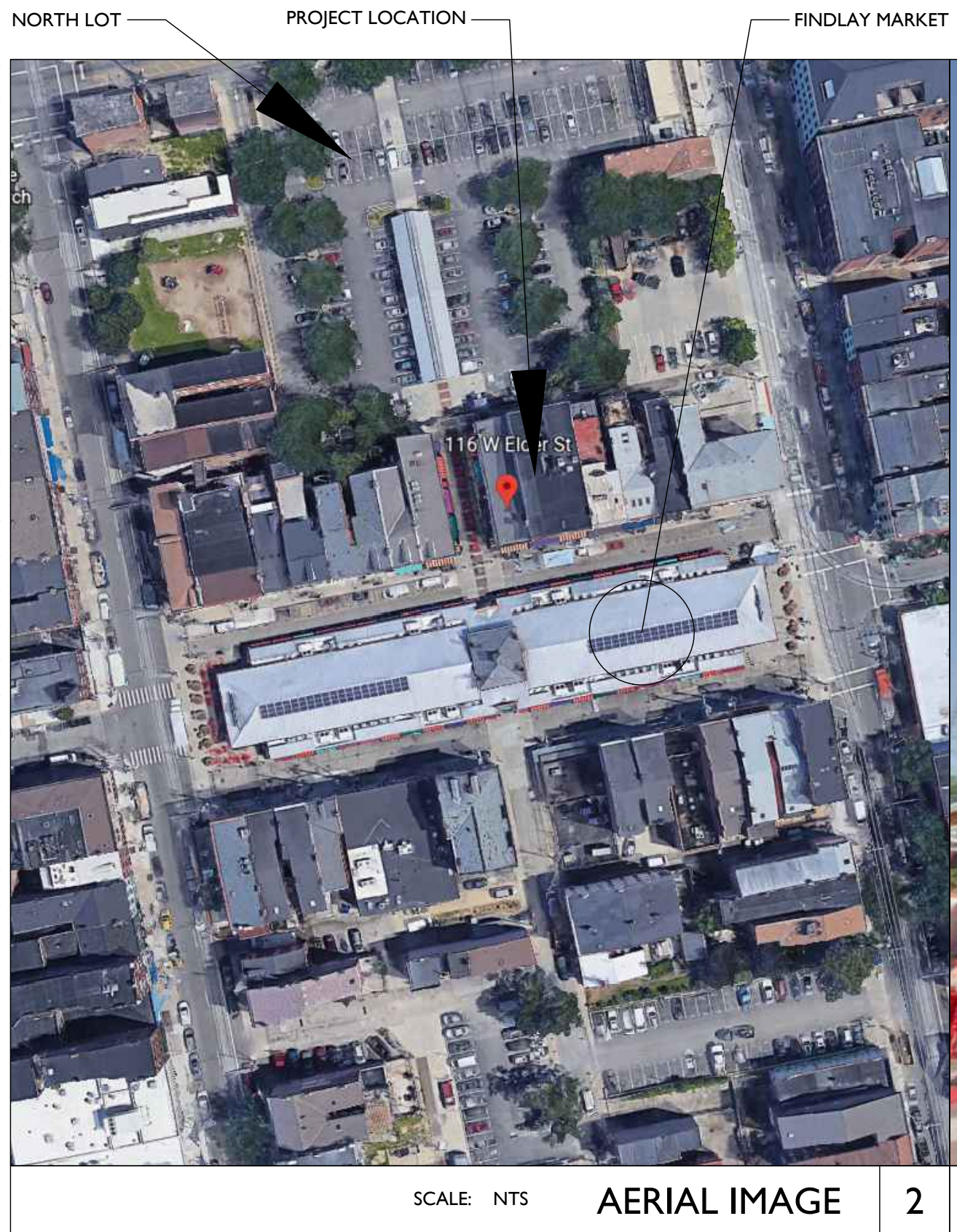


DRAWING INDEX		PERMIT 04.13.2022	BID SET 08.15.2022	ENG CHANGE 08.17.2023
SHEET #	SHEET TITLE			
<b>GENERAL DRAWINGS</b>				
A0.00	COVER SHEET			
A0.01	EGRESS & FIRE RATING DIAGRAMS			
A0.02	CODE SUMMARY			
A0.03	GENERAL NOTES + SPECS			
<b>CIVIL/LANDSCAPE DRAWINGS</b>				
C-01	OVERALL SITE PLAN			
<b>ARCHITECTURAL DRAWINGS</b>				
A0.10	ARCHITECTURAL SITE PLAN			
AD1.00	EXISTING / DEMOLITION PLAN - BASEMENT			
AD1.01	EXISTING / DEMOLITION PLAN - FIRST FLOOR			
AD1.02	EXISTING / DEMOLITION PLAN - SECOND FLOOR			
AD1.03	EXISTING / DEMOLITION PLAN - THIRD FLOOR			
AD1.04	EXISTING / DEMOLITION PLAN - FOURTH FLOOR			
AD1.05	EXISTING / DEMOLITION PLAN - FIFTH FLOOR			
AD1.06	EXISTING / DEMOLITION PLAN - ROOF			
AD2.01	EXISTING / DEMOLITION ELEVATION - SOUTH (FRONT)			
AD2.02	EXISTING / DEMOLITION ELEVATION - WEST (SIDE)			
AD2.03	EXISTING / DEMOLITION ELEVATION - NORTH (REAR)			
AD2.04	EXISTING / DEMOLITION ELEVATION - EAST LIGHTWELL			
AD2.05	EXISTING / DEMOLITION ELEVATION - WEST LIGHTWELL			
A1.10	PROPOSED PLAN - BASEMENT			
A1.11	PROPOSED PLAN - FIRST FLOOR			
A1.12	PROPOSED PLAN - SECOND FLOOR			
A1.13	PROPOSED PLAN - THIRD FLOOR			
A1.14	PROPOSED PLAN - FOURTH FLOOR			
A1.15	PROPOSED PLAN - FIFTH FLOOR			
A1.16	PROPOSED PLAN - ROOF			
A1.20	REFLECTED CEILING PLAN - BASEMENT			
A1.21	REFLECTED CEILING PLAN - FIRST FLOOR			
A1.22	REFLECTED CEILING PLAN - SECOND FLOOR			
A1.23	REFLECTED CEILING PLAN - THIRD FLOOR			
A1.24	REFLECTED CEILING PLAN - FOURTH FLOOR			
A1.25	REFLECTED CEILING PLAN - FIFTH FLOOR			
A2.11	PROPOSED ELEVATION - SOUTH (FRONT)			
A2.12	PROPOSED ELEVATION - WEST (SIDE)			
A2.13	PROPOSED ELEVATION - NORTH (REAR)			
A2.14	PROPOSED ELEVATION - EAST LIGHTWELL			
A2.15	PROPOSED ELEVATION - WEST LIGHTWELL			
A3.01	STAIR DETAILS			
A3.02	STAIR DETAILS			
A3.03	STAIR DETAILS			
A3.04	STAIR DETAILS			
A4.00	FINISH SCHEDULES			
A4.01	FINISH SCHEDULES			
A4.10	ENLGD PLANS + INTERIOR ELEVS - COMMERCIAL			
A4.20	ENLGD PLANS + INTERIOR ELEVS - RESIDENTIAL KITCHENS			
A4.21	ENLGD PLANS + INTERIOR ELEVS - RESIDENTIAL KITCHENS			
A4.30	ENLGD PLANS + INTERIOR ELEVS - RESIDENTIAL BATHS			
A4.31	ENLGD PLANS + INTERIOR ELEVS - RESIDENTIAL BATHS			
A5.00	DETAILS			
A5.01	FIRE RATING DETAILS			
A6.00	PARTITION TYPES			
A6.01	ASSEMBLIES			
A6.10	DOOR SCHEDULE			
A6.11	DOOR TYPES			
A6.20	WINDOW TYPES			
A6.21	WINDOW DETAILS			
A7.00	LEED SPECIFICATIONS			
A7.01	LEED SPECIFICATIONS			
A7.02	LEED SPECIFICATIONS			
A7.03	LEED SPECIFICATIONS			
A8.10	COLORED ELEVATION - SOUTH			
A8.11	COLORED ELEVATION - WEST			
A8.12	COLORED ELEVATION - NORTH			
<b>STRUCTURAL DRAWINGS</b>				
S001	STRUCTURAL NOTES			
S100	FOUNDATION PLAN			
S110	FIRST FLOOR FRAMING PLAN			
S120	SECOND FLOOR FRAMING PLAN			
S130	THIRD FLOOR FRAMING PLAN			
S140	FOURTH FLOOR FRAMING PLAN			
S150	ATTIC/LOW ROOF FRAMING PLAN			
S160	ROOF FRAMING PLAN			
S200	ELEVATIONS			
S201	ELEVATIONS			
S202	ELEVATIONS			
S203	ELEVATIONS			
S204	ELEVATIONS			
S310	STRUCTURAL DETAILS			
S320	STRUCTURAL DETAILS			

DRAWING INDEX		PERMIT 04.13.2022	BID SET 08.15.2022	ENG CHANGE 08.17.2023
SHEET #	SHEET TITLE			
<b>PLUMBING DRAWINGS</b>				
P100	BASEMENT PLUMBING PLAN			
P101	FIRST FLOOR PLUMBING PLAN			
P102	SECOND FLOOR PLUMBING PLAN			
P103	THIRD FLOOR PLUMBING PLAN			
P104	FOURTH FLOOR PLUMBING PLAN			
P105	ATTIC PLUMBING PLAN			
P106	ROOF PLUMBING PLAN			
P107	FIRST FLOOR WATER & GAS PLAN			
P108	SECOND FLOOR WATER & GAS PLAN			
P109	THIRD FLOOR WATER & GAS PLAN			
P110	FOURTH FLOOR WATER & GAS PLAN			
P111	ATTIC WATER & GAS PLAN			
P200	SANITARY ISOMETRIC			
P201	PLUMBING DETAILS			
P300	PLUMBING NOTES			
<b>MECHANICAL DRAWINGS</b>				
M100	BASEMENT MECHANICAL PLAN			
M101	FIRST FLOOR MECHANICAL PLAN			
M102	SECOND FLOOR MECHANICAL PLAN			
M103	THIRD FLOOR MECHANICAL PLAN			
M104	FOURTH FLOOR MECHANICAL PLAN			
M105	ATTIC MECHANICAL PLAN			
M106	ROOF MECHANICAL PLAN			
M200	MECHANICAL SCHEDULES			
M201	MECHANICAL DETAILS			
M300	MECHANICAL NOTES			
<b>ELECTRICAL DRAWINGS</b>				
E100	BASEMENT POWER PLAN			
E101	FIRST FLOOR POWER PLAN			
E102	SECOND FLOOR POWER PLAN			
E103	THIRD FLOOR POWER PLAN			
E104	FOURTH FLOOR POWER PLAN			
E105	ATTIC POWER PLAN			
E106	ROOF POWER PLAN			
E107	FIRST FLOOR LIGHTING PLAN			
E108	SECOND FLOOR LIGHTING PLAN			
E109	THIRD FLOOR LIGHTING PLAN			
E110	FOURTH FLOOR LIGHTING PLAN			
E111	ATTIC LIGHTING PLAN			
E200	ELECTRICAL SCHEDULES & DETAILS			
E201	PANEL SCHEDULES			
E300	SPECIFICATIONS			



# 116 W. ELDER STREET

## CINCINNATI, OH 45202

### FINDLAY EXCHANGE RENOVATION

<b>CONTRACTOR</b> MODEL CONSTRUCTION 1826 RACE STREET CINCINNATI, OH 45202 (513) 559-0048	<b>STRUCTURAL ENGINEER</b> ADVANTAGE GROUP 1527 MADISON ROAD, FL 2 CINCINNATI, OH 45206 (513) 396-8900	<b>MEP ENGINEER</b> MARQUE ENGINEERING 2230 PARK AVENUE, SUITE 100 CINCINNATI, OH 45206 (513) 457-7131	<b>CIVIL ENGINEER</b> GENESIS DESIGN, LLC. 3439 WELLSTON PLACE CINCINNATI, OH 45208 (513) 703-2889	<b>ARCHITECT</b> PLATTE DESIGN 1810 CAMPBELL ALLEY, STE 300 CINCINNATI, OH 45202 (513) 871-1850	<b>DEVELOPER</b> MODEL GROUP 1826 RACE STREET CINCINNATI, OH 45202 (513) 559-0048
---	--	--	--	---	---

### PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC COMMERCIAL / RESIDENTIAL BUILDING. THE BUILDINGS WERE ORIGINALLY TWO SEPARATE STRUCTURES (116 W. ELDER & 116 W. ELDER), BUT THEY ARE NOW CONNECTED AND CURRENTLY OPERATE AS ONE BUILDING. THE PARCELS WERE PREVIOUSLY CONSOLIDATED. THE BUILDING IS 4-5 STORIES WITH A FULL BASEMENT. THE BASEMENT WILL REMAIN UNOCCUPIED. THE FIRST FLOOR WILL REMAIN OCCUPIED AND WILL MAINTAIN B & A-2 USES. THE UPPER FLOORS WILL BE USE R-2 APARTMENTS. THE 5TH FLOOR WILL REMAIN AN UNOCCUPIED ATTIC.

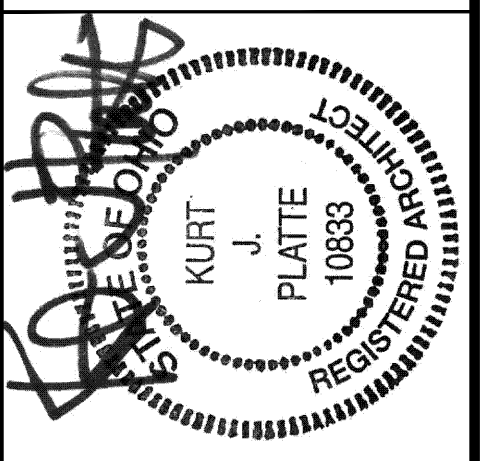
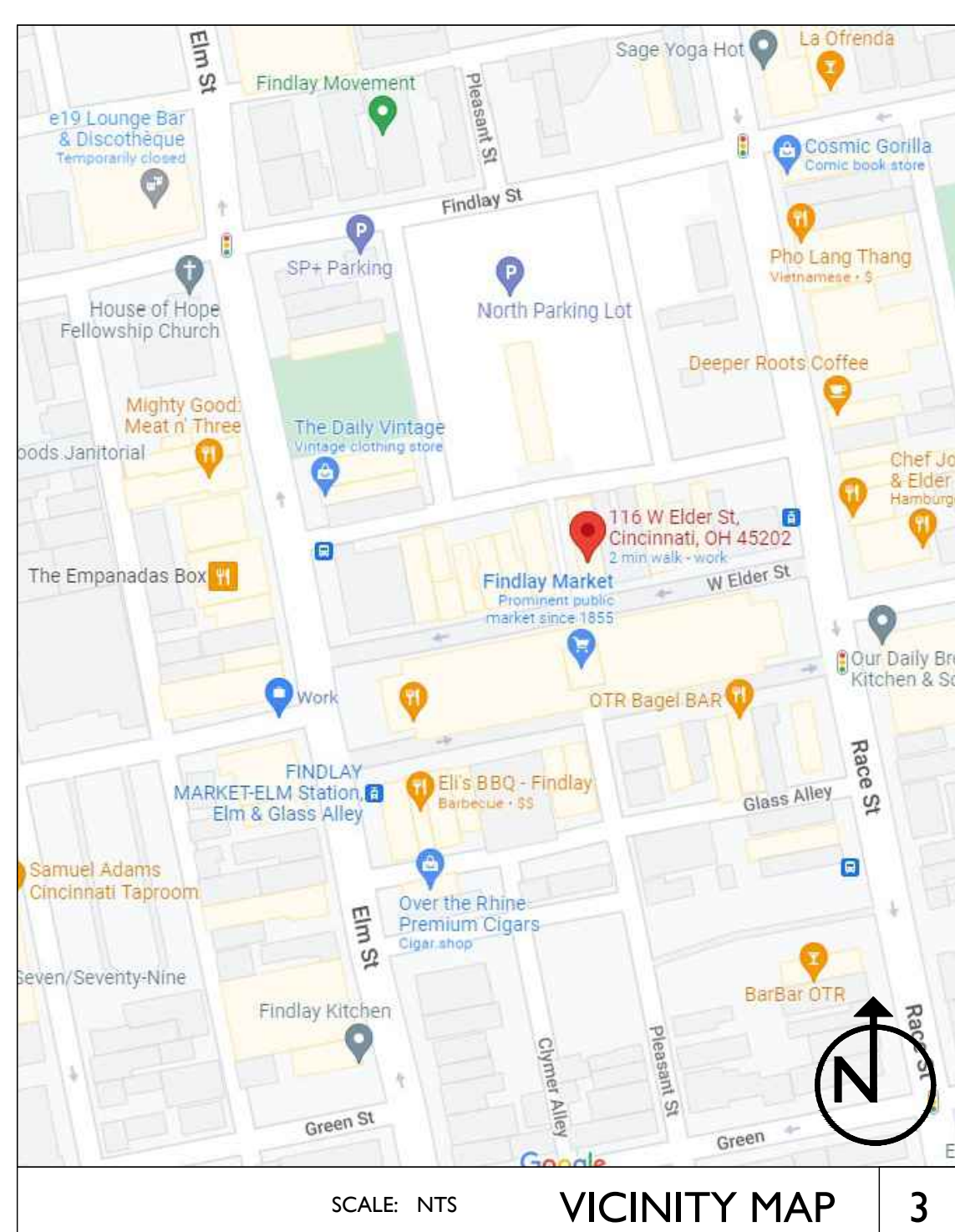
THIS PROJECT HAS BEEN SUBMITTED FOR HISTORIC TAX CREDITS WITH THE STATE HISTORIC PRESERVATION OFFICE AND NATIONAL PARK SERVICE. THIS PROJECT ALSO RECEIVED ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS APPROVAL ON 04-11-2022.

#### TYPICAL ABBREVIATIONS

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

#### TYPICAL SYMBOLS

	NORTH ARROW
	EGRESS WINDOW
	KEYNOTE
	CENTERLINE TAG
	FLOOR ELEVATION TAG
	REVISION CLOUD TAG
	INTERIOR ELEVATION TAG
	SECTION CUT TAG
	DETAIL CALLOUT



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

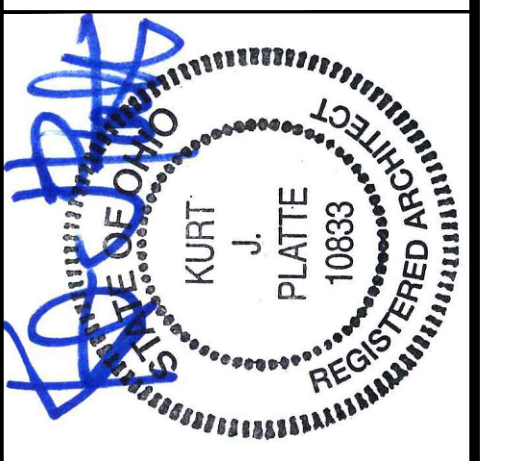
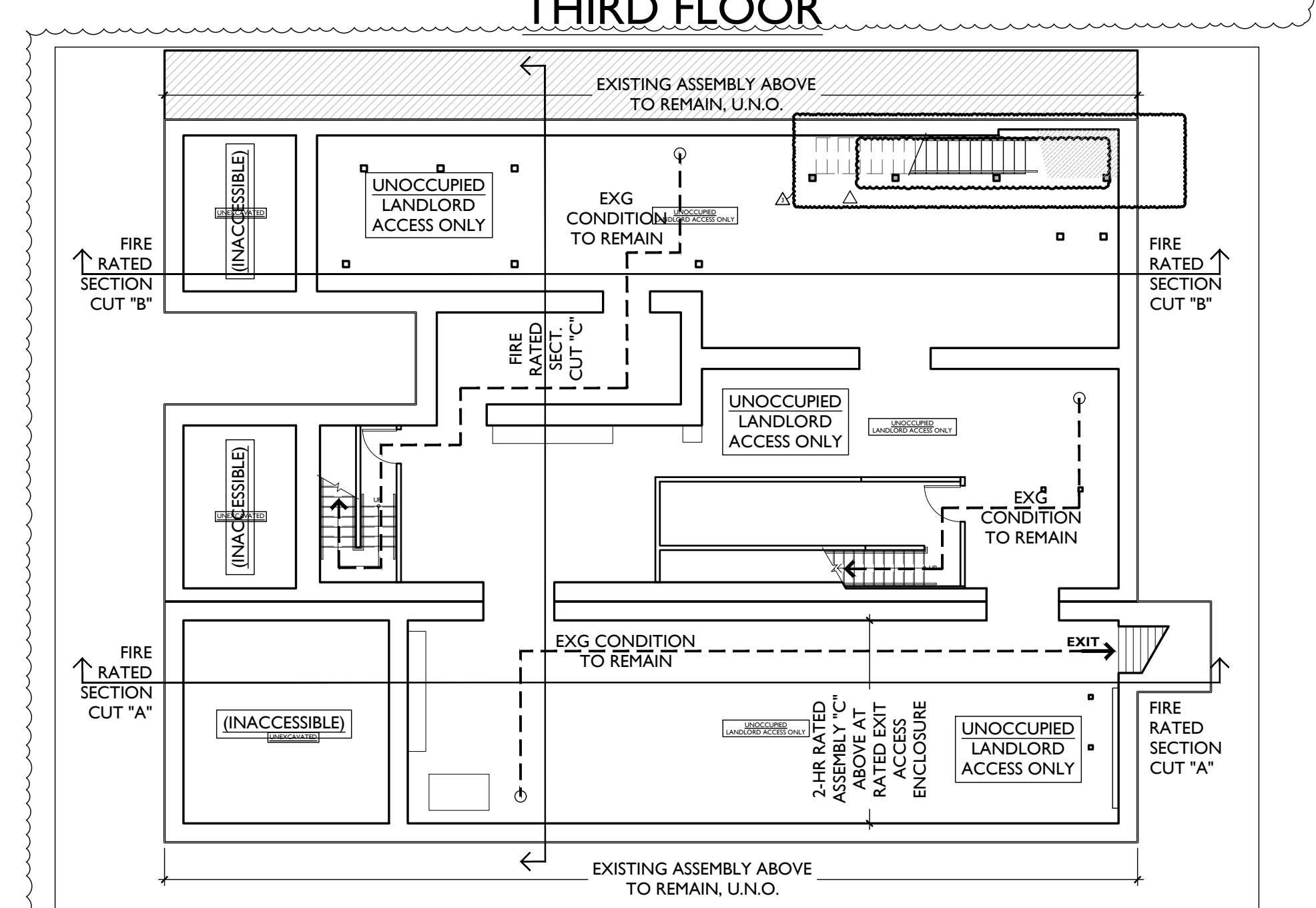
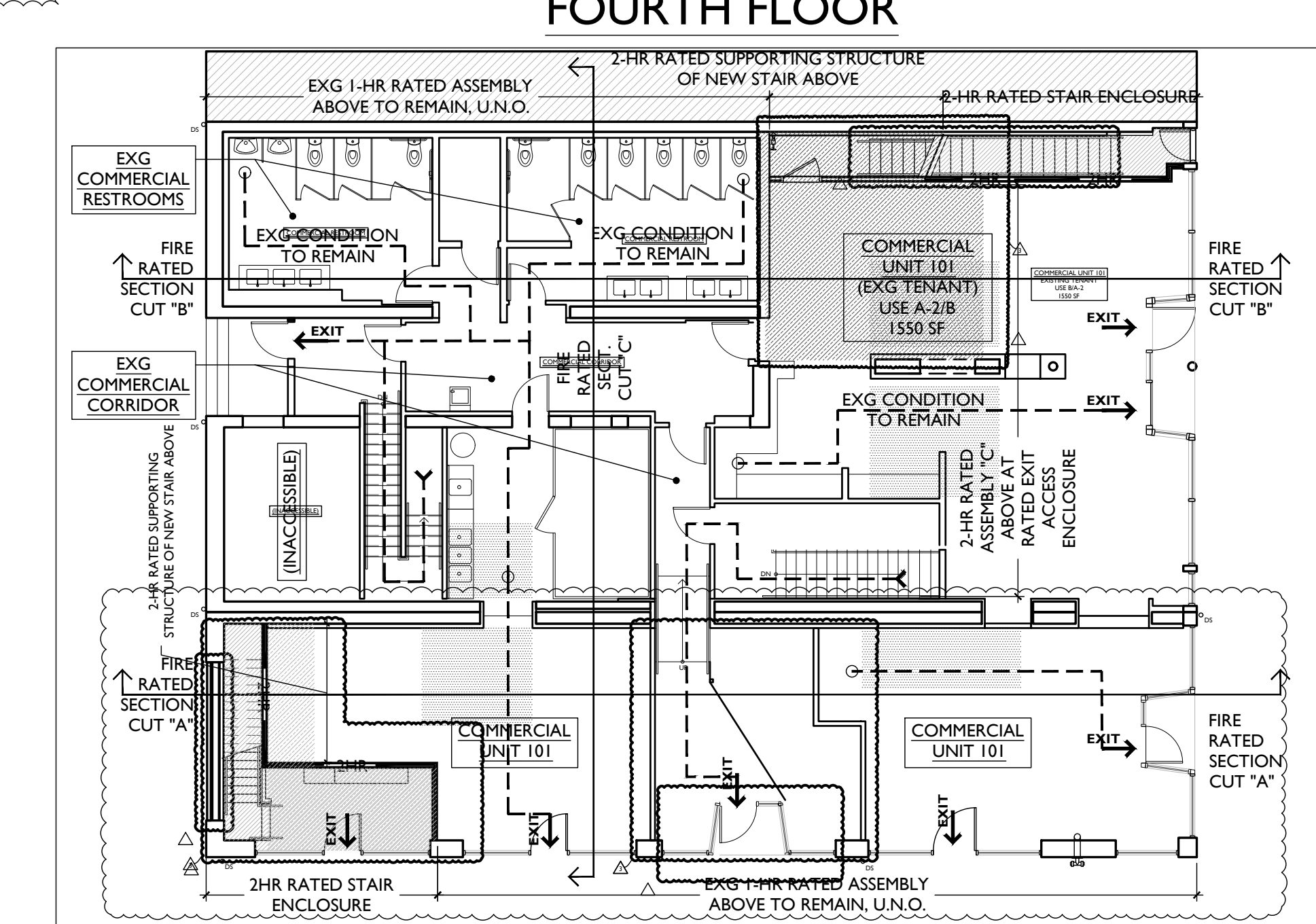
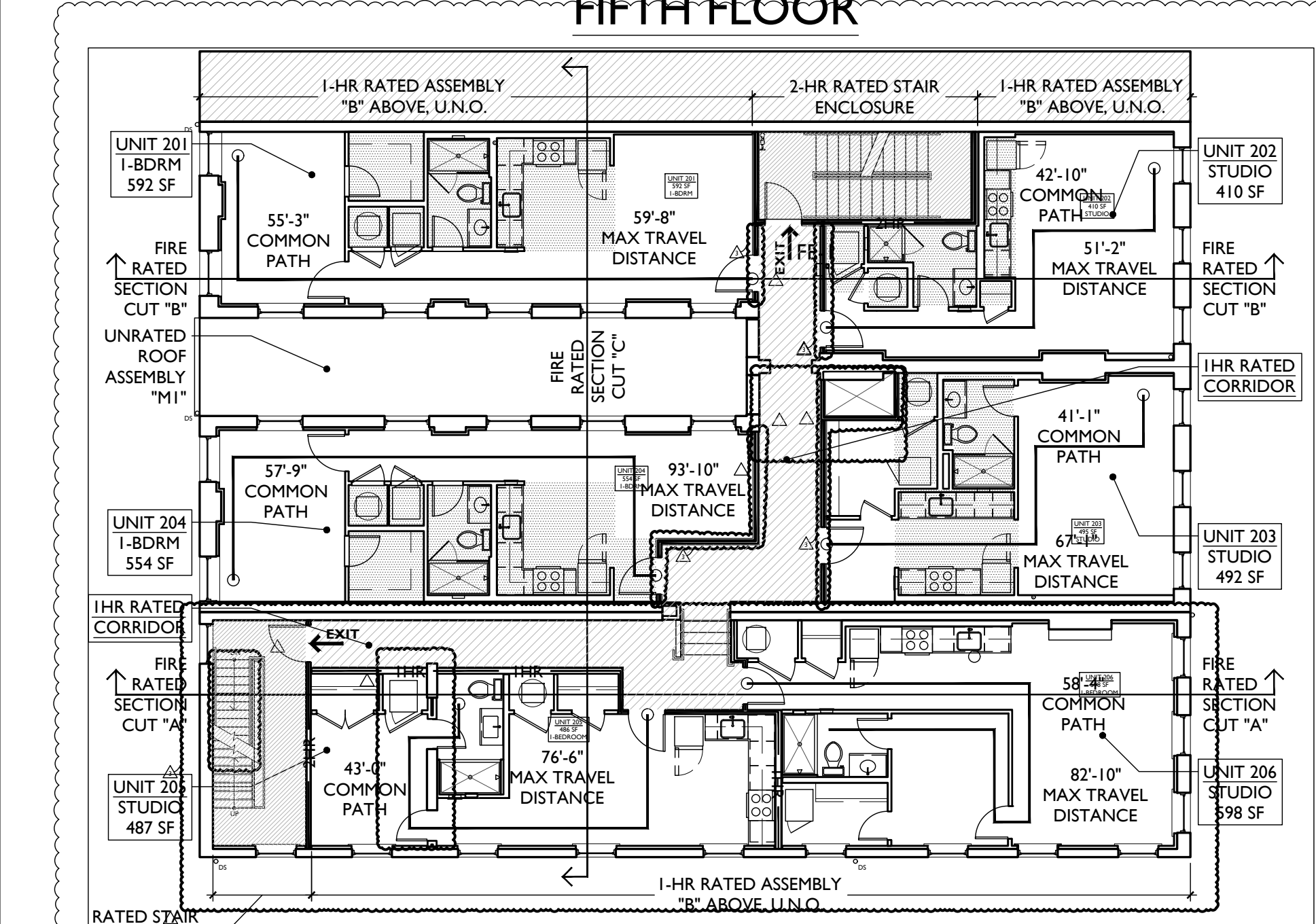
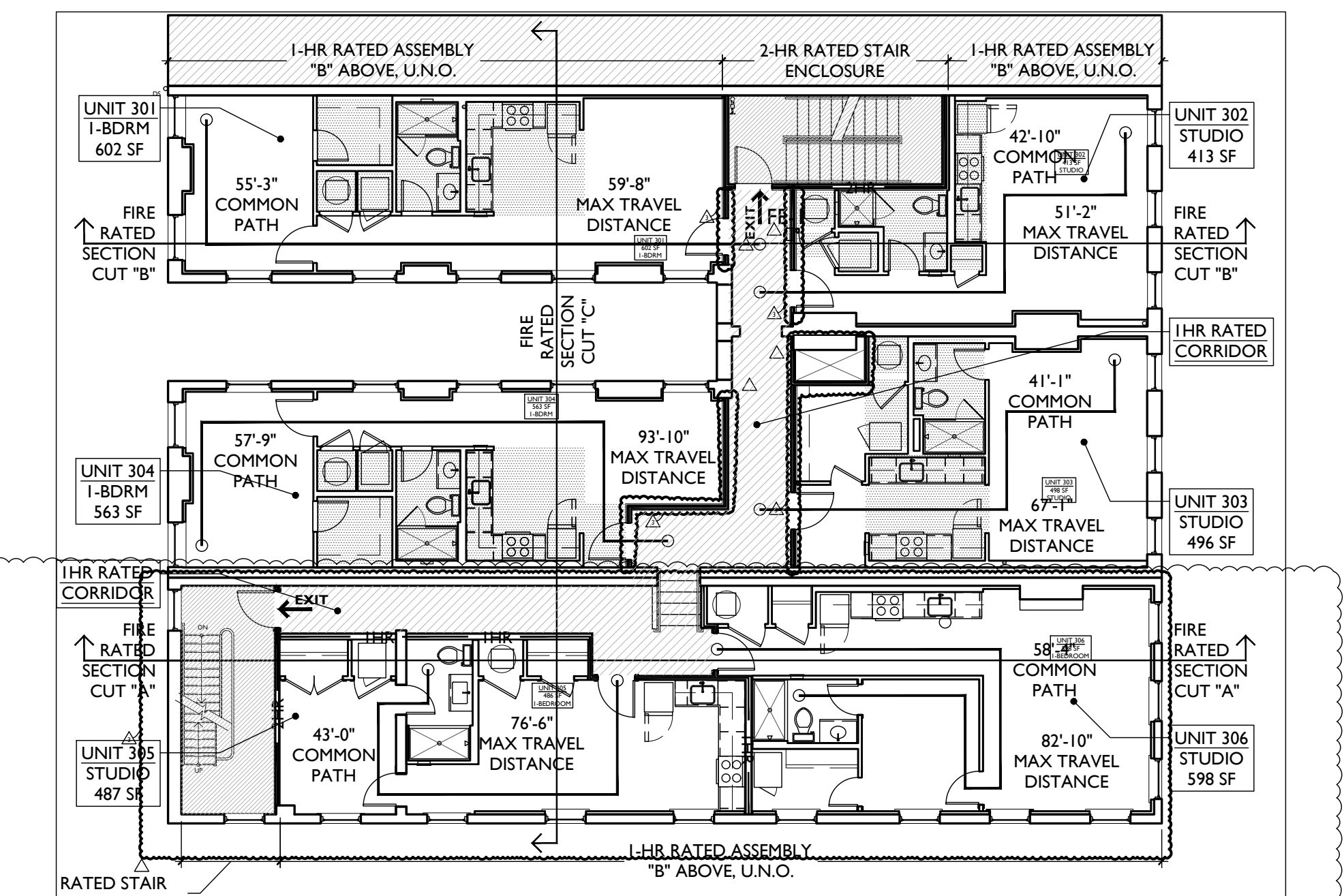
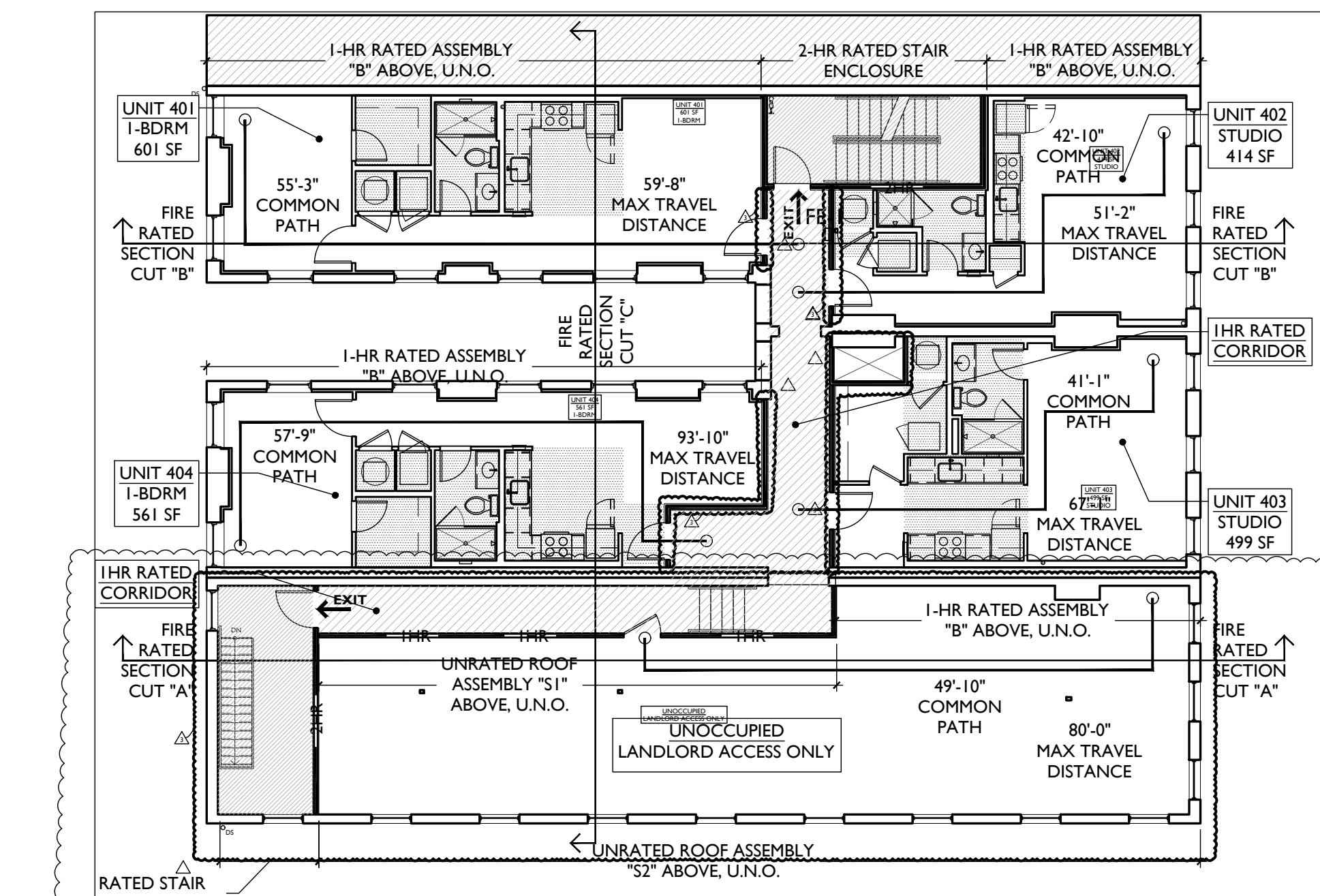
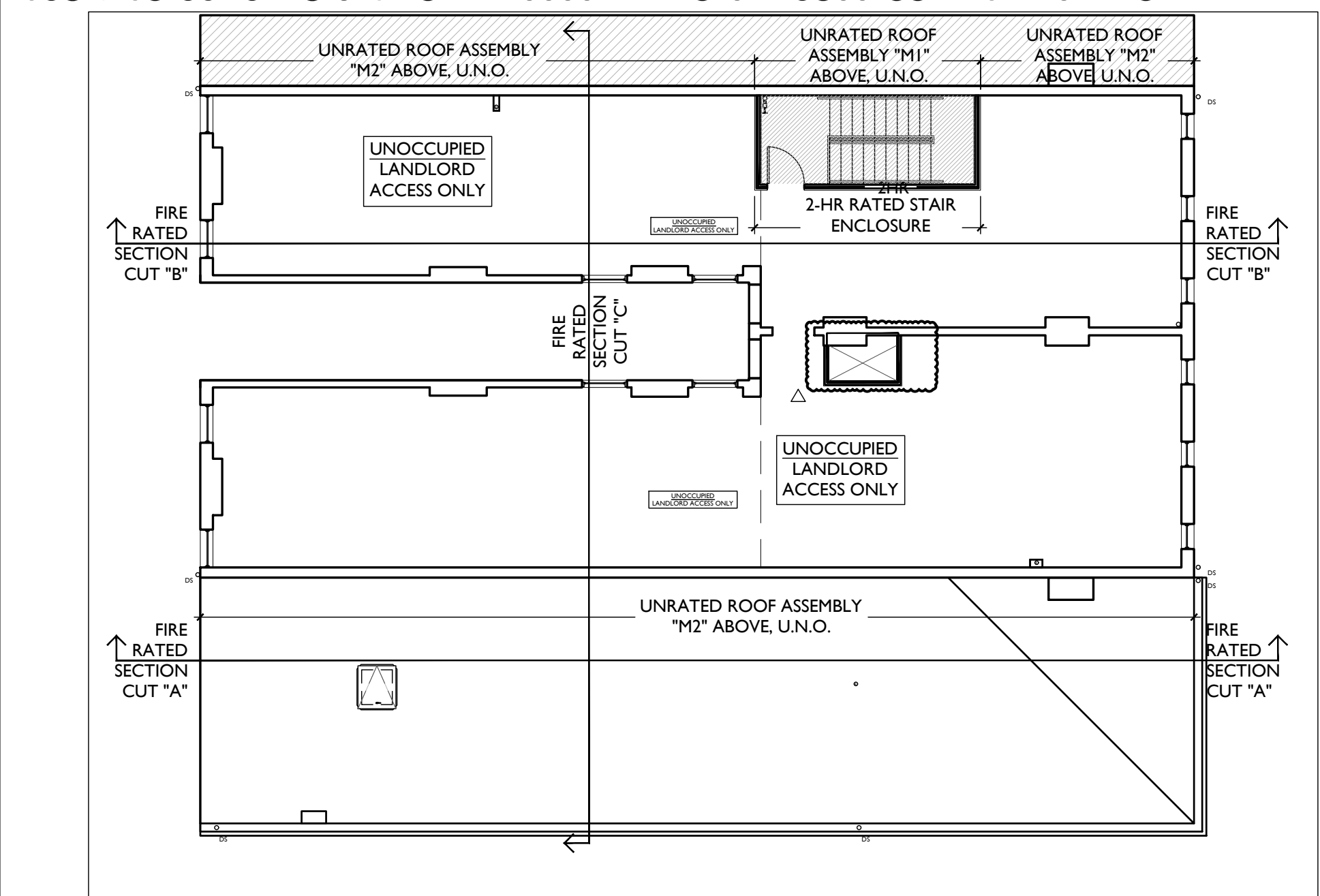
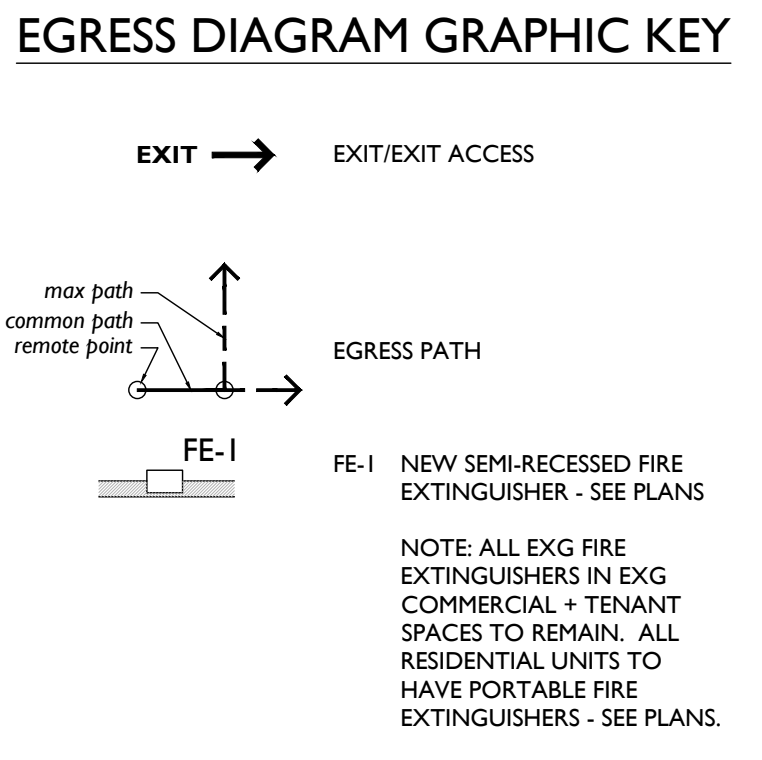
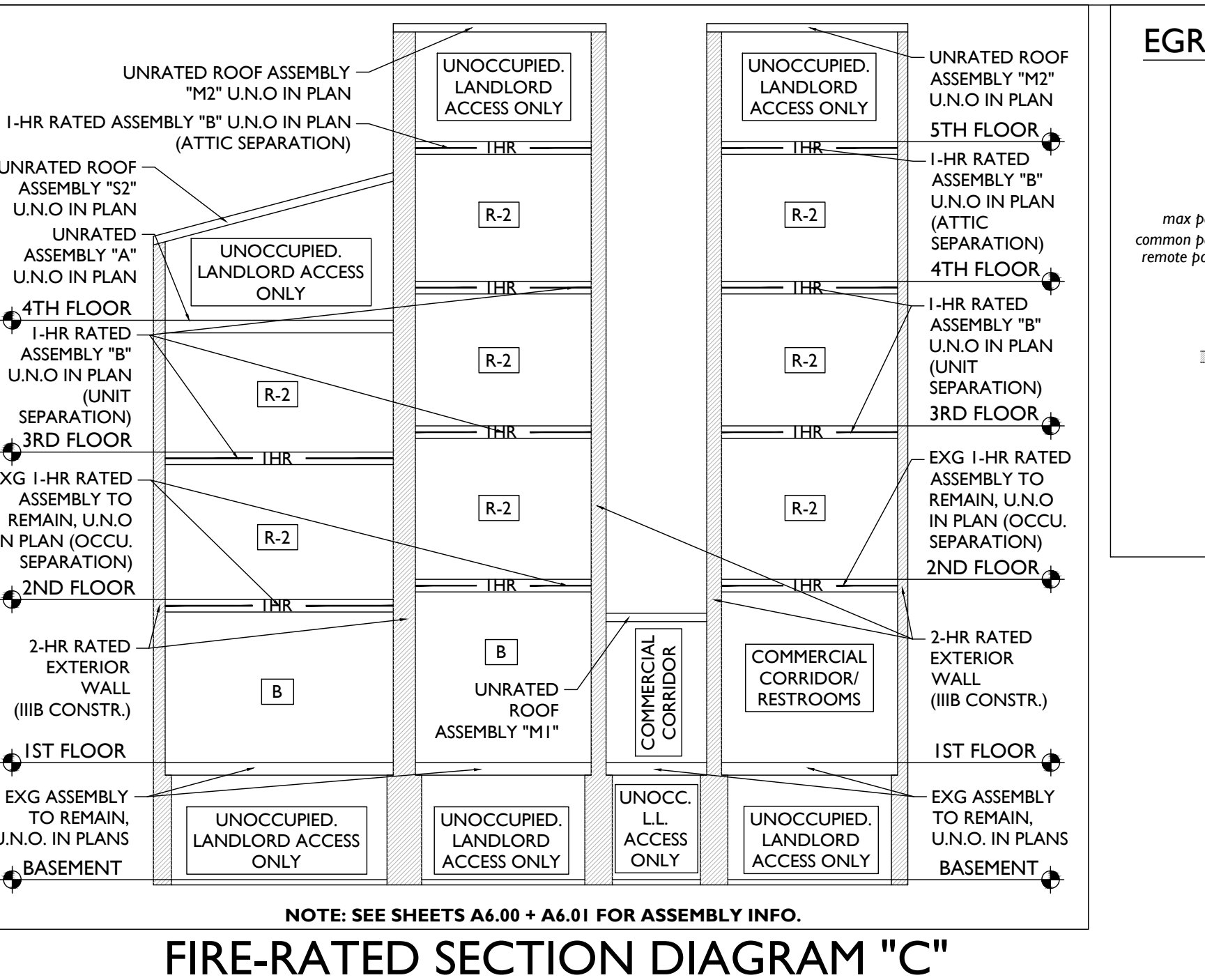
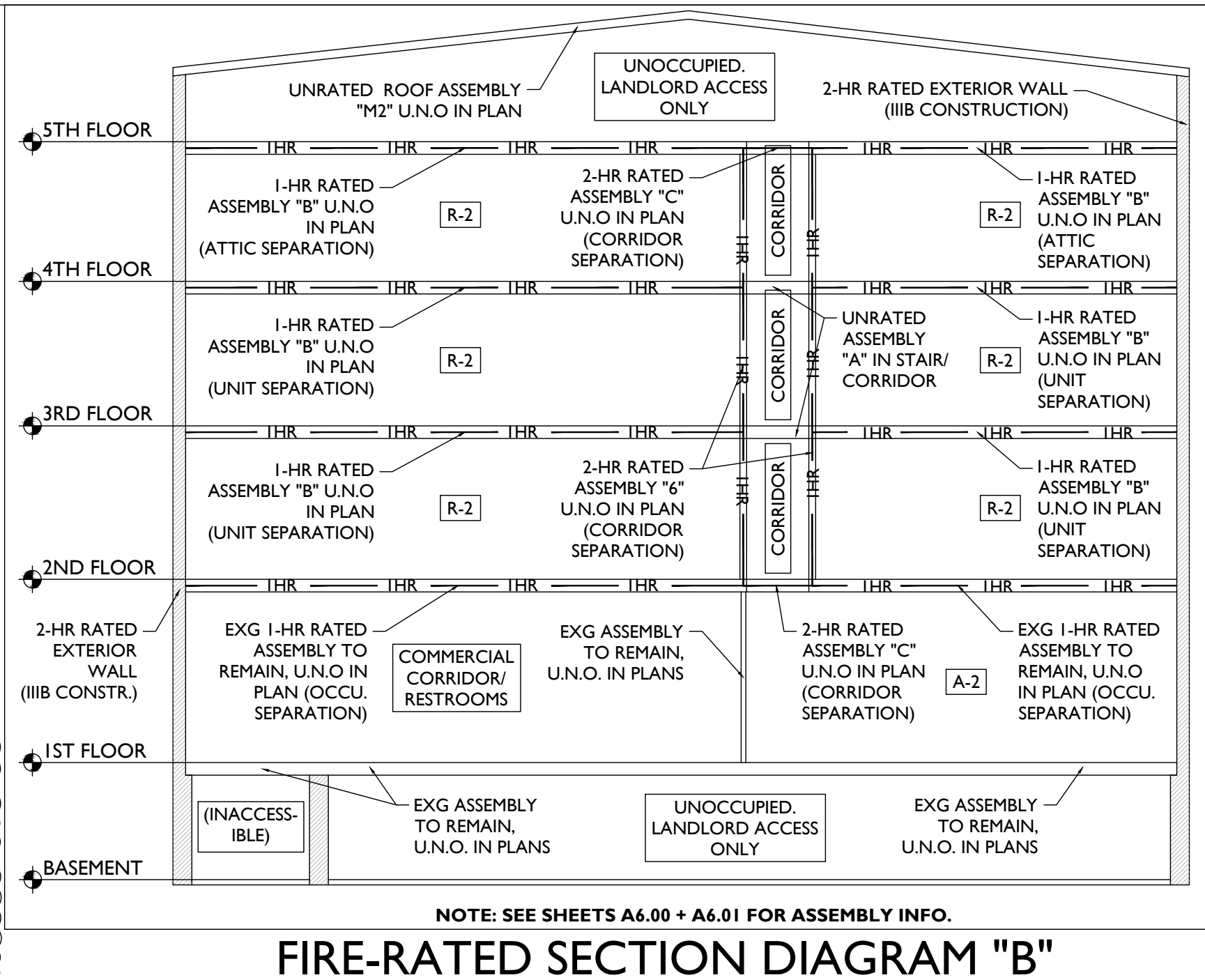
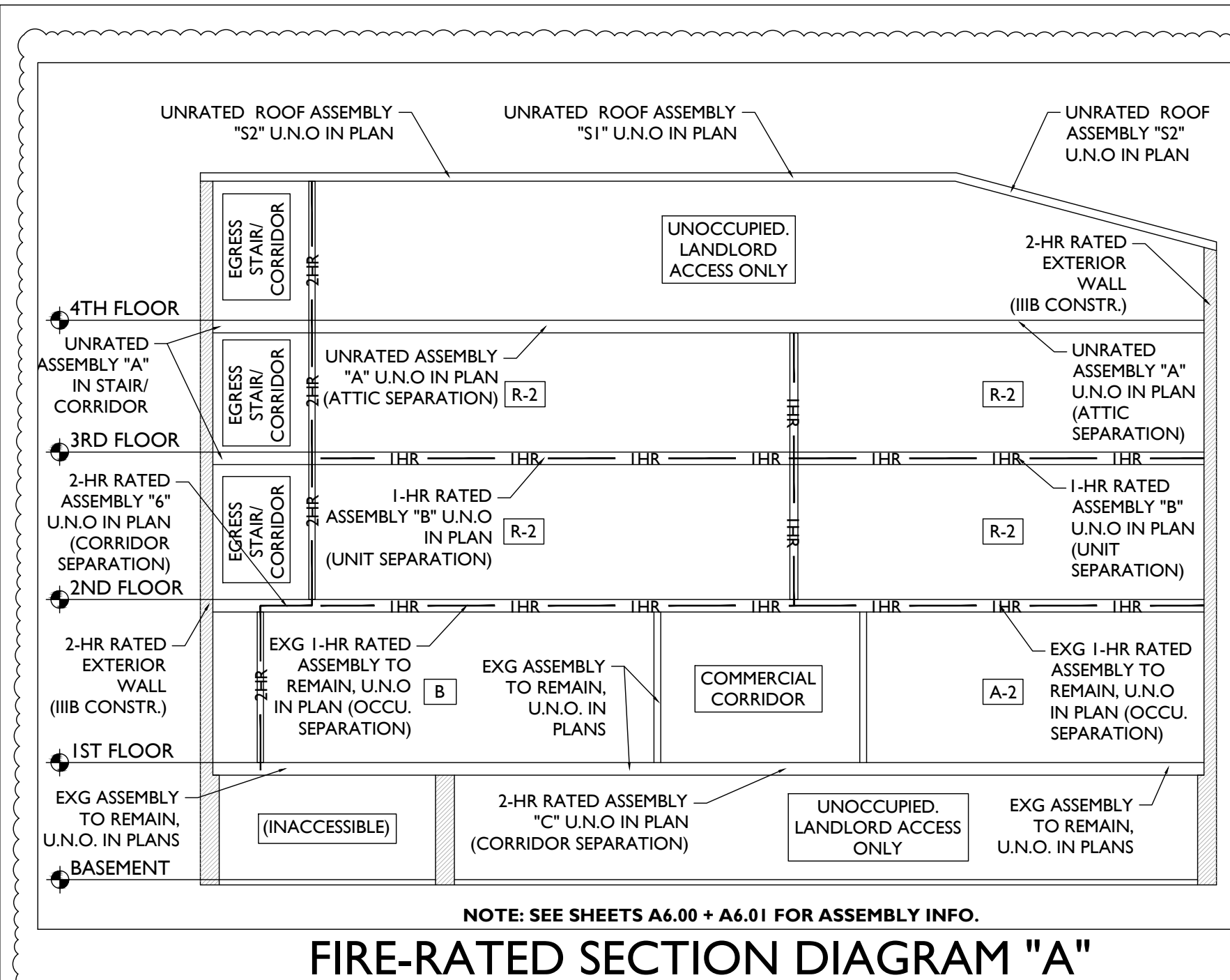
Job No: 22005 02.25.2022

**A0.00**

**PLATTE**  
architecture + design

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





Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR. TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022



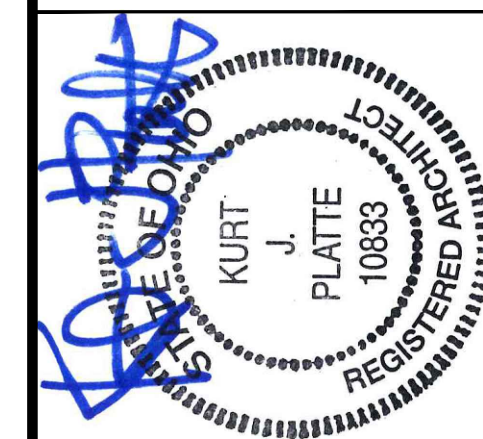


SCALE: 1/8" = 1'-0"

SITE | 1

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

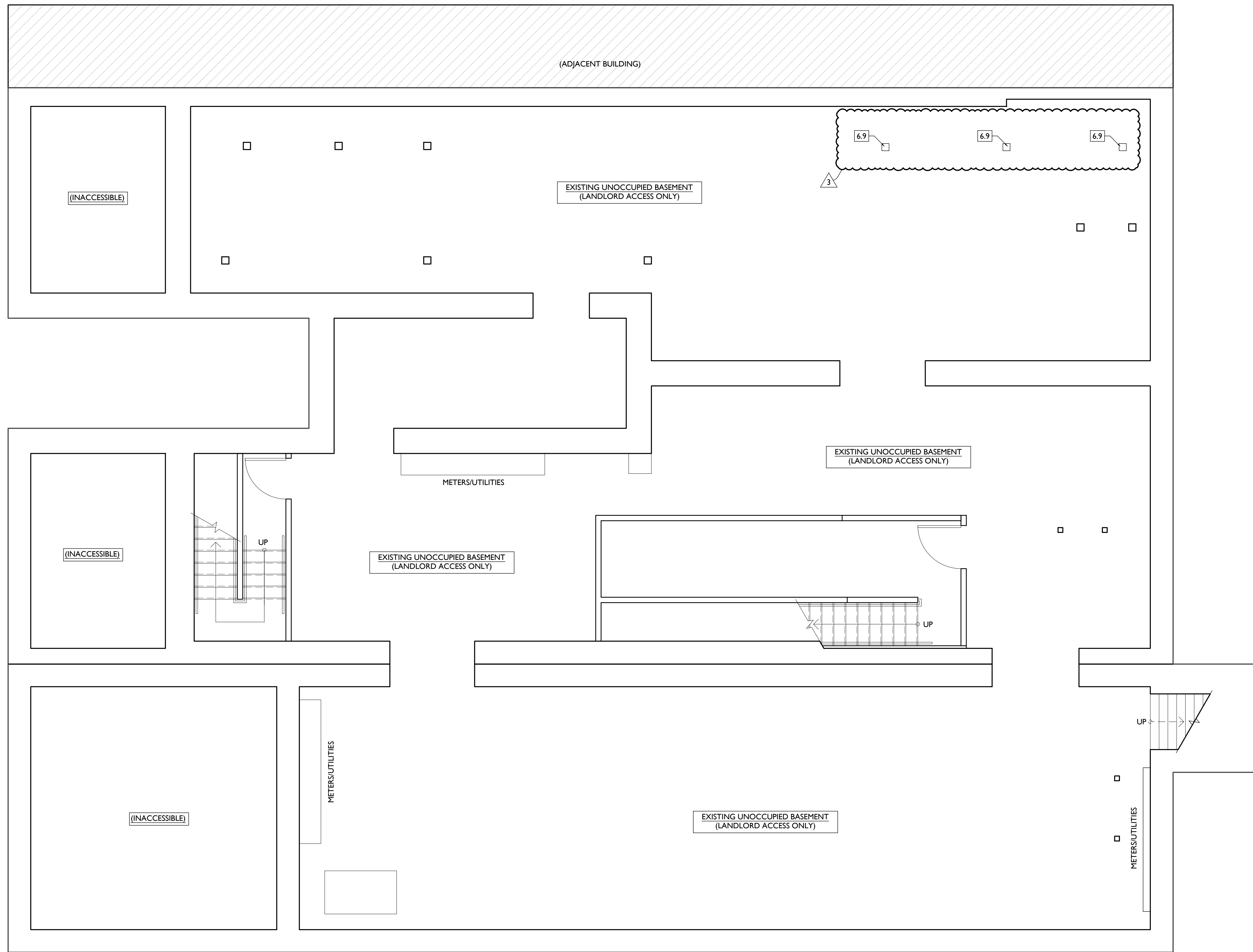
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**A0.10**

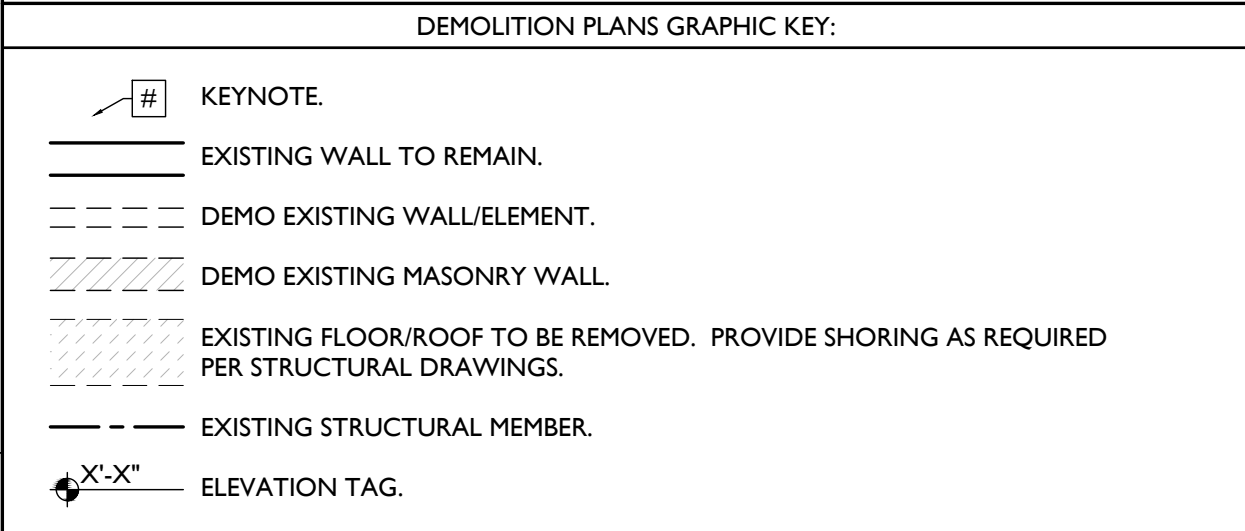




WORK AT HATCHED AREA INCLUDES ONLY THAT REQUIRED TO MAINTAIN EXISTING FLOOR/CEILING FIRE RATINGS, AS WELL AS ANY WORK REQUIRED TO ACCOMMODATE APARTMENT RENOVATION ABOVE (SUCH AS STAIRWAYS, RATING OF STAIRS SUPPORTING STRUCTURE, PLUMBING, SPRINKLERS, ELECTRICAL SYSTEMS, RISERS AND CONDUIT.

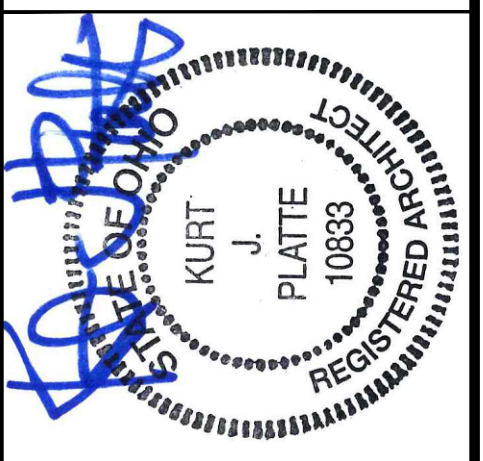
DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

1. **GENERAL**
2. **EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNO.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC).
3. **CONCRETE**
4. **MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
5. **METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
6. **WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
7. **THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
8. **OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAME/TRIM AND STORE IN
- 8.5. BASEMENT. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
- 8.6. REMOVE EXG FLOOR HATCH.
9. **FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
22. **PLUMBING**
- 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
26. **ELECTRICAL**



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

EXISTING / DEMOLITION PLAN - BASEMENT |



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

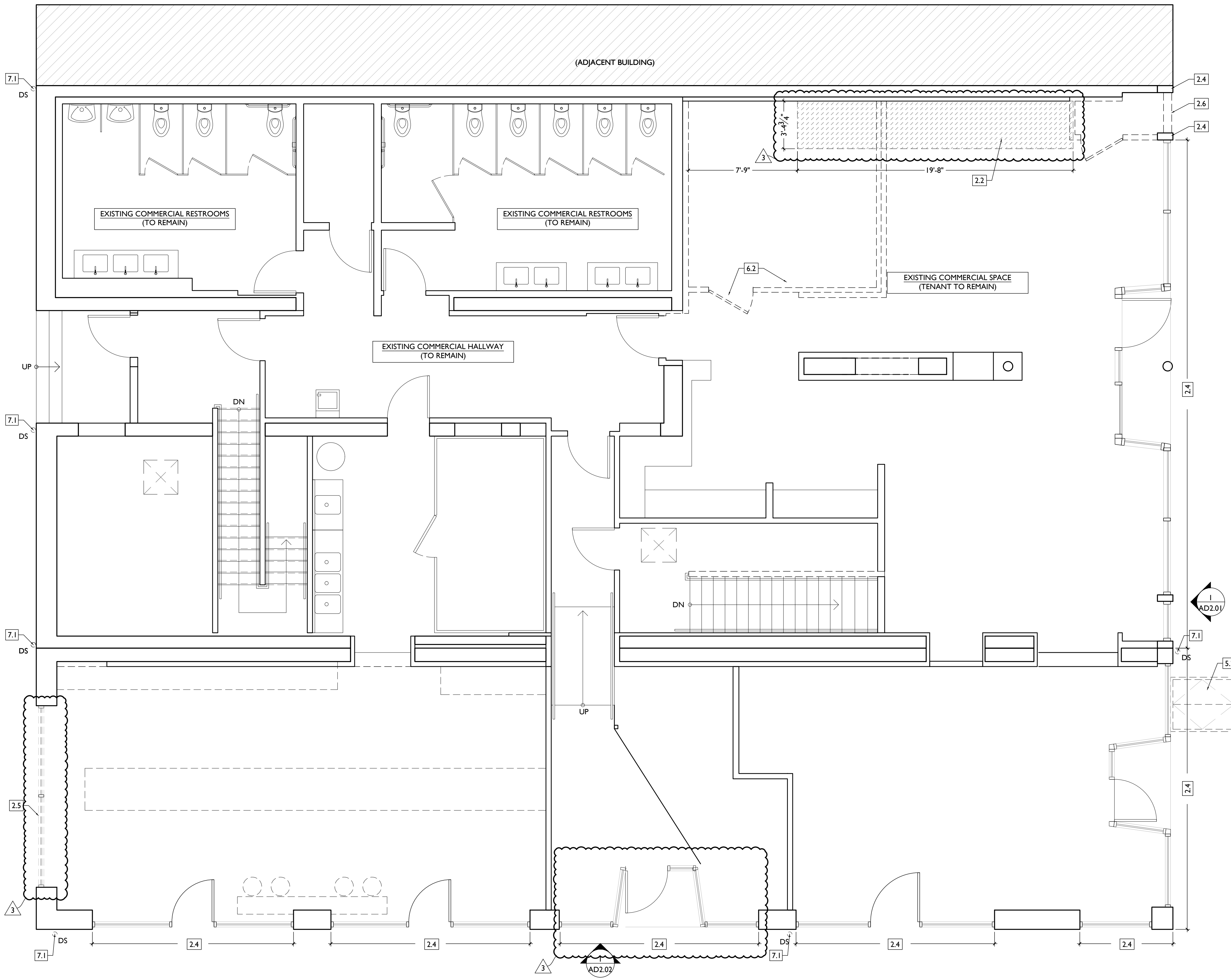
Job No: 22005 02.25.2022

ADI.00

**PLATTE**  
architecture + design

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





WORK AT HATCHED AREA INCLUDES ONLY THAT REQUIRED TO MAINTAIN EXISTING FLOOR/CEILING FIRE RATINGS, AS WELL AS ANY WORK REQUIRED TO ACCOMMODATE APARTMENT RENOVATION ABOVE (SUCH AS STAIRWAYS, RATING OF STAIRS SUPPORTING STRUCTURE, PLUMBING, SPRINKLERS, ELECTRICAL SYSTEMS, RISERS AND CONDUIT).

DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNLQ.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
- 8. OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
- BASEMENT.**
- 8.5. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
- 8.6. REMOVE EXG FLOOR HATCH.
- 9. FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
- 22. PLUMBING**
- 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
- 26. ELECTRICAL**

DEMOLITION PLANS GRAPHIC KEY:

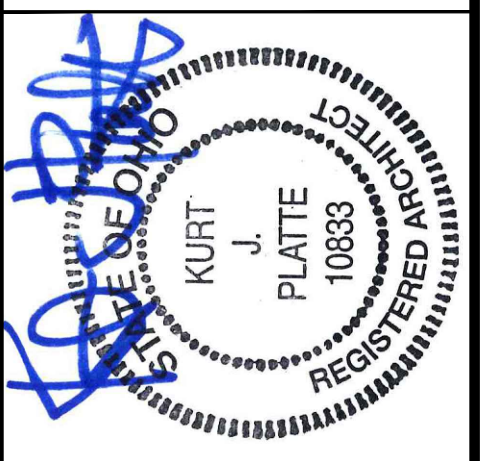
- # KEYNOTE.
- EXISTING WALL TO REMAIN.
- - - DEMO EXISTING WALL/ELEMENT.
- /// DEMO EXISTING MASONRY WALL.
- EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- - - EXISTING STRUCTURAL MEMBER.
- X-X" ELEVATION TAG.

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

EXISTING / DEMOLITON PLAN - FIRST FLOOR | 1

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

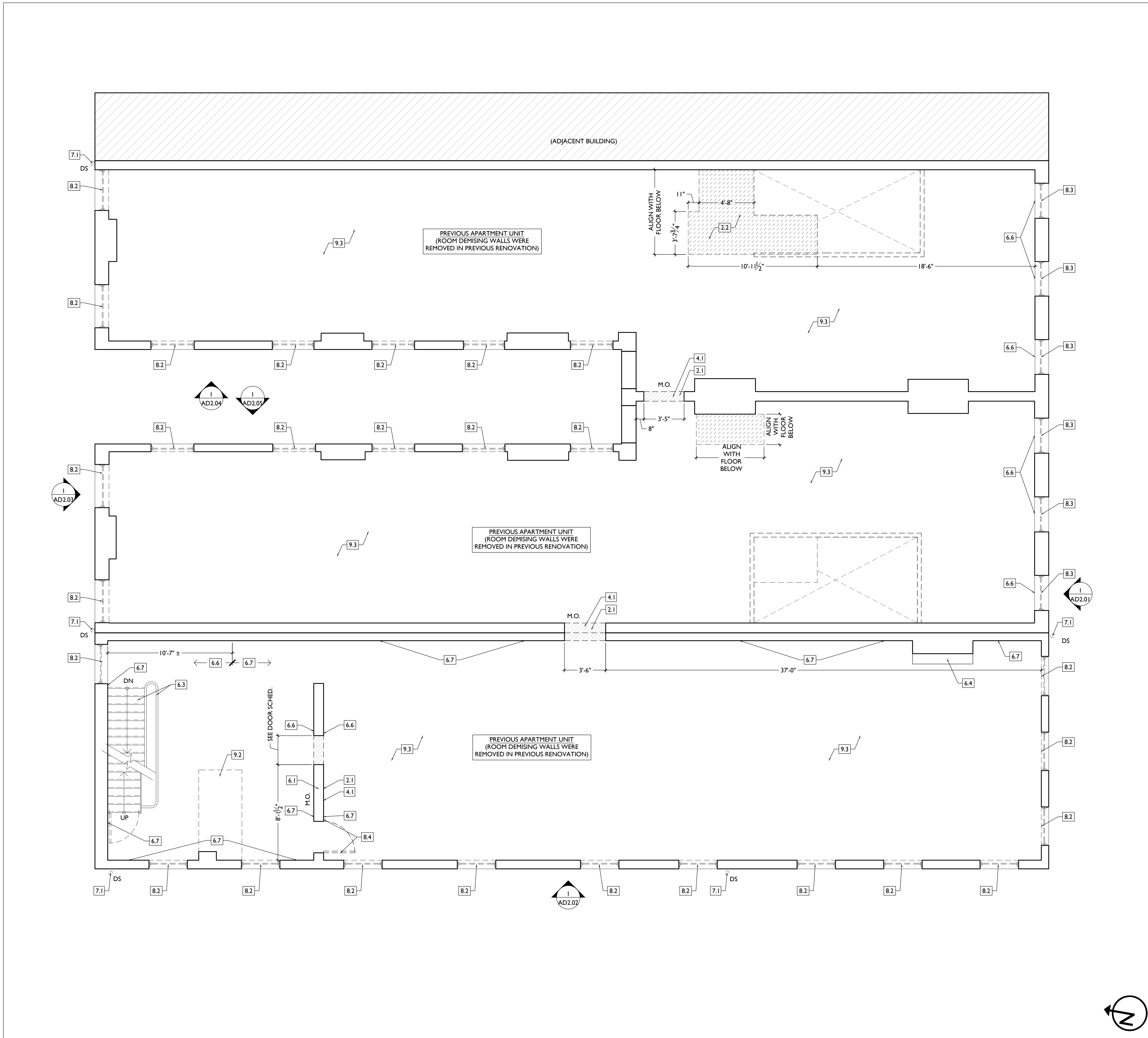
Job No: 22005 02.25.2022

**ADI.01**









DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNLO.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIZZE, ENTABLATURE, PILASTER, ETC).
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
- 8. OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKHOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
- 8.5. BASEMENT. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.**
- 8.6. REMOVE EXG FLOOR HATCH.**
- 9. FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
- 22. PLUMBING**
- 23. MECHANICAL**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
- 26. ELECTRICAL**

DEMOLITION PLANS GRAPHIC KEY:

- # KEYNOTE.
- EXISTING WALL TO REMAIN.
- - - DEMO EXISTING WALL/ELEMENT.
- /// DEMO EXISTING MASONRY WALL.
- EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- - - EXISTING STRUCTURAL MEMBER.
- X-X' ELEVATION TAG.

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

EXISTING / DEMOLITION PLAN - THIRD FLOOR | 1

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10863

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

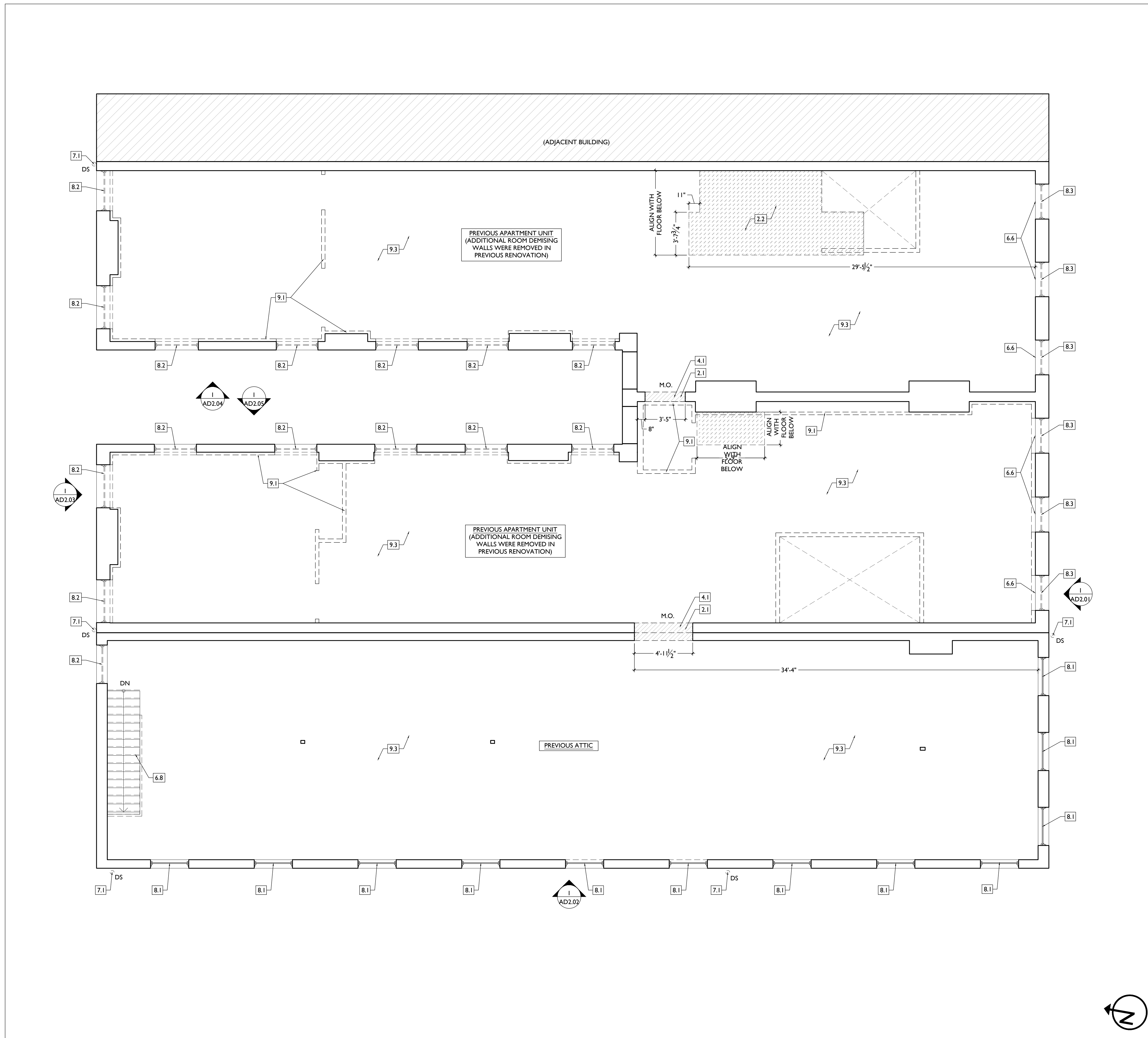
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

ADI.03





DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

1. **GENERAL**
2. **EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNLO.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC).
3. **CONCRETE**
4. **MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
5. **METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
6. **WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
7. **THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
8. **OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
  - 8.5. BASEMENT. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
  - 8.6. REMOVE EXG FLOOR HATCH.
9. **FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
22. **PLUMBING**
23. **MECHANICAL**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
26. **ELECTRICAL**

DEMOLITION PLANS GRAPHIC KEY:

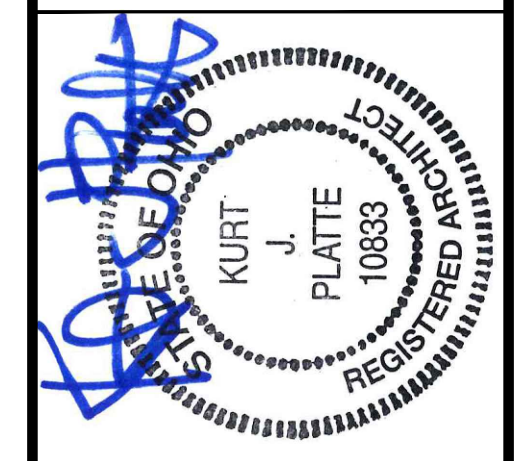
- # KEYNOTE.
- EXISTING WALL TO REMAIN.
- - - DEMO EXISTING WALL/ELEMENT.
- /// DEMO EXISTING MASONRY WALL.
- EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- - - EXISTING STRUCTURAL MEMBER.
- X-X" ELEVATION TAG.

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

EXISTING / DEMOLITION PLAN - FOURTH FLOOR |

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

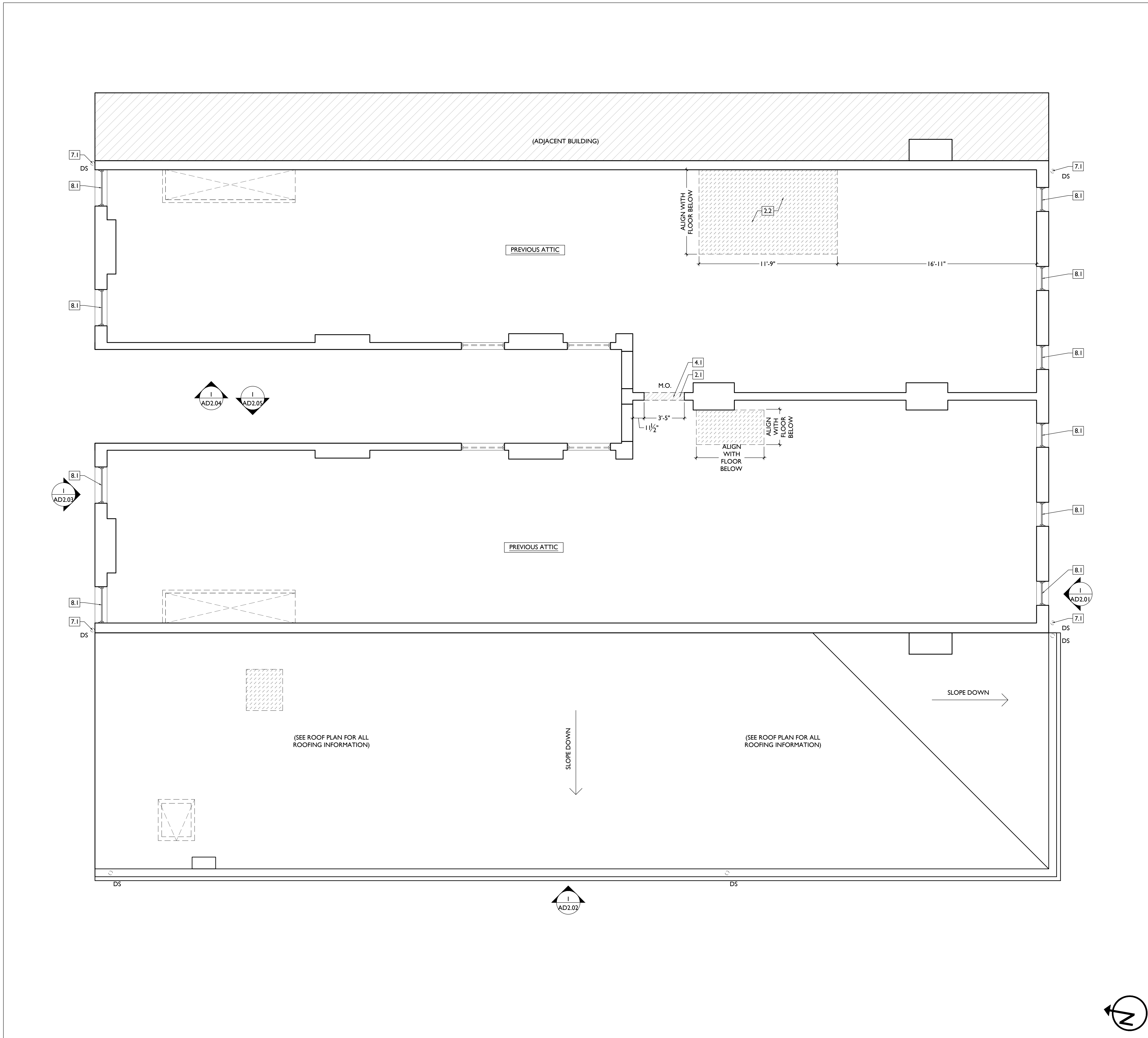
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**ADI.04**





DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNQ.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
- 8. OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
- 8.5. BASEMENT.**  
REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
- 8.6. REMOVE EXG FLOOR HATCH.**
- 9. FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
- 22. MECHANICAL**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
- 26. ELECTRICAL**

DEMOLITION PLANS GRAPHIC KEY:

- # KEYNOTE.
- EXISTING WALL TO REMAIN.
- - - DEMO EXISTING WALL/ELEMENT.
- /// DEMO EXISTING MASONRY WALL.
- EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- - - EXISTING STRUCTURAL MEMBER.
- X-X" ELEVATION TAG.

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

EXISTING / DEMOLITION PLAN - FIFTH FLOOR | 1

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10863

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202**

Job No: 22005      02.25.2022

ADI.05

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR









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

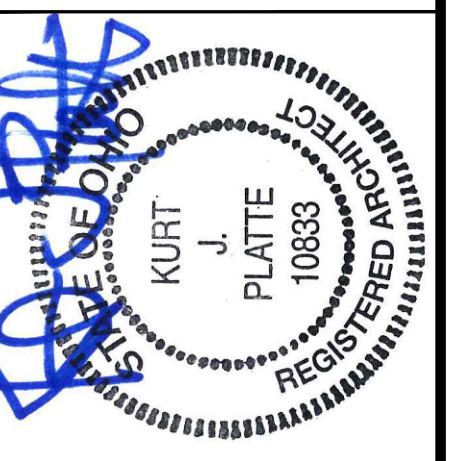
EXISTING / DEMOLITION ELEVATION - SOUTH (FRONT) |

DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNLQ.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC).
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
- 8. OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
- 9. FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
- 22. PLUMBING**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
- 26. ELECTRICAL**
- BASEMENT.**
  - 8.5. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
  - 8.6. REMOVE EXG FLOOR HATCH.

DEMOLITION PLANS GRAPHIC KEY:

- KEYNOTE.
- EXISTING WALL TO REMAIN.
- DEMO EXISTING WALL/ELEMENT.
- DEMO EXISTING MASONRY WALL.
- EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- EXISTING STRUCTURAL MEMBER.
- ELEVATION TAG.



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

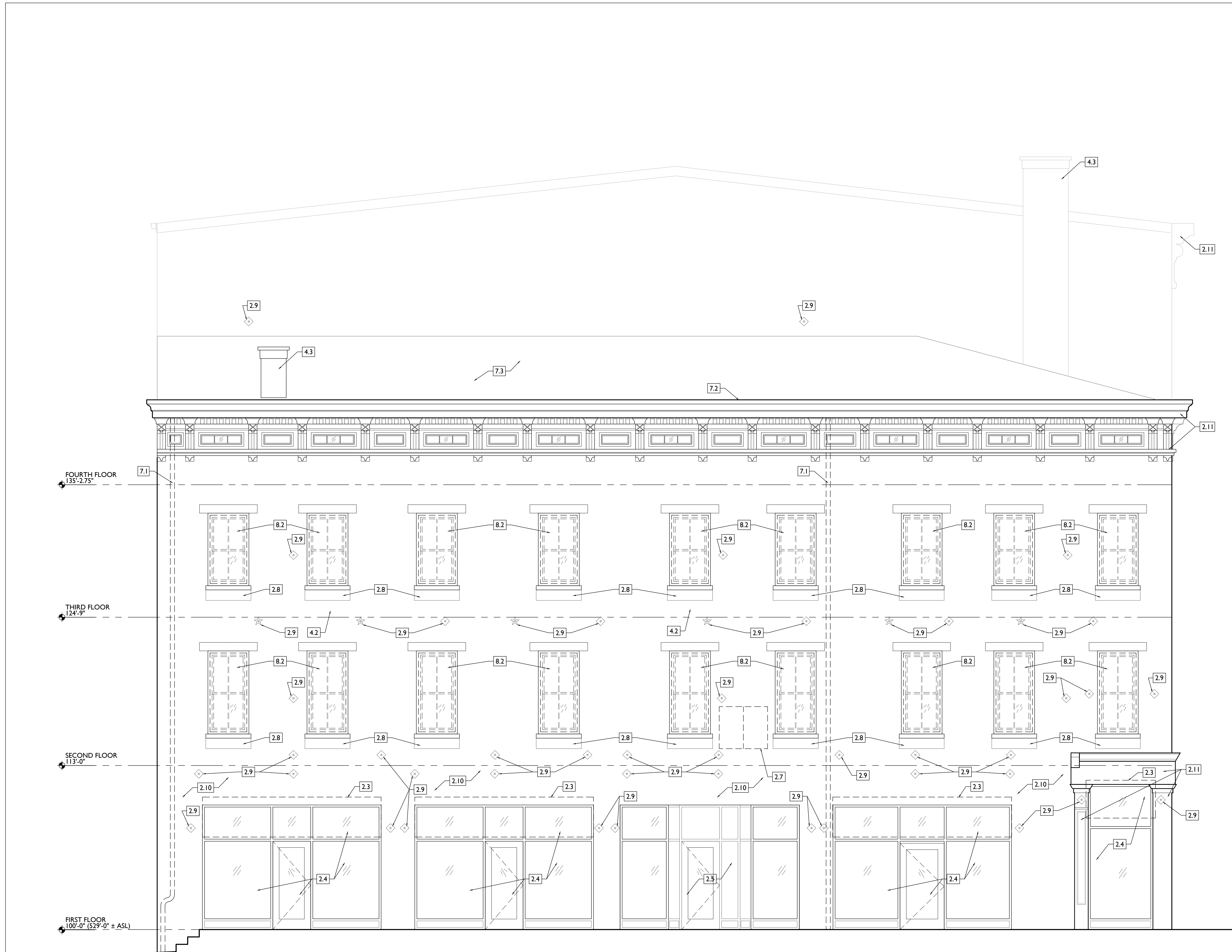
Job No: 22005 02.25.2022

**AD2.01**

**PLATTE**  
architecture + design

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





DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNO.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
- 8. OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
- 9. FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
- 22. PLUMBING**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
- 26. ELECTRICAL**
- BASEMENT.**
  - 8.5. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
  - 8.6. REMOVE EXG FLOOR HATCH.

DEMOLITION PLANS GRAPHIC KEY:

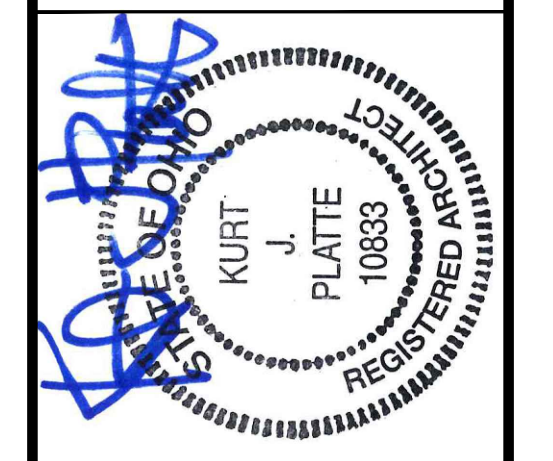
- KEYNOTE.
- EXISTING WALL TO REMAIN.
- DEMO EXISTING WALL/ELEMENT.
- DEMO EXISTING MASONRY WALL.
- EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- EXISTING STRUCTURAL MEMBER.
- ELEVATION TAG.

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

EXISTING / DEMOLITON ELEVATION - WEST (SIDE) |

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

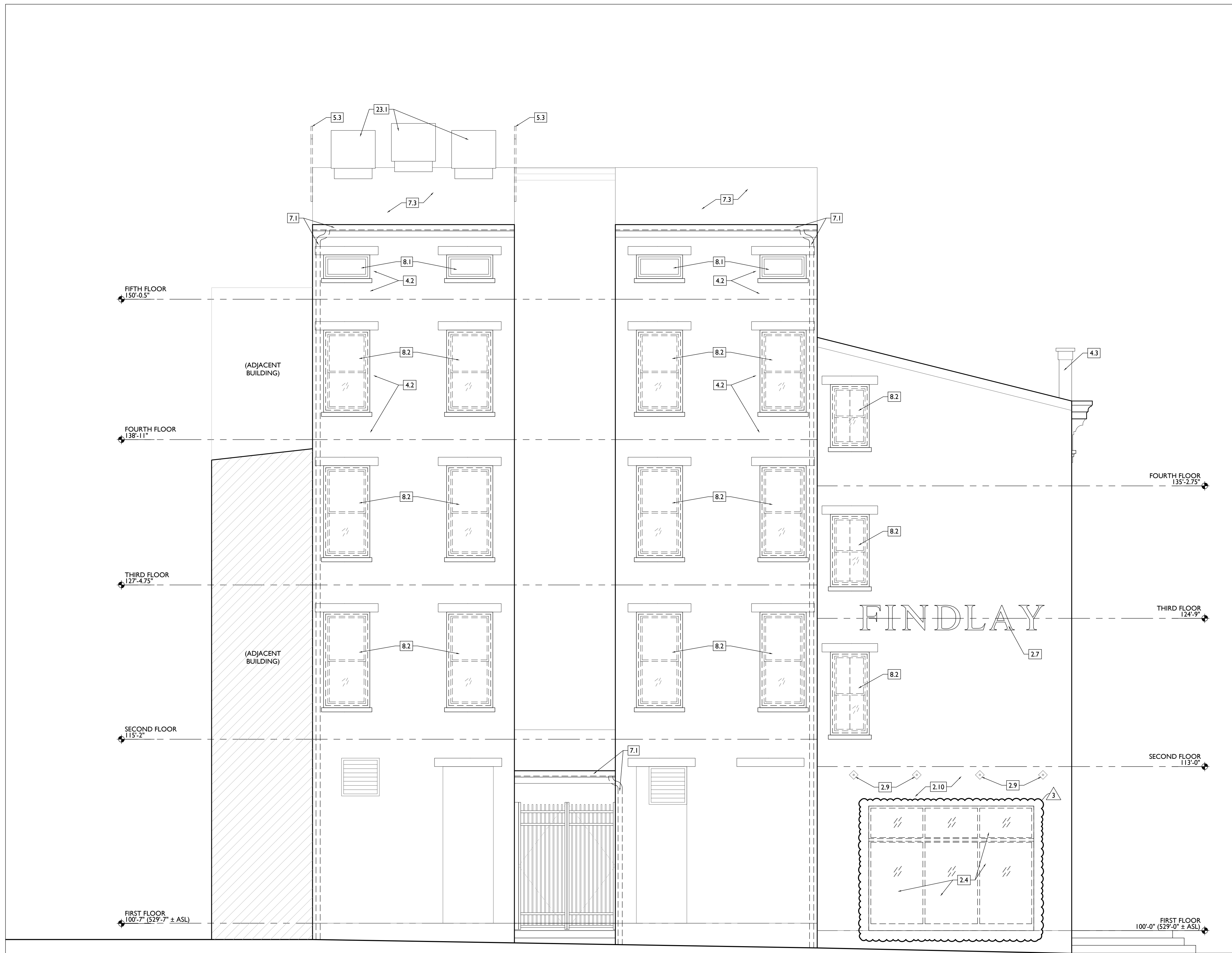
Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**AD2.02**





DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

1. **GENERAL**
2. **EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNO.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
3. **CONCRETE**
4. **MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
5. **METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
6. **WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
7. **THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
8. **OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
- 8.5. BASEMENT. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
- 8.6. REMOVE EXG FLOOR HATCH.
9. **FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
22. **PLUMBING**
23. **MECHANICAL**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
26. **ELECTRICAL**

DEMOLITION PLANS GRAPHIC KEY:

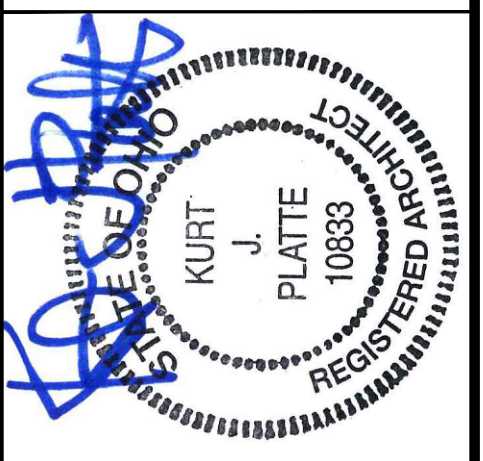
- # KEYNOTE.
- EXISTING WALL TO REMAIN.
- - - DEMO EXISTING WALLELEMENT.
- /// DEMO EXISTING MASONRY WALL.
- /// EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- - - EXISTING STRUCTURAL MEMBER.
- X-X ELEVATION TAG.

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

EXISTING / DEMOLITON ELEVATION - NORTH (REAR) |

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

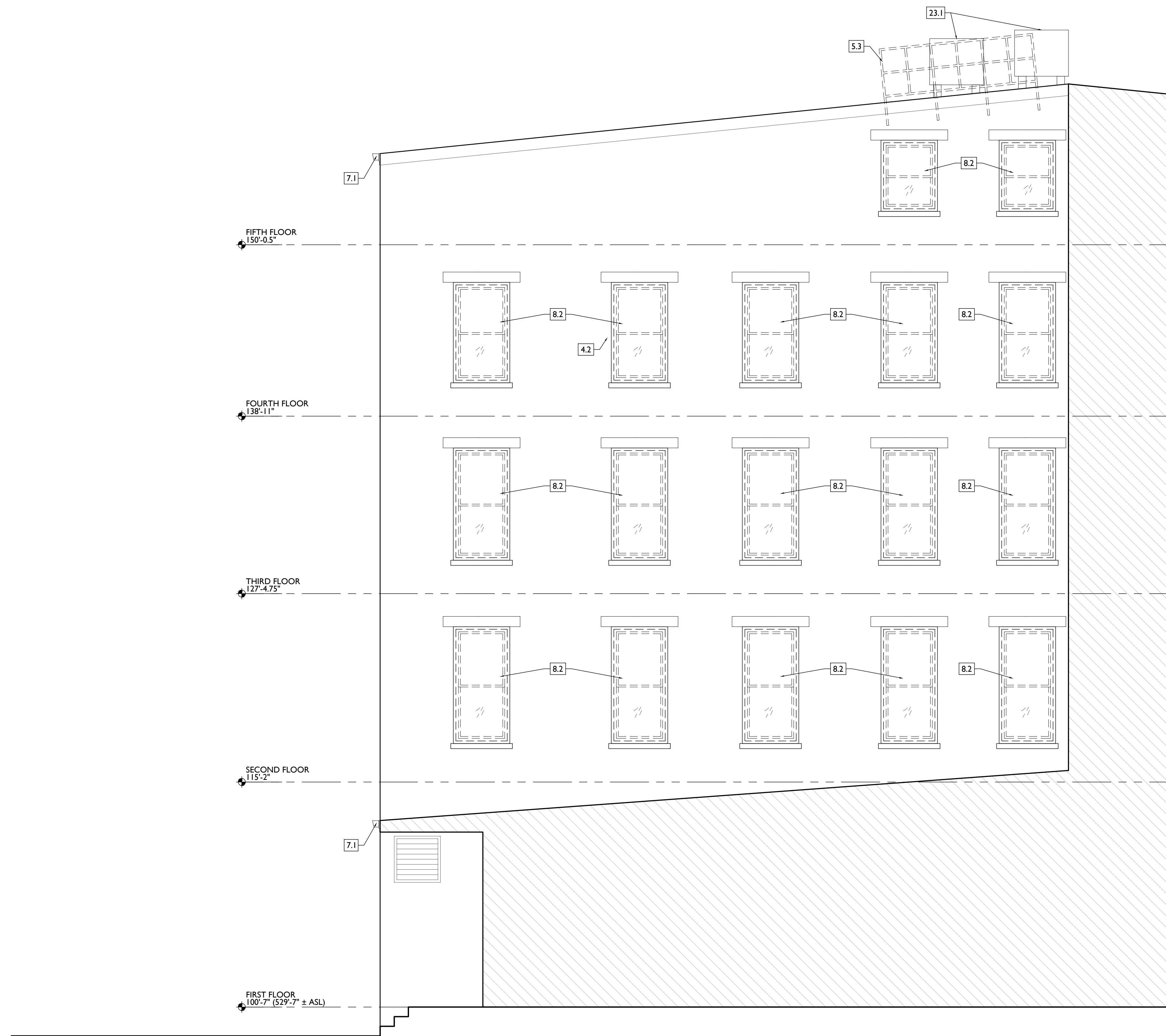
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**AD2.03**





DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

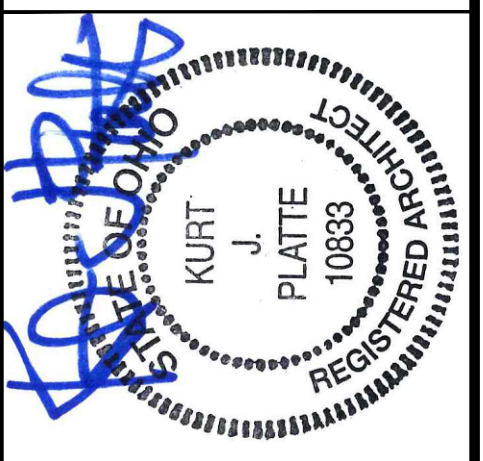
- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/ DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNQ.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
- 8. OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAMETRIM AND STORE IN
- BASEMENT**
  - 8.5. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
  - 8.6. REMOVE EXG FLOOR HATCH.
- 9. FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/ FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
- 22. PLUMBING**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
- 26. ELECTRICAL**

DEMOLITION PLANS GRAPHIC KEY:

- # KEYNOTE.
- EXISTING WALL TO REMAIN.
- - - DEMO EXISTING WALLELEMENT.
- /// DEMO EXISTING MASONRY WALL.
- /// EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- - - EXISTING STRUCTURAL MEMBER.
- X-X\* ELEVATION TAG.

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

EXISTING / DEMOLITON ELEVATION - EAST LIGHTWELL |



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**AD2.04**

**PLATTE**  
architecture + design

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





DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. BEARING WALL OR PORTION OF BEARING WALL TO BE REMOVED. PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 2.2. REMOVE FRAMING & SHEATHING/DECKING FOR NEW FLOOR/ROOF OPENING. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3. EXG FABRIC AWNING STRUCTURE TO REMAIN. REMOVE FABRIC FOR REPLACEMENT. REMOVE EXG ELECTRIC/LIGHT FIXTURES BENEATH AWNINGS.
  - 2.4. EXG STOREFRONT TO REMAIN, TYP. UNO.
  - 2.5. REMOVE EXG STOREFRONT ENTIRELY, BACK TO MASONRY OPG.
  - 2.6. REMOVE NON-HISTORIC STOREFRONT INFILL (ATM & MASONRY) ENTIRELY.
  - 2.7. TEMPORARILY REMOVE SIGNAGE FOR MASONRY REPAIR/PAINTING.
  - 2.8. TEMPORARILY REMOVE EXG WINDOW FLOWER BOXES AND WATER LINES FOR MASONRY REPAIR/PAINTING.
  - 2.9. EXG STRUCTURAL STAR TIE/PLATE TO REMAIN. SEE STRUCTURAL DWGS.
  - 2.10. REMOVE ALL EXG EXTERIOR SURFACE-MOUNTED CONDUIT AND BOXES, TYP.
  - 2.11. EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICHE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. REPAIR MASONRY IN THIS AREA PER STRUCTURAL DWGS. SEE ELEVATIONS.
  - 4.3. EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1. EXG STEEL LINTELS TO REMAIN.
  - 5.2. REMOVE EXG BASEMENT HATCH.
  - 5.3. REMOVE EXG GUARDRAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. REMOVE PORTION OF EXG HISTORIC WALL AS SHOWN. SEE NEW WORK PLANS.
  - 6.2. REMOVE NON-HISTORIC WALL ENTIRELY. VERIFY LOAD BEARING PRIOR TO REMOVAL AND PROVIDE SHORING AS REQ. SEE STRUCTURAL DWGS.
  - 6.3. EXG HISTORIC STAIR TO REMAIN IN PLACE. STRUCTURALLY STABILIZE AND REPAIR HANDRAIL AT SECOND AND THIRD FLOORS.
  - 6.4. REPAIR/RETAIN EXG HISTORIC MANTLE.
  - 6.5. EXG HISTORIC MANTLE IS DETACHED, BUT IS LAYING NEARBY. SALVAGE AND REPAIR FOR RE-INSTALLATION. SEE NEW WORK PLANS FOR LOCATION.
  - 6.6. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE RETAINED.
  - 6.7. HISTORIC TRIM/WAINSCOT IN THIS AREA TO BE CAREFULLY REMOVED AND SALVAGED FOR RE-USE.
  - 6.8. NOT USED.
  - 6.9. REMOVE WOOD POST PER STRUCTURAL DWGS.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2. EXG CORNICHE AND BOX GUTTER TO REMAIN.
  - 7.3. REMOVE EXG ROOFING BACK TO SHEATHING/SUBSTRATE. REPAIR/REPLACE EXG DAMAGED SUBSTRATE AS REQ.
  - 7.4. REMOVE EXG ROOF ACCESS HATCH.
  - 7.5. EXG ROOF ACCESS HATCH TO REMAIN.
- 8. OPENINGS**
  - 8.1. REPAIR/RETAIN EXG HISTORIC ATTIC/CORNICE WINDOW. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.2. REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.3. REMOVE NON-HISTORIC WINDOW. RETAIN HISTORIC FRAMES, TRIM, WEIGHT POCKETS AND BRICKMOLD. SEE WINDOW TYPES AND NEW WORK DRAWINGS FOR MORE INFORMATION.
  - 8.4. REMOVE EXG HISTORIC DOOR/FRAME/TRIM AND STORE IN
- BASEMENT.**
  - 8.5. REMOVE NON-HISTORIC DOOR AND FRAME ENTIRELY.
  - 8.6. REMOVE EXG FLOOR HATCH.
- 9. FINISHES**
  - 9.1. REMOVE NON-HISTORIC FURRING & GYP. BD. ENTIRELY.
  - 9.2. REMOVE EXG TILE FLOORING.
  - 9.3. EXG HISTORIC WOOD FLOORING TO REMAIN. REMOVE ANY NON-HISTORIC SHEATHING/FLOORING ABOVE. SEE NEW WORK PLANS AND FINISH SCHEDULE FOR NEW WORK INFORMATION.
- 22. PLUMBING**
  - 23.1. EXG CONDENSING UNITS FOR EXG COMMERCIAL TENANTS TO REMAIN.
- 26. ELECTRICAL**

DEMOLITION PLANS GRAPHIC KEY:

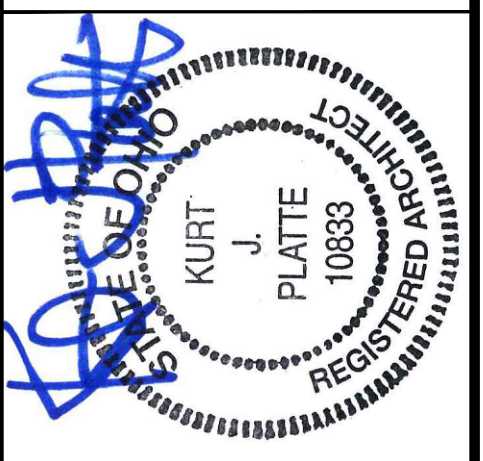
- # KEYNOTE.
- EXISTING WALL TO REMAIN.
- - - DEMO EXISTING WALL/ELEMENT.
- /// DEMO EXISTING MASONRY WALL.
- /// EXISTING FLOOR/ROOF TO BE REMOVED. PROVIDE SHORING AS REQUIRED PER STRUCTURAL DRAWINGS.
- - - EXISTING STRUCTURAL MEMBER.
- X-X" ELEVATION TAG.

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

EXISTING / DEMOLITON ELEVATION - WEST LIGHTWELL | 1

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

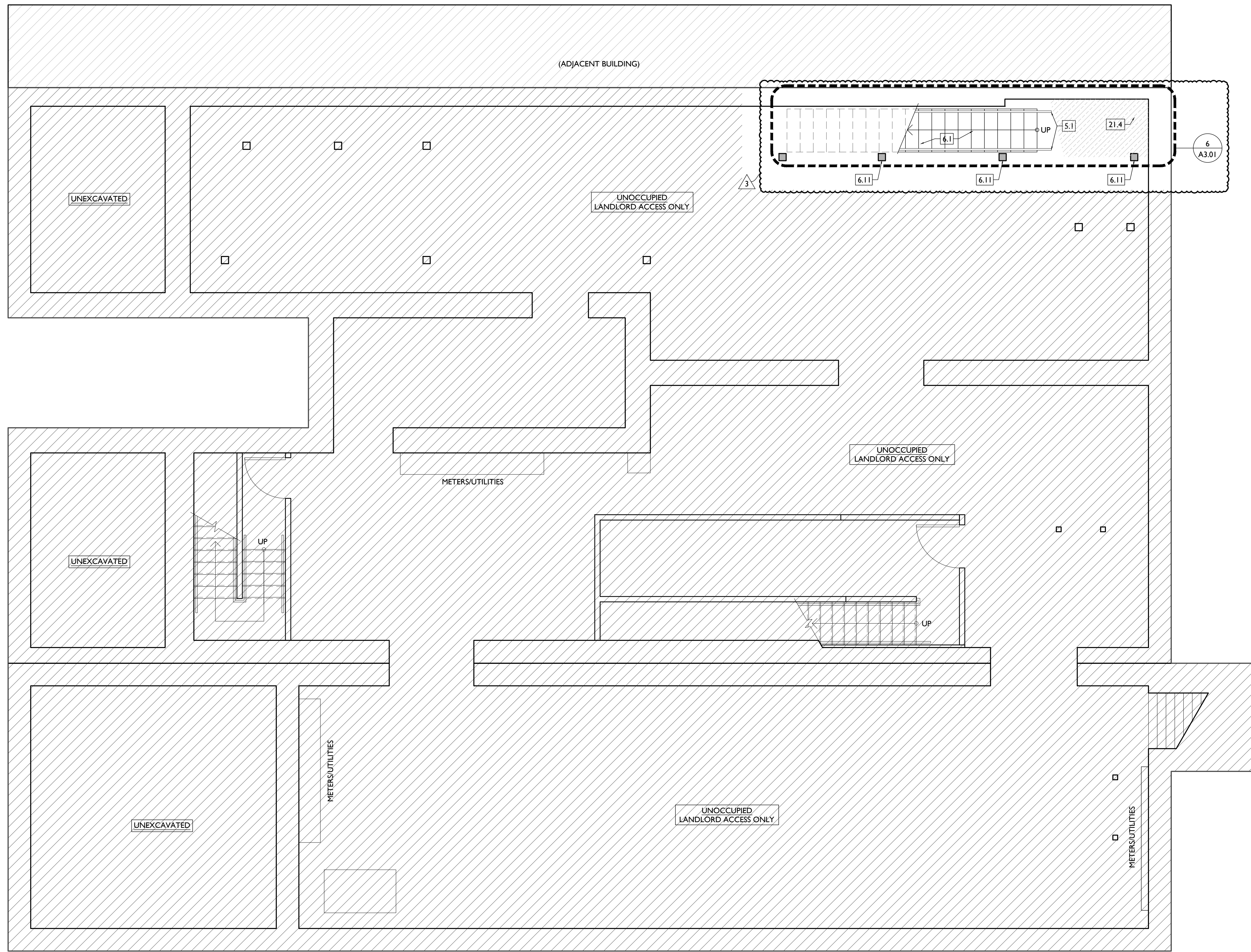
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**AD2.05**





WORK AT HATCHED AREA INCLUDES ONLY THAT REQUIRED TO MAINTAIN EXISTING FLOOR/CEILING FIRE RATINGS, AS WELL AS ANY WORK REQUIRED TO ACCOMMODATE APARTMENT RENOVATION ABOVE (SUCH AS STAIRWAYS, RATING OF STAIRS SUPPORTING STRUCTURE, PLUMBING, SPRINKLERS, ELECTRICAL SYSTEMS, RISERS AND CONDUIT).

NEW WORK PLANS & ELEVATIONS # KEYED NOTES	
<b>1. GENERAL</b>	ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
<b>2. EXG CONDITIONS</b>	<b>9. FINISHES</b>
2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.	9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.	9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>3. CONCRETE</b>	9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>4. MASONRY</b>	9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION.
4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	9.5. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
4.2. EXPOSED BRICK JAMB. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	<b>10. SPECIALTIES</b>
4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.	10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET ULSP-C STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.
<b>5. METALS</b>	10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.	10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS. TYP.
5.2. NEW STEEL GUARDRAIL. SEE DETAILS.	A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.	B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.	<b>21. FIRE SUPPRESSION</b>
5.5. NOT USED.	21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
5.6. NEW GUARDRAIL AT ROOFTOP CONDENSING UNITS TO MATCH EXG. SEE STRUCTURAL DWGS.	21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR.
5.7. NEW STRUCTURAL STAR TIE, PAINTED TO MATCH EXG ADJ MASONRY. SEE STRUCTURAL DWGS.	21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
<b>6. WOOD, PLASTICS, AND COMPOSITES</b>	21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY "C/A6.01"
6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.	<b>22. PLUMBING</b>
6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).	22.1. PROVIDE 3 1/2" O PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.	22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.	<b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b>
6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.	23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3:12. INSTALL C.U. ON SOUND ISOLATING PADS.
6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD.	23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
6.7. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING.
6.8. NOT USED.	23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
6.9. EXG HISTORIC TRIM/WAINSCOT TO BE RE-INSTALLED IN THIS LOCATION OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.	<b>26. ELECTRICAL</b>
6.10. NOT USED.	26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"V X 36"O CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01	26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
<b>7. THERMAL AND MOISTURE PROTECTION</b>	26.3. ENTRY SECURITY SYSTEM FOB READER. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.	<b>32. EXTERIOR IMPROVEMENTS</b>
7.2. RE-LINE EXG HISTORIC BOX GUTTER.	32.1. NEW FABRIC ON EXG AWNINGS. COORDINATE COLOR WITH OWNER/ARCHITECT.
7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.	32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.
7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATER/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.	
7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.	
7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.	
7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.	
7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.	
7.9. NEW ROOF TO WALL FLASHING.	
7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.	
7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.	
<b>8. OPENINGS</b>	
8.1. NEW ALUMINIUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.	
8.2. NEW ALUMINIUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR	

NEW WORK PLANS GRAPHIC KEY:	
#	PARTITION TYPE: SEE SHEET A6.00
#	KEYNOTE
---	EXISTING EXTERIOR/BEARING WALL
---	EXISTING INTERIOR WALL
---	NEW PARTITION WALL
---	NEW MASONRY WALL
---	OBJECT OVERHEAD
---	1-HR FIRE RATING: SEE SHEET A6.00
---	2-HR FIRE RATING: SEE SHEET A6.00
---	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
---	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
---	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
100A	DOOR TAG. SEE SCHEDULE: A6.20
A	WINDOW DESIGNATION. SEE A6.30
SFA	STOREFRONT DESIGNATION. SEE A6.10
FR	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
▲	EMERGENCY EGRESS EXIT
SG	OPENING CONTAINS SAFETY GLAZING
X-X	ELEVATION TAG

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

PROPOSED PLAN - BASEMENT | 1

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10693

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

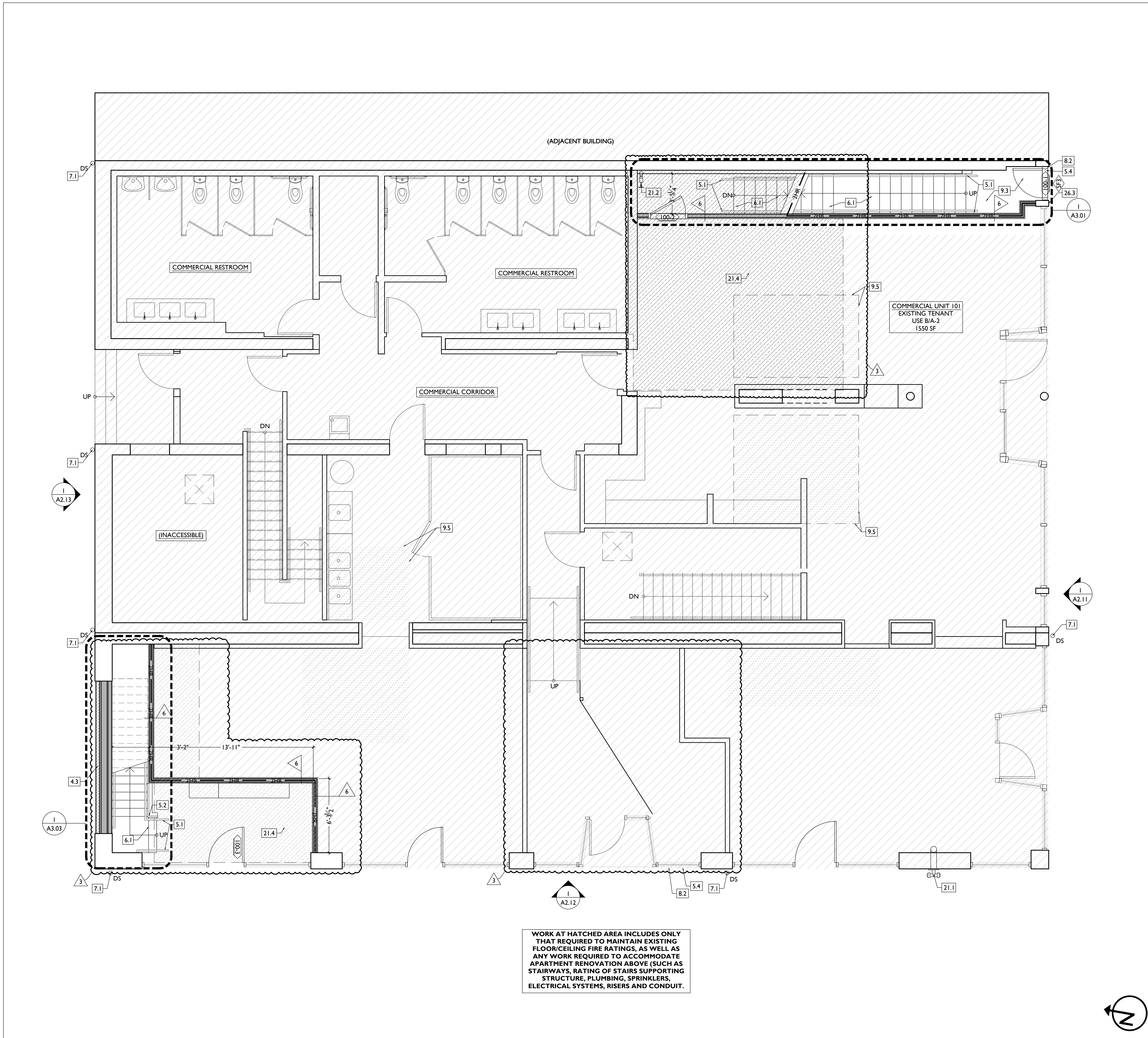
Design Team:  
MR. TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

A1.10





WORK AT HATCHED AREA INCLUDES ONLY THAT REQUIRED TO MAINTAIN EXISTING FLOOR/CEILING FIRE RATINGS, AS WELL AS ANY WORK REQUIRED TO ACCOMMODATE APARTMENT RENOVATION ABOVE (SUCH AS STAIRWAYS, RATING OF STAIRS SUPPORTING STRUCTURE, PLUMBING, SPRINKLERS, ELECTRICAL SYSTEMS, RISERS AND CONDUIT).

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

PROPOSED PLAN - FIRST FLOOR | 1

NEW WORK PLANS & ELEVATIONS # KEYED NOTES	
<b>1. GENERAL</b>	<b>8.3. ELEVATIONS AND STOREFRONT TYPES.</b> GYP. BD. RETURN AT JAMB.
<b>2. EXG CONDITIONS</b>	<b>9. FINISHES</b>
2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED BRICK JAMB AND LINTELS. IT WILL NOT BE A CASSED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.	9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.	9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>3. CONCRETE</b>	9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>4. MASONRY</b>	9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION.
4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS. NOT A CASSED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	9.5. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
4.2. EXPOSED BRICK JAMB. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	<b>10. SPECIALTIES</b>
4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.	10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.
<b>5. METALS</b>	10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL. PAINTED. SEE DETAILS.	10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS. TYP. A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O. B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
5.2. NEW STEEL GUARDRAIL. SEE DETAILS.	<b>21. FIRE SUPPRESSION</b>
5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.	21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.	21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR
5.5. NOT USED.	21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
5.6. NEW GUARDRAIL AT ROOFTOP CONDENSING UNITS TO MATCH EXG. SEE STRUCTURAL DWGS.	21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY "C/A6.01"
5.7. NEW STRUCTURAL STAR TIE. PAINTED TO MATCH EXG ADJ MASONRY. SEE STRUCTURAL DWGS.	<b>22. PLUMBING</b>
<b>6. WOOD, PLASTICS, AND COMPOSITES</b>	22.1. PROVIDE 3 1/2" PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.	22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).	<b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b>
6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.	23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3'-12". INSTALL C.U. ON SOUND ISOLATING PADS.
6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.	23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.	23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND STRING.
6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
6.7. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	<b>26. ELECTRICAL</b>
6.8. NOT USED.	26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
6.9. EXG HISTORIC TRIM/WAINSCOT TO BE RE-INSTALLED IN THIS LOCATION OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.	26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
6.10. NOT USED.	26.3. ENTRY SECURITY SYSTEM FOB READER. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01	<b>32. EXTERIOR IMPROVEMENTS</b>
<b>7. THERMAL AND MOISTURE PROTECTION</b>	32.1. NEW FABRIC ON EXG AWNING. COORDINATE COLOR WITH OWNER/ARCHITECT.
7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.	32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.
7.2. RE-LINE EXG HISTORIC BOX GUTTER.	
7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.	
7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.	
7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUF'S INSTRUCTS.	
7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.	
7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.	
7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.	
7.9. NEW ROOF TO WALL FLASHING.	
7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.	
7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.	
<b>8. OPENINGS</b>	
8.1. NEW ALUMINUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.	
8.2. NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR	

NEW WORK PLANS GRAPHIC KEY:	
∇ #	PARTITION TYPE: SEE SHEET A6.00
— #	KEYNOTE
—	EXISTING EXTERIOR/BEARING WALL
—	EXISTING INTERIOR WALL
—	NEW PARTITION WALL
—	NEW MASONRY WALL
—	OBJECT OVERHEAD
—	1-HR FIRE RATING: SEE SHEET A6.00
—	2-HR FIRE RATING: SEE SHEET A6.00
—	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
—	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
—	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
100A	DOOR TAG. SEE SCHEDULE: A6.20
A	WINDOW DESIGNATION. SEE A6.30
SFA	STOREFRONT DESIGNATION. SEE A6.10
FR	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
▲	EMERGENCY EGRESS EXIT
SG	OPENING CONTAINS SAFETY GLAZING
X-X'	ELEVATION TAG

**PLATTE**  
architecture + design

KURT J. PLATTE  
REGISTERED ARCHITECT  
10683

PROGRESS DATES  
08.15.2022 - BID SET

REVISIONS  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2022 - ENG CHANGE 1

DESIGN TEAM:  
MR. TB, SC, MR  
DRAWN BY:  
TB, MR

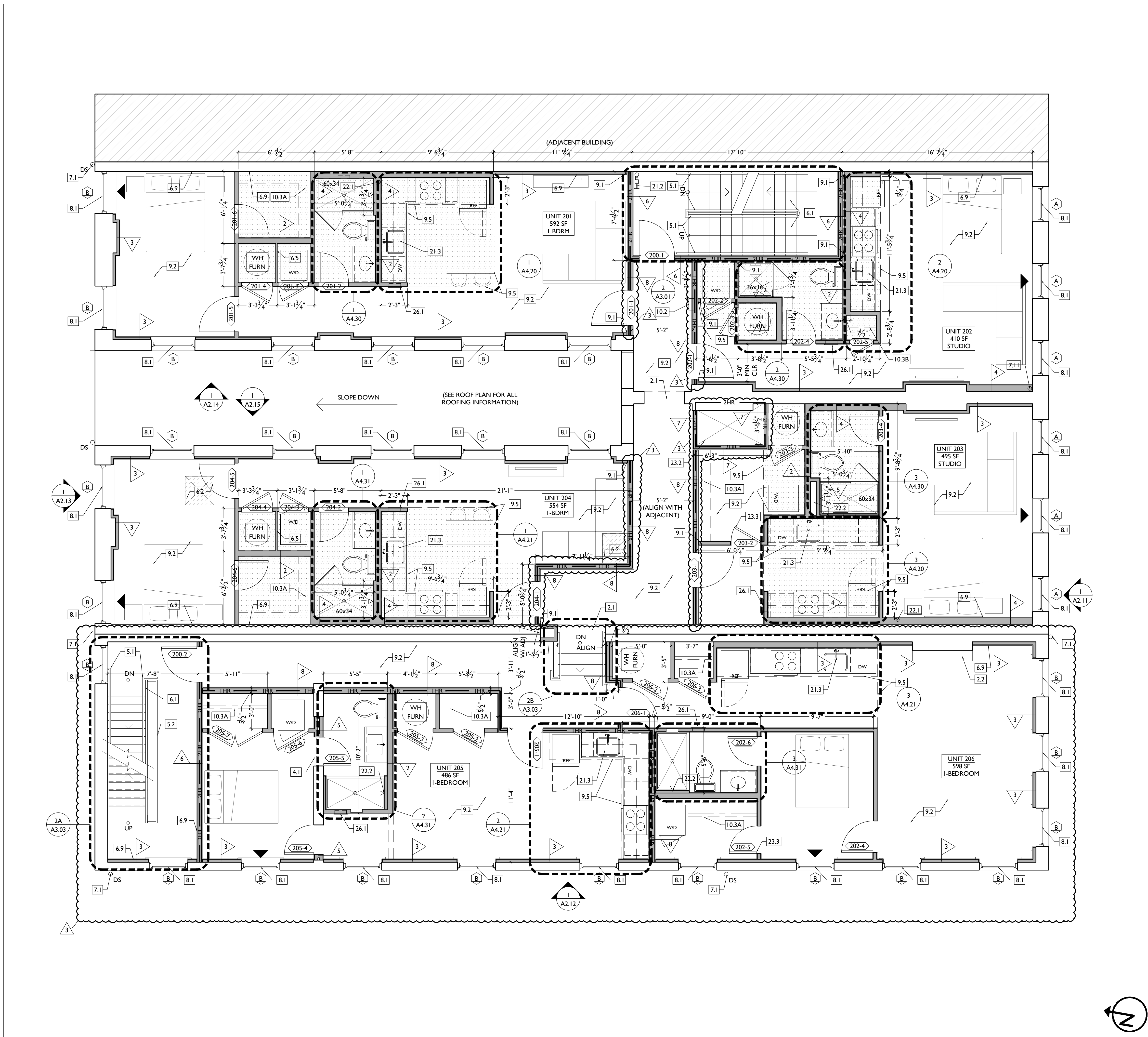
PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

A1.11

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





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

PROPOSED PLAN - SECOND FLOOR | 1

NEW WORK PLANS & ELEVATIONS # KEYED NOTES	
<b>1. GENERAL</b>	ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
<b>2. EXG CONDITIONS</b>	<b>9. FINISHES</b>
2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASSED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.	9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.	9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>3. CONCRETE</b>	9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>4. MASONRY</b>	9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASSED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	<b>10. SPECIALTIES</b>
4.2. EXPOSED BRICK JAMB. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET ULSP-C STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.
4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.	10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
<b>5. METALS</b>	10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS. TYP.
5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.	A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
5.2. NEW STEEL GUARDRAIL. SEE DETAILS.	B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.	<b>21. FIRE SUPPRESSION</b>
5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.	21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
5.5. NOT USED.	21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR
5.6. NEW GUARDRAIL AT ROOFTOP CONDENSING UNITS TO MATCH EXG. SEE STRUCTURAL DWGS.	21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
5.7. NEW STRUCTURAL STAR TIE, PAINTED TO MATCH EXG ADJ MASONRY. SEE STRUCTURAL DWGS.	21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY "C/A6.01"
<b>6. WOOD, PLASTICS, AND COMPOSITES</b>	<b>22. PLUMBING</b>
6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.	22.1. PROVIDE 3/4" PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).	22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.	<b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b>
6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.	23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3:12, INSTALL C.U. ON SOUND INSULATING PADS.
6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.	23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
6.7. NOT USED.	<b>26. ELECTRICAL</b>
6.8. EXG HISTORIC TRIM/WAINSCOT TO BE RE-INSTALLED IN THIS LOCATION. OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.	26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"X"X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
6.9. NOT USED.	26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
6.10. NOT USED.	26.3. ENTRY SECURITY SYSTEM FOB READER.
6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01	26.4. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
<b>7. THERMAL AND MOISTURE PROTECTION</b>	<b>32. EXTERIOR IMPROVEMENTS</b>
7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.	32.1. NEW FABRIC ON EXG AWNINGS. COORDINATE COLOR WITH OWNER/ARCHITECT.
7.2. RE-LINE EXG HISTORIC BOX GUTTER.	32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.
7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.	
7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.	
7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUF'S INSTRUCTS.	
7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.	
7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.	
7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.	
7.9. NEW ROOF TO WALL FLASHING.	
7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.	
7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.	
<b>8. OPENINGS</b>	
8.1. NEW ALUMINUM CLAD WINDOW. INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.	
8.2. NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR	

NEW WORK PLANS GRAPHIC KEY:	
#	PARTITION TYPE: SEE SHEET A6.00
#	KEYNOTE
---	EXISTING EXTERIOR/BEARING WALL
---	EXISTING INTERIOR WALL
---	NEW PARTITION WALL
---	NEW MASONRY WALL
---	OBJECT OVERHEAD
---	1-HR FIRE RATING: SEE SHEET A6.00
---	2-HR FIRE RATING: SEE SHEET A6.00
---	NEW FLOOR & FRAMING TO MATCH ADJACENT: SEE STRUCT DWGS
---	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
---	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
100A	DOOR TAG. SEE SCHEDULE: A6.20
A	WINDOW DESIGNATION. SEE A6.30
SFA	STOREFRONT DESIGNATION. SEE A6.10
FR	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
▲	EMERGENCY EGRESS EXIT
SG	OPENING CONTAINS SAFETY GLAZING
X-X	ELEVATION TAG

**PLATTE**  
architecture + design

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

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

Progress Dates  
08.15.2022 - BID SET

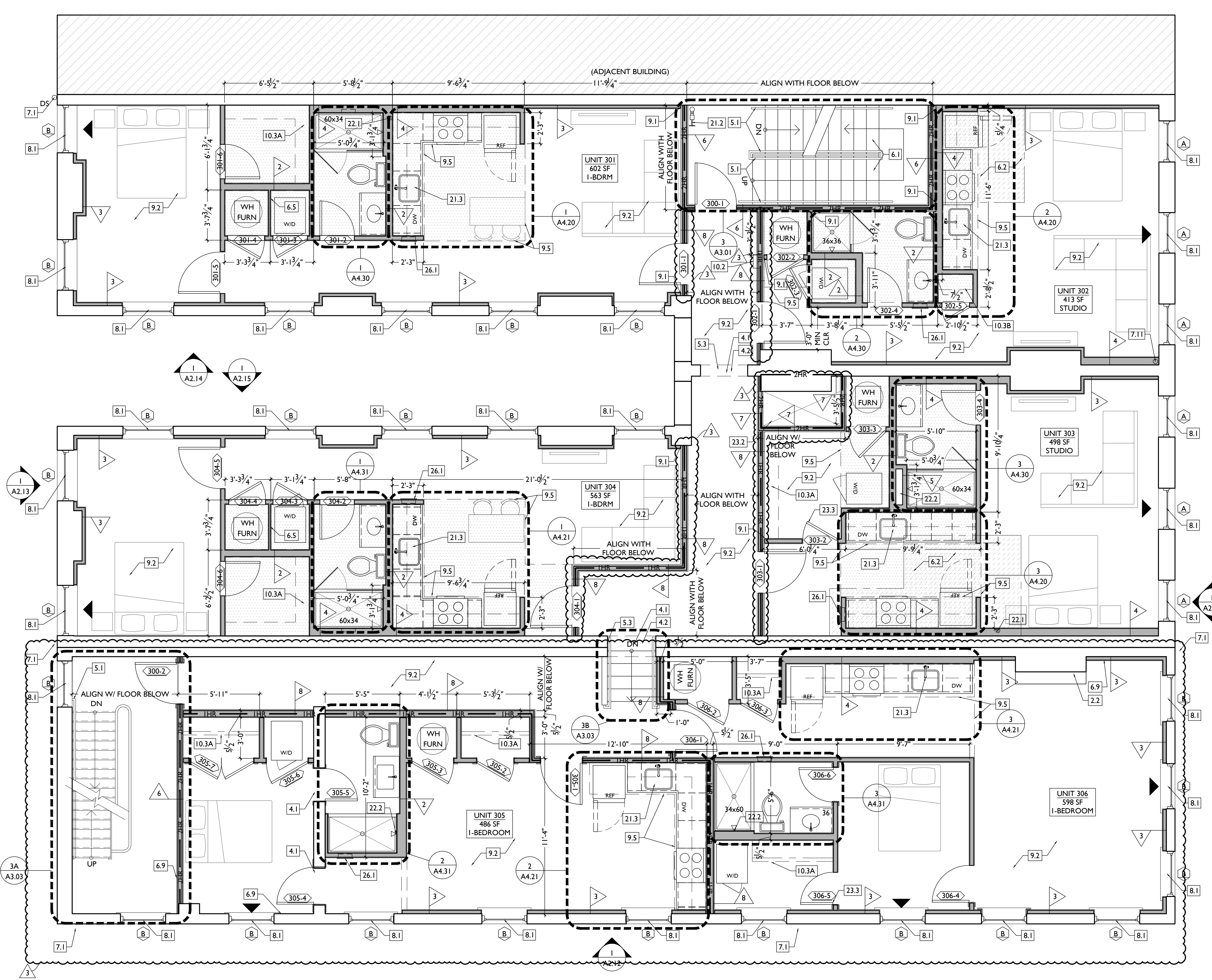
Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR. TB, SO, MR  
Drawn by:  
TB, MR

Job No: 22005      02.25.2022

**A1.12**





- 1. GENERAL**
- 2. EXG CONDITIONS**
  - 2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASSED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.
  - 2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.
- 3. CONCRETE**
- 4. MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASSED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. EXPOSED BRICK JAMB, TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.
- 5. METALS**
  - 5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.
  - 5.2. NEW STEEL GUARDRAIL. SEE DETAILS.
  - 5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.
  - 5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.
  - 6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).
  - 6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.
  - 6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.
  - 6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.
  - 6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD.
  - 6.7. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.
  - 6.8. NOT USED.
  - 6.9. EXG HISTORIC TRIM/WAINSCOT TO BE RE-INSTALLED IN THIS LOCATION. OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.
  - 6.10. NOT USED.
  - 6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
  - 7.2. RE-LINE EXG HISTORIC BOX GUTTER.
  - 7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
  - 7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
  - 7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.
  - 7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.
  - 7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.
  - 7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.
  - 7.9. NEW ROOF TO WALL FLASHING.
  - 7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.
  - 7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.
- 8. OPENINGS**
  - 8.1. NEW ALUMINUM CLAD WINDOW. INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.
  - 8.2. NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
- 9. FINISHES**
  - 9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
  - 9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
  - 9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
  - 9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
- 10. SPECIALTIES**
  - 10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
  - 10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. W/ C LOCATED IN FIRE-RATED WALLS. PROVIDE FIRE-RATED CABINET.
  - 10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS. TYP.
    - A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
    - B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
- 21. FIRE SUPPRESSION**
  - 21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
  - 21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR.
  - 21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
  - 21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY "C/A6.01"
- 22. PLUMBING**
  - 22.1. PROVIDE 3" O PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
  - 22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
  - 23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3:12, INSTALL C.U. ON SOUND ISOLATING PADS.
  - 23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
  - 23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING.
  - 23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
- 26. ELECTRICAL**
  - 26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"X36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
  - 26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
  - 26.3. ENTRY SECURITY SYSTEM FOB READER.
  - 26.4. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
- 32. EXTERIOR IMPROVEMENTS**
  - 32.1. NEW FABRIC ON EXG AWNINGS. COORDINATE COLOR WITH OWNER/ARCHITECT.
  - 32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.

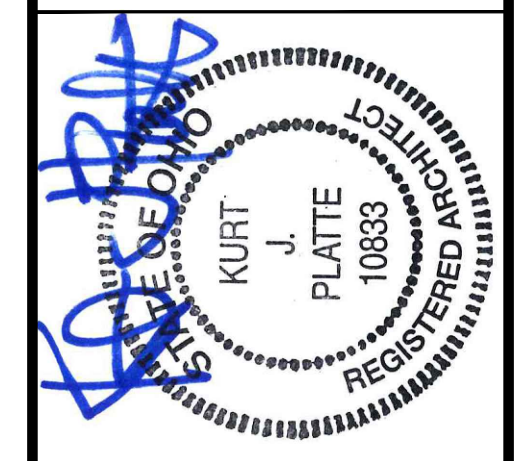
NEW WORK PLANS GRAPHIC KEY:

	PARTITION TYPE: SEE SHEET A6.00		NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
	KEYNOTE		AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
	EXISTING EXTERIOR/BEARING WALL		DOOR TAG. SEE SCHEDULE: A6.20
	EXISTING INTERIOR WALL		WINDOW DESIGNATION. SEE A6.30
	NEW PARTITION WALL		STOREFRONT DESIGNATION. SEE A6.10
	NEW MASONRY WALL		NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR-FIRE RATING)
	OBJECT OVERHEAD		EMERGENCY EGRESS EXIT
	1-HR FIRE RATING: SEE SHEET A6.00		SG OPENING CONTAINS SAFETY GLAZING
	2-HR FIRE RATING: SEE SHEET A6.00		ELEVATION TAG

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

PROPOSED PLAN - THIRD FLOOR | 1

**PLATTE**  
architecture + design



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR. TB, SO, MR  
Drawn by:  
TB, MR

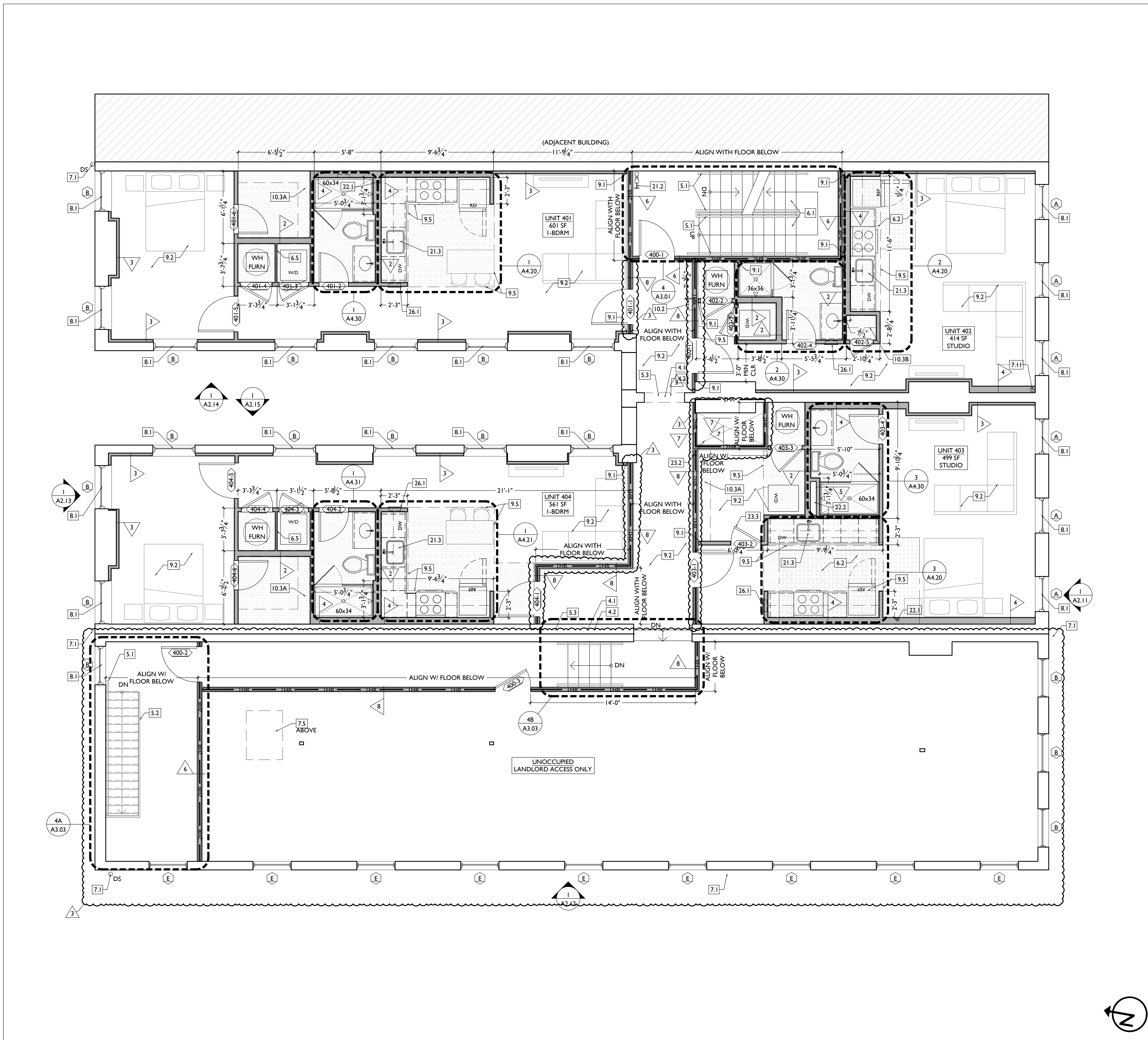
PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

**A1.13**

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





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

PROPOSED PLAN - FOURTH FLOOR

NEW WORK PLANS & ELEVATIONS # KEYED NOTES	
<b>1. GENERAL</b>	ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
<b>2. EXG CONDITIONS</b>	<b>9. FINISHES</b>
2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED BRICK JAMB AND LINTELS. IT WILL NOT BE A CASSED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.	9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.	9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>3. CONCRETE</b>	9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>4. MASONRY</b>	9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS. NOT A CASSED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	<b>10. SPECIALTIES</b>
4.2. EXPOSED BRICK JAMB. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	10.1. LOCKABLE & RECESSED MAILBOXES. PROVIDE TO MEET USFC STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.
4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.	10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS. PROVIDE FIRE-RATED CABINET.
<b>5. METALS</b>	10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS. TYP.
5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL. PAINTED. SEE DETAILS.	A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
5.2. NEW STEEL GUARDRAIL. SEE DETAILS.	B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.	<b>21. FIRE SUPPRESSION</b>
5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.	21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
5.5. NOT USED.	21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR
5.6. NEW GUARDRAIL AT ROOFTOP CONDENSING UNITS TO MATCH EXG. SEE STRUCTURAL DWGS.	21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
5.7. NEW STRUCTURAL STAR TIE. PAINTED TO MATCH EXG ADJ MASONRY. SEE STRUCTURAL DWGS.	21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY "C/A6.01"
<b>6. WOOD, PLASTICS, AND COMPOSITES</b>	<b>22. PLUMBING</b>
6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.	22.1. PROVIDE 3/4" PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).	22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.	<b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b>
6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.	23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3'-12" INSTALL C.U. ON SOUND ISOLATING PADS.
6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.	23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING.
6.8. NOT USED.	23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
6.9. EXG HISTORIC TRIM/WAINSCOT TO BE RE-INSTALLED IN THIS LOCATION. OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.	<b>26. ELECTRICAL</b>
6.10. NOT USED.	26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"V X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01.	26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
<b>7. THERMAL AND MOISTURE PROTECTION</b>	26.3. ENTRY SECURITY SYSTEM FOB READER. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.	<b>32. EXTERIOR IMPROVEMENTS</b>
7.2. RE-LINE EXG HISTORIC BOX GUTTER.	32.1. NEW FABRIC ON EXG AWNING. COORDINATE COLOR WITH OWNER/ARCHITECT.
7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.	32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.
7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.	
7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.	
7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.	
7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.	
7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.	
7.9. NEW ROOF TO WALL FLASHING.	
7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.	
7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.	
<b>8. OPENINGS</b>	
8.1. NEW ALUMINIUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.	
8.2. NEW ALUMINIUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR	

NEW WORK PLANS GRAPHIC KEY:	
▮	PARTITION TYPE: SEE SHEET A6.00
▮	KEYNOTE
▮	EXISTING EXTERIOR/BEARING WALL
▮	EXISTING INTERIOR WALL
▮	NEW PARTITION WALL
▮	NEW MASONRY WALL
▮	OBJECT OVERHEAD
▮	1-HR FIRE RATING: SEE SHEET A6.00
▮	2-HR FIRE RATING: SEE SHEET A6.00
▮	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
▮	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
▮	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
⬢	DOOR TAG. SEE SCHEDULE: A6.20
⬢	WINDOW DESIGNATION. SEE A6.30
⬢	STOREFRONT DESIGNATION. SEE A6.10
▮	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR-FIRE RATING)
▮	EMERGENCY EGRESS EXIT
▮	SG OPENING CONTAINS SAFETY GLAZING
⬢	ELEVATION TAG

**PLATTE**  
architecture + design

KURT J. PLATTE  
REGISTERED ARCHITECT  
10863

PROGRESS DATES  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR. TB. SO. MR.  
Drawn by:  
TB. MR.

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

A1.14

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

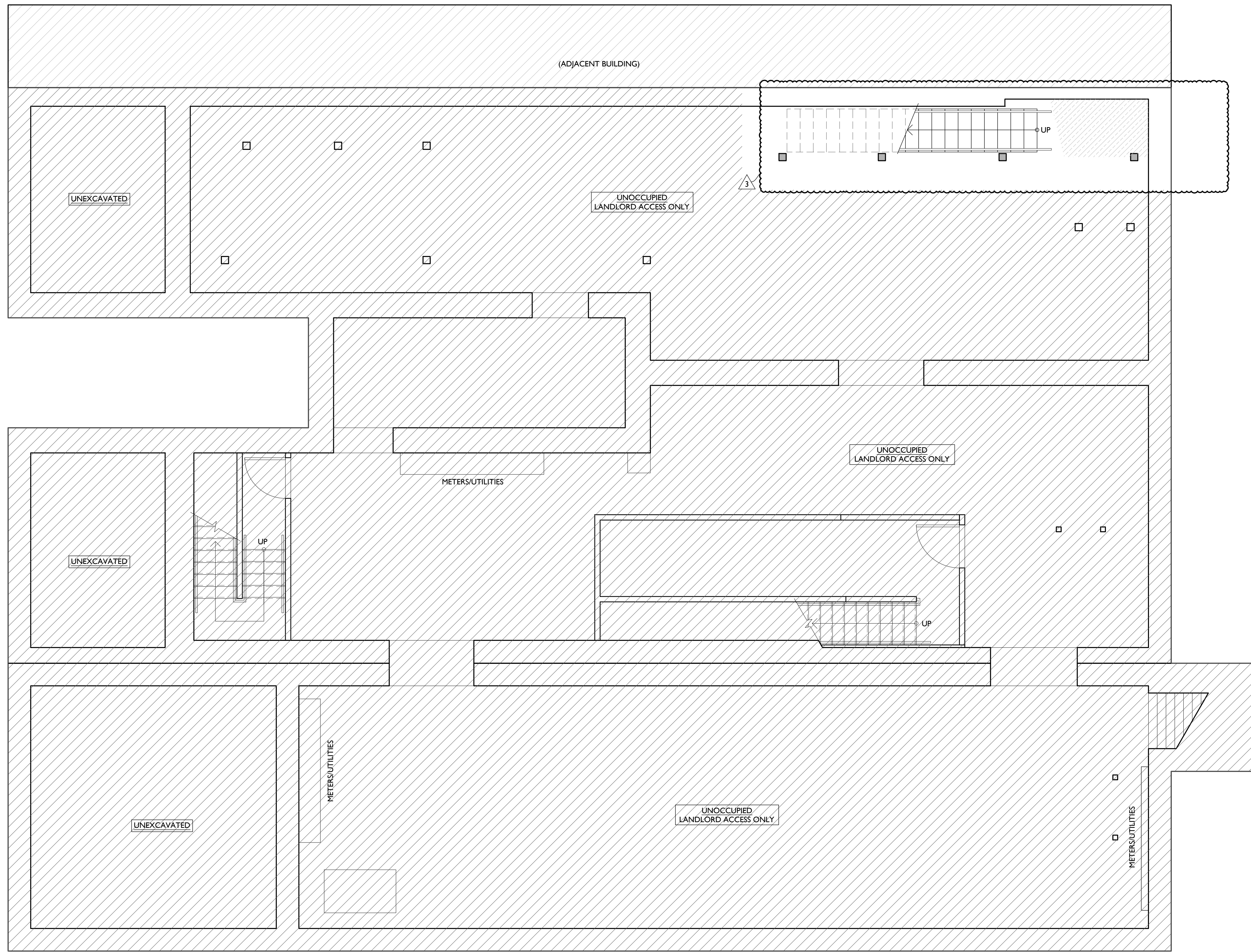




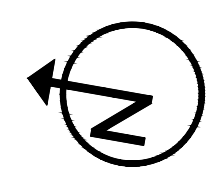








**WORK AT HATCHED AREA INCLUDES ONLY THAT REQUIRED TO MAINTAIN EXISTING FLOOR/CEILING FIRE RATINGS, AS WELL AS ANY WORK REQUIRED TO ACCOMMODATE APARTMENT RENOVATION ABOVE (SUCH AS STAIRWAYS, RATING OF STAIRS SUPPORTING STRUCTURE, PLUMBING, SPRINKLERS, ELECTRICAL SYSTEMS, RISERS AND CONDUIT.**



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

REFLECTED CEILING PLAN - BASEMENT | 1

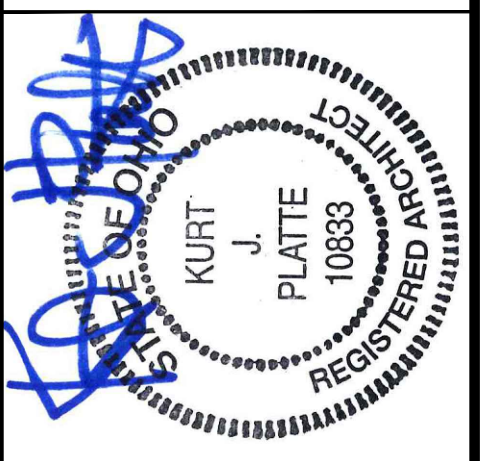
REFLECTED CEILING PLAN FIXTURE LEGEND			
SYMBOL	TAG	FIXTURE TYPE	REMARKS
	SM1	SURFACE MOUNT LED LIGHT	SM1 - GENERAL LIGHTS.
	SM2		SM2 - DAMP RATED.
	SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON CORRIDORS.
	SM4		SM4 - NOT USED
	SM5		SM5 - FLUSHMOUNT SURFACE MOUNT FIXTURE, TYPICAL IN FIRST FLOOR STAIRWELLS.
	SM6		SM6 - DAMP RATED AT EXTERIOR APPLICATIONS
	V1	VANITY LIGHT	TYP OVER BATHROOM VANITIES- SEE A4.01 FOR MOUNTING
	F1	CEILING FAN W/ LIGHT	F1 - LARGE FAN
	F2		F2 - SMALL FAN
	L1	LED LIGHT	SURFACE MOUNTED LINEAR IN STAIRWELLS (INCLUDE STANDBY POWER FOR EMERGENCY EGRESS)
			UC
	ST1	LED STRIP LIGHT	TYPICAL SURFACE MOUNTED FIXTURE IN UTILITY AREAS
	EL1	EXTERIOR LIGHT	DOWN LIGHTS
	EL2		GOOSENECK DOWNLIGHTS
	EF	BATHROOM VENT	SEE MECH DWGS
	ES	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY
	ESL	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY W/ (2) HEAD EGRESS LIGHTS
	RHI	EGRESS	(2) HEAD REMOTE EXTERIOR EMERGENCY EGRESS LIGHT
	EL	EGRESS	(2) HEAD EMERGENCY EGRESS LIGHT - W/ BATTERY BACKUP AND REMOTE CAPABILITY ... EXTERIOR-RATED
	ELW		

REFLECTED CEILING PLAN GRAPHIC KEY:	
	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
	AREA OF ATYPICAL FIRE-RATING. SEE PLANS + A0.01
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR
	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
	PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	SUSPENDED LIGHT FIXTURE
	SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WALL MOUNTED SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS

REFLECTED CEILING PLAN GENERAL NOTES:
A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED, PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.
B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.
E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-0" WIDE (ALIGNING WITH FRONT EDGE OF LOWER CABINETS).
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202**

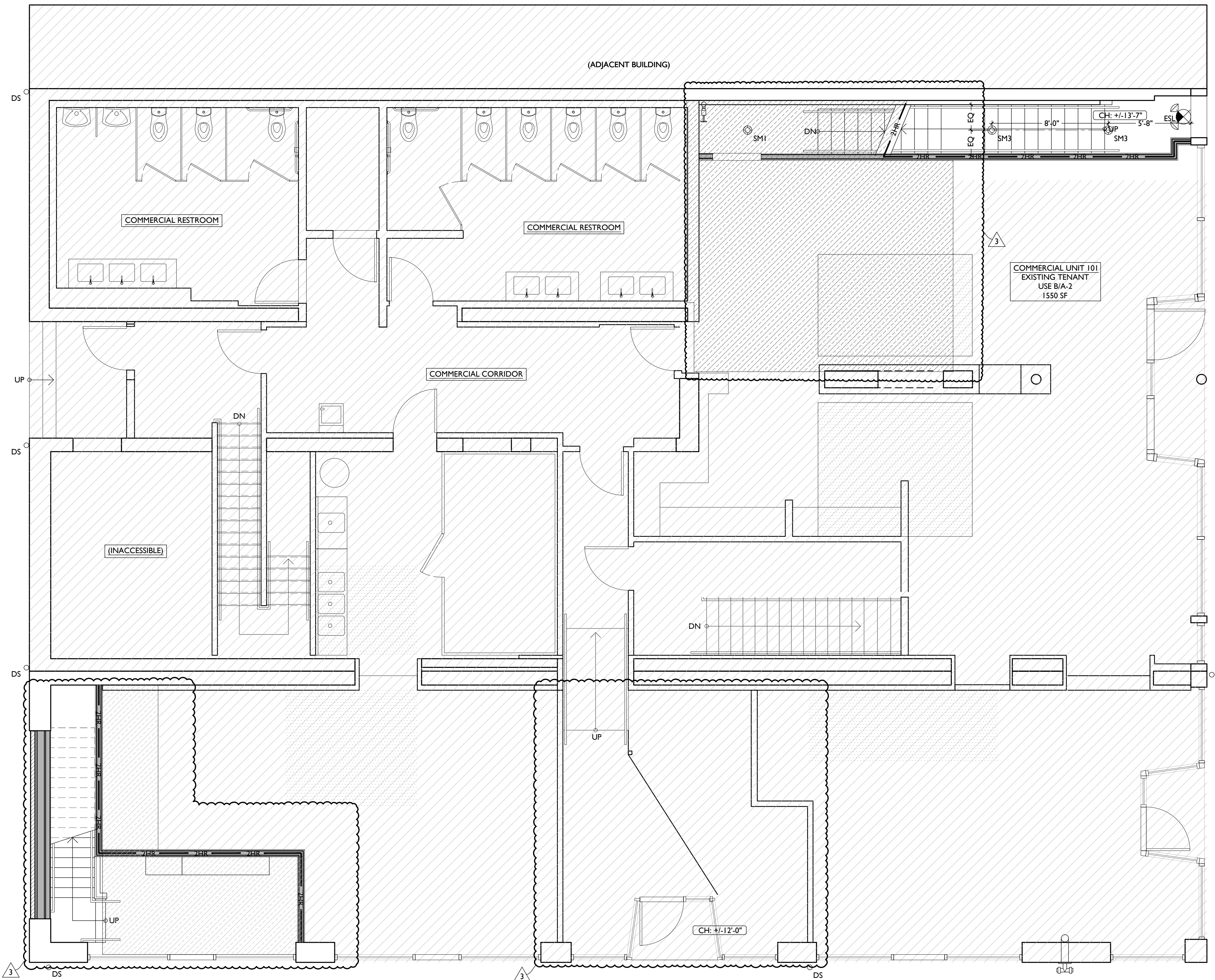
Job No: 22005 02.25.2022

**A1.20**

**PLATTE**  
architecture + design

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





**WORK AT HATCHED AREA INCLUDES ONLY THAT REQUIRED TO MAINTAIN EXISTING FLOOR/CEILING FIRE RATINGS, AS WELL AS ANY WORK REQUIRED TO ACCOMMODATE APARTMENT RENOVATION ABOVE (SUCH AS STAIRWAYS, RATING OF STAIRS SUPPORTING STRUCTURE, PLUMBING, SPRINKLERS, ELECTRICAL SYSTEMS, RISERS AND CONDUIT.)**

REFLECTED CEILING PLAN FIXTURE LEGEND			
SYMBOL	TAG	FIXTURE TYPE	REMARKS
	SM1		SM1 - GENERAL LIGHTS.
	SM2		SM2 - DAMP RATED.
	SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON CORRIDORS.
	SM4	SURFACE MOUNT LED LIGHT	SM4 - NOT USED
	SM5		SM5 - FLUSHMOUNT SURFACE MOUNT FIXTURE, TYPICAL IN FIRST FLOOR STAIRWELLS.
	SM6		SM6 - DAMP RATED AT EXTERIOR APPLICATIONS
	VI	VANITY LIGHT	TYP OVER BATHROOM VANITIES- SEE A4.01 FOR MOUNTING
	F1	CEILING FAN W/ LIGHT	F1 - LARGE FAN F2 - SMALL FAN DIMMABLE, TYP W/ LIGHT KIT
	LI	LED LIGHT	SURFACE MOUNTED LINEAR IN STAIRWELLS (INCLUDE STANDBY POWER FOR EMERGENCY EGRESS)
	UC	UNDER-CABINET LIGHT	UNDERCABINET LIGHT
	ST1	LED STRIP LIGHT	TYPICAL SURFACE MOUNTED FIXTURE IN UTILITY AREAS
	EL1	EXTERIOR LIGHT	DOWN LIGHTS
	EL2	EXTERIOR LIGHT	GOOSENECK DOWNLIGHTS
	EF	BATHROOM VENT	SEE MECH DWGS
	ES	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY
	ESL	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY W/ (2) HEAD EGRESS LIGHTS
	RHI	EGRESS	(2) HEAD REMOTE EXTERIOR EMERGENCY EGRESS LIGHT
	ELW	EGRESS	(2) HEAD EMERGENCY EGRESS LIGHT - W/ BATTERY BACKUP AND REMOTE CAPABILITY ... EXTERIOR-RATED

REFLECTED CEILING PLAN GRAPHIC KEY:	
	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
	AREA OF ATYPICAL FIRE-RATING. SEE PLANS + A0.01
	DENOTES NIGHT LIGHT FIXTURE
	DENOTES OCCUPANCY SENSOR
	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
	PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	SUSPENDED LIGHT FIXTURE
	SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WALL MOUNTED SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS

**REFLECTED CEILING PLAN GENERAL NOTES:**

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

B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.

D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.

E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.

F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.

G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-0" WIDE (ALIGNING WITH FRONT EDGE OF LOWER CABINETS).

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

I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

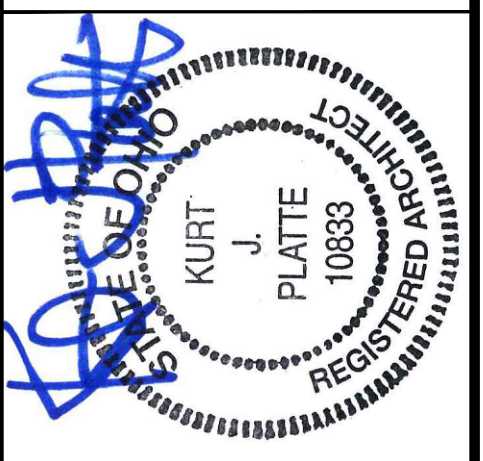
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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

REFLECTED CEILING PLAN - FIRST FLOOR | 1

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

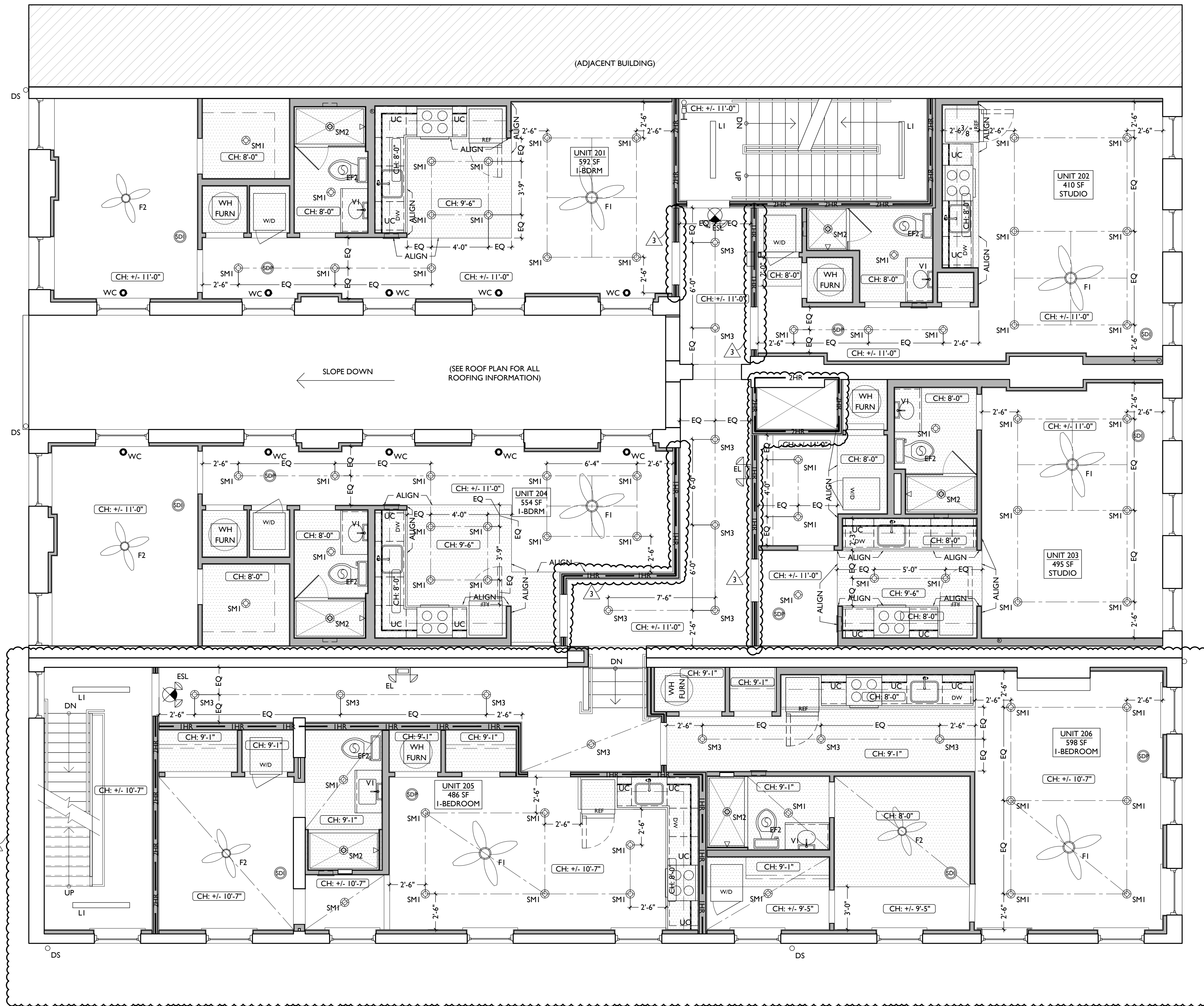
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**A1.21**





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

REFLECTED CEILING PLAN - SECOND FLOOR | 1

REFLECTED CEILING PLAN FIXTURE LEGEND			
SYMBOL	TAG	FIXTURE TYPE	REMARKS
	SM1		SM1 - GENERAL LIGHTS.
	SM2		SM2 - DAMP RATED.
	SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON CORRIDORS.
	SM4	SURFACE MOUNT LED LIGHT	SM4 - NOT USED
	SM5		SM5 - FLUSHMOUNT SURFACE MOUNT FIXTURE, TYPICAL IN FIRST FLOOR STAIRWELLS.
	SM6		SM6 - DAMP RATED AT EXTERIOR APPLICATIONS
	VI	VANITY LIGHT	TYP OVER BATHROOM VANITIES- SEE A4.01 FOR MOUNTING
	F1	CEILING FAN W/ LIGHT	F1 - LARGE FAN F2 - SMALL FAN DIMMABLE, TYP W/ LIGHT KIT
	LI	LED LIGHT	SURFACE MOUNTED LINEAR IN STAIRWELLS (INCLUDE STANDBY POWER FOR EMERGENCY EGRESS)
	UC	UNDER-CABINET LIGHT	UNDERCABINET LIGHT
	ST1	LED STRIP LIGHT	TYPICAL SURFACE MOUNTED FIXTURE IN UTILITY AREAS
	EL1	EXTERIOR LIGHT	DOWN LIGHTS
	EL2	EXTERIOR LIGHT	GOOSENECK DOWNLIGHTS
	EF	BATHROOM VENT	SEE MECH DWGS
	ES	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY
	ESL	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY W/ (2) HEAD EGRESS LIGHTS
	RHI	EGRESS	(2) HEAD REMOTE EXTERIOR EMERGENCY EGRESS LIGHT
	ELW	EGRESS	(2) HEAD EMERGENCY EGRESS LIGHT - W/ BATTERY BACKUP AND REMOTE CAPABILITY ... EXTERIOR-RATED
REFLECTED CEILING PLAN GRAPHIC KEY:			
		CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)	
		SOFFIT/LOWERED GYP BD CEILING	
		AREA OF ATYPICAL FIRE-RATING. SEE PLANS + A0.01	
		DENOTES NIGHT LIGHT FIXTURE	
		DENOTES OCCUPANCY SENSOR	
		COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)	
		PHOTOELECTRIC	
		CENTER ON ARCHITECTURAL FEATURE	
		SUSPENDED LIGHT FIXTURE	
		SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS	
		WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS	
REFLECTED CEILING PLAN GENERAL NOTES:			
<p>A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED, PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.</p> <p>B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.</p> <p>C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.</p> <p>D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.</p> <p>E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.</p> <p>F. BASEMENTS &amp; UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.</p> <p>G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-0" WIDE (ALIGNING WITH FRONT EDGE OF LOWER CABINETS).</p> <p>H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.</p> <p>I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.</p> <p>J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.</p>			

# PLATTE

architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10863

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

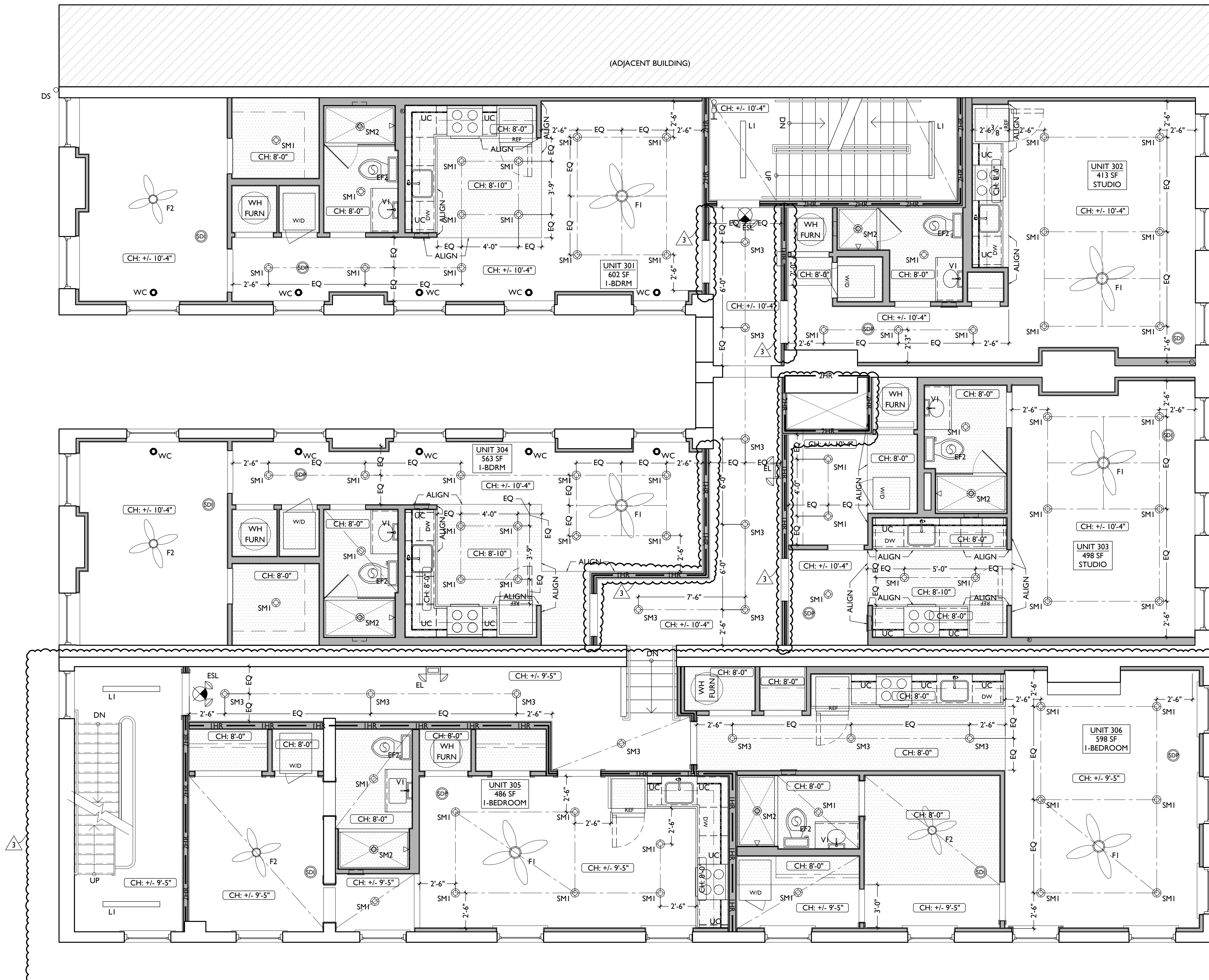
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

## A1.22





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

REFLECTED CEILING PLAN - THIRD FLOOR | 1

REFLECTED CEILING PLAN FIXTURE LEGEND			
SYMBOL	TAG	FIXTURE TYPE	REMARKS
	SM1		SM1 - GENERAL LIGHTS.
	SM2		SM2 - DAMP RATED.
	SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON CORRIDORS.
	SM4	SURFACE MOUNT LED LIGHT	SM4 - NOT USED
	SM5		SM5 - FLUSHMOUNT SURFACE MOUNT FIXTURE, TYPICAL IN FIRST FLOOR STAIRWELLS.
	SM6		SM6 - DAMP RATED AT EXTERIOR APPLICATIONS
	V1	VANITY LIGHT	TYP OVER BATHROOM VANITIES- SEE A4.01 FOR MOUNTING
	F1 F2	CEILING FAN W/ LIGHT	F1 - LARGE FAN F2 - SMALL FAN DIMMABLE, TYP W/ LIGHT KIT
	LI	LED LIGHT	SURFACE MOUNTED LINEAR IN STAIRWELLS (INCLUDE STANDBY POWER FOR EMERGENCY EGRESS)
	UC	UNDER-CABINET LIGHT	UNDERCABINET LIGHT
	ST1	LED STRIP LIGHT	TYPICAL SURFACE MOUNTED FIXTURE IN UTILITY AREAS
	EL1	EXTERIOR LIGHT	DOWN LIGHTS
	EL2	EXTERIOR LIGHT	GOOSENECK DOWNLIGHTS
	EF	BATHROOM VENT	SEE MECH DWGS
	ES	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY
	ESL	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY W/ (2) HEAD EGRESS LIGHTS
	RHI	EGRESS	(2) HEAD REMOTE EXTERIOR EMERGENCY EGRESS LIGHT
	ELW	EGRESS	(2) HEAD EMERGENCY EGRESS LIGHT - W/ BATTERY BACKUP AND REMOTE CAPABILITY ... EXTERIOR-RATED
REFLECTED CEILING PLAN GRAPHIC KEY:			
	CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)	
		SOFFIT/LOWERED GYP BD CEILING	
		AREA OF ATYPICAL FIRE-RATING. SEE PLANS + A0.01	
	(NL)	DENOTES NIGHT LIGHT FIXTURE	
	(OS)	DENOTES OCCUPANCY SENSOR	
	SDI	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)	
	SDR	PHOTOELECTRIC	
		CENTER ON ARCHITECTURAL FEATURE	
	--S	SUSPENDED LIGHT FIXTURE	
		SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS	
		WALL MOUNTED SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS	
	WC	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS	
REFLECTED CEILING PLAN GENERAL NOTES:			
<p>A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED, PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.</p> <p>B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.</p> <p>C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.</p> <p>D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.</p> <p>E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.</p> <p>F. BASEMENTS &amp; UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.</p> <p>G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-0" WIDE (ALIGNING WITH FRONT EDGE OF LOWER CABINETS).</p> <p>H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.</p> <p>I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.</p> <p>J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.</p>			

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10863

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

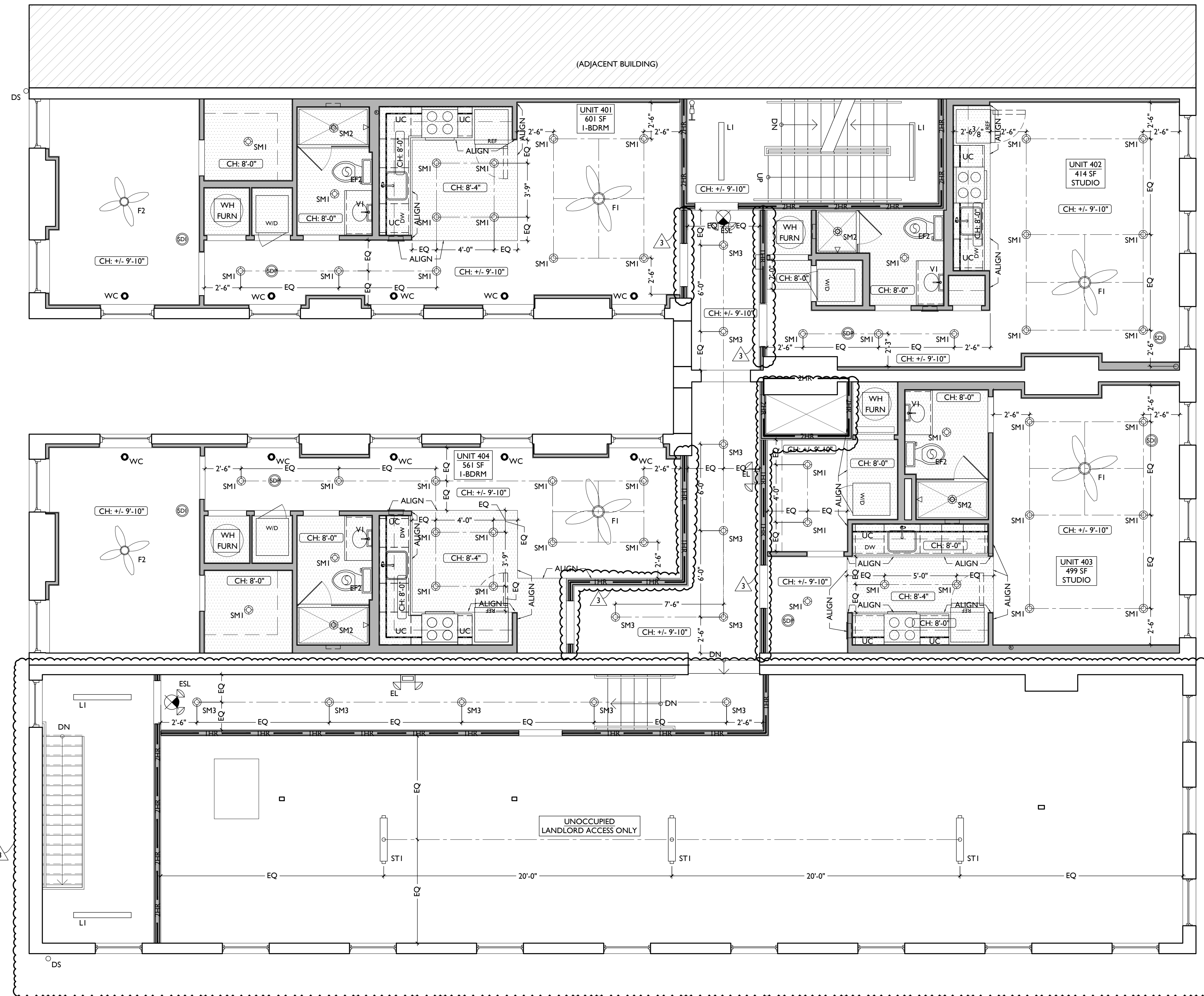
Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

# A1.23





REFLECTED CEILING PLAN FIXTURE LEGEND			
SYMBOL	TAG	FIXTURE TYPE	REMARKS
	SM1		SM1 - GENERAL LIGHTS.
	SM2		SM2 - DAMP RATED.
	SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON CORRIDORS.
	SM4	SURFACE MOUNT LED LIGHT	SM4 - NOT USED
	SM5		SM5 - FLUSHMOUNT SURFACE MOUNT FIXTURE, TYPICAL IN FIRST FLOOR STAIRWELLS.
	SM6		SM6 - DAMP RATED AT EXTERIOR APPLICATIONS
	V1	VANITY LIGHT	TYP OVER BATHROOM VANITIES- SEE A4.01 FOR MOUNTING
	F1 F2	CEILING FAN W/ LIGHT	F1 - LARGE FAN F2 - SMALL FAN DIMMABLE, TYP W/ LIGHT KIT
	LI	LED LIGHT	SURFACE MOUNTED LINEAR IN STAIRWELLS (INCLUDE STANDBY POWER FOR EMERGENCY EGRESS)
	UC	UNDER-CABINET LIGHT	UNDERCABINET LIGHT
	ST1	LED STRIP LIGHT	TYPICAL SURFACE MOUNTED FIXTURE IN UTILITY AREAS
	EL1	EXTERIOR LIGHT	DOWN LIGHTS
	EL2	EXTERIOR LIGHT	GOOSENECK DOWNLIGHTS
	EF	BATHROOM VENT	SEE MECH DWGS
	ES	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY
	ESL	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY W/ (2) HEAD EGRESS LIGHTS
	RHI	EGRESS	(2) HEAD REMOTE EXTERIOR EMERGENCY EGRESS LIGHT
	ELW	EGRESS	(2) HEAD EMERGENCY EGRESS LIGHT - W/ BATTERY BACKUP AND REMOTE CAPABILITY ... EXTERIOR-RATED

REFLECTED CEILING PLAN GRAPHIC KEY:	
	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
	AREA OF ATYPICAL FIRE-RATING. SEE PLANS + A0.01
	DENOTES NIGHT LIGHT FIXTURE
	DENOTES OCCUPANCY SENSOR
	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
	PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	SUSPENDED LIGHT FIXTURE
	SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WALL MOUNTED SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS

REFLECTED CEILING PLAN GENERAL NOTES:

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

B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

C. LOWERED CEILING AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.

D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.

E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.

F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.

G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-0" WIDE (ALIGNING WITH FRONT EDGE OF LOWER CABINETS).

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

I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

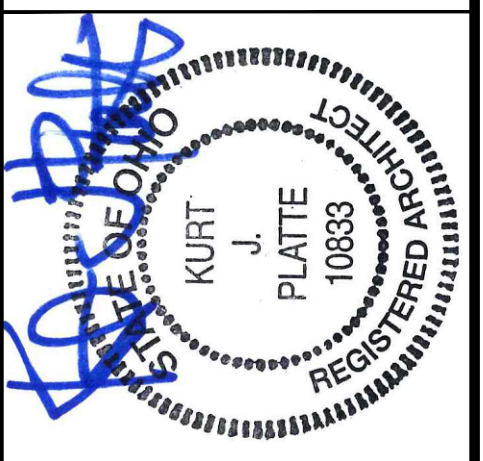
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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

REFLECTED CEILING PLAN - FOURTH FLOOR | 1

**PLATTE**  
architecture + design

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



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

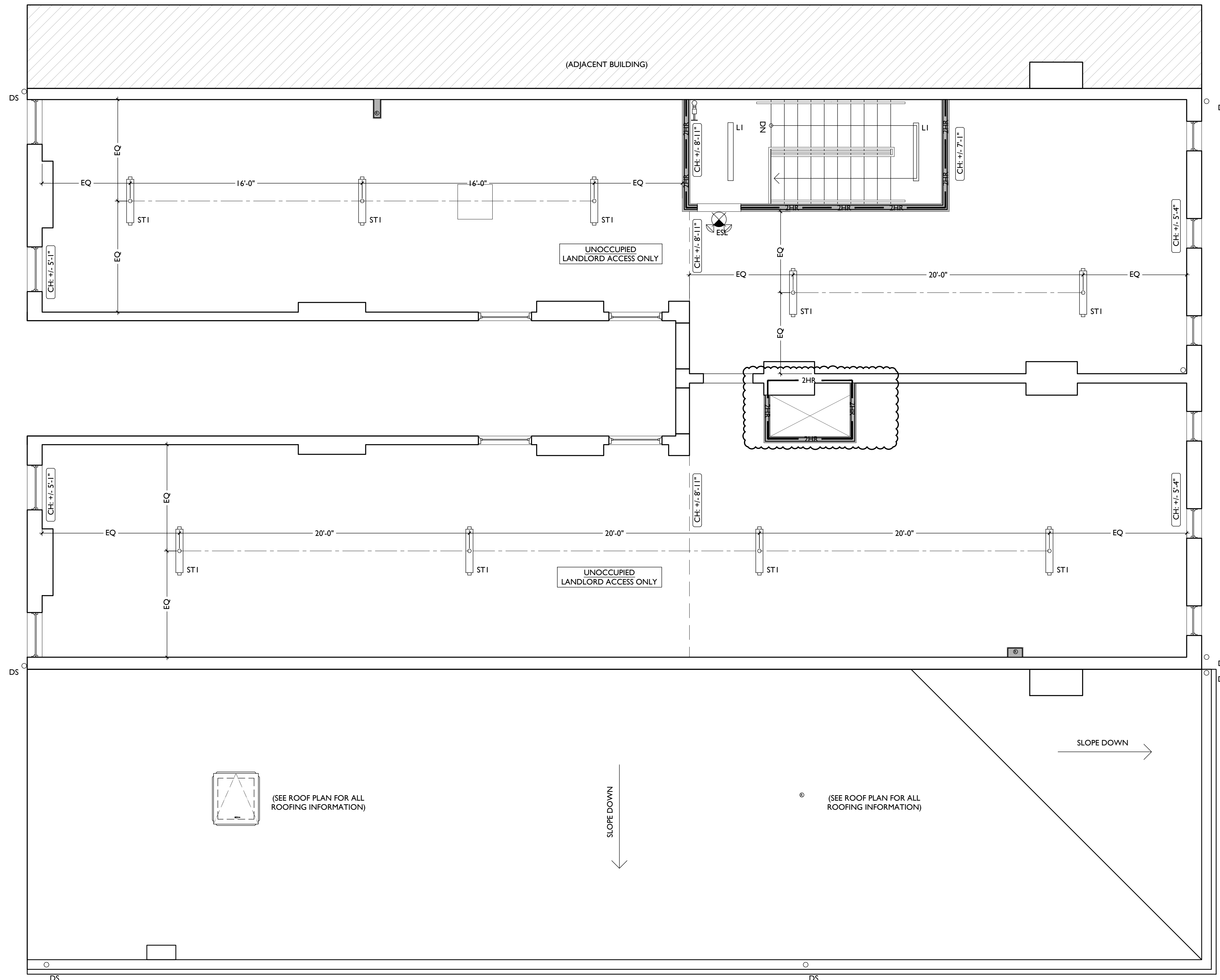
Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**A1.24**





REFLECTED CEILING PLAN FIXTURE LEGEND			
SYMBOL	TAG	FIXTURE TYPE	REMARKS
	SM1	SURFACE MOUNT LED LIGHT	SM1 - GENERAL LIGHTS.
	SM2		SM2 - DAMP RATED.
	SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON CORRIDORS.
	SM4		SM4 - NOT USED
	SM5		SM5 - FLUSHMOUNT SURFACE MOUNT FIXTURE, TYPICAL IN FIRST FLOOR STAIRWELLS.
	SM6		SM6 - DAMP RATED AT EXTERIOR APPLICATIONS
	V1	VANITY LIGHT	TYP OVER BATHROOM VANITIES- SEE A4.01 FOR MOUNTING
	F1	CEILING FAN W/ LIGHT	F1 - LARGE FAN
	F2		F2 - SMALL FAN
	L1	LED LIGHT	SURFACE MOUNTED LINEAR IN STAIRWELLS (INCLUDE STANDBY POWER FOR EMERGENCY EGRESS)
	UC		UNDER-CABINET LIGHT
	ST1	LED STRIP LIGHT	TYPICAL SURFACE MOUNTED FIXTURE IN UTILITY AREAS
	EL1		EXTERIOR LIGHT
	EL2	EXTERIOR LIGHT	GOOSENECK DOWNLIGHTS
	EF		BATHROOM VENT
	ES	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY
	ESL	EGRESS	EMERGENCY EGRESS EXIT SIGN W/ BATTERY BACKUP AND REMOTE CAPABILITY W/ (2) HEAD EGRESS LIGHTS
	RHI	EGRESS	(2) HEAD REMOTE EXTERIOR EMERGENCY EGRESS LIGHT
	ELW	EGRESS	(2) HEAD EMERGENCY EGRESS LIGHT - W/ BATTERY BACKUP AND REMOTE CAPABILITY ... EXTERIOR-RATED

REFLECTED CEILING PLAN GRAPHIC KEY:	
	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
	AREA OF ATYPICAL FIRE-RATING. SEE PLANS + A0.01
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR
	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
	PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	SUSPENDED LIGHT FIXTURE
	SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WALL MOUNTED SPRINKLER HEAD RECOMMENDED LOCATIONS FOR ARCHITECTURAL DESIGN. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS
	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. FIRE SPRINKLER CONTRACTOR TO PROVIDE ENGINEERED DOCUMENTS

REFLECTED CEILING PLAN GENERAL NOTES:

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

B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.

D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.

E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.

F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.

G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-0" WIDE (ALIGNING WITH FRONT EDGE OF LOWER CABINETS).

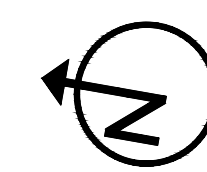
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

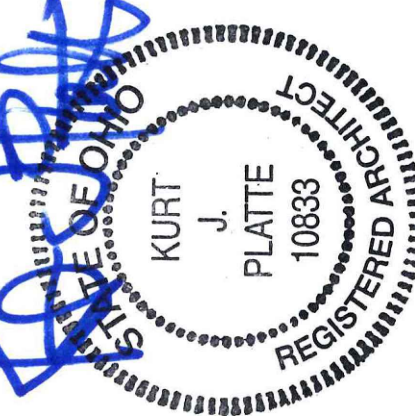
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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

REFLECTED CEILING PLAN - FIFTH FLOOR



**PLATTE**  
architecture + design



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**A1.25**





NEW WORK PLANS & ELEVATIONS # KEYED NOTES	
<b>1. GENERAL</b>	ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
<b>2. EXG CONDITIONS</b>	<b>9. FINISHES</b>
2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASSED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.	9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.	9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>3. CONCRETE</b>	9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>4. MASONRY</b>	9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION.
4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASSED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	9.5. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
4.2. EXPOSED BRICK JAMB, TOOTH IN BRICK TO MATCH ADJACENT BRICK.	<b>10. SPECIALTIES</b>
4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.	10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET ULSP-C STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
<b>5. METALS</b>	10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.	10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS: TYP.
5.2. NEW STEEL GUARDRAIL. SEE DETAILS.	A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.	B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.	<b>21. FIRE SUPPRESSION</b>
5.5. NOT USED.	21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
5.6. NEW GUARDRAIL AT ROOFTOP CONDENSING UNITS TO MATCH EXG. SEE STRUCTURAL DWGS.	21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR.
5.7. NEW STRUCTURAL STAR TIE, PAINTED TO MATCH EXG ADJ MASONRY. SEE STRUCTURAL DWGS.	21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
<b>6. WOOD, PLASTICS, AND COMPOSITES</b>	21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY 'C/A6.01
6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.	<b>22. PLUMBING</b>
6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).	22.1. PROVIDE 3 1/2" PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.	22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.	<b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b>
6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.	23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3'-12", INSTALL C.U. ON SOUND ISOLATING PADS.
6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
6.7. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND STRING.
6.8. NOT USED.	23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
6.9. EXG HISTORIC TRIM/WAINSCOT TO BE RE-INSTALLED IN THIS LOCATION. OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.	<b>26. ELECTRICAL</b>
6.10. NOT USED.	26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01	26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
<b>7. THERMAL AND MOISTURE PROTECTION</b>	26.3. ENTRY SECURITY SYSTEM FOB READER.
7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.	26.4. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
7.2. RE-LINE EXG HISTORIC BOX GUTTER.	<b>32. EXTERIOR IMPROVEMENTS</b>
7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.	32.1. NEW FABRIC ON EXG AWNINGS. COORDINATE COLOR WITH OWNER/ARCHITECT.
7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.	32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.
7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.	
7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.	
7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.	
7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.	
7.9. NEW ROOF TO WALL FLASHING.	
7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.	
7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.	
<b>8. OPENINGS</b>	
8.1. NEW ALUMINIUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.	
8.2. NEW ALUMINIUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR	

NEW WORK PLANS GRAPHIC KEY:	
#	PARTITION TYPE: SEE SHEET A6.00
#	KEYNOTE
---	EXISTING EXTERIOR/BEARING WALL
---	EXISTING INTERIOR WALL
---	NEW PARTITION WALL
---	NEW MASONRY WALL
---	OBJECT OVERHEAD
---	1-HR FIRE RATING: SEE SHEET A6.00
---	2-HR FIRE RATING: SEE SHEET A6.00
---	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
---	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
---	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
100A	DOOR TAG. SEE SCHEDULE: A6.20
A	WINDOW DESIGNATION. SEE A6.30
SFA	STOREFRONT DESIGNATION. SEE A6.10
FR	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
▲	EMERGENCY EGRESS EXIT
SG	OPENING CONTAINS SAFETY GLAZING
X-X	ELEVATION TAG

SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - SOUTH (FRONT) 1

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10683

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2022 - ENG CHANGE 1

Design Team:  
MR. TB, SO. MR.  
Drawn by:  
TB, MR.

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

A2.11





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

PROPOSED ELEVATION - WEST (SIDE) |

NEW WORK PLANS & ELEVATIONS # KEYED NOTES

<p><b>1. GENERAL</b></p> <p><b>2. EXG CONDITIONS</b></p> <p>2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.</p> <p>2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.</p> <p><b>3. CONCRETE</b></p> <p><b>4. MASONRY</b></p> <p>4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.</p> <p>4.2. EXPOSED BRICK JAMB, TOOTH IN BRICK TO MATCH ADJACENT BRICK.</p> <p>4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.</p> <p><b>5. METALS</b></p> <p>5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.</p> <p>5.2. NEW STEEL GUARDRAIL. SEE DETAILS.</p> <p>5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.</p> <p>5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.</p> <p>5.5. NOT USED.</p> <p>5.6. NEW GUARDRAIL AT ROOFTOP CONDENSING UNITS TO MATCH EXG. SEE STRUCTURAL DWGS.</p> <p>5.7. NEW STRUCTURAL STAR TIE, PAINTED TO MATCH EXG ADJ MASONRY. SEE STRUCTURAL DWGS.</p> <p><b>6. WOOD, PLASTICS, AND COMPOSITES</b></p> <p>6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.</p> <p>6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).</p> <p>6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.</p> <p>6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.</p> <p>6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.</p> <p>6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.</p> <p>6.8. NOT USED.</p> <p>6.9. EXG HISTORIC TRIM/MANSICOT TO BE RE-INSTALLED IN THIS LOCATION. OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.</p> <p>6.10. NOT USED.</p> <p>6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01.</p> <p><b>7. THERMAL AND MOISTURE PROTECTION</b></p> <p>7.1. NEW PRE-FINISHED GUTTER &amp; DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.</p> <p>7.2. RE-LINE EXG HISTORIC BOX GUTTER.</p> <p>7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.</p> <p>7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS &amp; METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.</p> <p>7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUF'S INSTRUCTS.</p> <p>7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.</p> <p>7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.</p> <p>7.8. NEW SHINGLE ROOF W/ STEP &amp; KICKOUT FLASHING. PROVIDE CONTINUOUS ICE &amp; WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.</p> <p>7.9. NEW ROOF TO WALL FLASHING.</p> <p>7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.</p> <p>7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.</p> <p><b>8. OPENINGS</b></p> <p>8.1. NEW ALUMINIUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.</p> <p>8.2. NEW ALUMINIUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR</p>	<p>8.3. ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.</p> <p><b>9. FINISHES</b></p> <p>9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.</p> <p>9.2. REPAIR &amp; REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.</p> <p>9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.</p> <p>9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION.</p> <p>9.5. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.</p> <p><b>10. SPECIALTIES</b></p> <p>10.1. LOCKABLE &amp; RECESSED MAILBOXES. BOXES TO MEET USFS-C STANDARDS &amp; REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.</p> <p>10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.</p> <p>10.3. CLOSETS W/ BLOCKING AT RODS &amp; BRACKETS: TYP.</p> <p>A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF &amp; CLOTHES ROD AT 66" AFF. TYP U.N.O.</p> <p>B. ADJUSTABLE SHELVES ON STANDARD MOUNT.</p> <p><b>21. FIRE SUPPRESSION</b></p> <p>21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.</p> <p>21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR.</p> <p>21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.</p> <p>21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY 'C/A6.01</p> <p><b>22. PLUMBING</b></p> <p>22.1. PROVIDE 3/4" PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.</p> <p>22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.</p> <p><b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b></p> <p>23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO &amp; AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT &lt;10' FROM ROOF EDGE. SEE HVAC &amp; STRUCTURAL DWGS. ROOF &lt;3'-12". INSTALL C.U. ON SOUND ISOLATING PADS.</p> <p>23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.</p> <p>23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING.</p> <p>23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.</p> <p><b>26. ELECTRICAL</b></p> <p>26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"V X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.</p> <p>26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.</p> <p>26.3. ENTRY SECURITY SYSTEM FOB READER.</p> <p>26.4. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.</p> <p><b>32. EXTERIOR IMPROVEMENTS</b></p> <p>32.1. NEW FABRIC ON EXG AWNING. COORDINATE COLOR WITH OWNER/ARCHITECT.</p> <p>32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES &amp; WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.</p>
---	--

NEW WORK PLANS GRAPHIC KEY:

#	PARTITION TYPE: SEE SHEET A6.00	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
#	KEYNOTE	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
---	EXISTING EXTERIOR/BEARING WALL	100A
---	EXISTING INTERIOR WALL	DOOR TAG. SEE SCHEDULE: A6.20
---	NEW PARTITION WALL	A
---	NEW MASONRY WALL	WINDOW DESIGNATION. SEE A6.30
---	OBJECT OVERHEAD	SFA
---	1-HR FIRE RATING: SEE SHEET A6.00	STOREFRONT DESIGNATION. SEE A6.10
---	2-HR FIRE RATING: SEE SHEET A6.00	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
---	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS	FR
---		EMERGENCY EGRESS EXIT
---		SG
---		OPENING CONTAINS SAFETY GLAZING
---		X-X"
---		ELEVATION TAG

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
00833

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR. TB, SC, MR.  
Drawn by:  
TB, MR.

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

A2.12





NEW WORK PLANS & ELEVATIONS # KEYED NOTES

1. **GENERAL**
2. **EXG CONDITIONS**
  - 2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.
  - 2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.
3. **CONCRETE**
4. **MASONRY**
  - 4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR. IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.2. EXPOSED BRICK JAMB, TOOTH IN BRICK TO MATCH ADJACENT BRICK.
  - 4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.
5. **METALS**
  - 5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.
  - 5.2. NEW STEEL GUARDRAIL. SEE DETAILS.
  - 5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.
  - 5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.
6. **WOOD, PLASTICS, AND COMPOSITES**
  - 6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.
  - 6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).
  - 6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.
  - 6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.
  - 6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.
  - 6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.
  - 6.8. NOT USED.
  - 6.9. EXG HISTORIC TRIM/MANSICOT TO BE RE-INSTALLED IN THIS LOCATION. OVER NEW FURRING. SEE FINISH SCHEDULE FOR FURTHER INFORMATION.
  - 6.10. NOT USED.
  - 6.11. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01.
7. **THERMAL AND MOISTURE PROTECTION**
  - 7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
  - 7.2. RE-LINE EXG HISTORIC BOX GUTTER.
  - 7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
  - 7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATER TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
  - 7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.
  - 7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.
  - 7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.
  - 7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.
  - 7.9. NEW ROOF TO WALL FLASHING.
  - 7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.
  - 7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.
8. **OPENINGS**
  - 8.1. NEW ALUMINIUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.
  - 8.2. NEW ALUMINIUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR
- 8.3. ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
9. **FINISHES**
  - 9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
  - 9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
  - 9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
  - 9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION.
  - 9.5. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
10. **SPECIALTIES**
  - 10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-C STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
  - 10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
  - 10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS. TYP.
    - A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
    - B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
21. **FIRE SUPPRESSION**
  - 21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
  - 21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR
  - 21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
  - 21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY "C/A6.01"
22. **PLUMBING**
  - 22.1. PROVIDE 3/4" O.P. PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
  - 22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
23. **HEATING, VENTILATING, AND AIR CONDITIONING**
  - 23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3'-12". INSTALL C.U. ON SOUND ISOLATING PADS.
  - 23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
  - 23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING.
  - 23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
26. **ELECTRICAL**
  - 26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"V X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
  - 26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
  - 26.3. ENTRY SECURITY SYSTEM FOB READER.
  - 26.4. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
32. **EXTERIOR IMPROVEMENTS**
  - 32.1. NEW FABRIC ON EXG AWNING. COORDINATE COLOR WITH OWNER/ARCHITECT.
  - 32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.

NEW WORK PLANS GRAPHIC KEY:

#	PARTITION TYPE: SEE SHEET A6.00	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
#	KEYNOTE	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
---	EXISTING EXTERIOR/BEARING WALL	DOOR TAG. SEE SCHEDULE: A6.20
---	EXISTING INTERIOR WALL	WINDOW DESIGNATION. SEE A6.30
---	NEW PARTITION WALL	STOREFRONT DESIGNATION. SEE A6.10
---	NEW MASONRY WALL	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
---	OBJECT OVERHEAD	EMERGENCY EGRESS EXIT
---	1-HR FIRE RATING: SEE SHEET A6.00	SG OPENING CONTAINS SAFETY GLAZING
---	2-HR FIRE RATING: SEE SHEET A6.00	X-X" ELEVATION TAG
---	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS	

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

PROPOSED ELEVATION - NORTH (REAR) |

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10693

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR. TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

A2.13





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

PROPOSED ELEVATION - EAST LIGHTWELL

NEW WORK PLANS & ELEVATIONS # KEYED NOTES	
<b>1. GENERAL</b>	ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
<b>2. EXG CONDITIONS</b>	<b>9. FINISHES</b>
2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.	9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.	9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>3. CONCRETE</b>	9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>4. MASONRY</b>	9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION.
4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL. OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	9.5. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
4.2. EXPOSED BRICK JAMB, TOOTH IN BRICK TO MATCH ADJACENT BRICK.	<b>10. SPECIALTIES</b>
4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.	10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-C STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
<b>5. METALS</b>	10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.	10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS: TYP.
5.2. NEW STEEL GUARDRAIL. SEE DETAILS.	A. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF; TYP U.N.O.
5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.	B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.	<b>21. FIRE SUPPRESSION</b>
5.5. NOT USED.	21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
5.6. NEW GUARDRAIL AT ROOFTOP CONDENSING UNITS TO MATCH EXG. SEE STRUCTURAL DWGS.	21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR.
5.7. NEW STRUCTURAL STAR TIE, PAINTED TO MATCH EXG ADJ MASONRY. SEE STRUCTURAL DWGS.	21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
<b>6. WOOD, PLASTICS, AND COMPOSITES</b>	21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY "C/A6.01"
6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.	<b>22. PLUMBING</b>
6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).	22.1. PROVIDE 3 1/2" O PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.	22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.	<b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b>
6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.	23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3'-12", INSTALL C.U. ON SOUND ISOLATING PADS.
6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
6.7. NOT USED.	23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING.
6.8. EXG HISTORIC TRIM/MAINSCOT TO BE RE-INSTALLED IN THIS LOCATION. OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.	23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
6.9. NOT USED.	<b>26. ELECTRICAL</b>
6.10. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01.	26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"V X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
<b>7. THERMAL AND MOISTURE PROTECTION</b>	26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.	26.3. ENTRY SECURITY SYSTEM FOB READER. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
7.2. RE-LINE EXG HISTORIC BOX GUTTER.	<b>32. EXTERIOR IMPROVEMENTS</b>
7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.	32.1. NEW FABRIC ON EXG AWNING. COORDINATE COLOR WITH OWNER/ARCHITECT.
7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.	32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.
7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUF'S INSTRUCTS.	
7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.	
7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.	
7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.	
7.9. NEW ROOF TO WALL FLASHING.	
7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.	
7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.	
<b>8. OPENINGS</b>	
8.1. NEW ALUMINIUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.	
8.2. NEW ALUMINIUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR	

NEW WORK PLANS GRAPHIC KEY:	
#	PARTITION TYPE: SEE SHEET A6.00
#	KEYNOTE
---	EXISTING EXTERIOR/BEARING WALL
---	EXISTING INTERIOR WALL
---	NEW PARTITION WALL
---	NEW MASONRY WALL
---	OBJECT OVERHEAD
---	1-HR FIRE RATING: SEE SHEET A6.00
---	2-HR FIRE RATING: SEE SHEET A6.00
---	NEW FLOOR & FRAMING TO MATCH ADJACENT: SEE STRUCT DWGS
---	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
---	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
100A	DOOR TAG. SEE SCHEDULE: A6.20
A	WINDOW DESIGNATION. SEE A6.30
SFA	STOREFRONT DESIGNATION. SEE A6.10
FR	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
▲	EMERGENCY EGRESS EXIT
SG	OPENING CONTAINS SAFETY GLAZING
X-X	ELEVATION TAG

**PLATTE**  
architecture + design

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

REGISTERED ARCHITECT  
KURT J. PLATTE  
10683

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005      02.25.2022

# A2.14





NEW WORK PLANS & ELEVATIONS # KEYED NOTES	
<b>1. GENERAL</b>	ELEVATIONS AND STOREFRONT TYPES. GYP. BD. RETURN AT JAMB.
<b>2. EXG CONDITIONS</b>	<b>9. FINISHES</b>
2.1. EXG OPENING IN MASONRY WALL. OPENING WILL REMAIN EXPOSED. BRICK JAMB AND LINTELS, IT WILL NOT BE A CASED OPENING. TOOTH IN BRICK AS REQ TO MATCH ADJACENT BRICK.	9.1. FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
2.2. EXG LOOSE HISTORIC MANTLE TO BE RE-INSTALLED IN THIS LOCATION.	9.2. REPAIR & REFINISH EXISTING HARDWOOD FLOORING/SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>3. CONCRETE</b>	9.3. NEW HARDWOOD FLOORING ON EXG SUBFLOOR. SEE FINISH SCHEDULE FOR MORE INFORMATION.
<b>4. MASONRY</b>	9.4. PAINT EXTERIOR WALL. SEE SHEET A8.00 FOR MORE INFORMATION. LINE OF DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS.
4.1. NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL OPENING IS TO BE MADE IN SUCH A WAY THAT IT IS CLEAR IT IS BETWEEN TWO SEPARATE BUILDINGS. OPENING WILL BE EXPOSED BRICK JAMB AND LINTELS, NOT A CASED OPENING. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	<b>10. SPECIALTIES</b>
4.2. EXPOSED BRICK JAMB. TOOTH IN BRICK TO MATCH ADJACENT BRICK.	10.1. LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-C STANDARDS & REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.
4.3. INFILL NON-HISTORIC STOREFRONT OPENING. RECESS 1" FROM FACE OF ADJACENT WALL. SEE DETAILS.	10.2. FIRE EXTINGUISHER/CABINET. SEE LIFE SAFETY PLANS A0.01. SEMI-RECESSED WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
<b>5. METALS</b>	10.3. CLOSETS W/ BLOCKING AT RODS & BRACKETS. TYP. A. ENCLOSED CLOSET- 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O. B. ADJUSTABLE SHELVES ON STANDARD MOUNT.
5.1. NEW 1 1/2" DIA. CONTINUOUS STEEL PIPE HANDRAIL, PAINTED. SEE DETAILS.	<b>21. FIRE SUPPRESSION</b>
5.2. NEW STEEL GUARDRAIL. SEE DETAILS.	21.1. APPROXIMATE LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
5.3. NEW STEEL LINTEL/STRUCTURAL MEMBER PER STRUCTURAL DWGS.	21.2. APPROXIMATE LOCATION OF SPRINKLER RISER/STANDPIPE - COORDINATE W/ FIRE DEPT AND SPRINKLER CONTRACTOR.
5.4. NEW STOREFRONT ELEMENTS TO MATCH EXG ADJACENT STOREFRONT BAYS. SEE EXTERIOR ELEVATIONS AND STOREFRONT TYPES.	21.3. PORTABLE FIRE EXTINGUISHER BELOW SINK IN RESIDENTIAL UNIT.
<b>6. WOOD, PLASTICS, AND COMPOSITES</b>	21.4. PROVIDE 2-HR RATING OF SUPPORTING STRUCTURE ABOVE. SEE FIC ASSEMBLY 'C/A6.01
6.1. NEW INTERIOR WOOD STAIR. SEE DETAILS.	<b>22. PLUMBING</b>
6.2. NEW FLOOR OR ROOF FRAMING (SEE STRUCT DWGS).	22.1. PROVIDE 3/4" O PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. PROVIDE POWER AND ACCESS PANEL IN ATTIC/UPPER FLOOR FOR FUTURE RADON FAN.
6.3. NEW STRUCTURAL REINFORCING PER STRUCTURAL DWGS.	22.2. PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
6.4. REPAIR/REFINISH EXG HISTORIC WOOD STAIR AND HANDRAIL. SEE DETAILS AND STRUCTURAL DWGS.	<b>23. HEATING, VENTILATING, AND AIR CONDITIONING</b>
6.5. WALL TO BE WALL TYPE "1", BUT FLAT FRAMED.	23.1. NEW MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. ROOF <3'-12" INSTALL C.U. ON SOUND ISOLATING PADS.
6.6. INFILL EXG OPG IN MASONRY WALL WITH FRAMING AND GYP. BD. EXG HISTORIC MANTLE TO BE RETAINED AND REPAINTED.	23.2. WALL CAVITY FOR FUTURE EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
6.7. NOT USED.	23.3. TRANSFER GRILLE ABOVE/ADJACENT TO DOOR. SEE MECHANICAL DWGS FOR MORE INFORMATION AND SIZING.
6.8. EXG HISTORIC TRIM/WAINSCOT TO BE RE-INSTALLED IN THIS LOCATION OVER NEW FURRING. SEE FINISH SCHEDULE FOR FINISH INFORMATION.	23.4. SHAFT BELOW SHOWN DASHED. PROVIDE TEMP. ROOFING.
6.9. NOT USED.	<b>26. ELECTRICAL</b>
6.10. NEW POST PER STRUCTURAL. SEE FIRE RATING DETAILS A5.01	26.1. ELECTRIC PANEL RECESSED IN WALL W/ 30"V X 36" CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL. SEE ELECTRICAL DWGS.
<b>7. THERMAL AND MOISTURE PROTECTION</b>	26.2. INSTALL A RECESSED BOX WITH COVER PLATE FOR FUTURE EXTERIOR LIGHTING IN THIS LOCATION. PAINT TO MATCH ADJACENT MASONRY.
7.1. NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.	26.3. ENTRY SECURITY SYSTEM FOB READER. RECESSED ENTRY SECURITY SYSTEM INTERCOM/CALL BOX.
7.2. RE-LINE EXG HISTORIC BOX GUTTER.	<b>32. EXTERIOR IMPROVEMENTS</b>
7.3. NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.	32.1. NEW FABRIC ON EXG AWNING. COORDINATE COLOR WITH OWNER/ARCHITECT.
7.4. NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.	32.2. RE-INSTALL/RE-MOUNT EXG WINDOW FLOWER BOXES & WINDOW BOX WATER LINES. PAINT WATER LINES TO MATCH EXG ADJ EXTERIOR MASONRY.
7.5. NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.	
7.6. NEW ATTIC/ROOF BOX VENT. COORDINATE LOCATION WITH OTHER ROOF PENETRATIONS.	
7.7. NEW ALUM CAP @ EXG CHIMNEY, TYP. @ ALL EXG CHIMNEYS, U.N.O.	
7.8. NEW SHINGLE ROOF W/ STEP & KICKOUT FLASHING. PROVIDE CONTINUOUS ICE & WATER SHIELD AT LOWER 4 FT. ADJ. TO BOX GUTTER.	
7.9. NEW ROOF TO WALL FLASHING.	
7.10. NEW EDGE FLASHING/RAKE BD. TO MATCH EXG. SEE ELEVATIONS.	
7.11. DOWNSPOUT TO BE ROUTED THROUGH BUILDING PER PLUMBING DRAWINGS.	
<b>8. OPENINGS</b>	
8.1. NEW ALUMINUM CLAD WINDOW INSTALLED IN EXG OPENING. SEE WINDOW TYPES FOR MORE INFORMATION.	
8.2. NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR	

NEW WORK PLANS GRAPHIC KEY:	
#	PARTITION TYPE: SEE SHEET A6.00
#	KEYNOTE
---	EXISTING EXTERIOR/BEARING WALL
---	EXISTING INTERIOR WALL
---	NEW PARTITION WALL
---	NEW MASONRY WALL
---	OBJECT OVERHEAD
---	1-HR FIRE RATING: SEE SHEET A6.00
---	2-HR FIRE RATING: SEE SHEET A6.00
---	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS
---	NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01
---	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
100A	DOOR TAG. SEE SCHEDULE: A6.20
A	WINDOW DESIGNATION. SEE A6.30
SFA	STOREFRONT DESIGNATION. SEE A6.10
FR	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
▲	EMERGENCY EGRESS EXIT
SG	OPENING CONTAINS SAFETY GLAZING
X-X	ELEVATION TAG

# PLATTE

architecture + design

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

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

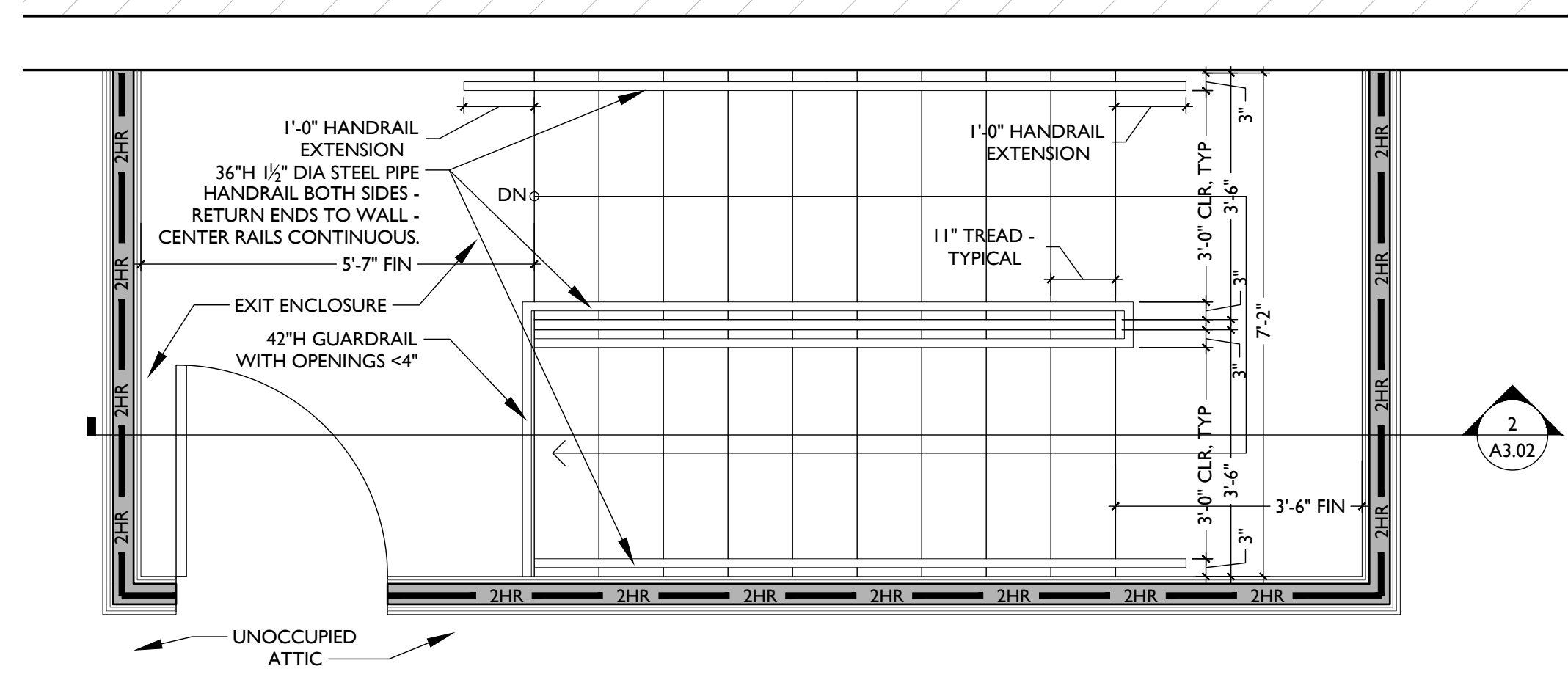
Design Team:  
MR. TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

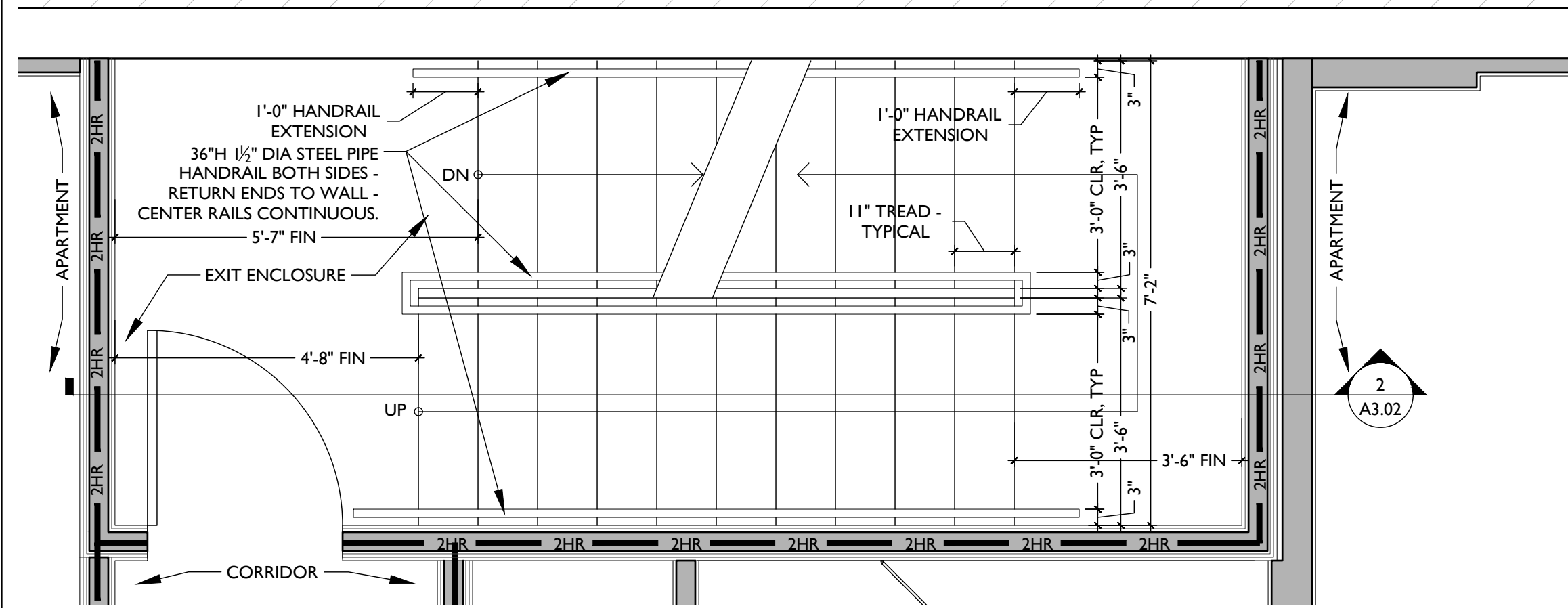
Job No: 22005 02.25.2022

## A2.15

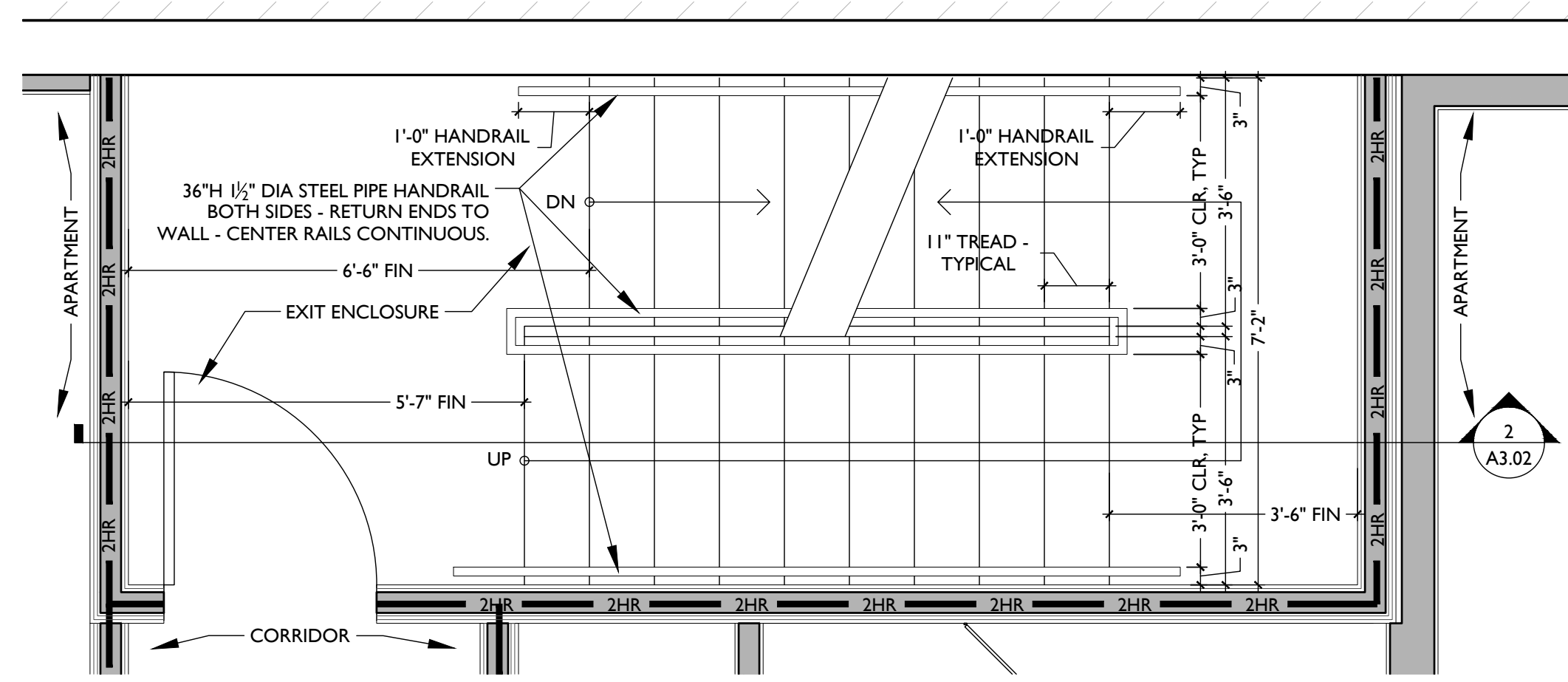




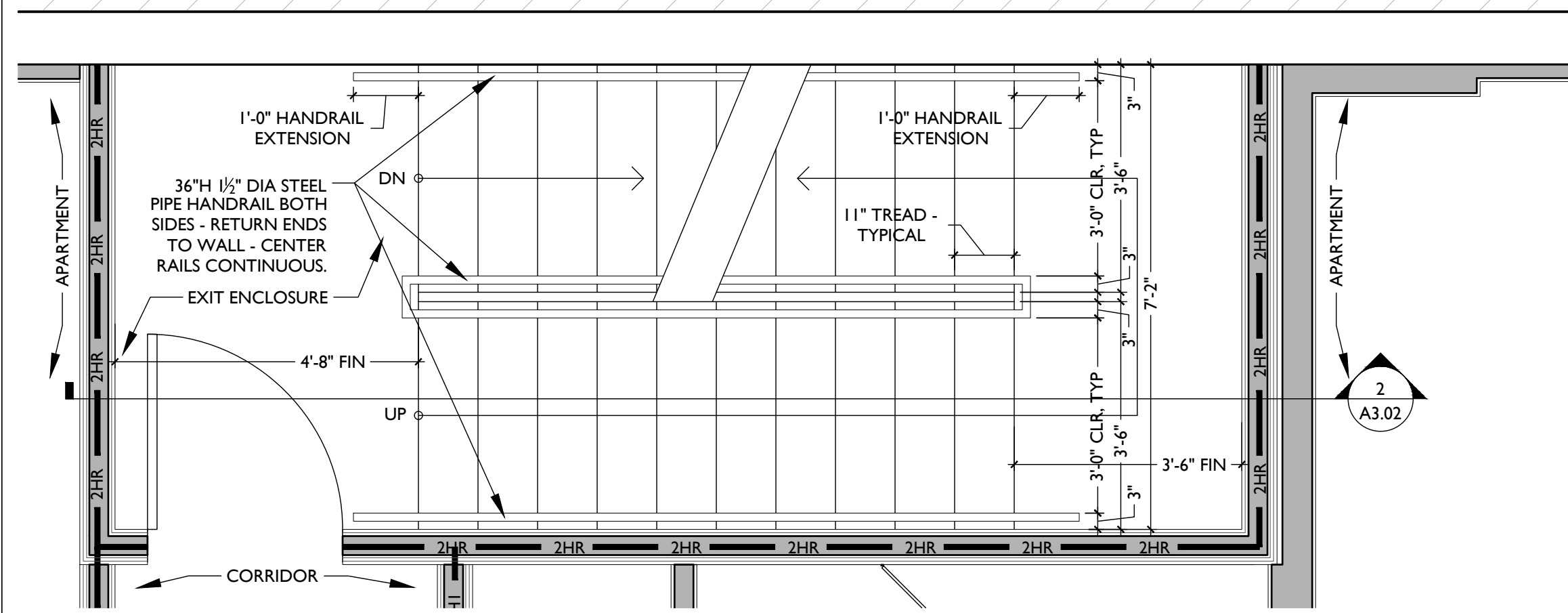
ENLARGED ATTIC PLAN 5



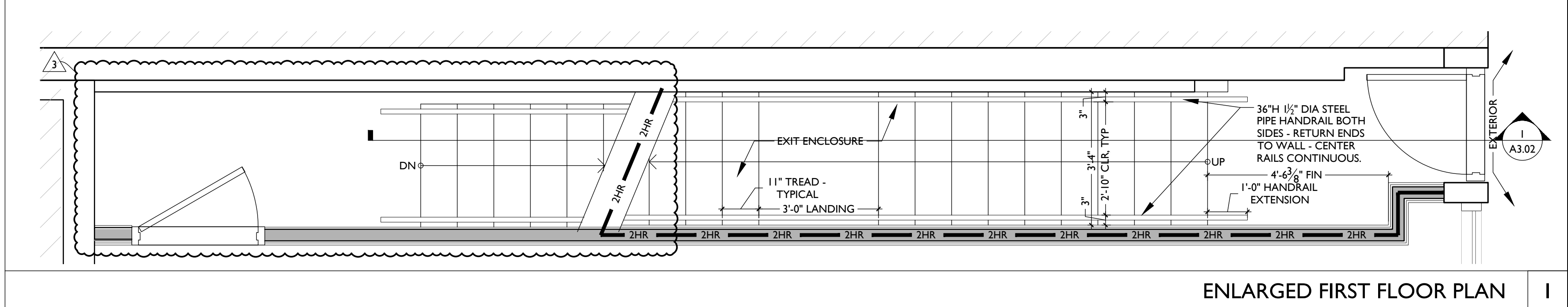
ENLARGED THIRD FLOOR PLAN 3



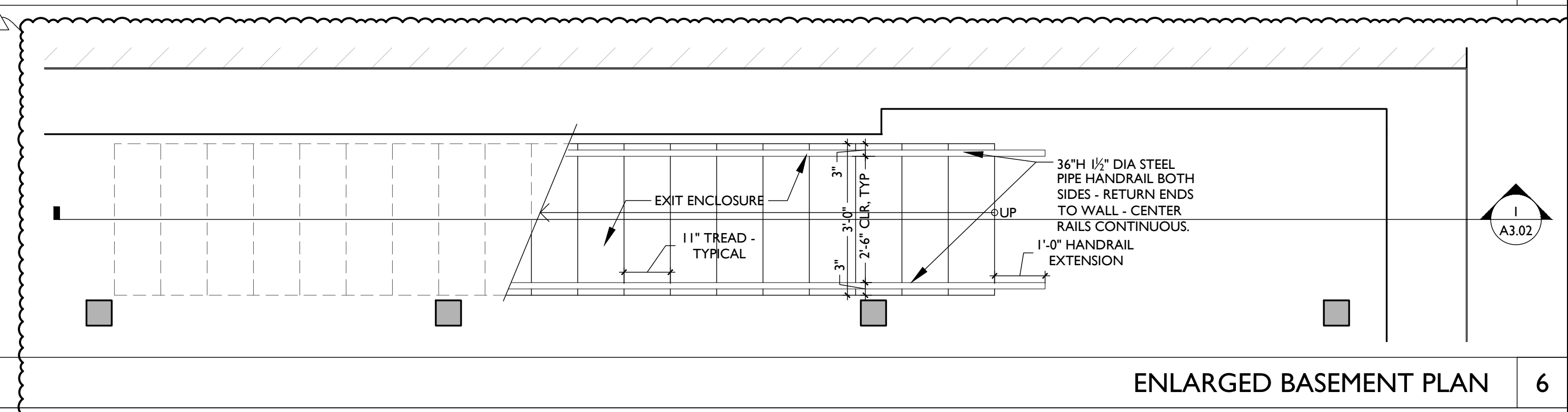
ENLARGED FOURTH FLOOR PLAN 4



ENLARGED SECOND FLOOR PLAN 2



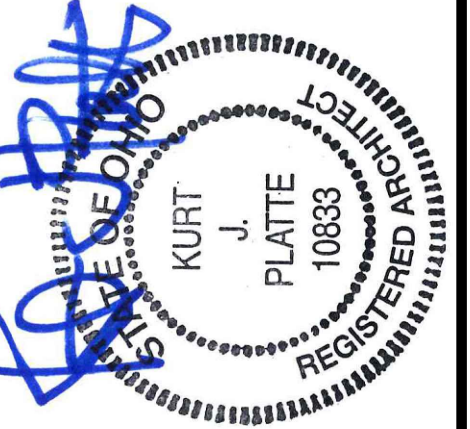
ENLARGED FIRST FLOOR PLAN 1



ENLARGED BASEMENT PLAN 6

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

EAST STAIR



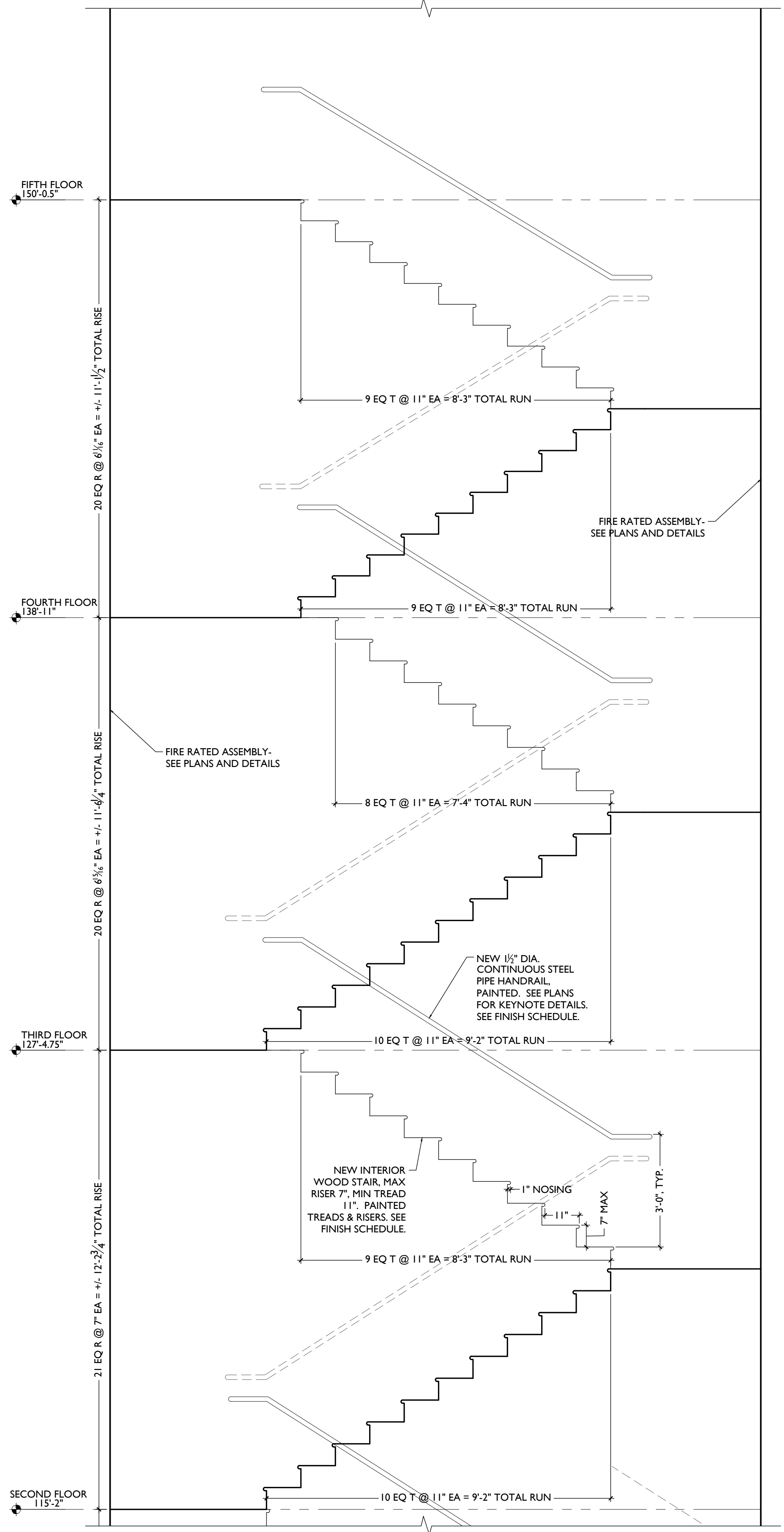
Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.26.2022 - PERMIT REV 1  
 06.15.2022 - PERMIT REV 2  
 08.19.2023 - ENG CHANGE 1

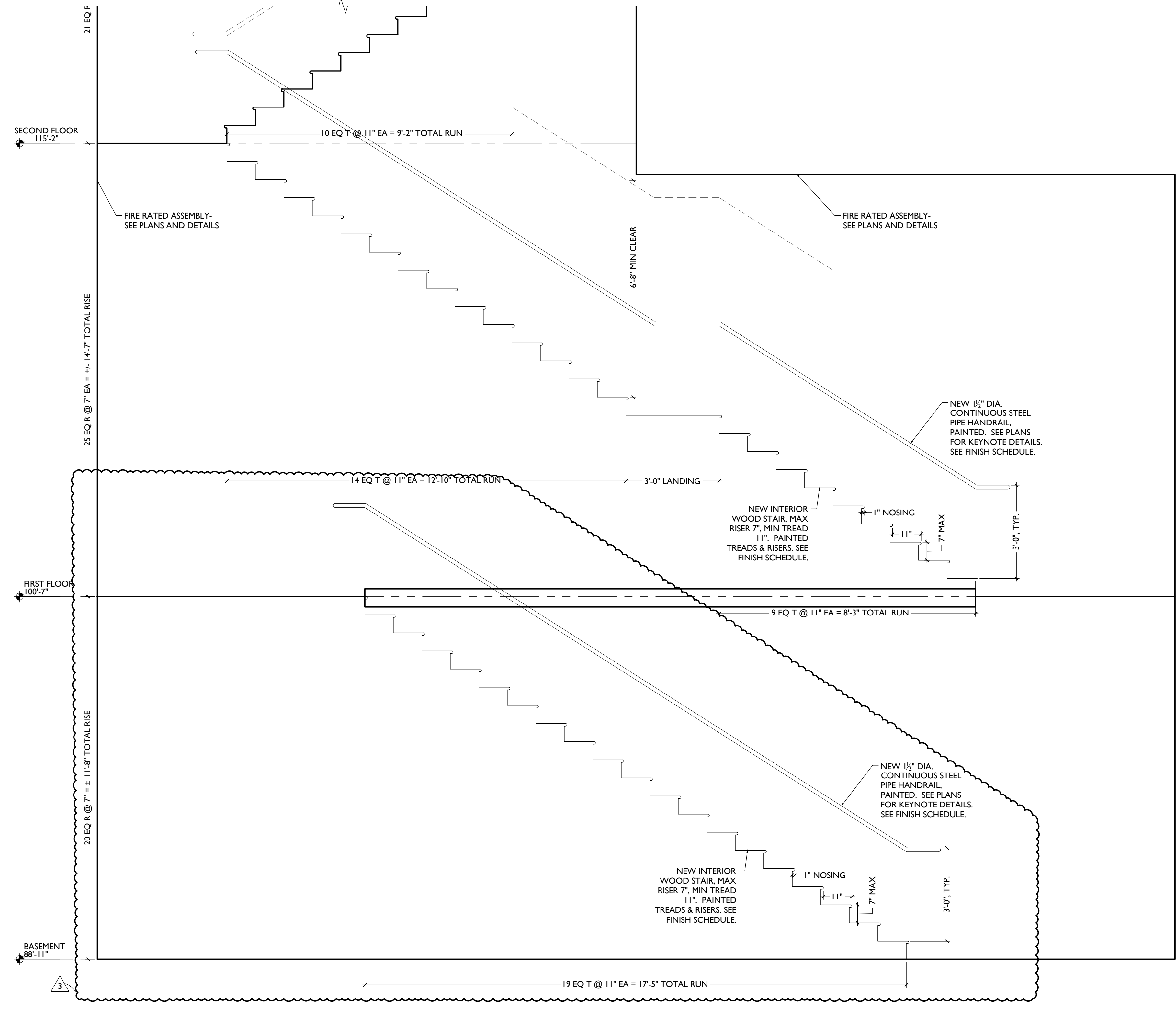
Design Team:  
 MR, TB, SQ, MR  
 Drawn by:  
 TB, MR

Job No: 22005 02.25.2022

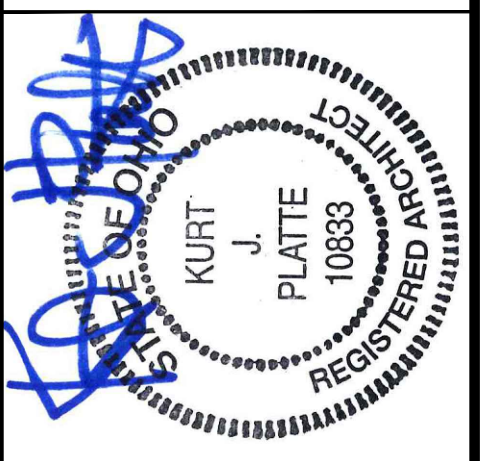




SCALE: 1/2" = 1'-0" SECTION "A" - SECOND FLOOR THROUGH ATTIC 2



SCALE: 1/2" = 1'-0" SECTION "A" - BASEMENT THROUGH FIRST FLOOR EAST STAIR 1



Progress Dates  
08.15.2022 - BID SET

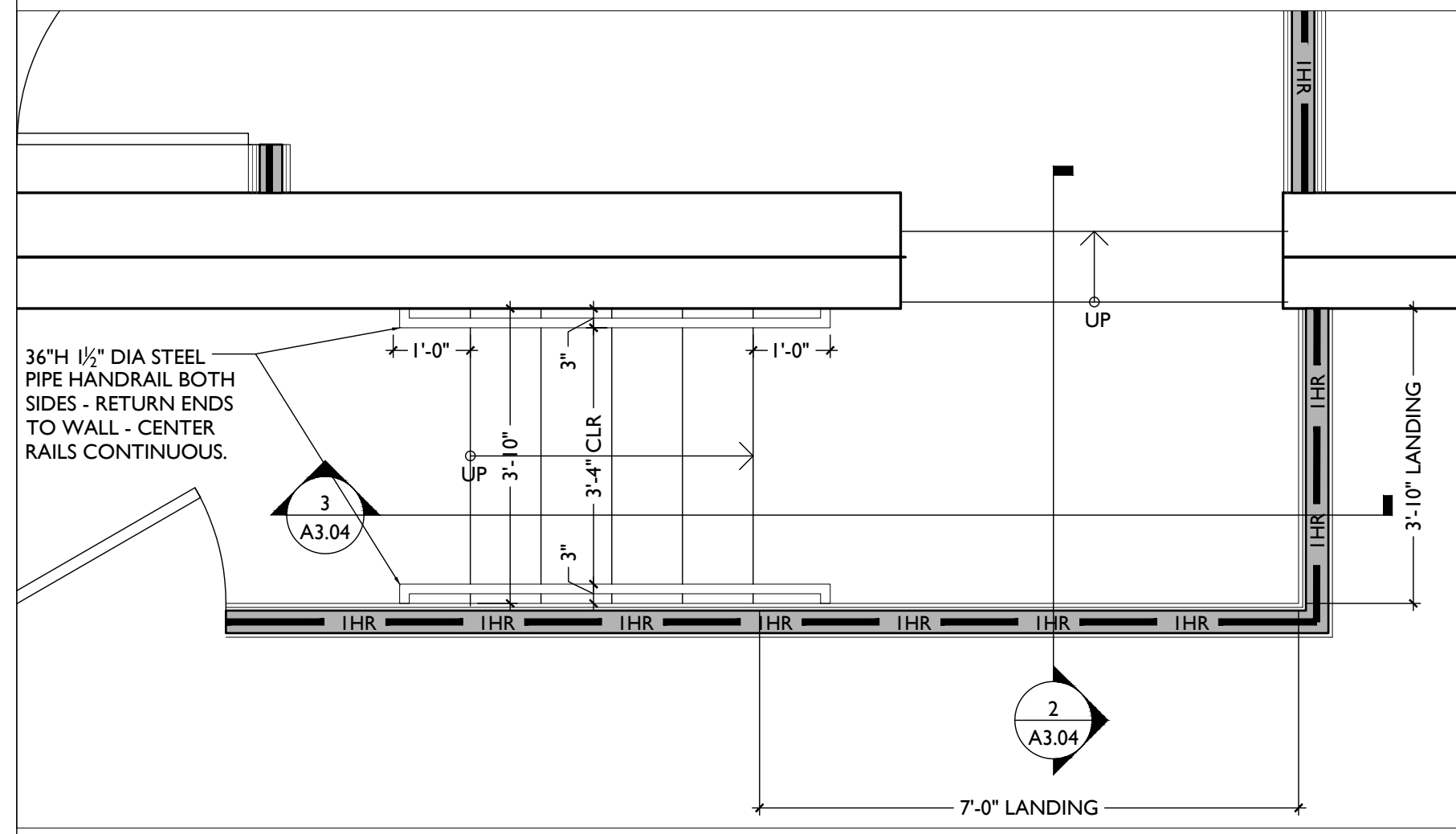
Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

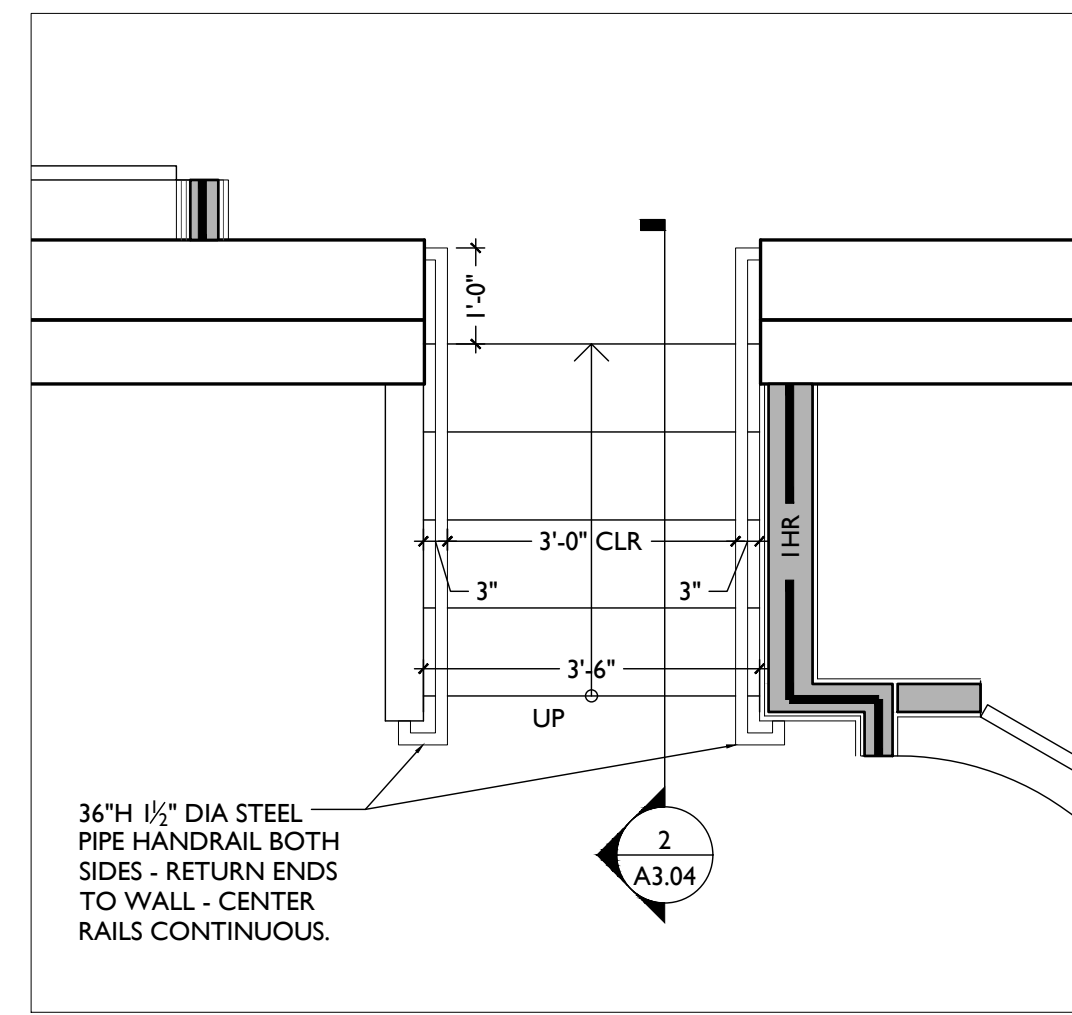
PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

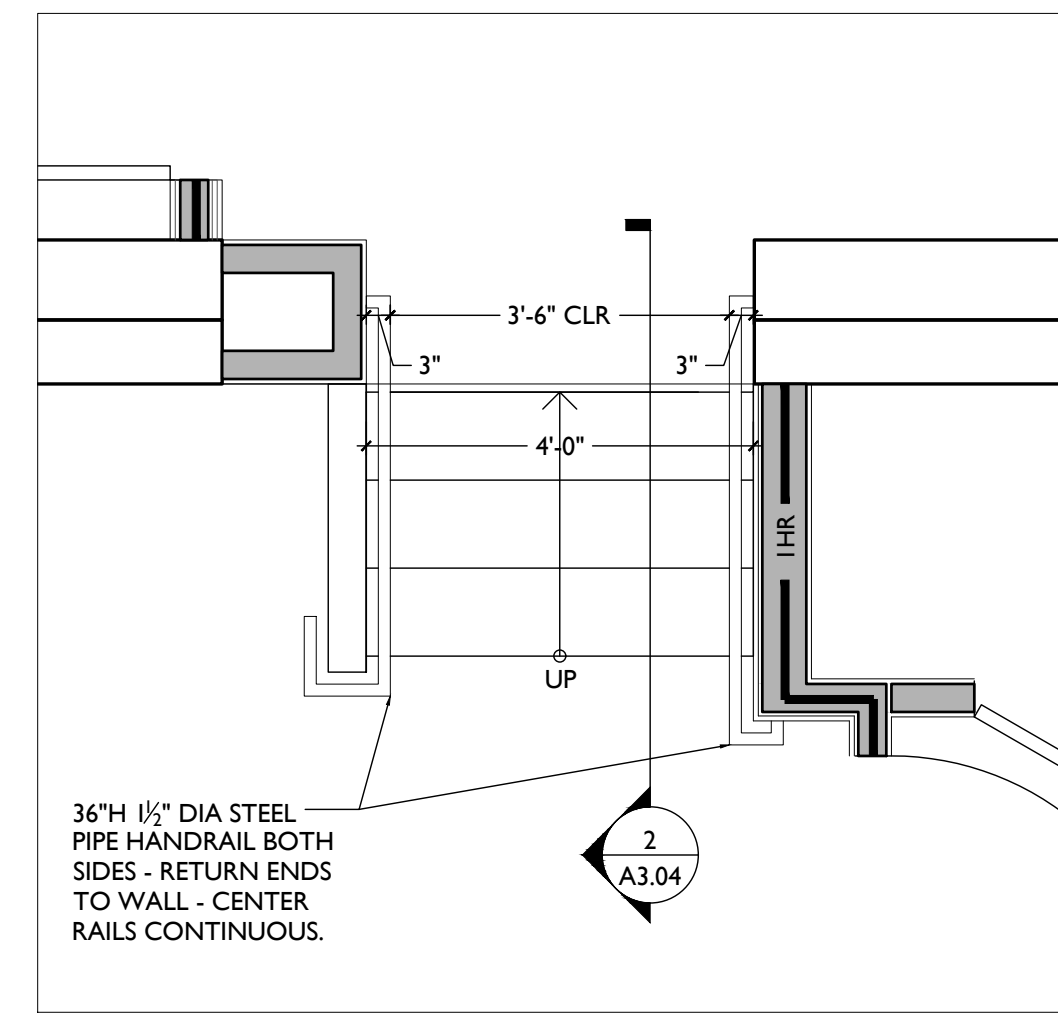




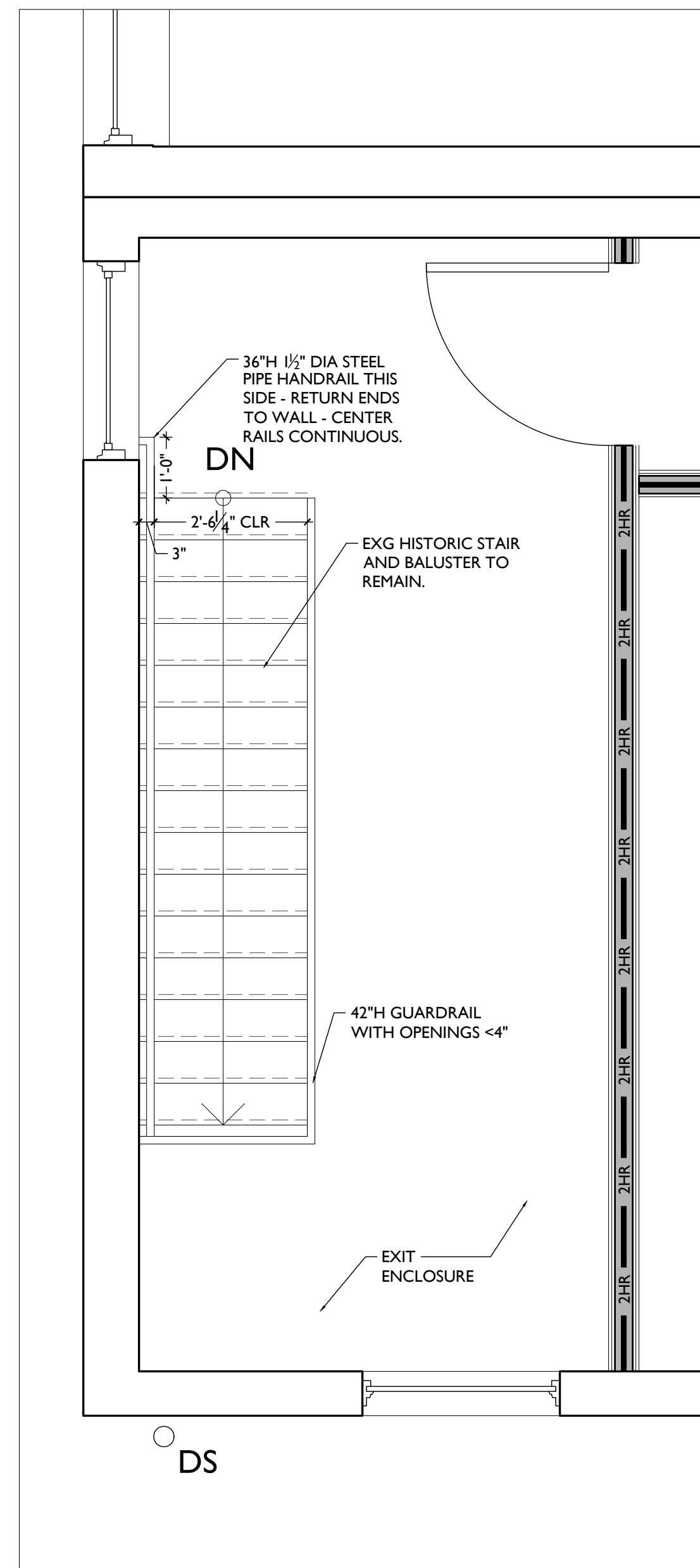
ENLARGED FOURTH FLOOR PLAN 4B



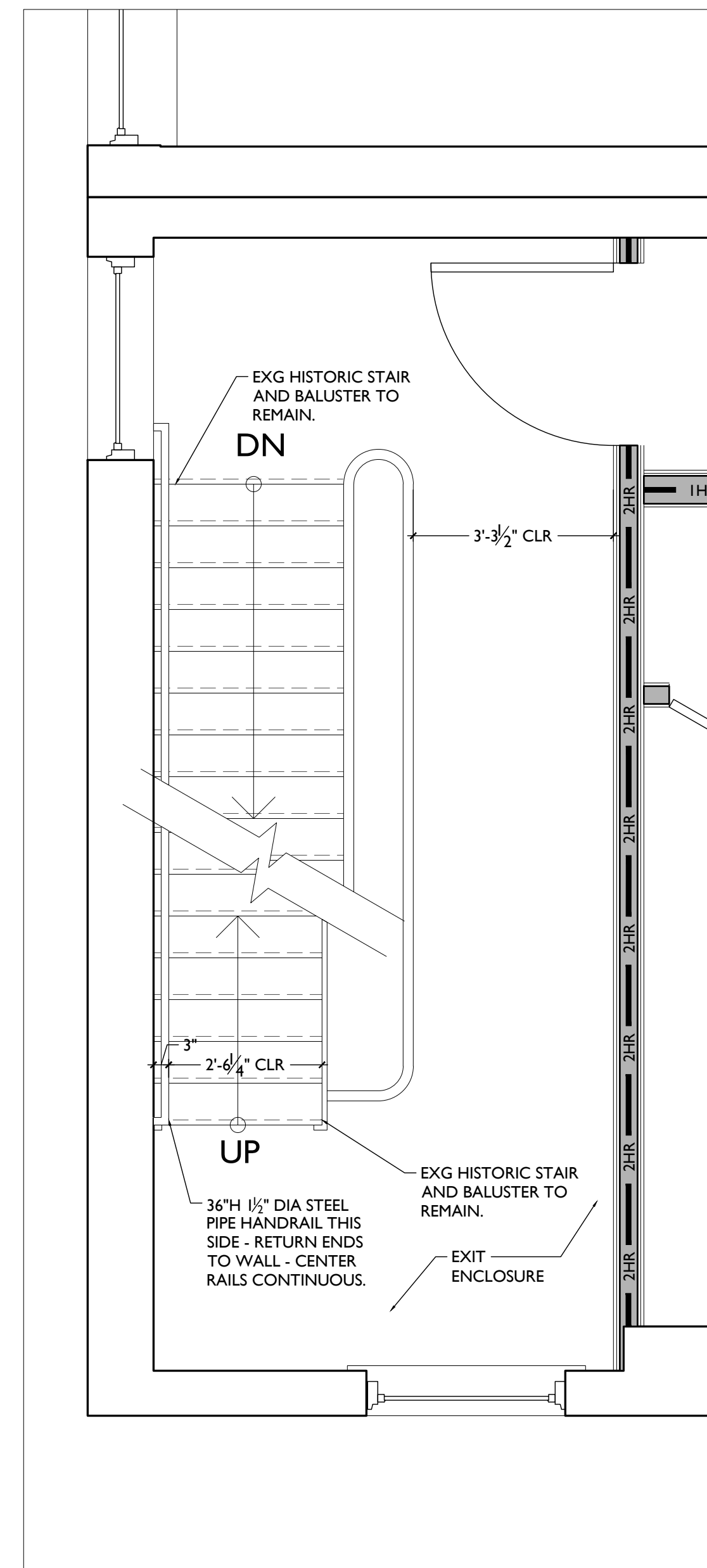
ENLARGED THIRD FLOOR PLAN 3B



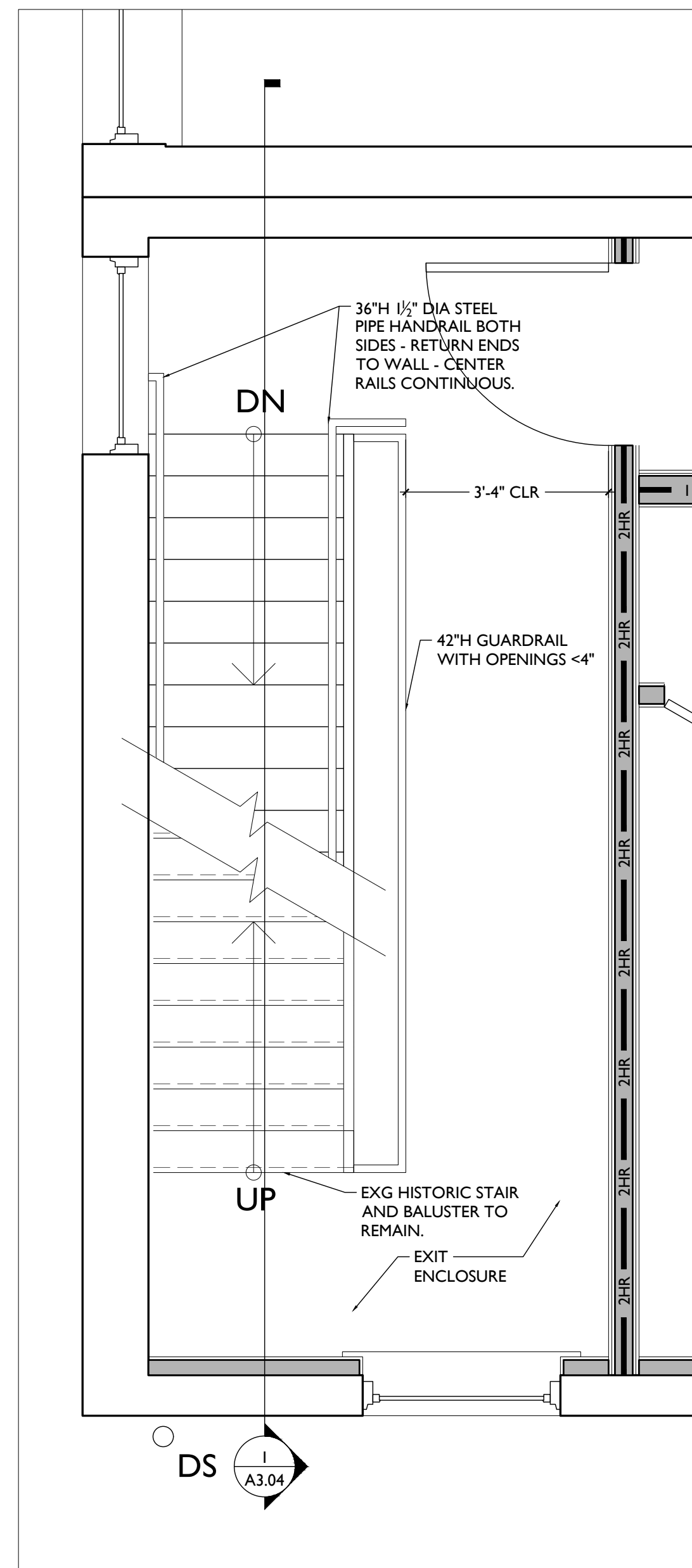
ENLARGED SECOND FLOOR PLAN 2B



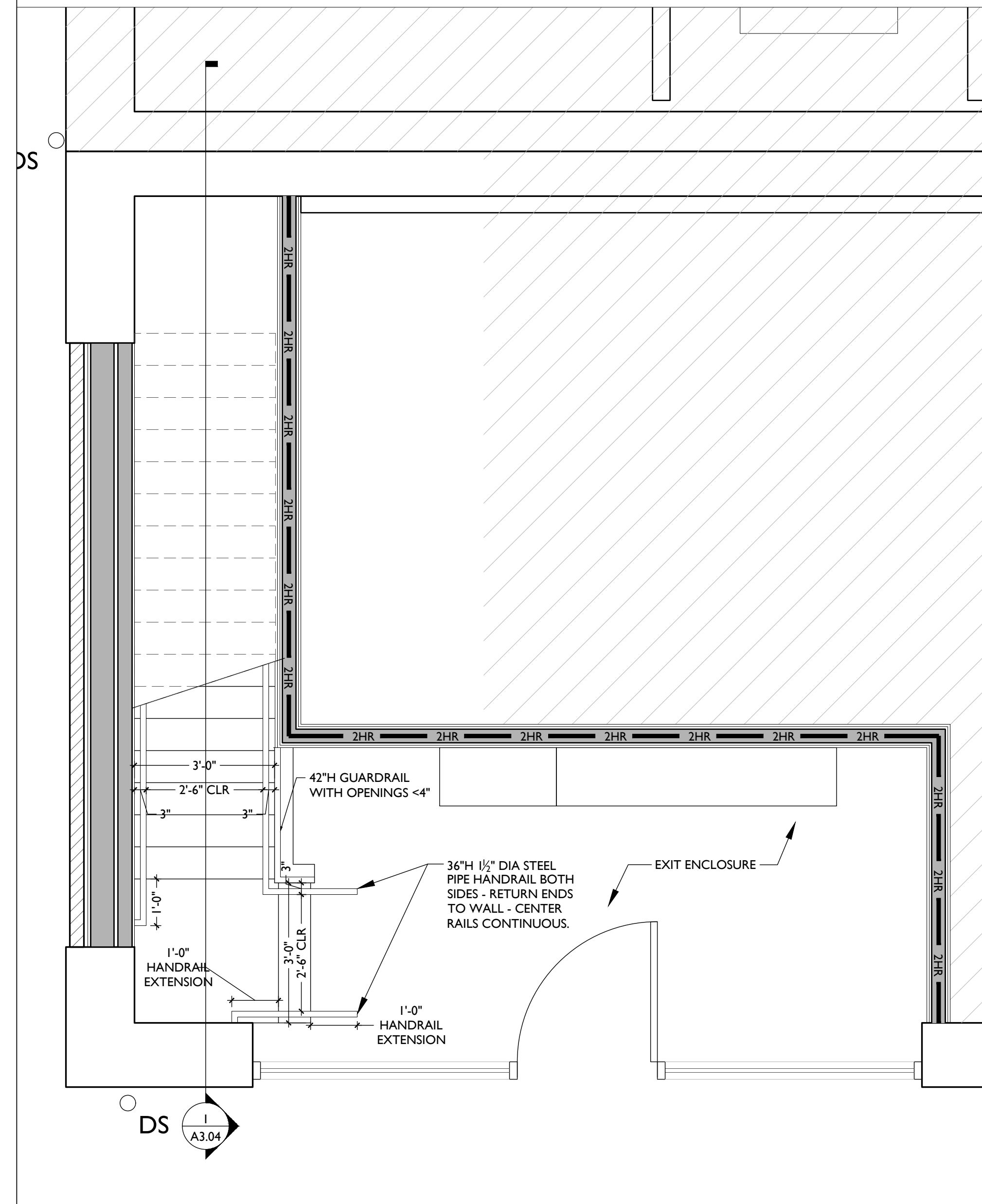
ENLARGED FOURTH FLOOR PLAN 4A



ENLARGED THIRD FLOOR PLAN 3A



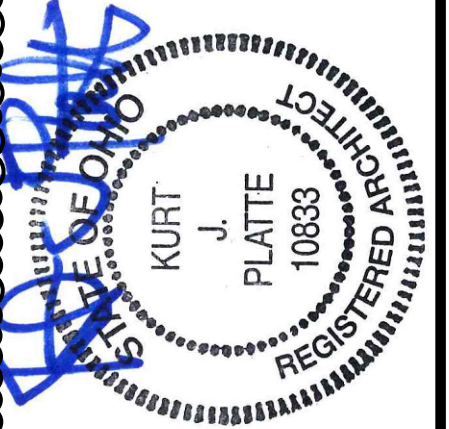
ENLARGED SECOND FLOOR PLAN 2A



ENLARGED FIRST FLOOR PLAN 1

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

WEST STAIR



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

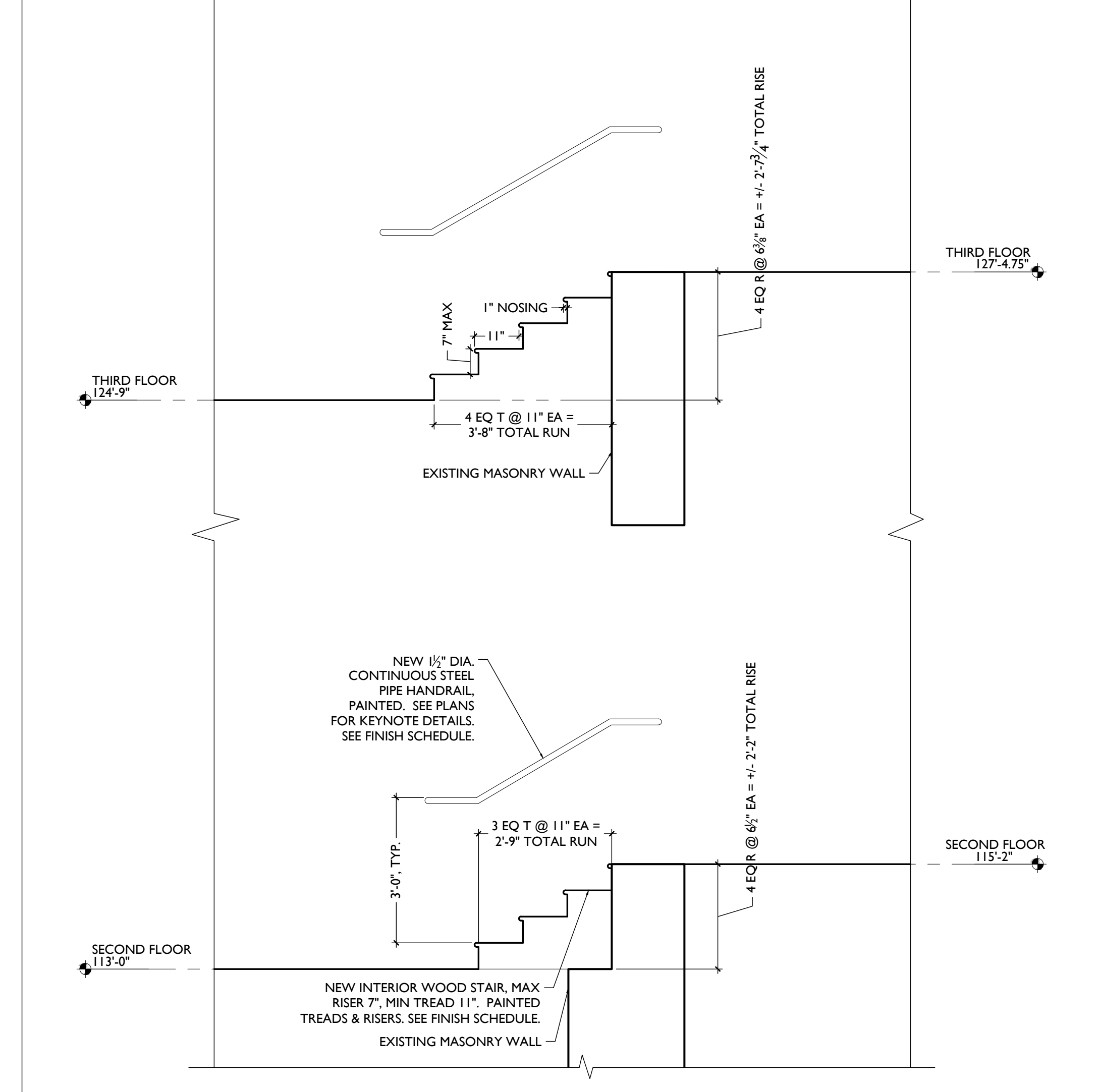
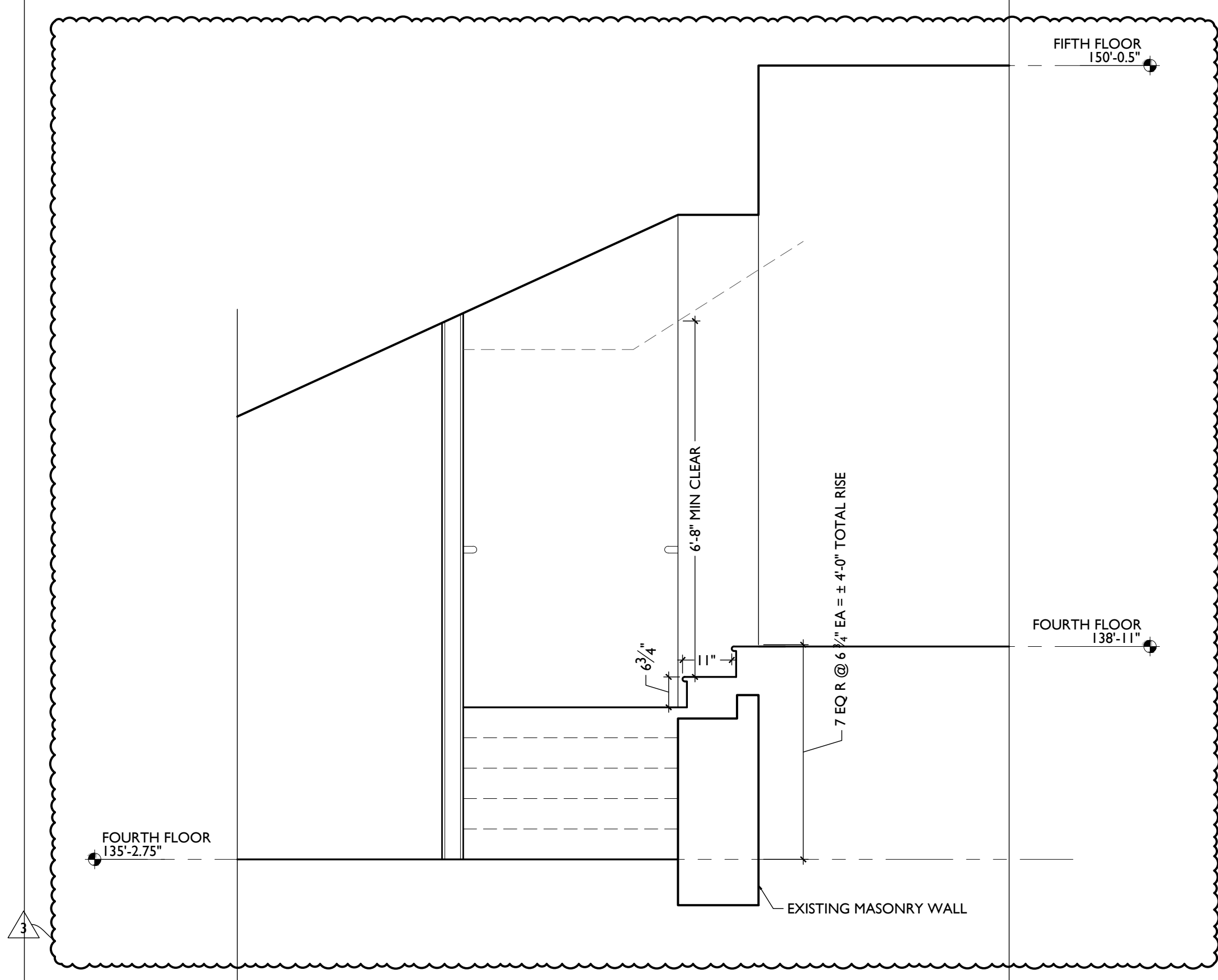
Job No: 22005 02.25.2022

**A3.03**

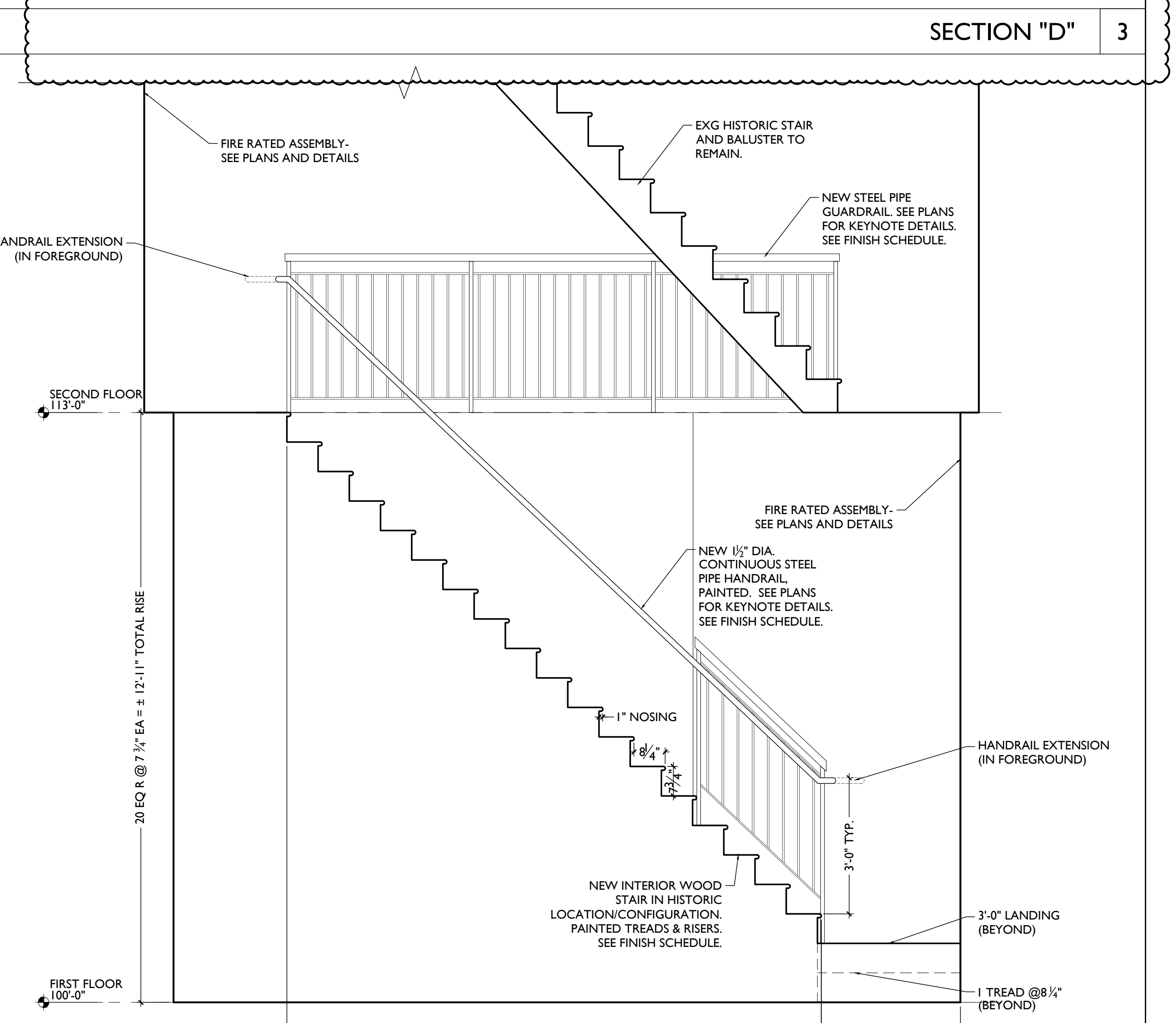
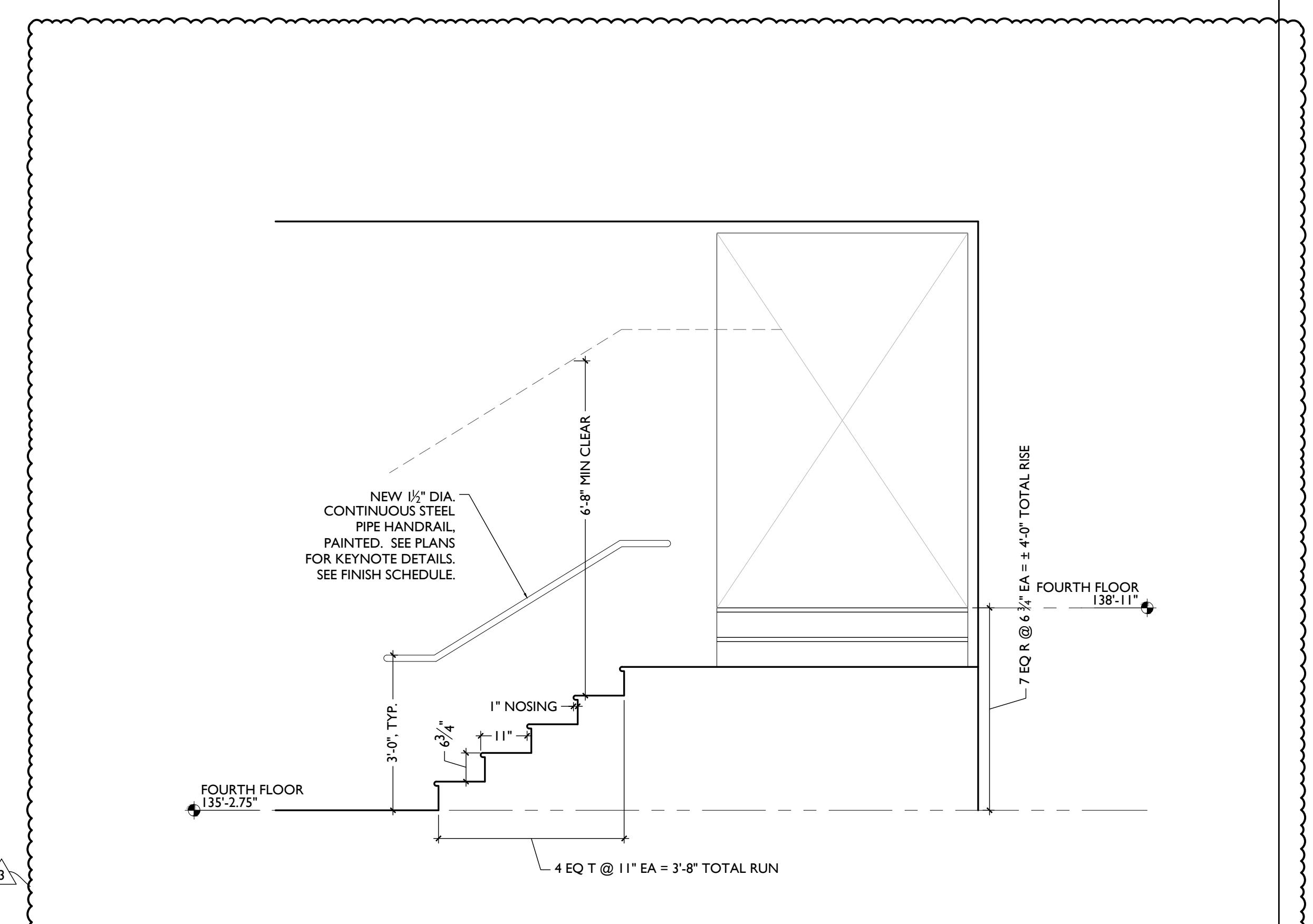
**PLATTE**  
architecture + design

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





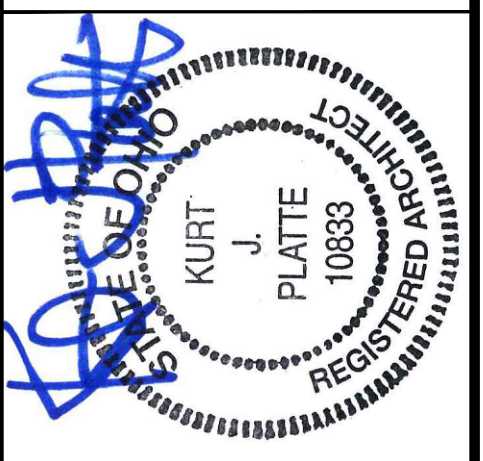
SECTION "C" 2



SECTION "B" 1

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

WEST STAIR



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

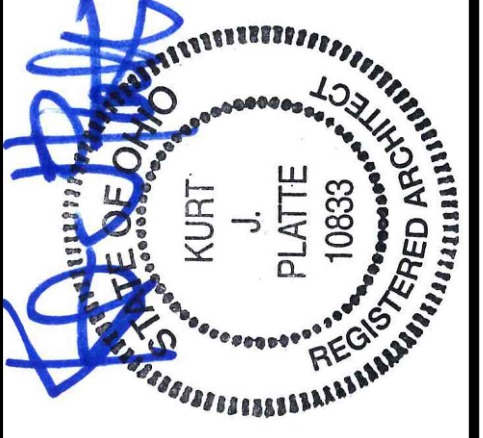
Job No: 22005 02.25.2022

**A3.04**

**PLATTE**  
architecture + design

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





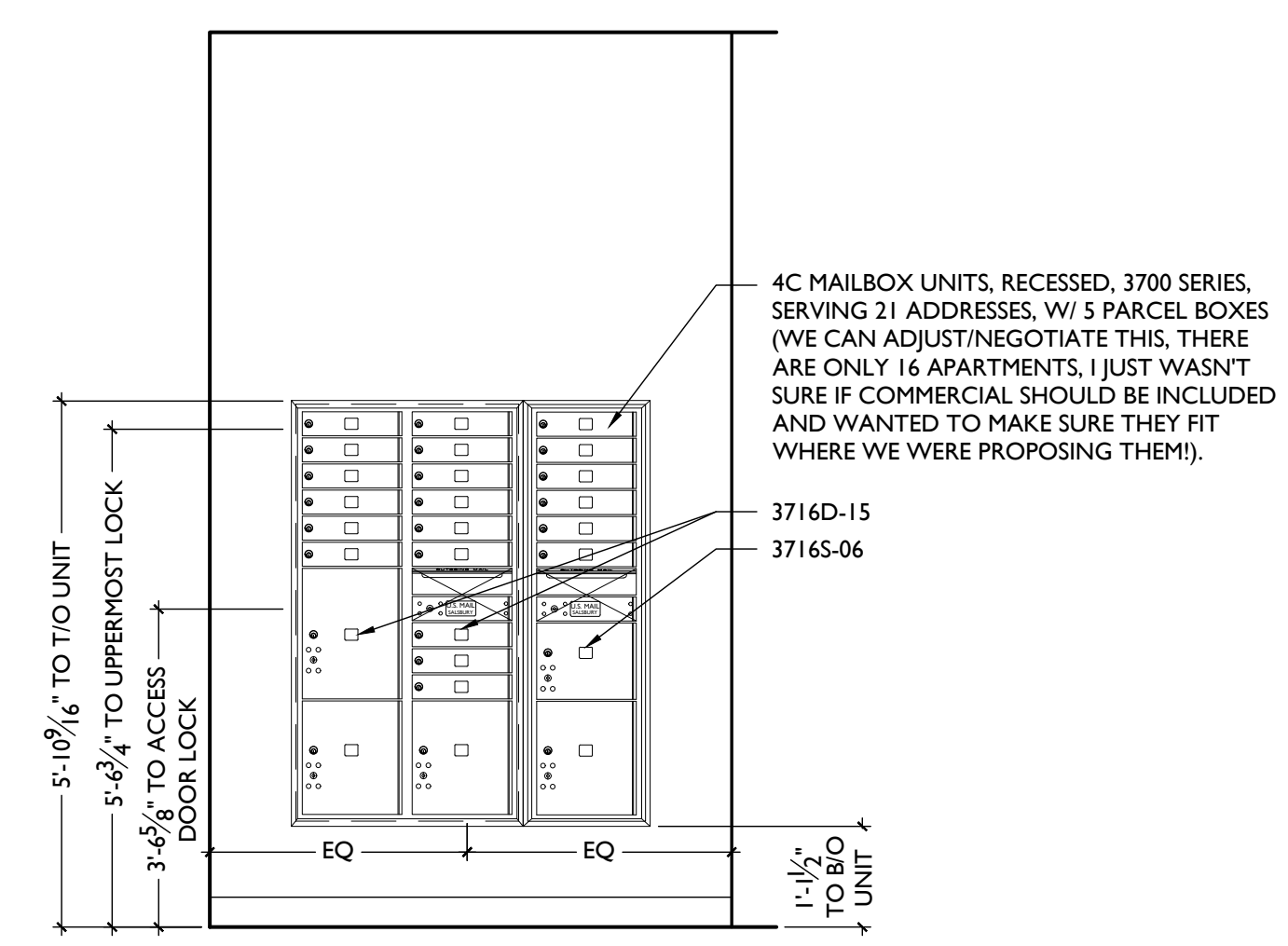
Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.26.2022 - PERMIT REV 1  
 06.15.2022 - PERMIT REV 2  
 08.19.2023 - ENG CHANGE 1

Design Team:  
 MR, TB, SQ, MR  
 Drawn by:  
 TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
 116 W. ELDER STREET**  
 FINDLAY EXCHANGE  
 CINCINNATI, OH 45202

Job No: 22005 02.25.2022

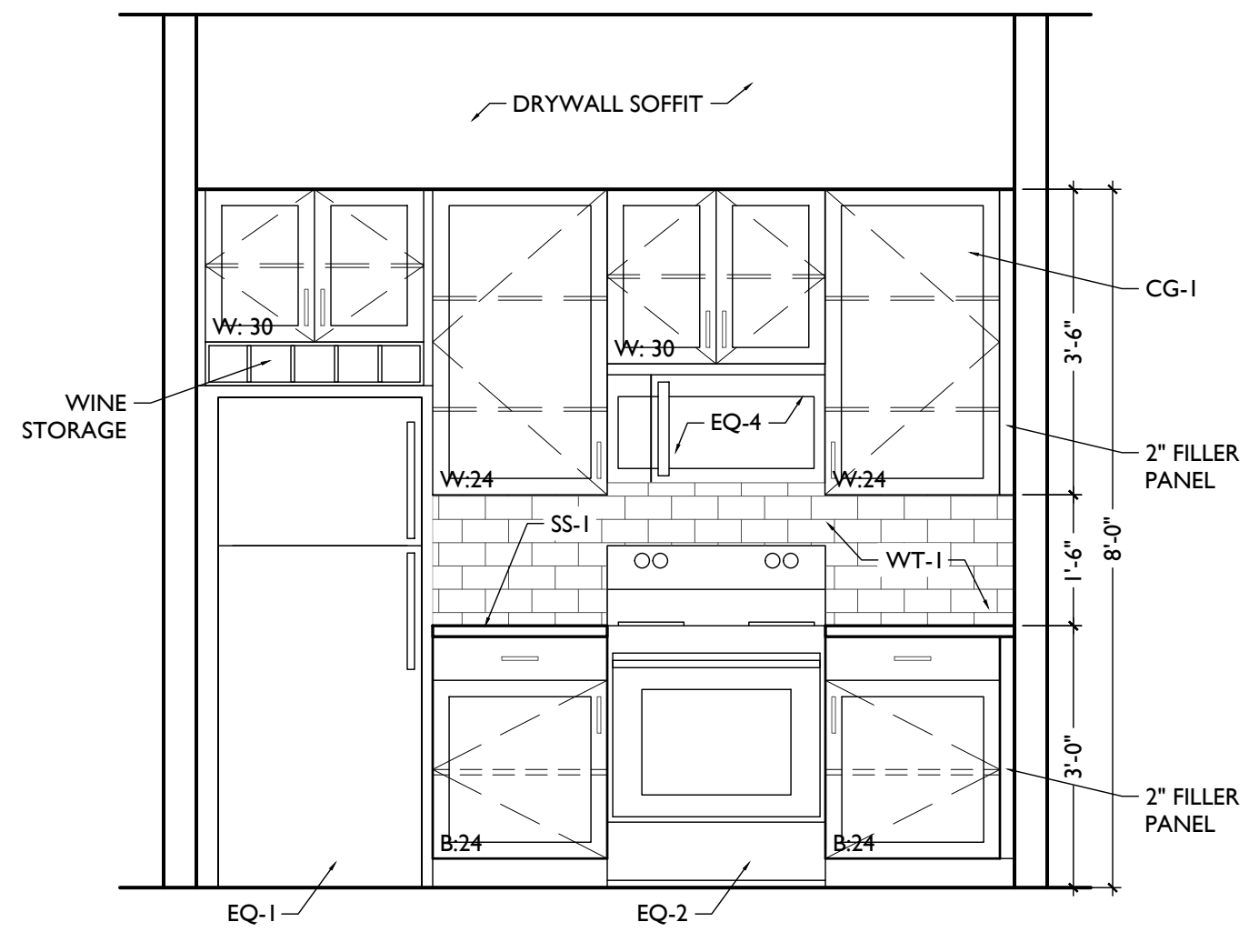


MAILBOXES | 1

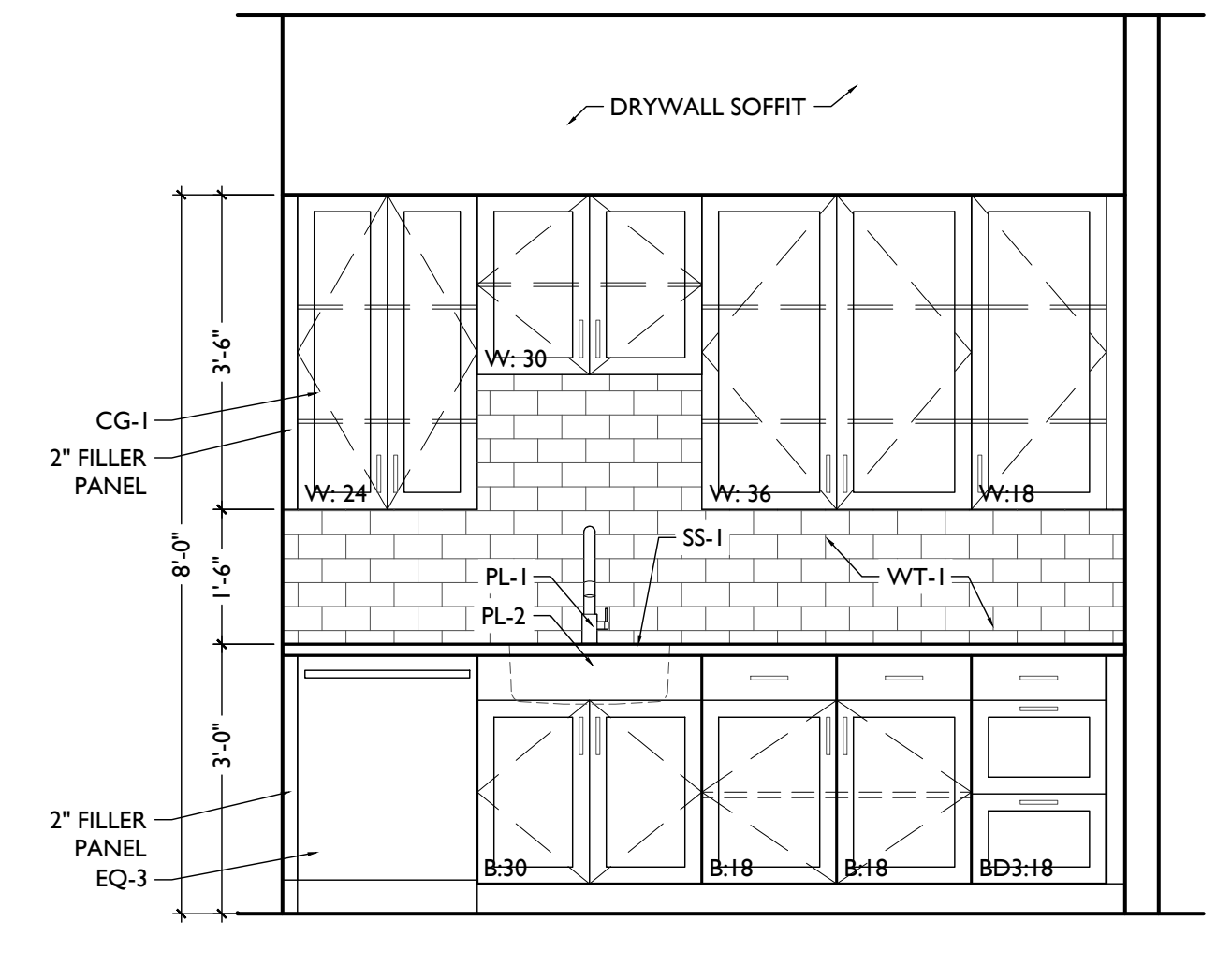
SCALE: 1/2" = 1'-0"

COMMERCIAL INTERIOR ELEVATIONS

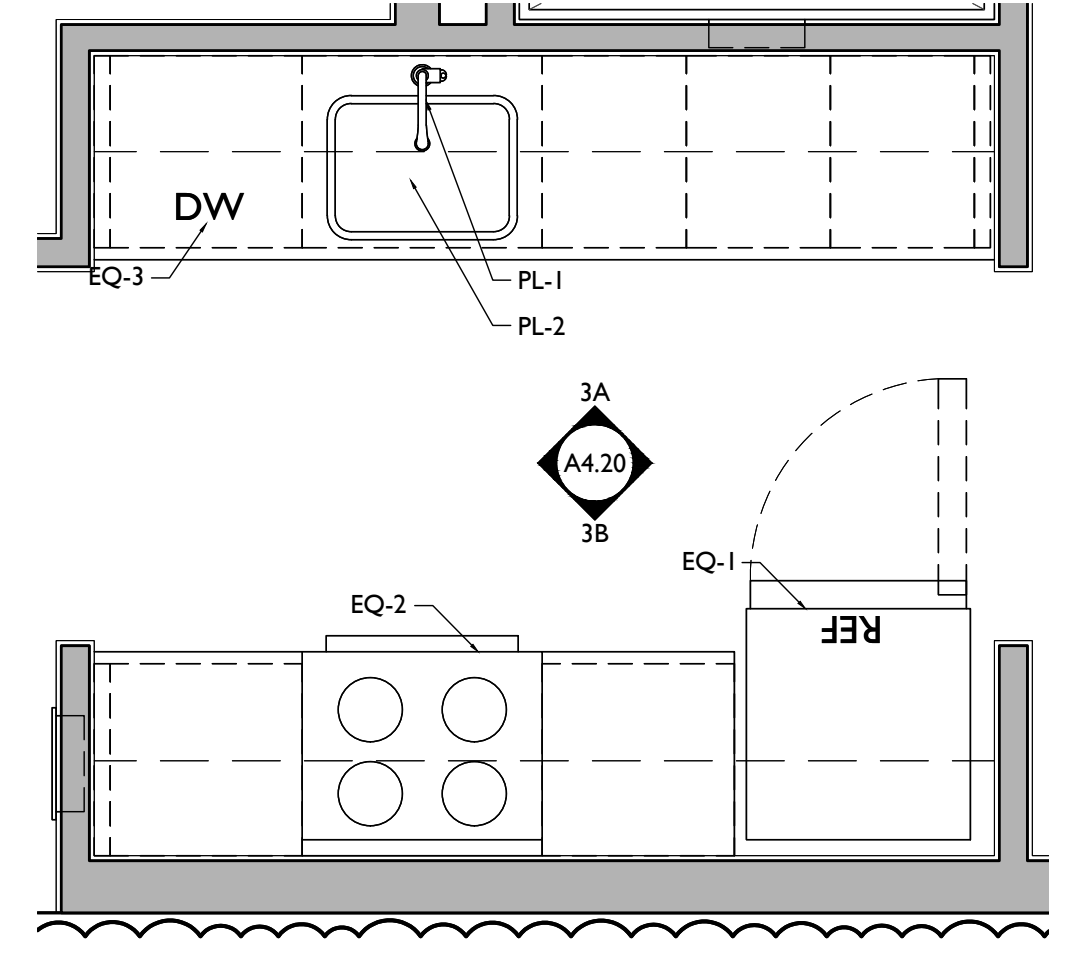




ELEVATION 3B



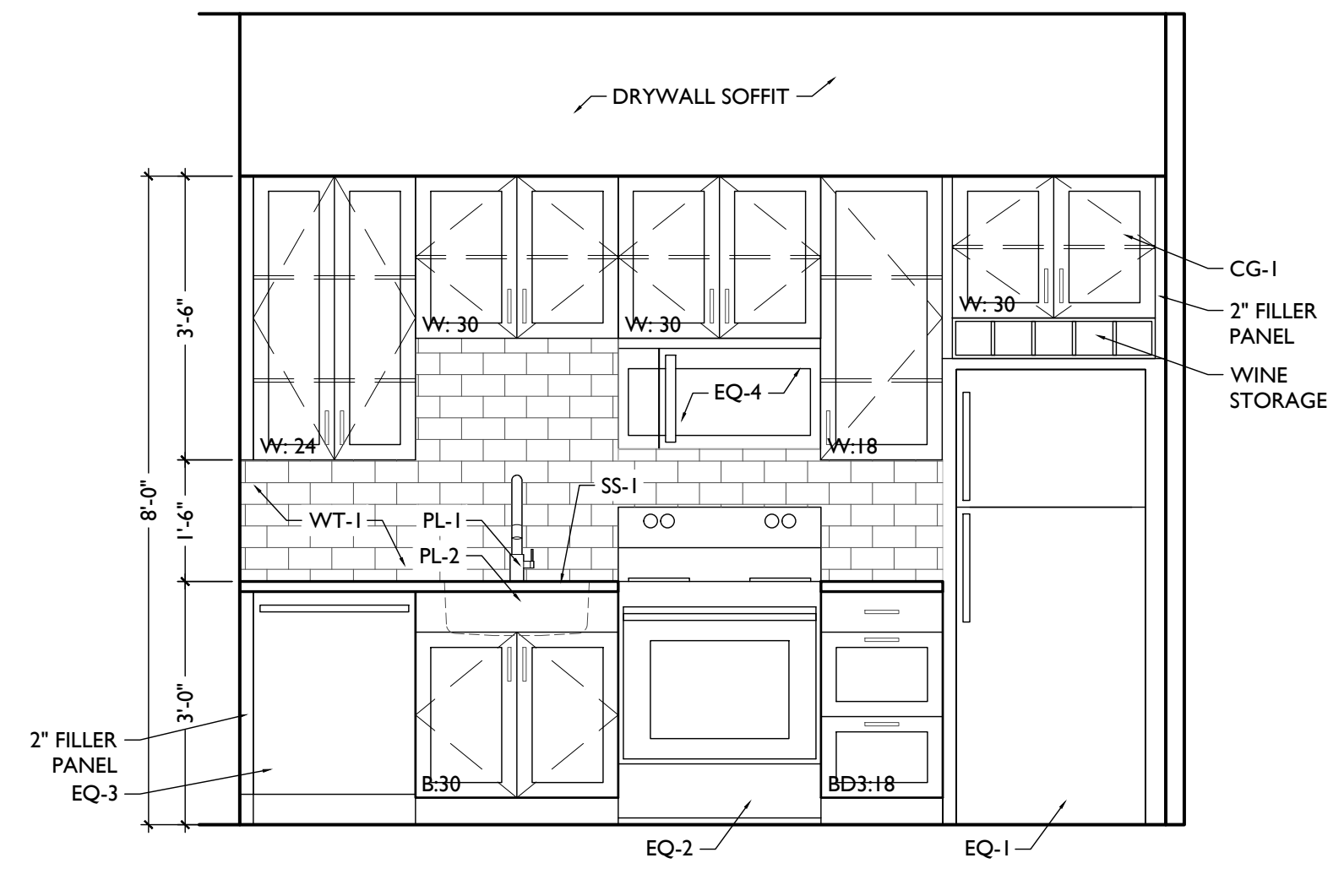
ELEVATION 3A



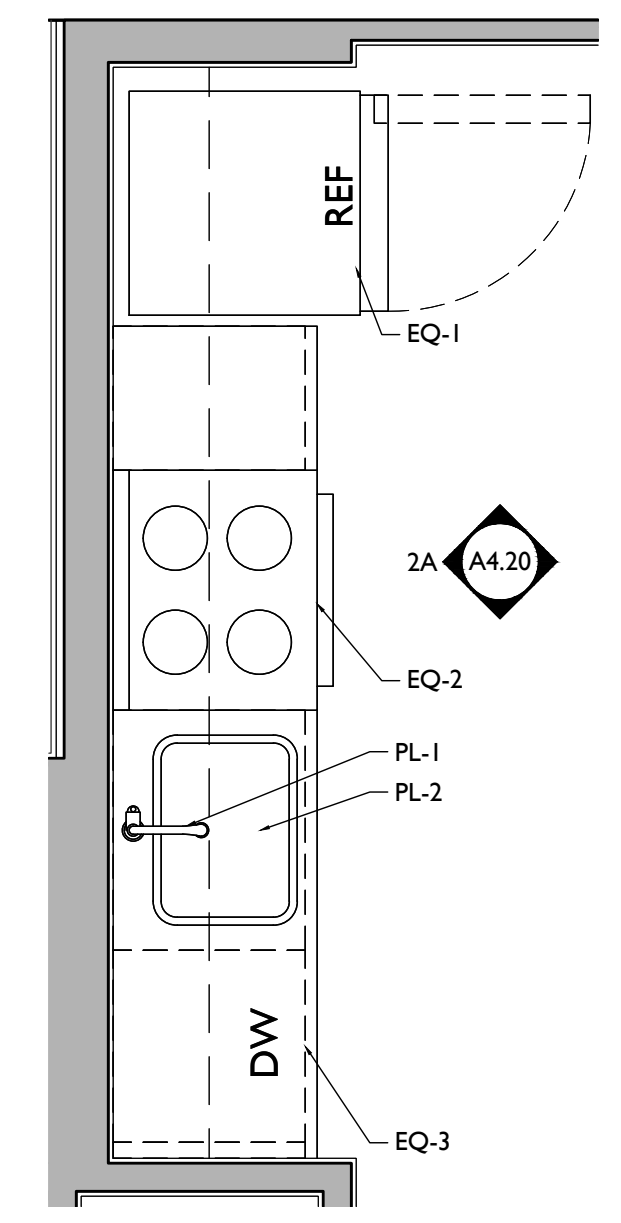
ENLARGED PLAN 3

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

ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNITS 203, 303 & 403



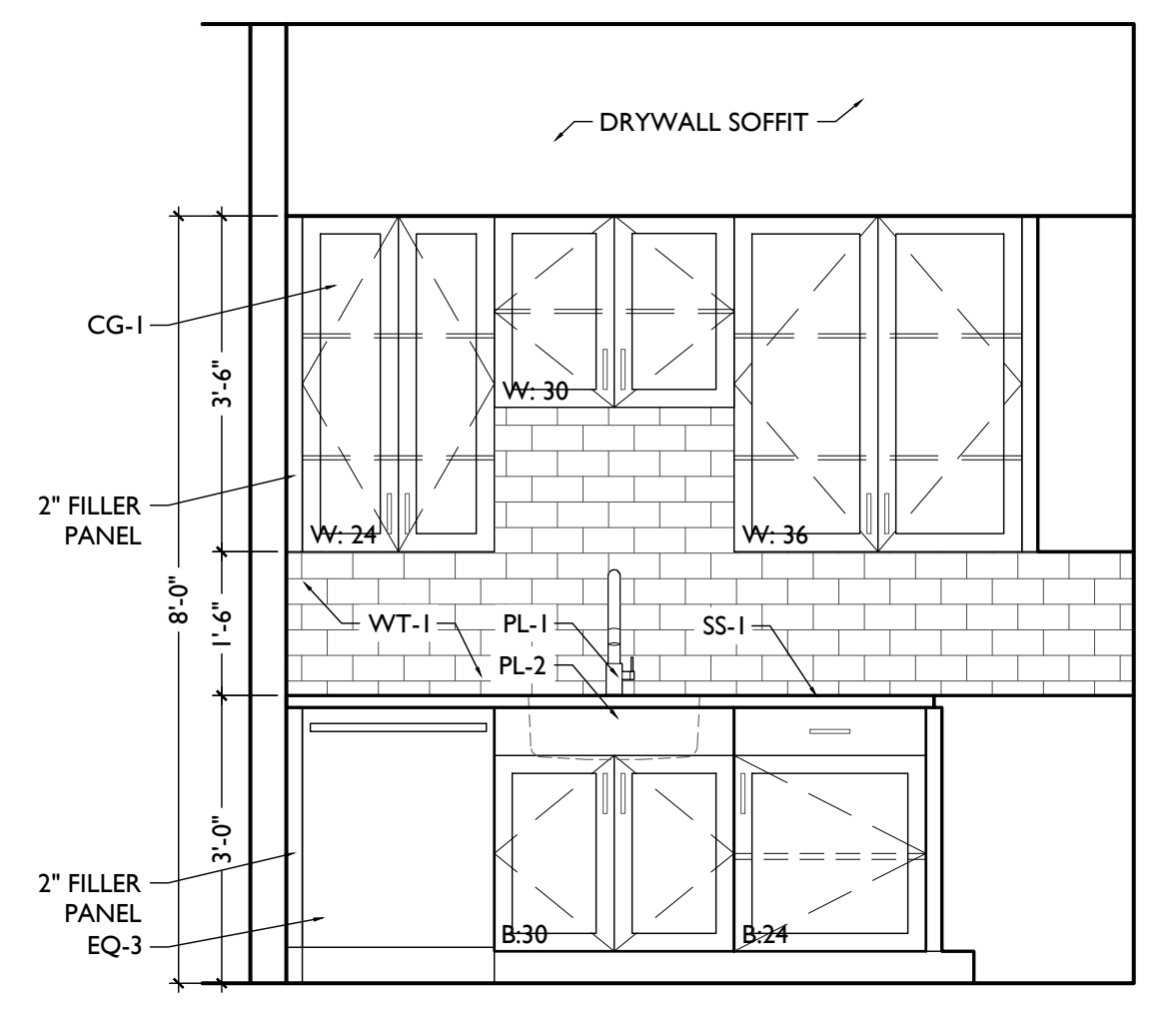
ELEVATION 2A



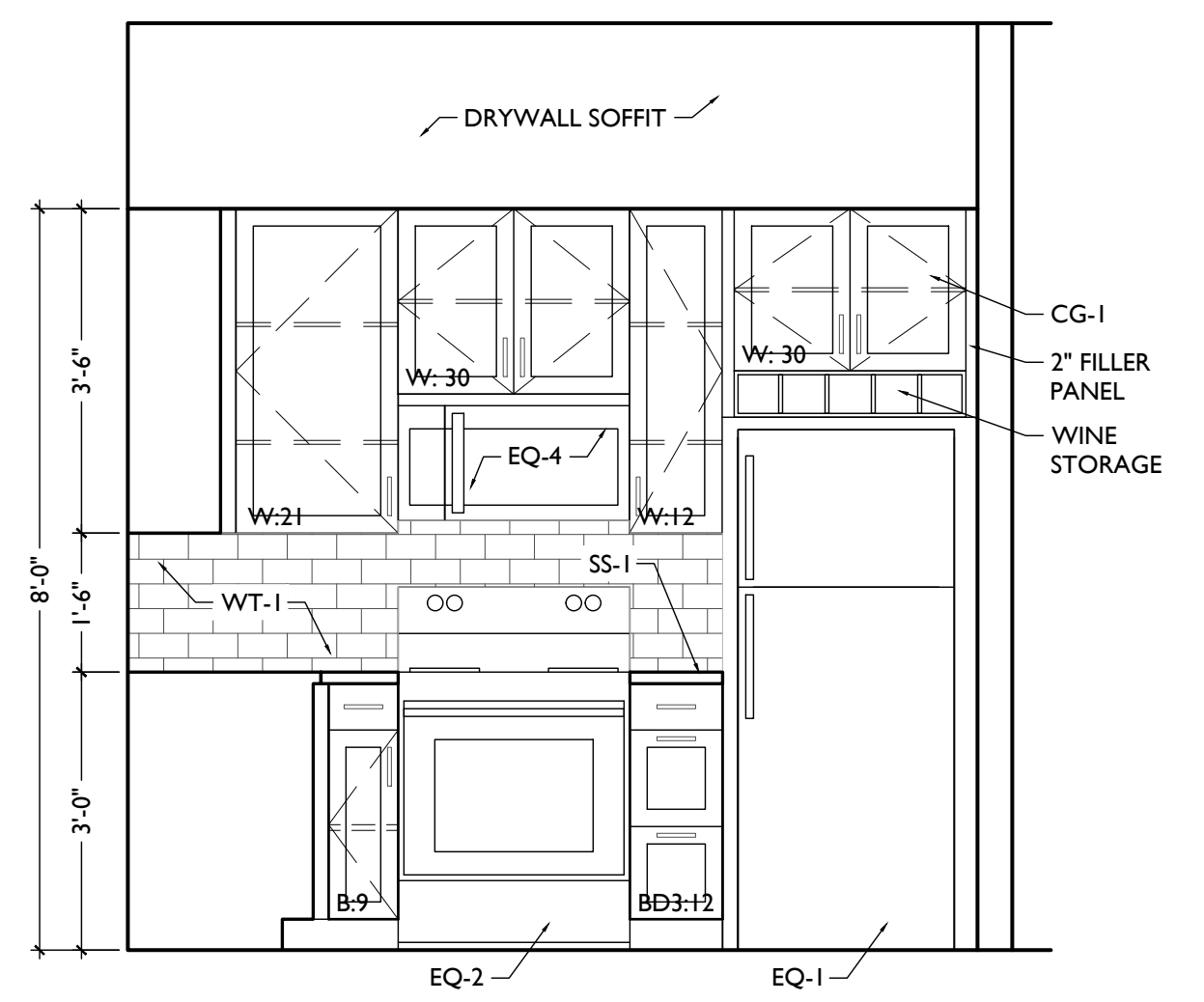
ENLARGED PLAN 2

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

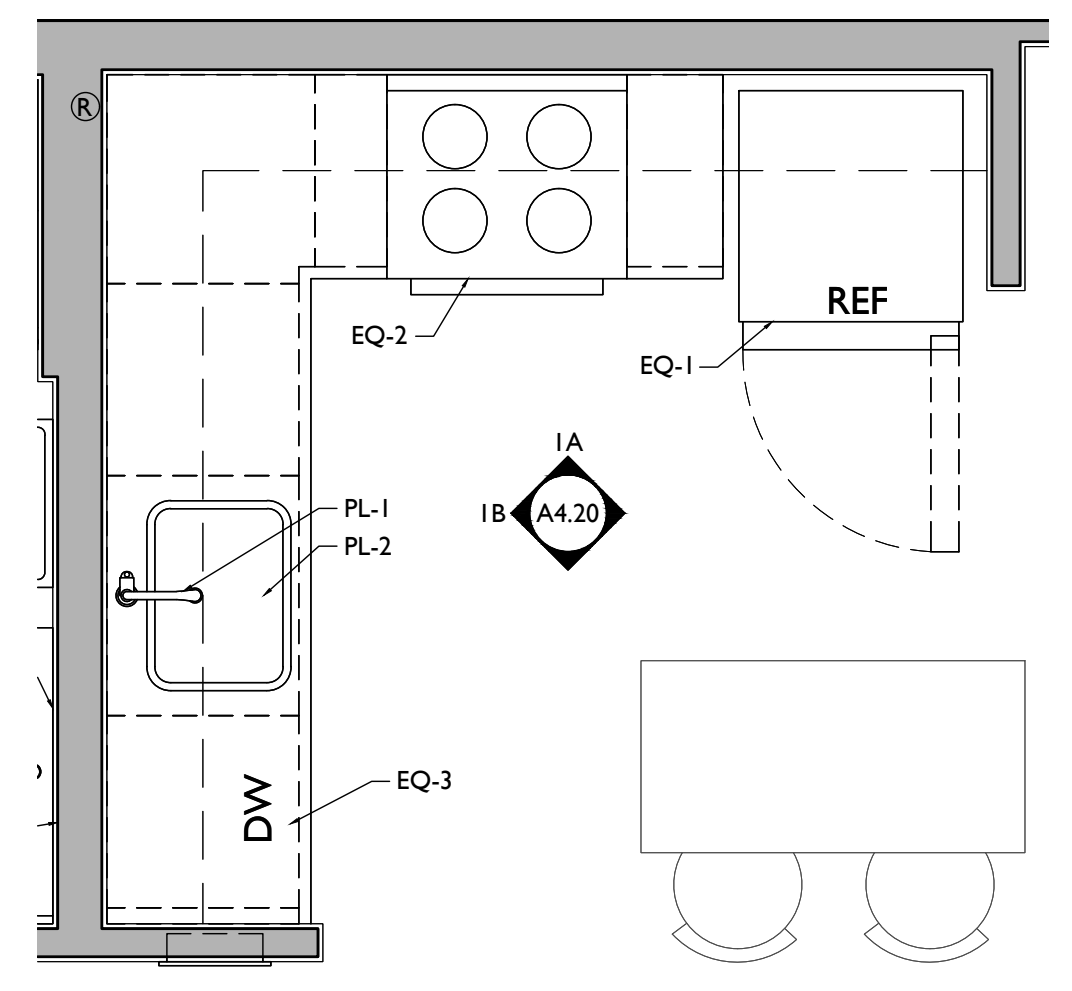
ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNITS 202, 302 & 402



ELEVATION 1B



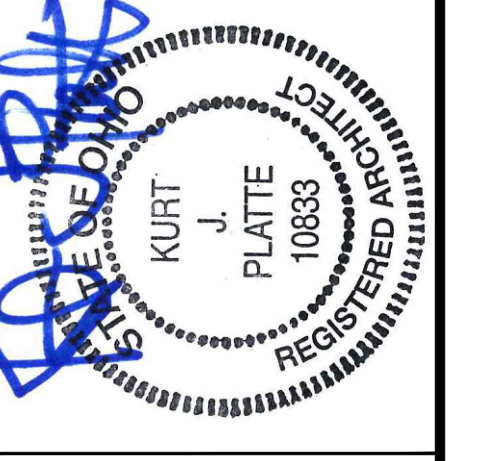
ELEVATION 1A



ENLARGED PLAN 1

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

ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNITS 201, 301 & 401



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SQ, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

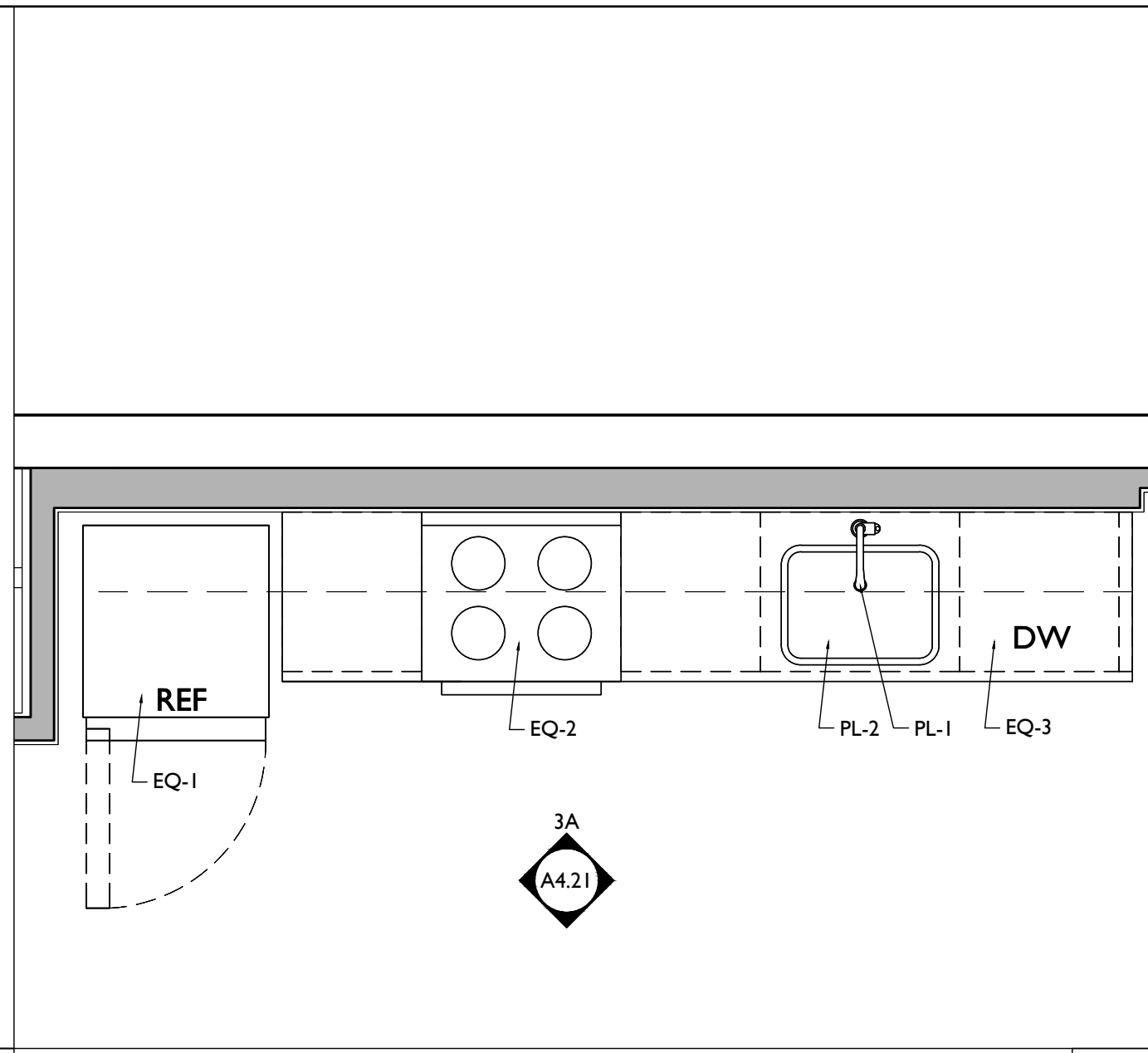
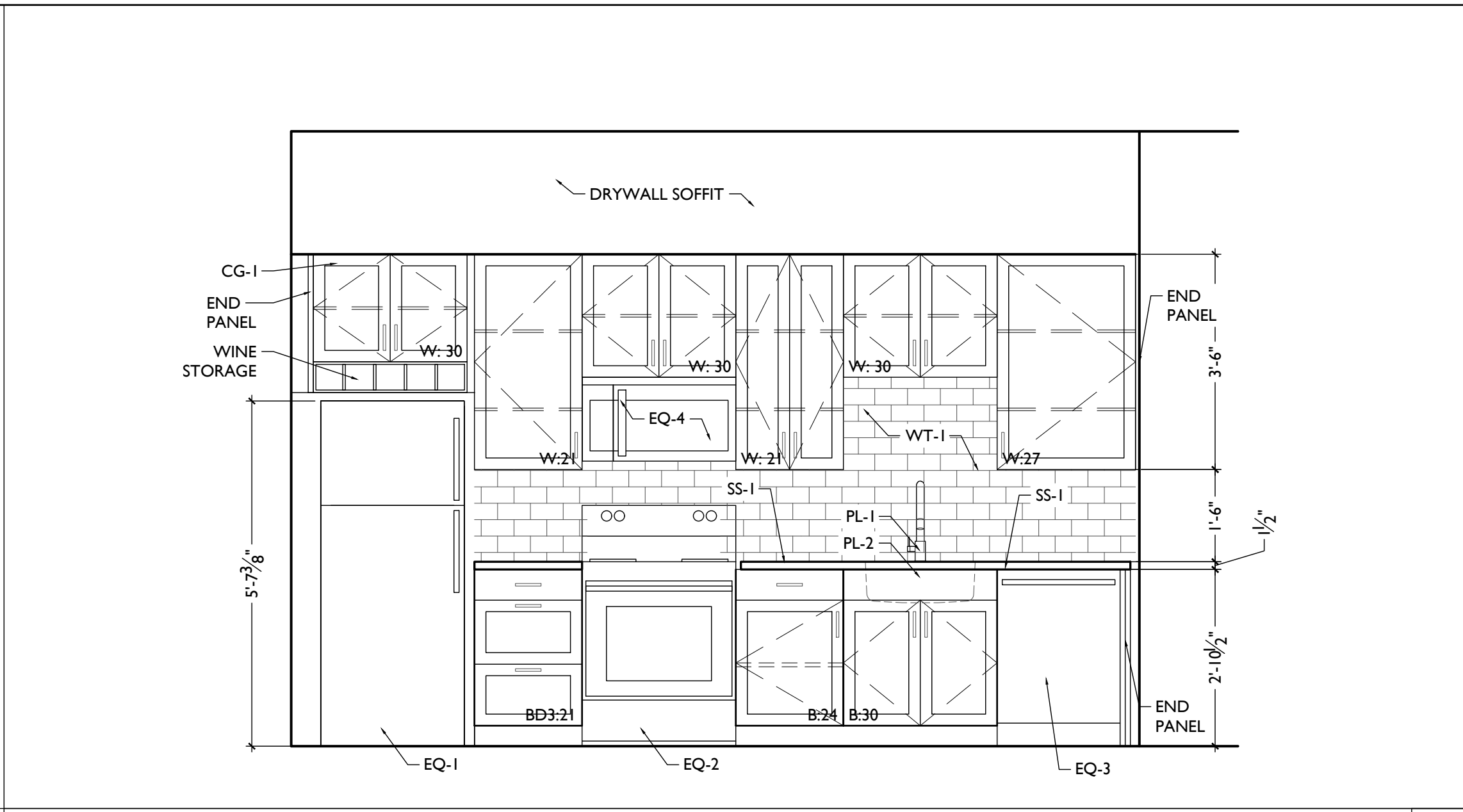
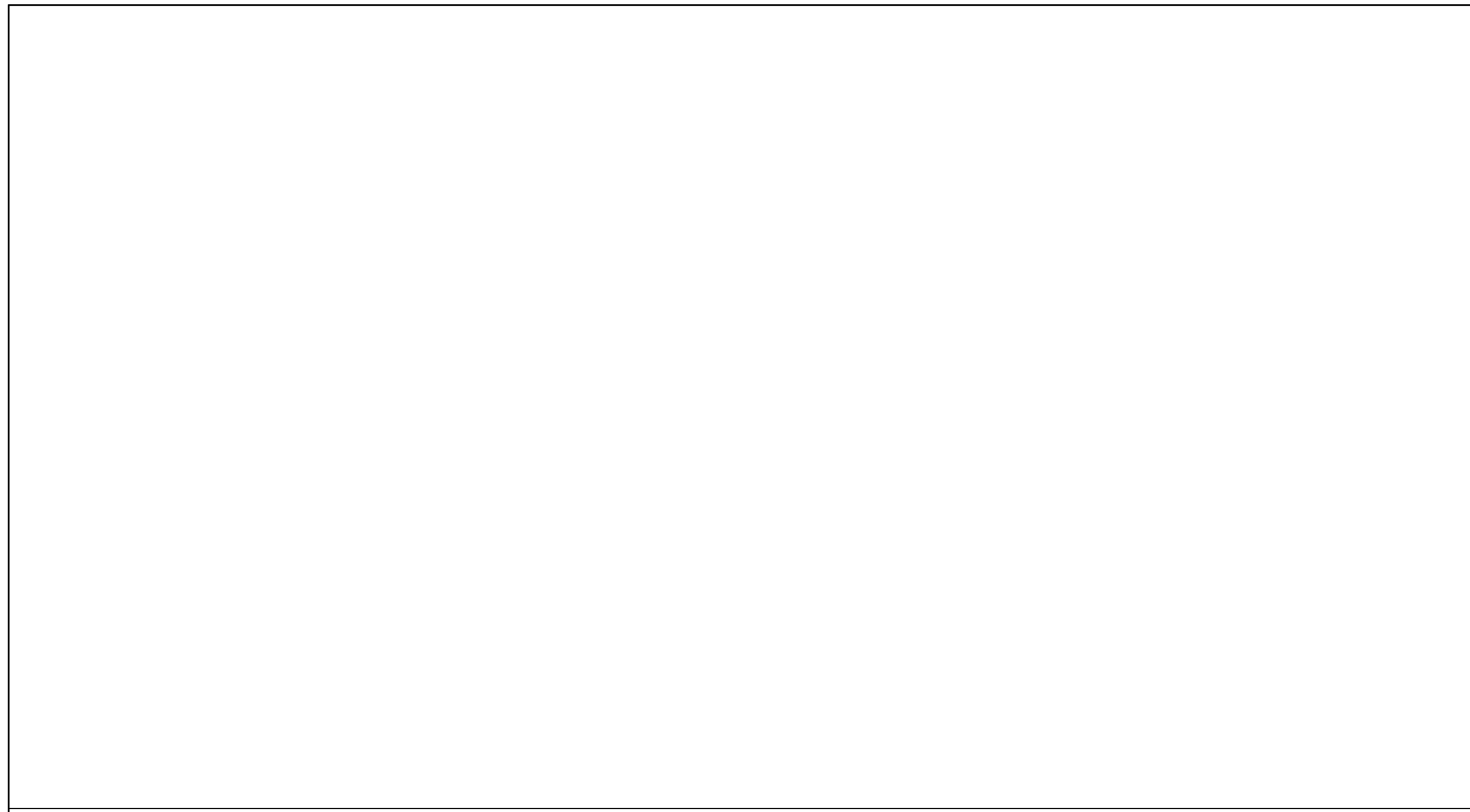
Job No: 22005 02.25.2022

**A4.20**

**PLATTE**  
architecture + design

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



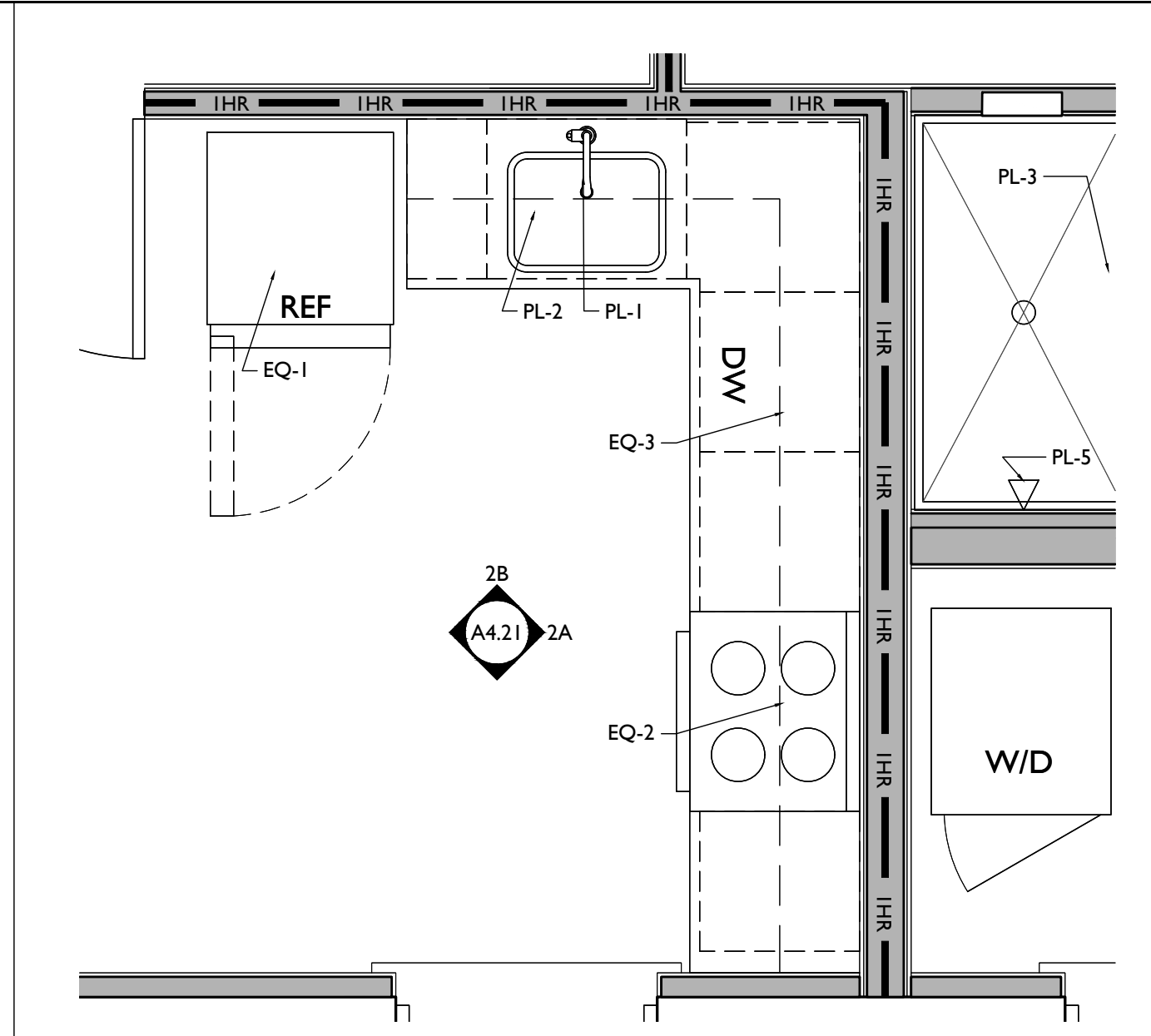
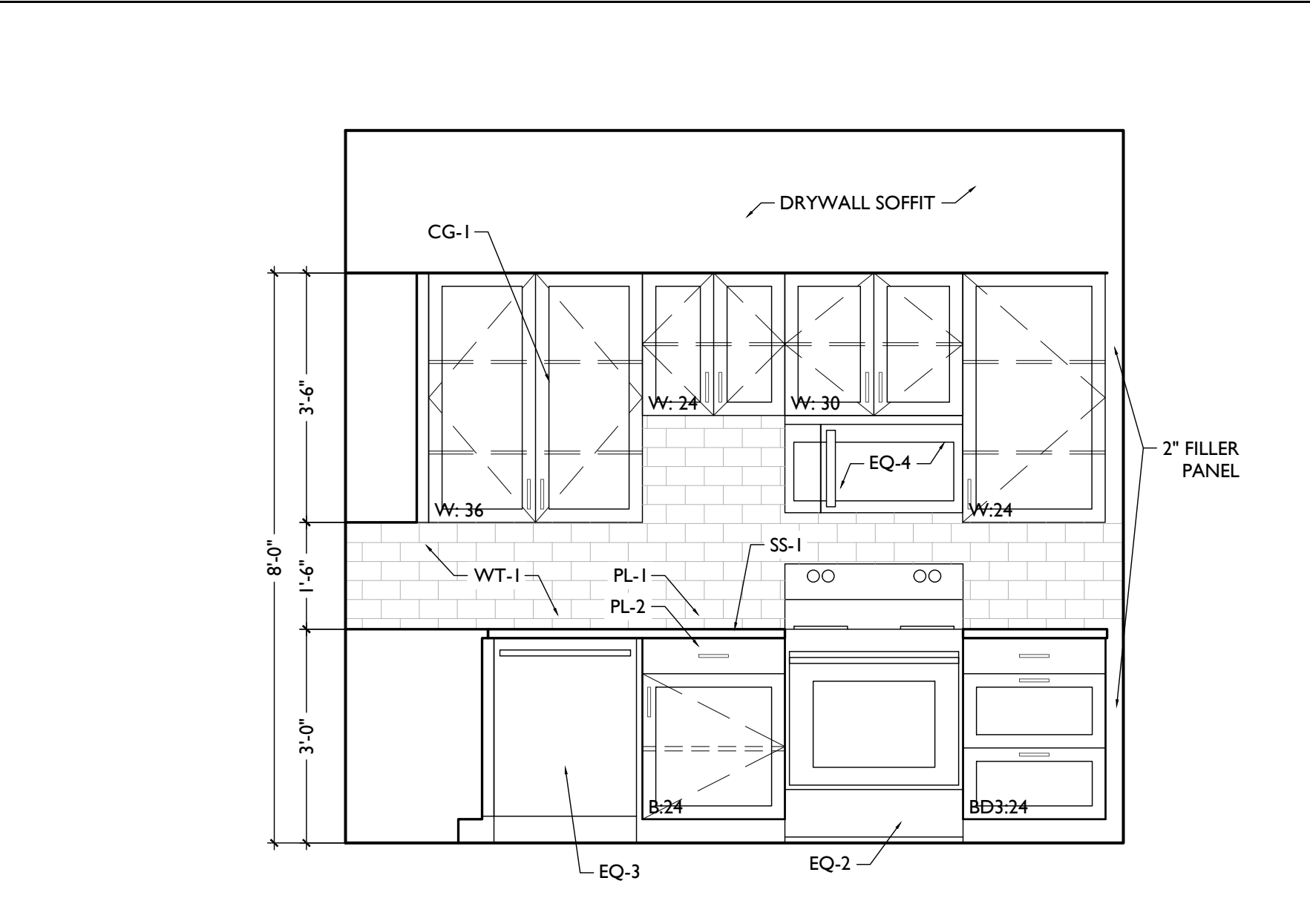
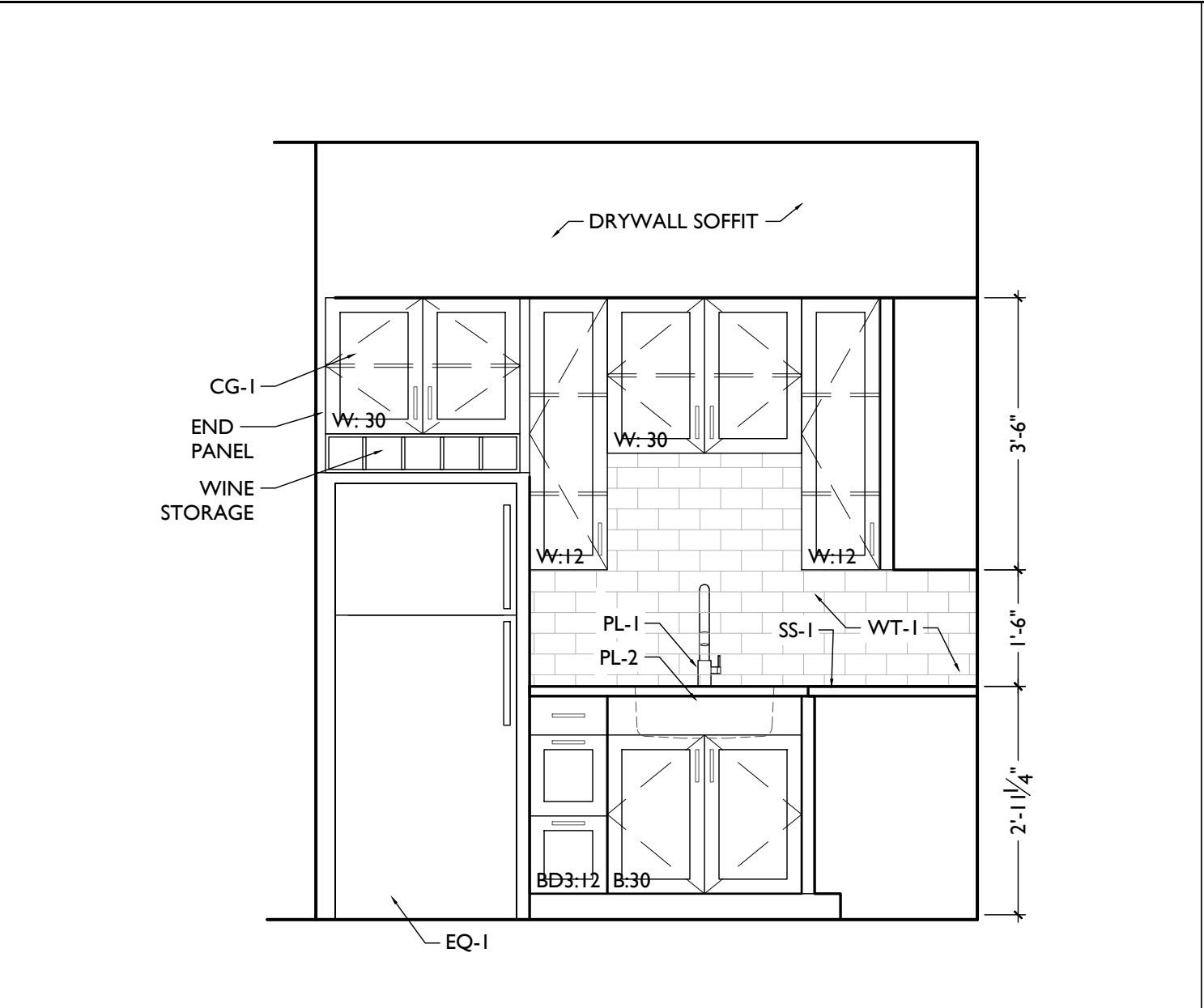


ELEVATION 3A

ENLARGED PLAN 3

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

ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNITS 206 & 306



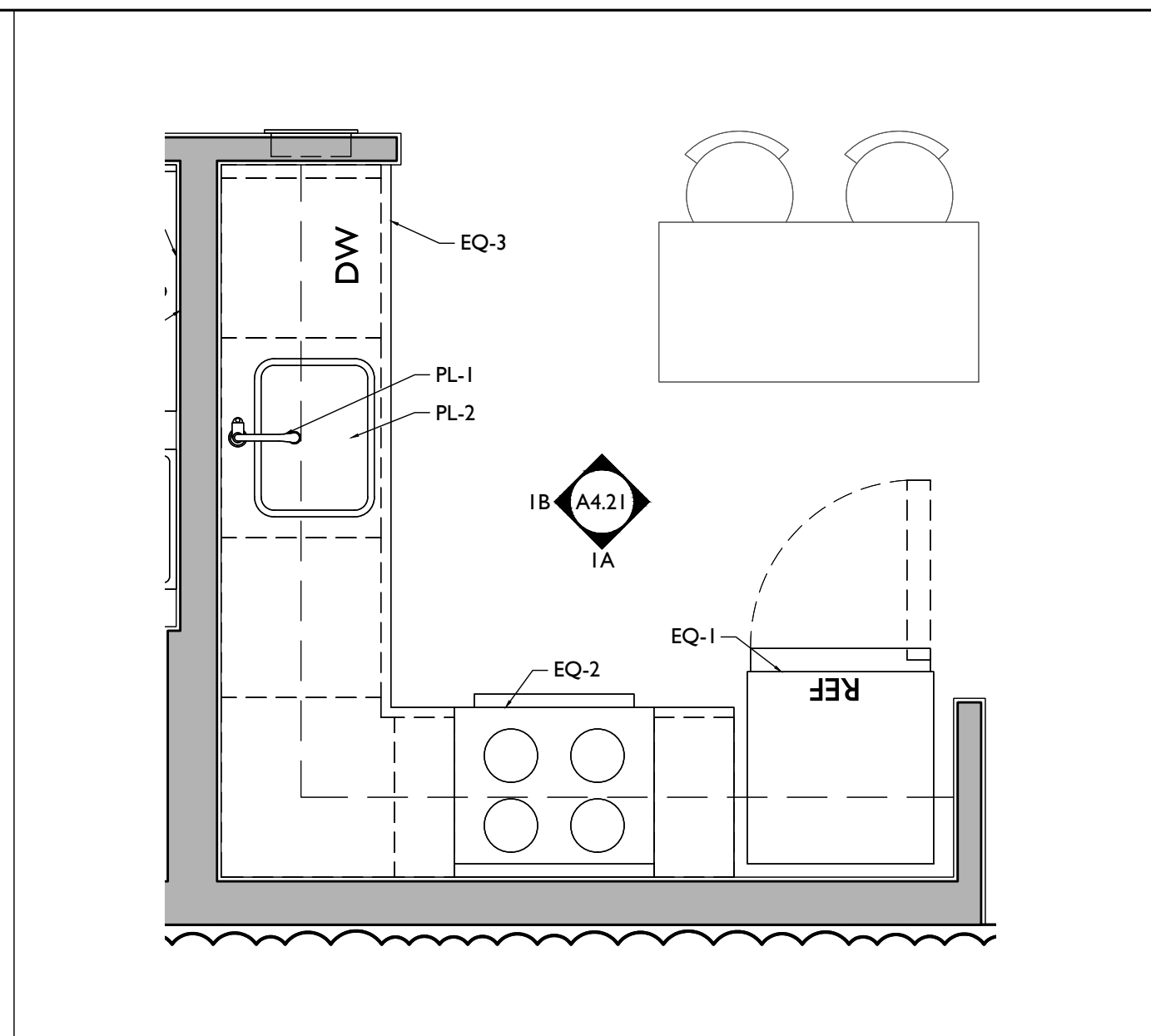
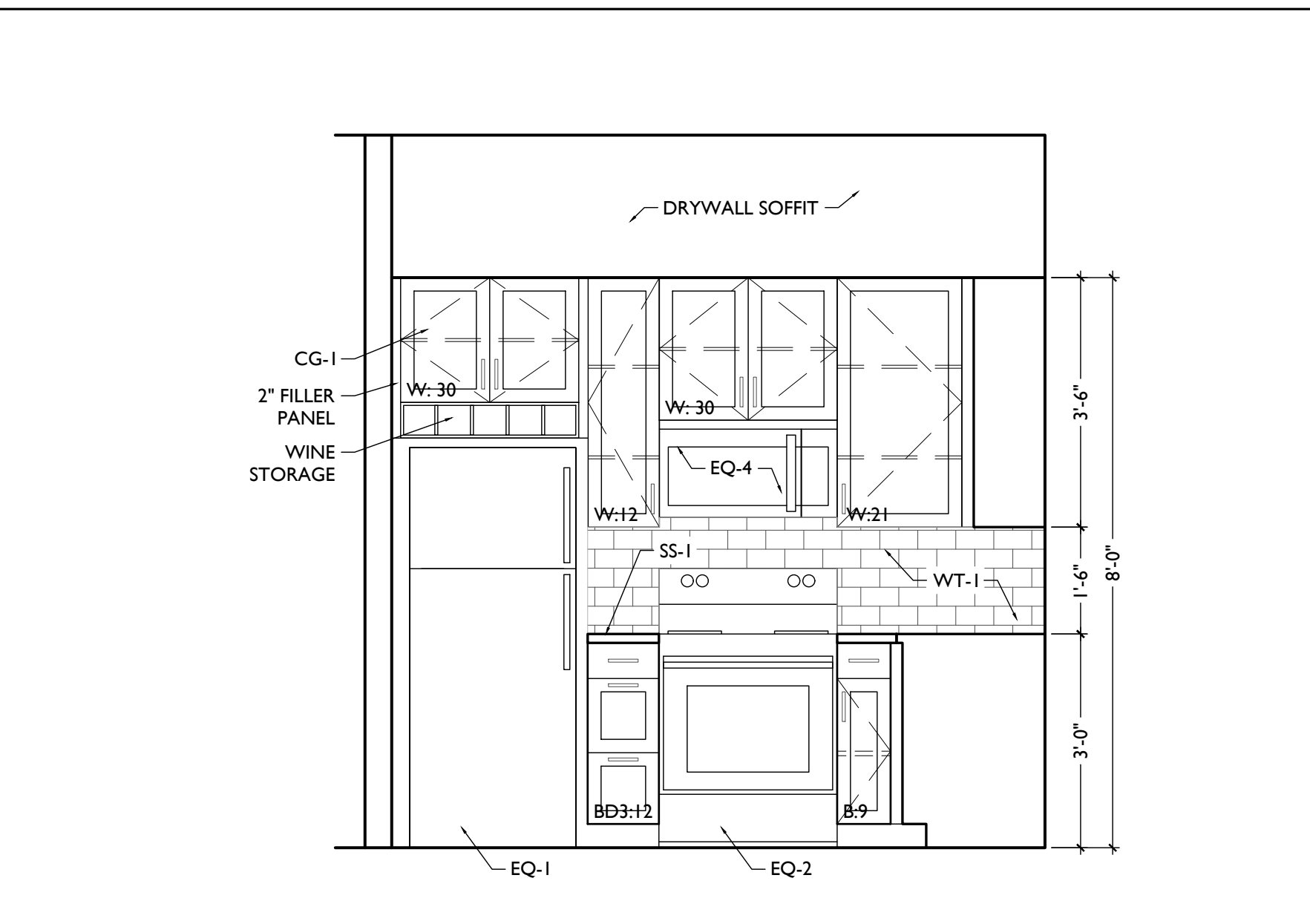
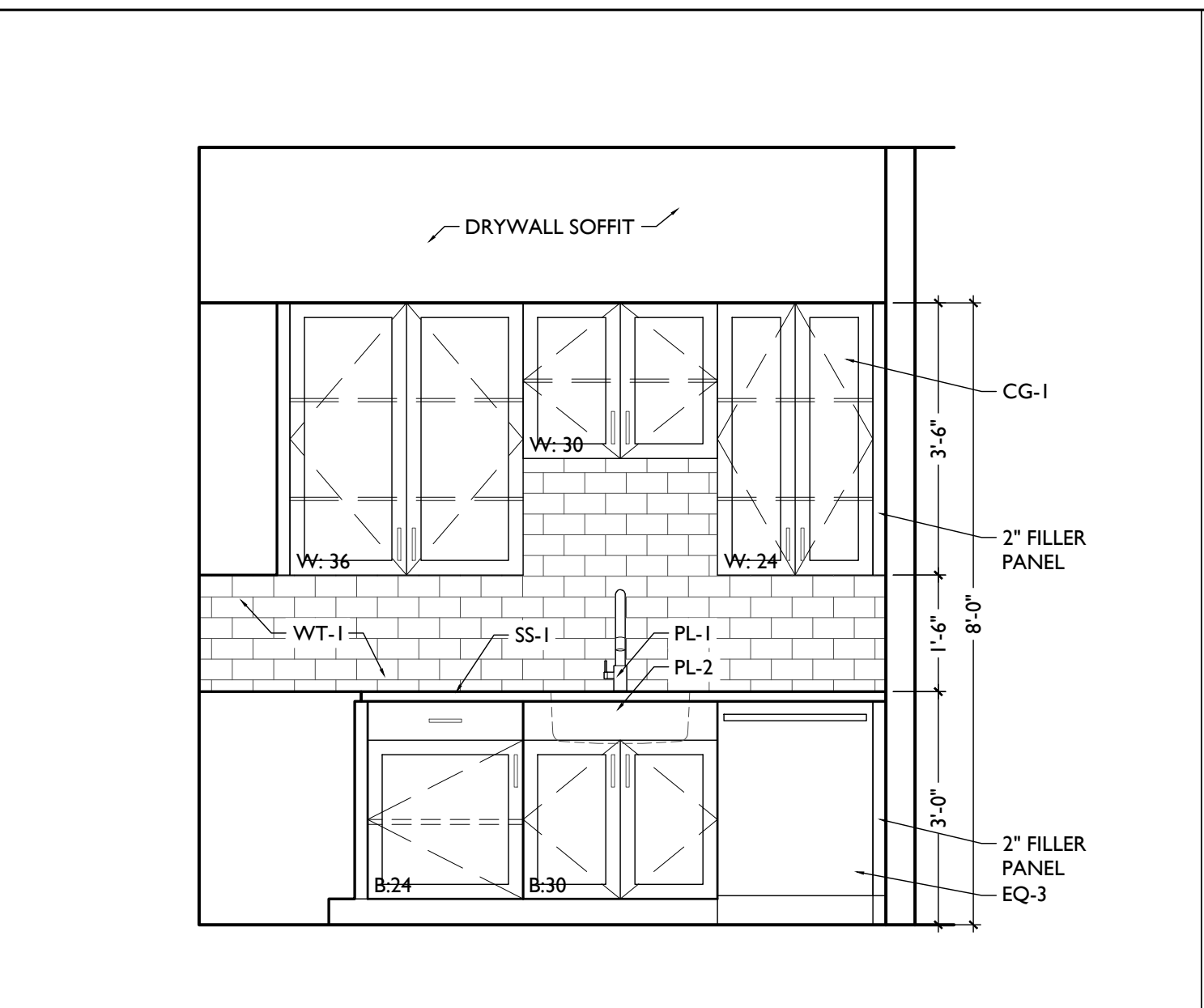
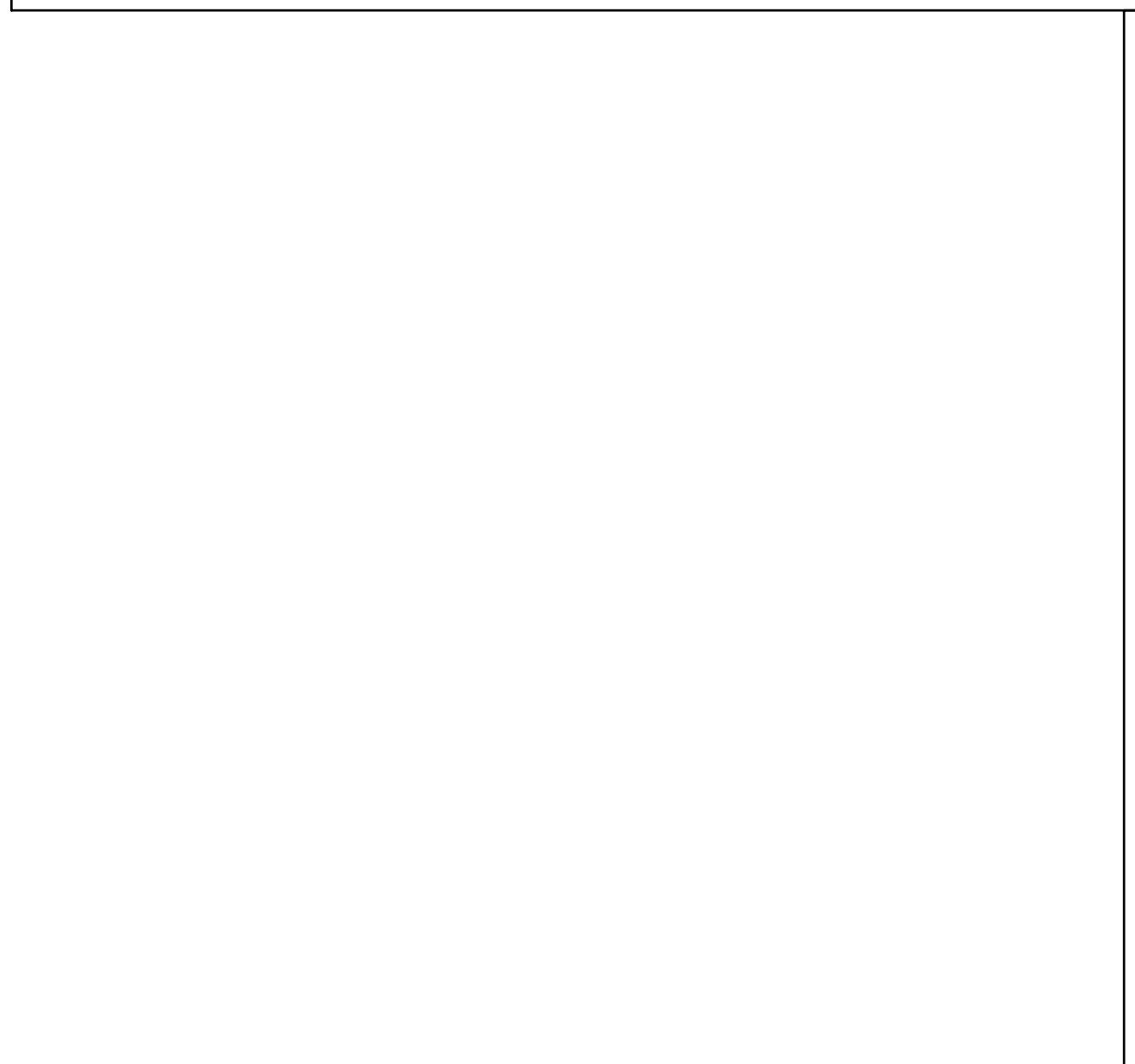
ELEVATION 2B

ELEVATION 2A

ENLARGED PLAN 2

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

ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNITS 205 & 305



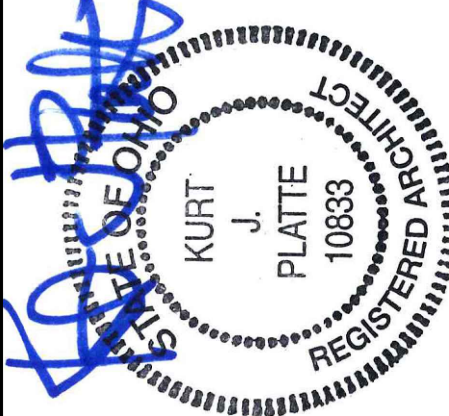
ELEVATION 1B

ELEVATION 1A

ENLARGED PLAN 1

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

ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNITS 204, 304 & 404



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SQ, MR  
Drawn by:  
TB, MR

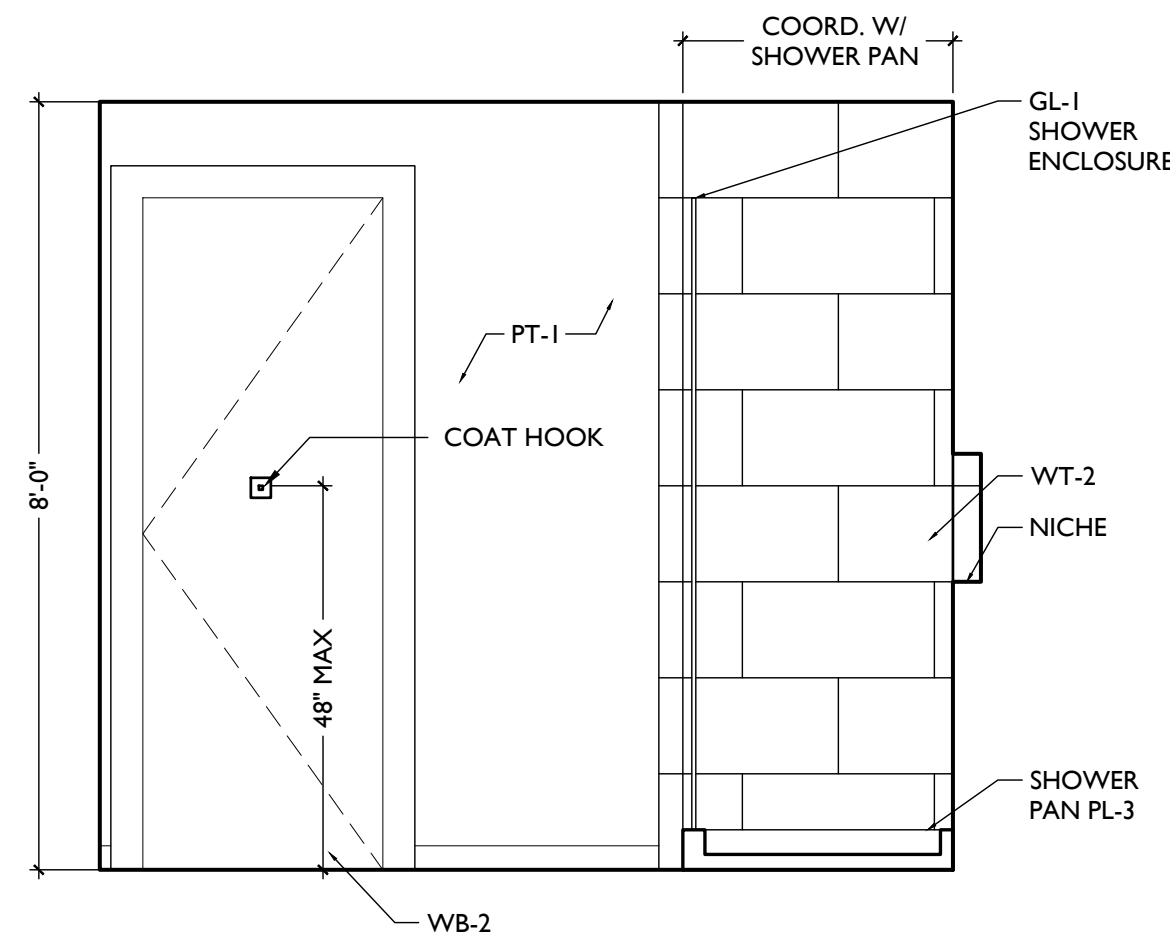
PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

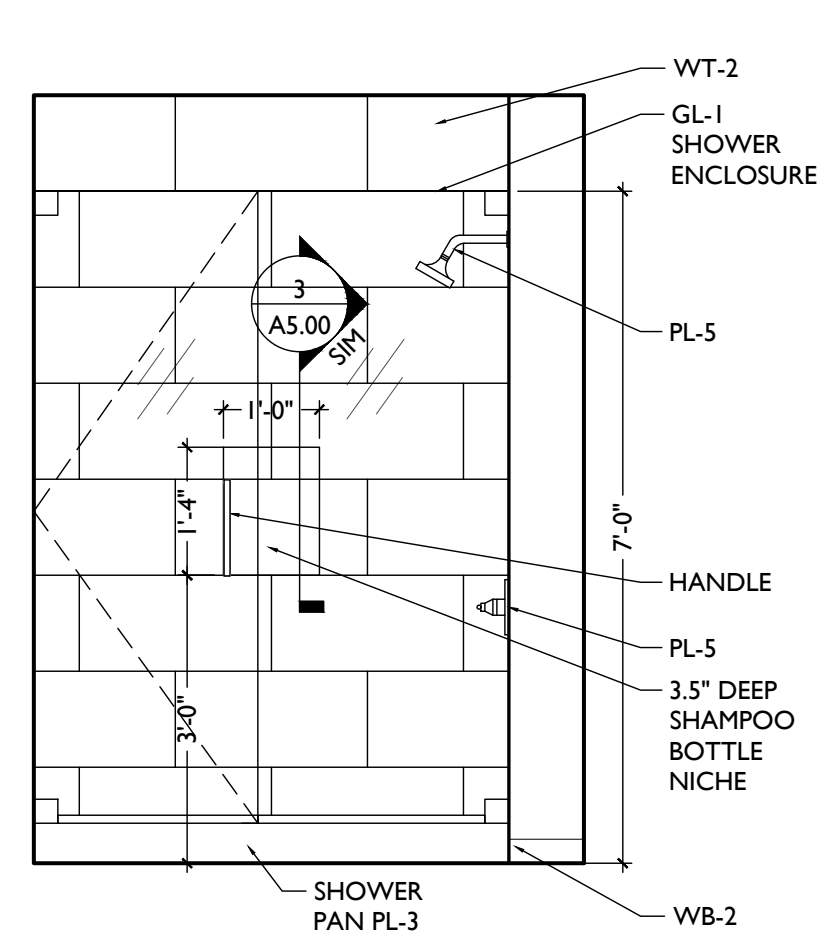
**A4.21**

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

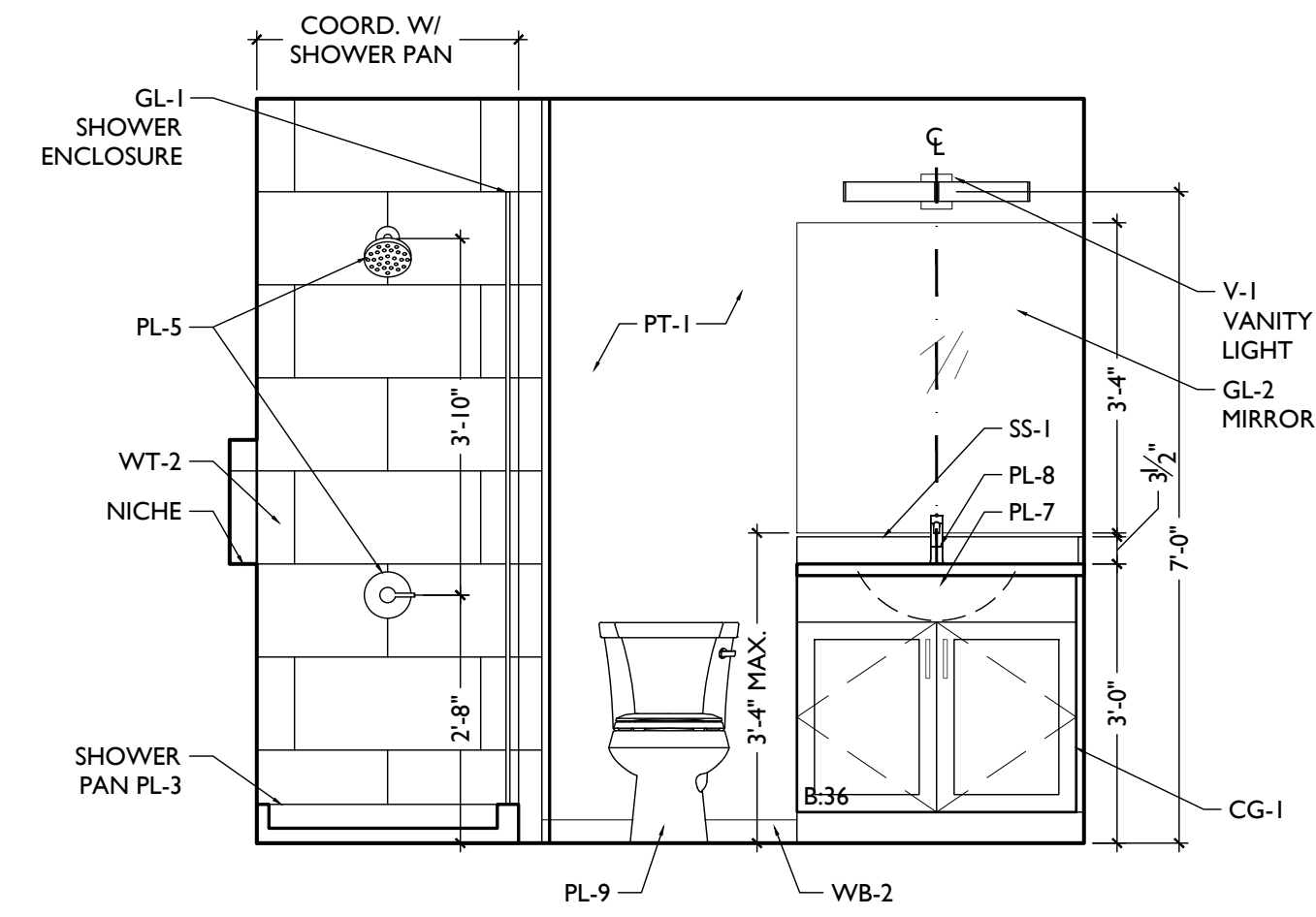




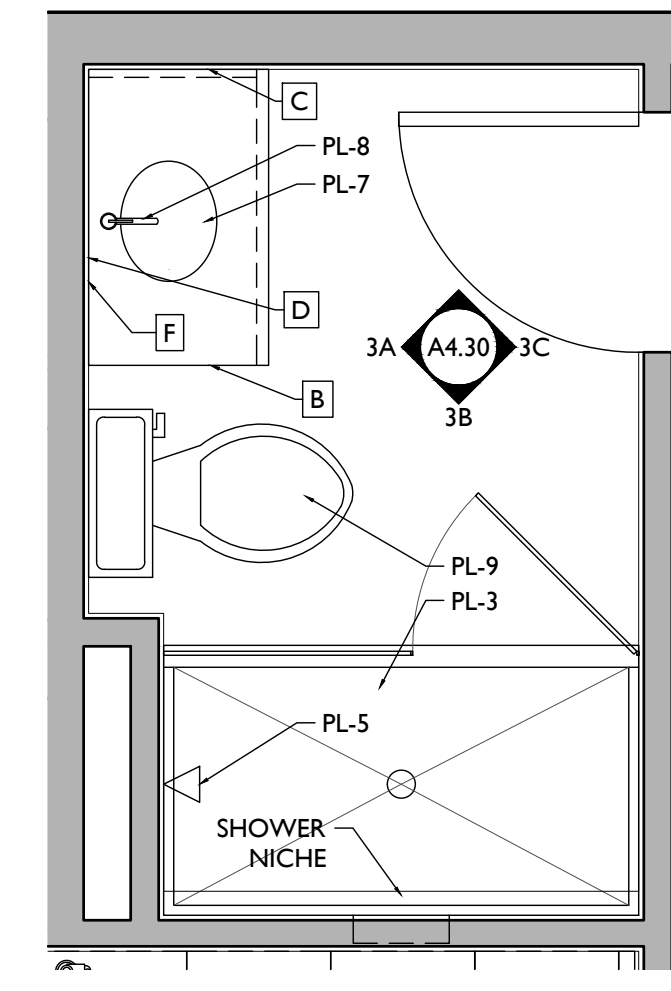
ELEVATION 3C



ELEVATION 3B



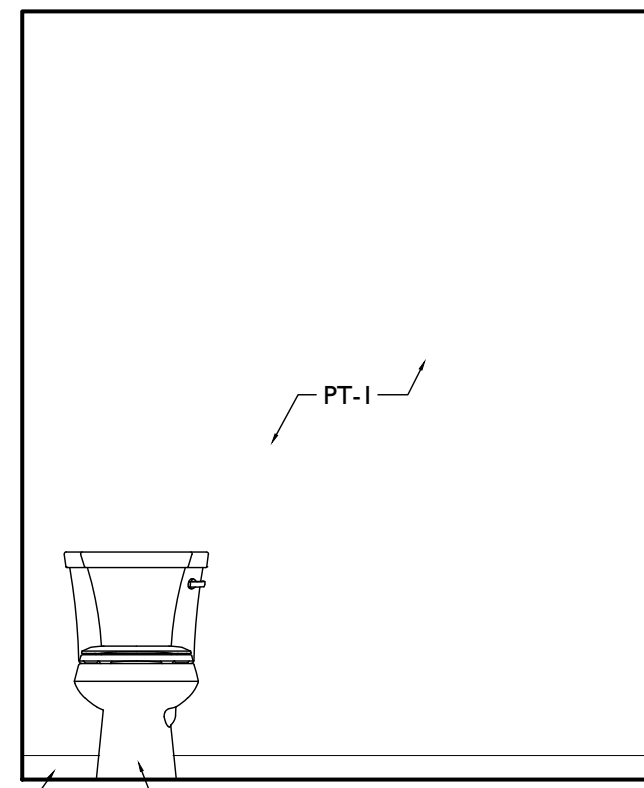
ELEVATION 3A



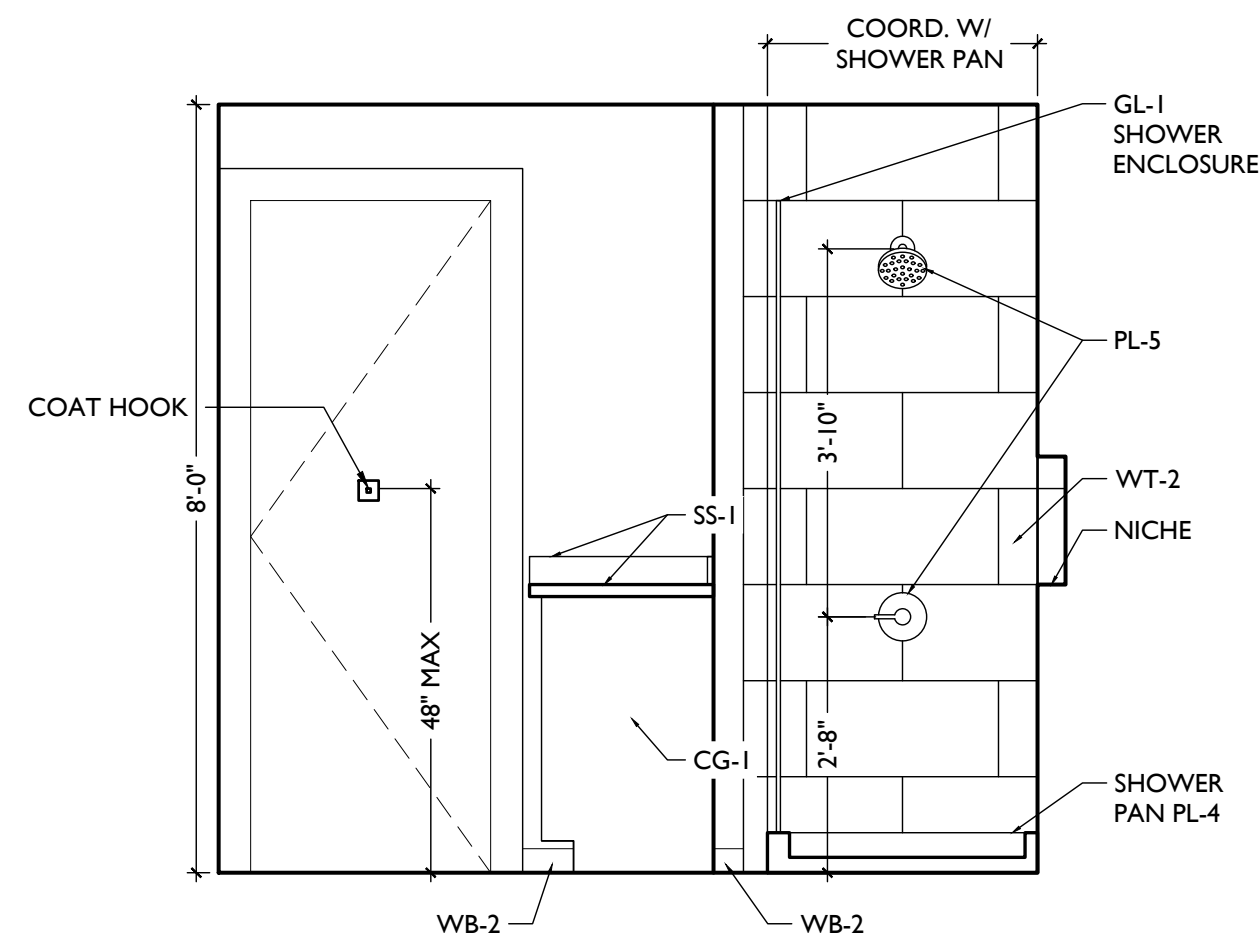
ENLARGED PLAN 3

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

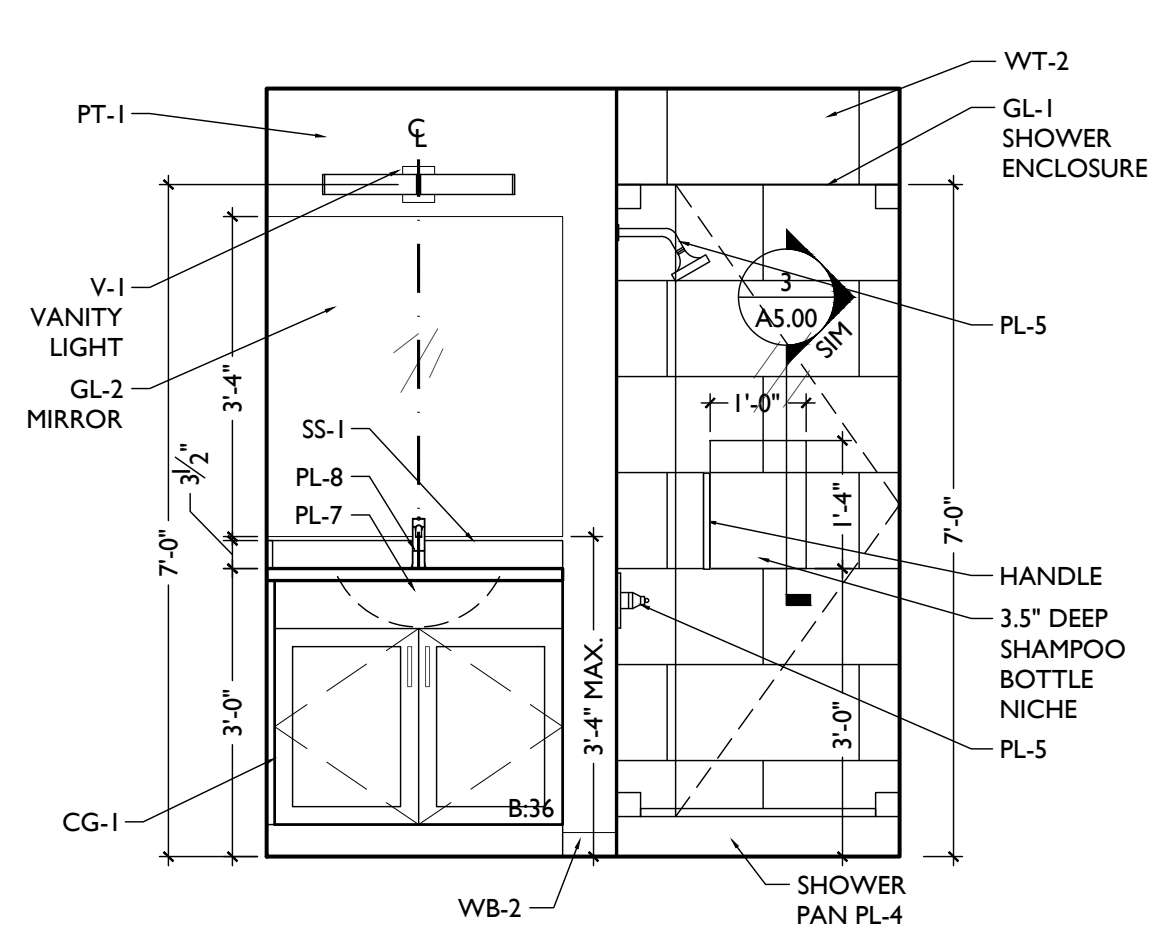
ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNITS 203, 303 & 403



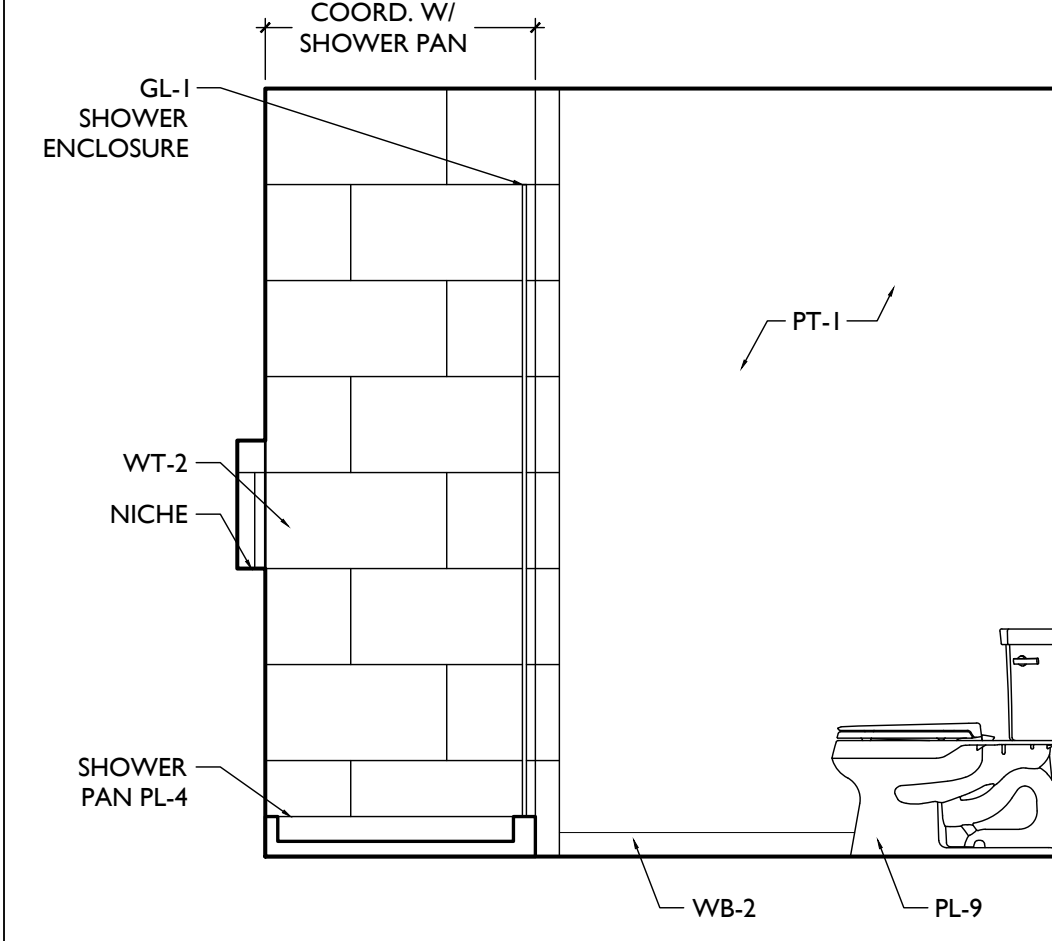
ELEVATION 2D



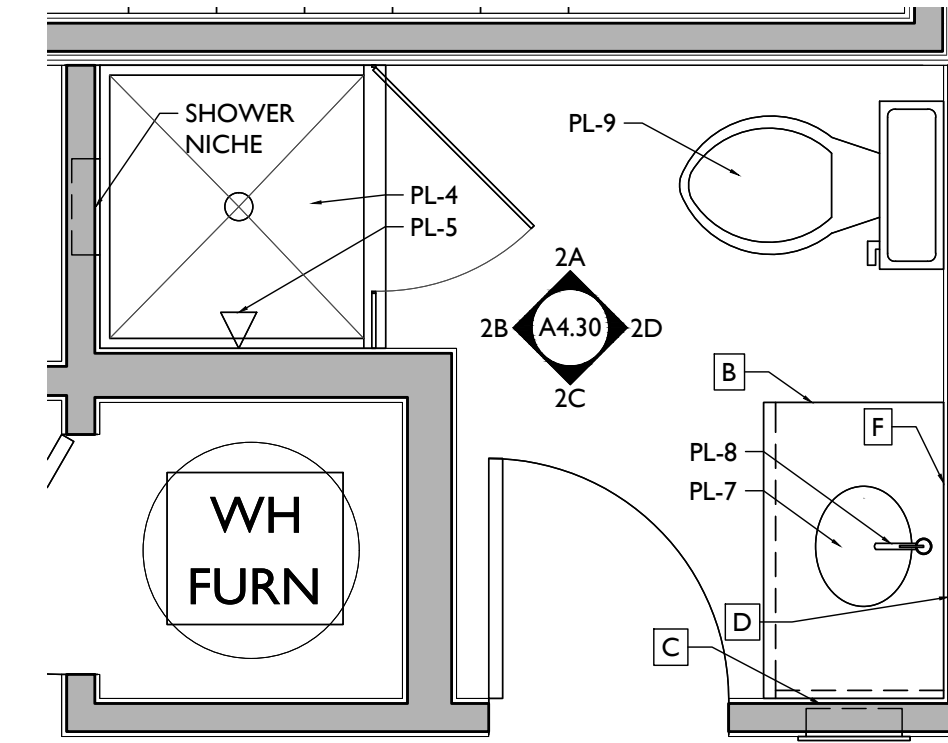
ELEVATION 2C



ELEVATION 2B



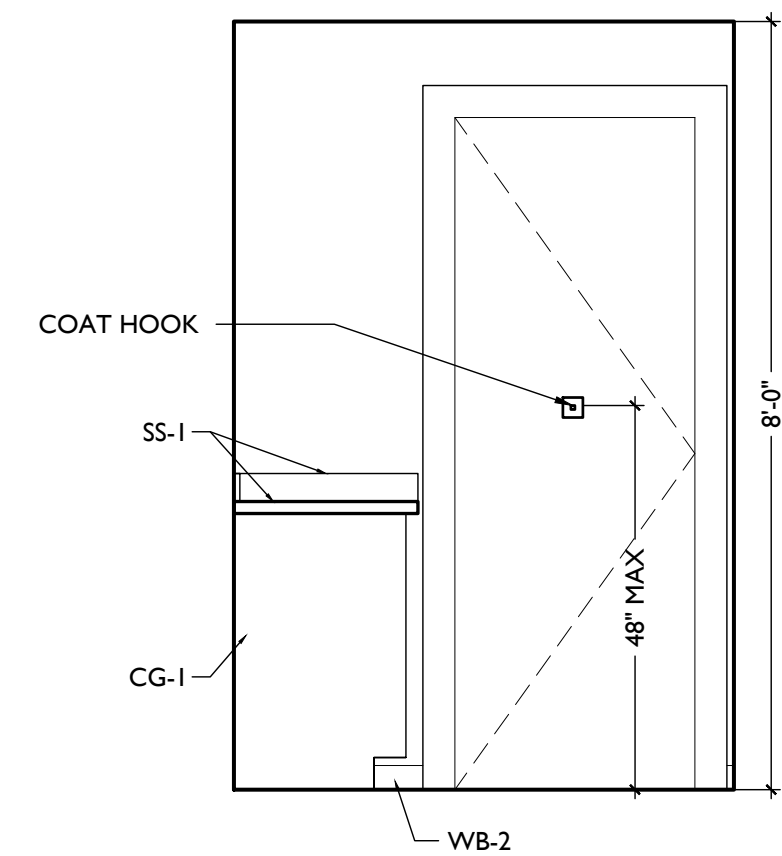
ELEVATION 2A



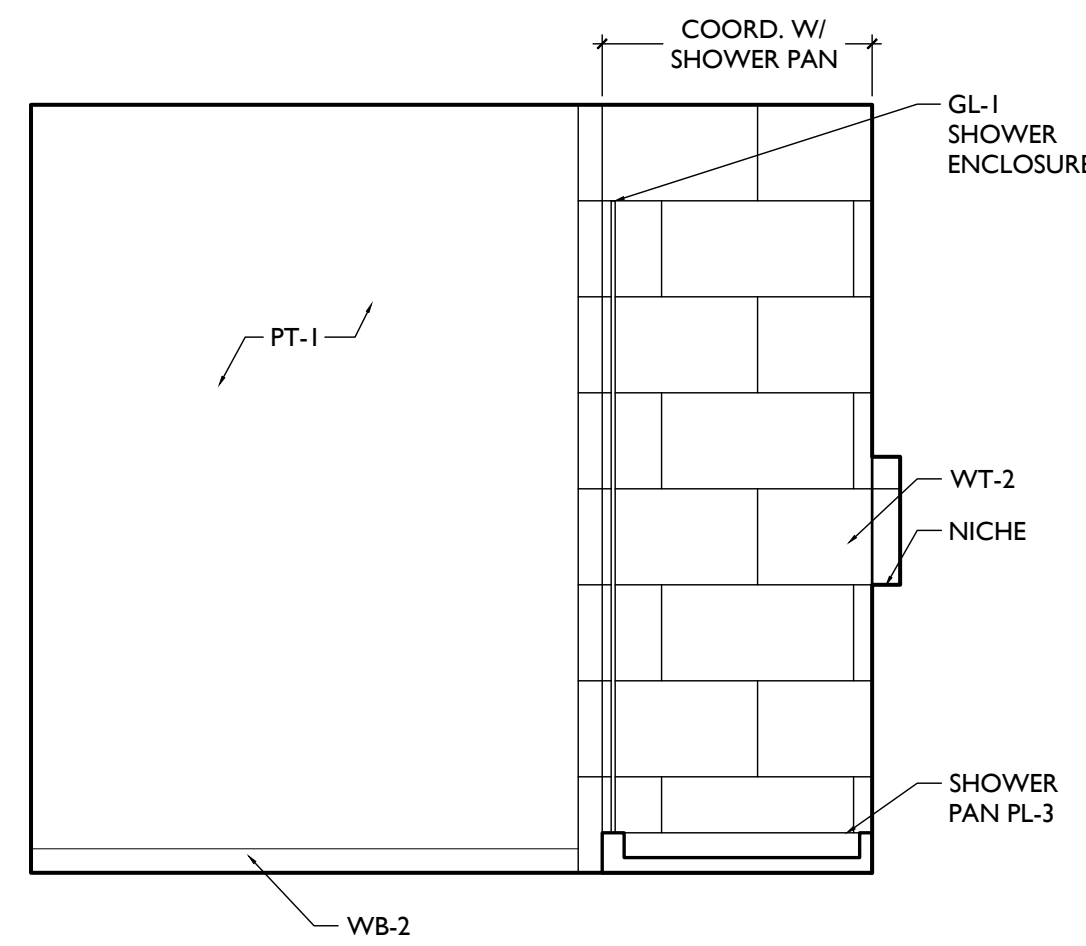
ENLARGED PLAN 2

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

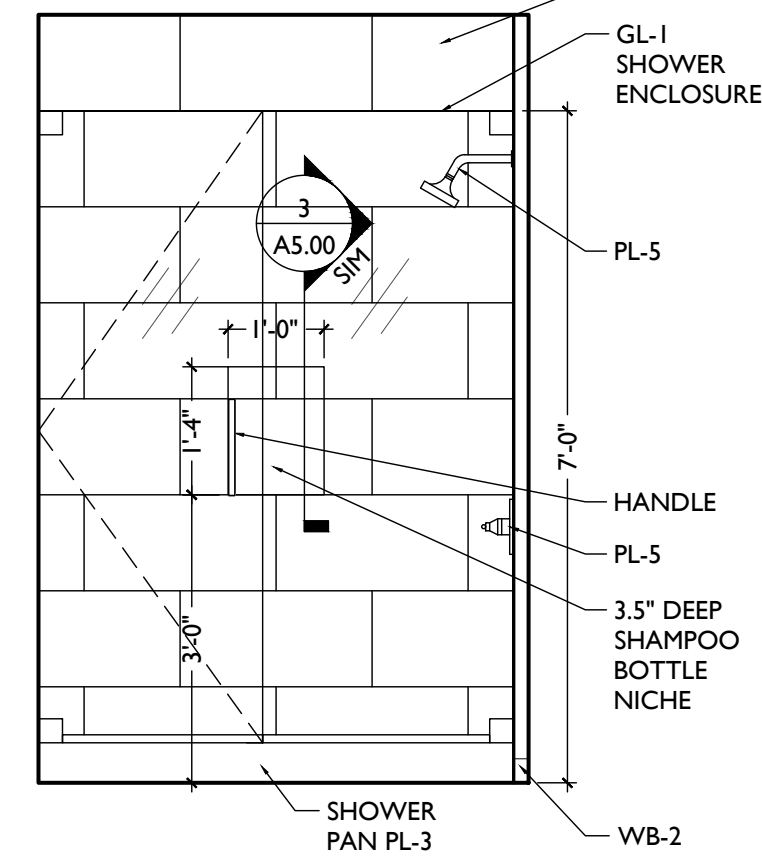
ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNITS 202, 302 & 402



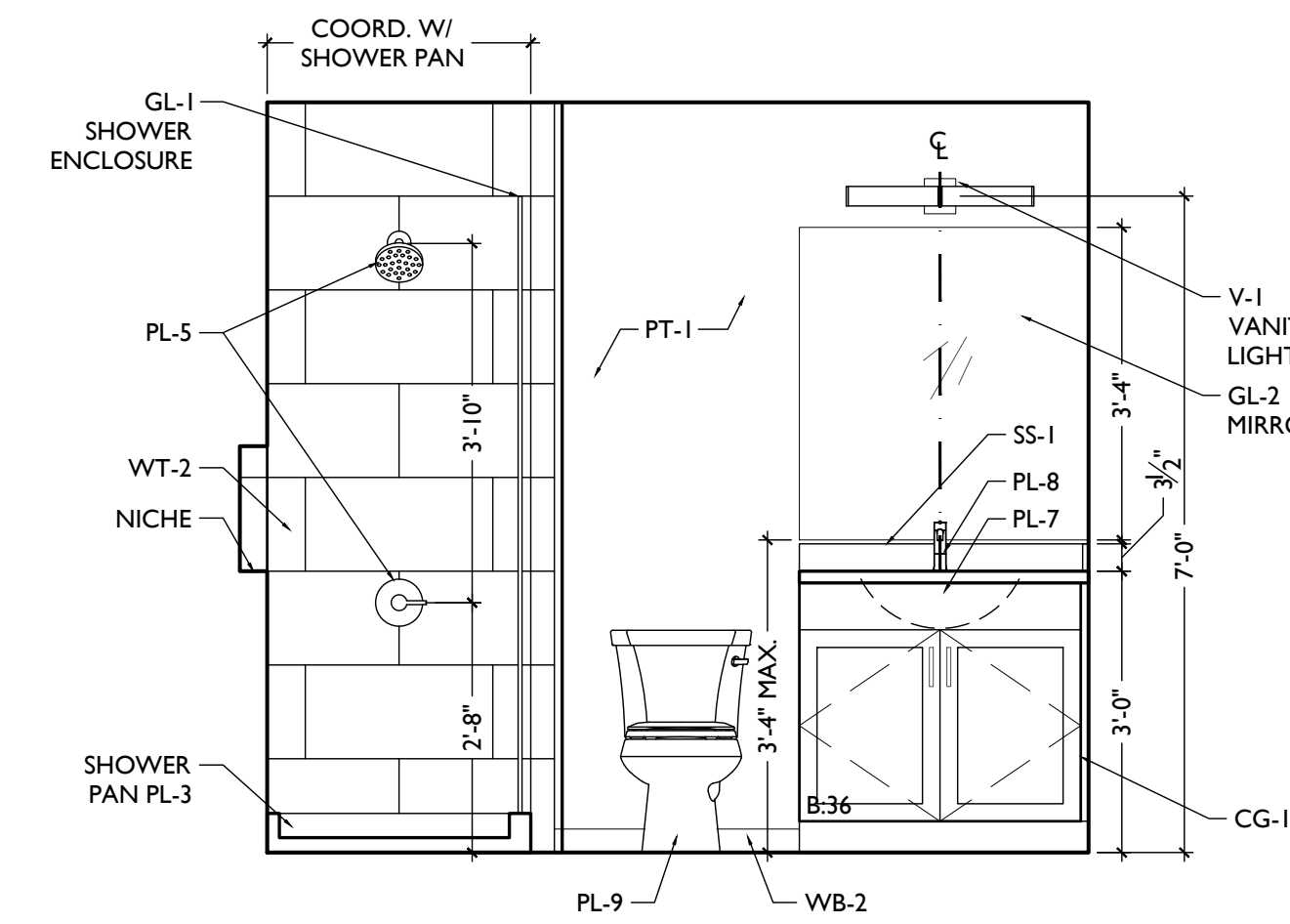
ELEVATION 1D



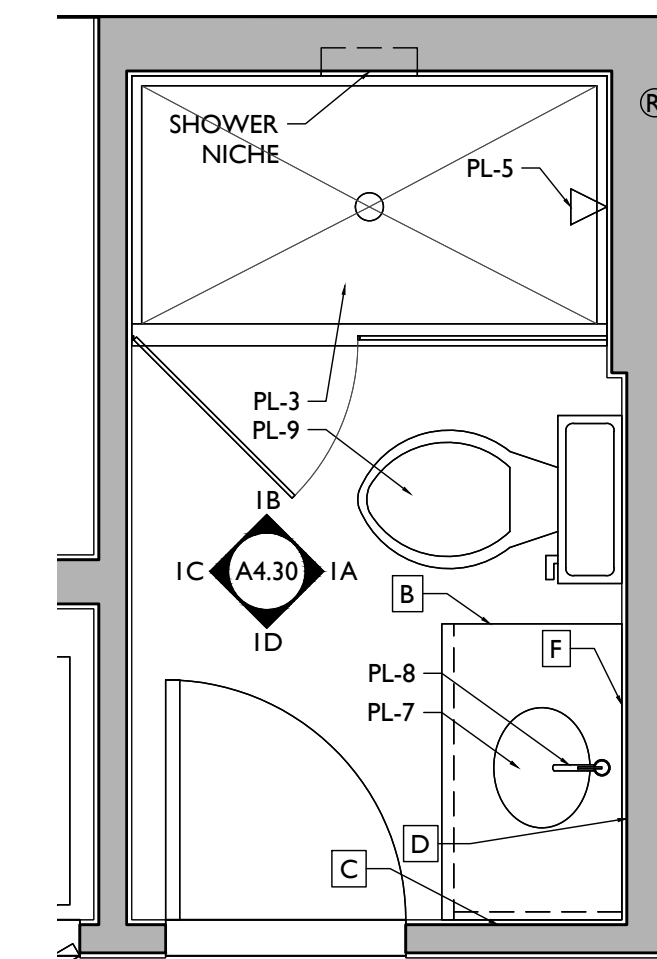
ELEVATION 1C



ELEVATION 1B



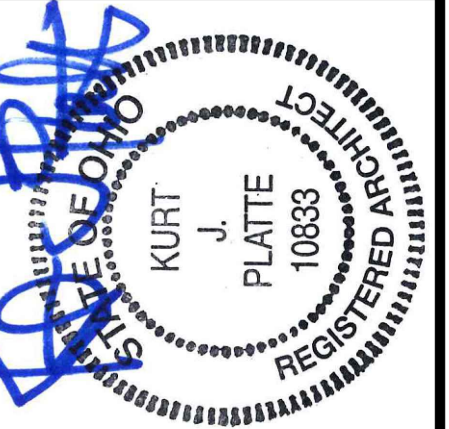
ELEVATION 1A



ENLARGED PLAN 1

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

ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNITS 201, 301 & 401



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

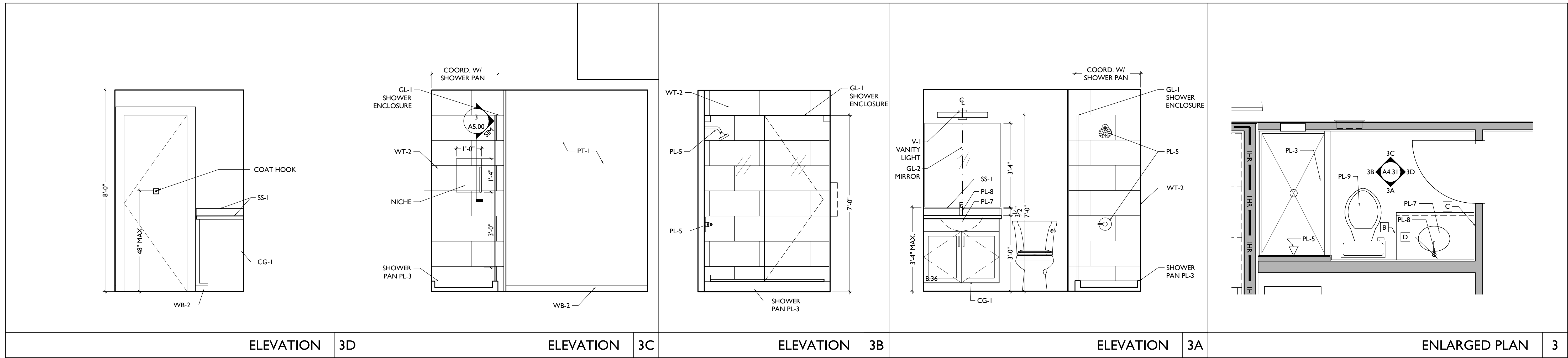
Job No: 22005 02.25.2022

**A4.30**

**PLATTE**  
architecture + design

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





ELEVATION 3D

ELEVATION 3C

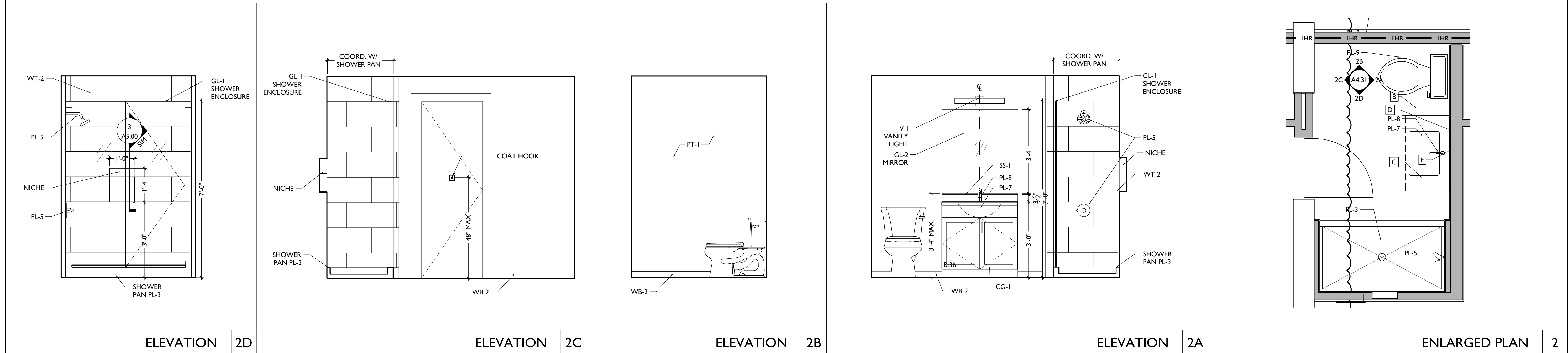
ELEVATION 3B

ELEVATION 3A

ENLARGED PLAN 3

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

ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNITS 206 & 306



ELEVATION 2D

ELEVATION 2C

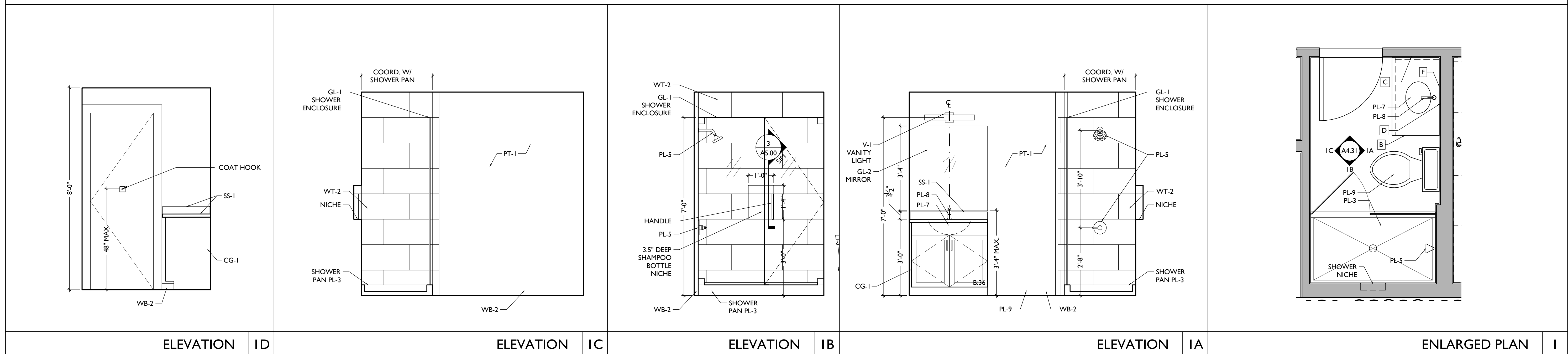
ELEVATION 2B

ELEVATION 2A

ENLARGED PLAN 2

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

ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNITS 205 & 305



ELEVATION 1D

ELEVATION 1C

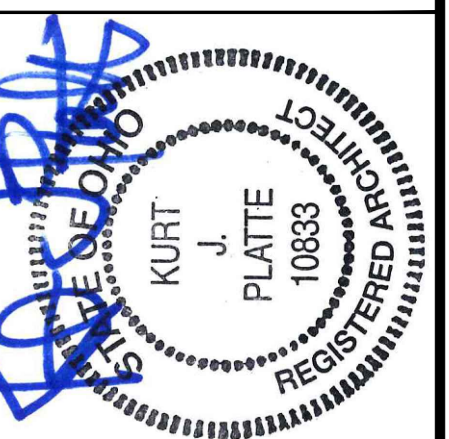
ELEVATION 1B

ELEVATION 1A

ENLARGED PLAN 1

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

ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNITS 204, 304 & 404



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

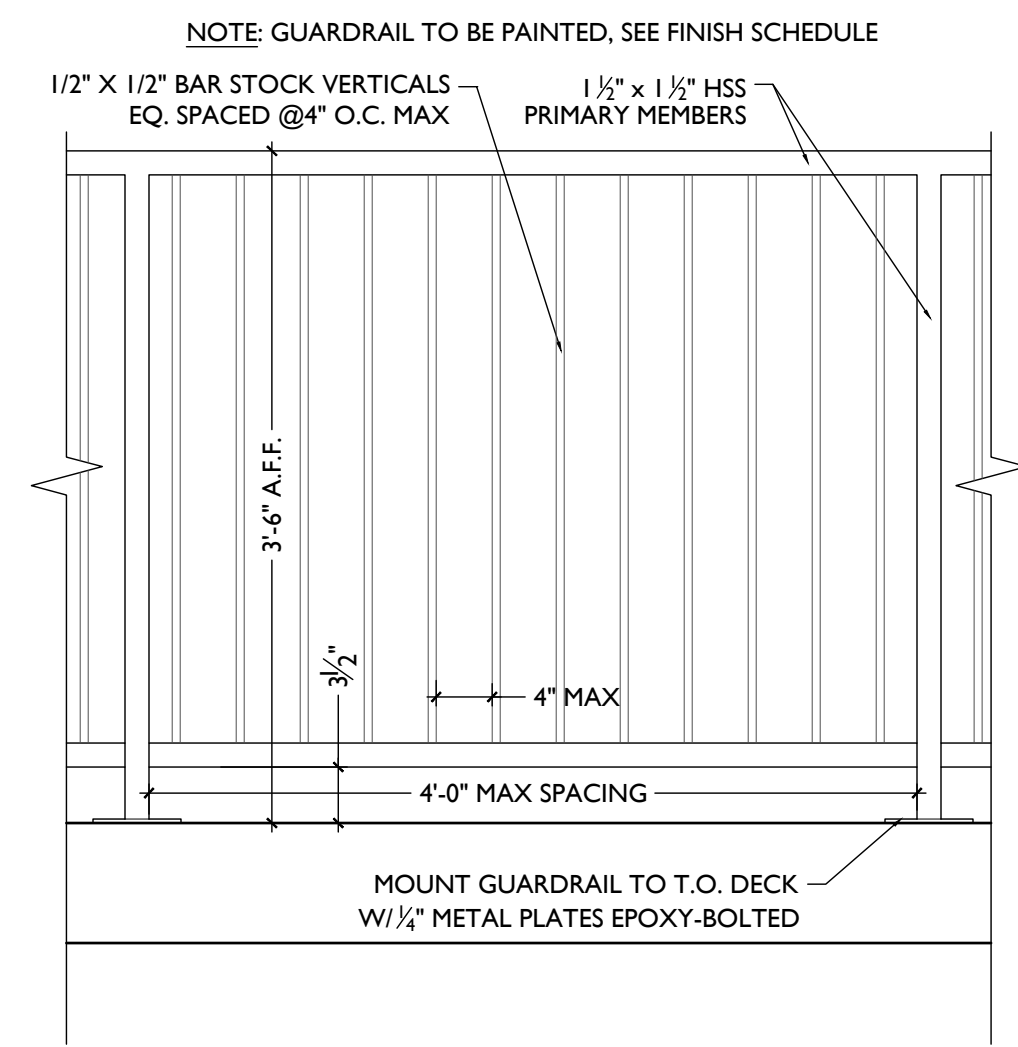
PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**A4.31**

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

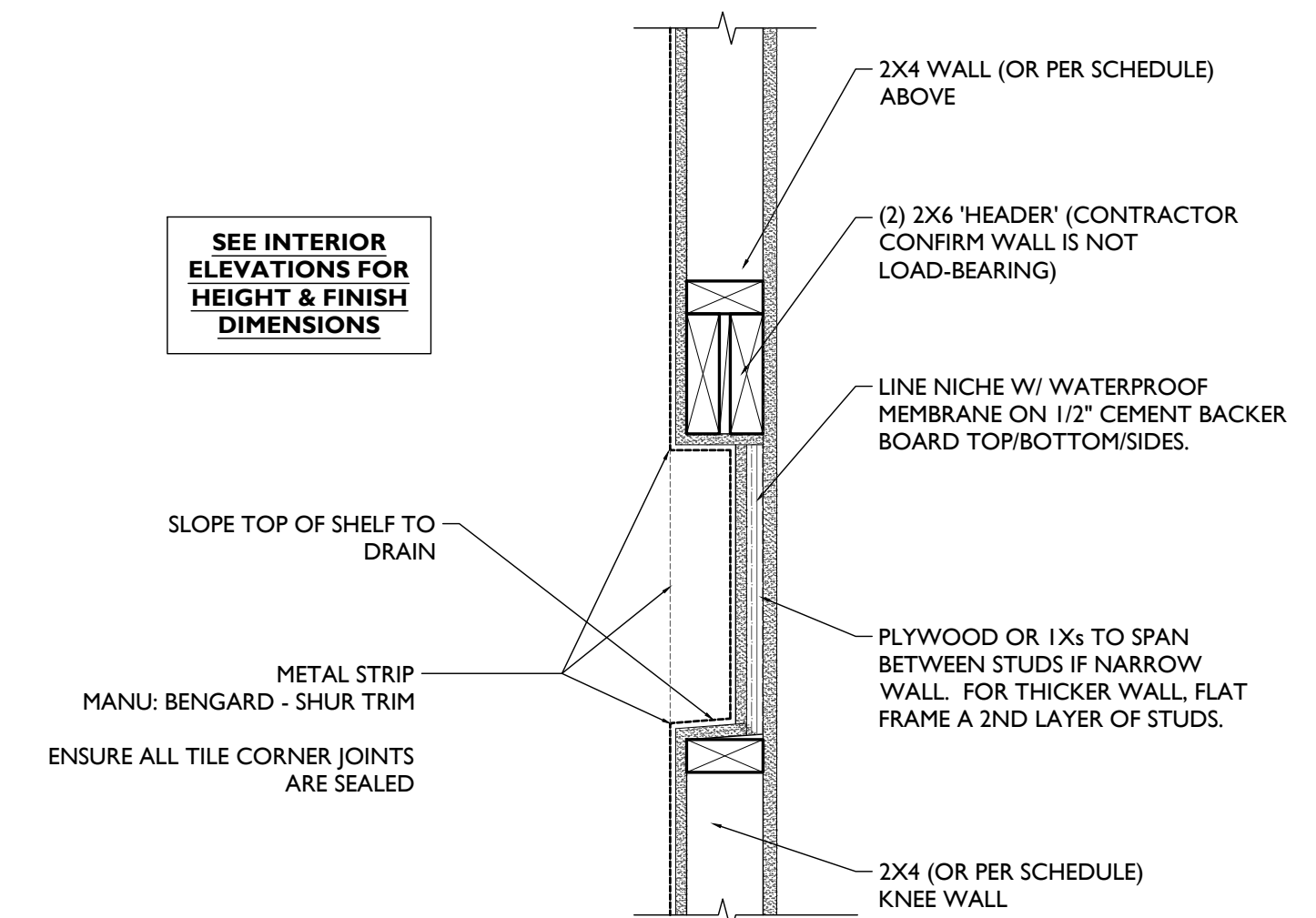




SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL

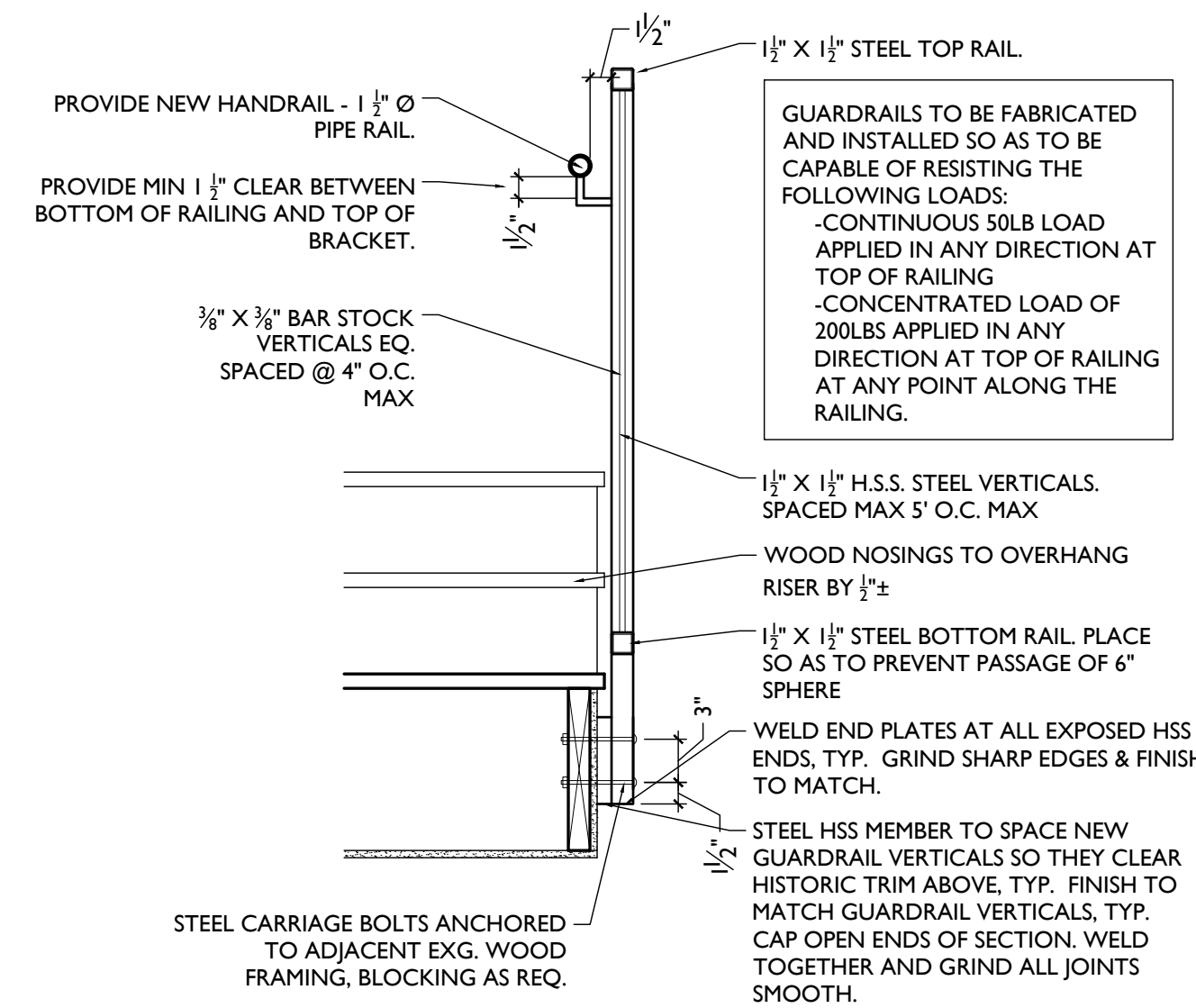
6



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

SHOWER NICHE DETAIL

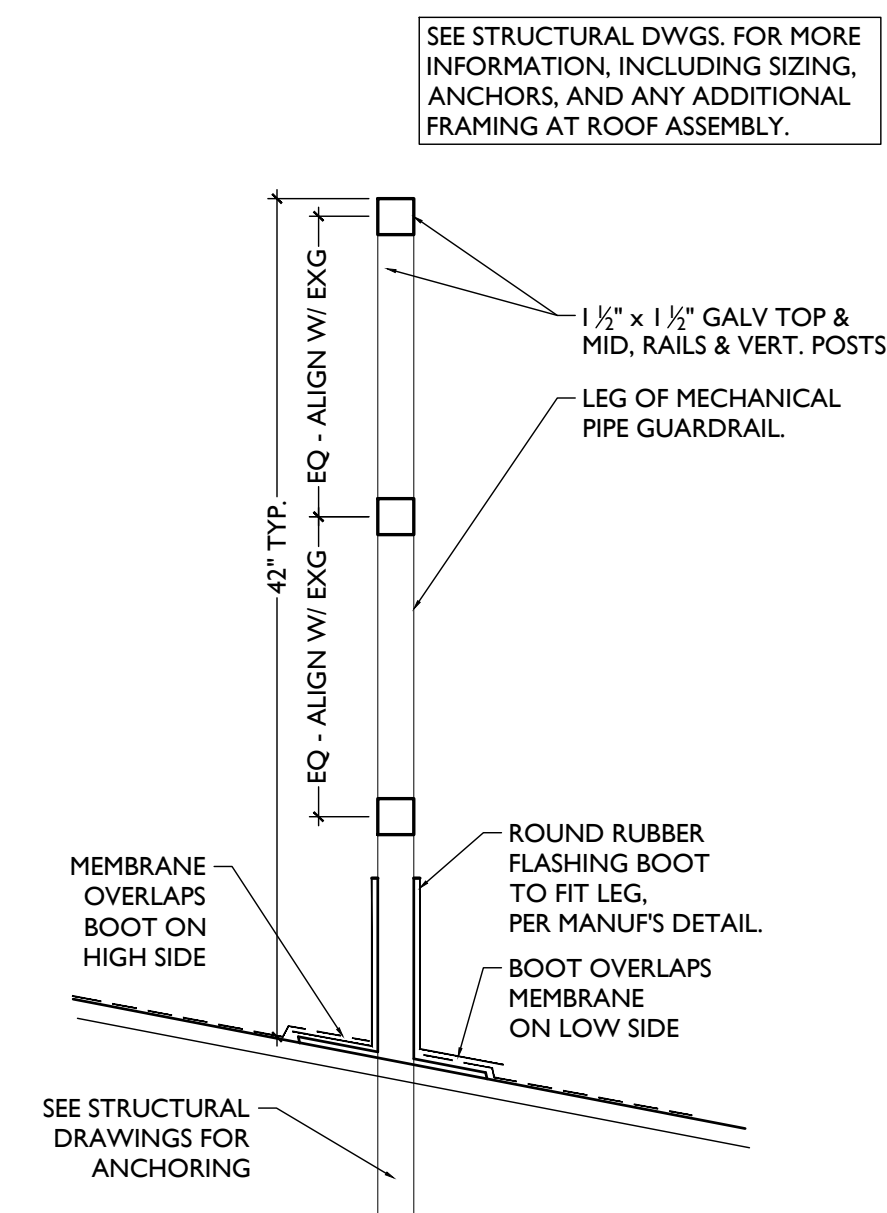
3



SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL

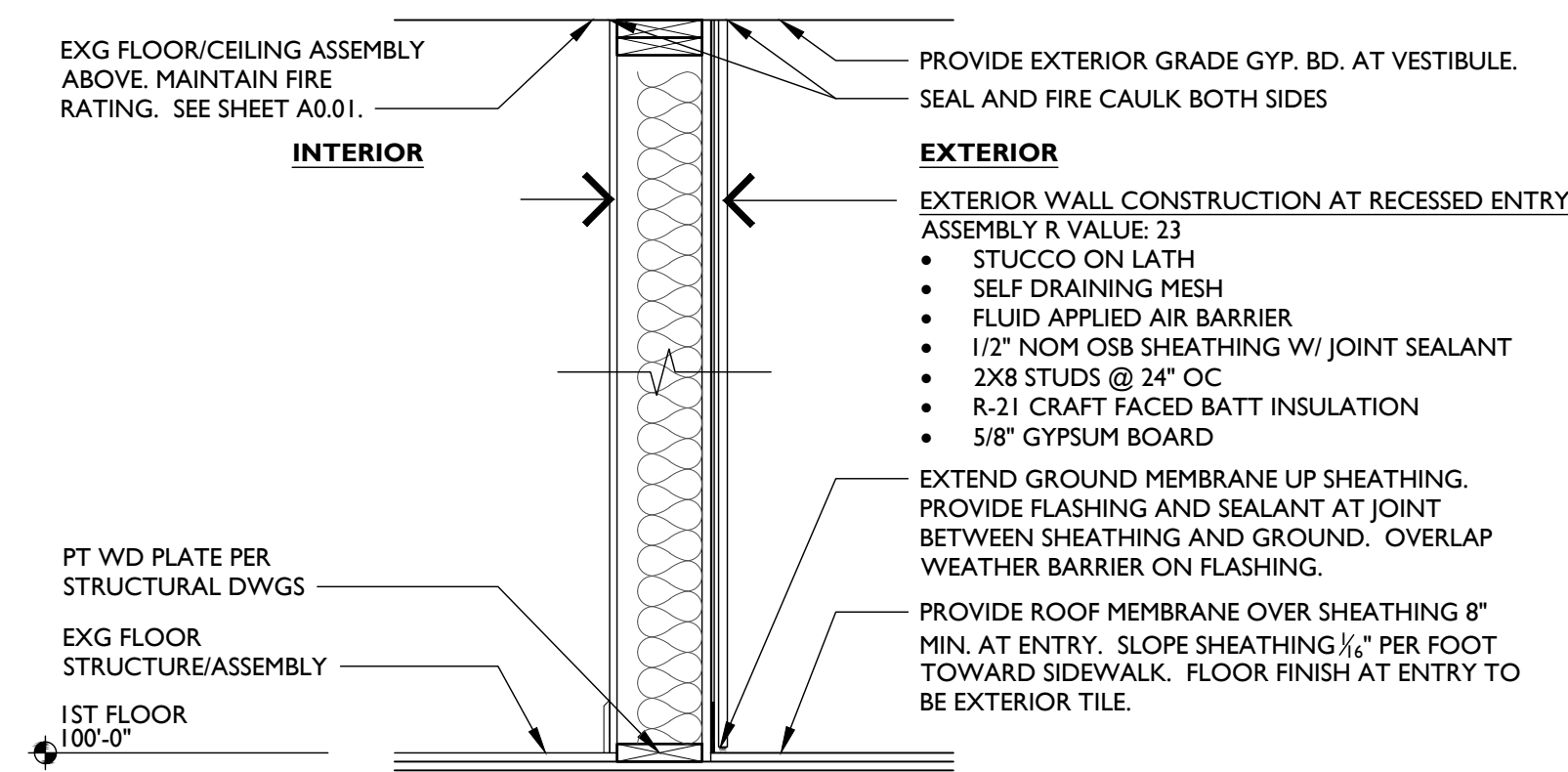
5



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

MECHANICAL GUARDRAIL DETAIL

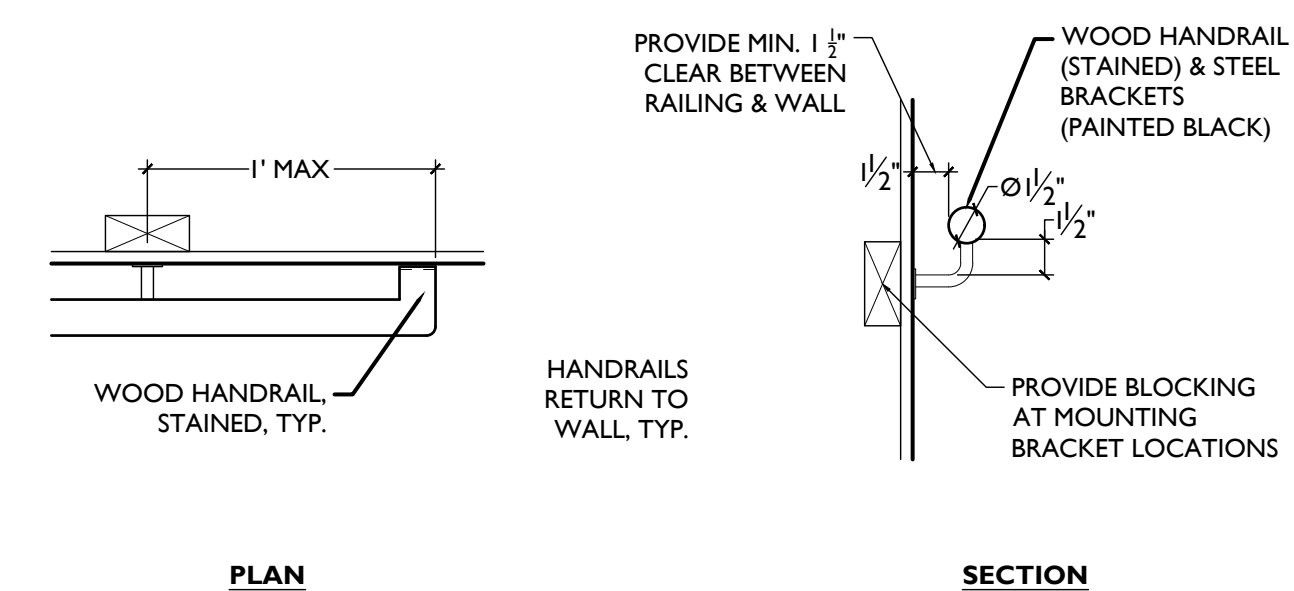
2



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

NEW EXTERIOR WALL SECTION AT RECESSED ENTRY

4



PLAN

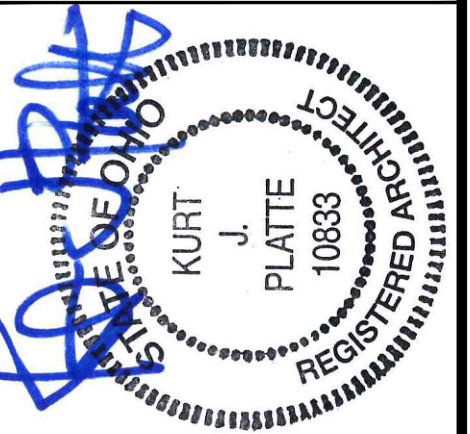
SECTION

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

TYPICAL HANDRAIL DETAILS

1

TYPICAL BUILDING DETAILS



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SC, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
RENOVATION FOR:  
**116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

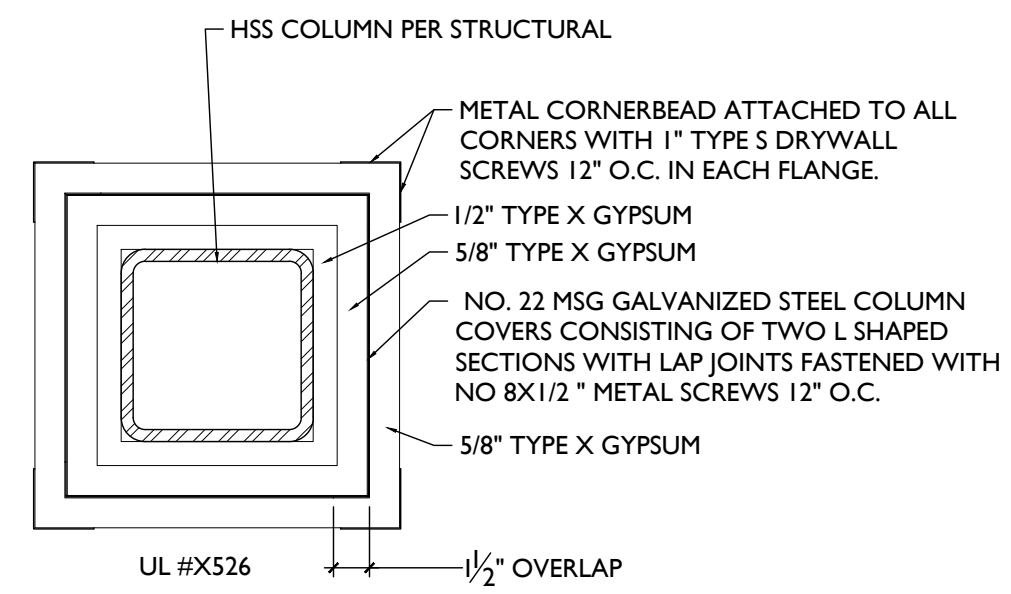
Job No: 22005 02.25.2022

**A5.00**

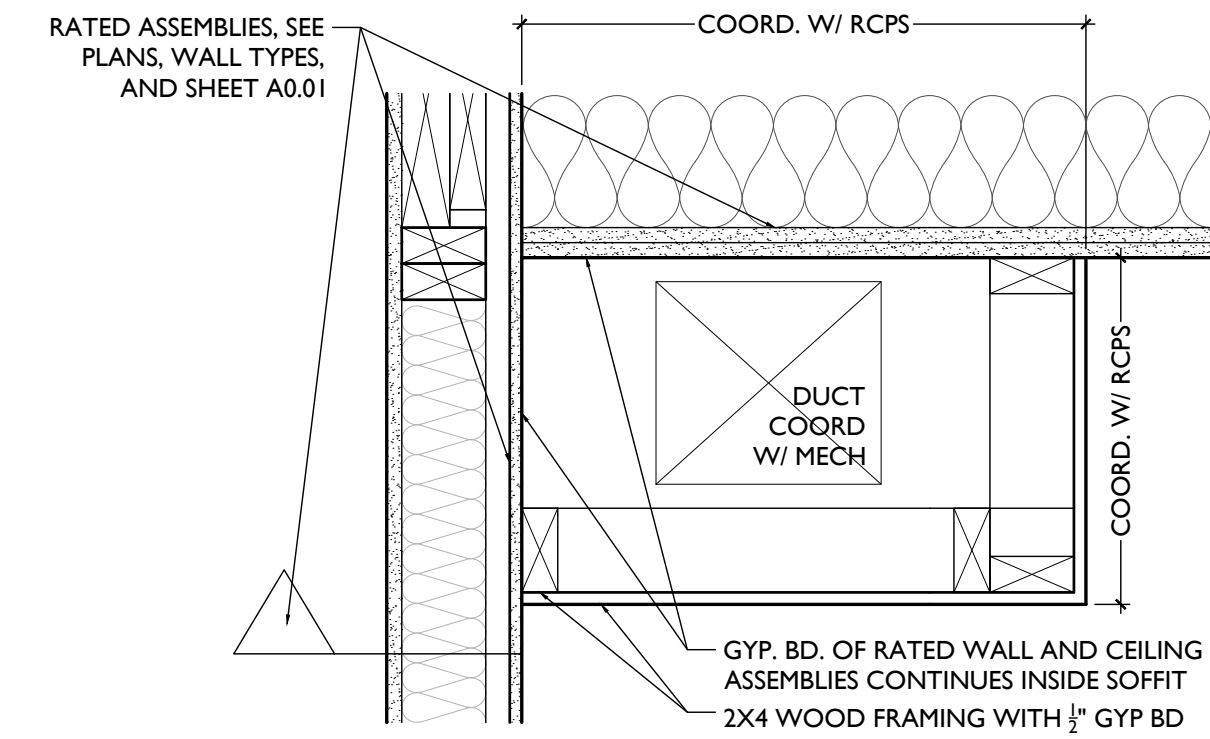
**PLATTE**  
architecture + design

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



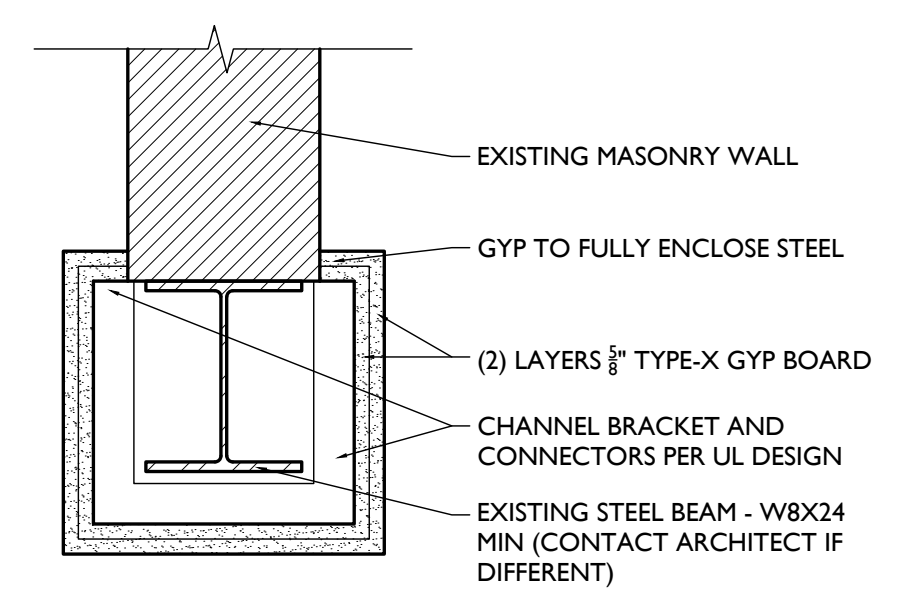


**COLUMN PROTECTION**

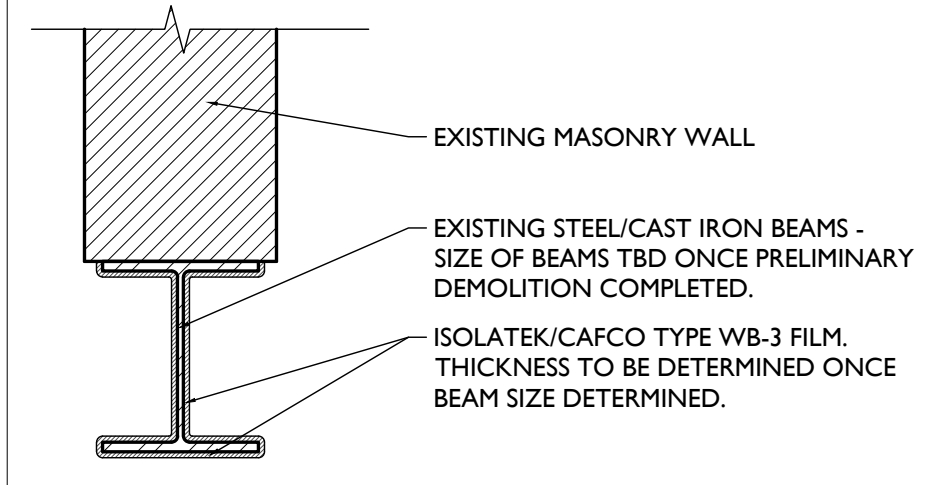


**TYPICAL SOFFIT IN DWELLING UNIT** 3

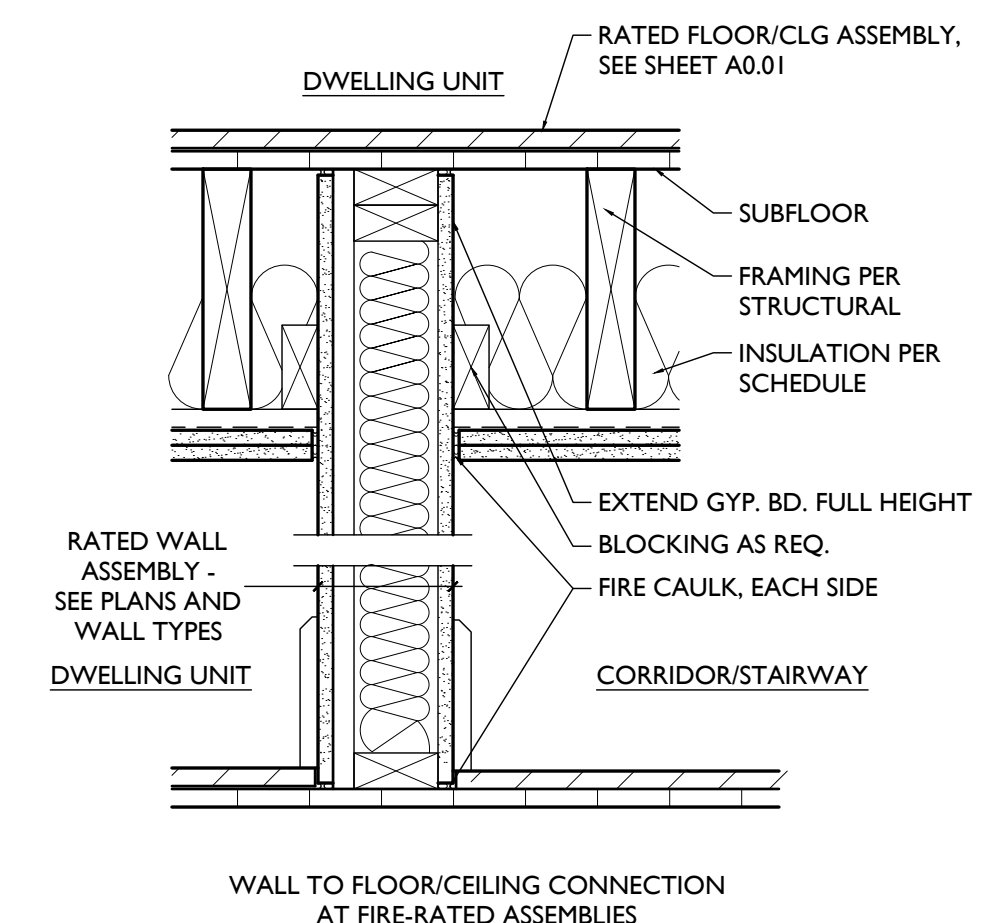
**TYP. COLUMN RATED ASSEMBLY** 6



**N501 BEAM PROTECTION** NOT TO SCALE  
BEAM PROTECTION: 2-HR FIRE RATED PER UL DESIGN NO N501

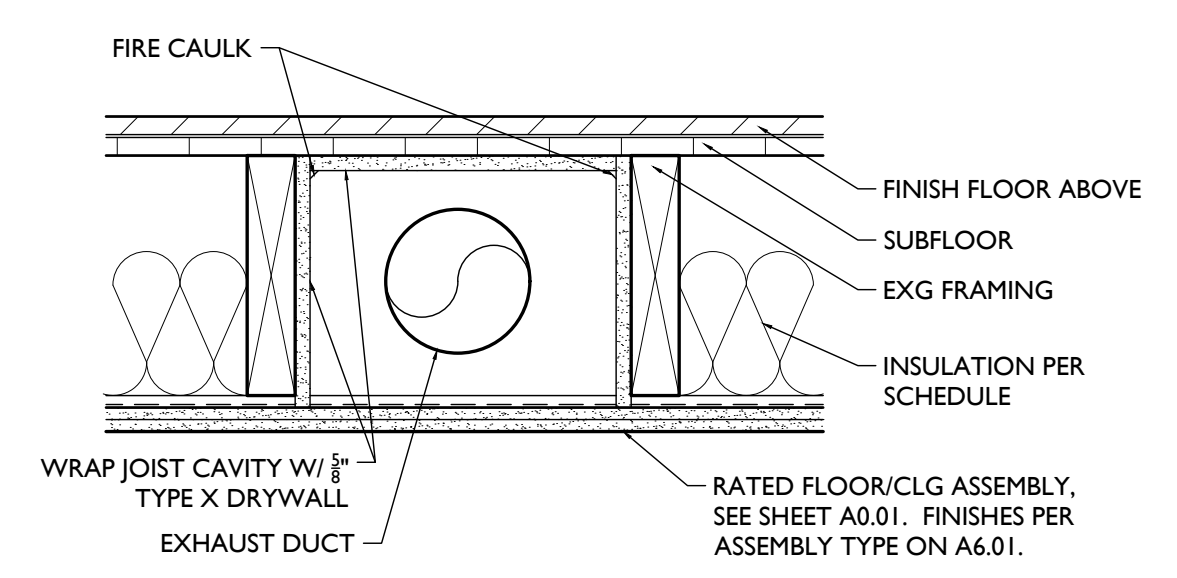


**X649 BEAM PROTECTION** NOT TO SCALE  
BEAM PROTECTION: 1-HR OR 2-HR FIRE RATED PER UL DESIGN NO X649

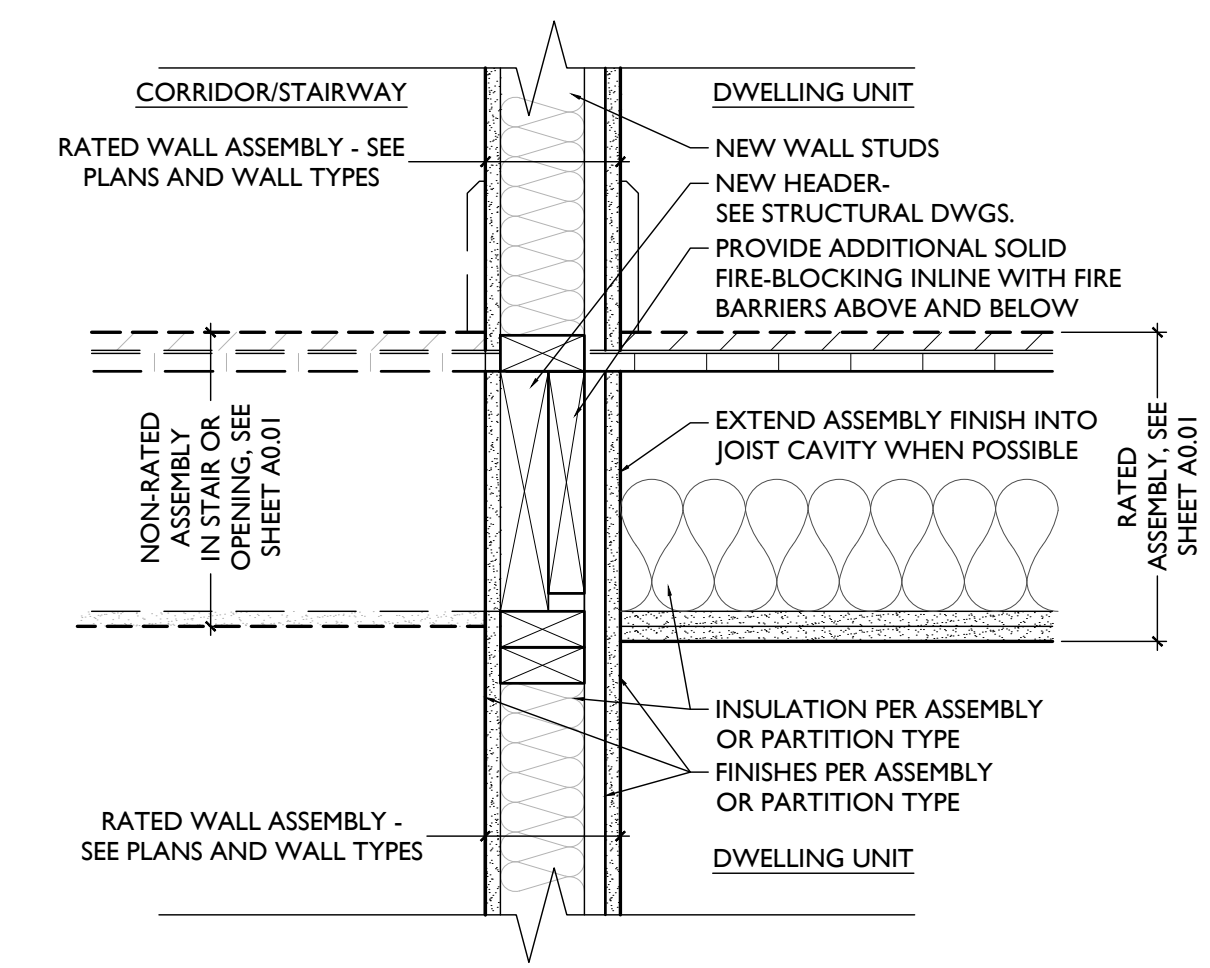


**TYPICAL RATED ASSEMBLY AT DWELLING UNIT** 2

**TYP. BEAM RATED ASSEMBLY** 5



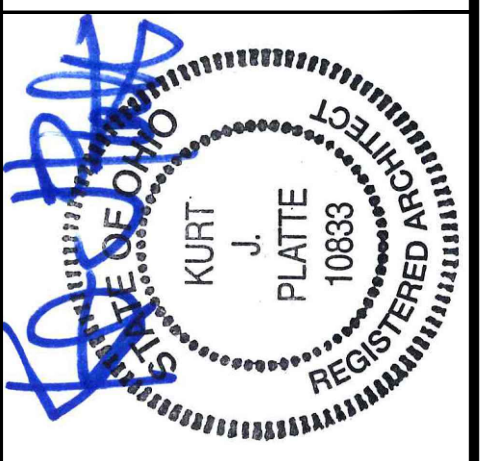
**RATED JOIST POCKET DETAIL** 4



**TYPICAL RATED ASSEMBLY AT EXG. STAIR** 1

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

**TYPICAL FIRE-RATING DETAILS**



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SO, MR  
Drawn by:  
TB, MR

PROPOSED PROJECT:  
**RENOVATION FOR:  
116 W. ELDER STREET**  
FINDLAY EXCHANGE  
CINCINNATI, OH 45202

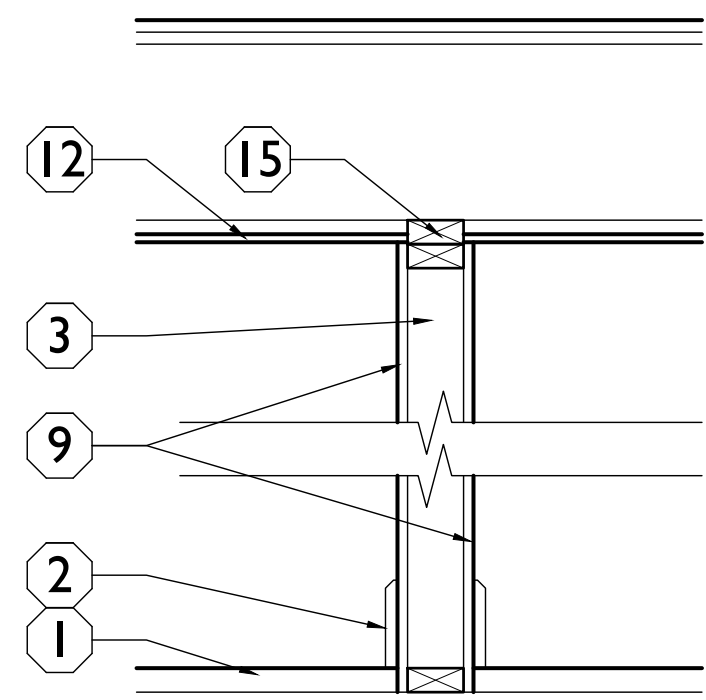
Job No: 22005 02.25.2022

**A5.01**

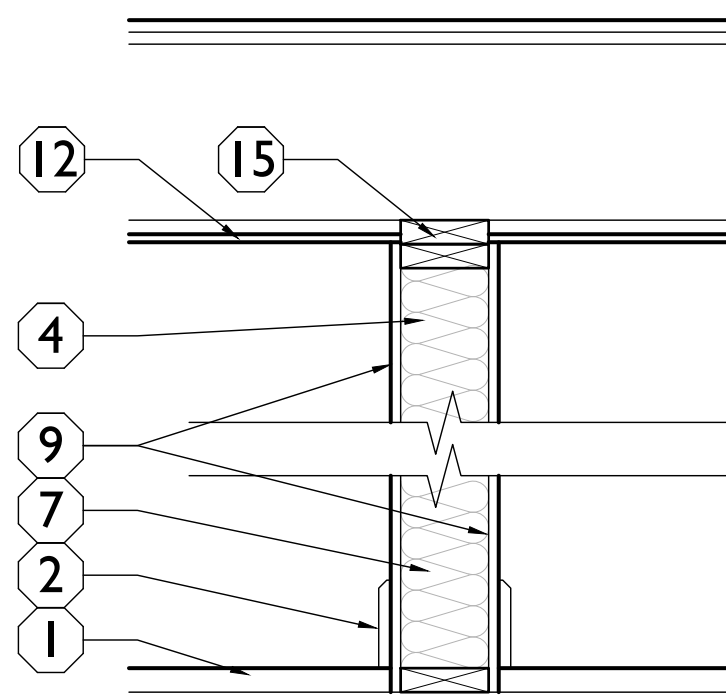
**PLATTE**  
architecture + design

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

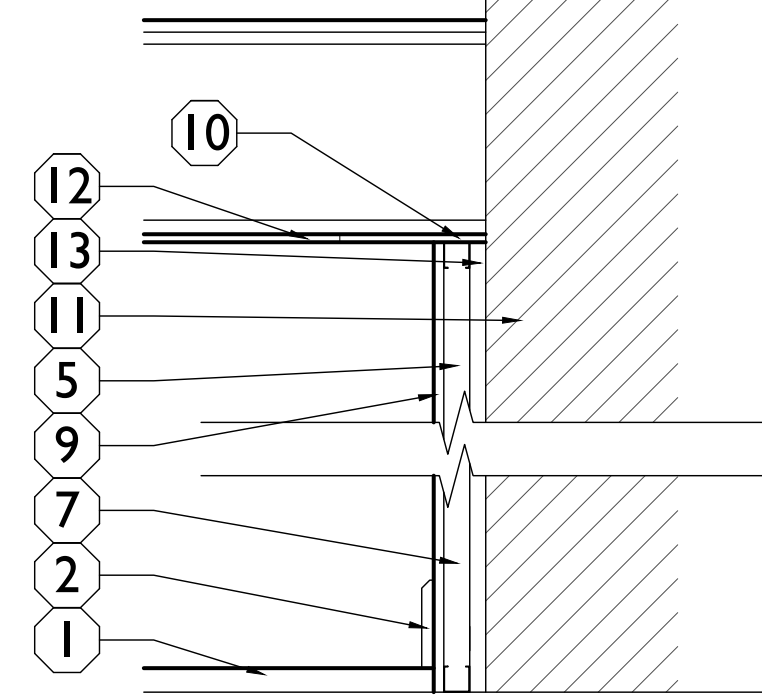




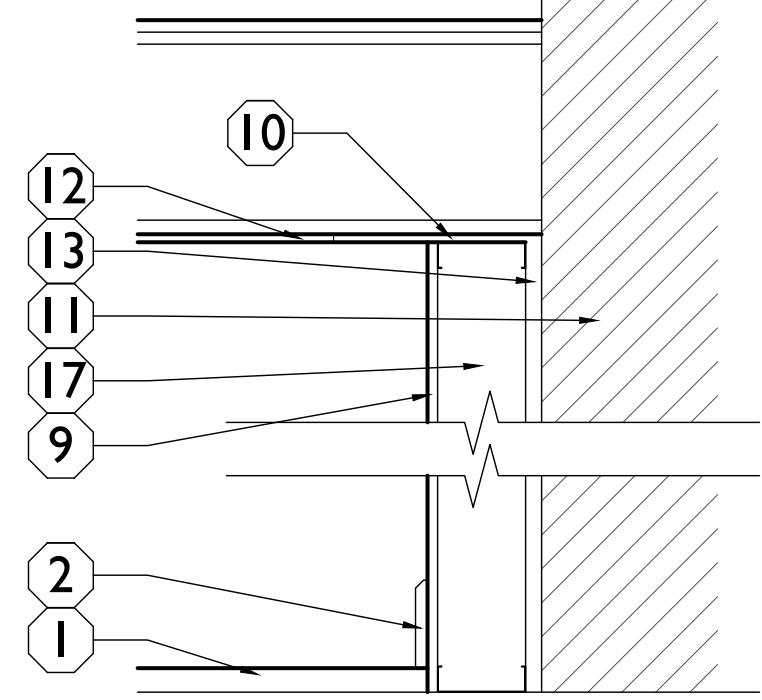
**1 SECTION 1**  
 TYPICAL INTERIOR PARTITION (NON-RATED)  
 2X4 WOOD STUDS AT 16" O.C.  
 W/ 5/8" GYP. BD. EACH SIDE  
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT



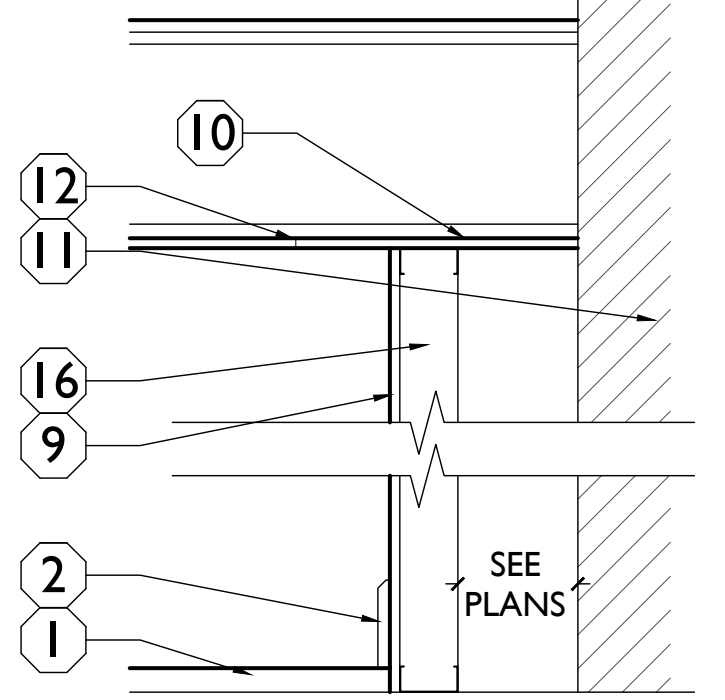
**2 SECTION 2**  
 TYPICAL PLUMBING WET WALL (NON-RATED)  
 2X6 WOOD STUDS AT 16" O.C., U.N.O.  
 W/ 5/8" MOISTURE-RESISTANT GYP. BD. EACH SIDE  
 PROVIDE INSULATION PER SCHEDULE  
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT



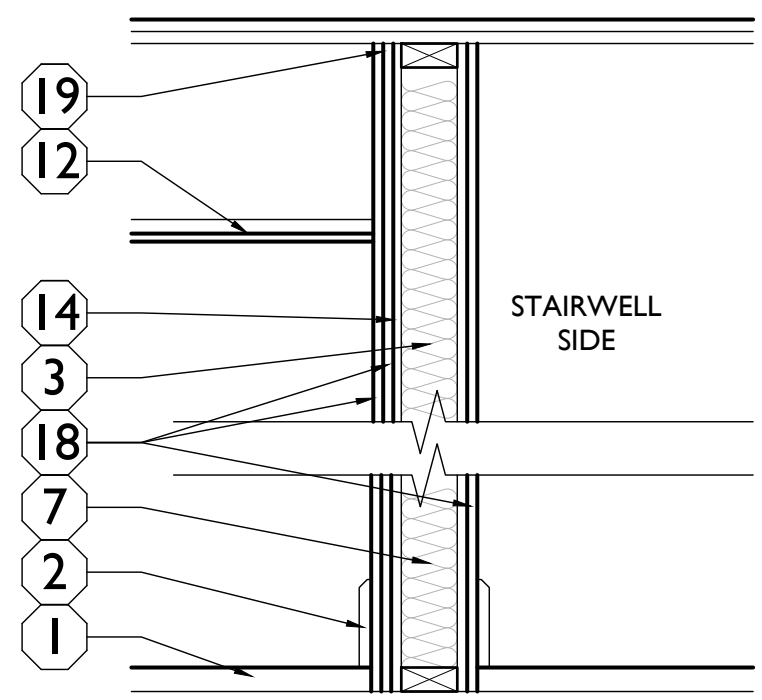
**3 SECTION 3**  
 FURRING AT EXG WALLS (NON-RATED)  
 1 5/8" METAL STUD FURRING AT 16" O.C.  
 HELD 1" OFF EXG. WALL  
 W/ 5/8" MOISTURE-RESISTANT GYP. BD. ONE SIDE  
 COORD DEPTH OF FURRING WHERE ELECTRICAL  
 PANEL IS PROVIDED. SEE ELEC DWGS.  
 PROVIDE INSULATION PER SCHEDULE



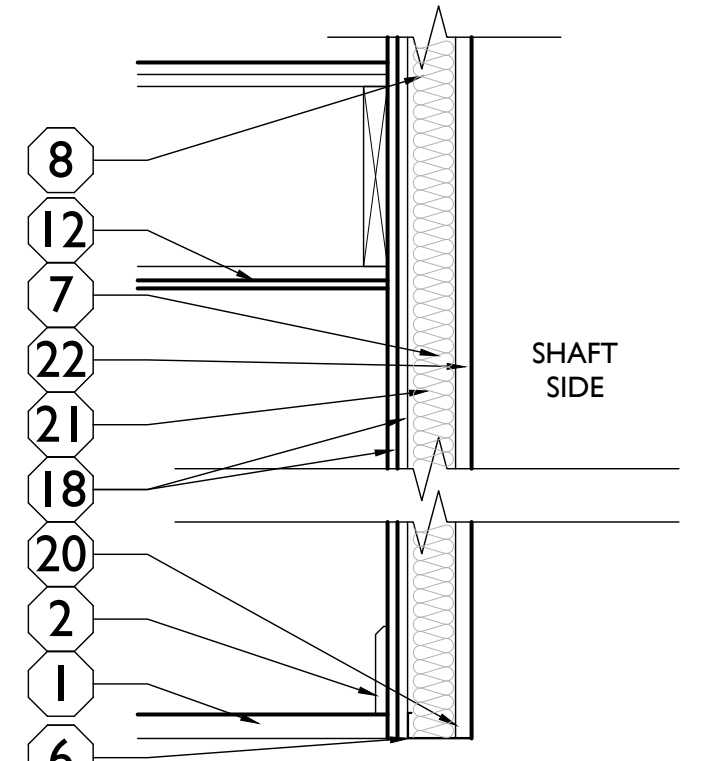
**4 SECTION 4**  
 PLUMBING FURRING AT EXG WALLS (NON-RATED)  
 2X6 METAL STUD FRAMING AT 16" O.C.  
 HELD 1" OFF EXG. WALL  
 W/ 5/8" MOISTURE-RESISTANT GYP. BD. ONE SIDE



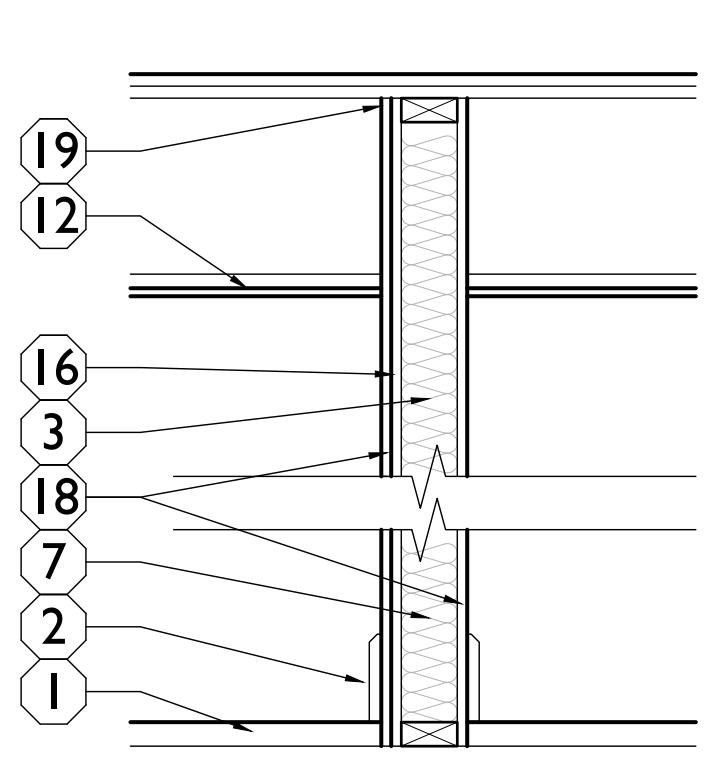
**5 SECTION 5**  
 CHASE WALL (NON-RATED)  
 2X4 METAL STUD FRAMING AT 16" O.C.  
 W/ 5/8" GYP. BD. ONE SIDE  
 PROVIDE INSULATION PER SCHEDULE  
 PROVIDE MOISTURE-RESISTANT GYP. BD. IN  
 BATHROOMS



**6 SECTION 6**  
 NEW 2-HR RATED - FIRE BARRIER  
 2X4 (U.N.O.) FIRESTOPPED WOOD STUDS AT 16"  
 O.C. (NEW OR EXG)  
 W/ RESILIENT CHANNELS AT 24" O.C. ONE SIDE  
 (TYP. NON-STAIRWELL SIDE)  
 W/ (2) LAYERS 5/8" TYPE X GYP. BD. EACH SIDE  
 SOUND SEAL PERIMETER AT BOTH SIDES, TOP,  
 AND BOTTOM  
 PROVIDE INSULATION PER SCHEDULE  
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT  
 UL #U301



**7 SECTION 7**  
 NEW 2-HR SHAFTWALL - FIRE BARRIER  
 4"-C-H" SHAPED STUDS @ 24" O.C. AND  
 "J" SHAPE RUNNERS AT TOP, BOTTOM AND SIDES  
 W/ (2) LAYERS 5/8" TYPE X GYP. BD. ONE SIDE  
 & (1) LAYER 1" NOMINAL GYP LINER PANEL  
 W/ SOUND ATTENUATION INSUL PER SCHEDULE  
 UL #U438



**8 SECTION 8**  
 NEW 1-HR RATED - FIRE BARRIER  
 2X4 (U.N.O.) FIRESTOPPED WOOD STUDS 24" O.C. (NEW  
 OR EXG)  
 W/ 5/8" RESILIENT CHANNELS 16" O.C. ONE SIDE  
 W/ (1) LAYER 5/8" TYPE X GYP. BD. EACH SIDE  
 W/ VERTICAL JOINTS LOCATED MIDWAY B/W STUDS.  
 SOUND SEAL PERIMETER AT BOTH SIDES, TOP, AND  
 BOTTOM  
 PROVIDE INSULATION PER SCHEDULE  
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT  
 UL #U309

**WALL ASSEMBLIES/  
 PARTITION TYPES**

**KEYED NOTES:**

- 1 FINISHED FLOOR - SEE FINISH SCHEDULE
- 2 SCHEDULED BASE - SEE FINISH SCHEDULE
- 3 WALL FRAMING (NEW OR EXG) 2X4 WOOD STUDS @ 16" O.C.
- 4 WALL FRAMING (NEW OR EXG) 2X6 WOOD STUDS @ 16" O.C.
- 5 1 5/8" METAL STUD FURRING @ 16" O.C.
- 6 FRAMING TO BEAR ON FLOOR OF EQUAL RATING
- 7 INSULATION PER SCHEDULE. SHEET A6.00
- 8 WALL STRUCTURE TO BYPASS FLR CLG ASSEMBLY
- 9 5/8" GYPSUM BOARD
- 10 PROVIDE GYP BD 'RIPPERS' ABOVE FURRING ALONG EXT PERIMETER TO MAINTAIN FIRE-RATING OF F/C ASSEMBLY
- 11 EXG. MASONRY OR HISTORIC PLASTER WALL
- 12 FLOOR FRAMING AND CEILING RATED ASSEMBLY CONTINUOUS TO RATED PARTITION OR WALL
- 13 1" GAP BETWEEN FRAMING AND FACE OF EXISTING EXTERIOR WALL
- 14 1/2" METAL RESILIENT CHANNELS @ 24" O.C. HORIZ. ON ONE SIDE OF STUDS
- 15 DOUBLE WOOD TOP PLATE, TO MAINTAIN FIRE-RATING OF F/C ASSEMBLY
- 16 3 5/8" METAL STUD FRAMING @ 16" O.C.
- 17 2X6 METAL FURRING @ 16" O.C. HELD TIGHT TO WALL.
- 18 5/8" TYPE-X GYP. BOARD
- 19 EXTEND RATED ASSEMBLY TO UNDERSIDE OF FLOOR SHEATHING ABOVE. SEE DETAILS ON A6.01
- 20 "J" SHAPE SIDE RUNNER
- 21 SHAFTWALL STUD @ 24" O.C. MAX
- 22 1" NOMINAL GYP LINER PANEL

NOTES: COORDINATE ALL W/ FIRE RATING & U.L. ASSEMBLY.

2017 OHIO BUILDING CODE  
 720 PRESCRIPTIVE FIRE RESISTANCE - TABLE 720.1 (2) RATED FIRE-RESISTANCE FOR WALLS

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

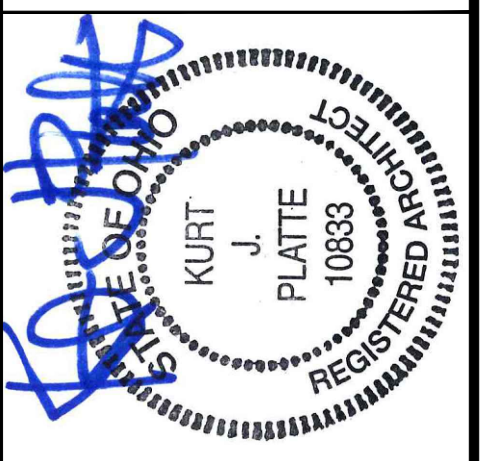
INSULATION SCHEDULE			
LOCATION	TYPE	R-VALUE	NOTES
FURRING AT EXTERIOR WALLS	SPRAY-APPLIED CELLULOSE	2.625" MIN	FILL CAVITY. SEE ASSEMBLIES "3" & "4" ON A6.00
STAIR HALL ENCLOSURE WALLS / CORRIDOR WALLS	FIBERGLASS BATTS	R-13 (3.5" MIN)	FILL CAVITY & COORD W/ FIRE-RATING & U.L. ASSEMBLY. SEE ASSEMBLY "6" ON A6.00
FLOOR/CEILING BETWEEN AN OCCUPIED RESIDENCE AND AN UNOCCUPIED ATTIC	FIBERGLASS BATTS	R-38	INSULATION BETWEEN JOISTS. SEE ASSEMBLIES
ATTIC CEILING - UNOCCUPIED SPACE	NONE REQ	---	REQ INSULATION PROVIDED @ ASSEMBLY BELOW. SEE ASSEMBLY "M2" & "A" ON A6.01
ATTIC CEILING - OCCUPIED SPACE/STAIR	FIBERGLASS BATTS	R-38	SEE ASSEMBLY "M1" ON A6.01
FLOOR/CEILING BETWEEN TWO SEPARATE OCCUPIED RESIDENCES	FIBERGLASS BATTS	6" MIN	COORD W/ U.L. ASSEMBLY & FIRE RATING. SEE ASSEMBLIES "A", "C", "D", & "E" ON A6.01
SHAFT WALLS	FIBERGLASS BATTS	R-13 (3.5" MIN)	PROVIDE INSULATION AS REQ IN ATTIC SPACES ONLY.

SCALE: 1" = 1'-0"

TYPICAL PARTITION TYPES

**PLATTE**  
 architecture + design

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



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.26.2022 - PERMIT REV 1  
 06.15.2022 - PERMIT REV 2  
 08.19.2023 - ENG CHANGE 1

Design Team:  
 MR, TB, SO, MR  
 Drawn by:  
 TB, MR

PROPOSED PROJECT:  
 RENOVATION FOR:  
**116 W. ELDER STREET**  
 FINDLAY EXCHANGE  
 CINCINNATI, OH 45202

Job No: 22005 02.25.2022

**A6.00**



### HARDWARE SCHEDULE

HDWR	M	DESCRIPTION
<b>EXISTING DOORS TO REMAIN</b>		
H01	EXISTING TO REMAIN	EXISTING HARDWARE SET TO REMAIN
<b>NEW COMMERCIAL DOORS</b>		
H02	EXTERIOR COMMERCIAL DOOR	ENTRY LOCKSET W/ PANIC HARDWARE • RATED HARDWARE • PANIC HARDWARE TO BE EXIT ONLY • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • (3) HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP • WEATHER SEALS
<b>NEW COMMON RESIDENTIAL DOORS</b>		
H03	EGRESS DOOR FROM STAIR/CORRIDOR TO EXTERIOR	ENTRY LOCKSET W/ PANIC HARDWARE • RATED HARDWARE • PANIC HARDWARE TO BE EXIT ONLY • ELECTRONIC ACCESS CONTROL (INTERCOM OR KEY FOB) • ELECTRIC STRIKE • (3) HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP • WEATHER SEALS
H04	DOOR FROM STAIR/CORRIDOR TO ATTIC	STORAGE LOCKSET • RATED HARDWARE • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • (3) HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP
H04A	PASSAGE DOOR BETWEEN CORRIDOR + EGRESS STAIR	PASSAGE LOCKSET • RATED HARDWARE • NO LOCKSET • (3) HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP
<b>NEW PRIVATE RESIDENTIAL DOORS</b>		
H05	RESIDENTIAL UNIT ENTRY DOOR	ENTRY LOCKSET • RATED HARDWARE • ELECTRONIC KEY CARD DEADBOLT • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • DOOR SWEEP • RUBBER THRESHOLD (LOW PROFILE)
H06	TYPICAL BEDROOM AND BATHROOM	PRIVACY LOCKSET • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD
H07	DOOR TO MECHANICAL CLOSET	STORAGE LOCKSET • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD
H08	SINGLE DOOR TO CLOSET/STORAGE	CLOSET LOCKSET • (3) HINGES • WALL/FLOOR STOP
H09	DOUBLE SWINGING DOOR TO CLOSET / STORAGE	CLOSET PULLS • (3) PAIR HINGES • DUMMY LEVER HANDLES • BALL CATCHES
<b>GENERAL HARDWARE NOTES:</b>		
1. ALL HARDWARE TO BE OPERABLE IN THE DIRECTION OF EGRESS ALWAYS WITHOUT KNOWLEDGE, KEY OR TIGHT PINCHING OR GRASPING THE DEVICE.		
2. ALL HARDWARE TO BE SATIN CHROME, STAINLESS STEEL AND POWDER COAT TO MATCH. EXIT DEVICES, EXTERIOR HINGES, KICK PLATES TO BE US32D, INTERIOR HINGES, LOCKSETS, WALL STOPS US26D, DOOR CLOSERS TO BE POWDER COAT TO MATCH.		
3. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL. A. LOCKSETS ARE BASED ON BEST CYLINDRICAL GRADE 1 (PHORITISE LOCK FOR TOILETS WITH INDICATOR). COORDINATE KEYING REQUIREMENTS WITH OWNER. APPROVED MANUFACTURERS: BEST (9K3 SERIES), SCHLAGE (ND SERIES), SARGENT (10 LINE), KEY SYSTEM - PROVIDE MASTER SYSTEM (KEY INTO OWNER'S EXISTING SMALL FORMAT KEY SYSTEM), 5 MASTER KEYS, 3 CHANGE KEYS PER CYLINDER. B. EXIT DEVICES ARE BASED ON PRECISION 2100 SERIES GRADE 1, APPROVED MANUFACTURERS: PRECISION (2100 SERIES), VON DUPRIN (98 SERIES) C. DOOR CLOSERS ARE BASED ON DORMA 8900 SERIES GRADE 1, PROVIDE WITH FULL COVER, APPROVED MANUFACTURERS: DORMA (8900 SERIES), LCN (4040XP SERIES).		
4. HINGES: A. HINGE SIZE, DOORS UP TO 3 FEET WIDE 4-1/2" X 4-1/2", DOORS WIDER THAN 3 FEET TO BE 5" X 4-1/2". B. HINGE QUANTITY - 3 HINGES PER DOOR LEAF FOR DOORS UP TO 76". PROVIDE 4 HINGES FOR DOORS TALLER THAN 76".		
5. COORDINATE KEYING REQUIREMENTS WITH OWNER.		
6. COORDINATE ELECTRONIC ACCESS CONTROL REQUIREMENTS WITH OWNER		

### DOOR SCHEDULE

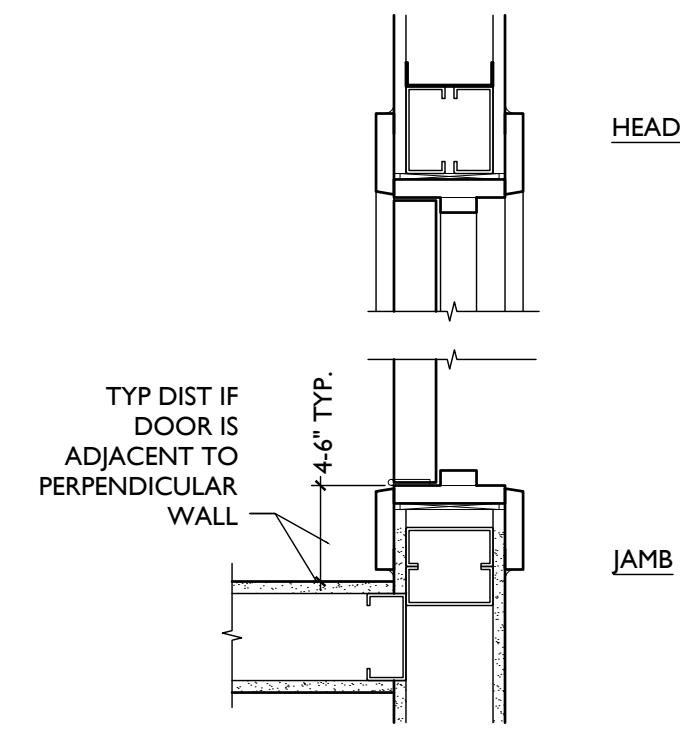
DOOR NO.	WIDTH	HEIGHT	TYPE	FINISH	GLAZG	TYPE	FINISH	GLAZG	TYPE	RATING	NOTES
<b>BASEMENT</b>											
000-1	3'-0"	6'-8"	DA	PT	-	FA	PT	-	H04A	90 MIN	1
<b>FIRST FLOOR</b>											
100-1	2'-6"	6'-8"	DD	FF	3/4	SF3	FF	X	H03	-	1
100-2	V.I.F.	6'-8"	DA	PT	-	FA	PT	-	H04	90 MIN	1
100-3	3'-0"	6'-8"	DC	FF	FULL LITE	EXG	EXG	EXG	H03	-	1
<b>SECOND FLOOR</b>											
200-1	2'-0"	6'-8"	DA	FF	-	FA	FF	-	H04A	90 MIN	-
200-2	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	90 MIN	-
201-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
201-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
201-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
201-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
201-5	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
201-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
202-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
202-2	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
202-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
202-4	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
202-5	2'-0"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
203-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
203-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
203-3	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
203-4	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
204-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
204-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
204-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
204-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
204-5	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
204-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
205-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
205-2	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
205-3	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
205-4	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
205-5	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
205-6	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
205-7	2'-4"	6'-8"	DB	PT	-	FB	PT	-	H09	-	-
206-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
206-2	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
206-3	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
206-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
206-5	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
206-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
<b>THIRD FLOOR</b>											
300-1	2'-0"	6'-8"	DA	FF	-	FA	FF	-	H04A	90 MIN	-
300-2	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H04A	90 MIN	-
301-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
301-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
301-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
301-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
301-5	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
301-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
302-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
302-2	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
302-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
302-4	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
302-5	2'-0"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
303-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
303-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
303-3	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
303-4	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
304-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
304-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
304-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
304-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
304-5	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
304-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
305-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
305-2	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
305-3	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
305-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
305-5	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
305-6	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
305-7	2'-4"	6'-8"	DB	PT	-	FB	PT	-	H09	-	-
306-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
306-2	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
306-3	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
306-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
306-5	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
306-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-

### DOOR SCHEDULE

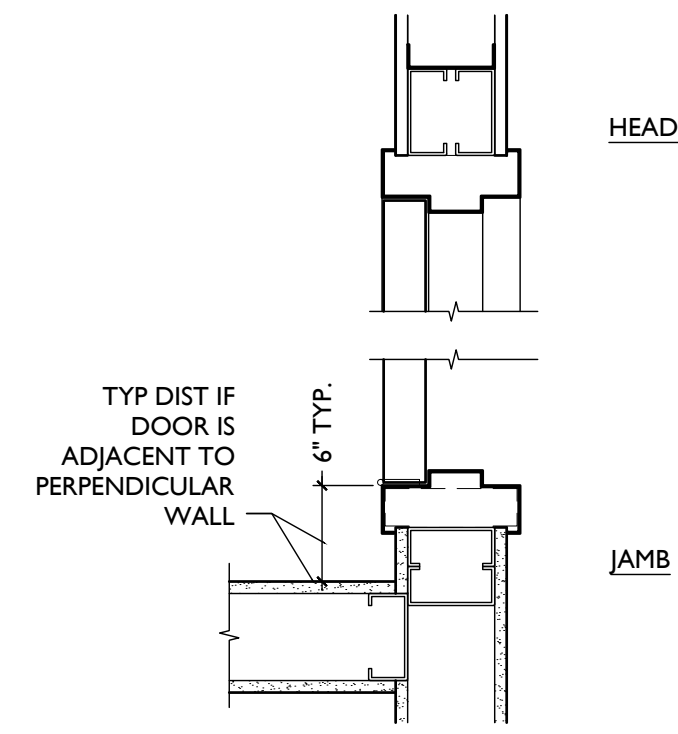
DOOR NO.	WIDTH	HEIGHT	TYPE	FINISH	GLAZG	TYPE	FINISH	GLAZG	TYPE	RATING	NOTES
<b>FOURTH FLOOR</b>											
400-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H04A	90 MIN	-
400-2	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H04	90 MIN	-
400-3	3'-0"	5'-0"	DA	FF	-	FA	FF	-	H04	20 MIN	-
401-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
401-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
401-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
401-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
401-5	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
401-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
402-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
402-2	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
402-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
402-4	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
402-5	2'-0"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
403-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
403-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
403-3	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
403-4	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
404-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H05	20 MIN	-
404-2	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
404-3	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	3
404-4	2'-8"	6'-8"	DB	PT	-	FB	PT	-	H07	-	-
404-5	3'-0"	6'-8"	DB	PT	-	FB	PT	-	H06	-	-
404-6	2'-6"	6'-8"	DB	PT	-	FB	PT	-	H08	-	-
<b>FIFTH FLOOR</b>											
500-1	3'-0"	6'-8"	DA	FF	-	FA	FF	-	H04	90 MIN	-
<b>GENERAL DOOR NOTES:</b>											
1. ALL EXTERIOR DOORS TO BE THERMALLY BROKEN & INSULATED WITH WEATHER STRIPPING.											
2. ALL GLAZING IN DOOR LITES AN SIDE LITES TO BE SAFETY GLAZING.											
3. ALL WOOD DOORS AND TRIM ARE TO BE PAINTED. ALL METAL DOORS AND FRAMES ARE TO BE FACTORY-FINISHED. SEE FINISH SCHEDULES AND EXTERIOR COLORED ELEVATIONS FOR FINISH/COLOR INFORMATION.											
4. VERIFY SIZE OF ALL EXG DOORS AND DOOR OPENINGS IN THE FIELD.											
5. THIS IS A HISTORIC TAX CREDIT PROJECT WITH SENSITIVE HISTORIC MATERIALS, INCLUDING DOORS. SEE EXG & PROPOSED PLANS FOR INFORMATION REGARDING HISTORIC AND DOOR OPENINGS. APPROVED PART 2 NARRATIVES MAY ALSO BE REFERRED TO.											
6. ALL RESIDENTIAL UNIT ENTRY DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.											



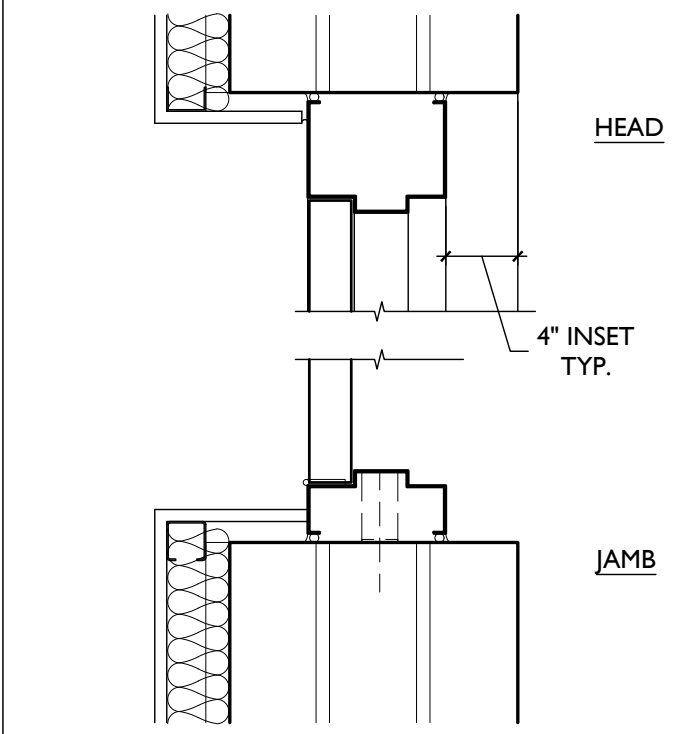
## TYPICAL DOOR DETAILS



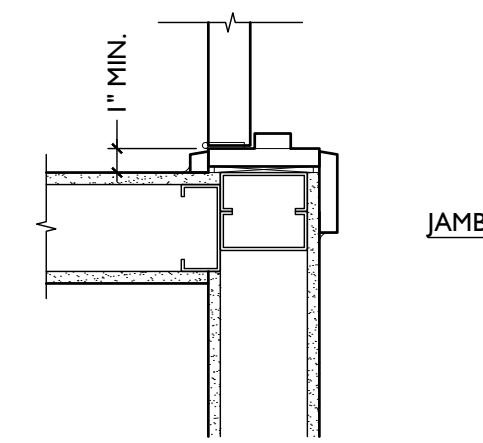
**3 WOOD FRAME HEAD/JAMB**  
SCALE: 1 1/2" = 1'-0"



**2 METAL FRAME HEAD/JAMB**  
SCALE: 1 1/2" = 1'-0"

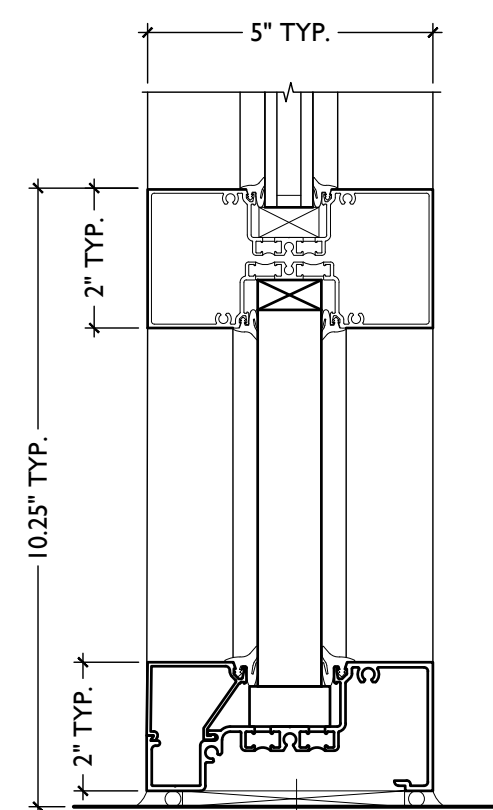


**1 METAL FRAME @ MASNRY**  
SCALE: 1 1/2" = 1'-0"

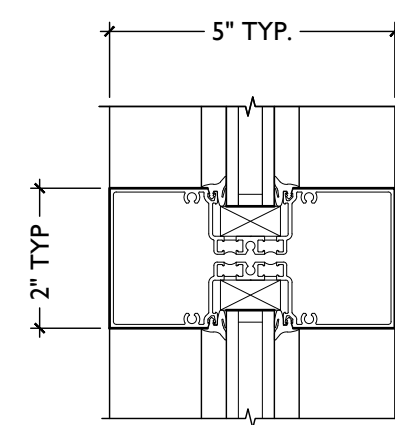


**4 WOOD FRAME MIN JAMB**  
SCALE: 1 1/2" = 1'-0"

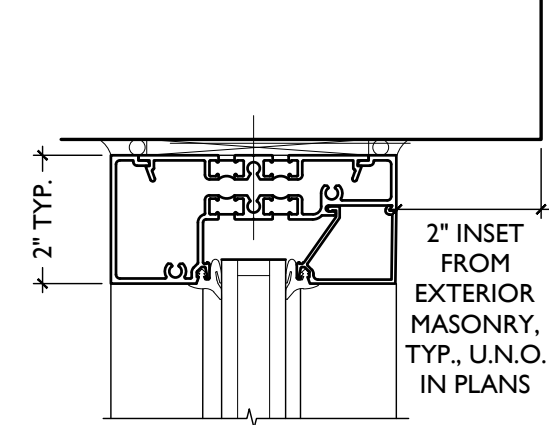
## TYPICAL STOREFRONT DETAILS



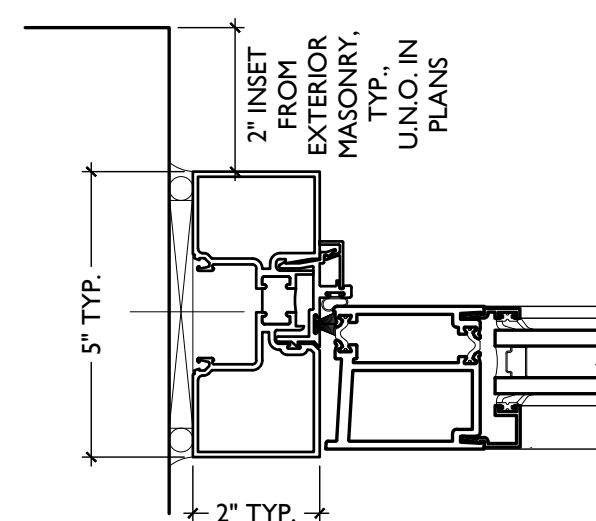
**C TYP. SILL**  
SCALE: 3" = 1'-0"



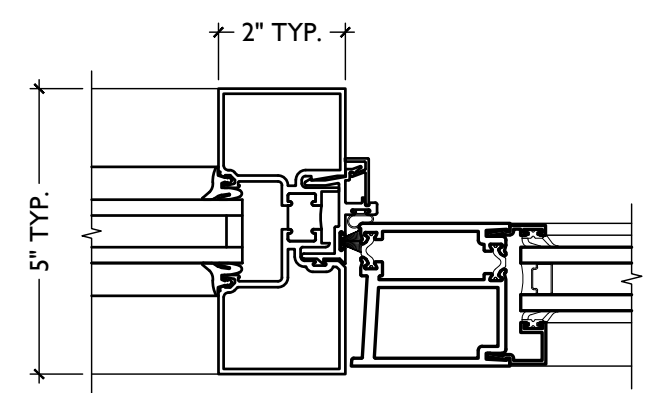
**B HORIZ. MULLION**  
SCALE: 3" = 1'-0"



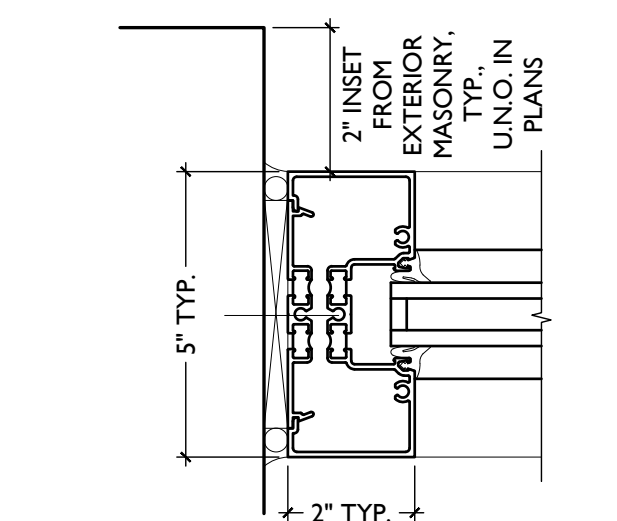
**A TYP. HEAD**  
SCALE: 3" = 1'-0"



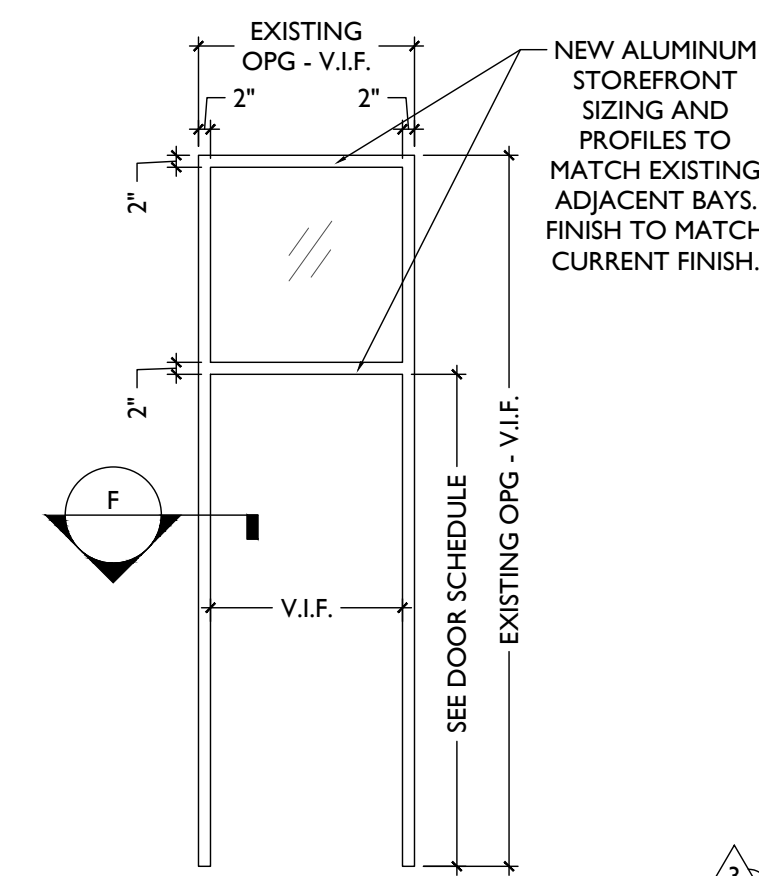
**F DOOR JAMB @ SIDELITE**  
SCALE: 3" = 1'-0"



**E TYP. JAMB**  
SCALE: 3" = 1'-0"



**D TYP. JAMB**  
SCALE: 3" = 1'-0"



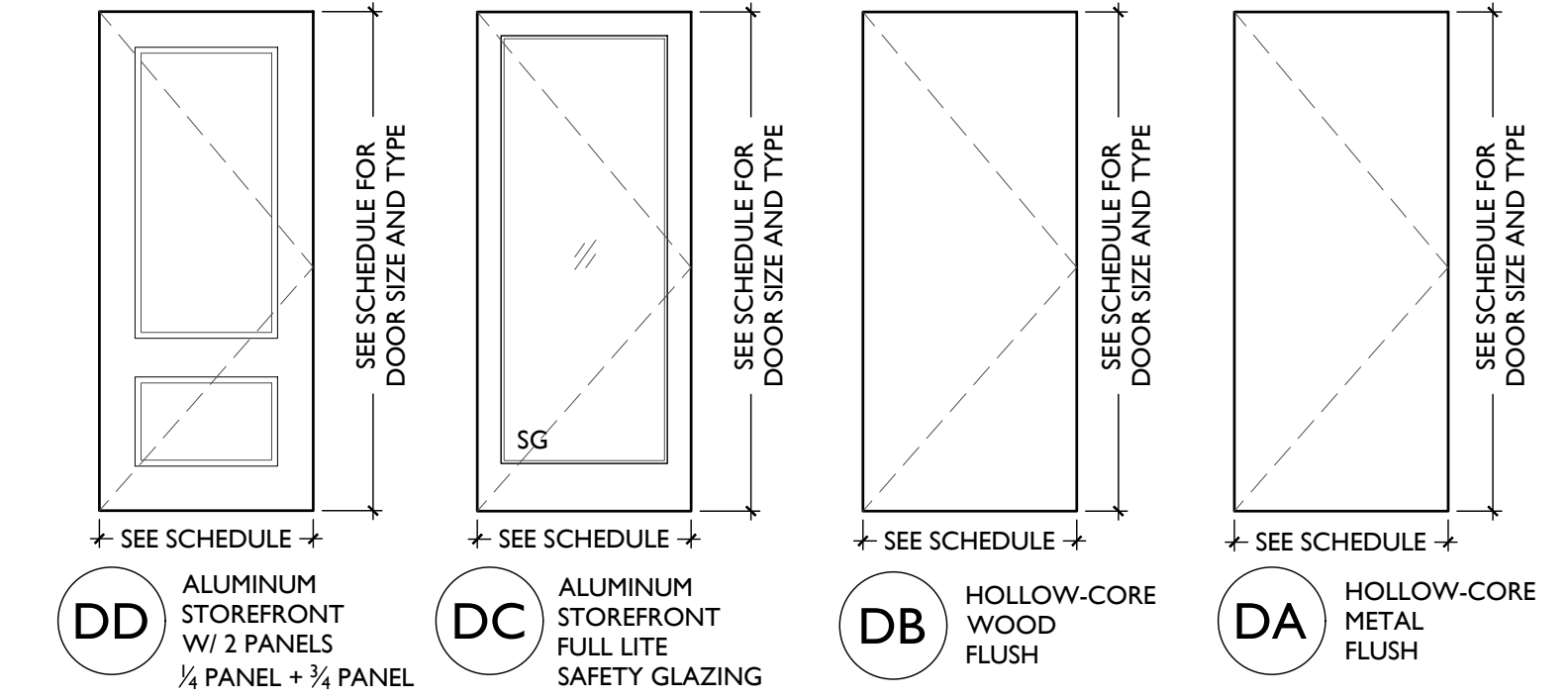
**SF3 NEW STOREFRONT DOOR IN EXISTING OPG TO MATCH EXISTING ADJACENT. FINISH TO MATCH ADJ COLOR.**

**SF2 NOT USED**

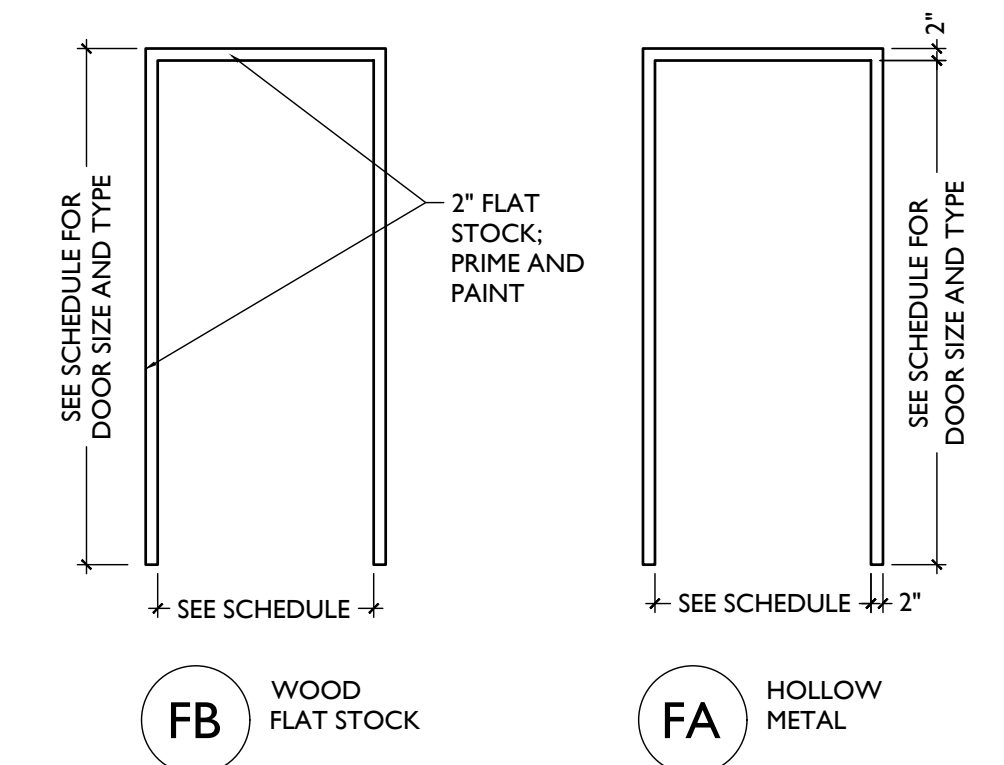
**SF1 NOT USED**

SG = SAFETY GLAZING

## TYPICAL DOOR TYPES



## TYPICAL FRAME TYPES



**FB WOOD FLAT STOCK**

**FA HOLLOW METAL**

## TYPICAL STOREFRONT TYPES

PROPOSED PROJECT:

RENOVATION FOR:

**116 W. ELDER STREET**

FINDLAY EXCHANGE

CINCINNATI, OH 45202

Job No: 22005

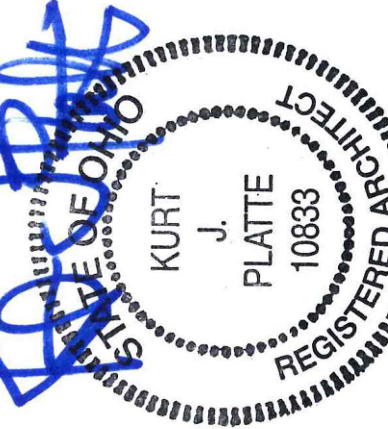
02.25.2022

**A6.11**

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.26.2022 - PERMIT REV 1  
06.15.2022 - PERMIT REV 2  
08.19.2023 - ENG CHANGE 1

Design Team:  
MR, TB, SQ, MR  
Drawn by:  
TB, MR



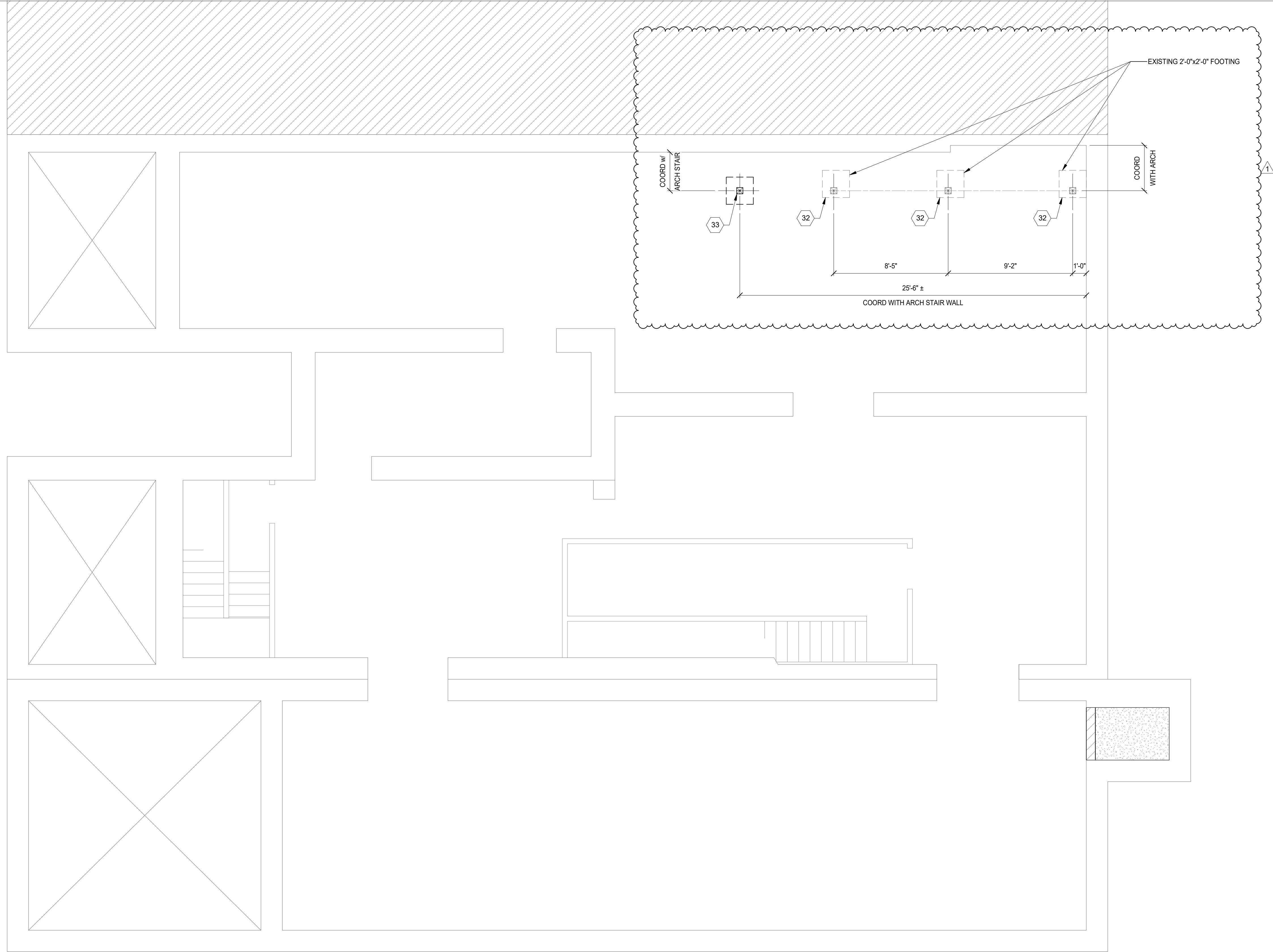
**PLATTE**  
architecture + design

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



112-116 W ELDER ST  
CINCINNATI, OH 45202

116 ELDER STREET



**PLAN NOTES:**

- 1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.

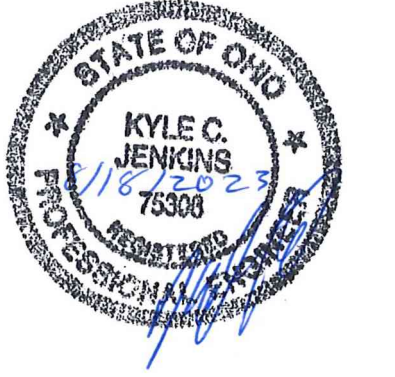
**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"



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

**Structural Consultants**  
**ADVANTAGE GROUP**  
 ENGINEERS, INC.

1527 Madison Road  
 Cincinnati, Ohio 45206  
 Ph: (513) 396-8900



#	REVISION/SUBMISSION	Date
1	ENGINEERING CHANGE	08/18/2023
	BID SET	08/15/2022

Design Team: KCJ / SJ  
Date: 02/18/2022

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

Proj. No.: 22146.05  
Drawing No.

**S100**

DRAWING TITLE: FOUNDATION PLAN

**PLATTE**  
architecture + design

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

THIS DOCUMENT AND THE SEALS AND RESINS INCORPORATED HEREIN ARE INSTRUMENTS OF PROFESSIONAL SERVICE. IS THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT 2023.



112-116 W ELDER ST  
CINCINNATI, OH 45202

116 ELDER STREET

**Structural Consultants**  
**ADVANTAGE GROUP**  
 ENGINEERS, INC.



1527 Madison Road  
 Cincinnati, Ohio 45206  
 Ph: (513) 396-8900

**PLATTE**  
architecture + design

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



08/18/2023	Date
08/15/2022	Date
ENGINEERING CHANGE	
BID SET	
REVISIONSUBMISSION	
#	

Design Team: KCJ / SJ  
Date: 02/18/2022

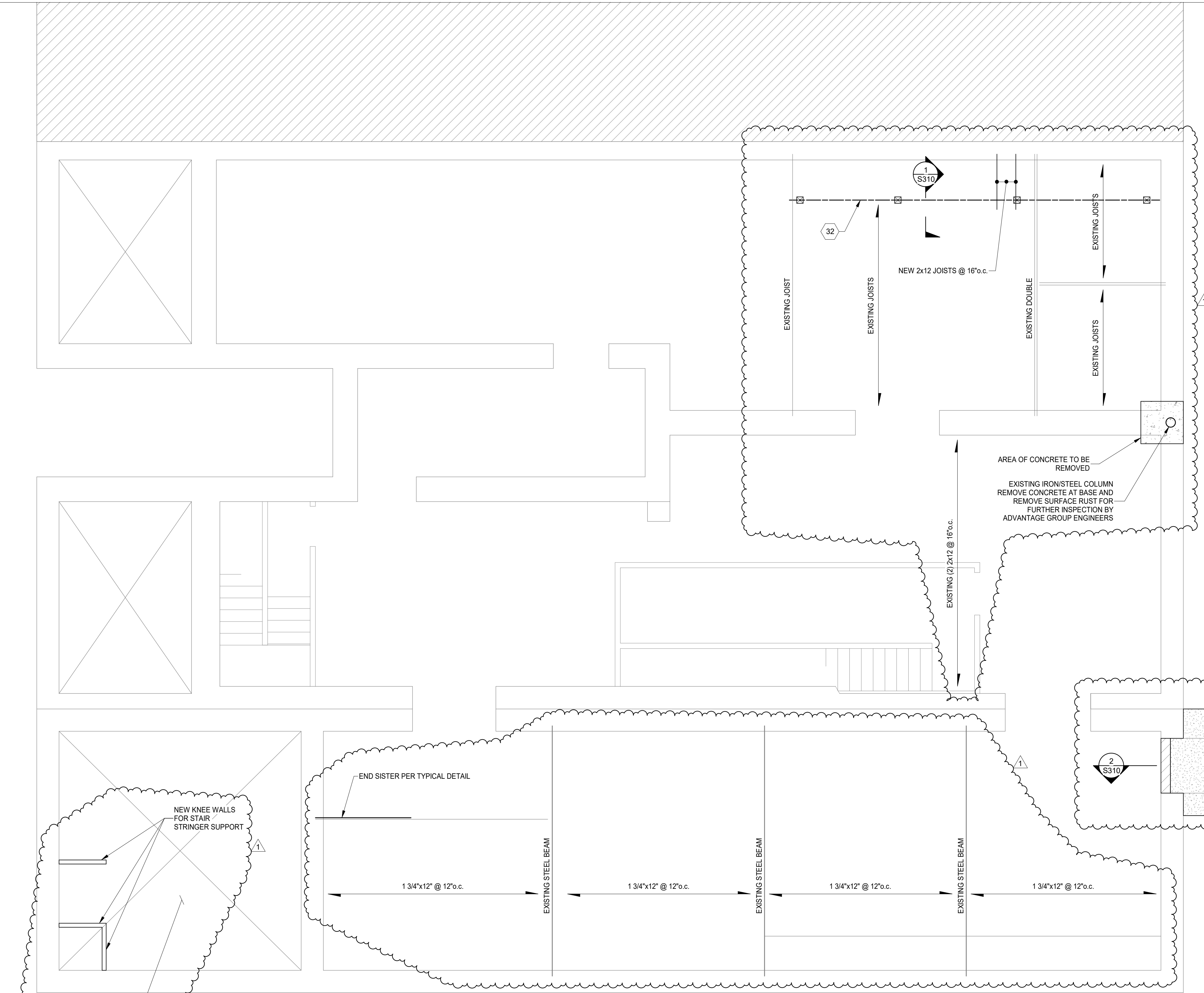
PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

Proj. No.: 22146.05  
Drawing No.

**S110**

THIS DOCUMENT AND THE DESIGN AND RESUME INCORPORATED HEREIN ARE THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT © ADVANTAGE GROUP ENGINEERS, INC. ALL RIGHTS RESERVED.



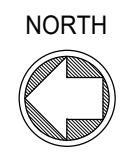
**PROJECT KEYNOTES:**

- 1 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID. TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVE DEGREES FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 2 REMOVE EXISTING DETERIORATED SHEATHING. REPLACE WITH NEW APA RATED SHEATHING.
- 3 NEW (2) 1-3/4"x11-7/8" LVL HEADER w/ HHUS410 HANGER EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LUS210-R HANGERS OR LU410R FOR DOUBLE JOISTS.
- 4 NEW (3) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 5 NEW (4) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 6 HANG EX HEADER TO NEW BEAM w/ HUS412 HANGER.
- 7 NEW WOOD FRAMED STAIR LANDING w/ (2) 2x12 HEADER TO SUPPORT STRINGERS. 2x12 JOISTS AT 16" o.c. HANG HEADER WITH HUC212-2 HANGERS. HANG JOISTS w/ LUS210 HANGERS.
- 8 INFILL EXISTING OPENING WITH NEW 2x12 JOISTS AT 16" o.c. HANG EACH END WITH LUS210 HANGERS.
- 9 NEW (2) 2x12 LEDGER. CONNECT TO EXISTING WALL w/ 5/8" THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE + SCREENTUBES, 6" MIN EMBEDMENT, 16" o.c. SPACING.
- 10 WOOD STAIR WITH 2x12 NOTCHED STRINGERS AT 16" o.c. MAX SPACING.
- 11 NEW STAR PLATE AND WALL TIE PER SECTIONS 4/S320 AND 5/S320.
- 12 REBUILD INNER WYTHE OF MASONRY BELOW WINDOW AND AT DAMAGED JAMBS. REMOVE ALL WOOD FROM JAMBS. REPLACE WITH MASONRY OR GROUT. PROVIDE SPIRALOK TIES AT 16" o.c. EACH WALL BELOW WINDOW AND WITHIN 16" OF JAMB.
- 13 PROVIDE 2x12 SISTER TO DETERIORATED JOIST. EXTEND SISTER TO WITHIN 4" OF WALL EACH END. PROVIDE (4) SWS EACH END AND FASTEN ALONG LENGTH AT 24" o.c.
- 14 REPAIR MASONRY JAMB. REMOVE ALL WOOD AND DETERIORATED MASONRY AND REPLACE WITH NEW MASONRY. TUCK POINT DETERIORATED MORTAR JOINTS.
- 15 PROVIDE NEW 2x12x12 LONG SISTERS TO (3) EX DETERIORATED JOISTS. SISTERS SHALL BEAR ON WEST WALL. FASTEN SISTERS WITH (4) 1/2" SWS 3' FROM WEST WALL AND (4) 1/2" SWS AT EAST END. ADDITIONALLY FASTEN WITH 1/2" SWS @ 24" o.c.
- 16 REMOVE AND REPLACE SOFT AND DETERIORATED BRICK. SCRAP LOOSE MATERIAL FROM SOFT BRICK. IF BRICK IS DETERIORATED TO A DEPTH OR MORE THAN 1/2" FROM THE INTERIOR BRICK FACE, THEN IT SHOULD BE REPLACED.
- 17 PROVIDE 2x6x6" SISTER TO EX RAFTER. BEAR ON WALL, FASTEN w/ (2) 1/2" SWS EACH END AND 24" o.c.
- 18 SISTER EXISTING JOISTS BELOW NEW CONDENSERS w/ 2x10's. HANG TO EX BEAMS w/ LUS24 HANGERS.
- 19 NEW 2x12 SISTER EACH SIDE OF EXISTING BEAM. REMOVE EXISTING SISTERS WHERE PRESENT FOR INSTALLATION OF NEW FULL LENGTH SISTERS.
- 20 NEW (2) 2x12 HEADER w/ HUS210-2 HANGERS AT EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LUS210-R HANGERS.
- 21 REMOVE EXISTING BRICK AT HEARTH. PROVIDE NEW 2x12 JOIST NEXT TO BRICK WALL, w/ LU90 ANGLES EACH SIDE. PROVIDE NEW APA RATED SHEATHING OVER OPENING. ADD A 2x4 NAILER TO EXISTING HEADER IF NEEDED FOR SHEATHING SUPPORT, w/ 10d NAIL @ 12" o.c.
- 22 NEW 2x12 SISTER. POCKET INTO EAST WALL. EXTEND TO WITHIN 4" OF WEST WALL.
- 23 REMOVE EX JOIST NEXT TO WALL. PROVIDE NEW (2) 1-3/4"x11-1/4" LVL BEAM, POCKET EACH SIDE. HANG EXISTING SINGLE PLY HEADERS TO NEW BEAM WITH HUS HANGERS.
- 24 NEW 2x12 SISTER. POCKET INTO WEST WALL. EXTEND TO WITHIN 4" OF EAST WALL.
- 25 REMOVE EXISTING CONCRETE FLOOR AND PROVIDE NEW APA RATED SHEATHING.
- 26 SISTER NEW 2x12 ONTO EXISTING HEADER. FASTEN w/ (2) 1/2"x3-1/2" SWS @ 8" o.c. PROVIDE NEW LU90 ANGLE TO BEAM, POCKET INTO MASONRY WALL.
- 27 NEW OPENING IN WALL. PROVIDE NEW LINTEL PER TYPICAL INTERIOR LINTEL DETAILS. FINISHED JAMBS SHALL BE IN GOOD CONDITION AND SQUARE.
- 28 NEW 2x12 HEADER w/ LU90 ANGLE EACH END. HANG EX JOISTS TO HEADER w/ LUS210-R HANGERS.
- 29 REPAIR BRICK BELOW SILL. REMOVE AND REPLACE LOOSE AND DETERIORATED BRICKS. TUCK POINT AS NEEDED.
- 30 (2) 2x10 BEAM HANG TO EXISTING BEAMS WITH LUS26-2 WHERE APPLICABLE
- 31 NEW (2) 2x10 HEADER WITH LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS26 OR LUS26-R.
- 32 NEW (3) 2x12 BEAM SUPPORTED BY 6x6 POSTS. 6x6 POSTS SHALL BE LOCATED ON EXISTING FOOTINGS. CONNECT TO FOOTINGS WITH SIMPSON ABA66Z WITH 5/8"x4" SIMPSON TITEN HD ANCHOR.
- 33 NEW 6x6 POST ON NEW 8"x2'-0"x2'-0" FOOTING.
- 34 REMOVE EXISTING FLOOR SHEATHING. VERIFY EXISTING FRAMING IS INFILL FOR ORIGINAL STAIR OPENING. NEW WALL INFILL. 3 5/8"x18GA STUD @ 16" o.c. WITH 3 5/8"x18GA TRACK TOP AND BOTTOM. FASTEN TRACK WITH PAF's @ 16" o.c. INTO EXISTING STEEL BEAM AND CONCRETE CURB. PROVIDE APA RATED SHEATHING, AIR GAP AND BRICK VENEER.

**PLAN NOTES:**

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

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



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

DRAWING TITLE: 1ST FLOOR FRAMING PLAN



112-116 W ELDER ST  
CINCINNATI, OH 45202

116 ELDER STREET

**Structural Consultants**  
**ADVANTAGE GROUP**  
 ENGINEERS, INC.

1527 Madison Road  
 Cincinnati, Ohio 45206  
 Ph: (513) 396-8900

**PLATTE**  
architecture + design

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



#	REVISION/SUBMISSION	Date
1	ENGINEERING CHANGE BID SET	08/18/2023 08/15/2022

Design Team: KCJ / SJ  
Date: 02/18/2022

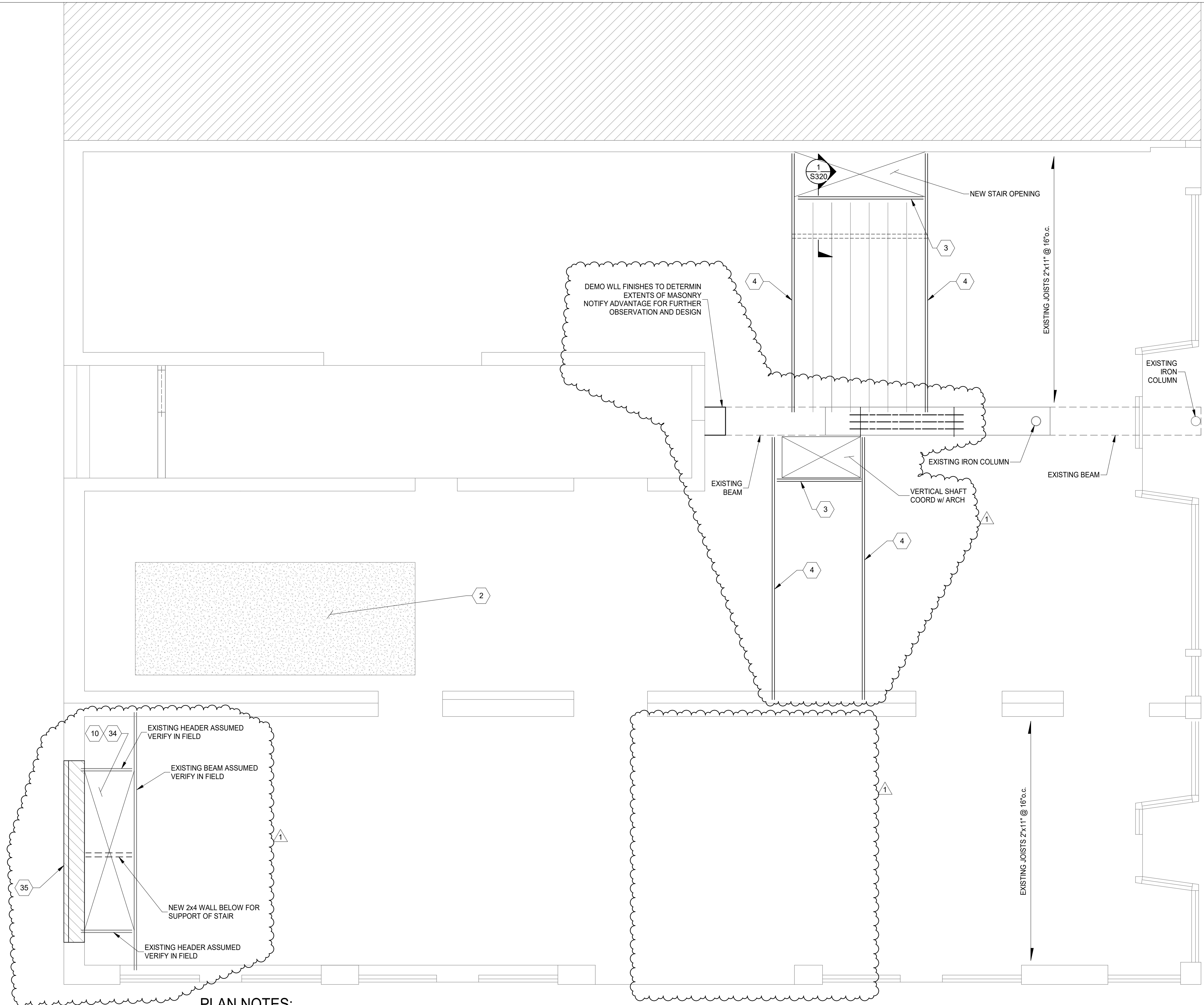
DRAWING TITLE: 2ND FLOOR FRAMING PLAN

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

Proj. No.: 22146.05  
Drawing No.

S120



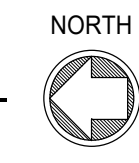
**PROJECT KEYNOTES:**

- 1 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID. TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVED DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 2 REMOVE EXISTING DETERIORATED SHEATHING. REPLACE WITH NEW APA RATED SHEATHING.
- 3 NEW (2) 1-3/4"x11-7/8" LVL HEADER w/ HH5410 HANGER EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS OR U410R FOR DOUBLE JOISTS.
- 4 NEW (3) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 5 NEW (4) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 6 HANG EX HEADER TO NEW BEAM w/ HUS412 HANGER.
- 7 NEW WOOD FRAMED STAIR LANDING w/ (2) 2x12 HEADER TO SUPPORT STRINGERS. 2x12 JOISTS AT 16" o.c. HANG HEADER WITH HUC212-2 HANGERS. HANG JOISTS w/ LUS210 HANGERS.
- 8 INFILL EXISTING OPENING WITH NEW 2x12 JOISTS AT 16" o.c. HANG EACH END WITH LUS210 HANGERS.
- 9 NEW (2) 2x12 LEDGER. CONNECT TO EXISTING WALL w/ 5/8" THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE + SCREENTUBES, 6" MIN EMBEDMENT, 16" o.c. SPACING.
- 10 WOOD STAIR WITH 2x12 NOTCHED STRINGERS AT 16" o.c. MAX SPACING.
- 11 NEW STAR PLATE AND WALL TIE PER SECTIONS 4/S320 AND 5/S320.
- 12 REBUILD INNER WYTHE OF MASONRY BELOW WINDOW AND AT DAMAGED JAMBS. REMOVE ALL WOOD FROM JAMBS. REPLACE WITH MASONRY OR GROUT. PROVIDE SPIRALOK TIES AT 16" o.c. EACH WALL BELOW WINDOW AND WITHIN 16" OF JAMB.
- 13 PROVIDE 2x12 SISTER TO DETERIORATED JOIST. EXTEND SISTER TO WITHIN 4" OF WALL EACH END. PROVIDE (4) SWS EACH END AND FASTEN ALONG LENGTH AT 24" o.c.
- 14 REPAIR MASONRY JAMB. REMOVE ALL WOOD AND DETERIORATED MASONRY AND REPLACE WITH NEW MASONRY. TUCK POINT DETERIORATED MORTAR JOINTS.
- 15 PROVIDE NEW 2x12x12 LONG SISTERS TO (3) EX DETERIORATED JOISTS. SISTERS SHALL BEAR ON WEST WALL. FASTEN SISTERS WITH (4) 1/2" SWS 3' FROM WEST WALL AND (4) 1/2" SWS AT EAST END. ADDITIONALLY FASTEN WITH 1/2" SWS @ 24" o.c.
- 16 REMOVE AND REPLACE SOFT AND DETERIORATED BRICK. SCRAP LOOSE MATERIAL FROM SOFT BRICK. IF BRICK IS DETERIORATED TO A DEPTH OR MORE THAN 1/2" FROM THE INTERIOR BRICK FACE, THEN IT SHOULD BE REPLACED.
- 17 PROVIDE 2x6x6" SISTER TO EX RAFTER. BEAR ON WALL. FASTEN w/ (2) 1/2" SWS EACH END AND 24" o.c.
- 18 SISTER EXISTING JOISTS BELOW NEW CONDENSERS w/ 2x10's. HANG TO EX BEAMS w/ LUS24 HANGERS.
- 19 NEW 2x12 SISTER EACH SIDE OF EXISTING BEAM. REMOVE EXISTING SISTERS WHERE PRESENT FOR INSTALLATION OF NEW FULL LENGTH SISTERS.
- 20 NEW (2) 2x12 HEADER w/ HUS210-2 HANGERS AT EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS.
- 21 REMOVE EXISTING BRICK AT HEARTH. PROVIDE NEW 2x12 JOIST NEXT TO BRICK WALL. w/ LU90 ANGLES EACH SIDE. PROVIDE NEW APA RATED SHEATHING OVER OPENING. ADD A 2x4 NAILER TO EXISTING HEADER IF NEEDED FOR SHEATHING SUPPORT, w/ 10d NAIL @ 12" o.c.
- 22 NEW 2x12 SISTER. POCKET INTO EAST WALL. EXTEND TO WITHIN 4" OF WEST WALL.
- 23 REMOVE EX JOIST NEXT TO WALL. PROVIDE NEW (2) 1-3/4"x11-1/4" LVL BEAM, POCKET EACH SIDE. HANG EXISTING SINGLE PLY HEADERS TO NEW BEAM WITH HU9 HANGERS.
- 24 NEW 2x12 SISTER. POCKET INTO WEST WALL. EXTEND TO WITHIN 4" OF EAST WALL.
- 25 REMOVE EXISTING CONCRETE FLOOR AND PROVIDE NEW APA RATED SHEATHING.
- 26 SISTER NEW 2x12 ONTO EXISTING HEADER. FASTEN w/ (2) 1/2"x3-1/2" SWS @ 8" o.c. PROVIDE NEW LU90 ANGLE TO BEAM, POCKET INTO MASONRY WALL.
- 27 NEW OPENING IN WALL. PROVIDE NEW LINTEL PER TYPICAL INTERIOR LINTEL DETAILS. FINISHED JAMBS SHALL BE IN GOOD CONDITION AND SQUARE.
- 28 NEW 2x12 HEADER w/ LU90 ANGLE EACH END. HANG EX JOISTS TO HEADER w/ LUS210-R HANGERS.
- 29 REPAIR BRICK BELOW SILL. REMOVE AND REPLACE LOOSE AND DETERIORATED BRICKS. TUCK POINT AS NEEDED.
- 30 (2) 2x10 BEAM HANG TO EXISTING BEAMS WITH LUS26-2 WHERE APPLICABLE
- 31 NEW (2) 2x10 HEADER WITH LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS26 OR LUS26-R.
- 32 NEW (3) 2x12 BEAM SUPPORTED BY 6x6 POSTS. 6x6 POSTS SHALL BE LOCATED ON EXISTING FOOTINGS. CONNECT TO FOOTINGS WITH SIMPSON ABA66Z WITH 5/8"x4" SIMPSON TITEN HD ANCHOR.
- 33 NEW 6x6 POST ON NEW 8"x2'-0"x2'-0" FOOTING.
- 34 REMOVE EXISTING FLOOR SHEATHING. VERIFY EXISTING FRAMING IS INFILL FOR ORIGINAL STAIR OPENING. NEW WALL INFILL. 3 5/8"x18GA STUD @ 16" o.c. WITH 3 5/8"x18GA TRACK TOP AND BOTTOM. FASTEN TRACK WITH PAF's @ 16" o.c. INTO EXISTING STEEL BEAM AND CONCRETE CURB. PROVIDE APA RATED SHEATHING, AIR GAP AND BRICK VENEER.
- 35

**PLAN NOTES:**

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

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



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

THIS DOCUMENT AND THE SEALS AND SIGNS INCORPORATED HEREIN ARE INSTRUMENTS OF PROFESSIONAL SERVICE. SERVICE IS THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT © ADVANTAGE GROUP ENGINEERS, INC. ALL RIGHTS RESERVED.



112-116 W ELDER ST  
CINCINNATI, OH 45202

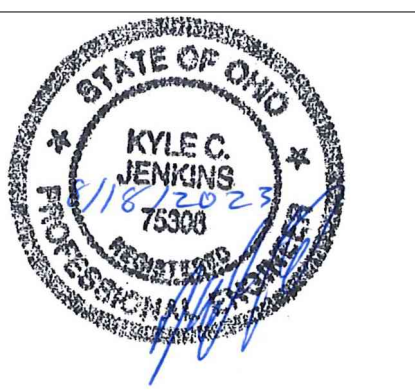
116 ELDER STREET

**Structural Consultants**  
**ADVANTAGE GROUP**  
 ENGINEERS, INC.

1527 Madison Road  
 Cincinnati, Ohio 45206  
 Ph: (513) 396-8900

**PLATTE**  
architecture + design

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



#	REVISION/SUBMISSION	Date
1	ENGINEERING CHANGE BID SET	08/18/2023 08/15/2022

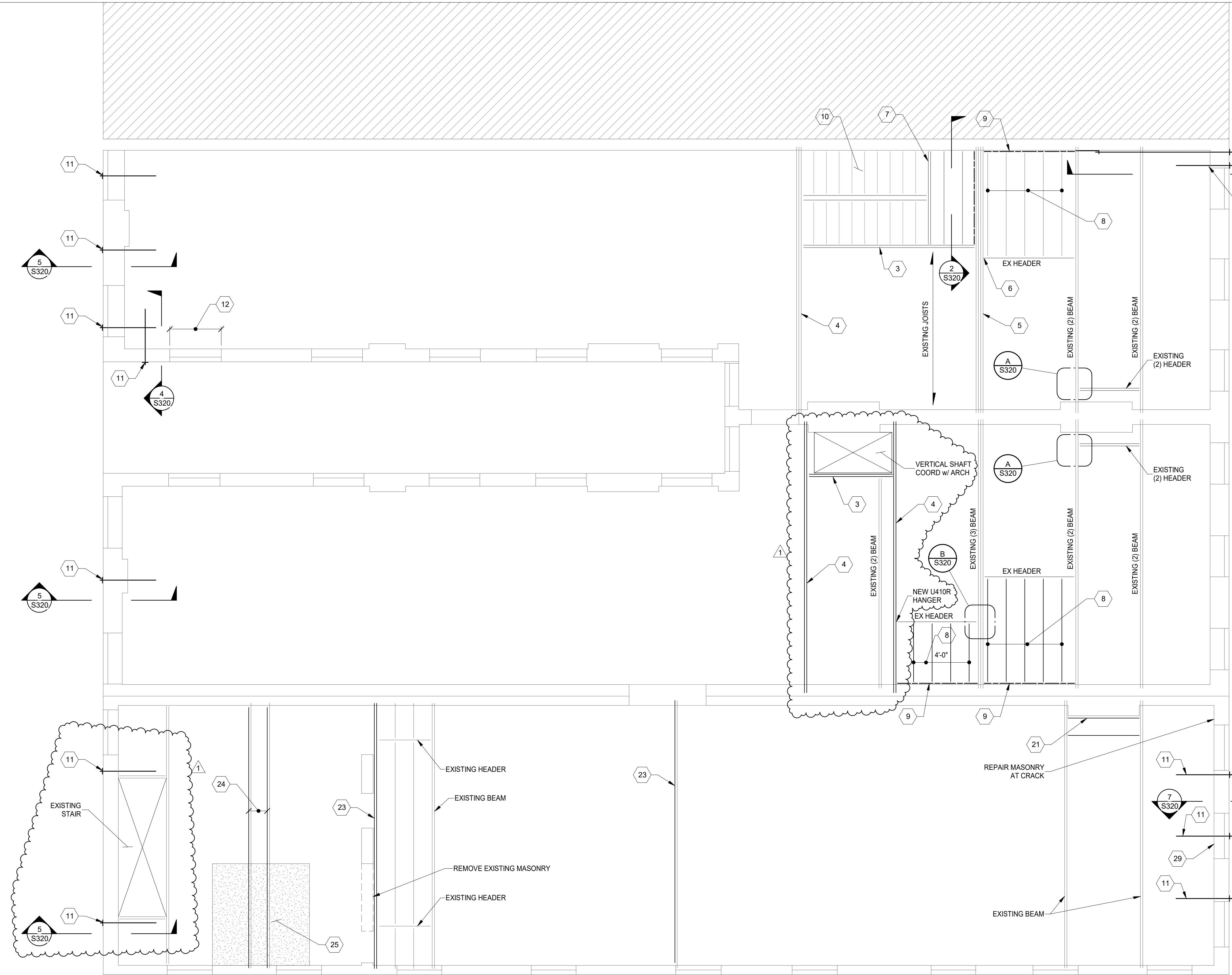
Design Team: KCJ / SJ  
Date: 02/18/2022

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

Proj. No.: 22146.05  
Drawing No.

**S130**



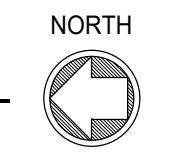
**PROJECT KEYNOTES:**

- 1 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID. TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVED DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 2 REMOVE EXISTING DETERIORATED SHEATHING. REPLACE WITH NEW APA RATED SHEATHING.
- 3 NEW (2) 1-3/4"x11-7/8" LVL HEADER w/ HHUS410 HANGER EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS OR U410R FOR DOUBLE JOISTS.
- 4 NEW (3) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 5 NEW (4) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 6 HANG EX HEADER TO NEW BEAM w/ HUS412 HANGER.
- 7 NEW WOOD FRAMED STAIR LANDING w/ (2) 2x12 HEADER TO SUPPORT STRINGERS. 2x12 JOISTS AT 16" o.c. HANG HEADER WITH HUC212-2 HANGERS. HANG JOISTS w/ LUS210 HANGERS.
- 8 INFILL EXISTING OPENING WITH NEW 2x12 JOISTS AT 16" o.c. HANG EACH END WITH LUS210 HANGERS.
- 9 NEW (2) 2x12 LEDGER. CONNECT TO EXISTING WALL w/ 5/8" THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE + SCREENTUBES, 6" MIN EMBEDMENT, 16" o.c. SPACING.
- 10 WOOD STAIR WITH 2x12 NOTCHED STRINGERS AT 16" o.c. MAX SPACING.
- 11 NEW STAR PLATE AND WALL TIE PER SECTIONS 4/S320 AND 5/S320.
- 12 REBUILD INNER WYTHE OF MASONRY BELOW WINDOW AND AT DAMAGED JAMBS. REMOVE ALL WOOD FROM JAMBS. REPLACE WITH MASONRY OR GROUT. PROVIDE SPIRALOK TIES AT 16" o.c. EACH WALL BELOW WINDOW AND WITHIN 16" OF JAMB.
- 13 PROVIDE 2x12 SISTER TO DETERIORATED JOIST. EXTEND SISTER TO WITHIN 4" OF WALL EACH END. PROVIDE (4) SWS EACH END AND FASTEN ALONG LENGTH AT 24" o.c.
- 14 REPAIR MASONRY JAMB. REMOVE ALL WOOD AND DETERIORATED MASONRY AND REPLACE WITH NEW MASONRY. TUCK POINT DETERIORATED MORTAR JOINTS.
- 15 PROVIDE NEW 2x12x12 LONG SISTERS TO (3) EX DETERIORATED JOISTS. SISTERS SHALL BEAR ON WEST WALL. FASTEN SISTERS WITH (4) 1/2" SWS 3' FROM WEST WALL AND (4) 1/2" SWS AT EAST END. ADDITIONALLY FASTEN WITH 1/2" SWS @ 24" o.c.
- 16 REMOVE AND REPLACE SOFT AND DETERIORATED BRICK. SCRAP LOOSE MATERIAL FROM SOFT BRICK. IF BRICK IS DETERIORATED TO A DEPTH OR MORE THAN 1/2" FROM THE INTERIOR BRICK FACE, THEN IT SHOULD BE REPLACED.
- 17 PROVIDE 2x6x6" SISTER TO EX RAFTER. BEAR ON WALL. FASTEN w/ (2) 1/2" SWS EACH END AND 24" o.c.
- 18 SISTER EXISTING JOISTS BELOW NEW CONDENSERS w/ 2x10's. HANG TO EX BEAMS w/ LUS24 HANGERS.
- 19 NEW 2x12 SISTER EACH SIDE OF EXISTING BEAM. REMOVE EXISTING SISTERS WHERE PRESENT FOR INSTALLATION OF NEW FULL LENGTH SISTERS.
- 20 NEW (2) 2x12 HEADER w/ HUS210-2 HANGERS AT EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS.
- 21 REMOVE EXISTING BRICK AT HEARTH. PROVIDE NEW 2x12 JOIST NEXT TO BRICK WALL, w/ LU90 ANGLES EACH SIDE. PROVIDE NEW APA RATED SHEATHING OVER OPENING. ADD A 2x4 NAILER TO EXISTING HEADER IF NEEDED FOR SHEATHING SUPPORT, w/ 10d NAIL @ 12" o.c.
- 22 NEW 2x12 SISTER. POCKET INTO EAST WALL. EXTEND TO WITHIN 4" OF WEST WALL.
- 23 REMOVE EX JOIST NEXT TO WALL. PROVIDE NEW (2) 1-3/4"x11-1/4" LVL BEAM, POCKET EACH SIDE. HANG EXISTING SINGLE PLY HEADERS TO NEW BEAM WITH HU9 HANGERS.
- 24 NEW 2x12 SISTER. POCKET INTO WEST WALL. EXTEND TO WITHIN 4" OF EAST WALL.
- 25 REMOVE EXISTING CONCRETE FLOOR AND PROVIDE NEW APA RATED SHEATHING.
- 26 SISTER NEW 2x12 ONTO EXISTING HEADER. FASTEN w/ (2) 1/2"x3-1/2" SWS @ 8" o.c. PROVIDE NEW LU90 ANGLE TO BEAM, POCKET INTO MASONRY WALL.
- 27 NEW OPENING IN WALL. PROVIDE NEW LINTEL PER TYPICAL INTERIOR LINTEL DETAILS. FINISHED JAMBS SHALL BE IN GOOD CONDITION AND SQUARE.
- 28 NEW 2x12 HEADER w/ LU90 ANGLE EACH END. HANG EX JOISTS TO HEADER w/ LUS210-R HANGERS.
- 29 REPAIR BRICK BELOW SILL. REMOVE AND REPLACE LOOSE AND DETERIORATED BRICKS. TUCK POINT AS NEEDED.
- 30 (2) 2x10 BEAM HANG TO EXISTING BEAMS WITH LUS26-2 WHERE APPLICABLE
- 31 NEW (2) 2x10 HEADER WITH LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS26 OR LUS26-R.
- 32 NEW (3) 2x12 BEAM SUPPORTED BY 6x6 POSTS. 6x6 POSTS SHALL BE LOCATED ON EXISTING FOOTINGS. CONNECT TO FOOTINGS WITH SIMPSON ABA66Z WITH 5/8"x4" SIMPSON TITEN HD ANCHOR.
- 33 NEW 6x6 POST ON NEW 8'x2'-0"x2'-0" FOOTING.
- 34 REMOVE EXISTING FLOOR SHEATHING. VERIFY EXISTING FRAMING IS INFILL FOR ORIGINAL STAIR OPENING. NEW WALL INFILL. 3 5/8"x18GA STUD @ 16" o.c. WITH 3 5/8"x18GA TRACK TOP AND BOTTOM. FASTEN TRACK WITH PAF's @ 16" o.c. INTO EXISTING STEEL BEAM AND CONCRETE CURB. PROVIDE APA RATED SHEATHING, AIR GAP AND BRICK VENEER.

**PLAN NOTES:**

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

**3RD FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"



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

DRAWING TITLE: 3RD FLOOR FRAMING PLAN



112-116 W ELDER ST  
CINCINNATI, OH 45202

116 ELDER STREET

**Structural Consultants**  
**ADVANTAGE GROUP**  
ENGINEERS, INC.

1527 Madison Road  
Cincinnati, Ohio 45206  
Ph: (513) 396-8900

**PLATTE**  
architecture + design

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



#	REVISION/SUBMISSION	Date
1	ENGINEERING CHANGE BID SET	08/18/2023 08/15/2022

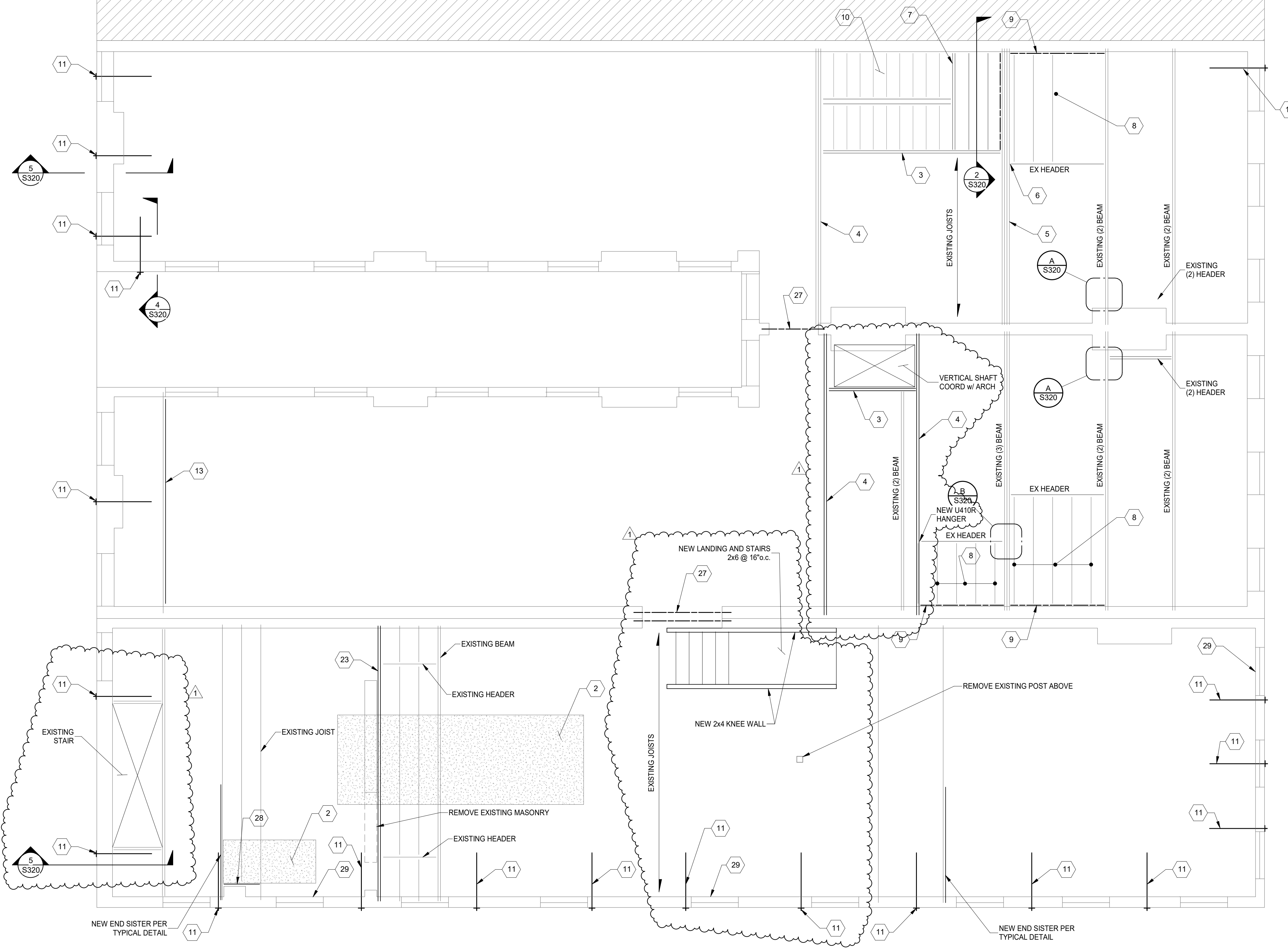
Design Team: KJC / SJ  
Date: 02/18/2022

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

Proj. No.: 22146.05  
Drawing No.

**S140**



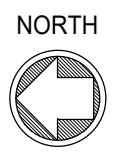
**PROJECT KEYNOTES:**

- 1 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID. TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 2 REMOVE EXISTING DETERIORATED SHEATHING. REPLACE WITH NEW APA RATED SHEATHING.
- 3 NEW (2) 1-3/4"x11-7/8" LVL HEADER w/ HHUS410 HANGER EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS OR U410R FOR DOUBLE JOISTS.
- 4 NEW (3) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 5 NEW (4) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 6 HANG EX HEADER TO NEW BEAM w/ HUS412 HANGER.
- 7 NEW WOOD FRAMED STAIR LANDING w/ (2) 2x12 HEADER TO SUPPORT STRINGERS. 2x12 JOISTS AT 16" o.c. HANG HEADER WITH HUC212-2 HANGERS. HANG JOISTS w/ LUS210 HANGERS.
- 8 INFILL EXISTING OPENING WITH NEW 2x12 JOISTS AT 16" o.c. HANG EACH END WITH LUS210 HANGERS.
- 9 NEW (2) 2x12 LEDGER. CONNECT TO EXISTING WALL w/ 5/8" THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE + SCREEN TUBES, 6" MIN EMBEDMENT, 16" o.c. SPACING.
- 10 WOOD STAIR WITH 2x12 NOTCHED STRINGERS AT 16" o.c. MAX SPACING.
- 11 NEW STAR PLATE AND WALL TIE PER SECTIONS 4/S320 AND 5/S320.
- 12 REBUILD INNER WYTHE OF MASONRY BELOW WINDOW AND AT DAMAGED JAMBS. REMOVE ALL WOOD FROM JAMBS. REPLACE WITH MASONRY OR GROUT. PROVIDE SPIRALOK TIES AT 16" o.c. EACH WALL BELOW WINDOW AND WITHIN 16" OF JAMB.
- 13 PROVIDE 2x12 SISTER TO DETERIORATED JOIST. EXTEND SISTER TO WITHIN 4" OF WALL EACH END. PROVIDE (4) SWS EACH END AND FASTEN ALONG LENGTH AT 24" o.c.
- 14 REPAIR MASONRY JAMB. REMOVE ALL WOOD AND DETERIORATED MASONRY AND REPLACE WITH NEW MASONRY. TUCK POINT DETERIORATED MORTAR JOINTS.
- 15 PROVIDE NEW 2x12x12 LONG SISTERS TO (3) EX DETERIORATED JOISTS. SISTERS SHALL BEAR ON WEST WALL. FASTEN SISTERS WITH (4) 1/2" SWS 3' FROM WEST WALL AND (4) 1/2" SWS AT EAST END. ADDITIONALLY FASTEN WITH 1/4" SWS @ 24" o.c.
- 16 REMOVE AND REPLACE SOFT AND DETERIORATED BRICK. SCRAP LOOSE MATERIAL FROM SOFT BRICK. IF BRICK IS DETERIORATED TO A DEPTH OR MORE THAN 1/2" FROM THE INTERIOR BRICK FACE, THEN IT SHOULD BE REPLACED.
- 17 PROVIDE 2x6x6" SISTER TO EX RAFTER. BEAR ON WALL. FASTEN w/ (2) 1/4" SWS EACH END AND 24" o.c.
- 18 SISTER EXISTING JOISTS BELOW NEW CONDENSERS w/ 2x10's. HANG TO EX BEAMS w/ LUS24 HANGERS.
- 19 NEW 2x12 SISTER EACH SIDE OF EXISTING BEAM. REMOVE EXISTING SISTERS WHERE PRESENT FOR INSTALLATION OF NEW FULL LENGTH SISTERS.
- 20 NEW (2) 2x12 HEADER w/ HUS210-2 HANGERS AT EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS.
- 21 REMOVE EXISTING BRICK AT HEARTH. PROVIDE NEW 2x12 JOIST NEXT TO BRICK WALL. w/ LU90 ANGLES EACH SIDE. PROVIDE NEW APA RATED SHEATHING OVER OPENING. ADD A 2x4 NAILER TO EXISTING HEADER IF NEEDED FOR SHEATHING SUPPORT, w/ 10d NAIL @ 12" o.c.
- 22 NEW 2x12 SISTER. POCKET INTO EAST WALL. EXTEND TO WITHIN 4" OF WEST WALL.
- 23 REMOVE EX JOIST NEXT TO WALL. PROVIDE NEW (2) 1-3/4"x11-1/4" LVL BEAM, POCKET EACH SIDE. HANG EXISTING SINGLE PLY HEADERS TO NEW BEAM WITH HU9 HANGERS.
- 24 NEW 2x12 SISTER. POCKET INTO WEST WALL. EXTEND TO WITHIN 4" OF EAST WALL.
- 25 REMOVE EXISTING CONCRETE FLOOR AND PROVIDE NEW APA RATED SHEATHING.
- 26 SISTER NEW 2x12 ONTO EXISTING HEADER. FASTEN w/ (2) 1/2"x3-1/2" SWS @ 8" o.c. PROVIDE NEW LU90 ANGLE TO BEAM, POCKET INTO MASONRY WALL.
- 27 NEW OPENING IN WALL. PROVIDE NEW LINTEL PER TYPICAL INTERIOR LINTEL DETAILS. FINISHED JAMBS SHALL BE IN GOOD CONDITION AND SQUARE.
- 28 NEW 2x12 HEADER w/ LU90 ANGLE EACH END. HANG EX JOISTS TO HEADER w/ LUS210-R HANGERS.
- 29 REPAIR BRICK BELOW SILL. REMOVE AND REPLACE LOOSE AND DETERIORATED BRICKS. TUCK POINT AS NEEDED.
- 30 (2) 2x10 BEAM HANG TO EXISTING BEAMS WITH LUS26-2 WHERE APPLICABLE
- 31 NEW (2) 2x10 HEADER WITH LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS26 OR LUS26-R.
- 32 NEW (3) 2x12 BEAM SUPPORTED BY 6x6 POSTS. 6x6 POSTS SHALL BE LOCATED ON EXISTING FOOTINGS. CONNECT TO FOOTINGS WITH SIMPSON ABA66Z WITH 5/8"x4" SIMPSON TITEN HD ANCHOR.
- 33 NEW 6x6 POST ON NEW 8"x2'-0"x2'-0" FOOTING.
- 34 REMOVE EXISTING FLOOR SHEATHING. VERIFY EXISTING FRAMING IS INFILL FOR ORIGINAL STAIR OPENING. NEW WALL INFILL. 3 5/8"x18GA STUD @ 16" o.c. WITH 3 5/8"x18GA TRACK TOP AND BOTTOM. FASTEN TRACK WITH PAF's @ 16" o.c. INTO EXISTING STEEL BEAM AND CONCRETE CURB. PROVIDE APA RATED SHEATHING, AIR GAP AND BRICK VENEER.

**PLAN NOTES:**

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

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



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

DRAWING TITLE: 4TH FLOOR FRAMING PLAN



112-116 W ELDER ST  
CINCINNATI, OH 45202

116 ELDER STREET

**Structural Consultants**  
**ADVANTAGE GROUP**  
 ENGINEERS, INC.

1527 Madison Road  
 Cincinnati, Ohio 45206  
 Ph: (513) 396-8900

**PLATTE**  
architecture + design

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



#	REVISION/SUBMISSION	Date
1	ENGINEERING CHANGE BID SET	08/18/2023 08/15/2022

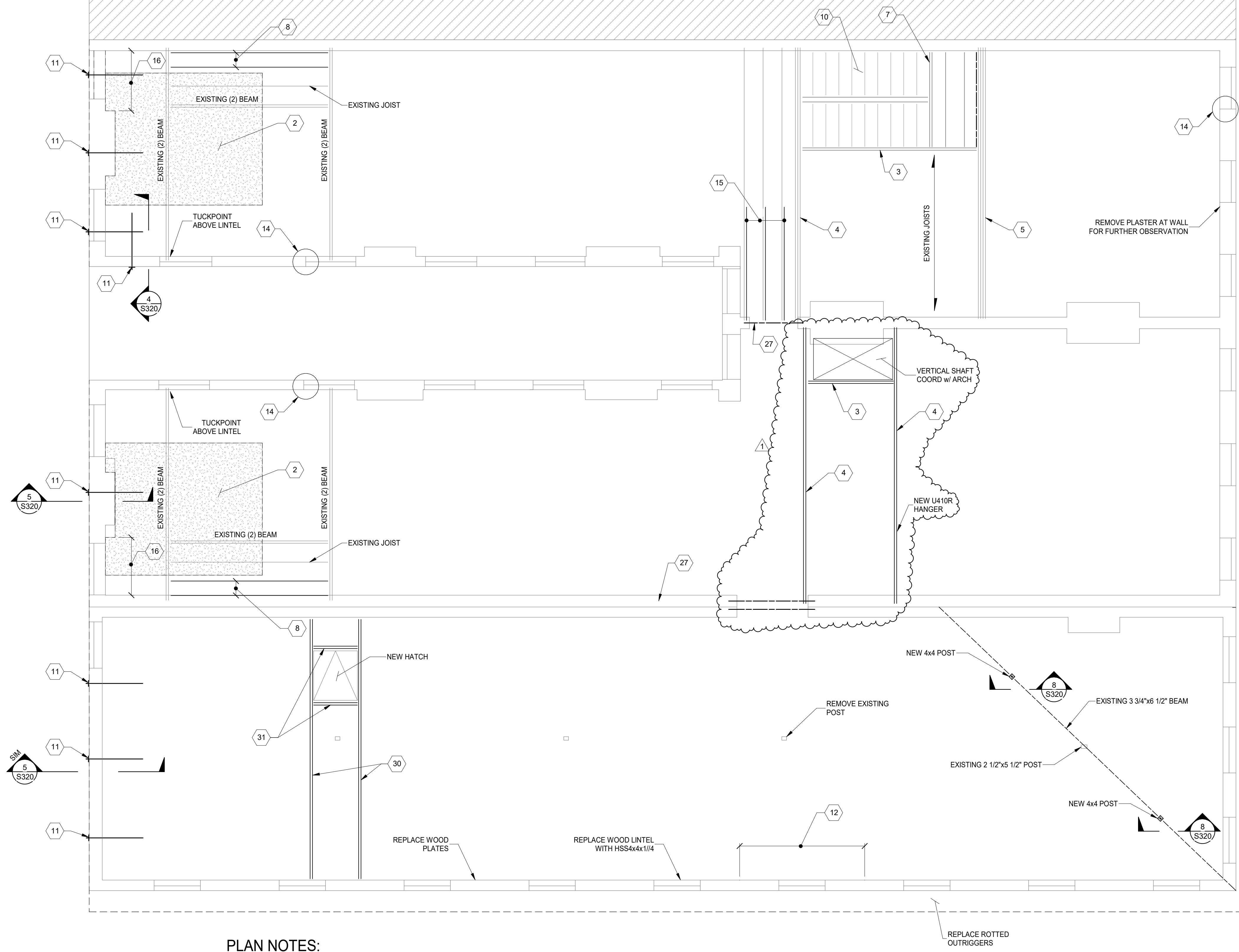
Design Team: KCJ / SJ  
Date: 02/18/2022

DRAWING TITLE: ATTIC FLOOR/LOW ROOF FRAMING PLAN

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN  
**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

Proj. No.: 22146.05  
Drawing No.

**S150**



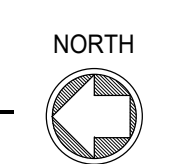
**PROJECT KEYNOTES:**

- 1 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID. TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVED DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 2 REMOVE EXISTING DETERIORATED SHEATHING. REPLACE WITH NEW APA RATED SHEATHING.
- 3 NEW (2) 1-3/4"x11-7/8" LVL HEADER w/ HHUS410 HANGER EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS OR U410R FOR DOUBLE JOISTS.
- 4 NEW (3) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 5 NEW (4) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- 6 HANG EX HEADER TO NEW BEAM w/ HUS412 HANGER.
- 7 NEW WOOD FRAMED STAIR LANDING w/ (2) 2x12 HEADER TO SUPPORT STRINGERS. 2x12 JOISTS AT 16" o.c. HANG HEADER WITH HUC212-2 HANGERS. HANG JOISTS w/ LUS210 HANGERS.
- 8 INFILL EXISTING OPENING WITH NEW 2x12 JOISTS AT 16" o.c. HANG EACH END WITH LUS210 HANGERS.
- 9 NEW (2) 2x12 LEDGER. CONNECT TO EXISTING WALL w/ 5/8" THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE + SCREENTUBES, 6" MIN EMBEDMENT, 16" o.c. SPACING.
- 10 WOOD STAIR WITH 2x12 NOTCHED STRINGERS AT 16" o.c. MAX SPACING.
- 11 NEW STAR PLATE AND WALL TIE PER SECTIONS 4/S320 AND 5/S320.
- 12 REBUILD INNER WYTHE OF MASONRY BELOW WINDOW AND AT DAMAGED JAMBS. REMOVE ALL WOOD FROM JAMBS. REPLACE WITH MASONRY OR GROUT. PROVIDE SPIRALOK TIES AT 16" o.c. EACH WALL BELOW WINDOW AND WITHIN 16" OF JAMB.
- 13 PROVIDE 2x12 SISTER TO DETERIORATED JOIST. EXTEND SISTER TO WITHIN 4" OF WALL EACH END. PROVIDE (4) SWS EACH END AND FASTEN ALONG LENGTH AT 24" o.c.
- 14 REPAIR MASONRY JAMB. REMOVE ALL WOOD AND DETERIORATED MASONRY AND REPLACE WITH NEW MASONRY. TUCK POINT DETERIORATED MORTAR JOINTS.
- 15 PROVIDE NEW 2x12x12 LONG SISTERS TO (3) EX DETERIORATED JOISTS. SISTERS SHALL BEAR ON WEST WALL. FASTEN SISTERS WITH (4) 1/2" SWS 3' FROM WEST WALL AND (4) 1/2" SWS AT EAST END. ADDITIONALLY FASTEN WITH 1/2" SWS @ 24" o.c.
- 16 REMOVE AND REPLACE SOFT AND DETERIORATED BRICK. SCRAP LOOSE MATERIAL FROM SOFT BRICK. IF BRICK IS DETERIORATED TO A DEPTH OR MORE THAN 1/2" FROM THE INTERIOR BRICK FACE, THEN IT SHOULD BE REPLACED.
- 17 PROVIDE 2x6x6" SISTER TO EX RAFTER. BEAR ON WALL. FASTEN w/ (2) 1/2" SWS EACH END AND 24" o.c.
- 18 SISTER EXISTING JOISTS BELOW NEW CONDENSERS w/ 2x10's. HANG TO EX BEAMS w/ LUS24 HANGERS.
- 19 NEW 2x12 SISTER EACH SIDE OF EXISTING BEAM. REMOVE EXISTING SISTERS WHERE PRESENT FOR INSTALLATION OF NEW FULL LENGTH SISTERS.
- 20 NEW (2) 2x12 HEADER w/ HUS210-2 HANGERS AT EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS.
- 21 REMOVE EXISTING BRICK AT HEARTH. PROVIDE NEW 2x12 JOIST NEXT TO BRICK WALL. w/ LU90 ANGLES EACH SIDE. PROVIDE NEW APA RATED SHEATHING OVER OPENING. ADD A 2x4 NAILER TO EXISTING HEADER IF NEEDED FOR SHEATHING SUPPORT, w/ 10d NAIL @ 12" o.c.
- 22 NEW 2x12 SISTER. POCKET INTO EAST WALL. EXTEND TO WITHIN 4" OF WEST WALL.
- 23 REMOVE EX JOIST NEXT TO WALL. PROVIDE NEW (2) 1-3/4"x11-1/4" LVL BEAM, POCKET EACH SIDE. HANG EXISTING SINGLE PLY HEADERS TO NEW BEAM WITH HU9 HANGERS.
- 24 NEW 2x12 SISTER. POCKET INTO WEST WALL. EXTEND TO WITHIN 4" OF EAST WALL.
- 25 REMOVE EXISTING CONCRETE FLOOR AND PROVIDE NEW APA RATED SHEATHING.
- 26 SISTER NEW 2x12 ONTO EXISTING HEADER. FASTEN w/ (2) 1/2"x3-1/2" SWS @ 8" o.c. PROVIDE NEW LU90 ANGLE TO BEAM, POCKET INTO MASONRY WALL.
- 27 NEW OPENING IN WALL. PROVIDE NEW LINTEL PER TYPICAL INTERIOR LINTEL DETAILS. FINISHED JAMBS SHALL BE IN GOOD CONDITION AND SQUARE.
- 28 NEW 2x12 HEADER w/ LU90 ANGLE EACH END. HANG EX JOISTS TO HEADER w/ LUS210-R HANGERS.
- 29 REPAIR BRICK BELOW SILL. REMOVE AND REPLACE LOOSE AND DETERIORATED BRICKS. TUCK POINT AS NEEDED.
- 30 (2) 2x10 BEAM HANG TO EXISTING BEAMS WITH LUS26-2 WHERE APPLICABLE
- 31 NEW (2) 2x10 HEADER WITH LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS26 OR LUS26-R.
- 32 NEW (3) 2x12 BEAM SUPPORTED BY 6x6 POSTS. 6x6 POSTS SHALL BE LOCATED ON EXISTING FOOTINGS. CONNECT TO FOOTINGS WITH SIMPSON ABA66Z WITH 5/8"x4" SIMPSON TITEN HD ANCHOR.
- 33 NEW 6x6 POST ON NEW 8"x2'-0"x2'-0" FOOTING.
- 34 REMOVE EXISTING FLOOR SHEATHING. VERIFY EXISTING FRAMING IS INFILL FOR ORIGINAL STAIR OPENING. NEW WALL INFILL 3 5/8"x18GA STUD @ 16" o.c. WITH 3 5/8"x18GA TRACK TOP AND BOTTOM. FASTEN TRACK WITH PAF's @ 16" o.c. INTO EXISTING STEEL BEAM AND CONCRETE CURB. PROVIDE APA RATED SHEATHING, AIR GAP AND BRICK VENEER.
- 35

**PLAN NOTES:**

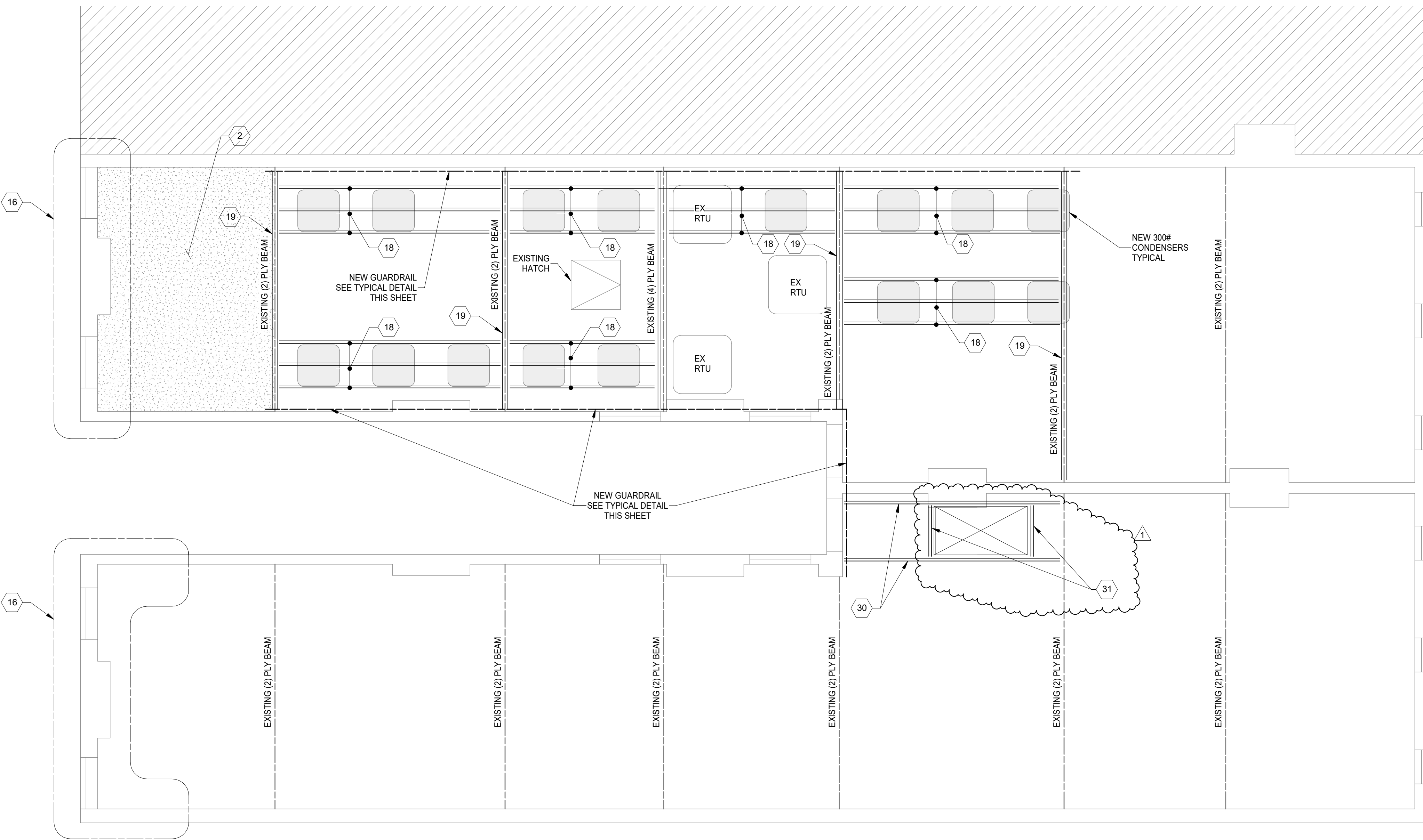
1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
3. LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE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

**ATTIC FLOOR/LOW ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"



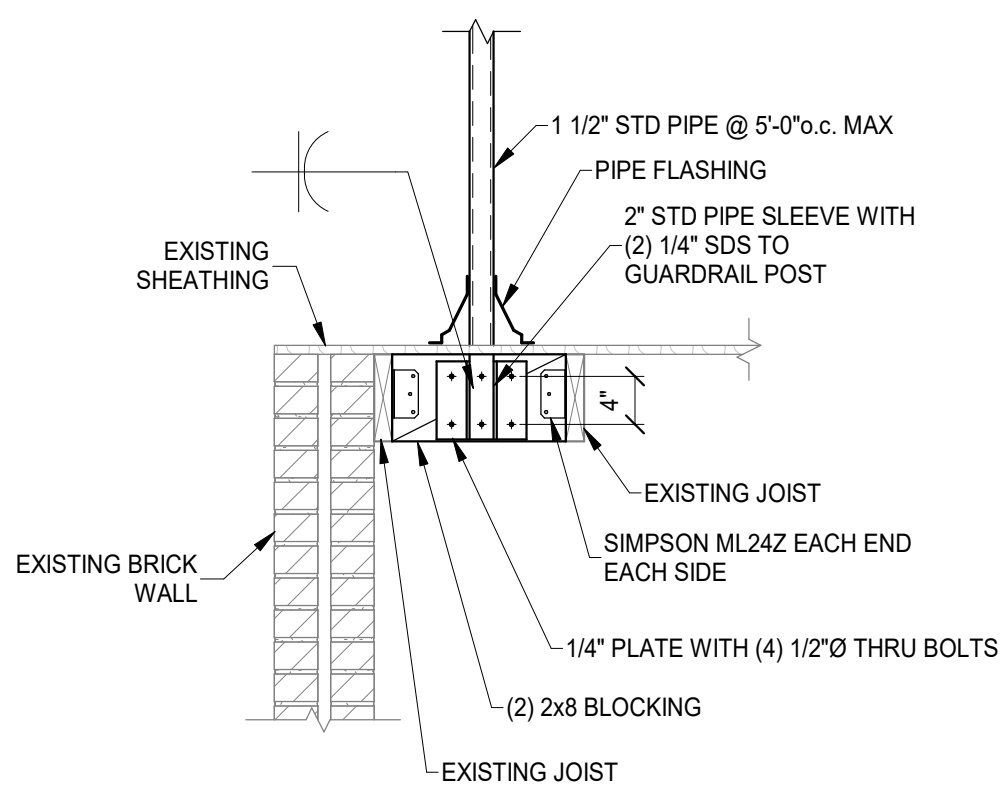
**STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY**





**PLAN NOTES:**

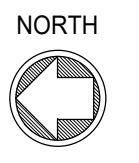
- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
- LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE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



TYPICAL ROOF GUARDRAIL CONNECTION DETAIL

SCALE 3/4" = 1'-0"

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



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

**Structural Consultants**  
**ADVANTAGE GROUP**  
ENGINEERS, INC.

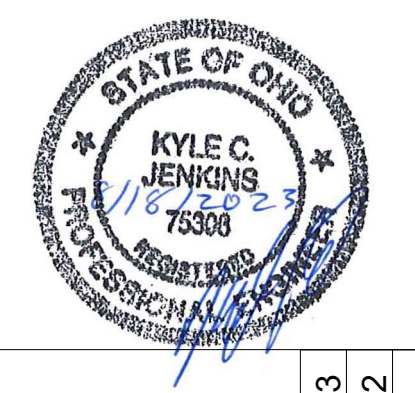
1527 Madison Road  
Cincinnati, Ohio 45206  
Ph: (513) 396-8900

**PROJECT KEYNOTES:**

- INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID. TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVED DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- REMOVE EXISTING DETERIORATED SHEATHING. REPLACE WITH NEW APA RATED SHEATHING.
- NEW (2) 1-3/4"x11-7/8" LVL HEADER w/ HHUS410 HANGER EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS OR U410R FOR DOUBLE JOISTS.
- NEW (3) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- NEW (4) 1-3/4"x11-7/8" LVL BEAM. BEAR ON WALL EACH END.
- HANG EX HEADER TO NEW BEAM w/ HUS412 HANGER.
- NEW WOOD FRAMED STAIR LANDING w/ (2) 2x12 HEADER TO SUPPORT STRINGERS. 2x12 JOISTS AT 16" o.c. HANG HEADER WITH HUC212-2 HANGERS. HANG JOISTS w/ LUS210 HANGERS.
- INFILL EXISTING OPENING WITH NEW 2x12 JOISTS AT 16" o.c. HANG EACH END WITH LUS210 HANGERS.
- NEW (2) 2x12 LEDGER. CONNECT TO EXISTING WALL w/ 5/8" THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE + SCREENTUBES, 6" MIN EMBEDMENT, 16" o.c. SPACING.
- WOOD STAIR WITH 2x12 NOTCHED STRINGERS AT 16" o.c. MAX SPACING.
- NEW STAR PLATE AND WALL TIE PER SECTIONS 4/S320 AND 5/S320.
- REBUILD INNER WYTHE OF MASONRY BELOW WINDOW AND AT DAMAGED JAMBS. REMOVE ALL WOOD FROM JAMBS. REPLACE WITH MASONRY OR GROUT. PROVIDE SPIRALOK TIES AT 16" o.c. EACH WALL BELOW WINDOW AND WITHIN 16" OF JAMB.
- PROVIDE 2x12 SISTER TO DETERIORATED JOIST. EXTEND SISTER TO WITHIN 4" OF WALL EACH END. PROVIDE (4) SWS EACH END AND FASTEN ALONG LENGTH AT 24" o.c.
- REPAIR MASONRY JAMB. REMOVE ALL WOOD AND DETERIORATED MASONRY AND REPLACE WITH NEW MASONRY. TUCK POINT DETERIORATED MORTAR JOINTS.
- PROVIDE NEW 2x12x12 LONG SISTERS TO (3) EX DETERIORATED JOISTS. SISTERS SHALL BEAR ON WEST WALL. FASTEN SISTERS WITH (4) 1/2" SWS 3' FROM WEST WALL AND (4) 1/2" SWS AT EAST END. ADDITIONALLY FASTEN WITH 1/2" SWS @ 24" o.c.
- REMOVE AND REPLACE SOFT AND DETERIORATED BRICK. SCRAP LOOSE MATERIAL FROM SOFT BRICK. IF BRICK IS DETERIORATED TO A DEPTH OR MORE THAN 1/2" FROM THE INTERIOR BRICK FACE, THEN IT SHOULD BE REPLACED.
- PROVIDE 2x6x6" SISTER TO EX RAFTER. BEAR ON WALL. FASTEN w/ (2) 1/2" SWS EACH END AND 24" o.c.
- SISTER EXISTING JOISTS BELOW NEW CONDENSERS w/ 2x10's. HANG TO EX BEAMS w/ LUS24 HANGERS.
- NEW 2x12 SISTER EACH SIDE OF EXISTING BEAM. REMOVE EXISTING SISTERS WHERE PRESENT FOR INSTALLATION OF NEW FULL LENGTH SISTERS.
- NEW (2) 2x12 HEADER w/ HUS210-2 HANGERS AT EACH END. CUT EX JOISTS AND HANG TO NEW HEADER w/ LU210-R HANGERS.
- REMOVE EXISTING BRICK AT HEARTH. PROVIDE NEW 2x12 JOIST NEXT TO BRICK WALL, w/ LU90 ANGLES EACH SIDE. PROVIDE NEW APA RATED SHEATHING OVER OPENING. ADD A 2x4 NAILER TO EXISTING HEADER IF NEEDED FOR SHEATHING SUPPORT, w/ 10d NAIL @ 12" o.c.
- NEW 2x12 SISTER. POCKET INTO EAST WALL. EXTEND TO WITHIN 4" OF WEST WALL.
- REMOVE EX JOIST NEXT TO WALL. PROVIDE NEW (2) 1-3/4"x11-1/4" LVL BEAM, POCKET EACH SIDE. HANG EXISTING SINGLE PLY HEADERS TO NEW BEAM WITH HU9 HANGERS.
- NEW 2x12 SISTER. POCKET INTO WEST WALL. EXTEND TO WITHIN 4" OF EAST WALL.
- REMOVE EXISTING CONCRETE FLOOR AND PROVIDE NEW APA RATED SHEATHING.
- SISTER NEW 2x12 ONTO EXISTING HEADER. FASTEN w/ (2) 1/2"x3-1/2" SWS @ 8" o.c. PROVIDE NEW LU90 ANGLE TO BEAM, POCKET INTO MASONRY WALL.
- NEW OPENING IN WALL. PROVIDE NEW LINTEL PER TYPICAL INTERIOR LINTEL DETAILS. FINISHED JAMBS SHALL BE IN GOOD CONDITION AND SQUARE.
- NEW 2x12 HEADER w/ LU90 ANGLE EACH END. HANG EX JOISTS TO HEADER w/ LUS210-R HANGERS.
- REPAIR BRICK BELOW SILL. REMOVE AND REPLACE LOOSE AND DETERIORATED BRICKS. TUCK POINT AS NEEDED.
- (2) 2x10 BEAM HANG TO EXISTING BEAMS WITH LUS26-2 WHERE APPLICABLE
- NEW (2) 2x10 HEADER WITH LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS26 OR LUS26-R.
- NEW (3) 2x12 BEAM SUPPORTED BY 6x6 POSTS. 6x6 POSTS SHALL BE LOCATED ON EXISTING FOOTINGS. CONNECT TO FOOTINGS WITH SIMPSON ABA66Z WITH 5/8"x4" SIMPSON TITEN HD ANCHOR.
- NEW 6x6 POST ON NEW 8"x2'-0"x2'-0" FOOTING.
- REMOVE EXISTING FLOOR SHEATHING. VERIFY EXISTING FRAMING IS INFILL FOR ORIGINAL STAIR OPENING. NEW WALL INFILL. 3 5/8"x18GA STUD @ 16" o.c. WITH 3 5/8"x18GA TRACK TOP AND BOTTOM. FASTEN TRACK WITH PAF's @ 16" o.c. INTO EXISTING STEEL BEAM AND CONCRETE CURB. PROVIDE APA RATED SHEATHING, AIR GAP AND BRICK VENEER.

**PLATTE**  
architecture + design

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



#	REVISION/SUBMISSION	Date
1	ENGINEERING CHANGE BID SET	08/18/2023 08/15/2022

Design Team: KCJ / SJ  
Date: 02/18/2022

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

Proj. No.: 22146.05  
Drawing No.

**S160**

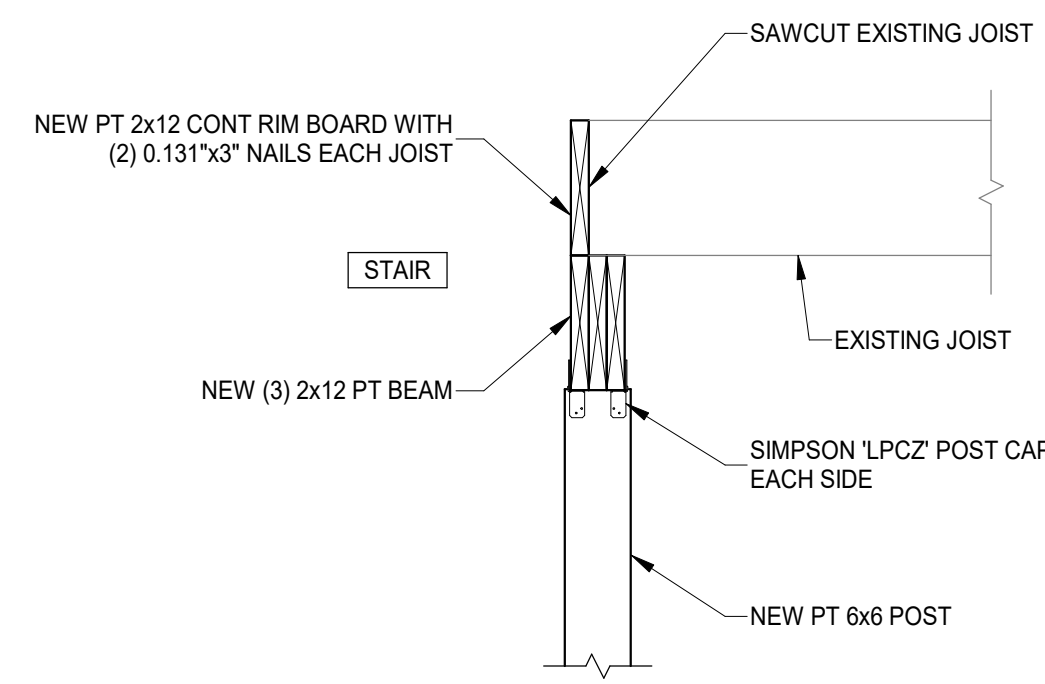
DRAWING TITLE: ROOF FRAMING PLAN

THIS DOCUMENT AND THE DESIGN AND RECORD INFORMATION HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT ADVANTAGE GROUP ENGINEERS, INC. ALL RIGHTS RESERVED.

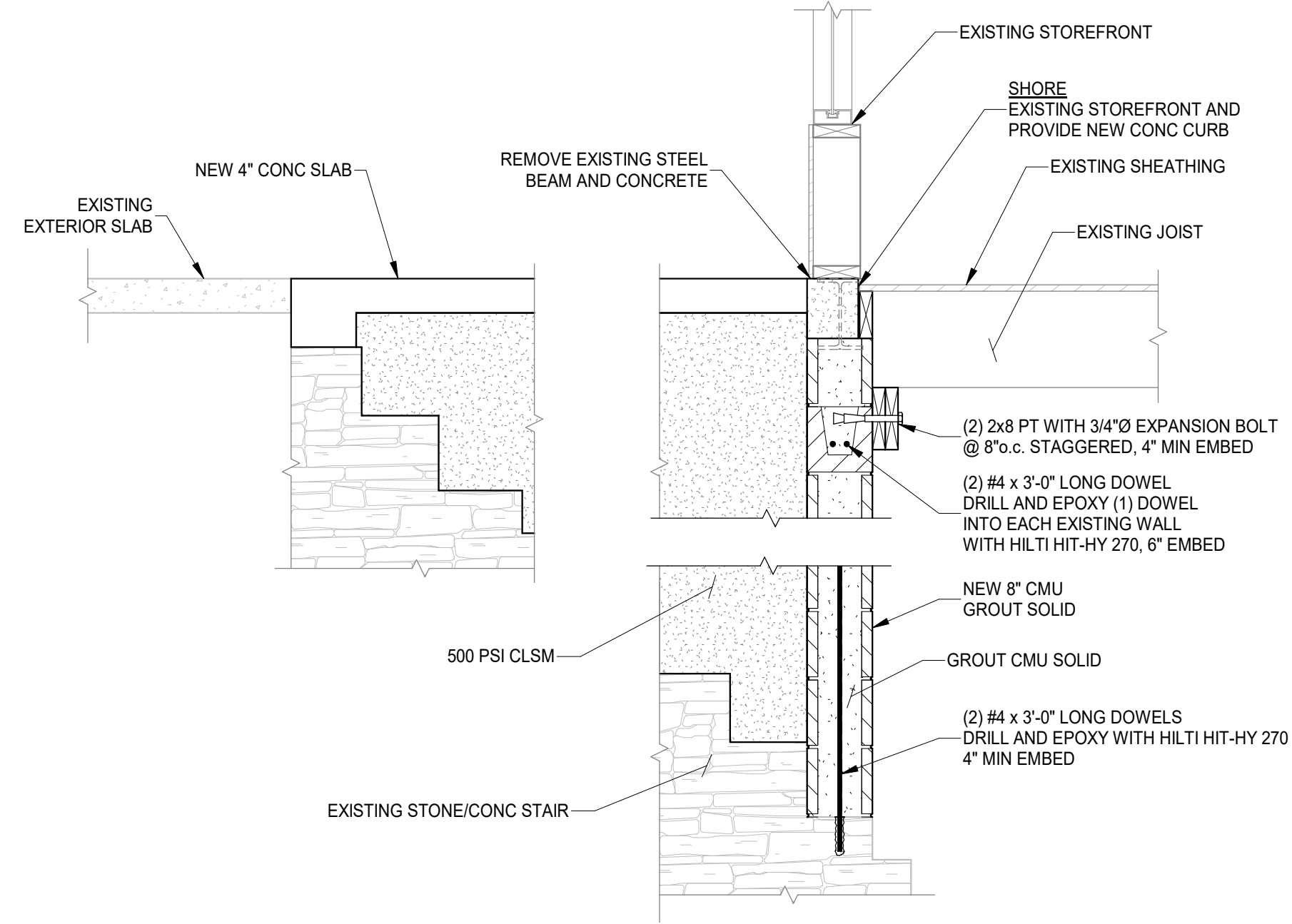


112-116 W ELDER ST  
CINCINNATI, OH 45202

116 ELDER STREET



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



SECTION 2  
SCALE 3/4" = 1'-0" S310

Structural Consultants  
**ADVANTAGE GROUP**  
ENGINEERS, INC.

1527 Madison Road  
Cincinnati, Ohio 45206  
Ph: (513) 396-8900

**PLATTE**  
architecture + design

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



Design Team: KCJ / SJ  
Date: 02/18/2022

#	ENGINEERING CHANGE REVISION/SUBMISSION	Date
1		08/18/2023

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**116 W ELDER STREET**  
112-116 W ELDER STREET  
CINCINNATI, OH 45202

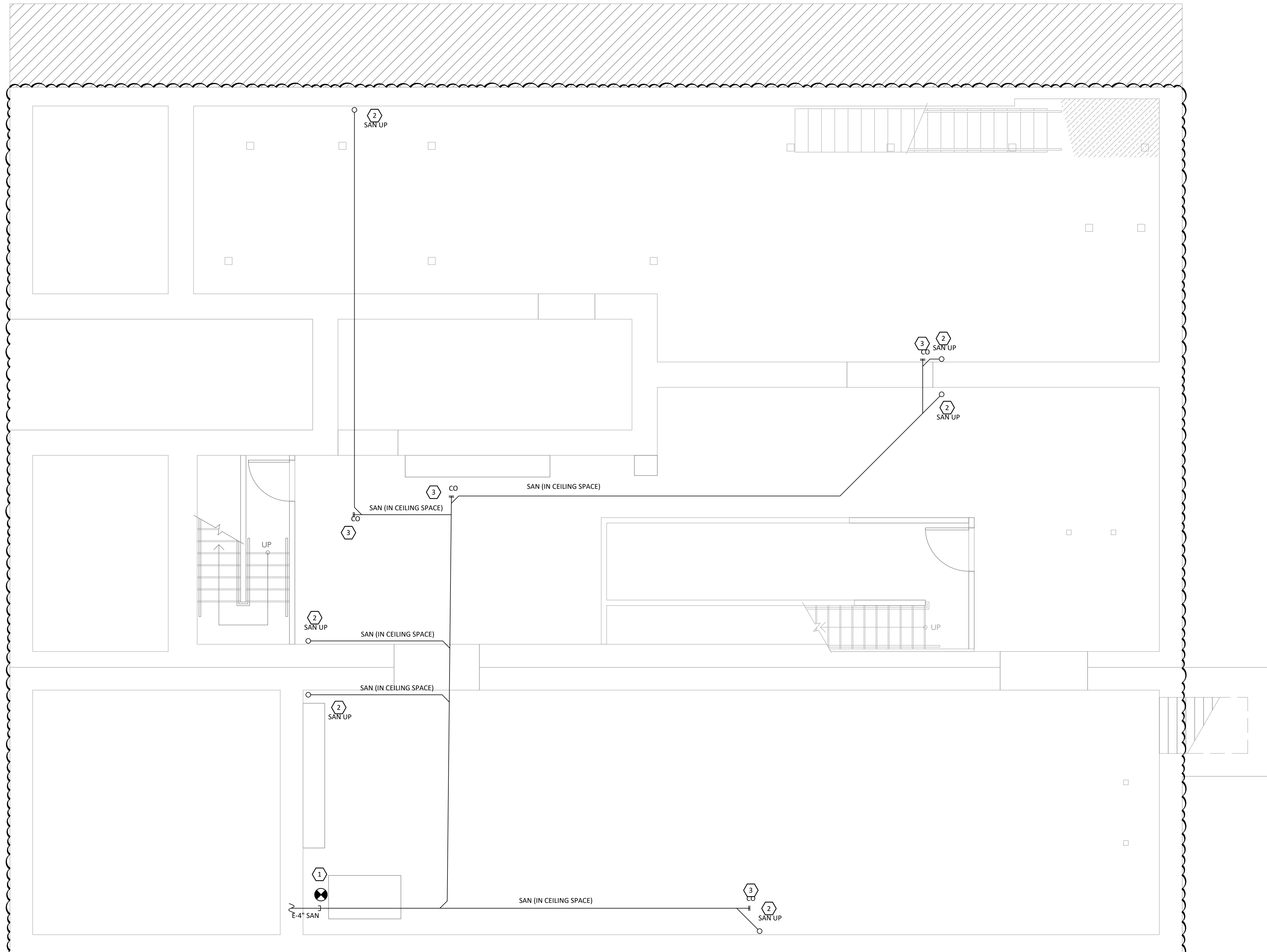
Proj. No.: 22146.05  
Drawing No.

**S310**

DRAWING TITLE: FRAMING SECTIONS

THIS DOCUMENT AND THE SEALS AND SIGNS INCORPORATED HEREIN ARE INSTRUMENTS OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT © 2023





**1**  
**P100** 1/4" = 1'-0"  
**BASEMENT PLAN - SANITARY AND VENT**

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTER. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

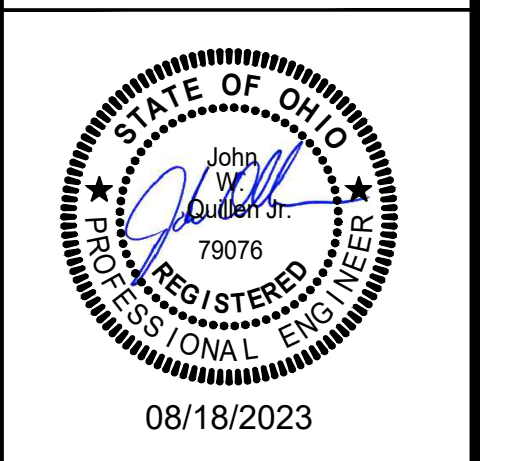
— SAN —	SANITARY PIPING
----	SANITARY VENT PIPING
----	UNDERGROUND WATER PIPING
----	DOMESTIC COLD WATER PIPING
----	DOMESTIC HOT WATER PIPING
----	DOMESTIC HOT WATER RETURN PIPING
----	STORM DRAINAGE PIPING
— ST —	NATURAL GAS
— GAS —	GATE VALVE
—	CHECK VALVE
CO ○	CLEAN OUT
WCO ↑	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH ↓	FROSTPROOF WALL HYDRANT
VTR ○	VENT THROUGH ROOF
○ (B)	DRAWING NOTE SYMBOL
—	ELBOW DOWN
EWH ○	ELECTRIC WATER HEATER
—	BACKFLOW PREVENTER
—	HOSE BIBB
—	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

1. CONNECT TO EXISTING SANITARY TIE-IN LOCATION. FIELD VERIFY EXACT LOCATION, INVERT, AND SIZE PRIOR TO CONSTRUCTION.
2. SANITARY ROUTED FROM ABOVE. VERIFY ALL HEAD HEIGHTS AND EXACT ROUTING BEFORE CONSTRUCTION.
3. PROVIDE CLEAN OUTS AT ALL CHANGE OF DIRECTIONS PER LOCAL REQUIREMENTS (TYP).

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

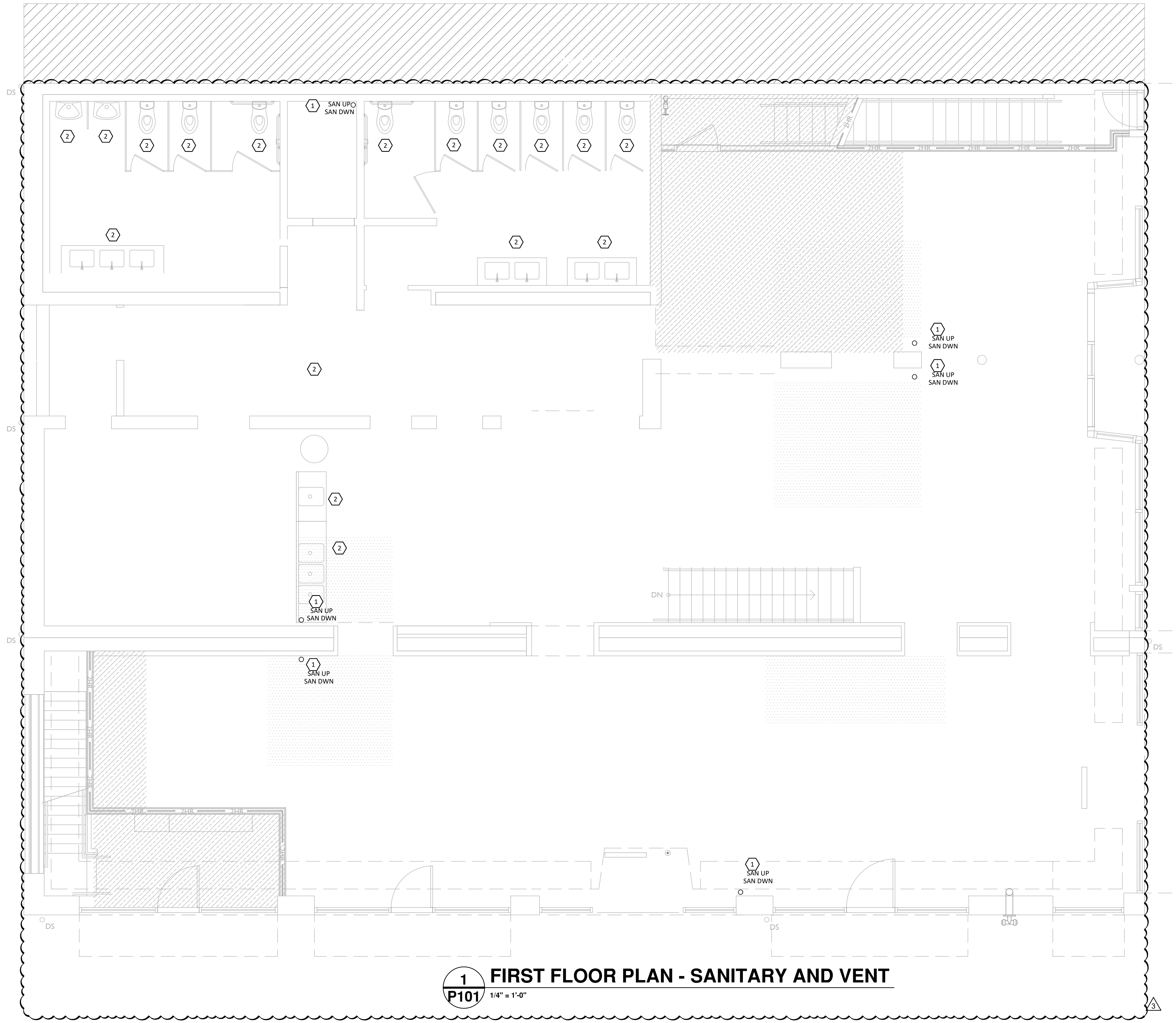
Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**P100**





**1**  
**P101** 1/4" = 1'-0"  
**FIRST FLOOR PLAN - SANITARY AND VENT**

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— SAN V —	SANITARY VENT PIPING
— UWP —	UNDERGROUND WATER PIPING
— DCP —	DOMESTIC COLD WATER PIPING
— DHP —	DOMESTIC HOT WATER PIPING
— DHRP —	DOMESTIC HOT WATER RETURN PIPING
— ST —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— G —	GATE VALVE
— CV —	CHECK VALVE
CO ○	CLEAN OUT
WCO ↑	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH ↓	FROSTPROOF WALL HYDRANT
VTR ○	VENT THROUGH ROOF
⊕	DRAWING NOTE SYMBOL
— ED —	ELBOW DOWN
— EWH —	ELECTRIC WATER HEATER
— BFP —	BACKFLOW PREVENTER
— HB —	HOSE BIBB
— E —	CONNECT TO EXISTING
— E —	EXISTING

**KEYED NOTES**

- 1. SANITARY FROM ABOVE AND CONTINUING TO BASEMENT BELOW. IF EXISTING CONDITIONS ALLOW FOR IT, ROUTE IN AND CONCEAL IN WALL. COORDINATE WITH ARCHITECT BEFORE INSTALLATION.
- 2. EXISTING FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION.

**MARQUE ENGINEERING**  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM  
OH COA #4715



Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

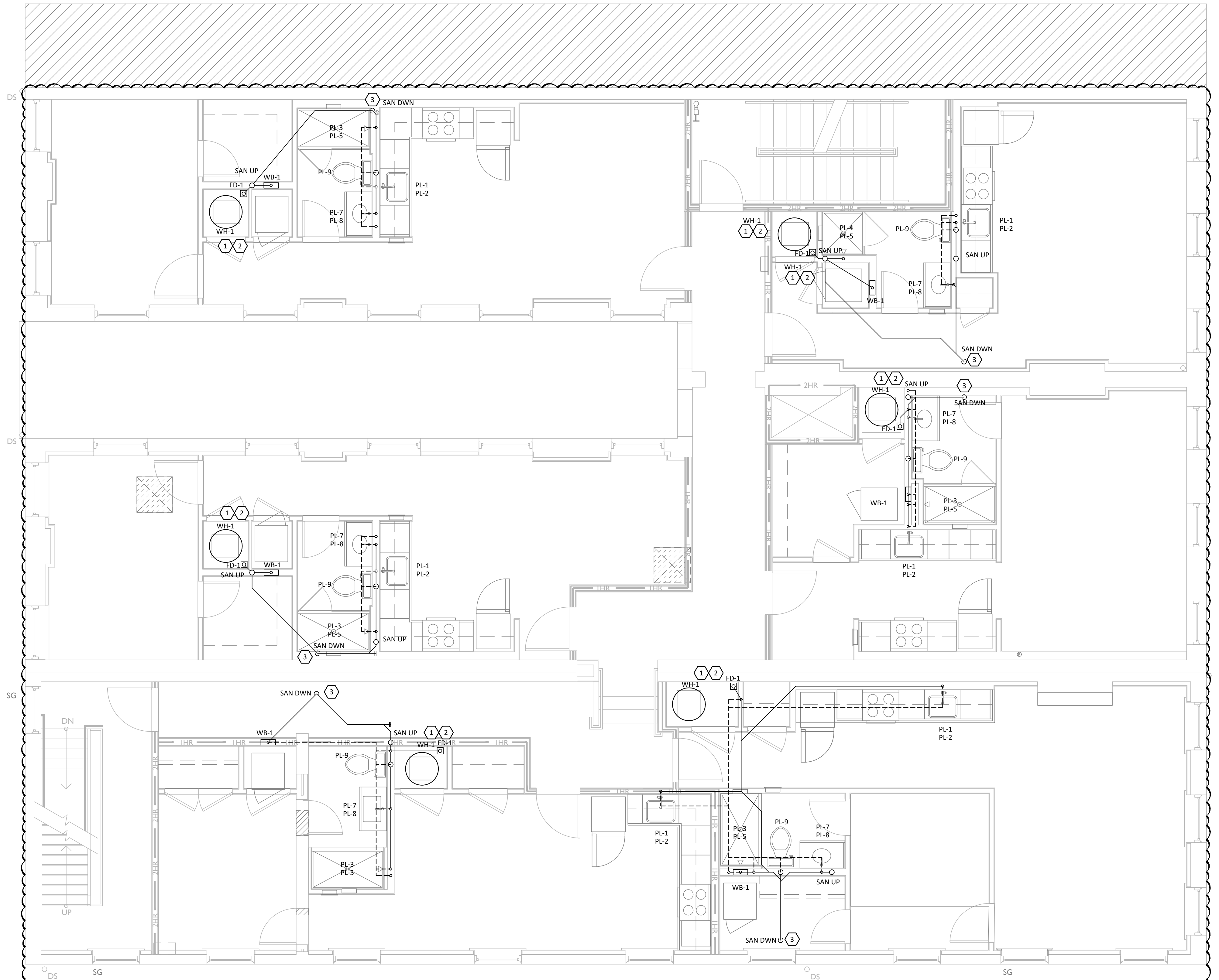
PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**P101**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1**  
**P102** 1/4" = 1'-0"  
**SECOND FLOOR PLAN - SANITARY AND VENT**

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTER. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— SAN V —	SANITARY VENT PIPING
— UWP —	UNDERGROUND WATER PIPING
— DCP —	DOMESTIC COLD WATER PIPING
— DHP —	DOMESTIC HOT WATER PIPING
— DHRP —	DOMESTIC HOT WATER RETURN PIPING
— ST —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— G —	GATE VALVE
— C —	CHECK VALVE
CO o	CLEAN OUT
WCO T	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH T	FROSTPROOF WALL HYDRANT
VTR o	VENT THROUGH ROOF
⊕	DRAWING NOTE SYMBOL
⌋	ELBOW DOWN
EW H	ELECTRIC WATER HEATER
BFP	BACKFLOW PREVENTER
HB T	HOSE BIBB
⊗	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

1. ROUTE CONDENSATE DRAIN LINE FROM AIR HANDLING UNIT TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. TERMINATE WITH AIR GAP.
2. ROUTE CONDENSATE DRAIN LINE FROM WATER HEATER TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. TERMINATE WITH AIR GAP.
3. SANITARY PIPING DOWN THROUGH (OR ALONG) WALL TO FLOOR BELOW. COORDINATE WITH EXISTING CONDITIONS PRIOR TO INSTALLATION.

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



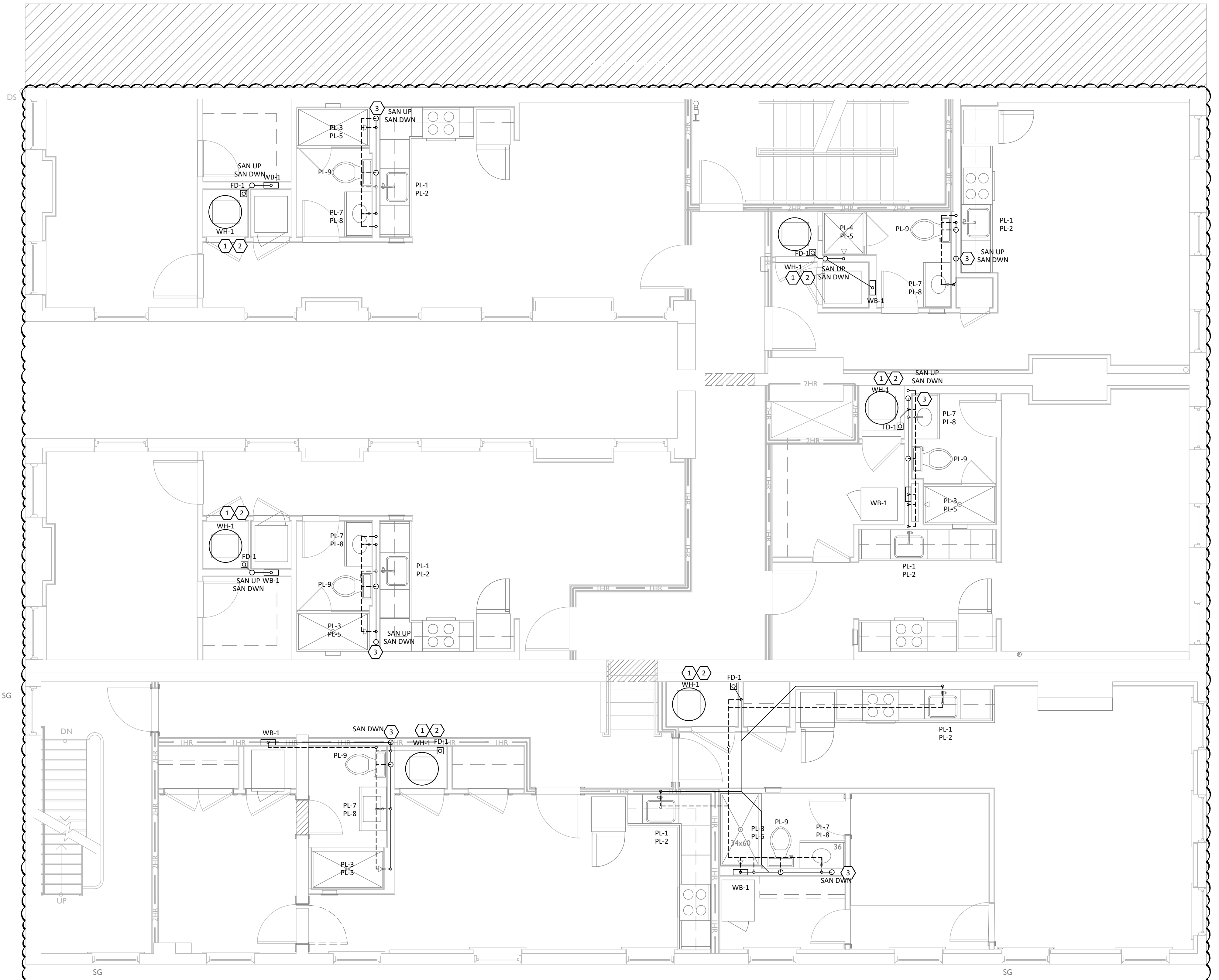
Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

Job No: 11920 04.26.2022





**1 THIRD FLOOR PLAN - SANITARY AND VENT**  
**P103** 1/4" = 1'-0"

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— SAN V —	SANITARY VENT PIPING
— UWP —	UNDERGROUND WATER PIPING
— DCP —	DOMESTIC COLD WATER PIPING
— DHP —	DOMESTIC HOT WATER PIPING
— DHRP —	DOMESTIC HOT WATER RETURN PIPING
— ST —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— G —	GATE VALVE
— C —	CHECK VALVE
CO o	CLEAN OUT
WCO T	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH T	FROSTPROOF WALL HYDRANT
VTR o	VENT THROUGH ROOF
⊕	DRAWING NOTE SYMBOL
— E —	ELBOW DOWN
— EWH —	ELECTRIC WATER HEATER
— BFP —	BACKFLOW PREVENTER
— HB —	HOSE BIBB
— E —	CONNECT TO EXISTING
— E —	EXISTING

**KEYED NOTES**

1. ROUTE CONDENSATE DRAIN LINE FROM AIR HANDLING UNIT TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. TERMINATE WITH AIR GAP.
2. ROUTE CONDENSATE DRAIN LINE FROM WATER HEATER TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. TERMINATE WITH AIR GAP.
3. SANITARY PIPING DOWN THROUGH (OR ALONG) WALL TO FLOOR BELOW. COORDINATE WITH EXISTING CONDITIONS PRIOR TO INSTALLATION.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

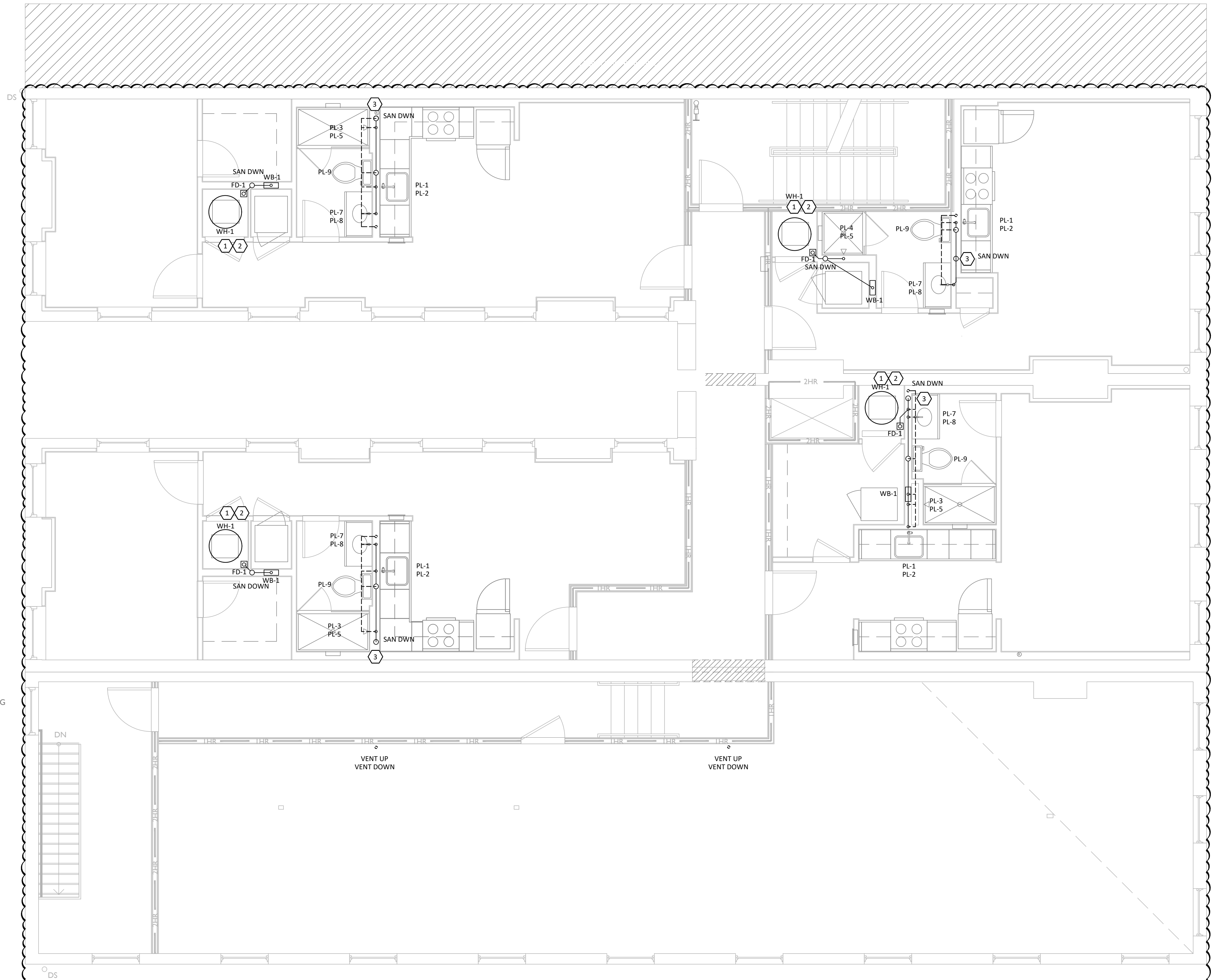
PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**P103**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1**  
**P104** 1/4" = 1'-0"  
**FOURTH FLOOR PLAN - SANITARY AND VENT**

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— SAN V —	SANITARY VENT PIPING
— UWP —	UNDERGROUND WATER PIPING
— DCP —	DOMESTIC COLD WATER PIPING
— DHP —	DOMESTIC HOT WATER PIPING
— DHRP —	DOMESTIC HOT WATER RETURN PIPING
— STD —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— G —	GATE VALVE
— CV —	CHECK VALVE
CO ○	CLEAN OUT
WCO ↑	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH ↓	FROSTPROOF WALL HYDRANT
VTR ○	VENT THROUGH ROOF
DN ○	DRAWING NOTE SYMBOL
EDN ○	ELBOW DOWN
EWV ○	ELECTRIC WATER HEATER
BFP	BACKFLOW PREVENTER
HB ↓	HOSE BIBB
— E —	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

1. ROUTE CONDENSATE DRAIN LINE FROM AIR HANDLING UNIT TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. TERMINATE WITH AIR GAP.
2. ROUTE CONDENSATE DRAIN LINE FROM WATER HEATER TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. TERMINATE WITH AIR GAP.
3. SANITARY PIPING DOWN THROUGH (OR ALONG) WALL TO FLOOR BELOW. COORDINATE WITH EXISTING CONDITIONS PRIOR TO INSTALLATION.

**MARQUE ENGINEERING**  
OH COA #4715  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM



Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

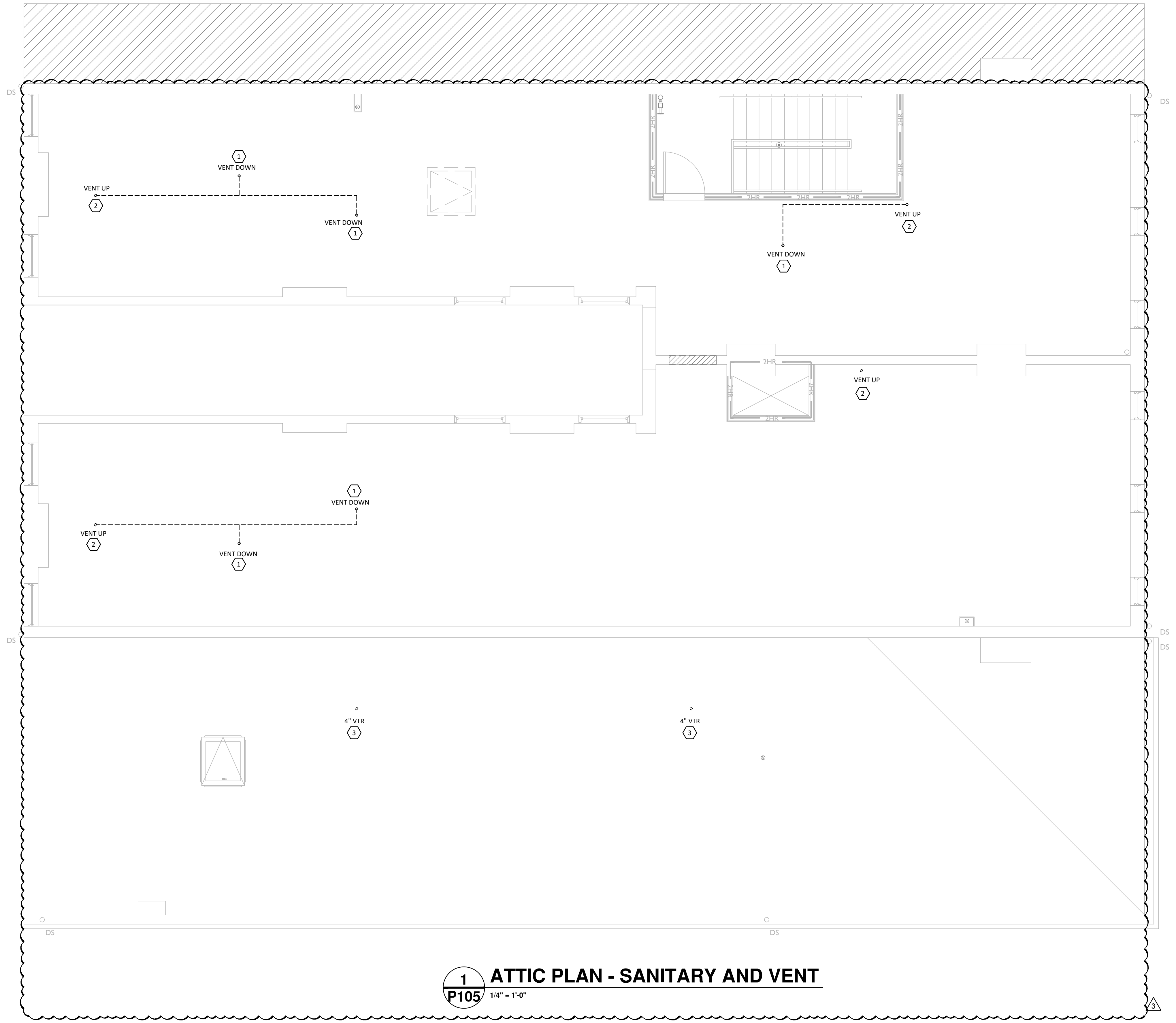
PROPOSED PROJECT:  
**FINDLAY EXCHANGE**  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**P104**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1** ATTIC PLAN - SANITARY AND VENT  
**P105** 1/4" = 1'-0"

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTER. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— — — — —	SANITARY VENT PIPING
— — — — —	UNDERGROUND WATER PIPING
— — — — —	DOMESTIC COLD WATER PIPING
— — — — —	DOMESTIC HOT WATER PIPING
— — — — —	DOMESTIC HOT WATER RETURN PIPING
— — — — —	STORM DRAINAGE PIPING
— — — — —	NATURAL GAS
— — — — —	GATE VALVE
— — — — —	CHECK VALVE
CO ○	CLEAN OUT
WCO ↑	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH ↓	FROSTPROOF WALL HYDRANT
VTR ○	VENT THROUGH ROOF
○	DRAWING NOTE SYMBOL
— — — — —	ELBOW DOWN
EWHR ○	ELECTRIC WATER HEATER
— — — — —	BACKFLOW PREVENTER
— — — — —	HOSE BIBB
— — — — —	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

- 1. VENT PIPING FROM BELOW.
- 2. ROUTE VENTING THROUGH ATTIC TO ROOF.
- 3. 4" VENT THROUGH ROOF. MAINTAIN 10' MINIMUM FROM ANY AIR INTAKE. PAINT TO MATCH ROOF COLOR.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

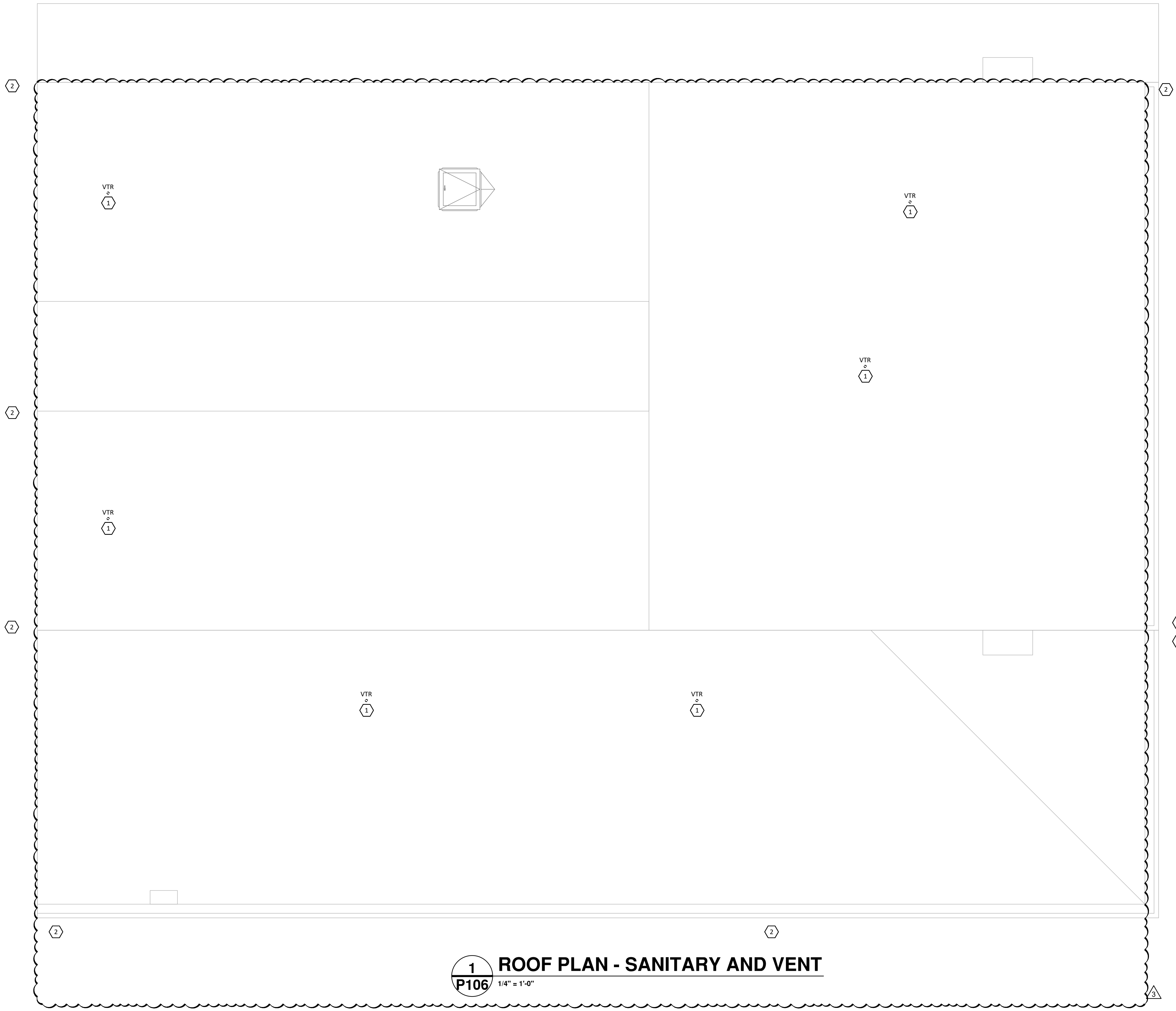
PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**P105**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1**  
**P106** 1/4" = 1'-0"  
**ROOF PLAN - SANITARY AND VENT**

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

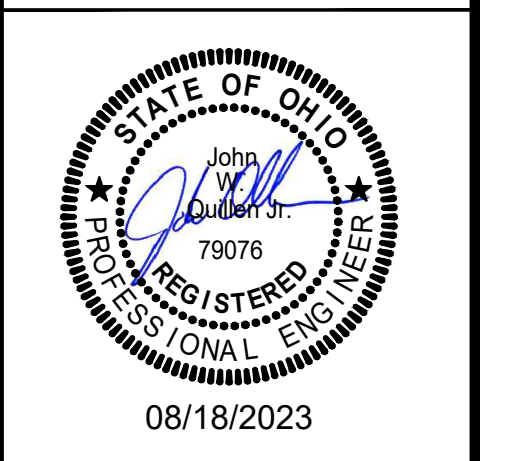
— SAN —	SANITARY PIPING
— VTR —	SANITARY VENT PIPING
— UWP —	UNDERGROUND WATER PIPING
— DCP —	DOMESTIC COLD WATER PIPING
— DHP —	DOMESTIC HOT WATER PIPING
— DHRP —	DOMESTIC HOT WATER RETURN PIPING
— ST —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— GV —	GATE VALVE
— CV —	CHECK VALVE
— CO —	CLEAN OUT
— WCO —	WALL CLEAN OUT
— FD —	FLOOR DRAIN
— FWH —	FROSTPROOF WALL HYDRANT
— VTR —	VENT THROUGH ROOF
— DN —	DRAWING NOTE SYMBOL
— EWH —	ELECTRIC WATER HEATER
— BFP —	BACKFLOW PREVENTER
— HB —	HOSE BIBB
— E —	CONNECT TO EXISTING
— E —	EXISTING

**KEYED NOTES**

- 1. 4" VENT THROUGH ROOF. MAINTAIN 10' MINIMUM FROM ANY AIR INTAKE. PAINT TO MATCH ROOF COLOR.
- 2. MAINTAIN EXISTING DOWNSPOUT FROM ROOF. PROVIDE MAINTENANCE ON DOWNSPOUT TO CONFIRM GOOD OPERATING CONDITION. IF IN POOR CONDITION, COORDINATE WITH OWNER AND ARCHITECT ON REPLACEMENT. CONNECT TO EXISTING.

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

**MARQUE ENGINEERING**  
 OH COA #4715  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

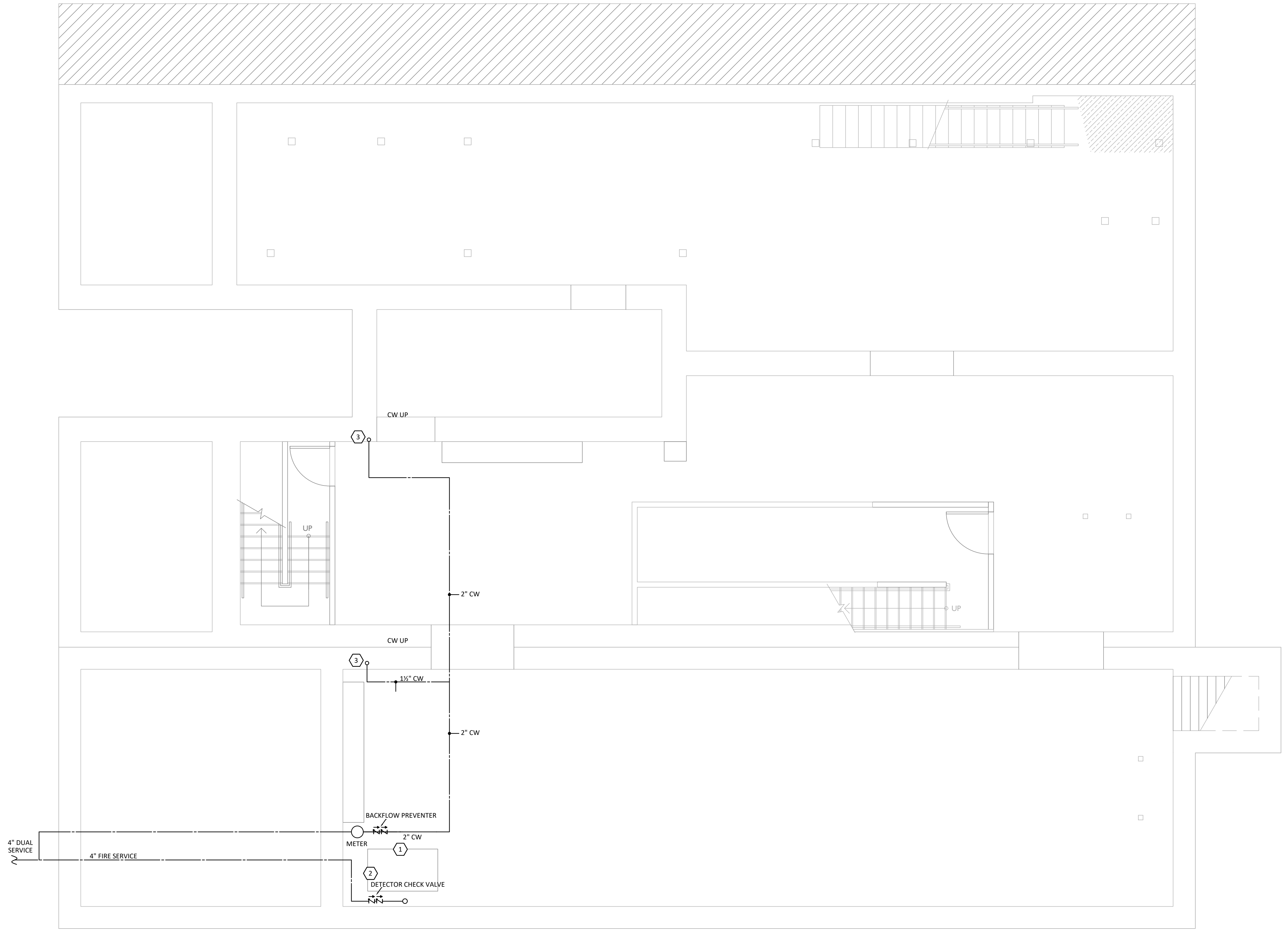
Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920      04.26.2022

**P106**





**1**  
**P107** **BASEMENT PLAN - WATER AND GAS**  
1/4" = 1'-0"

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— — — — —	SANITARY VENT PIPING
— — — — —	UNDERGROUND WATER PIPING
— — — — —	DOMESTIC COLD WATER PIPING
— — — — —	DOMESTIC HOT WATER PIPING
— — — — —	DOMESTIC HOT WATER RETURN PIPING
— — — — —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— — — — —	GATE VALVE
— — — — —	CHECK VALVE
CO o	CLEAN OUT
WCO T	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH T	FROSTPROOF WALL HYDRANT
VTR o	VENT THROUGH ROOF
⊕	DRAWING NOTE SYMBOL
— — — — —	ELBOW DOWN
EWHP	ELECTRIC WATER HEATER
— — — — —	BACKFLOW PREVENTER
— HB —	HOSE BIBB
⊗	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

1. NEW DUAL FIRE AND DOMESTIC WATER SERVICE BY OTHERS. PLUMBING CONTRACTOR TO CONNECT TO AND EXTEND DOMESTIC WATER SERVICE INTO BUILDING. COORDINATE WATER SERVICE WITH CIVIL PLANS. FIRE SUPPRESSION ENGINEER TO CONFIRM 4" FIRE LINE.
2. NEW DUAL FIRE AND DOMESTIC WATER SERVICE BY OTHERS. PLUMBING CONTRACTOR TO CONNECT TO AND EXTEND DOMESTIC WATER SERVICE INTO BUILDING. PROVIDE OVERALL WATER METERS (COMMERCIAL AND RESIDENTIAL AS NOTED) AND BACKFLOW PREVENTER. COORDINATE WATER SERVICE WITH CIVIL PLANS.
3. ROUTE COLD WATER LINE FROM BASEMENT CEILING UP TO FIRST FLOOR. SEE FIRST FLOOR PLAN FOR CONTINUATION.

2023 MARQUE ENGINEERING LLC ©  
THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

**MARQUE ENGINEERING**  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM  
OH COA #4715



Progress Dates  
08.15.2022 - BID SET

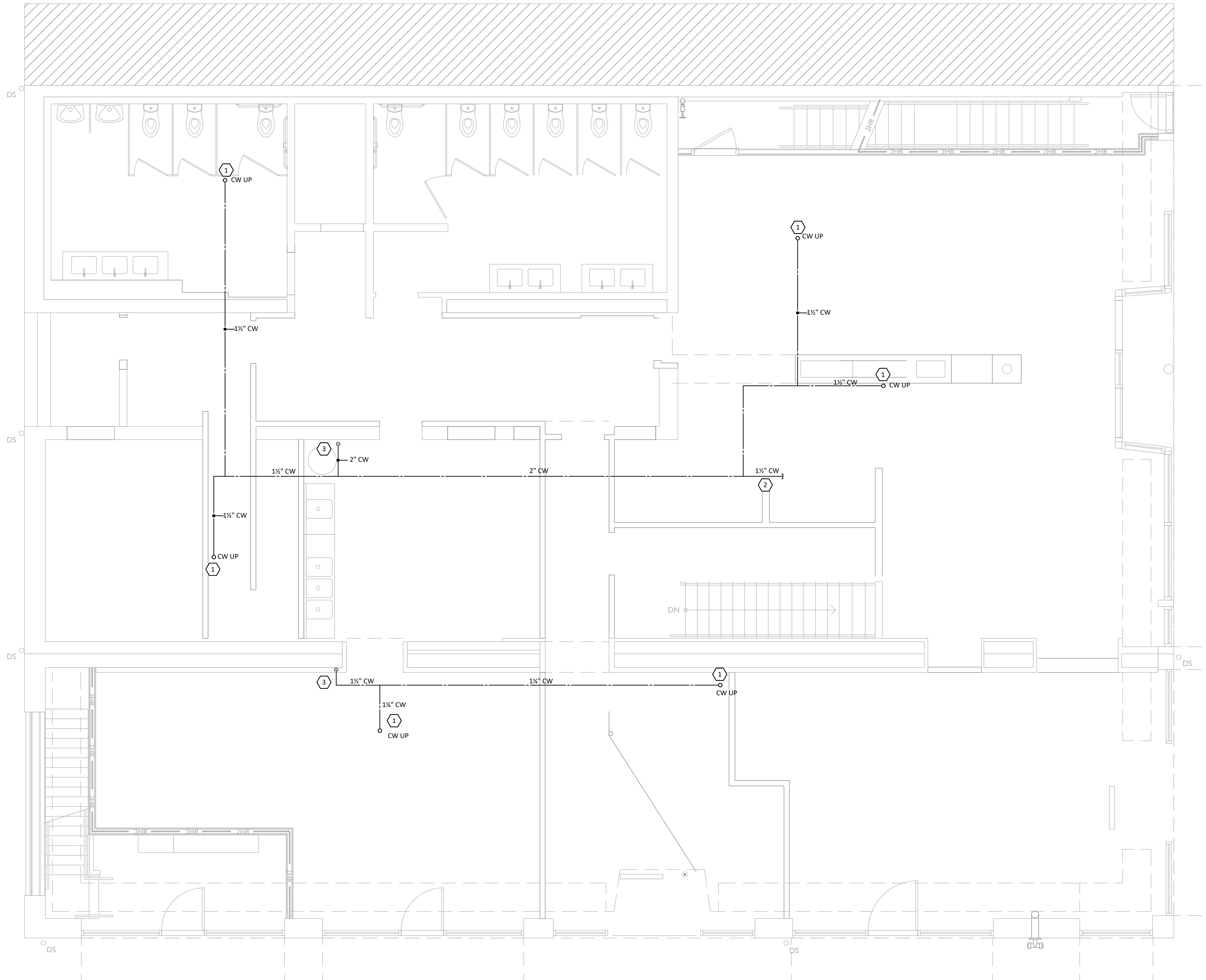
Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022  
**P107**





**1**  
**P108** 1/4" = 1'-0"

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

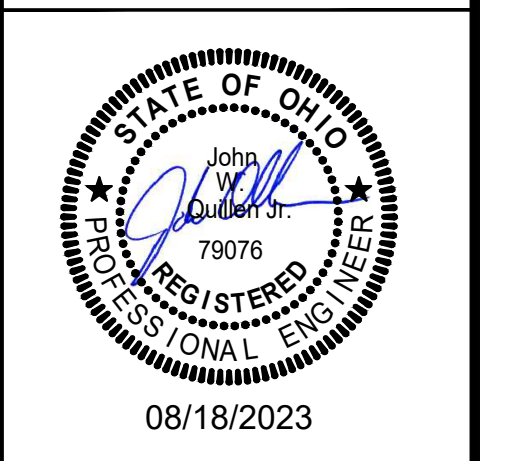
**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— SAN —	SANITARY VENT PIPING
— UWP —	UNDERGROUND WATER PIPING
— DCP —	DOMESTIC COLD WATER PIPING
— DHP —	DOMESTIC HOT WATER PIPING
— DHRP —	DOMESTIC HOT WATER RETURN PIPING
— ST —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— G —	GATE VALVE
— C —	CHECK VALVE
CO o	CLEAN OUT
WCO T	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH T	FROSTPROOF WALL HYDRANT
VTR o	VENT THROUGH ROOF
o	DRAWING NOTE SYMBOL
— E —	ELBOW DOWN
— EWH —	ELECTRIC WATER HEATER
— BFP —	BACKFLOW PREVENTER
— HB —	HOSE BIBB
— E —	CONNECT TO EXISTING
— E —	EXISTING

**KEYED NOTES**

- 1. ROUTE COLD WATER LINE FROM FIRST FLOOR CEILING UP TO SECOND FLOOR. SEE SECOND FLOOR PLAN FOR CONTINUATION.
- 2. CAP 1 1/2" COLD WATER LINE AND PROVIDE NEPTUNE T-10 TAB METER FOR FUTURE TENANT.
- 3. COLD WATER ROUTED FROM BASEMENT BELOW. CONCEAL WATERLINES IN WALL IF EXISTING CONDITIONS ALLOW. IF EXPOSED, COORDINATE WITH ARCHITECT ON EXACT LOCATIONS.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

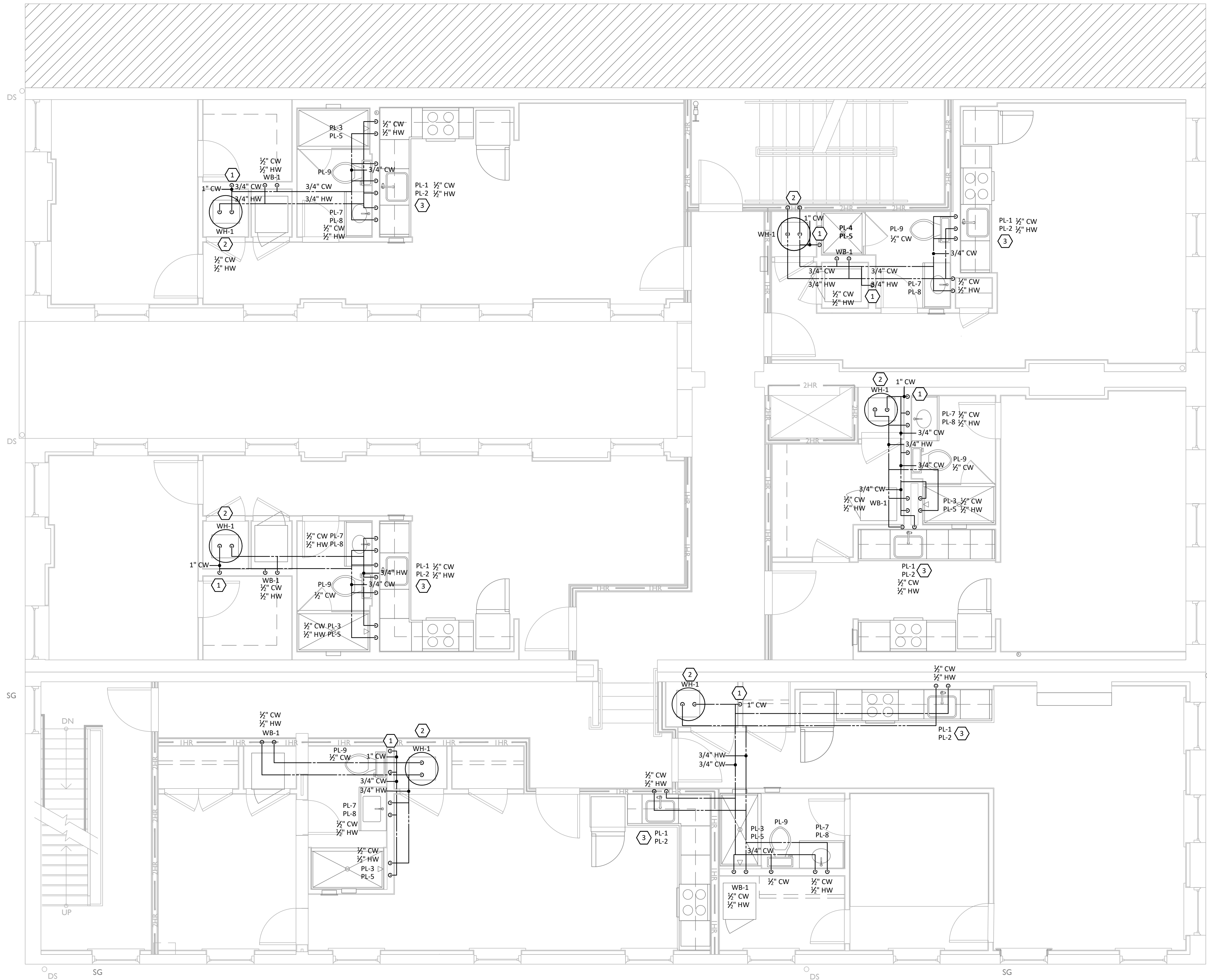
PROPOSED PROJECT:  
**FINDLAY EXCHANGE**  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**P108**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1 SECOND FLOOR PLAN - WATER AND GAS**  
**P109** 1/4" = 1'-0"

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

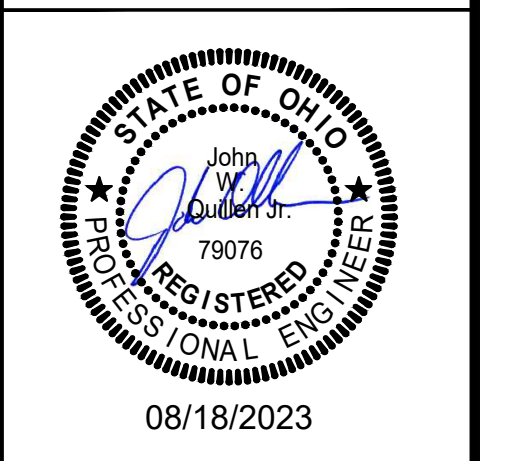
**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
— — — — —	SANITARY VENT PIPING
— — — — —	UNDERGROUND WATER PIPING
— — — — —	DOMESTIC COLD WATER PIPING
— — — — —	DOMESTIC HOT WATER PIPING
— — — — —	DOMESTIC HOT WATER RETURN PIPING
— — — — —	STORM DRAINAGE PIPING
— GAS —	NATURAL GAS
— — — — —	GATE VALVE
— — — — —	CHECK VALVE
CO ○	CLEAN OUT
WCO ↑	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH ↓	FROSTPROOF WALL HYDRANT
VTR ○	VENT THROUGH ROOF
○	DRAWING NOTE SYMBOL
— — — — —	ELBOW DOWN
EWI ○	ELECTRIC WATER HEATER
— — — — —	BACKFLOW PREVENTER
— — — — —	HOSE BIBB
— — — — —	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

1. DOMESTIC COLD WATER FROM BELOW AND ROUTED TO THE FLOOR ABOVE - ROUTE THROUGH WALL.
2. PROVIDE NEW ELECTRIC WATER HEATER PER MANUFACTURER'S INSTRUCTIONS. ROUTE RELIEF AND DRAIN PAN PIPING TO FLOOR DRAIN.
3. ROUTE HOT WATER LINE AND DRAIN LINE WITH DISHWASHER TEE FROM SINK.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

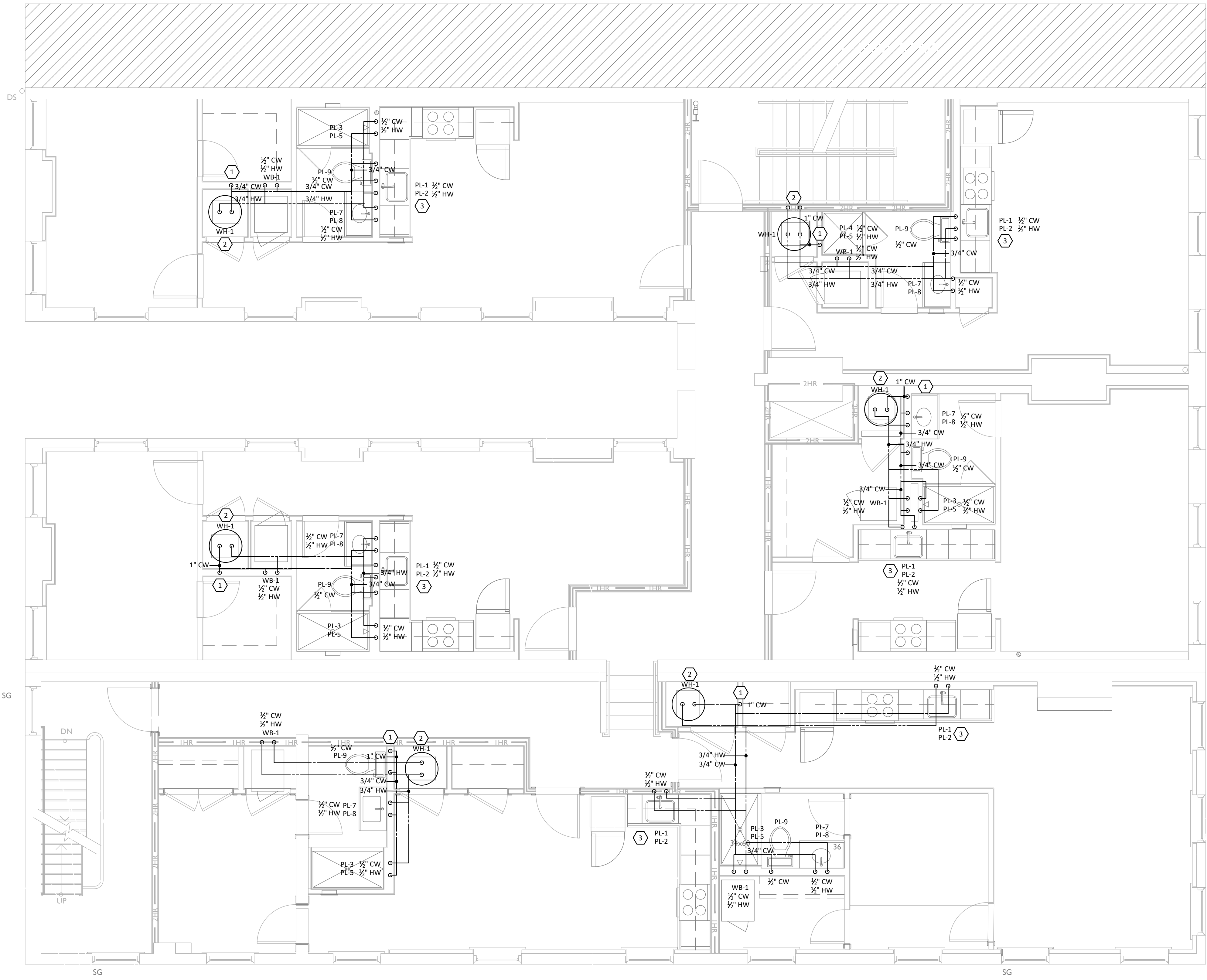
PROPOSED PROJECT:  
**FINDLAY EXCHANGE**  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**P109**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1 THIRD FLOOR PLAN - WATER AND GAS**  
**P110** 1/4" = 1'-0"

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

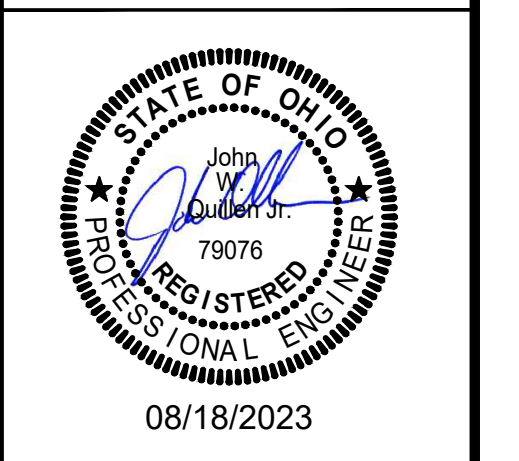
**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
---	SANITARY VENT PIPING
---	UNDERGROUND WATER PIPING
---	DOMESTIC COLD WATER PIPING
---	DOMESTIC HOT WATER PIPING
---	DOMESTIC HOT WATER RETURN PIPING
---	STORM DRAINAGE PIPING
---	NATURAL GAS
⌋	GATE VALVE
⌋	CHECK VALVE
○	CLEAN OUT
⌋	WALL CLEAN OUT
⌋	FLOOR DRAIN
⌋	FROSTPROOF WALL HYDRANT
○	VENT THROUGH ROOF
⊕	DRAWING NOTE SYMBOL
⌋	ELBOW DOWN
⊕	ELECTRIC WATER HEATER
⌋	BFP
⌋	HOSE BIBB
⊕	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

1. DOMESTIC COLD WATER FROM BELOW AND ROUTED TO THE FLOOR ABOVE - ROUTE THROUGH WALL.
2. PROVIDE NEW ELECTRIC WATER HEATER PER MANUFACTURER'S INSTRUCTIONS. ROUTE RELIEF AND DRAIN PAN PIPING TO FLOOR DRAIN.
3. ROUTE HOT WATER LINE AND DRAIN LINE WITH DISHWASHER TEE FROM SINK.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

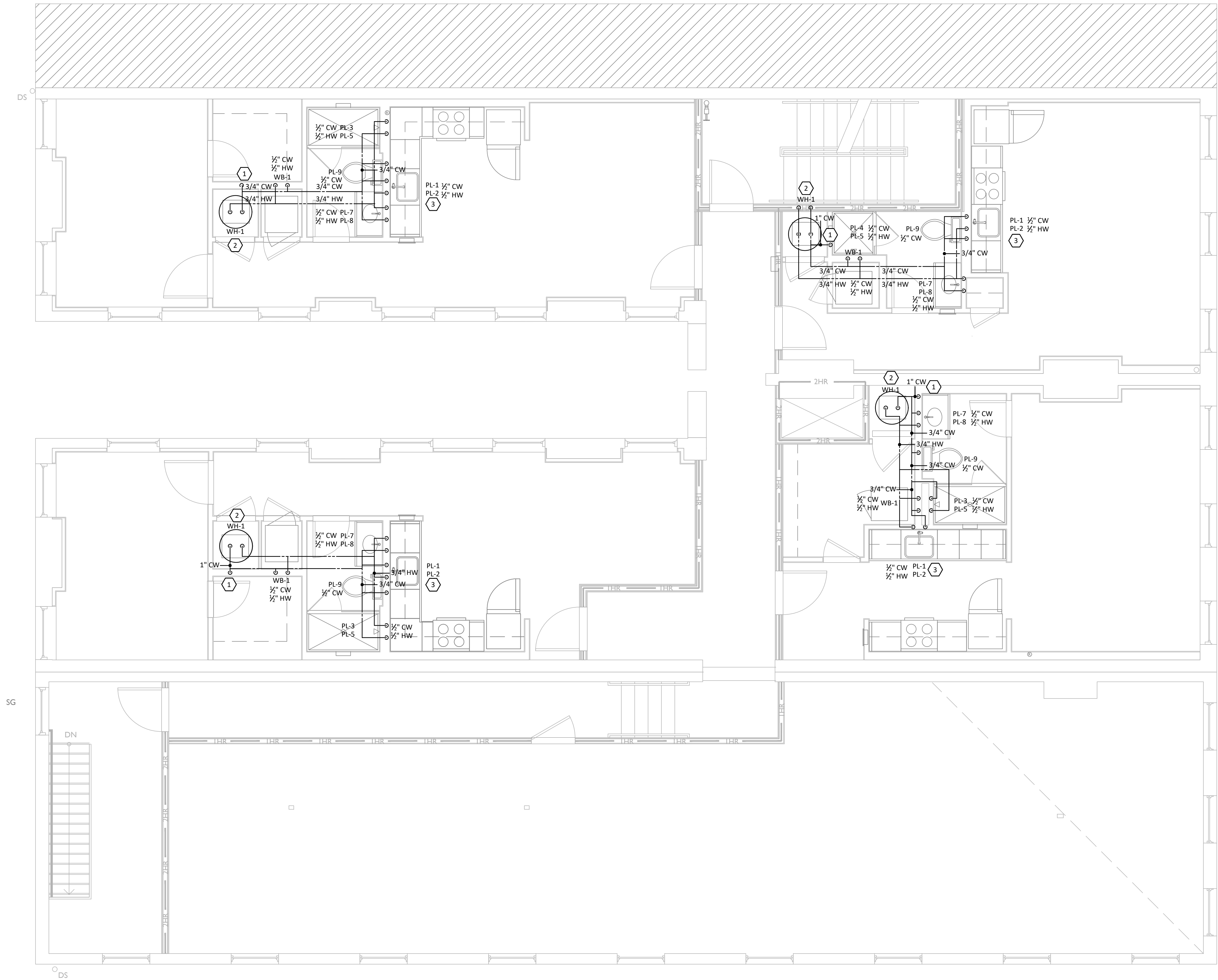
Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

Job No: 11920 04.26.2022  
**P110**





**1**  
**P111** **FOURTH FLOOR PLAN - WATER AND GAS**  
1/4" = 1'-0"

**GENERAL NOTES**

- A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PLASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.
- F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.
- I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

**PLUMBING LEGEND**

— SAN —	SANITARY PIPING
---	SANITARY VENT PIPING
---	UNDERGROUND WATER PIPING
---	DOMESTIC COLD WATER PIPING
---	DOMESTIC HOT WATER PIPING
---	DOMESTIC HOT WATER RETURN PIPING
---	STORM DRAINAGE PIPING
---	NATURAL GAS
⌞	GATE VALVE
⌞	CHECK VALVE
CO ○	CLEAN OUT
WCO ↑	WALL CLEAN OUT
FD □	FLOOR DRAIN
FWH ↓	FROSTPROOF WALL HYDRANT
VTR ○	VENT THROUGH ROOF
⊕	DRAWING NOTE SYMBOL
⌞	ELBOW DOWN
EWB ○	ELECTRIC WATER HEATER
⌞	BACKFLOW PREVENTER
HB ↓	HOSE BIBB
⊗	CONNECT TO EXISTING
E	EXISTING

**KEYED NOTES**

- 1. DOMESTIC COLD WATER FROM BELOW - ROUTE THROUGH WALL.
- 2. PROVIDE NEW ELECTRIC WATER HEATER PER MANUFACTURER'S INSTRUCTIONS. ROUTE RELIEF AND DRAIN PAN PIPING TO FLOOR DRAIN.
- 3. ROUTE HOT WATER LINE AND DRAIN LINE WITH DISHWASHER TEE FROM SINK.

**MARQUE ENGINEERING**  
OH COA #4715  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM



Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

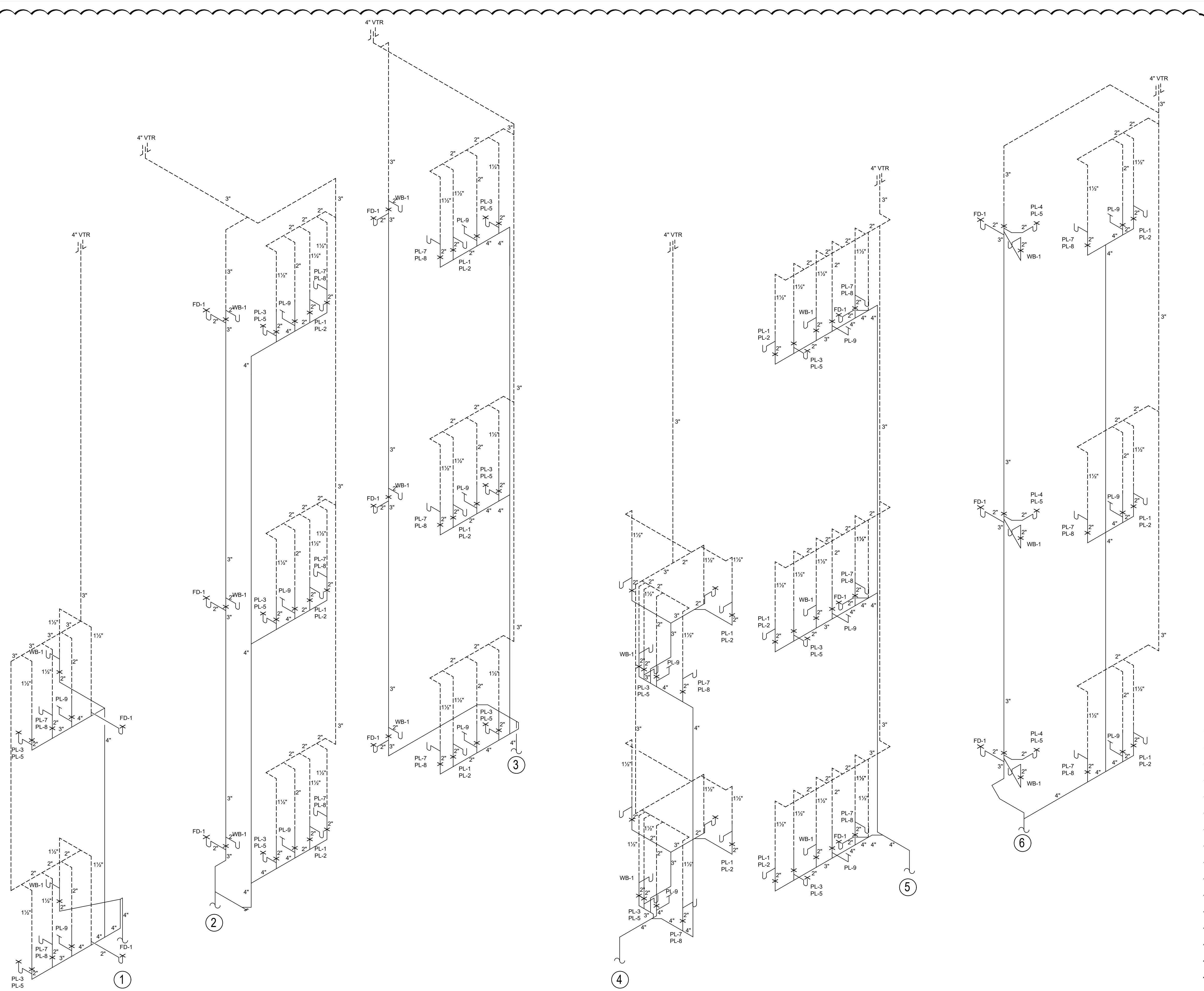
Job No: 11920 04.26.2022  
**P111**



4TH FLOOR

3RD FLOOR

2ND FLOOR



**1 SANITARY ISOMETRIC**  
SCALE: NONE

2023 MARQUE ENGINEERING LLC ©  
THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.27.2022 - REVISION #1  
08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

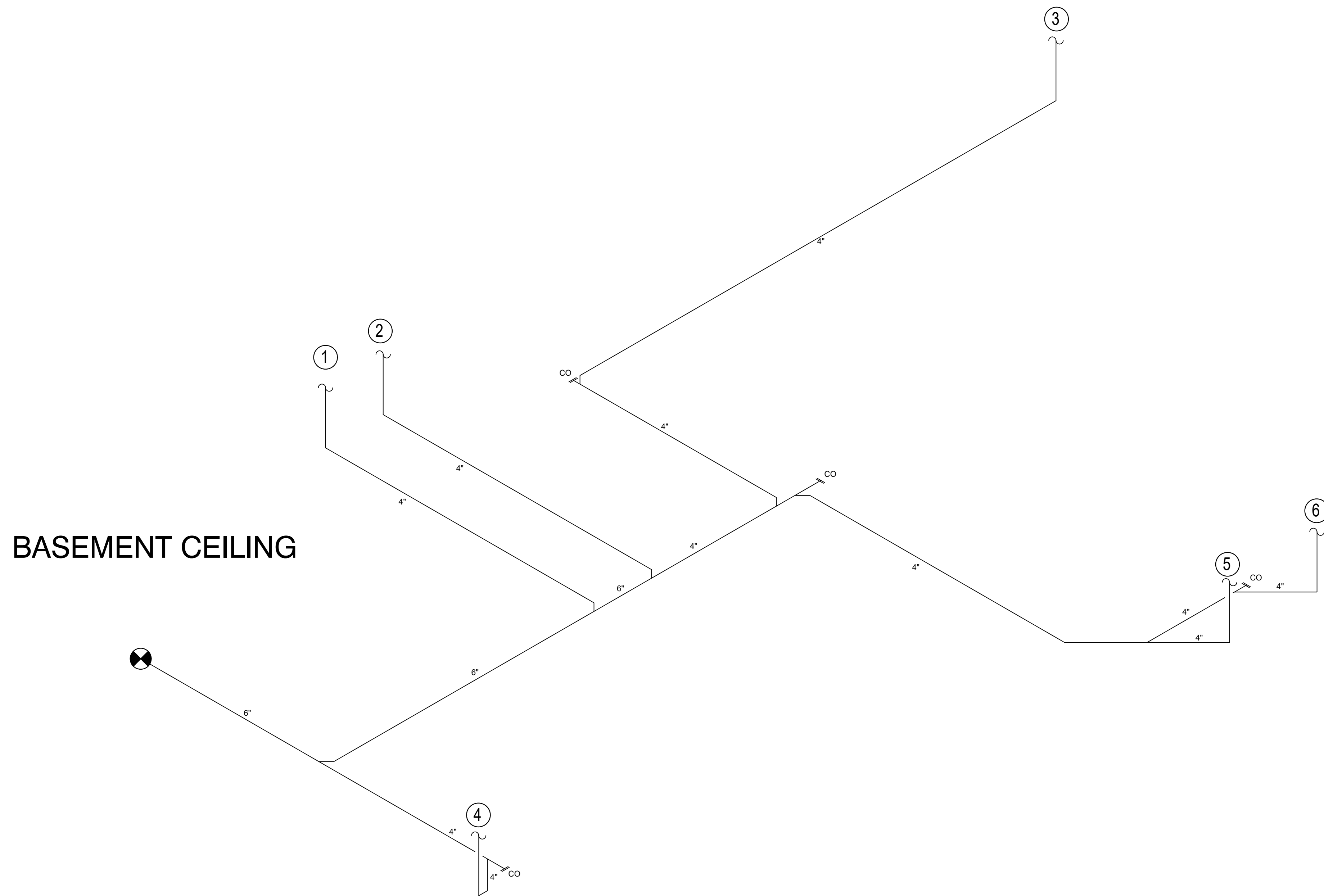
PROPOSED PROJECT:  
**FINDLAY EXCHANGE**  
**116 W. ELDER STREET**  
116 W. ELDER STREET  
CINCINNATI, OH 45202

Job No: 11920      04.26.2022

**P200**

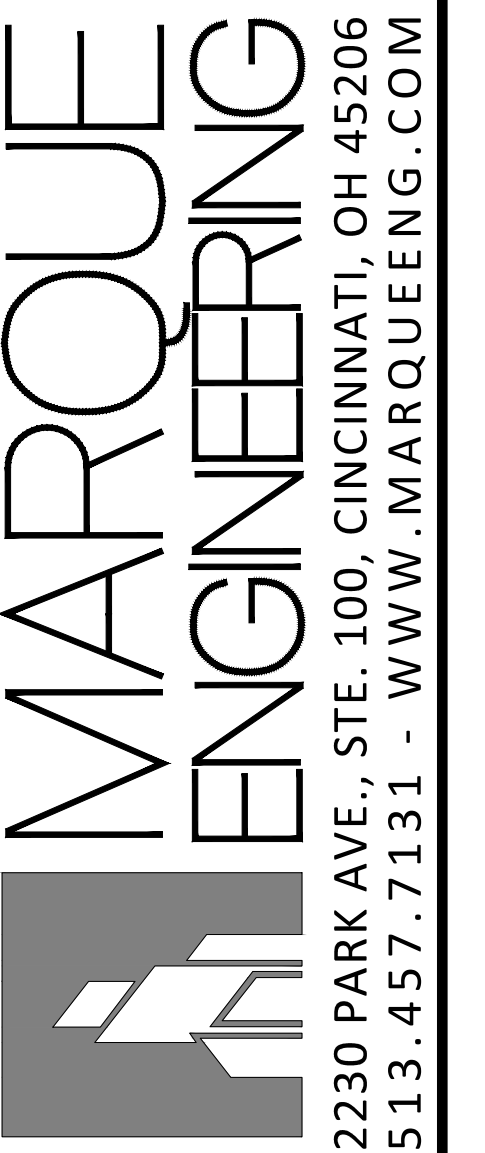


SANITARY SIZING	
1 UNIT = 14 DFU	
16 UNITS TOTAL	
TOTAL DFU = 16 x 14 = 224 DFU'S	
224 DFU = 6" SANITARY PIPE	

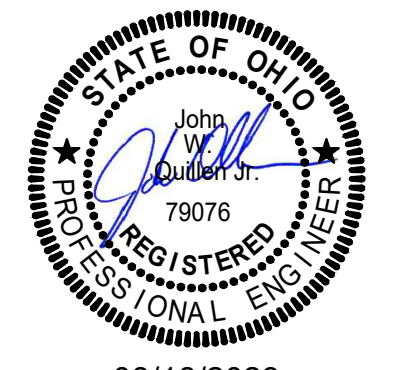


**1 SANITARY ISOMETRIC (CONT.)**  
SCALE: NONE

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



OH COA #4715



08/18/2023

Progress Dates  
08.15.2022 - BID SET

Revisions  
 A 05.27.2022 - REVISION #1  
 B 08.18.2023 - REVISION #3

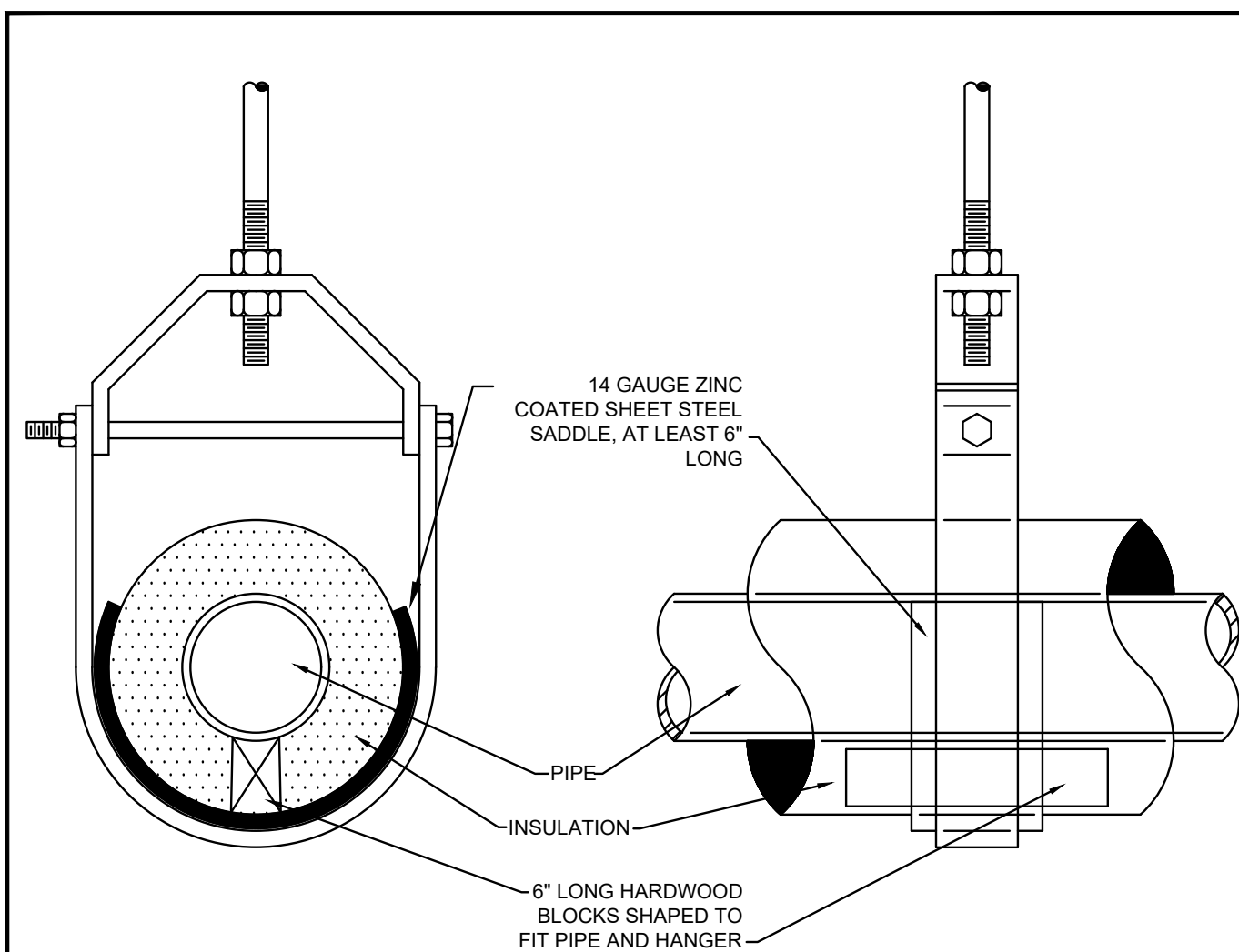
Design Team:  
MARQUE ENGINEERING  
 Drawn by:  
MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

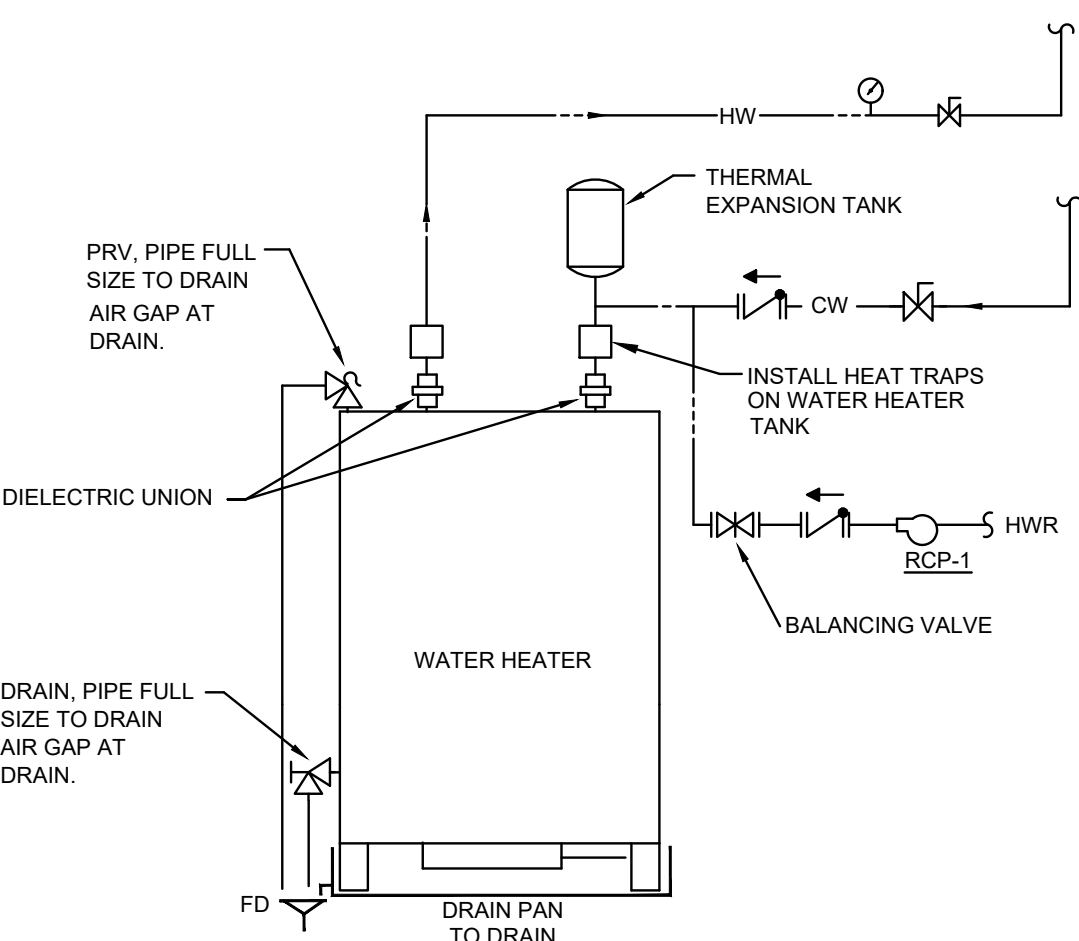
**P201**



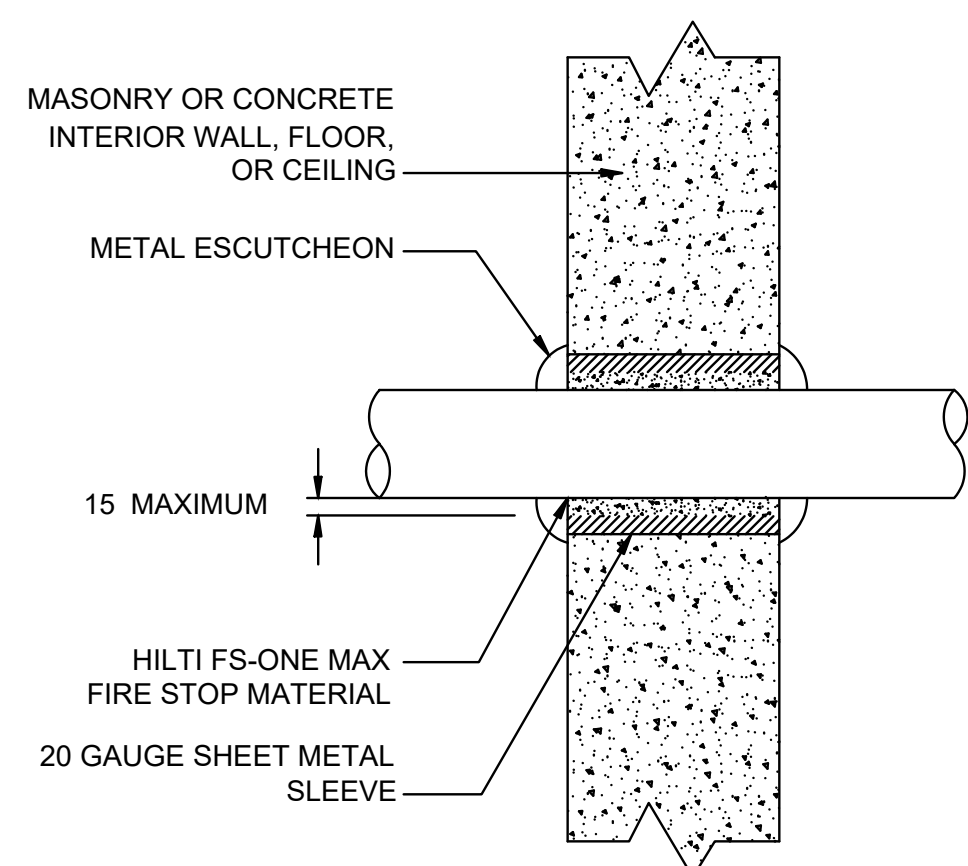


**1 PIPE HANGER DETAIL**  
SCALE: NONE

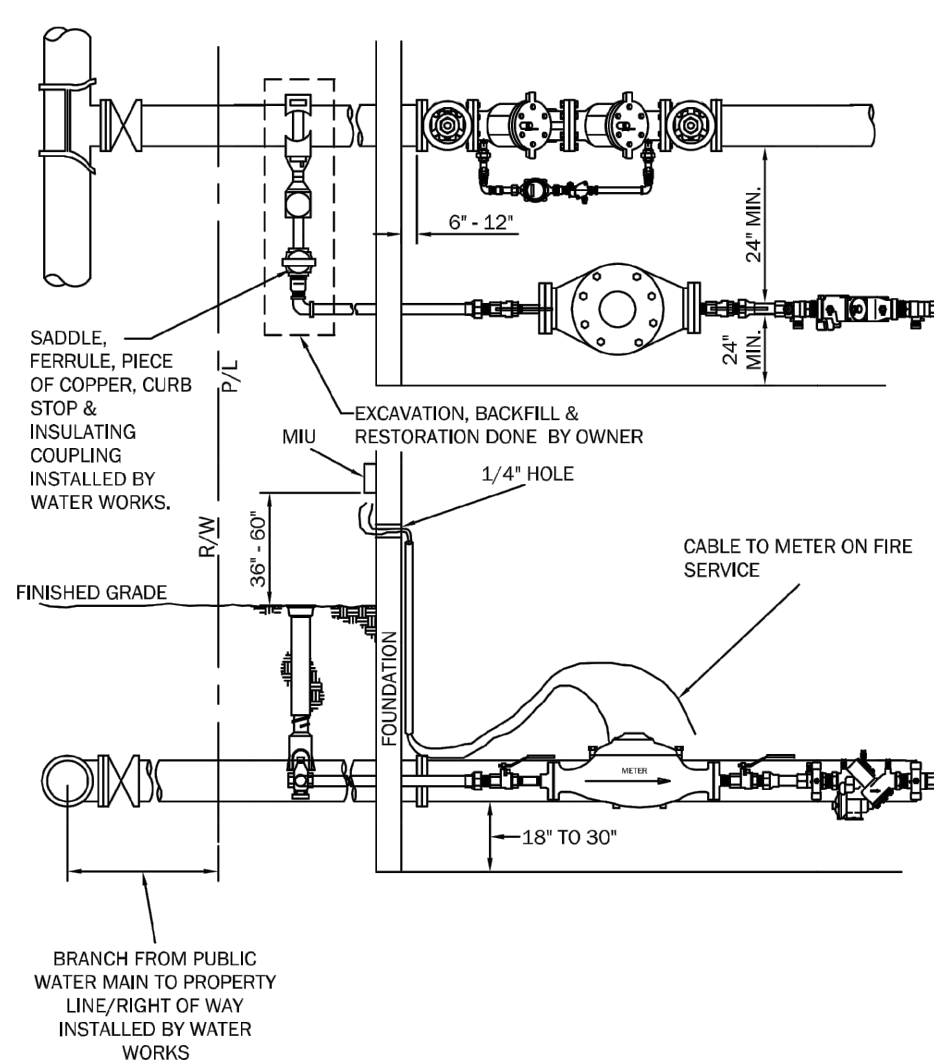
WATER SIZING	
1 UNIT = 7.8 WFU	
16 UNITS TOTAL	
FUTURE TENANT = ASSUMED 45 WFU'S	
TOTAL WFU = (16 x 7.8) + 45 = 169.8 WFU'S	
169.8 WFU	
ASSUMED INCOMING PRESSURE = 70 PSI	
ASSUMED BACKFLOW PRESSURE LOSS = 10 PSI	
ASSUMED WATER METER PRESSURE LOSS = 10 PSI	
INCOMING WATER SERVICE = 2"	



**2 WATER HEATER DETAIL**  
SCALE: NONE



**3 FIRE OR STC RATED WALL/FLOOR PENETRATION**  
SCALE: NONE



**4 FIRE DUAL SERVICE DETAIL**  
SCALE: NONE

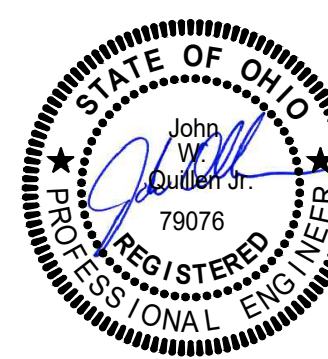
- DETAILS:
- SEE 108-1D & 1E FOR MATERIAL SPECIFICATIONS AND 108-1F FOR EMR SPECIFICATIONS.
  - SEE 108-3C FOR METER SETTING DETAILS.
  - SEE 108-9 FOR PIPING ARRANGEMENT ON DETECTOR CHECK VALVE ASSEMBLY.
  - AN INSULATING COUPLING MUST BE INSTALLED ON THE HOUSE SIDE OF THE CURB STOP.
  - 24" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN DOMESTIC METER AND DETECTOR CHECK VALVE ASSEMBLY AND A MINIMUM OF 24" FROM ANY WALL.
  - DETECTOR CHECK METER TO BE PURCHASED FROM AND INSTALLED BY GOWW.
  - ANY PUMPER CONNECTION MUST BE INSTALLED ON OPPOSITE SIDE OF DETECTOR CHECK METER ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.
  - A ROADWAY BOX MUST BE INSTALLED OVER DOMESTIC CORPORATION STOP.
  - BLOCKING MUST BE UNDER OS & Y VALVES.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	SAN	VENT	CW	HW
PL-1 PL-2	UNDERMOUNT SINK: PROFLO PLOMOSA 24" SINGLE BOWL, STAINLESS STEEL, SOUND DAMPENING, WITH PEERLESS PERCEPT SINGLE HANDLE FAUCET.	1-1/2"	1-1/2"	1/2"	1/2"
PL-3 PL-6	SHOWER: PROFLO MORENCI SERIES PFSB6034WH 60" X 34" WHITE COMPOSITE SHOWER PAN WITH PEERLESS PERCEPT SHOWER TRIM KIT, MODEL PRR188792.	2"	1-1/2"	1/2"	1/2"
PL-4 PL-5	SHOWER: PROFLO MORENCI SERIES PFSB3636WH 36" X 36" WHITE COMPOSITE SHOWER PAN WITH PEERLESS PERCEPT SHOWER TRIM KIT, MODEL PRR188792.	2"	1-1/2"	1/2"	1/2"
PL-7 PL-8	LAVATORY: WHITE VITREOUS CHINA, UNDERMOUNT SINK, EQUAL TO KOHLER CAXTON RECTANGLE K-20000, WITH PEERLESS PERCEPT SINGLE HANDLE FAUCET P191102LF.	2"	1-1/2"	1/2"	1/2"
PL-9	WATER CLOSET: WHITE VITREOUS CHINA, FLOOR MOUNTED, ELONGATED FRONT BOWL, BOLT CAPS, 1.28 GALLONS/FLUSH, EQUAL TO MANSFIELD ALTO 135-3173, 4" FLUSH VALVE, WITH OPEN FRONT WHITE SEAT LESS COVER, SUPPLY WITH STOP.	4"	2"	1/2"	-
PL-10 PL-11	LAVATORY: PROFLO PF5414WH WALL MOUNT SINK, 19.5" X 17" BASE WITH AMERICAN STANDARD RELIANT SINGLE HANDLE FAUCET 7385007.002, MOUNT AT BARRIER FREE HEIGHT, MEETS ADA GUIDELINES.	1-1/2"	1-1/2"	1/2"	1/2"
FCO	CLEAN OUT: SIOUX CHIEF ON GRADE ADJUSTABLE CLEAN OUT 834-PNR, PVC BASE ADAPTER, ROUND NICKEL-BRONZE COVER.	-	-	-	-
WH-1	ELECTRIC WATER HEATER, EQUAL TO A.O. SMITH DURA-POWER DEN-30, 4500 WATT ELECTRIC ELEMENT, 208V/1P, 30 GALLON STORAGE TANK, 20 GPH RECOVERY @ 90° TEMPERATURE RISE, 118 LBS, 49-3/4" HEIGHT, 20-1/2" DIAMETER.	-	-	1"	1"
FD-1	FLOOR DRAIN: SIOUX CHIEF FINISH LINE 832-2PNRV, 2" CONNECTION SIZE, PVC BASE ADAPTER, ROUND NICKEL-BRONZE STRAINER WITH 563-FN NICKEL-BRONZE CONDENSATE FUNNEL, VANDAL RESISTANT STRAINER SCREWS, PROVIDE TRAP PRIMER AS REQUIRED BY LOCAL CODE.	2"	1-1/2"	-	-
WB-1	WASHER BOX RECEPTOR: EQUAL TO OATEY MODEL 38630.	2"	1-1/2"	1/2"	1/2"

**MARQUE ENGINEERING**  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM

OH COA #4715



08/18/2023

Progress Dates  
08.15.2022 - BID SET

Revisions  
05.27.2022 - REVISION #1  
08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

PROPOSED PROJECT:  
FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
116 W. ELDER STREET  
CINCINNATI, OH 45202

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

Job No: 11920 04.26.2022

**P202**



**DIVISION 22 - PLUMBING SPECIFICATION**

**22 05 00 COMMON WORK RESULTS FOR PLUMBING**

ALL PLUMBING WORK AND TESTS SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST STATE, COUNTY, AND LOCAL REGULATIONS, LAWS, AND ORDINANCES WHICH MAY BE APPLICABLE.

BEFORE SUBMITTING A BID, EXAMINE DOCUMENTS OF ALL OTHER TRADES, VISIT THE SITE AND GET ACQUAINTED WITH ALL CONDITIONS THAT MAY IN ANY WAY AFFECT THE EXECUTION OF THIS CONTRACT. TAKE MEASUREMENTS AND BE RESPONSIBLE FOR EXACT SIZE AND LOCATIONS OF ALL OPENINGS REQUIRED. VERIFY INSTALLATION MAY BE MADE IN COMPLETE ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROFESSIONAL ENGINEER OF RECORD. DO NOT PROCEED WITH THE INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

IT IS NOT THE INTENT OF THE DRAWINGS THAT EXISTING CONDITIONS BE ACCURATELY SHOWN. EXISTING PLUMBING WORK IS SHOWN TO LIMITED EXTENT ON DRAWINGS AND IS SHOWN FOR GENERAL REFERENCE ONLY. LOCATIONS AND INFORMATION WERE DERIVED FROM CURSORY SITE VISUAL OBSERVATIONS OR FROM DOCUMENTS THAT WERE PREPARED FOR PREVIOUSLY INSTALLED WORK WHEN AVAILABLE.

THE WORK COVERED BY THESE SPECIFICATIONS SHALL CONSIST OF PROVIDING ALL NEW MATERIAL, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE PLUMBING INSTALLATION AS SPECIFIED HEREIN. WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

- PLUMBING FIXTURES

WHenever the words "CONTRACTOR" appear on plumbing drawings or in these specifications, it shall refer to the plumbing sub-contractor. Whenever the word "provide" appears in these documents, it shall be interpreted to mean "furnish and install".

COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE INTERRUPTION OF BUILDING OPERATION.

COORDINATE THE INSTALLATION OF PLUMBING ITEMS WITH THE SCHEDULES FOR WORK OF ALL OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

THIS CONTRACTOR SHALL VERIFY AND SATISFY HIMSELF THAT ALL EQUIPMENT FURNISHED WILL PROPERLY FIT IN THE SPACE PROVIDED, THAT IT WILL FUNCTION PROPERLY, AND THAT ALL PARTS OF EQUIPMENT REQUIRING SERVICE ARE READILY ACCESSIBLE.

ALL PIPING SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND FRAMING SYSTEM. ALL VERTICAL RUNS SHALL BE HELD AGAINST WALLS, COLUMNS, ETC., AS POSSIBLE TO PERMIT MAKING OF PIPE JOINTS.

CONTRACTOR SHALL PROVIDE A GUARANTEE IN WRITTEN FORM STATING THAT ALL WORK SHALL BE FREE OF DEFECTS OR ERRORS, AND ALL EQUIPMENT, MATERIALS, OR PARTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNER'S FINAL ACCEPTANCE AND SHALL REPAIR, REVISE OR REPLACE AT NO COST TO THE OWNER ANY SUCH DEFECTS OCCURRING WITHIN THE GUARANTEE PERIOD.

CONTRACTOR SHALL ALSO STATE IN WRITTEN FORM THAT ANY ITEMS OR OCCURRENCES ARISING DURING THE GUARANTEE PERIOD WILL BE ATTENDED TO IN A TIMELY MANNER AND WILL IN NO CASE EXCEED THREE (3) WORKING DAYS FROM DATE OF NOTIFICATION BY OWNER.

PROVIDE A COMPLETE INSTALLATION IN CONFORMANCE WITH THE FOLLOWING STANDARDS:  
AGA: AMERICAN GAS ASSOCIATION  
ASPE: AMERICAN SOCIETY OF PLUMBING ENGINEERS  
NFPA: NATIONAL FIRE PROTECTION ASSOCIATION  
STATEWIDE BUILDING CODE  
INTERNATIONAL PLUMBING CODE

CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF THIS WORK. ALL OPENINGS IN WALLS, FLOORS OR CEILINGS SHALL BE PROPERLY SEALED AND RESTORED IN KIND. FLASH AND COUNTERFLASH AT ROOF OPENINGS.

ALL EQUIPMENT SHALL BE LISTED AND LABELED, UNLESS OTHERWISE APPROVED.

ALL WIRING SHALL MEET THE REQUIREMENTS LISTED IN THE ELECTRICAL SPECIFICATIONS. ALL CONTROL AND INTERLOCK WIRING AND CONDUIT (120V OR 24V) SHALL BE BY THE PLUMBING CONTRACTOR.

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE.

CLEANING: THIS CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL ACCUMULATION OF DIRT, DEBRIS, WASTE MATERIALS AND RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AT LEAST ONCE A WEEK, EXCEPT THAT COMBUSTIBLE MATERIALS SHALL BE REMOVED DAILY.

DURING PROGRESS OF THE WORK, MAINTAIN ON DRAWINGS AT THE SITE, AN ACCURATE RECORD OF THE INSTALLATION OF THE MECHANICAL SYSTEM, INDICATING ALL ITEMS WHICH HAVE BEEN CHANGED OR ADDED.

APPLY FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL AUTHORITY, FOR THE APPROVAL OF WORK.

A CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT. NO FINAL PAYMENT WILL BE PROVIDED WITHOUT THIS CERTIFICATE.

GUARANTEE ALL WORKSMANSHIP, MATERIAL, AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

**EXISTING CONDITIONS**

DO NOT REMOVE PLUMBING MATERIALS UNLESS SPECIFICALLY INDICATED ON DRAWINGS. EXISTING SYSTEMS MAY BE UTILIZED ONLY TO THE EXTENT INDICATED ON DRAWINGS.

IF REQUIRED TO ACCOMMODATE CONSTRUCTION RELATED ACTIVITIES TEMPORARILY REMOVE, STORE IN PROTECTED LOCATION ON SITE, AND REINSTALL CONFLICTING PLUMBING EQUIPMENT, OR DEVICES THAT ARE TO REMAIN OR TO BE RELOCATED.

WHERE THE TERM "DEMOLITION" IS USED HEREIN, INTERPRET IT TO MEAN "DEMOLITION" OR "SELECTIVE DEMOLITION" WHERE APPLICABLE.

PROVIDE PLUMBING DEMOLITION WORK AS REQUIRED TO ACCOMMODATE PROJECT DEMOLITION AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. DISCONNECT AND REMOVE WORK TO BE ABANDONED, AND AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, IN AREAS AFFECTED BY THIS PROJECT.

LEGALLY DISPOSE OF MATERIALS TO SALVAGED OR RETAINED.

**22 05 03 SUBMITTALS FOR PLUMBING**

DESIGN BASIS MANUFACTURERS OF MATERIAL AND EQUIPMENT ARE SPECIFIED AND PLANS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHING AND INSTALLING THIS MAKE OF MATERIAL AND EQUIPMENT.

SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: MAKE, MODEL NUMBER, DIMENSIONS, ELECTRICAL CHARACTERISTICS (RATING), SHOP DRAWINGS SHALL BEAR NAME OF PROJECT AND LOCATION.

THE MAKE, TYPE, AND FINISH OF ALL MATERIALS, EQUIPMENT AND APPARATUS SHALL BE APPROVED BY THE ENGINEER/ ARCHITECT IN WRITING BEFORE THE CONTRACTOR INSTALLS IT. ANY SUBSTITUTION FOR ANY SPECIFIED EQUIPMENT OR MATERIAL SHALL FIRST BE APPROVED BY THE ENGINEER/ARCHITECT IN WRITING.

SUBMIT SHOP DRAWINGS ON THE FOLLOWING ITEMS FOR REVIEW BEFORE FABRICATION OR SHIPMENT:

- PLUMBING FIXTURES

MAINTENANCE MANUALS: FURNISH THREE FINAL COPIES, INCLUDING WIRING DIAGRAMS, MAINTENANCE AND OPERATING INSTRUCTIONS, PARTS LISTINGS, AND COPIES OF OTHER SUBMITTALS INDICATED FOR INCLUSION.

ANY CHANGES TO ITEMS SPECIFIED MUST BE SUBMITTED AS A SUBSTITUTION, WITH COMPLETE DOCUMENTATION OF PRICE DIFFERENTIAL AND EQUIPMENT DETAILS.

1. CERTAIN MAKES OF MATERIALS AND EQUIPMENT ARE SPECIFIED AND DRAWINGS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHINGS AND INSTALLING THE SPECIFIED MAKE AND MODEL OR THE "EQUIVALENT" MODEL OF ANOTHER OF THE SPECIFIED MANUFACTURERS WHICH MEETS ALL THE QUALIFICATIONS OF THE SPECIFIED ITEMS.
2. WHERE MORE THAN ONE MAKE OF MATERIAL OR EQUIPMENT IS SPECIFIED, THE CONTRACTOR SHALL STATE IN HIS BID WHICH MAKE HE PROPOSES TO FURNISH. SHOP DRAWING APPROVAL SHALL BE OBTAINED PRIOR TO SHIPMENT OF EQUIPMENT.
3. "EQUIVALENT" MATERIALS AND EQUIPMENT ARE THOSE OF MANUFACTURER WHICH MEET THE SAME STANDARDS OF PERFORMANCE, HAVE EQUAL OR BETTER MATERIALS OF CONSTRUCTION, AND EQUAL OR BETTER MAINTENANCE CHARACTERISTICS. ALL EQUIVALENTS MUST FIT THE SPACE PROVIDED IN THE BUILDING STRUCTURE, WHERE THE USE OF EQUIVALENTS RESULTS IN CHANGES. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH CHANGES AND ANY COSTS RESULTING FROM THEM.
4. IF THE CONTRACTOR INTENDS TO USE EQUIPMENT OR MATERIALS NOT SPECIFIED, HE MUST RECEIVE APPROVAL FROM THE ENGINEER/ARCHITECT PRIOR TO THE AWARD OF THE CONTRACT. THIS PRIOR APPROVAL ONLY PERMITS SUBMITTAL OF A PARTICULAR MANUFACTURER'S EQUIPMENT IN GENERAL. THE SPECIFIED ITEM TO BE USED MUST AGAIN BE SUBMITTED FOR FINAL REVIEW AS SPECIFIED UNDER "SHOP DRAWINGS".

**22 05 23 GENERAL DUTY VALVES**

GENERAL  
PROVIDE STOPS OR ISOLATION VALVES ON DOMESTIC WATER SUPPLIES TO ISOLATE HOT AND COLD WATER TO EACH FIXTURE, INCLUDING ALL EQUIPMENT AND EQUIPMENT PROVIDED BY OTHERS.

FIXTURES, ITEM OR UNITS FURNISHED BY THE MANUFACTURER WITH INTEGRAL STOPS OR STOPS SPECIFIED WITH THE FIXTURE ARE CONSIDERED TO BE PROPERLY VALVED AT THE FIXTURES.

ACCESS SHALL BE PROVIDED TO ALL VALVES.

VALVES ON DOMESTIC WATER PIPING SHALL BE BALL VALVES.  
[BALL VALVES - 1 INCH AND SMALLER- 2-PIECE BODY, 600 PSI CWP, 150 PSI SWP, CAST BRONZE BODY, FULL PORT, TEFLON SEATS, BLOWOUT-PROOF STEM, ADJUSTABLE PACKING GLAND, CHROME PLATED BRONZE BALL, WITH SCREWED ENDS, AND VINYL-COVERED STEEL HANDLE. PROVIDE SOLDER ENDS. PROVIDE EXTENDED VALVE STEMS FOR VALVES USED ON INSULATED LINES. PROVIDE NIBCO SERIES 585-70-NS.]

[BALL VALVES: 1-1/4 INCH TO 3 INCH- 3-PIECE BODY, 600 PSI CWP, 150 PSI SWP, CAST BRONZE BODY, CONVENTIONAL PORT, TEFLON SEATS, BLOWOUT-PROOF STEM, ADJUSTABLE PACKING GLAND, CHROME PLATED BRONZE BALL, SCREWED ENDS, AND VINYL-COVERED STEEL HANDLE. PROVIDE SOLDER ENDS. PROVIDE EXTENDED VALVE STEMS FOR VALVES USED ON INSULATED LINES. PROVIDE TO NIBCO SERIES 590-Y.]

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:

AMERICAN VALVE, INC.  
CONBRACO INDUSTRIES, INC.; APOLLO VALVES.  
CRANE CO.; CRANE VALVE GROUP; CRANE VALVES.  
HAMMOND VALVE.  
MILWAUKEE VALVE COMPANY.  
NIBCO INC.  
RED-WHITE VALVE CORPORATION.  
WATTS REGULATOR CO.; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.

CHECK VALVES  
SWING CHECK VALVES - CLASS 125, CAST BRONZE BODY AND CAP, HORIZONTAL SWING, Y-PATTERN, WITH A BRONZE DISC, AND HAVING THREADED OR SOLDER ENDS. PROVIDE SOLDER ENDS FOR DOMESTIC HOT AND COLD WATER SERVICE. PROVIDE NIBCO S-413.

**22 05 29 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT**

GENERAL  
SUPPORT ALL PIPING AND EQUIPMENT BY HANGERS OR BRACKETS. PROVIDE STRUCTURAL STEEL MEMBERS WHERE REQUIRED TO SUPPORT PIPING AND EQUIPMENT. NO PORTION OF PIPING OR VALVES SHALL BE SUPPORTED BY EQUIPMENT.

DELEGATED DESIGN  
FOR EQUIPMENT SUPPORTS, THIS CONTRACTOR SHALL RETAIN A QUALIFIED PROFESSIONAL ENGINEER TO PROVIDE SUPPORT CALCULATIONS OF STATIC AND DYNAMIC LOADING DUE TO OPERATING EQUIPMENT WEIGHT, SEISMIC AND WIND FORCES. THE SIGNED AND SEALED CALCULATIONS AND DETAILS SHALL BE SUBMITTED BY THE RETAINED PROFESSIONAL ENGINEER.

PIPING  
PROVIDE HANGERS, SUPPORTS, CLAMPS AND ATTACHMENTS TO SUPPORT PIPING PROPERLY FROM BUILDING STRUCTURE. ARRANGE FOR GROUPING OF PARALLEL RUNS OF HORIZONTAL PIPING SUPPORTED TOGETHER ON FIELD-FABRICATED, HEAVY-DUTY TRAPEZE HANGERS WHERE POSSIBLE. WHERE PIPING OF VARIOUS SIZES IS SUPPORTED TOGETHER BY TRAPEZE HANGERS, SPACE HANGERS FOR SMALLEST PIPE SIZE OR PROVIDE INTERMEDIATE SUPPORTS FOR SMALLER DIAMETER PIPE AS SPECIFIED ABOVE FOR INDIVIDUAL PIPE HANGERS.  
INDIVIDUAL PIPE HANGERS TO BE ANVIL INTERNATIONAL CLEVIS HANGER GJF 260, ELCCN.

ROD SIZES TO CONFORM TO THE FOLLOWING: 3/8" RODS FOR 3/4" TO 2" PIPE; 1/2" RODS FOR 2-1/2" TO 3" PIPE; 5/8" RODS FOR 4" TO 5" PIPE; 3/4" RODS FOR 6" PIPE.  
HANGERS SHALL BE SIZED TO ALLOW INSULATION TO PASS THROUGH UNOBSTRUCTED, PROVIDE SADDLE SUPPORT FOR INSULATION AT ALL HANGERS.

HANGER SPACING FOR STEEL PIPING UNLESS OTHERWISE NOTED IS TO BE AS FOLLOWS: 1-1/4" OR SMALLER TO BE 8' ON CENTER; 1-1/2" TO 2" TO BE 10' ON CENTER; 2-1/2" AND LARGER TO BE 12' ON CENTER AND AT EACH CHANGE OF DIRECTION. HANGER SPACING FOR COPPER PIPE TO BE AS FOLLOWS: 1" OR SMALLER 6' ON CENTER; 1-1/4" OR LARGER 8' ON CENTER.

HANGER SPACE FOR CPVC AND PVC PIPE TO BE AS FOLLOWS: 1" AND SMALLER TO BE 3' ON CENTER; 1-1/4" OR LARGER TO BE 4' ON CENTER.

PIPING SHALL ALSO BE SUPPORTED AT EACH CHANGE IN DIRECTION, VALVES AND EQUIPMENT.

**22 05 53 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT**

PIPING  
PROVIDE SELF-ADHESIVE PIPE LABELS WITH WHITE BACKGROUND AND BLACK LETTERING, CONTACT TYPE WITH PERMANENT ADHESIVE BACKING. INCLUDE IDENTIFICATION OF PIPING SERVICE USING SAME DESIGNATIONS OR ABBREVIATIONS AS USED ON THE DRAWINGS AND AN ARROW INDICATING FLOW DIRECTION.

EQUIPMENT  
PROVIDE SELF-ADHESIVE PLASTIC EQUIPMENT LABELS WITH WHITE BACKGROUND AND BLACK LETTERING, CONTACT TYPE WITH PERMANENT ADHESIVE BACKING, 160 DEGREE F TEMPERATURE. INCLUDE EQUIPMENT'S DRAWING DESIGNATION AND SPECIFICATION SECTION NUMBER WHERE EQUIPMENT IS SPECIFIED.

**22 07 19 PLUMBING SYSTEM INSULATION**

GENERAL  
INSULATION SHALL BE LISTED AND LABELED PER ASTM E 84 FOR PLENUM INSTALLATIONS EMPLOYING SLIP ON TECHNIQUES.  
PROVIDE INSULATION MATERIALS, ACCESSORIES, AND FINISHES WITH SMOOTH, STRAIGHT, AND EVEN SURFACES; FREE OF VOIDS THROUGHOUT THE LENGTH OF PIPING INCLUDING FITTINGS, VALVES, AND SPECIALTIES.

SURFACE PREPARATION: CLEAN AND DRY SURFACES TO RECEIVE INSULATION. REMOVE MATERIALS THAT WILL ADVERSELY AFFECT INSULATION APPLICATION.

PIPING SYSTEMS REQUIRING INSULATION  
INSULATE DOMESTIC COLD WATER PIPING, ASSOCIATED FITTINGS AND VALVES WITH FLEXIBLE ELASTOMERIC 1/2" WALL THICKNESS INSULATION.  
INSULATE DOMESTIC HOT WATER PIPING, ASSOCIATED FITTINGS AND VALVES WITH 1" THICK FLEXIBLE ELASTOMERIC, 1" THICK MINERAL WOOL, 1-1/2" THICK FIBERGLASS INSULATION OR PER LOCAL ENERGY CODE, WHICHEVER GREATER.

INSULATE DOMESTIC HOT WATER RETURN PIPING, ASSOCIATED FITTINGS AND VALVES WITH 1" WALL THICKNESS INSULATION OR PER LOCAL ENERGY CODE, WHICHEVER GREATER.  
INSULATE WASTE PIPING ABOVE CEILINGS THAT RECEIVE CONDENSATE WITH 1/2" WALL THICKNESS INSULATION.

INSULATE EXPOSED SANITARY DRAINS, DOMESTIC WATER, DOMESTIC HOT WATER, AND STOPS FOR PLUMBING FIXTURES FOR PEOPLE WITH DISABILITIES.

FLEXIBLE ELASTOMERIC INSULATION  
CLOSE-CELL SPONGE OR EXPANDED-RUBBER MATERIALS, COMPLY WITH ASTM C 534, TYPE I FOR TUBULAR MATERIALS AND TYPE II FOR SHEET MATERIALS.

ADHESIVES, SEALERS, AND PROTECTIVE FINISHES: AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:

AEROFLEX USA, INC.; AEROCCEL.  
ARMAFLEX LLC; AP ARMAFLEX.  
K-FLEX USA; INSUL-LOCK, INSUL-TUBE, AND K-FLEX LS.

FIBERGLASS INSULATION

FIBERGLASS PIPING INSULATION: ASTM C 547, CLASS 1  
ENCASE PIPE FITTINGS INSULATION WITH ONE-PIECE PRE-MOLDED PVC FITTING COVERS.

VAPOR BARRIER MATERIAL: PAPER-BACKED ALUMINUM FOIL, EXCEPT AS OTHERWISE INDICATED, STRENGTH AND PERMEABILITY RATING EQUIVALENT TO ADJONING PIPE

INSULATION JACKETS:  
STAPLES, BANDS, WIRES, AND CEMENT: AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED.

ADHESIVES, SEALERS, AND PROTECTIVE FINISHES: AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:

ARMSTRONG WORLD INDUSTRIES, INC.  
OWENS-CORNING FIBERGLASS CORP.  
KEENE CORP.  
CERTAINTED.  
JOHNS MANVILLE.

ADHESIVES  
MATERIALS SHALL BE COMPATIBLE WITH INSULATION MATERIALS, JACKETS, AND SUBSTRATES AND FOR BONDING INSULATION TO ITSELF AND TO SURFACES TO BE INSULATED, UNLESS OTHERWISE INDICATED.

INSULATION FOR HANDICAP ACCESSIBLE FIXTURES  
ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF202WX, ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER SHALL BE SMOOTH. FOR TRAPS, THE INSULATION SHALL HAVE A CLEANOUT NUT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION SHALL HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS SHALL REMAIN SUBSTANTIALLY OUT OF SIGHT.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS:

PROFLO  
TRUEBRO  
PLUMBEREX

**22 11 16 DOMESTIC WATER PIPING**

GENERAL  
INSTALL PIPING CONCEALED FROM VIEW UNLESS NOTED OTHERWISE, FREE OF SAGS AND BENDS. DO NOT ENCLOSE, COVER, OR PUT PIPING INTO OPERATION UNTIL IT HAS BEEN INSPECTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION. CLEAN AND DISINFECT POTABLE DOMESTIC WATER PIPING USING APPROVED PROCEDURES BY AUTHORITIES HAVING JURISDICTION.

INSTALL AT RIGHT ANGLES; DIAGONAL RUNS ARE PROHIBITED UNLESS OTHERWISE SHOWN. INSTALL PIPING ABOVE ACCESSIBLE CEILINGS TO ALLOW SUFFICIENT SPACE FOR CEILING PANEL REMOVAL. COORDINATE ALL PIPING WITH ALL OTHER TRADES.

PROVIDE WATER PRESSURE REGULATORS WHERE NECESSARY TO LIMIT THE INCOMING WATER PRESSURE TO 80 PSI INSIDE THE BUILDING.

DOMESTIC WATER PIPING ABOVE GROUND:  
HARD COPPER TUBE, ASTM B 88, TYPE L; WROUGHT-COPPER, SOLDER-JOINT FITTINGS; AND SOLDERED JOINTS.

SOLDER FILLER METALS: ASTM B 32, LEAD-FREE ALLOYS.  
FLUX: ASTM B 813, WATER FLUSHABLE.

TYPE "L"; COPPER PRESSURE-SEAL JOINT; AND PRESSURE-SEAL JOINT SYSTEMS.

CATHODIC PROTECTION  
PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL IN STRUCTURE.

**22 11 19 DOMESTIC WATER PIPING SPECIALTIES**

REDUCED PRESSURE BACKFLOW PREVENTERS  
BACKFLOW PREVENTER (2" AND SMALLER) - PROVIDE A REDUCED PRESSURE BACKFLOW PREVENTER ON WATER SERVICE MAIN WHERE THE WATER SERVICE ENTERS THE BUILDING.

REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE SIZED EQUAL TO THE SIZE OF THE WATER SERVICE AND CONFORM TO ASSE 1013. PIPE BACKFLOW PREVENTER DISCHARGE TO APPROVED PLACE OF DISPOSAL.

DUAL CHECK VALVE BACKFLOW PREVENTER  
PROVIDE A DUAL CHECK VALVE BACKFLOW PREVENTER THAT COMPLIES WITH ASSE 1022 AT CONNECTION OF DOMESTIC WATER SUPPLY TO ANY PERMANENTLY CONNECTED CARBONATED BEVERAGE DISPENSER OR WHERE INDICATED IN THE CONTRACT DOCUMENTS.

PROVIDE A DUAL CHECK VALVE BACKFLOW PREVENTER THAT COMPLIES WITH ASSE 1024 AT CONNECTION OF DOMESTIC WATER SUPPLY TO ANY POTABLE WATER DISPENSING EQUIPMENT SUCH AS ICE MAKERS, COFFEE MACHINES, TEA MACHINES, ESPRESSO MACHINES OR WHERE INDICATED IN THE CONTRACT DOCUMENTS.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:

AMES FIRE & WATERWORKS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.  
CONBRACO INDUSTRIES, INC.  
FEBCO; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.  
FLOMATIC CORPORATION.

WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.  
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; WILKINS WATER CONTROL PRODUCTS.

BALANCING VALVES  
PROVIDE BALANCING VALVES WHERE REQUIRED FOR PROPER BALANCING OF WATER SYSTEMS AS SHOWN ON THE CONTRACT DOCUMENTS.

BALANCING VALVES SHALL BE RED-WHITE VALVE CORPORATION MODEL 9517AB (NPT) OR MODEL 9519 (SOLDER). VALVE SHALL HAVE BRASS BODY, GLOBE VALVE REGULATION AND ISOLATION PROPERTIES, FIXED ORIFICE DESIGN FOR PRECISE MEASUREMENT, INTEGRAL MEMORY STOP TO ENSURE REPEATABLE SETTING, FULL SHUTOFF WITHOUT AFFECTING MEMORY SETTINGS, HIGH AND LOW PRESSURE METERING POINTS, PRECISION INDICATOR WINDOWS, RUGGED TOP SET HAND-WHEEL ASSEMBLY, PRESSURE RATING OF 300 PSI, AND TEMPERATURE RATING OF 15 DEG. F TO 260 DEG. F.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:

CRANE CO.; CRANE VALVE GROUP; CRANE VALVES.  
HAMMOND VALVE.  
MILWAUKEE VALVE COMPANY.  
NIBCO INC.

WATTS  
RED-WHITE VALVE CORP.

VACUUM BREAKERS  
VACUUM BREAKERS SHALL BE WATTS MODEL LF288A FOR PIPING CONNECTIONS OR WATTS LF8 SERIES FOR HOSE CONNECTIONS. VACUUM BREAKERS SHALL COMPLY WITH ASSE 1001 FOR PIPED CONNECTIONS, ASSE 1011 FOR HOSE CONNECTIONS, BRONZE BODY AND THREADED CONNECTIONS WITH ROUGH BRONZE FINISH.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:

CRANE CO.; CRANE VALVE GROUP; CRANE VALVES.  
HAMMOND VALVE.  
MILWAUKEE VALVE COMPANY.  
NIBCO INC.

WATTS  
RED-WHITE VALVE CORP.

REDUCING VALVES  
PROVIDE PRESSURE REDUCING VALVE TO REGULATE INCOMING DOMESTIC WATER PRESSURE IN EXCESSIVE OF 80 PSIG. PRESSURE REDUCING VALVE SHALL BE WATTS MODEL LF223S, COMPLY WITH ASSE 1003, INITIAL WORKING PRESSURE OF 300 PSIG, INTEGRAL STRAINER, LEAD-FREE BRASS BODY WITH THREADED CONNECTIONS.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:

CASH ACME; A DIVISION OF RELIANCE WORLDWIDE CORPORATION.  
CONBRACO INDUSTRIES, INC.  
HONEYWELL INTERNATIONAL INC.  
WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.  
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; WILKINS WATER CONTROL PRODUCTS.

STRAINERS  
PROVIDE LEAD-FREE WYE-PATTERN STRAINER WATTS MODEL LFS775 RATED FOR 125 PSIG MINIMUM, BRONZE BODY, THREADED CONNECTIONS, STAINLESS STEEL SCREEN WITH ROUND PERFORATIONS OF 0.020 INCH AND PIPE PLUG DRAIN. PROVIDE STRAINERS ON SUPPLY SIDE OF EACH PRESSURE REDUCING VALVE, SOLENOID VALVE AND PUMP.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:

MIFAB, INC.  
PRIER PRODUCTS, INC.  
WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.  
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; LIGHT COMMERCIAL PRODUCTS.  
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; WILKINS WATER CONTROL PRODUCTS.

HOSE BIBBS  
WHERE APPLICABLE AND POSSIBLE, INSTALL ALL HOSE BIBS 24"-30" ABOVE FINISHED FLOOR TO FACILITATE FILLING OF MOP BUCKET WITHOUT A HOSE. FURNISH TO OWNER WITH RECEIPT ONE VALVE KEY FOR EACH KEY OPERATED HOSE BOB INSTALLED.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:

JOSAM COMPANY  
MIFAB, INC.  
SMITH, JAY R. MFG. CO.; DIVISION OF SMITH INDUSTRIES, INC.

TYLER PIPE; WADE DIV.  
WATTS DRAINAGE PRODUCTS  
WOODFORD MANUFACTURING COMPANY; A DIVISION OF WCM INDUSTRIES, INC.

ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; LIGHT COMMERCIAL PRODUCTS.  
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; SPECIFICATION DRAINAGE PRODUCTS

WALL HYDRANTS  
PROVIDE NON-FREEZE WALL HYDRANTS WOODFORD MODEL B-67 WITH CHROME FINISH ON BRASS CASTINGS WITH BOX AND HINGED DOOR, CONCEAL WITHIN INTERIOR PARTITIONS. FURNISH TO OWNER WITH RECEIPT ONE VALVE KEY FOR EACH KEY OPERATED WALL HYDRANT INSTALLED.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:

JOSAM COMPANY  
MIFAB, INC.  
SMITH, JAY R. MFG. CO.; DIVISION OF SMITH INDUSTRIES, INC.

TYLER PIPE; WADE DIV.  
WATTS DRAINAGE PRODUCTS  
WOODFORD MANUFACTURING COMPANY; A DIVISION OF WCM INDUSTRIES, INC.

ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; LIGHT COMMERCIAL PRODUCTS.  
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; SPECIFICATION DRAINAGE PRODUCTS

TRAP-SEAL PRIMER DEVICE  
GENERAL  
THE PLUMBING CONTRACTOR SHALL PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS. TRAP PRIMER SHALL BE MIFAB MR-500 TRAP PRIMER VALVE. PROVIDE ACCESS PANEL IN WALL OR CEILING FOR ALL CONCEALED TRAP PRIMERS. INSTALL TRAP SEAL PRIMER VALVES WITH OUTLET PIPING PITCHED DOWN TOWARD DRAIN TRAP A MINIMUM OF 1% AND CONNECT TO FLOOR DRAIN BODY, TRAP OR INLET FITTING. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:

MIFAB, INC.  
PRECISION PLUMBING PRODUCTS, INC.  
SIOUX CHIEF MANUFACTURING COMPANY, INC.

SMITH, JAY R. MFG. CO.; DIVISION OF SMITH INDUSTRIES, INC.  
WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.

WATER TABLE METERS  
DISPLACEMENT-TYPE WATER METERS:  
PLUMBING CONTRACTOR TO COORDINATE WITH OWNER FOR EXACT MODEL AND MANUFACTURER.

DESCRIPTION: DISPLACEMENT-TYPE WATER METER COMPLYING WITH AWWA C700  
REMOTE REGISTERING TYPE SYSTEM: TYPE COMPLYING WITH AWWA C706. MODIFIED WITH SIGNAL-TRANSMITTING ASSEMBLY, LOW-VOLTAGE CONNECTING WIRING, AND REMOTE REGISTER ASSEMBLY AS REQUIRED BY LANDLORD OR OWNER. MOUNT READER IN AN ACCESSIBLE LOCATION.

WATER HAMMER ARRESTERS  
PROVIDE WATER-HAMMER ARRESTERS IN WATER PIPING ACCORDING TO PDI-WH 201. STANDARD: ASSE 1010 OR PDI-WH 201.

TYPE: METAL BELLOWS OR COPPER TUBE WITH PISTON.  
SIZE: ASSE 1010, SIZES AA AND A THROUGH F, OR PDI-WH 201, SIZES A THROUGH F.

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:

AMTROL, INC.  
JOSAM COMPANY  
PRECISION PLUMBING PRODUCTS, INC.

SIOUX CHIEF MANUFACTURING COMPANY, INC.  
SMITH, JAY R. MFG. CO.; DIVISION OF SMITH INDUSTRIES, INC.  
WATTS DRAINAGE

**22 13 16 SANITARY, WASTE AND VENT PIPING SYSTEM**

GENERAL  
PROVIDE A COMPLETE SOIL, WASTE AND VENT SYSTEM IN THE BUILDING AND ON THE SITE AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.

ABOVE GROUND SOIL, WASTE AND VENT PIPING WITHIN BUILDINGS INCLUDING SOIL, STACKS, VENT STACKS, HORIZONTAL BRANCHES, TRAPS, AND CONNECTIONS TO FIXTURES AND DRAINS.

UNDERGROUND BUILDING DRAIN PIPING INCLUDING MAINS, BRANCHES, TRAPS, CONNECTIONS TO FIXTURES AND DRAINS, AND CONNECTIONS TO STACKS, TERMINATING AT CONNECTION TO EXISTING SANITARY SEWER.

INTERIOR PIPING  
LINE SHALL BE SCHEDULE 40 CELLULAR-CORE PVC PIPE, ASTM F891, WITH ALL COMPATIBLE PVC SOCKET FITTINGS. MAKE TO ASTM D3511, DRAIN, WASTE, AND VENT PATTERNS.

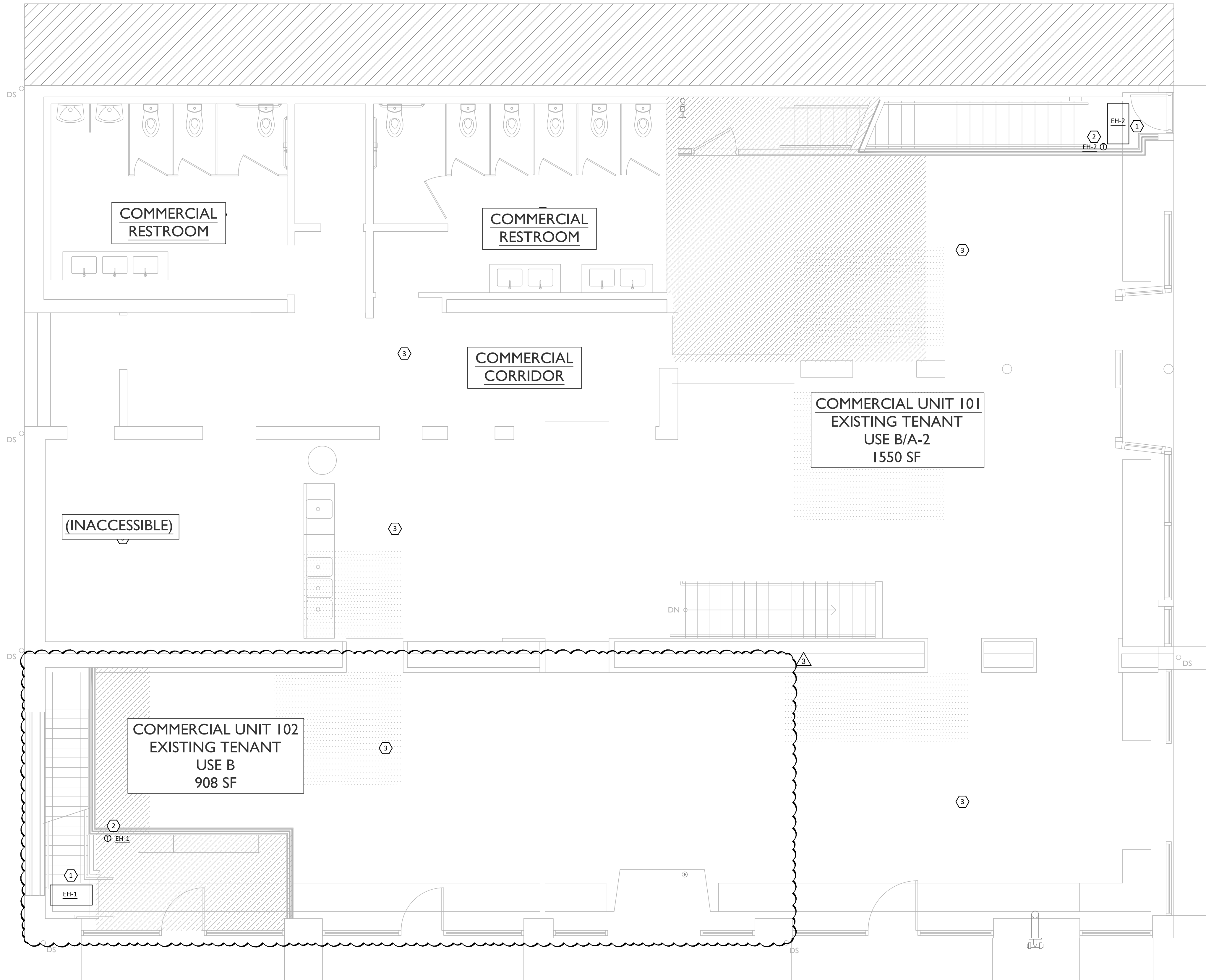
PIPING ALIGNMENT SHALL BE AS INDICATED ON THE DRAWINGS USING APPROVED WYE BRANCHES OR EIGHT BANDS FOR DIRECTION CHANGES AND SHALL BE SURELY SUPPORTED OR SECURED TO MAINTAIN SUCH ALIGNMENT.

PITCH OF SANITARY PIPING SHALL BE UNIFORM AT A MINIMUM OF 1/8" PER FOOT FOR BUILDING DRAINS, DRAINAGE PIPING GREATER THAN 2" AND AS INDICATED ON THE DRAWINGS. PITCH OF SANITARY PIPING SHALL BE UNIFORM AT A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE PIPING 2" AND SMALLER AND AS INDICATED ON THE DRAWINGS.

PROTECTION SHALL BE GIVEN ALL FOOTINGS, OTHER STRUCTURAL ELEMENTS DURING UNDERGROUND WORK ADJACENT TO SUCH ITEMS. REFER TO ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR LOCATIONS.

VENT ALL FIXTURES, CONNECT BRANCH VENTS TO MAIN VENT RISERS AT LEAST SIX INCHES ABOVE FLOOD RIM OF FIXTURES. PITCH VENT LINES BACK TO SOIL OR WASTE PIPE, FREE





**1** FIRST FLOOR PLAN  
**M101** 1/4" = 1'-0"

**GENERAL NOTES**

- A. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. EXACT LOCATIONS OF DEVICES AND ROUTING OF DUCTWORK SHALL BE DETERMINED BY CONTRACTOR AFTER COORDINATION WITH ALL OTHER TRADES AND FIELD DETERMINATION OF FINAL CONSTRUCTION DETAILS. MINOR ADJUSTMENTS TO DUCT ROUTING AND CONFIGURATION TO AVOID CONFLICT WITH BUILDING STRUCTURE OR OTHER TRADES SHALL BE INCLUDED IN CONTRACTOR'S PRICE. CONTRACTOR SHALL OBTAIN ENGINEERS APPROVAL IN WRITING FOR ANY MODIFICATIONS TO SYSTEM DESIGN PRIOR TO INSTALLATION.
- B. ALL EXPOSED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND SUPPORTED IN A FIRST-CLASS AND WORKMANLIKE FASHION. DUCTWORK SHALL RUN PARALLEL AND/OR PERPENDICULAR TO MAIN BUILDING STRUCTURE. ANY WORK THAT IS NOT DONE IN A FIRST-CLASS OR WORKMANLIKE FASHION, IN THE ARCHITECTS OPINION, SHALL BE REDONE AT THE CONTRACTORS EXPENSE.
- C. ALL DUCT JOINTS, SEAMS AND CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN FEET. DUCT COVERINGS AND LININGS SHALL HAVE A FLAME-SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 50.
- D. PROVIDE VOLUME DAMPERS AT ALL ROUND BRANCH DUCT TAKE-OFFS THAT ARE ACCESSIBLE. PROVIDE TURNING VANES AT ALL 90 DEGREE SQUARE ELBOWS IN SUPPLY AIR DUCTS. PROVIDE 45 DEGREE HEEL AT ALL RECTANGULAR SUPPLY AND RETURN BRANCH DUCT TAKE-OFFS.
- E. OUTDOOR AIR INTAKES SHALL BE 10'-0" MINIMUM AWAY FROM ANY EXHAUST AND PLUMBING VENT OUTLET.
- F. WIRE UP ALL LOW VOLTAGE (24V) THERMOSTATS.
- G. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PIPES, DUCTWORK, UNITS, ETC. WITH ALL OTHER TRADES AND SHIFT LOCATION OR OFFSET WHERE NECESSARY. PROVIDE TRANSITIONS IN DUCTWORK TO AVOID CONFLICT WITH EXISTING DUCTWORK AND OTHER STRUCTURES.
- H. CONTRACTOR SHALL COORDINATE ALL AIR DEVICES WITH ELECTRICAL AND ARCHITECTURAL REFLECTED CEILING PLANS.
- I. COORDINATE LOCATION OF ALL EXTERIOR LOUVER OR OUTLET WITH ARCHITECTURAL ELEVATION PLAN.
- J. COORDINATE ROOF WORK WITH BUILDING OWNER'S ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.
- K. INSTALL DUCTWORK AS HIGH AS POSSIBLE.
- L. EXHAUST AIR DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- M. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION EXCEPT FOR TESTING AND INSPECTION.
- N. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND WARRANTIES /WRITTEN GUARANTEE FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR TITLE 8, SECTION 5142 AND OTHER RELATED REGULATIONS.
- O. ALL DUCT ELBOWS SHALL BE LONG RADIUS OR MITERED.

**KEYED NOTES**

- 1. PROVIDE ELECTRIC CEILING HEATER, MOUNT TO STRUCTURE. HEATER SHALL BE RECESSED IN THE CEILING.
- 2. PROVIDE THERMOSTAT AND MOUNT ON WALL 4 FEET A.F.F.
- 3. EXISTING AREA TO REMAIN AS IS. NO WORK IN HERE AS PART OF THIS CONTRACT.

**HEAT PUMP HEATING CONTROLS**

WHEN THE OUTDOOR TEMPERATURE IS BELOW THE COMPRESSOR LOCKOUT TEMPERATURE (35°F), ONLY THE AUXILIARY HEAT OPERATES. WHEN THE OUTDOOR TEMPERATURE IS ABOVE THE AUXILIARY LOCKOUT TEMPERATURE (35°F), ONLY THE COMPRESSOR OPERATES. BOTH COMPRESSOR LOCKOUT AND AUXILIARY LOCKOUT TEMPERATURES TO BE THE SAME TEMPERATURE (35°F).

**NATURAL VENTILATION**

OUTDOOR AIR IS OBTAINED FROM NATURAL VENTILATION, IN ACCORDANCE WITH SECTION 402.2 OF THE OHIO MECHANICAL CODE THE MINIMUM OPENABLE AREA TO THE OUTDOORS EXCEEDS 4% OF THE FLOOR AREA BEING VENTILATED.



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

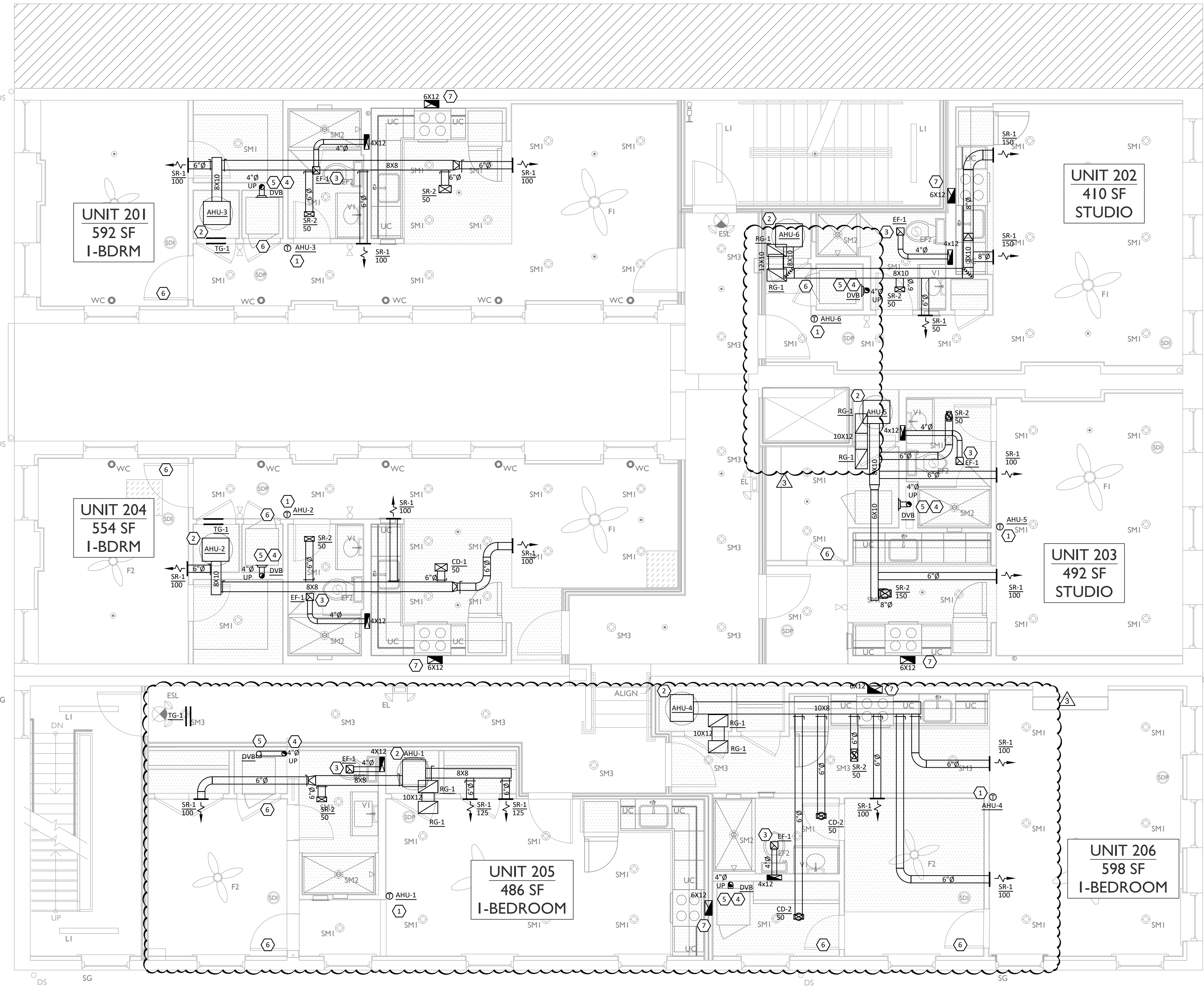
PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**M101**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1 SECOND FLOOR PLAN**  
 M102 1/4" = 1'-0"

**GENERAL NOTES**

- A. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. EXACT LOCATIONS OF DEVICES AND ROUTING OF DUCTWORK SHALL BE DETERMINED BY CONTRACTOR AFTER COORDINATION WITH ALL OTHER TRADES AND FIELD DETERMINATION OF FINAL CONSTRUCTION DETAILS. MINOR ADJUSTMENTS TO DUCT ROUTING AND CONFIGURATION TO AVOID CONFLICT WITH BUILDING STRUCTURE OR OTHER TRADES SHALL BE INCLUDED IN CONTRACTOR'S PRICE. CONTRACTOR SHALL OBTAIN ENGINEERS' APPROVAL IN WRITING FOR ANY MODIFICATIONS TO SYSTEM DESIGN PRIOR TO INSTALLATION.
- B. ALL EXPOSED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND SUPPORTED IN A FIRST-CLASS AND WORKMANLIKE FASHION. DUCTWORK SHALL RUN PARALLEL AND/OR PERPENDICULAR TO MAIN BUILDING STRUCTURE. ANY WORK THAT IS NOT DONE IN A FIRST-CLASS OR WORKMANLIKE FASHION, IN THE ARCHITECT'S OPINION, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
- C. ALL DUCT JOINTS, SEAMS AND CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN FEET. DUCT COVERINGS AND LININGS SHALL HAVE A FLAME-SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 50.
- D. PROVIDE VOLUME DAMPERS AT ALL ROUND BRANCH DUCT TAKE-OFFS THAT ARE ACCESSIBLE. PROVIDE TURNING VANES AT ALL 90 DEGREE SQUARE ELBOWS IN SUPPLY AIR DUCTS. PROVIDE 45 DEGREE HEEL AT ALL RECTANGULAR SUPPLY AND RETURN BRANCH DUCT TAKE-OFFS.
- E. OUTDOOR AIR INTAKES SHALL BE 10'-0" MINIMUM AWAY FROM ANY EXHAUST AND PLUMBING VENT OUTLET.
- F. WIRE UP ALL LOW VOLTAGE (24V) THERMOSTATS.
- G. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PIPES, DUCTWORK, UNITS, ETC. WITH ALL OTHER TRADES AND SHIFT LOCATION OR OFFSET WHERE NECESSARY. PROVIDE TRANSITIONS IN DUCTWORK TO AVOID CONFLICT WITH EXISTING DUCTWORK AND OTHER STRUCTURES.
- H. CONTRACTOR SHALL COORDINATE ALL AIR DEVICES WITH ELECTRICAL AND ARCHITECTURAL REFLECTED CEILING PLANS.
- I. COORDINATE LOCATION OF ALL EXTERIOR LOUVER OR OUTLET WITH ARCHITECTURAL ELEVATION PLAN.
- J. COORDINATE ROOF WORK WITH BUILDING OWNER'S ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.
- K. INSTALL DUCTWORK AS HIGH AS POSSIBLE.
- L. EXHAUST AIR DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- M. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION EXCEPT FOR TESTING AND INSPECTION.
- N. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND WARRANTIES /WRITTEN GUARANTEE FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR TITLE 8, SECTION 5142 AND OTHER RELATED REGULATIONS.
- O. ALL DUCT ELBOWS SHALL BE LONG RADIUS OR MITERED.

**KEYED NOTES**

- 1. PROVIDE THERMOSTAT AND MOUNT ON WALL 4 FEET A.F.F.
- 2. PROVIDE AIR HANDLING UNIT AND INSTALL ABOVE WATER HEATER LOCATED IN MECHANICAL ROOM. INSTALL IN ACCORDANCE WITH DETAIL ON DRAWING M201. ALL FILTER ACCESS TO BE IN FRONT OF THE UNIT. ROUTE 2" CONDENSATE DRAIN LINE WITH TRAP TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. PROVIDE CONDENSATE PUMP AS REQUIRED. COORDINATE FLOOR DRAIN LOCATION WITH PLUMBING PLAN.
- 3. PROVIDE NEW EXHAUST DUCT PENETRATING THROUGH A FIRE RATED ASSEMBLY FOR TERMINATION INFORMATION. PROVIDE RADIATION DAMPER WHEN PENETRATING THROUGH A FIRE RATED ASSEMBLY.
- 4. 4 INCH SMOOTH DUCT TO OUTSIDE WALL. DRYER VENT PIPE TO BE 28 GAUGE GALVANIZED STEEL. ALL CONNECTIONS TO BE ALUMINUM POP RIVETS. NO SHEET METAL SCREWS ALLOWED. SEAMS TAPED W/ DUCT TAPE. PROVIDE A MEANS OF CLEANOUT IN EACH VERTICAL RISER. FIRE DAMPER THAT WILL OBSTRUCT THE EXHAUST FLOW SHALL BE PROHIBITED IN CLOTHES DRYER EXHAUST DUCTS. ALL CLOSED DRYER EXHAUST RUNS SHALL BE LIMITED TO 35', INCLUDING ELBOWS, FROM THE DRYER CONNECTION TO THE OUTLET. THIS LENGTH MAY BE INCREASED BASED ON THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOWING A LENGTH EXCEEDING 35'. AS AN OPTION, A DRYER EXHAUST POWER VENTILATOR MAY BE USED WHERE DRYER DUCT RUNS EXCEED 35'. ROUTE DRYER VENT UP THROUGH ATTIC. REFER TO ROOF PLAN FOR TERMINATION INFORMATION. ROUTE EXHAUST DUCT TO IN WALL DRYER BOX, IN-O-VATE TECHNOLOGIES INC MODEL #350. COORDINATE VENT BOX LOCATION WITH DRYER MANUFACTURER'S RECOMMENDATIONS.
- 5. MC TO COORDINATE DRYER BOX LOCATION WITH OTHER TRADES PIPING AND EQUIPMENT.
- 6. UNDERCUT DOOR 1" TO ALLOW FOR AIR TRANSFER.
- 7. ROUTE 6X10 EXHAUST DUCT PENETRATING THROUGH A FIRE RATED ASSEMBLY FOR TERMINATION INFORMATION. PROVIDE RADIATION DAMPER WHEN PENETRATING THROUGH A FIRE RATED ASSEMBLY.

**HEAT PUMP HEATING CONTROLS**

WHEN THE OUTDOOR TEMPERATURE IS BELOW THE COMPRESSOR LOCKOUT TEMPERATURE (35°F), ONLY THE AUXILIARY HEAT OPERATES. WHEN THE OUTDOOR TEMPERATURE IS ABOVE THE AUXILIARY LOCKOUT TEMPERATURE (35°F), ONLY THE COMPRESSOR OPERATES. BOTH COMPRESSOR LOCKOUT AND AUXILIARY LOCKOUT TEMPERATURES TO BE THE SAME TEMPERATURE (35°F).

**NATURAL VENTILATION**

OUTDOOR AIR IS OBTAINED FROM NATURAL VENTILATION, IN ACCORDANCE WITH SECTION 402.2 OF THE OHIO MECHANICAL CODE THE MINIMUM OPENABLE AREA TO THE OUTDOORS EXCEEDS 4% OF THE FLOOR AREA BEING VENTILATED.



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

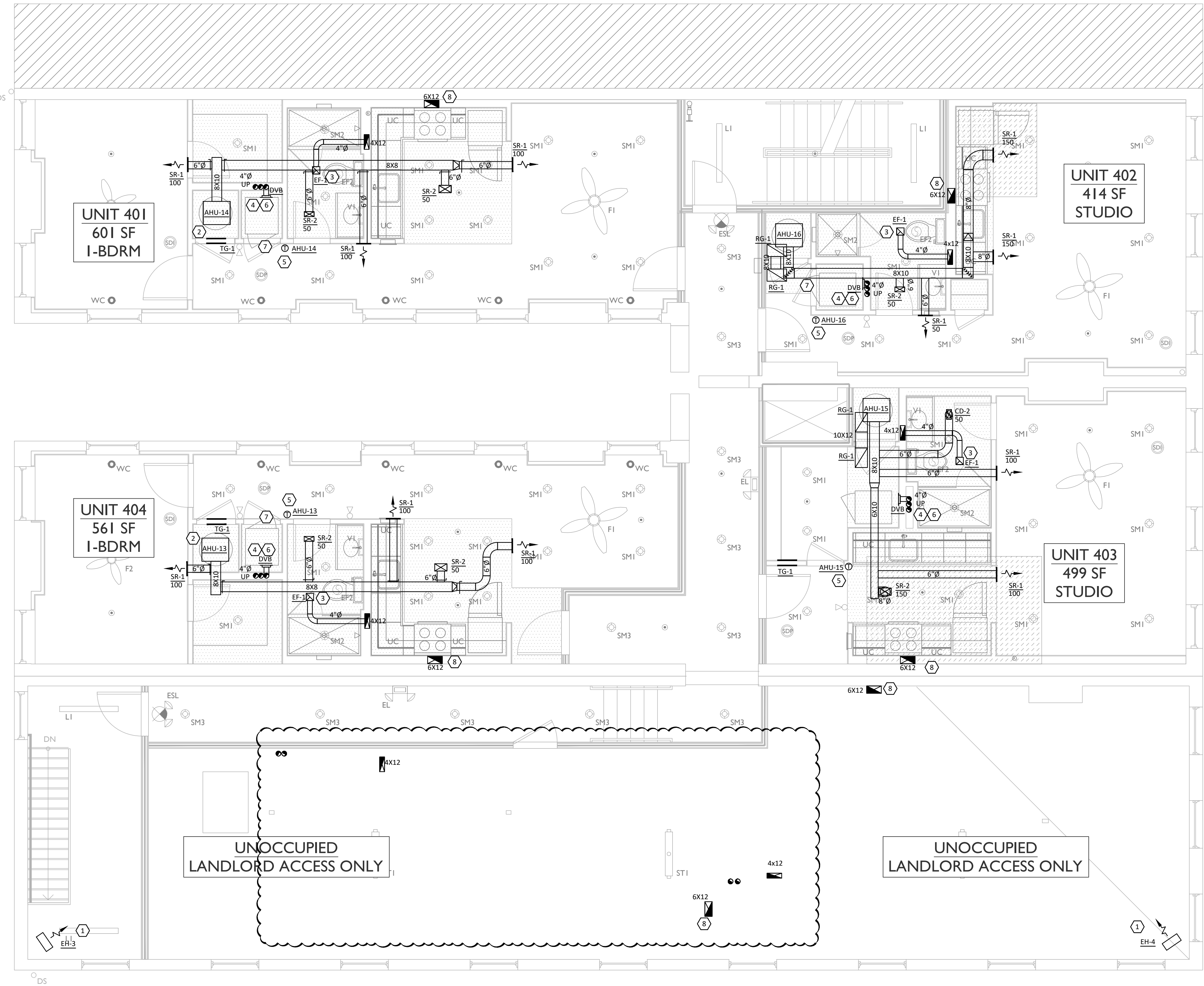
Job No: 11920 04.26.2022

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.









**1** FOURTH FLOOR PLAN  
**M104** 1/4" = 1'-0"

**GENERAL NOTES**

- A. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. EXACT LOCATIONS OF DEVICES AND ROUTING OF DUCTWORK SHALL BE DETERMINED BY CONTRACTOR AFTER COORDINATION WITH ALL OTHER TRADES AND FIELD DETERMINATION OF FINAL CONSTRUCTION DETAILS. MINOR ADJUSTMENTS TO DUCT ROUTING AND CONFIGURATION TO AVOID CONFLICT WITH BUILDING STRUCTURE OR OTHER TRADES SHALL BE INCLUDED IN CONTRACTOR'S PRICE. CONTRACTOR SHALL OBTAIN ENGINEERS' APPROVAL IN WRITING FOR ANY MODIFICATIONS TO SYSTEM DESIGN PRIOR TO INSTALLATION.
- B. ALL EXPOSED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND SUPPORTED IN A FIRST-CLASS AND WORKMANLIKE FASHION. DUCTWORK SHALL RUN PARALLEL AND/OR PERPENDICULAR TO MAIN BUILDING STRUCTURE. ANY WORK THAT IS NOT DONE IN A FIRST-CLASS OR WORKMANLIKE FASHION, IN THE ARCHITECT'S OPINION, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
- C. ALL DUCT JOINTS, SEAMS AND CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN FEET. DUCT COVERINGS AND LININGS SHALL HAVE A FLAME-SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 50.
- D. PROVIDE VOLUME DAMPERS AT ALL ROUND BRANCH DUCT TAKE-OFFS THAT ARE ACCESSIBLE. PROVIDE TURNING VANES AT ALL 90 DEGREE SQUARE ELBOWS IN SUPPLY AIR DUCTS. PROVIDE 45 DEGREE HEEL AT ALL RECTANGULAR SUPPLY AND RETURN BRANCH DUCT TAKE-OFFS.
- E. OUTDOOR AIR INTAKES SHALL BE 10'-0" MINIMUM AWAY FROM ANY EXHAUST AND PLUMBING VENT OUTLET.
- F. WIRE UP ALL LOW VOLTAGE (24V) THERMOSTATS.
- G. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PIPES, DUCTWORK, UNITS, ETC. WITH ALL OTHER TRADES AND SHIFT LOCATION OR OFFSET WHERE NECESSARY. PROVIDE TRANSITIONS IN DUCTWORK TO AVOID CONFLICT WITH EXISTING DUCTWORK AND OTHER STRUCTURES.
- H. CONTRACTOR SHALL COORDINATE ALL AIR DEVICES WITH ELECTRICAL AND ARCHITECTURAL REFLECTED CEILING PLANS.
- I. COORDINATE LOCATION OF ALL EXTERIOR LOUVER OR OUTLET WITH ARCHITECTURAL ELEVATION PLAN.
- J. COORDINATE ROOF WORK WITH BUILDING OWNER'S ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.
- K. INSTALL DUCTWORK AS HIGH AS POSSIBLE.
- L. EXHAUST AIR DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- M. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION EXCEPT FOR TESTING AND INSPECTION.
- N. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND WARRANTIES /WRITTEN GUARANTEE FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR TITLE 8, SECTION 5142 AND OTHER RELATED REGULATIONS.
- O. ALL DUCT ELBOWS SHALL BE LONG RADIUS OR MITERED.

**KEYED NOTES**

1. PROVIDE ELECTRIC UNIT HEATER, WITH UNIT MOUNTED THERMOSTAT. HEATER SHALL BE MOUNTED FROM CEILING. SET THERMOSTAT TO 60°F (ADJUSTABLE).
2. PROVIDE AIR HANDLING UNIT AND INSTALL ABOVE WATER HEATER LOCATED IN MECHANICAL ROOM. INSTALL IN ACCORDANCE WITH DETAIL ON DRAWING M201. ALL FILTER ACCESS TO BE IN FRONT OF THE UNIT. ROUTE 2" CONDENSATE DRAIN LINE WITH TRAP TO FLOOR DRAIN OR NEAREST APPROVED RECEPTACLE. PROVIDE CONDENSATE PUMP AS REQUIRED. COORDINATE FLOOR DRAIN LOCATION WITH PLUMBING PLAN.
3. PROVIDE NEW EXHAUST DUCT CONNECTION TO EXISTING EXHAUST DUCT THROUGH ROOF FOR TERMINATION INFORMATION. PROVIDE RADIATION DAMPER WHEN PENETRATING THROUGH A FIRE RATED ASSEMBLY.
4. 4 INCH SMOOTH DUCT TO OUTSIDE WALL DRYER VENT PIPE TO BE 28 GAUGE GALVANIZED STEEL. ALL CONNECTIONS TO BE ALUMINUM POP RIVETS, NO SHEET METAL SCREWS ALLOWED, SEAMS TAPED W/ DUCT TAPE. PROVIDE A MEANS OF CLEANOUT IN EACH VERTICAL RISER. FIRE DAMPER THAT WILL OBSTRUCT THE EXHAUST FLOW SHALL BE PROHIBITED IN CLOTHES DRYER EXHAUST DUCTS. ALL CLOSED DRYER EXHAUST RUNS SHALL BE LIMITED TO 35' INCLUDING ELBOWS. FROM THE DRYER CONNECTION TO THE OUTLET. THIS LENGTH MAY BE INCREASED BASED ON THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOWING A LENGTH EXCEEDING 35'. AS AN OPTION, A DRYER EXHAUST POWER VENTILATOR MAY BE USED WHERE DRYER DUCT RUNS EXCEED 35'. ROUTE DRYER VENT UP THROUGH ATTIC. REFER TO ROOF PLAN FOR TERMINATION INFORMATION. ROUTE EXHAUST DUCT TO IN WALL DRYER BOX, IN-O-VATE TECHNOLOGIES INC MODEL #350. COORDINATE VENT BOX LOCATION WITH DRYER MANUFACTURER'S RECOMMENDATIONS.
5. PROVIDE THERMOSTAT AND MOUNT ON WALL 4 FEET A.F.F.
6. MC TO COORDINATE DRYER BOX LOCATION WITH OTHER TRADES PIPING AND EQUIPMENT.
7. UNDERCUT DOOR 1" TO ALLOW FOR AIR TRANSFER.
8. ROUTE 6X10 EXHAUST DUCT CONNECTION TO EXISTING EXHAUST DUCT THROUGH ROOF FOR TERMINATION INFORMATION. PROVIDE RADIATION DAMPER WHEN PENETRATING THROUGH A FIRE RATED ASSEMBLY.

**HEAT PUMP HEATING CONTROLS**

WHEN THE OUTDOOR TEMPERATURE IS BELOW THE COMPRESSOR LOCKOUT TEMPERATURE (35°F), ONLY THE AUXILIARY HEAT OPERATES. WHEN THE OUTDOOR TEMPERATURE IS ABOVE THE AUXILIARY LOCKOUT TEMPERATURE (35°F), ONLY THE COMPRESSOR OPERATES. BOTH COMPRESSOR LOCKOUT AND AUXILIARY LOCKOUT TEMPERATURES TO BE THE SAME TEMPERATURE (35°F).

**NATURAL VENTILATION**

OUTDOOR AIR IS OBTAINED FROM NATURAL VENTILATION, IN ACCORDANCE WITH SECTION 402.2 OF THE OHIO MECHANICAL CODE THE MINIMUM OPENABLE AREA TO THE OUTDOORS EXCEEDS 4% OF THE FLOOR AREA BEING VENTILATED.



Progress Dates  
 08.15.2022 - BID SET

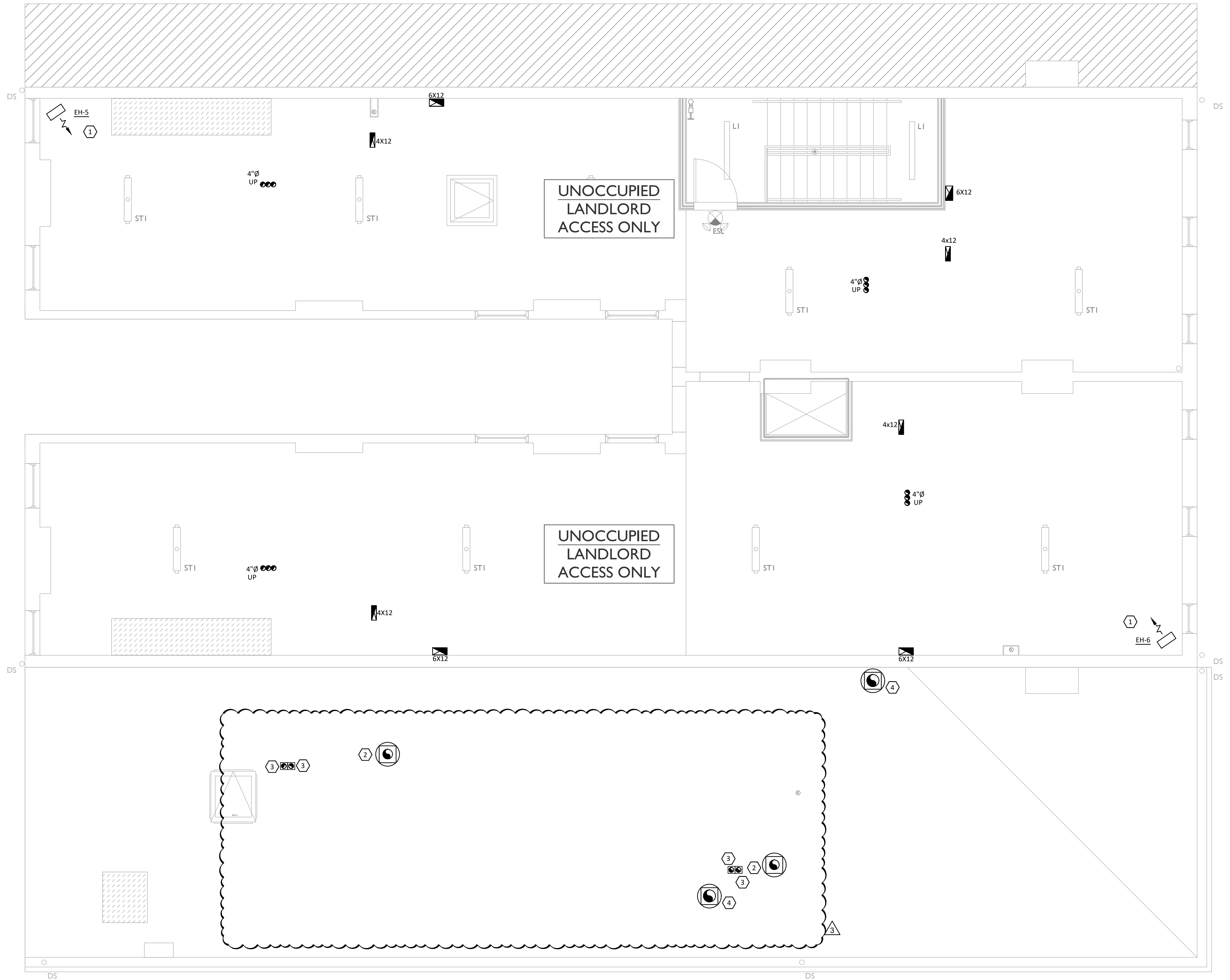
Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

Job No: 11920 04.26.2022

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1 ATTIC PLAN**  
**M105** 1/4" = 1'-0"

**GENERAL NOTES**

- A. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. EXACT LOCATIONS OF DEVICES AND ROUTING OF DUCTWORK SHALL BE DETERMINED BY CONTRACTOR AFTER COORDINATION WITH ALL OTHER TRADES AND FIELD DETERMINATION OF FINAL CONSTRUCTION DETAILS. MINOR ADJUSTMENTS TO DUCT ROUTING AND CONFIGURATION TO AVOID CONFLICT WITH BUILDING STRUCTURE OR OTHER TRADES SHALL BE INCLUDED IN CONTRACTOR'S PRICE. CONTRACTOR SHALL OBTAIN ENGINEERS' APPROVAL IN WRITING FOR ANY MODIFICATIONS TO SYSTEM DESIGN PRIOR TO INSTALLATION.
- B. ALL EXPOSED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND SUPPORTED IN A FIRST-CLASS AND WORKMANLIKE FASHION. DUCTWORK SHALL RUN PARALLEL AND/OR PERPENDICULAR TO MAIN BUILDING STRUCTURE. ANY WORK THAT IS NOT DONE IN A FIRST-CLASS OR WORKMANLIKE FASHION, IN THE ARCHITECT'S OPINION, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
- C. ALL DUCT JOINTS, SEAMS AND CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN FEET. DUCT COVERINGS AND LININGS SHALL HAVE A FLAME-SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 50.
- D. PROVIDE VOLUME DAMPERS AT ALL ROUND BRANCH DUCT TAKE-OFFS THAT ARE ACCESSIBLE. PROVIDE TURNING VANES AT ALL 90 DEGREE SQUARE ELBOWS IN SUPPLY AIR DUCTS. PROVIDE 45 DEGREE HEEL AT ALL RECTANGULAR SUPPLY AND RETURN BRANCH DUCT TAKE-OFFS.
- E. OUTDOOR AIR INTAKES SHALL BE 10'-0" MINIMUM AWAY FROM ANY EXHAUST AND PLUMBING VENT OUTLET.
- F. WIRE UP ALL LOW VOLTAGE (24V) THERMOSTATS.
- G. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PIPES, DUCTWORK, UNITS, ETC. WITH ALL OTHER TRADES AND SHIFT LOCATION OR OFFSET WHERE NECESSARY. PROVIDE TRANSITIONS IN DUCTWORK TO AVOID CONFLICT WITH EXISTING DUCTWORK AND OTHER STRUCTURES.
- H. CONTRACTOR SHALL COORDINATE ALL AIR DEVICES WITH ELECTRICAL AND ARCHITECTURAL REFLECTED CEILING PLANS.
- I. COORDINATE LOCATION OF ALL EXTERIOR LOUVER OR OUTLET WITH ARCHITECTURAL ELEVATION PLAN.
- J. COORDINATE ROOF WORK WITH BUILDING OWNER'S ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.
- K. INSTALL DUCTWORK AS HIGH AS POSSIBLE.
- L. EXHAUST AIR DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- M. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION EXCEPT FOR TESTING AND INSPECTION.
- N. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND WARRANTIES /WRITTEN GUARANTEE FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR TITLE 8, SECTION 5142 AND OTHER RELATED REGULATIONS.
- O. ALL DUCT ELBOWS SHALL BE LONG RADIUS OR MITERED.

**KEYED NOTES**

- 1. PROVIDE ELECTRIC UNIT HEATER, WITH UNIT MOUNTED THERMOSTAT. HEATER SHALL BE MOUNTED FROM CEILING. SET THERMOSTAT TO 60°F (ADJUSTABLE).
- 2. PROVIDE GREENHECK, OR EQUIVALENT MODEL GRSR-8 EXHAUST HOOD AND INSTALL ON 12" HIGH INSULATED ROOF CURB.
- 3. PROVIDE DRYER JACK MODEL DIK486U, OR EQUIVALENT DRYER VENT, AND INSTALL ON 12" HIGH INSULATED ROOF CURB. MAINTAIN MINIMUM 10' CLEARANCE FROM ANY OUTDOOR AIR INTAKES.
- 4. PROVIDE GREENHECK, OR EQUIVALENT MODEL GRSR-10 EXHAUST HOOD AND INSTALL ON 12" HIGH INSULATED ROOF CURB.

**HEAT PUMP HEATING CONTROLS**

WHEN THE OUTDOOR TEMPERATURE IS BELOW THE COMPRESSOR LOCKOUT TEMPERATURE (35°F), ONLY THE AUXILIARY HEAT OPERATES. WHEN THE OUTDOOR TEMPERATURE IS ABOVE THE AUXILIARY LOCKOUT TEMPERATURE (35°F), ONLY THE COMPRESSOR OPERATES. BOTH COMPRESSOR LOCKOUT AND AUXILIARY LOCKOUT TEMPERATURES TO BE THE SAME TEMPERATURE (35°F).

**NATURAL VENTILATION**

OUTDOOR AIR IS OBTAINED FROM NATURAL VENTILATION, IN ACCORDANCE WITH SECTION 402.2 OF THE OHIO MECHANICAL CODE. THE MINIMUM OPENABLE AREA TO THE OUTDOORS EXCEEDS 4% OF THE FLOOR AREA BEING VENTILATED.



Progress Dates  
 08.15.2022 - BID SET

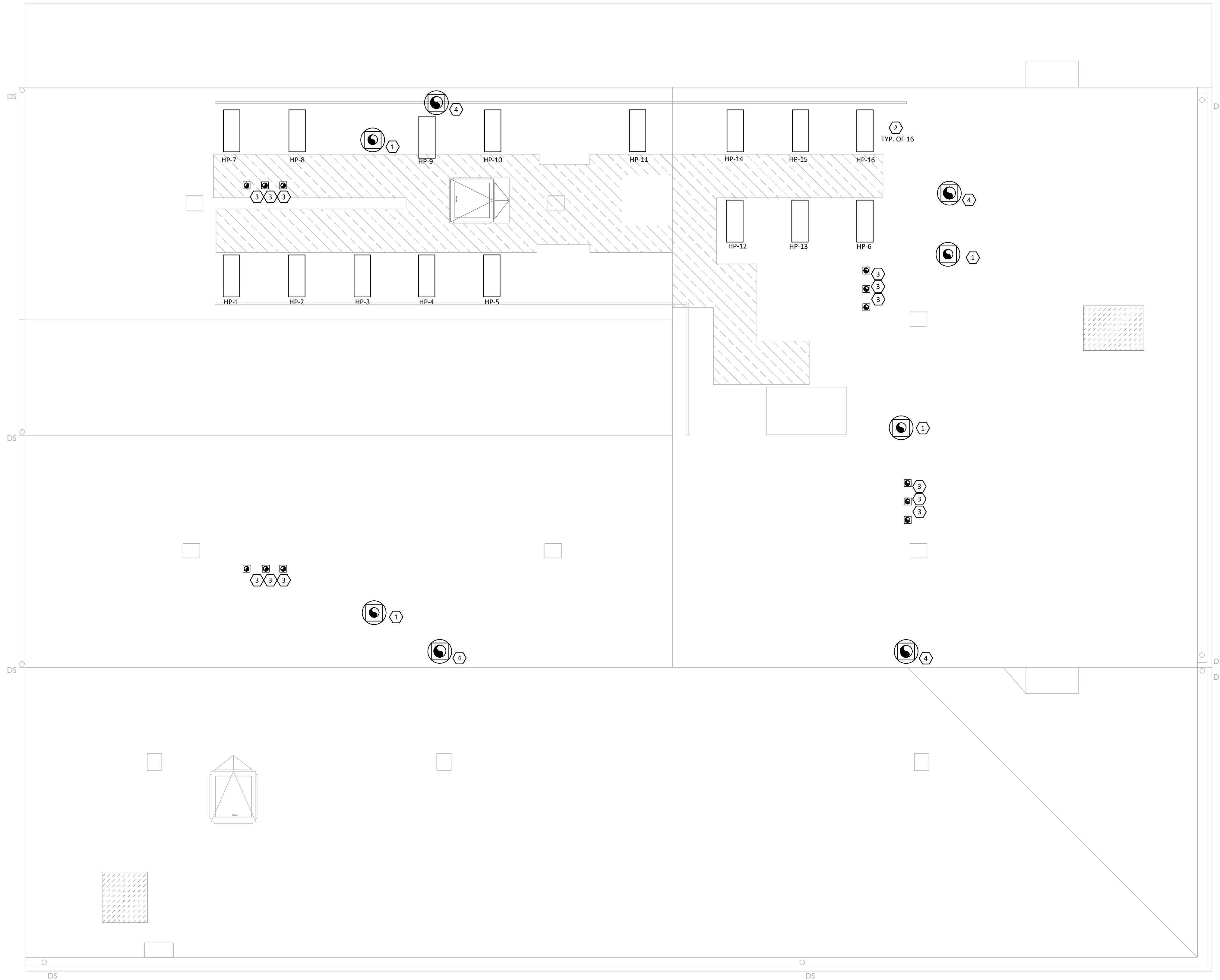
Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

Job No: 11920 04.26.2022

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1 ROOF PLAN**  
**M106** 1/4" = 1'-0"

**GENERAL NOTES**

- A. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. EXACT LOCATIONS OF DEVICES AND ROUTING OF DUCTWORK SHALL BE DETERMINED BY CONTRACTOR AFTER COORDINATION WITH ALL OTHER TRADES AND FIELD DETERMINATION OF FINAL CONSTRUCTION DETAILS. MINOR ADJUSTMENTS TO DUCT ROUTING AND CONFIGURATION TO AVOID CONFLICT WITH BUILDING STRUCTURE OR OTHER TRADES SHALL BE INCLUDED IN CONTRACTOR'S PRICE. CONTRACTOR SHALL OBTAIN ENGINEERS' APPROVAL IN WRITING FOR ANY MODIFICATIONS TO SYSTEM DESIGN PRIOR TO INSTALLATION.
- B. ALL EXPOSED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND SUPPORTED IN A FIRST-CLASS AND WORKMANLIKE FASHION. DUCTWORK SHALL RUN PARALLEL AND/OR PERPENDICULAR TO MAIN BUILDING STRUCTURE. ANY WORK THAT IS NOT DONE IN A FIRST-CLASS OR WORKMANLIKE FASHION, IN THE ARCHITECT'S OPINION, SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
- C. ALL DUCT JOINTS, SEAMS AND CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN FEET. DUCT COVERINGS AND LININGS SHALL HAVE A FLAME-SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 50.
- D. PROVIDE VOLUME DAMPERS AT ALL ROUND BRANCH DUCT TAKE-OFFS THAT ARE ACCESSIBLE. PROVIDE TURNING VANES AT ALL 90 DEGREE SQUARE ELBOWS IN SUPPLY AIR DUCTS. PROVIDE 45 DEGREE HEEL AT ALL RECTANGULAR SUPPLY AND RETURN BRANCH DUCT TAKE-OFFS.
- E. OUTDOOR AIR INTAKES SHALL BE 10'-0" MINIMUM AWAY FROM ANY EXHAUST AND PLUMBING VENT OUTLET.
- F. WIRE UP ALL LOW VOLTAGE (24V) THERMOSTATS.
- G. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PIPES, DUCTWORK, UNITS, ETC. WITH ALL OTHER TRADES AND SHIFT LOCATION OR OFFSET WHERE NECESSARY. PROVIDE TRANSITIONS IN DUCTWORK TO AVOID CONFLICT WITH EXISTING DUCTWORK AND OTHER STRUCTURES.
- H. CONTRACTOR SHALL COORDINATE ALL AIR DEVICES WITH ELECTRICAL AND ARCHITECTURAL REFLECTED CEILING PLANS.
- I. COORDINATE LOCATION OF ALL EXTERIOR LOUVER OR OUTLET WITH ARCHITECTURAL ELEVATION PLAN.
- J. COORDINATE ROOF WORK WITH BUILDING OWNER'S ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.
- K. INSTALL DUCTWORK AS HIGH AS POSSIBLE.
- L. EXHAUST AIR DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- M. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION EXCEPT FOR TESTING AND INSPECTION.
- N. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND WARRANTIES /WRITTEN GUARANTEE FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR TITLE 8, SECTION 5142 AND OTHER RELATED REGULATIONS.
- O. ALL DUCT ELBOWS SHALL BE LONG RADIUS OR MITERED.

**KEYED NOTES**

- 1. PROVIDE GREENHECK, OR EQUIVALENT MODEL GRSR-8 EXHAUST HOOD AND INSTALL ON 12" HIGH INSULATED ROOF CURB.
- 2. PROVIDE HEAT PUMP AND LOCATE ON ROOF ON ANVIL INTERNATIONAL HAYDON H-BLOCK, OR EQUIVALENT, ROOFTOP SUPPORT SYSTEM, COMPLETE WITH ROOF PAD. MAINTAIN UNIT MINIMUM REQUIRED SERVICE AND AIRFLOW CLEARANCE. ROUTE REFRIGERANT LIQUID AND SUCTION LINES BETWEEN HEAT PUMP AND DUCTLESS SPLIT SYSTEM/AIR HANDLING UNIT AND SEAL ROOF PENETRATIONS WEATHER-TIGHT. PROVIDE PATE, OR EQUIVALENT, PIPE CURB FOR ALL ROOF PENETRATIONS. ROUTE AND SIZE LINES AND ACCESSORIES PER MANUFACTURER'S GUIDELINES. PROVIDE A FULLY CHARGED SYSTEM AND INSULATE ALL REFRIGERANT PIPING WITH ARMAFLEX INSULATION.
- 3. PROVIDE DRYER JACK MODEL DIK486U, OR EQUIVALENT DRYER VENT, AND INSTALL ON 12" HIGH INSULATED ROOF CURB. MAINTAIN MINIMUM 10' CLEARANCE FROM ANY OUTDOOR AIR INTAKES.
- 4. PROVIDE GREENHECK, OR EQUIVALENT MODEL GRSR-10 EXHAUST HOOD AND INSTALL ON 12" HIGH INSULATED ROOF CURB.

**HEAT PUMP HEATING CONTROLS**

WHEN THE OUTDOOR TEMPERATURE IS BELOW THE COMPRESSOR LOCKOUT TEMPERATURE (35°F), ONLY THE AUXILIARY HEAT OPERATES. WHEN THE OUTDOOR TEMPERATURE IS ABOVE THE AUXILIARY LOCKOUT TEMPERATURE (35°F), ONLY THE COMPRESSOR OPERATES. BOTH COMPRESSOR LOCKOUT AND AUXILIARY LOCKOUT TEMPERATURES TO BE THE SAME TEMPERATURE (35°F).

**NATURAL VENTILATION**

OUTDOOR AIR IS OBTAINED FROM NATURAL VENTILATION, IN ACCORDANCE WITH SECTION 402.2 OF THE OHIO MECHANICAL CODE. THE MINIMUM OPENABLE AREA TO THE OUTDOORS EXCEEDS 4% OF THE FLOOR AREA BEING VENTILATED.



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

Job No: 11920 04.26.2022

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



**SPLIT SYSTEM HEAT PUMP SCHEDULE**

INDOOR UNIT													
TAG	MANUFACTURER	MODEL	NOMINAL TONNAGE	SUPPLY CFM	OA CFM	FAN HP	E.S.P.	AUX HEAT KW	ELECTRICAL				WEIGHT LBS
									VOLTAGE	PHASE	MCA	MOCP	
AHU-1	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-2	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-3	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-4	ICP	FMA4X1800AL	1.0	450	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-5	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-6	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-7	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-8	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-9	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-10	ICP	FMA4X1800AL	1.0	450	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-11	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-12	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-13	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-14	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-15	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103
AHU-16	ICP	FMA4X1800AL	1.0	400	-	1/3	0.5"	5	230	1	28.5	30	103

OUTDOOR UNIT							COMBINED ARI RATING						
TAG	MANUFACTURER	MODEL	ELECTRICAL				WEIGHT LBS	TOTAL MBH	SENSIBLE MBH	SEER	HEATING MBH	HSPF	REMARKS
			VOLTAGE	PHASE	MCA	MOCP							
HP-1	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-2	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-3	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-4	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D
HP-5	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D
HP-6	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D
HP-7	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-8	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-9	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-10	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D
HP-11	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D
HP-12	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D
HP-13	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-14	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C
HP-15	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D
HP-16	ICP	DLCSRBH12AAK	208	1	15	15	74	12.6	10.08	15.5	7.2 @ 17°F	9.5	A,B,C,D

- REMARKS:**  
A. ALL HVAC EQUIPMENT TO BE FIELD LABELED TO IDENTIFY WHICH AREAS OF THE BUILDING THEY SERVE.  
B. MERV 8 PLEATED FILTER  
C. UNIT MOUNTED NON FUSED DISCONNECT SWITCH (INDOOR UNIT ONLY)  
D. INVERTER COMPRESSOR

**EXHAUST FAN SCHEDULE**

TAG	MANUFACTURER	MODEL	CFM	ESP	RPM	WATTS	VOLTAGE	Φ	FLA	WEIGHT LBS	SONES	REMARKS
EF-1	PANASONIC	FV-0511VKSL2	30/80	0.4"	1150	16	120	1	-	40	0.6	A,B,C,D,E,F

- REMARKS:**  
A. FAN TO BE RUN CONTINUOUSLY AT MINIMUM CFM AND MAXIMUM CFM ACTIVATED BY SWITCH  
B. DISCONNECT SWITCH  
C. BACKDRAFT DAMPER  
D. ALUMINUM GRILLE WITH WHITE ENAMEL FINISH  
E. FV-VS15VK1 MULTI SPEED WITH TIME DELAY MODULE (SET TO 5 MINUTES)  
F. INTEGRAL RADIATION DAMPER WHEN PASSING THROUGH RATED ASSEMBLIES

**AIR DEVICE SCHEDULE**

TAG	MANUFACTURER	MODEL	FUNCTION	FACE SIZE	BORDER TYPE	MATERIAL	FINISH	REMARKS
SR-1	HART & COOLEY	821	SUPPLY	10X6	SURFACE	STEEL	WHITE	A,B
SR-2	HART & COOLEY	821	SUPPLY	10X8	SURFACE	STEEL	WHITE	A,B,D
TG-1	HART & COOLEY	A650	RETURN	16X10	SURFACE	ALUMINUM	WHITE	C
RG-1	HART & COOLEY	A650	RETURN	16X10	SURFACE	ALUMINUM	WHITE	B

- REMARKS:**  
A. PROVIDE VOLUME DAMPERS IN TAKEOFFS WHERE ACCESSIBLE. WHERE DAMPERS ARE NOT ACCESSIBLE, PROVIDE OPPOSED BLADE DAMPER AT DIFFUSER  
B. COORDINATE FRAME TYPE WITH ARCHITECTURAL REFLECTED CEILING PLAN  
C. PROVIDE WALL MOUNTING FRAME AND TRANSFER KIT  
D. CEILING DAMPER

**ELECTRIC HEATER SCHEDULE**

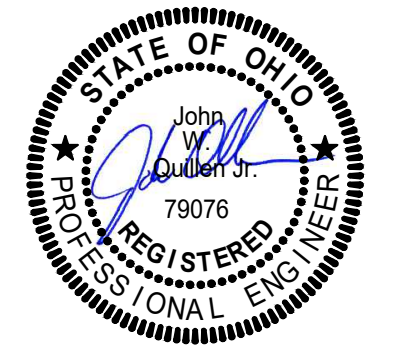
TAG	MANUFACTURER	MODEL	KW	BTUH	ELECTRICAL			REMARKS
					VOLTAGE	PHASE	AMP	
EH-1	QMARK	CDFRE548	3.0	11,260	208	1	14.5	C
EH-2	QMARK	CDFRE548	3.0	11,260	208	1	14.5	C
EH-3	QMARK	MUH0381	3.0	11,260	208	1	14.5	A,B
EH-4	QMARK	MUH0381	3.0	11,260	208	1	14.5	A,B
EH-5	QMARK	MUH102	7.5	25,600	208	1	36	A,B
EH-6	QMARK	MUH102	7.5	25,600	208	1	36	A,B

- REMARKS:**  
A. CEILING MOUNTING BRACKET  
B. UNIT MOUNTED THERMOSTAT AND DISCONNECT SWITCH  
C. PROVIDE COMPLETE UNIT WITH 120V RELAY, RECESSED MOUNTING ENCLOSURE, AND DISCONNECT SWITCH.

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



08/18/2023

Progress Dates  
08.15.2022 - BID SET

Revisions  
A. 05.27.2022 - REVISION #1  
B. 08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

PROPOSED PROJECT:  
**FINDLAY EXCHANGE**  
**116 W. ELDER STREET**  
116 W. ELDER STREET  
CINCINNATI, OH 45202

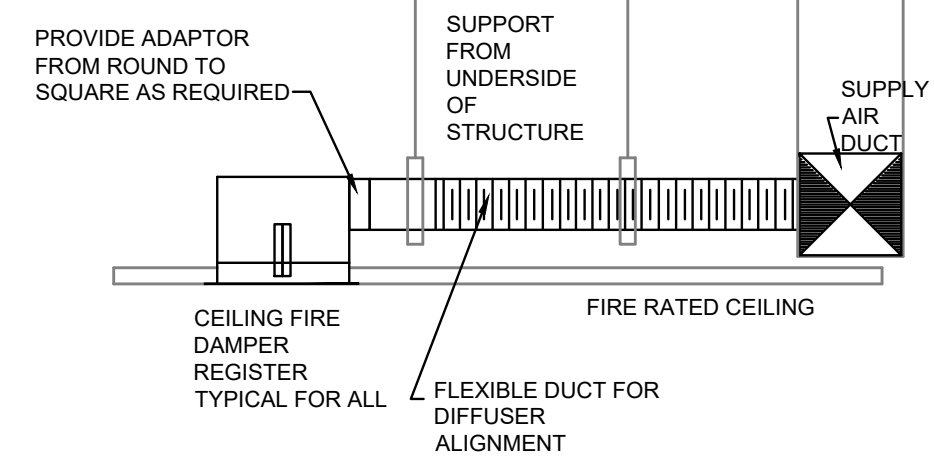
Job No: 11920      04.26.2022

**M200**

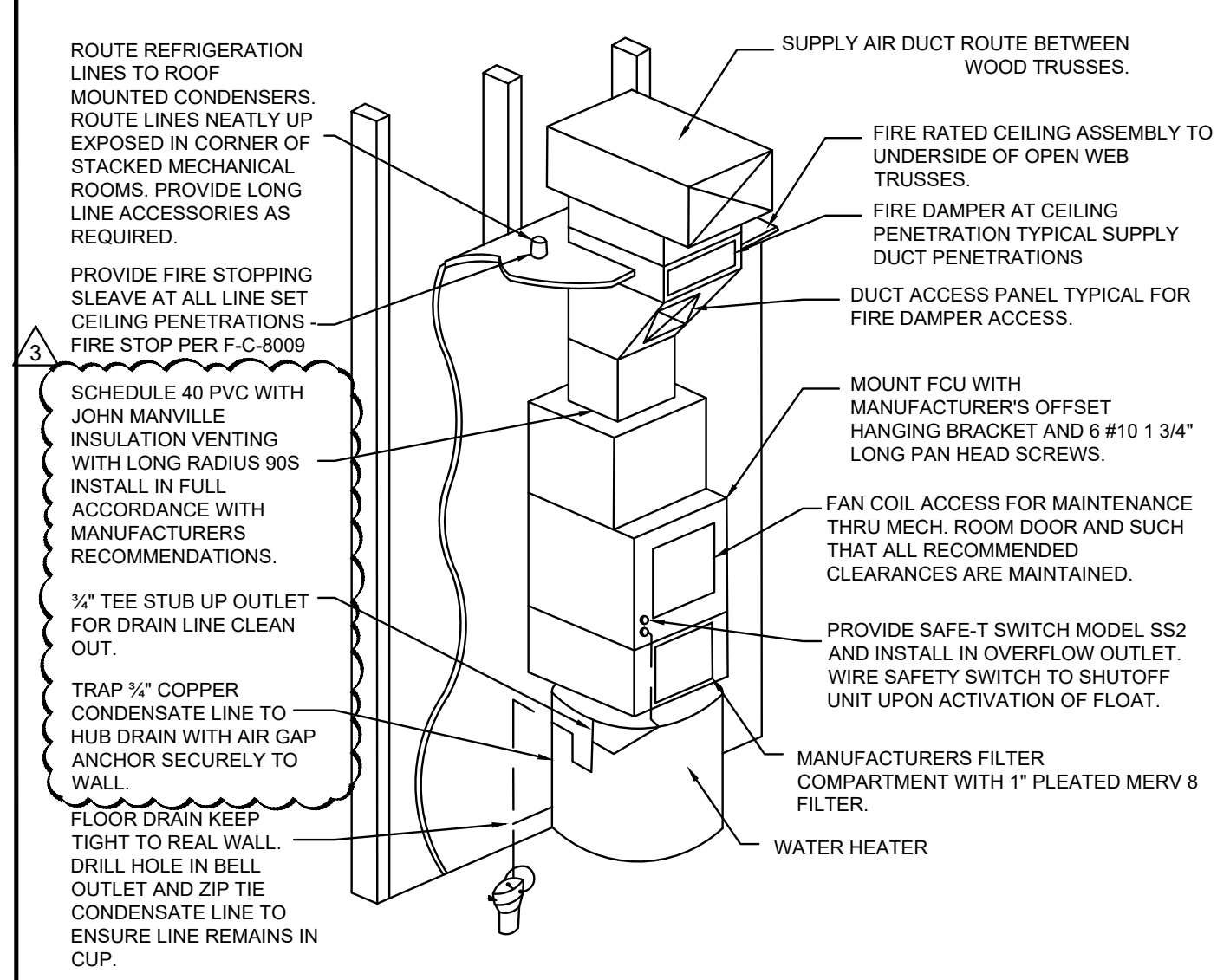
**MARQUE ENGINEERING**  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM

OH COA #4715

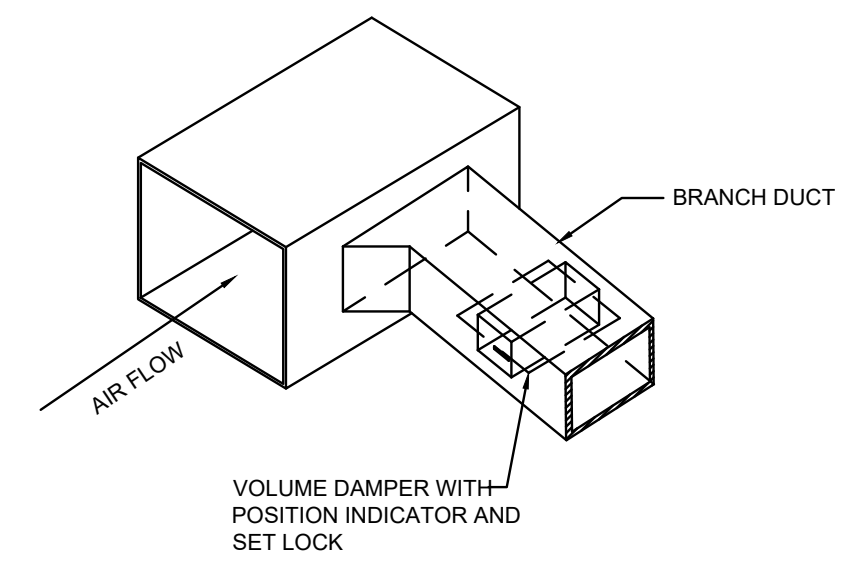
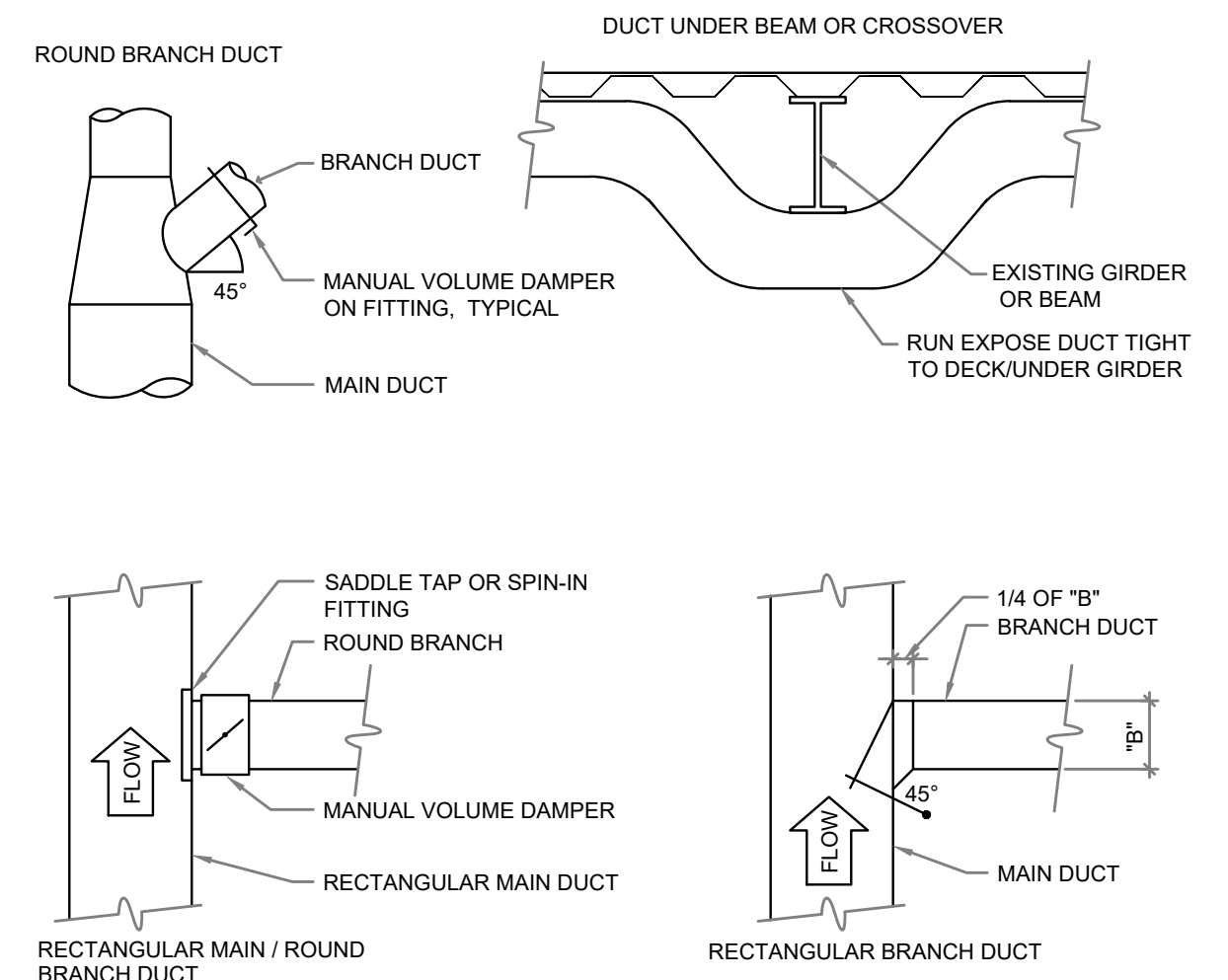




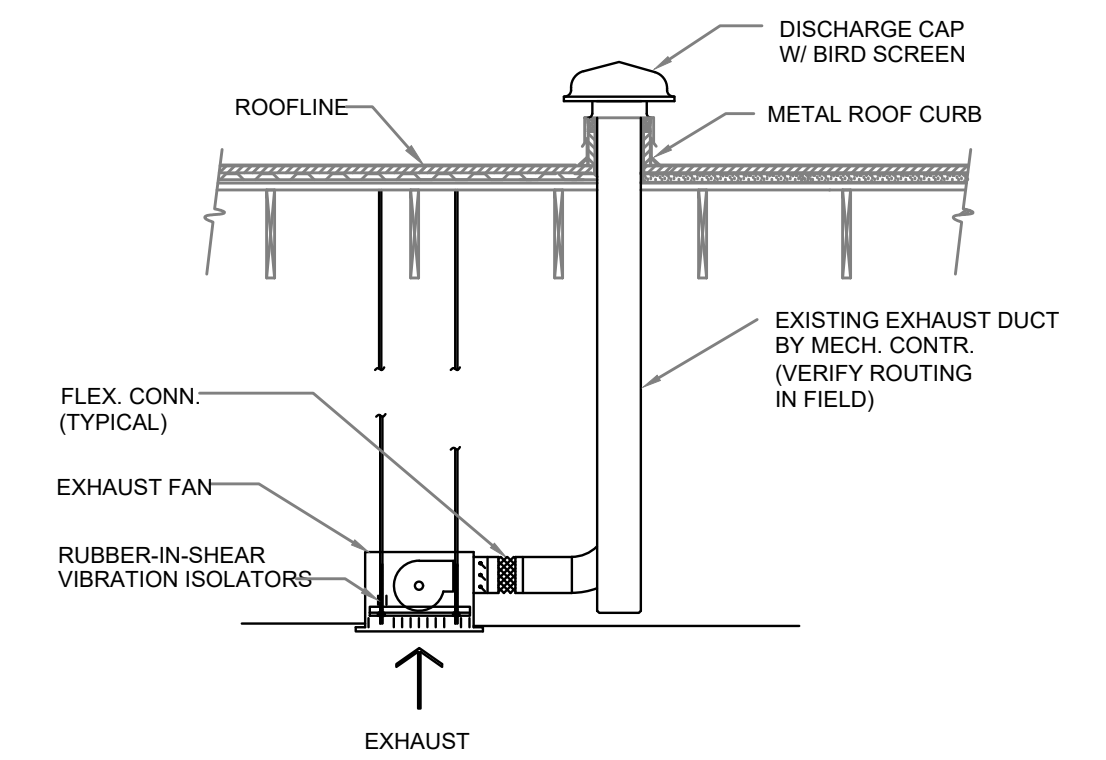
**6 CEILING DIFFUSER DETAIL**  
SCALE: NONE



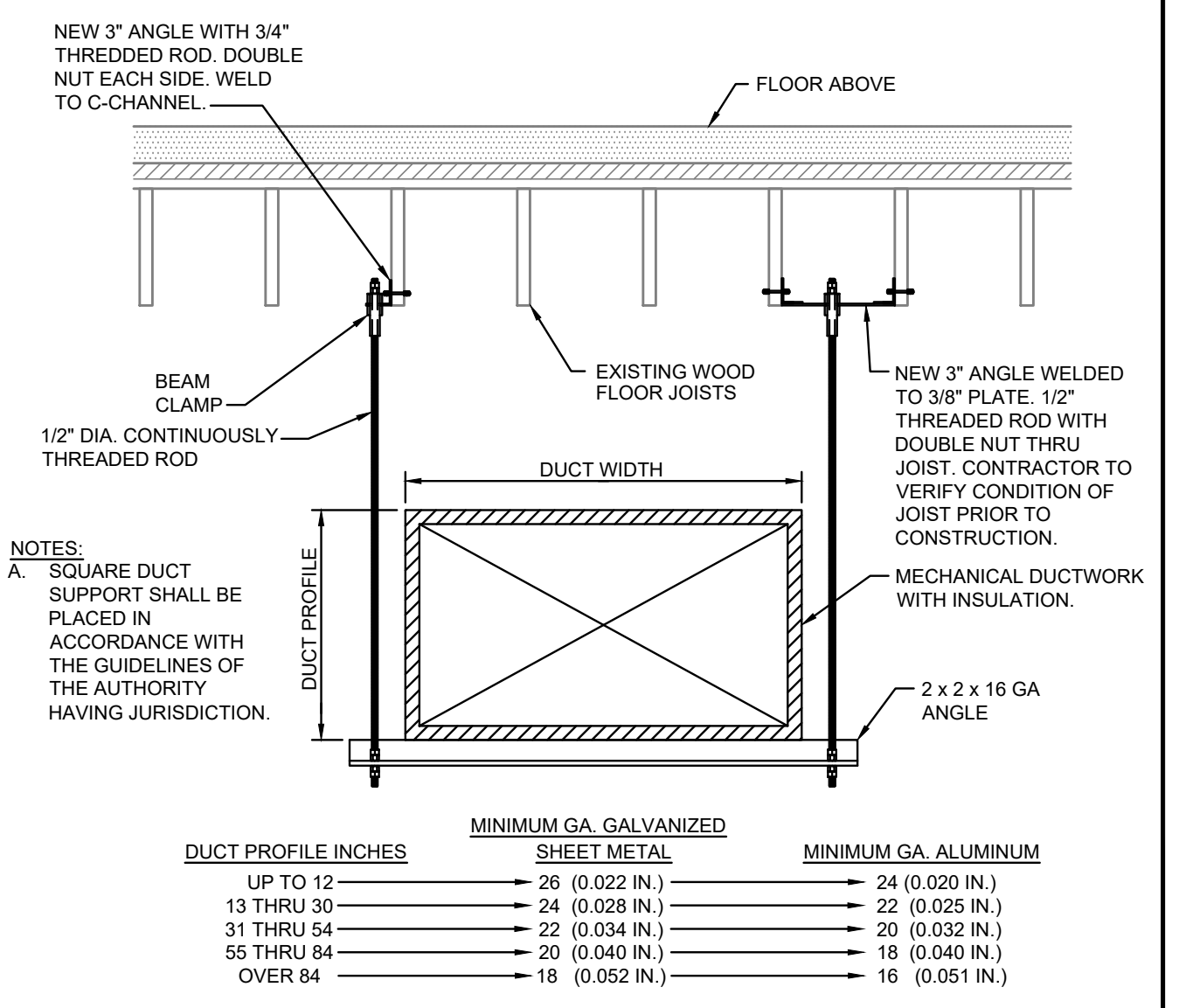
**7 APARTMENT STACKED FAN COIL DETAIL**  
SCALE: NONE



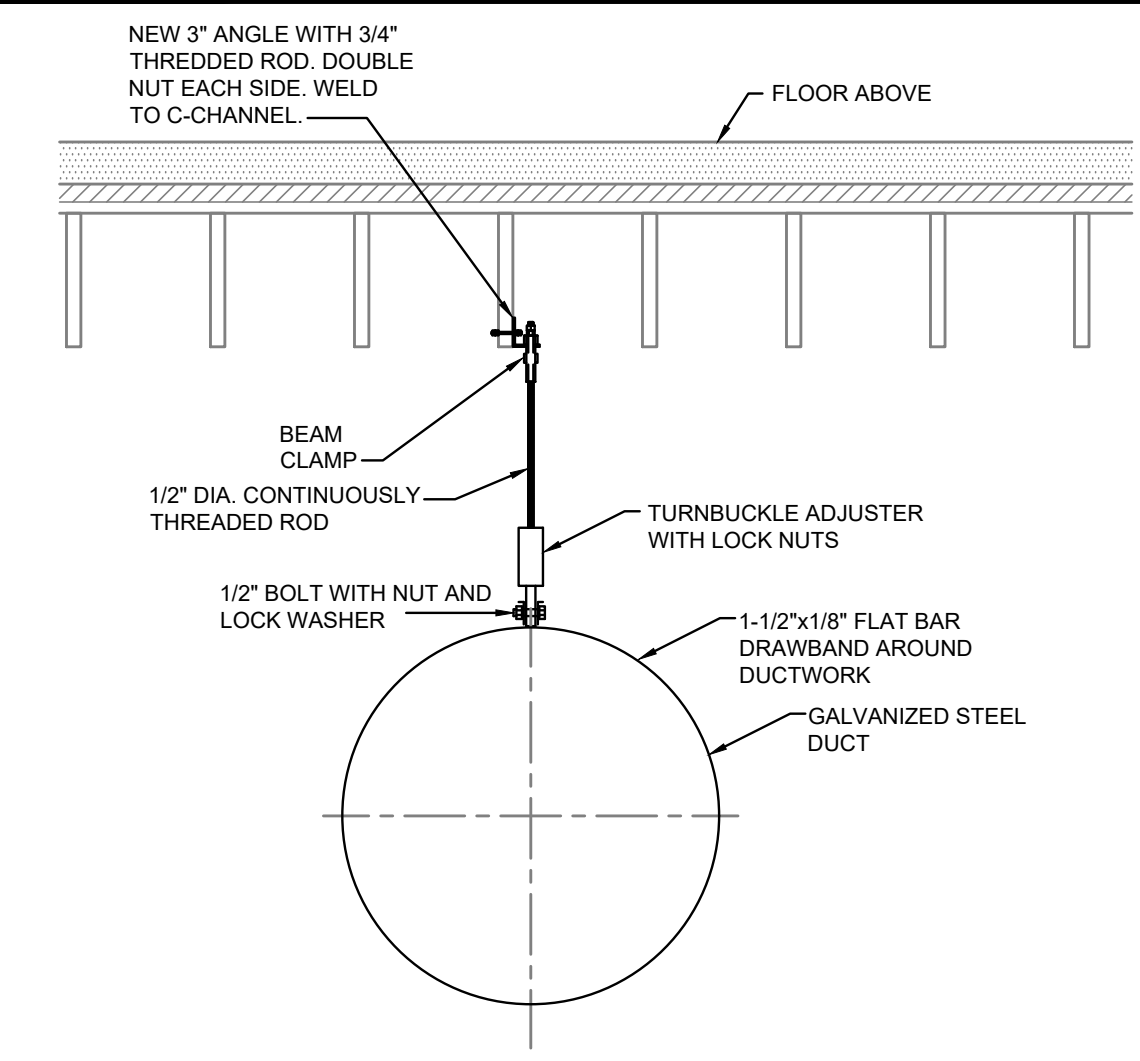
**4 BRANCH DUCT TAKEOFF DETAIL**  
SCALE: NONE



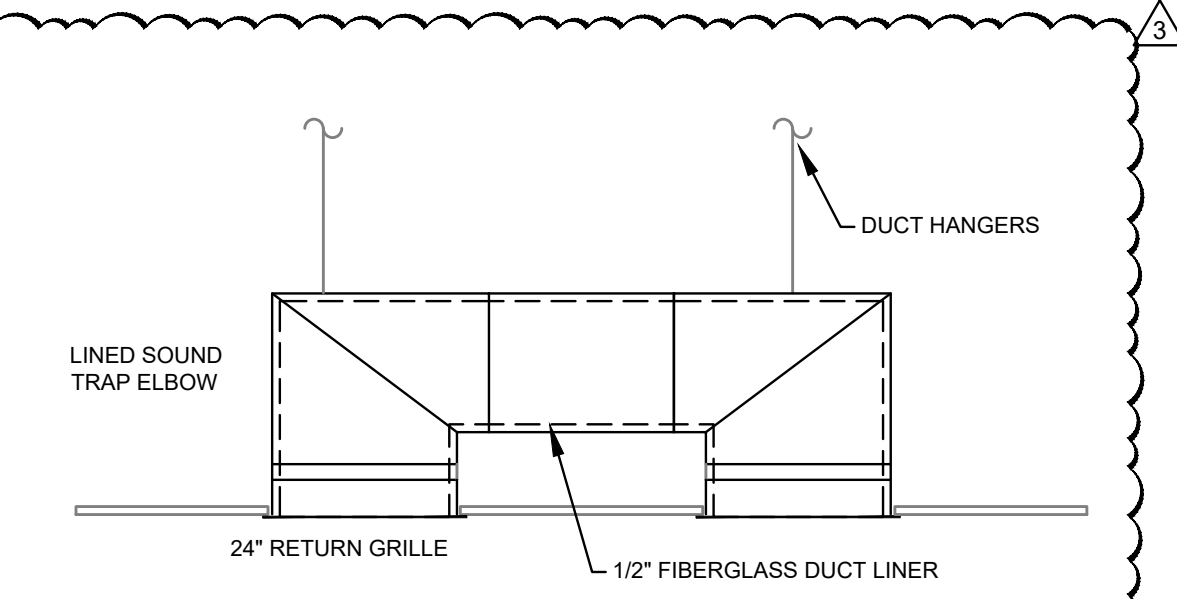
**5 EXHAUST RISER DETAIL**  
SCALE: NONE



**1 RECT. DUCT SUPPORT DETAIL**  
SCALE: NONE



**2 ROUND DUCT SUPPORT DETAIL**  
SCALE: NONE



**3 TRANSFER GRILLE DETAIL**  
SCALE: NONE

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL LOGS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.27.2022 - REVISION #1  
08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

Job No: 11920 04.26.2022



DIVISION 23 MECHANICAL SPECIFICATIONS

23 05 01 COMMON REQUIREMENTS FOR HVAC

ALL MECHANICAL WORK AND TESTS SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST STATE, COUNTY, AND LOCAL REGULATIONS, LAWS, AND ORDINANCES WHICH MAY BE APPLICABLE.

BEFORE SUBMITTING A BID, EXAMINE DOCUMENTS OF ALL OTHER TRADES, VISIT THE SITE AND GET ACQUAINTED WITH ALL CONDITIONS THAT MAY IN ANY WAY AFFECT THE EXECUTION OF THIS CONTRACT. TAKE MEASUREMENTS AND BE RESPONSIBLE FOR EXACT SIZE AND LOCATIONS OF ALL OPENINGS REQUIRED. VERIFY INSTALLATION MAY BE MADE IN COMPLETE ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROFESSIONAL ENGINEER OF RECORD. DO NOT PROCEED WITH THE INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

IT IS NOT THE INTENT OF THE DRAWINGS THAT EXISTING CONDITIONS BE ACCURATELY SHOWN. EXISTING MECHANICAL WORK IS SHOWN TO LIMITED EXTENT ON DRAWINGS AND IS SHOWN FOR GENERAL REFERENCE ONLY. LOCATIONS AND INFORMATION WERE DERIVED FROM CURSORY SITE VISUAL OBSERVATIONS OR FROM DOCUMENTS THAT WERE PREPARED FOR PREVIOUSLY INSTALLED WORK WHEN AVAILABLE.

THE WORK COVERED BY THESE SPECIFICATIONS SHALL CONSIST OF PROVIDING ALL NEW MATERIAL, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE MECHANICAL INSTALLATION AS SPECIFIED HEREIN. WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

- SPLIT SYSTEM CONDENSING UNITS
- AIR HANDLING UNITS
- TOILET EXHAUST FANS
- LOW VOLTAGE THERMOSTATS/REMOTE SENSORS
- DUCT
- DAMPERS
- DIFFUSERS, REGISTERS, AND LOUVERS

WHENEVER THE WORDS "CONTRACTOR" APPEAR ON MECHANICAL DRAWINGS OR IN THESE SPECIFICATIONS, IT SHALL REFER TO THE MECHANICAL SUB-CONTRACTOR. WHENEVER THE WORD "PROVIDE" APPEARS IN THESE DOCUMENTS, IT SHALL BE INTERPRETED TO MEAN "FURNISH AND INSTALL".

COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE INTERRUPTION OF BUILDING OPERATION.

COORDINATE THE INSTALLATION OF MECHANICAL ITEMS WITH THE SCHEDULES FOR WORK OF ALL OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

THIS CONTRACTOR SHALL VERIFY AND SATISFY HIMSELF THAT ALL EQUIPMENT FURNISHED WILL PROPERLY FIT IN THE SPACE PROVIDED, THAT IT WILL FUNCTION PROPERLY, AND THAT ALL PARTS OF EQUIPMENT REQUIRING SERVICE ARE READILY ACCESSIBLE.

ALL PIPING SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND FRAMING SYSTEM. ALL VERTICAL RUNS SHALL BE HELD AGAINST WALLS, COLUMNS, ETC., AS POSSIBLE TO PERMIT MAKING OF PIPE JOINTS.

CONTRACTOR SHALL PROVIDE A GUARANTEE IN WRITTEN FORM STATING THAT ALL WORK SHALL BE FREE OF DEFECTS OR ERRORS, AND ALL EQUIPMENT, MATERIALS, OR PARTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNER'S FINAL ACCEPTANCE AND SHALL REPAIR, REVISE OR REPLACE AT NO COST TO THE OWNER ANY SUCH DEFECTS OCCURRING WITHIN THE GUARANTEE PERIOD.

CONTRACTOR SHALL ALSO STATE IN WRITTEN FORM THAT ANY ITEMS OR OCCURRENCES ARISING DURING THE GUARANTEE PERIOD WILL BE ATTENDED TO IN A TIMELY MANNER AND WILL IN NO CASE EXCEED THREE (3) WORKING DAYS FROM DATE OF NOTIFICATION BY OWNER.

PROVIDE A COMPLETE INSTALLATION IN CONFORMANCE WITH THE FOLLOWING STANDARDS.

- AGA: AMERICAN GAS ASSOCIATION
- ASHRAE: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS
- NFPA-NATIONAL FIRE PROTECTION ASSOCIATION
- SMACNA: SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
- STATEWIDE BUILDING CODE
- INTERNATIONAL MECHANICAL CODE

CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF THIS WORK. ALL OPENINGS IN WALLS, FLOORS OR CEILINGS SHALL BE PROPERLY SEALED AND RESTORED IN KIND. FLASH AND COUNTERFLASH AT ROOF OPENINGS.

ALL EQUIPMENT SHALL BE LISTED AND LABELED, UNLESS OTHERWISE APPROVED.

ALL WIRING SHALL MEET THE REQUIREMENTS LISTED IN THE ELECTRICAL SPECIFICATIONS. ALL CONTROL AND INTERLOCK WIRING AND CONDUIT (120V OR 24V) SHALL BE BY THE MECHANICAL CONTRACTOR.

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE.

CLEANING: THIS CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL ACCUMULATION OF DIRT, DEBRIS, WASTE MATERIALS AND RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AT LEAST ONCE A WEEK, EXCEPT THAT COMBUSTIBLE MATERIALS SHALL BE REMOVED DAILY.

DURING PROGRESS OF THE WORK, MAINTAIN ON DRAWINGS AT THE SITE, AN ACCURATE RECORD OF THE INSTALLATION OF THE MECHANICAL SYSTEM, INDICATING ALL ITEMS WHICH HAVE BEEN CHANGED OR ADDED.

APPLY FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL AUTHORITY, FOR THE APPROVAL OF WORK.

A CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.

GUARANTEE ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

EXISTING CONDITIONS

DO NOT REUSE REMOVED MECHANICAL MATERIALS UNLESS SPECIFICALLY INDICATED ON DRAWINGS. EXISTING SYSTEMS MAY BE UTILIZED ONLY TO THE EXTENT INDICATED ON DRAWINGS.

IF REQUIRED TO ACCOMMODATE CONSTRUCTION RELATED ACTIVITIES TEMPORARILY REMOVE, STORE IN PROTECTED LOCATION ON SITE, AND REINSTALL CONFLICTING MECHANICAL EQUIPMENT, OR DEVICES THAT ARE TO REMAIN OR TO BE RELOCATED.

WHERE THE TERM "DEMOLITION" IS USED HEREIN, INTERPRET IT TO MEAN "DEMOLITION" OR "SELECTIVE DEMOLITION" WHERE APPLICABLE.

PROVIDE MECHANICAL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE PROJECT DEMOLITION AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. DISCONNECT AND REMOVE WORK TO BE ABANDONED, AND AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, IN AREAS AFFECTED BY THIS PROJECT.

LEGALLY DISPOSE OF MATERIALS TO SALVAGED OR RETAINED.

23 05 03 SUBMITTALS FOR MECHANICAL SYSTEMS

DESIGN BASIS MANUFACTURERS OF MATERIAL AND EQUIPMENT ARE SPECIFIED AND PLANS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHING AND INSTALLING THIS MAKE OF MATERIAL AND EQUIPMENT.

AN ACCEPTABLE MANUFACTURER'S NAME AND MODEL NUMBER OF A PRODUCT MAY BE PROVIDED IN THESE DOCUMENTS. THIS IS THE EQUIPMENT INCLUDED DURING THE DESIGN PROCESS AND FORMS THE BASIS OF A STANDARD OF QUALITY. WHERE MORE THAN ONE MAKE OF MATERIAL OR EQUIPMENT IS SPECIFIED, THE CONTRACTOR SHALL STATE IN HIS BID WHICH MAKE HE PROPOSES TO FURNISH AND INSTALL. SHOP DRAWING APPROVAL SHALL BE OBTAINED PRIOR TO SHIPMENT OF EQUIPMENT.

VERIFY THE MODEL NUMBER OR PRODUCT IS STILL ACCURATE AND MEETS ALL REQUIREMENTS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS AND THE PRODUCT OR MODEL NUMBER, THE STRICTER OF THE TWO SHALL GOVERN.

SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA (ELECTRONIC COPIES) ON THE FOLLOWING ITEMS FOR REVIEW BEFORE FABRICATION OR SHIPMENT:

- SPLIT SYSTEM CONDENSING UNITS
- AIR HANDLING UNITS
- TOILET EXHAUST FANS
- LOW VOLTAGE THERMOSTATS/REMOTE SENSORS
- DUCT
- DAMPERS
- DIFFUSERS, REGISTERS, AND LOUVERS

MAINTENANCE MANUALS: THE MANUALS SHALL INCLUDE WIRING DIAGRAMS, MAINTENANCE AND OPERATING INSTRUCTIONS, PARTS LISTINGS, AND COPIES OF OTHER SUBMITTALS INDICATED FOR INCLUSION.

REVIEW AND CORRECTIONS OR COMMENTS MADE ON SHOP DRAWINGS, PRODUCT DATA, CATALOGS, CUT SHEETS, CHARTS, AND OTHER ITEMS DURING CONSTRUCTION PHASE SUBMITTAL REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, FOR PROVIDING A COMPLETE AND FUNCTIONING PROJECT, NOR SHALL THEY RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS OR ERRORS OF ANY SORT. THIS REVIEW IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS RESPONSIBLE FOR DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, FOR SUBSTANTIATING

INSTRUCTIONS FOR INSTALLATIONS, VERIFYING MATERIALS REQUIRED, OBTAINING FIELD MEASUREMENTS AND RELATED CRITERIA, COORDINATING WORK WITH OTHER DISCIPLINES AND PERFORMING WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

ANY CHANGES TO ITEMS SPECIFIED MUST BE SUBMITTED IN WRITING AS A SUBSTITUTION, WITH COMPLETE DOCUMENTATION OF PRICE DIFFERENTIAL AND EQUIPMENT DETAILS. ANY SUBSTITUTIONS PROVIDED SHALL BE REVIEWED AT MARQUE ENGINEERING'S HOURLY RATES. REVIEW SHALL BE PAID FOR BY THE CONTRACTOR TO MARQUE ENGINEERING AT NO COST TO THE OWNER. BY USING PRE-APPROVED SUBSTITUTIONS, THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY AND ASSOCIATED COSTS FOR ALL REQUIRED MODIFICATIONS TO THE CONTRACT DOCUMENTS TO INCLUDE BUT NOT LIMITED TO MATERIAL OR EQUIPMENT COSTS FOR THEIR OR OTHER TRADES, AND ENSURING THAT SUBSTITUTED MATERIALS AND EQUIPMENT TO BE FURNISHED FIT INTO SPACE AVAILABLE.

EXTENSIVE REVISIONS NECESSITATED TO THE CONTRACT DOCUMENTS, OR SUBSTITUTION ACTIONS RELATED TO ANY SPECIFIED PRODUCT NOT ABLE TO BE PROVIDED DUE TO A FAILURE TO COMMENCE WORK, RELEASE PRODUCT OR COORDINATE CONSTRUCTION ACTIVITIES SHALL BE PROVIDED AT MARQUE ENGINEERING'S HOURLY RATES. COSTS SHALL BE BORN BY THE CONTRACTOR AT NO COST TO THE OWNER.

23 05 29 HANGERS AND SUPPORTS

SUPPORT ALL PIPING, DUCTWORK AND EQUIPMENT BY HANGERS OR BRACKETS. FURNISH STRUCTURAL STEEL MEMBERS WHERE REQUIRED TO SUPPORT PIPING AND EQUIPMENT. NO PORTION OF PIPING OR VALVES SHALL BE SUPPORTED BY EQUIPMENT.

DUCTWORK - SUPPORT BY MEANS OF HANGERS AS FOLLOWS:

DUCT WIDTH 30 OR LESS

HANGER SIZE (16 GAUGE)

TYPE MAX. SPACING 8

A PAIR OF HANGERS SHALL BE LOCATED AT EVERY TRANSVERSE JOINT AND ELSEWHERE ACCORDING TO THE TABLE.

23 05 93 HVAC SYSTEM TESTING, ADJUSTING AND BALANCING FOR HVAC

ALL SYSTEMS AND EQUIPMENT SHALL BE CAREFULLY ADJUSTED TO PROVIDE COMFORTABLE AND UNIFORM CONDITIONS IN EACH AND EVERY SPACE TO THE OWNER'S SATISFACTION. PROVIDE ANY REQUIRED DRIVES TO SATISFY QUANTITIES INDICATED. PROVIDE A CERTIFIED AIR BALANCE OF THE DIFFUSERS AND AIR HANDLERS.

AIR SYSTEM:

AIR BALANCE AND TESTING SHALL NOT BEGIN UNTIL THE SYSTEM HAS BEEN COMPLETED AND IS IN FULL WORKING ORDER. CONTRACTOR SHALL PUT ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AND EQUIPMENT INTO FULL OPERATION AND SHALL CONTINUE THE OPERATION OF SAME DURING EACH WORKING DAY OF TESTING AND BALANCING. CONTRACTOR SHALL SUBMIT WITHIN 30 DAYS AFTER RECEIPT OF CONTRACT, COPIES OF SUBMITTAL DATA FOR THE TESTING AND BALANCING OF THE AIR CONDITIONING, HEATING, AND VENTILATING SYSTEMS. THE AIR BALANCE AND TESTING AGENCY SHALL PROVIDE PROOF OF HAVING SUCCESSFULLY COMPLETED AT LAST FIVE PROJECTS OF SIMILAR SIZE AND SCOPE.

CONTRACTOR SHALL PROCURE THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY, APPROVED BY THE ENGINEER, AND A MEMBER OF AABC OR NEBB, WHICH SPECIALIZES IN THE BALANCING AND TESTING OF HEATING VENTILATION AND AIR CONDITIONING SYSTEMS, TO BALANCE, ADJUST AND TEST AIR MOVING EQUIPMENT AND AIR DISTRIBUTION OR EXHAUST SYSTEMS AS HEREIN SPECIFIED.

ALL WORK BY THIS AGENCY SHALL BE DONE UNDER THE DIRECT SUPERVISION OF A QUALIFIED HEATING AND VENTILATING ENGINEER EMPLOYED BY THIS AGENCY. ALL INSTRUMENTS USED BY THIS AGENCY SHALL BE ACCURATELY CALIBRATED AND MAINTAINED IN GOOD WORKING ORDER.

23 07 13 DUCT INSTALLATION

INSULATE ALL SUPPLY, DIFFUSER PLENUMS, AND OUTSIDE AIR DUCTWORK OF ALL UNITS WITH OWENS CORNING "ALL SERVICE DUCT WRAP" TYPE 150 GLASS FIBER INSULATION UNLESS OTHERWISE NOTED. INSULATION SHALL BE 1-1/2" THICK (2" THICK FOR SUPPLY AND RETURN IN TRUSS SPACE). 1.5 PCF. DENSITY WITH FRK JACKET. 002 THICK REINFORCED ALUMINUM FOIL VAPOR BARRIER. INSULATION SHALL CONFORM TO NFPA 90A AND 90B PER ASTM E-84 FOR FLAME SPREAD AND SMOKE DEVELOPED RATING.

INSULATE ALL EXTERIOR SUPPLY AND RETURN DUCTWORK WITH RIGID FIBERGLASS BOARD INSULATION WITH OUTDOOR JACKET. INSULATION SHALL BE 2" THICK WITH A 'K' VALUE OF 0.23 AT 75 F. INSTALL ALL ON DUCTWORK USING IMPALPE ANCHORS AND WIRES. SEAL VAPOR BARRIER WITH VAPOR BARRIER ADHESIVE.

PROVIDE INSULATION ON ALL CONCEALED SUPPLY, RETURN DUCTWORK. ALL LINERS, INSULATION AND ADHESIVES SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.

RIGID FIBERGLASS DUCTWORK INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 612, TYPE IB, WITHOUT FACING AND WITH VAPOR BARRIER ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM. INSULATION SHALL HAVE A MINIMUM R VALUE AS REQUIRED BY CODE.

FLEXIBLE FIBERGLASS DUCTWORK INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE II, WITHOUT FACING AND WITH VAPOR BARRIER ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM. INSULATION SHALL HAVE A MINIMUM R VALUE AS REQUIRED BY CODE.

VAPOR BARRIER MATERIAL FOR DUCTWORK: PAPER-BACKED ALUMINUM-FOIL, EXCEPT AS OTHERWISE INDICATED; STRENGTH AND PERMEABILITY RATING EQUIVALENT TO FACTORY-APPLIED VAPOR BARRIERS ON ADJOINING DUCTWORK INSULATION, WHERE AVAILABLE; WITH FOLLOWING ADDITIONAL CONSTRUCTION CHARACTERISTICS:

HIGH PUNCTURE RESISTANCE: LOW VAPOR TRANSMISSION (FOR DUCTS IN EXPOSED AREAS: MECH. ROOMS, ETC.) MODERATE PUNCTURE RESISTANCE: MEDIUM VAPOR TRANSMISSION (FOR DUCTS IN CONCEALED AREAS).

INSTALLATION IS NOT PERMITTED ABOVE DRYWALL CEILINGS AND INACCESSIBLE CEILINGS.

23 09 93 SEQUENCE OF OPERATION

AIR HANDLING UNIT

STARTUP

THE UNIT SHALL OPERATE ON A 7 DAY/NIGHT PROGRAMMABLE THERMOSTAT. DURING STARTUP, THE FAN SHALL RUN WITH THE DAMPERS IN THE FULL RECIRCULATION POSITION. PROVIDE OCCUPIED CHANGEOVER SEQUENCE WITH OPTIMUM START FUNCTION. WHEN THE RETURN AIR TEMPERATURE REACHES OCCUPIED SETPOINT (ADJUSTABLE), THE MINIMUM OUTSIDE AIR DAMPER SHALL OPEN TO THE CONTROLLED MINIMUM OUTDOOR AIR POSITION.

SUPPLY FAN CONTROL

THE SUPPLY FAN SPEED SHALL BE CONSTANT AND SET TO THE REQUIRED CFM.

SPACE TEMPERATURE CONTROL

PROVIDE LOCAL WALL MOUNTED ROOM TEMPERATURE THERMOSTAT WITH DIGITAL DISPLAY OF ROOM TEMPERATURE AND SETPOINT (+/- DEG. F. ADJUSTABLE), AND OVERRIDE FEATURE. PROVIDE REMOTE SENSOR TO MONITOR SPACE TEMPERATURE AND MAINTAIN THERMOSTAT SETPOINT.

MINIMUM OUTSIDE AIR CONTROL

DURING OCCUPIED MODE THE MINIMUM OUTSIDE AIR DAMPER SHALL BE OPEN. PROVIDE MOTORIZED OUTDOOR AIR DAMPER.

COOLING CONTROL

COOLING SHALL BE CONTROLLED TO MAINTAIN SPACE TEMPERATURE SETPOINT. ON A CALL FOR COOLING THE HEATING SHALL BE OFF. ON A FURTHER CALL FOR COOLING, ENABLE THE ECONOMIZER MODE. ON A FURTHER CALL FOR COOLING, DISABLE THE ECONOMIZER MODE AND THE MECHANICAL COOLING SHALL BE STAGED ON.

HEATING CONTROL

HEATING SHALL BE CONTROLLED TO MAINTAIN SPACE TEMPERATURE SETPOINT. ON A CALL FOR HEATING, THE MECHANICAL COOLING SHALL BE OFF. ON A FURTHER CALL FOR HEATING, THE ECONOMIZER MODE SHALL BE DISABLED. ON A FURTHER CALL FOR HEATING THE GAS HEATING SHALL BE STAGED ON.

UNOCCUPIED MODE

DURING THE UNOCCUPIED MODE OF OPERATION, THE AHU SHALL GO INTO NIGHT SETBACK MODE. AT NIGHT SETBACK/SHUTDOWN THE AHU SHALL GO TO FAIL SAFE POSITION. FAIL SAFE POSITION IS DEFINED BY THE FOLLOWING: THE SUPPLY FAN IS OFF, THE OUTDOOR AIR INTAKE DAMPER IS CLOSED, THE HEATING IS OFF AND THE MECHANICAL COOLING IS OFF. THE SUPPLY FAN SHALL CYCLE IN CONJUNCTION WITH EITHER THE HEATING OR COOLING SYSTEM TO MAINTAIN A MINIMUM/MAXIMUM SPACE TEMPERATURE DEPENDING ON THE SEASON.

LOW VOLTAGE THERMOSTATS SHALL BE PROVIDED AND WIRED BY THE HVAC CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE 4" SQUARE X 1- 1/2" DEEP WALL OUTLET BOXES (WITH SINGLE-GANG RINGS) FOR ALL THERMOSTATS/SENSORS. ELECTRICAL CONTRACTOR SHALL PROVIDE ONE 3/4" EMPTY CONDUIT FROM EACH THERMOSTAT/SENSOR LOCATION, TURNED OUT ABOVE ACCESSIBLE CEILINGS (IN JOIST SPACE OR AGAINST OVERHEAD SLAB/DECK). HVAC/TEMPERATURE CONTROL CONTRACTOR SHALL PROVIDE ALL OTHER NECESSARY CONDUIT, RACEWAY AND WIRING RELATED WORK. CONDUIT SHALL BE IDENTIFIED IN CEILING CAVITY AND SHALL BE PROVIDED WITH SWEEP BENDS, BUSHINGS AND DRAGLINE.

EXHAUST FANS SHALL BE TIED TO SWITCH, WHICH SHALL BE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. WHEN ACTIVATED, EXHAUST FAN MOTOR DAMPER SHALL OPEN AND FAN SHALL START.

23 22 00 CONDENSATE DRAIN PIPING

INSTALL TRAP AT EVAPORATOR COIL DRAIN. EXTEND DRAIN LINE FROM COIL TRAP TO DRAIN. PIPING SHALL BE STANDARD

WEIGHT, PVC PIPE AND FITTINGS AND WITH JOINTS OF PVC SOLVENT CEMENT. PROVIDE CLEANOUTS THROUGHOUT RUN AND AT TOPS OF TRAPS.

23 30 00 AIR DISTRIBUTION SYSTEM

CEILING AIR DIFFUSERS:

SQUARE: SQUARE HOUSING, CORE OF SQUARE CONCENTRIC LOUVERS, SQUARE OR ROUND DUCT CONNECTION.

LINEAR: EXTRUDED ALUMINUM CONTINUOUS SLOT, SINGLE OR MULTIPLE.

DIFFUSER MOUNTINGS:

SURFACE MOUNT: DIFFUSER SHALL HAVE ROLLED EDGE BELOW FINISHED CEILING FOR SURFACE MOUNTING OR DIFFUSER SHALL BE FURNISHED WITH ACCESSORY PLASTER FRAME.

LAY-IN: DIFFUSER HOUSING SIZED TO FIT BETWEEN CEILING EXPOSED SUSPENSION TEE BARS AND REST ON TOP SURFACE OF TEE BAR.

DIFFUSER ACOUSTIC PERFORMANCE: NC LESS THAN OR EQUAL TO 30

DIFFUSER ACCESSORIES: PLASTER RING; PERIMETER RING DESIGNED TO ACT AS PLASTER STOP AND DIFFUSER ANCHOR.

DIFFUSER FINISHES: WHITE ENAMEL; SEMI-GLOSS WHITE ENAMEL PRIME FINISH.

CEILING AND WALL REGISTERS & GRILLES:

STEEL CONSTRUCTION; MANUFACTURER'S STANDARD STAMPED SHEET STEEL FRAME AND ADJUSTABLE BLADES.

REGISTER AND GRILLE FINISHES: WHITE ENAMEL; SEMI-GLOSS WHITE ENAMEL PRIME FINISH.

REGISTER AND GRILLE ACOUSTIC PERFORMANCE: NC LESS THAN OR EQUAL TO 30

23 31 13 METAL DUCTS

CONSTRUCTION, INSTALLATION AND SUPPORT OF ALL DUCTWORK SHALL CONFORM TO THE LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARD -METAL AND FLEXIBLE".

ASSEMBLE AND INSTALL DUCTWORK IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES TO ACHIEVE AIR-TIGHT (5% LEAKAGE FOR SYSTEMS RATED 3" AND UNDER; 1% FOR SYSTEMS RATED OVER 3") AND NOISELESS (NO OBJECTIONABLE NOISE) SYSTEMS. INSTALL EACH RUN WITH MINIMUM NUMBER OF JOINTS. ALIGN DUCTWORK ACCURATELY AT CONNECTIONS, WITHIN 1/8" MISALIGNMENT TOLERANCE AND WITH INTERNAL SURFACES SMOOTH.

SUPPORT VERTICAL DUCTS AT EVERY FLOOR. SUPPORT DUCT WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10 FEET.

DUCTS SHALL BE GALVANIZED SHEET METAL OF STANDARD GAUGES. DUCTWORK SHALL HAVE A MINIMUM THICKNESS OF 24 GAUGE. ALL DUCT ELBOWS SHALL BE EITHER FULL RADIUS OR WITH TURNING VANES.

WHERE DUCTWORK IS INDICATED TO BE EXPOSED IN OCCUPIED SPACES, PROVIDE MATERIALS WHICH ARE FREE FROM VISUAL IMPERFECTIONS INCLUDING PITTING, SEAM MARKS, ROLLER MARKS, STAINS AND DISCOLORATIONS, AND OTHER IMPERFECTIONS, INCLUDING THOSE WHICH WOULD IMPAIR PAINTING.

EXPOSED DUCTWORK WHICH IS TO BE PAINTED SHALL HAVE PAINT GRIP APPLIED.

PROVIDE VOLUME DAMPERS IN ALL BRANCH DUCTS OR AS REQUIRED FOR BALANCING TO REQUIRED AIR FLOWS.

PROVIDE RADIUS TYPE FITTINGS FABRICATED OF MULTIPLE SECTIONS WITH MAXIMUM 15 DEG. CHANGE OF DIRECTION PER SECTION, UNLESS DETAILED OTHERWISE. USE 45 DEG. LATERALS AND 45 DEG. ELBOWS FOR BRANCH TAKEOFF CONNECTIONS. WHERE 90 DEG. BRANCHES ARE INDICATED, PROVIDE CONICAL TYPE TEES.

PROVIDE DUCT SEALANT AND/OR CEMENT WHICH IS NON-HARDENING, NON-MIGRATING MASTIC OR OF LIQUID ELASTIC SEALANT, TYPE APPLICABLE FOR FABRICATION/INSTALLATION DETAIL, AS COMPOUNDED AND RECOMMENDED BY MANUFACTURER SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN DUCTWORK.

FLEXIBLE DUCTS SHALL EITHER BE SPIRAL-WOUND SPRING STEEL WITH FLAMEPROOF VINYL SHEATHING OR CORRUGATED ALUMINUM. THE MAXIMUM LENGTH OF FLEX DUCT ON THE SUPPLY EQUALS 5 FEET. FLEX IS NOT ALLOWED FOR RETURN, RELIEF OR EXHAUST APPLICATIONS.

FLEXIBLE DUCTS SHALL CONFORM TO THE REQUIREMENTS OF UL 181 FOR CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCTS AND SHALL BE SO IDENTIFIED.

WHERE INSTALLED IN UNCONDITIONED SPACES OTHER THAN RETURN AIR PLENUMS, PROVIDE 1" THICK 1-1/2 LB. CONTINUOUS FLEXIBLE FIBERGLASS SHEATH WITH VINYL VAPOR BARRIER JACKET.

SHOP FABRICATE DUCTWORK IN 4, 8, 10 OR 12-FT LENGTHS, OR REQUIRED TO COMPLETE RUNS.

FABRICATE DUCTWORK WITH DUCT LINER IN EACH SECTION OF DUCT WHERE INDICATED. LAMINATE LINER TO INTERNAL SURFACES OF DUCT IN ACCORDANCE WITH INSTRUCTIONS BY MANUFACTURERS OF LINING AND ADHESIVE, AND FASTEN WITH MECHANICAL FASTENERS. DUCT LINER TO BE 3-LB DENSITY FOR ACOUSTIC REQUIREMENTS 1" THICK OR AS NOTED. SIZE OF DUCTWORK SHOWN ON THE DRAWINGS IS FREE NET AREA, OUTSIDE DIMENSION OF DUCTS WILL NEED TO BE INCREASED IF LINED DUCTS IS USED.

DUCT LINER SHALL BE OF FIBROUS GLASS OF THICKNESS INDICATED, 3-LB DENSITY. ALL LINERS, INSULATION AND ADHESIVES SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.

23 33 13 DAMPERS

DAMPERS WITH LOCKING DEVICE, WHERE ACCESSIBLE, SHALL BE RUSKIN MD-35. OPPOSED BLADE FOR RECTANGULAR DUCTS 12 INCHES AND ABOVE, AND MODEL MD-25 PARALLEL BLADE FOR DUCTS 10 INCHES AND BELOW, AND MODEL MDRS-25 FOR ROUND DUCTS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SINGLE BLADE ROUND DAMPERS WITH LOCKING DEVICE SHALL BE IN SPIN-IN COLLARS.

FIRE DAMPERS SHALL BE RUSKIN MODEL 1BD, STYLE B WITH BLADE PACKAGE OUT OF AIR STREAM. HORIZONTAL, INSTALL WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY AUTHORITY HAVING LOCAL JURISDICTION.

ELECTRIC MOTORIZED DAMPER SHALL BE SIZED TO OPERATE WITH SUFFICIENT RESERVE POWER TO PROVIDE SMOOTH MODULATING ACTION OR TWO-POSITION ACTION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

23 81 26 - CONDENSING UNITS

CONDENSING UNIT/HEAT PUMP: AIR COOLED CONDENSING UNIT/HEAT PUMP AS SCHEDULED, OR EQUIVALENT. COOLING CAPACITY SHALL BE AS LISTED.

CASING: STEEL, FINISHED WITH BAKED ENAMEL IN COLOR SELECTED BY ARCHITECT, WITH REMOVABLE PANELS FOR ACCESS TO CONTROLS, WEEP HOLES FOR WATER DRAINAGE, AND MOUNTING HOLES IN BASE. PROVIDE BRASS SERVICE VALVES, FITTINGS, AND GAGE PORTS ON EXTERIOR OF CASING.

COMPRESSOR: HERMETICALLY SEALED SCROLL COMPRESSOR WITH CRANKCASE HEATER AND MOUNTED ON VIBRATION ISOLATION DEVICE. COMPRESSOR MOTOR SHALL HAVE THERMAL- AND CURRENT-SENSITIVE OVERLOAD DEVICES, START CAPACITOR, RELAY, AND CONTACTOR.

REFRIGERANT CHARGE: R-410A. REFRIGERANT CHARGE: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS AND LIQUID SUBCOOLER. COMPLY WITH ARI 210/240.

23 82 39 WALL HEATERS (WH)

THE HEATING EQUIPMENT SHALL INCLUDE ELECTRIC, AUTOMATIC FAN FORCED AIR HEATER SUITABLE FOR LARGE AREA HEATING. THE HEATER SHALL BE DESIGNED FOR WALL RECESS OR SURFACE MOUNTING. HEATERS SHALL BE UL LISTED OR EQUIVALENT (ETL).

HEATER ASSEMBLY: THE HEATER ASSEMBLY WHICH FITS INTO THE BACK BOX SHALL CONSIST OF A FAN PANEL UPON WHICH IS MOUNTED ALL OF THE OPERATIONAL PARTS OF THE HEATER.

HEATING ELEMENT: THE HEATING ELEMENT SHALL BE OF THE NON-GLOWING DESIGN CONSISTING OF A SPECIAL RESISTANCE WIRE ENCLOSED IN A STEEL SHEATH TO WHICH STEEL PLATE FINS ARE COPPER BRAZED. IT SHALL BE WARRANTED FOR 5 YEARS.

FAN AND MOTOR: FAN SHALL BE FIVE-BLADED ALUMINUM. FAN MOTOR SHALL BE TOTALLY ENCLOSED. FAN DELAY SWITCH: FAN CONTROL SHALL BE OF BI-METALLIC, SNAP-ACTION TYPE AND SHALL ACTIVATE FAN AFTER HEATING ELEMENT REACHES OPERATING TEMPERATURE. THE FAN SHALL CONTINUE TO OPERATE AFTER THE THERMOSTAT IS SATISFIED AND UNTIL THE HEATING ELEMENT IS COOL.

THERMOSTAT: THE TAMPER-PROOF THERMOSTAT SHALL BE OF THE BI-METALLIC SNAP-ACTION TYPE WITH ENCLOSED CONTACTS. IT SHALL BE COMPLETELY CONCEALED BEHIND THE FRONT COVER TO BECOME TAMPER PROOF.

THERMAL CUTOFF: A MANUAL-RESET THERMAL CUTOFF SHALL BE BUILT INTO THE SYSTEM TO SHUT OFF THE HEATER IN THE EVENT OF OVERHEATING.

POWER ON/OFF SWITCH: A DOUBLE-POLE, SINGLE THROW ON/OFF SWITCH SHALL BE MOUNTED ON THE BACK BOX FOR POSITIVE DISCONNECT OF POWER SUPPLY. IT WILL BE COMPLETELY CONCEALED BEHIND THE FRONT GRILLE PANEL.

BACK BOX: THE BACK BOX SHALL BE DESIGNED FOR DUTY AS A RECESSED ROUGH-IN BOX IN EITHER MASONRY OR FRAME INSTALLATIONS, AND IS ALSO USED WITH THE SURFACE MOUNTING FRAME IN SURFACE MOUNTING INSTALLATIONS. THE BACK BOX SHALL BE 20-GAUGE GALVANIZED STEEL AND SHALL CONTAIN KNOCKOUTS THROUGH WHICH POWER LEADS ARE BROUGHT.

SWITCH: A DOUBLE-POLE, SINGLE THROW ON/OFF SWITCH SHALL BE MOUNTED ON THE BACK BOX FOR POSITIVE DISCONNECT OF POWER SUPPLY. IT WILL BE COMPLETELY CONCEALED BEHIND THE FRONT GRILLE PANEL.

FRONT PANEL: THE FRONT PANEL SHALL BE OF THE BAR GRILLE TYPE AND SHALL BE CONSTRUCTED OF 16-GAUGE COLD-ROLLED STEEL, WELDED INTO A UNIFORM GRILLE TO DIRECT THE WARMED AIR TOWARD THE FLOOR.



OH COA #4715



Progress Dates  
08.15.2022 - BID SET

Revisions  
05.27.2022 - REVISION #1  
08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

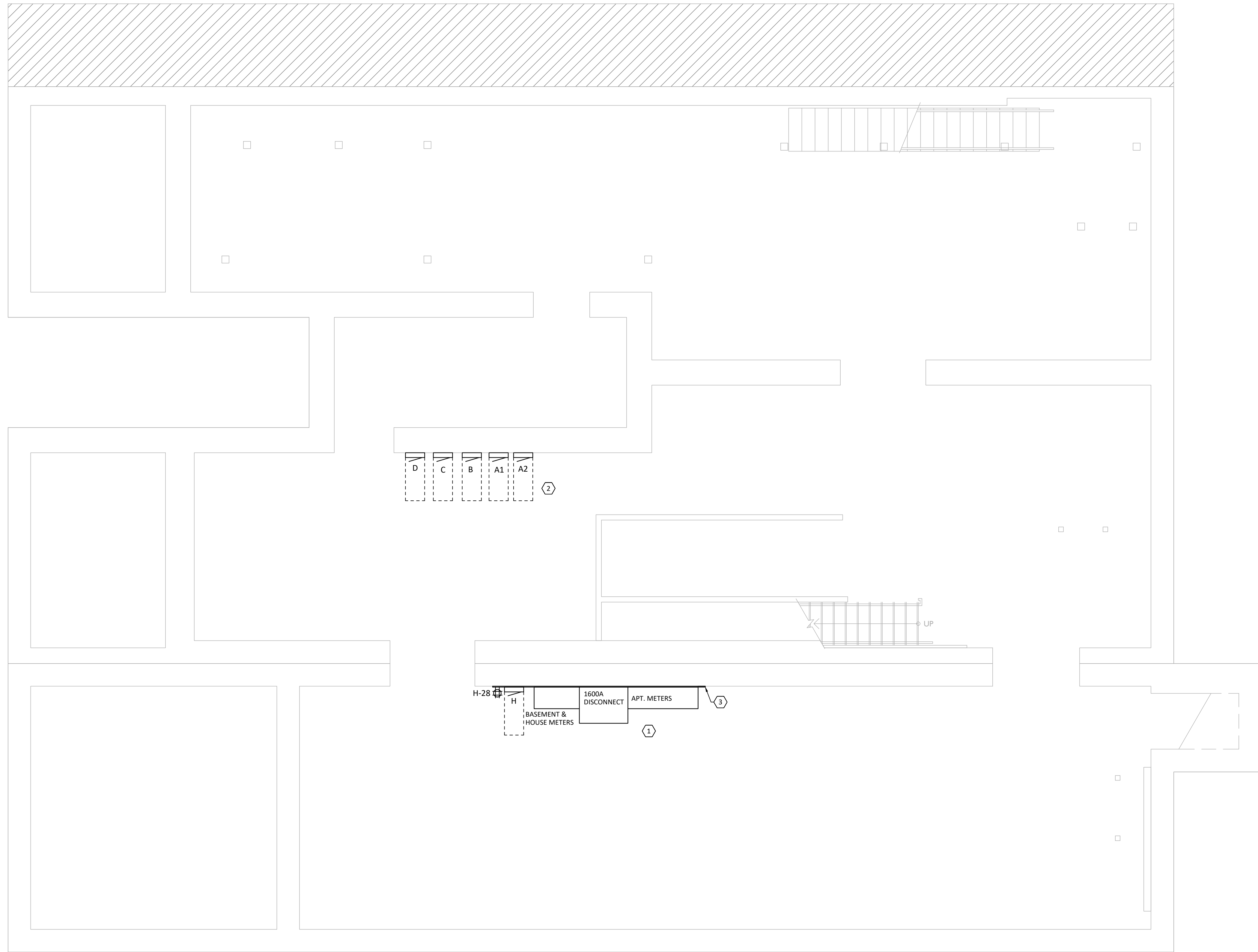
PROPOSED PROJECT:  
FINDLAY EXCHANGE  
116 W. ELDER STREET  
116 W. ELDER STREET  
CINCINNATI, OH 45202

Job No: I1920 04.26.2022

M300

2023 MARQUE ENGINEERING LLC ©  
THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL LOGS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1**  
**E100** **BASEMENT POWER PLAN**  
1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL RECEPTACLES IN KITCHENS/BARS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI RECEPTACLES OR GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS.
- B. PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.
- C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.
- D. ALL WORK SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- E. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- F. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.
- G. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- H. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.
- I. PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY M.C.. COORDINATE EXACT LOCATIONS WITH M.C.. TYPICAL OF ALL.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.
- K. ALL RECEPTACLES MOUNTED ON EXPOSED BRICK/MASONRY WALLS SHALL HAVE SURFACE MOUNT CONDUIT RUN FROM BELOW.
- L. REFER TO SPECIFICATIONS FOR WIRE SIZING.
- M. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LATEST NATIONAL ELECTRIC CODE (NEC) AND BY TRAINED AND LICENSED ELECTRICIANS.
- N. LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.
- O. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH CONTRACTOR FURNISHING SUCH. COORDINATE EXACT ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
  - O.A. COORDINATE ALL HVAC AND PLUMBING EQUIPMENT OVER-CURRENT PROTECTIVE DEVICES WITH RESPECTIVE DIVISIONAL PRODUCT DATA SUBMITTALS AND INSTALLING CONTRACTOR PRIOR TO FURNISHING SAID OVER-CURRENT PROTECTIVE DEVICES.
  - O.B. COORDINATE SPECIALTY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
  - O.C. WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.
- P. ALL DEVICES SHOWN ON EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.
- Q. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.
- R. IN ADA UNITS, MOUNTING HEIGHT FOR BRANCH CIRCUIT BREAKER(S) SHALL NOT BE GREATER THAN 48" AFF.
- S. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN INDIVIDUAL UNITS.
- T. ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE TAMPER PROOF TYPE.
- U. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS SHALL HAVE AFCI PROTECTION. AFCI PROTECTION MAY BE ACHIEVED BY ANY APPROVED METHOD DETAILED IN NFPA 70, SECTION 201.12 (A).
- V. FOR ALL WASHERS/DRYERS WITHIN DWELLING UNITS, PROVIDE EITHER DIRECT OR CORD-AND-PLUG CONNECTIONS AS DETERMINED BY THE APPLIANCE(S) NAMEPLATE(S). AT WASHERS, PROVIDE A 120V 20A BRANCH CIRCUIT AND GFCI RECEPTACLE. AT DRYERS, PROVIDE A 30A/2P BRANCH CIRCUIT AND FLUSH 14-30A NEMA RECEPTACLE. NOTE WASHER/DRYER MAY BE EITHER DISPARATE APPLIANCES OR OF STACK-ABLE NATURE.
- W. FOR ALL ELECTRIC RANGES, OVENS, AND COOK-TOP WITHIN DWELLING UNITS; PROVIDE 50A FLUSH NEMA RECEPTACLE AND MATCHING 50A/2P CIRCUIT BREAKER AND WIRE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION WITH APPLIANCE PACKAGE. FOR ALL GAS RANGES, OVENS, AND COOK-TOP; PROVIDE 120V 20A BRANCH CIRCUIT AND RECEPTACLE.

**KEYED NOTES**

- 1. APPROXIMATE LOCATION OF NEW METER CENTER.
- 2. EXISTING PANELS TO REMAIN. SUPPLEMENT/EXTEND/TERMINATE AS NEEDED EXISTING CONDUIT TO NEW METER CENTER.
- 3. PROVIDE FIRE RESISTANT 3/4" PLYWOOD BACKBOARD FOR ELECTRICAL EQUIPMENT. COORDINATE EXACT DIMENSIONS IN FIELD TO ENSURE ADEQUATE SPACE FOR TELECOM/DATA EQUIPMENT MOUNTING.

**MARQUE ENGINEERING**  
OH COA #4715  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM



08/18/2023

Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
 Drawn by:  
MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

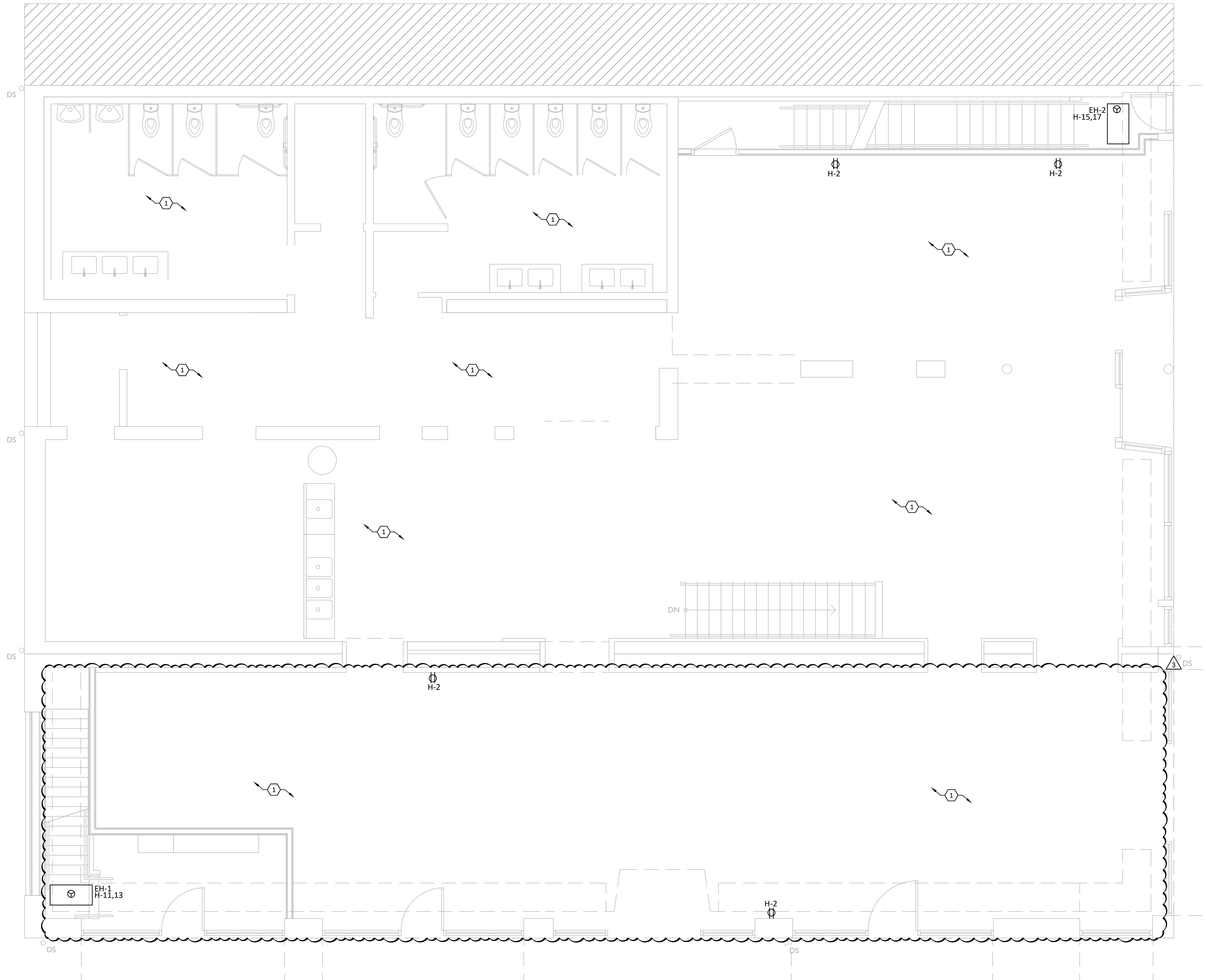
**E100**

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1**  
**E101** 1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL RECEPTACLES IN KITCHENS/BARS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI RECEPTACLES OR GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS.
- B. PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.
- C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.
- D. ALL WORK SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- E. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- F. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.
- G. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- H. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.
- I. PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY M.C. COORDINATE EXACT LOCATIONS WITH M.C. TYPICAL OF ALL.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.
- K. ALL RECEPTACLES MOUNTED ON EXPOSED BRICK/MASONRY WALLS SHALL HAVE SURFACE MOUNT CONDUIT RUN FROM BELOW.
- L. REFER TO SPECIFICATIONS FOR WIRE SIZING.
- M. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LATEST NATIONAL ELECTRIC CODE (NEC) AND BY TRAINED AND LICENSED ELECTRICIANS.
- N. LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.
- O. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH CONTRACTOR FURNISHING SUCH. COORDINATE EXACT ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
  - O.A. COORDINATE ALL HVAC AND PLUMBING EQUIPMENT OVER-CURRENT PROTECTIVE DEVICES WITH RESPECTIVE DIVISIONAL PRODUCT DATA SUBMITTALS AND INSTALLING CONTRACTOR PRIOR TO FURNISHING SAID OVER-CURRENT PROTECTIVE DEVICES.
  - O.B. COORDINATE SPECIALTY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
  - O.C. WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.
- P. ALL DEVICES SHOWN ON EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.
- Q. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.
- R. IN ADA UNITS, MOUNTING HEIGHT FOR BRANCH CIRCUIT BREAKER(S) SHALL NOT BE GREATER THAN 48" AFF.
- S. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN INDIVIDUAL UNITS.
- T. ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE TAMPER PROOF TYPE.
- U. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS SHALL HAVE AFCI PROTECTION. AFCI PROTECTION MAY BE ACHIEVED BY ANY APPROVED METHOD DETAILED IN NFPA 70, SECTION 201.12 (A).
- V. FOR ALL WASHERS/DRYERS WITHIN DWELLING UNITS, PROVIDE EITHER DIRECT OR CORD-AND-PLUG CONNECTIONS AS DETERMINED BY THE APPLIANCE(S) NAMEPLATE(S). AT WASHERS, PROVIDE A 120V 20A BRANCH CIRCUIT AND GFCI RECEPTACLE. AT DRYERS, PROVIDE A 30A/2P BRANCH CIRCUIT AND FLUSH 14-30A NEMA RECEPTACLE. NOTE WASHER/DRYER MAY BE EITHER DISPARATE APPLIANCES OR OF STACK-ABLE NATURE.
- W. FOR ALL ELECTRIC RANGES, OVENS, AND COOK-TOP WITHIN DWELLING UNITS; PROVIDE 50A FLUSH NEMA RECEPTACLE AND MATCHING 50A/2P CIRCUIT BREAKER AND WIRE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION WITH APPLIANCE PACKAGE. FOR ALL GAS RANGES, OVENS, AND COOK-TOP; PROVIDE 120V 20A BRANCH CIRCUIT AND RECEPTACLE.

**KEYED NOTES**

- 1. EXISTING ELECTRICAL WORK ON THIS FLOOR TO REMAIN. FIRST FLOOR SPACES ARE SERVED BY EXISTING PANELS A1, A2, B, C, & D. REFER TO SINGLE LINE DIAGRAM AND METER CENTER LOAD SUMMARY FOR MORE INFORMATION.

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

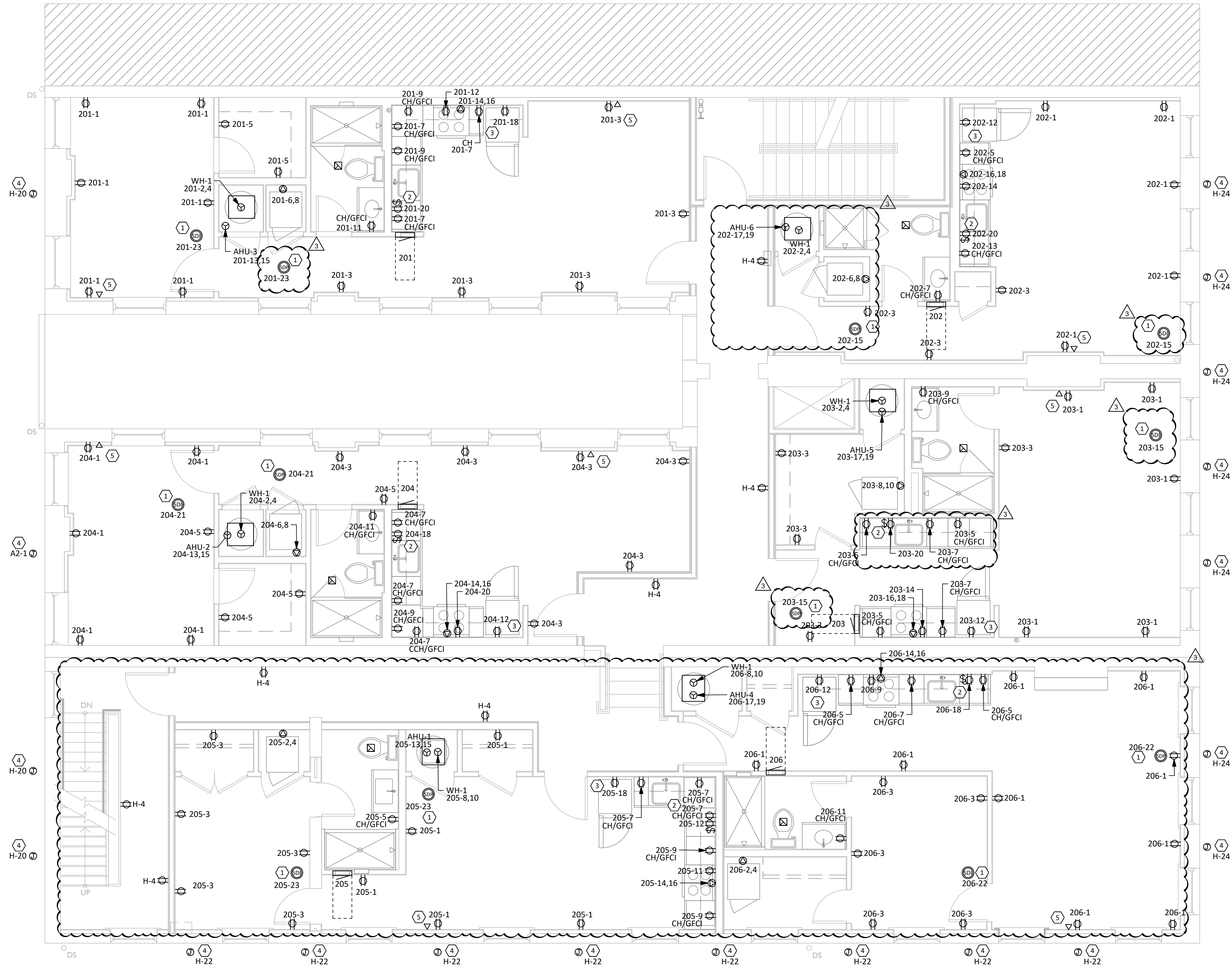
Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**E101**





**1 SECOND FLOOR POWER PLAN**  
**E102** 1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL RECEPTACLES IN KITCHENS/BARS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI RECEPTACLES OR GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS.
- B. PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.
- C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.
- D. ALL WORK SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- E. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- F. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.
- G. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- H. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.
- I. PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY M.C. COORDINATE EXACT LOCATIONS WITH M.C. TYPICAL OF ALL.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.
- K. ALL RECEPTACLES MOUNTED ON EXPOSED BRICK/MASONRY WALLS SHALL HAVE SURFACE MOUNT CONDUIT RUN FROM BELOW.
- L. REFER TO SPECIFICATIONS FOR WIRE SIZING.
- M. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LATEST NATIONAL ELECTRIC CODE (NEC) AND BY TRAINED AND LICENSED ELECTRICIANS.
- N. LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.
- O. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH CONTRACTOR FURNISHING SUCH. COORDINATE EXACT ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
  - O.A. COORDINATE ALL HVAC AND PLUMBING EQUIPMENT OVER-CURRENT PROTECTIVE DEVICES WITH RESPECTIVE DIVISIONAL PRODUCT DATA SUBMITTALS AND INSTALLING CONTRACTOR PRIOR TO FURNISHING SAID OVER-CURRENT PROTECTIVE DEVICES.
  - O.B. COORDINATE SPECIALTY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
  - O.C. WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.
- P. ALL DEVICES SHOWN ON EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.
- Q. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.
- R. IN ADA UNITS, MOUNTING HEIGHT FOR BRANCH CIRCUIT BREAKER(S) SHALL NOT BE GREATER THAN 48" AFF.
- S. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN INDIVIDUAL UNITS.
- T. ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE TAMPER PROOF TYPE.
- U. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS SHALL HAVE AFCI PROTECTION. AFCI PROTECTION MAY BE ACHIEVED BY ANY APPROVED METHOD DETAILED IN NFPA 70, SECTION 201.12 (A).
- V. FOR ALL WASHERS/DRYERS WITHIN DWELLING UNITS, PROVIDE EITHER DIRECT OR CORD-AND-PLUG CONNECTIONS AS DETERMINED BY THE APPLIANCE(S) NAMEPLATE(S). AT WASHERS, PROVIDE A 120V 20A BRANCH CIRCUIT AND GFCI RECEPTACLE. AT DRYERS, PROVIDE A 30A/2P BRANCH CIRCUIT AND FLUSH 14-30A NEMA RECEPTACLE. NOTE WASHER/DRYER MAY BE EITHER DISPARATE APPLIANCES OR OF STACK-ABLE NATURE.
- W. FOR ALL ELECTRIC RANGES, OVENS, AND COOK-TOP WITHIN DWELLING UNITS; PROVIDE 50A FLUSH NEMA RECEPTACLE AND MATCHING 50A/2P CIRCUIT BREAKER AND WIRE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION WITH APPLIANCE PACKAGE. FOR ALL GAS RANGES, OVENS, AND COOK-TOP; PROVIDE 120V 20A BRANCH CIRCUIT AND RECEPTACLE.

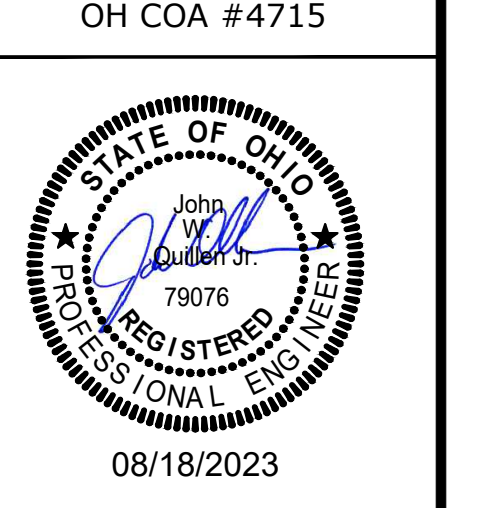
**KEYED NOTES**

- 1. PROVIDE SMOKE DETECTOR WITH DIRECT ELECTRICAL CONNECTION AND INTEGRAL BATTERY BACKUP.
- 2. PROVIDE SWITCH FOR DISHWASHER MAINTENANCE BELOW COUNTER IN CABINET IN ACCESSIBLE AREA.
- 3. INTERNET DEMARC LOCATION IN CABINET ABOVE FRIDGE.
- 4. PROVIDE RECESSED JUNCTION BOX WITH PAINTED COVER TO MATCH HOST WALL. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MORE INFORMATION.
- 5. PROVIDE DATA JACK FOR T.V. ROUTE DATA CABLE TO DEMARC LOCATION WITHIN UNIT.

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



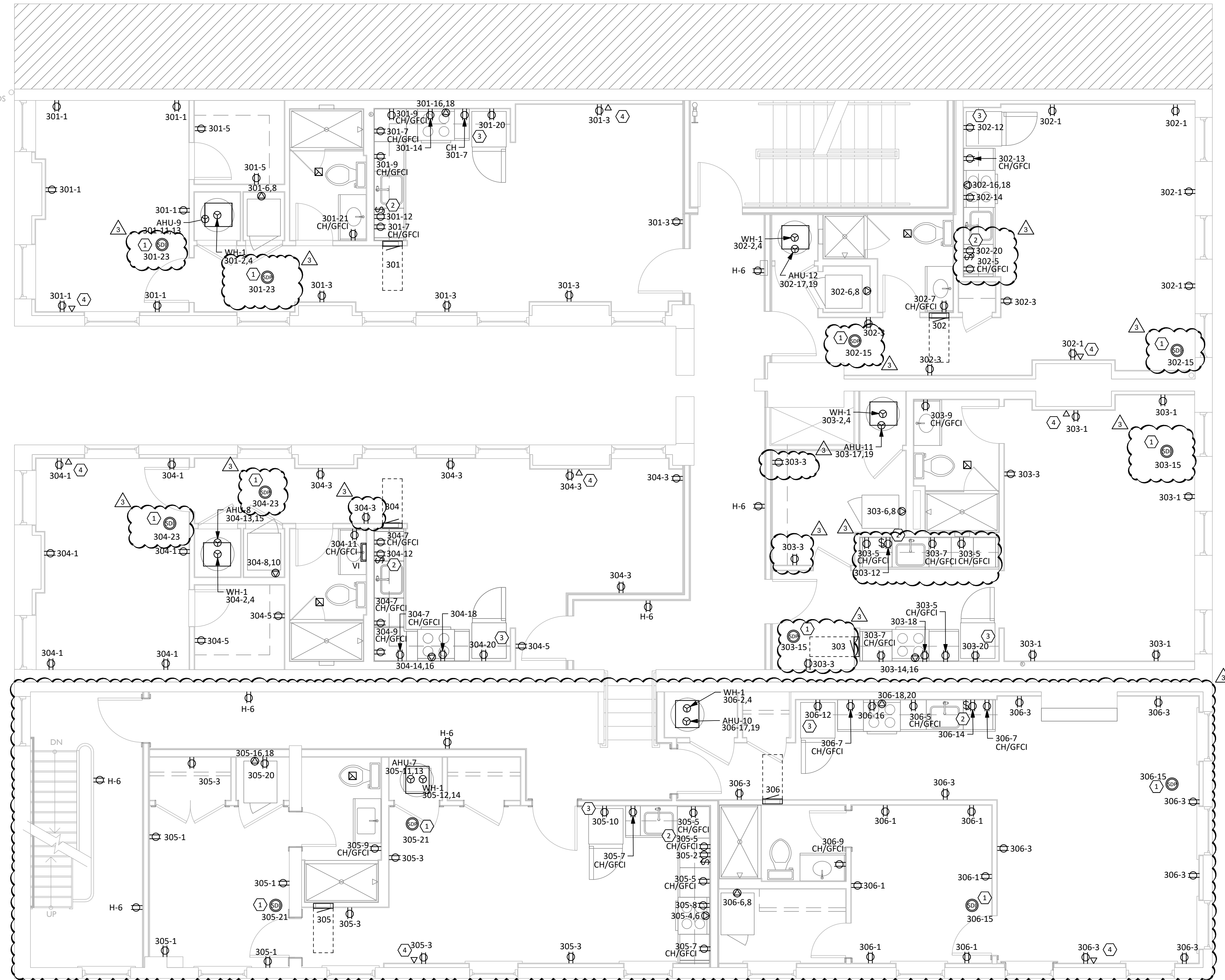
Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

Job No: 11920 04.26.2022





**1** THIRD FLOOR POWER PLAN  
**E103** 1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL RECEPTACLES IN KITCHENS/BARS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI RECEPTACLES OR GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS.
- B. PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.
- C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.
- D. ALL WORK SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- E. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- F. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.
- G. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- H. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.
- I. PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY M.C. COORDINATE EXACT LOCATIONS WITH M.C. TYPICAL OF ALL.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.
- K. ALL RECEPTACLES MOUNTED ON EXPOSED BRICK/MASONRY WALLS SHALL HAVE SURFACE MOUNT CONDUIT RUN FROM BELOW.
- L. REFER TO SPECIFICATIONS FOR WIRE SIZING.
- M. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LATEST NATIONAL ELECTRIC CODE (NEC) AND BY TRAINED AND LICENSED ELECTRICIANS.
- N. LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.
- O. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH CONTRACTOR FURNISHING SUCH. COORDINATE EXACT ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
  - O.A. COORDINATE ALL HVAC AND PLUMBING EQUIPMENT OVER-CURRENT PROTECTIVE DEVICES WITH RESPECTIVE DIVISIONAL PRODUCT DATA SUBMITTALS AND INSTALLING CONTRACTOR PRIOR TO FURNISHING SAID OVER-CURRENT PROTECTIVE DEVICES.
  - O.B. COORDINATE SPECIALTY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
  - O.C. WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.
- P. ALL DEVICES SHOWN ON EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.
- Q. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.
- R. IN ADA UNITS, MOUNTING HEIGHT FOR BRANCH CIRCUIT BREAKER(S) SHALL NOT BE GREATER THAN 48" AFF.
- S. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN INDIVIDUAL UNITS.
- T. ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE TAMPER PROOF TYPE.
- U. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS SHALL HAVE AFCI PROTECTION. AFCI PROTECTION MAY BE ACHIEVED BY ANY APPROVED METHOD DETAILED IN NFPA 70, SECTION 201.12 (A).
- V. FOR ALL WASHERS/DRYERS WITHIN DWELLING UNITS, PROVIDE EITHER DIRECT OR CORD-AND-PLUG CONNECTIONS AS DETERMINED BY THE APPLIANCE(S) NAMEPLATE(S). AT WASHERS, PROVIDE A 120V 20A BRANCH CIRCUIT AND GFCI RECEPTACLE. AT DRYERS, PROVIDE A 30A/2P BRANCH CIRCUIT AND FLUSH 14-30A NEMA RECEPTACLE. NOTE WASHER/DRYER MAY BE EITHER DISPARATE APPLIANCES OR OF STACK-ABLE NATURE.
- W. FOR ALL ELECTRIC RANGES, OVENS, AND COOK-TOP WITHIN DWELLING UNITS; PROVIDE 50A FLUSH NEMA RECEPTACLE AND MATCHING 50A/2P CIRCUIT BREAKER AND WIRE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION WITH APPLIANCE PACKAGE. FOR ALL GAS RANGES, OVENS, AND COOK-TOP; PROVIDE 120V 20A BRANCH CIRCUIT AND RECEPTACLE.

**KEYED NOTES**

- 1. PROVIDE SMOKE DETECTOR WITH DIRECT ELECTRICAL CONNECTION AND INTEGRAL BATTERY BACKUP.
- 2. PROVIDE SWITCH FOR DISHWASHER MAINTENANCE BELOW COUNTER IN CABINET IN ACCESSIBLE AREA.
- 3. INTERNET DEMARC LOCATION IN CABINET ABOVE FRIDGE.
- 4. PROVIDE DATA JACK FOR T.V. ROUTE DATA CABLE TO DEMARC LOCATION WITHIN UNIT.

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

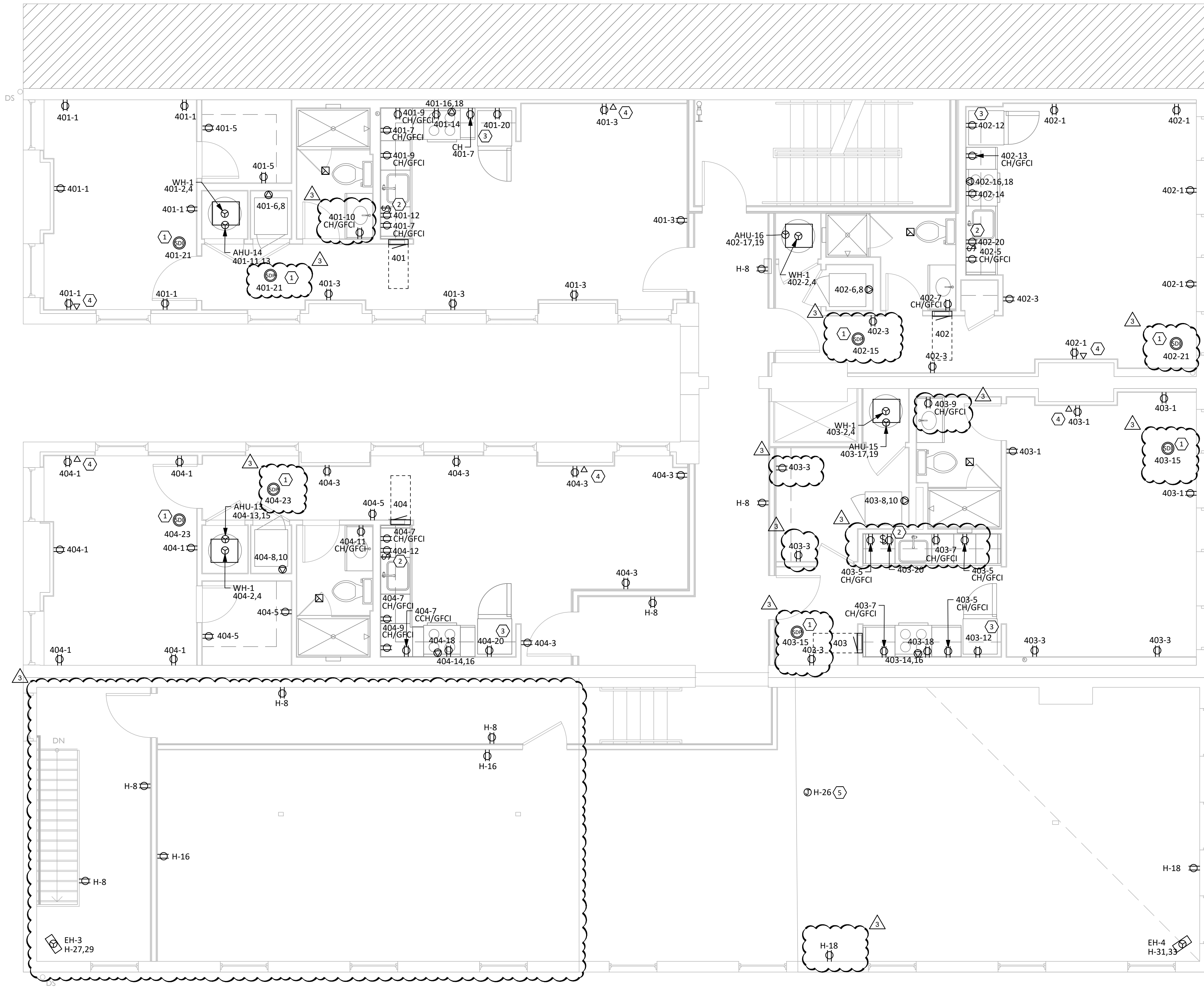


Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING





**1 FOURTH FLOOR POWER PLAN**  
**E104** 1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL RECEPTACLES IN KITCHENS/BARS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI RECEPTACLES OR GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS.
- B. PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.
- C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.
- D. ALL WORK SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- E. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- F. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.
- G. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- H. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.
- I. PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY M.C. COORDINATE EXACT LOCATIONS WITH M.C. TYPICAL OF ALL.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.
- K. ALL RECEPTACLES MOUNTED ON EXPOSED BRICK/MASONRY WALLS SHALL HAVE SURFACE MOUNT CONDUIT RUN FROM BELOW.
- L. REFER TO SPECIFICATIONS FOR WIRE SIZING.
- M. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LATEST NATIONAL ELECTRIC CODE (NEC) AND BY TRAINED AND LICENSED ELECTRICIANS.
- N. LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.
- O. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH CONTRACTOR FURNISHING SUCH. COORDINATE EXACT ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
  - O.A. COORDINATE ALL HVAC AND PLUMBING EQUIPMENT OVER-CURRENT PROTECTIVE DEVICES WITH RESPECTIVE DIVISIONAL PRODUCT DATA SUBMITTALS AND INSTALLING CONTRACTOR PRIOR TO FURNISHING SAID OVER-CURRENT PROTECTIVE DEVICES.
  - O.B. COORDINATE SPECIALTY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
  - O.C. WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.
- P. ALL DEVICES SHOWN ON EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.
- Q. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.
- R. IN ADA UNITS, MOUNTING HEIGHT FOR BRANCH CIRCUIT BREAKER(S) SHALL NOT BE GREATER THAN 48" AFF.
- S. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN INDIVIDUAL UNITS.
- T. ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE TAMPER PROOF TYPE.
- U. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS SHALL HAVE AFCI PROTECTION. AFCI PROTECTION MAY BE ACHIEVED BY ANY APPROVED METHOD DETAILED IN NFPA 70, SECTION 201.12 (A).
- V. FOR ALL WASHERS/DRYERS WITHIN DWELLING UNITS, PROVIDE EITHER DIRECT OR CORD-AND-PLUG CONNECTIONS AS DETERMINED BY THE APPLIANCE(S) NAMEPLATE(S). AT WASHERS, PROVIDE A 120V 20A BRANCH CIRCUIT AND GFCI RECEPTACLE. AT DRYERS, PROVIDE A 30A/2P BRANCH CIRCUIT AND FLUSH 14-30A NEMA RECEPTACLE. NOTE WASHER/DRYER MAY BE EITHER DISPARATE APPLIANCES OR OF STACK-ABLE NATURE.
- W. FOR ALL ELECTRIC RANGES, OVENS, AND COOK-TOP WITHIN DWELLING UNITS; PROVIDE 50A FLUSH NEMA RECEPTACLE AND MATCHING 50A/2P CIRCUIT BREAKER AND WIRE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION WITH APPLIANCE PACKAGE. FOR ALL GAS RANGES, OVENS, AND COOK-TOP; PROVIDE 120V 20A BRANCH CIRCUIT AND RECEPTACLE.

**KEYED NOTES**

- 1. PROVIDE SMOKE DETECTOR WITH DIRECT ELECTRICAL CONNECTION AND INTEGRAL BATTERY BACKUP.
- 2. PROVIDE SWITCH FOR DISHWASHER MAINTENANCE BELOW COUNTER IN CABINET IN ACCESSIBLE AREA.
- 3. INTERNET DEMARC LOCATION IN CABINET ABOVE FRIDGE.
- 4. PROVIDE DATA JACK FOR T.V. ROUTE DATA CABLE TO DEMARC LOCATION WITHIN UNIT.
- 5. PROVIDE 120V CIRCUIT IN JUNCTION BOX FOR FUTURE CONNECTION TO RADON FAN.

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



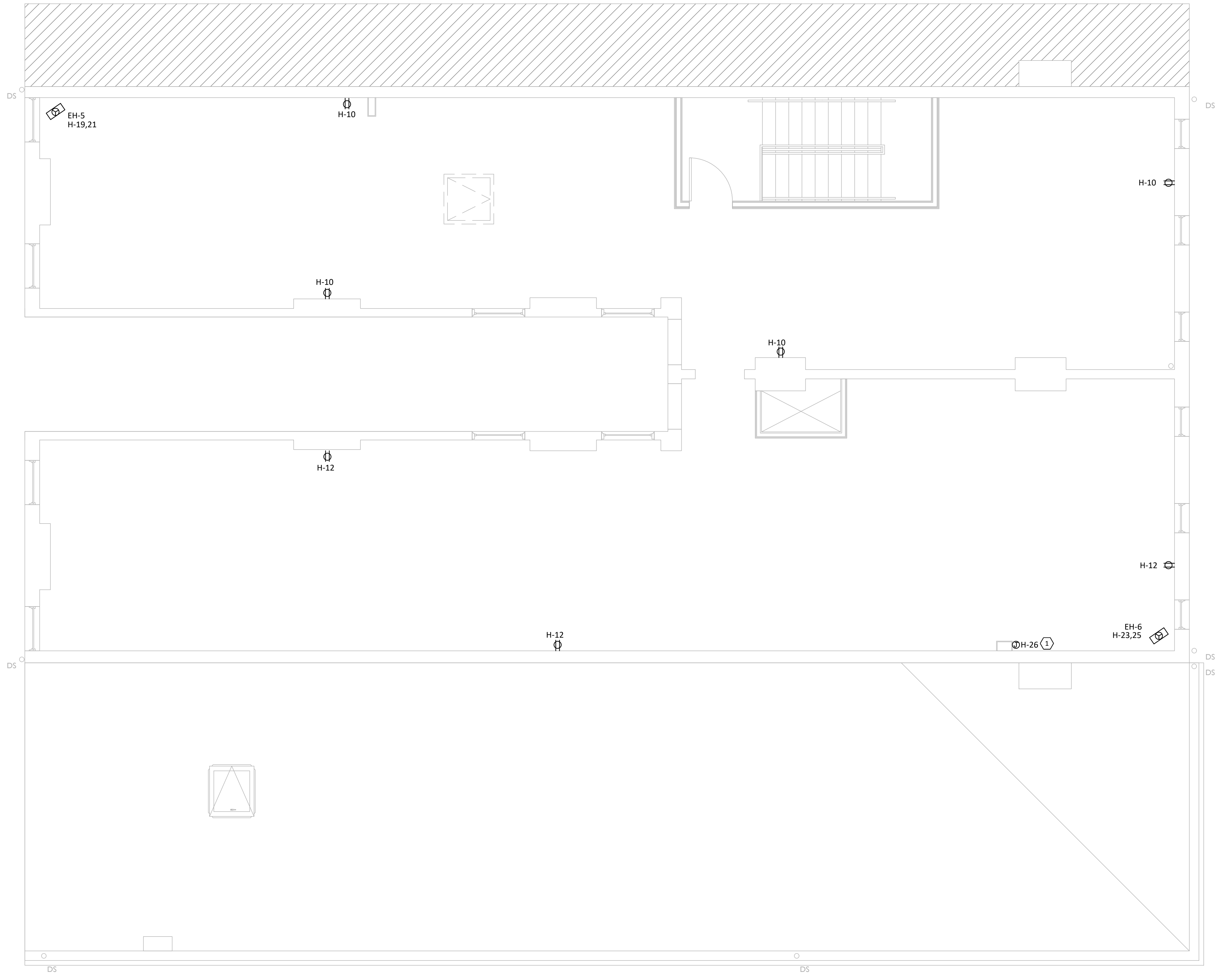
Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

Job No: 11920 04.26.2022





**1** ATTIC POWER PLAN  
**E105** 1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL RECEPTACLES IN KITCHENS/BARS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI RECEPTACLES OR GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS.
- B. PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.
- C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.
- D. ALL WORK SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- E. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- F. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.
- G. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- H. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.
- I. PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY M.C. COORDINATE EXACT LOCATIONS WITH M.C. TYPICAL OF ALL.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.
- K. ALL RECEPTACLES MOUNTED ON EXPOSED BRICK/MASONRY WALLS SHALL HAVE SURFACE MOUNT CONDUIT RUN FROM BELOW.
- L. REFER TO SPECIFICATIONS FOR WIRE SIZING.
- M. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LATEST NATIONAL ELECTRIC CODE (NEC) AND BY TRAINED AND LICENSED ELECTRICIANS.
- N. LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.
- O. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH CONTRACTOR FURNISHING SUCH. COORDINATE EXACT ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
  - O.A. COORDINATE ALL HVAC AND PLUMBING EQUIPMENT OVER-CURRENT PROTECTIVE DEVICES WITH RESPECTIVE DIVISIONAL PRODUCT DATA SUBMITTALS AND INSTALLING CONTRACTOR PRIOR TO FURNISHING SAID OVER-CURRENT PROTECTIVE DEVICES.
  - O.B. COORDINATE SPECIALTY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
  - O.C. WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.
- P. ALL DEVICES SHOWN ON EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.
- Q. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.
- R. IN ADA UNITS, MOUNTING HEIGHT FOR BRANCH CIRCUIT BREAKER(S) SHALL NOT BE GREATER THAN 48" AFF.
- S. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN INDIVIDUAL UNITS.
- T. ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE TAMPER PROOF TYPE.
- U. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS SHALL HAVE AFCI PROTECTION. AFCI PROTECTION MAY BE ACHIEVED BY ANY APPROVED METHOD DETAILED IN NFPA 70, SECTION 201.12 (A).
- V. FOR ALL WASHERS/DRYERS WITHIN DWELLING UNITS, PROVIDE EITHER DIRECT OR CORD-AND-PLUG CONNECTIONS AS DETERMINED BY THE APPLIANCE(S) NAMEPLATE(S). AT WASHERS, PROVIDE A 120V 20A BRANCH CIRCUIT AND GFCI RECEPTACLE. AT DRYERS, PROVIDE A 30A/2P BRANCH CIRCUIT AND FLUSH 14-30A NEMA RECEPTACLE. NOTE WASHER/DRYER MAY BE EITHER DISPARATE APPLIANCES OR OF STACK-ABLE NATURE.
- W. FOR ALL ELECTRIC RANGES, OVENS, AND COOK-TOP WITHIN DWELLING UNITS; PROVIDE 50A FLUSH NEMA RECEPTACLE AND MATCHING 50A/2P CIRCUIT BREAKER AND WIRE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION WITH APPLIANCE PACKAGE. FOR ALL GAS RANGES, OVENS, AND COOK-TOP; PROVIDE 120V 20A BRANCH CIRCUIT AND RECEPTACLE.

**KEYED NOTES**

- 1. PROVIDE 120V CIRCUIT IN JUNCTION BOX FOR FUTURE CONNECTION TO RADON FAN.

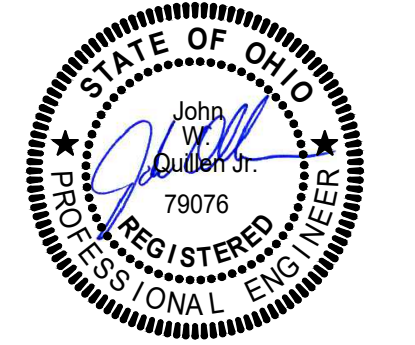
2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM

OH COA #4715



08/18/2023

Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

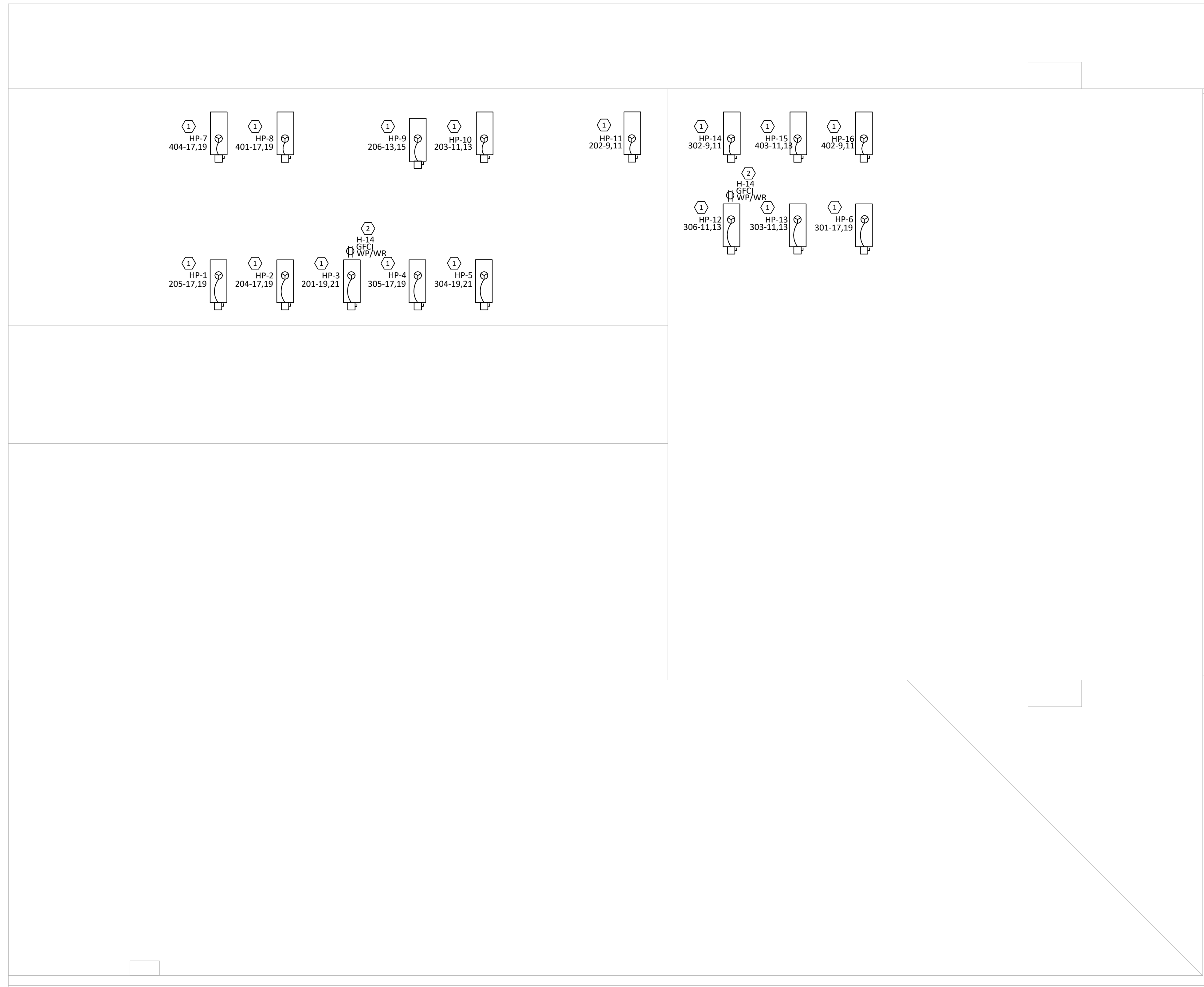
Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**E105**





**1 ROOF POWER PLAN**  
E106 1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL RECEPTACLES IN KITCHENS/BARS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI RECEPTACLES OR GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS.
- B. PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.
- C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.
- D. ALL WORK SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- E. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- F. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.
- G. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- H. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.
- I. PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY M.C.. COORDINATE EXACT LOCATIONS WITH M.C.. TYPICAL OF ALL.
- J. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.
- K. ALL RECEPTACLES MOUNTED ON EXPOSED BRICK/MASONRY WALLS SHALL HAVE SURFACE MOUNT CONDUIT RUN FROM BELOW.
- L. REFER TO SPECIFICATIONS FOR WIRE SIZING.
- M. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LATEST NATIONAL ELECTRIC CODE (NEC) AND BY TRAINED AND LICENSED ELECTRICIANS.
- N. LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.
- O. COORDINATE EXACT LOCATIONS OF EQUIPMENT WITH CONTRACTOR FURNISHING SUCH. COORDINATE EXACT ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
  - O.A. COORDINATE ALL HVAC AND PLUMBING EQUIPMENT OVER-CURRENT PROTECTIVE DEVICES WITH RESPECTIVE DIVISIONAL PRODUCT DATA SUBMITTALS AND INSTALLING CONTRACTOR PRIOR TO FURNISHING SAID OVER-CURRENT PROTECTIVE DEVICES.
  - O.B. COORDINATE SPECIALTY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
  - O.C. WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.
- P. ALL DEVICES SHOWN ON EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.
- Q. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.
- R. IN ADA UNITS, MOUNTING HEIGHT FOR BRANCH CIRCUIT BREAKER(S) SHALL NOT BE GREATER THAN 48" AFF.
- S. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN INDIVIDUAL UNITS.
- T. ALL RECEPTACLES WITHIN DWELLING UNITS SHALL BE TAMPER PROOF TYPE.
- U. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNITS SHALL HAVE AFCI PROTECTION. AFCI PROTECTION MAY BE ACHIEVED BY ANY APPROVED METHOD DETAILED IN NFPA 70, SECTION 201.12 (A).
- V. FOR ALL WASHERS/DRYERS WITHIN DWELLING UNITS, PROVIDE EITHER DIRECT OR CORD-AND-PLUG CONNECTIONS AS DETERMINED BY THE APPLIANCE(S) NAMEPLATE(S). AT WASHERS, PROVIDE A 120V 20A BRANCH CIRCUIT AND GFCI RECEPTACLE. AT DRYERS, PROVIDE A 30A/2P BRANCH CIRCUIT AND FLUSH 14-30A NEMA RECEPTACLE. NOTE WASHER/DRYER MAY BE EITHER DISPARATE APPLIANCES OR OF STACK-ABLE NATURE.
- W. FOR ALL ELECTRIC RANGES, OVENS, AND COOK-TOP WITHIN DWELLING UNITS; PROVIDE 50A FLUSH NEMA RECEPTACLE AND MATCHING 50A/2P CIRCUIT BREAKER AND WIRE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION WITH APPLIANCE PACKAGE. FOR ALL GAS RANGES, OVENS, AND COOK-TOP; PROVIDE 120V 20A BRANCH CIRCUIT AND RECEPTACLE.

**KEYED NOTES**

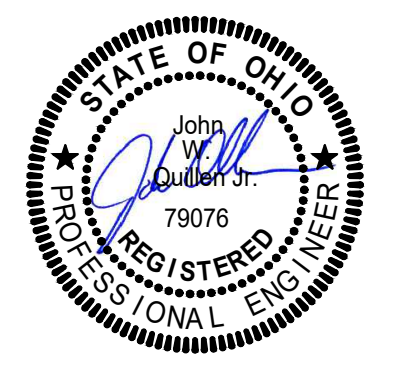
- 1. PROVIDE 30A/3P/NF 208V NEMA-3R DISCONNECT SWITCH AND FINAL CONNECTION TO MECHANICAL EQUIPMENT. REFER TO PANELBOARD SCHEDULES AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 2. PROVIDE 120V GFCI WP/WR SERVICE RECEPTACLE FOR ROOFTOP HVAC EQUIPMENT.

2023 MARQUE ENGINEERING LLC ©

THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.

IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.

OH COA #4715



08/18/2023

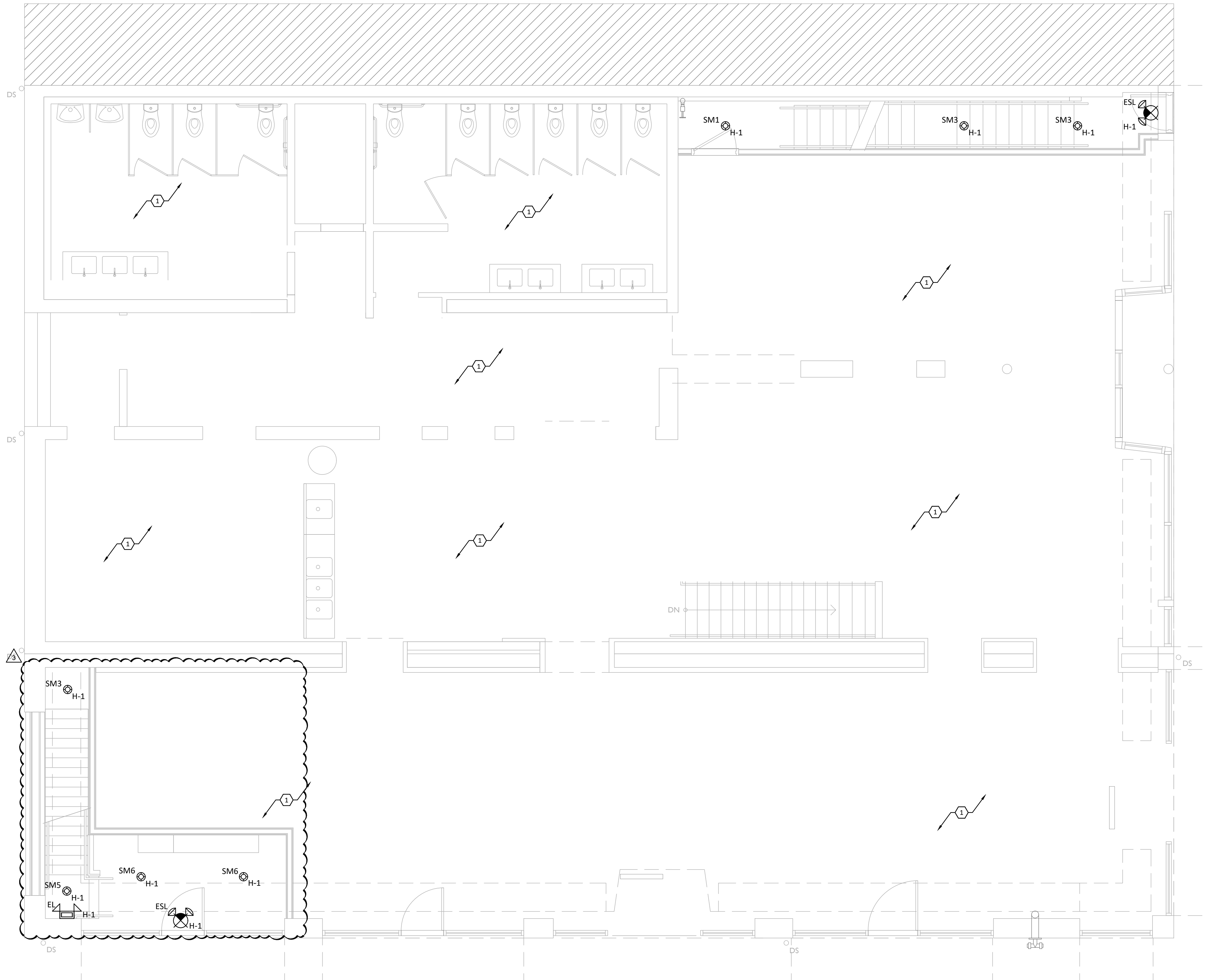
Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
 Drawn by:  
MARQUE ENGINEERING

Job No: 11920 04.26.2022





**1**  
**E107** 1/4" = 1'-0"  
**FIRST FLOOR LIGHTING PLAN**

**LIGHTING GENERAL NOTES**

- A. EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.
- B. EMERGENCY DEVICES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO DEVICE EVEN WHEN FIXTURE IS OFF.
- C. PROVIDE EMERGENCY LIGHTS TO PROVIDE A MINIMUM OF 1 FOOT CANDLE FOR 90 MINUTES AT FLOOR LEVEL FOR EMERGENCY EGRESS.
- D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES PRIOR TO ROUGH-IN.
- E. NOT USED.
- F. ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.
- G. LABEL JUNCTION BOXES WITH THE PANEL AND CIRCUIT USED TO FEED THE LUMINAIRES. AS BUILTS SHALL REFLECT AND SHOW THE CIRCUIT USED BY EACH FIXTURE.
- H. ALL LUMINAIRES, LIGHT SWITCH COVERPLATES, EXIT SIGNS SHALL MATCH ARCHITECTURAL DECOR. PROVIDE PRODUCT SUBMITTAL FOR ARCHITECT AND OWNER APPROVAL.
- I. LUMINAIRES IN CONTACT WITH INSULATION SHALL BE U.L. LISTED FOR THERMAL BARRIER OR BE PROVIDED WITH 3" MINIMUM CLEARANCE.
- J. LIGHTS AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION AS UTILIZED TO MAINTAINED INTEGRITY OF FIRE RATING.
- K. LIGHTING SHALL BE CIRCUITED AS SHOWN ON PLANS. CIRCUITING SHALL BE THRU-WIRING WHEREVER POSSIBLE. MULTIPLE CONNECTIONS TO A SINGLE LIGHT FIXTURE FOR VOLTAGE DROP CONDITIONS OR AS A RESULT OF A FIELD CONDITION ARE ACCEPTABLE. LUMINAIRES SHALL BE MANUFACTURED TO ACCOMMODATE THRU-WIRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN BID.
- L. PROVIDE LIFTING MEANS TO ACCESS ALL LUMINAIRES DURING FINAL AIMING. AIM DIRECTIONAL LUMINAIRES AFTER INSTALLATION PER DIRECTION FROM OWNER.
- M. PROVIDE UPDATED PANEL SCHEDULES UPON COMPLETION OF WORK.
- N. ALL CONDUITS RUN IN AREAS WITHOUT SUSPENDED CEILINGS SHALL BE RUN INCONSPICUOUSLY AS POSSIBLE, HIDDEN BEHIND BEAMS, TIGHT TO DECK, ETC. PAINT ALL CONDUIT TO MATCH FINISH OF EACH SPECIFIC AREA.
- O. CONDUIT SHALL NOT BE INSTALLED WITHIN FIRE PROOFING. PROVIDE ALL REQUIRED DROP HANGERS.
- P. ALL WIRING SHALL BE COPPER, MINIMUM SIZE SHALL BE #12, UNLESS OTHERWISE NOTED.
- Q. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 3% VOLTAGE DROP.
- R. LOCATIONS OF LUMINAIRES WITHIN MECHANICAL EQUIPMENT ROOMS SHALL BE COORDINATED IN FIELD WITH INSTALLED EQUIPMENT. LUMINAIRES SHALL BE LOCATED OVER ACCESS PATHWAYS AROUND EQUIPMENT AND NOT OVER TOP OF DUCTWORK WHERE INACCESSIBLE. DO NOT SUSPEND LUMINAIRES FROM PIPING OR DUCTWORK. PROVIDE APPROPRIATE MOUNTING HARDWARE, UNISTRUT, ALL THREAD, ETC., AS REQUIRED TO SUPPORT FIXTURES.
- S. ALL LUMINAIRES WITHIN A ROOM OR AREA SHALL BE CONTROLLED BY SWITCHES/OCCUPANCY SENSORS SHOWN IN THAT ROOM OR AREA UNLESS OTHERWISE NOTED.

**KEYED NOTES**

- 1. EXISTING LIGHTING IN THIS AREA TO REMAIN.

**MARQUE ENGINEERING**  
 2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
 513.457.7131 - WWW.MARQUEENG.COM  
 OH COA #4715



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

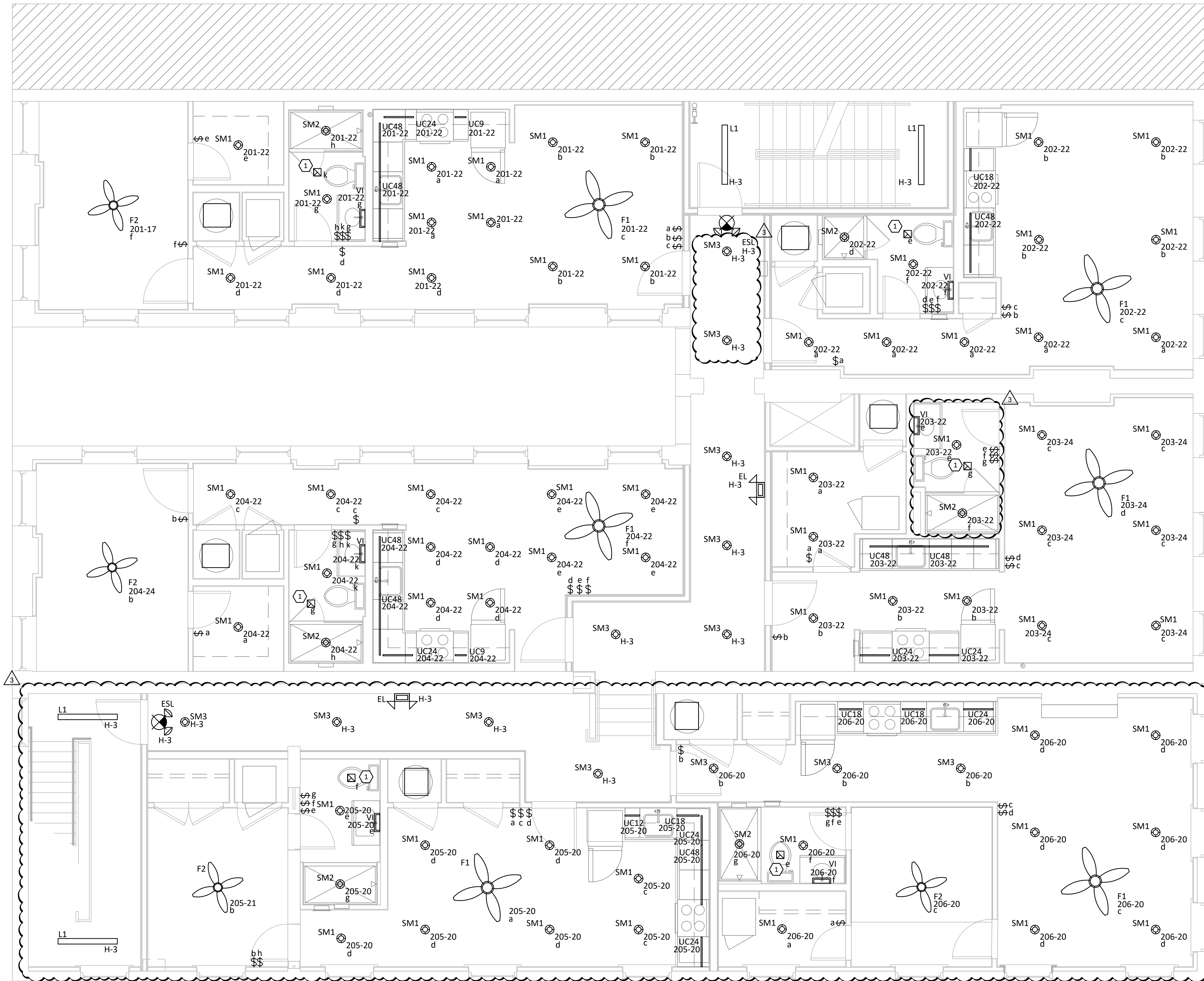
PROPOSED PROJECT:  
 FINDLAY EXCHANGE  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**E107**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1 SECOND FLOOR LIGHTING PLAN**  
**E108** 1/4" = 1'-0"

**LIGHTING GENERAL NOTES**

- A. EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.
- B. EMERGENCY DEVICES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO DEVICE EVEN WHEN FIXTURE IS OFF.
- C. PROVIDE EMERGENCY LIGHTS TO PROVIDE A MINIMUM OF 1 FOOT CANDLE FOR 90 MINUTES AT FLOOR LEVEL FOR EMERGENCY EGRESS.
- D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES PRIOR TO ROUGH-IN.
- E. NOT USED.
- F. ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.
- G. LABEL JUNCTION BOXES WITH THE PANEL AND CIRCUIT USED TO FEED THE LUMINAIRE. AS BUILTS SHALL REFLECT AND SHOW THE CIRCUIT USED BY EACH FIXTURE.
- H. ALL LUMINAIRE, LIGHT SWITCH COVERPLATES, EXIT SIGNS SHALL MATCH ARCHITECTURAL DECOR. PROVIDE PRODUCT SUBMITTAL FOR ARCHITECT AND OWNER APPROVAL.
- I. LUMINAIRE IN CONTACT WITH INSULATION SHALL BE U.L. LISTED FOR THERMAL BARRIER OR BE PROVIDED WITH 3" MINIMUM CLEARANCE.
- J. LIGHTS AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION AS UTILIZED TO MAINTAINED INTEGRITY OF FIRE RATING.
- K. LIGHTING SHALL BE CIRCUITED AS SHOWN ON PLANS. CIRCUITING SHALL BE THRU-WIRING WHEREVER POSSIBLE. MULTIPLE CONNECTIONS TO A SINGLE LIGHT FIXTURE FOR VOLTAGE DROP CONDITIONS OR AS A RESULT OF A FIELD CONDITION ARE ACCEPTABLE. LUMINAIRE SHALL BE MANUFACTURED TO ACCOMMODATE THRU-WIRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN BID.
- L. PROVIDE LIFTING MEANS TO ACCESS ALL LUMINAIRE DURING FINAL AIMING. AIM DIRECTIONAL LUMINAIRE AFTER INSTALLATION PER DIRECTION FROM OWNER.
- M. PROVIDE UPDATED PANEL SCHEDULES UPON COMPLETION OF WORK.
- N. ALL CONDUITS RUN IN AREAS WITHOUT SUSPENDED CEILING SHALL BE RUN INCONSPICUOUSLY AS POSSIBLE, HIDDEN BEHIND BEAMS, TIGHT TO DECK, ETC. PAINT ALL CONDUIT TO MATCH FINISH OF EACH SPECIFIC AREA.
- O. CONDUIT SHALL NOT BE INSTALLED WITHIN FIRE PROOFING. PROVIDE ALL REQUIRED DROP HANGERS.
- P. ALL WIRING SHALL BE COPPER, MINIMUM SIZE SHALL BE #12, UNLESS OTHERWISE NOTED.
- Q. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 3% VOLTAGE DROP.
- R. LOCATIONS OF LUMINAIRE WITHIN MECHANICAL EQUIPMENT ROOMS SHALL BE COORDINATED IN FIELD WITH INSTALLED EQUIPMENT. LUMINAIRE SHALL BE LOCATED OVER ACCESS PATHWAYS AROUND EQUIPMENT AND NOT OVER TOP OF DUCTWORK WHERE INACCESSIBLE. DO NOT SUSPEND LUMINAIRE FROM PIPING OR DUCTWORK. PROVIDE APPROPRIATE MOUNTING HARDWARE, UNSTRUT, ALL THREAD, ETC., AS REQUIRED TO SUPPORT FIXTURES.
- S. ALL LUMINAIRE WITHIN A ROOM OR AREA SHALL BE CONTROLLED BY SWITCHES/OCCUPANCY SENSORS SHOWN IN THAT ROOM OR AREA UNLESS OTHERWISE NOTED.

**KEYED NOTES**

1. CONNECT EXHAUST FAN TO LOCAL LIGHTING BRANCH CIRCUIT. PROVIDE DEDICATED TOGGLE SWITCH FOR EXHAUST FAN CONTROL.



08/18/2023

Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

PROPOSED PROJECT:  
**FINDLAY EXCHANGE**  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**E108**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1** THIRD FLOOR LIGHTING PLAN  
**E109** 1/4" = 1'-0"

**LIGHTING GENERAL NOTES**

- A. EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.
- B. EMERGENCY DEVICES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO DEVICE EVEN WHEN FIXTURE IS OFF.
- C. PROVIDE EMERGENCY LIGHTS TO PROVIDE A MINIMUM OF 1 FOOT CANDLE FOR 90 MINUTES AT FLOOR LEVEL FOR EMERGENCY EGRESS.
- D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES PRIOR TO ROUGH-IN.
- E. NOT USED.
- F. ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.
- G. LABEL JUNCTION BOXES WITH THE PANEL AND CIRCUIT USED TO FEED THE LUMINAIRES. AS BUILTS SHALL REFLECT AND SHOW THE CIRCUIT USED BY EACH FIXTURE.
- H. ALL LUMINAIRES, LIGHT SWITCH COVERPLATES, EXIT SIGNS SHALL MATCH ARCHITECTURAL DECOR. PROVIDE PRODUCT SUBMITTAL FOR ARCHITECT AND OWNER APPROVAL.
- I. LUMINAIRES IN CONTACT WITH INSULATION SHALL BE U.L. LISTED FOR THERMAL BARRIER OR BE PROVIDED WITH 3" MINIMUM CLEARANCE.
- J. LIGHTS AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION AS UTILIZED TO MAINTAINED INTEGRITY OF FIRE RATING.
- K. LIGHTING SHALL BE CIRCUITED AS SHOWN ON PLANS. CIRCUITING SHALL BE THRU-WIRING WHEREVER POSSIBLE. MULTIPLE CONNECTIONS TO A SINGLE LIGHT FIXTURE FOR VOLTAGE DROP CONDITIONS OR AS A RESULT OF A FIELD CONDITION ARE ACCEPTABLE. LUMINAIRES SHALL BE MANUFACTURED TO ACCOMMODATE THRU-WIRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN BID.
- L. PROVIDE LIFTING MEANS TO ACCESS ALL LUMINAIRES DURING FINAL AIMING. AIM DIRECTIONAL LUMINAIRES AFTER INSTALLATION PER DIRECTION FROM OWNER.
- M. PROVIDE UPDATED PANEL SCHEDULES UPON COMPLETION OF WORK.
- N. ALL CONDUITS RUN IN AREAS WITHOUT SUSPENDED CEILINGS SHALL BE RUN INCONSPICUOUSLY AS POSSIBLE, HIDDEN BEHIND BEAMS, TIGHT TO DECK, ETC. PAINT ALL CONDUIT TO MATCH FINISH OF EACH SPECIFIC AREA.
- O. CONDUIT SHALL NOT BE INSTALLED WITHIN FIRE PROOFING. PROVIDE ALL REQUIRED DROP HANGERS.
- P. ALL WIRING SHALL BE COPPER, MINIMUM SIZE SHALL BE #12, UNLESS OTHERWISE NOTED.
- Q. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 3% VOLTAGE DROP.
- R. LOCATIONS OF LUMINAIRES WITHIN MECHANICAL EQUIPMENT ROOMS SHALL BE COORDINATED IN FIELD WITH INSTALLED EQUIPMENT. LUMINAIRES SHALL BE LOCATED OVER ACCESS PATHWAYS AROUND EQUIPMENT AND NOT OVER TOP OF DUCTWORK WHERE INACCESSIBLE. DO NOT SUSPEND LUMINAIRES FROM PIPING OR DUCTWORK. PROVIDE APPROPRIATE MOUNTING HARDWARE, UNISTRUT, ALL THREAD, ETC., AS REQUIRED TO SUPPORT FIXTURES.
- S. ALL LUMINAIRES WITHIN A ROOM OR AREA SHALL BE CONTROLLED BY SWITCHES/OCCUPANCY SENSORS SHOWN IN THAT ROOM OR AREA UNLESS OTHERWISE NOTED.

**KEYED NOTES**

- 1. CONNECT EXHAUST FAN TO LOCAL LIGHTING BRANCH CIRCUIT. PROVIDE DEDICATED TOGGLE SWITCH FOR EXHAUST FAN CONTROL.



08/18/2023

Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

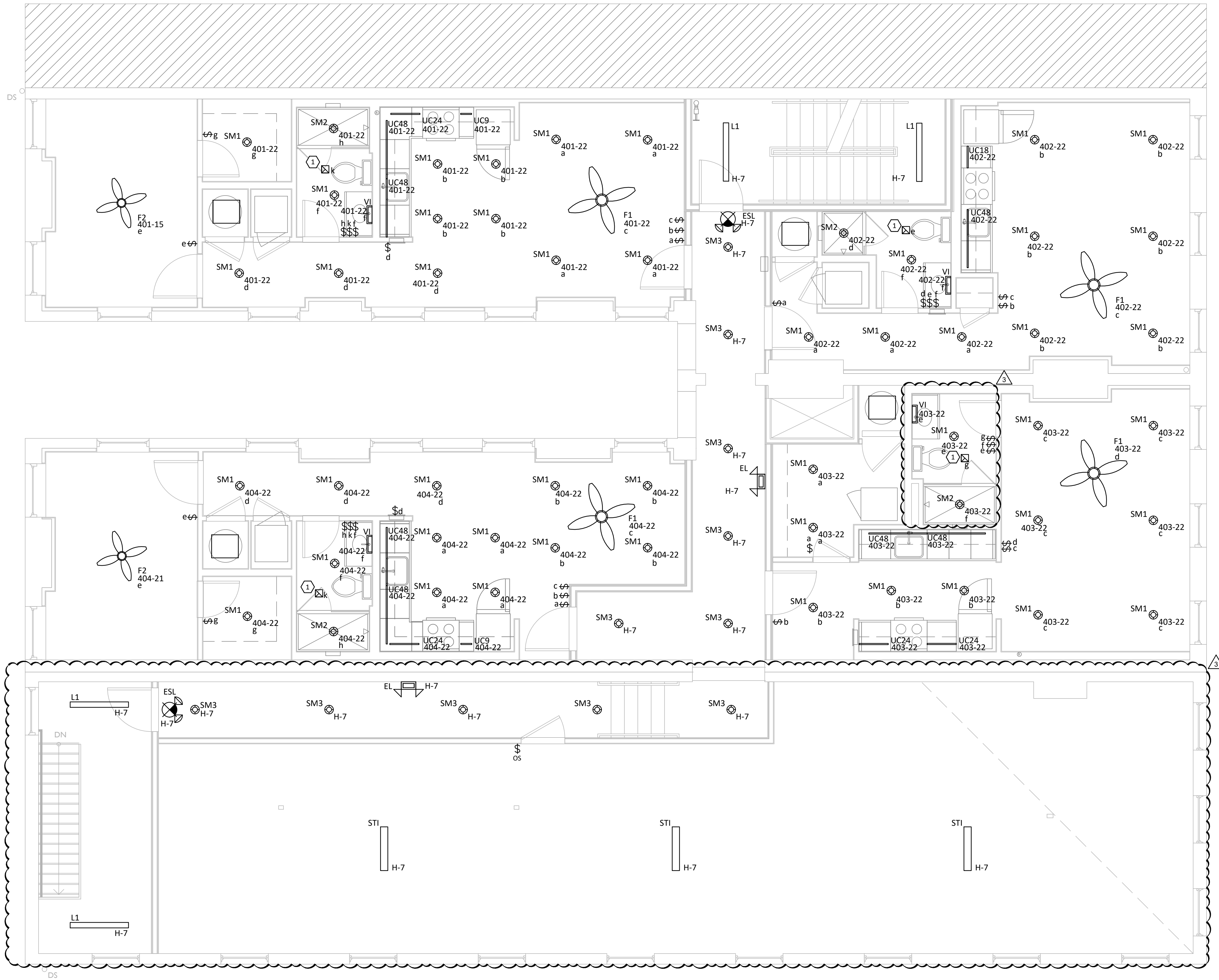
Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING

Job No: 11920 04.26.2022

**E109**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**1**  
**E110** 1/4" = 1'-0"  
**FOURTH FLOOR LIGHTING PLAN**

**LIGHTING GENERAL NOTES**

- A. EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.
- B. EMERGENCY DEVICES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO DEVICE EVEN WHEN FIXTURE IS OFF.
- C. PROVIDE EMERGENCY LIGHTS TO PROVIDE A MINIMUM OF 1 FOOT CANDLE FOR 90 MINUTES AT FLOOR LEVEL FOR EMERGENCY EGRESS.
- D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES PRIOR TO ROUGH-IN.
- E. NOT USED.
- F. ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.
- G. LABEL JUNCTION BOXES WITH THE PANEL AND CIRCUIT USED TO FEED THE LUMINAIRES. AS BUILTS SHALL REFLECT AND SHOW THE CIRCUIT USED BY EACH FIXTURE.
- H. ALL LUMINAIRES, LIGHT SWITCH COVERPLATES, EXIT SIGNS SHALL MATCH ARCHITECTURAL DECOR. PROVIDE PRODUCT SUBMITTAL FOR ARCHITECT AND OWNER APPROVAL.
- I. LUMINAIRES IN CONTACT WITH INSULATION SHALL BE U.L. LISTED FOR THERMAL BARRIER OR BE PROVIDED WITH 3" MINIMUM CLEARANCE.
- J. LIGHTS AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION AS UTILIZED TO MAINTAINED INTEGRITY OF FIRE RATING.
- K. LIGHTING SHALL BE CIRCUITED AS SHOWN ON PLANS. CIRCUITING SHALL BE THRU-WIRING WHEREVER POSSIBLE. MULTIPLE CONNECTIONS TO A SINGLE LIGHT FIXTURE FOR VOLTAGE DROP CONDITIONS OR AS A RESULT OF A FIELD CONDITION ARE ACCEPTABLE. LUMINAIRES SHALL BE MANUFACTURED TO ACCOMMODATE THRU-WIRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN BID.
- L. PROVIDE LIFTING MEANS TO ACCESS ALL LUMINAIRES DURING FINAL AIMING. AIM DIRECTIONAL LUMINAIRES AFTER INSTALLATION PER DIRECTION FROM OWNER.
- M. PROVIDE UPDATED PANEL SCHEDULES UPON COMPLETION OF WORK.
- N. ALL CONDUITS RUN IN AREAS WITHOUT SUSPENDED CEILINGS SHALL BE RUN INCONSPICUOUSLY AS POSSIBLE, HIDDEN BEHIND BEAMS, TIGHT TO DECK, ETC. PAINT ALL CONDUIT TO MATCH FINISH OF EACH SPECIFIC AREA.
- O. CONDUIT SHALL NOT BE INSTALLED WITHIN FIRE PROOFING. PROVIDE ALL REQUIRED DROP HANGERS.
- P. ALL WIRING SHALL BE COPPER, MINIMUM SIZE SHALL BE #12, UNLESS OTHERWISE NOTED.
- Q. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 3% VOLTAGE DROP.
- R. LOCATIONS OF LUMINAIRES WITHIN MECHANICAL EQUIPMENT ROOMS SHALL BE COORDINATED IN FIELD WITH INSTALLED EQUIPMENT. LUMINAIRES SHALL BE LOCATED OVER ACCESS PATHWAYS AROUND EQUIPMENT AND NOT OVER TOP OF DUCTWORK WHERE INACCESSIBLE. DO NOT SUSPEND LUMINAIRES FROM PIPING OR DUCTWORK. PROVIDE APPROPRIATE MOUNTING HARDWARE, UNSTRUT, ALL THREAD, ETC., AS REQUIRED TO SUPPORT FIXTURES.
- S. ALL LUMINAIRES WITHIN A ROOM OR AREA SHALL BE CONTROLLED BY SWITCHES/OCCUPANCY SENSORS SHOWN IN THAT ROOM OR AREA UNLESS OTHERWISE NOTED.

**KEYED NOTES**

1. CONNECT EXHAUST FAN TO LOCAL LIGHTING BRANCH CIRCUIT. PROVIDE DEDICATED TOGGLE SWITCH FOR EXHAUST FAN CONTROL.

**MARQUE ENGINEERING**  
2230 PARK AVE., STE. 100, CINCINNATI, OH 45206  
513.457.7131 - WWW.MARQUEENG.COM



08/18/2023

Progress Dates  
08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
MARQUE ENGINEERING  
Drawn by:  
MARQUE ENGINEERING

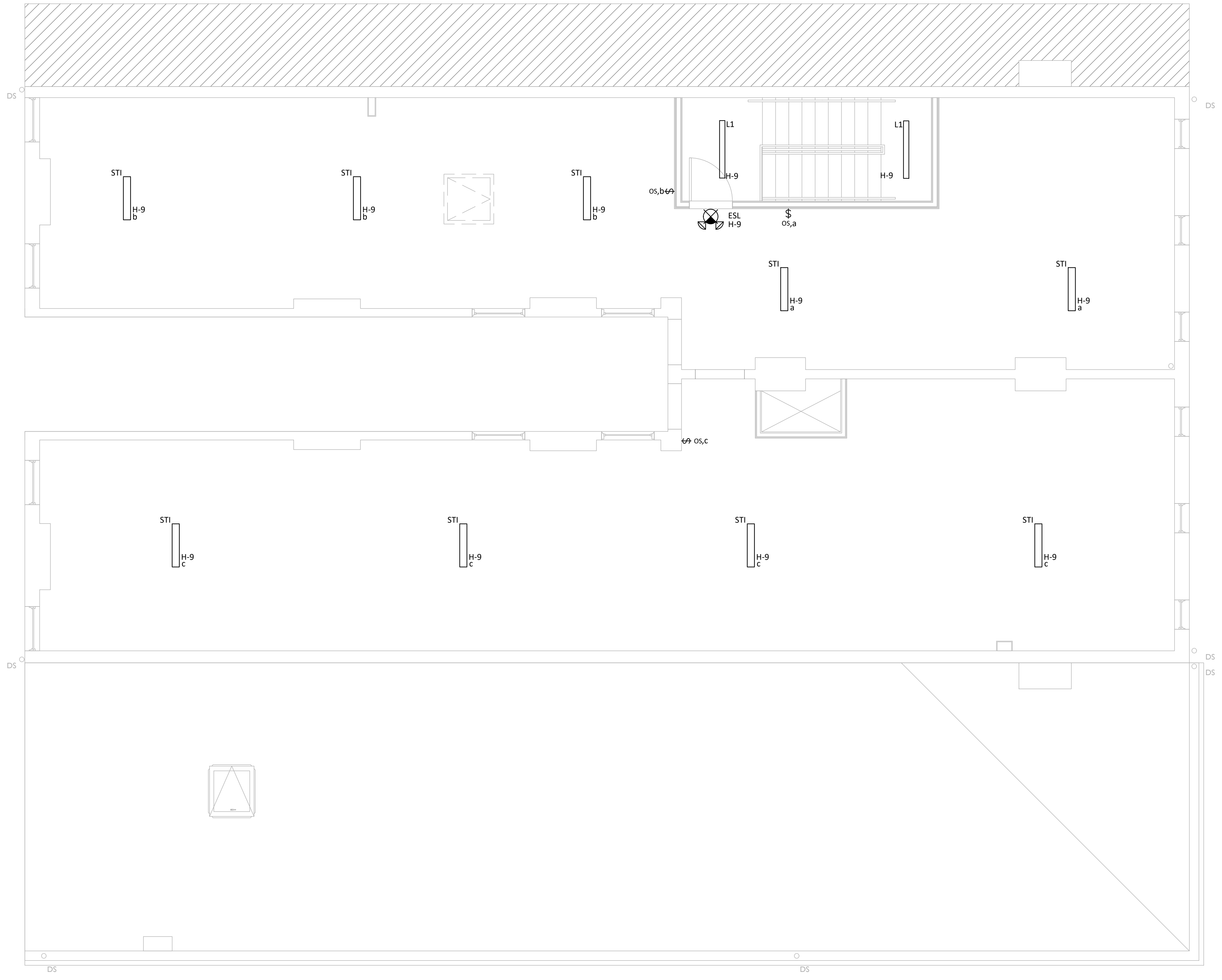
PROPOSED PROJECT:  
**FINDLAY EXCHANGE**  
**116 W. ELDER STREET**  
 116 W. ELDER STREET  
 CINCINNATI, OH 45202

Job No: 11920 04.26.2022

**E110**

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.





**LIGHTING GENERAL NOTES**

- A. EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.
- B. EMERGENCY DEVICES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO DEVICE EVEN WHEN FIXTURE IS OFF.
- C. PROVIDE EMERGENCY LIGHTS TO PROVIDE A MINIMUM OF 1 FOOT CANDLE FOR 90 MINUTES AT FLOOR LEVEL FOR EMERGENCY EGRESS.
- D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES PRIOR TO ROUGH-IN.
- E. NOT USED.
- F. ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.
- G. LABEL JUNCTION BOXES WITH THE PANEL AND CIRCUIT USED TO FEED THE LUMINAIRE. AS BUILTS SHALL REFLECT AND SHOW THE CIRCUIT USED BY EACH FIXTURE.
- H. ALL LUMINAIRE, LIGHT SWITCH COVERPLATES, EXIT SIGNS SHALL MATCH ARCHITECTURAL DECOR. PROVIDE PRODUCT SUBMITTAL FOR ARCHITECT AND OWNER APPROVAL.
- I. LUMINAIRE IN CONTACT WITH INSULATION SHALL BE U.L. LISTED FOR THERMAL BARRIER OR BE PROVIDED WITH 3" MINIMUM CLEARANCE.
- J. LIGHTS AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION AS UTILIZED TO MAINTAINED INTEGRITY OF FIRE RATING.
- K. LIGHTING SHALL BE CIRCUITED AS SHOWN ON PLANS. CIRCUITING SHALL BE THRU-WIRING WHEREVER POSSIBLE. MULTIPLE CONNECTIONS TO A SINGLE LIGHT FIXTURE FOR VOLTAGE DROP CONDITIONS OR AS A RESULT OF A FIELD CONDITION ARE ACCEPTABLE. LUMINAIRE SHALL BE MANUFACTURED TO ACCOMMODATE THRU-WIRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN BID.
- L. PROVIDE LIFTING MEANS TO ACCESS ALL LUMINAIRE DURING FINAL AIMING. AIM DIRECTIONAL LUMINAIRE AFTER INSTALLATION PER DIRECTION FROM OWNER.
- M. PROVIDE UPDATED PANEL SCHEDULES UPON COMPLETION OF WORK.
- N. ALL CONDUITS RUN IN AREAS WITHOUT SUSPENDED CEILING SHALL BE RUN INCONSPICUOUSLY AS POSSIBLE, HIDDEN BEHIND BEAMS, TIGHT TO DECK, ETC. PAINT ALL CONDUIT TO MATCH FINISH OF EACH SPECIFIC AREA.
- O. CONDUIT SHALL NOT BE INSTALLED WITHIN FIRE PROOFING. PROVIDE ALL REQUIRED DROP HANGERS.
- P. ALL WIRING SHALL BE COPPER, MINIMUM SIZE SHALL BE #12, UNLESS OTHERWISE NOTED.
- Q. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 3% VOLTAGE DROP.
- R. LOCATIONS OF LUMINAIRE WITHIN MECHANICAL EQUIPMENT ROOMS SHALL BE COORDINATED IN FIELD WITH INSTALLED EQUIPMENT. LUMINAIRE SHALL BE LOCATED OVER ACCESS PATHWAYS AROUND EQUIPMENT AND NOT OVER TOP OF DUCTWORK WHERE INACCESSIBLE. DO NOT SUSPEND LUMINAIRE FROM PIPING OR DUCTWORK. PROVIDE APPROPRIATE MOUNTING HARDWARE, UNISTRUT, ALL THREAD, ETC., AS REQUIRED TO SUPPORT FIXTURES.
- S. ALL LUMINAIRE WITHIN A ROOM OR AREA SHALL BE CONTROLLED BY SWITCHES/OCCUPANCY SENSORS SHOWN IN THAT ROOM OR AREA UNLESS OTHERWISE NOTED.

**1 ATTIC LIGHTING PLAN**  
**E111** 1/4" = 1'-0"

2023 MARQUE ENGINEERING LLC ©  
 THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS. THE ORIGINAL PURCHASER IS AUTHORIZED TO CONSTRUCT WITH THIS PLAN FOR ONLY ONE TIME. REUSE OR CHANGE OF THIS PLAN IS PROHIBITED. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED HEREIN ARE OWNED BY AND THE PROPERTY OF MARQUE ENGINEERING LLC. NOTHING ON THESE PLANS SHALL BE REUSED WITHOUT THE WRITTEN PERMISSION OF MARQUE ENGINEERING LLC.  
 IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE, THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OF RECORD.



Progress Dates  
 08.15.2022 - BID SET

Revisions  
 05.27.2022 - REVISION #1  
 08.18.2023 - REVISION #3

Design Team:  
 MARQUE ENGINEERING  
 Drawn by:  
 MARQUE ENGINEERING



METER CENTER

ROOM 300 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

201

ROOM 201 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

202

ROOM 202 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

203

ROOM 203 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

204

ROOM 204 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

205

ROOM 205 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

206

ROOM 206 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

301

ROOM 301 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

302

ROOM 302 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

303

ROOM 303 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

304

ROOM 304 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

305

ROOM 305 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

306

ROOM 306 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

401

ROOM 401 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

402

ROOM 402 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

403

ROOM 403 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

404

ROOM 404 MOUNTING RECESSED FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B). Includes optional dwelling unit calculation and lighting and receptacles summary.

H

ROOM BASEMENT MOUNTING SURFACE FED FROM METER CENTER NOTE. Includes table with columns for Ckt #, Ckt Brk, Circuit Description, Load KVA (A, B, C), and Load KVA (A, B, C). Includes optional dwelling unit calculation and lighting and receptacles summary.

PANEL SCHEDULE LEGEND

- (G) = PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) CIRCUIT BREAKER. (GE) = PROVIDE GROUND-FAULT EQUIPMENT PROTECTION (GFEPE) CIRCUIT BREAKER. (ST) = PROVIDE SHUNT TRIP CIRCUIT BREAKER. (A) = PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) CIRCUIT BREAKER. (L) = PROVIDE LOCK-ON DEVICE. (LT) = PROVIDE LOCK-OUT/TAG-OUT DEVICE.

PANEL SCHEDULE GENERAL NOTES

- A. PROVIDE HACR RATED BREAKERS FOR ALL MOTOR LOADS. B. PROVIDE LOCKING TYPE BREAKER (LOCK-ON) FOR ALL LIFE SAFETY AND NIGHT LIGHTING BRANCH CIRCUITS, EVEN IF NOT SPECIFICALLY CALLED OUT CASE-BY-CASE.

SWITCH SCHEDULE

Table with columns: CALLOUT, SYMBOL, 3-WAY SWITCH, OCCUPANCY SENSOR SWITCH, TOGGLE SWITCH.

RECEPTACLE SCHEDULE

Table with columns: CALLOUT, SYMBOL, DUPLEX, J-BOX, QUAD.

SMOKE DETECTOR SCHEDULE

Table with columns: CALLOUT, SYMBOL, NOTE 1, SDI, SDP.



OH COA #4715



08/18/2023

Progress Dates 08.15.2022 - BID SET

Revisions 05.27.2022 - REVISION #1 08.18.2023 - REVISION #3

Design Team: MARQUE ENGINEERING Drawn by: MARQUE ENGINEERING

PROPOSED PROJECT: FINDLAY EXCHANGE 116 W. ELDER STREET CINCINNATI, OH 45202

Job No: I1920 04.26.2022

2023 MARQUE ENGINEERING LLC © THIS PLAN IS PROTECTED UNDER FEDERAL COPYRIGHTS LAWS... IF PLANS ARE NOT PRESENTED FOR PERMIT REVIEW WITHIN 120 DAYS OF ENGINEER SIGNATURE THIS SHEET IS VOID AND WILL NEED TO BE UPDATED BY THE ENGINEER OR RECORD.

E201



DIVISION 26 ELECTRICAL SPECIFICATIONS

26 05 01 COMMON REQUIREMENTS FOR ELECTRIC

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF NFPA 70 AND ALL REGULATIONS, LAWS, AND ORDINANCES WHICH MAY BE APPLICABLE AND BY TRAINED AND LICENSED ELECTRICIANS.

BEFORE SUBMITTING A BID, EXAMINE DOCUMENTS OF ALL OTHER TRADES, VISIT THE SITE AND GET ACQUAINTED WITH ALL CONDITIONS THAT MAY IN ANY WAY AFFECT THE EXECUTION OF THIS CONTRACT. TAKE MEASUREMENTS AND BE RESPONSIBLE FOR EXACT SIZE AND LOCATIONS OF ALL OPENINGS REQUIRED. VERIFY INSTALLATION MAY BE MADE IN COMPLETE ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROFESSIONAL ENGINEER OF RECORD. DO NOT PROCEED WITH THE INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

IT IS NOT THE INTENT OF THE DRAWINGS THAT EXISTING CONDITIONS BE ACCURATELY SHOWN. EXISTING ELECTRICAL WORK IS SHOWN TO EXTENT ON DRAWINGS AND IS SHOWN FOR GENERAL REFERENCE ONLY. LOCATIONS AND INFORMATION WERE DERIVED FROM CURSORY SITE VISUAL OBSERVATIONS OR FROM DOCUMENTS THAT WERE PREPARED FOR PREVIOUSLY INSTALLED WORK WHEN AVAILABLE.

LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTEND INSTALLATION. THEY ARE NOT INTENDED OR TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.

THE WORK COVERED BY THESE SPECIFICATIONS SHALL CONSIST OF PROVIDING ALL NEW MATERIAL, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE ELECTRICAL INSTALLATION AS SPECIFIED HEREIN. WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

- TELEPHONE CONDUIT SYSTEM
• DATA COMMUNICATIONS CONDUIT SYSTEM
• WIRING DEVICES
• BRANCH CIRCUITING
• GROUNDING
• CONNECTION OF HVAC EQUIPMENT
• TEMPORARY ELECTRICAL WIRING
• LIGHTING

WHenever the words "CONTRACTOR" appear on electrical drawings or in these specifications, it shall refer to the electrical sub-contractor. Whenever the word "provide" appears in these documents, it shall be interpreted to mean "FURNISH AND INSTALL".

COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE INTERRUPTION OF BUILDING OPERATION. SCHEDULE OF ALL POWER OUTAGES MUST BE APPROVED BY THE OWNER PRIOR TO THE BEGINNING OF ANY WORK.

PRIOR TO ALL WORK, CAREFULLY INSPECT THE INSTALLED WORK OF ALL OTHER TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE. COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE SCHEDULES FOR WORK OF ALL OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

COORDINATE EXACT ELECTRICAL REQUIREMENTS (VOLTAGE, PHASE, AMPS, WIRING, CONNECTIONS, AND ETC.) OF EQUIPMENT FURNISHED BY OTHERS PRIOR TO PERFORMING WORK. COORDINATE MANUFACTURER'S ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH PRODUCT DATA AND/OR SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN AND FURNISHING EQUIPMENT'S OVER-CURRENT PROTECTIVE DEVICES. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.
• COORDINATE SPECIALLY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
• WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.

VERIFY ALL EQUIPMENT LOCATIONS, SWITCHES, RECEPTACLES, LIGHTING FIXTURES, ETC., IN FIELD. THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF ANY OUTLET OR FIXTURE FOR A DISTANCE OF 15 FT. IN ANY DIRECTION FROM DRAWING LOCATION, BEFORE THE WORK IS ACTUALLY ROUGHED IN, NO EXTRA CHARGE.

WHERE LIGHT FIXTURE AND OTHER ELECTRICAL ITEMS ARE SHOWN IN CONFLICT WITH LOCATIONS OF STRUCTURAL MEMBERS AND MECHANICAL OR OTHER EQUIPMENT, PROVIDE ALL REQUIRED SUPPORTS AND WIRING TO CLEAR THE ENCROACHMENT.

PROVIDE ALL MISCELLANEOUS HARDWARE AND MATERIAL, NOT SPECIED BUT NECESSARY TO PROVIDE A COMPLETE AND WORKING ELECTRICAL SYSTEM. THIS HARDWARE SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL MISCELLANEOUS CONDUIT FITTINGS AND MOUNTING HARDWARE, LUMINAIRE MOUNTING HARDWARE, BRACKETS, CONNECTORS, CORDS AND PLUGS.

PROVIDE ACCESS DOORS TO PROVIDE ACCESS TO ALL I-BOXES, PULL BOXES, AND OTHER EQUIPMENT AS REQUIRED. ACCESS DOORS FOR INSTALLATION IN FIRE RATED CONSTRUCTION SHALL HAVE APPROPRIATE FIRE RATING.

DURING PROGRESS OF THE WORK, MAINTAIN ON DRAWINGS AT THE SITE, AN ACCURATE RECORD OF THE INSTALLATION OF THE ELECTRICAL SYSTEM, INDICATING ALL ITEMS WHICH HAVE BEEN CHANGED OR ADDED.

APPLY FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL AUTHORITY, FOR THE APPROVAL OF WORK.

A CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.

GUARANTEE ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

ALL MATERIALS, APPARATUS AND EQUIPMENT SHALL BEAR THE SEAL OF UNDERWRITERS LABORATORIES INC. (UL) OR A SIMILAR CREDIBLE TESTING AGENCY. DESIGN BASIS MANUFACTURERS OF MATERIAL AND EQUIPMENT ARE SPECIFIED AND PLANS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BEAR HIS BID ON FURNISHING AND INSTALLING THIS MAKE OF MATERIAL AND EQUIPMENT.

AN ACCEPTABLE MANUFACTURER'S NAME AND MODEL NUMBER OF A PRODUCT MAY BE PROVIDED IN THESE DOCUMENTS. THIS IS THE EQUIPMENT INCLUDED IN THE PROCESS AND FORMS THE BASIS OF A STANDARD OF QUALITY. WHERE MORE THAN ONE MAKE OF MATERIAL OR EQUIPMENT IS SPECIFIED, THE CONTRACTOR SHALL STATE IN HIS BID WHICH MAKE HE PROPOSES TO FURNISH AND INSTALL. SHOP DRAWING APPROVAL SHALL BE OBTAINED PRIOR TO SHIPMENT OF EQUIPMENT.

VERIFY THE MODEL NUMBER OR PRODUCT IS STILL AVAILABLE AND MEETS ALL REQUIREMENTS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS AND THE PRODUCT OR MODEL NUMBER, THE STRICTER OF THE TWO SHALL GOVERN.

26 05 03 SUBMITTALS FOR ELECTRICAL SYSTEMS

SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA (ELECTRONIC COPIES) ON THE FOLLOWING ITEMS FOR REVIEW BEFORE FABRICATION OR SHIPMENT:

- LOW VOLTAGE TRANSFORMERS
• PANEL BOARDS AND CIRCUIT BREAKERS
• DISCONNECT SWITCHES
• WIRING DEVICES
• LIGHTING
• LIGHTING CONTROLS (SWITCHES - TOGGLE, DIMMER, OCCUPANT SENSORS, ETC.)
• DISTRIBUTION PANELS
• METER CENTERS

MAINTENANCE MANUALS: THE MANUALS SHALL INCLUDE WIRING DIAGRAMS, MAINTENANCE AND OPERATING INSTRUCTIONS, PARTS LISTINGS, AND COPIES OF OTHER SUBMITTALS INDICATED FOR INCLUSION.

REVIEW AND CORRECTIONS OR COMMENTS MADE ON SHOP DRAWINGS, PRODUCT DATA, CATALOGS, CUT SHEETS, CHARTS, AND OTHER ITEMS DURING CONSTRUCTION PHASE SUBMITTAL REVIEW DO NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS OR ERRORS OF ANY SORT. THIS REVIEW IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS RESPONSIBLE FOR DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATIONS, VERIFYING MATERIALS REQUIRED, AND RELATED CRITERIA, COORDINATING WORK WITH OTHER DISCIPLINES AND PERFORMING WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

ANY CHANGES TO ITEMS SPECIFIED MUST BE SUBMITTED IN WRITING AS A SUBSTITUTION, WITH COMPLETE DOCUMENTATION OF PRICE DIFFERENTIAL AND EQUIPMENT DETAILS. SUBSTITUTIONS PROVIDED SHALL BE REVIEWED AT MARQUE ENGINEERING'S HOURLY RATES. REVIEW SHALL BE PAID FOR BY THE CONTRACTOR TO MARQUE ENGINEERING AT NO COST TO THE OWNER. BY USING PRE-APPROVED SUBSTITUTIONS, THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY AND ASSOCIATED COSTS FOR ALL REQUIRED MODIFICATIONS TO THE CONTRACT DOCUMENTS TO INCLUDE BUT NOT LIMITED TO MATERIAL OR EQUIPMENT COSTS FOR THEIR OR OTHER TRADES, AND ENSURING THAT SUBSTITUTED MATERIALS AND EQUIPMENT TO BE FURNISHED FIT INTO SPACE AVAILABLE.

EXTENSIVE REVISIONS NECESSITATED TO THE CONTRACT DOCUMENTS, OR SUBSTITUTION ACTIONS RELATED TO ANY SPECIFIED PRODUCT NOT ABLE TO BE PROVIDED DUE TO A FAILURE TO COMMENCE WORK, PROCURE PRODUCT OR COORDINATE CONSTRUCTION ACTIVITIES SHALL BE PROVIDED AT MARQUE ENGINEERING'S HOURLY RATES. COSTS SHALL BE BORNE BY THE CONTRACTOR AT NO COST TO THE OWNER.

26 05 05 - EXISTING CONDITIONS & DEMOLITION

DO NOT REUSE REMOVED ELECTRICAL MATERIALS UNLESS SPECIFICALLY INDICATED ON DRAWINGS. EXISTING WIRING SYSTEMS MAY BE UTILIZED ONLY TO THE EXTENT INDICATED ON DRAWINGS.

IF REQUIRED TO ACCOMMODATE CONSTRUCTION RELATED ACTIVITIES TEMPORARILY REMOVE, STORE IN PROTECTED LOCATION ON SITE, AND REINSTALL CONFLICTING ELECTRICAL EQUIPMENT, LUMINAIRES, OR DEVICES THAT ARE TO BE REMOVED OR TO BE RELOCATED.

WHERE THE TERM "DEMOLITION" IS USED HEREIN, INTERPRET IT TO MEAN "DEMOLITION" OR "SELECTIVE DEMOLITION" WHERE APPLICABLE.

PROVIDE ELECTRICAL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE PROJECT DEMOLITION AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. DISCONNECT AND REMOVE WORK TO BE ABANDONED, AND AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, IN AREAS AFFECTED BY THIS PROJECT.

MAINTAIN EXISTING ELECTRICAL SERVICE AND FEEDERS TO OCCUPIED AREAS AND OPERATIONAL FACILITIES, UNLESS OTHERWISE INDICATED, OR WHEN AUTHORIZED OTHERWISE IN WRITING BY OWNER'S REPRESENTATIVE. PROVIDE TEMPORARY SERVICE DURING INTERRUPTIONS TO EXISTING FACILITIES. SCHEDULE MONETARY OUTAGES WHEN NECESSARY FOR REPLACING EXISTING WIRING SYSTEMS WITH NEW WIRING SYSTEMS. WHEN THAT "CUTTING-OVER" HAS BEEN SUCCESSFULLY ACCOMPLISHED, REMOVE RELATED WIRING THAT HAS BEEN ABANDONED.

CAREFULLY COORDINATE WORK AND SYSTEM SHUTDOWNS IN ADVANCE WITH OWNER'S REPRESENTATIVE, AND WITH AFFECTED TRADES SO THAT NORMAL BUILDING ACTIVITIES AND OTHER CONSTRUCTION TRADES ARE MINIMALLY AFFECTED. PERFORM ALL WORK IN A REASONABLE CONSTRUCTION WORK, WHICH WILL AFFECT AN OCCUPIED AREA (INCLUDING THOSE WHICH ARE LOCATED OUTSIDE THE IMMEDIATE AREA OF PROJECT WORK) AT SPECIAL TIMES AS DIRECTED BY OWNER'S REPRESENTATIVE IN FIELD.

PROVIDE AND MAINTAIN TEMPORARY PARTITIONS AND DUST BARRIERS ADEQUATE TO PREVENT THE SPREADING OF DIRT AND TO ADJACENT FINISHED AREAS AND OTHER SYSTEM COMPONENTS. PROTECT ADJACENT INSTALLATIONS DURING CUTTING AND PATCHING OPERATIONS. REMOVE PROTECTION AND BARRIERS AFTER DEMOLITION OPERATIONS ARE COMPLETE.

INSPECT EXISTING ELECTRICAL WORK IN AREAS ACCESSED UNDER THIS PROJECT AND BRING INTO COMPLIANCE WITH CURRENT NFPA 70. THIS APPLIES ONLY TO THE EXTENT THAT SUCH WORK IS UNCOVERED IN THE IMMEDIATE PROJECT AREA AFFECTED BY CONSTRUCTION ACTIVITIES, AND ONLY TO THE LIMITED EXTENT THAT IT APPLIES TO PRE-EXISTING GENERAL INSTALLATION METHODS SUCH AS MISSING JUNCTION BOX PLATE, OPEN JUNCTION BOX KNOCKOUT, MINOR CONDUIT RE-ANCHORING AND MINOR EXPOSED WIRING/CONNECTIONS. IF MORE EXTENSIVE CODE OR SAFETY VIOLATIONS ARE DISCOVERED, IMMEDIATELY BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE (DETAILED IN WRITING) ALONG WITH PROPOSED COST FOR CORRECTIONS AND IMPACT (IF ANY) ON THE CONSTRUCTION SCHEDULE.

THE FOLLOWING APPLIES TO ELECTRICAL MATERIALS THAT WILL REMAIN OR BE REUSED UNDER THIS PROJECT: PROTECT DURING CONSTRUCTION ACTIVITIES:

- DETERMINE WHICH EXISTING BRANCH CIRCUITS MUST REMAIN ACTIVE. RECONNECT (OR MAINTAIN IN OPERATION WHERE APPLICABLE) AND SCHEDULE THEM IN THE PANELBOARD(S).
• EXISTING BRANCH CIRCUIT AND SYSTEMS CONDUIT, NOT CONFLICTING WITH NEW CONSTRUCTION AND NOT CONFLICTING WITH OVERHEAD OR CEILING CAVITY REQUIREMENTS, MAY BE RE-USED AT THE DISCRETION OF THE ELECTRICAL INSTALLER (AFTER ALL ABANDONED CONDUCTORS AND CABLES HAVE BEEN REMOVED FROM THEM), DO NOT EXCEED NFPA 70 REQUIRED CONDUIT FILL AND DO NOT INSTALL WIRING FED FROM DIFFERENT SOURCES IN COMMON CONDUIT.
• COMPLETELY RE-TYPE PANELBOARD DIRECTORIES FOR PANELBOARD(S) AFFECTED BY THIS PROJECT USING ACCURATE "AS-BUILT" INFORMATION.
• WHERE APPLICABLE ENSURE THAT RECONNECTED SHARED NEUTRALS ARE PROPERLY BALANCED WITH THE CORRECT PHASE CONDUCTORS.
• WHERE APPLICABLE, PROVIDE CORRECT COLOR-CODING FOR INSULATION OF RECONNECTED CONDUCTORS IN A MANNER COMPLIANT WITH NFPA 70.
• FOR ALL EXISTING LUMINAIRES SCHEDULED FOR REUSE, REMOVE FROM EXISTING CEILINGS DURING DEMOLITION; PROTECT DURING CONSTRUCTION; CLEAN, SERVICE (WITH LAMPS TO MATCH BUILDING STANDARDS) AND REFINISH THIS SECTION (AS NOTED) AND REINSTALL AT LOCATIONS INDICATED. RE-LAMP LUMINAIRES IMMEDIATELY PRIOR TO OCCUPANCY OF THE FINISHED CONSTRUCTION AREA.
• CLEAN COMPONENTS TO BE REUSED INSIDE, OUT, AND REINSTALL, WHERE INDICATED ON DRAWINGS. MODIFY AND EXTEND RELATED EXISTING BRANCH WIRING AND/OR CONTROL WIRING ACCORDINGLY TO INCLUDE CONDUIT, CABLING, ETC.

DEMOLITION

DISCONNECT AND REMOVE WORK TO BE ABANDONED, AND AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, IN AREAS AFFECTED BY THIS PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR DETERMINED OTHERWISE DURING PRE-DEMOLITION SURVEY.

REMOVE ACCESSIBLE ABANDONED, INACTIVE AND OBSOLETE RACEWAY SYSTEMS. REMOVE ABANDONED, INACTIVE AND OBSOLETE WIRING AND CONTROLS. REMOVE ABANDONED, INACTIVE AND OBSOLETE EQUIPMENT, LUMINAIRES AND DEVICES. ABANDONED RACEWAYS EMBEDDED IN FLOORS, WALLS, AND CEILINGS MAY REMAIN IF SUCH MATERIALS DO NOT INTERFERE WITH NEW INSTALLATIONS. REMOVE ABANDONED ELECTRICAL MATERIALS ABOVE ACCESSIBLE CEILING.

REMOVE RELATED ABANDONED UNUSED RACEWAY BACK TO THE NEAREST RESPECTIVE "UPSTREAM" JUNCTION BOX THAT REMAINS ACTIVE EVEN IF OUTSIDE OF THE CONFINES OF THE PROJECT AREA.

REMOVE ABANDONED UNUSED WIRING BACK TO ITS SOURCE EVEN IF SOURCES ARE OUTSIDE THE CONFINES OF THE PROJECT AREA. EXTEND RACEWAY AND WIRING AS REQUIRED TO ACCOMMODATE NEW OR RELOCATED ELECTRICAL WORK.

LOCATE, IDENTIFY, AND PROTECT ELECTRICAL SERVICES PASSING THROUGH DEMOLITION AREAS AND SERVING OTHER AREAS OUTSIDE THE DEMOLITION LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE DEMOLITION LIMITS. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.

IT IS RECOGNIZED THAT THERE MAY BE SOME CONDUIT SYSTEMS RENDERED INACTIVE BY DEMOLITION, CAUSING DISCONNECTION OF "DOWNSTREAM" OUTLET, ETC. INVESTIGATE THESE TYPES OF SITUATIONS PRIOR TO DEMOLITION. PROVIDE NECESSARY CORRECTIVE ELECTRICAL WORK PRIOR TO DEMOLITION TO ENSURE THAT SUCH "DOWNSTREAM" DEVICES REMAIN PERMANENTLY ACTIVE THROUGHOUT DEMOLITION, DURING NEW CONSTRUCTION, AND AFTER PROJECT COMPLETION.

PERFORM CUTTING AND PATCHING REQUIRED FOR DEMOLITION.

COORDINATE WORK CAREFULLY WITH OWNER PRIOR TO BEGINNING ELECTRICAL DEMOLITION WORK.

MAINTAIN (OR RECONNECT IF APPLICABLE) REMAINING WIRING.

REMOVE AND RELOCATE WIRING, DEVICES, CONDUIT, ETC. THAT CONFLICT WITH CONSTRUCTION RELATED WORK OF OTHER TRADES NECESSARY TO ACCOMMODATE NEW WORK OR RESPECTIVE TRADE.

PROVIDE ELECTRICAL DISCONNECTIONS, AND RECONNECTIONS WHERE APPLICABLE, FOR EQUIPMENT TO BE REMOVED (OR RELOCATED) BY OTHER TRADES.

REFER TO OWNER'S REPRESENTATIVE FOR DISPOSAL INSTRUCTIONS FOR ABANDONED ELECTRICAL MATERIALS REMOVED DURING DEMOLITION AND THEREAFTER. NEATLY STORE ELECTRICAL MATERIALS THAT THE OWNER ELECTS TO RETAIN AT THE SITE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. LEGALLY DEPOSE OF MATERIALS THAT THE OWNER ELECTS NOT TO RETAIN.

DISCONNECT AND REMOVE ELECTRICAL MATERIALS DESIGNATED FOR SALVAGE (REMOVAL AND REUSE, OR FOR TURNING OVER TO OWNER), DAMAGED, DISCONNECT AND REMOVE WIRING AND "WHIPS" FROM EQUIPMENT TERMINAL POINTS.

CAREFULLY TRANSPORT SALVAGED ELECTRICAL MATERIALS TO A PROTECTED ON-SITE STORAGE LOCATION AS DIRECTED IN FIELD AND NEATLY STORE THEM GROUPED BY SYSTEM TYPE.

LEGALLY DEPOSE OF MATERIALS TO SYSTEMS OR RETAINED.

26 05 08 - ELECTRICAL SITE REQUIREMENTS

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZE AND OTHER INFORMATION INDICATED IS ONLY AS ACCURATE AS THAT PROVIDED BY THE OWNERS OF THE UTILITIES. THIS INFORMATION IS NOT WARRANTED OR GUARANTEED. THE ENGINEER DOES NOT INDEPENDENTLY VERIFY NON-FIELD LOCATED UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO PHYSICALLY LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON PLANS OR NOT, PRIOR TO BEGINNING CONSTRUCTION.

- THE CONTRACTOR SHALL SUPPORT, PROTECT AND RESTORE ALL EXISTING UTILITIES AND THEIR ASSOCIATED ITEMS.
• PROTECT EXCAVATED OPENINGS WITH SUBSTANTIAL RAILINGS, SIGNAGE, SHORING, AND STEEL ROADWAY PLATES IN STRICT COMPLIANCE WITH DEPARTMENT OF TRANSPORTATION (DOT) STANDARDS, WITH AUTHORITY HAVING JURISDICTION, AND AS DIRECTED BY OWNER'S REPRESENTATION IN FIELD.
• PROVIDE TRAFFIC DEVIATORS PER DOT STANDARDS DURING ACTIVE CONSTRUCTION WORK SHIFT TIME PERIODS.
• PROTECT STEEL ROADWAY PLATES, PROPERLY INSTALLED AND ANCHORED PER DOT STANDARDS, OVER ROADWAY CUTS DURING INACTIVE PERIODS.
• FINISH WORK AFFECTING THE ROADWAYS, AND RESTORE/PAVE ROADWAY CUTS AS QUICKLY AS POSSIBLE AFTER STARTING THOSE SEGMENT OF WORK.

THE CONTRACTOR SHALL NOTIFY THE REGISTERED UTILITY PROTECTION SERVICE AND ALL UTILITY OWNERS HAVING FACILITIES IN THE CONSTRUCTION AREA WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE.

THE CONTRACTOR SHALL GIVE NOTIFICATION AS REQUIRED BY CODE, AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS, EXCLUDING HOLIDAYS, SUNDAYS AND HOLIDAYS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE UTILITY OWNERS UNTIL THE WORK IS COMPLETED. THE CONTRACTOR SHALL PROVIDE THE PROJECT OWNER WITH EVIDENCE OF HAVING NOTIFIED THE UTILITIES AND PROVIDED THEM WITH THE WORK SCHEDULE PRIOR TO CONSTRUCTION COMMENCEMENT.

DO NOT USE EXPLOSIVES.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EXCAVATION OPERATIONS.

BACKFILL AND FILL MATERIALS: IN GENERAL, USE EXCAVATED MATERIAL FOR BACKFILL. PRIOR TO BACKFILLING, REMOVE ROCK AND GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETABLE MATTER, AND OTHER DELETERIOUS MATTER. PROVIDE PRE-MIXED, FACTORY PACKAGED, NON-STAINING, NON-CORROSIVE, NON-GASEOUS GROUT, RECOMMENDED FOR INTERIOR AND EXTERIOR APPLICATIONS. PROVIDE SUB-BASE CONSISTING OF GRADED MIXTURE OF CRUSHED GRAVEL, CRUSHED STONE, CRUSHED SLAG, OR SAND.

TRENCHING: EXCAVATE TRENCHES TO THE UNIFORM WIDTH, SUFFICIENTLY WIDE TO PROVIDE AMPLE WORKING ROOM. EXCAVATE TRENCHES TO DEPTH AND WIDTH INDICATED OR OTHERWISE NECESSARY TO FULFILL PROJECT REQUIREMENTS.

COMPACT EACH LAYER OF BACKFILL OR FILL MATERIAL TO 95% STANDARD COMPACTON.

TOPSOIL AND SEEDING: SEPARATELY STOCKPILE EXCAVATED TOPSOIL ADJACENT TO TRENCH AND UTILIZE IN THE FINAL STAGE OF BACKFILLING. GRADE EXPOSED EARTH AND OTHER ERODIBLE AREAS TO A REASONABLY UNIFORM, AND SATISFACTORY, CROSS SECTION AND SLOPE, AS SOON AS PRACTICABLE.

CONCRETE ENCASUREMENT: PROVIDE AS INDICATED OR OTHERWISE NECESSARY TO FULFILL PROJECT REQUIREMENTS.

IN GENERAL, UNLESS DIRECTED OTHERWISE IN FIELD, USE THE SIDES OF EXCAVATED TRENCHES AS FORMS FOR CONCRETE ENCASUREMENT. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. PROVIDE SUFFICIENT QUANTITY OF FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK. IF REQUIRED FOR SPECIAL APPLICATIONS IN FIELD, PROVIDE FORMS MADE OF STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT, AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. CLEAN ALL FORMS AFTER EACH USE AND COAT WITH FORM RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE. FORM AREAS THAT INVOLVE TERMINATION OF SPARE CONDUITS BELOW GRADE, OR THAT INVOLVE CONTINUATION OF CONDUITS BY OTHERS, ACCORDINGLY TO ACCOMMODATE EASY FUTURE ACCESS TO THE ENDS OF CONDUITS FOR FUTURE EXTENSIONS.

PROVIDE REINFORCEMENT TO INCLUDE WELDED WIRE MESH, REINFORCING BARS, AND JOINT DOWEL BARS IF DEEMED NECESSARY.

- DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, AGGREGATE, AIR-ENTRAINING ADMIXTURE, AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:
• AGGREGATE: 3/8" COMPRESSIVE STRENGTH- 3000 PSI, MINIMUM AT 28 DAYS
• SLUMP RANGE: 7" - 8" (PROVIDE ENOUGH SLUMP TO FLOW TO BOTTOM OF THE FORMATION AND YET NOT BE SO WET AS TO CAUSE THE DUCTS TO FLOAT.
• AIR CONTENT: 5% - 8%
• PORTLAND CEMENT: ANSI/ASTM C 150, TYPE 1.
• DYE: PROVIDE BRIGHT RED DYE, CENTRALLY MIXED.

EXPANSION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING MANHOLES, CABLE PITS, AND SIMILAR STRUCTURES.

CONCRETE FINISHING: PROVIDE SMOOTH BROOM FINISHED CONCRETE SURFACE BY SCREENING AFTER STRIKING-OFF AND CONSOLIDATING CONCRETE. PROTECT CONCRETE FROM DAMAGE UNTIL ACCEPTANCE OF WORK.

26 05 19 LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

FURNISH AND INSTALL ALL NECESSARY CABLE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. ALL WIRE SHALL BE COPPER UNLESS OTHERWISE SPECIFIED.

NO CONDUCTOR SMALLER THAN NO. 12 AWG SHALL BE USED UNLESS OTHERWISE INDICATED. IN GENERAL, CONDUCTORS SMALLER THAN NO. 12 WILL BE PERMITTED ONLY FOR COMMUNICATION, SIGNAL, OR CONTROL CIRCUITS.

PROVIDE THE FOLLOWING MINIMUM AWG CONDUCTOR SIZES FOR GENERAL BRANCH CIRCUITING AND GROUNDS THAT ARE NOT INDICATED ON DRAWINGS. ALL WIRING IS BASED ON USING COPPER CONDUCTORS UNLESS OTHERWISE INDICATED. WHERE APPLICABLE INCREASE AS REQUIRED TO ACCOMMODATE VOLTAGE DROP AND TO ACCOMMODATE SPECIAL CONDITIONS. DO NOT DERATE ANY GROUNDED (NEUTRAL) CONDUCTORS. TEMPERATURE RATINGS LISTED BELOW PERTAIN TO BOTH WIRE AND TERMINATIONS.

Table with 3 columns: SOURCE BREAKER/FUSE, 60 DEG. C RATING, EQUIPMENT GROUNDING. Rows include 15 AMPERE (#12), 20 AMPERE (#10), 25 AMPERE (#10), 30 AMPERE (#10), 35 AMPERE (#10), 40 AMPERE (#10), 45 AMPERE (#8), 50 AMPERE (#8), 60 AMPERE (#6), 70 AMPERE (#4), 80 AMPERE (#3), 90 AMPERE (#2), 100 AMPERE (#1).

CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET, NO SPLICES SHALL BE PERMITTED EXCEPT AT OUTLETS. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH NEC.

COLOR CODING IS REQUIRED FOR ALL SERVICE, FEEDER, BRANCH, CONTROL, AND SIGNALING CIRCUIT CONDUCTORS. INSULATION COLOR FOR NEUTRALS SHALL BE WHITE FOR 120 VOLT CIRCUITS. EQUIPMENT GROUNDING CONDUCTORS SHALL BE GREEN. THE COLOR OF THE INSULATION OF THE UNGROUNDED CONDUCTORS SHALL AS FOLLOWS:

- 120V/220V SYSTEM: BLACK, RED, BLUE AND WHITE (NEUTRAL)
480V/277V SYSTEM: BROWN, ORANGE, YELLOW AND GRAY (NEUTRAL)
EQUIPMENT GROUNDING: GREEN
ALL UNGROUNDED CONDUCTORS OF THE SAME COLOR SHALL BE CONNECTED TO THE SAME UNGROUNDED FEEDER CONDUCTOR.
USE NO WIRE SMALLER THAN NO. 12 AWG, RATED AT 600 VOLTS, FOR POWER AND LIGHTING CIRCUITS AND NO SMALLER THAN NO. 14 FOR CONTROL WIRING. BRANCH CIRCUIT CONDUCTORS FOR 20 AMPERE, 120 VOLT CIRCUITS SHALL BE NO. 12 AWG, WITH CONDUCTOR FROM PANEL BOARD TO THE FIRST OUTLET AS FOLLOWS:
0 - 75 FEET ----- #12 AWG
75 - 150 FEET ----- #10 AWG
150 - 250 FEET ----- #8 AWG
250 - 350 FEET ----- #6 AWG

ALL JOINTS AND SPLICES SHALL BE MADE MECHANICALLY AND ELECTRICALLY SECURE. ALL SPLICES AND JOINTS SHALL BE MADE WITH APPROVED SOLIDLESS CONNECTORS, PROPERLY INSTALLED.

TYPE MC CABLE MAY BE USED FOR SHORT (LESS THAN 6 FEET) FINAL CONNECTIONS ONLY.

26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

ALL WIRE FOR GROUNDING PURPOSE SHALL BE STRANDED COPPER, OR COPPER CLAD STEEL AS REQUIRED FOR TYPE AND SIZES INDICATED ON DRAWINGS.

BUILDING ELECTRODE GROUND RODS SHALL BE 10'-0" LONG X 3/4" DIAMETER (MINIMUM DIMENSIONS). GROUND RODS SHALL BE STEEL WITH A MOLECULARLY BONDED OUTER LAYER OF ELECTROLYTICALLY APPLIED COPPER JACKET OF GALVANIZED STEEL AS REQUIRED. ALL GROUND RODS SHALL BE TESTED WITH PROPER TEST EQUIPMENT FOR ROD TO EARTH RESISTANCE. BEFORE CONNECTING GROUND WIRE.

METAL RACEWAYS MAY NOT BE USED FOR EQUIPMENT GROUNDING CONDUIT.

PROVIDE A SEPARATE DRIVEN GROUND FOR THE NEUTRAL BUSS ON THE ELECTRICAL DISTRIBUTION SYSTEM.

PROVIDE A SEPARATE DRIVEN GROUND FOR USE AS EQUIPMENT GROUND. THE DRIVEN GROUND TO INCOMING CITY WATER LINE THROUGH A #4/8 BAR STRANDED COPPER CONDUCTOR. USE APPROVED GROUND CLAMPS.

PROPERLY GROUND ALL MOTORS, TRANSFORMERS, EQUIPMENT, CONDUITS, SWITCH GEAR, ETC.

GROUND ALL LUMINAIRES BY INSTALLING A SEPARATE GREEN GROUND WIRE IN ANY FLEXIBLE CONDUIT BETWEEN OUTLET BOX AND FIXTURE.

26 05 29 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

CONDUIT SHALL BE SUPPORTED BY APPROVED STRAPS, FASTENERS AND HANGERS. HANGERS SHALL BE SUSPENDED FROM RODS. PERFORATED STRAPS WILL NOT BE ACCEPTABLE. FASTENERS SHALL BE LEAD EXPANSION SHIELDS IN BLOCK OR CONCRETE, TIGGLE BOLTS IN HOLLOW WALLS, MACHINE SCREWS ON METAL SURFACES AND WOOD SCREWS ON WOOD CONSTRUCTION.

ALL CONDUIT SHALL BE SUPPORTED INDEPENDENTLY FROM ALL OTHER BUILDING SYSTEMS AND SHALL BE SUPPORTED DIRECTLY FROM STRUCTURAL COMPONENTS AT BUILDING EXPANSION JOINTS AND WHERE DEFLECTION IS EXPECTED. CONDUITS SHALL BE PROVIDED WITH EXPANSION FITTINGS WITH BONDING JUMPEES. CONDUITS PASSING THROUGH STRUCTURAL MEMBERS SHALL BE PROVIDED WITH STUB AND COUPLING OR SLEEVE IN THE MEMBER, WHERE MOISTURE CONDITIONS ARE ENCOUNTERED, A HOLE SHALL BE DRILLED AT THE LOWEST POINT IN THE CONDUIT RUN.

26 05 33 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

CONCEAL CONDUIT AND EMT WITHIN FURNISHED WALLS, CEILINGS, AND FLOORS UNLESS OTHERWISE INDICATED. INSTALL CONDUITS PARALLEL OR PERPENDICULAR TO BUILDING LINES.

INTERIOR CONDUIT SHALL BE OF SUFFICIENT SIZE AND INSTALLED SO THE REQUIRED NUMBER OR CONDUCTORS CAN BE INSERTED OR REMOVED WITHOUT INJURY TO, OR EXCESSIVE STRAIN UPON, THE INSULATION. THE MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE NOTED.

CONDUITS SHALL BE RUN CONTINUOUS FROM OUTLET TO OUTLET AND SHALL BE FASTENED TO ALL BOXES AND CABINETS WITH DOUBLE LOCKOUTS, TO PROVIDE CONTINUITY OF THE GROUNDING, AND A BUSHING. THE FULL NUMBER OF THREADS MUST PROJECT BEYOND LOCKOUT IN BOXES AND CABINETS TO ALLOW THE BUSHING TO BUTT UP TIGHT AGAINST THE END OF THE CONDUIT.

CONDUIT RUN EXPOSED SHALL RUN PARALLEL, OR PERPENDICULAR TO WALLS, CEILINGS, OR PRINCIPAL FRAMING MEMBERS. IT IS REQUIRED THAT ALL CONDUIT BE INSTALLED TO REFLECT NEAT, CAREFUL WORKMANSHIP THROUGHOUT THE JOB. CONDUIT WHICH HAS BEEN CRUSHED, DAMAGED, OR DEFORMED IN ANY WAY SHALL NOT BE INSTALLED IN THE JOB. CONDUIT SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST TROUBLE FROM COLLECTION OF TRAPPED CONDENSATE, AND ALL RUNS OF CONDUIT SHALL BE FREE OF SUCH TRAPS WHEREVER POSSIBLE.

ALL CONDUIT HANGERS AND SUPPORTS SHALL BE RIGIDLY FASTENED TO THE BUILDING STRUCTURE. NO CONDUIT SHALL BE SUPPORTED FROM DUCTWORK, PIPING, OR CEILING GRID SYSTEMS.

PROVIDE FIRE SEALS WHEREVER CONDUIT PENETRATES FIRE WALLS, CEILING OR RATED FLOOR SLABS.

RIGID STEEL CONDUIT SHALL BE USED FOR ALL CONDUIT RUNS INSTALLED IN CONCRETE SLABS, IN ALL POURED CONCRETE CONSTRUCTION AND ALL APPLICATIONS INSIDE BUILDING REQUIRING 2" OR LARGER IN SIZE. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT ON 1" TO AND INCLUDING 2", AND 10 FEET FOR CONDUITS 2-1/2" OR LARGER.

RIGID CONDUIT (ALUMINUM) SHALL NOT BE INSTALLED IN POURED CONCRETE. ALUMINUM CONDUIT MAY BE USED FOR SWITCH LEGS AND BRANCH CIRCUITS IN PARTITIONS, ABOVE CEILING, AND WHERE CONDUIT RUN IS EXPOSED. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT 1" TO AND INCLUDING 2".

ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED FOR SWITCH LEGS (EXCEPT IN POURED CONCRETE WALLS) AND BRANCH CIRCUITS IN PARTITIONS, ABOVE CEILING, AND WHERE CONDUIT RUN IS EXPOSED. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT 1" TO AND INCLUDING 1-1/2". EMT LARGER THAN 1-1/2" WILL NOT BE PERMITTED.

PLASTIC CONDUIT (PVC): PLASTIC CONDUIT MAY BE USED FOR UNDERGROUND CONDUIT RUNS OUTSIDE BUILDING AND BELOW FLOOR SLAB. UNDERGROUND CONDUIT RUNS OUTSIDE BUILDING SHALL BE A MINIMUM OF 2" BELOW GRADE. CONDUIT RUN BELOW FLOOR SLAB SHALL BE A MINIMUM OF 12" BELOW FLOOR SLAB.

FLEXIBLE CONDUIT SHALL BE USED BETWEEN OUTLET BOXES IN HUNG OR FURRED CEILINGS AND RECESSED LIGHTING FIXTURES. FLEXIBLE CONDUIT SHALL NOT EXCEED 6 FEET IN LENGTH.

LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO ALL MOTORS. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO ALL MOTORS OR DEVICES WHICH DO OR MAY VIBRATE. LIQUID TIGHT FLEXIBLE CONDUIT SHALL NOT EXCEED 3 FEET IN LENGTH.

PROVIDE SEALING BUSHINGS IN ALL UNDERGROUND CONDUITS AS REQUIRED TO PREVENT THE ENTRY OF MOISTURE INTO ELECTRICAL EQUIPMENT.

PROVIDE CONDUIT EXPANSION FITTINGS WHERE CONDUIT CROSSES A BUILDING EXPANSION JOINT, AND IN ALL STRAIGHT CONDUIT RUNS 200 FEET OR LONGER.

ALL OUTLET, SWITCH, JUNCTION AND PULL BOXES SHALL BE MADE OF CODE GALVANIZED STEEL COMPLETE WITH RINGS AND SCREW COVER PLATES AND LOCATED WHERE SHOWN AND NOTED ON DRAWINGS. WHERE CONDUIT IS CONCEALED, BOXES SHALL NOT BE LESS THAN 4" SQUARE X 1-1/2" DEEP. ALL BOXES SHALL BE EQUIPPED WITH PROPER COVERS TO BRING FLUSH WITH FINISHED WALL SURFACE.

USE GANG BOXES WHERE MORE THAN ONE DEVICE IS TO BE INSTALLED AT THE SAME LOCATION.

ALL BOXES FOR CONCRETE WORK SHALL BE OF TYPE SPECIALLY DESIGNED FOR INSTALLATION IN CONCRETE.

PROVIDE OUTLET BOX ACCESSORIES AS REQUIRED FOR EACH INSTALLATION, INCLUDING MOUNTING BRACKETS, WALLBOARD HANGERS, EXTENSION RINGS, FIXTURE STUDS, CABLE CLAMPS, AND METAL STRAPS FOR SUPPORTING OUTLET BOXES, COMPATIBLE WITH OUTLET BOXES BEING USED AND MEETING REQUIREMENTS OF INDIVIDUAL WIRING SITUATIONS.

PULL BOXES (NOT SHOWN ON THE CONTRACT DRAWINGS) SHALL BE INSTALLED AS REQUIRED TO FACILITATE PULLING OF CONDUCTORS ON LONG RUNS. PULL BOXES LOCATED IN FLOORS SHALL BE FLUSH WITH FINISHED FLOOR, AND OF CAST WROUGHT IRON, ALUMINUM, OR BRONZE WITH SEALED WATERPROOF COVER. CONDUIT ENTRANCES SHALL BE THREADED.

PROVIDE CORROSION RESISTANT CAST METAL WEATHERPROOF OUTLET WIRING BOXES, OF THE TYPE, SHAPE, AND SIZE REQUIRED FOR EACH APPLICATION, WITH THREADED CONDUIT ENDS, CAST METAL FACE PLATE WITH SPRING-HINGE WATERPROOF CAP, SUITABLE CONFIGURED FOR EACH APPLICATION, INCLUDING FACE PLATE GASKET AND CORROSION PROOF FASTENERS.

PROVIDE WATERPROOF OUTLETS FOR INTERIOR AND EXTERIOR LOCATIONS EXPOSED TO WEATHER OR SUBJECT TO