		•	± 3'-0" x 6'-8" V.I.F.	B2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
9		•	± 3'-0" x 6'-8" V.I.F.	B2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	A
10		•	± 3'-0" x 6'-8" V.I.F.	D2				_	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
11		•	± 3'-0" x 6'-8" V.I.F.	C2				_	STEEL	•	_	STEEL	PAINT	PAINT	F, G
12			± 3'-0" x 6'-8" V.I.F.	C1				_	STEEL			STEEL	PAINT	PAINT	A
		•								•					
12.1		•	± 3'-0" x 6'-8" V.I.F.	D1				-	STEEL	•	-	STEEL	PAINT	PAINT	A
13		•	± 3'-0" x 6'-8" V.I.F.	C2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	F, G
14		•	± 3'-0" x 6'-8" V.I.F.	C1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	Α
15		•	± 3'-0" x 6'-8"	DH				60 MIN	STEEL		60 MIN	STEEL	PAINT	PAINT	Α
16		•	± 2'-8" x 6'-8" V.I.F.	C1 \				-	STEEL			STEEL	PAINT	PAINT	A, B
17		•	± 3'-0" x 6'-8" V.I.F.	RI 2				_	STEEL		2 -	STEEL	PAINT	PAINT	Α
18		•	± 3'-0" x 6'-8" V.I.F.	R1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	A
19		•	± 2'-6" x 6'-8" V.I.F.	D2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	A
20	•		± 2'-10" x 7'-10" V.I.F.	E1				-	WOOD	•	-	WOOD	PAINT	PAINT	С
21		•	± 3'-0" x 6'-8" V.I.F.	F1				-	STEEL	•	-	STEEL	PAINT	PAINT	G
22	•		± 3'-0" x 6'-8" V.I.F.	G1				-	STEEL	•	-	STEEL	PAINT	PAINT	G
23	•		± 3'-0" x 6'-8" V.I.F.	G2				-	STEEL	•	-	STEEL	PAINT	PAINT	G
24	•		± 3'-0" x 6'-8" V.I.F.	G3				-	STEEL	•	_	STEEL	PAINT	PAINT	G
25			± 3'-0" x 6'-8" V.I.F.	G4					STEEL			STEEL	PAINT	PAINT	G
	•							-		•	-			-	
26	•		± 3'-0" x 6'-8" V.I.F.	G5			,	-	STEEL	•	-	STEEL	PAINT	PAINT	G
					· ·		INTERIO	R COMMON A	KEA DOOR	S		I	T		1
27	•		± 3'-0" x 6'-8" V.I.F.	H1				-	STEEL	•	-	STEEL	PAINT	PAINT	G
27.1		•	± 3'-0" x 6'-8" V.I.F.	B2				-	STEEL	•	-	STEEL	PAINT	PAINT	A
28	•		± 3'-0" x 6'-8" V.I.F.	H1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
29		•	± 3'-0" x 6'-8" V.I.F.	H2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
													PAINT	PAINT	
30		•	± 3'-0" x 6'-8" V.I.F.	H2				90 MIN	STEEL	•	60 MIN	STEEL			A
32	•		± 2'-8" x 6'-8" V.I.F.	HI				-	STEEL	•	-	STEEL	PAINT	PAINT	G
33		•	± 2'-8" x 6'-8" V.I.F.	H2				-	STEEL	•	-	STEEL	PAINT	PAINT	G
34		•	± 2'-8" x 6'-8" V.I.F.	H2				-	STEEL	•	-	STEEL	PAINT	PAINT	G
35	•		± 2'-8" x 6'-8" V.I.F.	H1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
36		•	± 2'-8" x 6'-8" V.I.F.	H2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
37	•	-	± 2'-6" x 6'-8" V.I.F.	H1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
38		•	± 2'-6" x 6'-8" V.I.F.	H2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	A
39					1		NO	T USED	Ī			I			
40	•		± 2'-8" x 6'-8" V.I.F.	J1				-	STEEL	•	-	STEEL	PAINT	PAINT	G
41	•		± 2'-8" x 6'-8" V.I.F.	J1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
42							NO	T USED							
43							NO ⁻	T USED							
								OR TYPICAL UN	NIT DOORS						1
44	•		± 3'-0" x 6'-8" V.I.F.	KI				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
	_														
45		•	± 3'-0" x 6'-8" V.I.F.	K2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
46	•		± 2'-8" x 6'-8" V.I.F.	K1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
47	•		± 2'-6" x 6'-8" V.I.F.	P1				60 MIN	STEEL	•	60 MIN	STEEL	PAINT	PAINT	G
48		•	± 2'-8" x 7'-0" V.I.F.	K2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
49	•		± 2'-8" x 8'-0" V.I.F.	K1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
50		•	± 2'-8" x 8'-0" V.I.F.	K2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
51	•	-	± 2'-8" x 6'-8" V.I.F.	L1				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
52		•	± 2'-8" x 6'-8" V.I.F.	L2				90 MIN	STEEL	•	90 MIN	STEEL	PAINT	PAINT	G
53	•		± 2'-8" x 6'-8" V.I.F.	M1				-	HW	•	-	HW	PAINT	PAINT	E
54	•		± 2'-6" x 6'-8" V.I.F.	M1				-	HW	•	-	HW	PAINT	PAINT	Е
55	•		± 2'-4" x 8'-0" V.I.F.	M1				-	HW	•	-	HW	PAINT	PAINT	Е
56	•		± 2'-2" x 6'-8" V.I.F.	M1				-	HW	•	-	HW	PAINT	PAINT	Е
57	•		± 2'-0" x 6'-8" V.I.F.	M1				-	HW	•	-	HW	PAINT	PAINT	Е
58	•		± 3'-0" x 6'-8" V.I.F.	P1				-	HW	•	_	HW	PAINT	PAINT	E
59			± 2'-10" x 6'-8" V.I.F.	P1					HW		<u>-</u>	HW	PAINT	PAINT	E
	•							-		•					
60	•		± 2'-8" x 6'-8" V.I.F.	P1				-	HW	•	-	HW	PAINT	PAINT	E
61	•		± 2'-6" x 6'-8" V.I.F.	P1				-	HW	•	-	HW	PAINT	PAINT	E
62		•	± 2'-6" x 6'-8" V.I.F.	P2				-	HW	•	-	HW	PAINT	PAINT	Е
63		•	± 2'-6" x 6'-8" V.I.F.	P2				-	HW	•	-	HW	PAINT	PAINT	D
64	•		± 2'-4" x 6'-8" V.I.F.	P1				-	HW	•	-	HW	PAINT	PAINT	Е
65		•	± 2'-4" x 6'-8" V.I.F.	P2				-	HW	•	-	HW	PAINT	PAINT	E
66	•		± 2'-2" x 6'-8" V.I.F.	P1				_	HW	•	_	HW	PAINT	PAINT	E
67		_	± 2'-2" x 6'-8" V.I.F.	P2	+				HW			HW	PAINT	PAINT	E
		•			+			-		•	-				
68	•		± 2'-0" x 6'-8" V.I.F.	Q1				-	HW	•	-	HW	PAINT	PAINT	E
69	•		± 1'-10" x 6'-8" V.I.F.	Q1				-	HW	•	-	HW	PAINT	PAINT	E
70	•		± 1'-8" x 6'-8" V.I.F.	Q1				-	HW	•	-	HW	PAINT	PAINT	Е
71	•		± 1'-6" x 6'-8" V.I.F.	Q1				-	HW	•	-	HW	PAINT	PAINT	Е
72	•		± 1'-4" x 6'-8" V.I.F.	Q1				-	HW	•	-	HW	PAINT	PAINT	E
73	•		± 1'-2" x 6'-8" V.I.F.	Q1				-	HW	•	_	HW	PAINT	PAINT	E
73	-	_	± 3'-0" x 6'-8" V.I.F.	S1				90 MIN	STEEL		90 MIN	STEEL	PAINT	PAINT	G
	NEW DATE	TED META			ION BETTE TO T	כטבטייי ב בכ	D EIDE DATE.			• • IE	YO IVIIIN	SIEEL	L WIMI	FAINI	
			L DOOR FRAME IN EXIS					•							
			M. MATCH FIRE RATING												
C. REPAIR V	VEATHERED	EDGES AN	ID DAMAGED PARTS OF	EXTERIOR V	WOOD DOOR AN	ND FRAME AS	REQUIRED. P.	AINT TO MATO	CH EXISTING	COLOR.					
D. PROVIDE	NEW PAINT	LED MOOL	O INTERIOR FRAME.												
			F INTERIOR WOOD FRA	ME AS REOL	JIRED. PAINT TO	MATCH FXI	STING COLOR								
			REMAIN REPAIR AS REC			27.11									

DOOR SCHEDULE

DEANNA
L.
HEIL
10784

Deanna Heil

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

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modelgroup DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE:

BID SET
PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PART 2 SUBMITTAL
PERMIT SUBMITTAL
12.14.2022

PERMIT REVISION 1
SUBMITTAL
O3.22.2023
BID SET

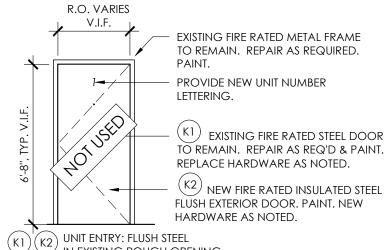
07.03.2023

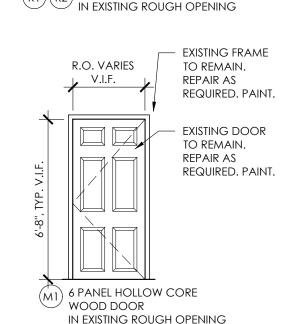
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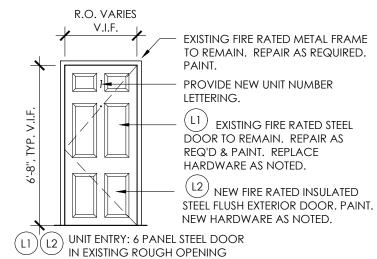
DOOR SCHEDULE AND NOTES

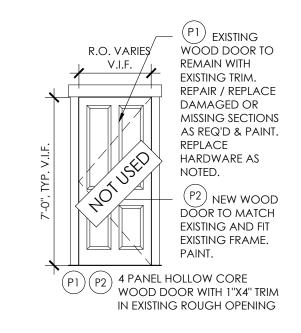
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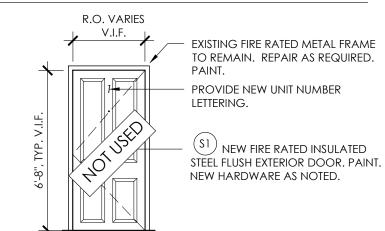
INTERIOR UNIT DOOR TYPES



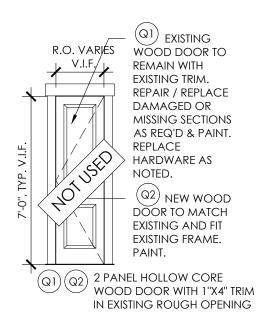












POAH BASIS OF DESIGN - DOORS

EXTERIOR DOORS COMMON AND UNIT ENTRY DOORS

ALL NEW EXTERIOR DOORS, AND TO THE EXTENT POSSIBLE FOR EXISTING DOORS TO REMAIN, SHOULD INCLUDE: 1. INSTALL THRESHOLDS ON SILICONE TYPE WATER REPELLENT PROPER TO INSTALLATION.

- 2. PAN FLASHING. 3. DOORS MUST HAVE VYCOR BRAND OR EQUAL, SELF
- ADHERED FLASHING INSTALLED TO ALL PERIMETERS AND SILLS FOR PROTECTION AGAINST AIR, WATER AND MOISTURE. 4. WEATHER-STRIPPING: VINYL FOAM COMPRESSION TYPE OR EQUAL AROUND PERIMETER; VINYL SWEEP AT DOOR
- BOTTOMS; AND ALUMINUM WITH VINYL SEAL STRIP THRESHOLD WITH THERMAL BRAKE AT ALL EXTERIOR DOORS. 5. PERFORMANCE REQUIREMENTS OF ALL EXTERIOR DOORS: a. MINIMUM STC RATING OF 35
- b. EXTERIOR DOORS MUST BE ENERGY STAR RATED. 6. MINIMUM 20-GUAGE STEEL INSULATED DOORS WITH 26
- GAUGE STEEL FRAME. 7. ALL EXISTING AND NEW UNIT ENTRY DOORS TO HAVE NEW
- POAH BASIS OF DESIGN: HD SUPPLY, 190 DIAMETER, FIRE RATED DOOR VIEWER, SATIN CHROME, MANUFACTURER
- NUMBER: 874140 8. DOORS TO BE INSULATED.
- 9. POAH BASIS OF DESIGN: DOOR MANUFACTURER JELD-WEN.
- UNIT ENTRY DOORS FROM STAIRWAYS OR CORRIDORS 10. DOORS MUST COMPLY WITH FIRE RATING REQUIRED BY

- CODE. FIRE RATING INFORMATION TO BE INCLUDED ON DOOR LABEL.
- 11. ALL UNIT ENTRY DOORS TO HAVE PEEPHOLE. POAH BASIS OF DESIGN: HD SUPPLY, 190 DIAMETER, FIRE RATED DOOR VIEWER, SATIN CHROME, MANUFACTURER NUMBER: 874140
- 12. WEATHERSTRIP ALL NEW UNIT ENTRANCE DOORS AND TO THE EXTENT POSSIBLE THE EXISTING DOORS TO REMAIN USING: a. DOOR WEATHERSTRIPPING AT HEAD AND JAMB: Q-LON, POLYETHYLENE-CLAD URETHANE FOAM SECURED TO A PVC CARRIER. AVAILABLE AT: CONSERVATION MAR b. Door Weatherstripping at Sill: Pemko fire-rated DOOR SWEEP ALUMINUM, MANUFACTURER NUMBER: 307AV36
- 11. DOORS MUST BE ENERGY STAR RATED.
- 12. DOORS TO BE INSULATED. 13. 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.
- 9. WHERE DOORS ARE CUT DOWN TO FIT LOWER CEILING HEIGHT CONDITIONS, FLUSH SOLID CORE DOORS SHALL BE USED IN LIEU OF PANELED.
- 10. POAH BASIS OF DESIGN: DOOR MANUFACTURER JELD-WEN

POAH BASIS OF DESIGN - DOOR HARDWARE

- 1. CONTRACTOR SHALL VERIFY ALL DOOR KEYING WITH OWNER
- 2. ALL DOORS EXISTING AND NEW SHALL BE EQUIPPED WITH LEVER TYPE HARDWARE OR HARDWARE THAT MEETS ANSI A117.12009
- 3. DOOR STOPS TO BE INSTALLED AT ALL EXISTING AND NEW DOORS. 4. FINISH: ALL HARDWARE TO BE BRUSHED ALUMINUM, OR SATIN
- 5. ANTI-PICK LATCHES WITH SINGLE ACTION LEVER.

KEYING FOR COMMON SPACES AND UNIT ENTRIES:

- 6. KEY TREE TO BE REVIEWED BY POAH.
- 7. NO GRAND MASTER KEY FOR DWELLING UNITS.
- 8. INCLUDE 4-5 CORES AS ADDITIONAL STOCK FOR UNIT ENTRY DOORS TO ACCOMMODATE UNIT TURNS.
- 9. SITE STAFF TO USE HANDYTRAC KEY CONTROL SYSTEM.
- 10. MAIN BUILDING ENTRIES EQUIPPED WITH KNOX BOX ENTRY SYSTEM FOR LOCAL FIRE DEPARTMENT. PROVIDE NEW IF NOT PRESENT.
- 11. UNIT ENTRANCE (FROM EXTERIOR + FROM CORRIDOR): DOORS SHALL BE EQUIPPED WITH INTERLOCKING MORTISE LOCK SETS. OPERATION OF THE LOCK SET SHALL INCLUDE THE FOLLOWING FEATURES:
 - a. FROM EXTERIOR OF UNIT ENTRANCE, KEY UNLOCKS BOTH DEAD LATCH AND DEADBOLT.
- b. FROM INTERIOR OF UNIT ENTRANCE, TURNING KNOB DISENGAGES BOTH DEAD LATCH AND DEADBOLT AT THE SAME TIME.
- POAH BASIS OF DESIGN: SCHLAGE, MORTISE STOREROOM LOCKSET, 06 LEVER, INTERCONNECTED LOCK, MANUFACTURER NUMBER: L9080L 07A 626

PRIOR TO ORDERING HARDWARE. ITEMS LISTED BELOW ARE POAH UNIT BEDROOMS, CLOSETS & PASSAGE DOORS:

- 12. LEVERED HANDLES; NO KNOBS.
- 13. NO LOCKS.
- POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN PASSAGE LEVER, SATIN CHROME MANUFACTURER NUMBER: F10MNH

UNIT BATHROOM DOORS:

- 14. LEVERED HANDLES; NO KNOBS.
- 15. PROVIDE LOCK WITH "PIN-HOLE" RESET.
- POAH BASIS OF DESIGN: SCHLAGE, MANHATTAN PRIVACY LEVER SATIN CHROME, MANUFACTURER NUMBER: F40MNH

UNIT MECHANICAL CLOSETS:

- 16. LEVERED HANDLES; NO KNOBS.
- 17. REQUIRED: LOCK WITH KEY FOR SITE PERSONNEL ONLY. 18. SECURED AND ACCESSED BY SITE PERSONNEL ONLY.
 - <u>POAH BASIS OF DESIGN:</u> SCHLAGE, MANHATTAN ENTRY LEVER, SATIN CHROME, MANUFACTURER NUMBER: F51MNH



Deanna Heil license no. 10784

Expiration 12-31-2023

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DATE:

PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022 PART 2 SUBMITTAL

PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION SUBMITTAL 03.22.2023

> BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

DOOR SCHEDULE AND NOTES CONTINUED

WINDOW GENERAL NOTES

WINDOW SCHEDULE GENERAL NOTES

A. UNLESS NOTED OTHERWISE, PROVIDE A NEW INSECT SCREEN AT ALL OPERABLE WINDOWS. INSECT SCREENS SHALL COVER THE ENTIRE WINDOW INCLUDING ANY FIXED OR INOPERABLE SASHES.

B. WINDOW SASHES LOCATED WITHIN 3'-0" OF AN EXHAUST VENT SHALL BE PERMANENTLY FIXED IN PLACE (SEE KEYNOTE 22 ON NEW WORK ELEVATIONS FOR LOCATIONS).

C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING OPENINGS AND PROVIDE CUSTOM WINDOW SIZES AS REQUIRED TO FULLY FILL EXISTING OPENINGS.

D. PROVIDE CONCEALED JAMB LINERS AT ALL REPLACEMENT WINDOWS.

E. 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).

WINDOW OPENING CONTROL DEVICES: PER OBC 1015.8 & 1015.8.1, OPERABLE WINDOWS WHERE THE TOP OF THE SILL IS LOCATED LESS THAN 36" AFF, AND MORE THAN 72" ABOVE GRADE OR OTHER SURFACE ON THE EXTERIOR OF THE BUILDING, SHALL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F 2090. AFTER OPERATION TO RELEASE THE CONTROL DEVICE, THE WINDOW SHALL BE OPENABLE TO IT FULL OPEN POSITION. (VERIFY

PROVIDE SAFETY GLAZING AT ALL LOCATIONS INDICATED IN DRAWINGS AND AS REQUIRED BY SECTION 2406.4 OBC.

• ALL GLAZING WITH THE BOTTOM EDGE LESS THAN 18" A.F.F. AND THE TOP EDGE GREATER THAN 36" A.F.F.

• ALL GLAZING LOCATED WITHIN A 24" OF EITHER VERTICAL EDGE OF A DOOR IN

THE CLOSED POSITION • ALL GLAZING WITHIN A DOOR.

WINDOW SILL HEIGHTS IN FIELD.)

• ALL GLAZING LOCATED ADJACENT TO A BATHTUBS AND SHOWERS

• ALL GLAZING LOCATED ADJACENT TO A STAIRS, RAMPS AND LANDINGS • ALL GLAZING IN BOTTOM SASH OF WINDOW ALONG FIRE ESCAPE LANDINGS.

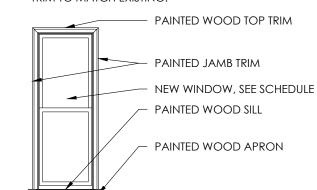
WINDOW SYMBOLS KEY



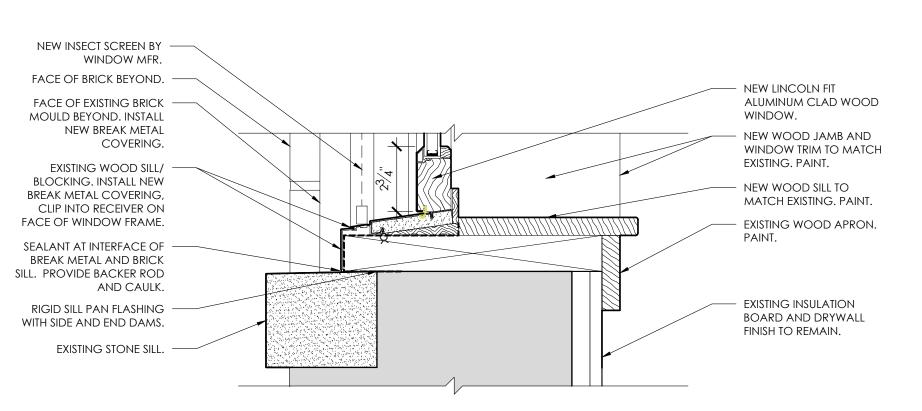
FOR LOCATIONS WC INDICATES OPENING PROTECTED WITH "WATER CURTAIN" TYPE SPRINKLER HEAD PER OBC 106.5. REFER TO "FIRE PROTECTION" ON SHEET A0.0a FOR ADDITIONAL REQUIREMENTS.

TYPICAL NEW INTERIOR TRIM

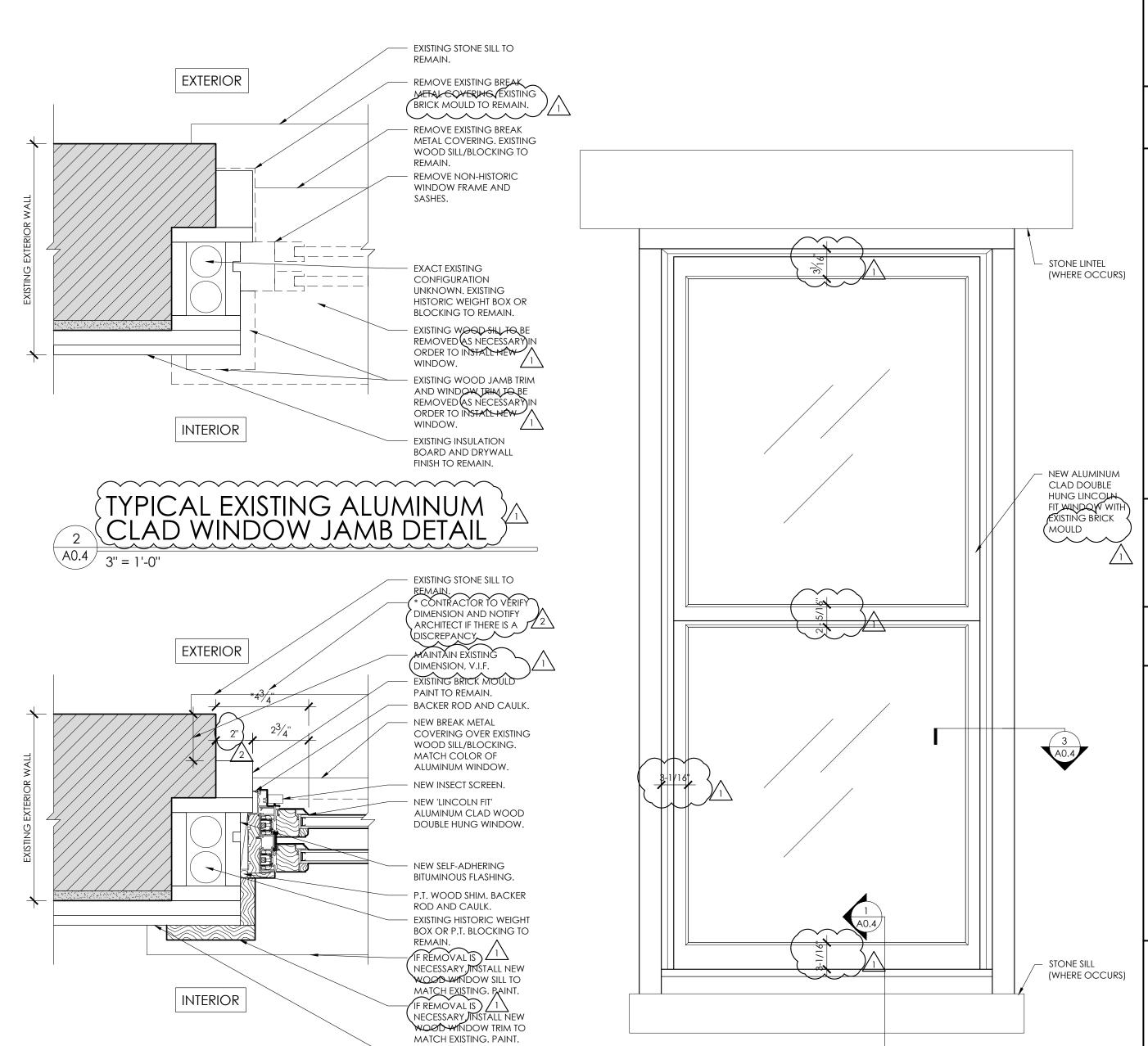
WHERE INTERIOR WINDOW TRIM IS MISSING OR REMOVED FOR NEW WINDOW INSTALLATION, PROVIDE NEW WOOD TRIM TO MATCH EXISTING.



	WINDOW SCHEDULE										
WINDOW NO.	EXST	NEW	WINDOW TYPE	MATERIAL	HEAD DTL	JAMB DTL	SILL DTL	MANUFACTURER (BASIS OF DESIGN)	NOTES		
1		•	1/1 DOUBLE HUNG	NEW ALUMINUM CLAD WOOD		3/A0.4a	1/A0.4a	LINCOLN FIT	- CUSTOM SIZE TO FIT EXISTING OPENING - EXISTING WEIGHT BOX / BLOCKING TO REMAIN		
\sim		•	1/1 DOUBLE HUNG	NEW ALUMINUM		3/A0.4b	1/A0.4b	CRYSTAL-2000A	- PROVIDE P.T. BLOCKING AS REQUIRED - CUSTOM SIZE TO FIT EXISTING OPENING		
_			.,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		- EXISTING WEIGHT BOX / BLOCKING TO REMAIN		







NEW WINDOW ELEVATION

TYPICAL NEW ALUMINUM
CLAD WINDOW JAMB DETAIL



license no. 10784 Expiration 12-31-2023

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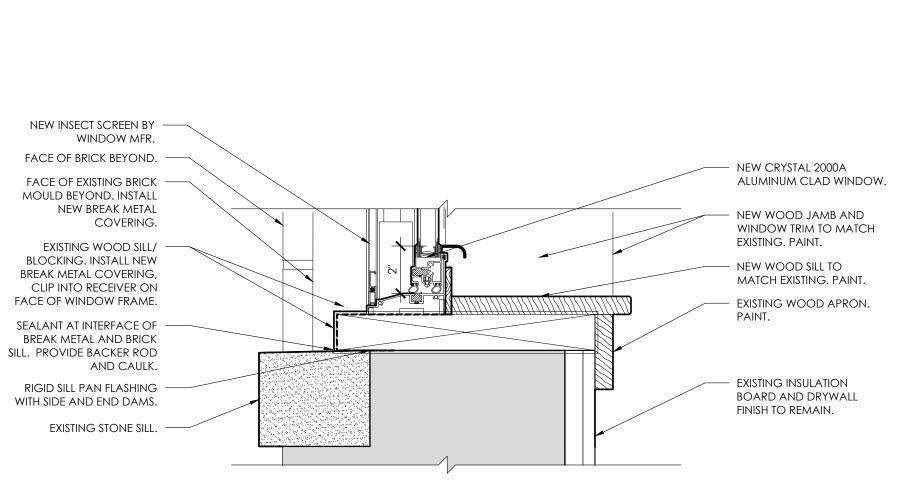
DATE: PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022 PART 2 SUBMITTAL PERMIT SUBMITTAL

12.14.2022 PERMIT REVISION SUBMITTAL 03.22.2023 BID SET

07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

WINDOW SCHEDULE AND WINDOW DETAILS



TYPICAL NEW SILL DETAIL ALUMINUM WINDOW

TYPICAL NEW ALUMINUM WINDOW JAMB DETAIL

INTERIOR

STONE LINTEL CRYSTAL MOULD 3 A0.4

(WHERE OCCURS) NEW ALUMINUM DOUBLE HUNG WINDOW WITH ALUMINUM BRICK - STONE SILL (WHERE OCCURS)

HEIL Deanna Heil license no. 10784

Expiration 12-31-2023

ARCHITECTURE

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

G.E. engineering

220 Stewart Way, Suite 100 Monroe, Ohio 45050 513.549.1434



SYSTEMS INC. 515 Monmouth Street

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modelgroup development • construction • management

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BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

WINDOW DETAILS

EXISTING STONE SILL TO

REMOVE EXISTING BREAK METAL COVERING. EXISTING BRICK MOULD TO REMAIN.

REMOVE EXISTING BREAK METAL COVERING. EXISTING WOOD SILL/BLOCKING TO

- REMOVE NON-HISTORIC WINDOW FRAME AND

REMAIN.

REMAIN.

SASHES.

EXACT EXISTING

WINDOW.

WINDOW.

CONFIGURATION

UNKNOWN. EXISTING HISTORIC WEIGHT BOX OR BLOCKING TO REMAIN.

EXISTING WOOD SILL TO BE REMOVED AS NECESSARY IN

EXISTING WOOD JAMB TRIM AND WINDOW TRIM TO BE

REMOVED AS NECESSARY IN ORDER TO INSTALL NEW

ORDER TO INSTALL NEW

EXISTING INSULATION BOARD AND DRYWALL FINISH TO REMAIN.

EXISTING STONE SILL TO

NEW BREAK METAL OVER EXISTING BRICK MOULD. MATCH COLOR OF

BACKER ROD AND CAULK.

COVERING OVER EXISTING

NEW 'CRYSTAL' ALUMINUM

DOUBLE HUNG WINDOW.

WOOD SILL/BLOCKING.

MATCH COLOR OF

ALUMINUM WINDOW.

NEW INSECT SCREEN.

NEW SELF-ADHERING BITUMINOUS FLASHING.

ROD AND CAULK.

REMAIN.

- IF REMOVAL IS

IF REMOVAL IS

P.T. WOOD SHIM. BACKER

EXISTING HISTORIC WEIGHT

BOX OR P.T. BLOCKING TO

NECESSARY, INSTALL NEW

WOOD WINDOW SILL TO

MATCH EXISTING. PAINT.

NECESSARY, INSTALL NEW WOOD WINDOW TRIM TO MATCH EXISTING. PAINT. — PATCH EXITING DRYWALL AS

ALUMINUM WINDOW.

NEW BREAK METAL

- MAINTAIN EXISTING DIMENSION, V.I.F.

EXTERIOR

INTERIOR

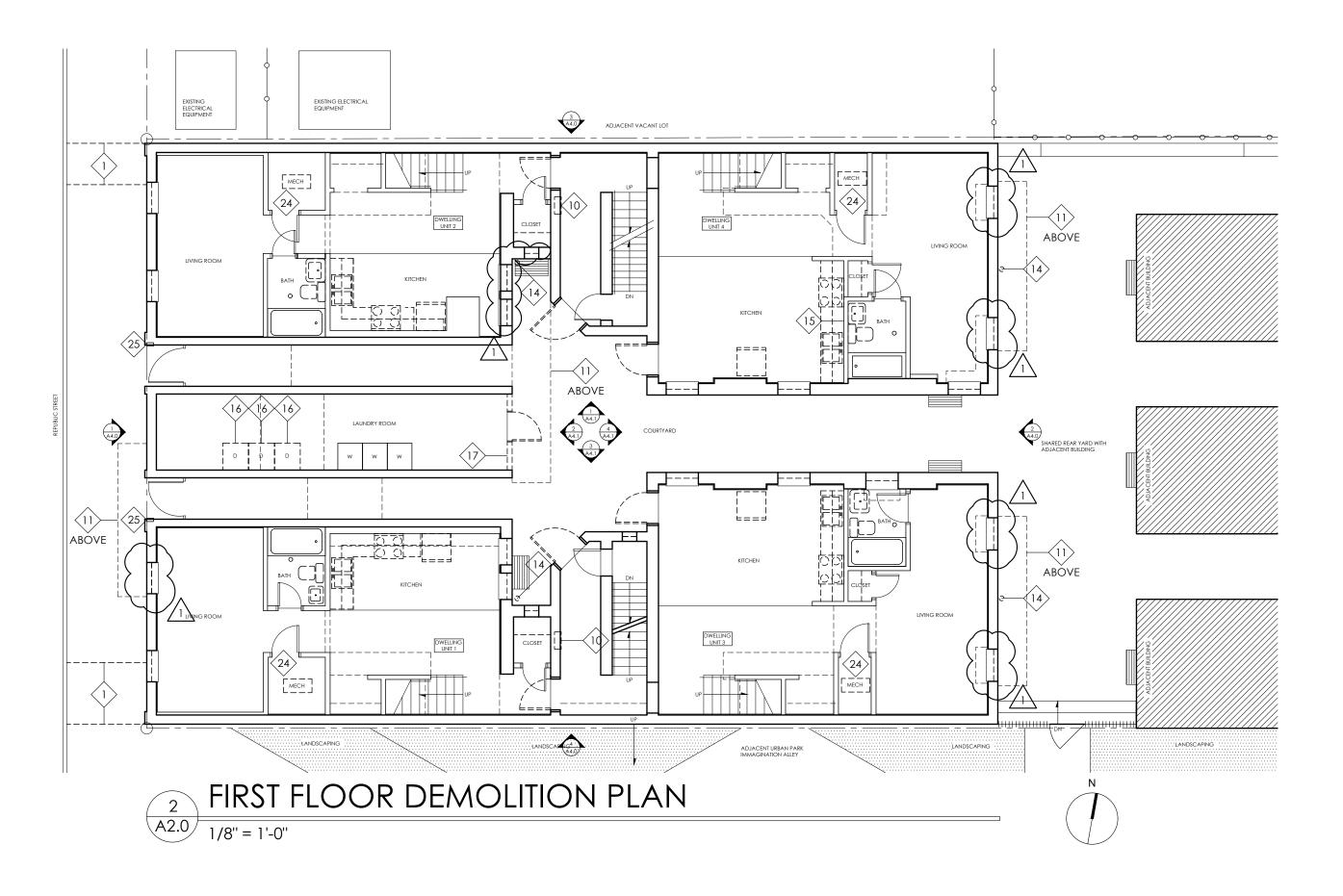
EXTERIOR

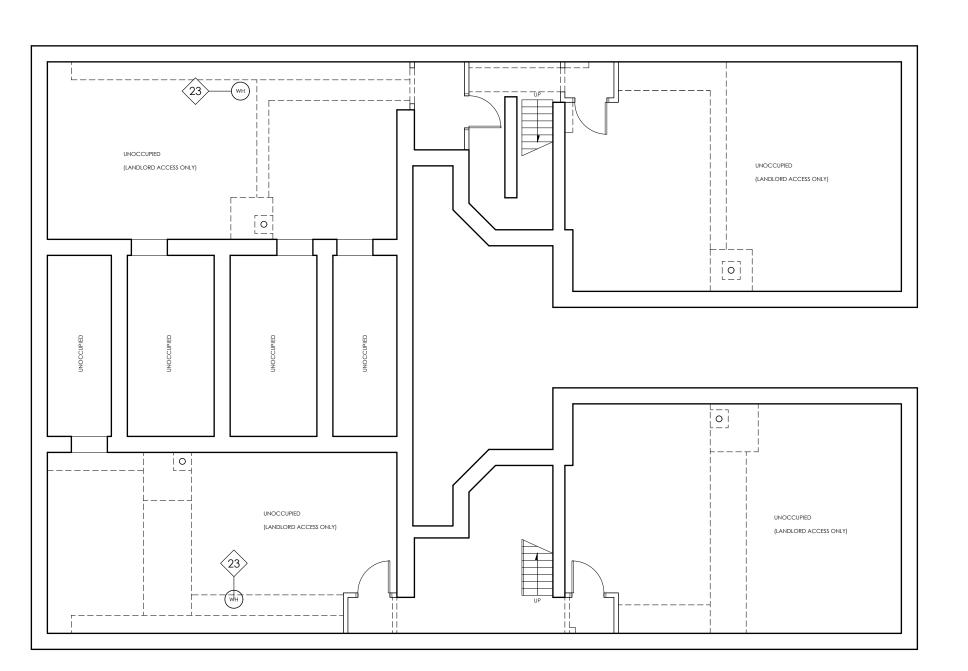
TYPICAL EXISTING ALUMINUM WINDOW JAMB DETAIL

3" = 1'-0"

NEW WINDOW ELEVATION

1 1/2" = 1'-0"





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
- 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
- D. REMOVE EXISTING WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- E. ALL EXISTING INTERIOR TRIM TO REMAIN, U.N.O.
- REMOVE DAMAGED FLOOR TILES AND PREP FOR NEW WORK. REFER TO NEW
- G. ALL EXISTING GYPSUM BOARD AND PLASTER WALLS AND CEILINGS ARE TO REMAIN.
- REMOVE EXISTING CLOSET SHELVES AND COAT RODS. PREP FOR NEW WORK.
- REMOVE ALL EXISTING BLINDS IN ALL LIVING UNITS.
- REMOVE EXISTING BATHROOM ACCESSORIES INCLUDING TOWEL BARS, FIXED SHOWER CURTAIN RODS AND TOILET PAPER DISPENSERS.
- REMOVE ALL EXISTING BATHROOM MEDICINE CABINETS/INTEGRAL LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
- L. REMOVE ALL EXISTING KITCHEN CABINETRY, COUNTERTOPS AND APPLIANCES.
- REMOVE EXISTING MECHANICAL EQUIPMENT INCLUDING GAS FURNACES, THERMOSTATS, CONDENSING UNITS AND EXHAUST FANS. EXISTING DUCTS AND VENTS ARE TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- REMOVE EXISTING LOUVERS/DIFFUSERS/REGISTERS. REFER TO MECHANICAL
- O. ALL EXISTING BATHTUBS TO REMAIN, U.N.O.
- 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.
- 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
- 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.
- 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
- 16. MOVE EXISTING DRYERS AS INDICATED ON ARCHITECTURAL DRAWINGS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
- 17. REMOVE EXISTING WALL.
- 20. EXISTING PEDESTAL SINK TO REMAIN.
- 21. REMOVE EXISTING BATHTUB.
- 22. DISCONNECT AND REMOVE EXISTING WATER HEATER. REFER TO PLUMBING DRAWINGS. DOMESTIC WATER PIPING TO REMAIN.
- 23. EXISTING WATER HEATER TO REMAIN.
- 24. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIPMENT AND ALL ASSOCIATED COMPONENTS FOR RESIDENTIAL APARTMENT UNITS ONLY. CONTRACTOR TO VERIFY LOCATION OF RESIDENTIAL UNITS IN FIELD. REMOVE ASSOCIATED PLATFORMS. EXISTING DUCTWORK TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- 25. REMOVE EXISTING INTERCOM SYSTEM. REFER TO ELECTRICAL DRAWINGS.
- 26. REMOVE ALL FLOOR TILE.
- 40. REMOVE ALL EXISTING ROOFING MATERIALS AND DETERIORATED WOOD ROOF SHEATHING IF PRESENT (V.I.F.) INCLUDING BUT NOT LIMITED TO FLASHING, COPINGS, TERMINATIONS, ETC. PREP FOR NEW ROOFING.
- 41. REMOVE EXISTING HUNG ALUMINUM GUTTERS. REMOVE GUTTER BOARD TRIM AND PREP FOR REPLACEMENT.
- 42. EXISTING BOX GUTTER/DECORATIVE CORNICE TO REMAIN. REMOVE ANY DETERIORATED WOOD ELEMENTS AND PREP FOR NEW WORK. REMOVE EXISTING GUTTER LINER AND PREP FOR NEW.
- 43. REMOVE EXISTING ROOF ACCESS HATCH AND PREPARE OPENING TO RECEIVE NEW ROOF ACCESS HATCH.
- 44. EXISTING COMMERCIAL 1ST FLOOR COMMERCIAL SPACE MECHANICAL EQUIPMENT TO REMAIN AND TO REMAIN IN SERVICE DURING CONSTRUCTION. CONTRACTOR TO VERIFY IN FIELD LOCATION OF COMMERCIAL MECHANICAL UNITS.



Deanna Heil license no. 10784

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modelgroup

DATE:

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> PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION

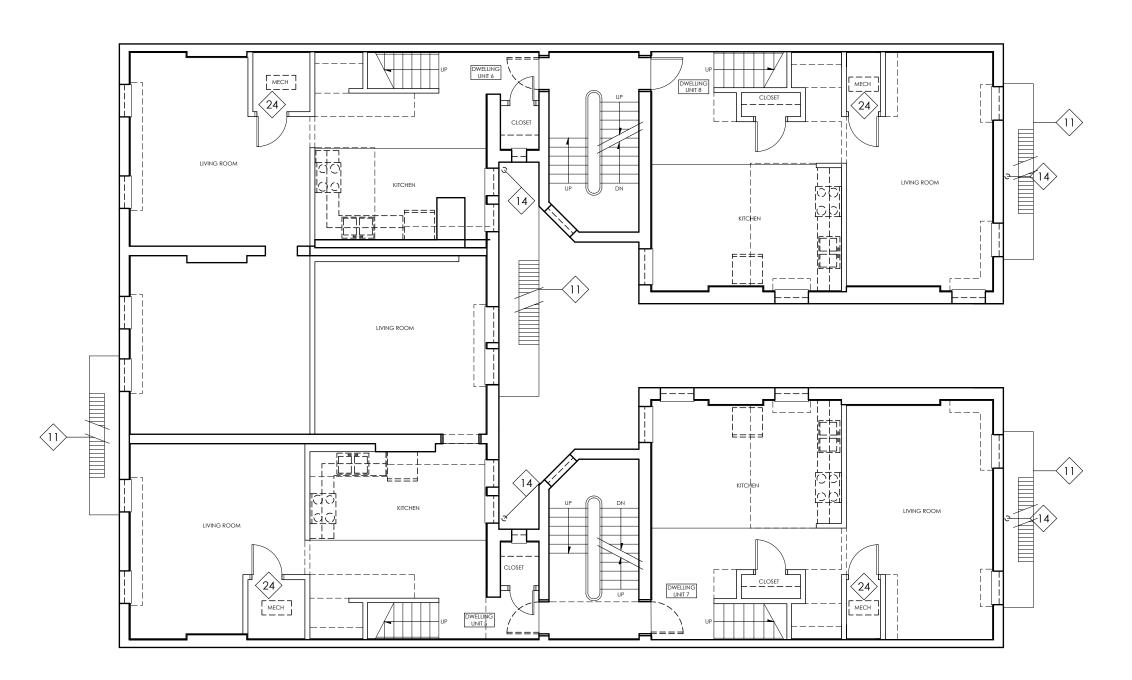
> SUBMITTAL 03.22.2023

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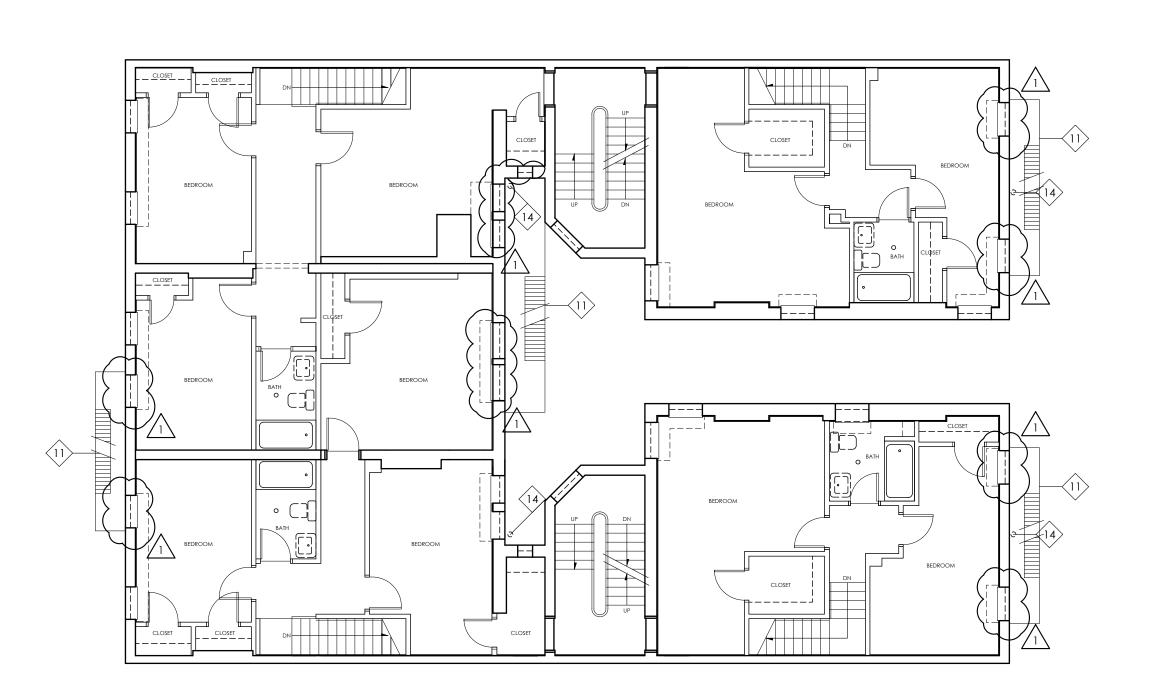
NOT FOR CONSTRUCTION

BASEMENT AND FIRST FLOOR DEMOLITION PLANS









SECOND FLOOR DEMOLITION PLAN

1/8" = 1'-0"



DEMOLITION PLAN GENERAL NOTES

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- D. REMOVE EXISTING WINDOWS AND DOORS WHERE INDICATED. REFER TO WINDOW AND DOOR SCHEDULES.
- E. ALL EXISTING INTERIOR TRIM TO REMAIN, U.N.O.
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- 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.
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- L. REMOVE ALL EXISTING KITCHEN CABINETRY, COUNTERTOPS AND APPLIANCES.
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- I. REMOVE EXISTING LOUVERS/DIFFUSERS/REGISTERS. REFER TO MECHANICAL DRAWINGS.
- O. ALL EXISTING BATHTUBS TO REMAIN, U.N.O.
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- V. REMOVE EXISTING CARBON MONOXIDE/SMOKE DETECTORS. REFER TO ELECTRICAL DRAWINGS.

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Deanna Heil license no. 10784

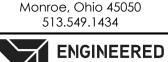
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ARCHITECTURE

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ENGINEERED BUILDING SYSTEMS INC.

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

> ET 5202

320 REPUBLIC STREET CINNATI, OHIO 452

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DATE:

PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022

PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION 1

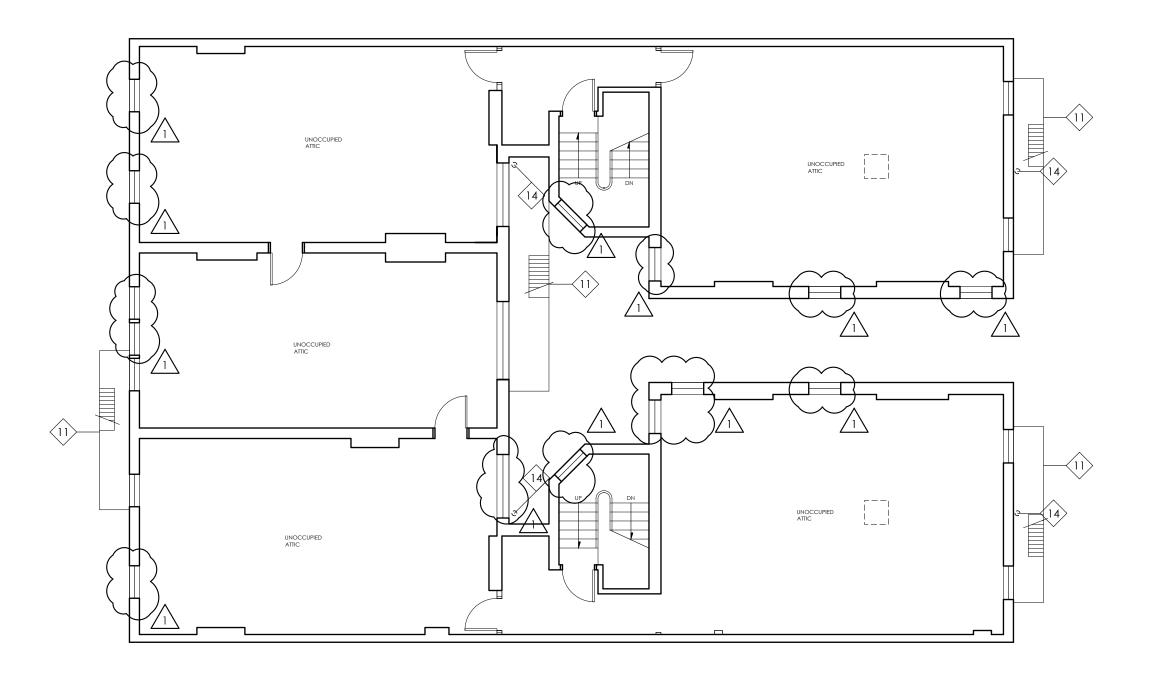
SUBMITTAL 03.22.2023 BID SET

07.03.2023
PRELIMINARY

NOT FOR CONSTRUCTION
SECOND AND THIRD

FLOOR DEMOLITION PLANS

A2.1





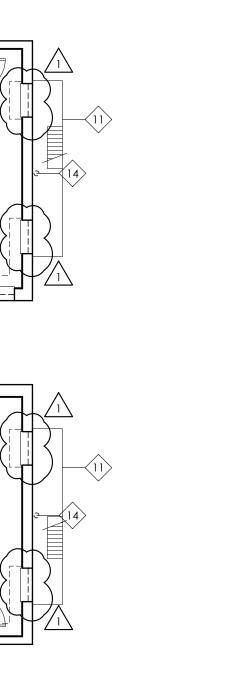


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DEMOLITION PLAN KEYNOTES

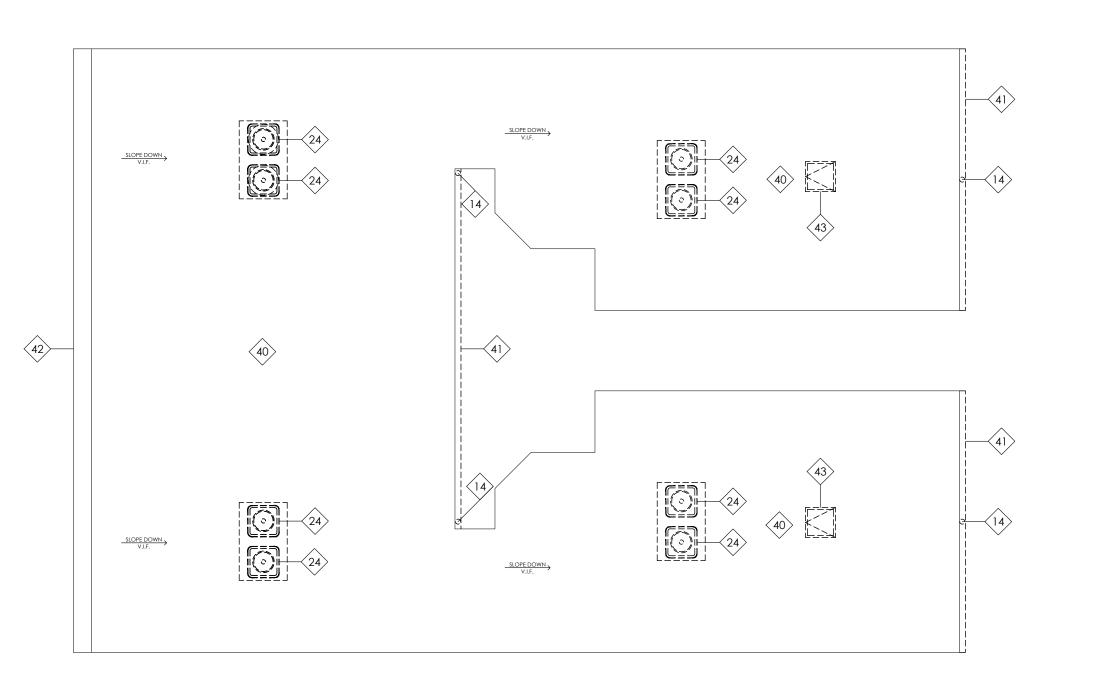
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FOURTH FLOOR DEMOLITION PLAN

1/8" = 1'-0"







A2.2 1/8" = 1'-0"





Deanna Heil license no. 10784

Expiration 12-31-2023

CITYSTUDIOS

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ARCHITECTURE



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515 Monmouth Street
Newport, KY 41017

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COMMUNI PENDLE 1320 REPU



modelgroup DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE:

PART 2 SUBMITTAL
06.20.2022
OHFA SUBMITTAL
10.21.2022
PART 2 SUBMITTAL

PERMIT SUBMITTAL
12.14.2022

PERMIT REVISION TO SUBMITTAL

03.22.2023

BID SET

07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

FOURTH FLOOR, ATTIC FLOOR AND ROOF DEMOLITION PLANS

A2.2

CABINETRY PLAN LEGEND LETTERS INDICATES CABINET TYPE, TYP. XX##----- NUMBERS INDICATES CABINET WIDTH IN INCHES, TYP. GENERAL CONTRACTOR TO XX## FIELD VERIFY PRIOR TO ORDERING CABINETS. CABINET TYPE ABBREVIATIONS: WALL CABINET BASE CABINET BLIND BASE CABINET **BLIND WALL CABINET** CORNER BASE CABINET DRAWER BASE CABINET BADA WALL-HUNG ADA SINK BASE CABINET VADA COMPLIANT BASE (B) OR VANITY BASE VANITY (V) CABINET TALL CABINET WITH FRONT APPROACH CLEARANCE

NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING

WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

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.
- PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH
- 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.
- 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,
- 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.).

- 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 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.
- PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING
- REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.

- REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON PLUMBING DRAWINGS.
- W. REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA
- VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED.

OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.

WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSION/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
- 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
- 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
- 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.

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.



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

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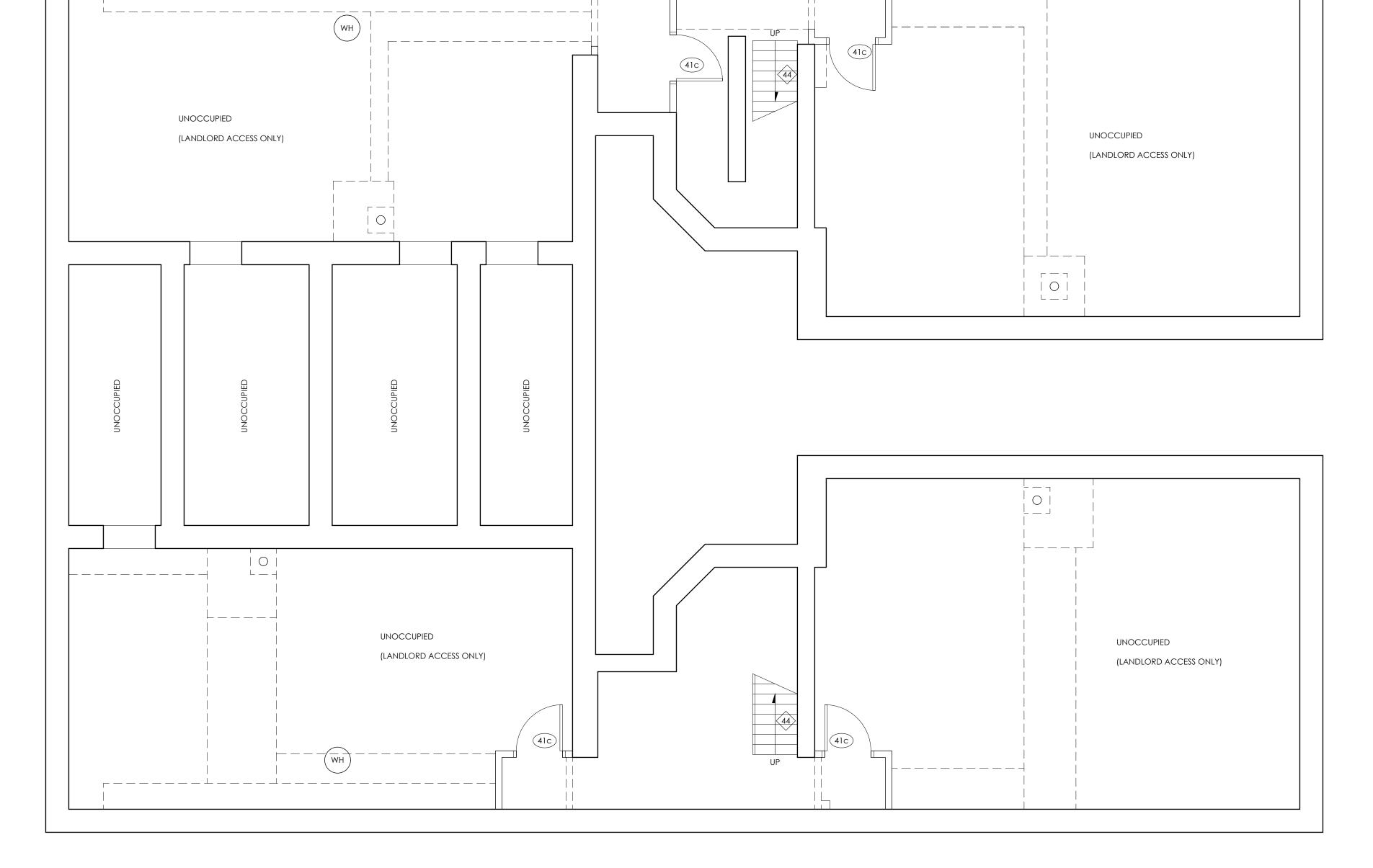
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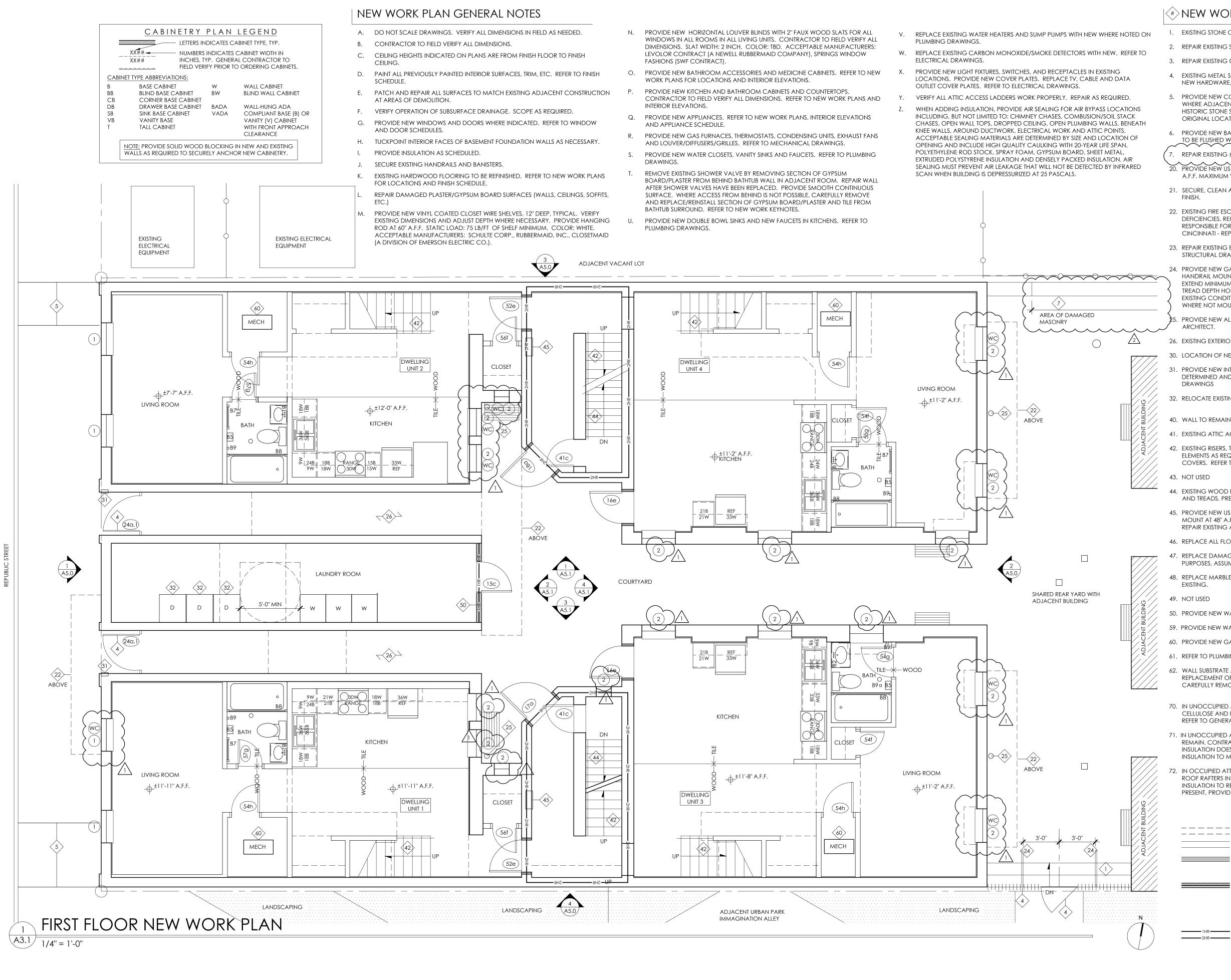
PRELIMINARY NOT FOR CONSTRUCTION

BASEMENT NEW WORK









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- 1. EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
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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
- 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
- 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
- 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.

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.



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

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SYSTEMS INC.

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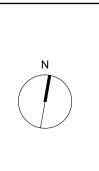
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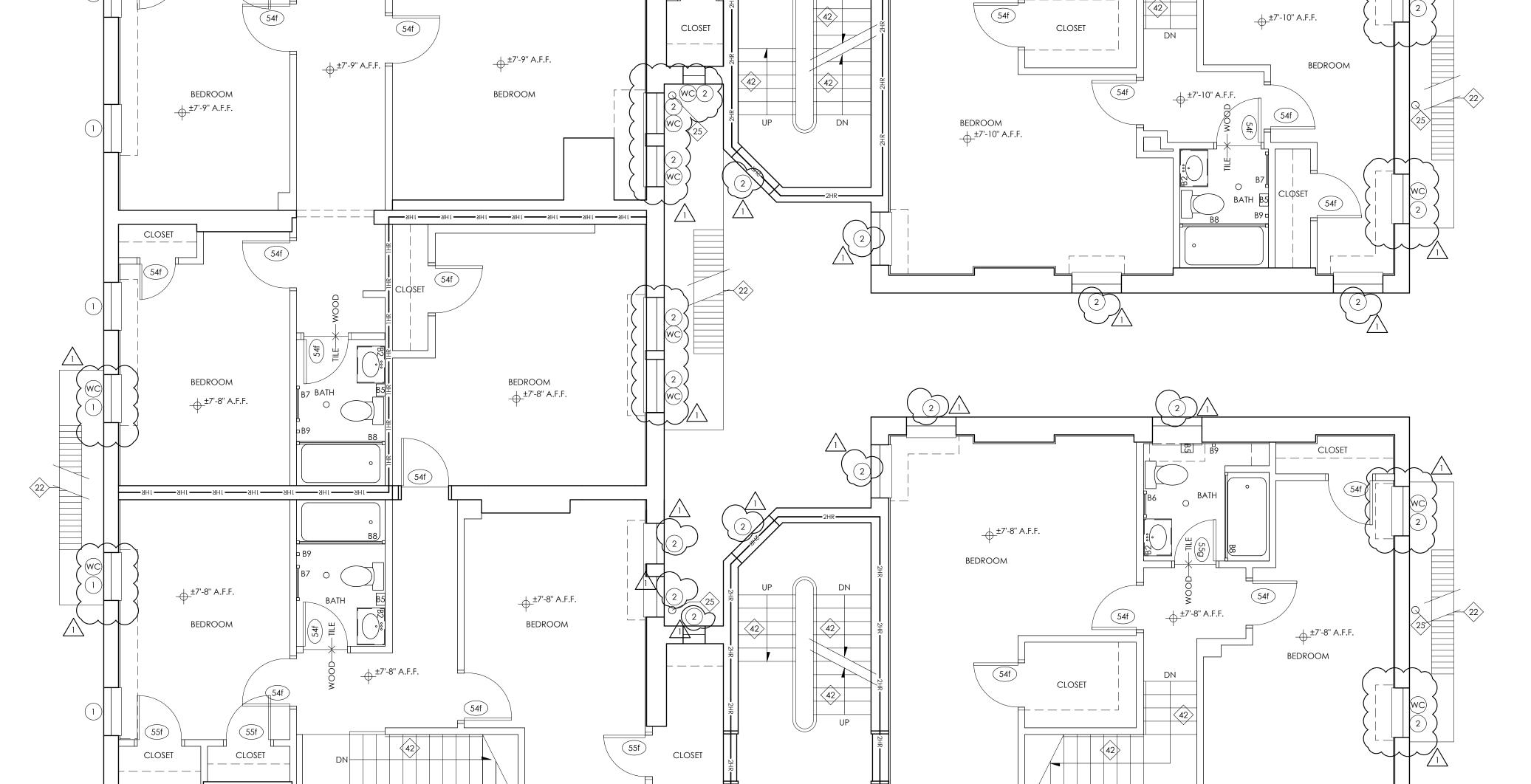
PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION SUBMITTAL

03.22.2023 BID SET 07.03.2023

PRELIMINARY not for construction

SECOND FLOOR NEW WORK PLAN





SECOND FLOOR NEW WORK PLAN

CABINETRY 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: WALL CABINET BASE CABINET BLIND BASE CABINET **BLIND WALL CABINET** CORNER BASE CABINET DRAWER BASE CABINET BADA WALL-HUNG ADA SINK BASE CABINET VADA COMPLIANT BASE (B) OR VANITY BASE VANITY (V) CABINET TALL CABINET WITH FRONT APPROACH CLEARANCE

NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING

MECH

WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

LIVING ROOM ___±7'-8" A.F.F.

±7'-8" A.F.F.

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.
- PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION.
- 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.
- 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,
- 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.).

CLOSET

DWELLING

UNIT 6

±10'-3" A.F.F.

KITCHEN

LIVING ROOM

±7'-8" A.F.F.

- 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
- PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS AND APPLIANCE SCHEDULE R. PROVIDE NEW GAS FURNACES, THERMOSTATS, CONDENSING UNITS, EXHAUST FANS
- PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING

AND LOUVER/DIFFUSERS/GRILLES. REFER TO MECHANICAL DRAWINGS.

- REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.

CLOSET

KITCHEN___±8'-6" A.F.F.

KITCHEN

8 TINU

____±10'-1" A.F.F.

MECH

8'-0"

LIVING ROOM

±8'-6" A.F.F.

- REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON PLUMBING DRAWINGS.
- REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.
- VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED.
- WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSION/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
- 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
- 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
- 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.
- REMAIN. CONTRACTOR TO VERIFY 10" BATT INSULATION (R-30). IF EXISTING INSULATION DOES NOT MEET R-30, CONTRACTOR TO PROVIDE ADDITIONAL



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

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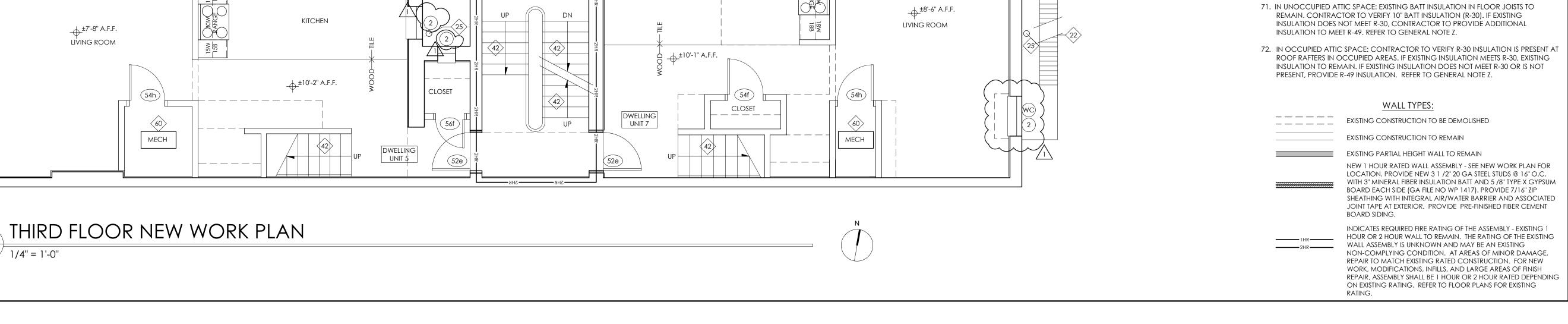
DATE: BID SET PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022

> PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION

SUBMITTAL 03.22.2023 BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

THIRD FLOOR NEW WORK



CABINETRY 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: WALL CABINET BASE CABINET BLIND BASE CABINET **BLIND WALL CABINET** CORNER BASE CABINET DRAWER BASE CABINET BADA WALL-HUNG ADA SINK BASE CABINET VADA COMPLIANT BASE (B) OR VANITY BASE VANITY (V) CABINET TALL CABINET WITH FRONT APPROACH

NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING

WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

CLEARANCE

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.
- PAINT ALL PREVIOUSLY PAINTED INTERIOR SURFACES, TRIM, ETC. REFER TO FINISH
- 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.
- 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,
- 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.).

- 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
- AND APPLIANCE SCHEDULE R. PROVIDE NEW GAS FURNACES, THERMOSTATS, CONDENSING UNITS, EXHAUST FANS

Q. PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS

- AND LOUVER/DIFFUSERS/GRILLES. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING
- REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.

- REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON
- REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
 - PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA
- VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED.

OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.

WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSION/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
- 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
- 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
- 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.

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.

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DATE:

BID SET PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022

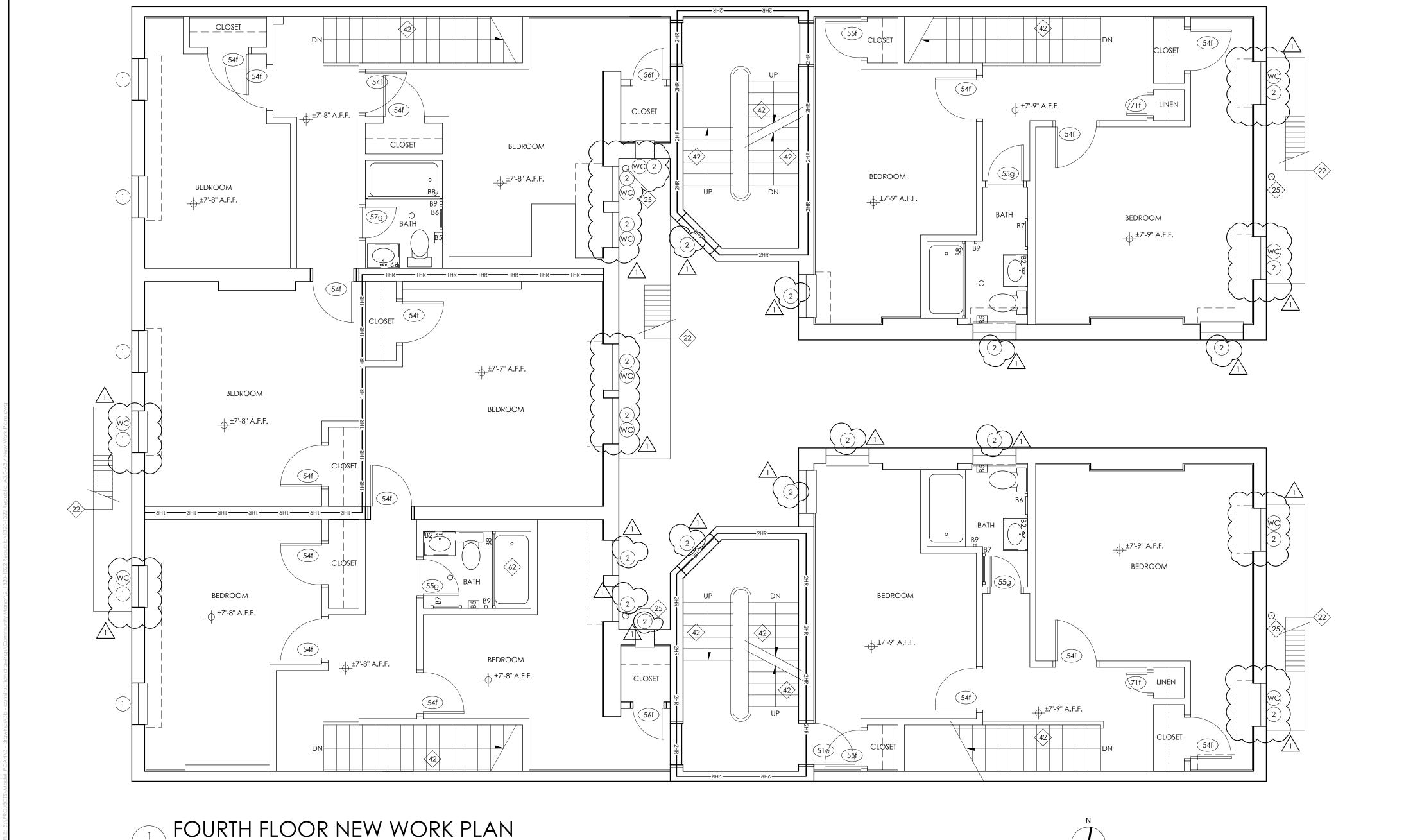
PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022

PERMIT REVISION SUBMITTAL 03.22.2023 BID SET

07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

FOURTH FLOOR NEW WORK PLAN



CABINETRY PLAN LEGEND LETTERS INDICATES CABINET TYPE, TYP. XX##----- NUMBERS INDICATES CABINET WIDTH IN INCHES, TYP. GENERAL CONTRACTOR TO XX## FIELD VERIFY PRIOR TO ORDERING CABINETS. CABINET TYPE ABBREVIATIONS: BASE CABINET WALL CABINET BLIND BASE CABINET **BLIND WALL CABINET** CORNER BASE CABINET DRAWER BASE CABINET BADA WALL-HUNG ADA SINK BASE CABINET VADA COMPLIANT BASE (B) OR VANITY BASE VANITY (V) CABINET TALL CABINET WITH FRONT APPROACH CLEARANCE

NOTE: PROVIDE SOLID WOOD BLOCKING IN NEW AND EXISTING

UNOCCUPIED ATTIC

UNOCCUPIED ATTIC

UNOCCUPIED

ATTIC

WALLS AS REQUIRED TO SECURELY ANCHOR NEW CABINETRY.

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
- 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.
- 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,
- 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.).

(40c)

(40c)

- 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.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REFER TO NEW WORK PLANS AND Q. PROVIDE NEW APPLIANCES. REFER TO NEW WORK PLANS, INTERIOR ELEVATIONS

PROVIDE NEW KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS.

- AND APPLIANCE SCHEDULE
- R. PROVIDE NEW GAS FURNACES, THERMOSTATS, CONDENSING UNITS, EXHAUST FANS AND LOUVER/DIFFUSERS/GRILLES. REFER TO MECHANICAL DRAWINGS.
- PROVIDE NEW WATER CLOSETS, VANITY SINKS AND FAUCETS. REFER TO PLUMBING
- REMOVE EXISTING SHOWER VALVE BY REMOVING SECTION OF GYPSUM BOARD/PLASTER FROM BEHIND BATHTUB WALL IN ADJACENT ROOM. REPAIR WALL AFTER SHOWER VALVES HAVE BEEN REPLACED. PROVIDE SMOOTH CONTINUOUS SURFACE. WHERE ACCESS FROM BEHIND IS NOT POSSIBLE, CAREFULLY REMOVE AND REPLACE/REINSTALL SECTION OF GYPSUM BOARD/PLASTER AND TILE FROM BATHTUB SURROUND. REFER TO NEW WORK KEYNOTES.
- PROVIDE NEW DOUBLE BOWL SINKS AND NEW FAUCETS IN KITCHENS. REFER TO PLUMBING DRAWINGS.

- REPLACE EXISTING WATER HEATERS AND SUMP PUMPS WITH NEW WHERE NOTED ON PLUMBING DRAWINGS.
- REPLACE EXISTING CARBON MONOXIDE/SMOKE DETECTORS WITH NEW. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE NEW LIGHT FIXTURES, SWITCHES, AND RECEPTACLES IN EXISTING LOCATIONS. PROVIDE NEW COVER PLATES. REPLACE TV, CABLE AND DATA OUTLET COVER PLATES. REFER TO ELECTRICAL DRAWINGS.
- VERIFY ALL ATTIC ACCESS LADDERS WORK PROPERLY. REPAIR AS REQUIRED. WHEN ADDING INSULATION, PROVIDE AIR SEALING FOR AIR BYPASS LOCATIONS INCLUDING, BUT NOT LIMITED TO: CHIMNEY CHASES, COMBUSION/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.
- 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
- 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
- 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
- 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.
- 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.

WALL TYPES: _____ EXISTING CONSTRUCTION TO BE DEMOLISHED

EXISTING CONSTRUCTION TO REMAIN

EXISTING PARTIAL HEIGHT WALL TO REMAIN

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JOINT TAPE AT EXTERIOR. PROVIDE PRE-FINISHED FIBER CEMENT BOARD SIDING.

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modelgroup

DATE: BID SET PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL 10.21.2022

PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022

BID SET

07.03.2023

PERMIT REVISION SUBMITTAL 03.22.2023

PRELIMINARY

ATTIC FLOOR NEW WORK

not for construction

UNOCCUPIED



ROOF PLAN GENERAL NOTES

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

VENTILATION AS FOLLOWS:

- FREE AREA VENTED SHALL BE 1/150 OF FLOOR AREA VENTED AT PITCHED ROOFS AND MUST MEET THE FOLLOWING REQUIREMENTS:
- VENTING AREA SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER
- UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE

* ROOF PLAN KEYNOTES

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

PROVIDE NEW ASPHALT SHINGLES AND ROOFING FELT WHERE NOTED ON ROOF

AT ASPHALT SHINGLE ROOFS, PROVIDE NEW SELF-ADHESIVE ICE AND WATER SHIELD. REFER TO SPECIFICATIONS. LAP OVER BOX GUTTER LINER.

EXISTING ROOF FRAMING TO REMAIN, SEE STRUCTURAL DETAIL FOR RAFTER TIE DOWNS.

REMOVE EXISTING BOX GUTTER LINER AND PROVIDE

NEW FORMED SHEET METAL BOX GUTTER LINER WITH

HISTORIC WOOD BOX GUTTER FRAMING TO REMAIN.

CONTACT ARCHITECT AFTER SELECTIVE DEMOLITION

TO ALLOW FOR FURTHER OBSERVATION.

EXISTING MASONRY BEARING WALL.

ALL WOOD ELEMENTS TO BE PAINTED, COLOR SELECTION BY ARCHITECT.

EXISTING WOOD FREEZE BOARD TO REMAIN.

CAREFULLY REMOVE EXISTING SHEET METAL SO AS NOT TO DAMAGE ANY HISTORIC WOOD BOX GUTTER ELEMENTS THAT REMAIN (WHERE

PLAN. REFER TO SPECIFICATIONS.

PROVIDE DRIP EDGE.

SOLDERED SEAMS.

- 20. NO WORK BOUNDARY WITHIN 10' OF ROOF PERIMETER.
- 21. IF ROOF SHEATHING IS REPLACED WITHIN 48" OF ROOF PERIMETER, NEW ROOF SHEATHING TO BE FIRE RETARDANT TREATED WOOD.





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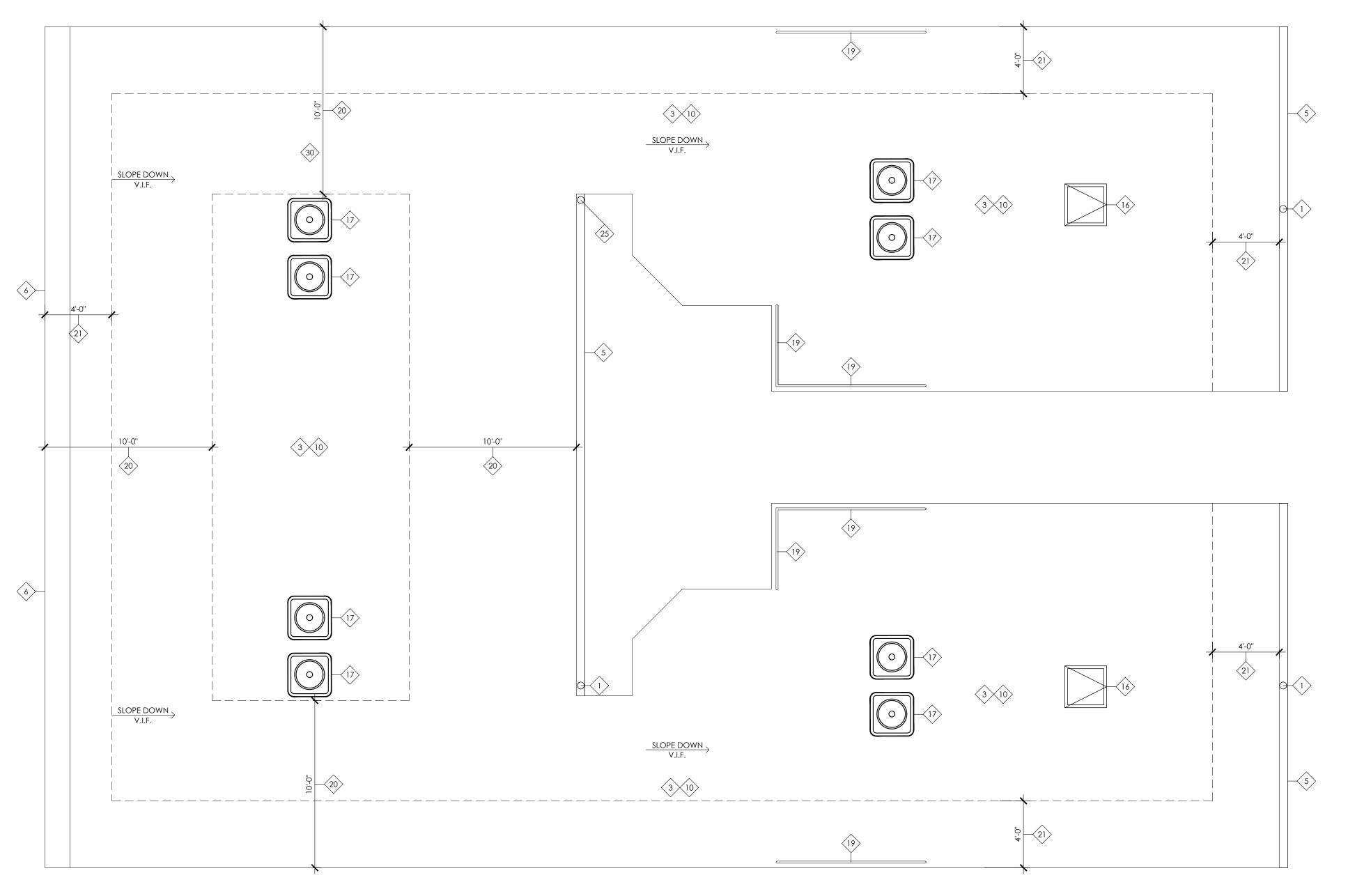
PRELIMINARY

ROOF NEW WORK PLAN

not for construction

SECTION THROUGH HISTORIC ROOF GUTTER

A3.5 1 1/2" = 1'-0"





ROOF NEW WORK PLAN

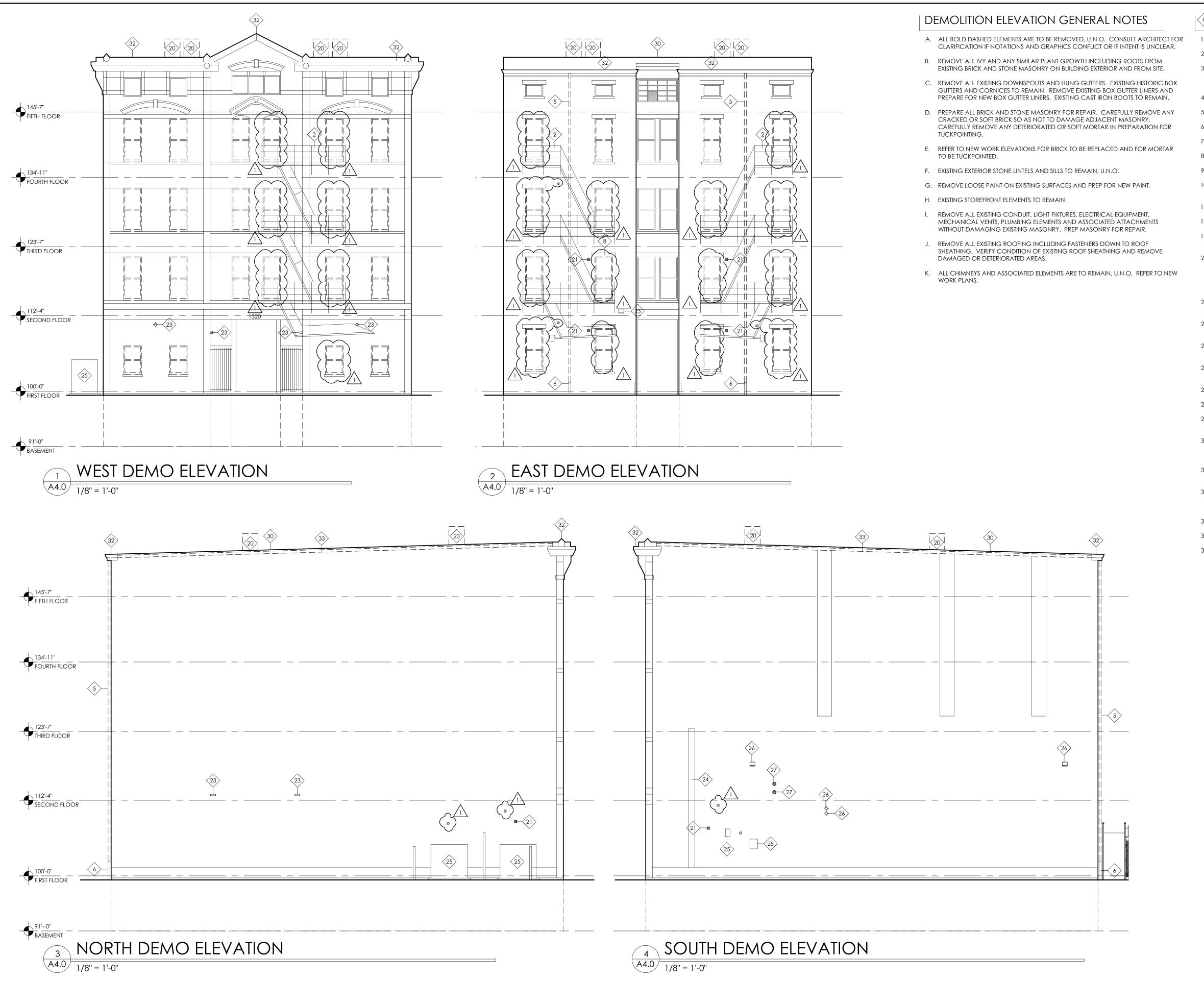
WHERE AN UNOCCUPIED ATTIC SPACE OCCURS BENEATH THE ROOF, PROVIDE

• FREE AREA VENTED SHALL BE 1/150 OF FLOOR AREA VENTED AT LOW SLOPE ROOFS.

•• AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED PORTION OF THE ATTIC OR RAFTER SPACE.

RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY.

THE BALANCE OF THE VENTILATION SHALL BE PROVIDED BY EAVE VENTS OR VENTS WITHIN 3 FEET OF THE EAVE.



DEMOLITION ELEVATION KEYNOTES

- 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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DATE:

PART 2 SUBMITTAL
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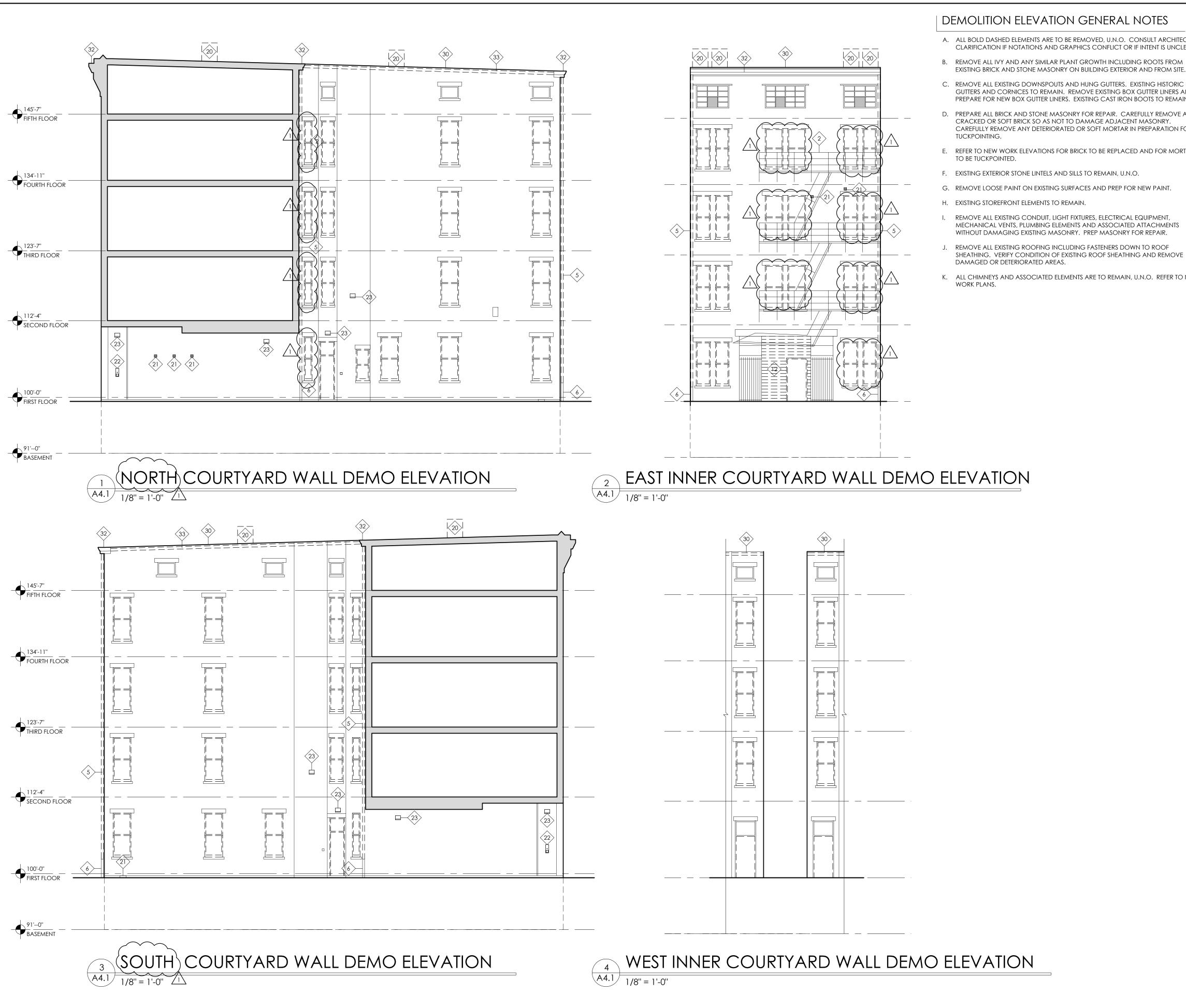
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07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

NORTH, EAST SOUTH AND WEST DEMOLITION ELEVATIONS

A4.0



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
- 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
- E. REFER TO NEW WORK ELEVATIONS FOR BRICK TO BE REPLACED AND FOR MORTAR
- F. EXISTING EXTERIOR STONE LINTELS AND SILLS TO REMAIN, U.N.O.
- G. REMOVE LOOSE PAINT ON EXISTING SURFACES AND PREP FOR NEW PAINT.

- REMOVE ALL EXISTING CONDUIT, LIGHT FIXTURES, ELECTRICAL EQUIPMENT, MECHANICAL VENTS, PLUMBING ELEMENTS AND ASSOCIATED ATTACHMENTS WITHOUT DAMAGING EXISTING MASONRY. PREP MASONRY FOR REPAIR.
- REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY CONDITION OF EXISTING ROOF SHEATHING AND REMOVE
- K. ALL CHIMNEYS AND ASSOCIATED ELEMENTS ARE TO REMAIN, U.N.O. REFER TO NEW

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
- 4. NOT USED.
- 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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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

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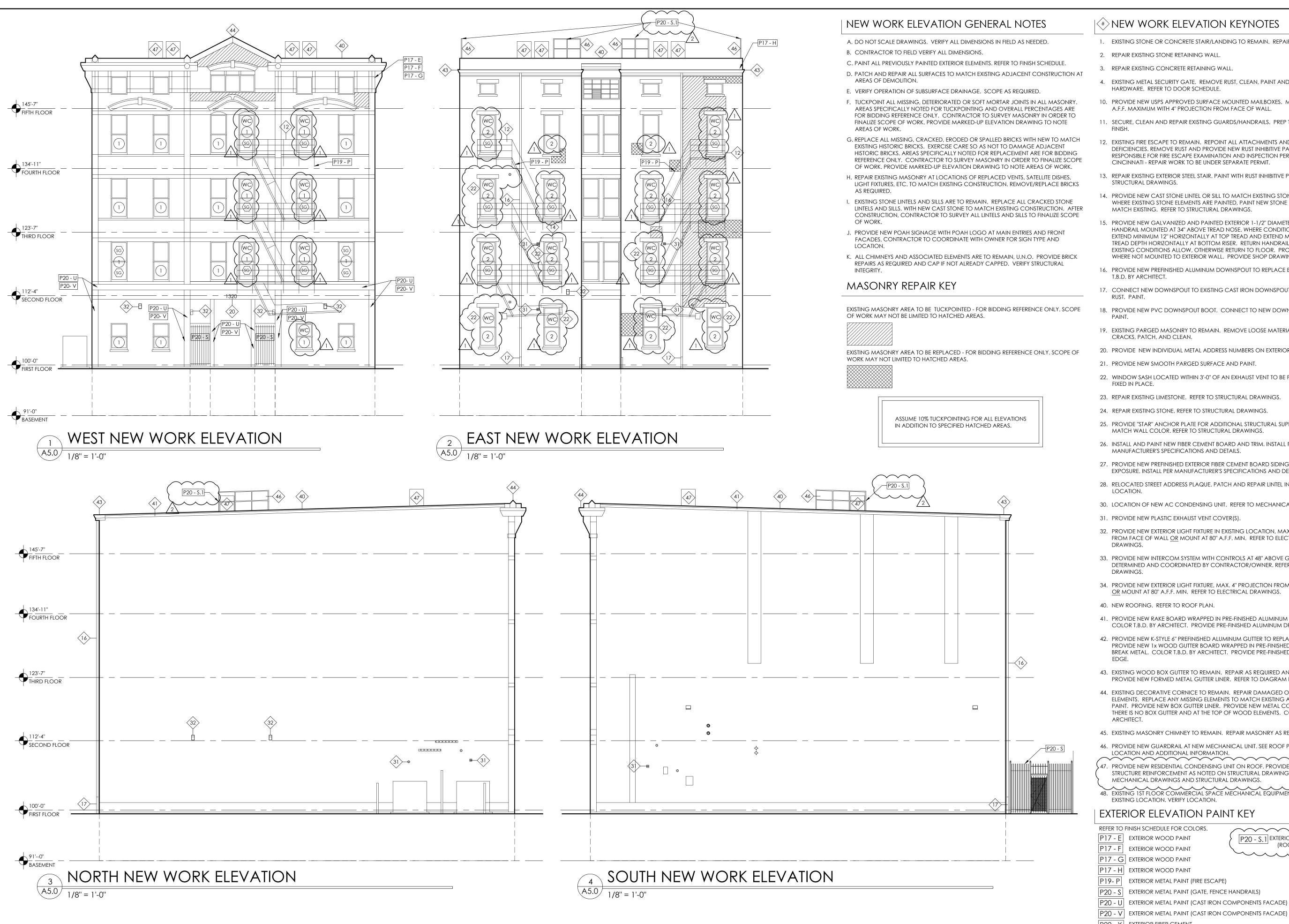
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COURTYARD WALL DEMO **ELEVATIONS**



*NEW WORK ELEVATION KEYNOTES

- 1. EXISTING STONE OR CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
- 2. REPAIR EXISTING STONE 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
- 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
- 18. PROVIDE NEW PVC DOWNSPOUT BOOT. CONNECT TO NEW DOWNSPOUT AND
- 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 <u>OR</u> MOUNT AT 80" A.F.F. MIN. REFER TO ELECTRICAL
- 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
- 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.
- . 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.

P20 - S.1 EXTERIOR METAL PAINT

(ROOF HANDRAILS)

EXTERIOR ELEVATION PAINT KEY

REFER TO FINISH SCHEDULE FOR COLORS.

P17 - E EXTERIOR WOOD PAINT

P17 - F EXTERIOR WOOD PAINT

P17 - G EXTERIOR WOOD PAINT

P17 - H EXTERIOR WOOD PAINT

P19- P EXTERIOR METAL PAINT (FIRE ESCAPE)

P20 - S EXTERIOR METAL PAINT (GATE, FENCE HANDRAILS)

P20 - U EXTERIOR METAL PAINT (CAST IRON COMPONENTS FACADE)

P22 - Y EXTERIOR FIBER CEMENT



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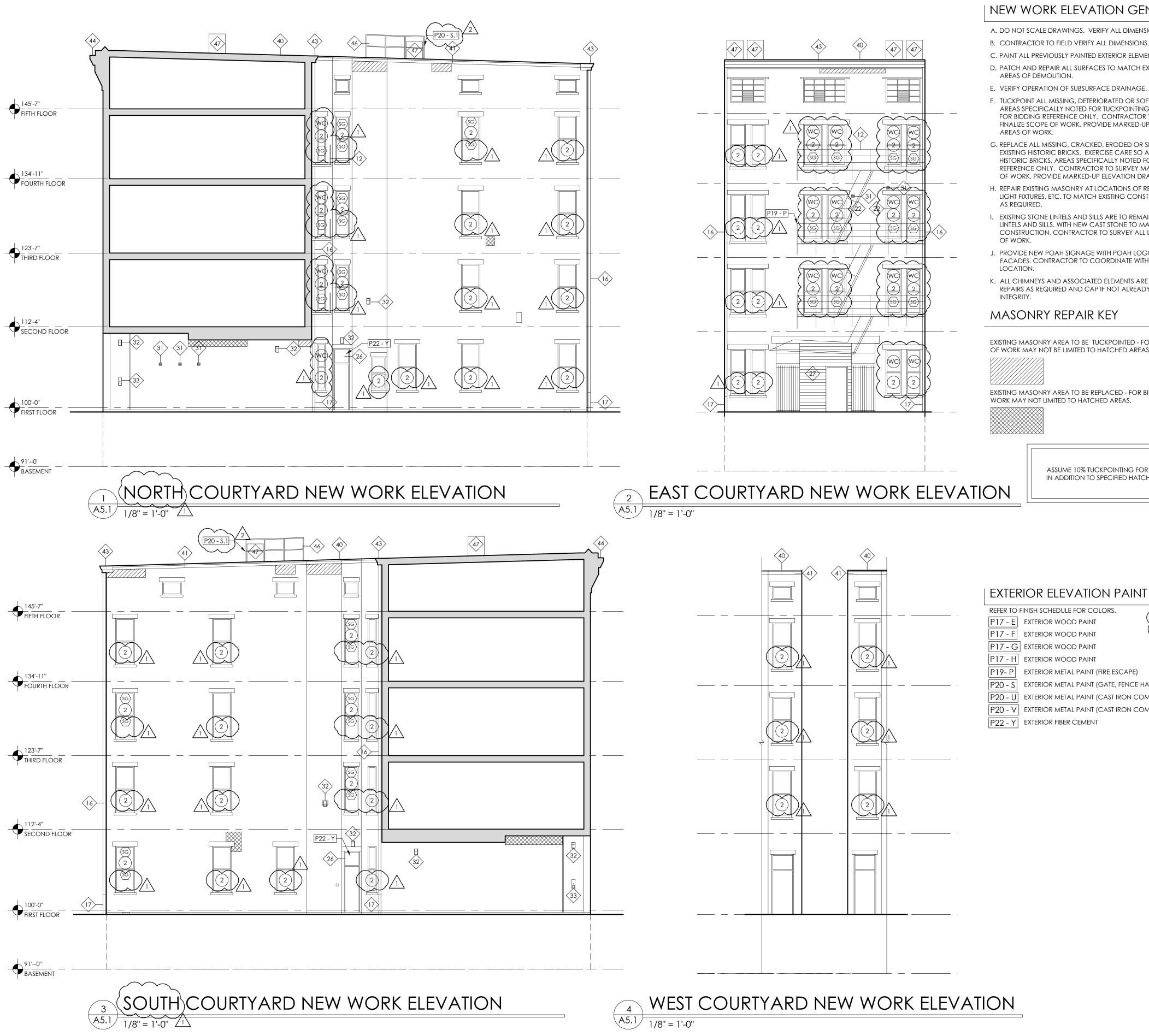
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PRELIMINARY NOT FOR CONSTRUCTION

NORTH, EAST SOUTH AND **WEST NEW WORK ELEVATIONS**



NEW WORK ELEVATION GENERAL NOTES

- A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN FIELD AS NEEDED.
- C. PAINT ALL PREVIOUSLY PAINTED EXTERIOR ELEMENTS. REFER TO FINISH SCHEDULE.
- D. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT
- 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
- G. REPLACE ALL MISSING, CRACKED, ERODED OR SPALLED BRICKS WITH NEW TO MATCH EXISTING HISTORIC BRICKS - EXERCISE CARE SO AS NOT TO DAMAGE AD JACENT 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
- 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
- J. PROVIDE NEW POAH SIGNAGE WITH POAH LOGO AT MAIN ENTRIES AND FRONT FACADES. CONTRACTOR TO COORDINATE WITH OWNER FOR SIGN TYPE AND
- 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

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 LIMITED TO HATCHED AREAS.

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

> > $\sim\sim\sim$

P20 - S.1 EXTERIOR METAL PAINT

(ROOF HANDRAILS)

EXTERIOR ELEVATION PAINT KEY

REFER TO FINISH SCHEDULE FOR COLORS. P17 - E EXTERIOR WOOD PAINT

P17 - G EXTERIOR WOOD PAINT

P17 - H EXTERIOR WOOD PAINT P19-P EXTERIOR METAL PAINT (FIRE ESCAPE)

| P20 - S | EXTERIOR METAL PAINT (GATE, FENCE HANDRAILS)

| P20 - U | EXTERIOR METAL PAINT (CAST IRON COMPONENTS FACADE) P20 - V EXTERIOR METAL PAINT (CAST IRON COMPONENTS FACADE)

P22 - Y EXTERIOR FIBER CEMENT

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
- 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
- 18. PROVIDE NEW PVC DOWNSPOUT BOOT. CONNECT TO NEW DOWNSPOUT AND
- 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 <u>OR</u> MOUNT AT 80" A.F.F. MIN. REFER TO ELECTRICAL
- 33. PROVIDE NEW INTERCOM SYSTEM WITH CONTROLS AT 48" ABOVE GRADE, TO BE DETERMINED AND COORDINATED BY CONTRACTOR/OWNER. REFER TO ELECTRICAL
- 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.
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- 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
- 43. EXISTING WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED AND PAINT. PROVIDE NEW FORMED METAL GUTTER LINER. REFER TO DIAGRAM DETAIL.
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- 46. PROVIDE NEW GUARDRAIL AT NEW MECHANICAL UNIT. SEE ROOF PLANS FOR
- 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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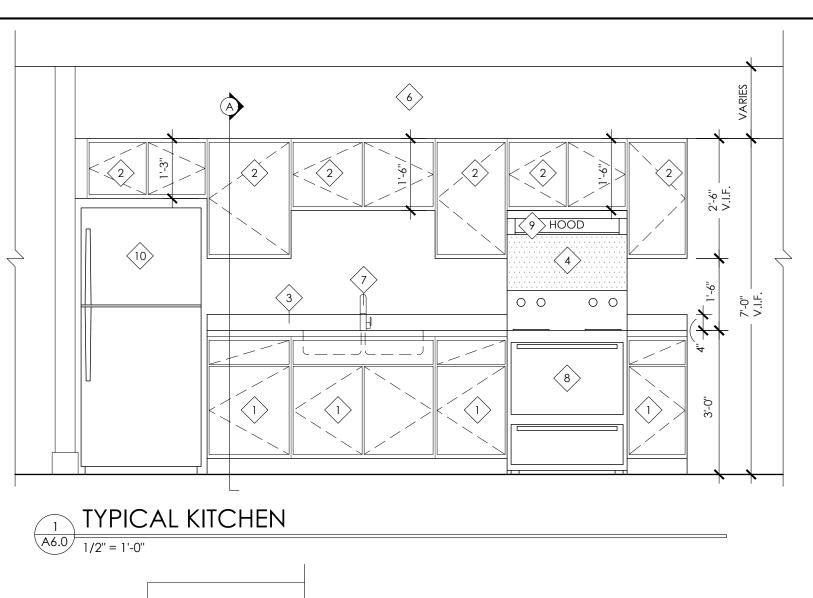
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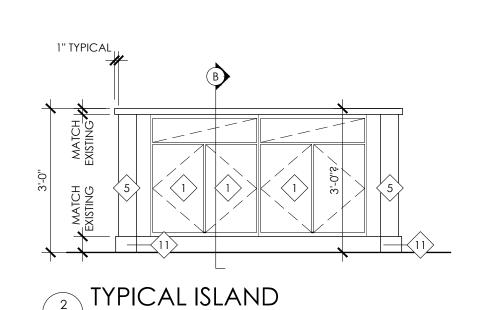
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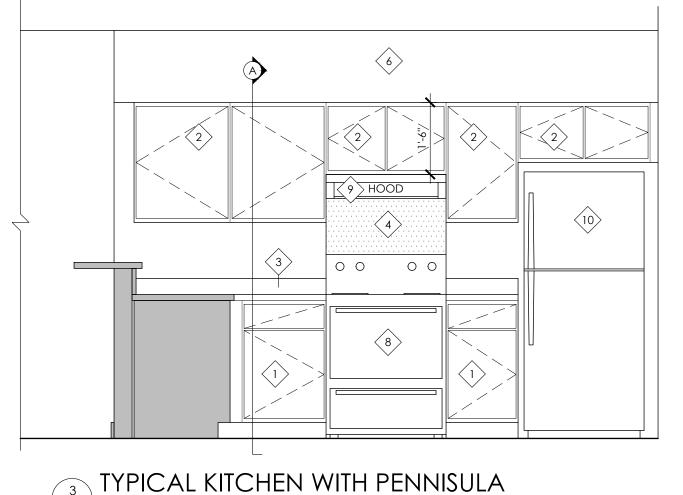
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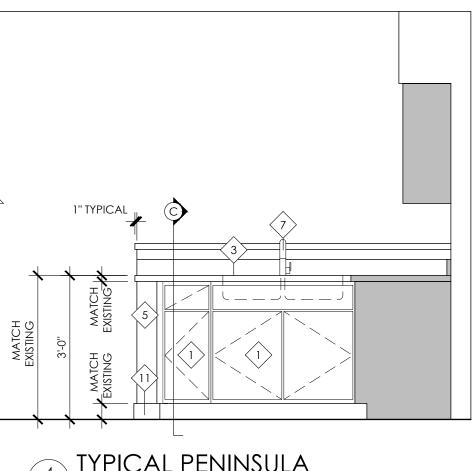
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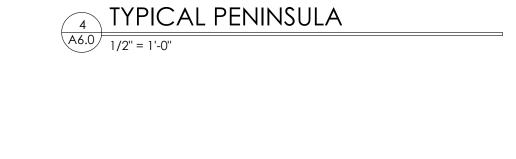
COURTYARD WALL NEW **WORK ELEVATIONS**

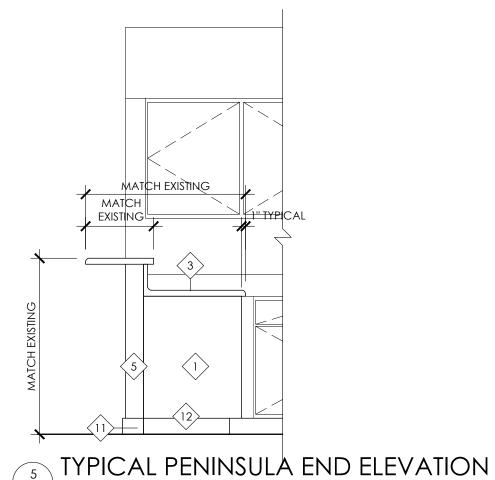


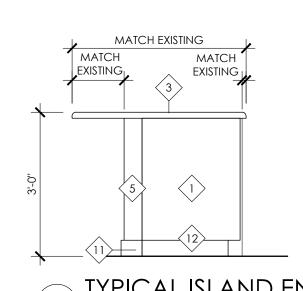


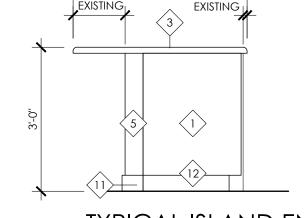




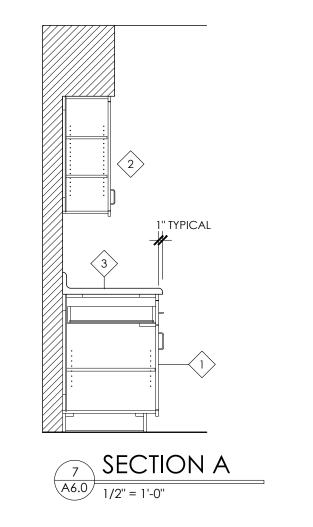


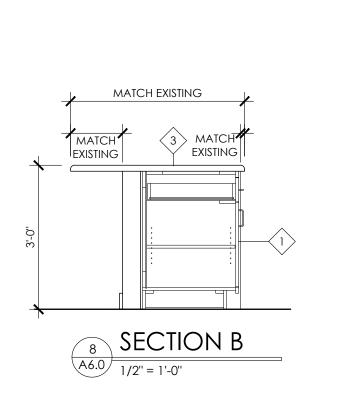


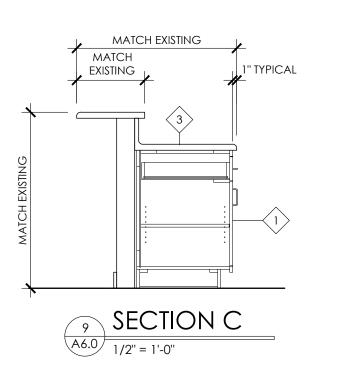








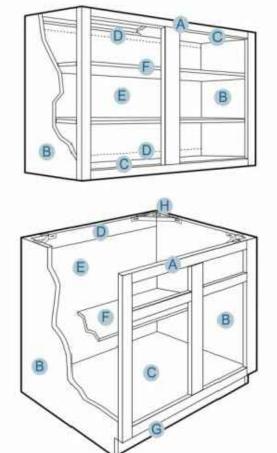




KITCHEN CABINETS - POAH BASIS OF DESIGN

GENERAL NOTES

- ALLEABHNETRY TO BE PLYWOOD CONSTRUCTION HAD PARTICLEBOARD). COMPOSITE WOOD PRODUCTS TO BE COMPLIANT WITH CALIFORNIA 93120. 3.—180-DEGREEHINGES, WRAPHINGE, MAD MINGE (MAD MINGE) 4. 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. . NO LAZY SUSANS.
- NO DRAWERS LARGER THAN 18".
- KCMA CERTIFICATION PREFERRED.
- B. HARDWARE (PULL) TO BE INCLUDED IN ALL CABINETRY. 9. THE CABINETRY PRODUCTS IN THIS SECTION ARE SHOWN AS REFERENCE.
- OTHER CABINETRY PRODUCTS THAT MEET THE 10. REQUIREMENTS OF THE SPEC MAY BE USED.
- 11. SEAL WITH FOAM ALL PLUMBING AND ELECTRICAL PENETRATIONS BEHIND CABINETRY.





BOX CONSTRUCTION REQUIRED DETAILS

- A. FRONT FRAME: 3/4" SOLID HARDWOOD OR THERMO-FOIL VINYL WRAPPED SOLID FINGER JOINTED LUMBER OR LVL LINEAR VENEER LUMBER BORE AND DOWEL/POCKET SCREW CONSTRUCTION FRAME JOINERY REINFORCED WITH GLUE/NAILS. 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. 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
- 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.
- 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
- 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.



COUNTERTOP FINISH: (NOT TO SCALE) WILSONART, KALAHARI TOPAZ #4588

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
- 3. STANDARD REVEAL DOORS AND DRAWER FRONTS.

COUNTERTOP REQUIRED DETAILS

PLASTIC LAMINATE (KITCHEN ONLY): 1. PROVIDE WISLSON 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.

VISTA / ALLWOOD SERIES



CABINET DOOR: ADVANTA / CABINET PULLS: AMEROCK ALLISON CURVED 96MM PULL SATIN NICKEL, BP53003G10

KITCHEN APPLIANCE SCHEDULE

	DESCRIPTION	GENERAL INFORMATION AND REQUIRED DETAILS	PREFERRED PRODUCTS
Al	REFRIGERATOR	VOLUME: NON-FAMILY UNITS: 17.5 CUBIC FEET MIN. OR MATCH EXISTING. FAMILY UNITS: 21 CUBIC FEET OR MATCH EXISTING. WIDTH: 30" MIN. WIDTH OR MATCH EXISTING. ENERGY STAR RATED: REQUIRED. SELF-DEFROSTING: REQUIRED. NO WATER/ICE DISPENSERS. NO ICE MAKERS. NO SIDE-BY-SIDE DOORS. REVERSIBLE HINGES REQUIRED.	WHIRLPOOL 30-INCH WIDE 18.2 CU. FT. TOP FREEZER WHITE FINISH MODEL#: WRT138FZDW
A2	RANGE	 VOLUME: 4.5 CUBIC FEET MINIMUM OR MATCH EXISTING. WIDTH: 30" MINIMUM WIDTH OR MATCH EXISTING. KNOBS ON FRONT FACE OF RANGE FOR EASE OF USE. ELECTRIC RANGES PREFERRED. DO NOT USE "SELF-CLEANING" RANGES. 	FRIGIDAIRE 30-INCH WHITE FINISH MODEL #: FFEF3009LW
A3	SPLASH PLATE TO BE INSTALLED ON WALL BEHIND RANGE	INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL WITH ALMOND FINISH FACING OUT.	BROAN REVERSIBLE BACKSPLASH ALMOND EP300108
A4	RANGE HOOD	WIDTH: 30" MINIMUM OR MATCH EXISTING.	BROAN 30" VENTED HOOD 7" ROUND VENT 190 CFM WHITE FINISH MODEL #: 423001 BROAN NON-VENTED HOOD WHITE FINISH MODEL #: 413001
A5	RANGE HOOD FIRE EXTINGUISHERS (MANDATORY)	PROVIDE STOVETOP FIRESTOP® RANGEHOOD FIRE EXTINGUISHERS UNDER EACH RANGE HOOD. EXTINGUISHERS MUST FIT WITHIN THE DEPTH OF RANGEHOOD WITHOUT BEING NOTICEABLY VISIBLE.	STOVETOP FIRESTOP RANGEHOOD HEIGHT: 3.5" DIAMETER: 3.4" MODEL#: 675-3

KITCHEN ELEVATION GENERAL NOTES

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

|\(\psi\) KITCHEN ELEVATION KEY NOTES

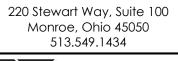
- 1. PROVIDE NEW 24" DEEP BASE CABINETS. KITCHEN PLANS VARY. REFER TO NEW WORK PLANS FOR UNIT SIZE AND TYPE AND TO KITCHEN CABINET BASIS OF DESIGN.
- 2. PROVIDE NEW 12" DEEP WALL CABINETS. KITCHEN PLANS VARY. REFER TO NEW WORK PLANS FOR UNIT SIZE AND TYPE AND TO KITCHEN
- CABINET BASIS OF DESIGN. 3. PROVIDE NEW PLASTIC LAMINATE COUNTERTOP WITH CONTINUOUS BACKSPLASH AND SIDE SPLASH. REFER TO KITCHEN CABINET BASIS OF
- 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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PEND



DATE: PART 2 SUBMITTAL

06.20.2022 OHFA SUBMITTAL 10.21.2022 PART 2 SUBMITTAL

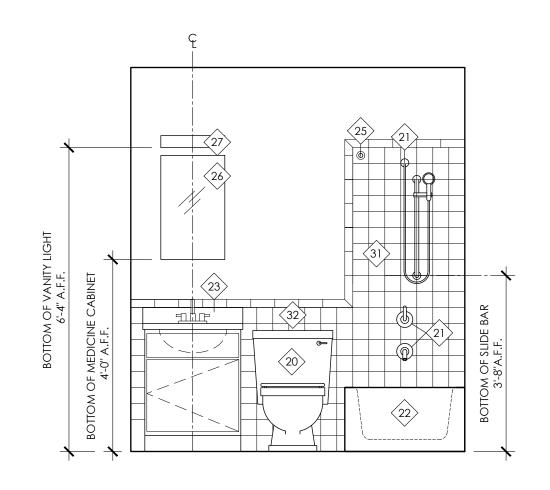
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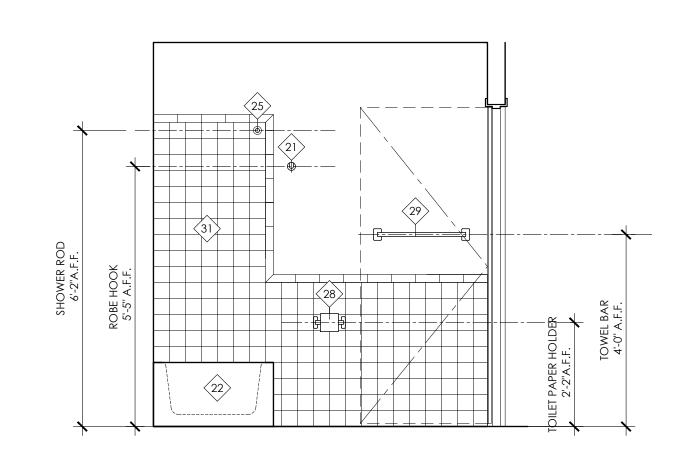
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TYPICAL INTERIOR ELEVATIONS, KITCHEN CABINET INFORMATION, KITCHEN APPLIANCE SCHEDULE



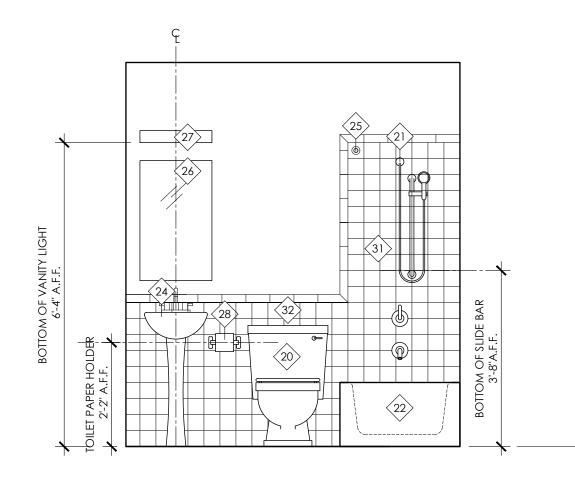
TYPICAL BATHROOM ELEVATION

1/2" = 1'-0"



TYPICAL BATHROOM ELEVATION

1/2" = 1'-0"





BATHROOM ACCESSORIES SCHEDULE

	DESCRIPTION	NOTES	PRODUCT INFORMATION / BASIS OF DESIGN
B1	BATHROOM VANITY (18"W x 32"H x 16"D) AND INTEGRAL SINK	REPLACE EXISTING PEDESTAL SINK WITH NEW VANITY AND INTEGRAL SINK AS NOTED ON NEW WORK PLAN DRAWINGS. CONTRACTOR TO VERIFY VANITY DIMENISIONS AND SINK CENTERLINE IN FIELD. INSTALL VANITY FLUSH TO PERPENDICULAR WALL TO AVOID GAP INBETWEEN VANITY AND PERPENDICULAR WALL WHERE POSSIBLE. CONTRACTOR ALSO TO VERIFY THAT VANITY DOES NOT BLOCK AN EXISTING HVAC VENT. REFER TO PLUMBING DRAWINGS.	SUPPLIER: HD SUPPLY Seasons® 18"W x 32"H x 16"D WHITE VANITY WITH TOP MODEL NUMBER: 283580
В2	BATHROOM VANITY (24"W x 32"H x 18"D) AND INTEGRAL SINK	REPLACE EXISTING PEDESTAL SINK WITH NEW VANITY AND INTEGRAL SINK AS NOTED ON NEW WORK PLAN DRAWINGS. CONTRACTOR TO VERIFY VANITY DIMENISIONS AND SINK CENTERLINE IN FIELD. INSTALL VANITY FLUSH TO PERPENDICULAR WALL TO AVOID GAP INBETWEEN VANITY AND PERPENDICULAR WALL WHERE POSSIBLE. CONTRACTOR ALSO TO VERIFY THAT VANITY DOES NOT BLOCK AN EXISTING HVAC VENT. REFER TO PLUMBING DRAWINGS.	SUPPLIER: HD SUPPLY Seasons® 24"W x 32"H x 18"D WHITE VANITY WITH TOP MODEL NUMBER: 283581
В3	BATHROOM VANITY (36"W x 32"H x 21"D)AND INTEGRAL SINK	REPLACE EXISTING PEDESTAL SINK WITH NEW VANITY AND INTEGRAL SINK AS NOTED ON NEW WORK PLAN DRAWINGS. CONTRACTOR TO VERIFY VANITY DIMENISIONS AND SINK CENTERLINE IN FIELD. INSTALL VANITY FLUSH TO PERPENDICULAR WALL TO AVOID GAP INBETWEEN VANITY AND PERPENDICULAR WALL WHERE POSSIBLE. CONTRACTOR ALSO TO VERIFY THAT VANITY DOES NOT BLOCK AN EXISTING HVAC VENT. REFER TO PLUMBING DRAWINGS.	SUPPLIER: HD SUPPLY RSI HOME PRODUCTS 36"W x 32"H x 21"D WHITE VANITY WITH TOP MODEL NUMBER: 412173
B4	SURFACE MOUNTED MEDICINE CABINET	REPLACE EXISTING MEDICINE CABINET WITH NEW. PATCH AND REPAIR DAMAGED GYPSUM BOARD AS REQUIRED. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	HD SUPPLY. 16W X 26'H SURFACE MOUNT MIRROR MEDICINE CABINET STEEL BODY, METAL SHELVES, MODEL NUMBER: 404469
B5	TOILET TISSUE HOLDERS	REPLACE EXISTING TOILET TISSUE HOLDER WITH NEW. PATCH DAMAGED TILE. INSTALL NEW TOILET TISSUE HOLDER AS INDICATED ON NEW WORK PLAN DRAWINGS ON WOOD STUD OR ADD BLOCKING.	FRANKLIN BRASS. STAINLESS STEEL TOILET PAPER HOLDER CONCEALED MOUNT. MODEL NUMBER: 819400
В6	TOWEL BAR 18"	PROVIDE NEW TOWEL BAR AS NOTED ON NEW WORK PLAN DRAWINGS. PATCH EXISTING DAMAGED TILE OR GYPSUM BOARD AS REQUIRED. INSTALL NEW TOWEL BAR PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	FRANKLIN BRASS - FUTURA 3/4 X 18" CHROME TOWEL BAR SET. MODEL NUMBER: 818725
В7	TOWEL BAR 24"	PROVIDE NEW TOWEL BAR AS NOTED ON NEW WORK PLAN DRAWINGS. PATCH EXISTING DAMAGED TILE OR GYPSUM BOARD AS REQUIRED. INSTALL NEW TOWEL BAR PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	FRANKLIN BRASS - FUTURA 3/4 X 24" CHROME TOWEL BAR SET. MODEL NUMBER: 818740
B8	SHOWER CURTAIN ROD	REPLACE EXISTING SHOWER CURTAIN ROD WITH NEW. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD AND PROVIDE CORRECT SHOWER ROD LENGTH. PATCH AND REPAIR DAMAGED WALL TILE OR GYPSUM BOARD AS REQUIRED. INSTALL SHOWER ROD PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR ADD BLOCKING.	HD SUPPLY. 60" CHROME SHOWER ROD SET. MODEL NUMBER: 822450
В9	ROBE HOOK	PROVIDE NEW ROBE HOOK AS NOTED ON NEW WORK PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL ON WOOD STUD OR USE APPROPRIATE ANCHORS TO SUPPORT WEIGHT. WALL.	SYMMONS, DIA CHROME ROBE HOOK MODEL NUMBER: 459079

BATHROOM 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. USE ELASTOMERIC SEALANT AND, WHERE NECESSARY, BACKING, TO SEAL PIPE
- PENETRATIONS BEHIND TOILETS, SHOWER HEADS, AND UNDER BATHROOM VANITIES. F. SEAL AT BASE OF BATHTUBS, TOILETS AND TOP OF SHOWER TILE WITH CAULK.

BATHROOM ELEVATION KEY NOTES

- 20. PROVIDE NEW FLOOR MOUNTED TOILET IN EXISTING LOCATION. REFER TO
- PLUMBING DRAWINGS. 21. PROVIDE NEW HAND-HELD SHOWER HEAD, CONTROLS, AND TUB FAUCET
- 22. EXISTING BATHTUB TO REMAIN U.N.O.. CAULK AND CLEAN. 23. PROVIDE NEW VANTY AND CULTURED MARBLE COUNTERTOP WITH
- INTEGRAL SINK AND FAUCET. REFER TO NEW WORK PLANS FOR VANITY SIZE, BATHROOM ACCESSORY SCHEDULE, AND PLUMBING DRAWINGS.
- 24. EXISTING PEDESTAL SINK WITH NEW FAUCET TO REMAIN. REFER TO NEW WORK PLAN DRAWINGS FOR LOCATIONS AND PLUMBING DRAWINGS.
- 25. PROVIDE NEW ANCHORED SHOWER CURTAIN ROD. REFER TO BATHROOM ACCESSORY SCHEDULE.
- 26. PROVIDE NEW MEDICINE CABINET WITH MIRROR AT BATHROOM SINK CENTERLINE ABOVE VANITY OR PEDESTAL SINK. REFER TO BATHROOM
- ACCESSORY SCHEDULE. 27. PROVIDE NEW LIGHT FIXTURE AT BATHROOM SINK AND MEDICINE
- CABINET CENTERLINE. REFER TO ELECTRICAL DRAWINGS. 28. PROVIDE NEW TOILET PAPER DISPENSER. REFER TO NEW WORK PLANS
- FOR LOCATION AND BATHROOM ACCESSORY SCHEDULE. 29. PROVIDE NEW TOWEL BAR. REFER TO NEW WORK PLANS FOR LOCATION
- AND TO BATHROOM ACCESSORY SCHEDULE.
- 30. PROVIDE NEW BATHROBE HOOK. REFER TO NEW WORK PLANS FOR
- LOCATION AND TO BATHROOM ACCESSORY SCHEDULE. 31. EXISTING TILE TUB SURROUND. REFER TO FINISH SCHEDULE.
- 32. EXISTING BATHROOM WALL TILE. REFER TO FINISH SCHEDULE.

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license no. 10784 Expiration 12-31-2023

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DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE:

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> PART 2 SUBMITTAL PERMIT SUBMITTAL 12.14.2022 PERMIT REVISION

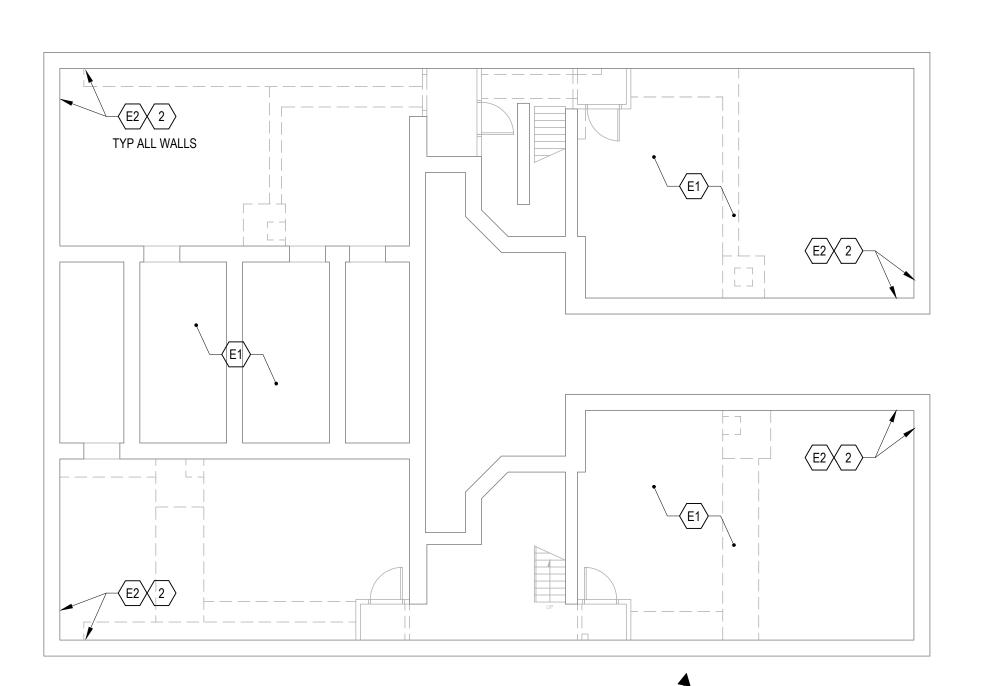
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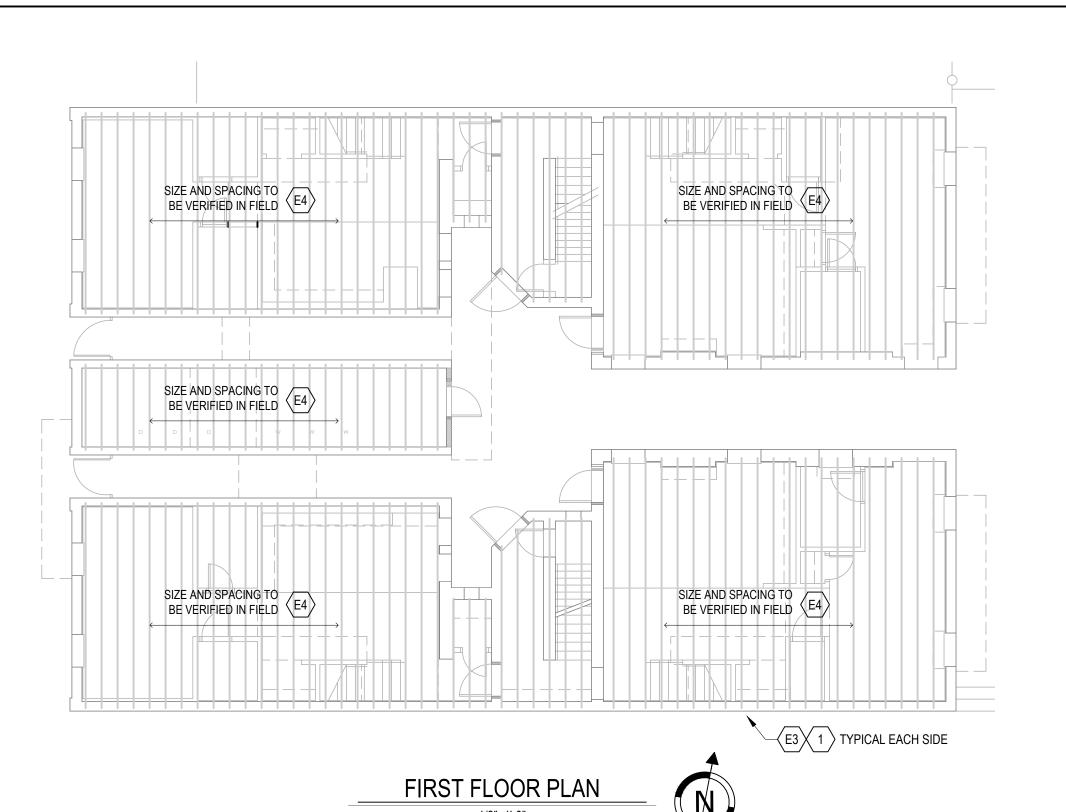
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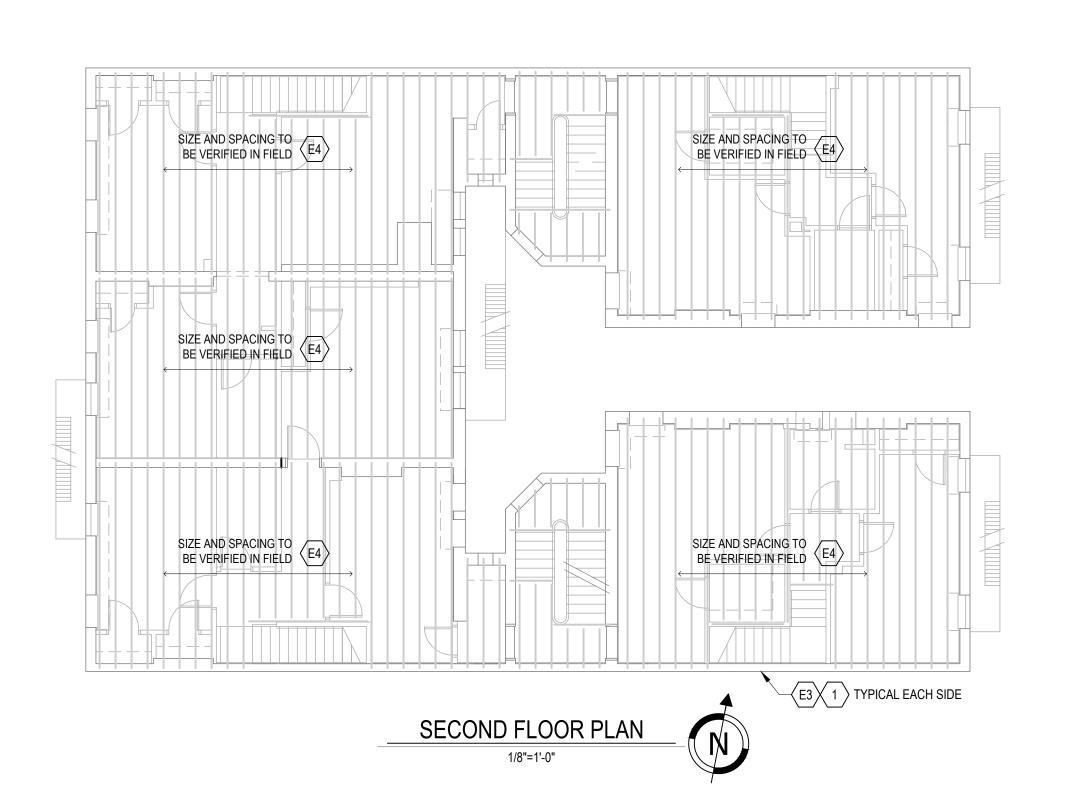
TYPICAL INTERIOR ELEVATIONS, BATHROOM ACCESSORIES SCHEDULE

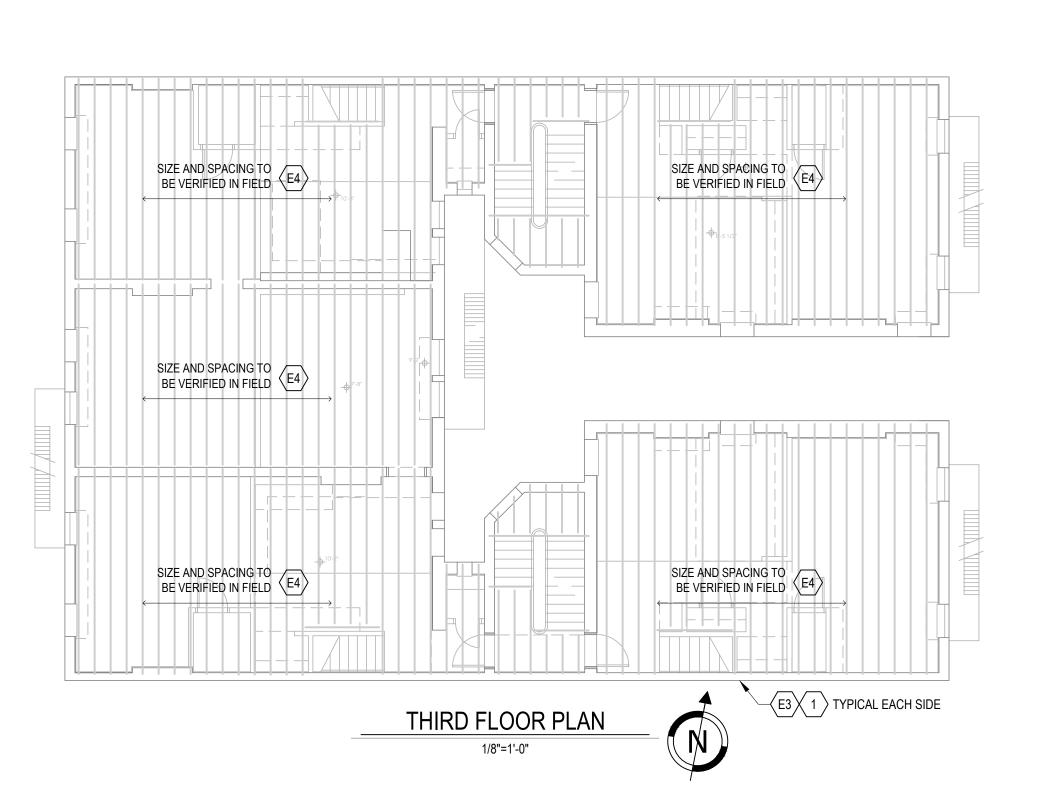
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BASEMENT FLOOR PLAN







SCOPE OF WORK:

A. NO STRUCTURAL CHANGES ARE PROPOSED EXCEPT FOR THE ROOF RAFTER REINFORCING AND ROOF MOUNTED GUARDRAIL. 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.

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

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.

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.

. REFER TO BUILDING ELEVATIONS IN ARCHITECTURAL DRAWINGS FOR EXTERIOR MASONRY AND LINTEL/SILL REPAIR AND REPLACEMENT.

2. RAKE AND RE-POINT DETERIORATED BASEMENT WALL MORTAR JOINTS. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.

10. REINFORCE EXISTING ROOF RAFTER w/ 1.75"x11.25" LVL w/ VERTICAL ROWS OF (3) SIMPSON SDS25350 SCREWS AT 12"oc, STAGGERED EACH SIDE OF MEMBER, FULL LENGTH.

11. NEW 1-1/2" DIAMETER STEEL HANDRAIL, REFER TO TYPICAL DETAIL ON S2.0. SEE ARCHITECTURAL DRAWING FOR ADDITIONAL INFORMATION.

GRAMAN E-66744

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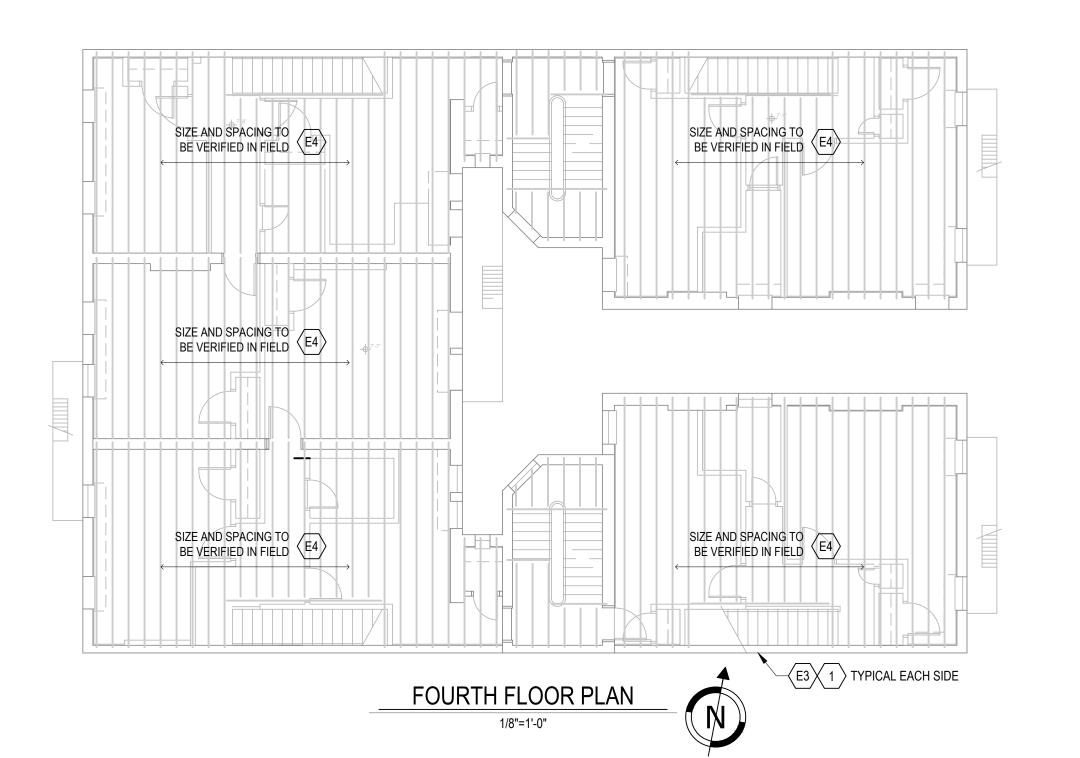
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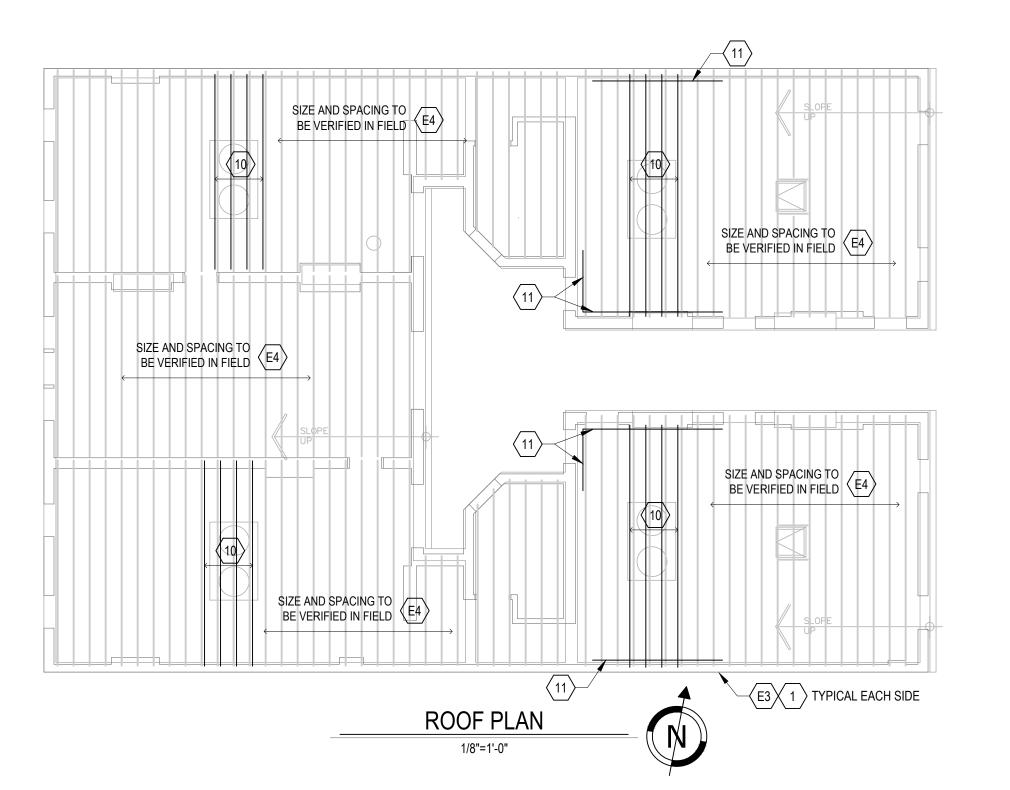
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BASEMENT, FIRST, SECOND, AND THIRD FLOOR NEW WORK PLANS

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- SCOPE OF WORK:

 A. NO STRUCTURAL CHANGES ARE PROPOSED EXCEPT FOR THE ROOF RAFTER REINFORCING AND ROOF MOUNTED GUARDRAIL. 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.

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.

. REFER TO BUILDING ELEVATIONS IN ARCHITECTURAL DRAWINGS FOR EXTERIOR MASONRY AND LINTEL/SILL REPAIR AND REPLACEMENT.

- 2. RAKE AND RE-POINT DETERIORATED BASEMENT WALL MORTAR JOINTS. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
- 10. REINFORCE EXISTING ROOF RAFTER w/ 1.75"x11.25" LVL w/ VERTICAL ROWS OF (3) SIMPSON SDS25350 SCREWS AT 12"oc, STAGGERED EACH SIDE OF MEMBER, FULL LENGTH.
- 11. NEW 1-1/2" DIAMETER STEEL HANDRAIL, REFER TO TYPICAL DETAIL ON \$2.0. SEE ARCHITECTURAL DRAWING FOR ADDITIONAL INFORMATION.



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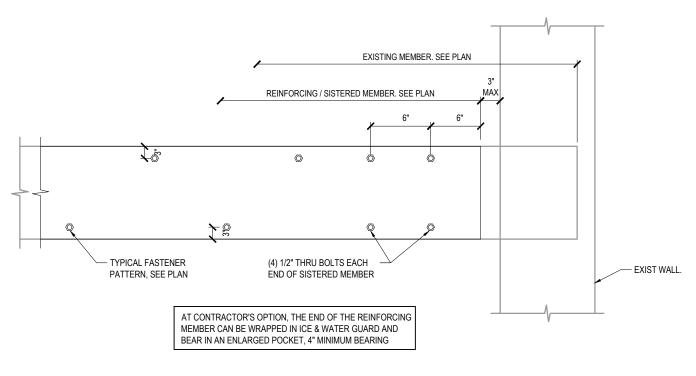
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FOURTH FLOOR AND ROOF NEW WORK PLANS

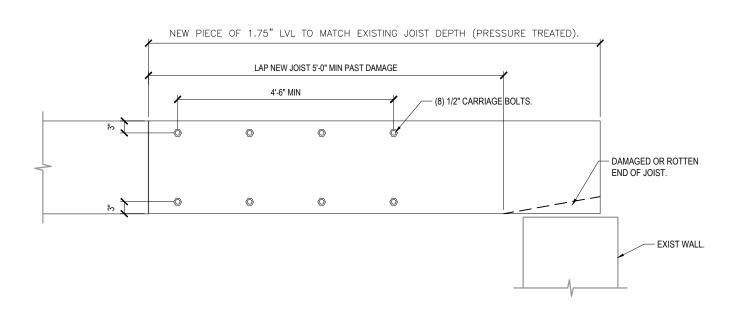
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END CONDITION AT REINFORCING / SISTERED JOIST

NO SCALE



JOIST REPAIR AT DAMAGED/ROTTEN JOIST END

NO SCALE

LENGTH

LENGTH/3
NOTCHES PERMITTED

NO NOTCHES PERMITTED

NO NOTCHES PERMITTED

NO NOTCHES PERMITTED

DRILLED HOLE (2" MIN CLEAR TO ADJACENT HOLE OR NOTCH)

NOTCHES PERMITTED

DRILLED HOLE (2" MIN CLEAR TO ADJACENT HOLE OR NOTCH)

NAMAX

END NOTCH

END NOTCH

END NOTCH

END NOTCH

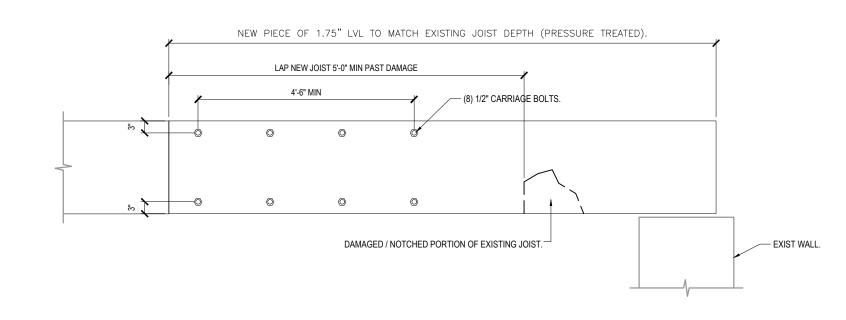
END NOTCH

EXIST WALL.

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

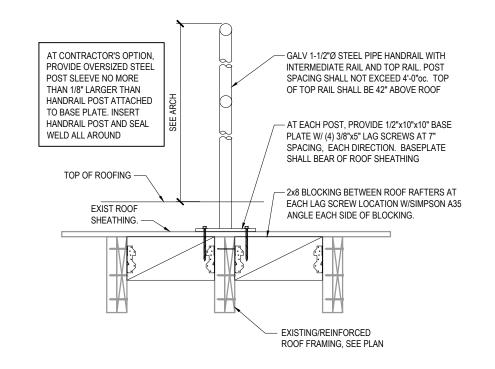
ALLOWABLE OPENINGS IN WOOD MEMBER

NO SCALE



JOIST REPAIR AT NOTCHED OR DAMAGED JOIST AWAY FROM JOIST END

NO SCALE



TYPICAL ROOF GUARDRAIL DETAIL

NO SCALE

GENERAL STRUCTURAL NOTES

GENERA

- 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

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.
- SOIL BEARING PRESSURE OF 1,500 PSF.

 C. RESIDENTIAL FLOOR LOAD: LIVE LOAD = 40 PSF, DEAD LOAD = 10 PSF.
- D. ROOF LOAD: LIVE LOAD = 20 PSF (MIN), DEAD LOAD = 20 PSF.

 E. ROOFTOP MEP UNITS: MINI-SPLIT = 150# (MAX), CONDENSER = 300# (MAX)
- F. HANDRAIL TOP RAIL LIVE LOAD: 200# POINT LOAD IN ANY DIRECTION OR 50 PLF IN ANY DIRECTION.
 G. SNOW LOAD: GROUND SNOW LOAD), Pg = 20 PSF, SNOW LOAD, Pf = 20 PSF,
- SNOW IMPORTANCE FACTOR = 1.0, EXPOSURE FACTOR, Cs = 1.0, THERMAL FACTOR, Ct = 1.0, DRIFTED SNOW LOAD PER ASCE 7

 H. WIND LOAD: BASIC WIND SPEED = V ult = 115 MPH, WIND IMPORTANCE
- FACTOR = 1.0, WIND EXPOSURE B, INTERNAL PRESSURE COEFFICIENT = +/0.18, COMPONENTS AND CLADDING: 19 PSF WALLS, -15 PSF ROOF

 1. DEFLECTION OF STRUCTURAL MEMBERS OF SPAN, L, SHALL NOT EXCEED

LIMITS PERMITTED BY TABLE 1604.3

CONCRET

- 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: fc = 3500 PSI, NORMAL WEIGHT AGGREGATE, MAXIMUM W/C RATIO = 0.50.
 D. EXTERIOR CONCRETE: fc = 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
- B. 2x WALL FRAMING MEMBERS: SOUTHERN PINE KILN DRIED, STUD GRADE OR BETTER
 C. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY BELOW
- C. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY BELOW GRADE SHALL BE PRESSURE TREATED NO 2 GRADE OR BETTER SOUTHERN PINE TO APPROPRIATE AWPA RATING FOR MEMBER USE.
- D. ROOF SHEATHING: 19/32" APA RATED EXP. 1, SPAN RATING 40/20 ATTACHED WITH PANEL CLIPS MIDSPAN BETWEEN TRUSSES WITH 10d NAILS AT 6"OC ALONG PANEL EDGES AND 12" OC ALONG INTERIOR SUPPORTS, UNO ON DRAWINGS.
- E. WALL SHEATHING: 7/16" APA RATED EXP. 1, SPAN RATING 24/16 WITH 10d NAILS AT 6"OC ALONG PANEL EDGES AND 12" OC ALONG INTERIOR SUPPORTS, UNO ON DRAWINGS.
- F. FLOOR SHEATHING: 23/32" APA SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE 1.

- G. CONNECTIONS SHALL BE PER THE BUILDING CODE TABLE 2354.9.1 "FASTENING SCHEDULE AS A MINIMUM.
- H. CONNECTION HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY AND SHALL BE INSTALLED AS SHOWN IN THE
- MANUFACTURER'S INSTALLATION MANUAL.

 I. HARDWARE AND FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE G185 (Z-MAX) OR BETTER.
- J. BUILT UP HEADERS AND BEAMS SHALL HAVE ROWS OF 10d NAILS AT 12"OC STAGGERED SIDES WITH ROWS SPACED AT 5"OC MAX. IF MEMBER IS SIDE LOADED, THRU BOLT AT 12"OC STAGGERED TOP AND BOTTOM.
- K. SEE PLAN FOR SHEAR WALL LOCATIONS, NAILING PATTERNS, AND HOLD DOWN ANCHOR SIZE AND LOCATION.
 L. SILL PLATES FOR PLATFORMS SHALL BE ATTACHED TO CONCRETE SLAB
- WITH POWDER DRIVEN FASTENERS (PAF), SIMPSON MODEL PDP OR EQUAL, MINIMUM 0.145" SHANK WITH 1" MINIMUM EMBEDMENT INTO CONCRETE.

MASONRY

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

STRUCTURAL STEEL

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

 G. BOLTS SHALL MEET ASTM A325

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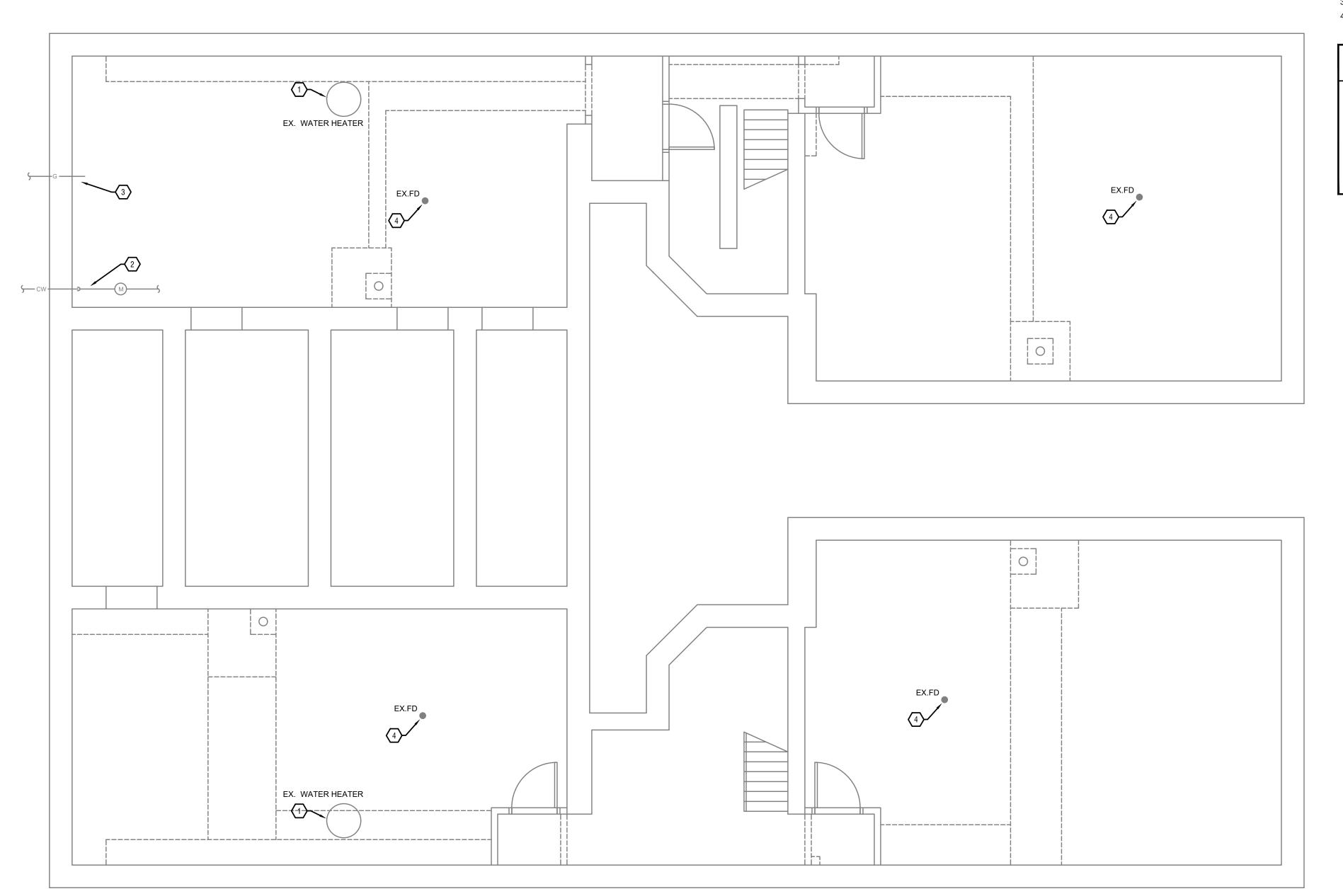
DETAILS, GENERAL NOTES

\$2.0

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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.

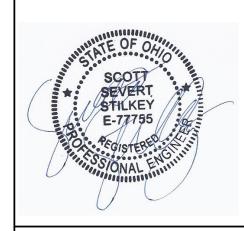
2. EXISTING WATER SERVICE TO REMAIN AS IS.

- 3. EXISTING GAS SERVICE TO REMAIN AS IS.
- 4. 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 BASEMENT PLAN

P1.0





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. REMOVE EXISTING LAVATORY AND REPLACE NEW LAVATORY IN SAME LOCATION. REWORK EXISTING SANITARY AND SUPPLY PIING AS REQUIRED. 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
- 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
- 5. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAINS AND REPAIR OR CLEAN AS REQUIRED.
- 6. EXISTING WASHER BOXES TO REMAIN.

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

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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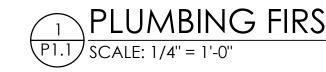
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PLUMBING FIRST FLOOR



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



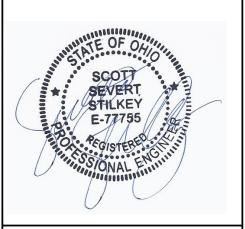
PLUMBING SECOND FLOOR KEYED NOTES

- 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.
- 4. 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 SECOND FLOOR PLAN

P1.2



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



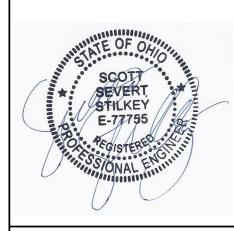
PLUMBING THIRD FLOOR KEYED NOTES

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.

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 FLOOR PLAN

P1.3



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



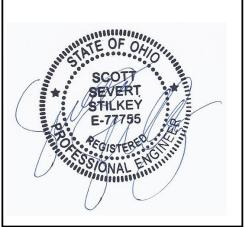
PLUMBING THIRD FLOOR KEYED NOTES

- 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.
- 4. 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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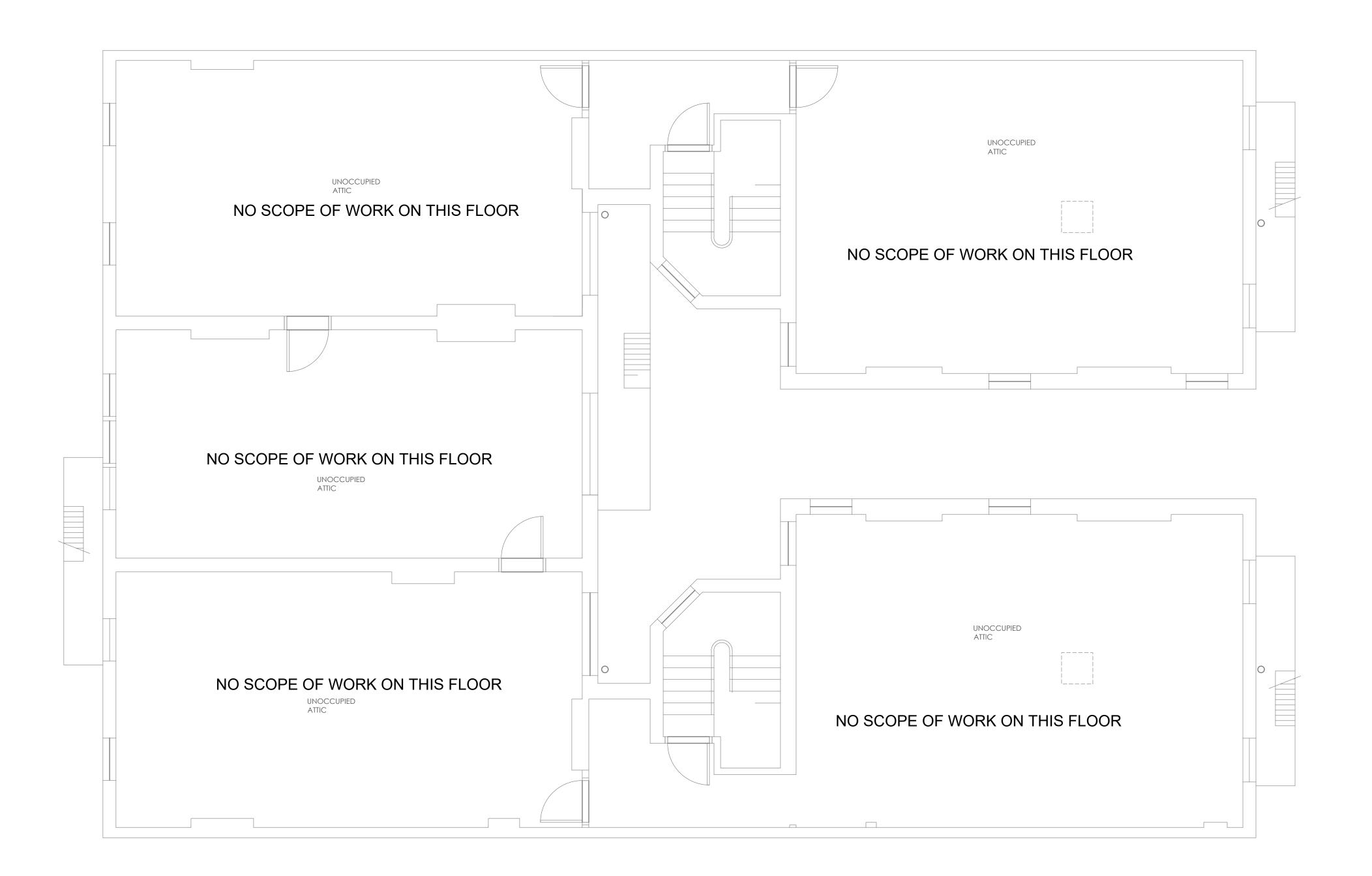
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PLUMBING FOURTH FLOOR PLAN

P1.4



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





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PLUMBING FIFTH FLOOR PLAN

P1.5





	WATER CLOSET SCHEDULE								
MAF	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

V/ICCELL	VNIEULIC	CIVTIDE	CUTEULIE

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

DIVISION 22 - PLUMBING

- 1. GENERAL PLUMBING REQUIREMENTS
- a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES AND INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, SPECIFICATIONS AND DRAWINGS, AND AS-BUILT PLANS, WHICH APPLY IN ALL RESPECTS TO THIS SECTION.
- b. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD MUST APPLY. THE PLUMBING CONTRACTOR MUST SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
- c. THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF OHIO TO INSTALL NEW PLUMBING SYSTEMS.
- d. PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING WORK.
- e. THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT AND PIPING WILL BE INSTALLED AND REPORT ANY CONDITION THAT PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK PRIOR TO BID. CONTRACTOR MUST ALSO EXAMINE THE DRAWINGS AND SPECIFICATIONS OF OTHER BRANCHES OF WORK, MAKING REFERENCE TO THEM FOR DETAILS OF NEW OR EXISTING BUILDING CONDITIONS. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO INCLUDE ALL REQUIRED WORK IN BID. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE. PLUMBING CONTRACTOR MUST TAKE THEIR OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
- f. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.
- g. DRAWINGS ARE DIAGRAMMATIC ONLY INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT, FIXTURES, DUCTS, PIPING AND NOT NECESSARILY SHOWING ALL OFFSETS, DETAILS, ACCESSORIES AND EQUIPMENT TO BE CONNECTED.
- h. ALL WORK SHALL BE ACCURATELY LAID-OUT WITH OTHER TRADES, PRIOR TO INSTALLATION & FABRICATION, TO AVOID ALL CONFLICTS AND OBTAIN A NEAT AND WORKMANLIKE INSTALLATION WHICH WILL AFFORD MAXIMUM ACCESSIBILITY FOR EQUIPMENT OPERATION, MAINTENANCE CLEARANCES AND HEADROOM.
- 2. USE OF DRAWINGS AND SPECIFICATIONS
- a. EBS DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.

3. CONTRACTOR COORDINATION

a. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE PLUMBING CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.

4. PLUMBING FIXTURES a SHUT OFF VALVES/STOPS SHALL BE PROVIDED AT ALL LAVATORIES

- a. SHUT OFF VALVES/STOPS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
- b. COORDINATE COLOR OF FIXTURES WITH ARCHITECT.
- c. PROVIDE ADA COMPLIANT FIXTURES WHERE INDICATED ON THE ARCHITECTURAL PLANS. PROVIDE OFFSET FIXTURE TAILPIECES AND TRAPS WHERE REQUIRED TO MEET ADA LEG CLEARANCES.
- d. PROVIDE NEW PLUMBING FIXTURES, EQUIPMENT, PIPING & VALVES AS INDICATED ON DRAWINGS & AS SPECIFIED. FIXTURES SHALL BE SECURELY FASTENED TO PREVENT ANY MOVEMENT OF FIXTURE DURING NORMAL USE. SEAL TO WALL, FLOOR OR COUNTERTOP WITH SILICONIZED ACRYLIC-LATEX CAULK.

5. DOMESTIC WATER SYSTEMS

- a. NEW FIXTURES SHALL BE CONNECTED TO THE EXISTING WATER SERVICE.

 6. VALVES GENERAL
- a. PLUMBING CONTRACTOR MUST PROVIDE VALVES AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH ISOLATED FIXTURE OR GROUP OF FIXTURES, AND EACH CONNECTION TO EQUIPMENT.
- b. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.

 7. VALVES FOR DOMESTIC WATER
- a. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW S.3874. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEAD-FREE PRODUCTS AS MANDATED BY THE LAW AND AS
- REQUIRED/INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.

 b. PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER
- c. GENERAL DUTY SHUT-OFF BALL VALVES
- i. PROVIDE TWO-PIECE, FULL PORT, SILICON BRONZE BALL VALVES WITH THE CAPABILITY OF ACCEPTING EXTENDED OPERATING HANDLES (FOR INSULATED PIPING). VALVES SHALL BE NIBCO MODEL T/S/PC-595-Y-66-LF (-NS) OR EQUAL PRODUCT MANUFACTURED BY AMERICAN VALVE CO, CRANE, HAMMOND, MILWAUKEE, RED-WHITE VALVE CORPORATION, OR
- 8. INSULATION FOR HANDICAP ACCESSIBLE FIXTURES (WHERE NOT PROTECTED WITH A SHROUD)
- a. ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF200 SERIES OR EQUAL. PROVIDE OFFSET TRAPS FOR HANDICAP ACCESSIBLE FIXTURES WHERE REQUIRED. ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER SHALL BE SMOOTH. FOR TRAPS, THE INSULATION MUST HAVE A CLEANOUT NUT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION MUST HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS MUST REMAIN SUBSTANTIALLY OUT OF SIGHT. ACCEPTABLE MANUFACTURERS INCLUDE PROFLO, TRUEBRO, PLUMBEREX, AND DEARBORN.

9. CONCRETE HOUSEKEEPING PADS

10. ESCUTCHEON PLATES

a. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.

11. CUTTING AND PATCHING

a. CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.

12. TESTING

a. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR PRIOR TO BEING BACKFILLED, CONCEALED & PUT INTO SERVICE. AFTER TESTING IS COMPLETE & APPROVED, THE PLUMBING CONTRACTOR MUST DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO OWNER FOR REVIEW AND APPROVAL.

13. SHOP DRAWINGS

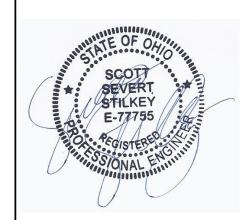
- a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
- b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
- c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.

14. OWNER'S INSTRUCTIONS

a. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS, TYPEWRITTEN INSTRUCTIONS AND OPERATING SEQUENCES AND DESCRIPTIVE DATA SHEETS. ASSEMBLE EACH SET IN A HARD-BOUND COVER.

15. WARRANTY

- a. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER AND THE PLUMBING CONTRACTOR WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE TO THE OWNER.
- b. RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE EQUIPMENT, MATERIALS AND WORKMANSHIP. END OF DIVISION 22 - PLUMBING



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PLUMBING DETAILS

P2.0

PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

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

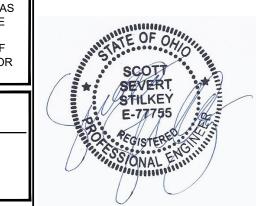
MECHANICAL SCOPE OF WORK

CODES REFERENCED

EXECUTE KEYED SHEET NOTES

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

- 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
- REMOVE EXISTING FURNACE. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING SUPPLY AND RETURN DUCTWORK. MODIFY EXISTING DUCTWORK AS REQUIRED. CONNECT NEW FLUE/INTAKE TO EXISTING FLUE/INTAKE. MODIFY AS REQUIRED. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET/FLUE MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER. FOLLOW ALL MANUFACTURES RECOMMENDED SIZES FOR FLUE/INTAKE. FOLLOW ALL MANUFACTURERS CLEARANCE AND REQUIREMENTS FOR FURNACE.
- REMOVE EXISTING CONDENSING UNITS. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. ROUTE NEW LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES 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.
- 5. 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.



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GENERAL NOTES

- A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL
- B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- E. 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.
- G. ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT 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
- H. 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
- . MECHANICAL CONTRACTOR TO DETERMINE IF LONG LINE SET ACCESSORIES ARE REQUIRED AND PROVIDE LONG LINE SET ACCESSORIES AS NEEDED.
- K. 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.
- M. 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	L	EGEND — HVAC
T		THERMOSTAT
14x10		DUCTWORK
\		DUCT CONTINUATION
		CONNECTION DOINT

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

* EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE 1. THE QUANTITIES SHOW ON SCHEDULE ARE FOR BIDDING PURPOSES ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A TOTAL COUNT TO THE GC PRIOR TO START OF WORK. CONTRACTOR SHALL PROVIDE UNIT COST FOR EACH ITEM AT BID.

2. THE QUANTITES SHOWN ARE FOR A SINGLE ROOM.



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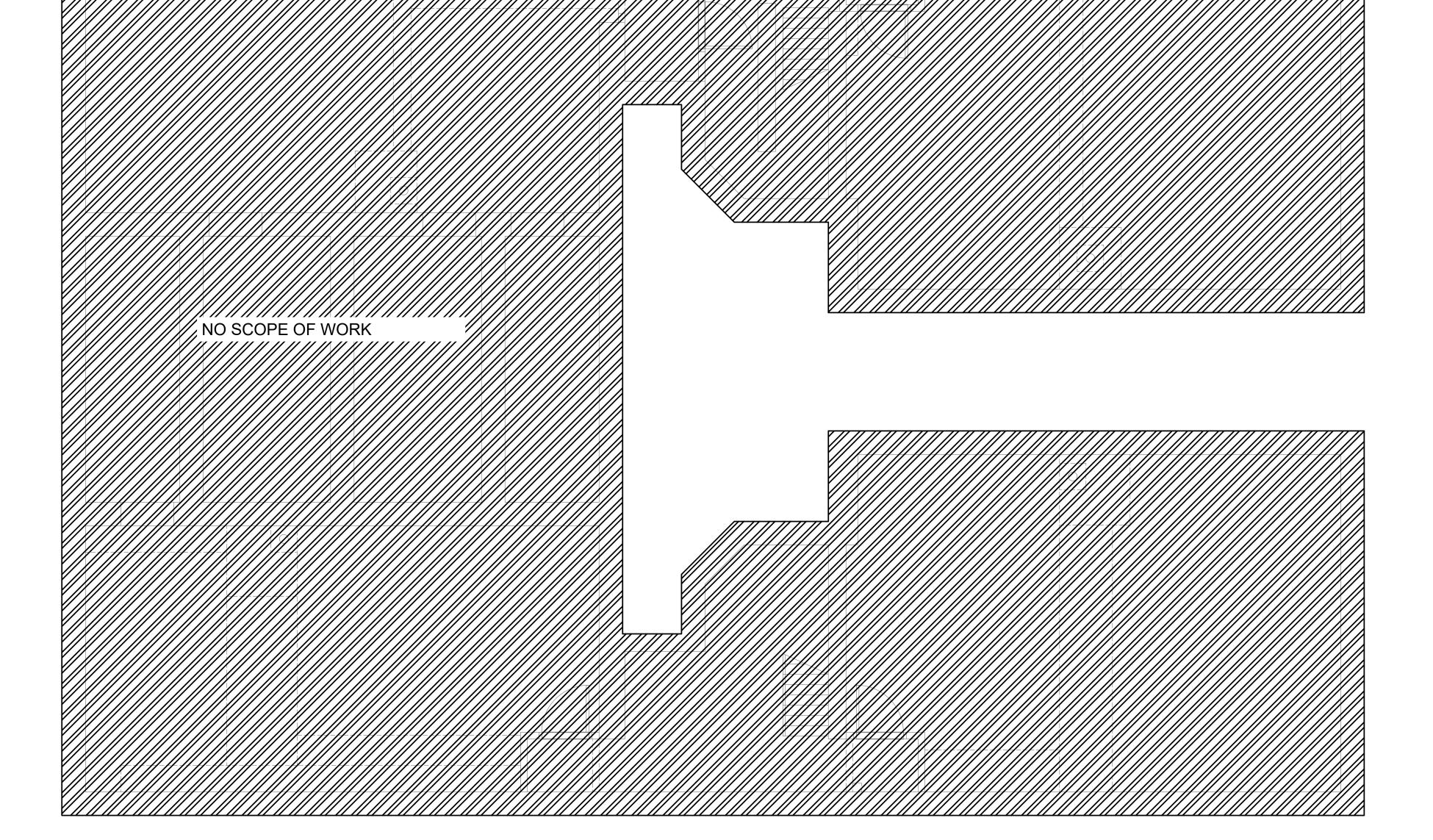
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07.03.2023

BID SET

MECHANICAL BASEMENT

PRELIMINARY NOT FOR CONSTRUCTION





CLOSET

LIVING ROOM

LIVING ROOM

PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

MECHANICAL SCOPE OF WORK

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CODES REFERENCED

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

STILKEY

EXECUTE 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
- REMOVE EXISTING FURNACE. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. CONNECT TO EXISTING SUPPLY AND RETURN DUCTWORK. MODIFY EXISTING DUCTWORK AS REQUIRED. CONNECT NEW FLUE/INTAKE TO EXISTING FLUE/INTAKE. MODIFY AS REQUIRED. COORDINATE ANY SELECTIVE DEMO FOR NEW LINE SET/FLUE MODIFICATIONS WITH GENERAL CONTRACTOR AND OWNER. FOLLOW ALL MANUFACTURES RECOMMENDED SIZES FOR FLUE/INTAKE. FOLLOW ALL MANUFACTURERS CLEARANCE AND REQUIREMENTS FOR FURNACE.
- REMOVE EXISTING CONDENSING UNITS. PROVIDE AND INSTALL NEW ONE FOR ONE REPLACEMENT. ROUTE NEW LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES 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.
- 5. 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.
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engineering

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GENERAL NOTES

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

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

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL

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

G. 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

H. 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

ARE REQUIRED AND PROVIDE LONG LINE SET ACCESSORIES AS NEEDED.

. MECHANICAL CONTRACTOR TO DETERMINE IF LONG LINE SET ACCESSORIES

M. SEAL HEATING AND COOLING DUCT BOOTS/REGISTER BOXES TO CEILING/WALLBOARD.

DATE: BID SET PART 2 SUBMITTAL 06.20.2022

> OHFA SUBMITTAL 10.21.2022

> > **BID SET** 07.03.2023

SYMBOLS LEGEND — HVAC				
T	THERMOSTAT			
14x10	DUCTWORK			
}	DUCT CONTINUATION			
•	CONNECTION POINT			

	AIR DE	VICE 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

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

PLAN

PRELIMINARY not for construction

MECHANICAL FIRST FLOOR

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

GF-4

LIVING ROOM

LIVING ROOM

GF-4 CLOSET

CLOSET

LAUNDRY ROOM

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

. 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.

REMOVING PERMANENT BUILDING COMPONENTS.

MAINTAIN CODE REQUIRED CLEARANCE TO COMBUSTIBLES FOR ALL GAS-FIRED

K. 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.

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).

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	SYMBOLS LI	EGEND — HVAC	
	Ŧ	THERMOSTAT	
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AIN DEVICE SCHEDOLE					
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LIVING ROOM	3	1	-	1	
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HALL	1	1	-	1	
BATHROOM	1	-	1 PER EF	1,2	
BEDROOM (1)	2	-	-	1,2	
BEDROOM (2)	2	-	-	1,2	
BEDROOM (3)	2	-	-	1,2	
DRYER	=	-	1 PER DRYER	1	
** EBS TAKES NO RESPONSIBILITY FOR THE QUANTITIES SHOWN ABOVE.					

2. THE QUANTITES SHOWN ARE FOR A SINGLE ROOM.

BEDROOM

CLOSET

BEDROOM

PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

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STILKEY E-77755

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SYMBOLS LI	EGEND — HVAC	
Э	THERMOSTAT	
14x10	DUCTWORK	
→	DUCT CONTINUATION	
•	CONNECTION POINT	

	AIR DE	VICE 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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DATE: BID SET PART 2 SUBMITTAL

06.20.2022 OHFA SUBMITTAL 10.21.2022

> **BID SET** 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

MECHANICAL SECOND FLOOR PLAN



BEDROOM

CLOSET

CLOSET

BEDROOM

CLOSET

CLOSET

BEDROOM

BEDROOM

BEDROOM

CLOSET

CLOSET

BEDROOM

BEDROOM

BEDROOM

CLOSET

CLOSET

PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

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STILKEY E-77755

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SYMBOLS L	EGEND — HVAC	
Ť	THERMOSTAT	
14x10	DUCTWORK	
>	DUCT CONTINUATION	
•	CONNECTION POINT	

	AIR DEVICE SCHEDULE								
LOCATION	SUPPLY GRILLE	RETURN GRILLE	VENT COVER	NOTE					
LIVING ROOM	3	1	-	1					
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BEDROOM (2)	2	-	-	1,2					
BEDROOM (3)	2	-	-	1,2					
DRYER	-	-	1 PER DRYER	1					
** FRS TAKES	** EBS TAKES NO DESDONSIBILITY FOR THE OLIANITITIES SHOWN ABOVE								

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modelgroup

DATE:

BID SET PART 2 SUBMITTAL

06.20.2022 OHFA SUBMITTAL 10.21.2022

> **BID SET** 07.03.2023

PRELIMINARY not for construction

MECHANICAL THIRD FLOOR PLAN





CLOSET

BEDROOM

BEDROOM

СЬФЅЕТ

PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

ALTERNATE BID NOTE #1

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GENERAL NOTES

307.2.2 OF THE OHIO MECHANICAL CODE.

- A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL
- B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- E. 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
- G. ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT 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.
- H. 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
- . MECHANICAL CONTRACTOR TO DETERMINE IF LONG LINE SET ACCESSORIES ARE REQUIRED AND PROVIDE LONG LINE SET ACCESSORIES AS NEEDED.
- K. 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
- M. 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

TO GYPSUM WALLBOARD WITH FOIL MASTIC TAPE WITH UL 181 LABEL.

CEILING WITH A FOIL MASTIC TAPE CARRYING UL 181 LABEL).

SYMBOLS LEGEND — HVAC						
Ŧ	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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modelgroup

DATE:

BID SET PART 2 SUBMITTAL 06.20.2022

> OHFA SUBMITTAL 10.21.2022

> > **BID SET** 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

MECHANICAL FOURTH FLOOR PLAN



BEDROOM

BEDROOM

CLOSET

CLOSET

BEDROOM

BEDROOM

BEDROOM

CLOSET

BEDROOM

BEDROOM

BEDROOM

PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

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.

MECHANICAL SCOPE OF WORK

CODES REFERENCED

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

STILKEY E-77755

EXECUTE 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
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- 5. 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.
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DATE:

PART 2 SUBMITTAL 06.20.2022

> OHFA SUBMITTAL 10.21.2022

> > **BID SET** 07.03.2023

PRELIMINARY not for construction

MECHANICAL FIFTH FLOOR



NO SCOPE OF WORK

SLOPE

PROVIDE ALTERNATE BID FOR PROFESSIONAL CLEANING OF ALL DUCTWORK.

F #1

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SCOTT SEVERT STHLKEY E-77755 G-77755 G-77755 G-77755

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SYMBOLS LEGEND — HVAC					
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DATE:

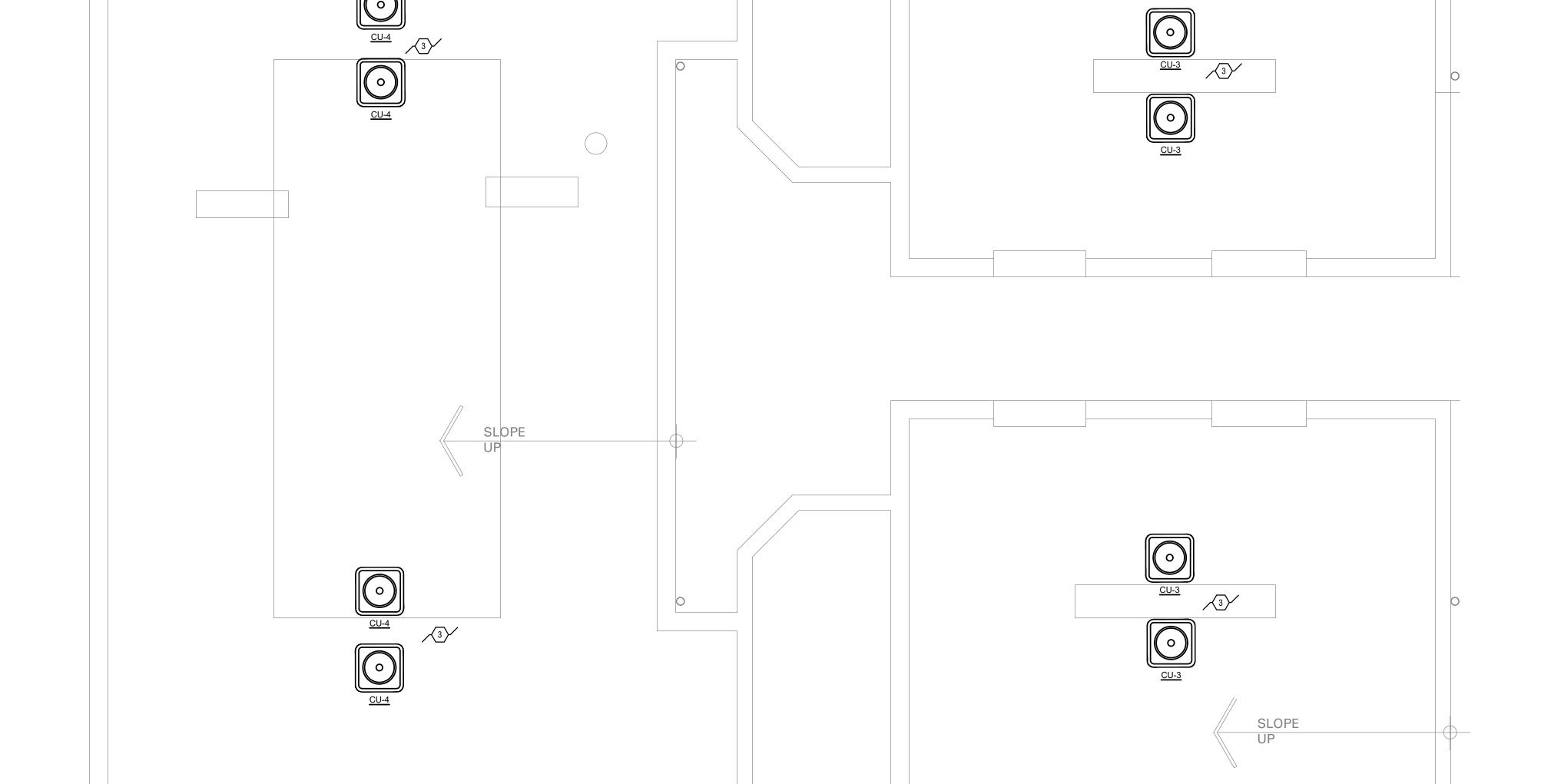
BID SET PART 2 SUBMITTAL 06.20.2022

> BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

MECHANICAL ROOF PLAN

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A REFER TO ARCHITECTURAL DRAWINGS GENERAL NOTES INSTRUCTIONS TO BIDDERS GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, BASE BUILDING SPECIFICATIONS AND DRAWINGS, SHOP DRAWING MANUALS AND AS-BUILT PLANS, EXCEPT AS NOTED HEREIN, WHICH APPLY IN ALL RESPECTS TO THIS SECTION. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE WORK

2. USE OF DRAWINGS AND SPECIFICATIONS

a. EBS DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL MECHANICAL SYSTEM ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

3. STANDARDS

a. EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY. ALL EQUIPMENT MUST BEAR UL LABEL.

4. LICENSE / EXPERIENCE

a. CONTRACTOR MUST BE LICENSED BY THE STATE TO INSTALL HVAC SYSTEMS/EQUIPMENT. CONTRACTOR MUST ALSO HAVE A MINIMUM OF 5 YEARS OF EXPERIENCE AND HAVE INSTALLED AT LEAST (5) SUCCESSFUL PROJECT INSTALLATIONS OF SIMILAR SIZE AND SCOPE. REFERENCES MUST BE PROVIDED UPON REQUEST.

a. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. THE MECHANICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AT A MINIMUM WITHOUT ANY EXTRA COST TO THE OWNER. IN CASE OF CONFLICT BETWEEN THE

DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY.

a. THE MECHANICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES, AND INSPECTIONS NECESSARY TO COMPLETE THE MECHANICAL WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.

a. THE MECHANICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS OF WORK WHERE EQUIPMENT, DUCTWORK, AND PIPING WILL BE INSTALLED AND SHALL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE MECHANICAL WORK PRIOR TO BID. CONTRACTOR SHALL ALSO EXAMINE THE DRAWINGS AND SPECIFICATIONS OF OTHER BRANCHES OF WORK, MAKING REFERENCE TO THEM FOR DETAILS OF NEW OR EXISTING BUILDING CONDITIONS. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO INCLUDE ALL REQUIRED WORK IN BID.

b. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE.

c. MECHANICAL CONTRACTOR SHALL TAKE THEIR OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.

d. ACCESS PANELS ARE NOT SHOWN ON DRAWINGS. DURING SITE EXAMINATION, CONTRACTOR SHALL IDENTIFY ALL AREAS WHERE ACCESS PANELS ARE REQUIRED, AND REPORT TO GENERAL CONTRACTOR. DESIGNATION OF WHO FURNISHES AND WHO INSTALLS ACCESS PANELS MUST BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO STARTING WORK.

a. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE MECHANICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE

GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. b. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR

c. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE

d. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE

DISTANCES OFF THE MECHANICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS. 9. SHOP DRAWINGS / SUBMITTALS

a. SUBMIT TO THE ARCHITECT ELECTRONIC COPIES OF COMPLETE AND CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA AND RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT. INCLUDING ACCESSORIES. AND MATERIALS FOR REVIEW. THE MAKE, MODEL NUMBER. TYPE. FINISH AND ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED AND APPROVED BY THE MECHANICAL CONTRACTOR AND GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW AND APPROVAL. APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE MECHANICAL CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS AND APPLICABLE CODES.

b. SHOP DRAWINGS SHALL BE REQUIRED FOR THE FOLLOWING:

HVAC EQUIPMENT

FANS

•DIFFUSERS, REGISTERS, GRILLES, DAMPERS, LOUVERS, AND ALL SHEET METAL ACCESSORIES

•TEMPERATURE CONTROLS

•SHEET METAL COORDINATION DRAWINGS

• AIR BALANCE REPORT

c. PRODUCTS INSTALLED BY THE MECHANICAL CONTRACTOR AND PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW PRIOR TO PURCHASING. PRODUCTS SHALL NOT BE SELECTED BASED ON PERMIT DRAWINGS WITHOUT EXPRESS PERMISSION - PRODUCTS SHALL BE SELECTED BASED ON CONSTRUCTION DRAWINGS. 10. RECORD DRAWING

a. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING RECORD DRAWINGS WHERE REQUIRED. DRAWINGS SHALL BE PRODUCED IN AUTOCAD 2004 FORMAT OR LATER.

11. TESTING

a. ALL MECHANICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION.

12. FIRE STOPPING

a. PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH RATED SEPARATIONS PER LOCAL CODES & REGULATIONS & PER UL RECOMMENDATIONS FOR ASSEMBLIES ENCOUNTERED IN PROJECT.

b. THE FIRE STOPPING MATERIAL SHALL MEET THE INTEGRITY OF THE FIRE RATED WALL, FLOOR, CEILING & ROOF BEING PENETRATED. REFER TO ARCHITECT'S DRAWINGS FOR WALL, FLOOR, CEILING & ROOF FIRE RATINGS PRIOR TO BIDDING WORK.

c. REFER TO ARCHITECT'S DRAWINGS FOR WALL, FLOOR, CEILING, AND ROOF FIRE RATINGS PRIOR TO BIDDING WORK.

13. ACCESS PANELS

a. PROVIDE CEILING AND WALL ACCESS PANEL QUANTITIES & LOCATIONS TO THE GENERAL CONTRACTOR PRIOR TO BIDDING. ACCESS PANELS ARE REQUIRED FOR ALL CONCEALED APPLIANCES, CONTROLS DEVICES. HEAT EXCHANGERS AND HVAC SYSTEM COMPONENTS THAT UTILIZE ENERGY. WHERE ACCESS PANELS ARE USED. THE ACCESS PANEL SHOULD BE SIZED TO ALLOW ACCESSIBILITY FOR INSPECTION. SERVICE, REPAIR AND REPLACEMENT WITHOUT DISABLING THE FUNCTION OF A FIRE-RESISTANCE-RATED ASSEMBLY OR REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, VENTING SYSTEMS OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. THERE SHALL BE NO EXTRAS FOR HAVING TO ADD ACCESS PANELS AFTER BIDS ARE AWARDED.

a. NEATLY DO ALL CUTTING AS REQUIRED AND PATCH ALL CUT SURFACES TO MATCH BUILDING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY AND PAY A TRADE TRAINED AND QUALIFIED TO PERFORM THE REQUIRED PATCHING WORK. ALL SURFACES DISTURBED SHALL BE RESTORED WITH LIKE MATERIALS TO THE SATISFACTION OF THE OWNER. ALL PENETRATIONS THROUGH ROOF SHALL BE MADE BY

BONDED ROOFER. MECHANICAL CONTRACTOR SHALL PAY ALL FEES REQUIRED.

15. FLASHING & COUNTERFLASHING

a. ROOF FLASHING SHALL BE FURNISHED AND INSTALLED BY THE ROOFING CONTRACTOR. ROOF COUNTERFLASHING SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR. COORDINATE WORK WITH ROOFING CONTRACTOR AND PAY ALL FEES.

b. OBTAIN APPROVAL FROM GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER AND/OR ROOFING CONTRACTOR PRIOR TO MAKING ANY PENETRATIONS SO THAT WARRANTIES ARE NOT COMPROMISED OR VOIDED

16. WARRANTY

a. THE MECHANICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER. THE MECHANICAL CONTRACTOR WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE TO THE OWNER.

b. RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE EQUIPMENT

a. THE MECHANICAL CONTRACTOR SHALL PROVIDE NEW HVAC EQUIPMENT, FANS, DUCTWORK, PIPING, AIR DEVICES, CONTROLS AS INDICATED ON DRAWINGS AND AS SPECIFIED. STARTUP AND 1ST YEAR PARTS AND LABOR WARRANTY SHALL BE INCLUDED AND MANUFACTURER'S EXTENDED WARRANTIES. EQUIPMENT AND APPLIANCES SHALL BE INSTALLED AS REQUIRED BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND THE APPLICABLE CODE.

18. OWNER'S INSTRUCTIONS

a. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS, TYPEWRITTEN INSTRUCTIONS AND OPERATING SEQUENCES AND DESCRIPTIVE DATA SHEETS. ASSEMBLE

EACH SET IN A HARD-BOUND COVER. PROVIDE PDF FILES OF ALL DOCUMENTATION.

a. PUT ALL EQUIPMENT IN SERVICE AND DEMONSTRATE THAT ALL CONDITIONS OF THE CONTRACT HAVE BEEN FULFILLED. REMOVE ALL TOOLS, DEBRIS, ETC. OCCASIONED BY WORK UNDER THIS CONTRACT. SUBMIT ALL WARRANTIES, TEST REPORTS, OPERATING AND MAINTENANCE MANUALS FOR HVAC SYSTEMS, LOG SHEETS AND CHARTS, AND GUARANTEES AS PREVIOUSLY SPECIFIED. PROVIDE ALL REPORTS, FORMS, ETC. REQUIRED BY INSPECTORS TO THE SATISFACTION OF THE OWNER. PROVIDE AS-BUILT RECORD DRAWINGS (IN AUTOCAD 2007 OR LATER) SHOWING AN ACCURATE ACCOUNT OF THE FINAL INSTALLED SYSTEMS. SYSTEMS INCLUDING BUT NOT LIMITED TO ALL EQUIPMENT AND ASSOCIATED CONTROLS, DUCTWORK/PIPING, AIR DEVICES, ETC.

20. ADHESIVES AND SEALANTS

a. SEAL ALL LONGITUDINAL AND TRANSVERSE DUCT JOINTS WITH A UL 181A OR 181B NON-HARDENING NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT OF A TYPE RECOMMENDED BY THE MANUFACTURER FOR SEALING JOINTS AND SEAMS IN SHEET METAL DUCTWORK. COVER ALL FIELD JOINTS, JOINTS AROUND SPIN-IN FITTINGS AND FASTENING SCREWS WITH MASTIC. ALL SEALANTS AND GASKETS SHALL HAVE SURFACE-BURNING CHARACTERISTICS WITH A MAXIMUM FLAME-SPREAD INDEX OF 25 AND A MAXIMUM SMOKE-DEVELOPED INDEX OF 50 WHEN TESTED ACCORDING TO UL 723.

b. EXPOSED DUCTWORK: TRIM DUCT SEALANTS FLUSH WITH METAL. CREATE A SMOOTH AND UNIFORM EXPOSED BEAD. DO NOT USE TWO-PART TAPE SEALING SYSTEM.

21. DIFFUSERS, GRILLES AND REGISTERS

A.DIFFUSERS, GRILLES AND REGISTERS SHALL BE MANUFACTURED BY TITUS, PRICE, OR ENGINEERED APPROVED EQUAL AND SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR. DIFFUSERS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS AND SCHEDULES. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS ITEMS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION IN THE TYPE OF CEILING AND WALLS USED IN THIS PROJECT

22. EXHAUST FAN

A.FAN MANUFACTURER SHALL BE BROAN, PANASONIC, COOK, GREENHECK, OR ENGINEERED APPROVED EQUAL. REFER TO DRAWINGS AND SCHEDULES FOR UNIT LOCATION, TECHNICAL DATA, AND ANY APPLICABLE ACCESSORIES.

23. INDOOR FURNACE

A.SPLIT SYSTEMS SHALL CONSIST OF HIGH EFFICIENT CONDENSING GAS FURNACE AND ASSOCIATED CONDENSING UNIT. FURNACE SHALL BE A 4-WAY MULTIPOISE DESIGN AND INSTALLED PER MANUFACTURER'S REQUIREMENTS. REFER TO DRAWINGS AND SCHEDULES FOR UNIT LOCATION, TECHNICAL DATA, AND ACCESSORIES.

24. OUTDOOR CONDENSING UNIT

A.REFER TO DRAWINGS AND SCHEDULES FOR UNIT LOCATION, TECHNICAL DATA, AND ACCESSORIES.

25. CONDENSATE DRAIN PIPING

A.THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL CONDENSATE DRAINS, P-TRAPS WITH REMOVABLE CLEANOUT CAPS FOR AIR EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. THE P-TRAP DEPTH SHALL BE AT LEAST THE DEPTH SPECIFIED FOR THE RESPECTIVE PRESSURE DROP OF THE UNIT. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT WELD FITTINGS [INSULATE CONDENSATE WALLS OF PIPE WITH ARMAFLEX AP, FLEXIBLE CLOSED CELL ELASTOMERIC FOAM SELF-SEALING INSULATION. PROVIDE 1/2" THICK INSULATION ON PIPING < 1" IN DIAMETER AND 1" THICK INSULATION ON PIPING BETWEEN 1" AND 1-1/2" IN DIAMETER. PIPE INSULATION SHALL NOT EXCEED 25/50 FLAME-SMOKE RATINGS]. ALL CONDENSATE DRAIN LINES SHALL BE CONFIGURED TO PERMIT THE CLEARING OF BLOCKAGES AND PERFORMANCE OF MAINTENANCE WITHOUT REQUIRING THE DRAIN LINE TO BE CUT FOR CONDENSATE PUMPS LOCATED IN UNINHABITABLE SPACES (I.E. ATTICS AND CRAWL SPACES), PROVIDE CONTROLS THAT WILL SHUT DOWN THE AIR EQUIPMENT IF THE CONDENSATE PUMP FAILS.

B. ALL COOLING EQUIPMENT SHALL HAVE A WET SWITCH IN THE PRIMARY DRAIN LINE, THE OVERFLOW DRAIN LINE CONNECTION AND BELOW THE OVERFLOW RIM OF THE PAN) THAT WILL SHUT DOWN THE UNIT WHEN THE CONDENSATE IS CLOGGED..

26. PIPING SUPPORTS (METAL PIPE)

A.FURNISH AND INSTALL HOT-DIPPED GALVANIZED STEEL FASTENERS, HANGERS, ANCHORS, RODS, STRAPS, TRIM AND ANGLES FOR SUPPORT OF PIPING. 27. PIPING SUPPORTS (PLASTIC PIPE)

A.FURNISH AND INSTALL HANGERS FOR PLASTIC PIPING PER MANUFACTURER'S REQUIREMENTS.

28. TEMPERATURE CONTROLS AND CONTROL WIRING

A.THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL CONTROL WIRING NECESSARY FOR THE COMPLETE AND PROPER OPERATING TEMPERATURE CONTROL SYSTEM. PROGRAMMABLE THERMOSTATS SHALL BE PROVIDED WITH EQUIPMENT PACKAGES UNLESS OTHERWISE NOTED.

29. TESTING, BALANCING, AND ADJUSTING

A.MECHANICAL CONTRACTOR IS RESPONSIBLE TO ADJUST SPEED TAPS ON FURNACE BLOWER MOTOR. REFERENCE THE FAN PERFORMANCE CHART IN THE EQUIPMENT PRODUCT DATA FOR CORRECT SETTING TO MATCH AIRFLOW INDICATED ON THE FURNACE SCHEDULE.

30. SEQUENCE OF OPERATION

EXHAUST FANS

•E-X: EXHAUST FAN SHALL RUN ON A CONDENSATION SENSOR SWITCH (FURNISHED BY THE MECHANICAL CONTRACTOR).

•SPLIT SYSTEMS

•GF/CU-X:

•HEATING MODE - INDOOR FURNACES SHALL BE CONTROLLED FROM A THERMOSTAT IN THE SPACE. WHEN THE THERMOSTAT CALLS FOR HEATING THE FAN SHALL RUN AND THE GAS FIRED HEAT EXCHANGER SHALL FIRE TO MAINTAIN TEMPERATURE SETPOINT. WHEN THE SETPOINT IS REACHED THE UNIT SHALL SHUT OFF

•COOLING MODE - WHEN THE THERMOSTAT CALLS FOR COOLING THE CONDENSING UNIT SHALL ENGAGE, THE FURNACE FAN SHALL RUN, AND THE DX COOLING COIL SHALL COOL THE AIR TO MAINTAIN TEMPERATURE SETPOINT

INDOOR FURNACE SYSTEM SCHEDULE														
UNIT	TAG	AREA SERVED	MANUFACTURER	FURNACE	AFUE	HTG CAP IN BTUH	HEATING CAP BTUH	CFM	ESP	HP	MCA	МОСР	WEIGHT	NOTES
SYS-01	GF-1	REFER TO DRAWINGS	TEMPSTAR	N95ESN0401410A	96%	40,000	39,000	884	0.5	.50	9.7	15	120	1-2
SYS-02	GF-2	REFER TO DRAWINGS	TEMPSTAR	N95ESN0401410A	96%	40,000	39,000	865	0.5	.50	9.7	15	120	1-2
SYS-03	GF-3	REFER TO DRAWINGS	TEMPSTAR	N95ESN0601412A	96%	60,000	58,000	1023	0.5	.50	9.8	15	129	1-2
SYS-04	GF-4	REFER TO DRAWINGS	TEMPSTAR	N95ESN0601714A	96%	60,000	58,000	1204	0.5	.75	12.9	15	139	1-2
SYS-05	GF-5	REFER TO DRAWINGS	TEMPSTAR	N95ESN0601714A	96%	60,000	58,000	1247	0.5	.75	12.9	15	139	1-2
SYS-06	GF-6	REFER TO DRAWINGS	TEMPSTAR	N95ESN0601714A	96%	60,000	58,000	1232	0.5	.75	12.9	15	139	1-2
SYS-12	GF-12	REFER TO DRAWINGS	TEMPSTAR	N95ESN0401410A	96%	40,000	39,000	595	0.5	.50	9.7	15	120	1-2
SYS-13	GF-13	REFER TO DRAWINGS	TEMPSTAR	N95ESN0401410A	96%	40,000	39,000	555	0.5	.50	9.7	15	120	1-2

1. EXTERNAL TRAP KIT 2. CONDENSATE NEUTRALIZER KIT.

*NOT ALL EQUIPMENT SHOWN APPLIES TO BUILDING. REFER TO FLOOR PLANS FOR QUANTITY AND TYPE OF EQUIPMENT

					OUTDOOR	SYSTEM	SCHEDU	LE						
UNIT	TAG	AREA SERVED	MANUFACTURER	INDOOR COIL	CONDENSING	CLG-MBH	VOLTS	PHASE	MCA	MOCP	SEER	EER	WEIGHT	NOTES
SYS-01	CU-1	REFER TO DRAWINGS	TEMPSTAR	END4X18L14	NXA418GKC	18	208/230	1	11.7	20	15	12.5	123	1-5
SYS-02	CU-2	REFER TO DRAWINGS	TEMPSTAR	END4X24L14	NAX424GKC	24	208/230	1	14.1	20	14	11.5	119	1-5
SYS-03	CU-3	REFER TO DRAWINGS	TEMPSTAR	END4X24L14	NAX424GKC	24	208/230	1	14.1	20	14	11.5	119	1-5
SYS-04	CU-4	REFER TO DRAWINGS	TEMPSTAR	END4X30L17	NAX430GKC	30	208/230	1	16.8	25	15	12.5	151	1-5
SYS-05	CU-5	REFER TO DRAWINGS	TEMPSTAR	END4X37L17	NAX436GKC	36	208/230	1	18.1	30	14	12	134	1-5
SYS-06	CU-6	REFER TO DRAWINGS	TEMPSTAR	END4X42L21	NAX442GKC	42	208/230	1	22.3	35	14	12	192	1-5
SYS-12	CU-12	REFER TO DRAWINGS	TEMPSTAR	END4X24L14	NAX424GKC	24	208/230	1	14.1	20	14	11.5	119	1-5
SYS-13	CU-13	REFER TO DRAWINGS	TEMPSTAR	END4X18L14	NXA418GKC	18	208/230	1	11.7	20	15	12.5	123	1-5

1. LOW AMBIENT PRESSURE SWITCH. 2. LOW PRESSURE SWITCH.

CRANKCASE HEATER.

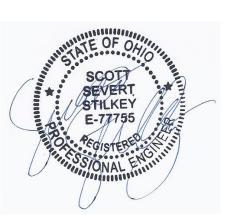
4. HARD START KIT.

5. DIVERSITECH 2" ECOPAD OR ENGINEERED EQUIVALENT.

*NOT ALL EQUIPMENT SHOWN APPLIES TO BUILDING. REFER TO FLOOR PLANS FOR QUANTITY AND TYPE OF FOLIPMENT

JIOWN AF	FAN SCHEDULE												
TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	DRIVE	CFM	ESP	WATTS	RPM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
E-1	E-1 EXHAUST TOILET PANASONIC FV-0511VK2 DIRECT 50 0.25 6.2 1054 120/60/1 CEILING 12 1,2												
1. FV-WC	I. FV-WCCS1-W CONDENSATION SENSOR PLUS WALL SWITCH.												

2. PC-RD05C5 RADIATION DAMPER.



ARCHITECTURE

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DEVELOPMENT • CONSTRUCTION • MANAGE

DATE:

PART 2 SUBMITTAL 06.20.2022 OHFA SUBMITTAL

> **BID SET** 07.03.2023

10.21.2022

BID SET

PRELIMINARY not for construction

MECHANICAL DETAILS

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 QUANTITES 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
- 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

NEMA 3R.

- 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.
- ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.

 D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED
- 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.
- 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.

- 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.
- 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.
- 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.
- 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
- 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.
- 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-G5) 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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modelgroup DEVELOPMENT • CONSTRUCTION • MANAGEMENT

DATE:

PART 2 SUBMITTAL 06.20.2022

∆ 10.21.2022 BID SET

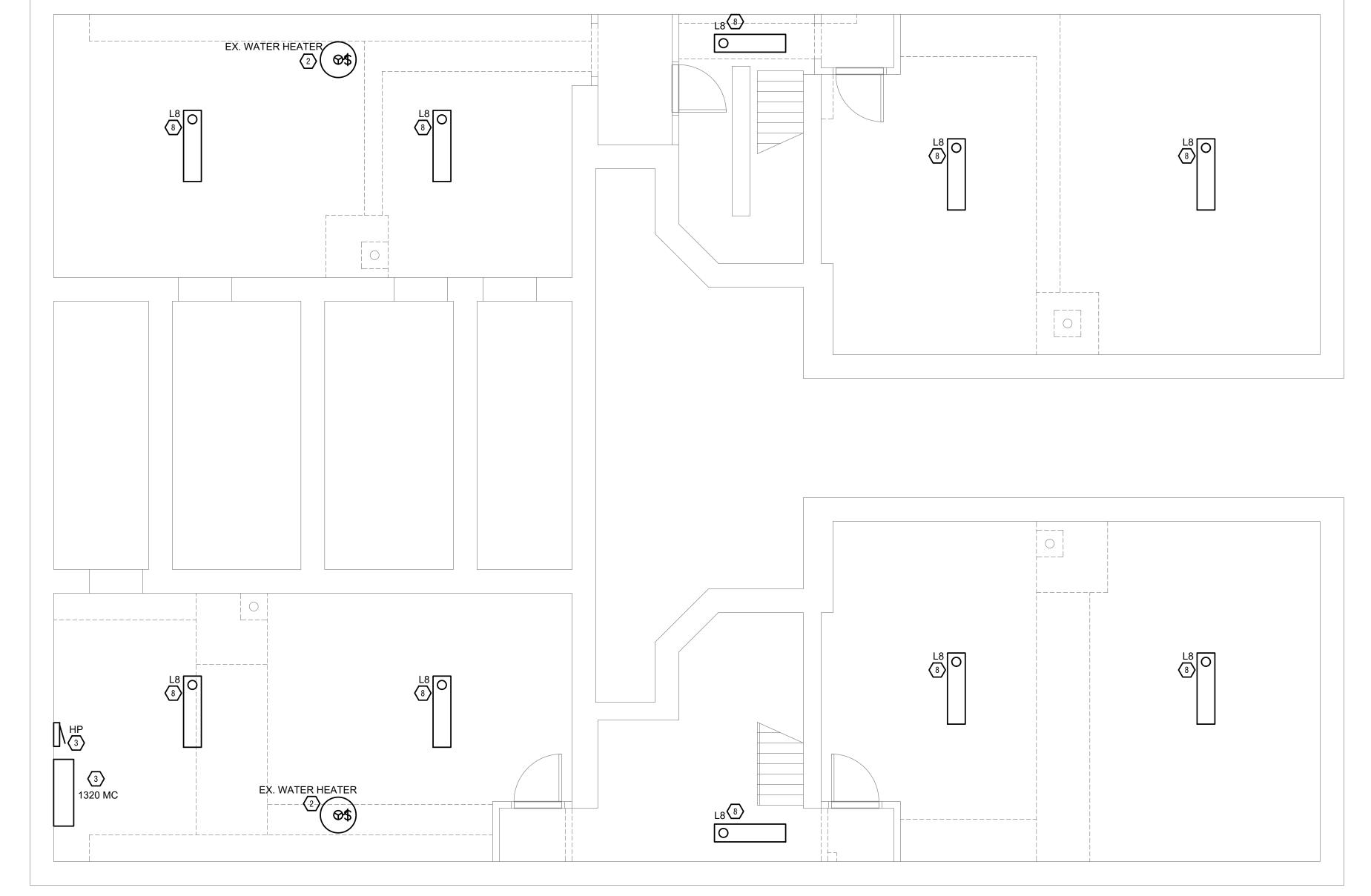
OHFA SUBMITTAL

07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

ELECTRICAL POWER BASEMENT PLAN

E1.0



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 QUANTITES 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.
- 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.
- 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.

 9. NEW LIGHT FIXTURE TO BE CIRCUITED TO CLOSEST EXISTING SWITCH IN
- 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.
- IN CEILING. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.

10. NEW PENDANT LIGHT FIXTURES TO BE INSTALLED AT EXISTING JUNCTION BOX

- 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.

 13. EXISTING SUMP PUMP TO BE REPLACED, COORDINATE DISCONNECTING OF EXISTING AND RECONNECTING OF NEW SLIMP PLIMP WITH PLUMPING.
- 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.
- 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-G5) 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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MUNITY MANOR DLETON ESTATES 1320 REPUBLIC

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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



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 QUANTITES SHOWN ARE FOR A SINGLE ROOM.

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

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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.

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- 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.
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DATE:

BID SET PART 2 SUBMITTAL 06.20.2022

 Δ 0HFA SUBMITTAL 10.21.2022

BID SET 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

ELECTRICAL POWER SECOND FLOOR PLAN

E1.2



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

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.

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

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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.

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

NEMA 3R.

- 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
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 D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED
- E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
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- 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.

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- 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.
- 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.
- 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.

- 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.
- 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
- 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.
- 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
- 11. REPLACE EXISTING SMOKE DETECTORS WITH NEW SMOKE DETECTORS AND CO COMBINATION SMOKE DETECTORS WHERE APPLICABLE.

ORDER AND REPLACE OR REPAIR AS NECESSARY.

- 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-G5) 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 THIRD FLOOR PLAN

E1.3



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

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

ORDER AND REPLACE OR REPAIR AS NECESSARY.

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-G5) 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

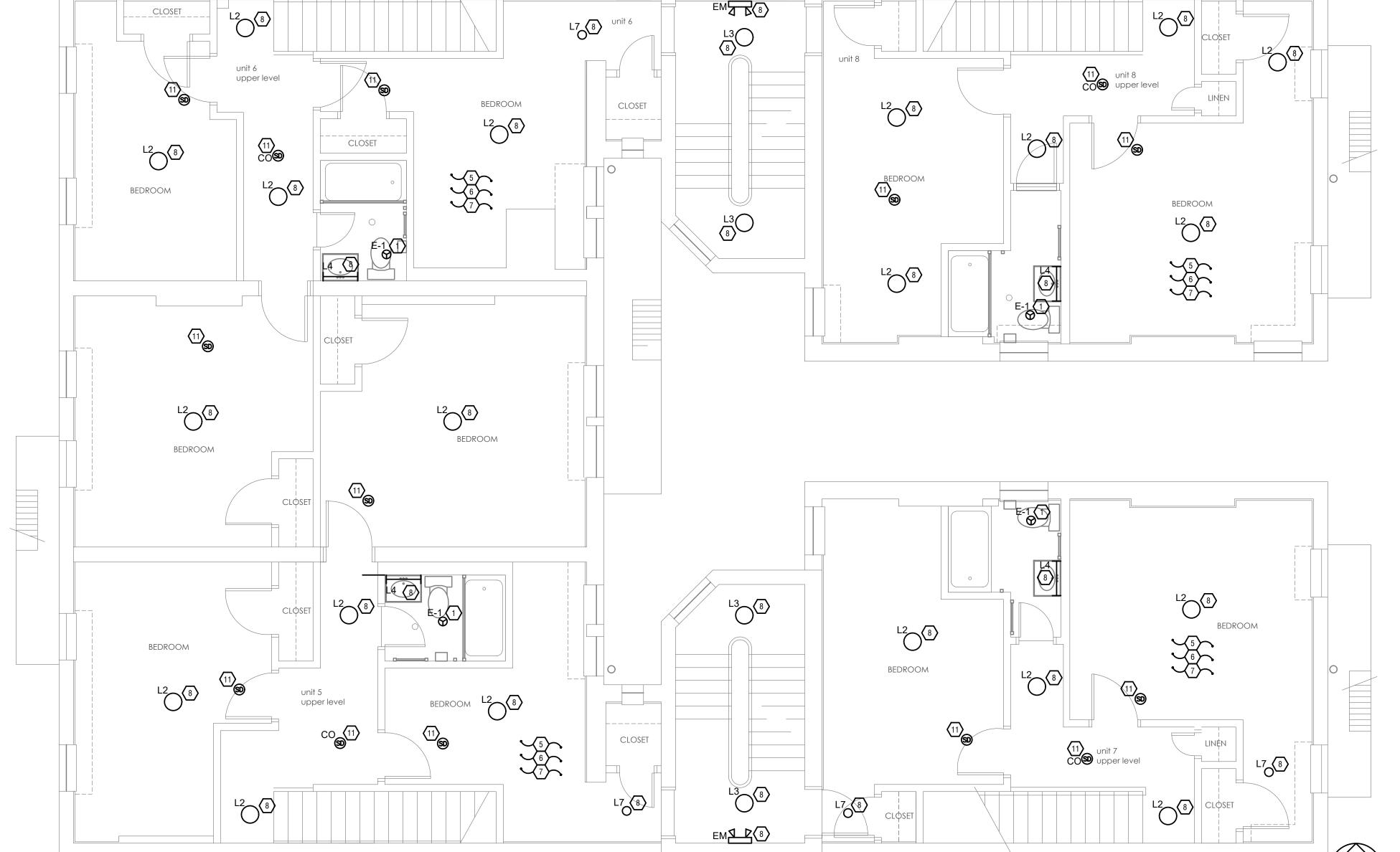
OHFA SUBMITTAL
10.21.2022
BID SET

07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

ELECTRICAL POWER FOURTH FLOOR PLAN

E1.4



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

ELECTRICAL DEVICE SCHEDULE								
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES			
LIVING ROOM	57	18	0	0	1,3			
KITCHEN	27	14	14	0	1,3			
HALL	16	32	0	0	1,3			
BATHROOM	0	2	1	0	1,2			
BEDROOM(1)	8	1	0	0	1,2			
BEDROOM(2)	7	2	0	0	1,2			
BEDROOM(3)	5	1	0	0	1,2			
ROOF	0	0	4	0	1,2			
LAUNDRY	1	1	3	3	1,3			
STAIRS	2	2	0	0	1,3			
BASEMENT	0	4	4	0	1,3			
RANGE	g.	n	n	0	13			

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2. THE QUANTITES SHOWN ARE FOR A SINGLE ROOM. 3. THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING. **GENERAL NOTES-OVERALL PROJECT**

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

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
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GENERAL NOTES-POWER

NEMA 3R.

- 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.
- 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
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- ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
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- 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.
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- REPLACE EXISTING LIGHT SWITCHES AND COVER PLATES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD WORKING ORDER AND REPLACE OR
- 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
- 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
- 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-G5) 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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MEP Consulting Services, Inc. in OH

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BID SET PART 2 SUBMITTAL 06.20.2022

OHFA SUBMITTAL 10.21.2022

> **BID SET** 07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

ELECTRICAL POWER FIFTH FLOOR PLAN

E1.5



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

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		ELECTRICAL DEVI	CE SCHEDULE		
LOCATION	OUTLETS	SWITCHES	GFI	DRYER	NOTES
LIVING ROOM	57	18	0	0	1,3
KITCHEN	27	14	14	0	1,3
HALL	16	32	0	0	1,3
BATHROOM	0	2	1	0	1,2
BEDROOM(1)	8	1	0	0	1,2
BEDROOM(2)	7	2	0	0	1,2
BEDROOM(3)	5	1	0	0	1,2
ROOF	0	0	4	0	1,2
LAUNDRY	1	1	3	3	1,3
STAIRS	2	2	0	0	1,3
BASEMENT	0	4	4	0	1,3
RANGE	8	0	0	0	1,3
** EBS TAKES	NO RESPONSIBILITY	FOR THE QUANTITIE	S 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.

2. THE QUANTITES SHOWN ARE FOR A SINGLE ROOM. 3. THE QUANTITIES SHOWN ARE FOR ENTIRE BUILDING.

GENERAL NOTES-OVERALL PROJECT

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

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
- 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

NEMA 3R.

- 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.
- 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
- . ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE 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.
- 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.
- 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. REPLACE WASHER AND DRYER RECEPTACLES AND COVER PLATES WITH NEW RECEPTACLES. FIELD VERIFY THAT WIRING AND HARDWARE IS IN GOOD
- 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.
- 7. REPLACE EXISTING TV, CABLE, AND DATA COVER PLATE OUTLETS.

WORKING ORDER AND REPLACE OR REPAIR AS NECESSARY.

- 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
- 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
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- 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-G5) 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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PART 2 SUBMITTAL 06.20.2022

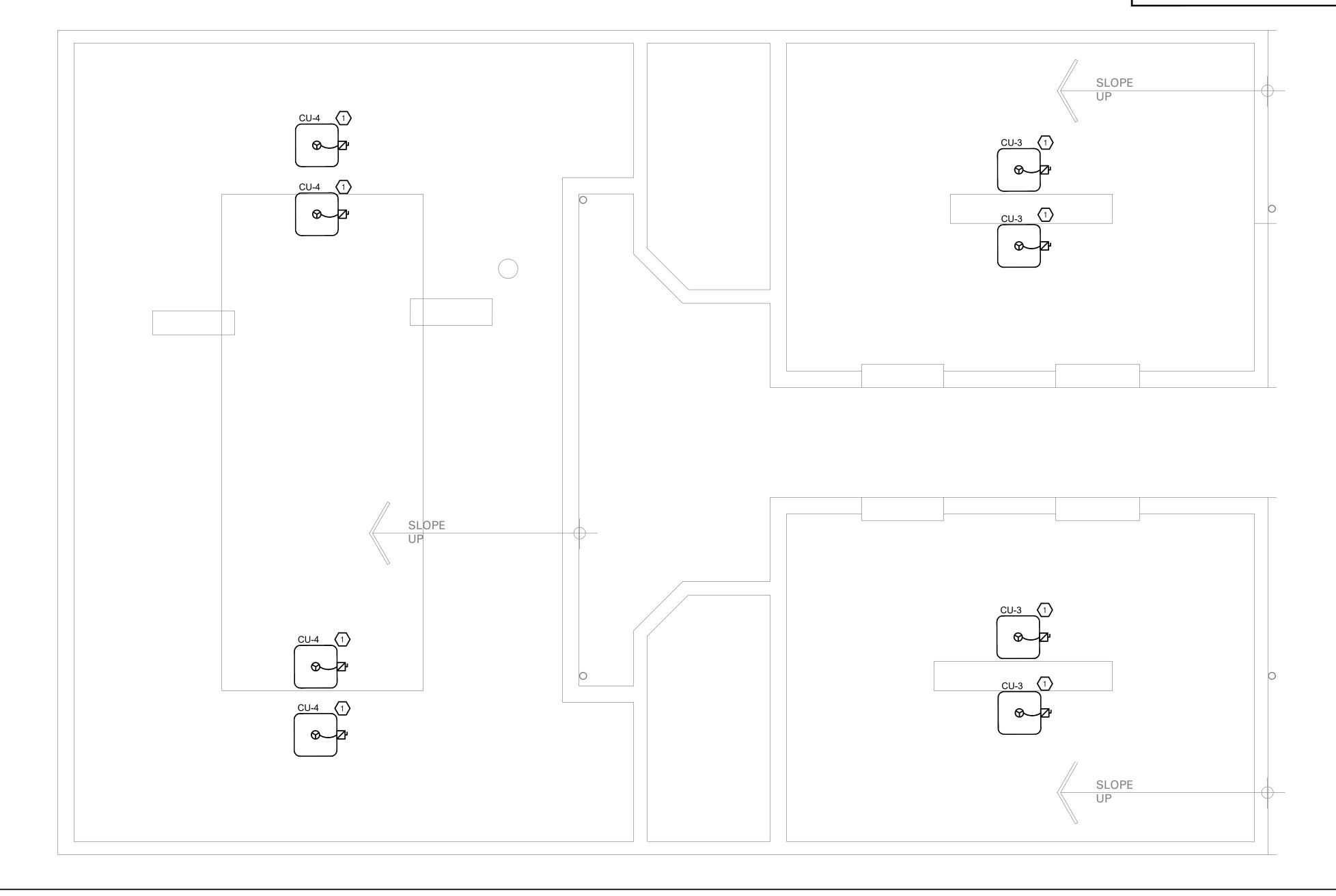
OHFA SUBMITTAL 10.21.2022 **BID SET**

07.03.2023

PRELIMINARY NOT FOR CONSTRUCTION

ELECTRICAL POWER ROOF

E1.6



	ELECTRICA	AL LE	EGEND	*SEE LIGHT FIXTUF	RE SCHEDULE FOR FIXTURE TYPES.	
φ.				 L5-20RФ	LOCKING 125V/20 AMP - RECEPTACLE	
\$	SINGLE POLE LIGHT SWIT			L5-20R Φ L6-20R Φ	LOCKING 250V/20 AMP (1-PHASE) - RECEPTAGE	OLE
\$ ₃	THREE WAY LIGHT SWITC			L5-30R Φ	LOCKING 125V/30 AMP - RECEPTACLE	, — — — — — — — — — — — — — — — — — — —
77	FOUR WAY LIGHT SWITCH	1		L5-30R Φ L6-30R Φ	LOCKING 250V/20 AMP (1-PHASE) - RECEPTAGE	n E
\$ _D	DIMMER SWITCH			L6-30R Ψ	FURNITURE POWER POLE - RECEPTACLE) <u>.</u>
\$ _F s	FAN SPEED CONTROL			\vdash	FURNITURE POWER POLE - RECEPTACLE FURNITURE RECESSED FLOOR FEED	
⊗ DT	OCC SENSOR - CEILING -	DUAL TE	CHNOLOGY	RFF	FURNITURE WALL FEED	
_	OCC SENSOR - CEILING -	PASSIVE	INFRARED	WFF		
\$дт	OCC SENSOR - WALL - DU	JAL TECH	INOLOGY	FB	RECESSED FLOOR BOX - MULTI-SERVICE (PO	WER/DATA)
	OCC SENSOR - WALL - PA	SSIVE IN	FRARED	AV	RECESSED FLOOR BOX - MULTI-SERVICE W/A	٩V
Ф	DUPLEX RECEPTACLE				RECESSED MULTI-SERVICE POKE THRU	
USB 🍑	DUPLEX RECEPTACLE W/	USB JAC	KS		KECESSED MOLTI-SERVICE FORE THIS	
#	COUNTER HEIGHT DUPLE	X RECEP	PTACLE		SPECIAL CONNECTION	
 	QUAD RECEPTACLE			Ф	SIMPLEX RECEPTACLE	
#	COUNTER HEIGHT QUAD I	RECEPTA	ACLE	\text{\Omega}	EQUIPMENT CONNECTION	
(CLNG)	CEILING (SHOW WINDOW)) RECEPT	ΓACLE	<u>\$</u> м	MANUAL MOTOR STARTER	
GFCI Ф	DUPLEX - GFCI RECEPTAC	CLE		<u> </u>	NON-FUSED DISCONNECT	
GFCI 🗭	COUNTER HEIGHT DUPLE	X - GFCI	RECEPTACLE	D '	FUSED DISCONNECT	
₩	SPLIT-WIRED (SWITCHED)) RECEPT	ΓACLE	⊠ '	FUSED DISCONNECT W/MAGNETIC MOTOR S	TARTER
WP GFCI Ф	WEATHER PROOF - GFCI	RECEPTA	ACLE	0	JUNCTION BOX	
DW GFCI Ф	DISHWASHER - GFCI RECI	EPTECLE	E	HNE 📤	HOME NETWORK ENCLOSURE	
DISP. $lackbox$	GARBAGE DISPOSAL				SECURITY CAMERA	
мw Ф	MICROWAVE RECEPTACL	.E		∇	DATA LOCATION (RING & STRING, U.N.O)	
FRIG ᠹ	REFRIGERATOR RECEPTA	ACLE		▼	VOICE DROP - LOCATION	
$_{RANGE} \Phi$	RANGE - 208-240V/ 1-PHAS	SE 50 AM	P RECEPTACLE	\bigvee	VOICE/DATA DROP - LOCATION	
WASH ♠ GFCI ♠	WASHER - GFCI RECEPTA	ACLE		•	CABLE TV (COAX) - LOCATION	
$_{DRYER} \Phi$	DRYER - 208-240V/ 1-PHAS	SE 30 AM	P RECEPTACLE	CR	CARD READER	
à	DUPLEX - MONUMENT FLO	OOR BOX	•	DR	DOOR RELEASE - ACCESS CONTROL	
				DS	DOOR STRIKE - ACCESS CONTROL	
	DUPLEX - RECESSED FLO	OR BOX		ML	MAG-LOCK - ACCESS CONTROL	
	PANELBOARD			PS	POSITION SWITCH	
	PANELBOARD W/ BU	IS (MCB (OB MLO) =	PR	PROXY READER	
	SINGLE LINE DIAGRA		JR NILO) -	RE	REQUEST TO EXIT SWITCH	
ا ا				WAP	WIRELESS INTERNET ACCESS POINT	
}	TRANSFORMER - SI	NGLE LIN	IE DIAGRAM	9	DOOR HOLD - FIRE ALARM	
3 5	TRANSFORMER W/ 0		/ -	DSD	DUCT SMOKE DETECTOR	
₹	SINGLE LINE DIAGRA			FACP	FIRE ALARM CONTROL PANEL	
	TARMOUNT TRANSI			<u>[FARA]</u>	FIRE ALARM REMOTE ANNUNCIATOR	
لـــالـــال	PADMOUNT TRANSF SINGLE LINE DIAGRA		-	⊕ □	HEAT DETECTOR - FIRE ALARM	
o co	AUTOMATIC TRANS		TCH (ATS) -		HORN - FIRE ALARM	
6 €	SINGLE LINE DIAGRA	AM		(S) 00 (S)	SMOKE DETECTOR	
	* METER BASE - SING	GLE LINE	E DIAGRAM	co ®	COMBINATION SMOKE/CO2 DETECTOR SPEAKER - FIRE ALARM	
				6	SPEAKER - FIRE ALARM SPEAKER/STROBE - FIRE ALARM	
/	FUSED DISCONNEC	T - SINGL	E LINE DIAGRAM	®	STROBE - FIRE ALARM	
				DB 9	DOOR BELL	
힏						
	1			DC 🗍	DOOR CHIME	
	* CT CABINET - SING	LE LINE	DIAGRAM	⋈⋈	STROBE ONLY	
	* FINAL METER CON	FIGURAT	TION TBD/ APPROVE	D BY LOCAL UTILITY	Y COMPANY PRIOR TO CONSTRUCTION.	
ABBREVIATION	<u>IS:</u>		Heat Pump		EXAMPLES:	
# Number $Ω$ Ohm			Hertz solated Ground			
Ф Phase A Amperes	2		ntermediate Metal Cor Thousand Circular Mils		∠ SWITCH GROUP	
AC Alternatir	ng Current	KVA Ł	Kilovolt-Amperes		FUNCTION	
	t Current Interrupter	LTG L	Liquid Tight Metal Con Lighitng		a 3 TONOHON	
AHU Air Hand AIC Ampere	lling Unit Interrupting Capacity		Locked Rotor Amperes Metal Clad Cable	3	Ť	
AL Aluminur	m	MCB N	Main Circuit Breaker		FIXTURE TYPE (SEE SCHEDULE	-\
ATC Automati	ic Transfer Switch ic Temperature Control	MLO N	Motor Control Center Main Lug Only		SWITCH	.)
	n Wire Gauge	NC N	Normally Closed National Electrical Cod	No.	A1 a	
CATV Cable Te		NEMA N	National Electrical Man	nufactures Associatior	n P1-23	
CB Critical B C/B Circuit Bı		NL N	National Fire Protection Night Lighting (Egress		PANEL-CIRCU	IT
CKT Circuit CCTV Closed C	Sircuit Television		Normally Open Not To Scale			
	Transformer	P F	Pole Push Button or Panic E	Suffer or Dull Roy		
DC Direct Cu	urrent	PNL F	Panel	SULLOIT OF EACH		NEL NAME AND RCUIT NUMBER
-	r ıl Contractor	QTY (Power Quantity		GFCI P1-21	
EF Exhaust ELEV Elevator			Required Rigid Metal Conduit			
EM Emergen	псу	RNC F	Rigid Non-Metallic Con	nduit	GROUND FAULT PROTECTED ISOLATE	ED GROUND
	ll Metallic Tubing ncy Power Off		Roof Top Unit Shunt Trip			
	Water Cooler Water Heater		Switch Thermostat			
FA Fire Aları		TYP 7	Typical			
FLA Full Load	d Amperes	UL (Underground Underwriters Labratory			
GF Gas Furr			Unless Noted Otherwis Volt	se		
GFCI Ground F GND Ground	Fault Current Interrupter		Volt-Amperes Watt or Wire			
GWH Gas Wat	ter Heater f-Automatic Switch	WP \	Weather Proof Transformer			
	Ventilation, Air Conditioning	AFIVIR	Transionnei		NOTE: ALL ITEMS MAY NOT BE US	SED.

Ain Directories 19290-8299 8294 Model DOAN ACCONSTRUCTION OF THE SECTRICAL DETAILS. dwg - EBS. Plot Date / Time: Oct 18, 2022 - 1:24pm - 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 AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS AND SPECIFICATIONS ARE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VA	NOTE
EL1	Ю	(1) 27W LED	EXTERIOR SECURITY LIGHT FIXTURE	HD SUPPLY - 326111	27	
EL3	0	(1) 28.06W LED	EXTERIOR DSURFACE MOUNT FIXTURE	LITHONIA LIGHTING - FMML 13 830 DDBT WL	28.06	
EL4	н	(1) 48W LED	EXTERIOR WALL PACK	LITHONIA LIGHTING - TWP LED ALO 40K	48	
EM	Ľ	(2) 1.5W LED	EMERGENCY WALL PACK - W/ 90 MIN. BACKUP	LITHONIA LIGHTING - ELM2L M12	3	
EX	8	(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	0	(1) 27W LED	SURFACE MOUNT LED FIXTURE	AFX - CAF142400L27D1	27	
L3	0	(1) 19W LED	SURFACE MOUNT LED FIXTURE	HD SUPPLY - LED1102-35-ACR	19	
L4	ш	(1) 17W LED	2' VANITY LIGHT	HD SUPPLY -326710	17	
L5	Ю	(1) 15W LED	WALL SCONCE	KICHLER - 11319NILED	15	
L7	٥	(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	0	(1) 32W LED	2X2 LED TROFFER	LITHONIA LIGHTING -LBL4 LP835	32	
L9	*	(1) 17.5W LED	SURFACE MOUNT CYLINER FIXTURE	LITHONIA LIGHTING - LDN6CYL 27/15 L06 WR LSS 120V	17.5	



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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 DETAILS

E2.0

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.

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.

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.

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
- c. ELECTRICAL CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
- d. ACCESS PANELS ARE NOT SHOWN ON DRAWINGS. DURING SITE EXAMINATION, CONTRACTOR SHALL IDENTIFY ALL AREAS WHERE ACCESS PANELS ARE REQUIRED, AND REPORT TO GENERAL CONTRACTOR. DESIGNATION OF WHO FURNISHES AND WHO INSTALLS ACCESS PANELS MUST BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO STARTING WORK.

8. CONTRACTOR COORDINATION

- a. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS CONVEY DESIGN INTENT ONLY. MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- b. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. WHERE THE ELECTRICAL CONTRACTOR IS MAKING A CONNECTION TO EQUIPMENT/COMPONENTS THAT ARE FURNISHED BY OTHERS. ELECTRICAL CONTRACTOR TO VERIFY ALL CONNECTION REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED, INCLUDING BUT NOT LIMITED TO OCP SIZE, MEANS OF DISCONNECT. SPECIAL CONNECTION REQUIREMENTS. OR OTHER ITEMS INDICATED ON SHOP DRAWINGS, OR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR INSTALLATION DIAGRAMS, AND FURNISH ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION AND OPERATION OF THE EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COORDINATE, AFTER ELECTRICAL CONNECTIONS HAVE BEEN INSTALLED.
- c. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING

COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.

- d. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS.
- e. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, FTC 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.

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.

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.

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.

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.

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
- 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

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,
- 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 RAINTIGHT TYPE NEMA 3RR. ALL SWITCHES SHALL BE LOCKABLE. FUSES IN CIRCUITS RATED AT 600 AMPERES OR LESS SHALL BE UL CLASS RK1 DUAL-ELEMENT, TIME-DELAY, CURRENT LIMITING FUSES. FUSES IN CIRCUITS RATED AT 601 AMPERES OR LARGER SHALL BE UL CLASS L TIME-DELAY, CURRENT LIMITING FUSES.

a. PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE,

- 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

30. MULTI-TENANT METER CENTERS

a. PROVIDE METER CENTERS(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. METER CENTERS SHALL HAVE MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED, AND SHALL HAVE BRANCH BREAKER INSTALLED FOR EACH METER SOCKET. METER CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND SHALL BE OF THE SAME MANUFACTURE AS LOAD CENTERS OR PANELBOARDS SERVED. METER CENTERS SHALL BE ENCLOSED NEMA 1, NEMA 3R AS REQUIRED. FINAL CONFIGURATION (NUMBER OF METERS PER SECTION, END-MAIN/CENTER-MAIN, ETC. SHALL BE DETERMINED BY CONTRACTOR. ALL BUSSING MUST BE RATED FOR THE LOADS SERVED. METER CENTERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT.

a. PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARDS SHALL HAVE BOLTED, THERMAL AND MAGNETIC BREAKERS WITH MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED. PANELBOARDS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND BE ENCLOSED IN NEMA 1 TYPE HOUSING UNLESS NOTED OTHERWISE. ENCLOSURE(S) SHALL BE COMPLETE WITH A HINGED DOOR, CYLINDER LOCK, AND A NEATLY TYPED DIRECTORY UNDER PLASTIC COVER IN EACH PANEL DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT.

32. RESIDENTIAL LOAD CENTERS

a. PROVIDE LOAD CENTERS AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. LOAD CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL. LOAD CENTERS SHALL CONTAIN A NEATLY TYPED DIRECTORY IN EACH DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT. LOAD CENTERS MAY BE USED IN AREAS OTHER THAN DWELLING UNITS WHERE APPROPRIATE AND WHERE APPROVED BY OWNER'S REPRESENTATIVE.

- a. PROVIDE A NEW LIGHTING SYSTEM COMPLETE AND FULLY OPERATIONAL AND IN CONFORMANCE WITH CODE AND UL LISTING REQUIREMENTS. CLEAN ALL FIXTURES AT TIME OF JOB COMPLETION UTILIZING MANUFACTURERS APPROVED OR RECOMMENDED CLEANING SOLUTIONS. ALL FIXTURES AND LAMPS ARE PROVIDED BY THIS CONTRACTOR AS SCHEDULED UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FURNISH ALL BOXES, MOUNTING KITS, TRANSFORMERS, CONTROLLERS, AND OTHER COMPONENTS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
- b. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

34. TELEPHONE SYSTEM

a. TELEPHONE WIRING AND SYSTEM 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

36. DATA/POS/A-V/SYSTEM NOTES

OWNER AND ARCHITECT.

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.

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



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DEVELOPMENT • CONSTRUCTION • MANAGEN

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