

The Formica Building

Auditor Address: 115 E. 5th Street

Actual Address: 120 E. 4th Street

Cincinnati Ohio 45202

Basement thru Floor 6

Architectural Permit Set 12.02.2022



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

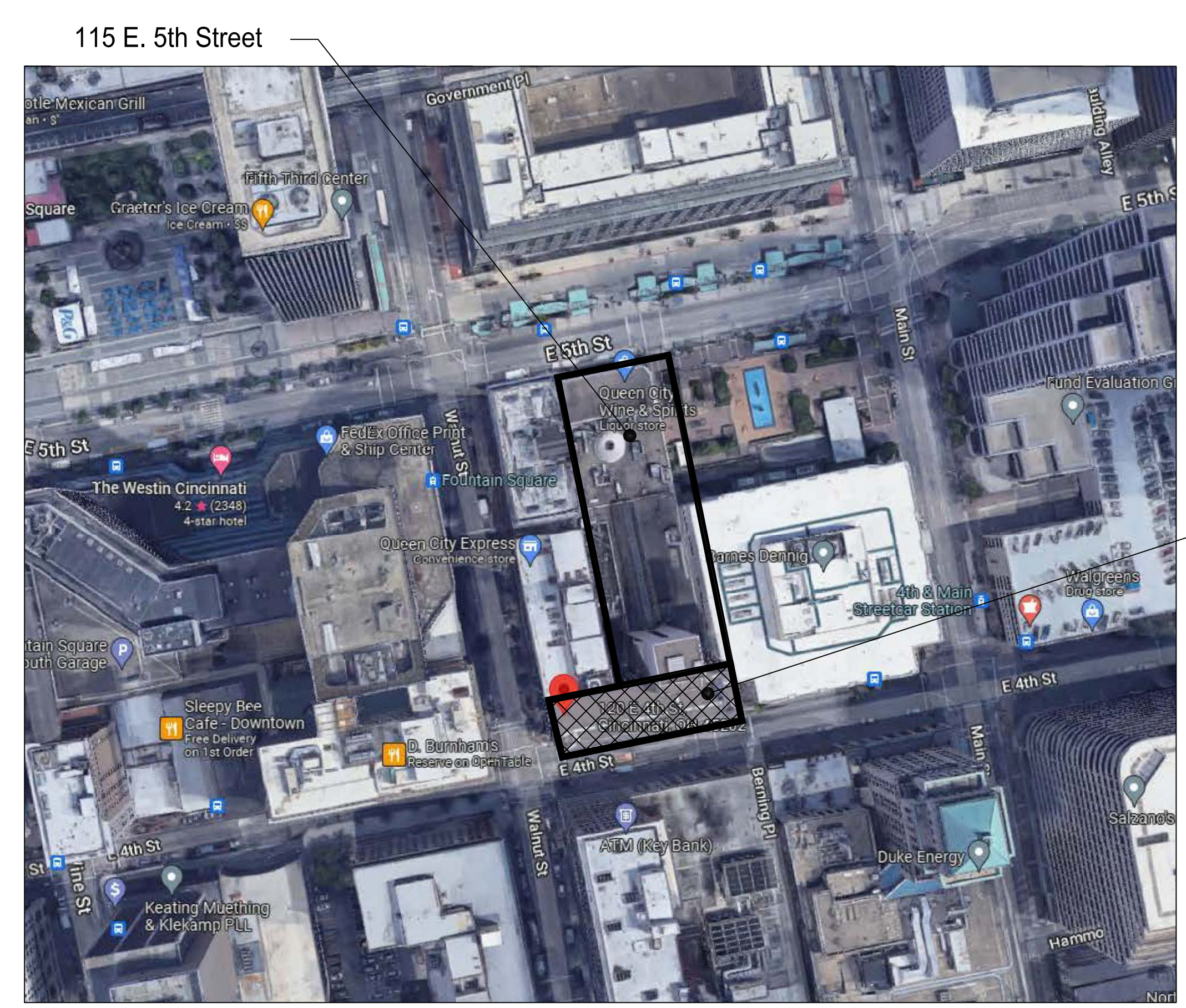
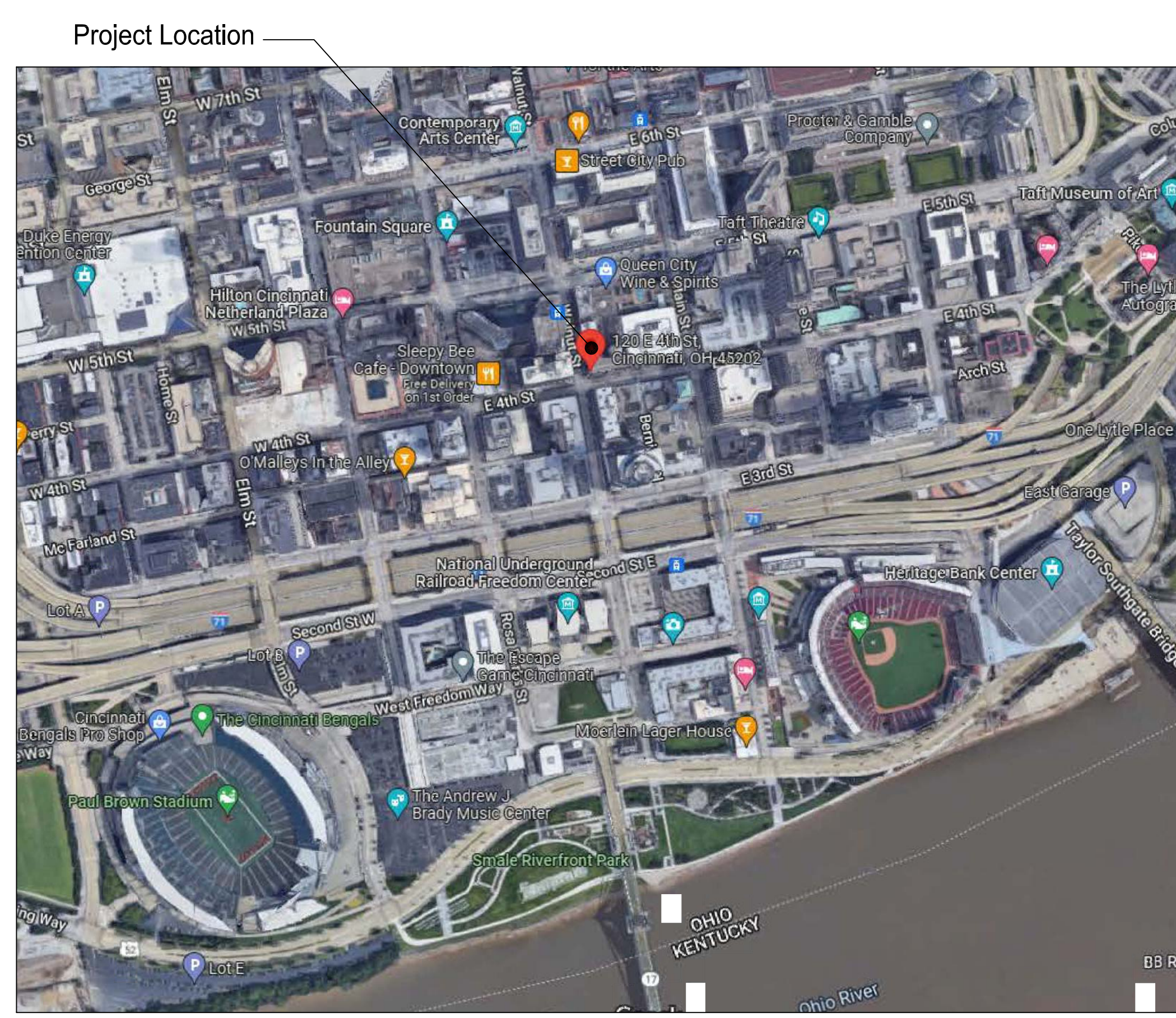
NOT FOR CONSTRUCTION

Project	Formica Building B To 6	Date	01.12.2023
Address	120 E 4th Street	Revisions	APARTMENT CHANGES
City	Cincinnati, Ohio - 45202	Scale	As Noted
Sheet	CONSTRUCTION	Project No.	2022-259-D
Scale	As Noted	Drawn	Checked

TS

Owner	Project Architect	Historic Consultant	Code Consultant	Contractor
MCA, LLC 1826 Race Street Cincinnati Ohio 45202	The Model Group 1826 Race Street Cincinnati, Ohio 45202	Common Bond Consulting, LLC 4232 Florida Ave. Cincinnati, Ohio 45223	Dabdoub & Associates, LLC 7357 E. Kemper Rd, Suite A Cincinnati, Ohio 45249	Model Construction 1826 Race Street Cincinnati, Ohio 45202

LOCATION MAP VICINITY MAP PROJECT INFORMATION DRAWING INDEX



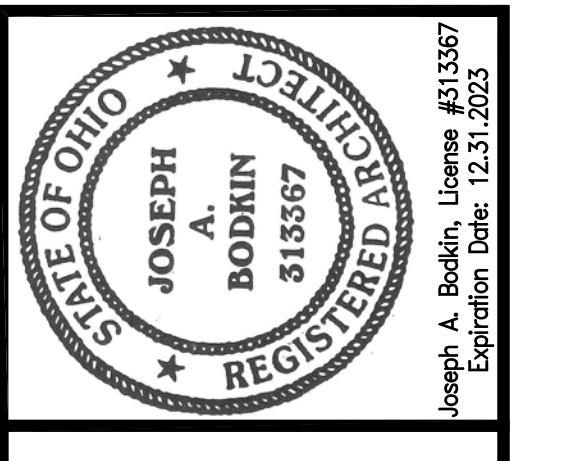
PROJECT SCOPE:
PROJECT IS CONSTRUCTING FOUR FLOORS (3-6) OF THE FORMICA BUILDING TOWER INTO STUDIO & 1-BEDROOM APARTMENTS. EXISTING ELEVATORS WILL REMAIN AS IS. A TRASH CHUTE ENCLOSURE WILL PASS THROUGH FLOORS ONE AND TWO. A TRASH ROOM AND ELECTRIC ROOM WILL BE ADDED TO THE BASEMENT. THERE IS NO EXTERIOR WORK AND NO WORK IN THE ARCADE, BUSINESSES AND EVENT SPACE ON THE 5TH STREET SIDE.
NOTE: ALL MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION, ALARM SYSTEMS ARE DESIGN/BUILD

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APPROVED
CIN BD
2022P10119
02/02/23
 city of CINCINNATI BUILDINGS & INSPECTIONS

C:\Users\jboodin\Desktop\01_NBDC_Projects\23_Cin\Phase D - New Permit E-6\004_Formica_D - New Permit E-6.dwg (13-6) - Plot Date/Time: Jan 13, 2023 12:26pm - By: jboodin



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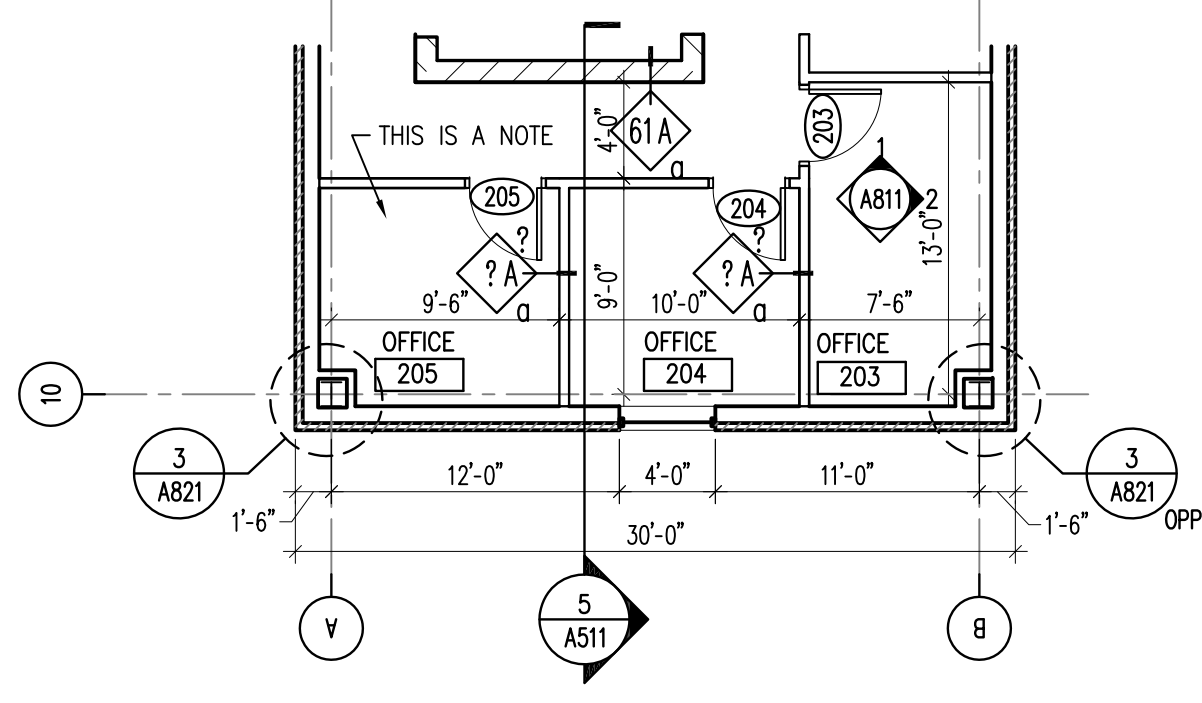
Project	Formica Building B TO 6	Date	
Address	120 E 9th Street	No.	Revisions
City	Cincinnati, Ohio - 45202		
Drawn	ARCHITECTURAL STANDARDS	Issue Date	12.02.2022 FOR PERMIT
Project No.	2022_259_D	Checked	
Scale	As Noted		

ARCHITECTURAL ABBREVIATIONS

A ABOVE FINISHED FLOOR	F "FLOOR DRAIN, FIRE DAMPER"	MH MANHOLE	SM SIMILAR
B BENCH MARK	FD FIRE EXTINGUISHER	MIN "MINIMUM MINUTES"	SP SPACES
B/M BID PACKAGE	FE FIRE EXTINGUISHER AND WALL BRACKET	MO MASONRY OPENING	STC SOUND TRANSMISSION COEFFICIENT
B/S BOTH SIDES	FEC FIRE EXTINGUISHER CABINET	MR MOISTURE RESISTANT	STN STAINED
B/W BOTH WAYS	FT&E FURNITURE, FIXTURES AND EQUIPMENT	N NORTH	STW STORM SEWER
B.O.D. BASIS OF DESIGN	FH FIRE HYDRANT	ND NOT IN CONTRACT	SVCB SHEET VINYL INTEGRAL CONCRETE BASE
C CATCH BASIN	FMC FABRIC WALL COVERING	NO NO. of #	T TREAD
CB CERAMIC TILE	FND FOUNDATION	NOM NOMINAL	T/M TOP OF MASONRY TO BE DETERMINED
CC CORNER GUARD	G GAS GAUGE or GAGE	NSC NOISE REDUCTION COEFFICIENT	TK THICKNESS
CCG CLEAR GLASS	GC GROUND FAULT CIRCUIT INTERRUPTER	OC ON CENTER	TRZO TERRAZZO
CD CONTROL JOINT	GL GLASS	OD OUTSIDE DIAMETER	TS TUBE STEEL
CE CENTERLINE	GLC GLASS MASONRY UNIT	OFCI OWNER FURNISHED and CONTRACTOR INSTALLED	T/S TOP OF STEEL
CLG CONCRETE MASONRY UNIT	GS GYPSUM BOARD	OSG OPGRESSIVE GLASS	T/W TOP OF WALL TYPICAL
CMU CONCRETE MASONRY UNIT	GWB GYPSUM WALLBOARD	OP OPPOSITE HAND	U UNDERCOUNTER
CMC CONCRETE	H HIGH	P PERCENT	UC UNDERCOUNTER UNLESS NOTED OTHERWISE
CONT CONTINUOUS	HBB HOSE END BRACKET	PL PLASTIC LAMINATE	UNO UNLESS NOTED OTHERWISE
CPT CARPET TILE	HR HARDWARE	P+ PLUS or MINUS	V VINYL COMPOSITION TILE VERIFY IN FIELD
CT CERAMIC TILE	H/M HOLLOW METAL	P POUNDS PER SQUARE FOOT	VCT VINYL COMPOSITION TILE VERIFY IN FIELD
CTG CLEAR TEMPERED GLASS	H/P HIGH POINT	PF PAINT	VT VINYL TILE
CH CABINET UNIT HEATER	HT HOUR HEIGHT	PI POLISHED	WVC WEATHER RESISTANT BARRIER WITHOUT
D DEEP	HT HOUR HEIGHT	PIG POLISHED WIRE GLASS	W "WEST, WIDE, WATER"
DF DRINKING FOUNTAIN	HVC "HEATING, VENTILATING & AIR CONDITIONING"	Q QUARRY TILE	W/W WITH WOOD BASE
DN DOWN	HVC HOSE VALVE CABINET	R "RADIUS, RISER"	WD WOOD
DW DUMBWATER	HVC HOSE VALVE AND EXTINGUISHER CABINET	R RESIDENT BASE	WRB WEATHER RESISTANT BARRIER
E EAST	I INSIDE DIAMETER	R/B RESIDENT BASE	W/O WITHOUT
EA EACH	INV INVERT	R/B RESIDENT BASE	W/P WELDED WIRE FABRIC
EFS EXTERIOR FINISH SYSTEM	L LONG	R/D ROOF DRAIN	W WORKING POINT
E/P EACH FACE	LBS POUNDS	RFR REFRIGERATOR	W/W WELDED WIRE FABRIC
E/G EXTERIOR GLASS	LL LIVE LOAD	RGL REFLECTIVE GLASS REQUIRED	Y YARD
E/FS EXTERIOR INSULATION AND FINISH SYSTEM	LLH LONG LEG HORIZONTAL	RGS ROUGH OPENING	YD YARD DRAIN
EJ EXPANSION JOINT	LLV LONG LEG VERTICAL	RFS RESIDENT SHEET FLOORING	
EL ELEVATION	L/P LOW POINT	RFS RESIDENT STRAIGHT BASE	
ELEC ELECTRIC	L/P LOW POINT		
ELEV ELEVATION	M MAXIMUM		
EQ EQUAL			
E/W EACH WAY			
ENC EXPOSED			
EXP EXPOSED			
EXST EXISTING			
EXST'G EXISTING			

DIMENSIONING NOTES

- DIMENSIONS ARE TO COMMON REFERENCE OF FINISHED FACE, OR TO COLUMN LINES, U.N.O.
- SLASHES HAVE BEEN USED IN LIEU OF ARROWHEADS, DOTS MAY BE USED IN VERY TIGHT CONDITIONS.
- DIMENSIONS TO ACTUAL SIZE (1/8" ACC.). DIMENSIONS ARE TO ONE SIDE OF WALL ONLY. PARTITION TYPE WILL INDICATE WALL THICKNESS.
- WHERE SPACE PERMITS, DIMENSION LINES EXTEND THRU ENTIRE PLAN.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- IN CASE OF DISCREPANCIES BETWEEN SCALE DIMENSIONS AND FIGURES, THE FIGURES GOVERN.
- LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.



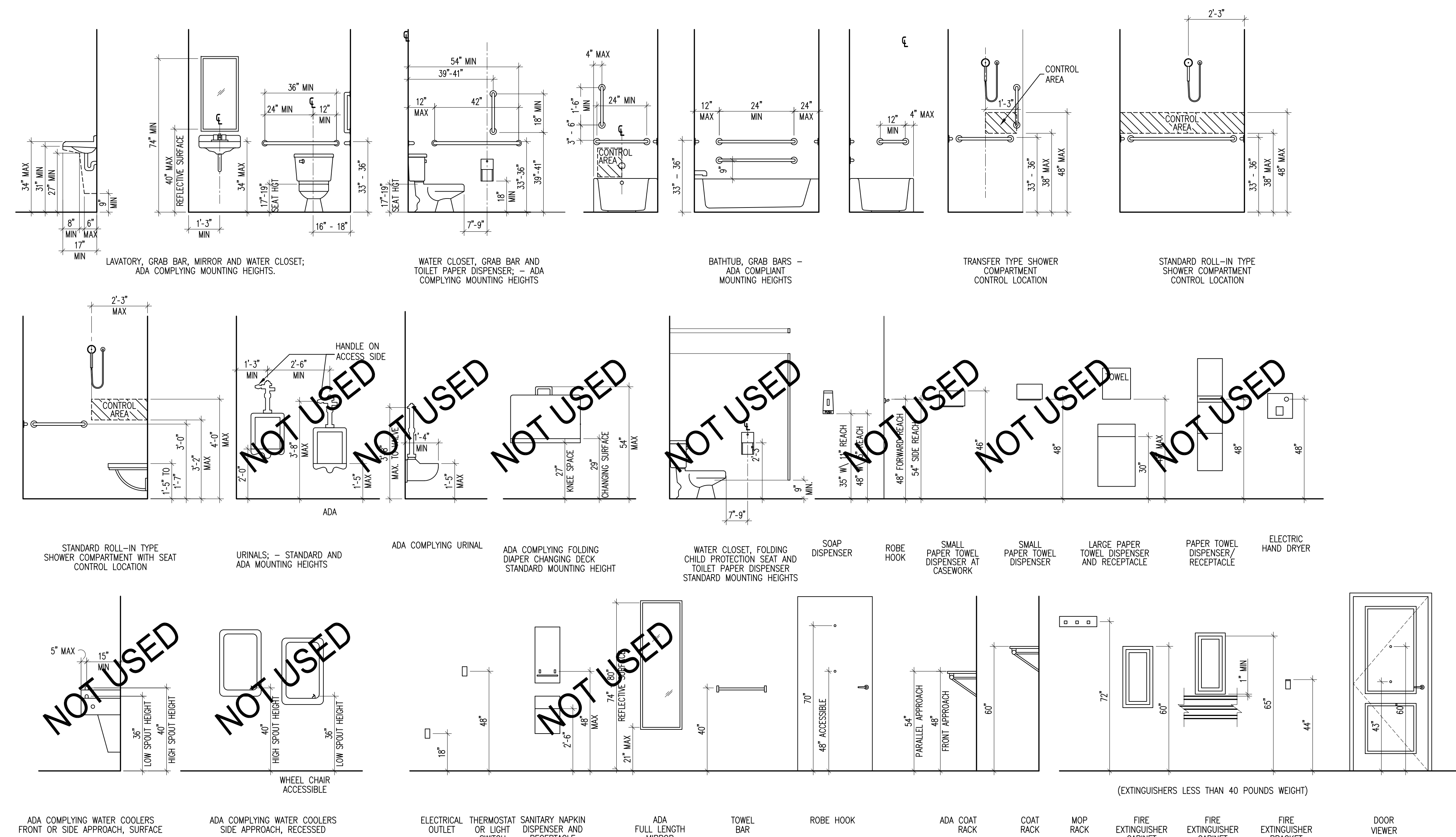
MATERIALS

	CONCRETE
	CONCRETE MASONRY
	REINFORCING BARS
	EARTH
	FACE BRICK
	FACE BRICK W/ CONCRETE MASONRY BACK-UP
	STONE
	STRUCTURAL CLAY TILE OR RIGID INSULATION
	CONTINUOUS WOOD BLOCKING
	NON-CONTINUOUS WOOD BLOCKING OR SHIM
	FINISH WOOD
	PLYWOOD
	GRANULAR FILL
	INSULATION - BLANKET
	INSULATION - RIGID
	METAL-TYPE INDICATED ON DRAWING DETAIL
	GYPSUM BOARD

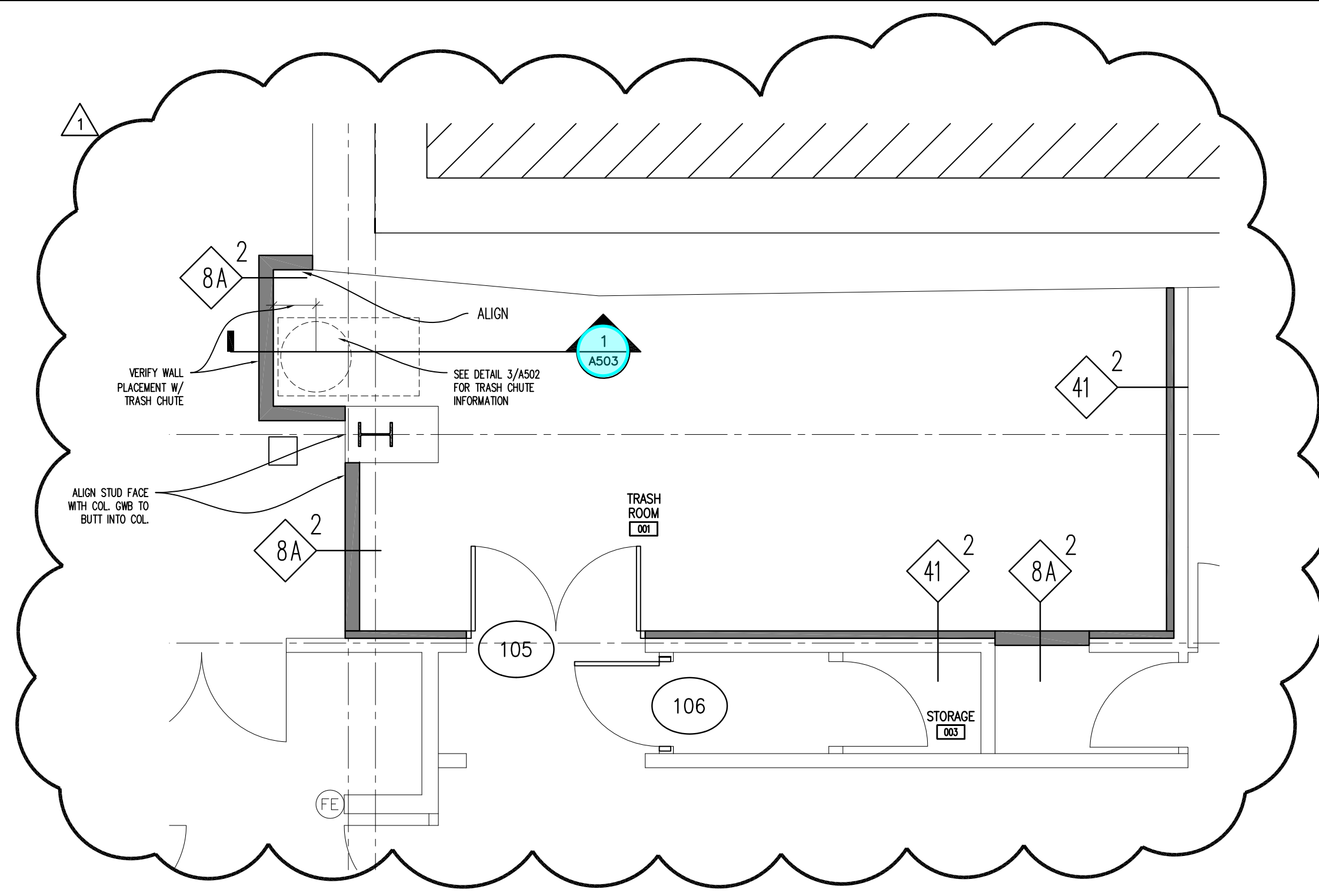
SYMBOLS

	SPOT ELEVATION
	ROOM NAME ROOM NUMBER
	DOOR NUMBER
	INTERIOR ELEVATION REFERENCE
	REF: 1/A501 REFERENCE DETAIL DESCRIPTION SCALE: 1-1/2" = 1'-0"
	SECTION REFERENCE
	DETAIL REFERENCE
	REVISION
	LEADER LINE
	FIRE ASSEMBLY RATING (HOURS) OR SMOKE PARTITION REQUIREMENT
	PARTITION TYPE
	PARTITION TAG
	NORTH ARROW
	DRAWING NOTE

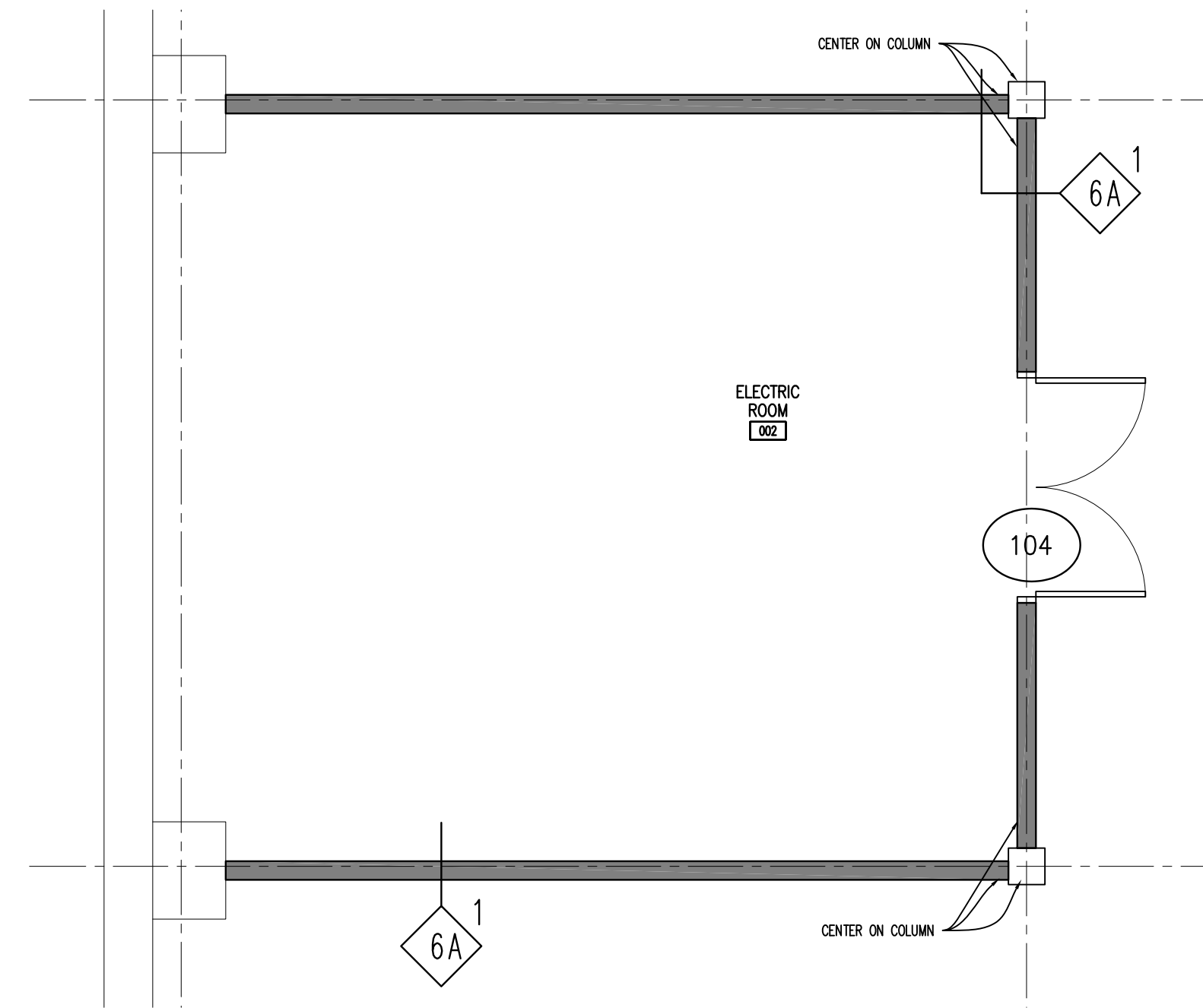
STANDARDS MOUNTING HEIGHTS



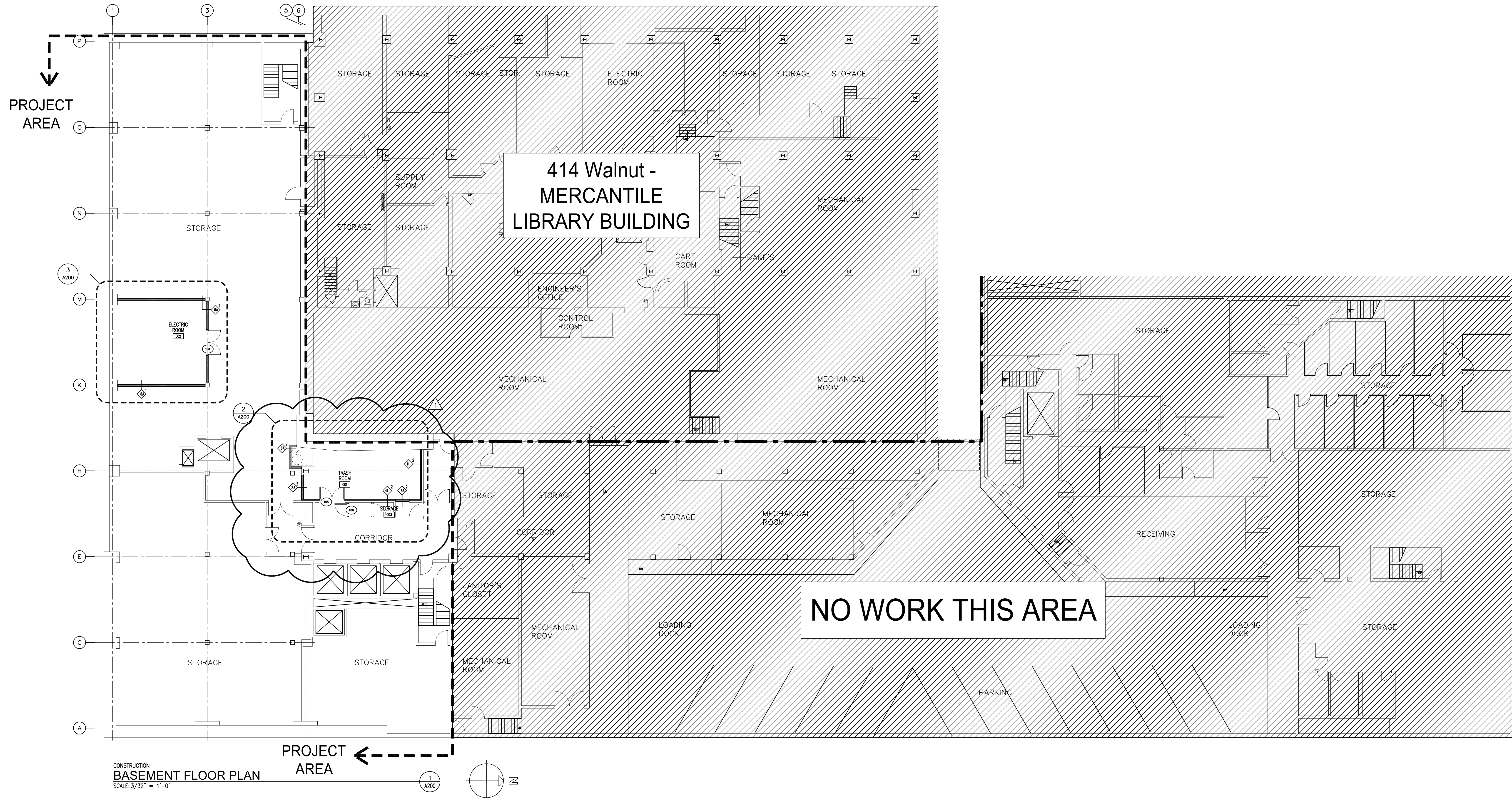
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CONSTRUCTION
TRASH BIN ROOM
SCALE: 1/4" = 1'-0"



CONSTRUCTION
ELECTRIC ROOM
SCALE: 1/4" = 1'-0"



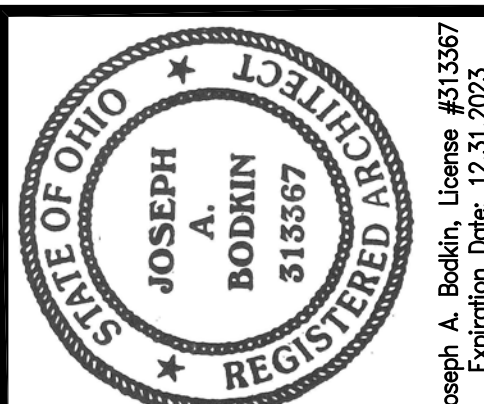
CONSTRUCTION
BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL CONSTRUCTION NOTES:

- A. ALL WALLS ARE TYPE 3 U.N.O.
- B. ALL APARTMENT AND COMMON AREA DRYWALL IS TO BE LEVEL 4 FINISH.
- C. SEE ENLARGED APARTMENT PLANS ON A300 SERIES SHEETS FOR MORE DETAIL.
- D. ALL EXISTING METAL DOOR FRAMES ON FLOORS B-6 ARE TO BE REPAIRED, CLEANED, SCRAPPED, PRIMED & PAINTED. INSTALL ALL NEW HARDWARE EXCEPT HINGES.
- E. ALL VISIBLE PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPARED, PRIMED & PAINTED. TYP OF ALL.
- F. ALL PAINTED METAL STAIR GUARDS & HANDRAILS ARE TO BE REPAIRED/CLEANED/ PREPARED, PRIMED & PAINTED. U.N.O.
- G. ALL FF&E BY OWNER.
- H. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK. COORDINATE WITH ALL OTHER TRADES.
- I. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- J. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING.
- K. ALL SPRAY-ON FIREPROOFING IS TO REMAIN. ANY DAMAGED FIREPROOFING IS TO BE REPAIRED/REPLACED TO AN EQUIVALENT FIRE RATING.
- L. ALL WINDOWS AND FRAMES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- M. ALL APPLIANCES, WATER HEATERS, HVAC UNITS ARE ELECTRIC.
- N. ALL APARTMENT DRYERS ARE ELECTRIC & VENTLESS.
- O. ALL APARTMENT RANGE HOODS ARE RECIRCULATING.
- P. ALL DUCTS WILL BE RUN BELOW RATED ASSEMBLIES.
- Q. ANY DUCTS PENETRATING RATED ASSEMBLIES WILL HAVE FIRE DAMPERS OR MEETS MECHANICAL & BUILDING CODES.
- R. COLUMN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. THESE HAVE NOT BEEN FIELD VERIFIED.

CONSTRUCTION PLAN NOTES:

- 1. ALL EXISTING METAL HVAC CABINETS ARE TO REMAIN. PROTECT DURING CONSTRUCTION. ALL ARE TO BE PREPARED, PRIMED & PAINTED. COLOR TBD.
- 2. NEW WALL FINISH TO MATCH ADJACENT FINISHES. U.N.O.
- 3. NEW RATED RECESSED FIRE EXTINGUISHER CABINET. TYP OF ALL U.N.O.
- 4. PROVIDE & INSTALL NEW ELEVATOR FINISHES (LIGHTING, WALL PANELS, FLOORING & CEILINGS).
- 5. EXISTING RATED DOOR TO ADJACENT BUILDING TO REMAIN. THIS DOOR IS TO REMAIN CLEAR AT ALL TIMES.
- 6. NEW SHAFT
- 7. NOT USED.
- 8. EXISTING DRINKING FOUNTAINS TO REMAIN WHERE THEY EXIST. PROTECT DURING CONSTRUCTION.
- 9. EXISTING SHAFT SPACE TO REMAIN.
- 10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION.
- 11. NOT USED.
- 12. EXPOSED CONCRETE FLOOR. TYPICAL OF ALL U.N.O.
- 13. GYP. BD. PLASTER, SEE DETAIL.
- 14. REMOVE AND REPLACE ROOF DRAIN COVERS.



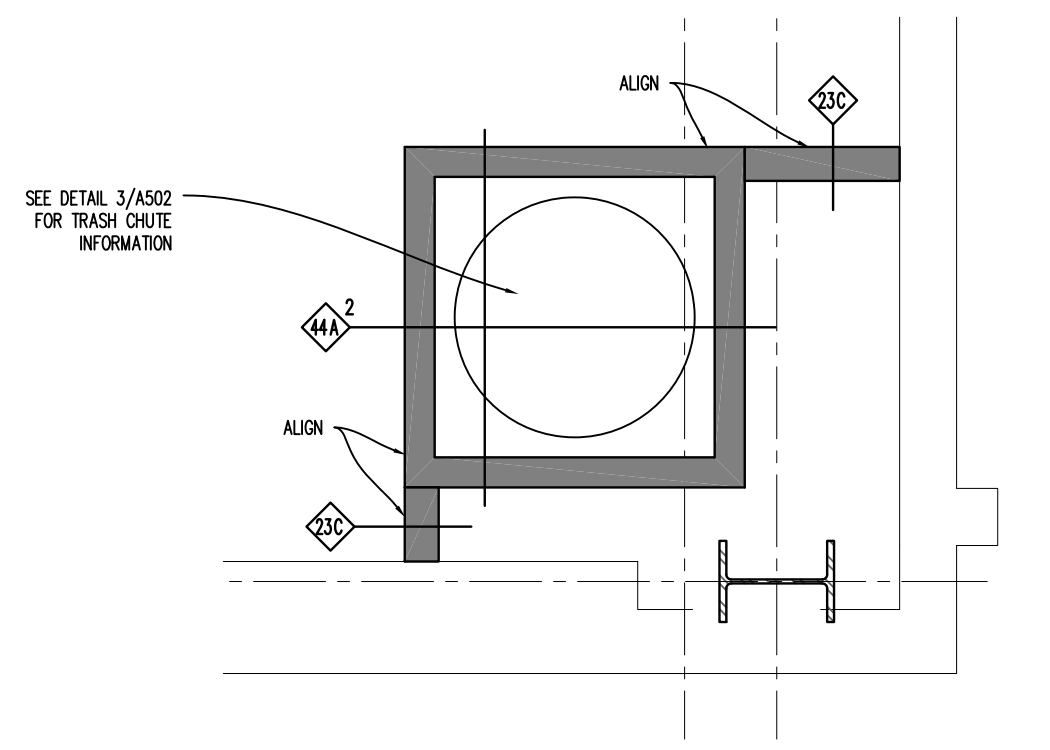
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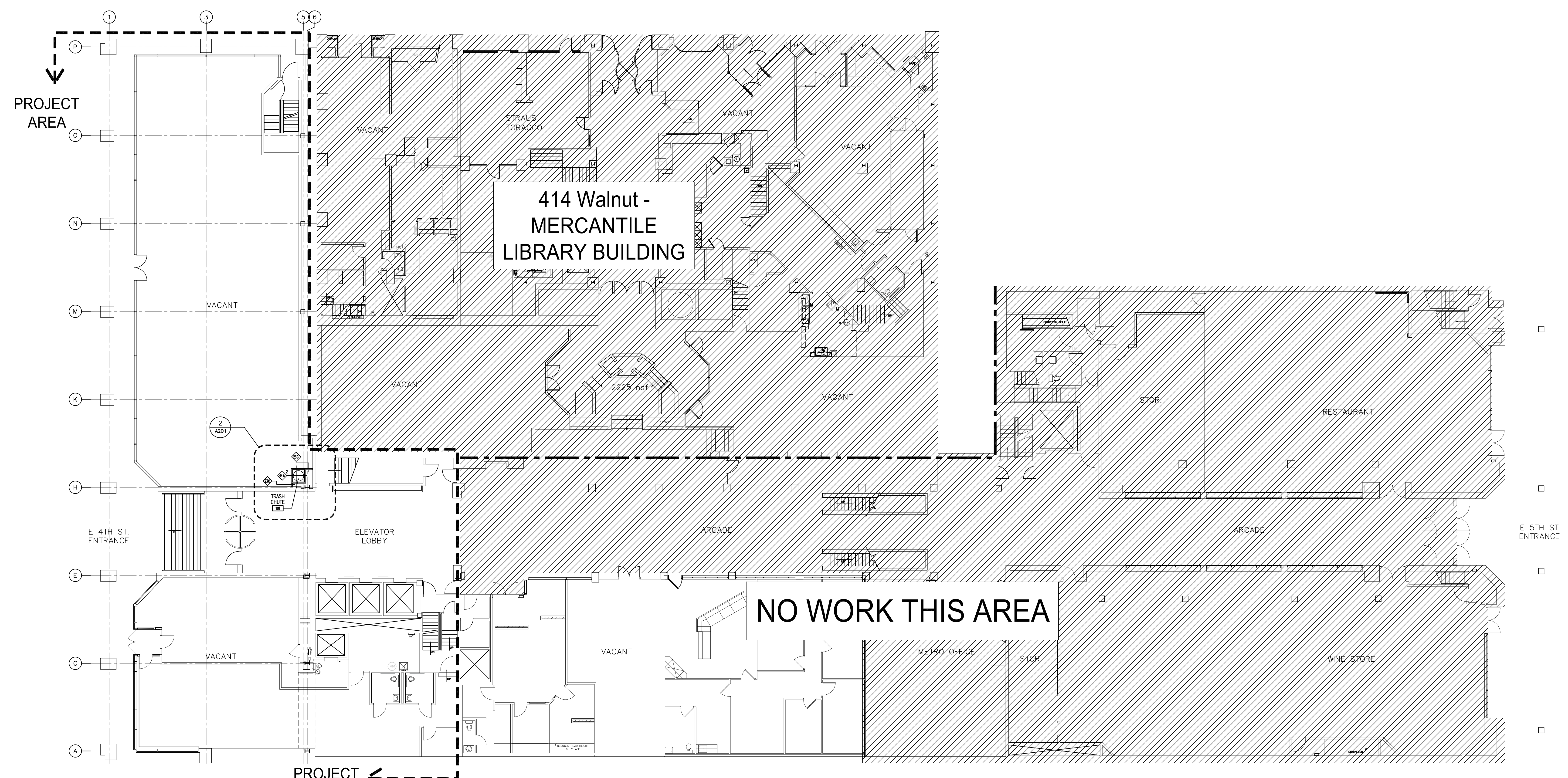
Project	Formica Building B TO 6
Address	115 E 5th Street
City/State	Cincinnati, Ohio - 45202
Sheet	BASEMENT FLOOR CONSTRUCTION PLAN
Project No.	2022-259
Scale	As Noted
Date	01/12/2023
Revision	PLAN EXAMINER COMMENTS
Checked	AS
Drawn	AS
Permit	1/12/2022 FOR PERMIT

A200

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CONSTRUCTION
TRASH CHUTE
SCALE: 1/2" = 1'-0" 2
A201



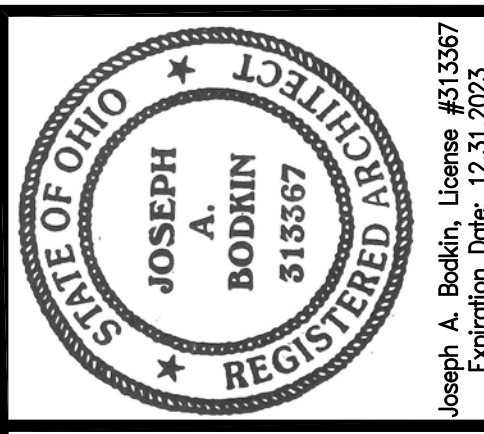
CONSTRUCTION
FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0" 1
A201

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- D. ALL EXISTING METAL DOOR FRAMES ON FLOORS B-6 ARE TO BE REPAIRED, CLEANED, SCRAPPED, PRIMED & PAINTED. INSTALL ALL NEW HARDWARE EXCEPT HINGES.
- E. ALL VISIBLE PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPARED, PRIMED & PAINTED. TYP OF ALL.
- F. ALL PAINTED METAL STAIR GUARDS & HANDRAILS ARE TO BE REPAIRED, CLEANED, PREPARED, PRIMED & PAINTED. U.N.O.
- G. ALL FF&E BY OWNER.
- H. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK. COORDINATE WITH ALL OTHER TRADES.
- I. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- J. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING.
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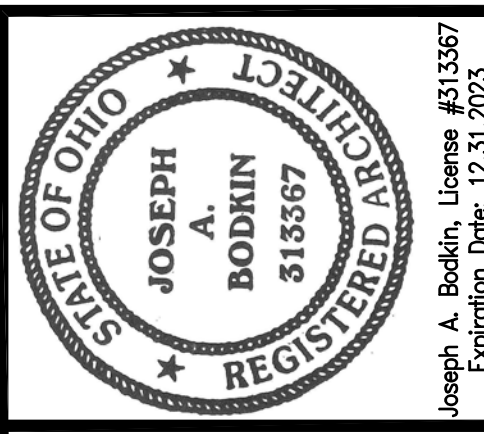
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	Cincinnati, Ohio - 45202		
Sheet	FIRST FLOOR CONSTRUCTION PLAN	Drawn By	
Project No.	2022_259	Checked	
Scale	As Noted	Permit No.	17022022 FOR PERMIT

A201

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Project: Formica Building B TO 6
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Sheet: SECOND FLOOR CONSTRUCTION PLAN

Project No: 2022_259
Scale: AS NOTED

Date: 12/02/2022 FOR PERMIT
Checked: [Signature]
Drawn: [Signature]

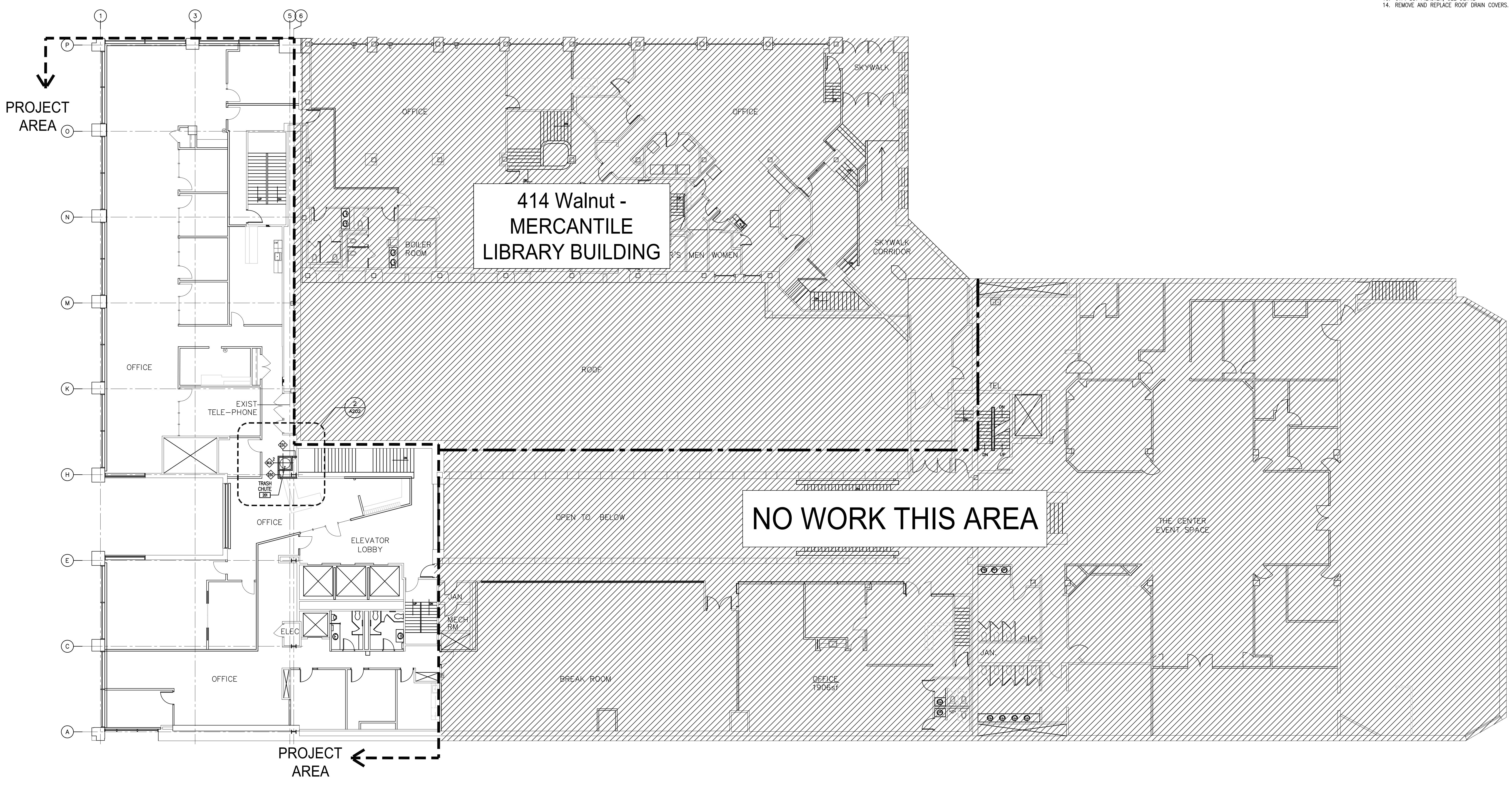
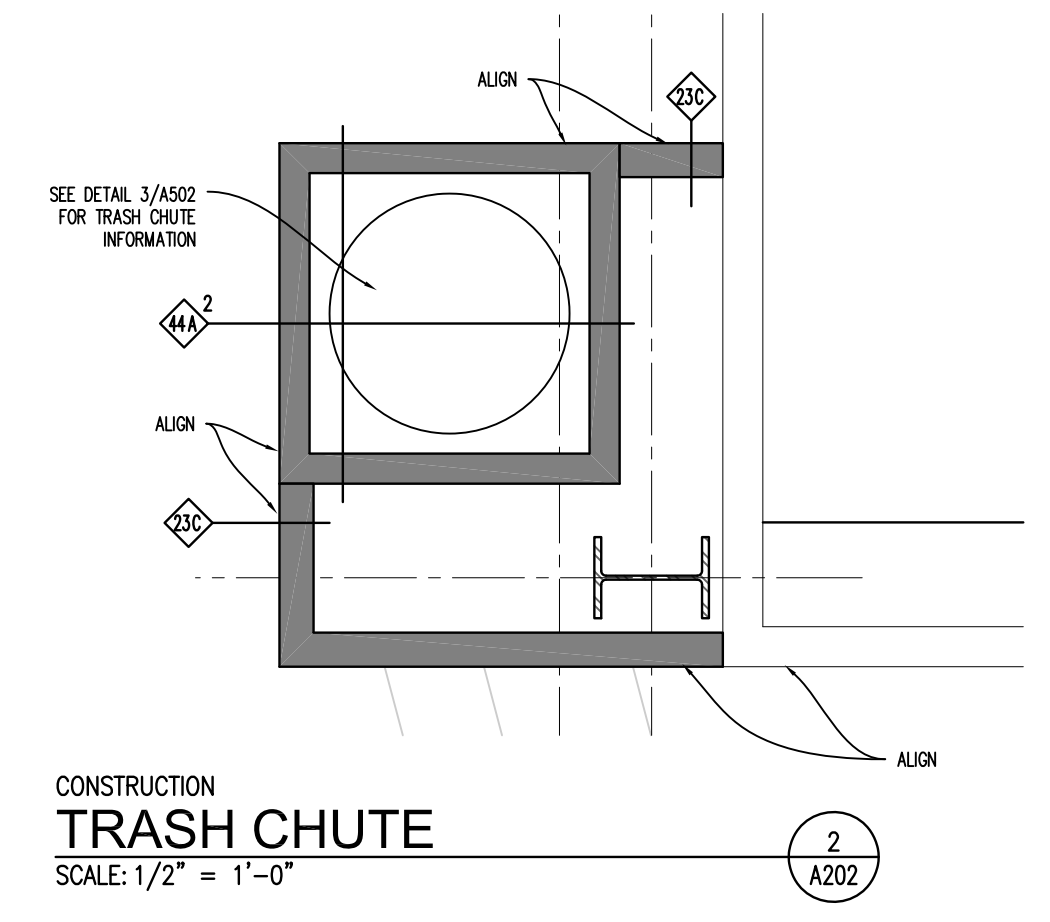
A202

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CONSTRUCTION PLAN NOTES:

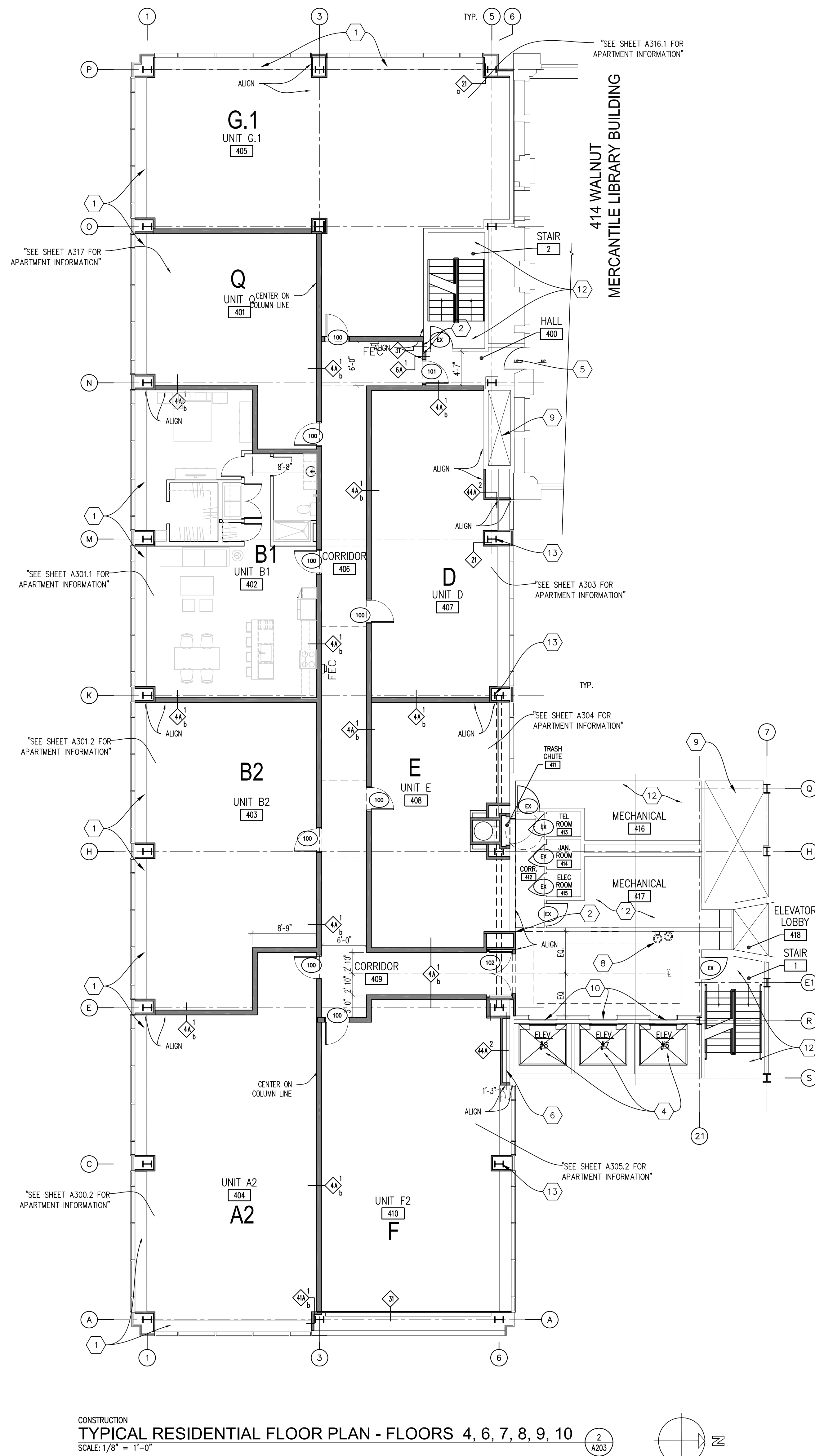
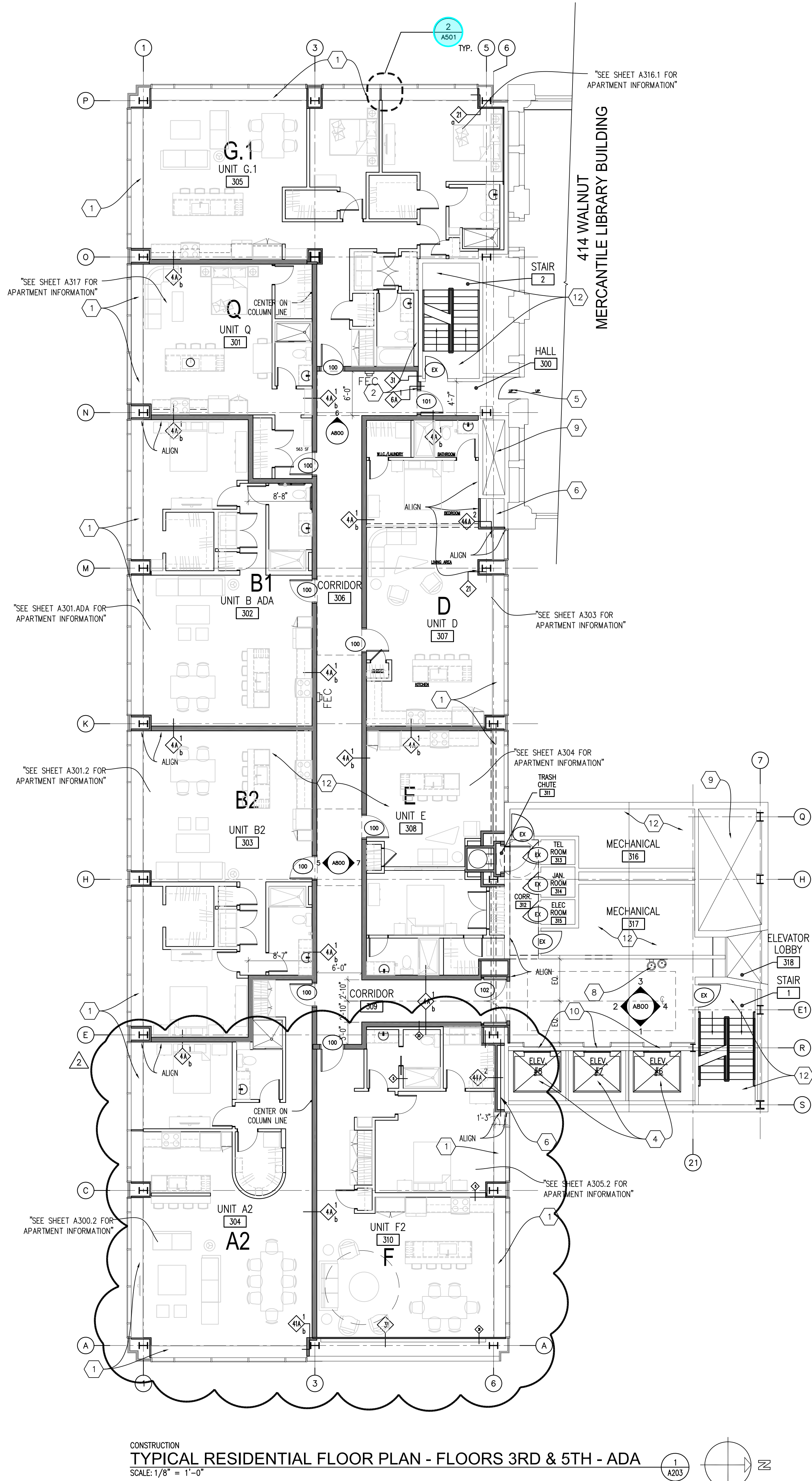
1. ALL EXISTING METAL HVAC CABINETS ARE TO REMAIN. PROTECT DURING CONSTRUCTION. ALL ARE TO BE PREPARED, PRIMED & PAINTED. COLOR TBD.
2. NEW WALL FINISH TO MATCH ADJACENT FINISHES. U.N.O.
3. NEW RATED RECESSED FIRE EXTINGUISHER CABINET. TYP OF ALL U.N.O.
4. PROVIDE & INSTALL NEW ELEVATOR FINISHES (LIGHTING, WALL PANELS, FLOORING & CEILINGS).
5. EXISTING RATED DOOR TO ADJACENT BUILDING TO REMAIN. THIS DOOR IS TO REMAIN CLEAR AT ALL TIMES.
6. NEW SHAFT
7. NOT USED.
8. EXISTING DRINKING FOUNTAINS TO REMAIN WHERE THEY EXIST. PROTECT DURING CONSTRUCTION.
9. EXISTING SHAFT SPACE TO REMAIN.
10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION.
11. NOT USED.
12. EXPOSED CONCRETE FLOOR. TYPICAL OF ALL U.N.O.
13. GYP. BD. PLASTER, SEE DETAIL.
14. REMOVE AND REPLACE ROOF DRAIN COVERS.



CONSTRUCTION
SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

C:\Users\jacobn\Documents\01_2022_259 - Projects\2022_259 - Formica Building\From Item\PHASE D - New Permit E-6102-Formica_4520 - Floor B5-1-2.dwg-A202 - Plot Date/Time: Dec 03, 2022 9:33am - By: jacobn

C:\Users\jboaden\Desktop\01_A203_Project\2022_259_Formica_Building\From Item\PHASE D - New Permit E-6102_Formica_A203.dwg - Floors 3-10.dwg-2023 Plot Date/Time: Jun 12, 2023 - 2:57pm - By: jboaden

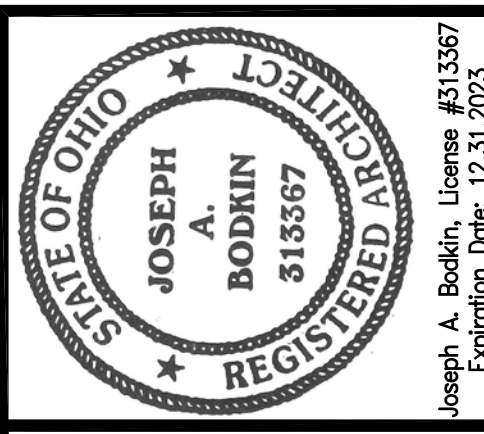


GENERAL CONSTRUCTION NOTES:

- A. ALL WALLS ARE TYPE 3 U.N.O.
- B. ALL APARTMENT AND COMMON AREA DRYWALL IS TO BE LEVEL 4 FINISH.
- C. SEE ENLARGED APARTMENT PLANS ON A300 SERIES SHEETS FOR MORE DETAIL.
- D. ALL EXISTING METAL DOOR FRAMES ON FLOORS 6-6 ARE TO BE REPAIRED, CLEANED, SCRAPPED, PRIMED & PAINTED. INSTALL ALL NEW HARDWARE EXCEPT HINGES.
- E. ALL VISIBLE PAINTED SURFACES ARE TO BE CLEANED, PATCHED, PREPARED, PRIMED & PAINTED. TYP. OF ALL.
- F. ALL PAINTED METAL STAIR GUARDS & HANDRAILS ARE TO BE REPAIRED/CLEANED/ PREPARED, PRIMED & PAINTED. U.N.O.
- G. ALL FF&E BY OWNER.
- H. REWORK SPRINKLERS AS REQUIRED FOR NEW WALLS & CEILINGS. SPRINKLER CONTRACTOR TO SUBMIT PERMITS FOR THEIR WORK. COORDINATE WITH ALL OTHER TRADES.
- I. ALL EXPOSED CONCRETE FLOORS ARE TO BE CLEANED OF ALL ...
- J. ALL EXISTING EGRESS STAIRS ARE TO REMAIN FREE AND CLEAR. REPAIR ANY DAMAGE DONE TO THE WALLS THAT AFFECT IT'S RATING.
- K. ALL SPRAY-ON FIREPROOFING IS TO REMAIN. ANY DAMAGED FIREPROOFING IS TO BE REPAIRED/REPLACED TO AN EQUIVALENT FIRE RATING.
- L. ALL WINDOWS AND FRAMES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- M. ALL APPLIANCES, WATER HEATERS, HVAC UNITS ARE ELECTRIC.
- N. ALL APARTMENT DRYERS ARE ELECTRIC & VENTLESS.
- O. ALL APARTMENT RANGE HOODS ARE RECIRCULATING.
- P. ALL DUCTS WILL BE RUN BELOW RATED ASSEMBLIES.
- Q. ANY DUCTS PENETRATING RATED ASSEMBLIES WILL HAVE FIRE DAMPERS OR MEETS MECHANICAL & BUILDING CODES.
- R. COLUMN DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. THESE HAVE NOT BEEN FIELD VERIFIED.

CONSTRUCTION PLAN NOTES:

- 1. ALL EXISTING METAL HVAC CABINETS ARE TO REMAIN. PROTECT DURING CONSTRUCTION. ALL ARE TO BE PREPARED, PRIMED & PAINTED. COLOR TBD.
- 2. NEW WALL FINISH TO MATCH ADJACENT FINISHES. U.N.O.
- 3. NEW RATED RECESSED FIRE EXTINGUISHER CABINET. TYP. OF ALL U.N.O.
- 4. PROVIDE & INSTALL NEW ELEVATOR FINISHES (LIGHTING, WALL PANELS, FLOORING & CEILING).
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- 9. EXISTING SHAFT SPACE TO REMAIN.
- 10. PROTECT ELEVATOR CABS, FINISHES & DOORS DURING CONSTRUCTION.
- 11. NOT USED.
- 12. EXPOSED CONCRETE FLOOR. TYPICAL OF ALL U.N.O.
- 13. GYP. BD. PLASTER, SEE DETAIL.
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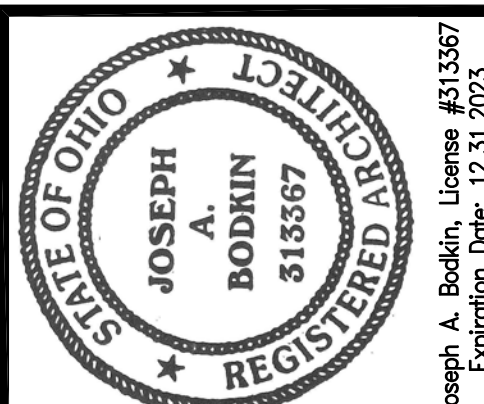
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B To 6
Address	115 E 5th Street
City/State	Cincinnati, Ohio - 45202
Revision	1
Issue Date	12.02.2022 FOR PERMIT
Scale	As Noted
Drawn	AS
Checked	

A203



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

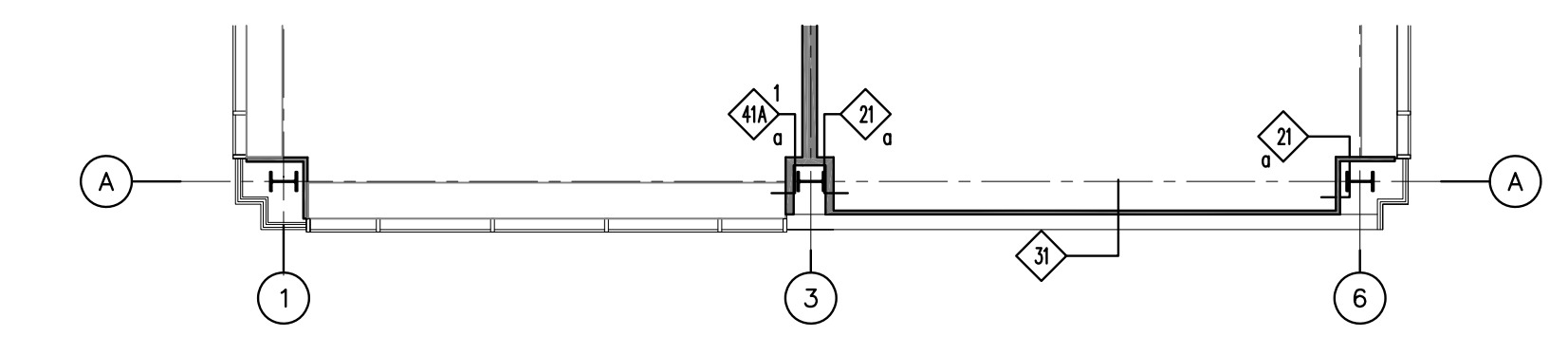
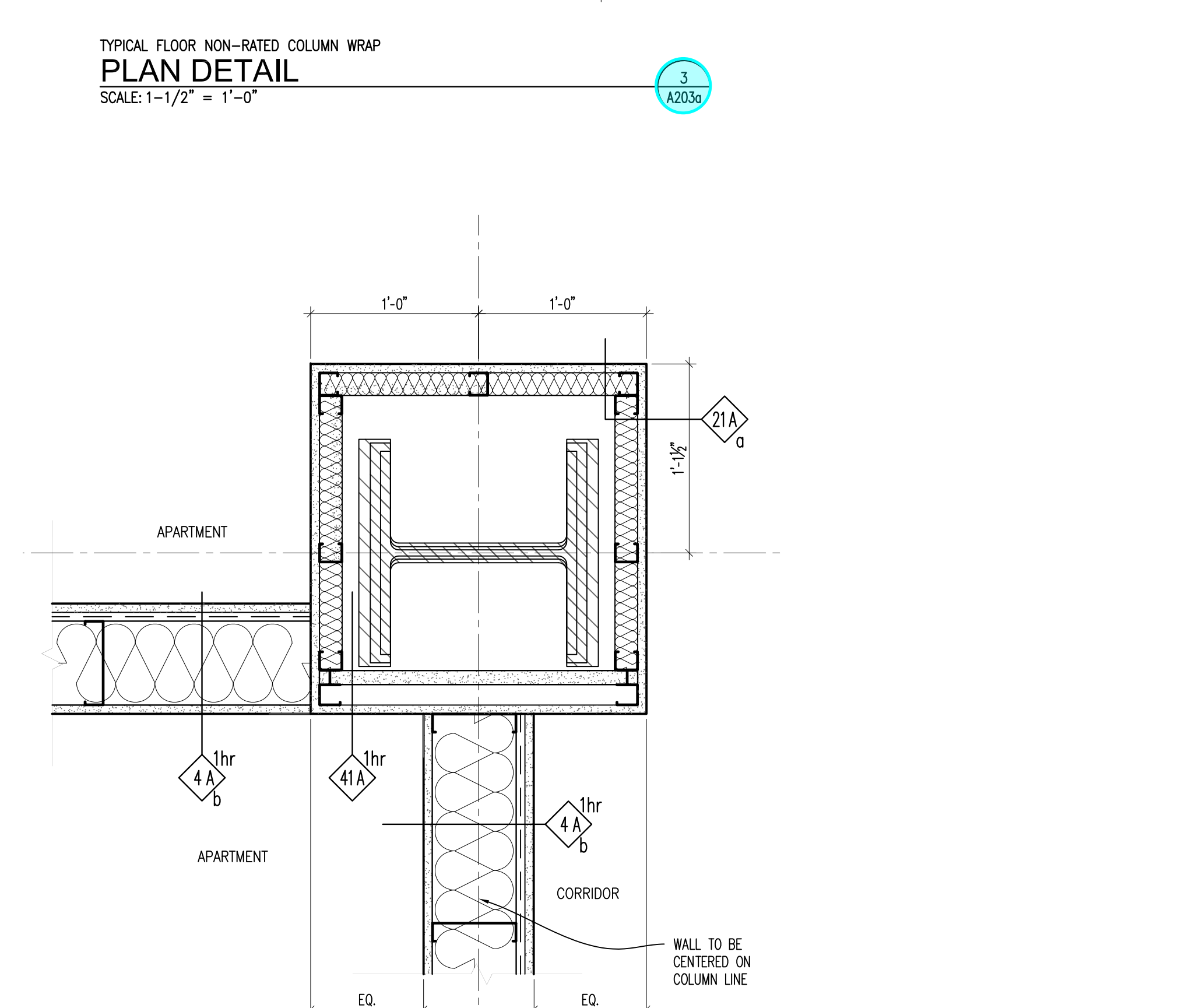
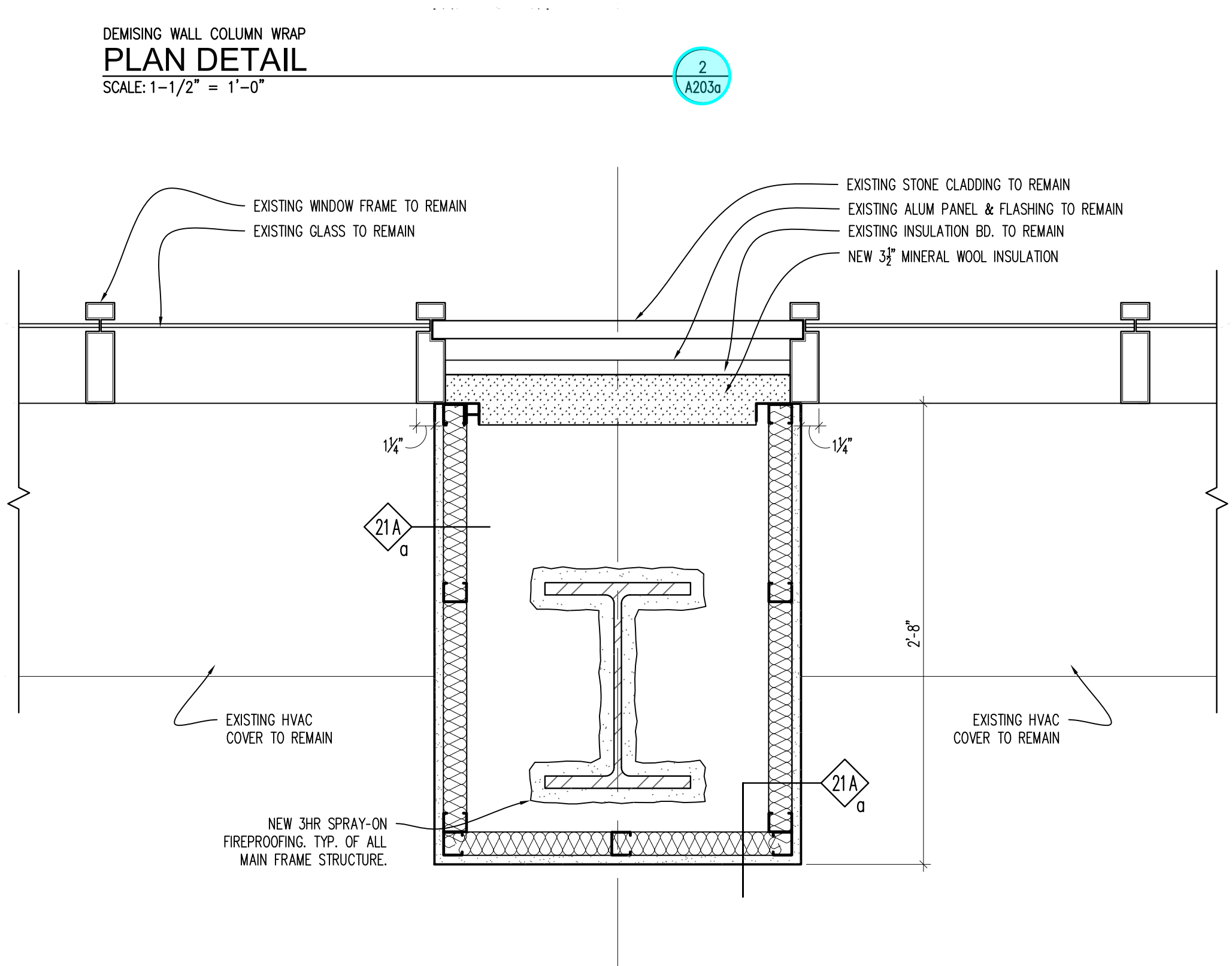
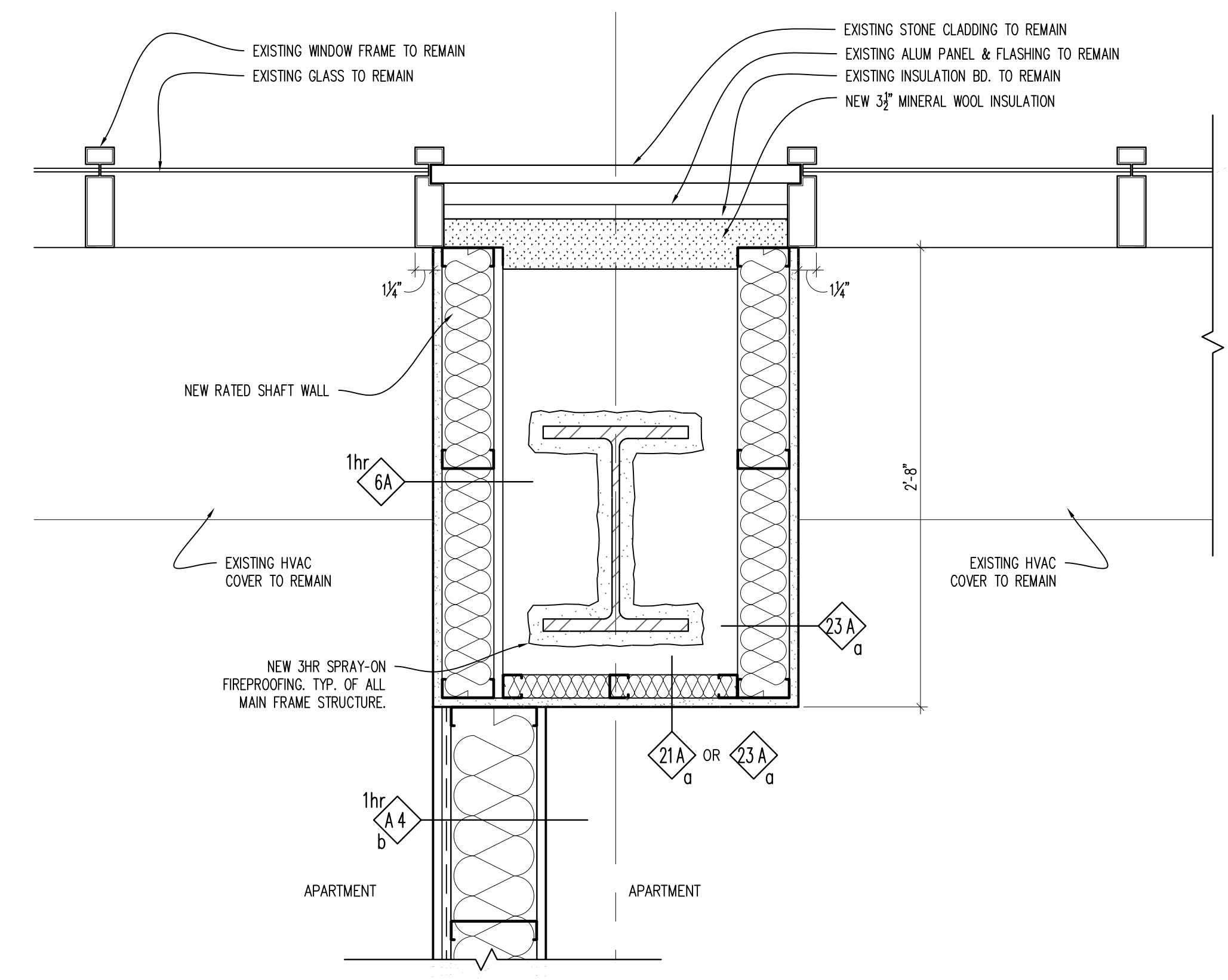
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B to 10
Address	115 E 5th Street
City	Cincinnati, Ohio 45202
Sheet No.	A203a
Revision	ADDED SHEET FOR CLARIFICATION 06.12.2023
Scale	AS NOTED
Drawn	AS NOTED
Checked	AS NOTED
Issue Date	06.12.2023
Issue Date	06.12.2023
Issue Date	06.12.2023
Issue Date	06.12.2023

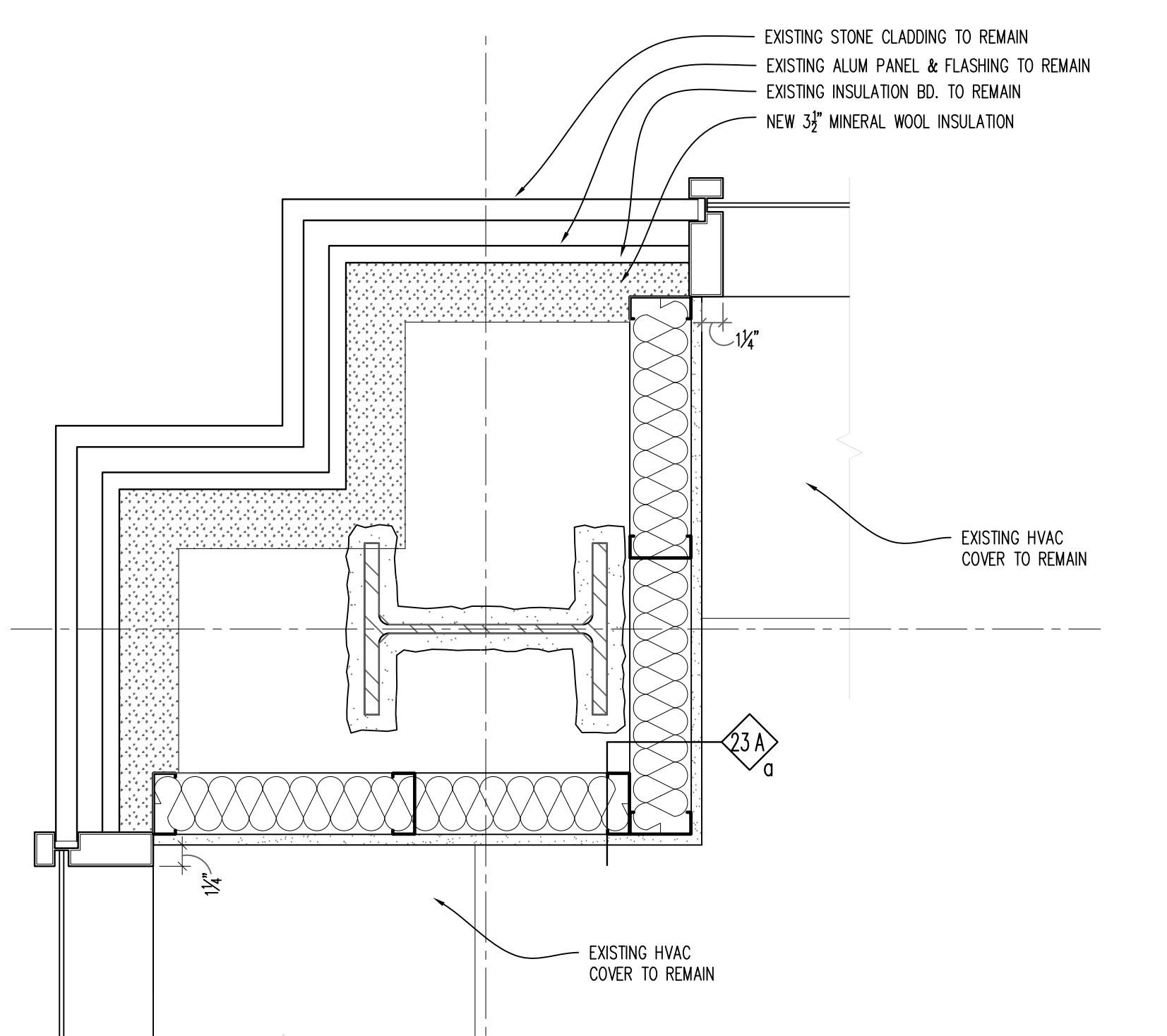
A203a

GENERAL CONSTRUCTION NOTES:

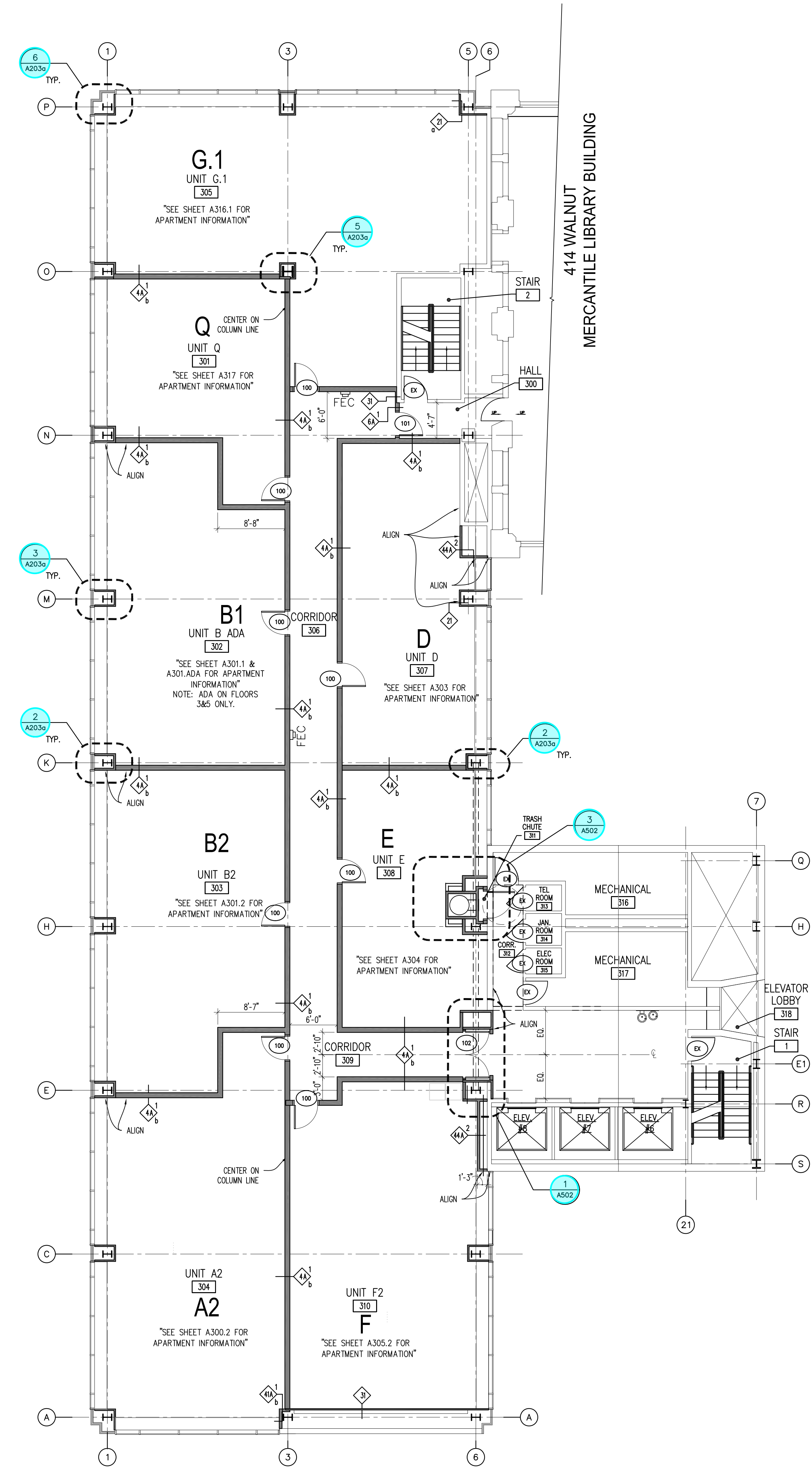
- ALL WALLS ARE TYPE 3 U.I.O.
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CONSTRUCTION
TYPICAL EAST RESIDENTIAL FLOOR PLANS - FLOORS 9TH thru 10TH
SCALE: 1/8" = 1'-0"

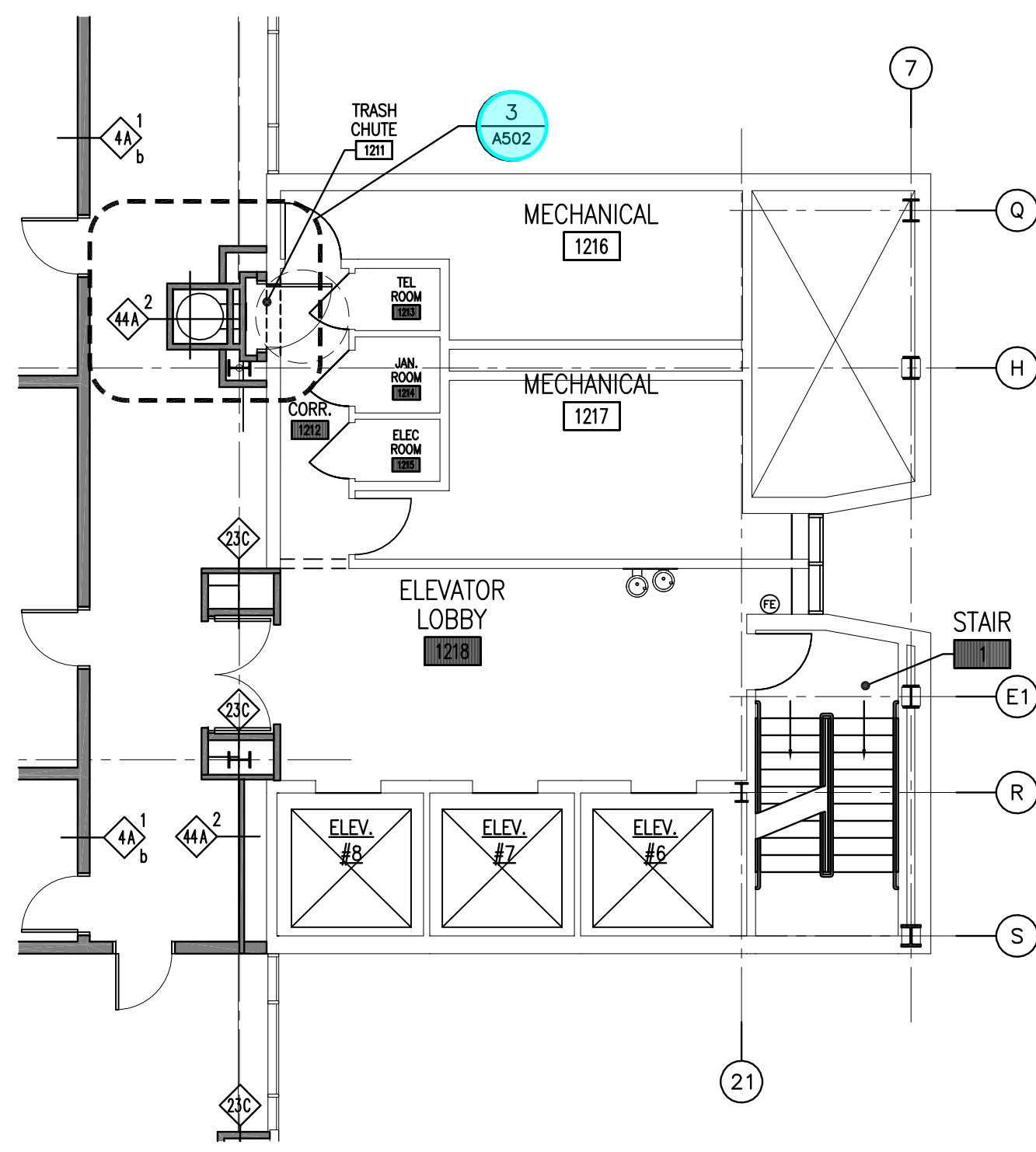


TYPICAL CORNER COLUMN
PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

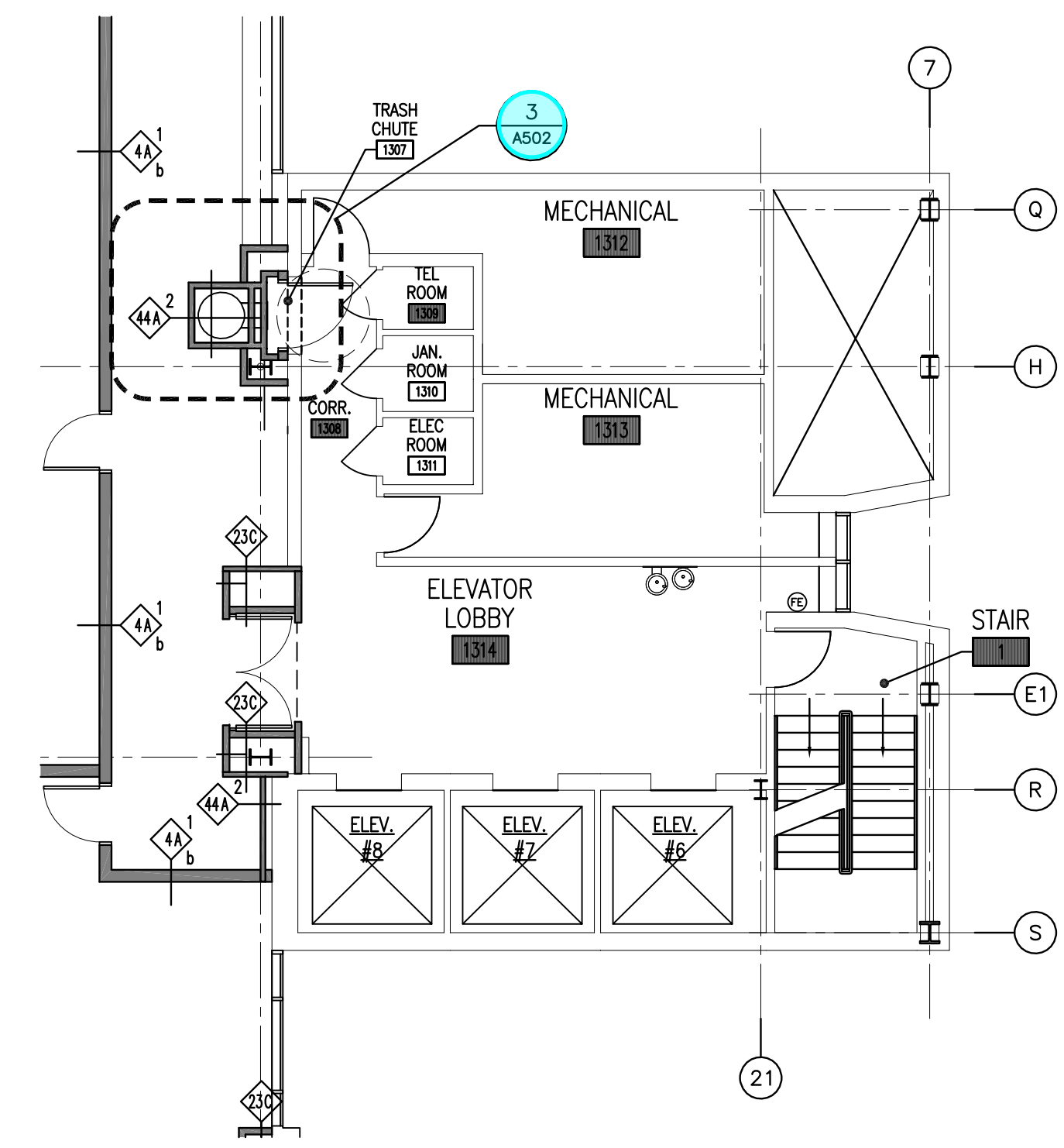
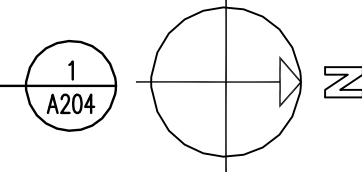


CONSTRUCTION
TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 3RD thru 8TH
SCALE: 1/8" = 1'-0"

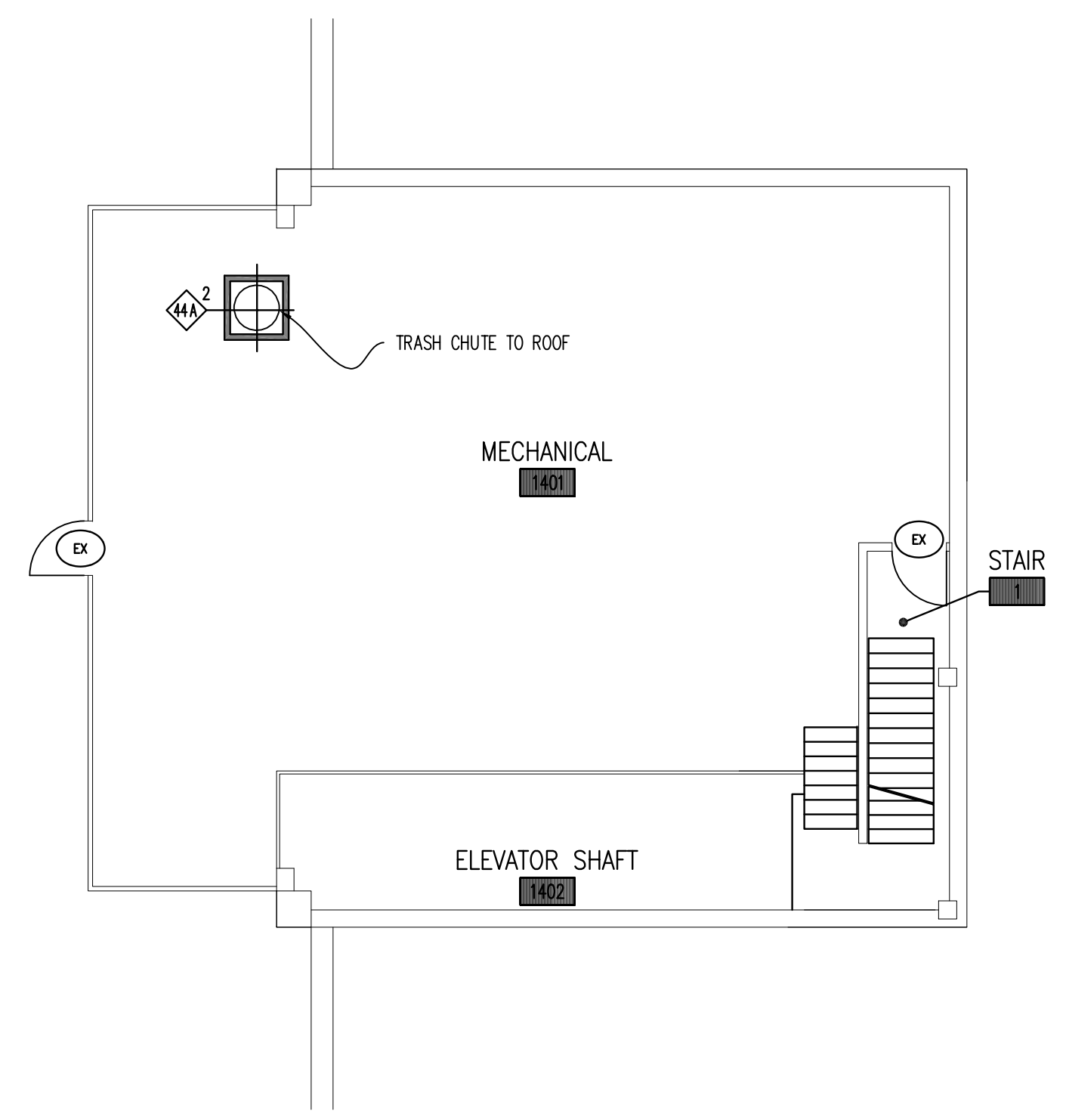
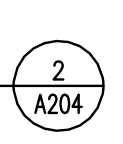
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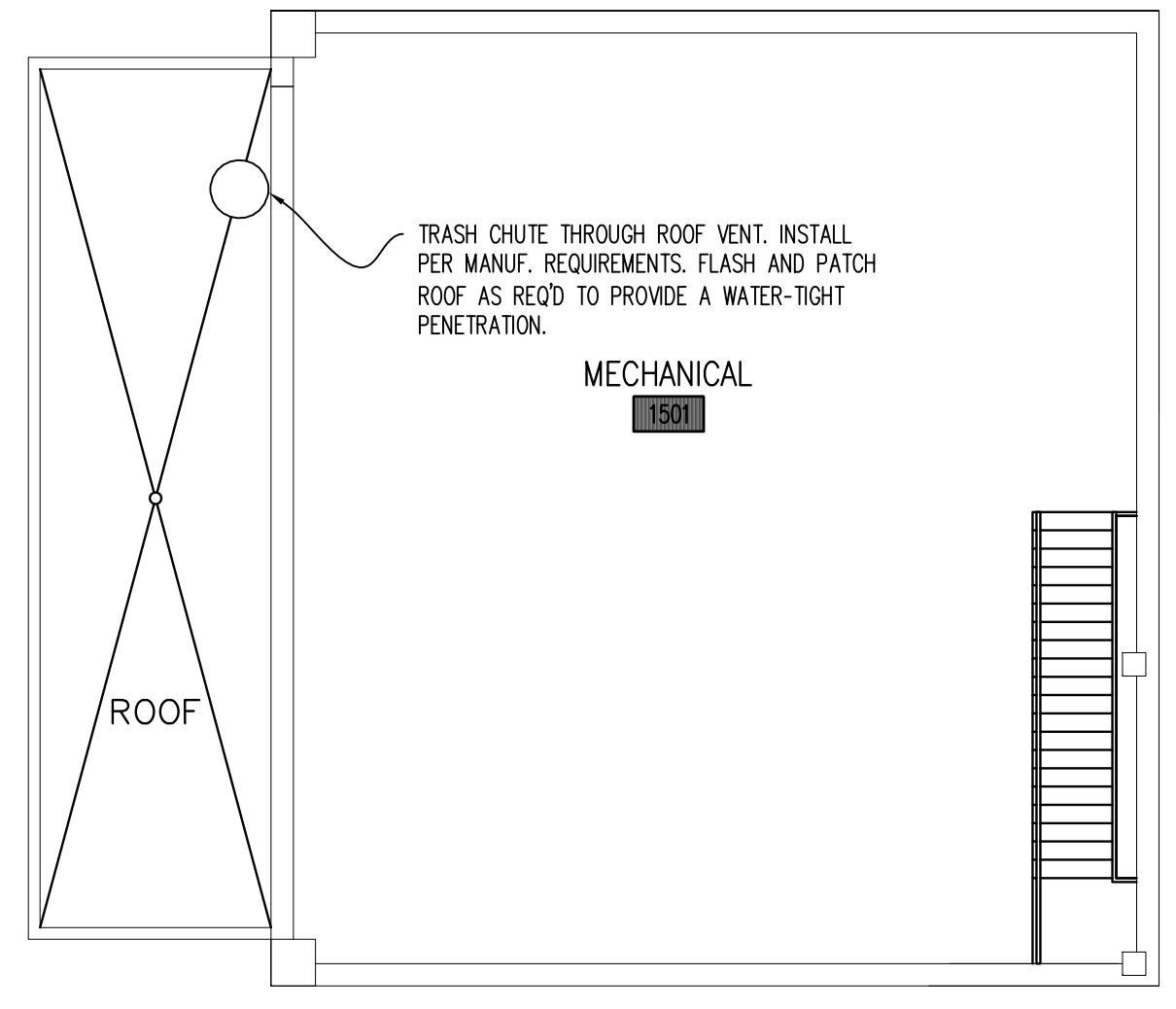
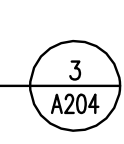
CONSTRUCTION
TRASH CHUTE PLAN - FLOORS 11TH & 12TH
SCALE: 1/8" = 1'-0"



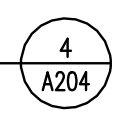
CONSTRUCTION
TRASH CHUTE PLAN - FLOOR 13TH
SCALE: 1/8" = 1'-0"



CONSTRUCTION
TRASH CHUTE PLAN - MECHANICAL ROOM
SCALE: 1/8" = 1'-0"



CONSTRUCTION
TRASH CHUTE PLAN - LOWER ROOF PLAN
SCALE: 1/8" = 1'-0"

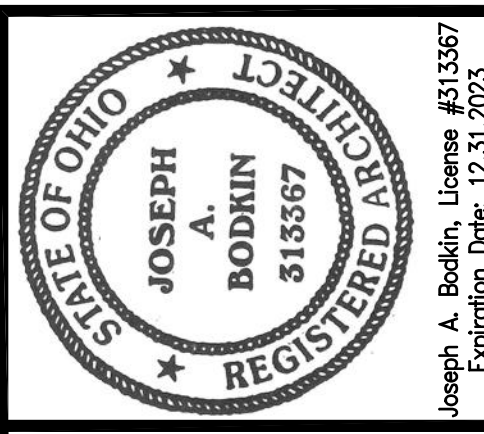


GENERAL CONSTRUCTION NOTES:

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- 2. NEW WALL FINISH TO MATCH ADJACENT FINISHES. U.N.O.
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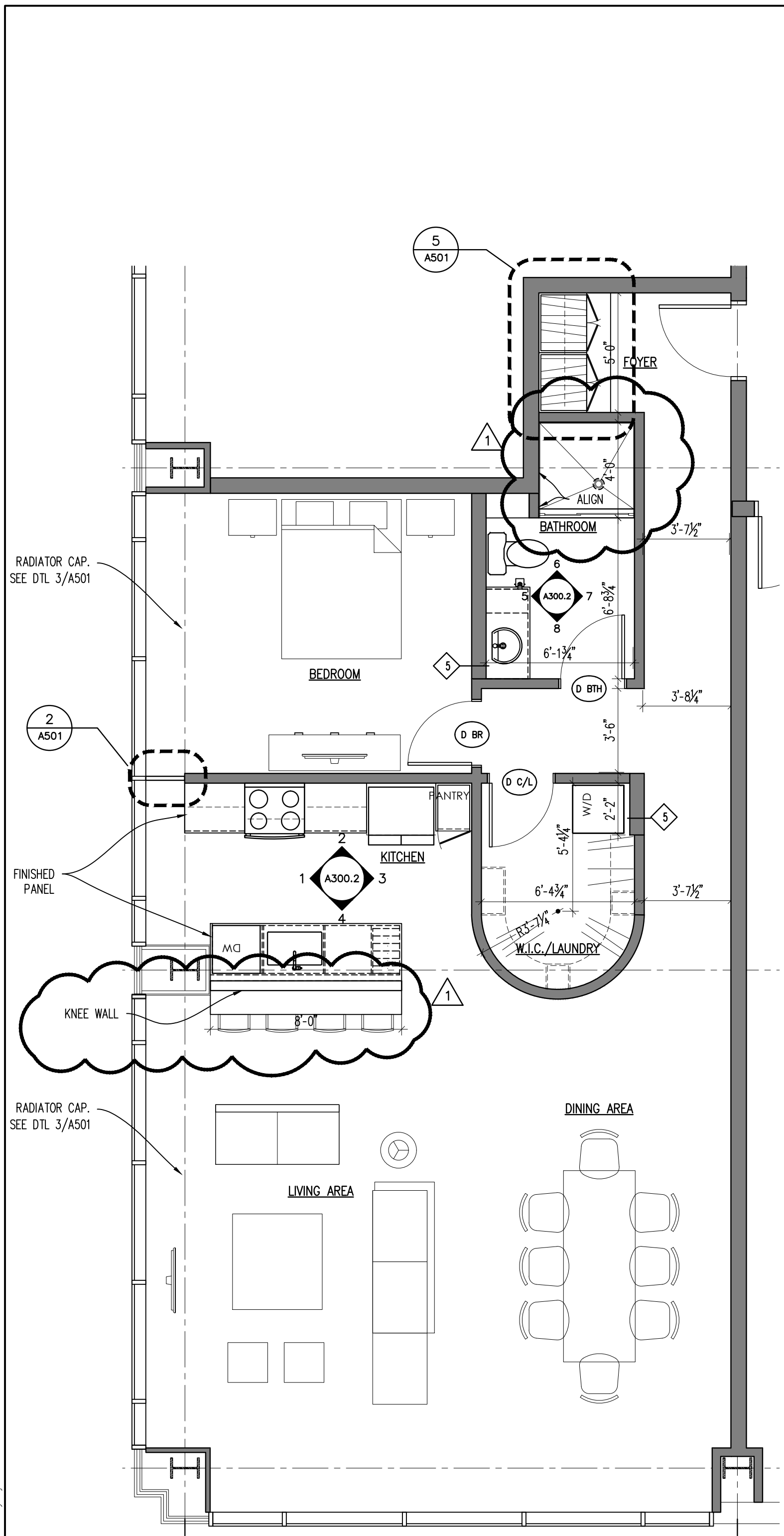
modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

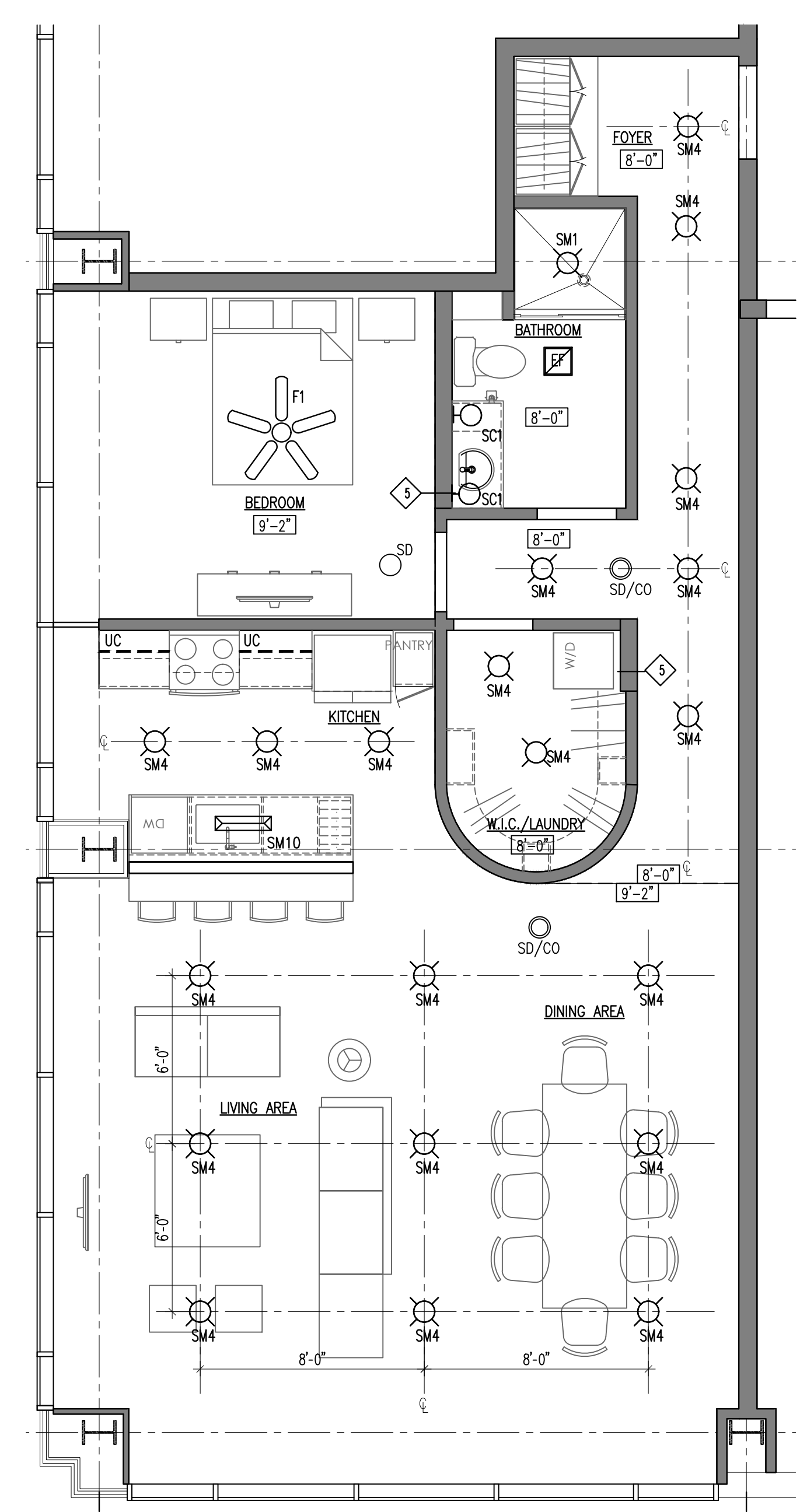
Project	Formica Building B TO 6
Address	115 E 5th Street
City	Cincinnati, Ohio - 45202
Sheet	TRASH CHUTE PLANS
CONSTRUCTION PLAN	
Project No.	2022-259
Issue Date	12.02.2022 FOR PERMIT
Scale	As Noted
Drawn	
Checked	

A204

C:\Users\jacobn\OneDrive\Documents\Projects\2022-2023\Formica Building\Drawings\A300.2 - A2 - 115 E 5th Street - Formica Building (from base) - PHASE D - New Permit - 115 E 5th Street - Formica Building - Jun 12, 2023 - 5:08pm - By: jacobn



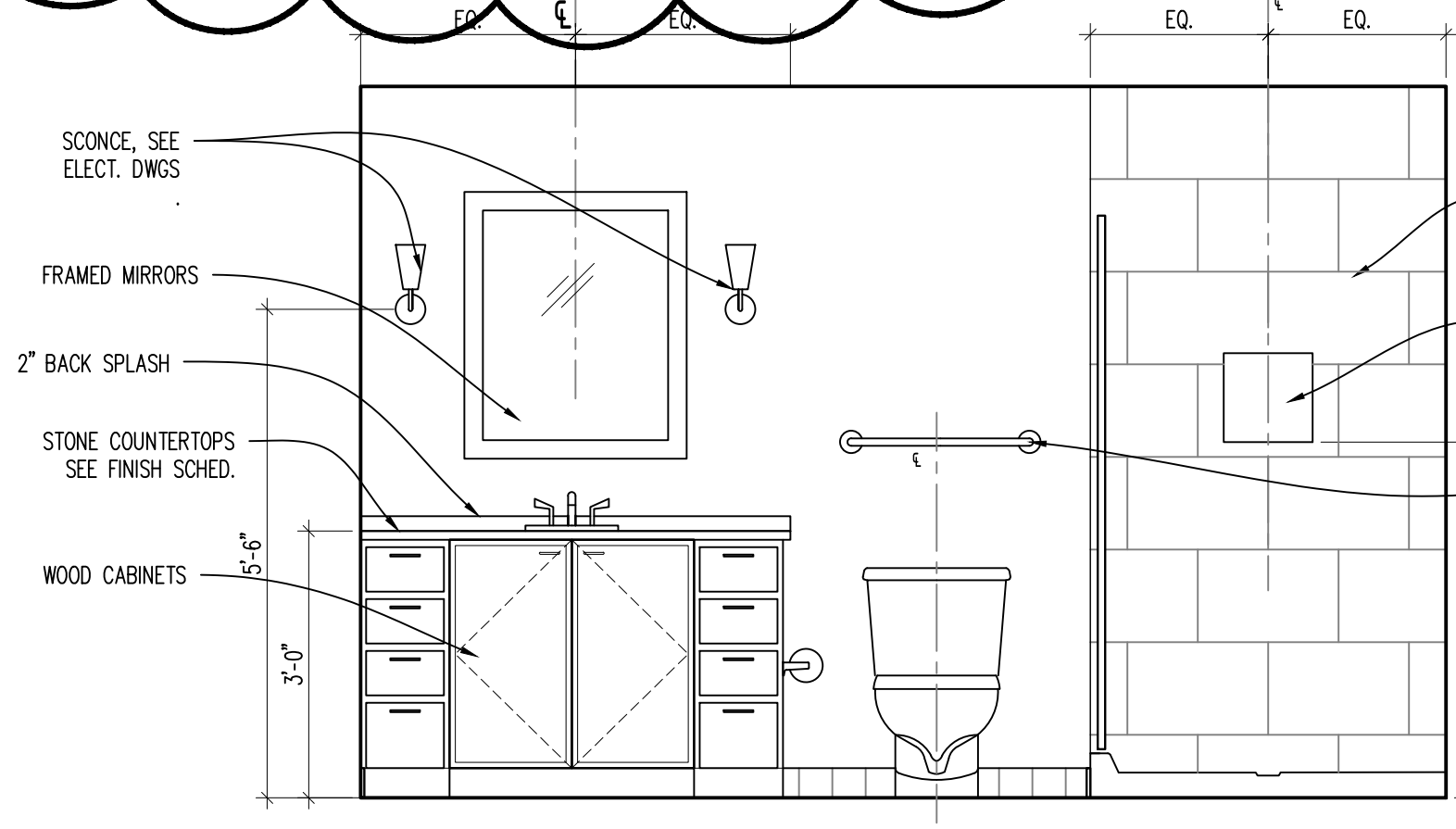
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



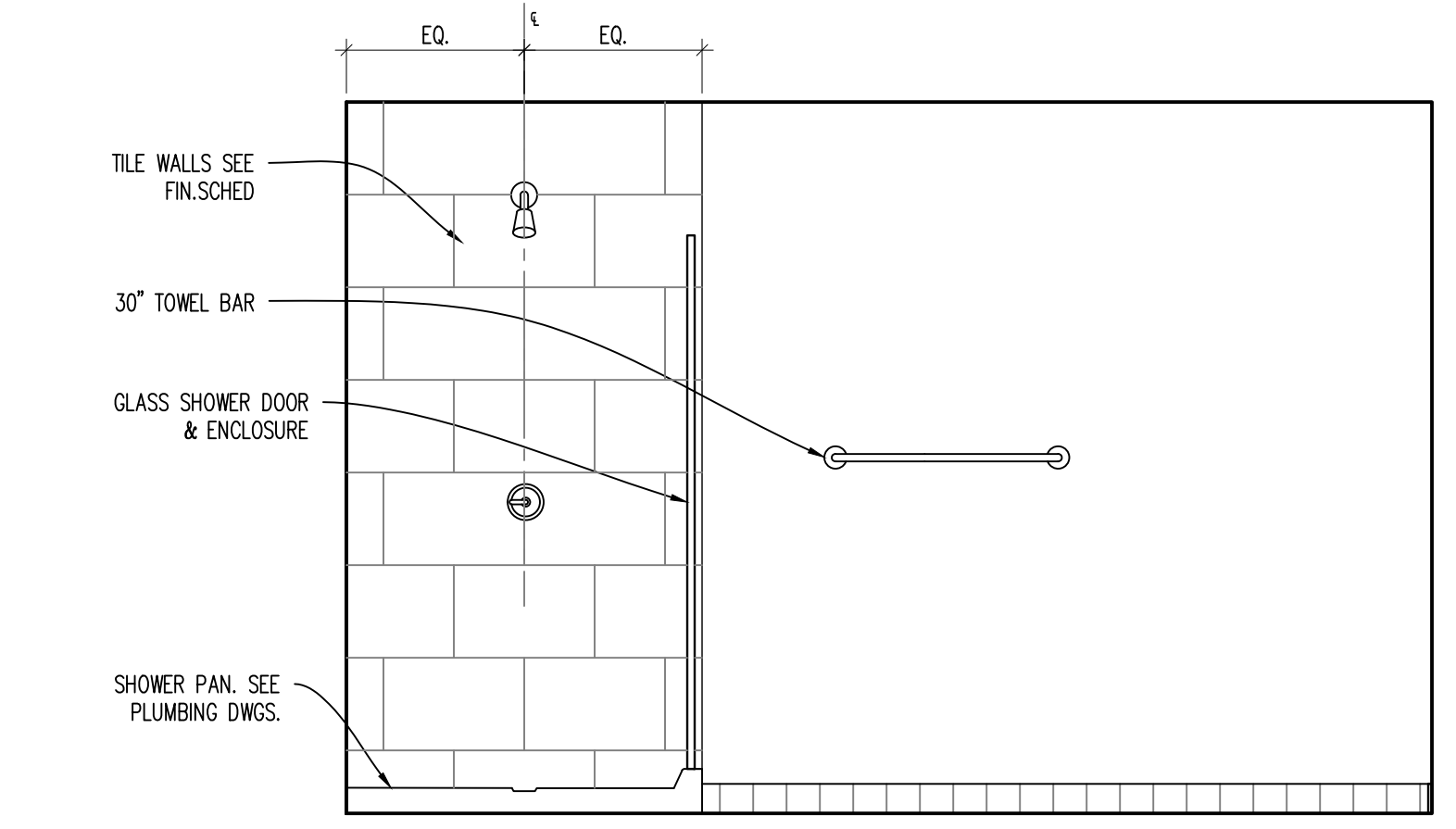
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

48"x48" SHOWER PAN
<https://www.tileredi.com/custom-shower-pans>

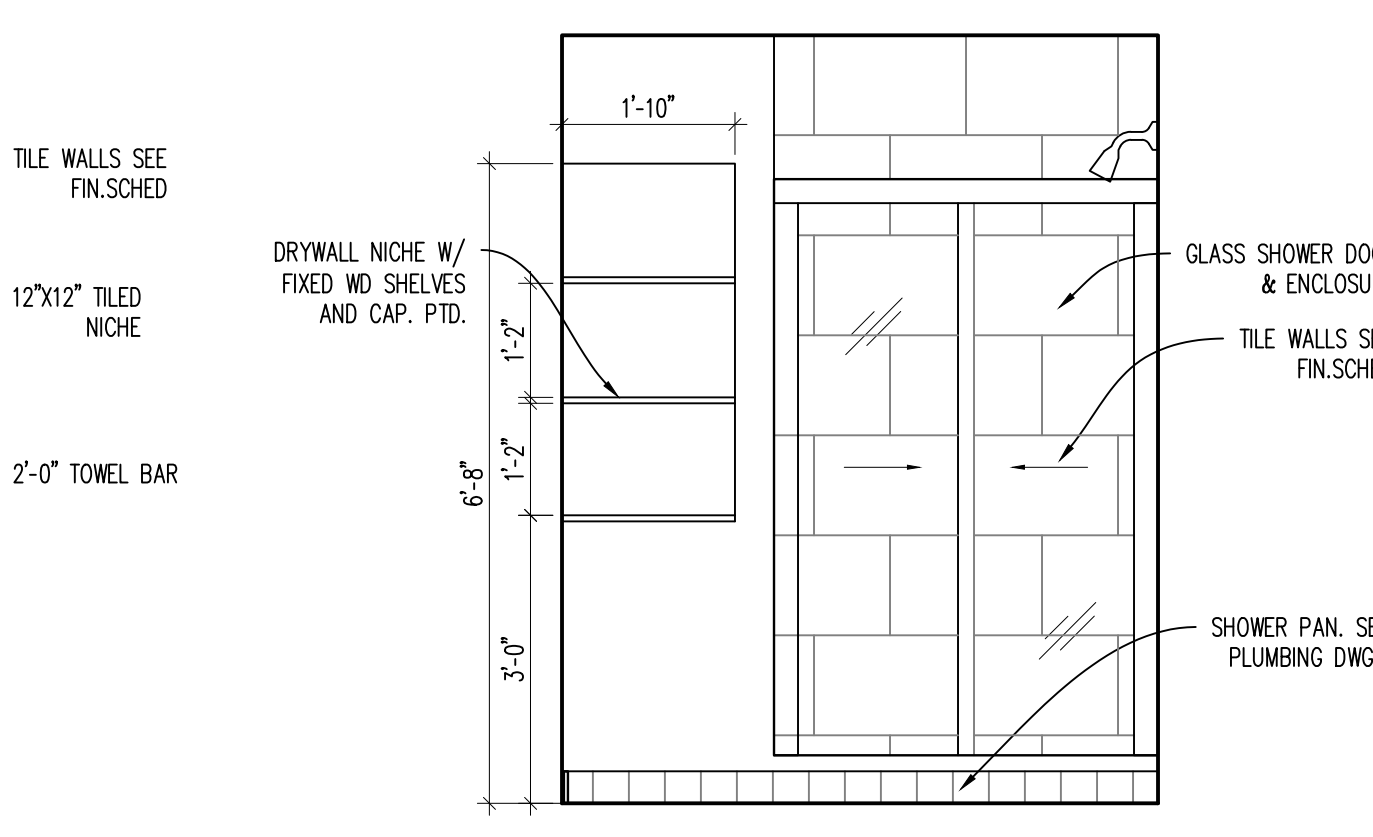
SKU:	RVWP4848R-PVC-31x18-4.5-4.5
Brand:	Redi Base
Curb Style:	Single Curb
Pan Width:	48 in.
Pan Depth:	48 in.
Drain Back Position:	31 in.
Drain Side Position:	18 in.
Height:	5.75 in.
Curb Width:	4.5 in.
Curb Height:	4.5 in.
Hardware Finish:	Polished Chrome
Features:	One-piece, pre-pitched shower pan Tileable: tile set directly on shower pan surface Fast-and-easy-to-install Leakproof



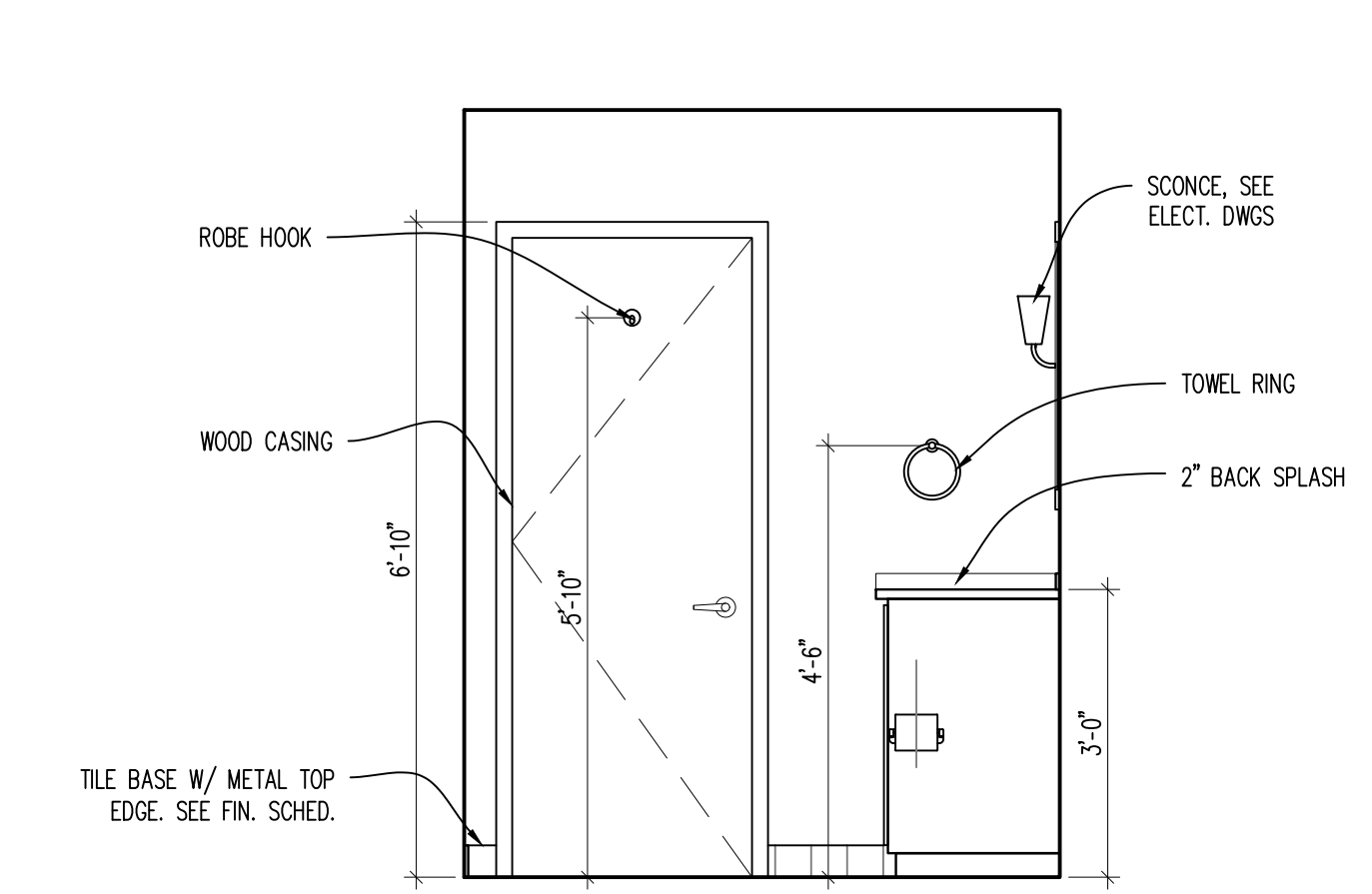
ELEVATION 5
SCALE: 1/2" = 1'-0"



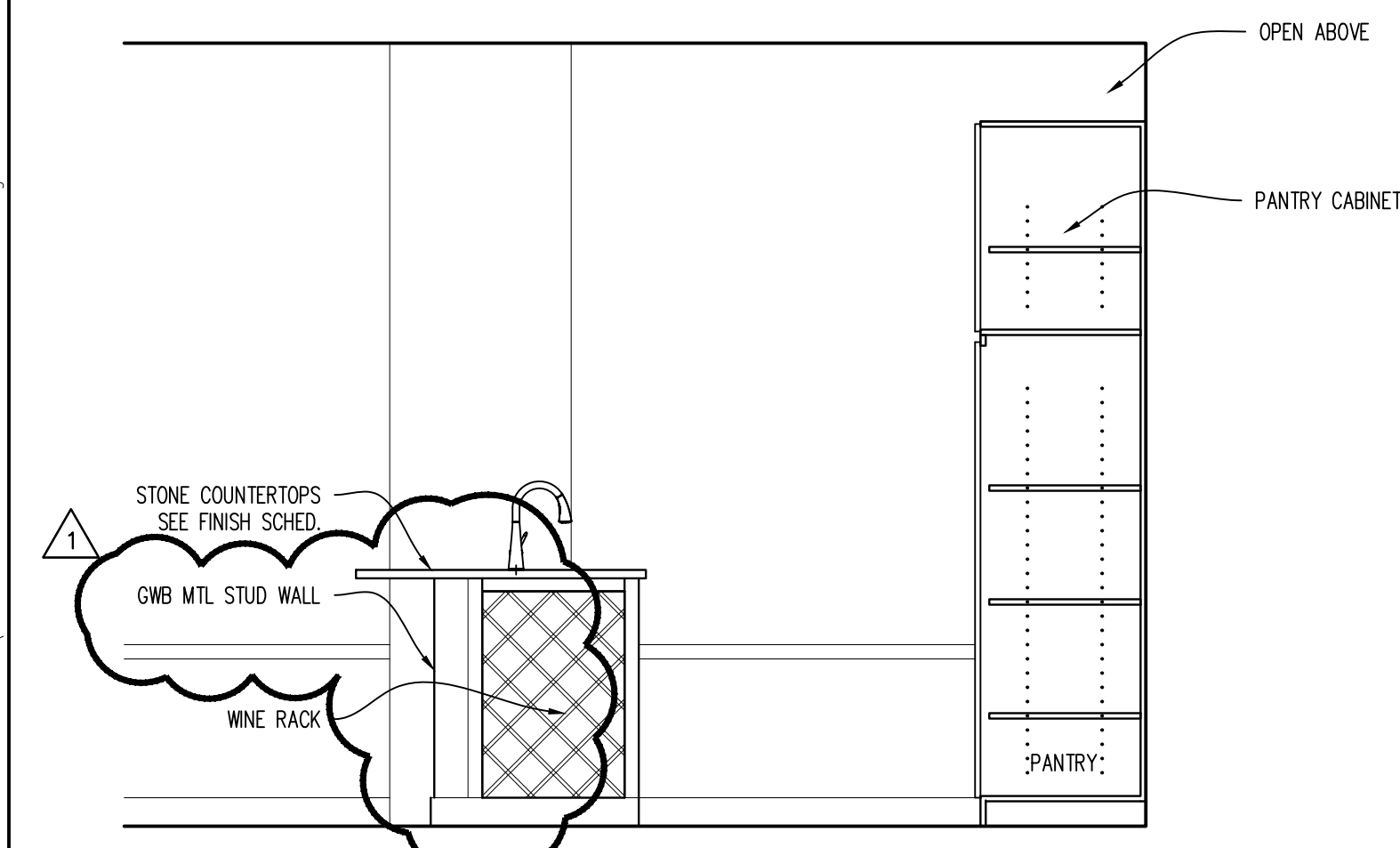
ELEVATION 7
SCALE: 1/2" = 1'-0"



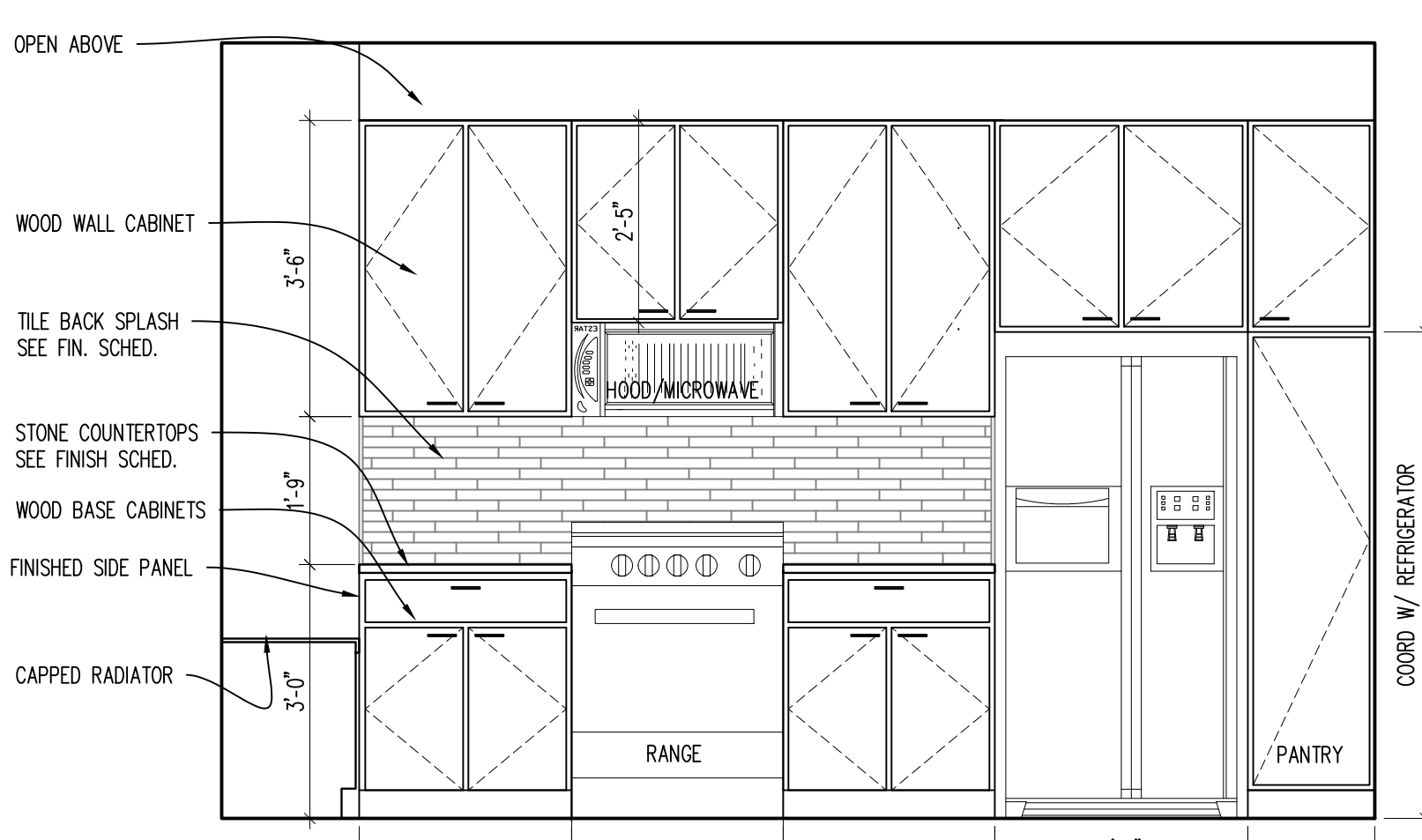
ELEVATION 6
SCALE: 1/2" = 1'-0"



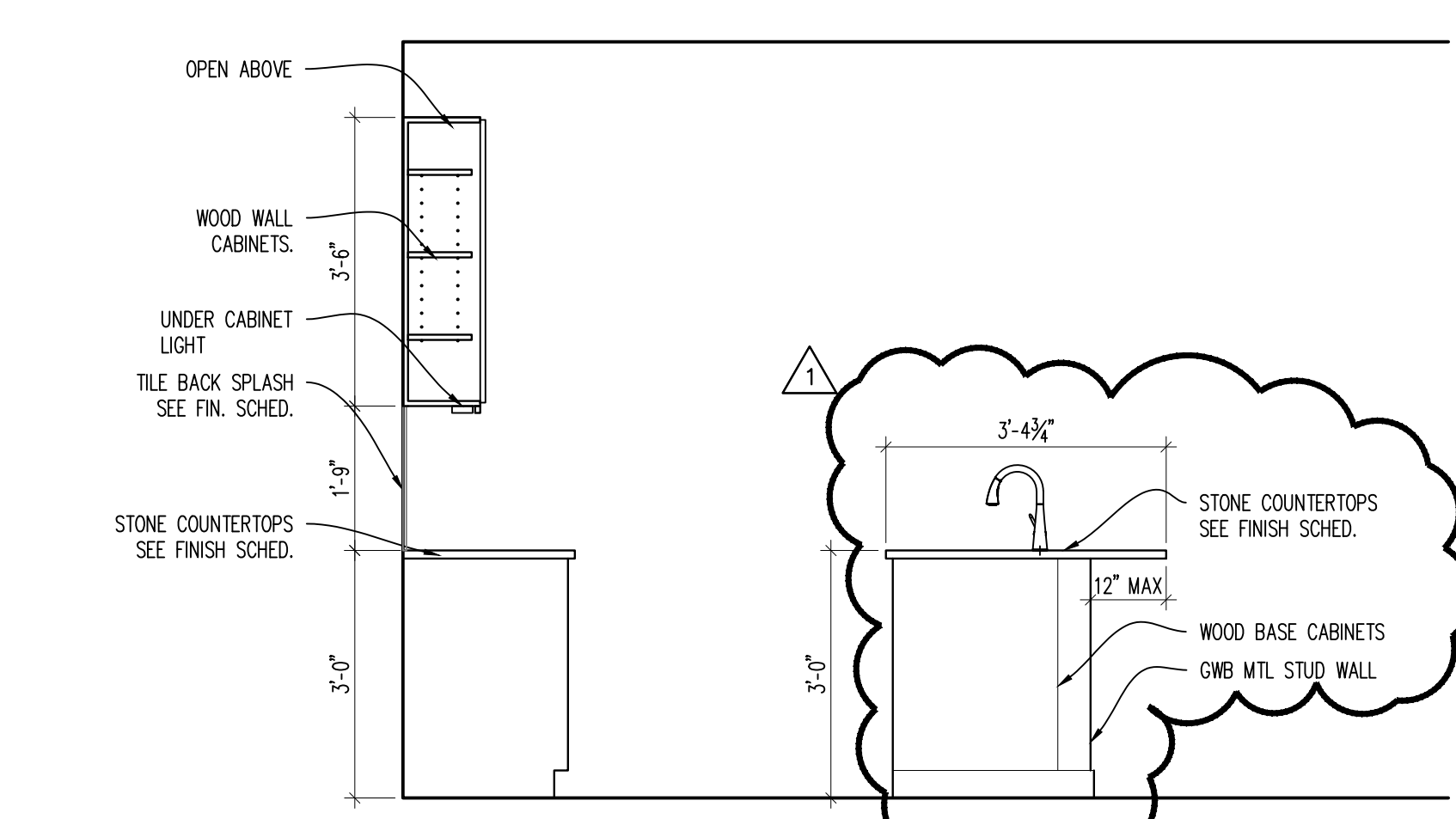
ELEVATION 8
SCALE: 1/2" = 1'-0"



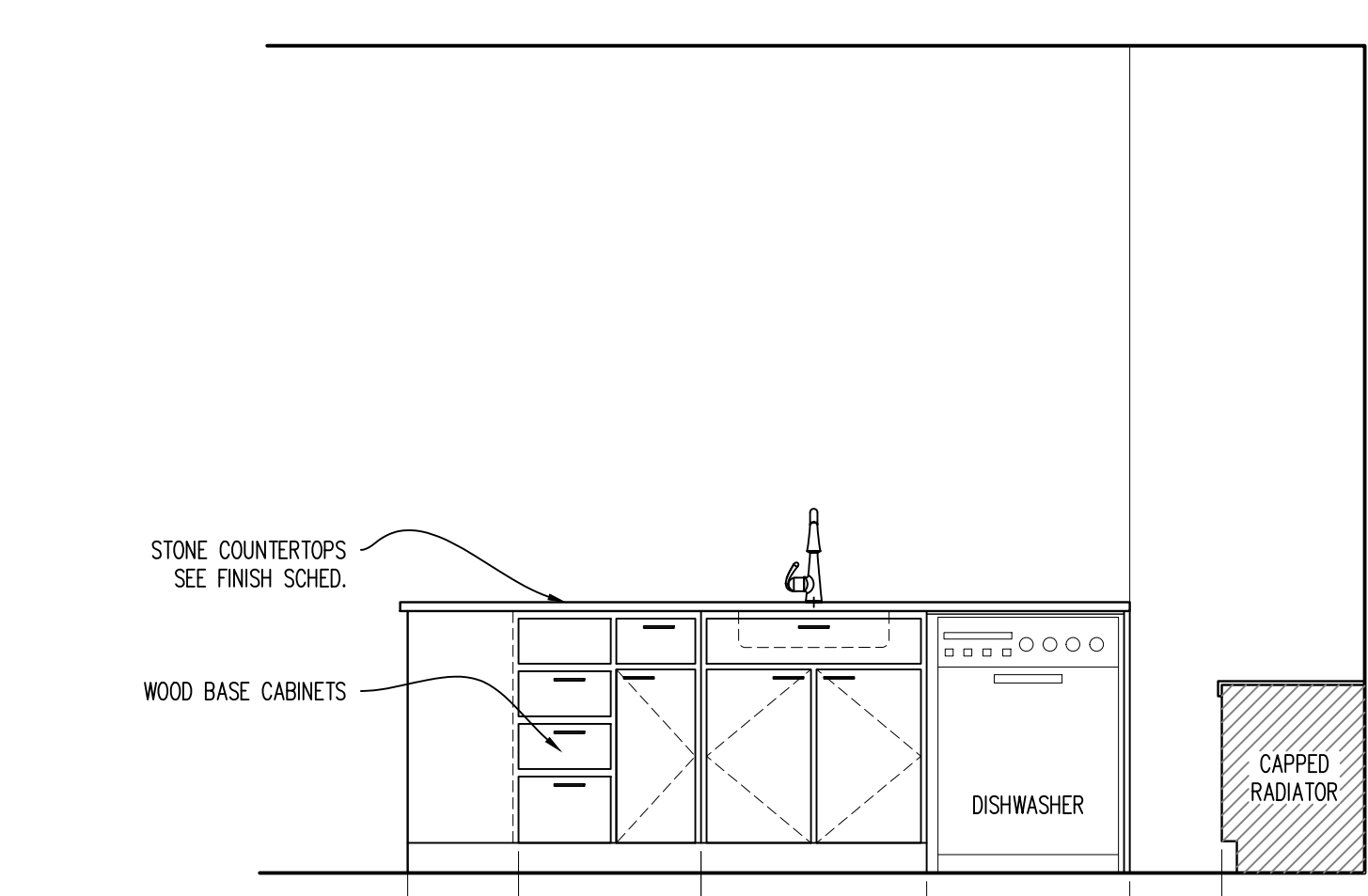
ELEVATION 1
SCALE: 1/2" = 1'-0"



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



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



ELEVATION 4
SCALE: 1/2" = 1'-0"

GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS. TYP. OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- M. SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 6030, BLACK W/ MATT BLACK DRAIN COVER U.N.O.
- N. SEE SHEET "AS" FOR MATERIAL SCHEDULE.
- O. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

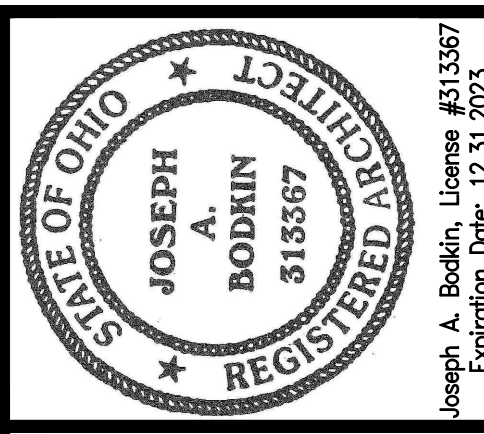
LIGHTING LEGEND

- FOR ALL LIGHTING CONTACT: KASA CONTROLS & LIGHTING FIXTURES 513.813.0633
- 1? SURFACE TBD
 - 2? SURFACE TBD
 - SM3 SURFACE 6" ROUND
 - SM1 SURFACE 4" ROUND
 - SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
 - V1 VANITY WALL LIGHT
 - SC1 VANITY SCONCE LIGHT
 - F1 36" CEILING FAN
 - F2 42" CEILING FAN
 - UC UNDER CABINET LIGHT

APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DOOR MATERIAL	TYPE	FRAME MATERIAL					JAMB OTHER	
		WIDTH	HEIGHT	THICK	STYLE			HEAD	DETAIL					
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C/L	CLOSET / LAUNDRY	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK

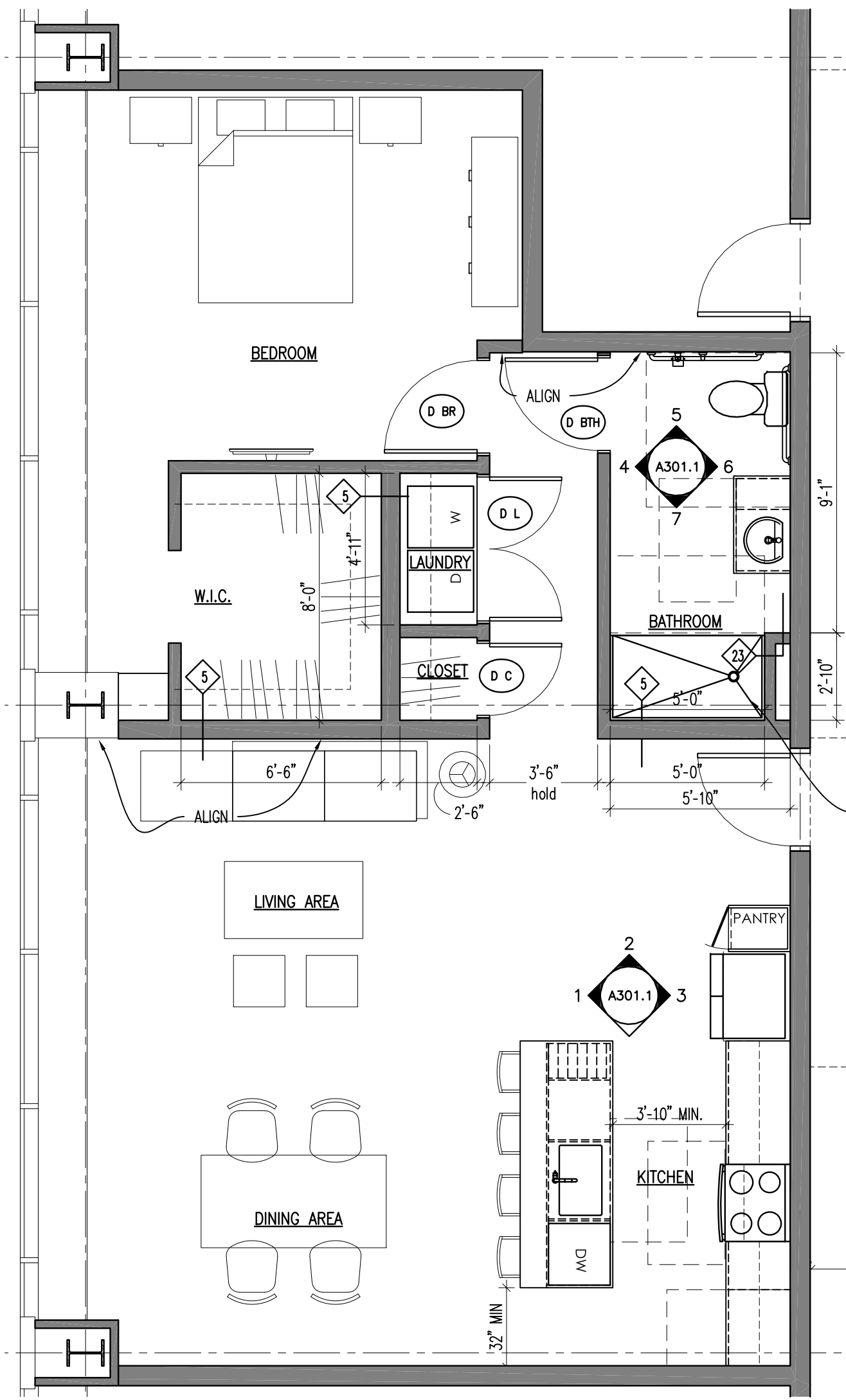


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 1826 Race Street
 Cincinnati, Ohio 45202
 513.559.0048

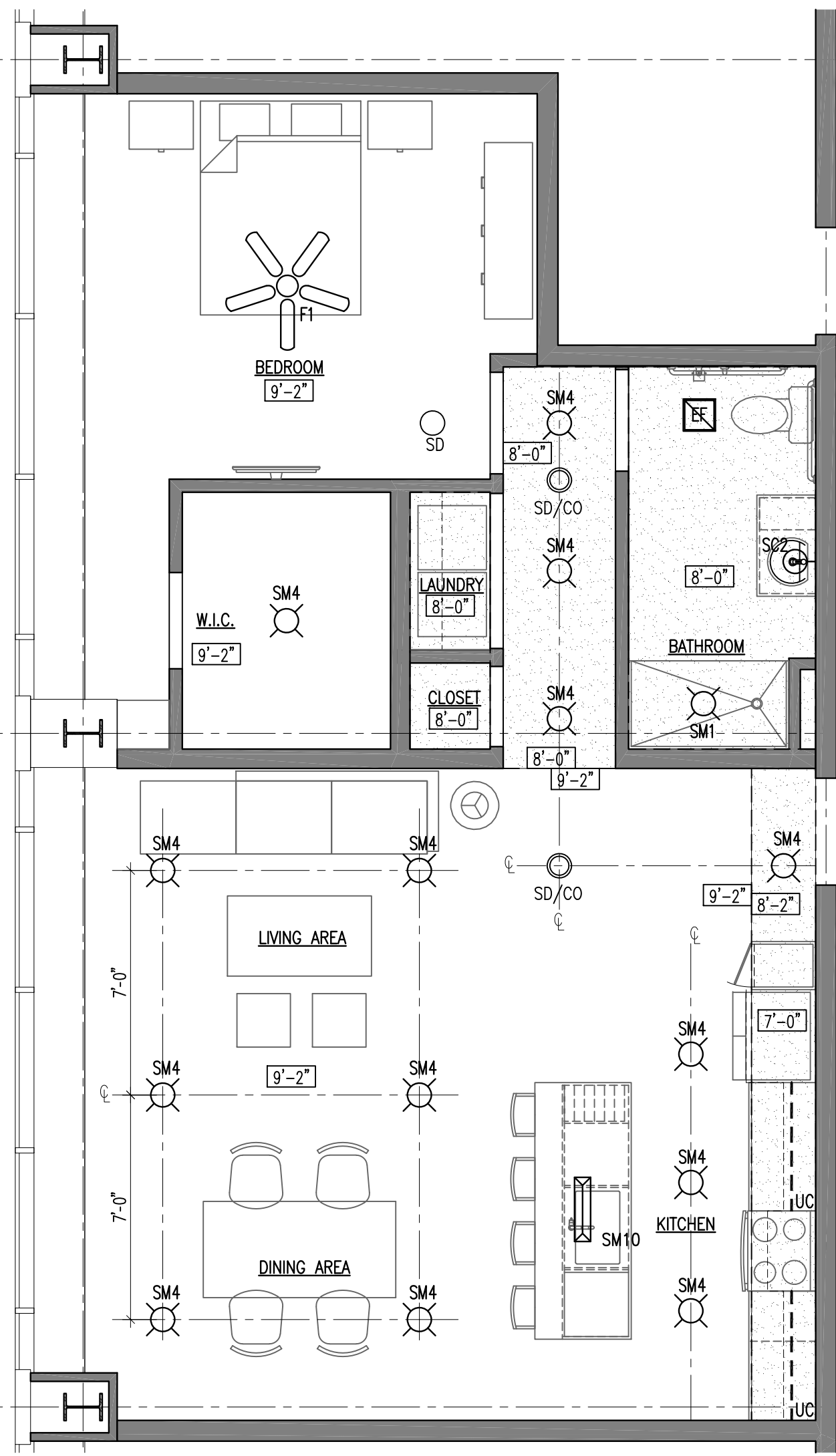
Formica Building
 Office Conversion to Apartments
 Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project: Formica Building B TO 6
 115 E 5th Street
 Cincinnati, Ohio 45202
 Date: 06.09.2023
 No. Revisions: 1
 CORRECTIONS FOR PLUMBING
 Sheet Title: Unit A-2
 Construction
 Project No.: 2022-259
 Date: 07.09.2022 FOR PERMIT
 Scale: As Noted
 Drawn: [Signature]

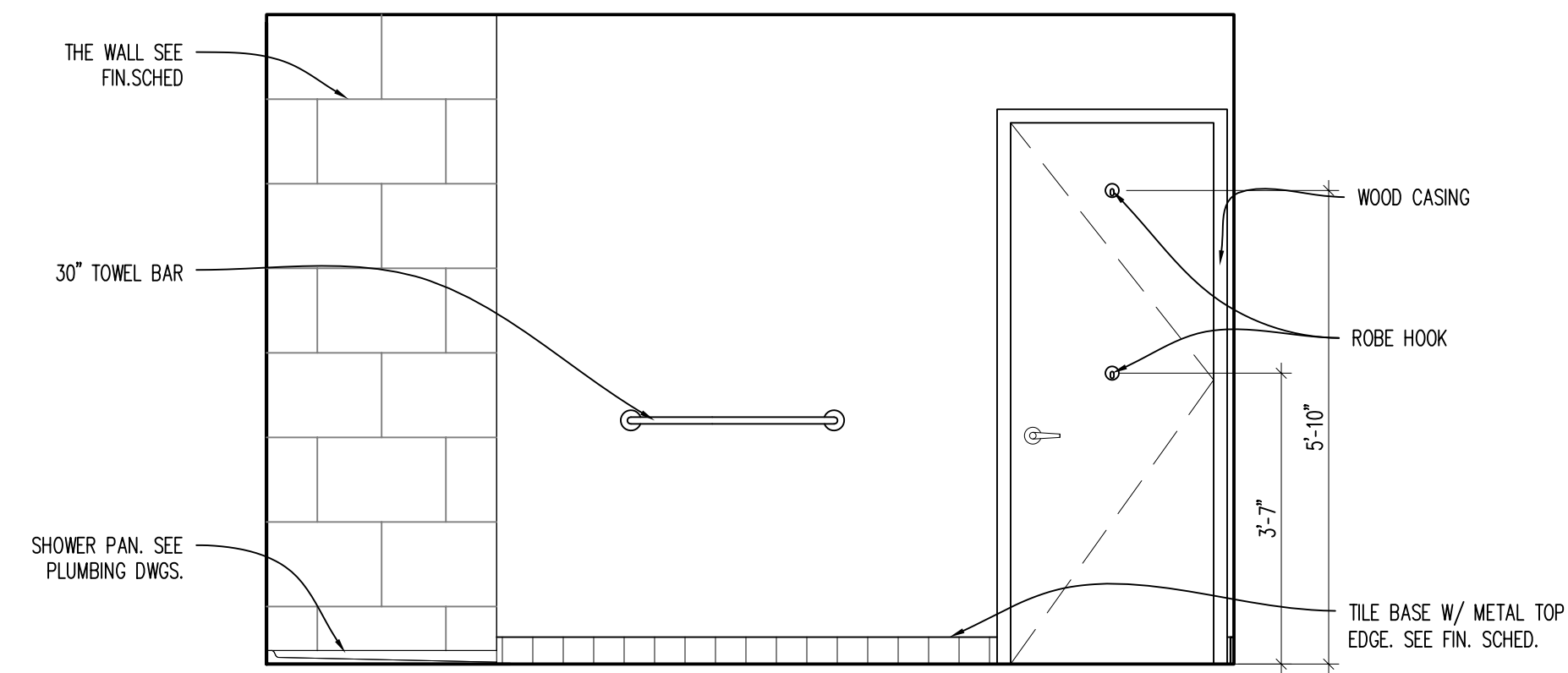
A300.2



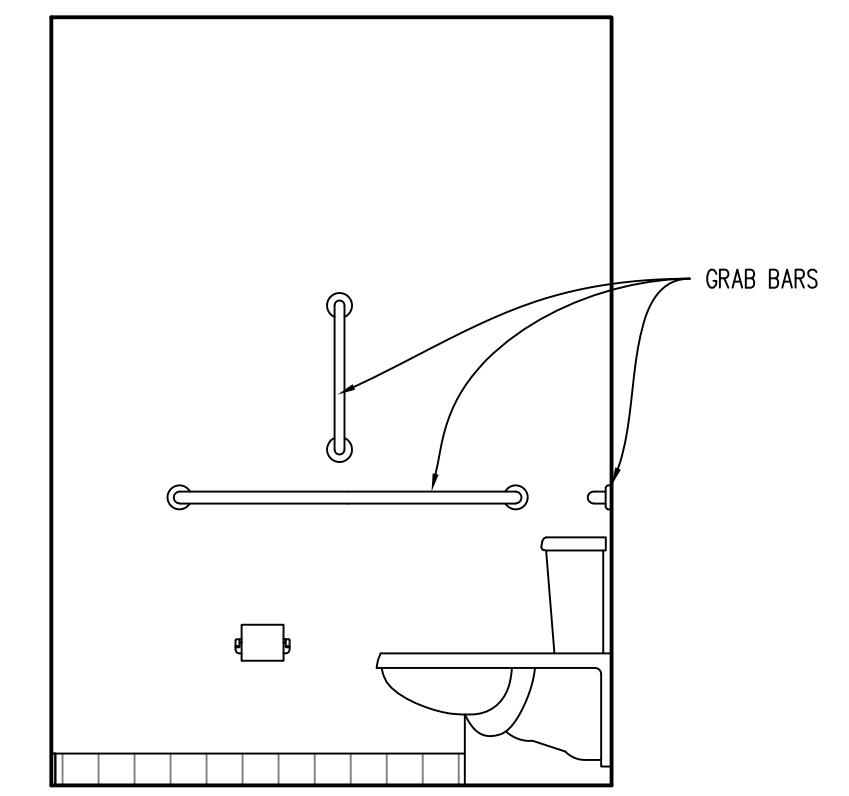
APARTMENT FLOOR PLAN - ADA
SCALE: 1/4" = 1'-0" (A301.ADA)



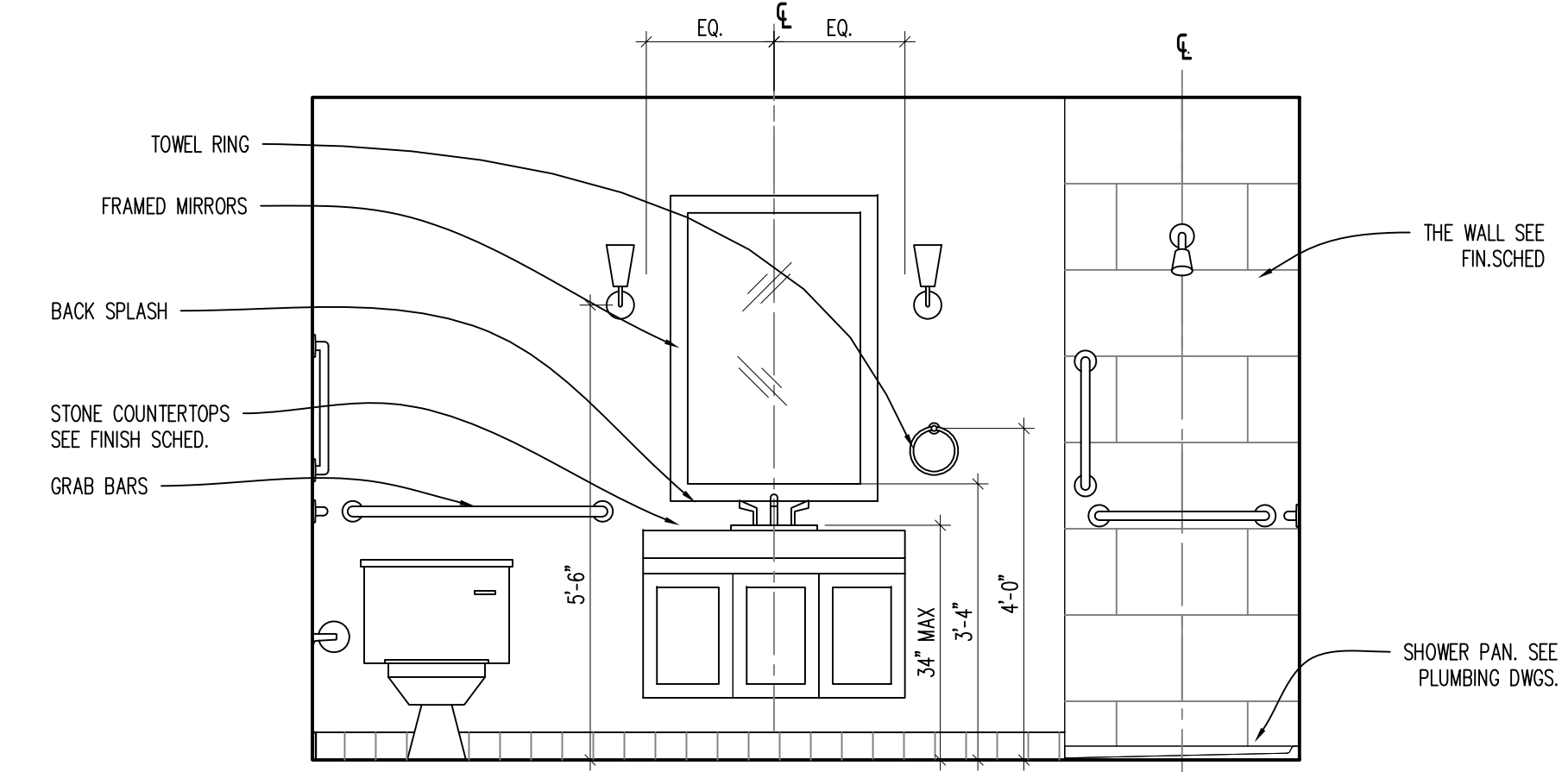
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0" (A301.ADA)



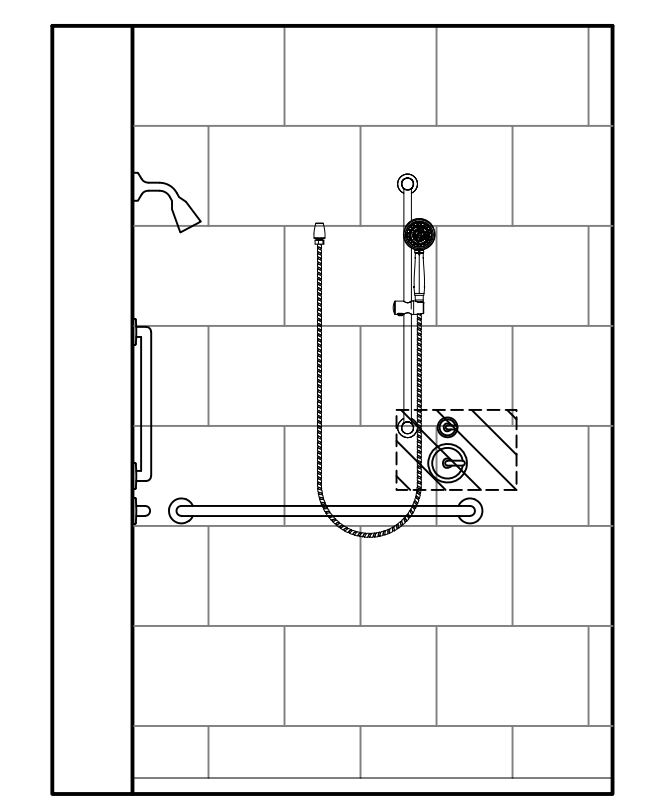
ELEVATION
SCALE: 1/2" = 1'-0" (A301.ADA)



ELEVATION
SCALE: 1/2" = 1'-0" (A301.ADA)



ELEVATION
SCALE: 1/2" = 1'-0" (A301.ADA)



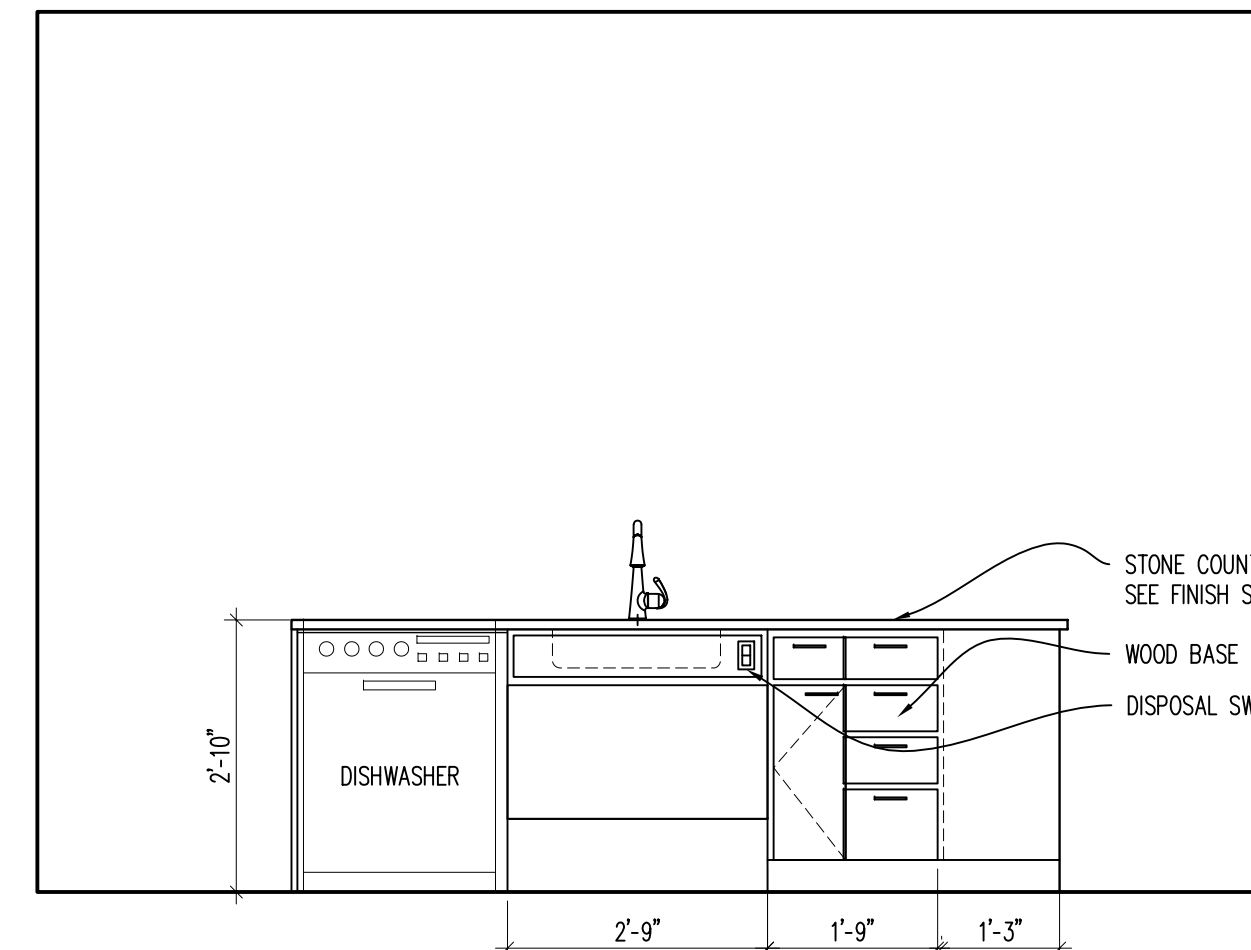
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SCALE: 1/2" = 1'-0" (A301.ADA)

GENERAL APARTMENT NOTES

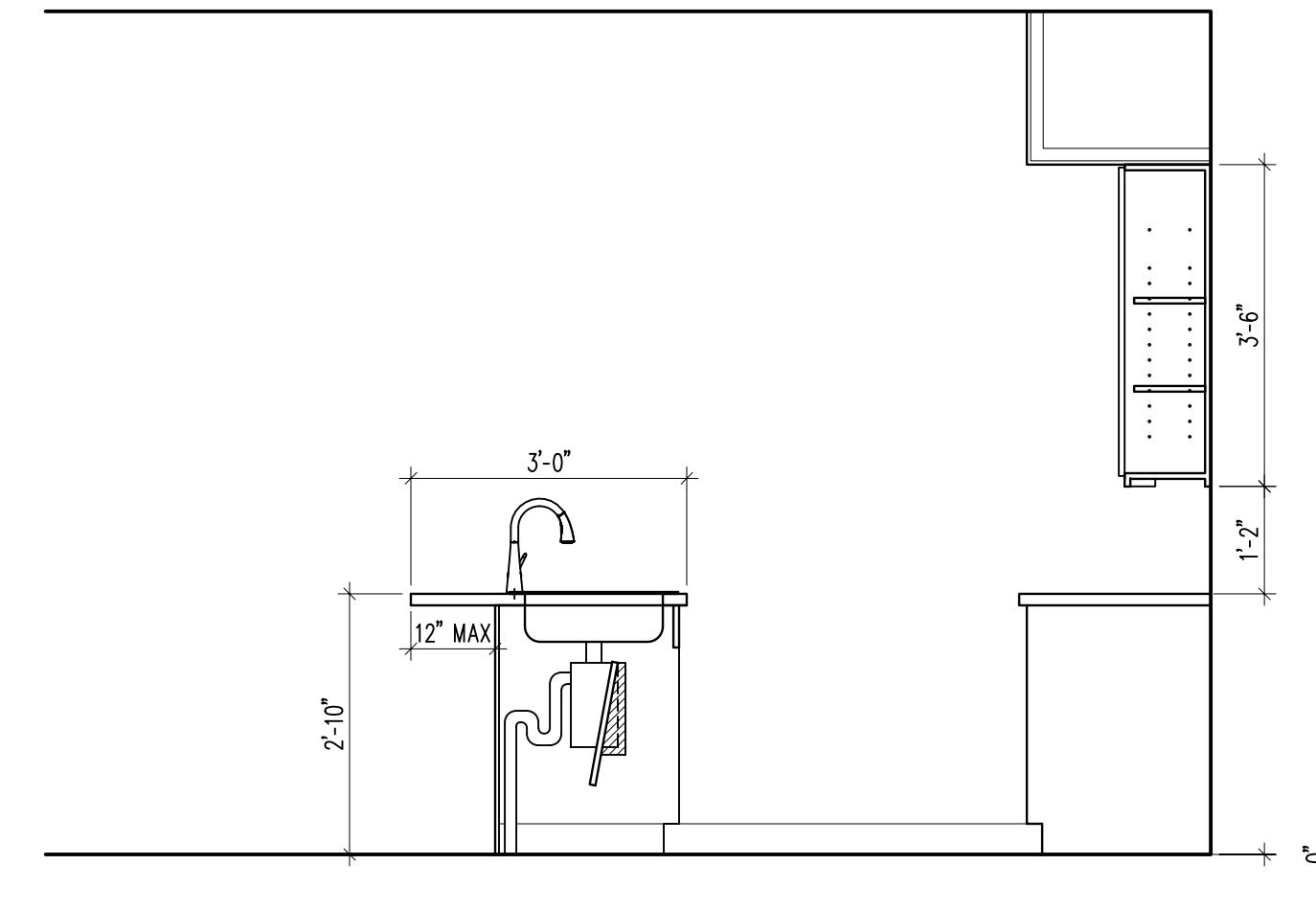
- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS. TYP. OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- M. SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- N. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

LIGHTING LEGEND

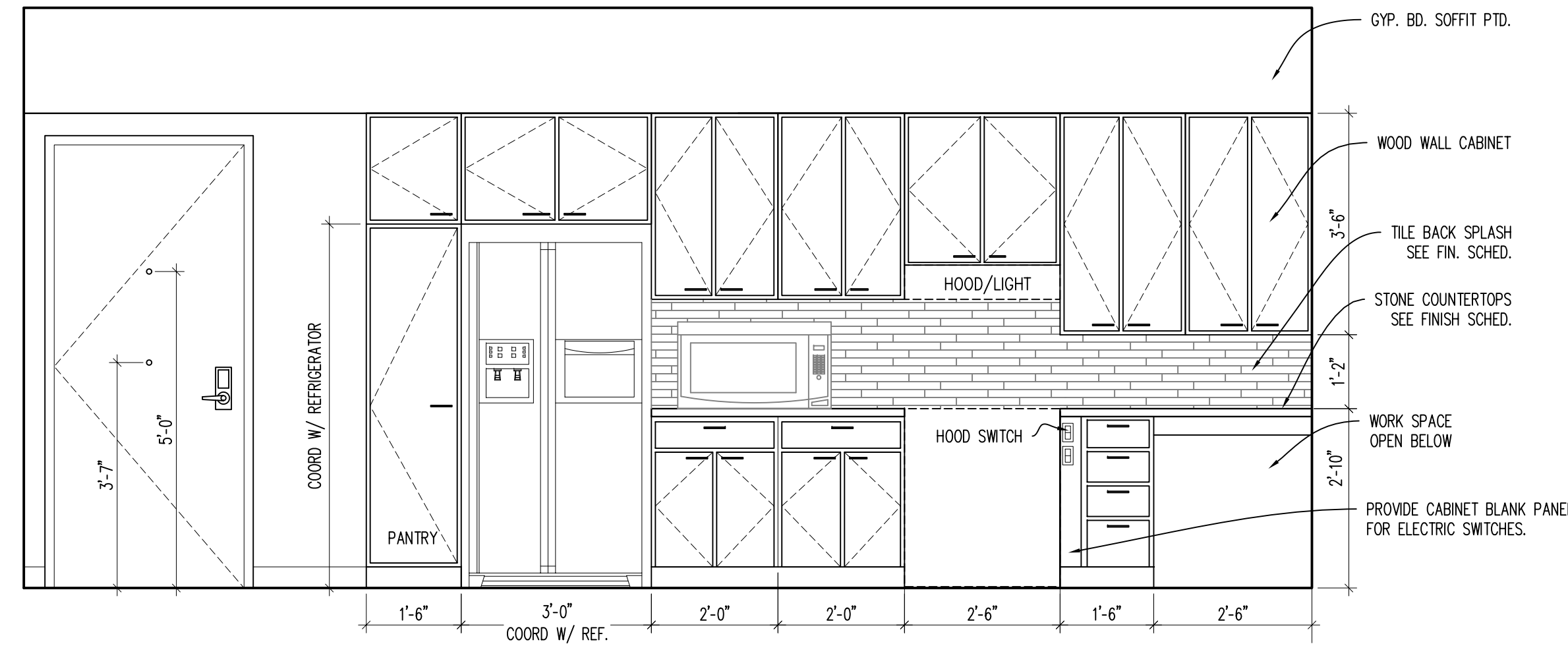
- FOR ALL LIGHTING CONTACT:
KASA CONTROLS & LIGHTING
1000 KINGSLEY
513.813.0633
- 19 SURFACE TBD
 - 27 SURFACE TBD
 - SM3 SURFACE 6" ROUND
 - SM1 SURFACE 4" ROUND
 - SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
 - HO V1 VANITY WALL LIGHT
 - HO SC1 VANITY SCONCE LIGHT
 - F1 36" CEILING FAN
 - F2 42" CEILING FAN
 - UC UNDER CABINET LIGHT



ELEVATION
SCALE: 1/2" = 1'-0" (A301.ADA)



ELEVATION
SCALE: 1/2" = 1'-0" (A301.ADA)



ELEVATION
SCALE: 1/2" = 1'-0" (A301.ADA)

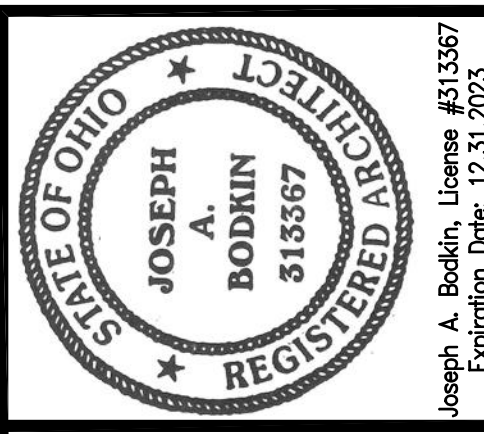
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION			FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS				
		SIZE			DOOR MATERIAL	TYPE	FRAME MATERIAL							
		WIDTH	HEIGHT	THICK			HEAD				JAMB/OTHER			
D BR	BEDROOM	3'-0"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	3'-0"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D L	LAUNDRY	(2'-4"x2) 4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	4	-	PRE-HUNG, STAINED OAK



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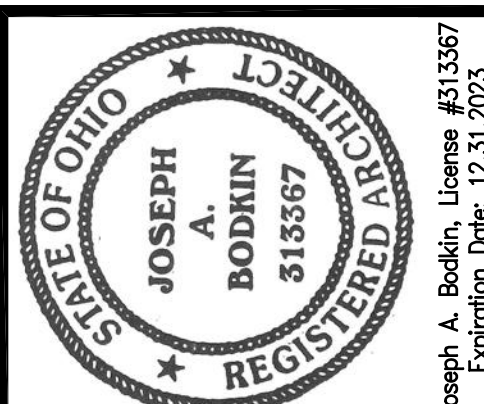
Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202
Sheet Title: B ADA
Construction
Project No: 2022-259
Scale: As Noted
Date: 1/20/2022 FOR PERMIT
Checked: [Signature]

A301 ADA



APPROVED
CIN BD
2022P10119
02/02/23
City of Cincinnati
BUILDINGS & INSPECTIONS
C:\Users\jacobn\OneDrive\01_NBD\Projects\23\From Item\Phase D - New Permit E-e\03_Formica_A301 - Floor 3-6.dwg-A301.ADA - B ADA Plot Date/Time: Dec 03, 2022 8:48am - By: jacobn



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Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202

Sheet Title: B.1
Construction

Project No: 2022-259
Date: 07/09/2022 FOR PERMIT
Scale: As Noted
Drawn: [Signature]
Checked: [Signature]

A301.1

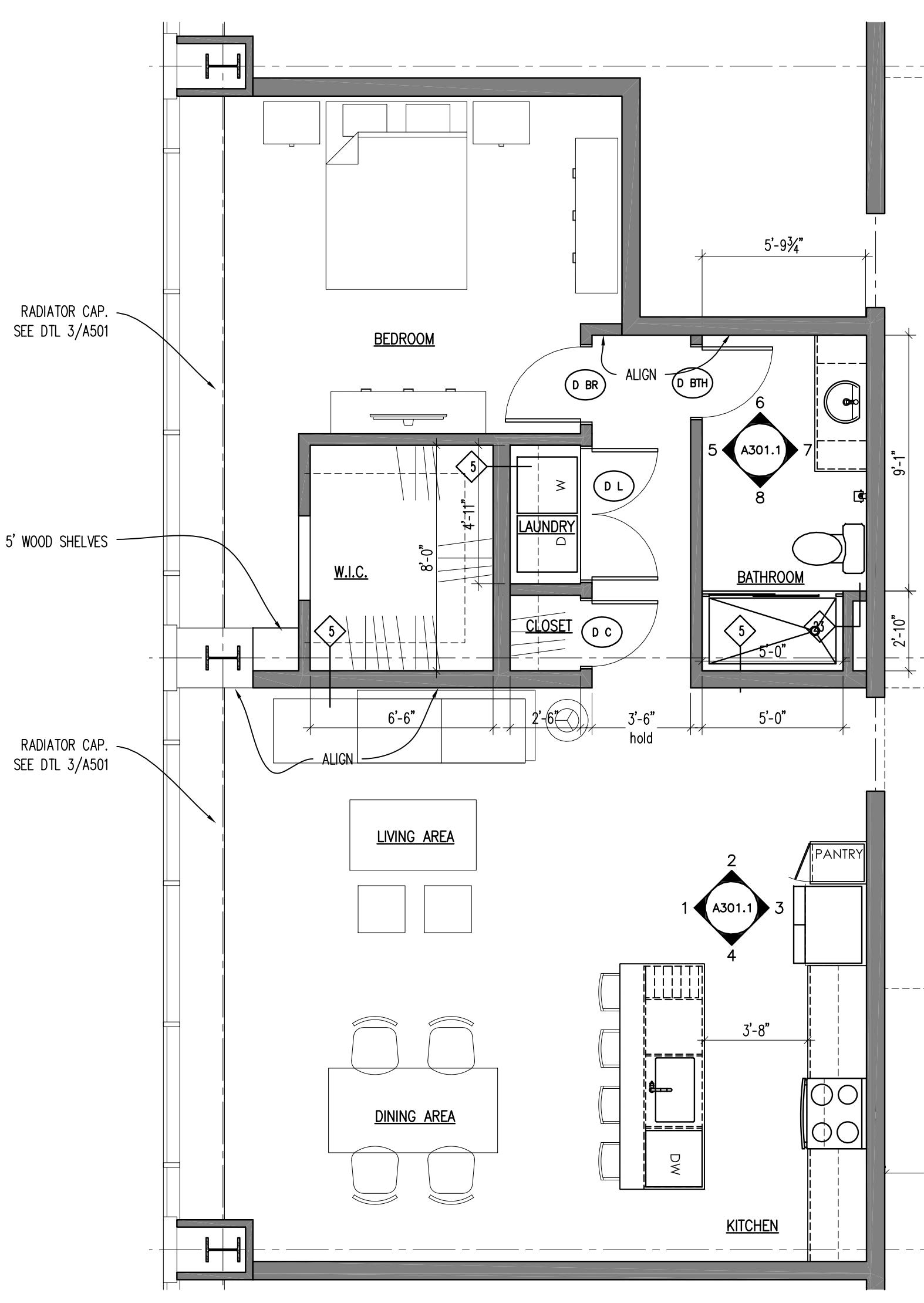
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS, TOP OF ALL.
- ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD. U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: BOITZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. U.N.O.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

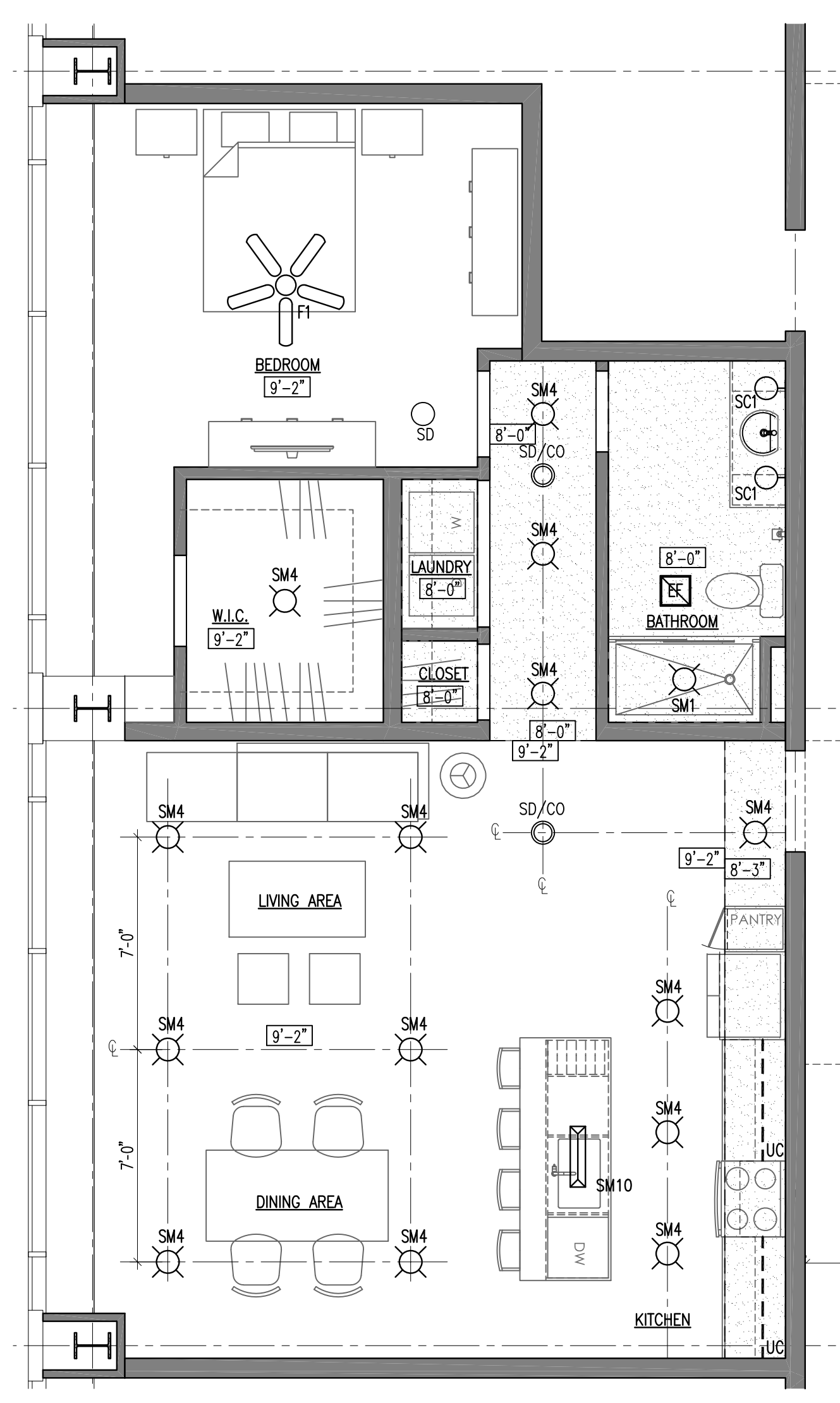
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K&M CONTROLS & LIGHTING
1111 BROADWAY
513.813.0633

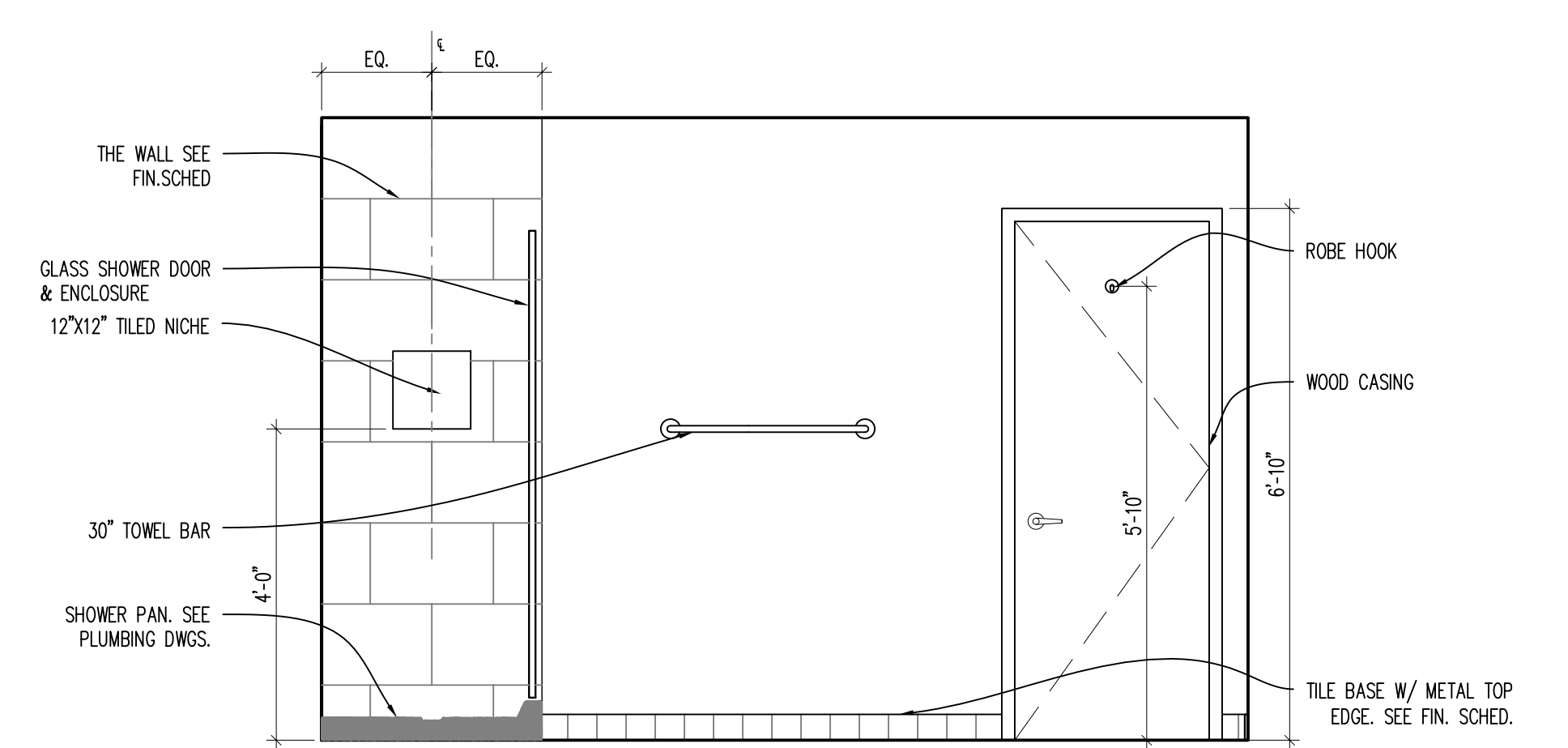
- 1? SURFACE TBD
- 2? SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- HO V1 VANITY WALL LIGHT
- HO SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



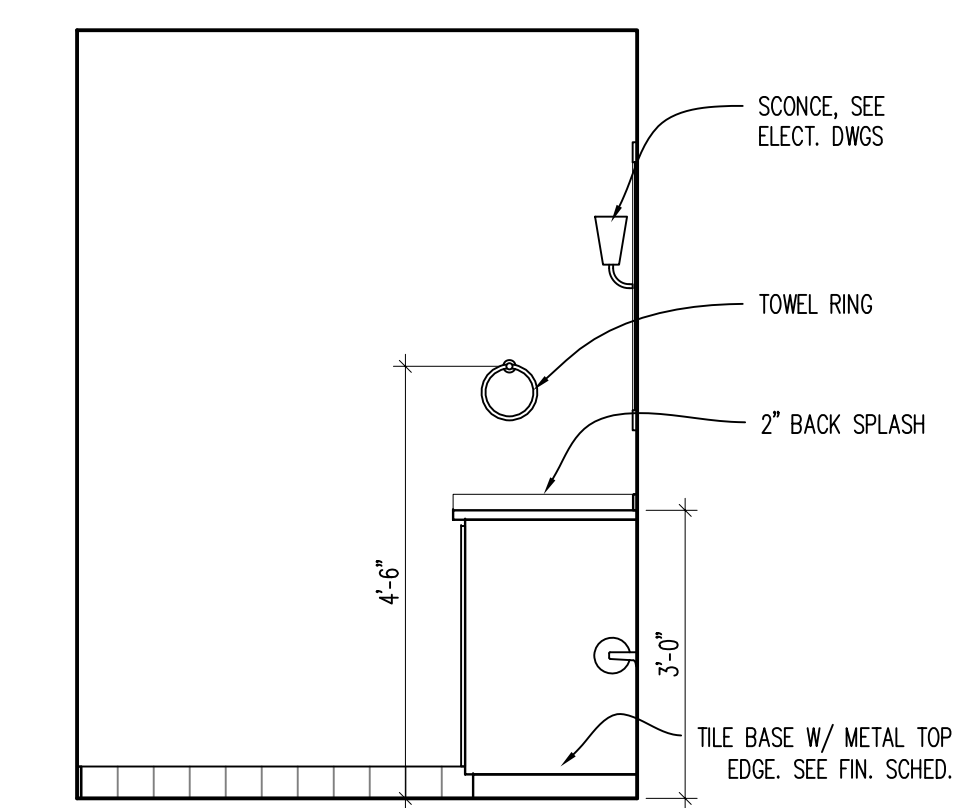
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
9 A301.1



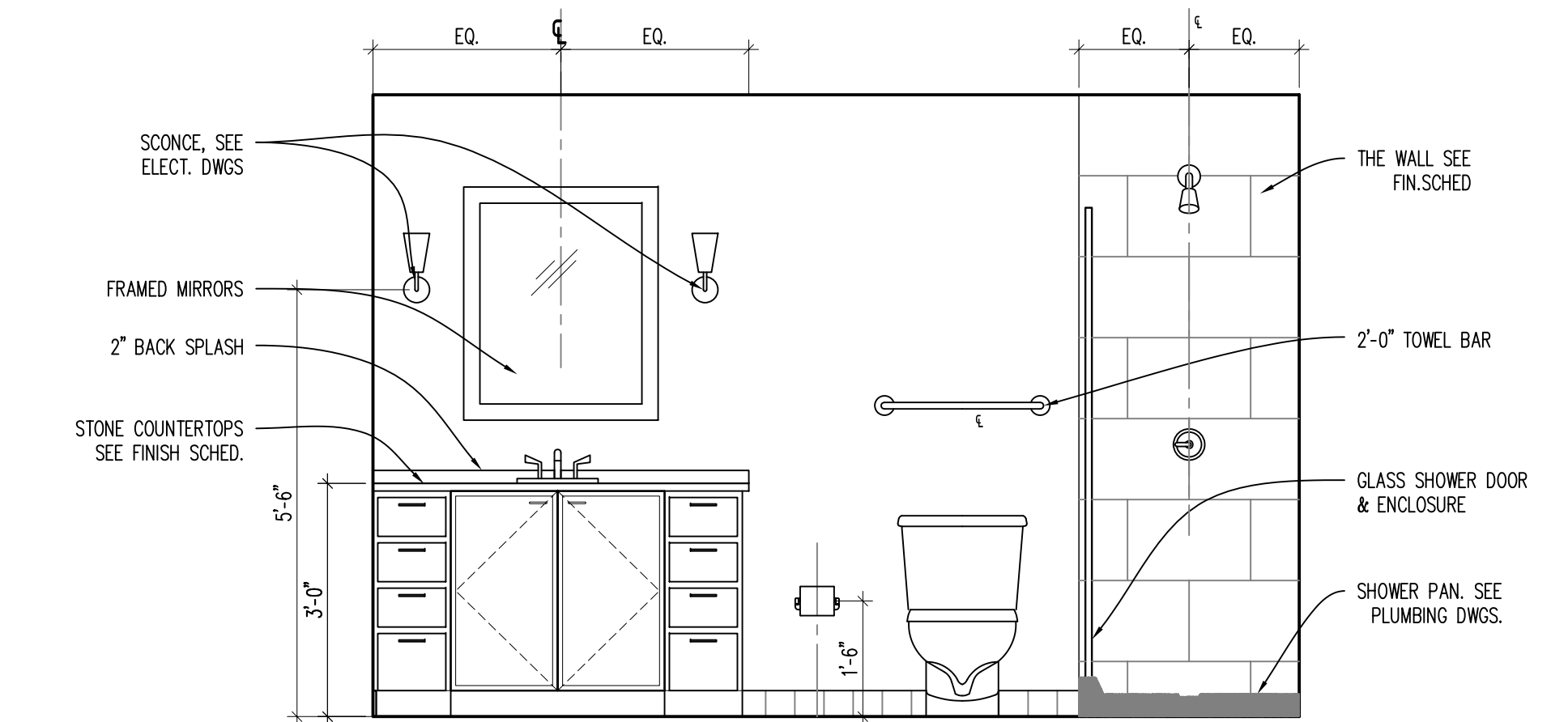
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
10 A301.1



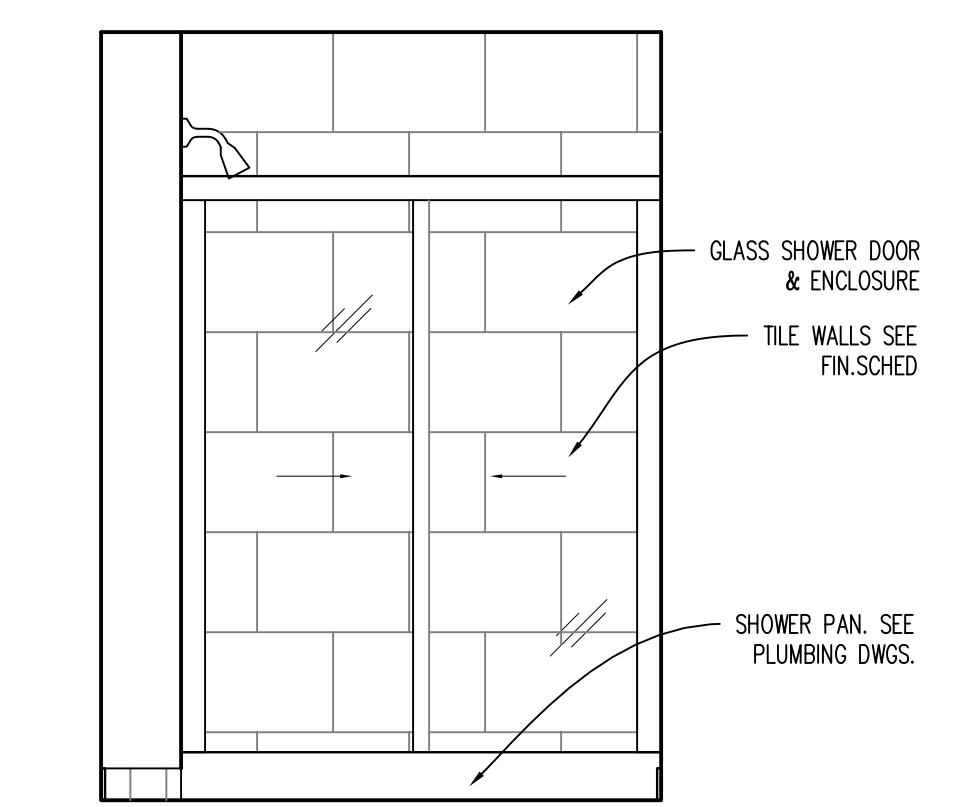
ELEVATION
SCALE: 1/2" = 1'-0"
5 A301.1



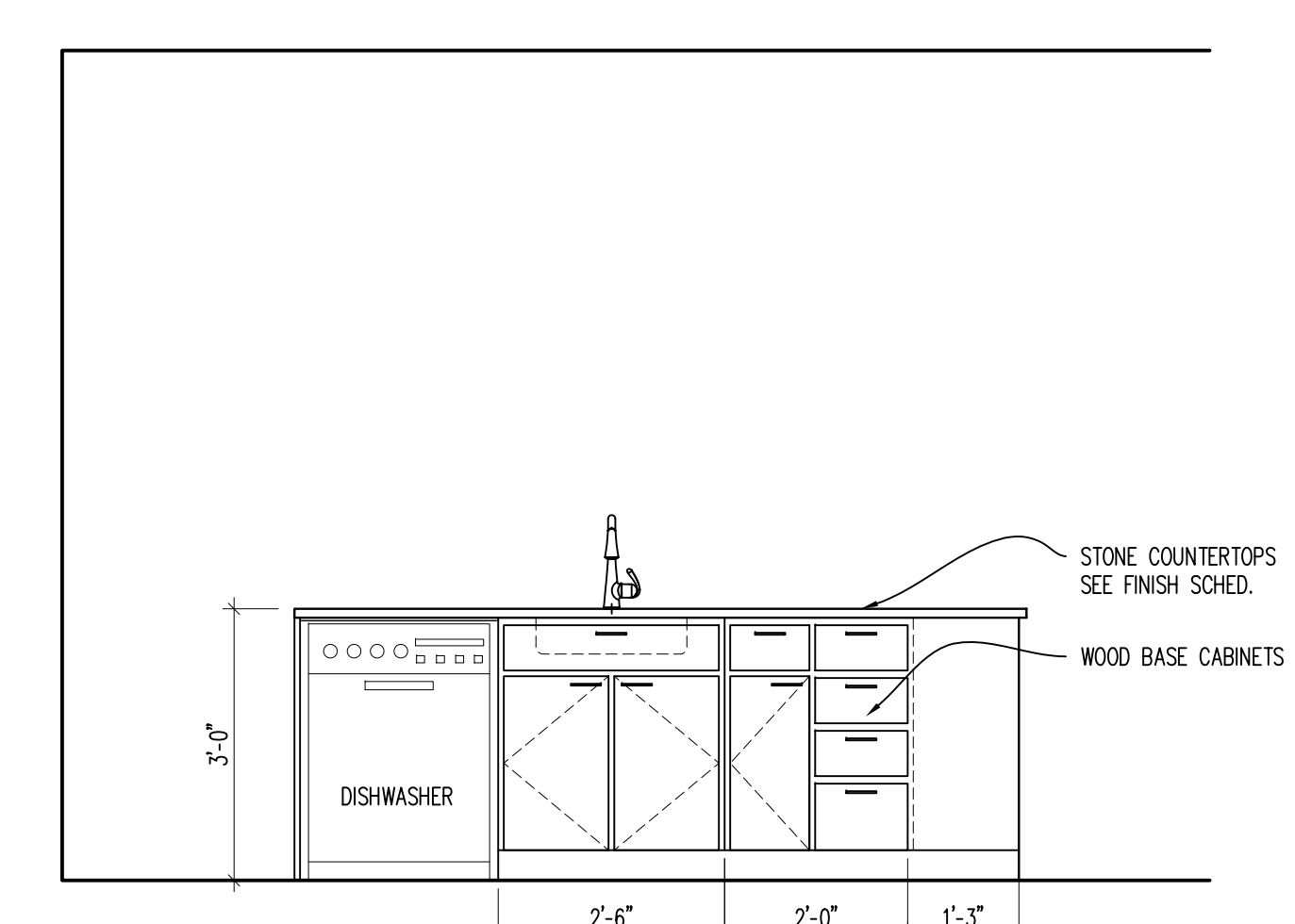
ELEVATION
SCALE: 1/2" = 1'-0"
6 A301.1



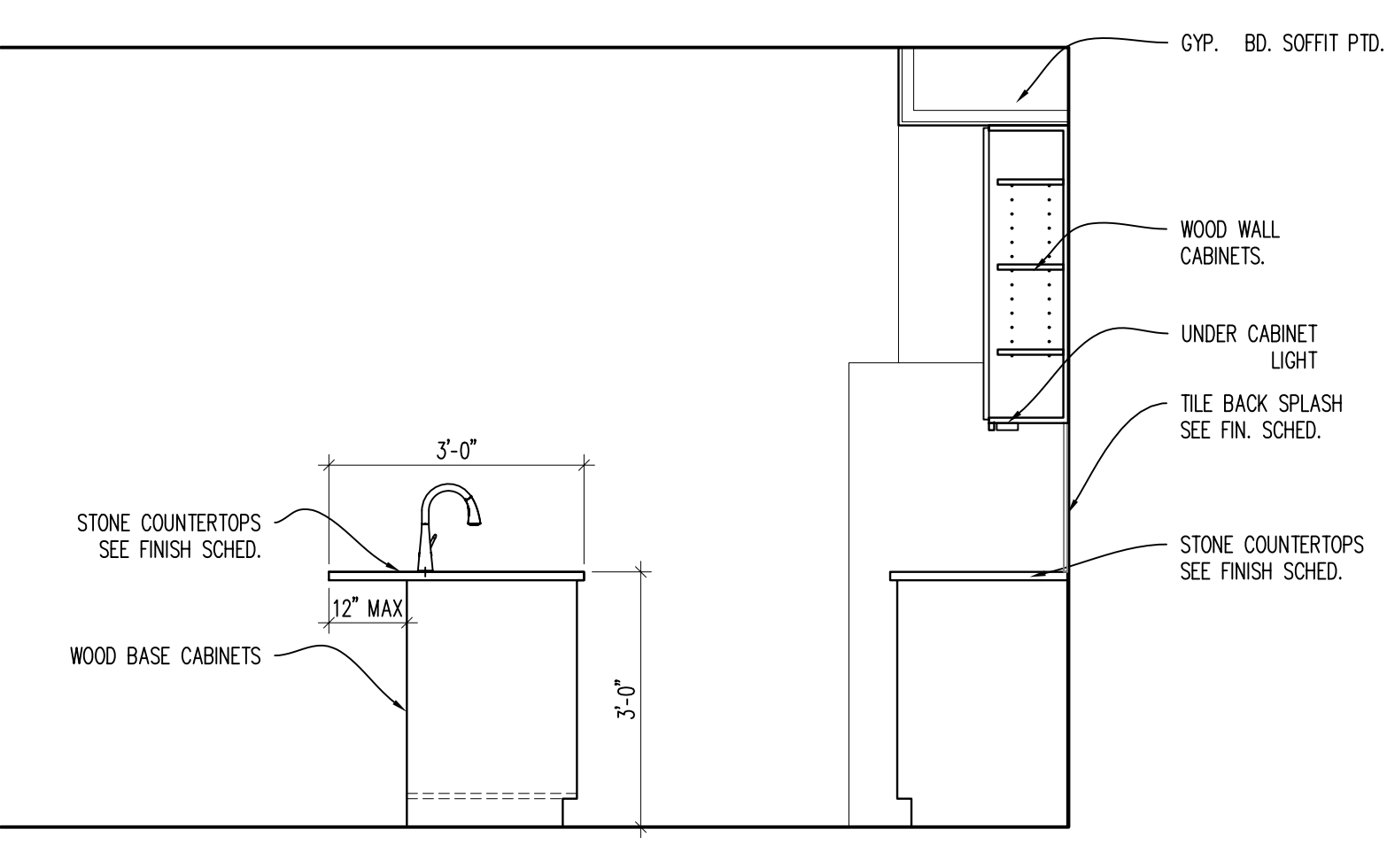
ELEVATION
SCALE: 1/2" = 1'-0"
7 A301.1



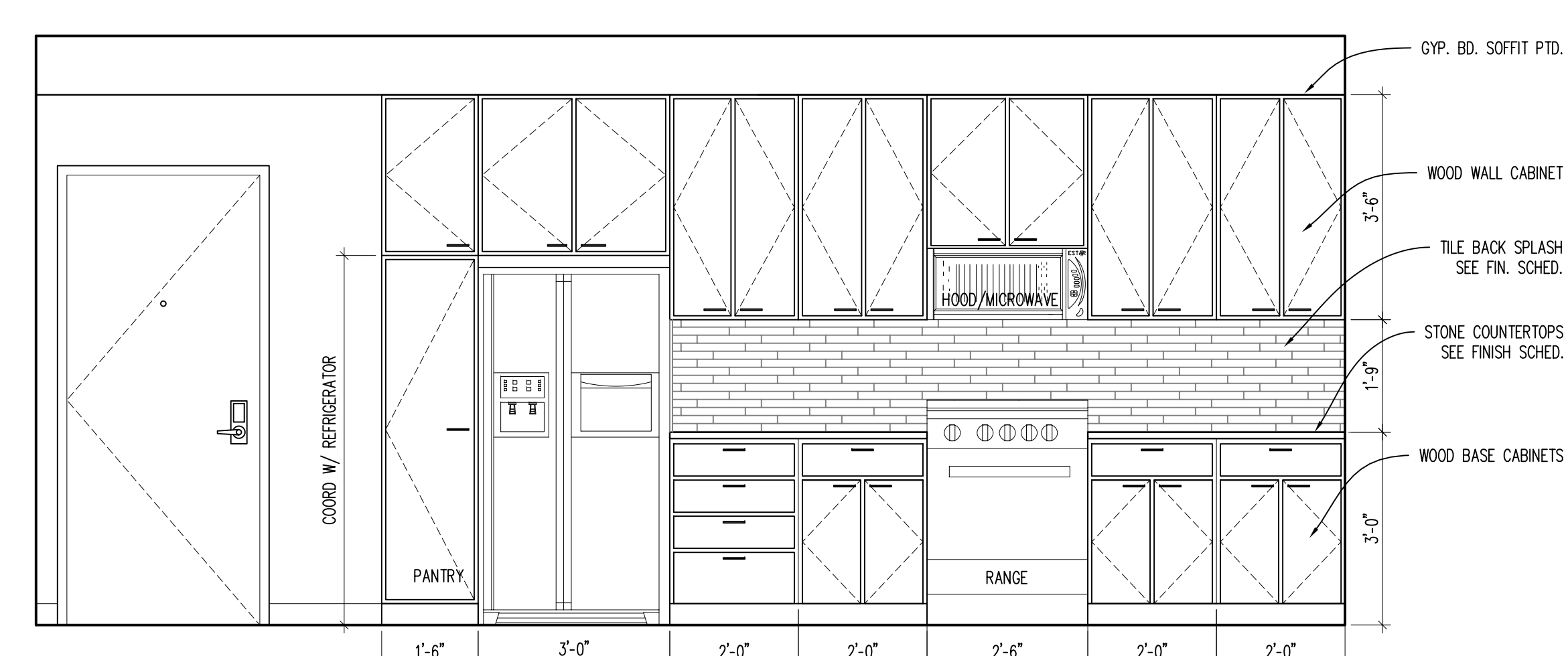
ELEVATION
SCALE: 1/2" = 1'-0"
8 A301.1



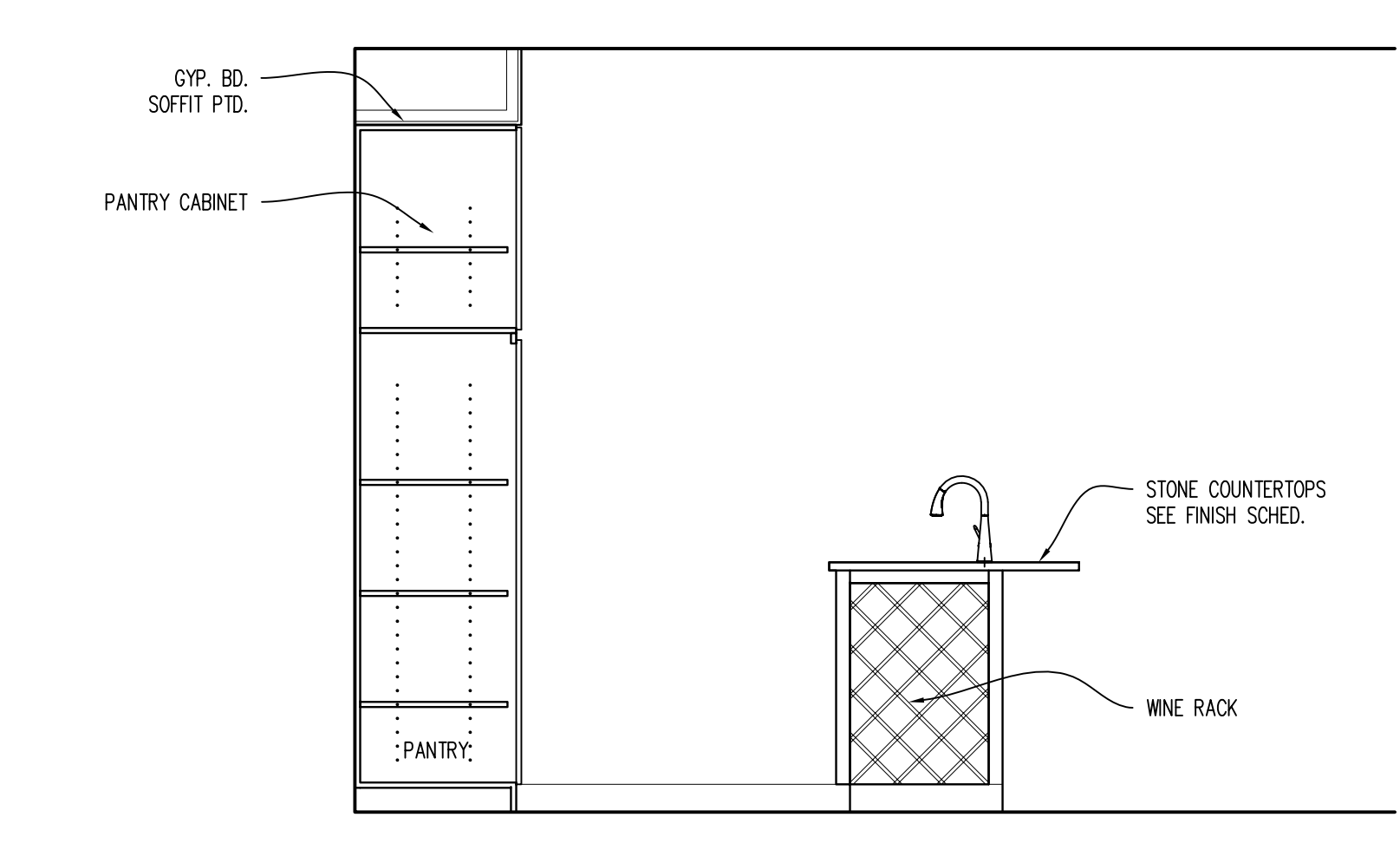
ELEVATION
SCALE: 1/2" = 1'-0"
1 A301.1



ELEVATION
SCALE: 1/2" = 1'-0"
2 A301.1



ELEVATION
SCALE: 1/2" = 1'-0"
3 A301.1



ELEVATION
SCALE: 1/2" = 1'-0"
4 A301.1

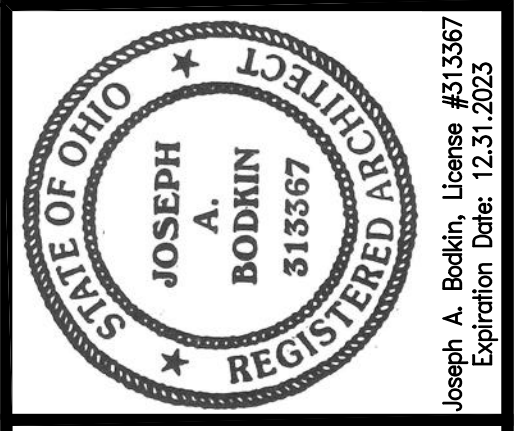
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	FRAME MATERIAL	HEAD	JAMBO/OTHER					
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D L	LAUNDRY	(2'-4"x2) 4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	4	-	PRE-HUNG, STAINED OAK



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513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati, OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202
Sheet Title: Unit B.2
Construction
Project No: 2022_259
Scale: As Noted
Date: 12/02/2022 FOR PERMIT
Checked: [Signature]

A301.2

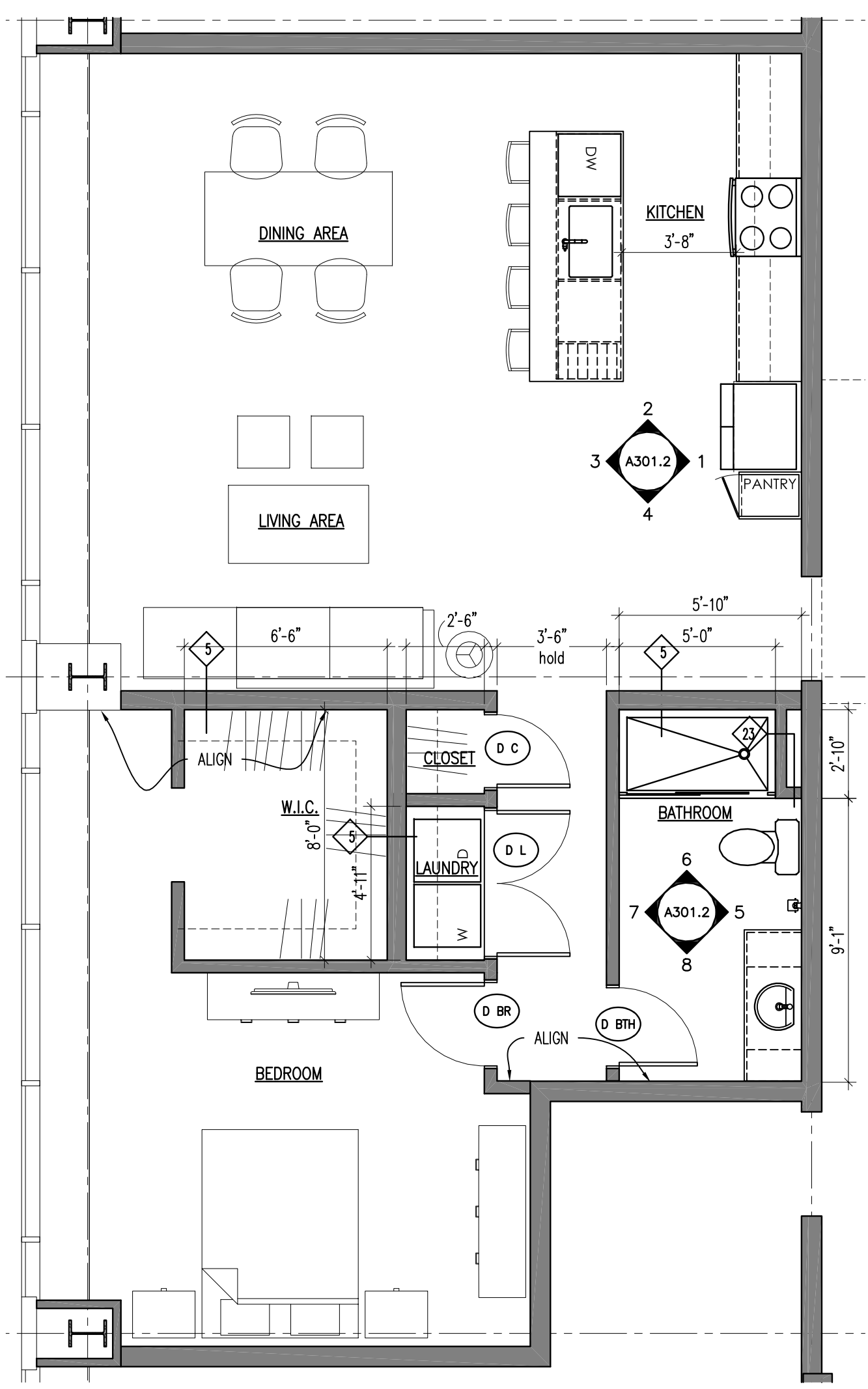
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME (U.N.O.)
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O. DIMENSIONS ARE FROM FINISH WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O. ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS
- ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FRAMING THE WINDOWS. 1/2" OF ALL
- ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHOWER DOOR AND COAT ROD. U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: ROOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. U.N.O.
- SEE SHEET A800 FOR MATERIAL SCHEDULE.
- SEE SHEET A502 DTL. 6 FOR LAUNDRY ROOM CABINET DETAIL.

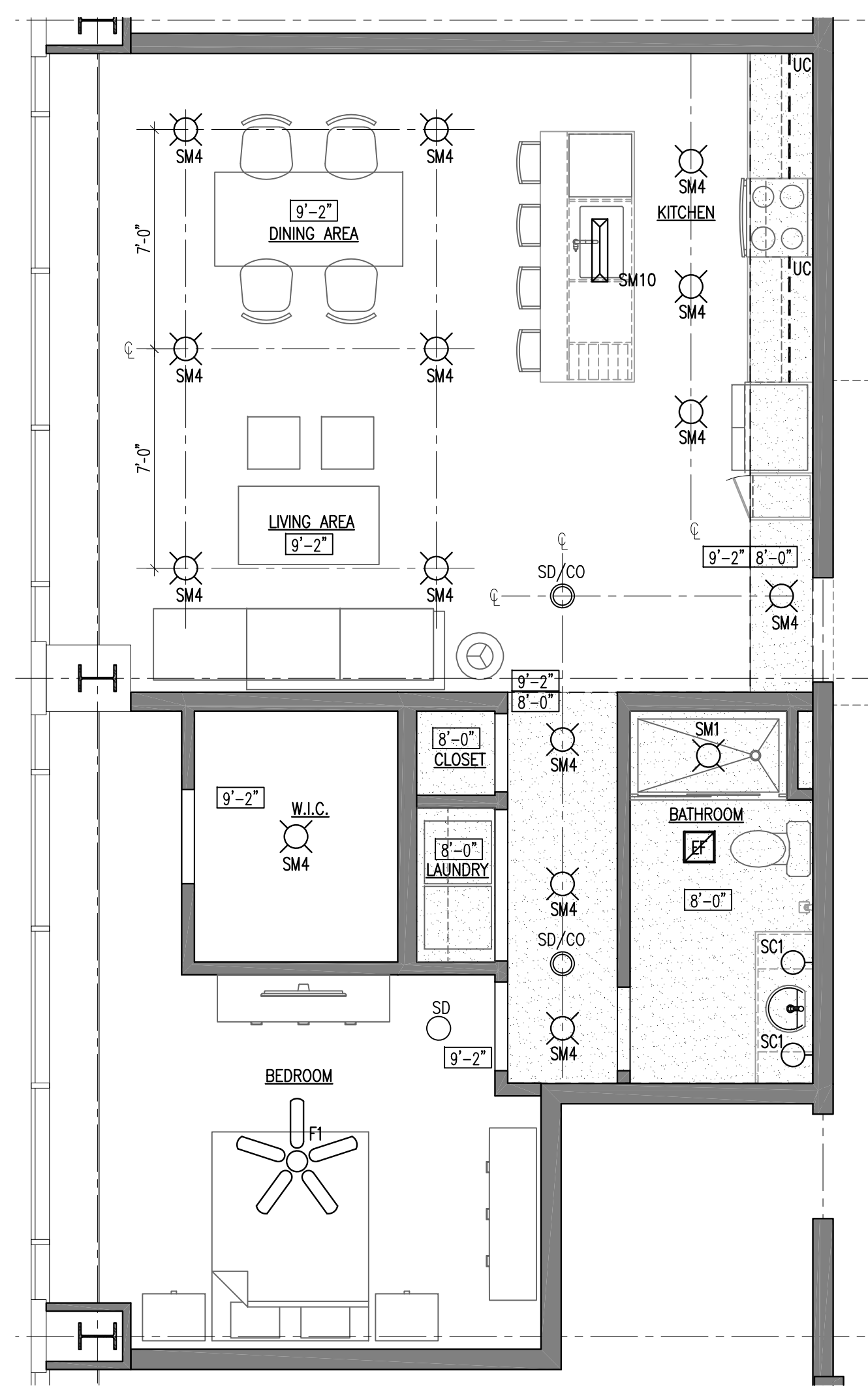
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
ROCK KRUEGER
513.813.0833

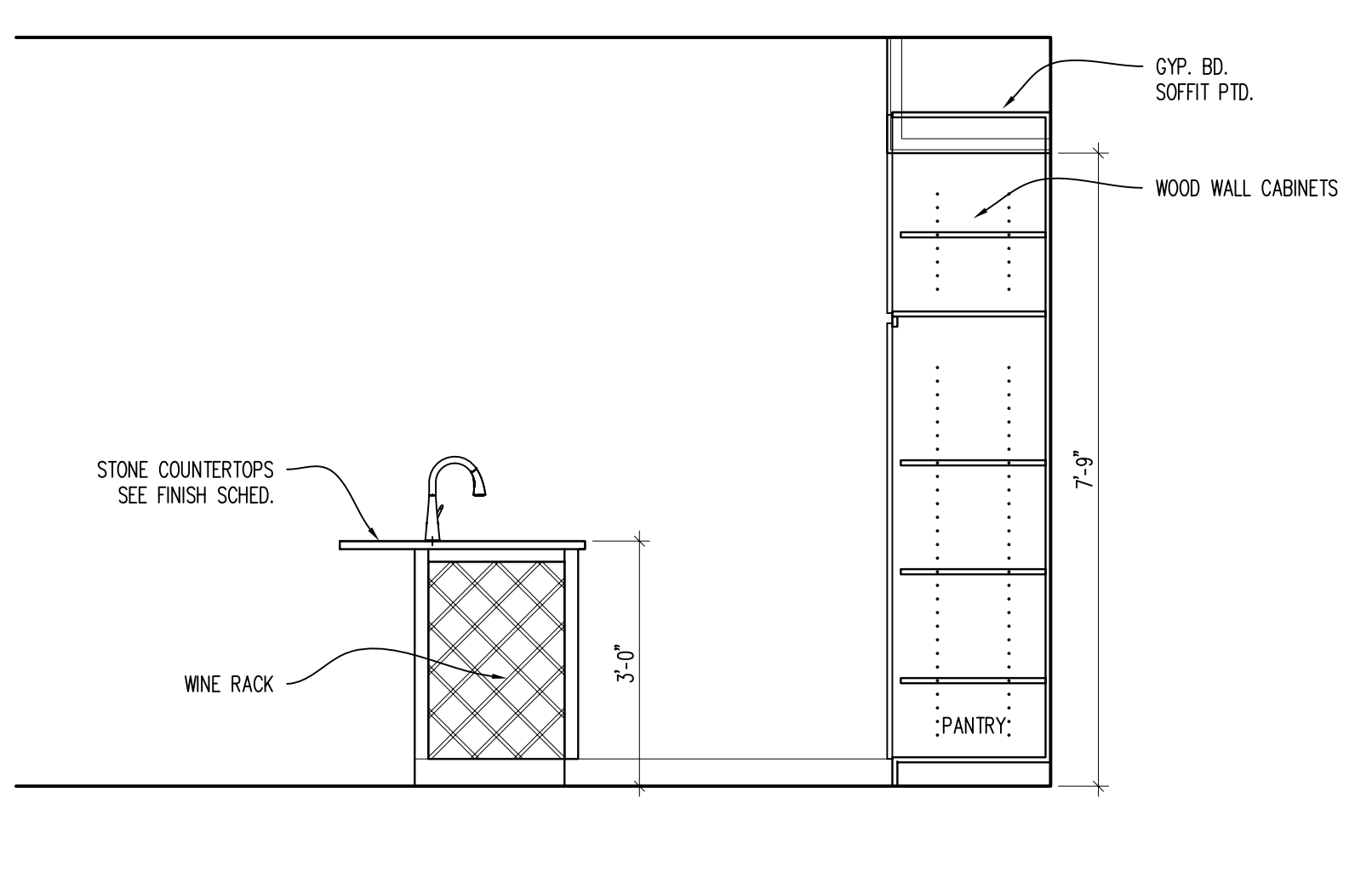
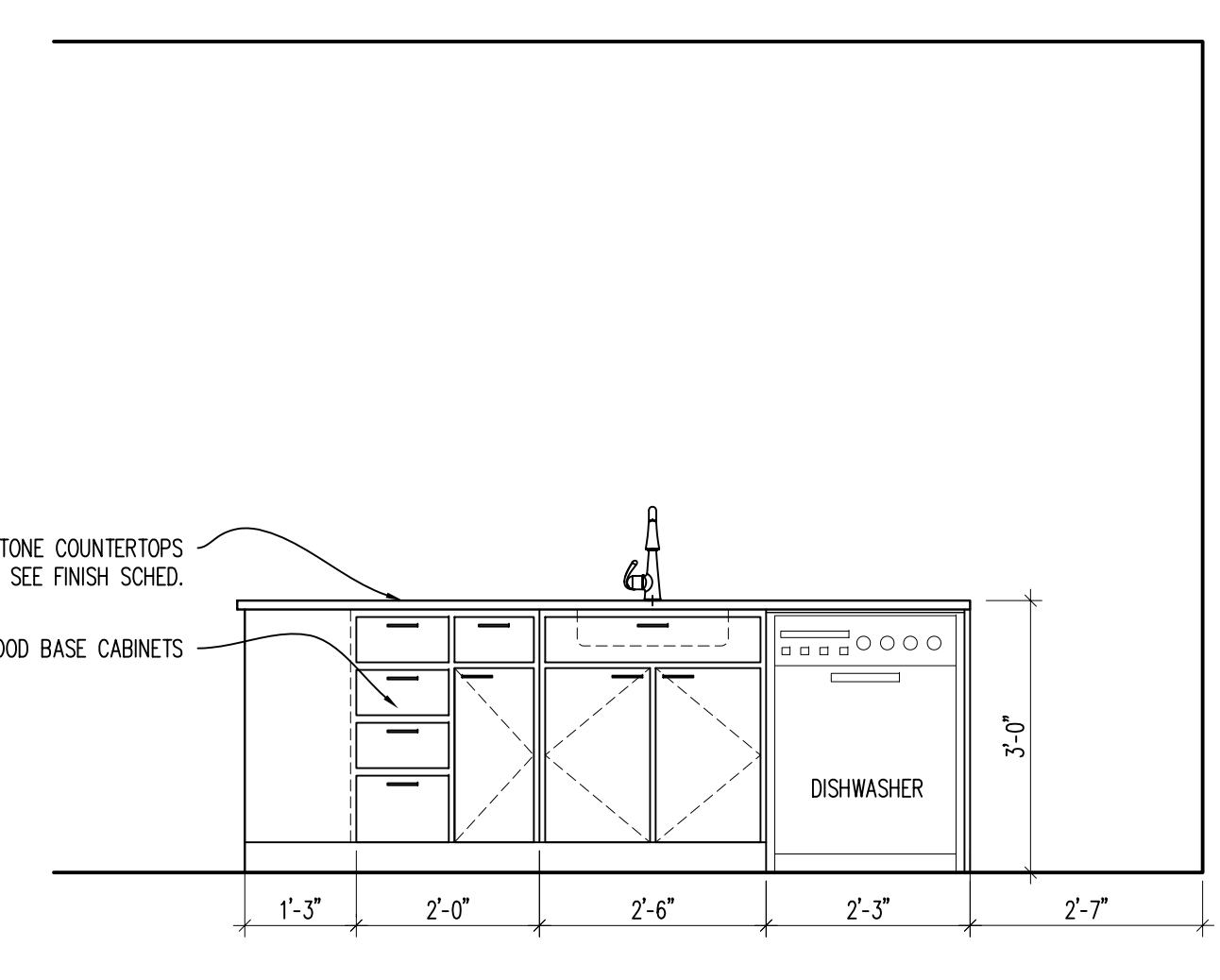
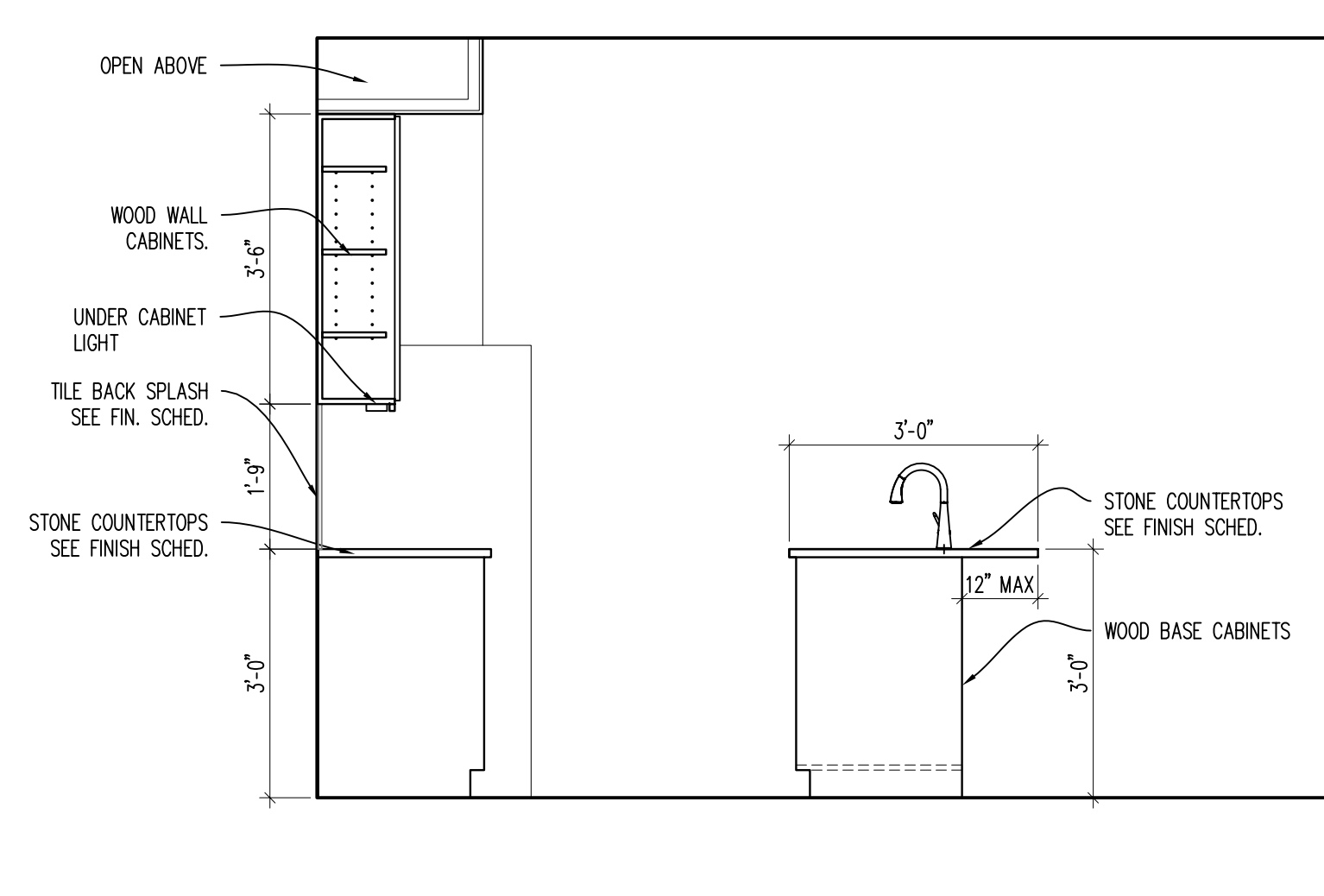
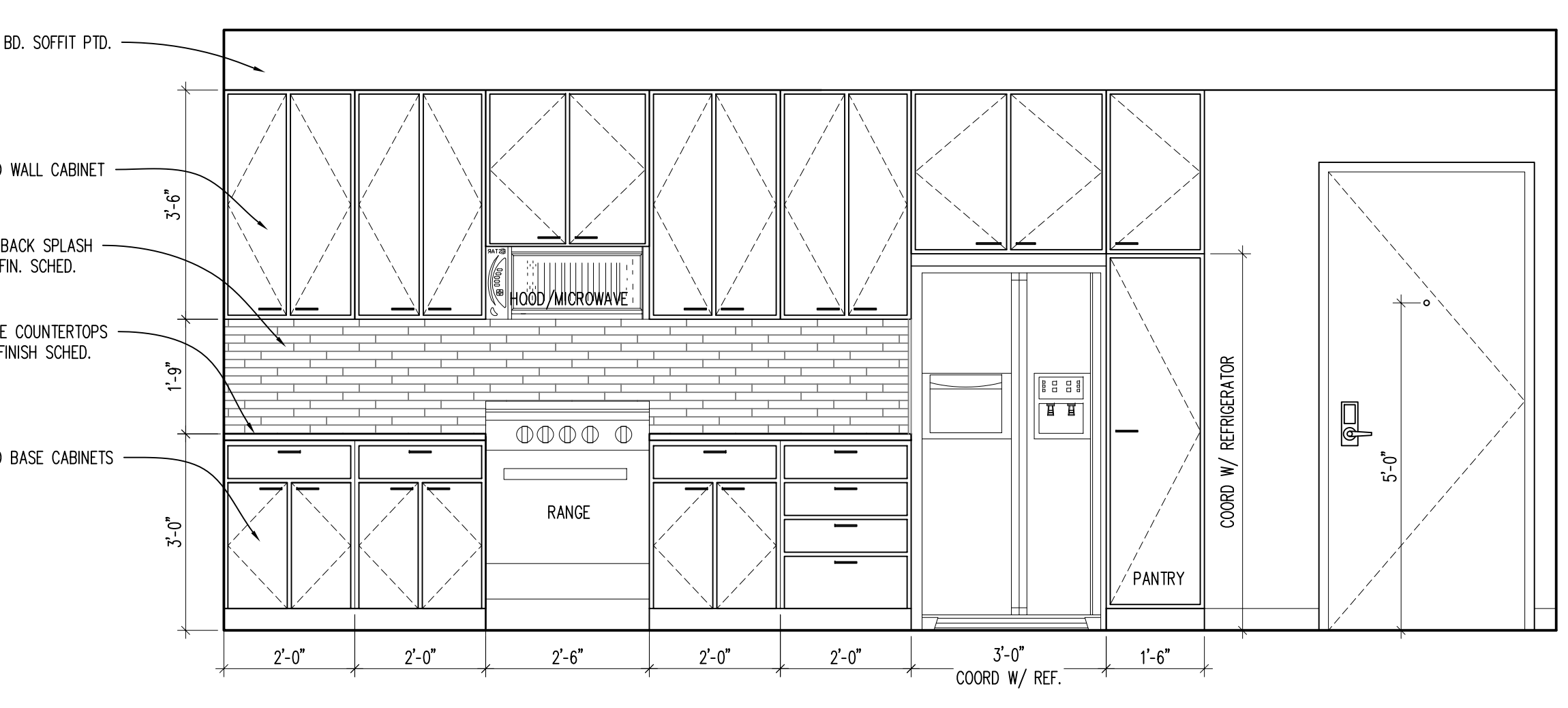
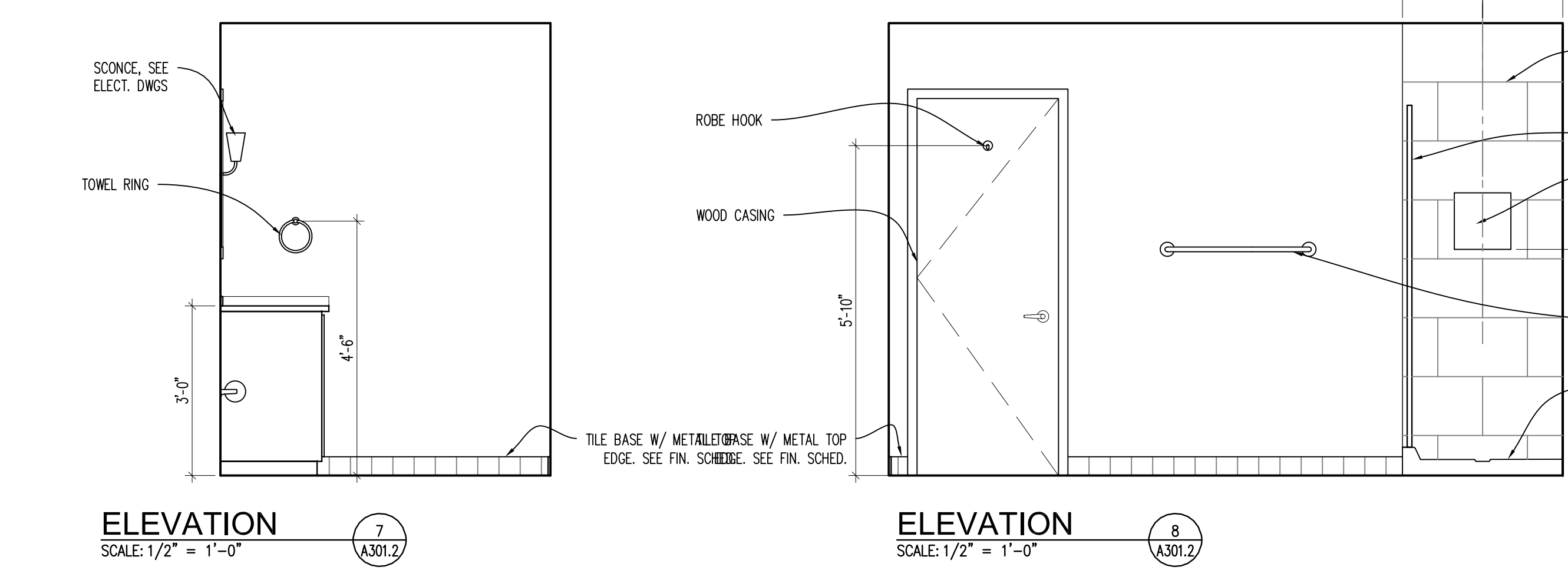
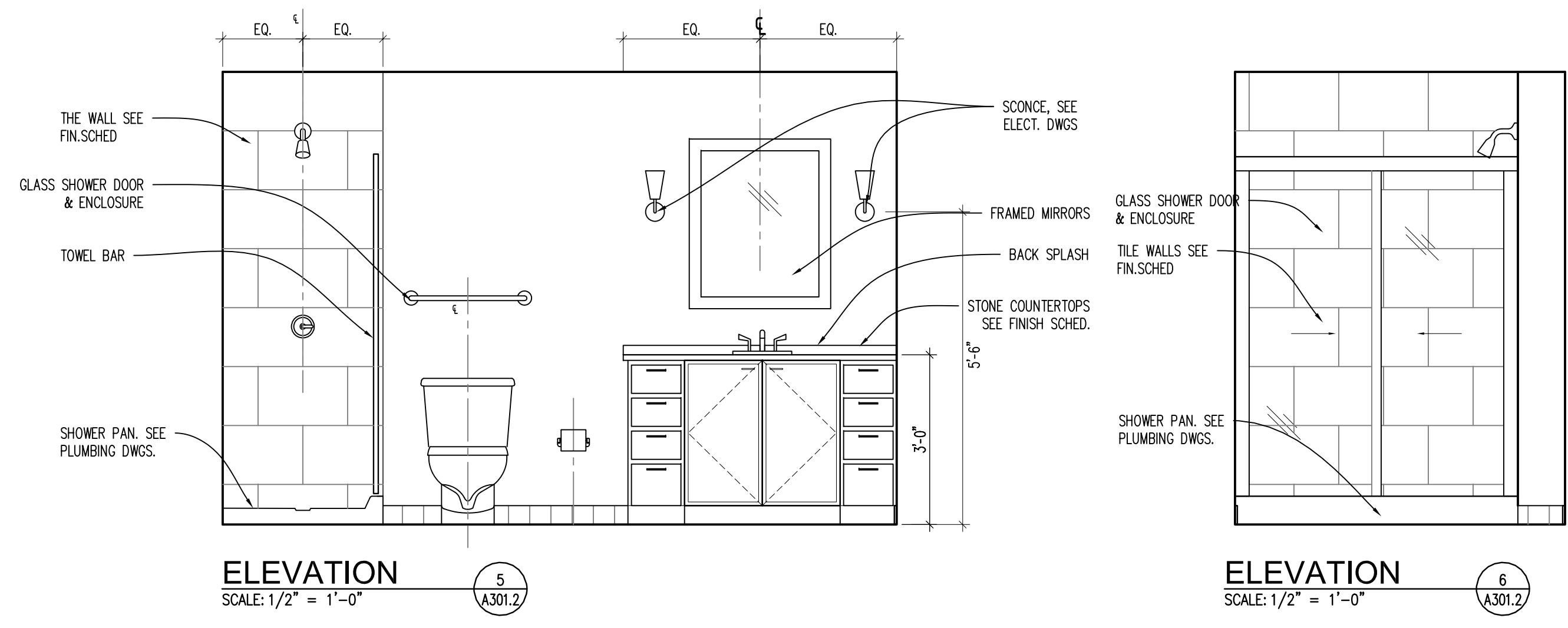
- 12 SURFACE TBD
- 22 SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- V1 VANITY WALL LIGHT
- SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A301.2



APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
A301.2



APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

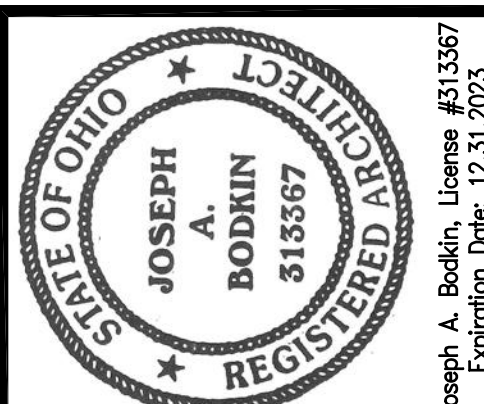
NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL				
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	PRE-HUNG, STAINED OAK
D L	LAUNDRY	(2'-4"x2) 4'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	4	PRE-HUNG, STAINED OAK

APPROVED
CIN BD
2022P10119
02/02/23





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DEVELOPMENT • CONSTRUCTION • MANAGEMENT
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202
Sheet Title: Construction
Project No: 2022-259
Date: 11/09/2022 FOR PERMIT
Scale: As Noted
Drawn: [Blank]
Checked: [Blank]

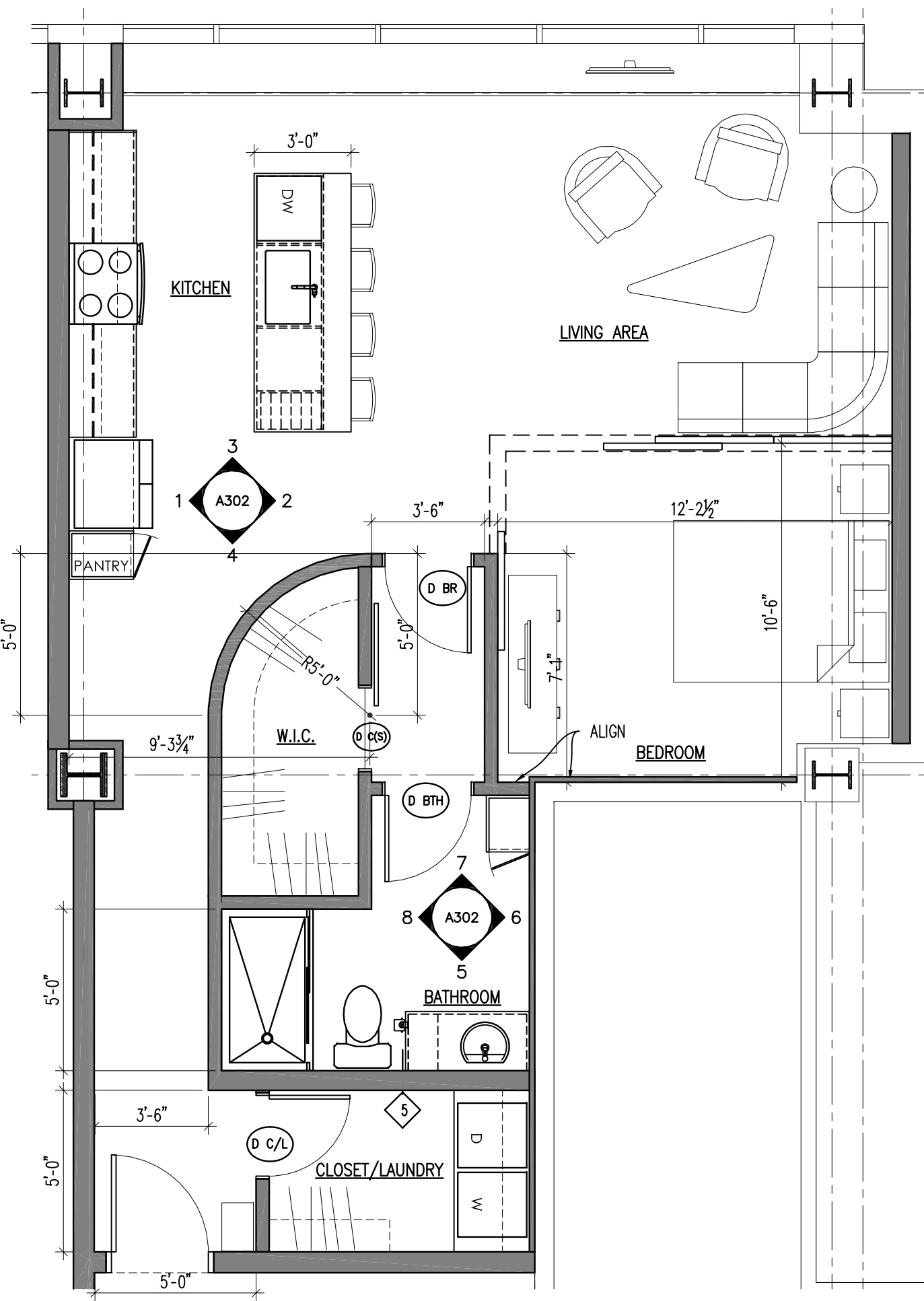
A302

GENERAL APARTMENT NOTES

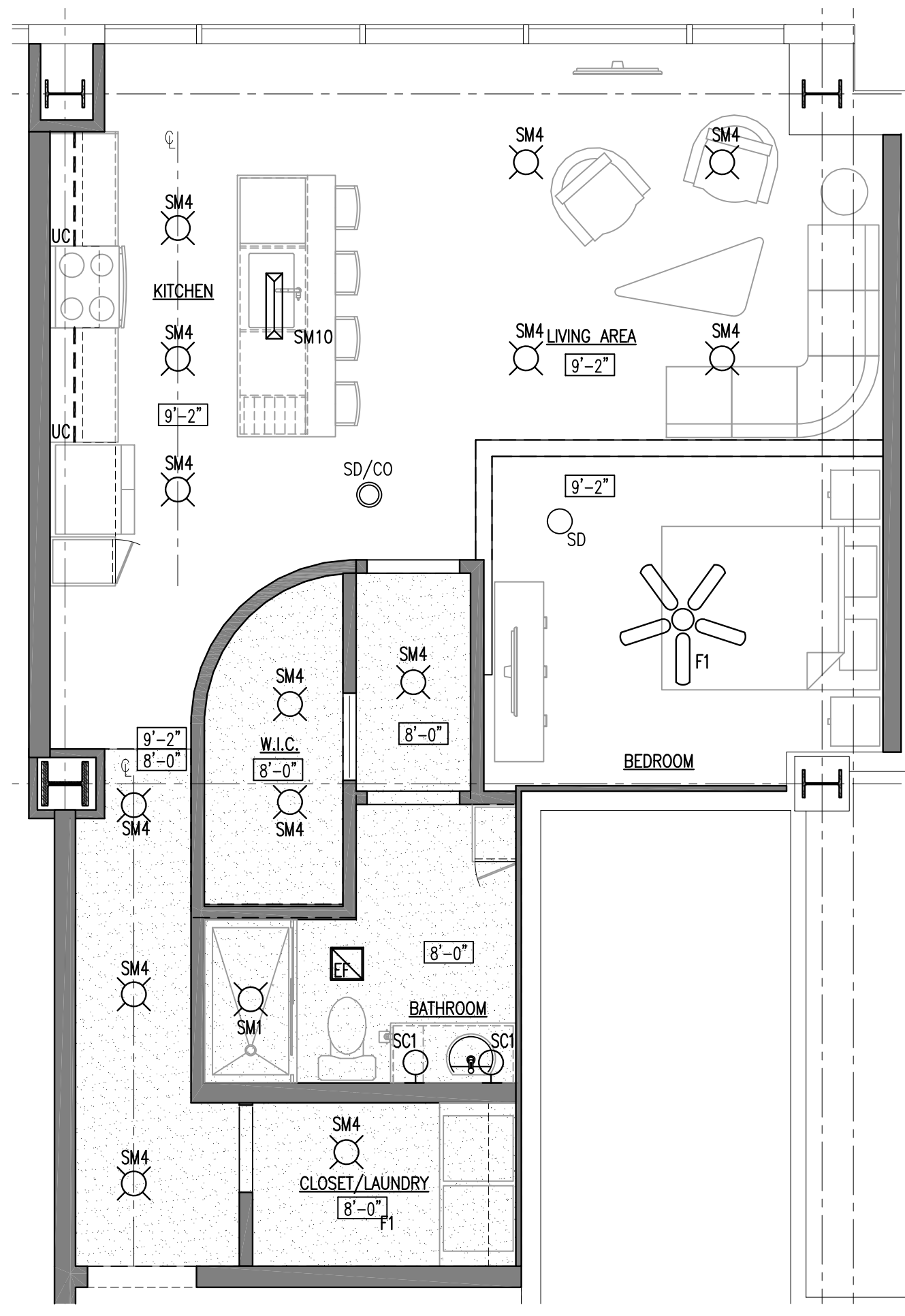
- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS, TOP OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD. U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROSE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- M. SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. U.N.O.
- N. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.
- O. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

LIGHTING LEGEND

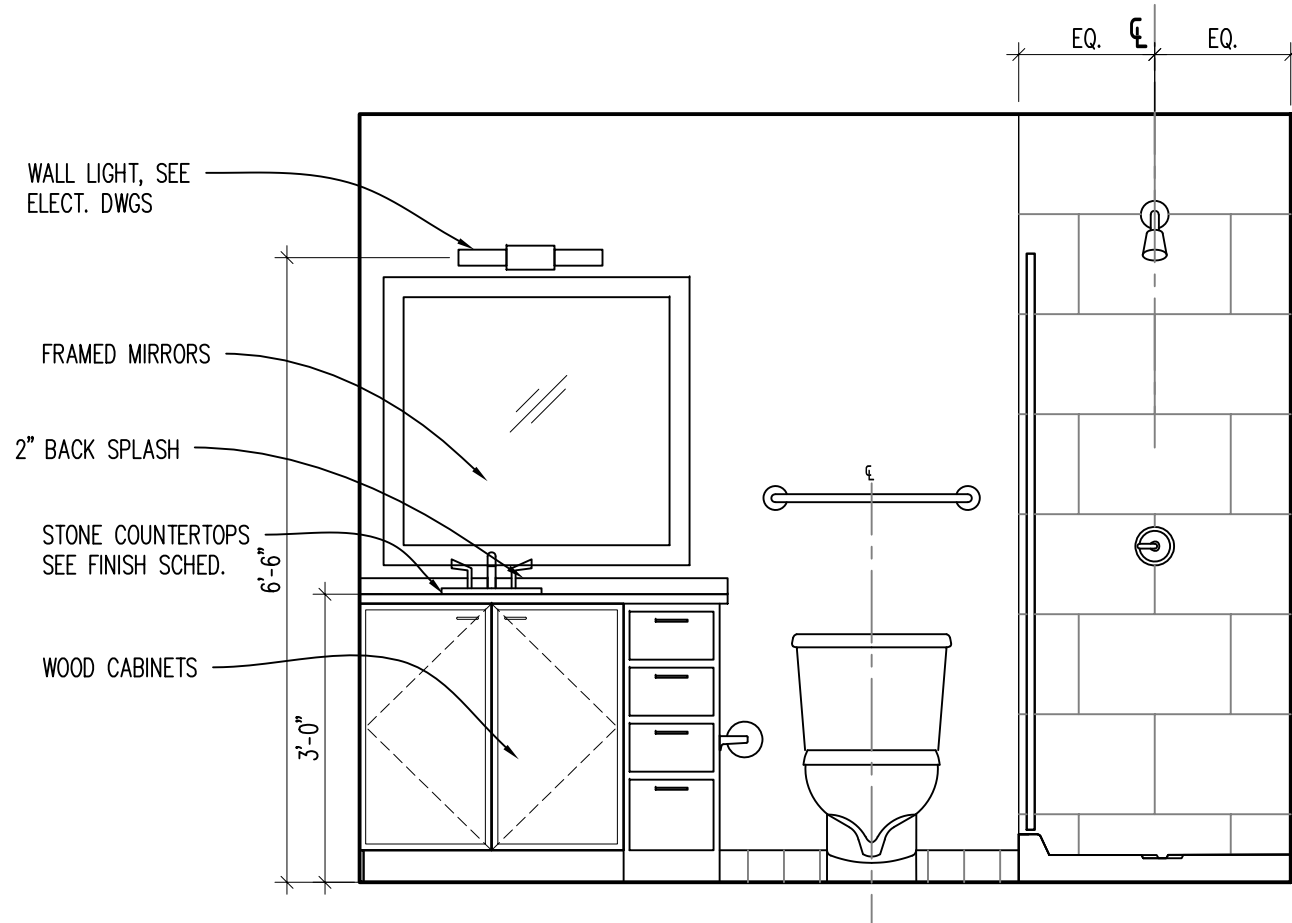
- FOR ALL LIGHTING CONTACT:
K&M CONTROLS & LIGHTING
PO BOX 88383
513.813.0633
- 1? SURFACE TBD
 - 2? SURFACE TBD
 - SM3 SURFACE 6" ROUND
 - SM1 SURFACE 4" ROUND
 - SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
 - HO V1 VANITY WALL LIGHT
 - HO SC1 VANITY SCONCE LIGHT
 - F1 36" CEILING FAN
 - F2 42" CEILING FAN
 - UC UNDER CABINET LIGHT



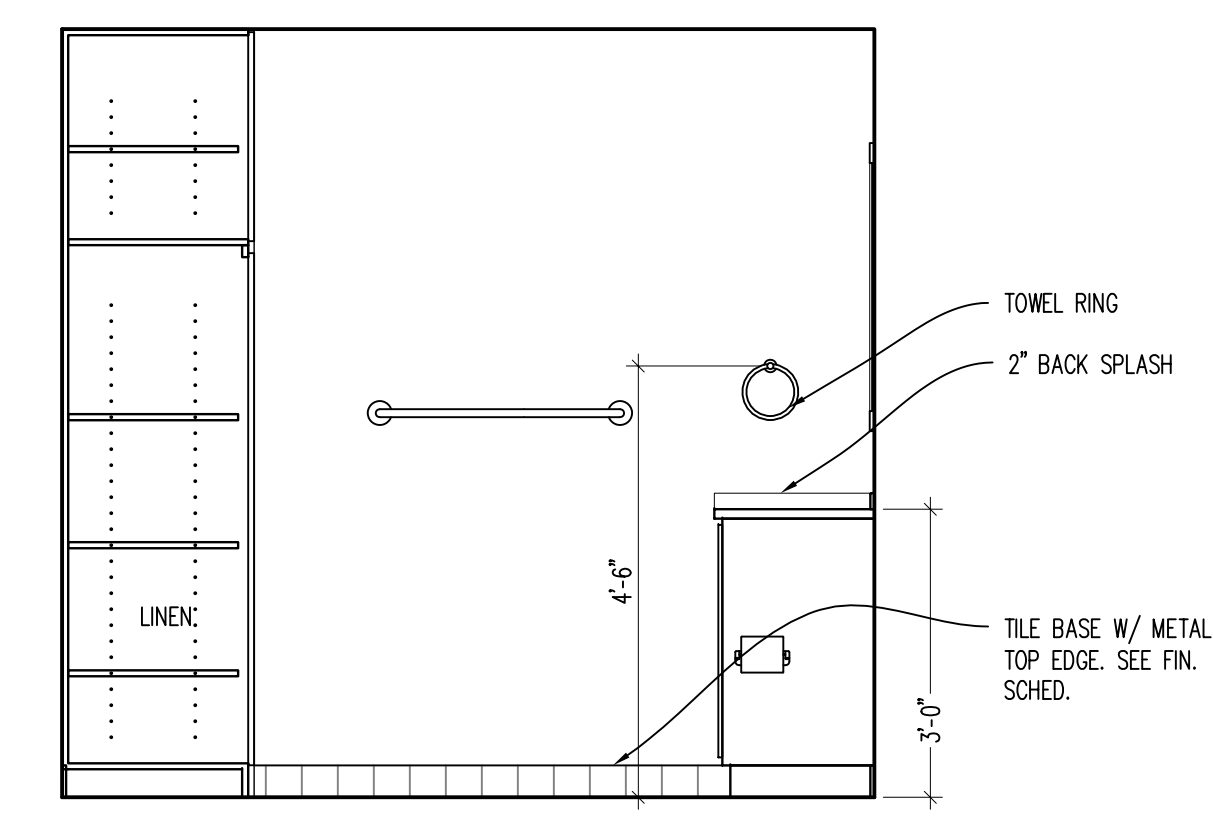
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
9 A302



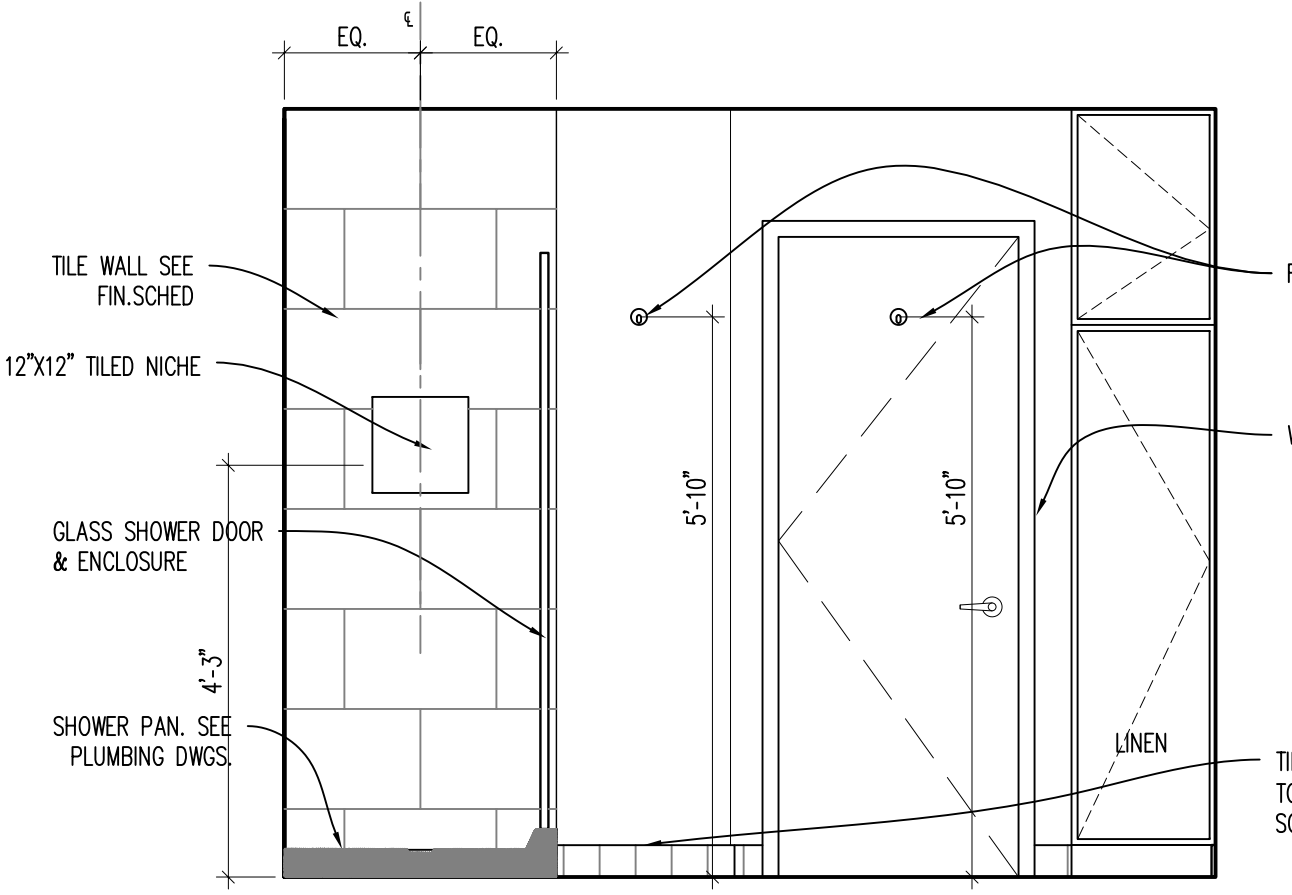
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
10 A302



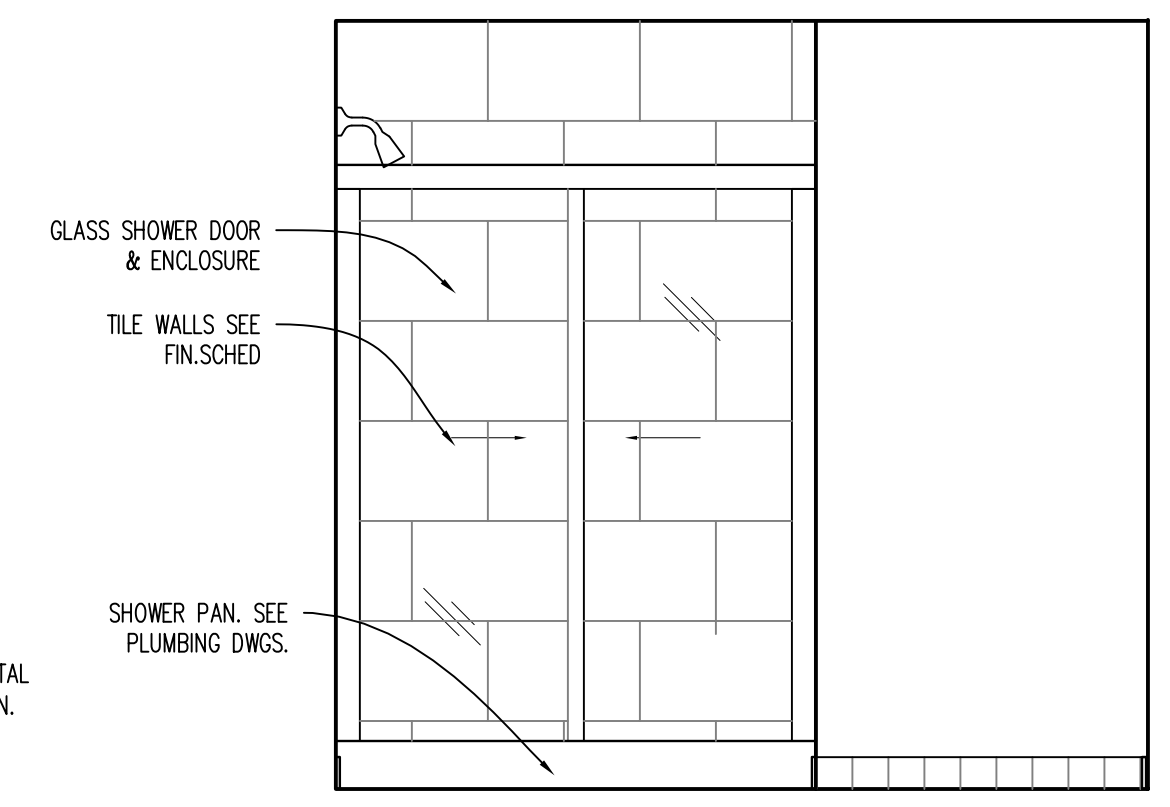
ELEVATION 5
SCALE: 1/2" = 1'-0"
5 A302



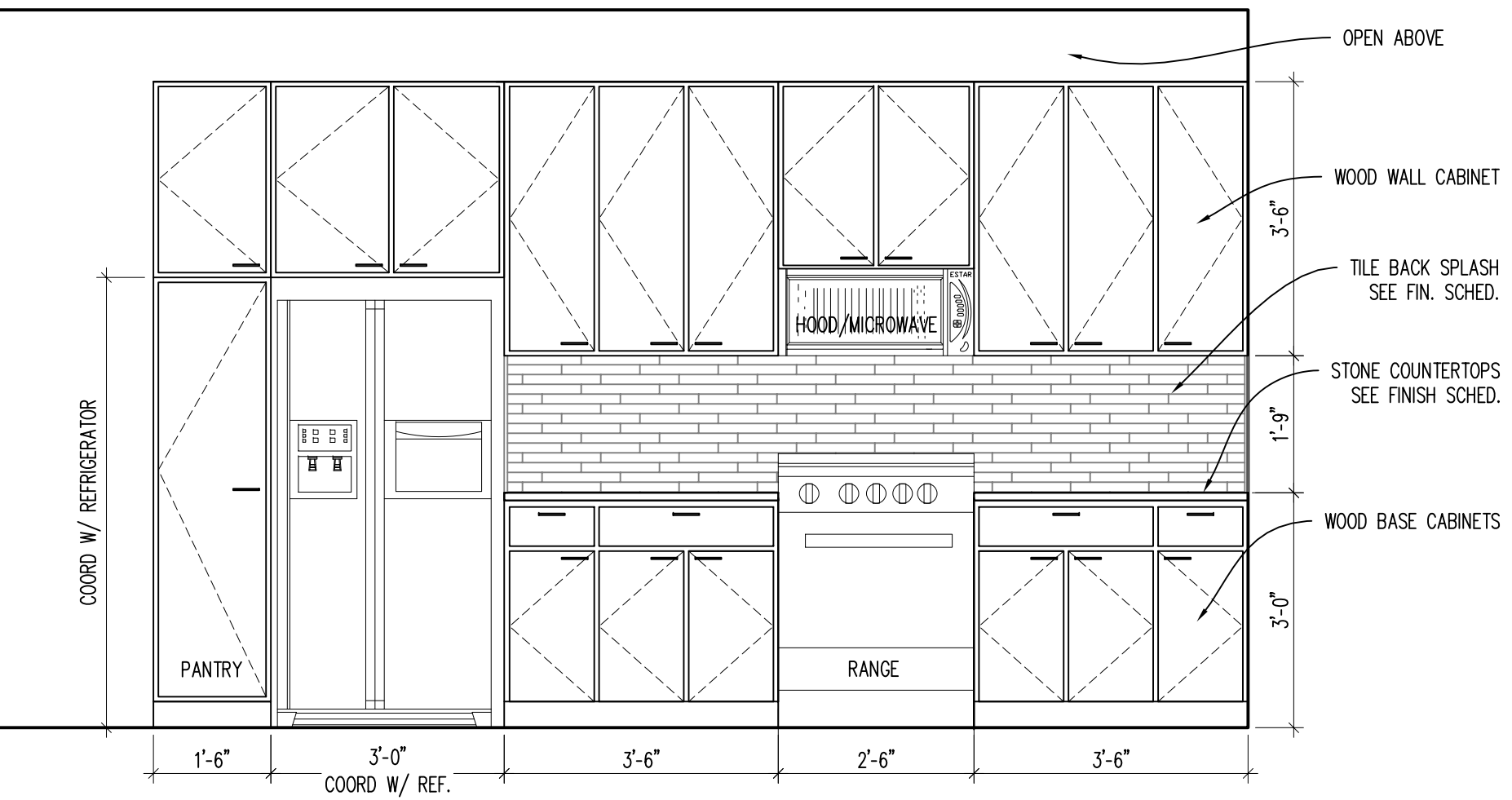
ELEVATION 6
SCALE: 1/2" = 1'-0"
6 A302



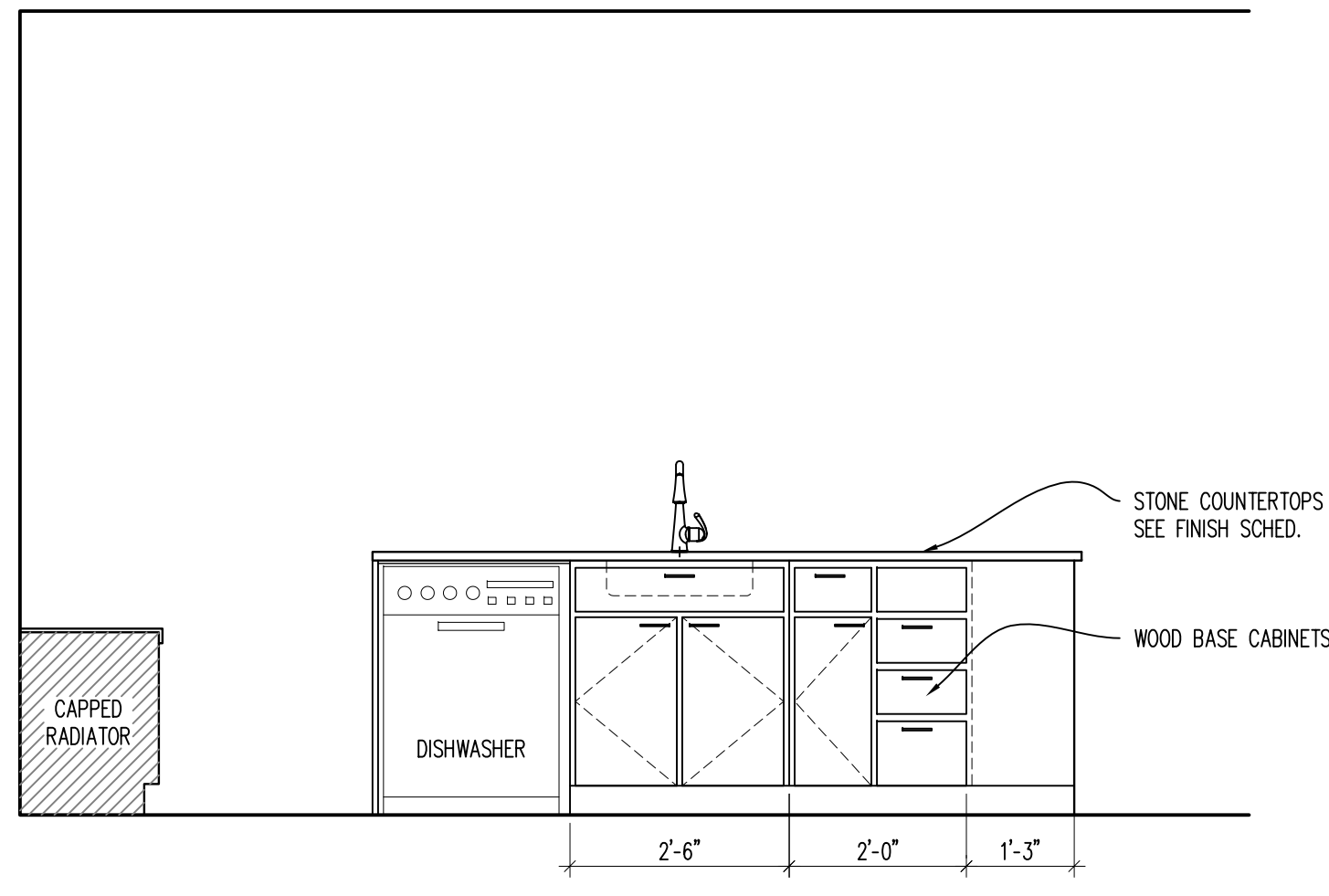
ELEVATION 7
SCALE: 1/2" = 1'-0"
7 A302



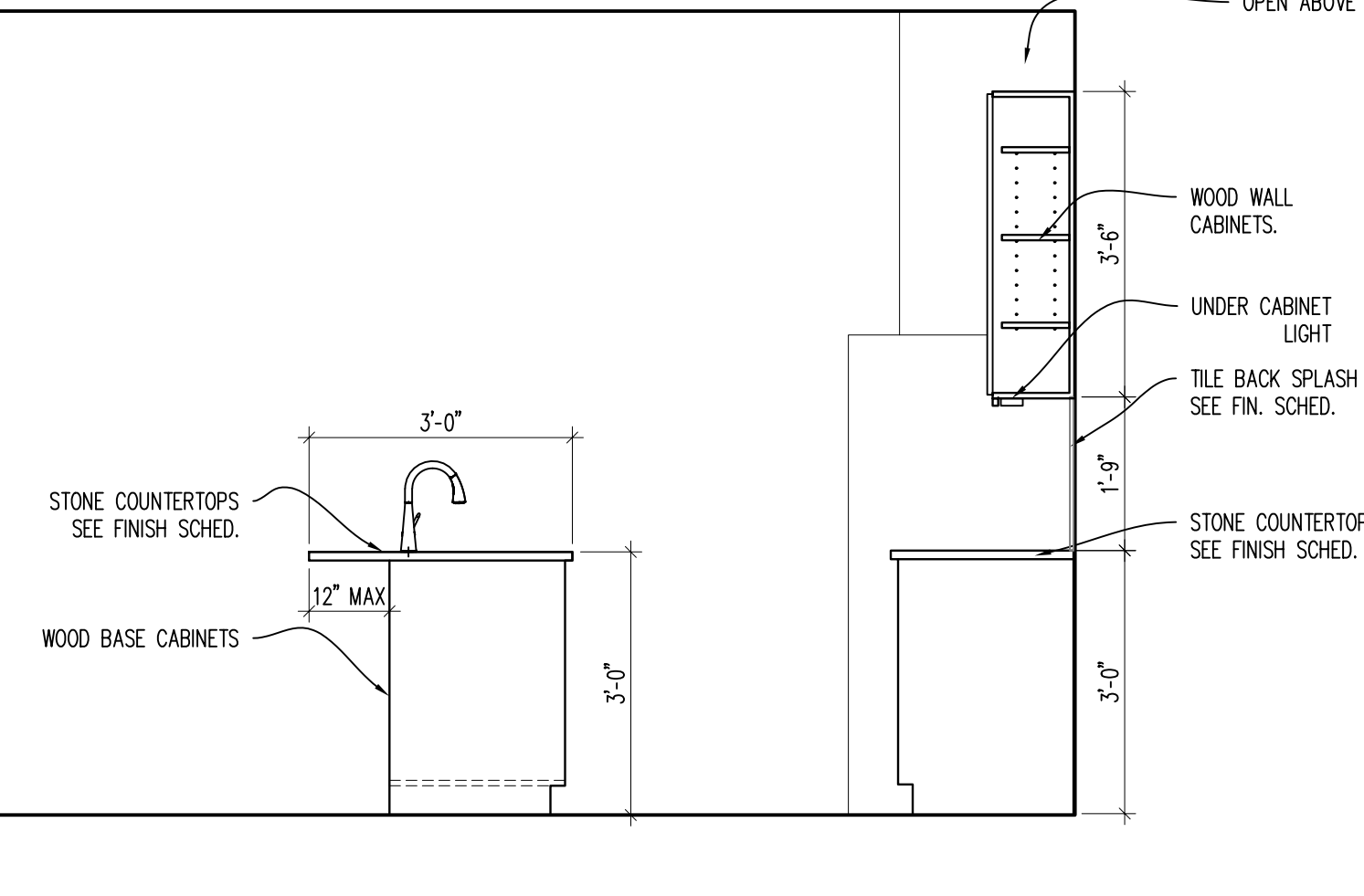
ELEVATION 8
SCALE: 1/2" = 1'-0"
8 A302



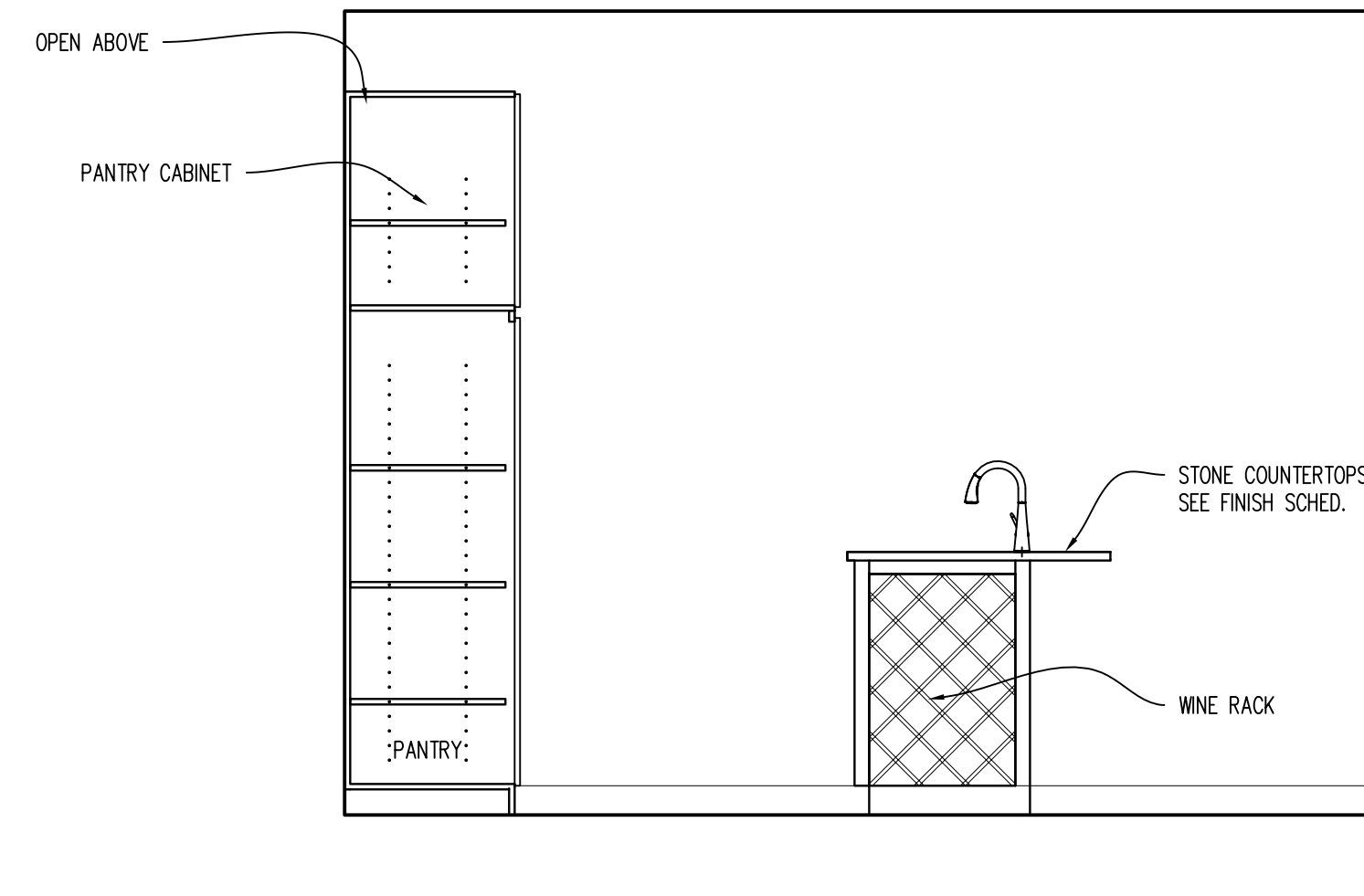
ELEVATION 1
SCALE: 1/2" = 1'-0"
1 A302



ELEVATION 2
SCALE: 1/2" = 1'-0"
2 A302



ELEVATION 3
SCALE: 1/2" = 1'-0"
3 A302



ELEVATION 4
SCALE: 1/2" = 1'-0"
4 A302

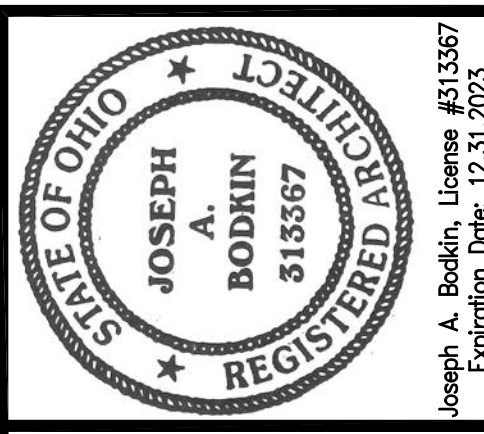
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION			HDW. SET	FIRE RATING	REMARKS			
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL				HEAD	JAMB	OTHER
D BR	CORRIDOR	2'-8"	6'-8"	1 3/8"	2	DAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	DAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C(S)	WALK-IN CLOSET	2'-6"	6'-8"	1 3/8"	3	DAK	A	WD	3/A600	4/A600	-	3	-	POCKET, STAINED OAK
D C/L	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	DAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK



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Formica Building

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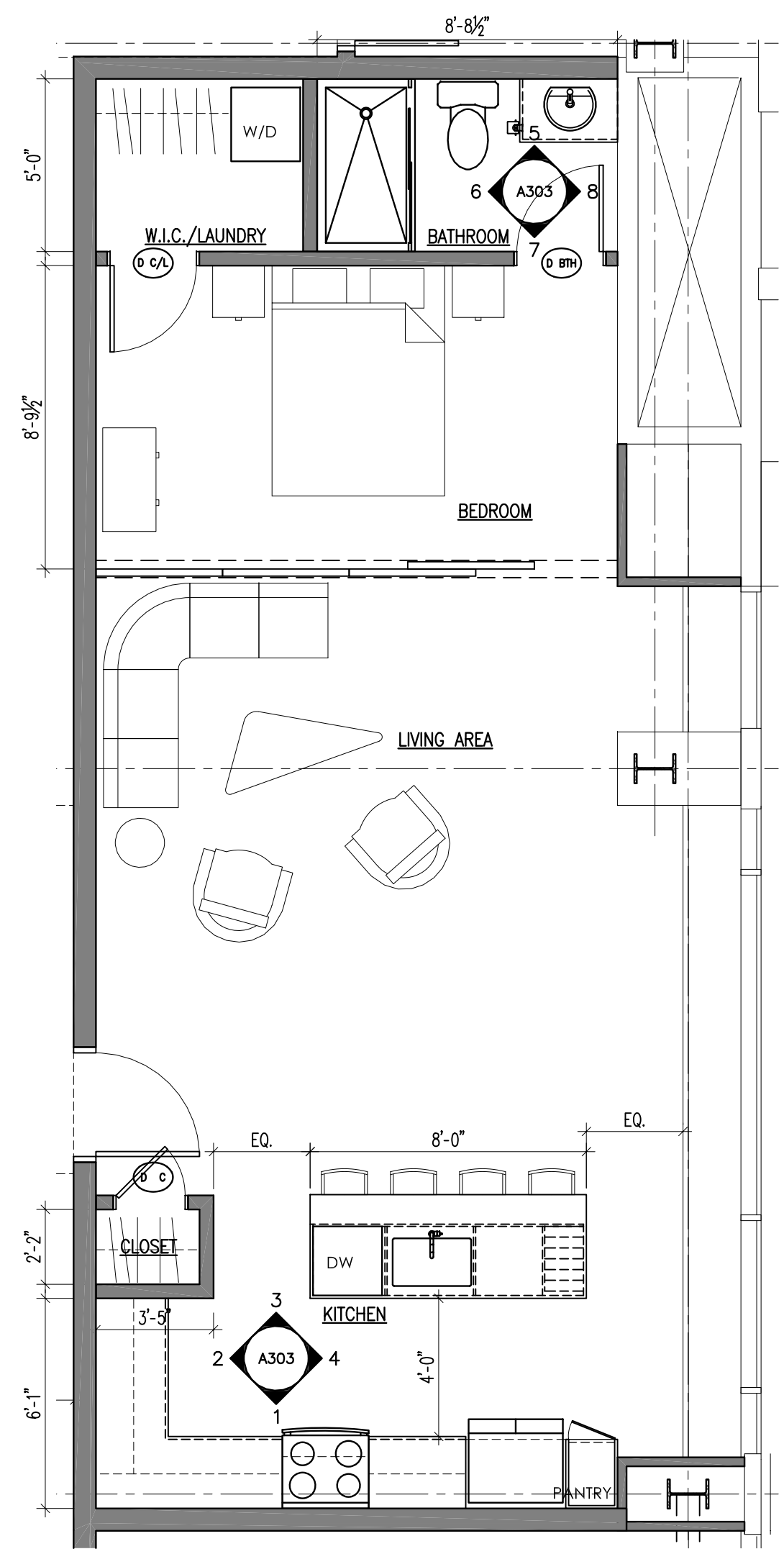
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
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- SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- SEE SHEET A502 FOR MATERIAL SCHEDULE.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

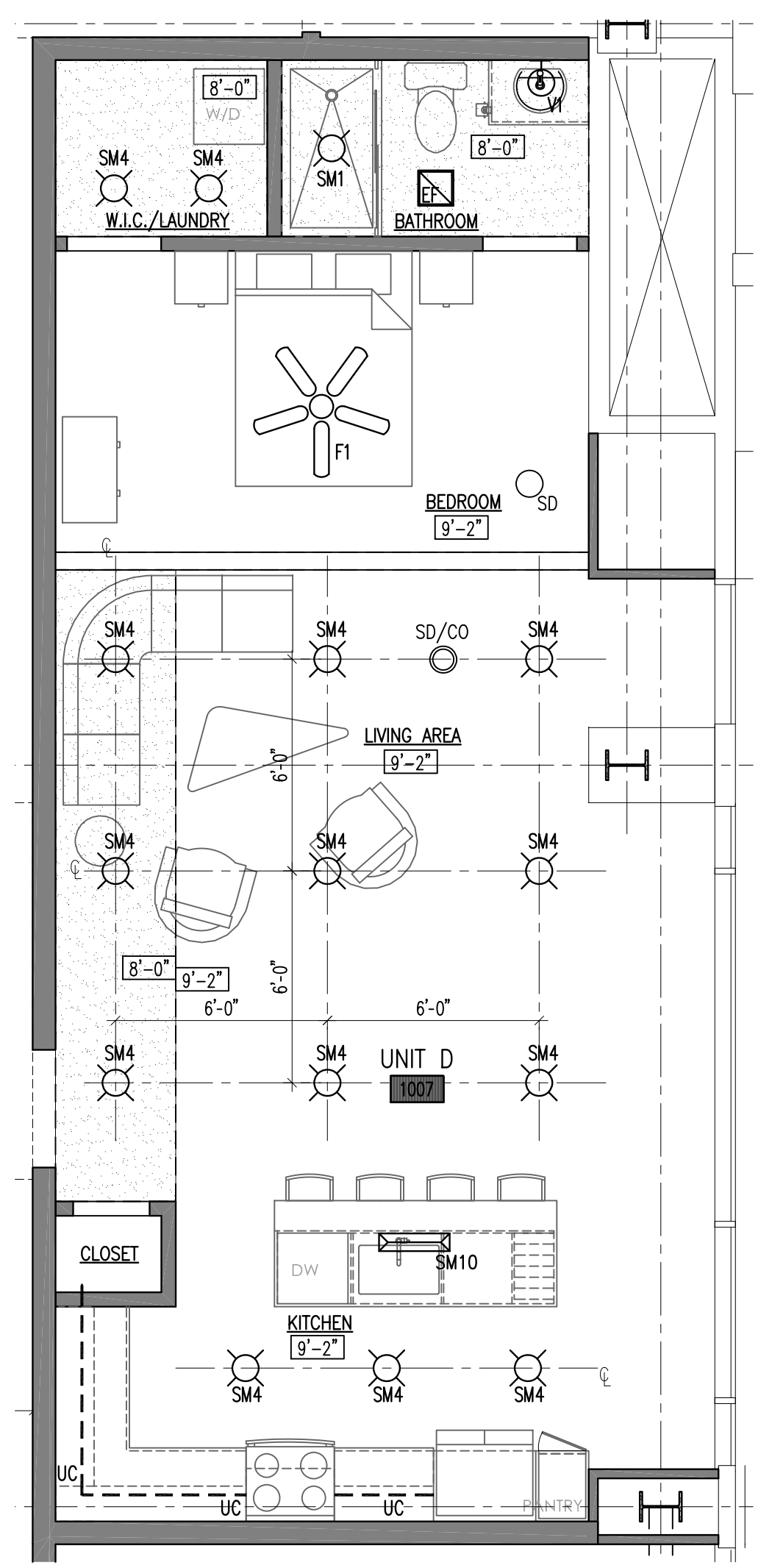
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
A304 CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

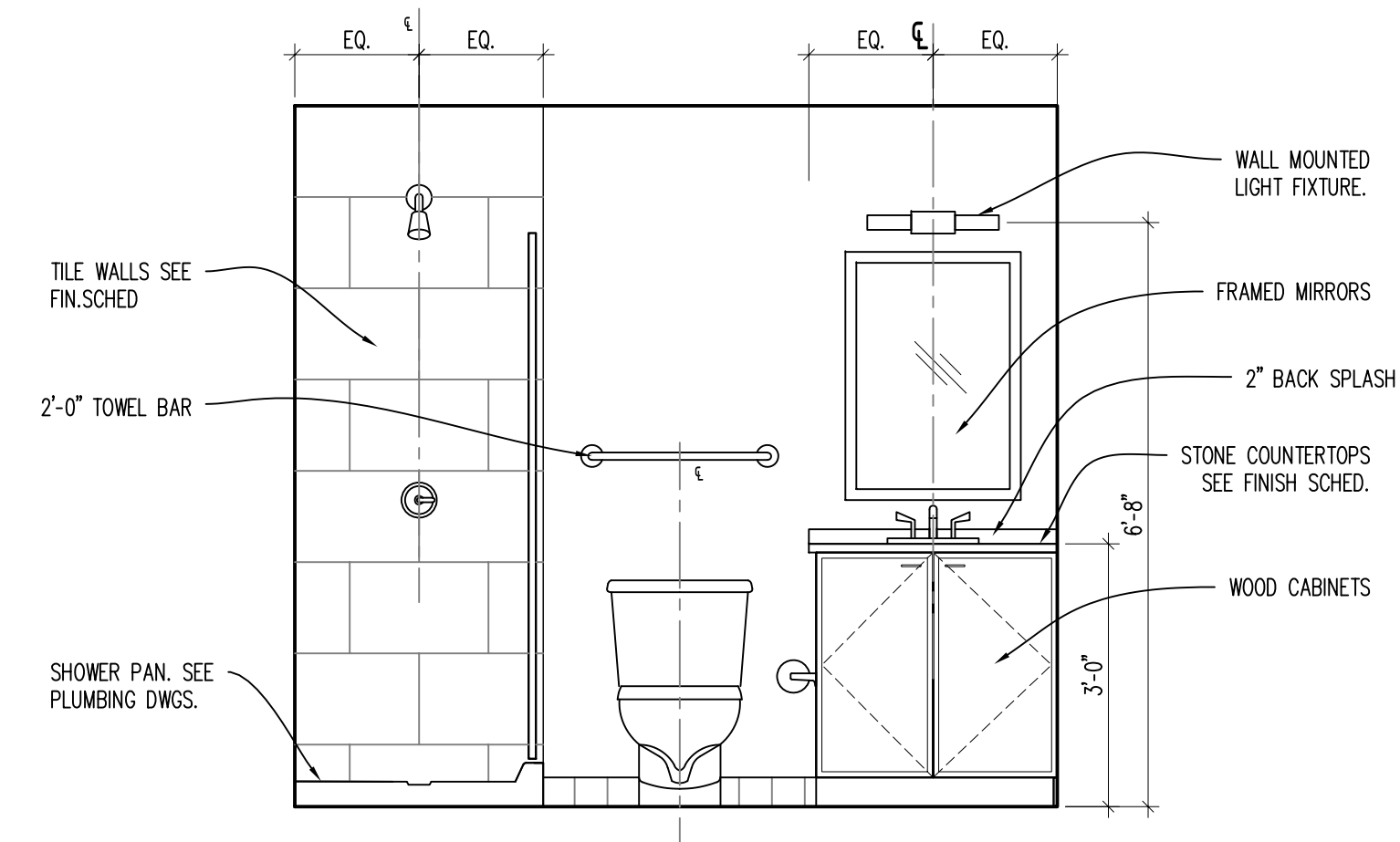
- SURFACE TBD
- SURFACE TBD
-
-
- DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- VANITY WALL LIGHT
- VANITY SCONCE LIGHT
-
-
- UNDER CABINET LIGHT



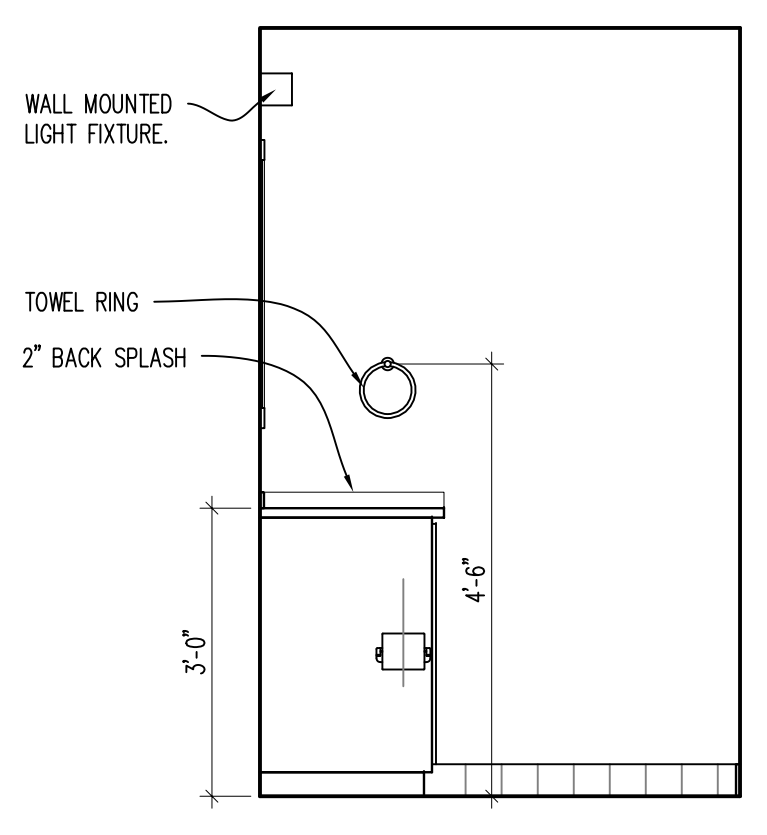
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
9 A303



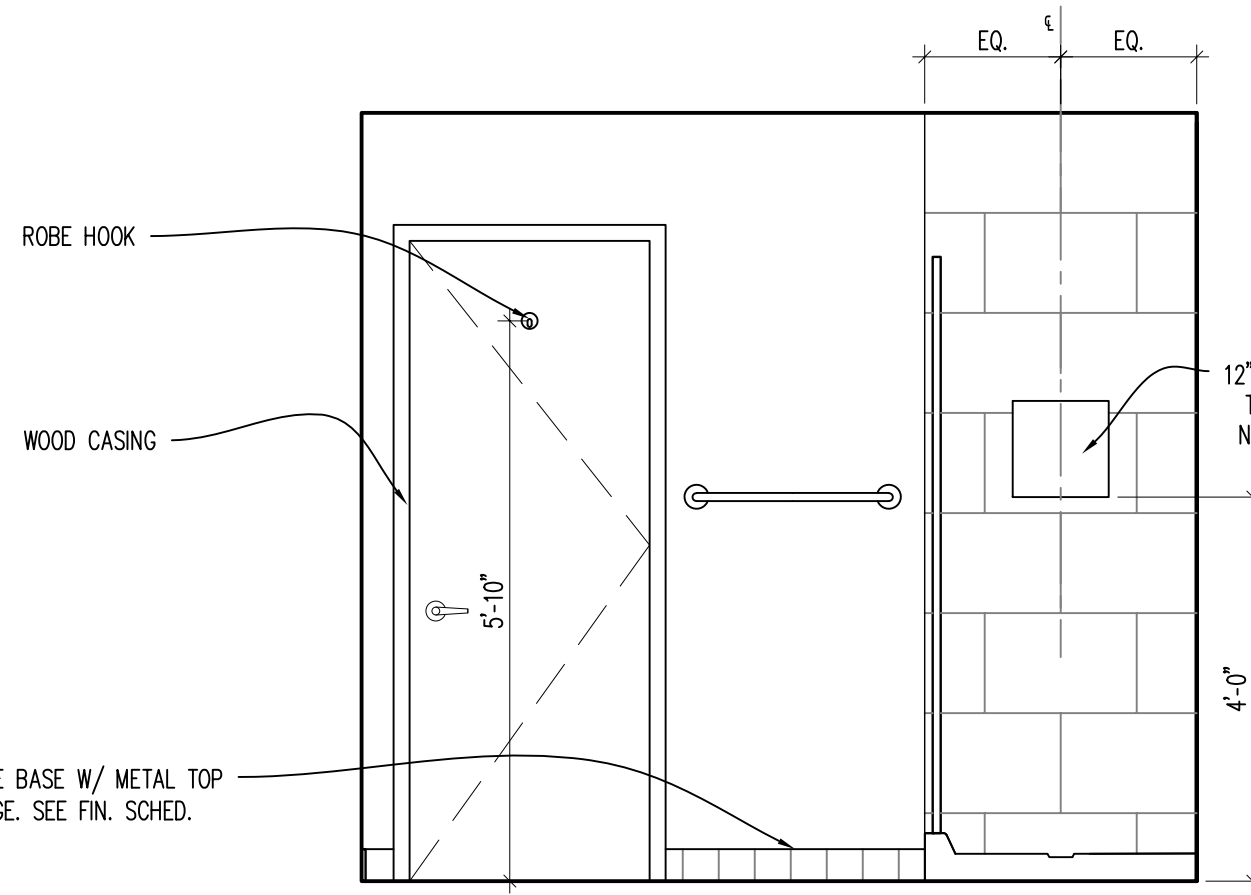
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
10 A303



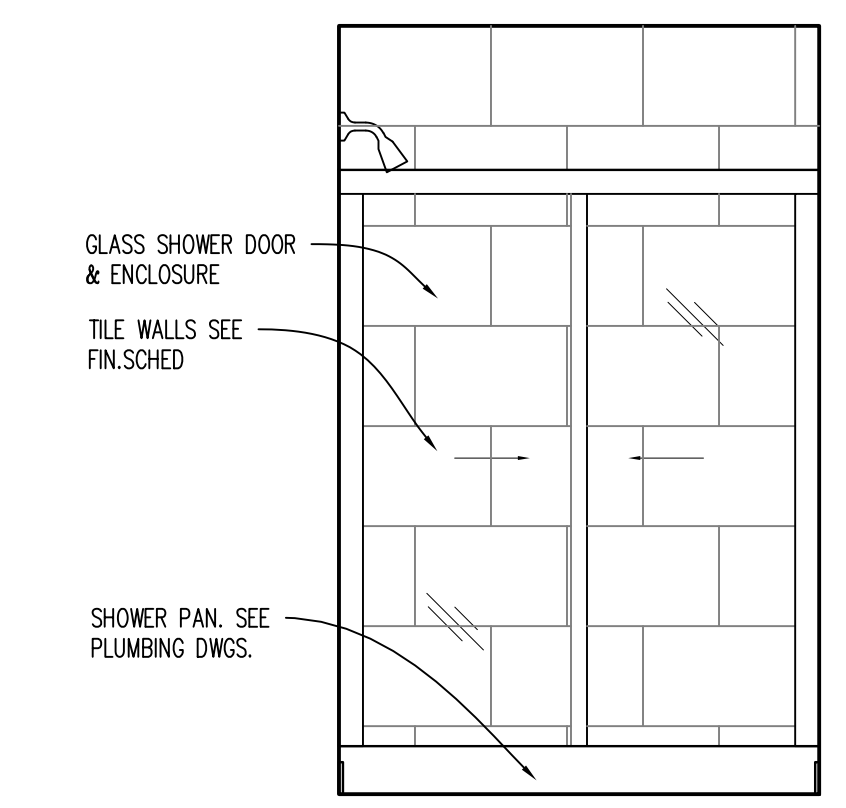
ELEVATION 5
SCALE: 1/2" = 1'-0"
5 A303



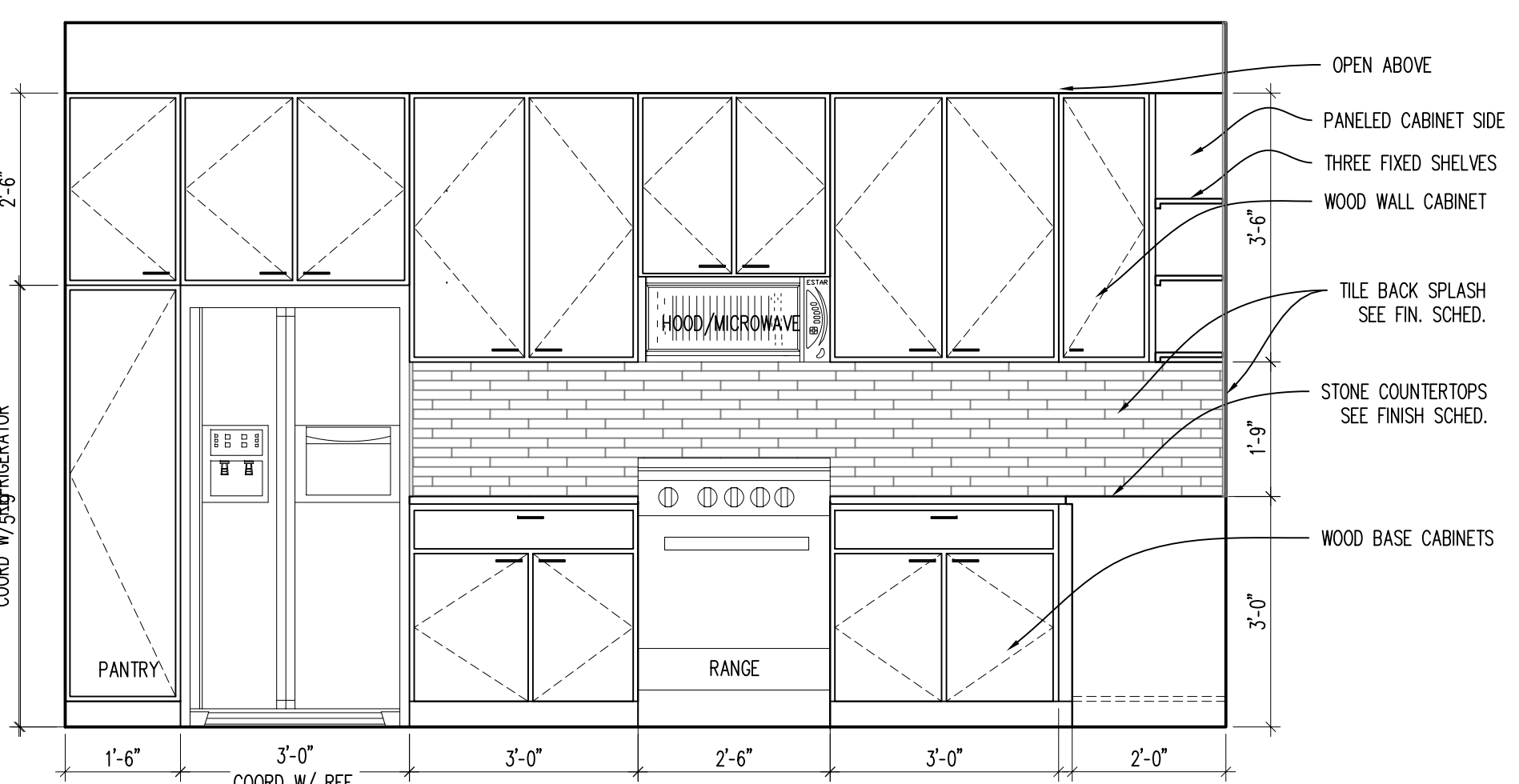
ELEVATION 6
SCALE: 1/2" = 1'-0"
6 A303



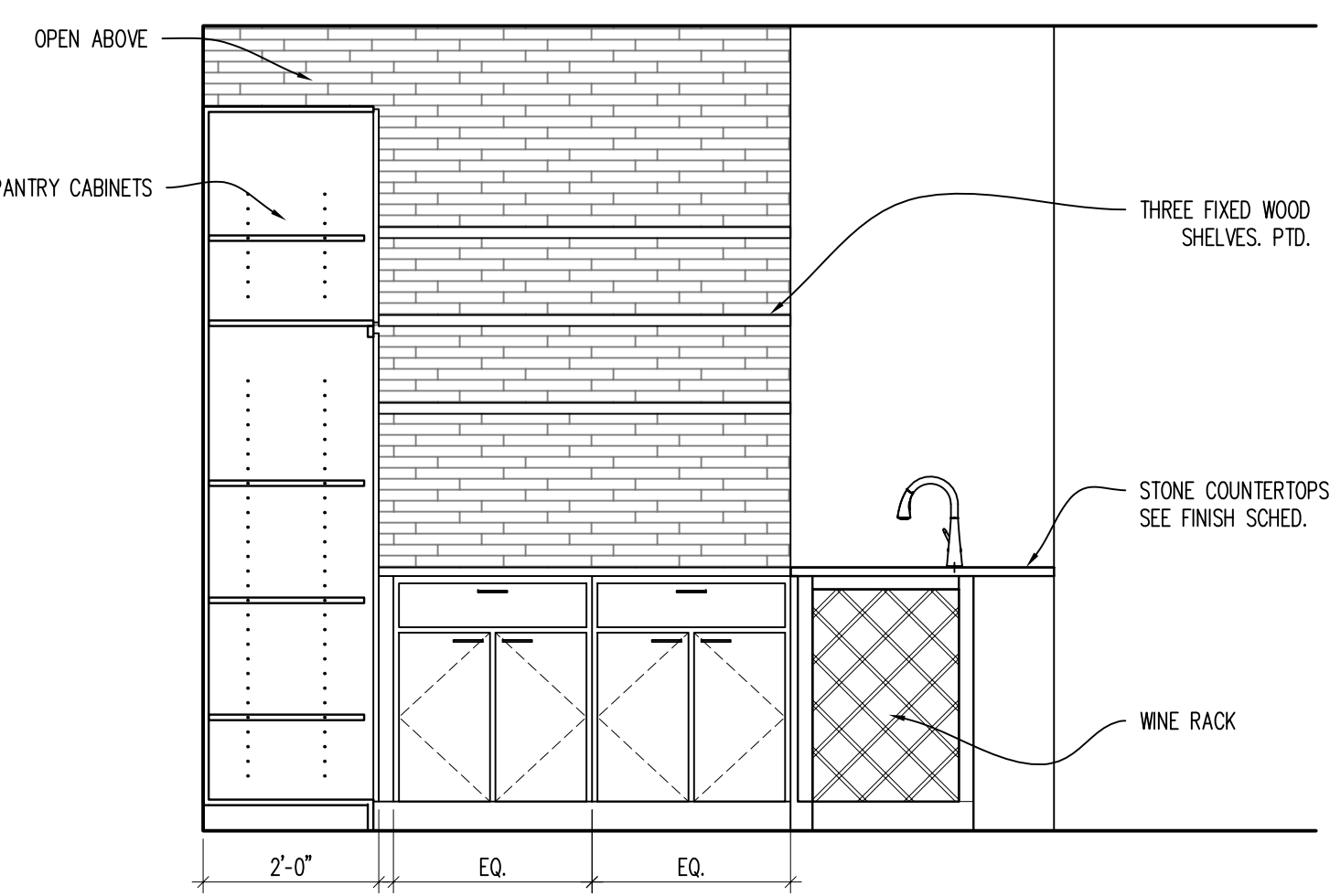
ELEVATION 7
SCALE: 1/2" = 1'-0"
7 A303



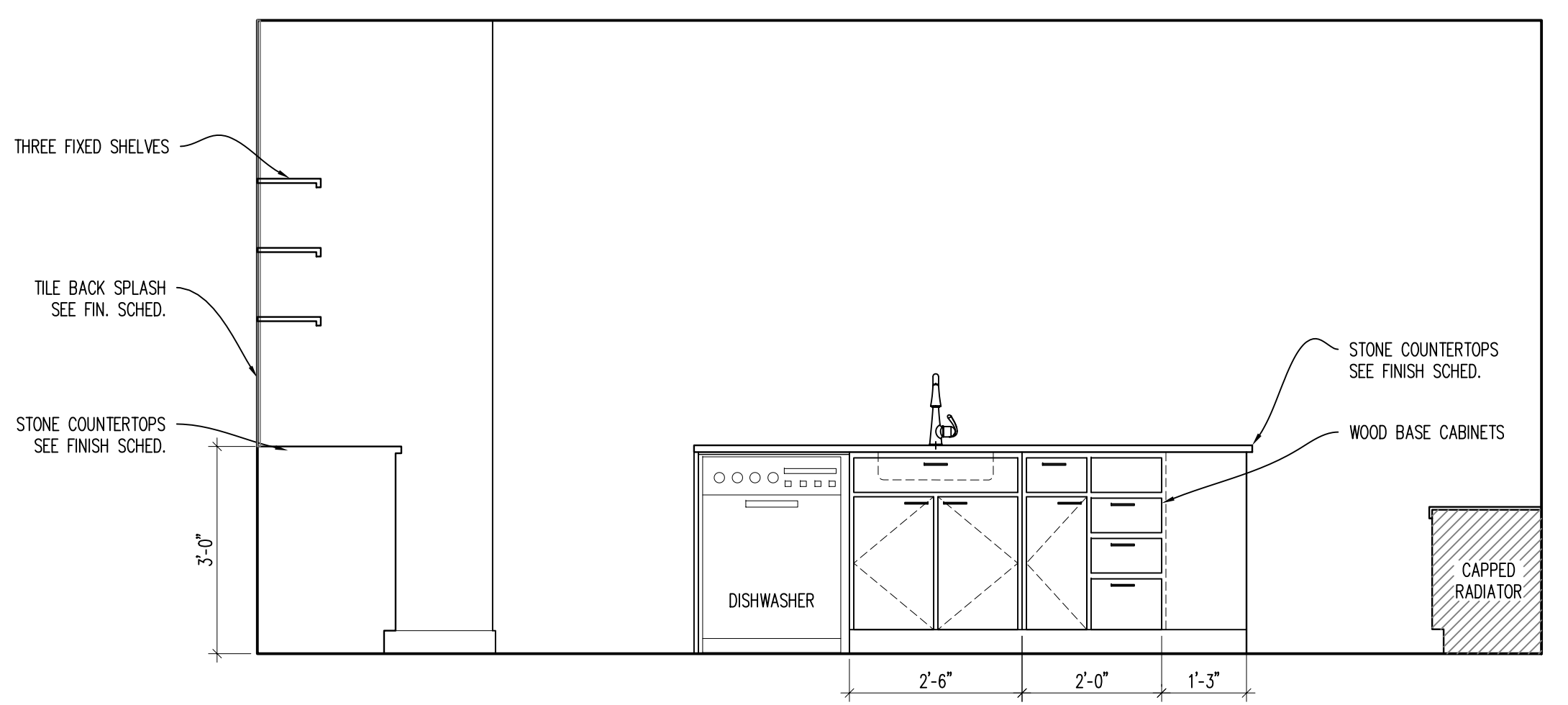
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8 A303



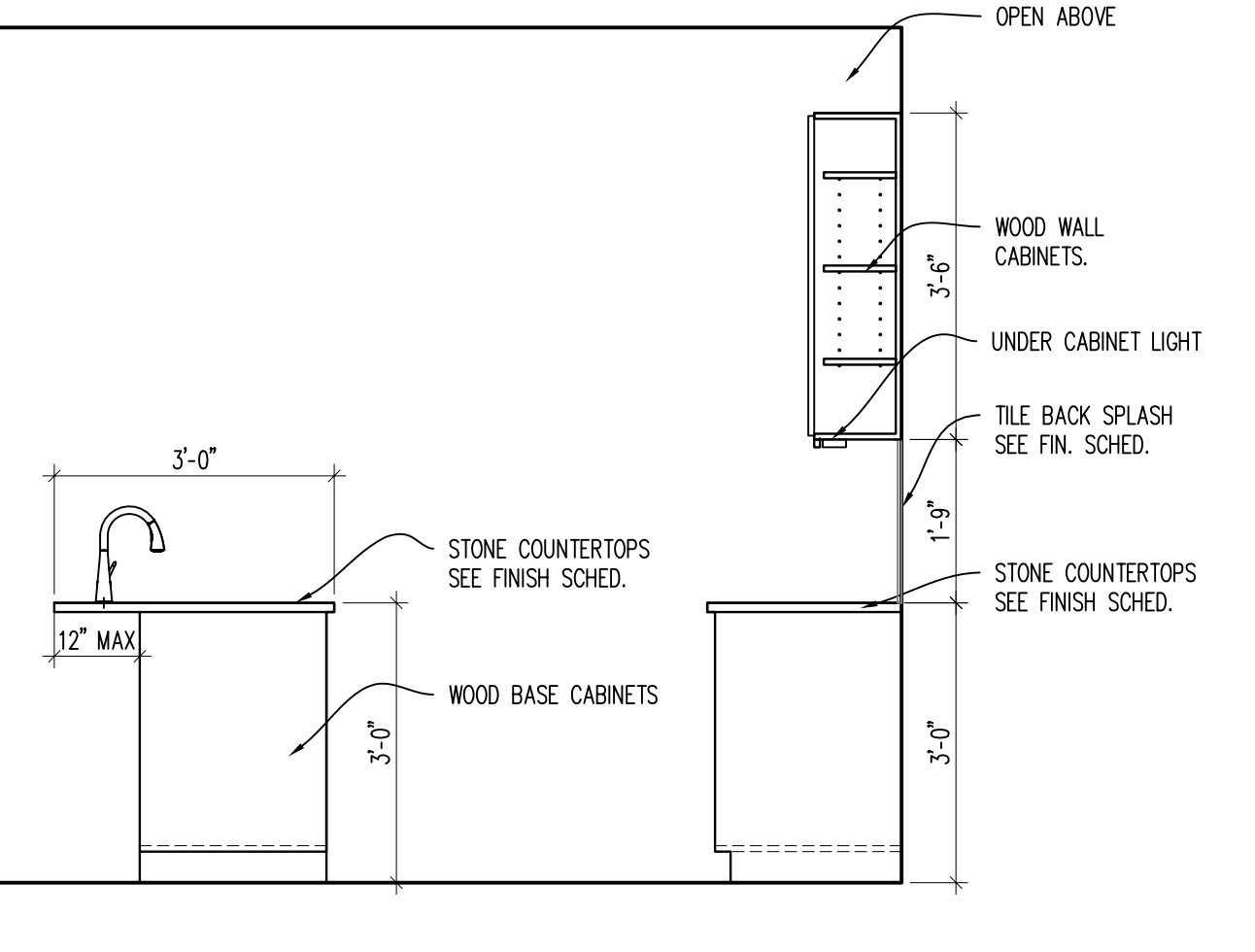
ELEVATION 1
SCALE: 1/2" = 1'-0"
1 A303



ELEVATION 2
SCALE: 1/2" = 1'-0"
2 A303



ELEVATION 3
SCALE: 1/2" = 1'-0"
3 A303



ELEVATION 4
SCALE: 1/2" = 1'-0"
4 A303

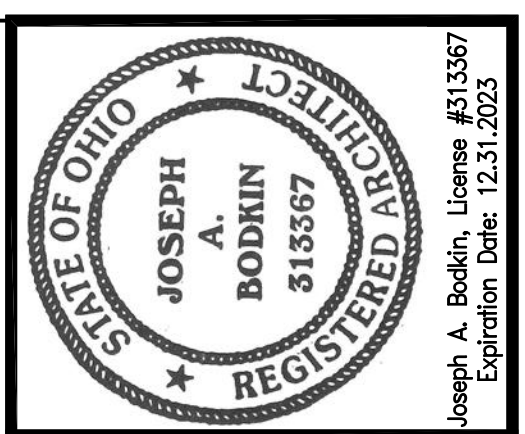
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
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APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DOOR MATERIAL	TYPE	FRAME MATERIAL						
		WIDTH	HEIGHT	THICK	STYLE			HEAD	JAMBO/OTHER					
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-0"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D C/L	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK



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115 E. 5th Street
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Sheet Title: Unit E
Construction
Project No: 2022_259
Date: 07/02/2022 FOR PERMIT
Scale: As Noted
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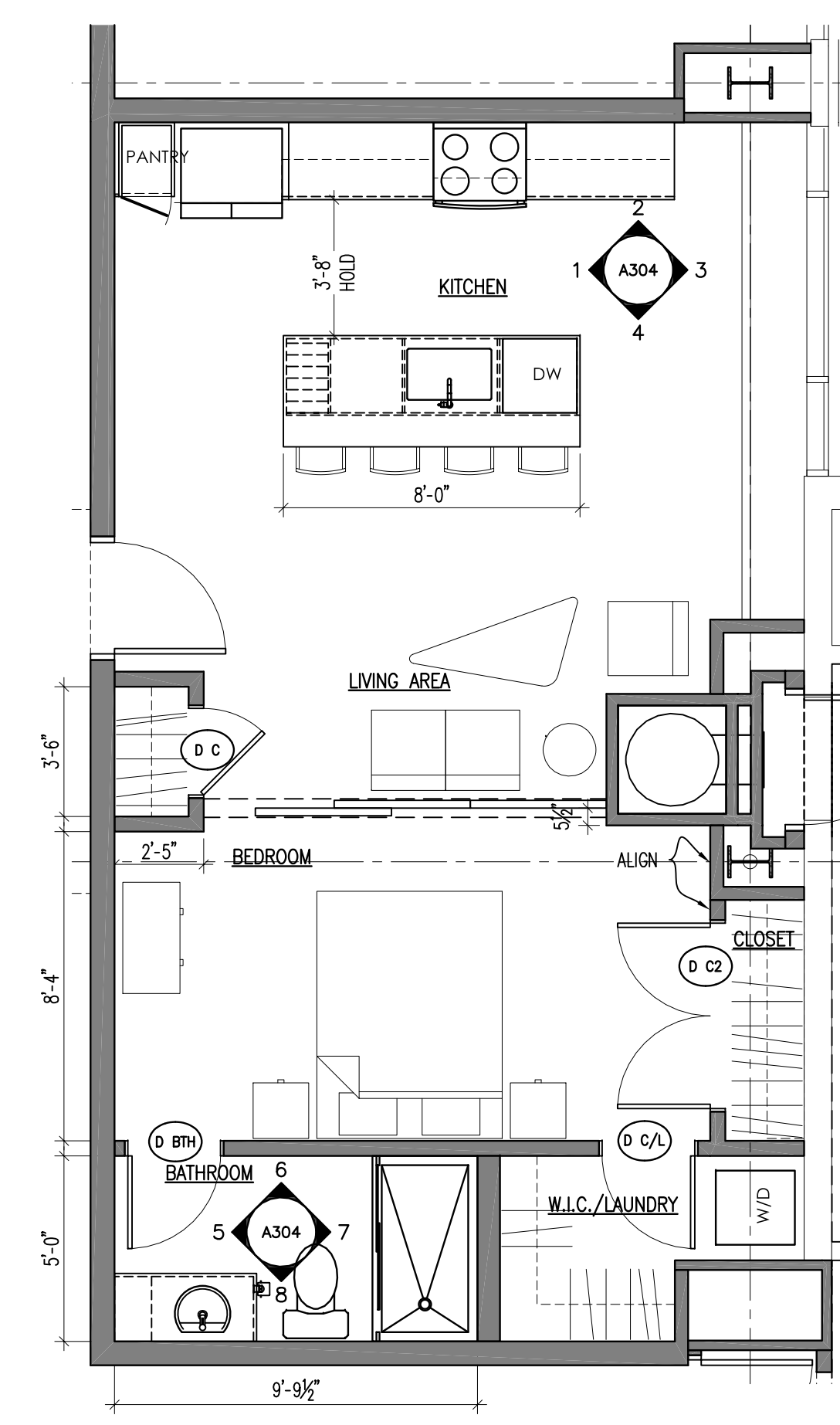
GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
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- L. SHOWER PAN B.O.D.: BOOZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. U.N.O.
- M. SEE SHEET A500 FOR MATERIAL SCHEDULE.
- N. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

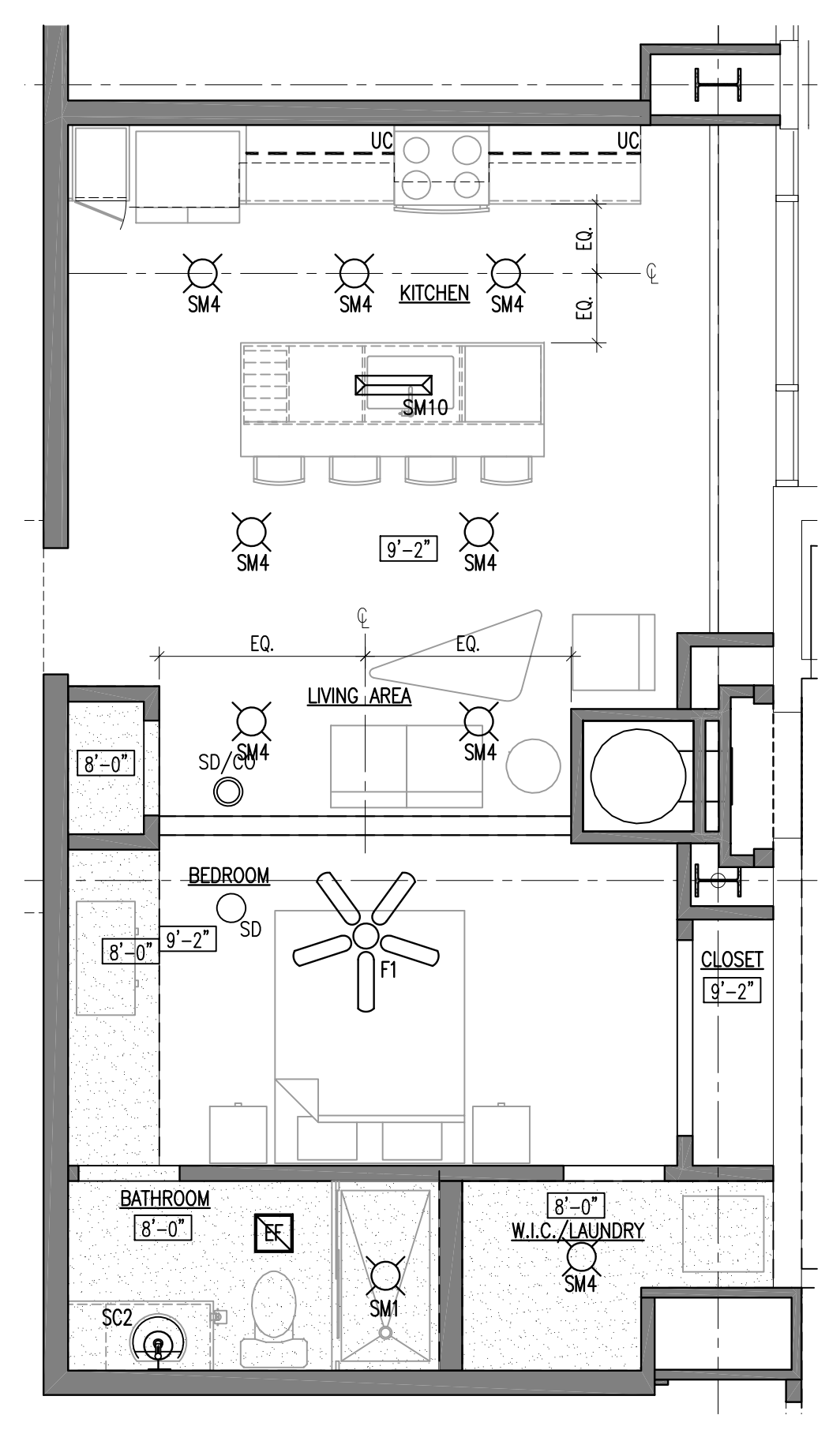
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
TRICK KREJCIER
513.813.0633

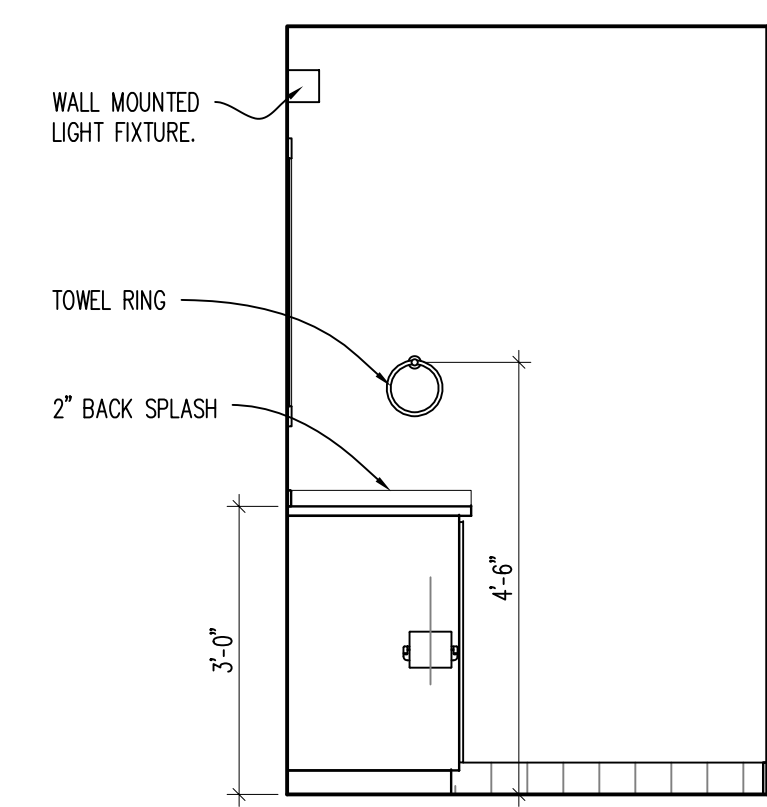
- 1? SURFACE TBD
- 2? SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- V1 VANITY WALL LIGHT
- SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT



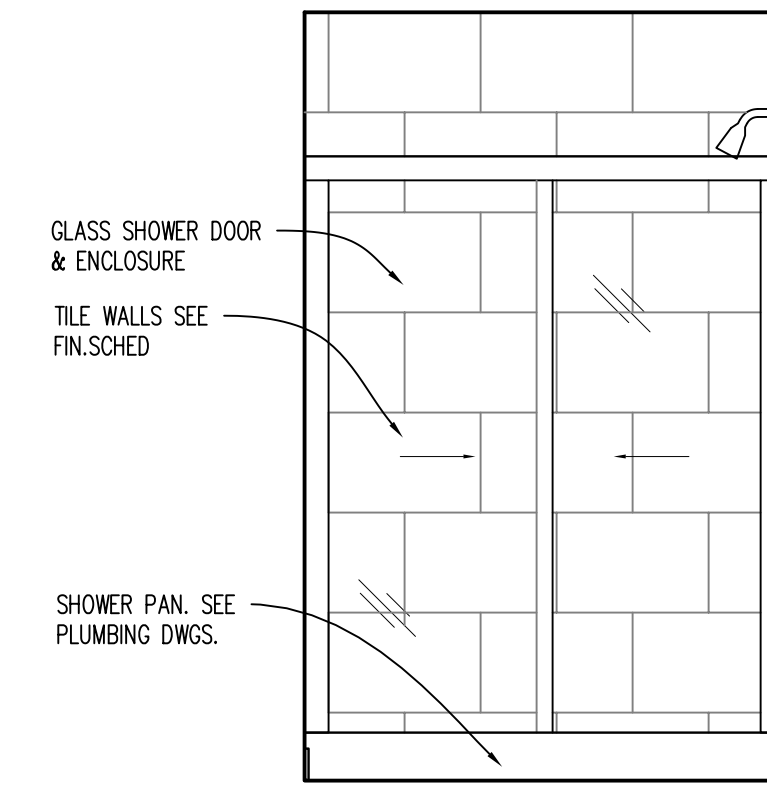
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



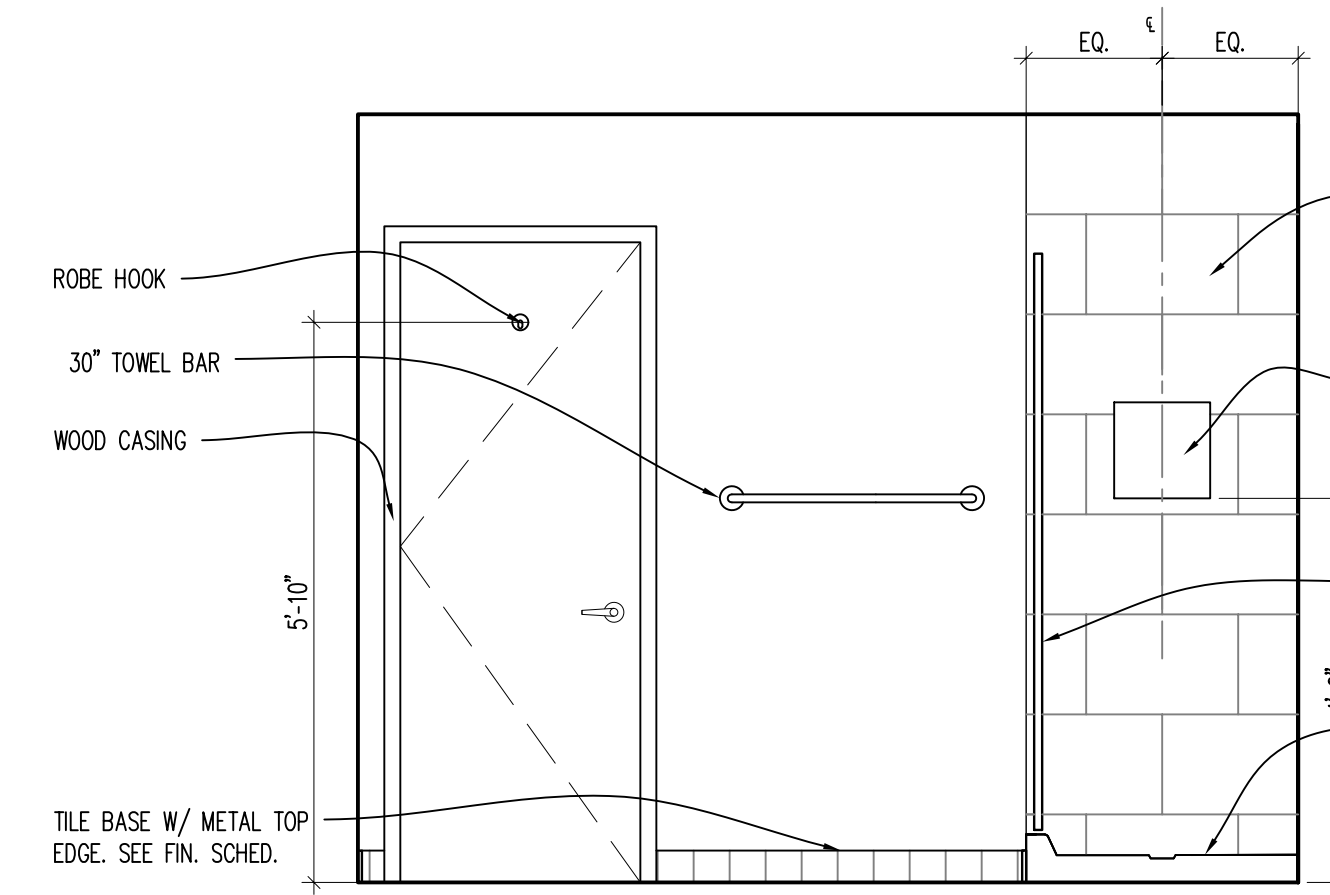
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



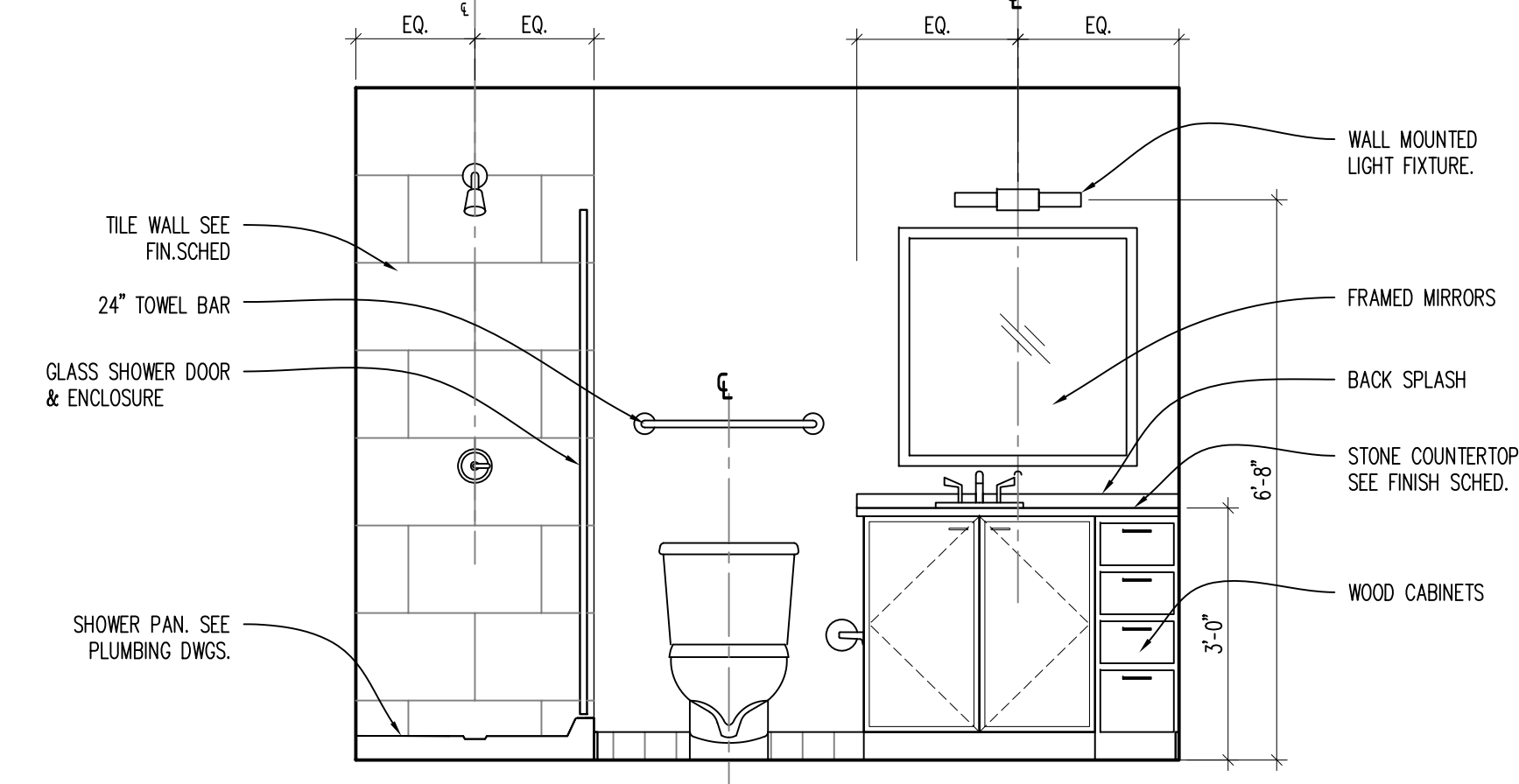
ELEVATION 5
SCALE: 1/2" = 1'-0"



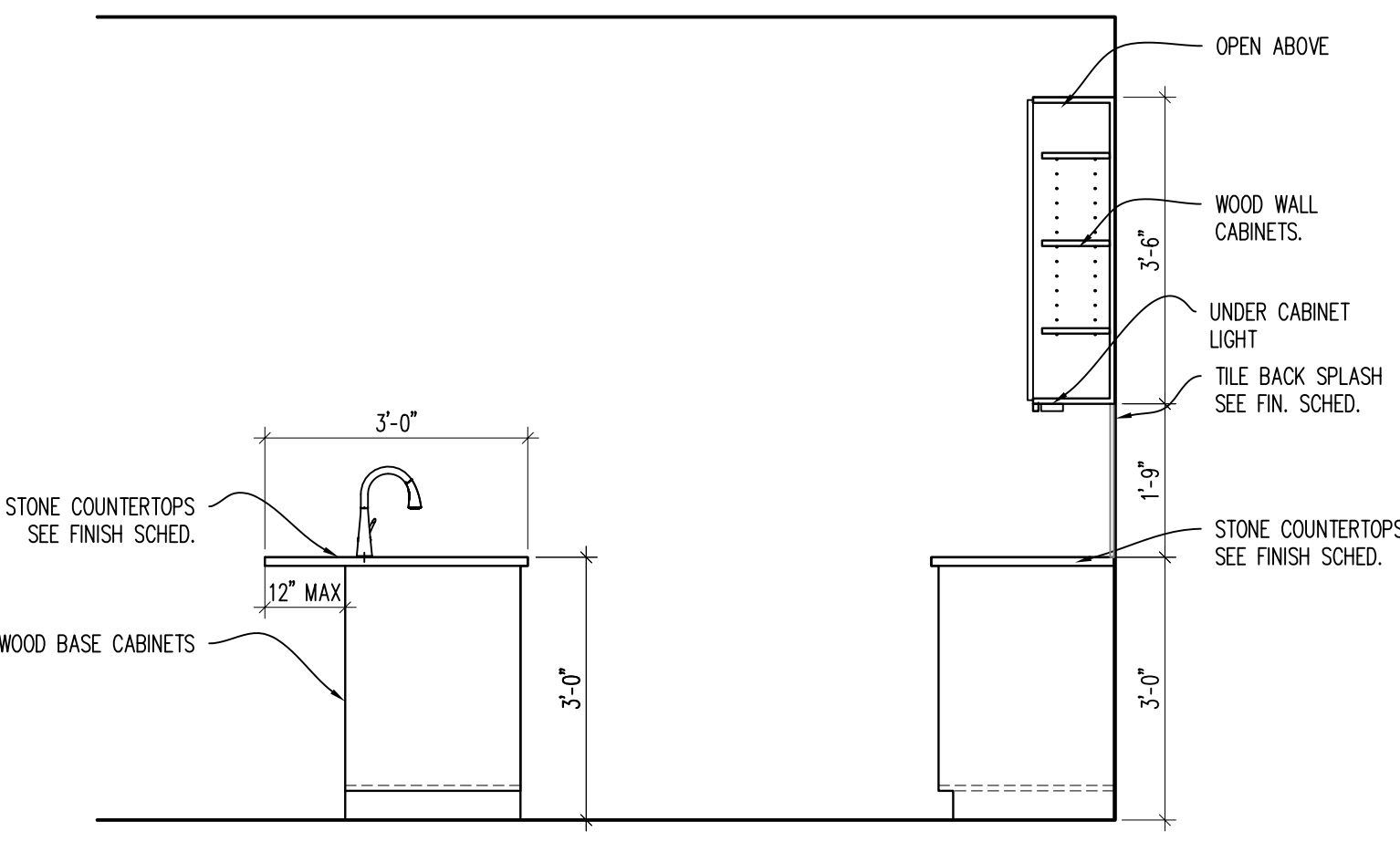
ELEVATION 7
SCALE: 1/2" = 1'-0"



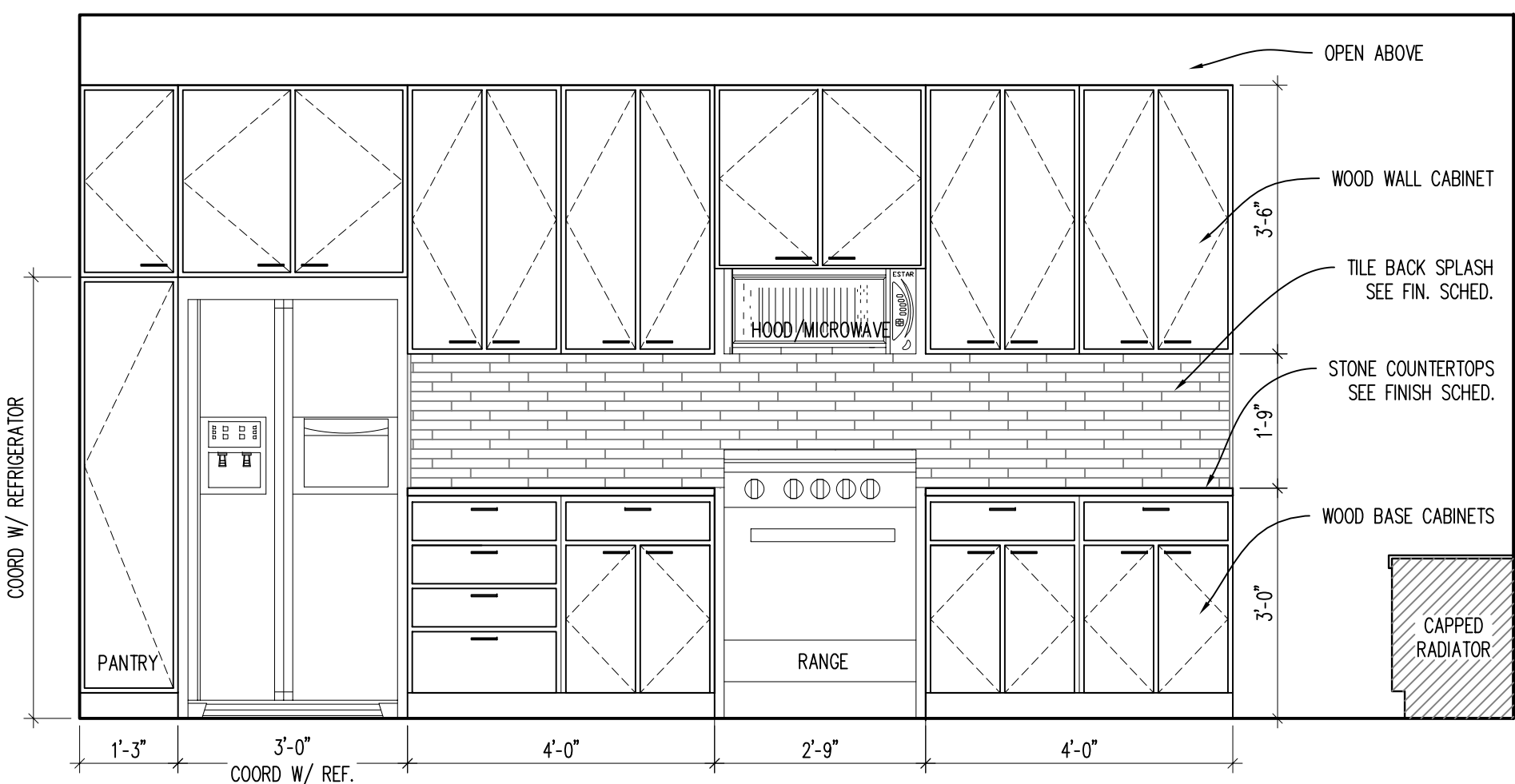
ELEVATION 6
SCALE: 1/2" = 1'-0"



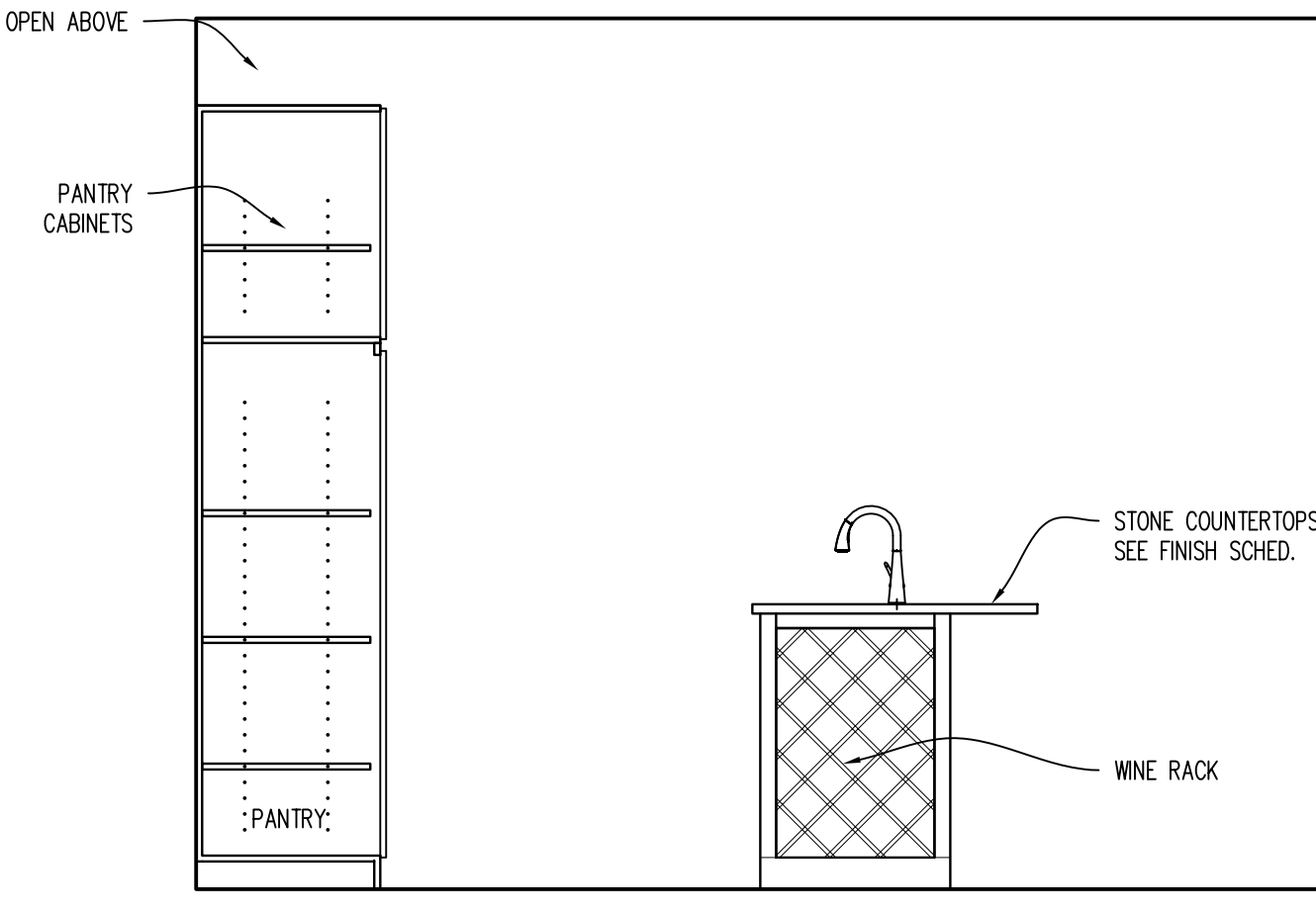
ELEVATION 8
SCALE: 1/2" = 1'-0"



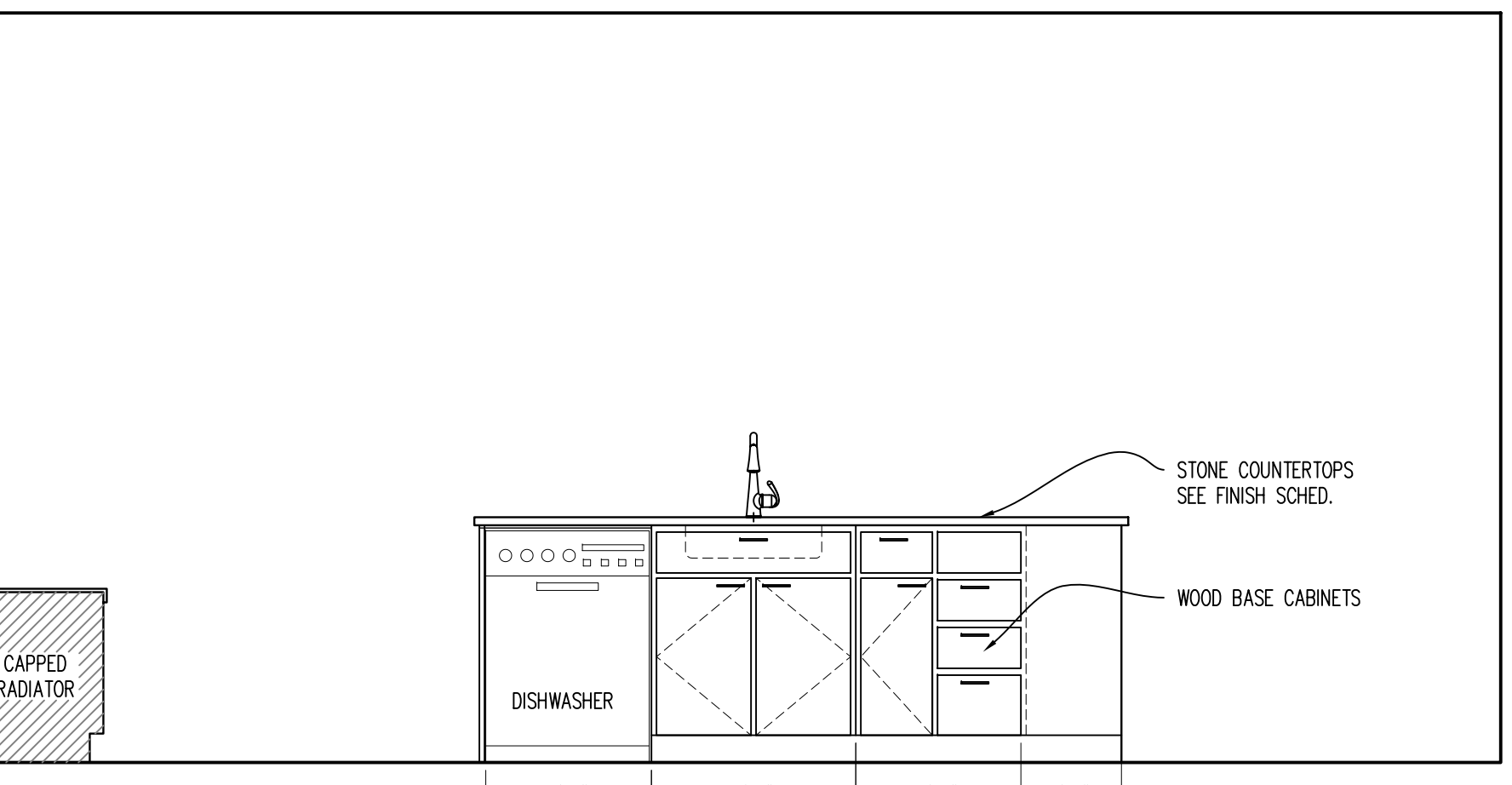
ELEVATION 1
SCALE: 1/2" = 1'-0"



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



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



ELEVATION 4
SCALE: 1/2" = 1'-0"

APARTMENT ROOM FINISH SCHEDULE

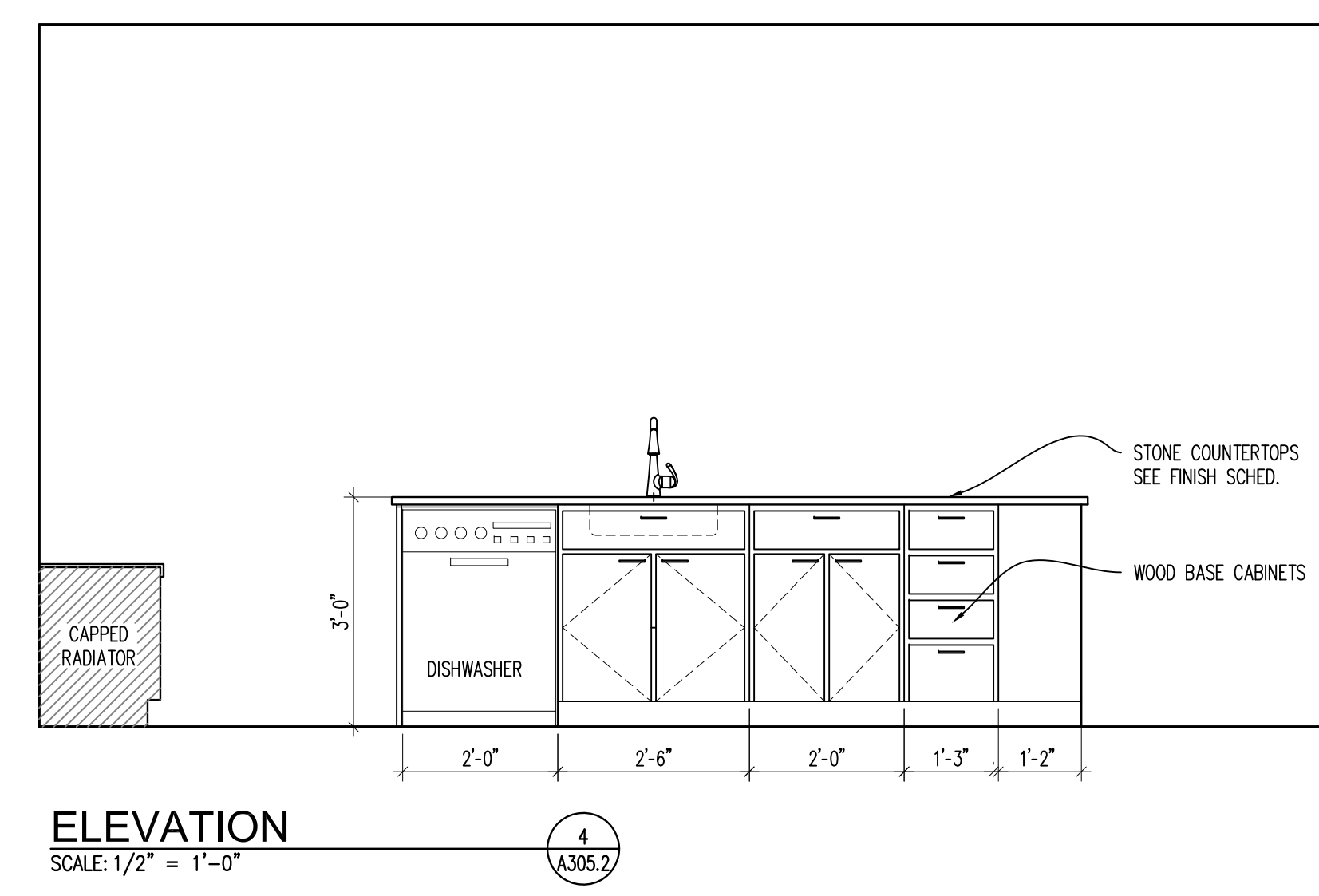
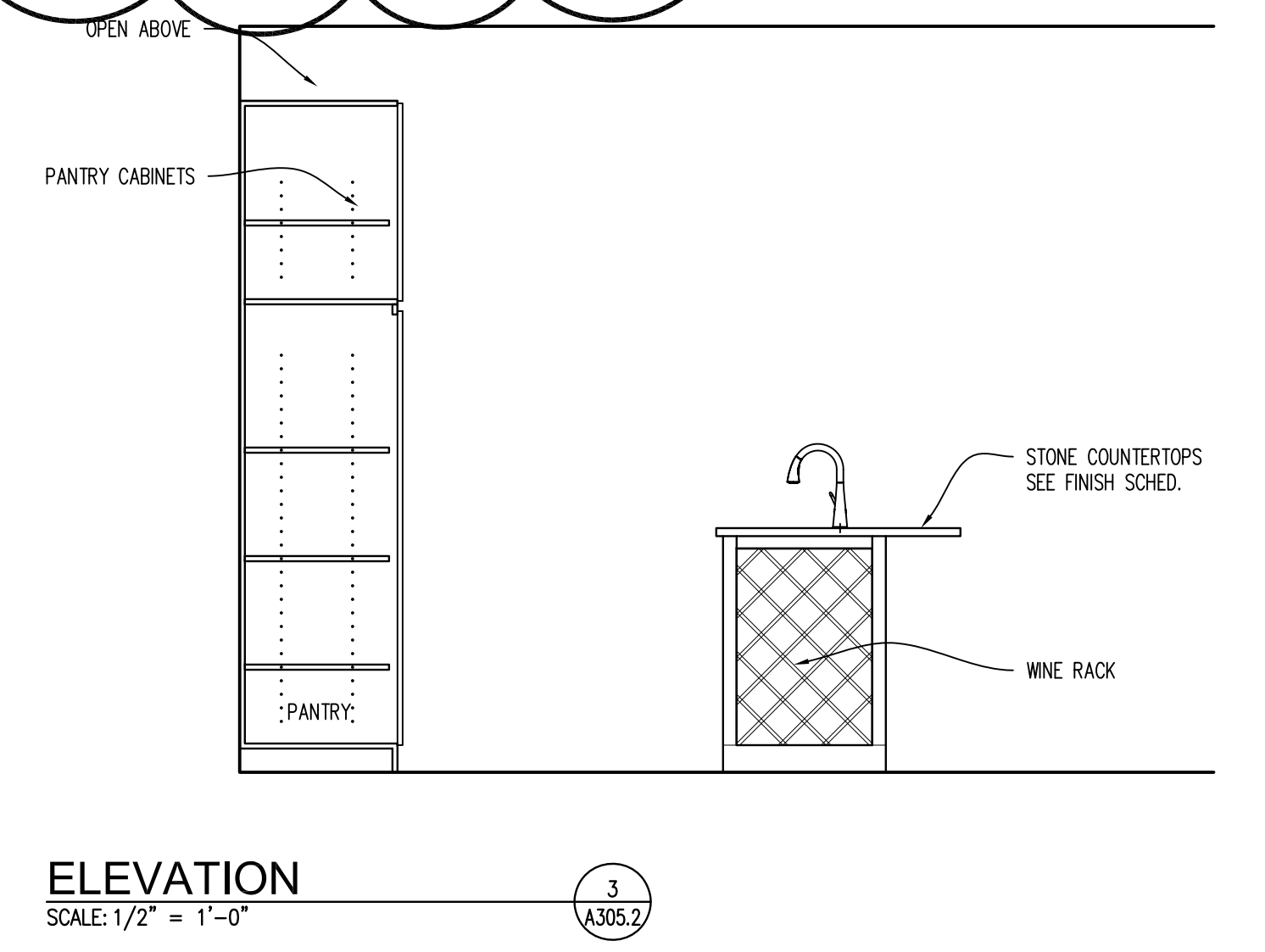
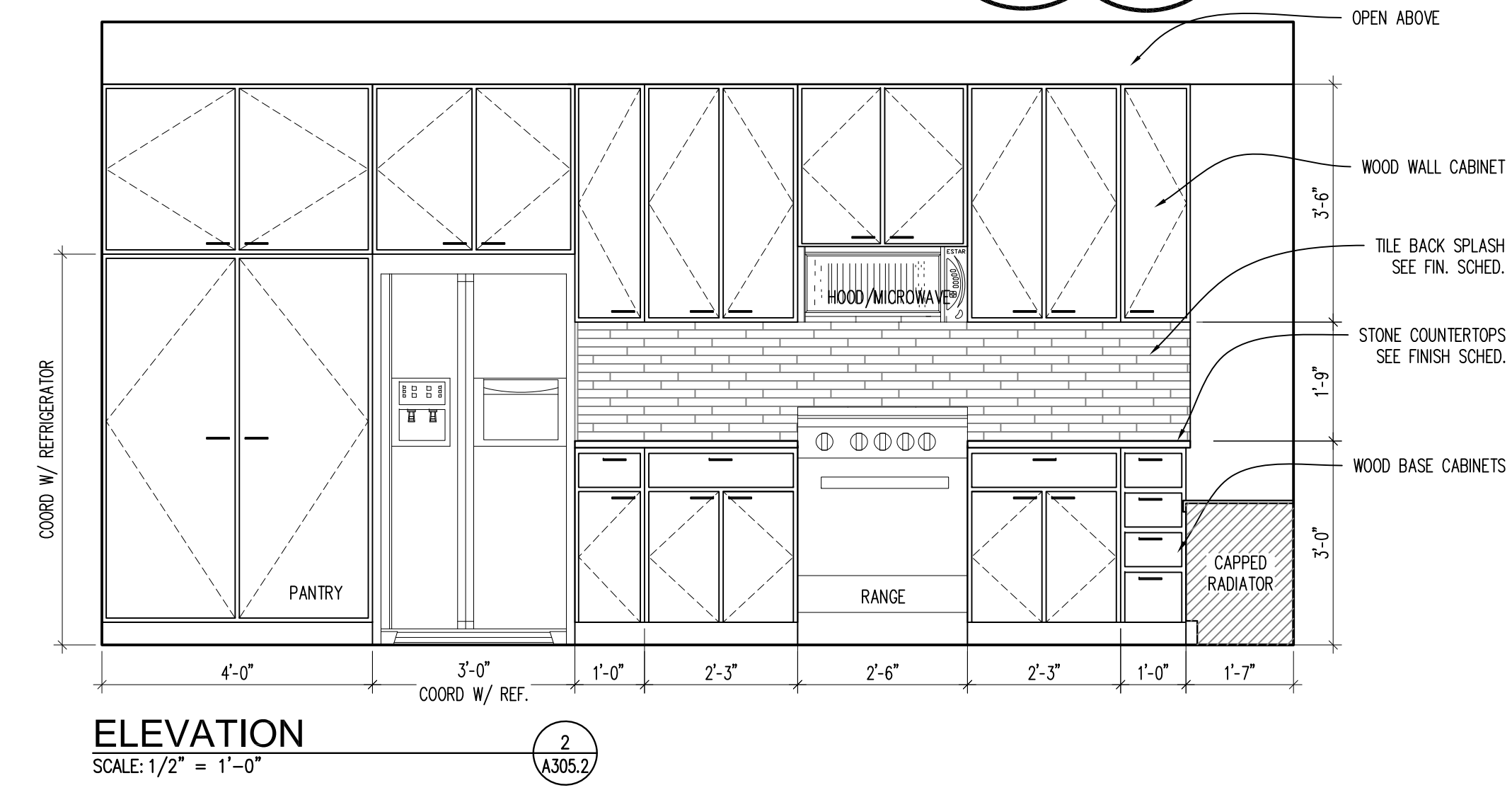
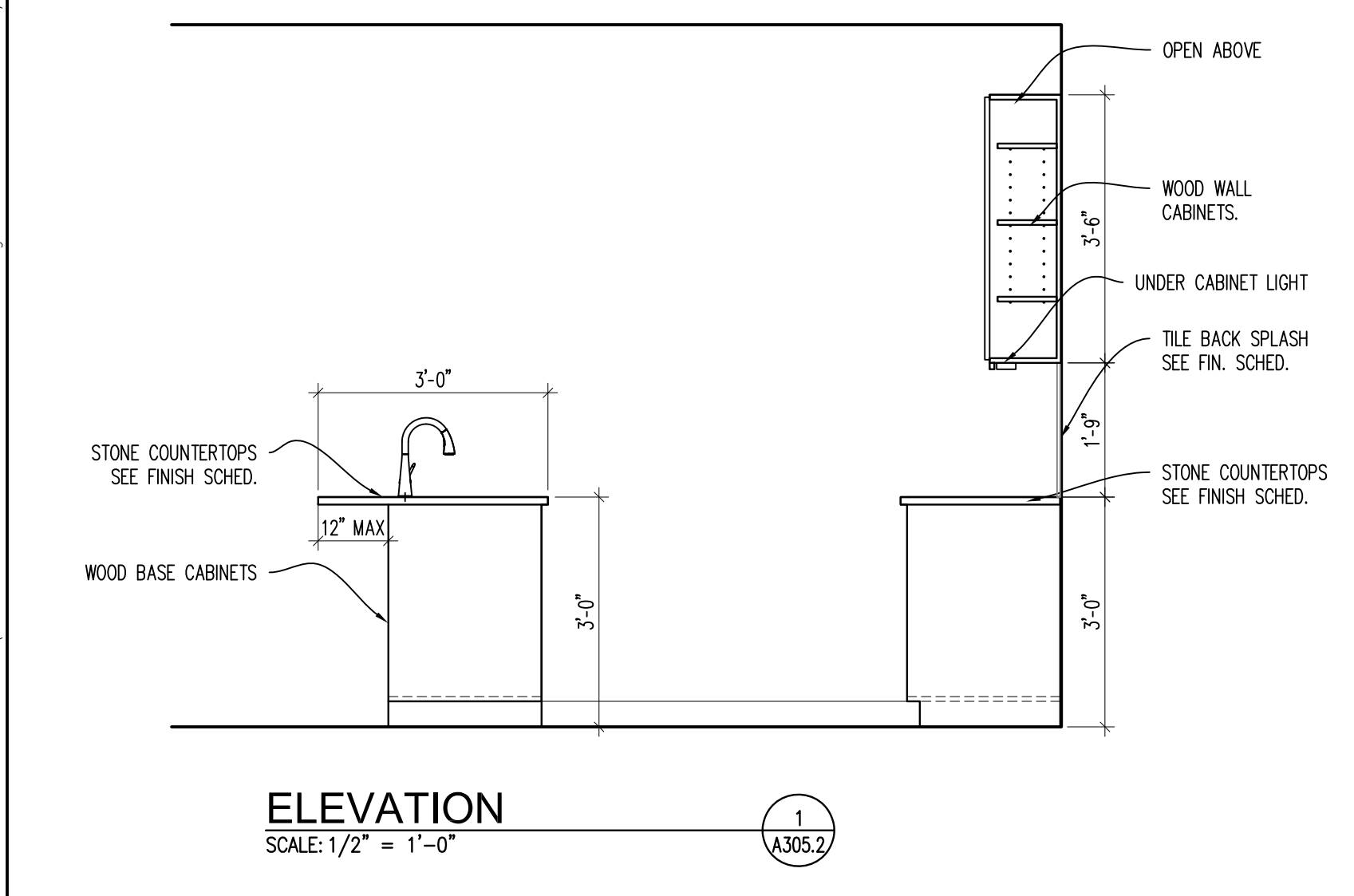
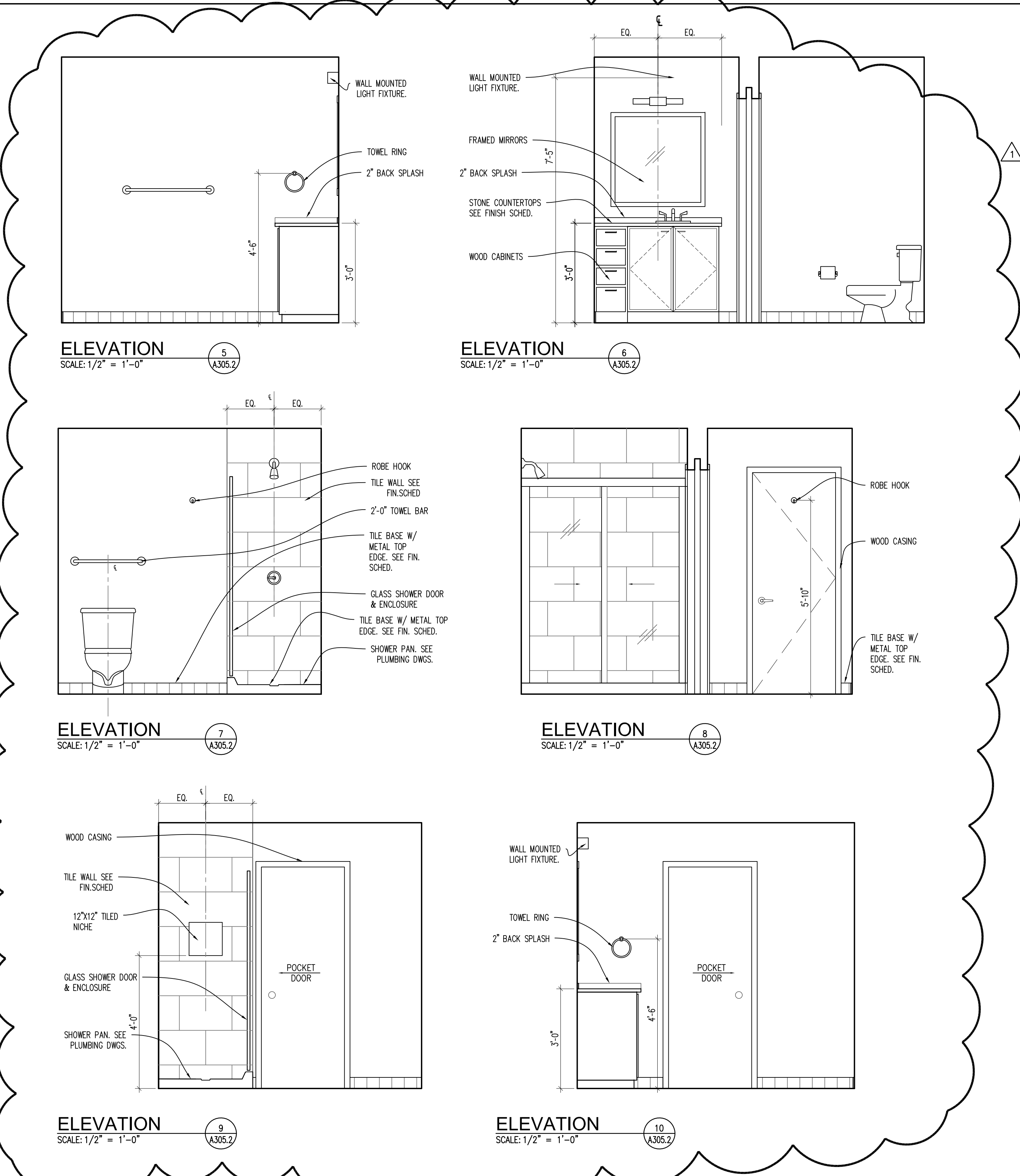
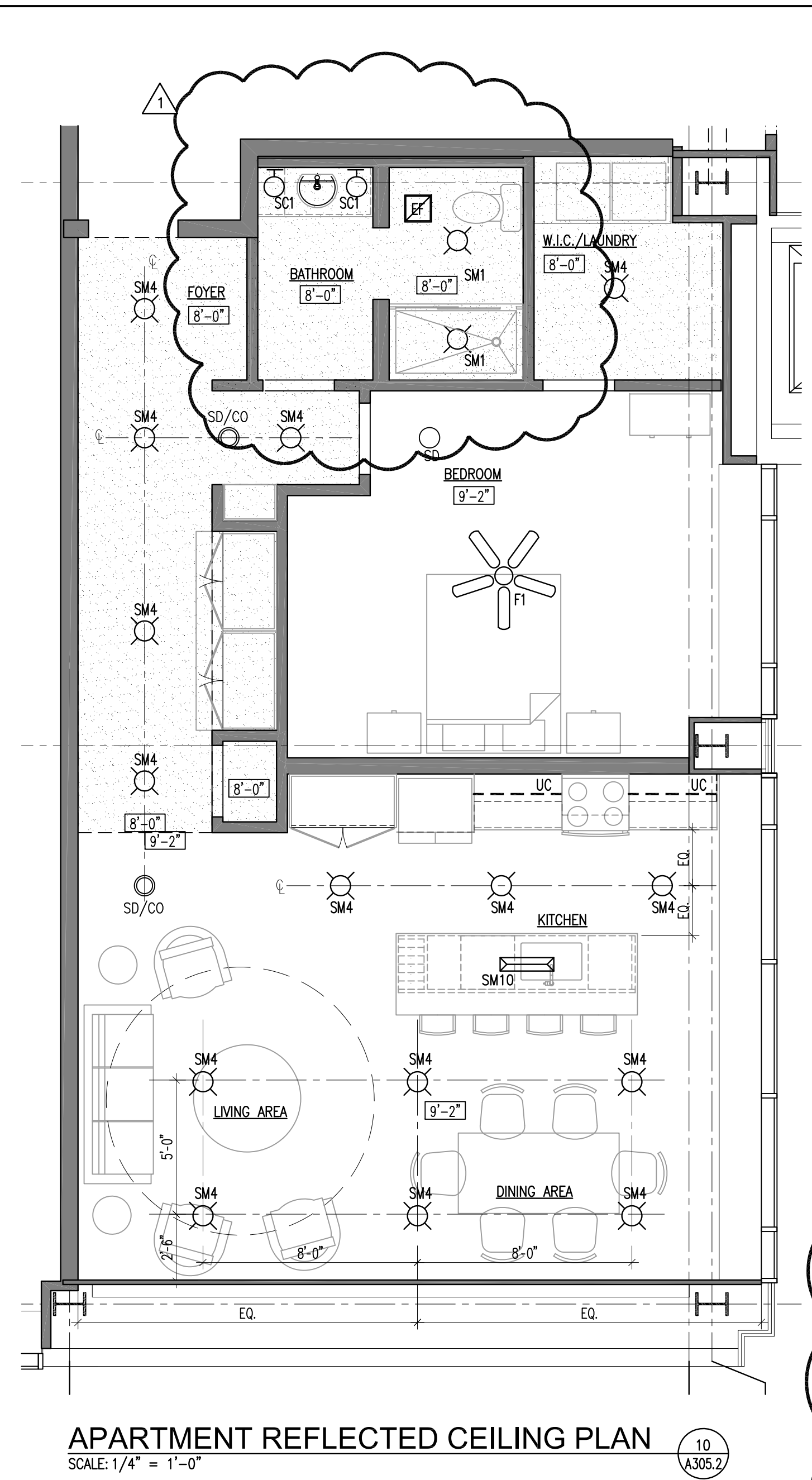
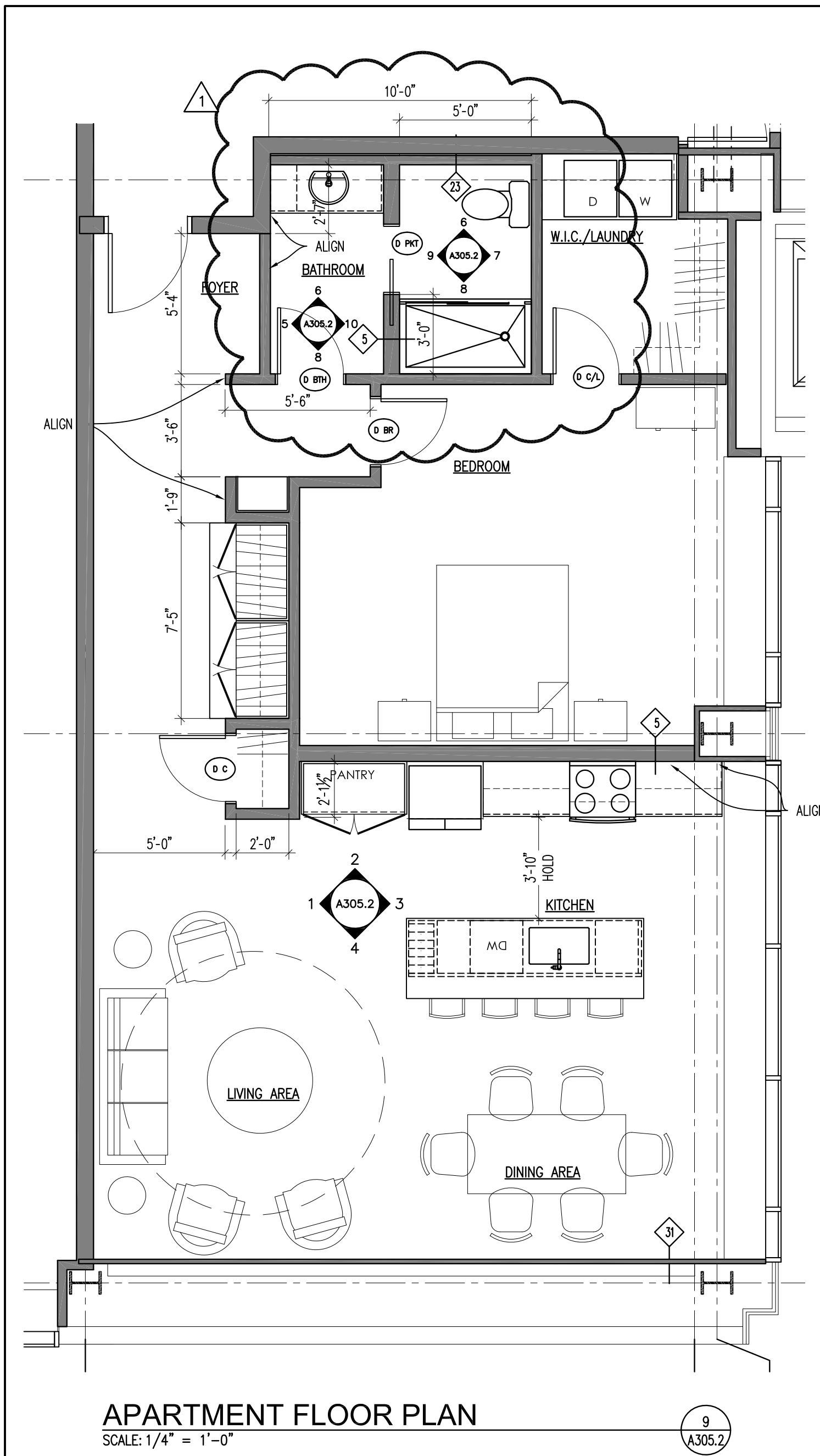
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE				DOOR MATERIAL	TYPE	FRAME MATERIAL						
		WIDTH	HEIGHT	THICK	STYLE			HEAD	JAMBOther					
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-4"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D C/L	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D C	CLOSET	(2'-6"x2) 5'-0"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK

C:\Users\jboaden\Documents\101_NBD\Projects\2022_259_Formica_Building\From Item\Phase D - New Permit (E-6)03_Formica_A305.2 - F2 - Plot Data/From Jun 12, 2023-3:01pm - Bp - boaden



APARTMENT ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LINEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CB-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE														
DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS		
		SIZE		STYLE	DOOR MATERIAL	DETAIL		TYPE						
		WIDTH	HEIGHT			THICK	HEAD		JAMBOther					
D BR	BEDROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D BTH	BATHROOM	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	2	-	PRE-HUNG, STAINED OAK
D C	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D C	CLOSET	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	3	-	PRE-HUNG, STAINED OAK
D PKT	SHOWER/TOILET	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	-	11	-	PRE-HUNG, STAINED OAK

GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- ALL LIGHTING FOR REFERENCE ONLY.
- ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS. TYP. OF ALL.
- ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD. U.N.O.
- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 6030, BLACK W/ MATTE BLACK DRAIN COVER. U.N.O.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
KASA CONTROLS & LIGHTING
POK KREIZER
513.813.0633

- 1P SURFACE TBD
- 2P SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- HO V1 VANITY WALL LIGHT
- HO SC1 VANITY SCONCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT

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Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6	Date	06.09.2023
No.	1	Revisions	CHANGES FOR PLUMBING
115 E 5th Street		Cincinnati, Ohio 45202	
Sheet Title	F2 Construction	Scale	As Noted
Project No.	2022-259	Issue Date	07/09/2022 FOR PERMIT
Scale	As Noted	Drawn	Checked

A305.2

GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FACING THE WINDOWS. TOP OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING.
- M. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- N. SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 60X30, BLACK W/ WHITE BLACK DRAIN COVER U.N.O.
- O. SEE SHEET A800 FOR MATERIAL SCHEDULE.
- P. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
M254 CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

- 11 SURFACE TBD
- 22 SURFACE TBD
- SM3 SURFACE 6" ROUND
- SM1 SURFACE 4" ROUND
- SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- HO V1 VANITY WALL LIGHT
- HO SC1 VANITY SCENCE LIGHT
- F1 36" CEILING FAN
- F2 42" CEILING FAN
- UC UNDER CABINET LIGHT

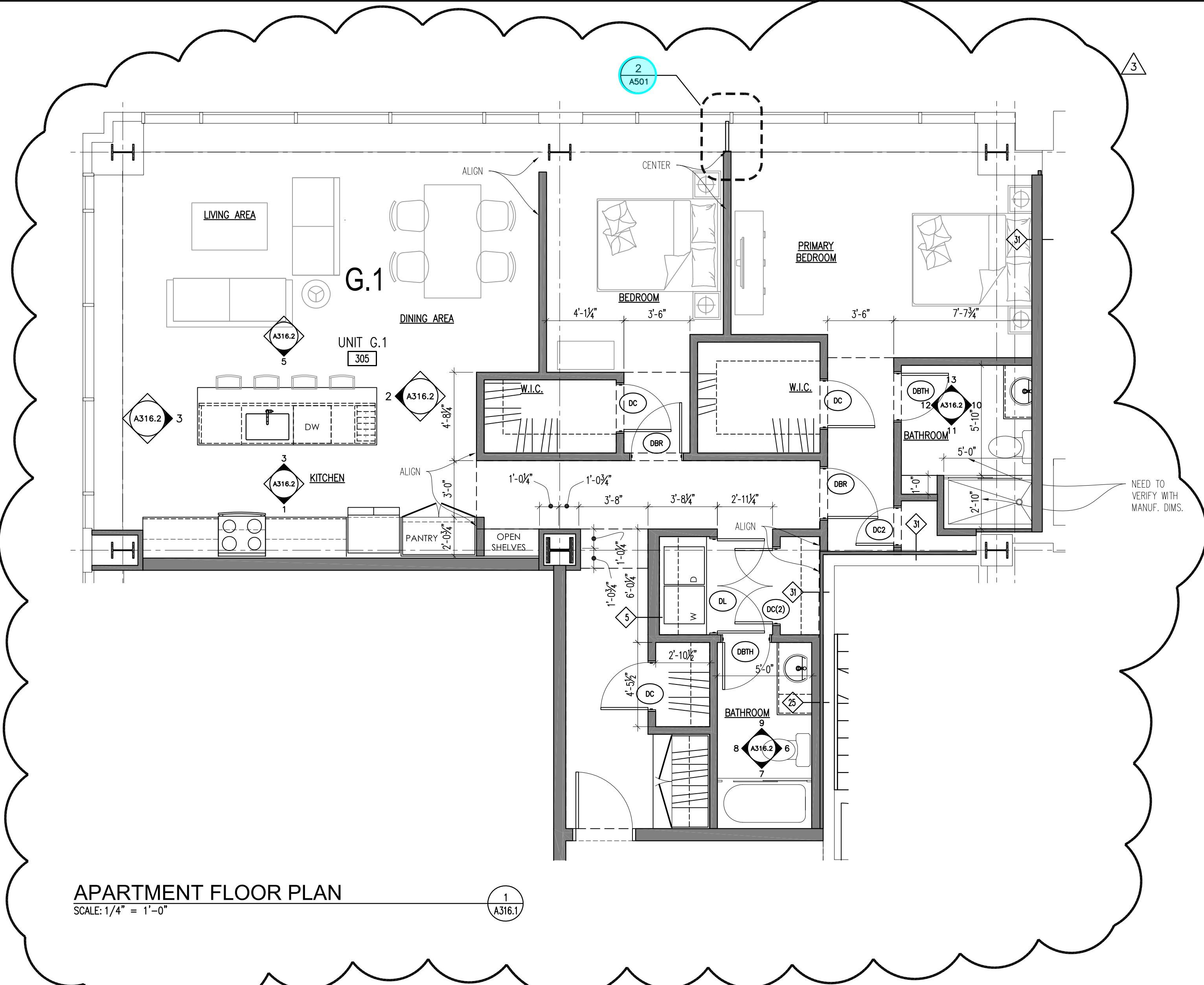


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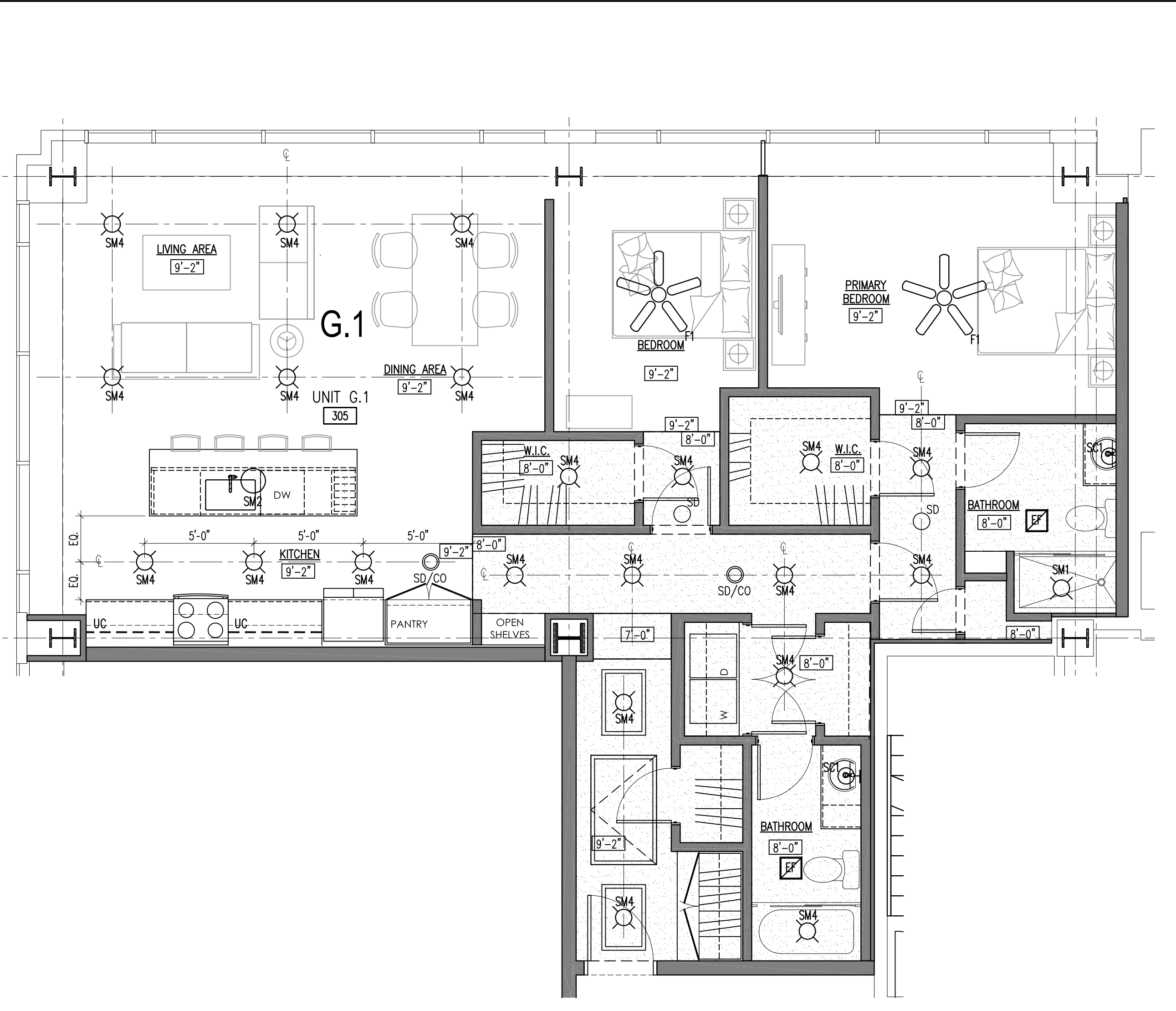
Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6
No. Revisions	
APARTMENT CHANGES	01.12.2023
CORRECTED DWG	05.23.2023
ADDED DIMS, DIR2	05.26.2023
Project No.	2022-259
Scale	As Noted
Checked	
Drawn	

A316.1



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



APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
DINING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
PRIMARY BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
WALK-IN CLOSET	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

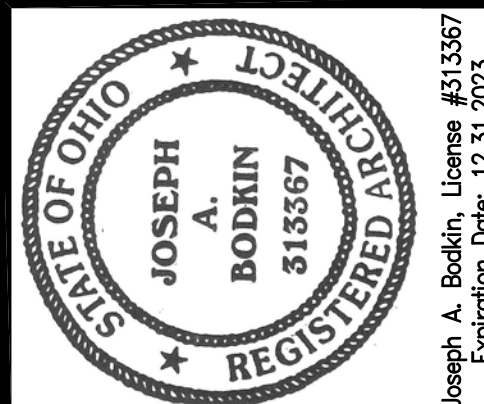
NOTES:
A. ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		SIZE				DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL				
		WIDTH	HEIGHT	THICK	STYLE				HEAD				JAMB/OTHER
DBR	BEDROOMS	2'-8"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK
DBTH	BATHROOMS	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK
DC	CLOSET / W.I.C.	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK
DC2	CLOSET	2'-0"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK
DL	LAUNDRY	(2'-6"x2) 5'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG, STAINED OAK
DC(2)	CLOSET	(2'-0"x2) 4'-0"	6'-8"	1 3/8"	3	OAK	B	WD	3/A600	4/A600	4	-	PRE-HUNG, STAINED OAK

C:\Users\jacobson\Documents\Projects\2022-259-Formica Building\From Item\A_PlanSet D - New Permitt B-6\03-Formica_A316.1 - G.1_Plan_DWG.dwg - May 26, 2023 - 2:23pm - By: jacobson

GENERAL APARTMENT NOTES

- A. DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- B. ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- C. DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- D. CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
- E. ALL LIGHTING FOR REFERENCE ONLY.
- F. ALL CABINET DRAWINGS ARE FOR DESIGN INTENT ONLY. CABINET MAKER TO SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW. BASIS OF DESIGN ARE SMART CABINETS.
- G. ALL VISIBLE SIDES OF CABINETS ARE TO RECEIVE A FINISHED PANEL THAT MATCHES THE CABINETS. THIS INCLUDES CABINETS THAT ARE UP AGAINST THE RADIATORS AND/OR FRACING THE WINDOWS, TOP OF ALL.
- H. ALL APPLIANCES IN THE APARTMENT UNITS WILL BE NEW ENERGY STAR APPLIANCES.
- I. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL UNIT BATHROOMS.
- J. ALL PANTRY AND LINEN CLOSETS TO RECEIVE FIVE (5) ADJUSTABLE MELAMINE SHELVES.
- K. ALL CLOSETS TO RECEIVE ONE (1) MELAMINE SHELF AND COAT ROD U.N.O.
- L. EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING.
- M. SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- N. SHOWER PAN B.O.D.: BOOTZ SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER U.N.O.
- O. SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.



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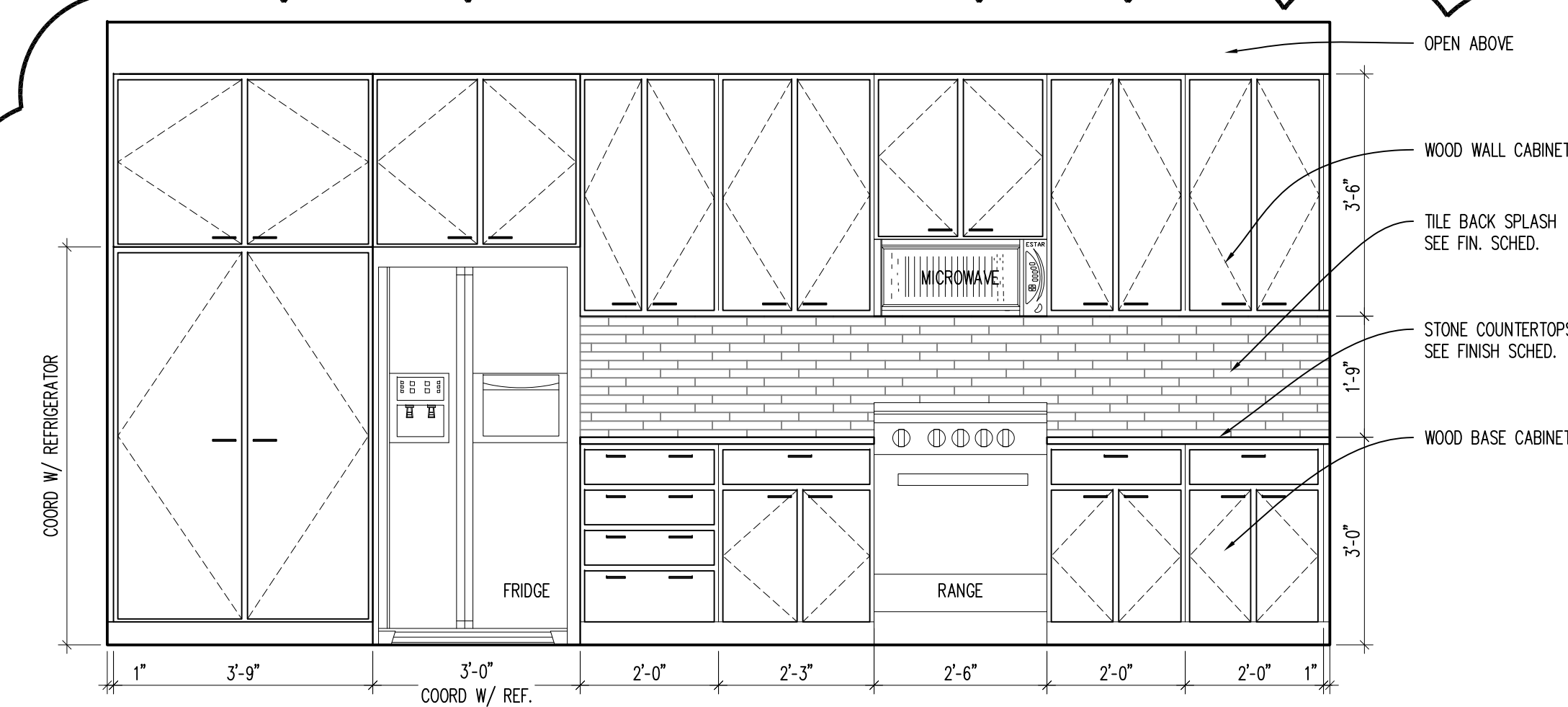
Formica Building

Office Conversion to Apartments

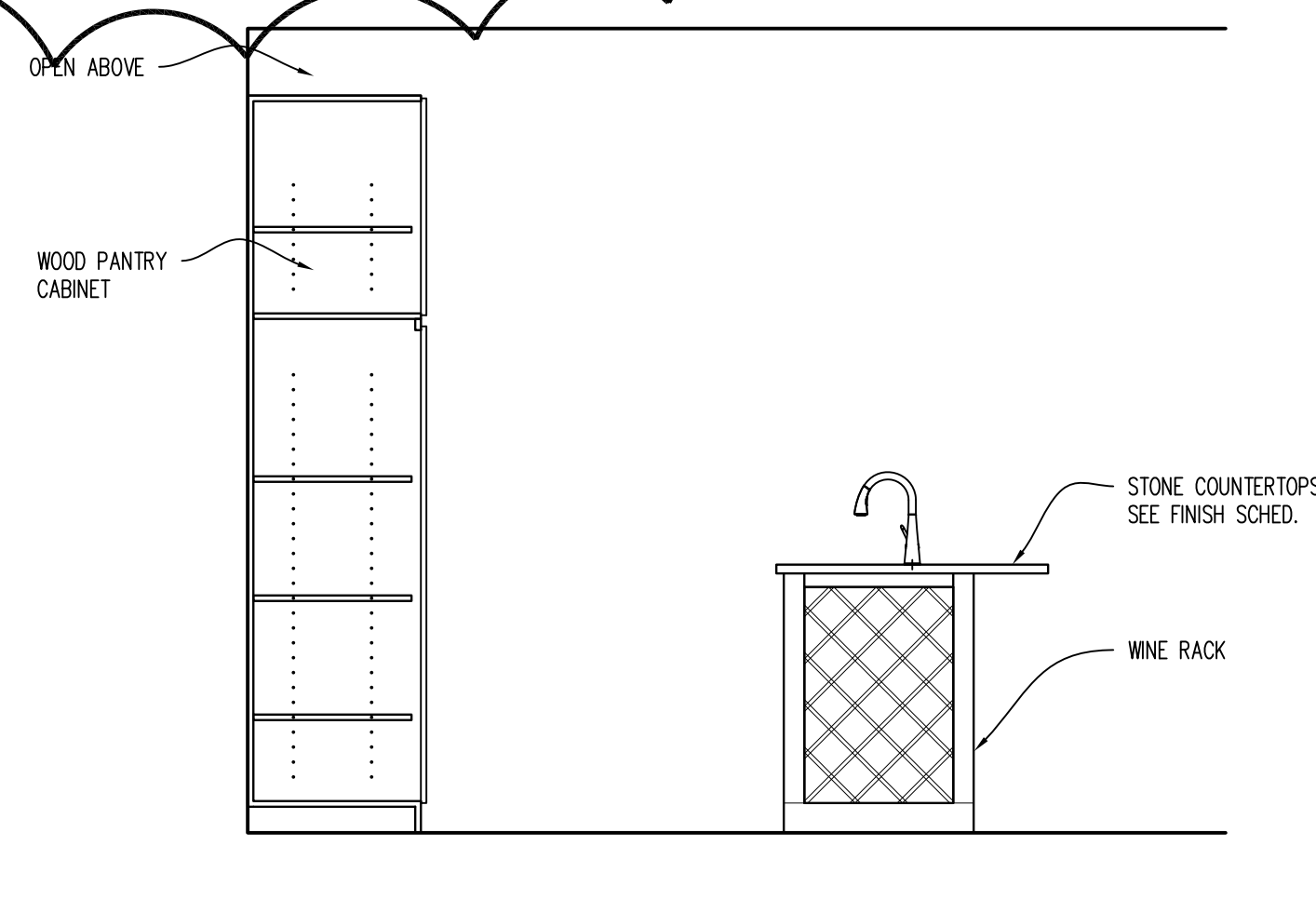
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6	Date	
No.	Revisions	APARTMENT CHANGES	01.12.2023
115 E 5th Street		CORRECTED DWG	05.23.2023
Cincinnati, Ohio 45202			
Sheet Title	Unit 3-1 Construction	Scale	As Noted
Project #	2022-259	Drawn	
Scale	1/2" = 1'-0"	Checked	
Permit	190,027,2022 FOR PERMIT		

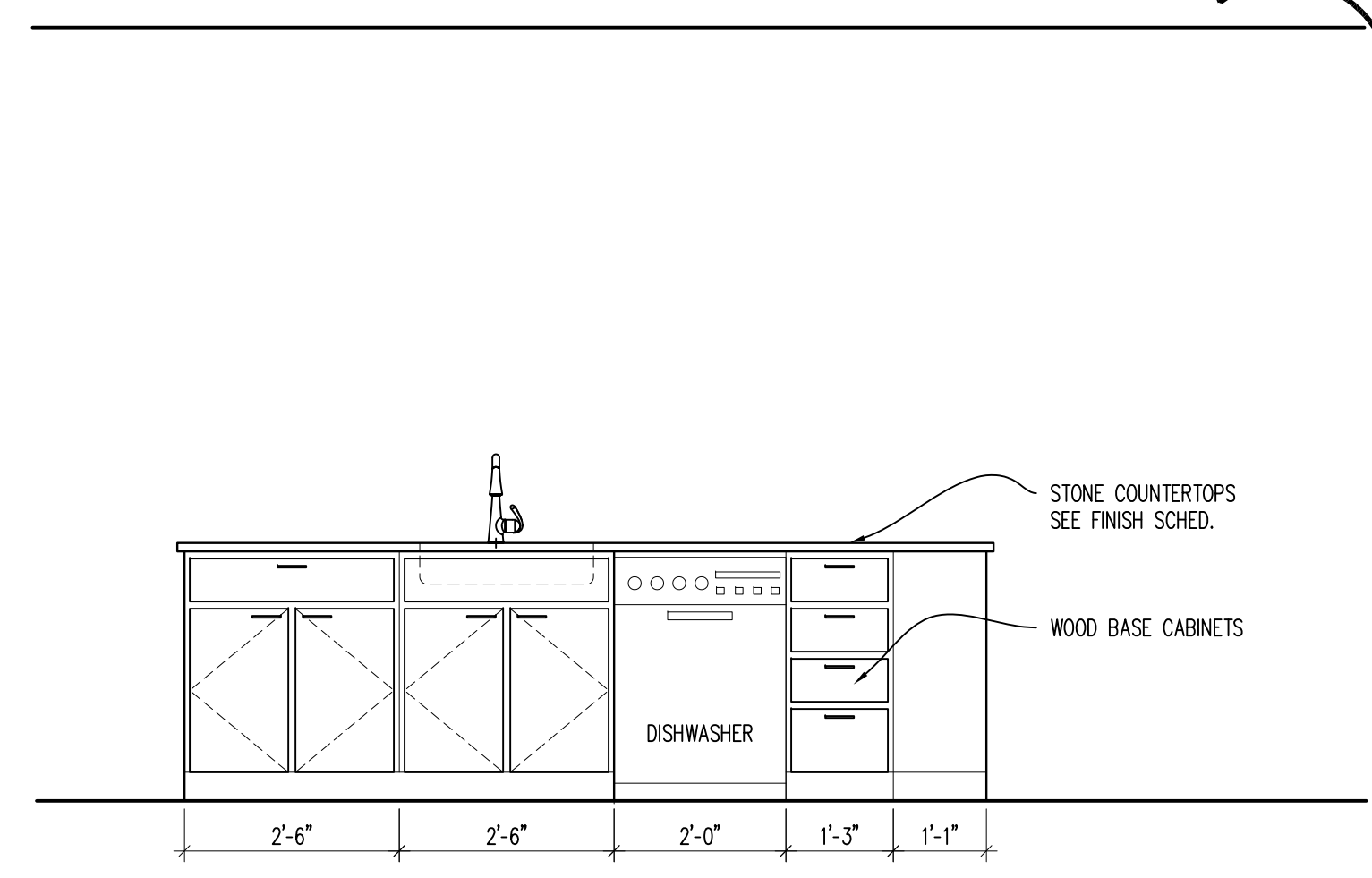
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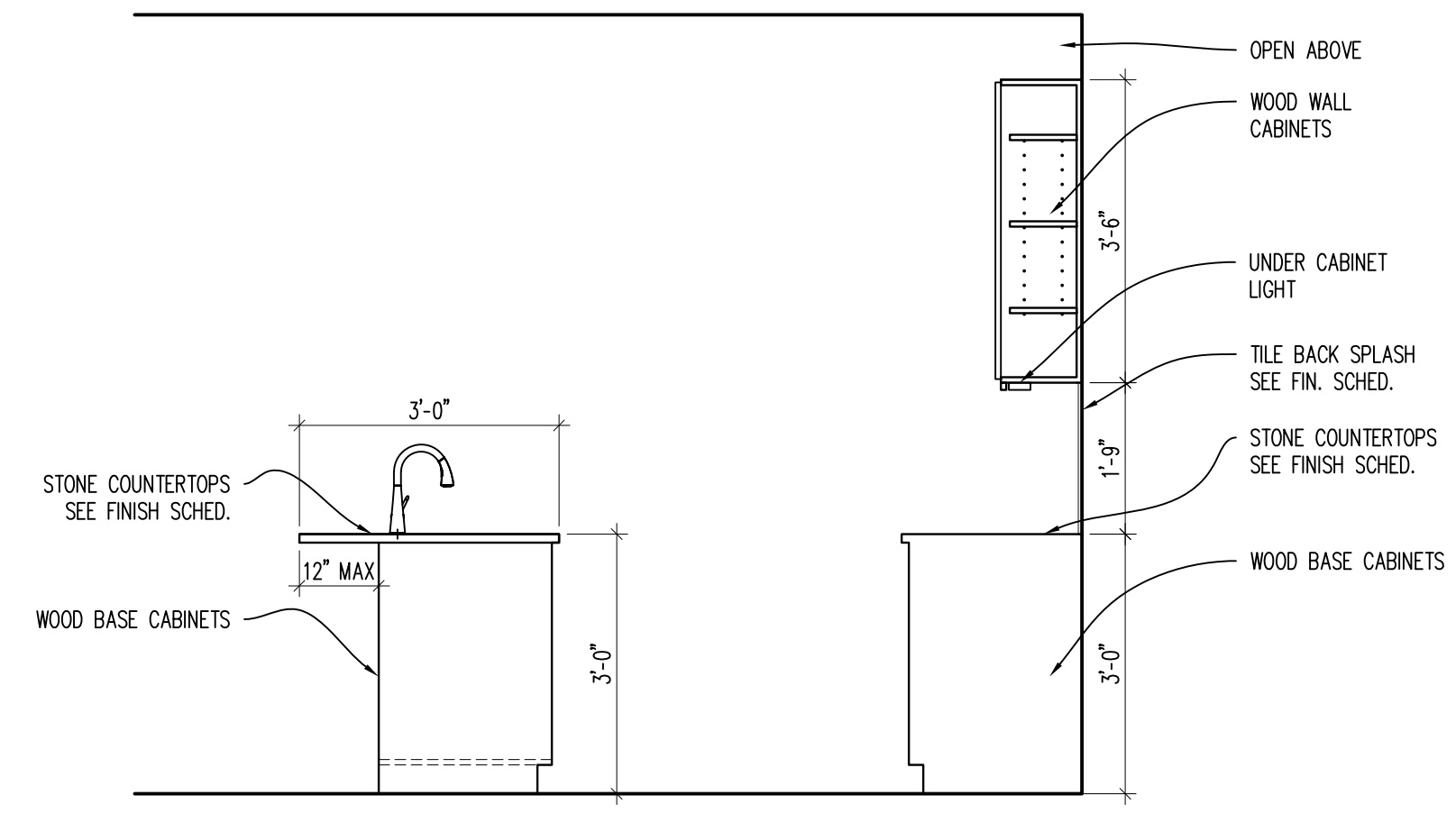
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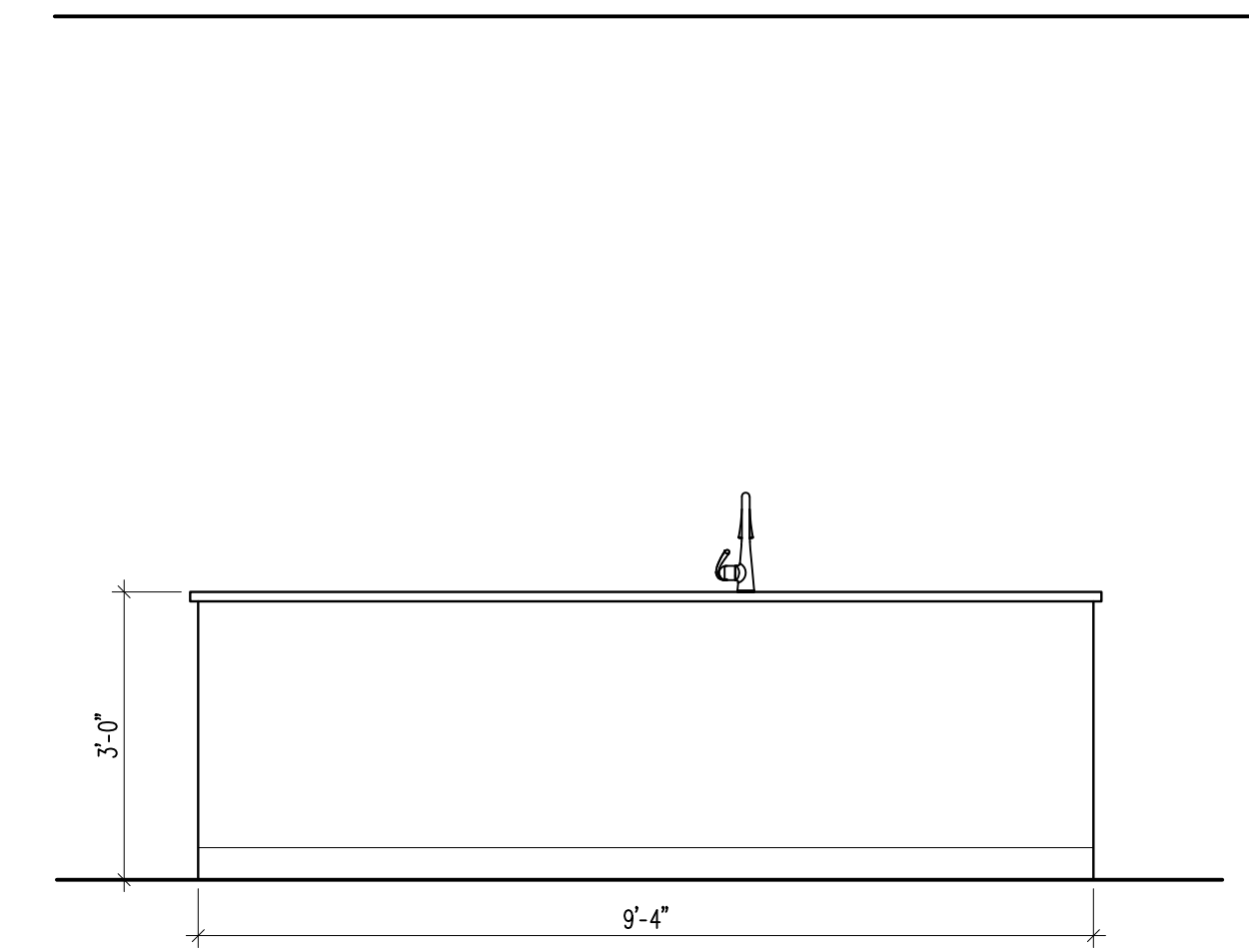
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A316.2



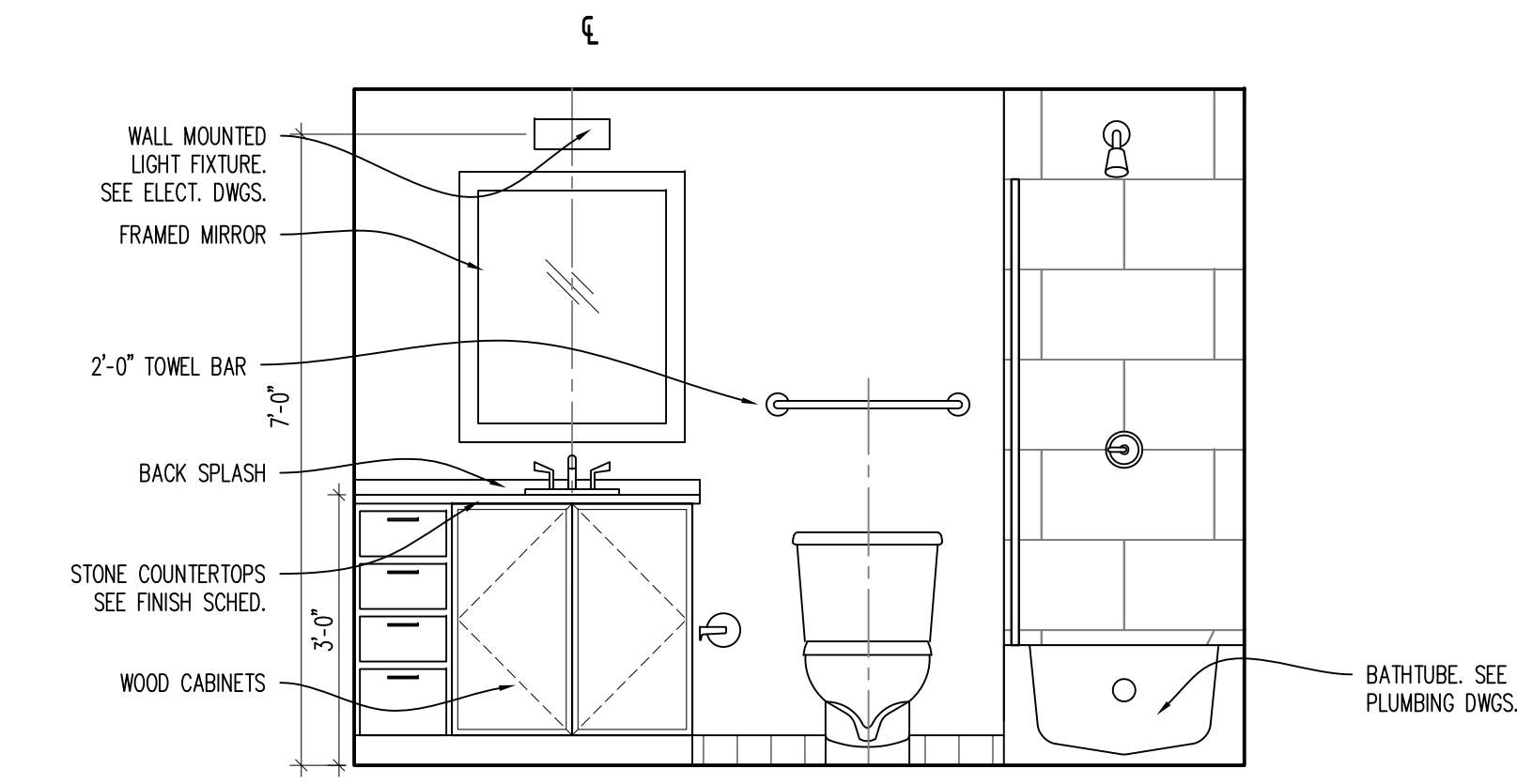
ELEVATION 3
SCALE: 1/2" = 1'-0"
A316.2



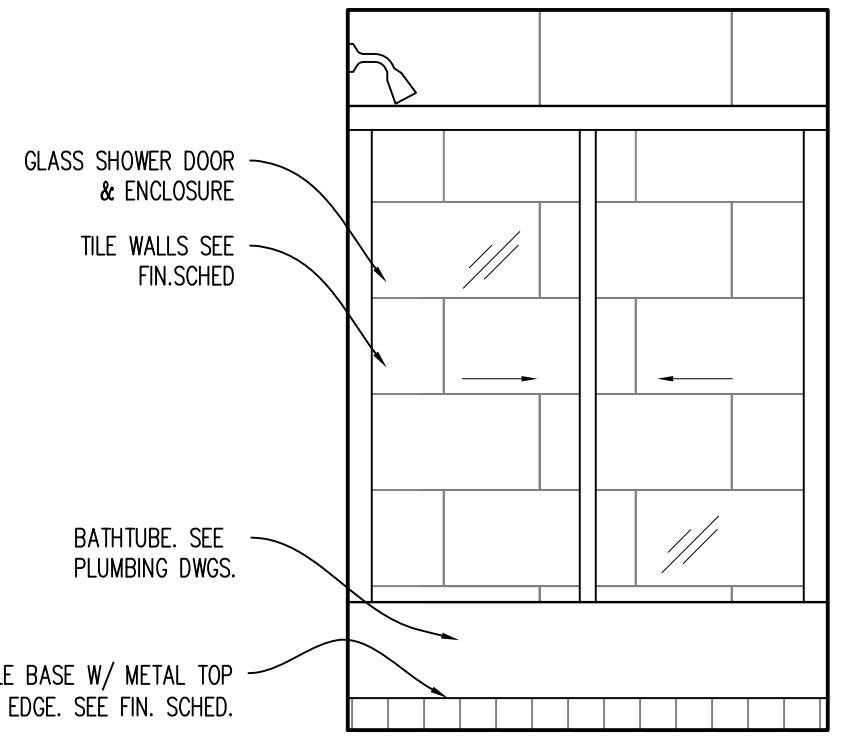
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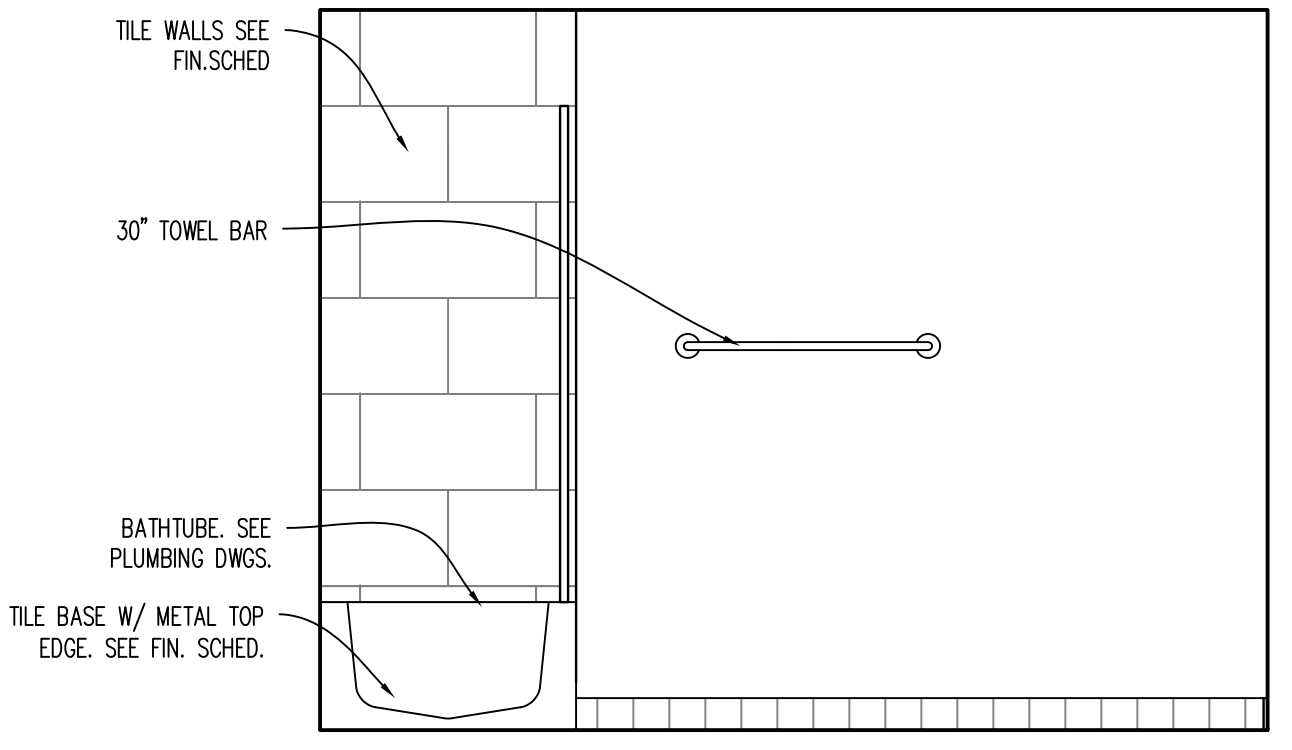
ELEVATION 5
SCALE: 1/2" = 1'-0"
A316.2



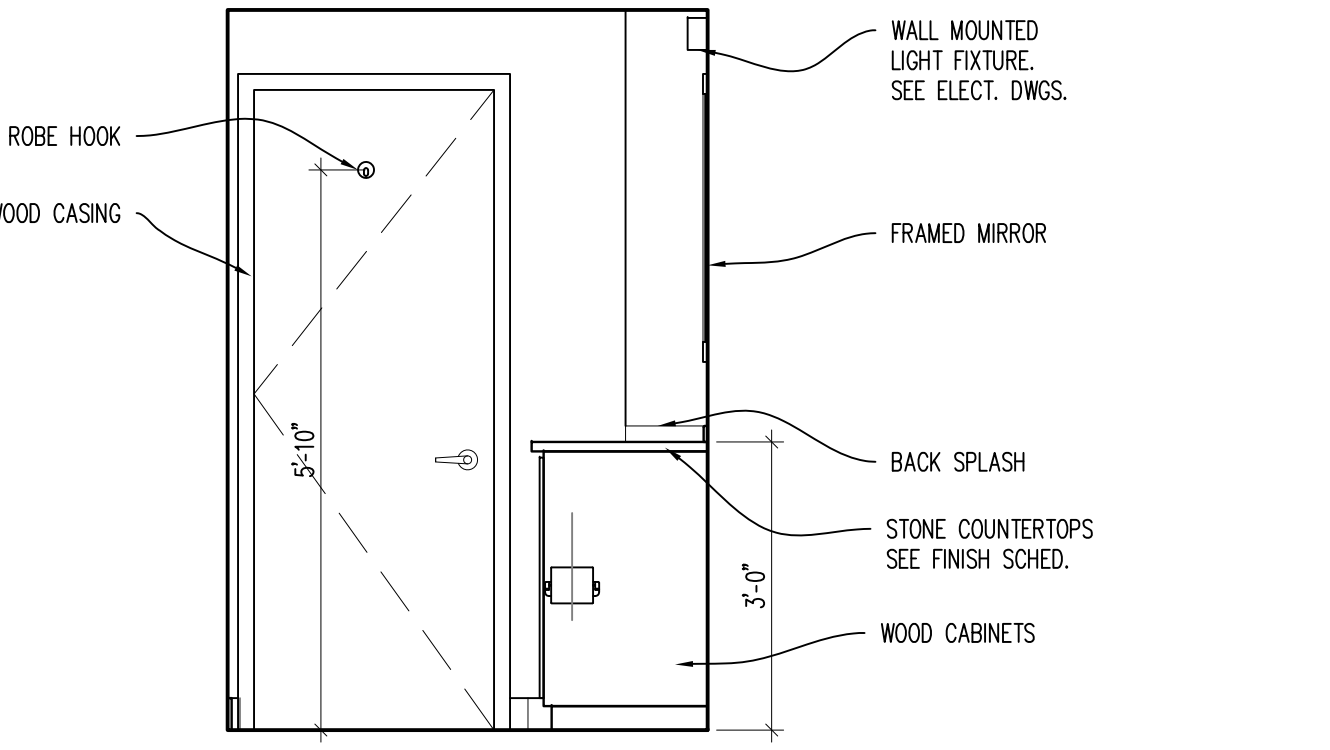
ELEVATION 6
SCALE: 1/2" = 1'-0"
A316.2



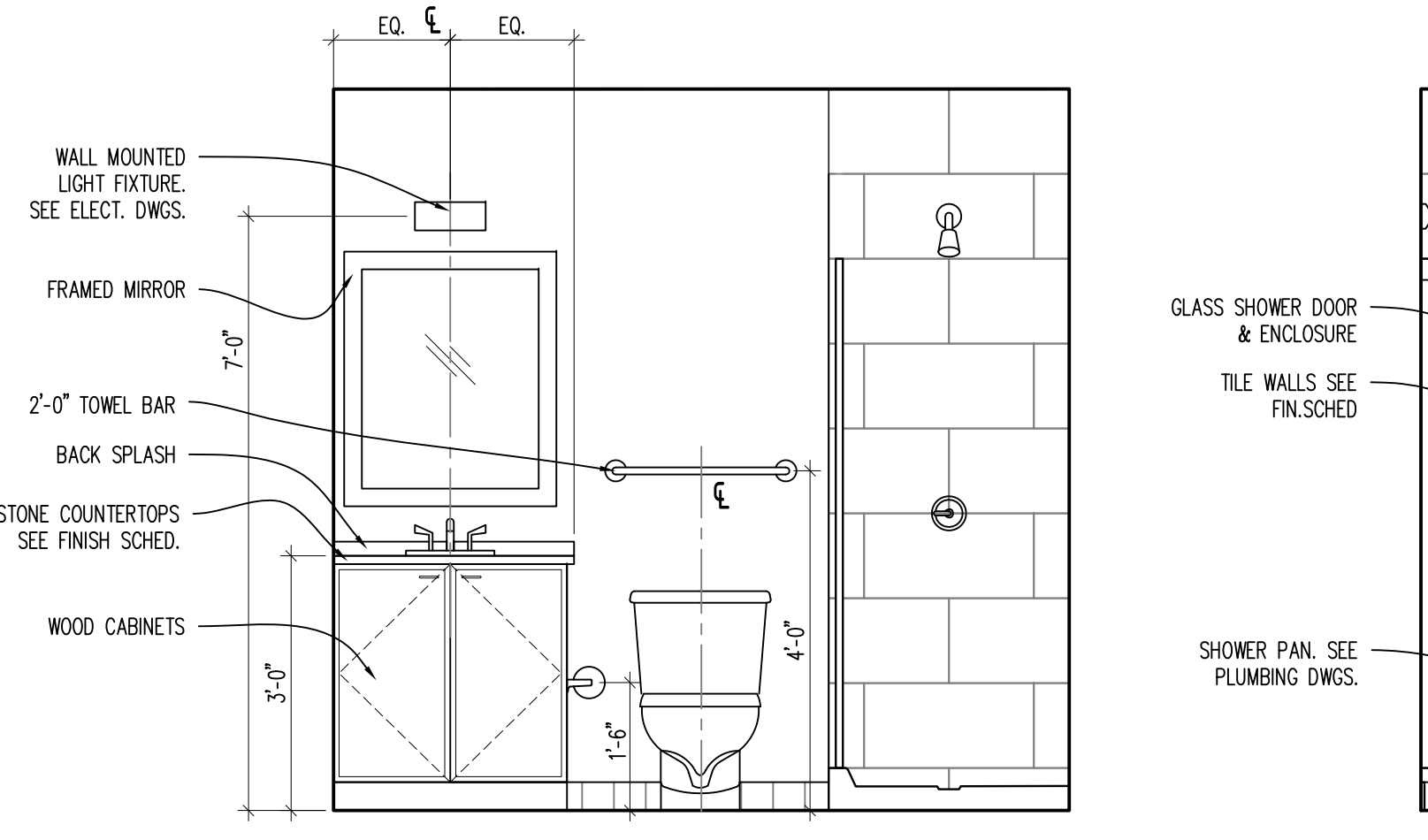
ELEVATION 7
SCALE: 1/2" = 1'-0"
A316.2



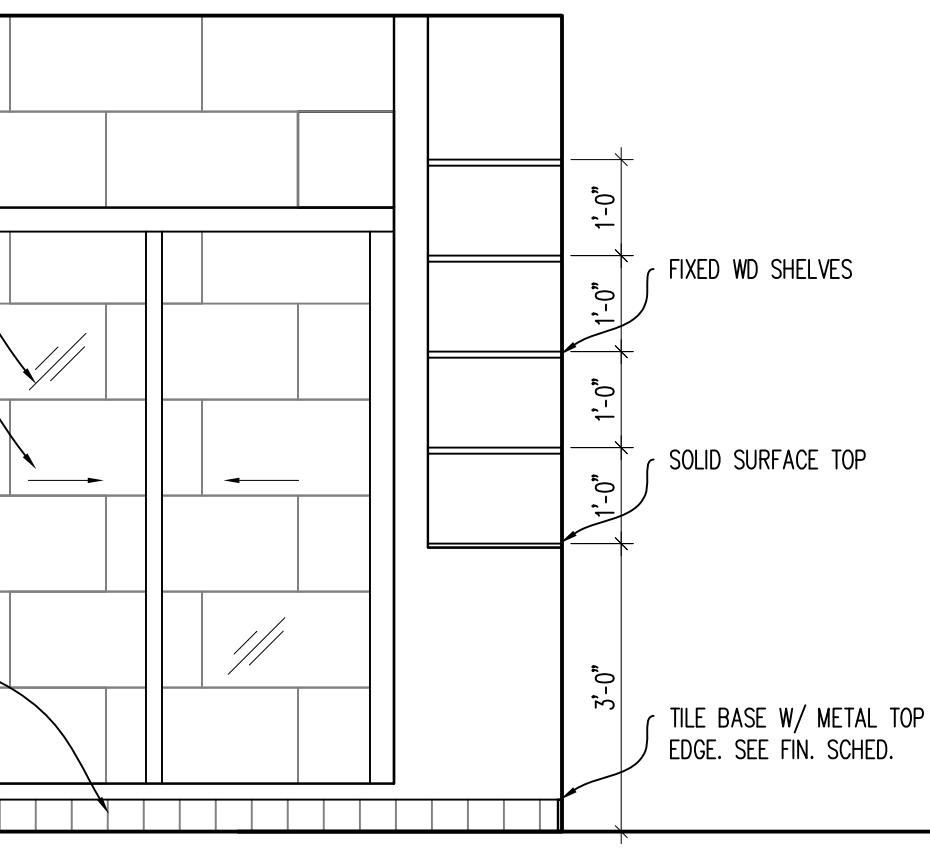
ELEVATION 8
SCALE: 1/2" = 1'-0"
A316.2



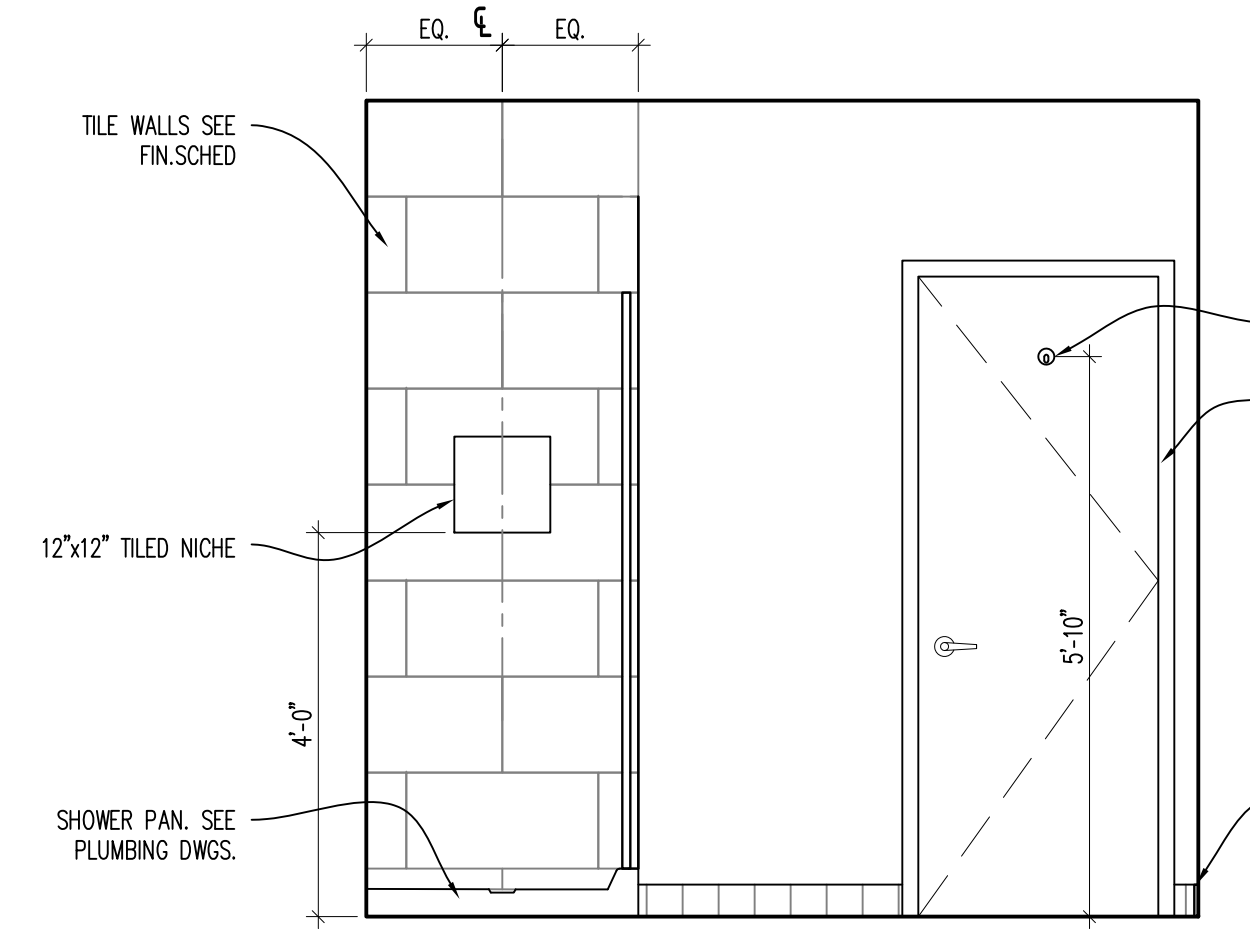
ELEVATION 9
SCALE: 1/2" = 1'-0"
A316.2



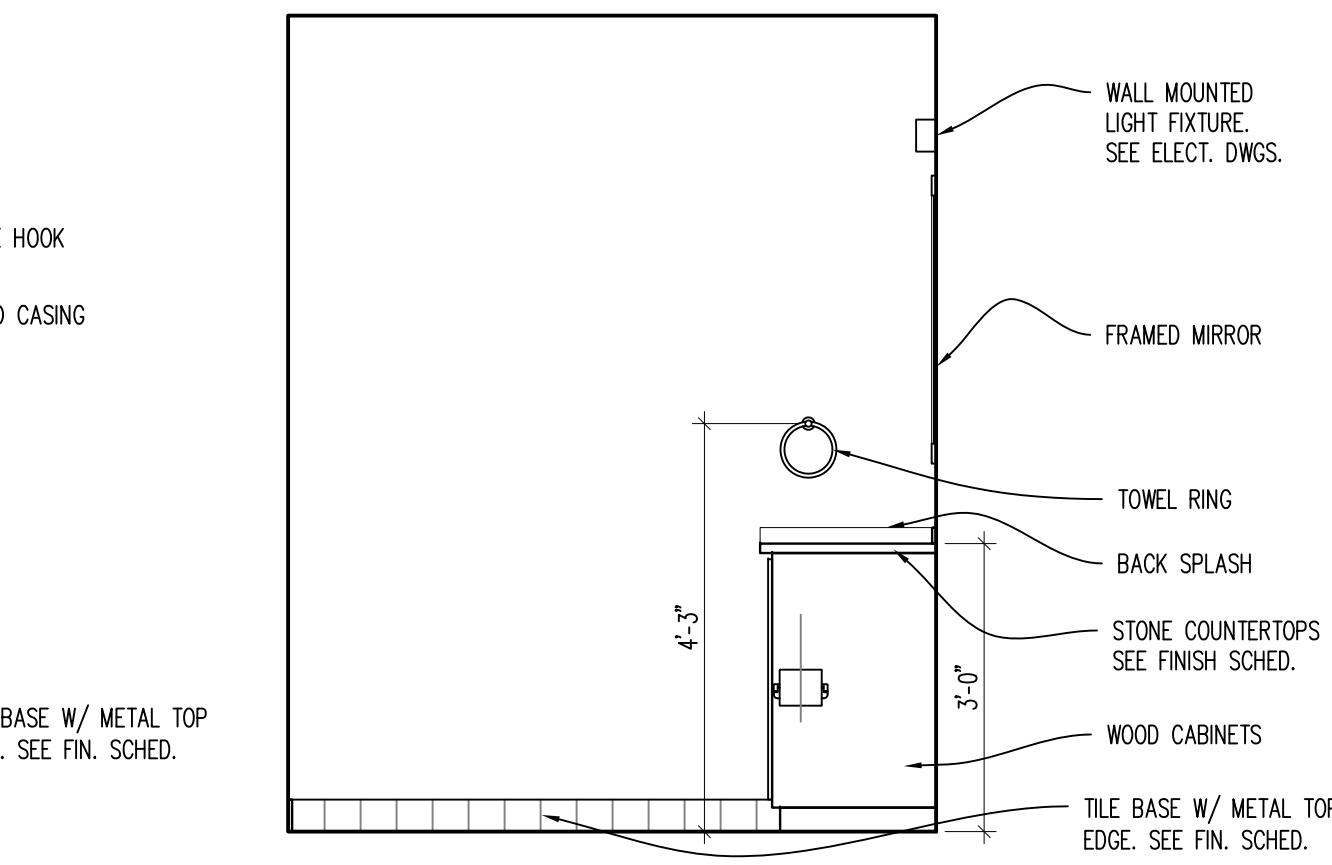
ELEVATION 10
SCALE: 1/2" = 1'-0"
A316.2



ELEVATION 11
SCALE: 1/2" = 1'-0"
A316.2

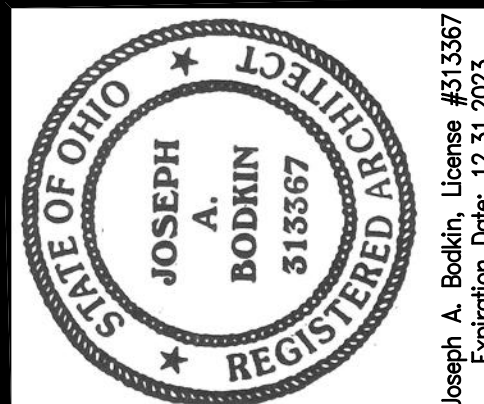


ELEVATION 12
SCALE: 1/2" = 1'-0"
A316.2



ELEVATION 13
SCALE: 1/2" = 1'-0"
A316.2

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Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202

APARTMENT CHANGES 01.12.2023

Unit 2
Construction
Project # 2022-259
Date: 02/02/2022 FOR PERMIT

Scale: As Noted
Drawn: [Signature]
Checked: [Signature]

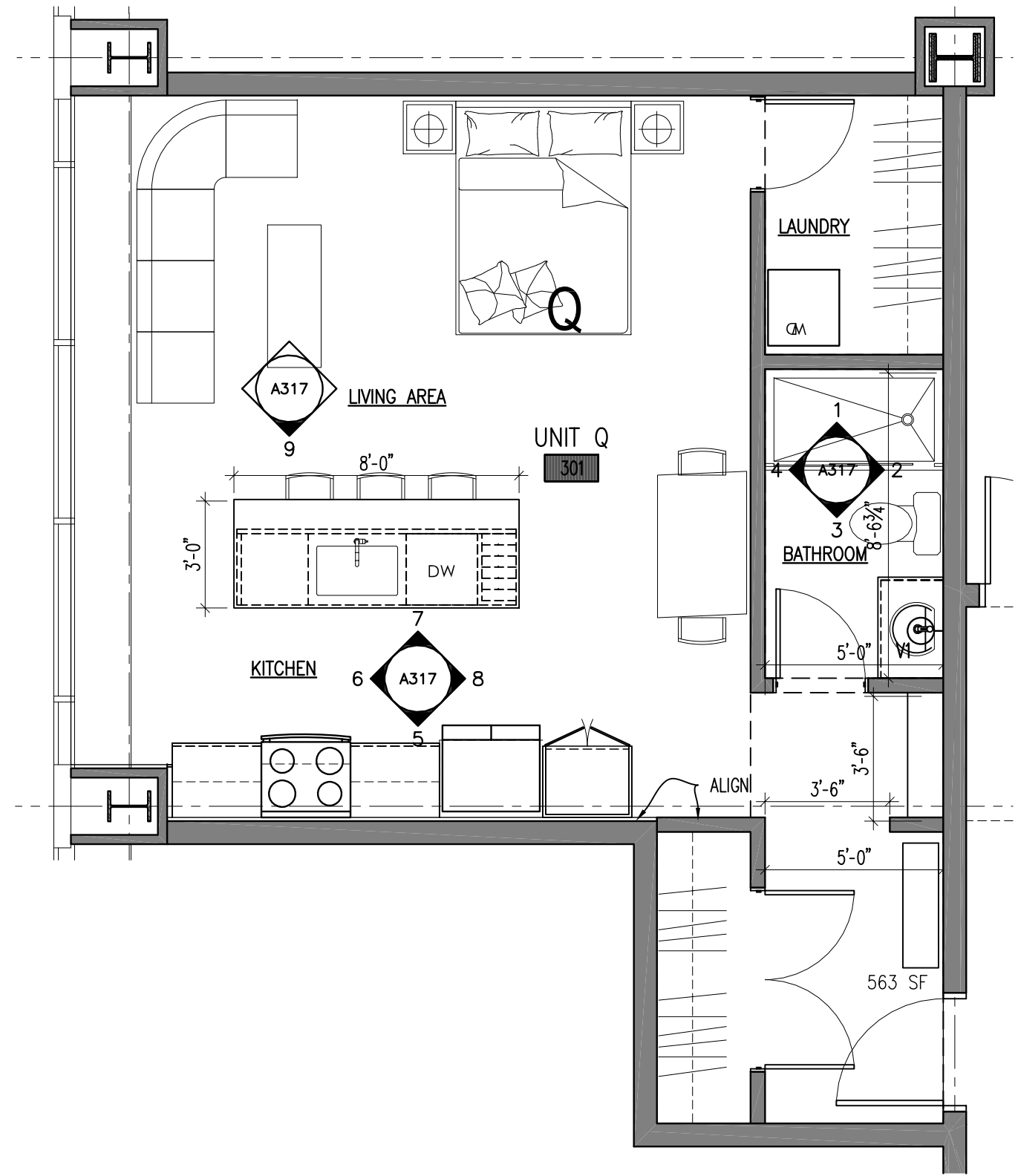
GENERAL APARTMENT NOTES

- DOOR FRAME SHALL BE 4" FROM FACE OF WALL TO BACKSIDE OF FRAME U.N.O.
- ALL NEW UNIT PARTITIONS ARE TYPE 3 U.N.O.
- DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL U.N.O.
- CENTER ALL CLOSET DOORS ON CLOSETS U.N.O.
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- EACH SHOWER TO BE PROVIDED W/ GLASS SHOWER DOOR. PROVIDE AND INSTALL IN EACH APARTMENT (2) TOWEL BARS, (1) TOILET PAPER HOLDER, (1) ROBE HOOK, (1) TOWEL RING.
- SEE SHEET "AS" FOR MOUNTING HEIGHTS.
- SHOWER PAN B.O.D.: BOOZIS SHOWERCAST 60X30, BLACK W/ MATTE BLACK DRAIN COVER. U.N.O.
- SEE SHEET A800 FOR MATERIAL SCHEDULE.
- SEE SHEET A502 DTL 6 FOR LAUNDRY ROOM CABINET DETAIL.

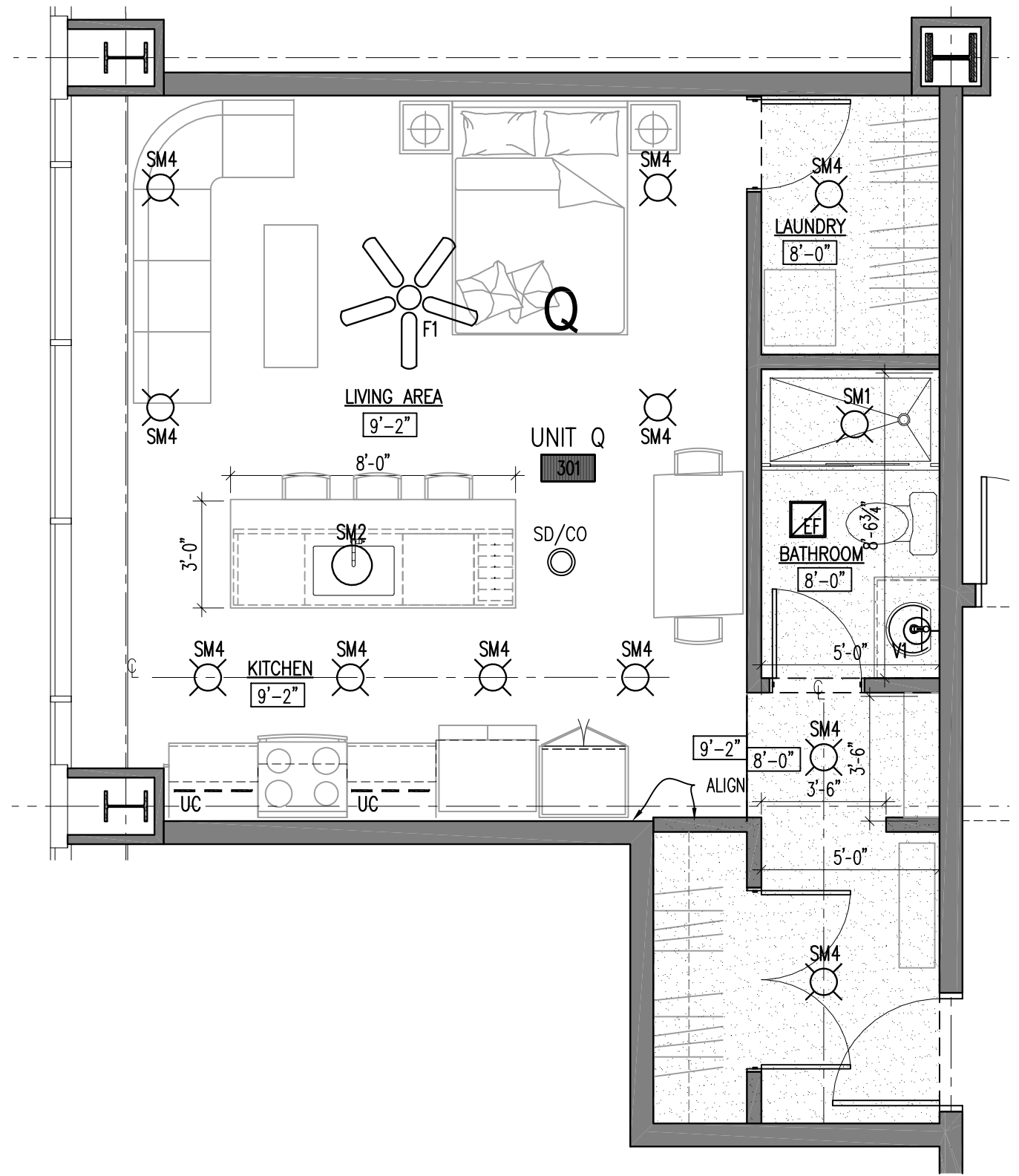
LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
H2SA CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

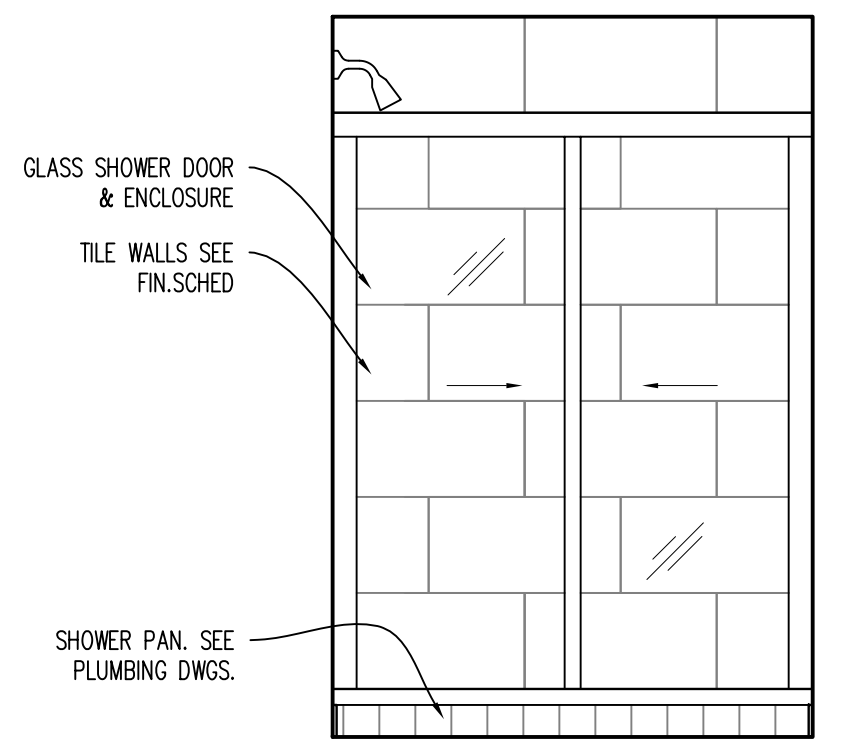
- 11 SURFACE TBD
- 22 SURFACE TBD
- ⊗ SM3 SURFACE 6" ROUND
- ⊗ SM1 SURFACE 4" ROUND
- ◻ SM10 DECORATIVE SURFACE MOUNTED ALLOWANCE: \$300
- ⊙ V1 VANITY WALL LIGHT
- ⊙ SC1 VANITY SCONCE LIGHT
- ⊗ F1 36" CEILING FAN
- ⊗ F2 42" CEILING FAN
- - - UC UNDER CABINET LIGHT



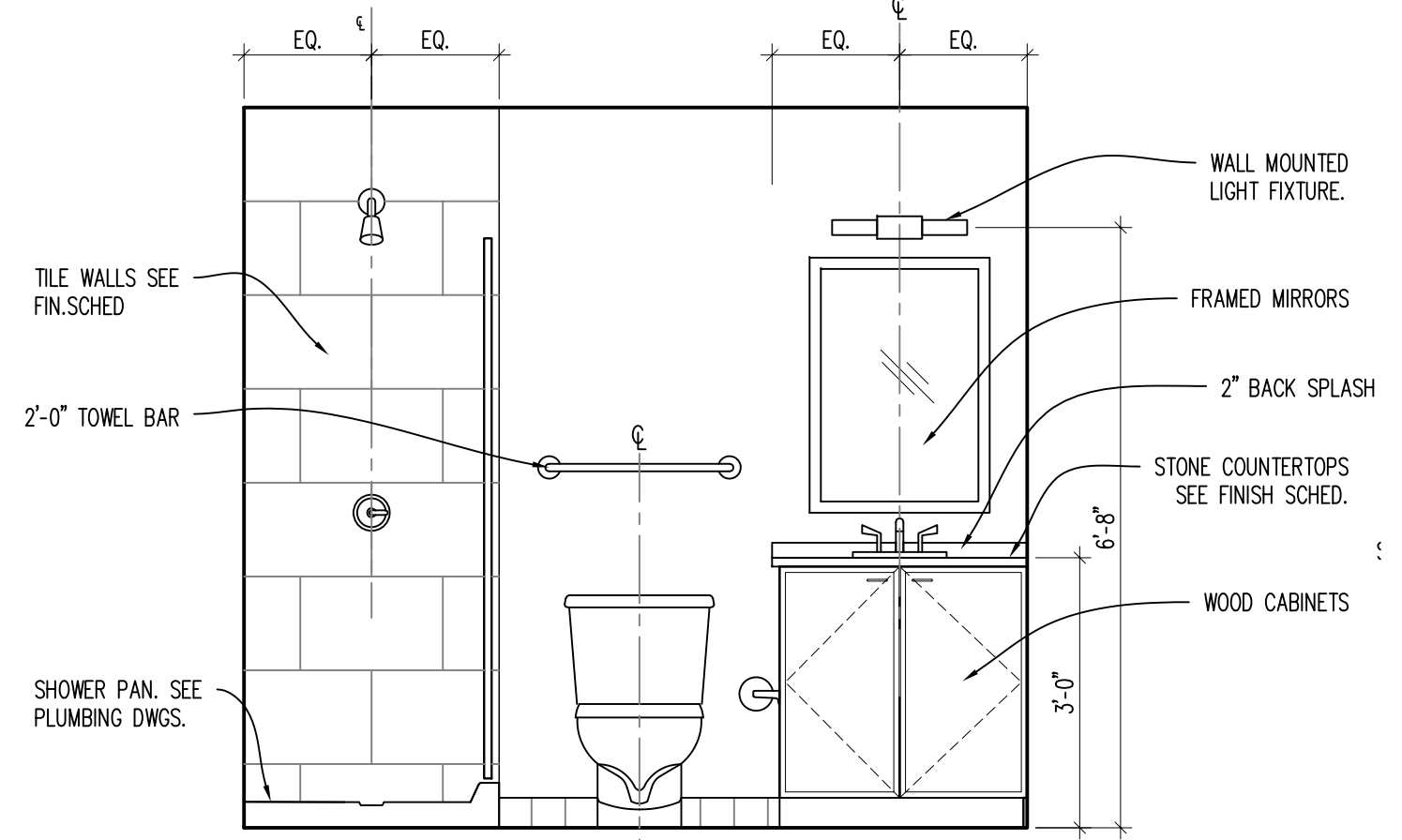
APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
A317



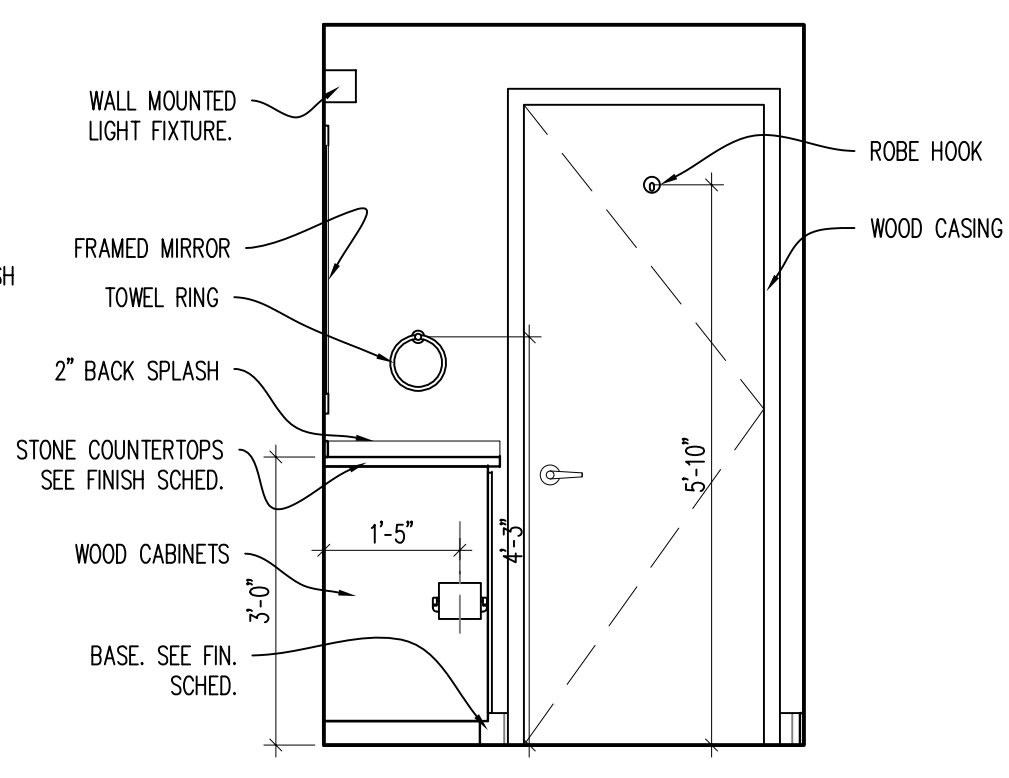
APARTMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
A317



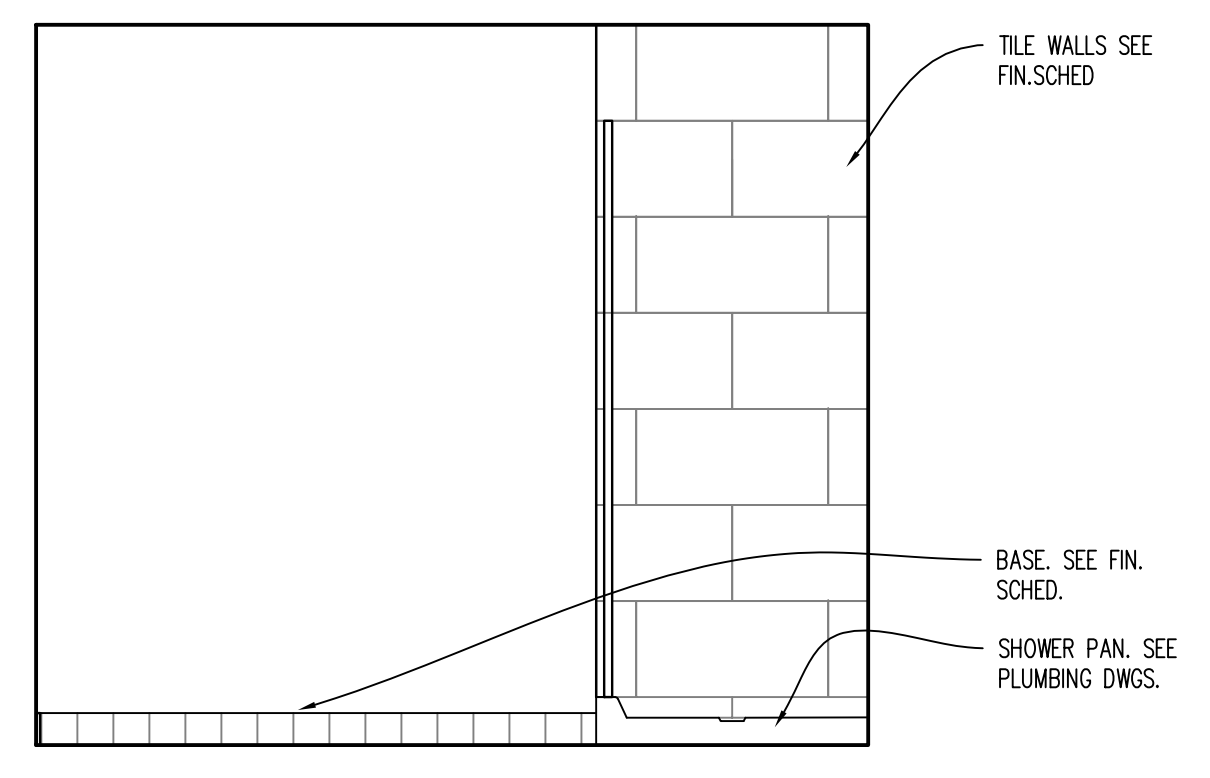
ELEVATION 1
SCALE: 1/2" = 1'-0"
A317



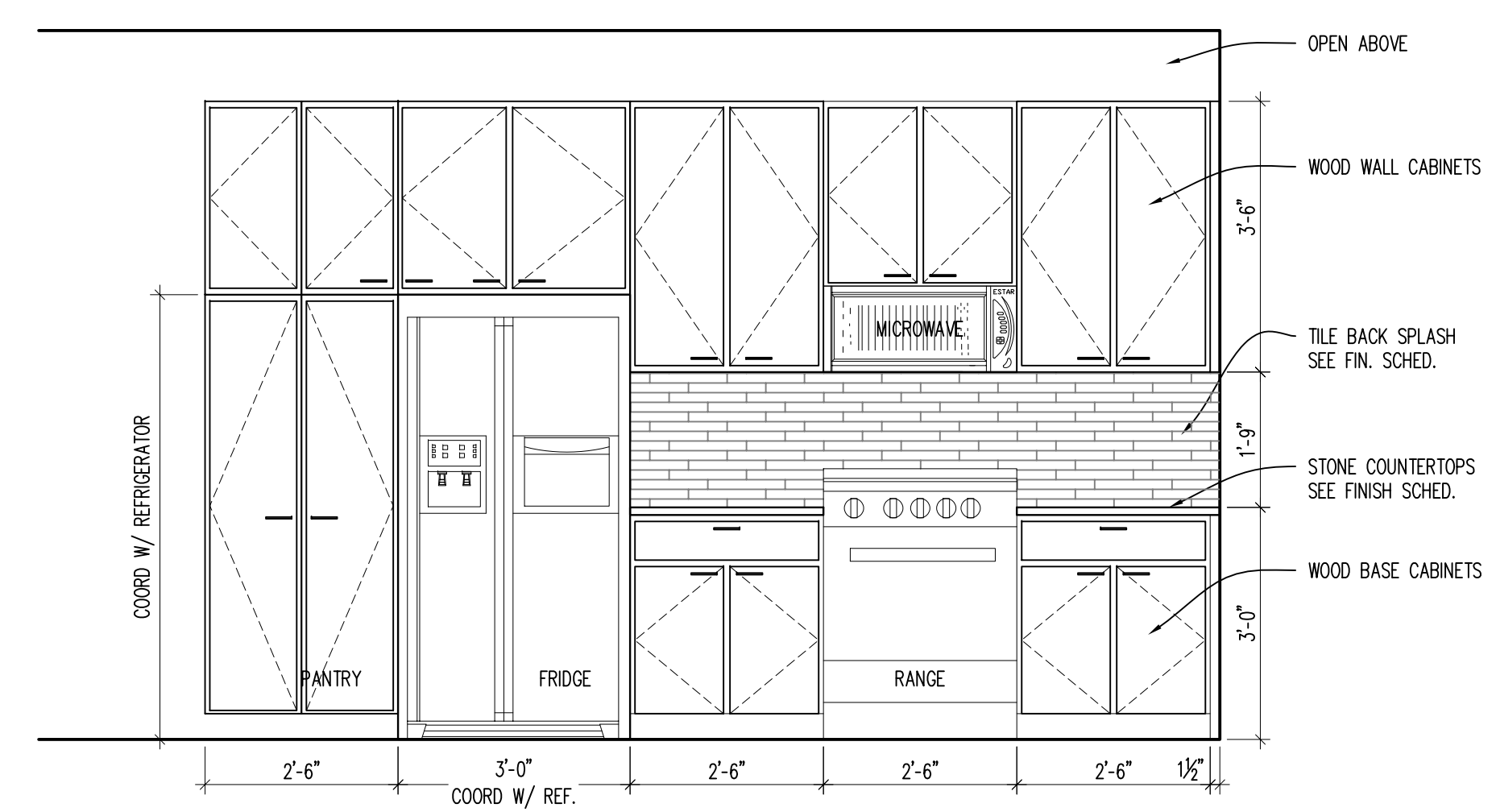
ELEVATION 2
SCALE: 1/2" = 1'-0"
A317



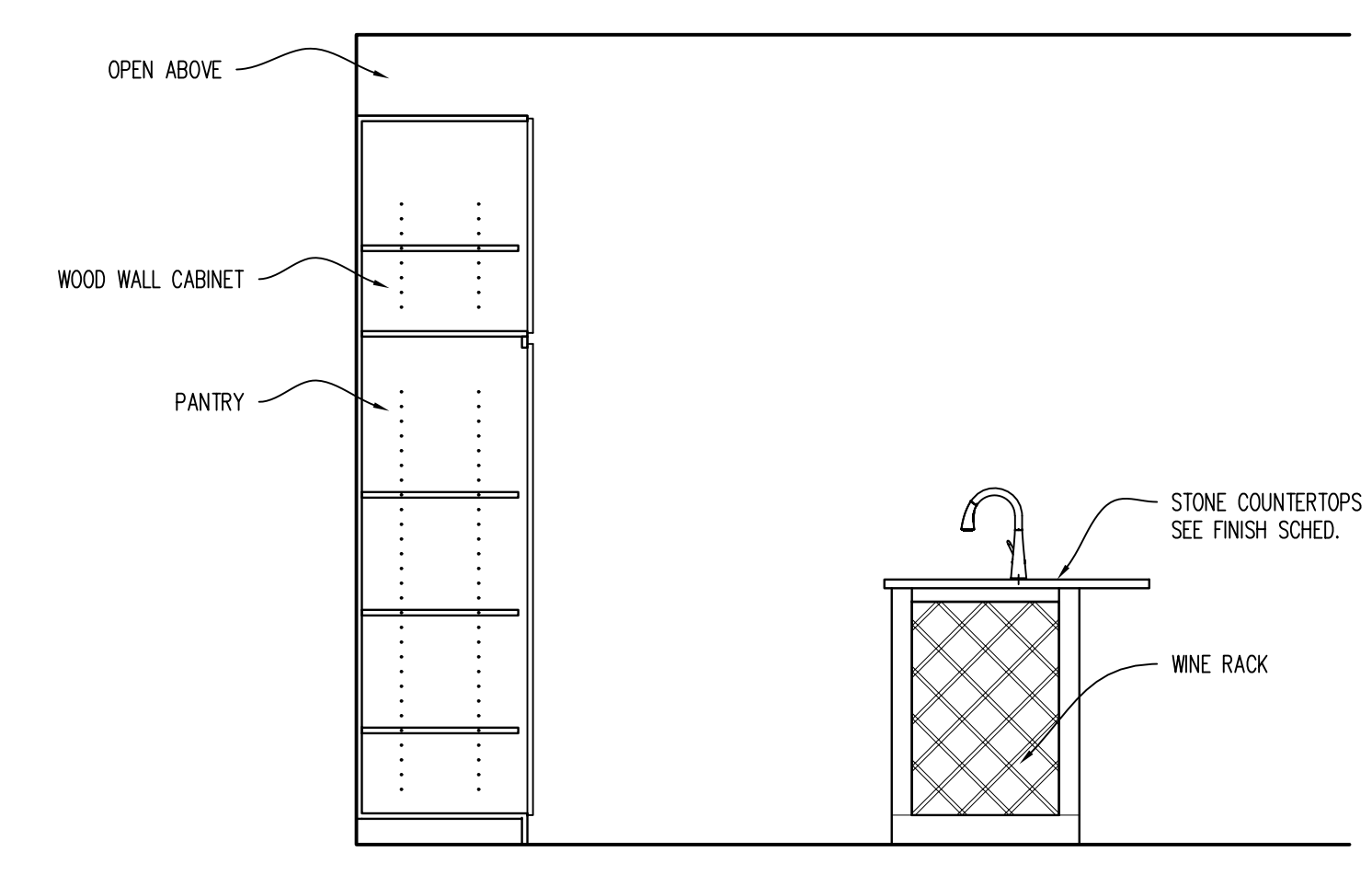
ELEVATION 3
SCALE: 1/2" = 1'-0"
A317



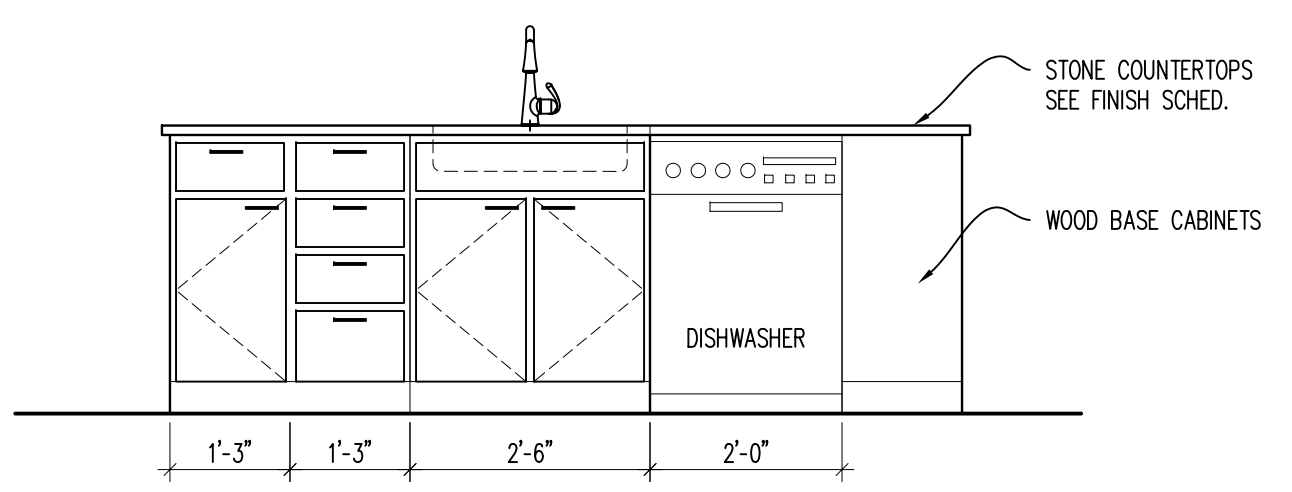
ELEVATION 4
SCALE: 1/2" = 1'-0"
A317



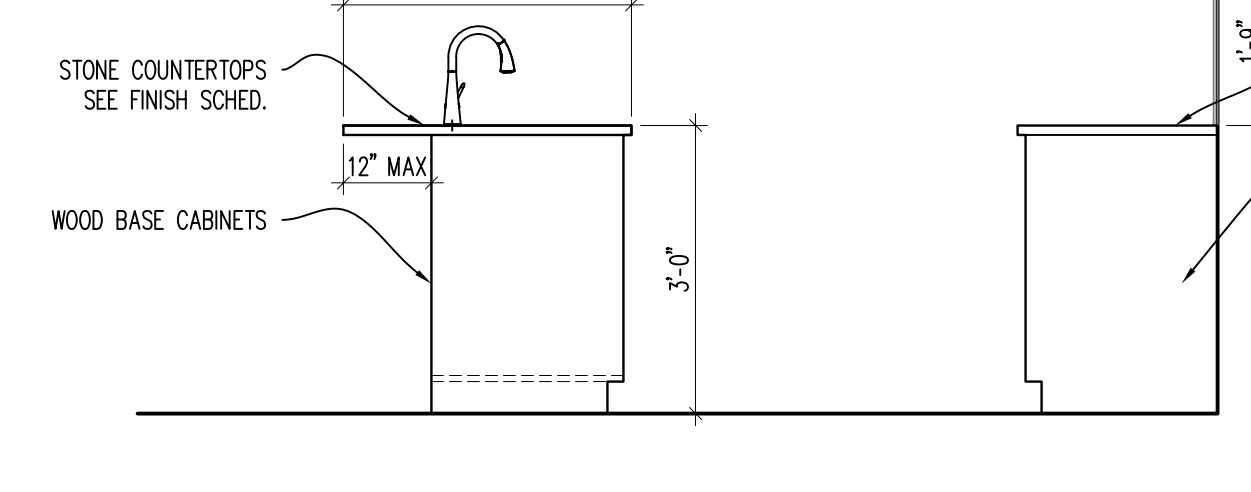
ELEVATION 5
SCALE: 1/2" = 1'-0"
A317



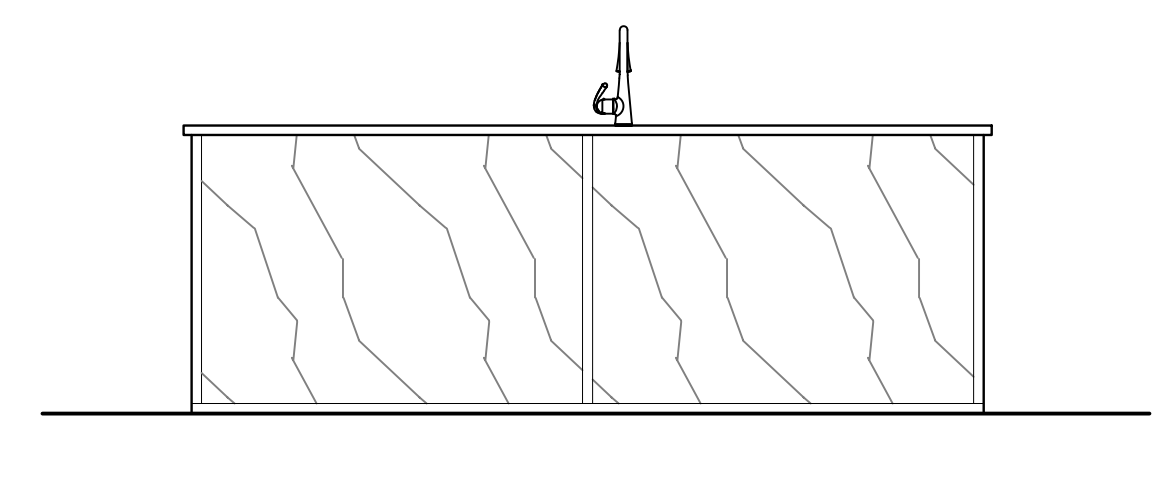
ELEVATION 6
SCALE: 1/2" = 1'-0"
A317



ELEVATION 7
SCALE: 1/2" = 1'-0"
A317



ELEVATION 8
SCALE: 1/2" = 1'-0"
A317



ELEVATION 9
SCALE: 1/2" = 1'-0"
A317

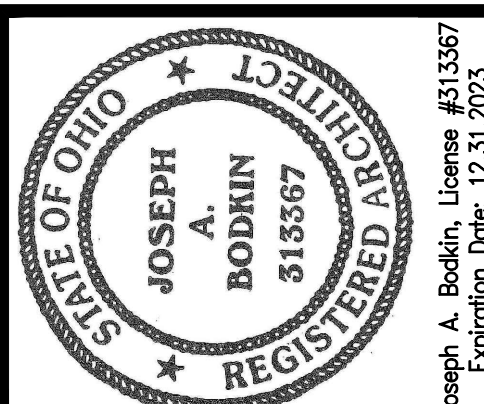
APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
			NORTH	SOUTH	EAST	WEST			
LIVING AREA	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
KITCHEN	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
CLOSET / LAUNDRY	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BEDROOM	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
BATHROOM	CT-1	CTB-1	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	
FOYER / CORRIDOR	VP-1	RB-3	PT-1	PT-1	PT-1	PT-1	PT-3	NOTES: A	

NOTES:
A: ALL TRIM, CASINGS, DOORS, ETC ARE TO BE PAINTED. COLOR & SHEEN TBD.

APARTMENT DOOR SCHEDULE

DOOR MARK	DOOR LOCATION	DOOR INFORMATION				FRAME INFORMATION				HDW. SET	FIRE RATING	REMARKS	
		WIDTH	HEIGHT	THICK	STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	HEAD				JAMB
D C/L (x1)	CLOSET / LAUNDRY	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK
D BTH (x1)	BATHROOM	2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	2	-	PRE-HUNG, STAINED OAK
D C (x1)	CLOSET	(2) 2'-6"	6'-8"	1 3/8"	2	OAK	A	WD	3/A600	4/A600	3	-	PRE-HUNG, STAINED OAK



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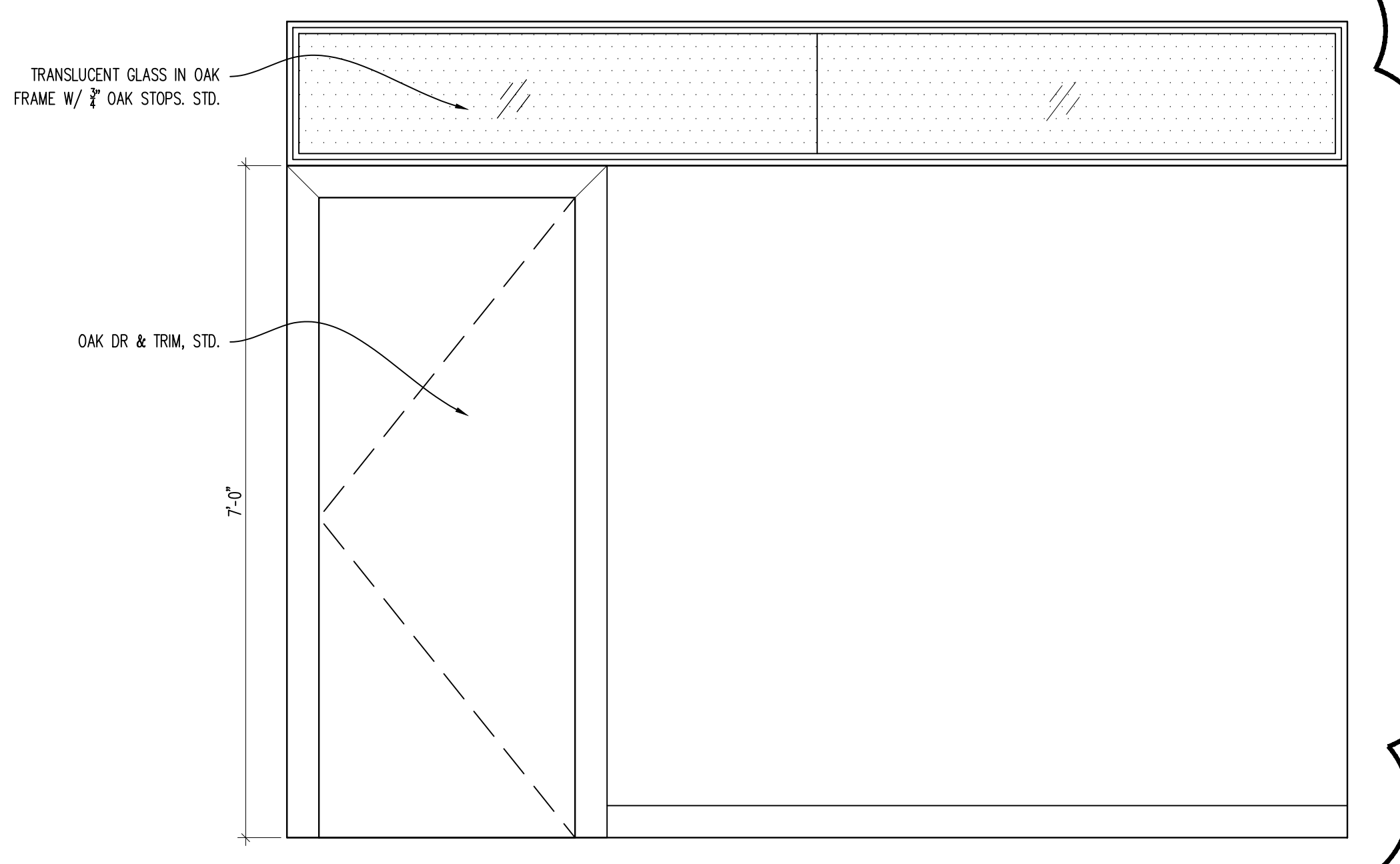
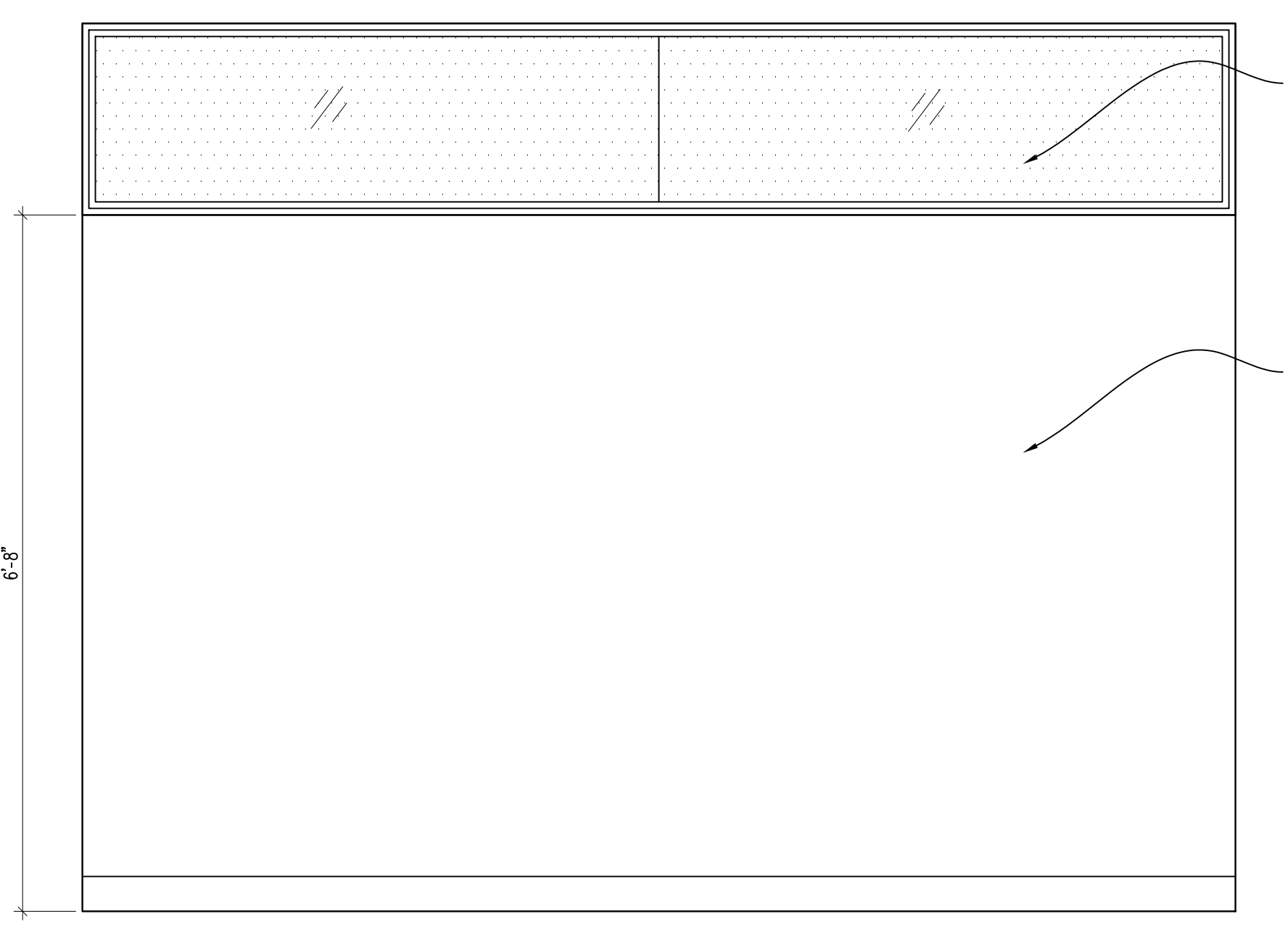
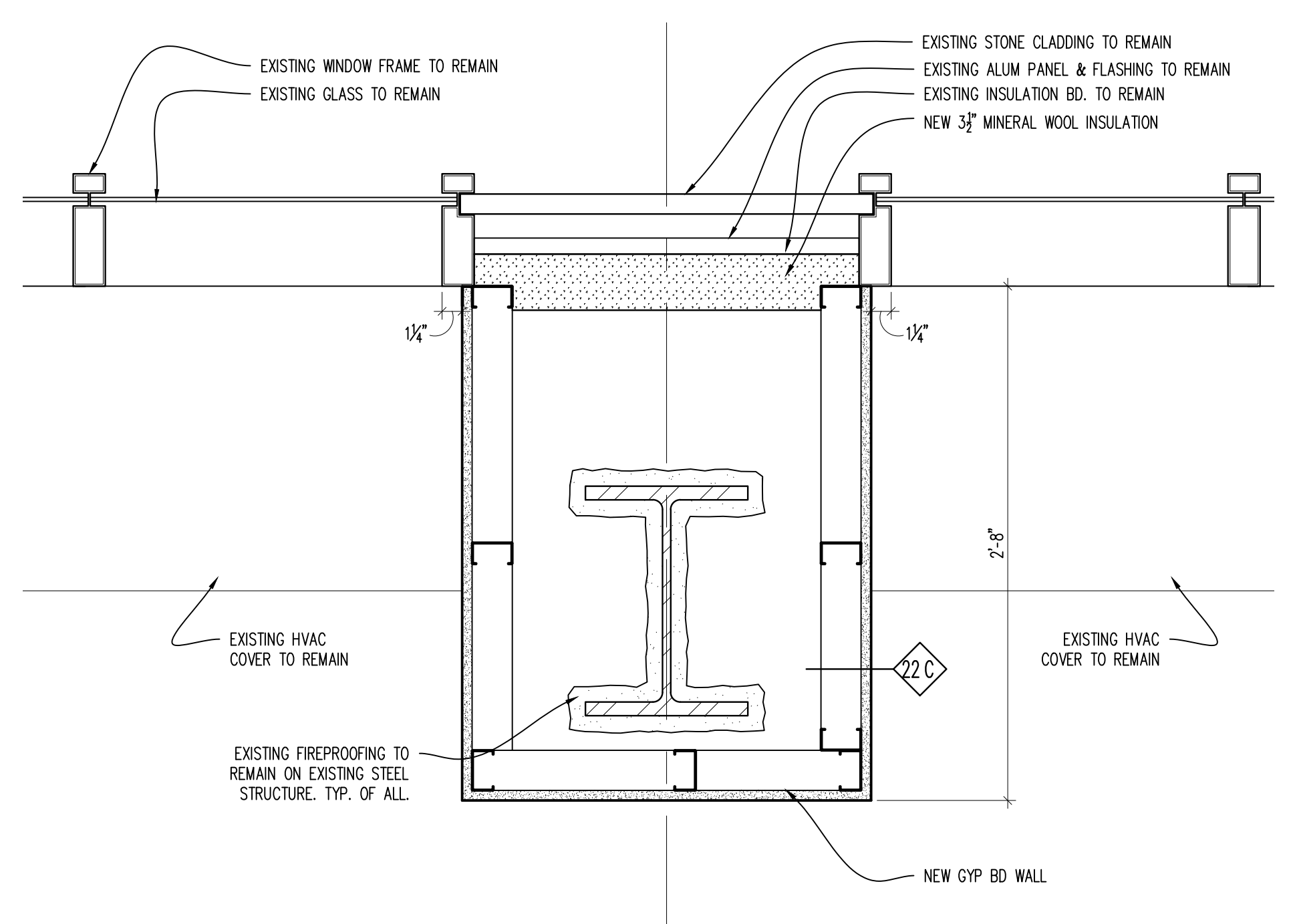
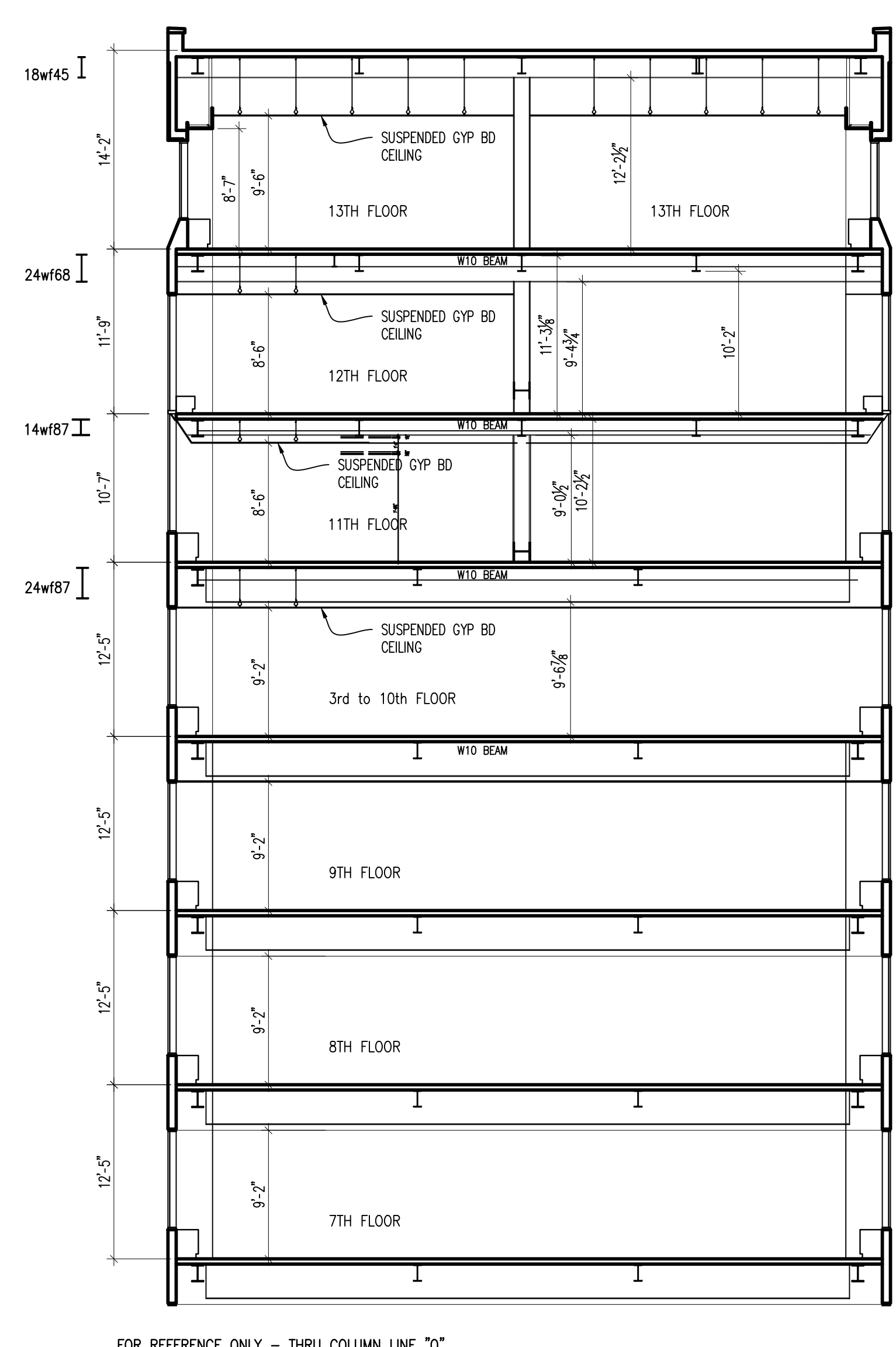
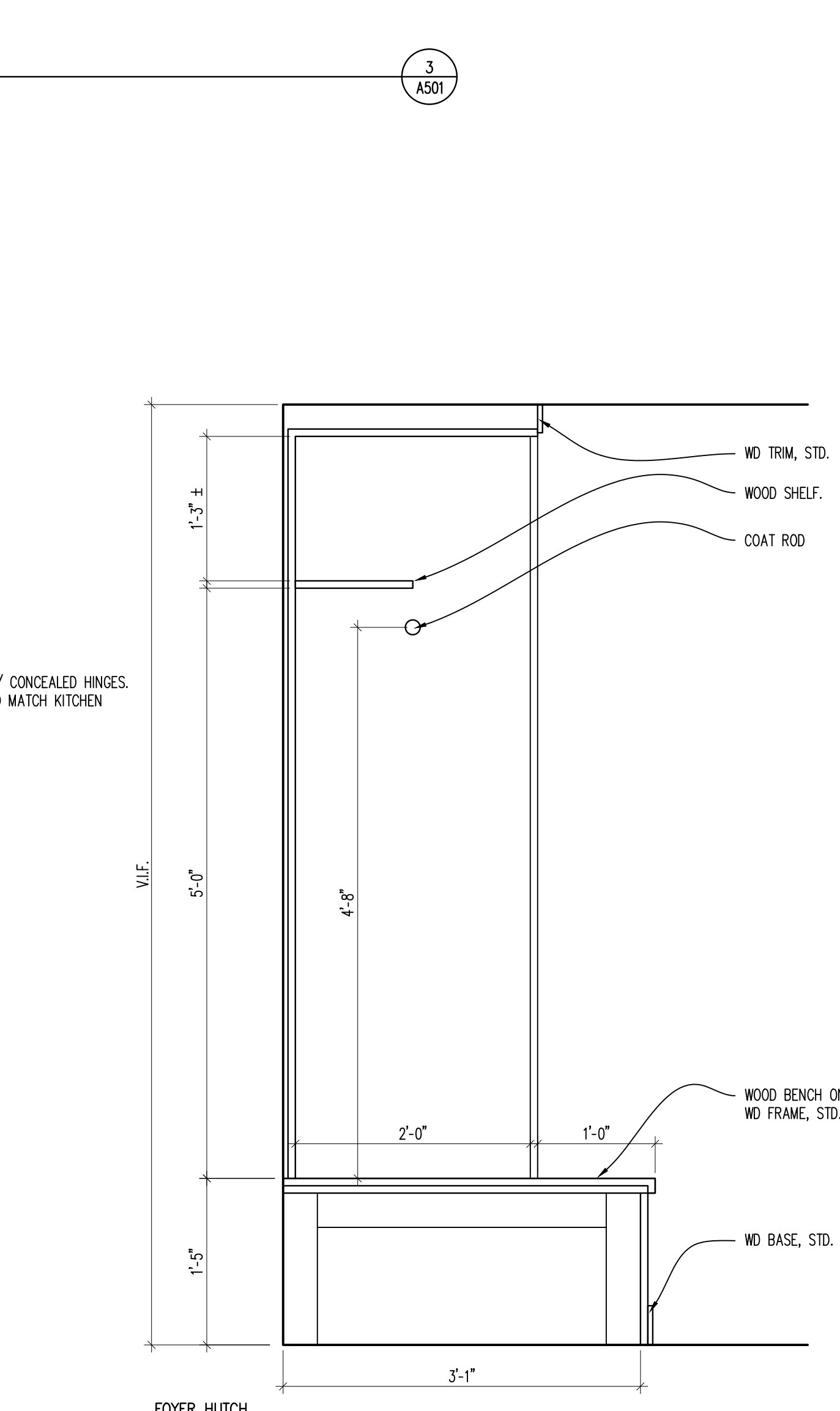
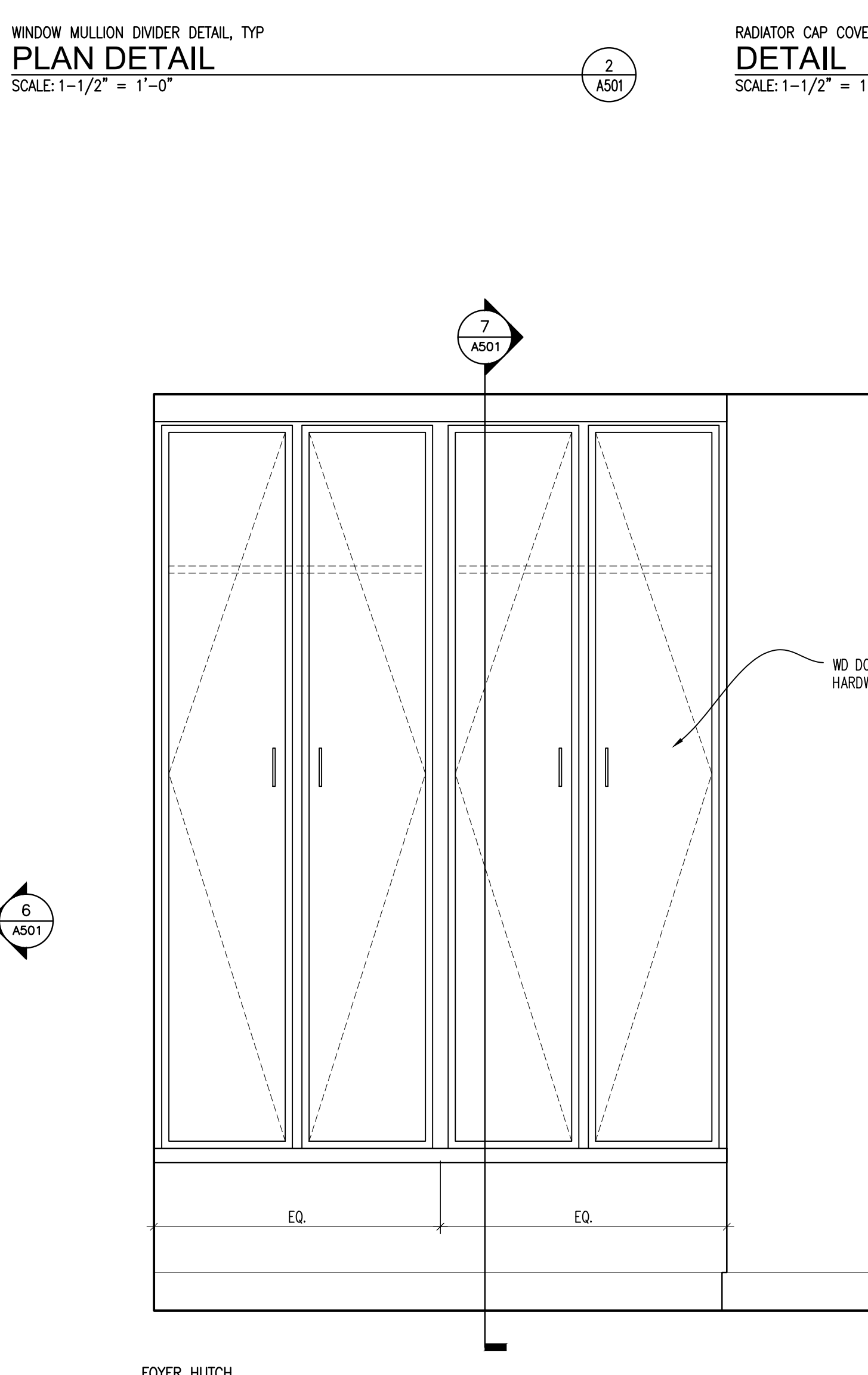
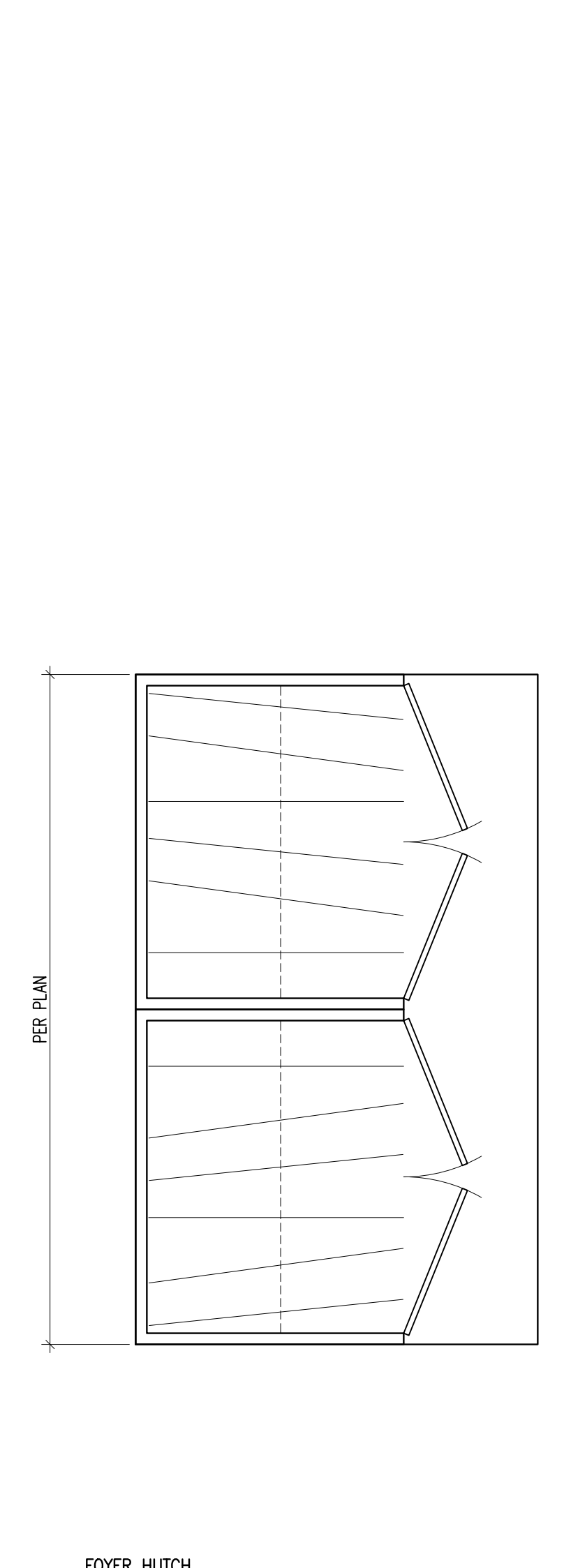
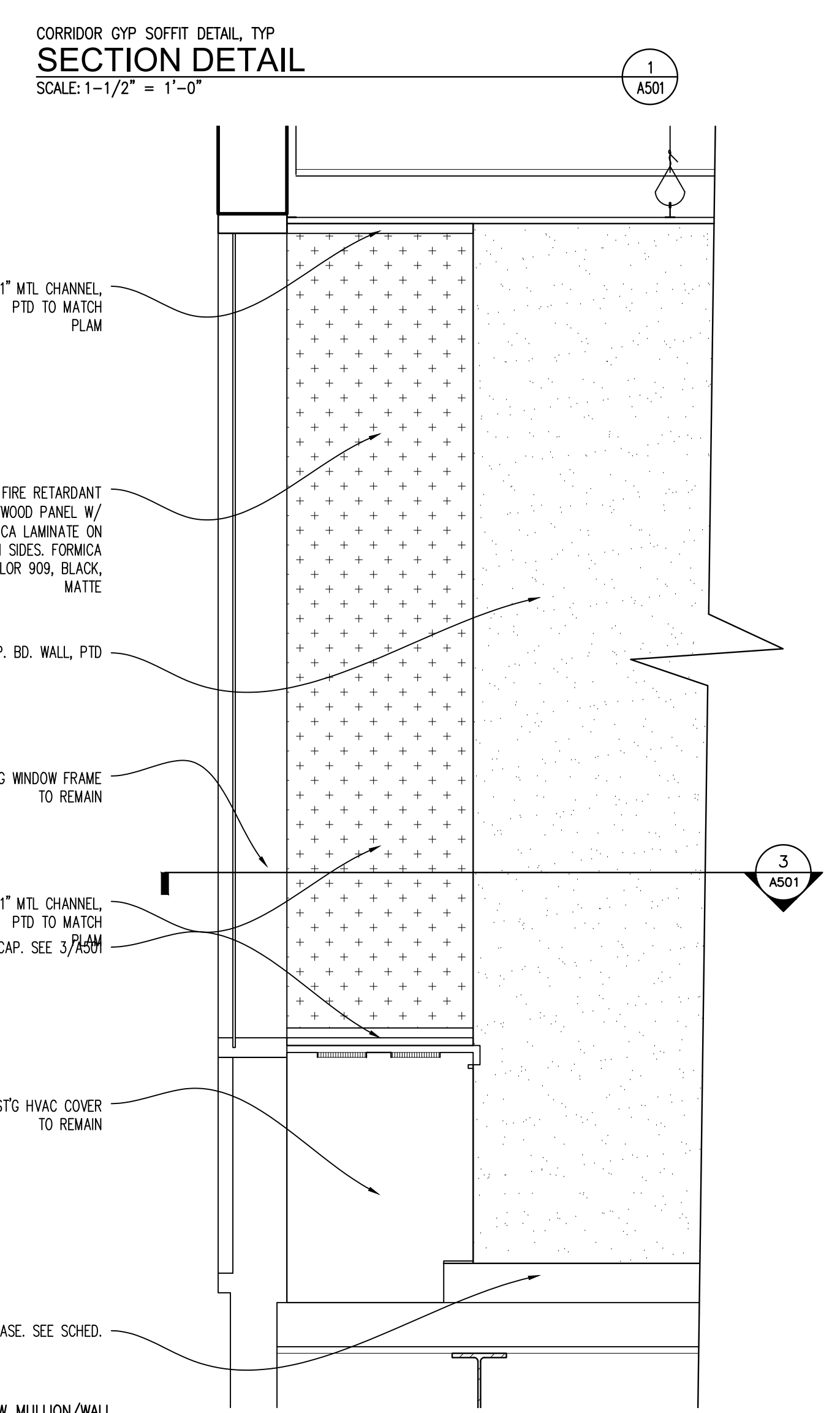
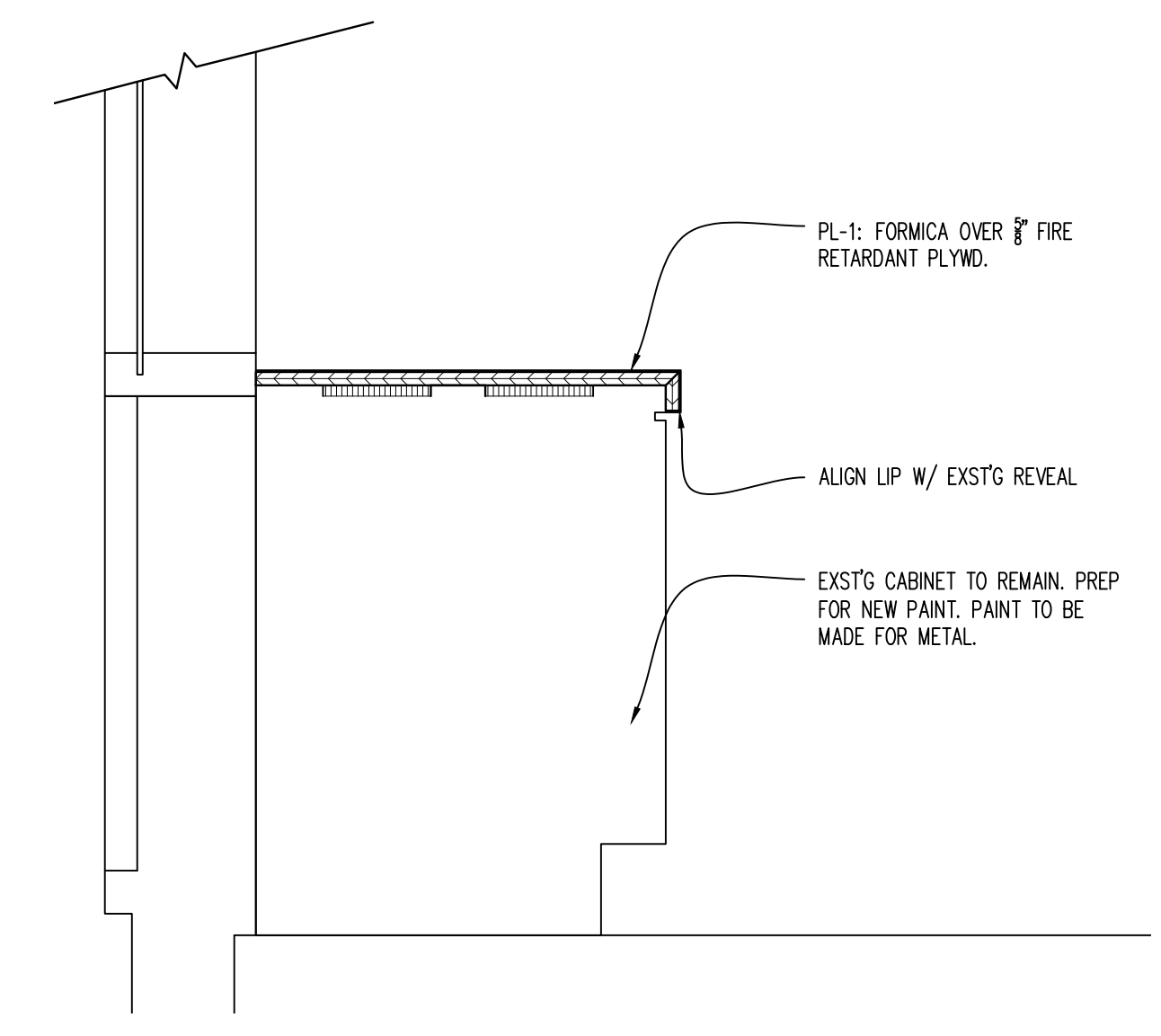
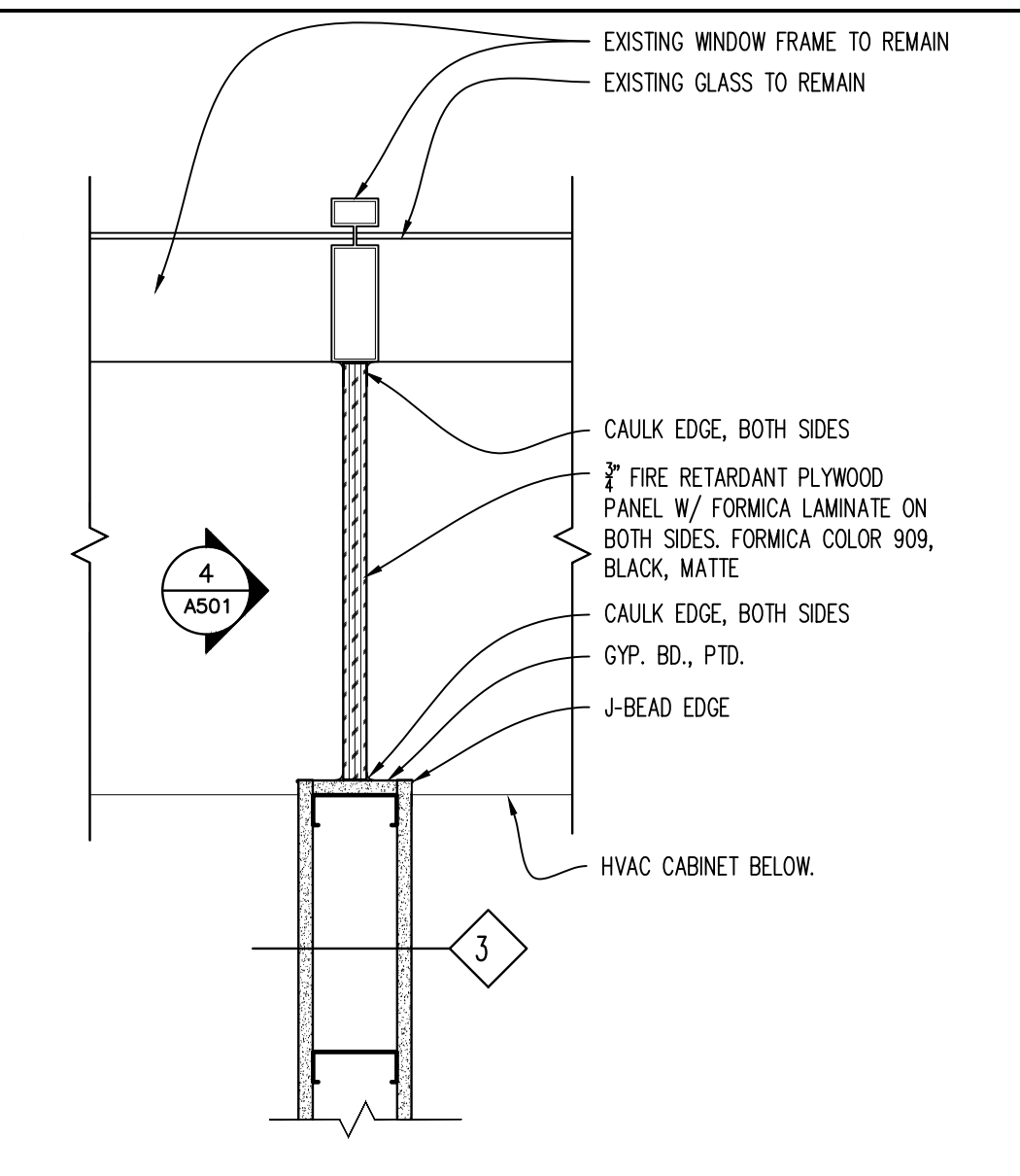
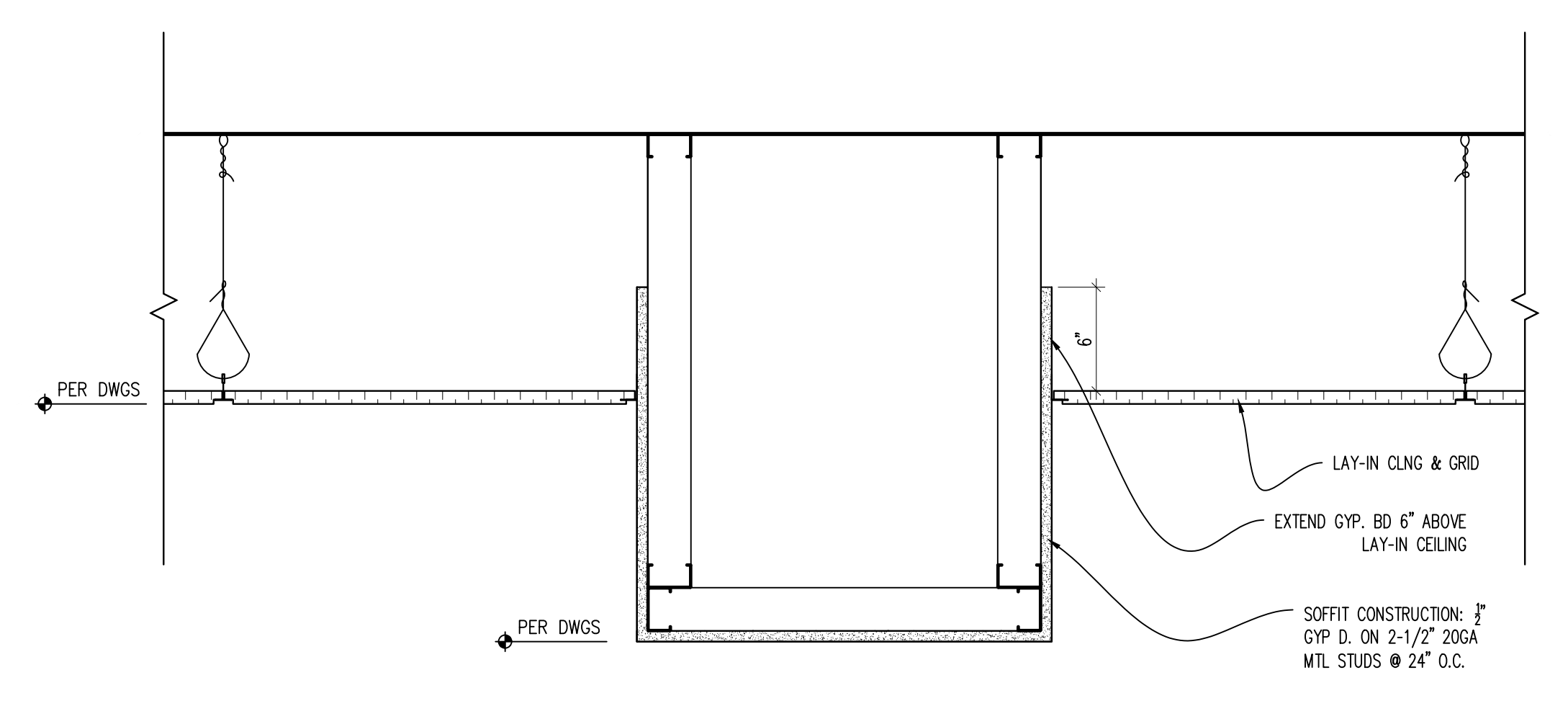
Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project	Formica Building B To 6
No.	45202
Date	07.19.2023
Revision	PLAN EXAMINER COMMENTS
Scale	As Noted
Checked	As Noted
Drawn	As Noted
Project No.	2022-259
Issue Date	07/09/2022 FOR PERMIT
Scale	As Noted
Checked	As Noted
Drawn	As Noted

A501 (d)

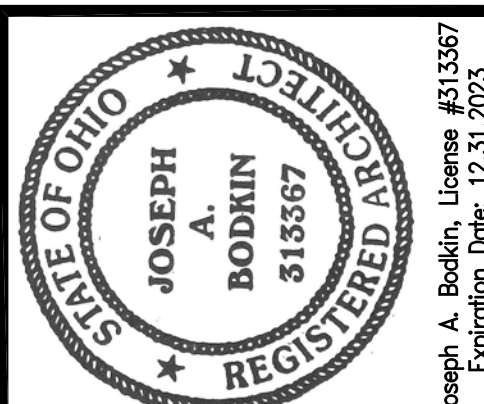


COLUMN WRAP - NON-RATED
PLAN DETAIL
 SCALE: 1" = 1'-0"

GLASS TRANSOM WALL ELEVATION
 SCALE: 3/4" = 1'-0"

GLASS TRANSOM WALL W/ DOOR ELEVATION
 SCALE: 3/4" = 1'-0"

C:\Users\jboodin\Desktop\01_NBD\01_NBD\Projects\2022-259_Formica_Building\From Item\PHASE D - New Permit E-6\05_Formica_Building\A501.dwg - 19, 2023-8-22am - By: jboodin



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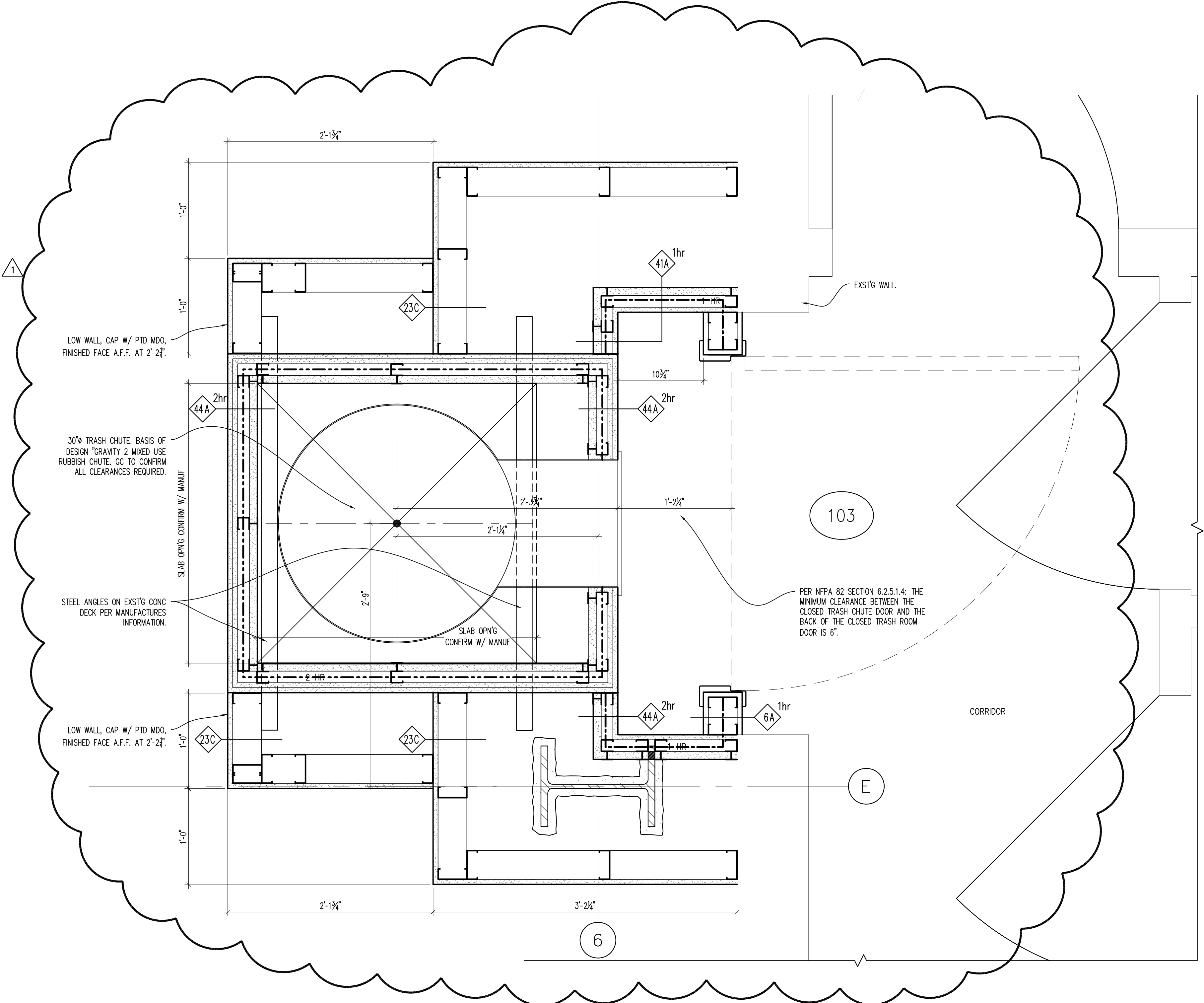
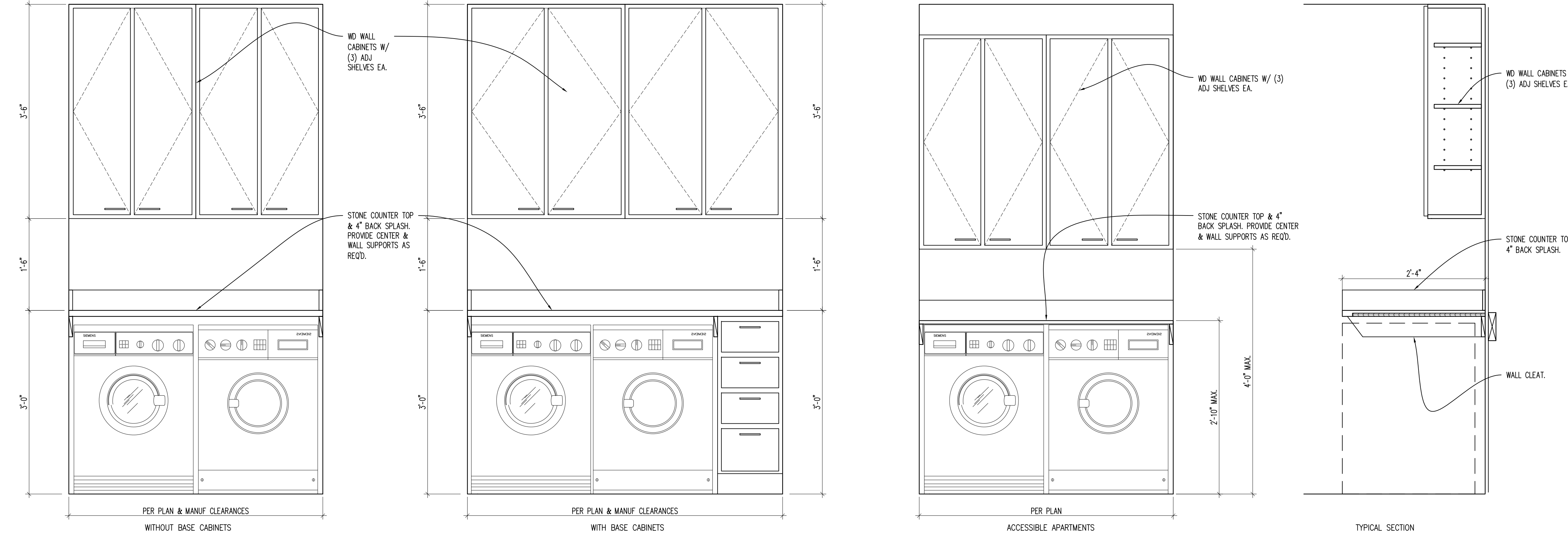
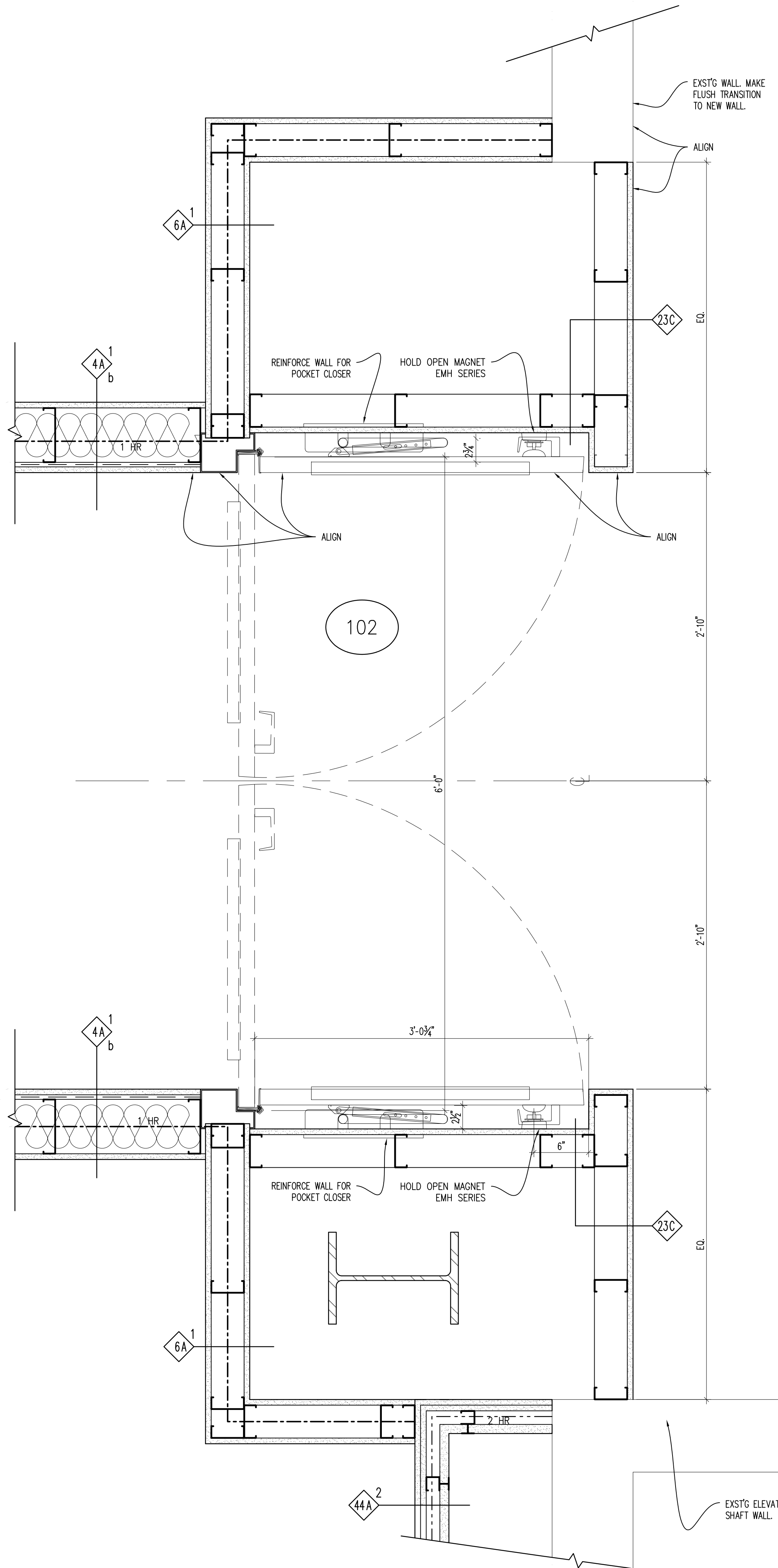
Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project	Formica Building B TO 6
No.	45202
Revision	1
Date	01/12/2023
Drawn	AS
Checked	AS
Scale	As Noted
Project No.	2022-259
Issue Date	01/12/2022
For Permit	FOR PERMIT
Comments	PLAN EXAMINER COMMENTS 01.12.2023

A502

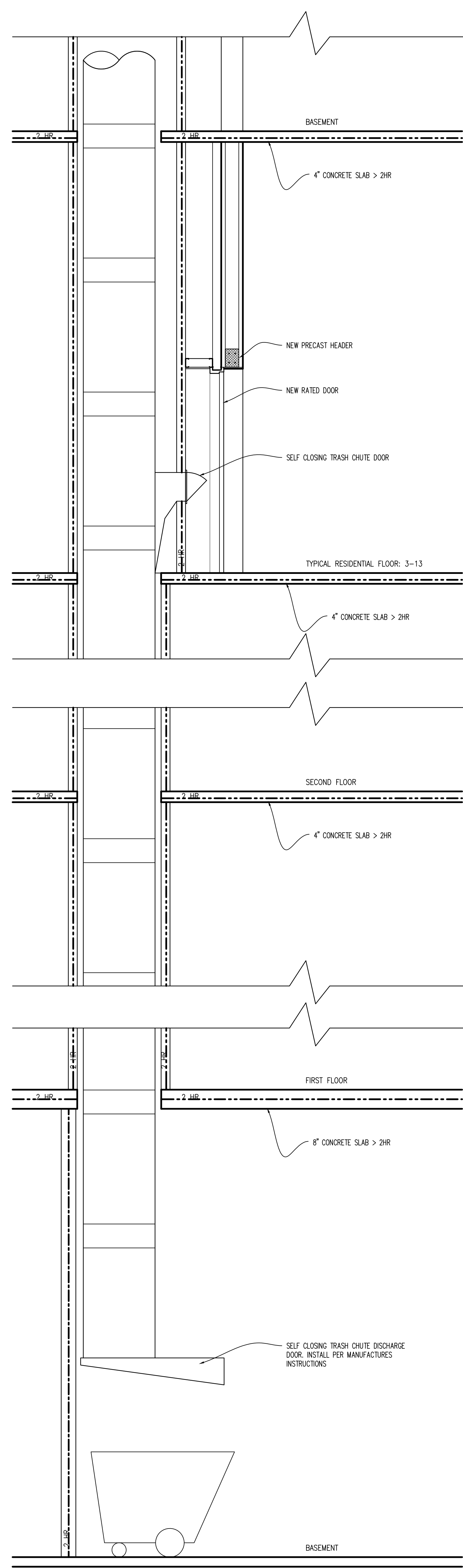


NOT USED

NOT USED
SCALE:

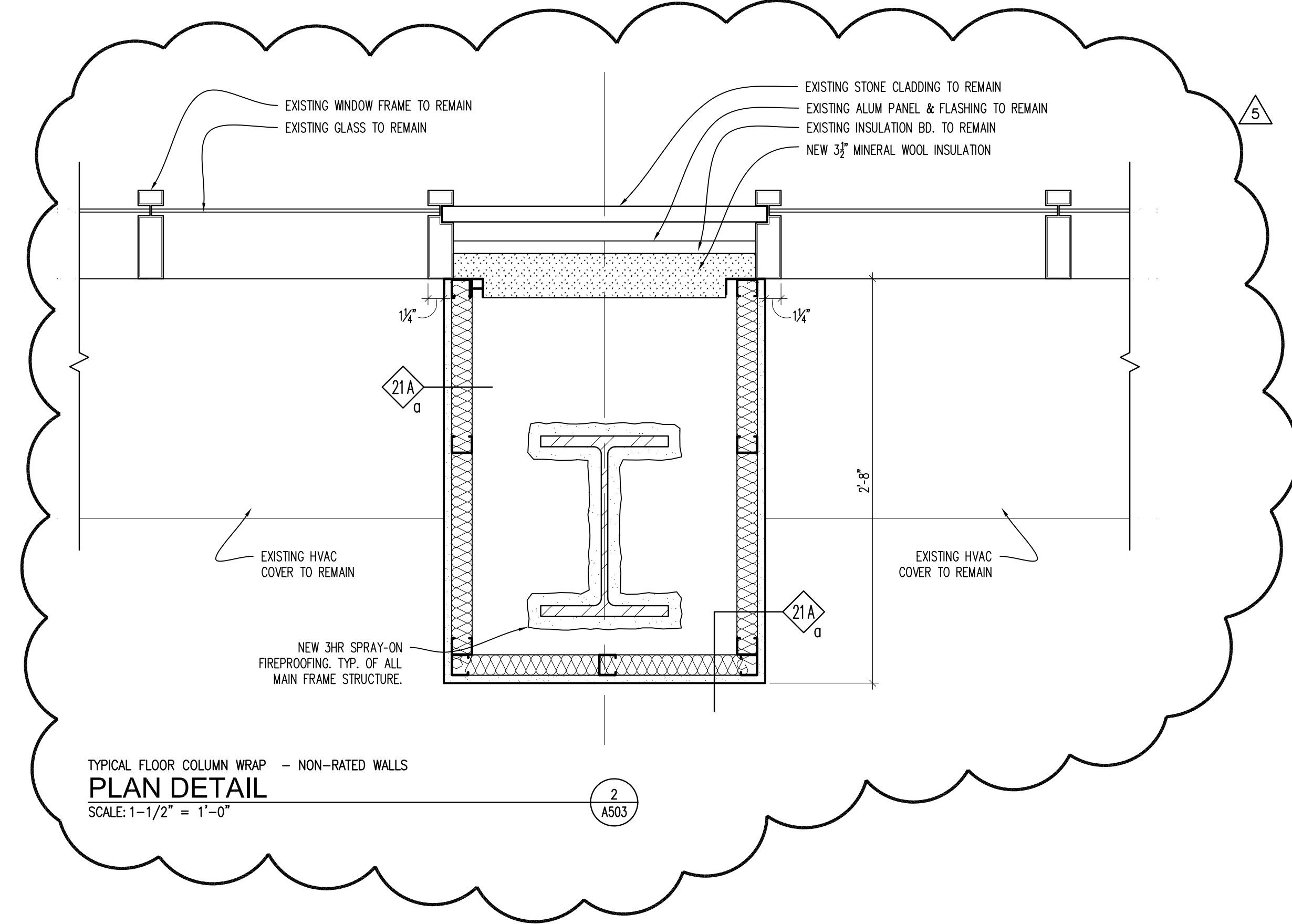
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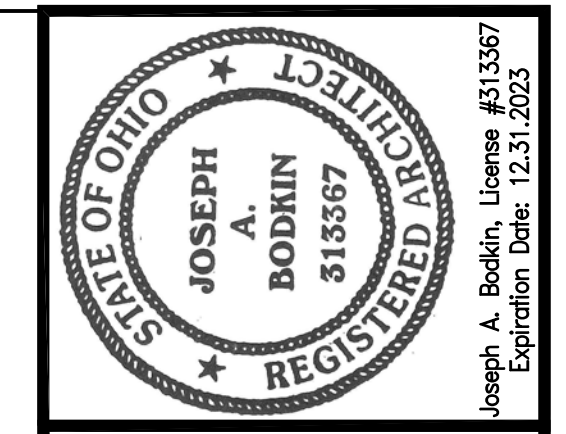
TRASH CHUTE AND ROOM
PARTIAL SECTION
SCALE: 1/2" = 1'-0"

1
A503



TYPICAL FLOOR COLUMN WRAP - NON-RATED WALLS
PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

2
A503



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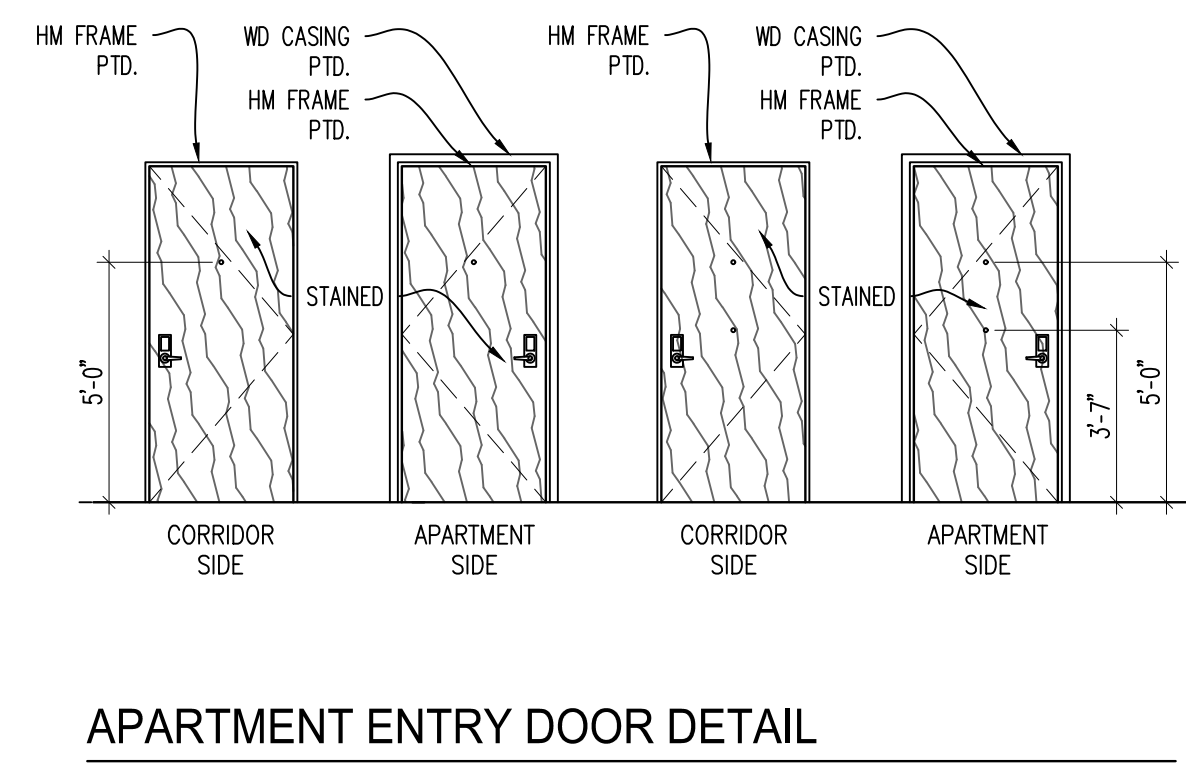
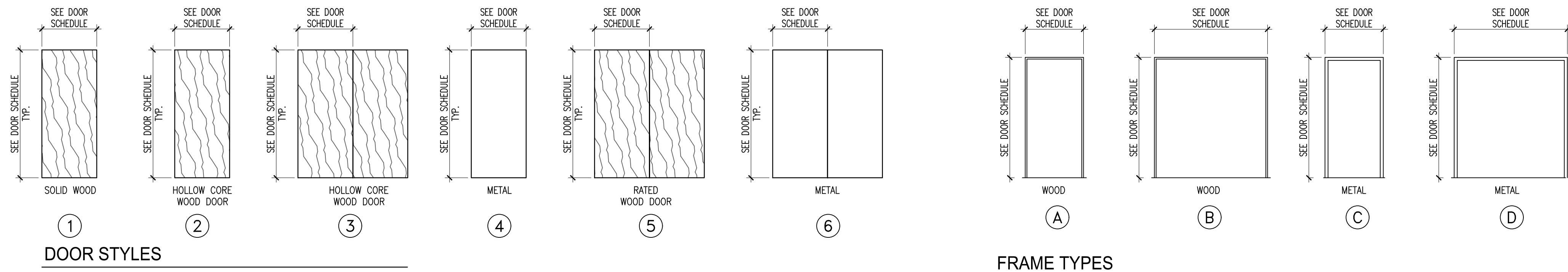
Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6
Address	117 E 5th Street
City	Cincinnati, Ohio - 45202
Sheet	DETAILS
Project No.	2022_259
Scale	As Noted
Date	01/12/2023
Revisions	1 PLAN EXAMINER COMMENTS

A503



GENERAL NOTES

- A. IF A DOOR IS NOT DIMENSIONED OR NOT CENTERED IN A ROOM, THE DOOR SHOULD BE MOUNTED SO THAT THE FACE OF THE FRAME IS 4" MINIMUM (IN STUD WALLS).
- B. IF A DOOR IS GRAPHICALLY SHOWN GENERALLY CENTERED IN A ROOM OR SPACE, THE CENTER OF THE DOOR SHOULD BE AN EQUAL DISTANCE BETWEEN ADJOINING WALLS.
- C. HM DOORS TO BE PAINTED TO MATCH ADJACENT WALLS, SEMI-GLOSS UNLESS OTHERWISE NOTED.
- D. REFER TO APARTMENT PLANS FOR APARTMENT INTERIOR DOOR SCHEDULE.
- E. ALL EXISTING HARDWARE TO BE REMAIN ON EXISTING HISTORIC DOORS.
- F. ALL NEW DOOR HANDLES TO BE ADA COMPLIANT.
- G. COORDINATE KEYING OF ALL DOORS WITH OWNER, THIS INCLUDES ALL KEY PADS, KEY FOBs, SECURED ACCESS POINTS, ETC.
- H. ALL NEW AND EXISTING RATED DOORS ARE TO RECEIVE NEW CLOSERS.
- I. EGRESS DOORS WILL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

SEAL OF THE STATE OF OHIO
JOSEPH A. BOELEN
REGISTERED ARCHITECT
No. 81587

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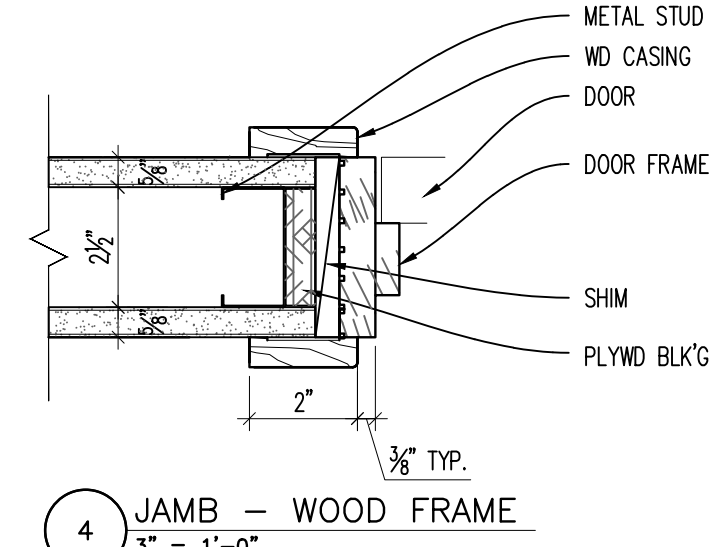
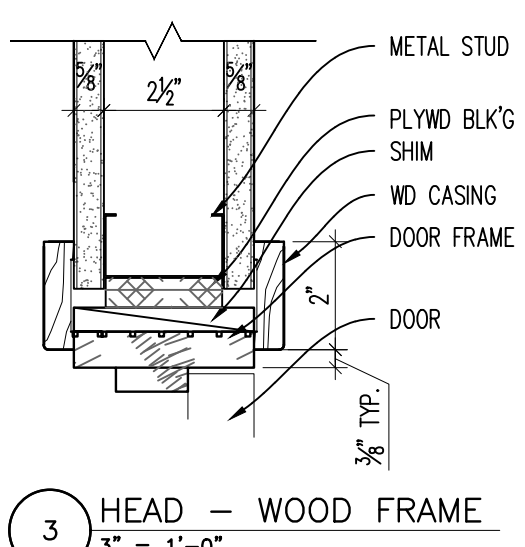
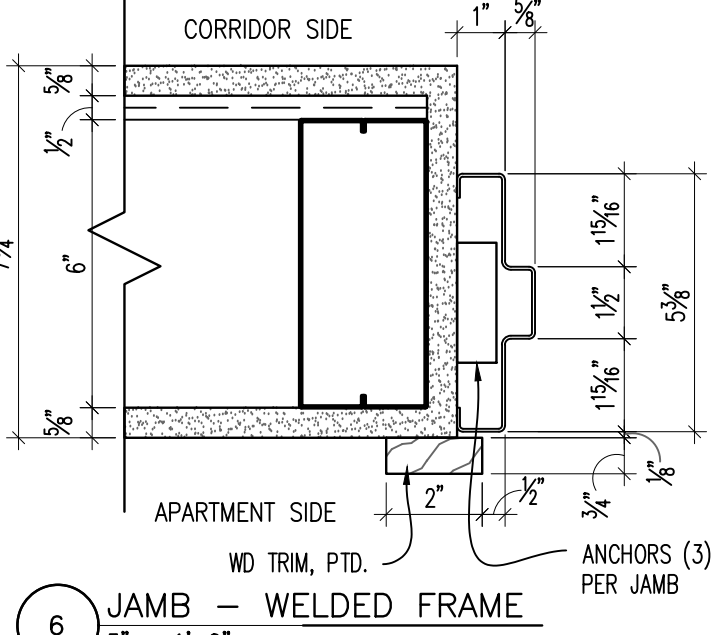
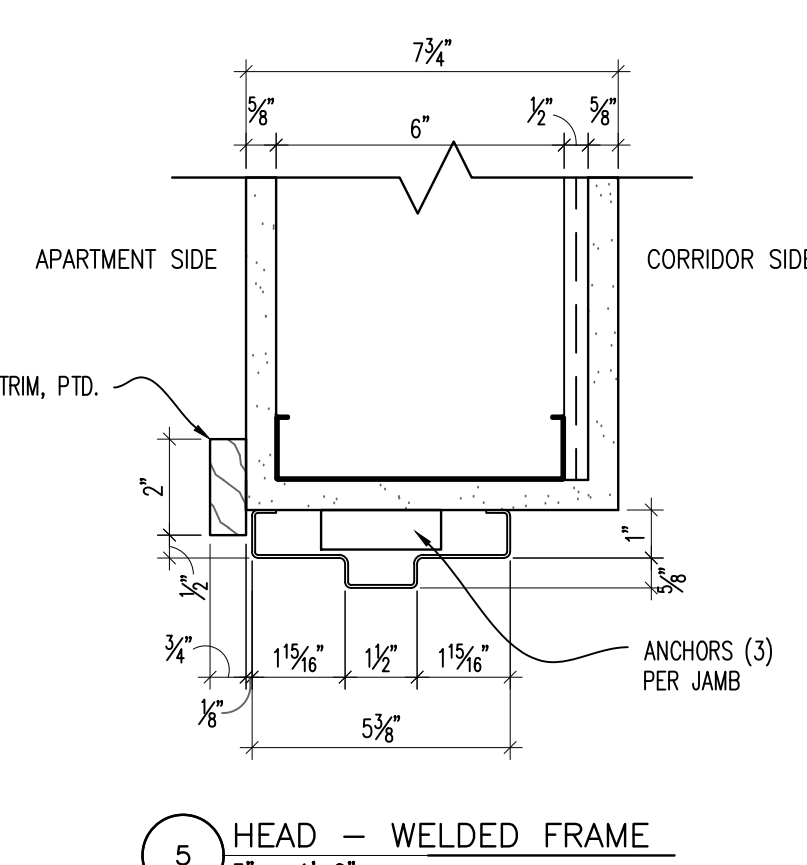
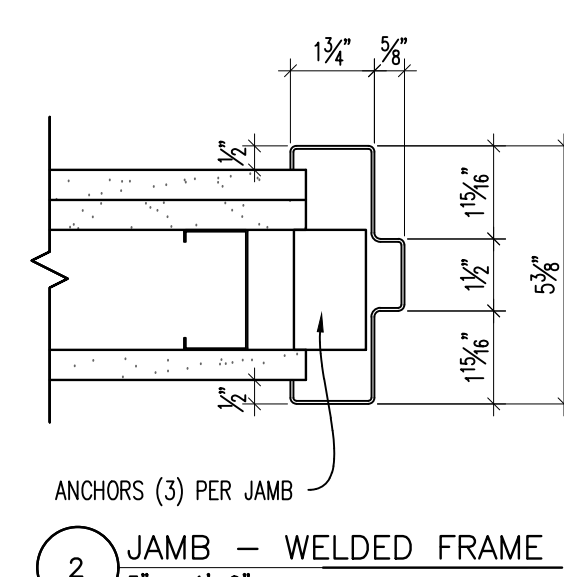
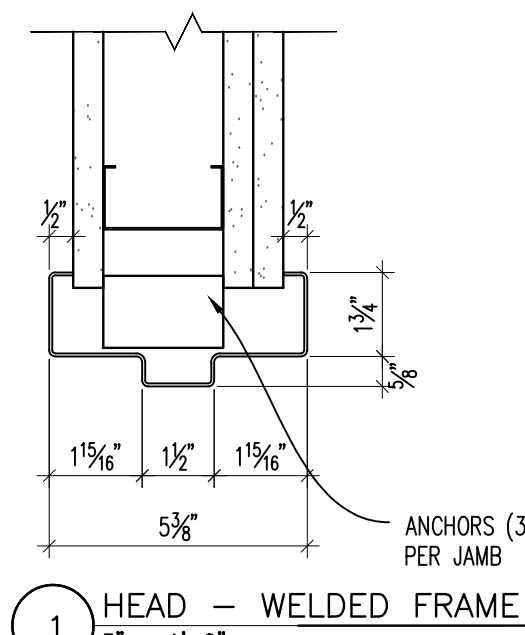
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DOOR MARK	DOOR INFORMATION						FRAME INFORMATION					HDW. SET	FIRE RATING	REMARKS	
	SIZE			STYLE	DOOR MATERIAL	TYPE	FRAME MATERIAL	DETAIL							
	WIDTH	HEIGHT	THICK					HEAD	JAMB	OTHER					
EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	EX	EX			REPAIR DOOR AS REQ'D, REPLACE ALL HARDWARE EXCEPT HINGES UNLESS THEY ARE DAMAGED. ALL HANDLES & CLOSERS TO BE ADA COMPLIANT.
100	3'-0"	7'-0"	1-3/4	1	WD	C	HM	5/A600	6/A600	-	01	20 MIN			APARTMENT ENTRY
101	3'-0"	7'-0"	1-3/4	1	WD	C	HM	1/A600	2/A600	-	06	60 MIN.			RATED CORRIDOR
102	(2) 3'-0"	7'-0"	1-3/4	5	WD	D	HM	1/A600	2/A600	-	07	60 MIN.			EGRESS CORRIDOR: SYNTEGRA, XT-1, SERIES X IMA SERIES HINGE, CONCEALED PUSH PAD ON MAGNETIC HOLD OPEN, OR EQUAL.
103	3'-0"	7'-0"	1-3/4	1	WD	C	HM	1/A600	2/A600	-	08	60 MIN.			TRASH CHUTE ROOM
104	(2) 3'-0"	7'-0"	1-3/4	6	HM	D	HM	1/A600	2/A600	-	09	20 MIN.			ELECTRIC ROOM
105	(2) 3'-0"	7'-0"	1-3/4	6	HM	D	HM	1/A600	2/A600	-	10	90 MIN.			TRASH DISCHARGE ROOM
106	3'-0"	7'-0"	1-3/4	4	HM	C	HM - EXISTING	EXISTING			5				STORAGE ROOM, NEW DOOR ON EXST'G FRAME

DOOR HARDWARE SCHEDULE

ITEMS	HARDWARE SET										
	1	2	3	4	5	6	7	8	9	10	11
RATED HARDWARE											
(3) HINGES											
(6) HINGES											
POCKET DOOR TRACK - HWY DUTY											
ENTRANCE LOCKSET											
PRIVACY LOCKSET											
EXIT LOCKSET											
PASSAGE LOCKSET											
CLOSET LOCKSET											
STORAGE LOCKSET											
OFFICE LOCKSET											
PULL, PUSH PLATE, KICK PLATE											
ELECTRIC STRIKE											
KEYLESS ENTRY (KEY FOB)											
ELECTRONIC KEY CARD DEADBOLT											
DEAD BOLT											
SPRING CLOSER											
CLOSER											
PAIR CLOSER											
SMOKE SEAL											
WIDE ANGLE VIEWER											
PAIR WALL / FLOOR STOP											
WALL / FLOOR STOP											
MAGNETIC HOLD OPEN											
PANIC HARDWARE											
PANIC HARDWARE - CONCEALED											
THRESHOLD											
RUBBER THRESHOLD - LOW PROFILE											
WEATHER SEALS											
DOOR SWEEP											
DRIP											

HARDWARE SCHEDULE NOTES:
ALL HOLLOW METAL FRAMES TO HAVE A MINIMUM OF 3 SILENCERS (6 IF DOOR PAIR)



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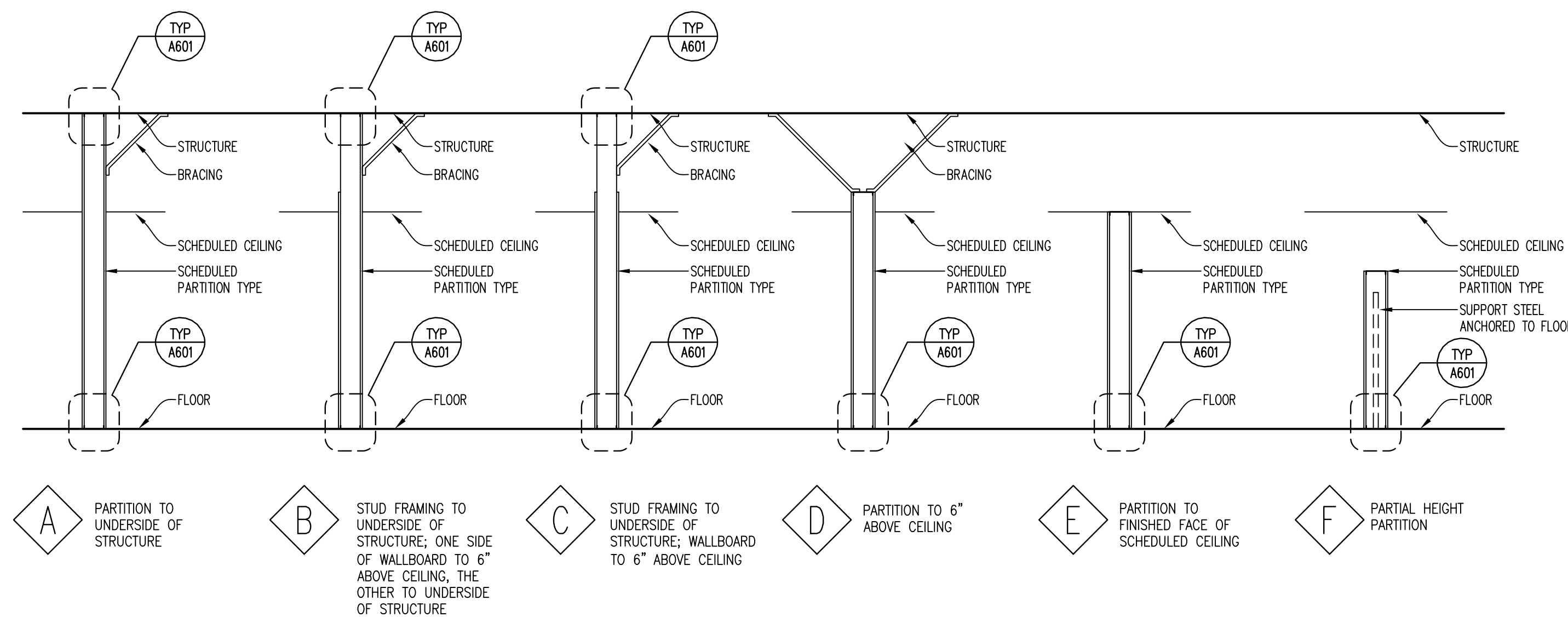
Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E 5th Street
Cincinnati, Ohio 45202
Schedule: DOOR

Permit No. 2022-259
Date: 07/09/2022
Scale: As Noted

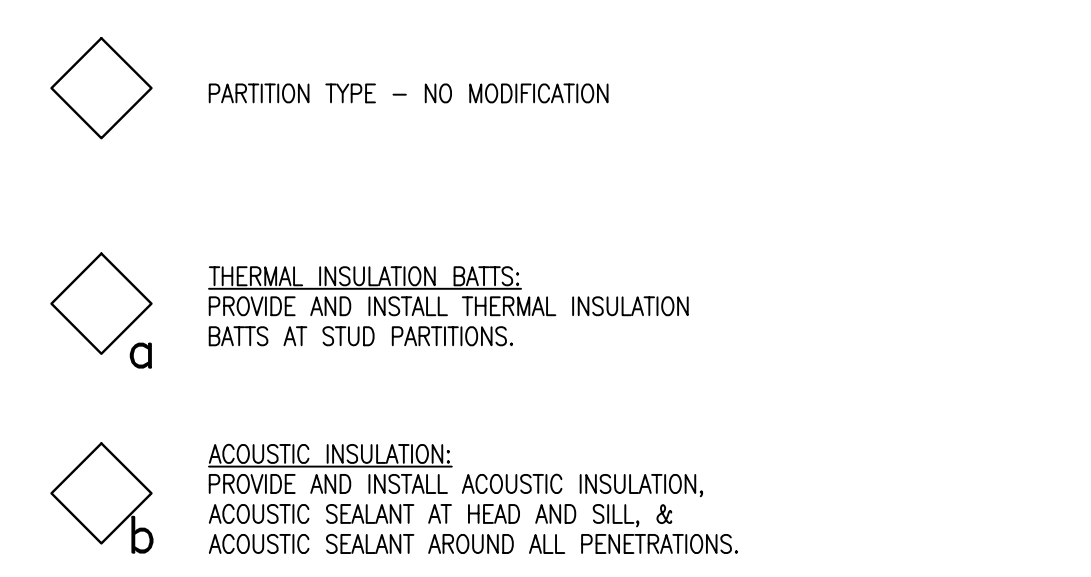
A600

PARTITION CONFIGURATION:



A PARTITION TO UNDERSIDE OF STRUCTURE
B STUD FRAMING TO UNDERSIDE OF STRUCTURE; ONE SIDE OF WALLBOARD TO 6" ABOVE CEILING, THE OTHER TO UNDERSIDE OF STRUCTURE
C STUD FRAMING TO UNDERSIDE OF STRUCTURE; WALLBOARD TO 6" ABOVE CEILING
D PARTITION TO 6" ABOVE CEILING
E PARTITION TO FINISHED FACE OF SCHEDULED CEILING
F PARTIAL HEIGHT PARTITION

PARTITION WALL MODIFICATIONS:



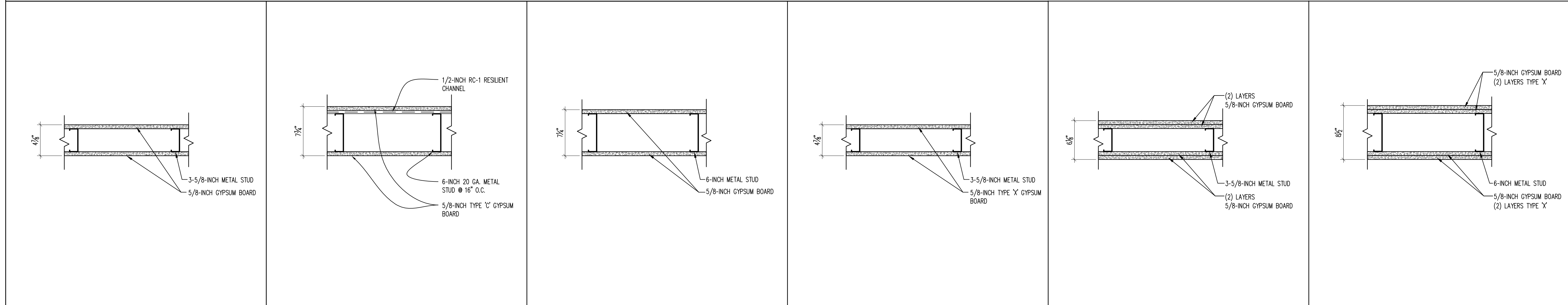
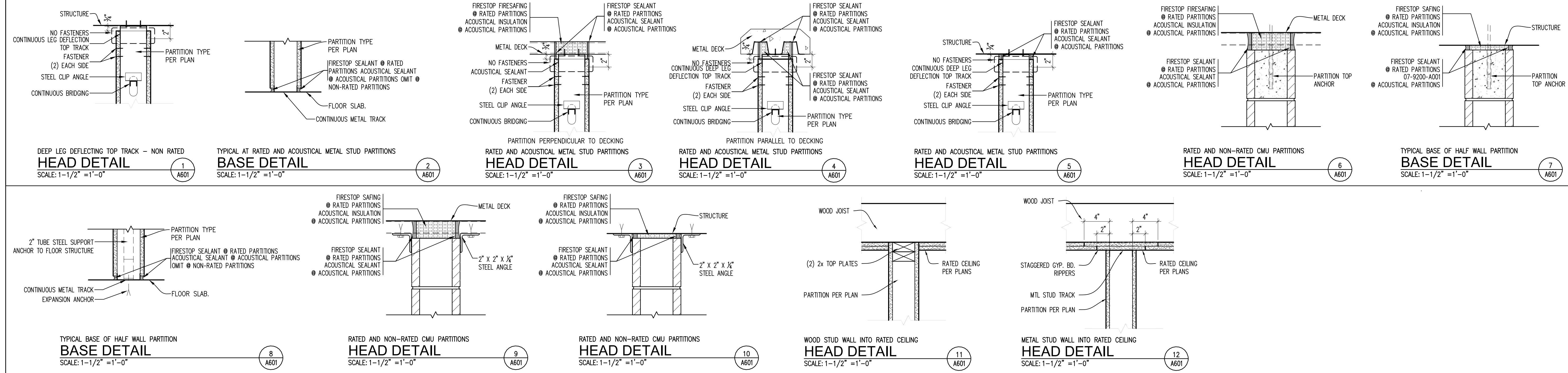
GENERAL NOTES:

- A. THE PARTITION TYPE DESIGNATION INCLUDES THE PARTITION TYPE, A FIRE RATING OR SMOKE PARTITION REQUIREMENT (WHERE APPLICABLE), A PARTITION CONFIGURATION, AND PARTITION WALL MODIFIERS (WHERE APPLICABLE).
- B. PARTITION TYPE INDICATORS ARE NOTED ON FLOOR PLANS. SEE LIFE SAFETY PLANS OR FLOOR PLANS FOR LOCATION AND EXTENT OR LIMITS OF FIRE AND SMOKE RATED PARTITIONS.
- C. PARTITION TYPE NUMBERS ARE NOT SEQUENTIAL AND CERTAIN NUMBERS MAY NOT BE USED.
- D. ALL PARTITION TYPE DETAILS ARE PLAN VIEW, UNLESS NOTED OTHERWISE.

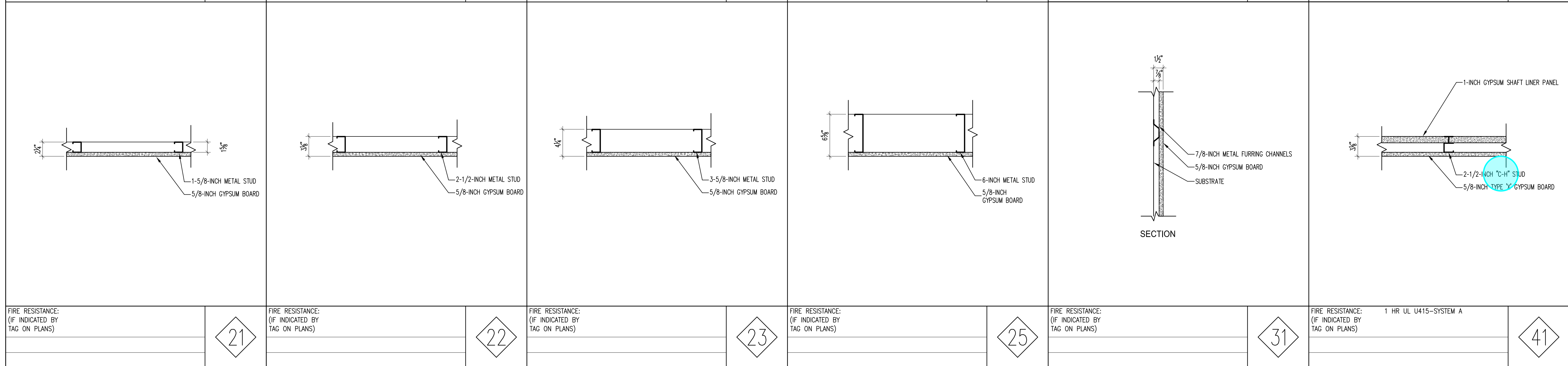
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 Cincinnati, Ohio 45202
 513.559.0048

STATE OF OHIO
 JOSEPH A. BODKIN
 REGISTERED PROFESSIONAL ENGINEER
 License # 81587
 Expiration Date: 12.31.2023

TYPICAL END CONDITION DETAILS:



3 FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)
4 FIRE RESISTANCE: 1HR UL U419 (IF INDICATED BY TAG ON PLANS)
5 FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)
6 FIRE RESISTANCE: 1HR UL U404 (IF INDICATED BY TAG ON PLANS)
8 FIRE RESISTANCE: 2 HRS UL U419 (IF INDICATED BY TAG ON PLANS)
10 FIRE RESISTANCE: 2 HRS UL U419 (IF INDICATED BY TAG ON PLANS)

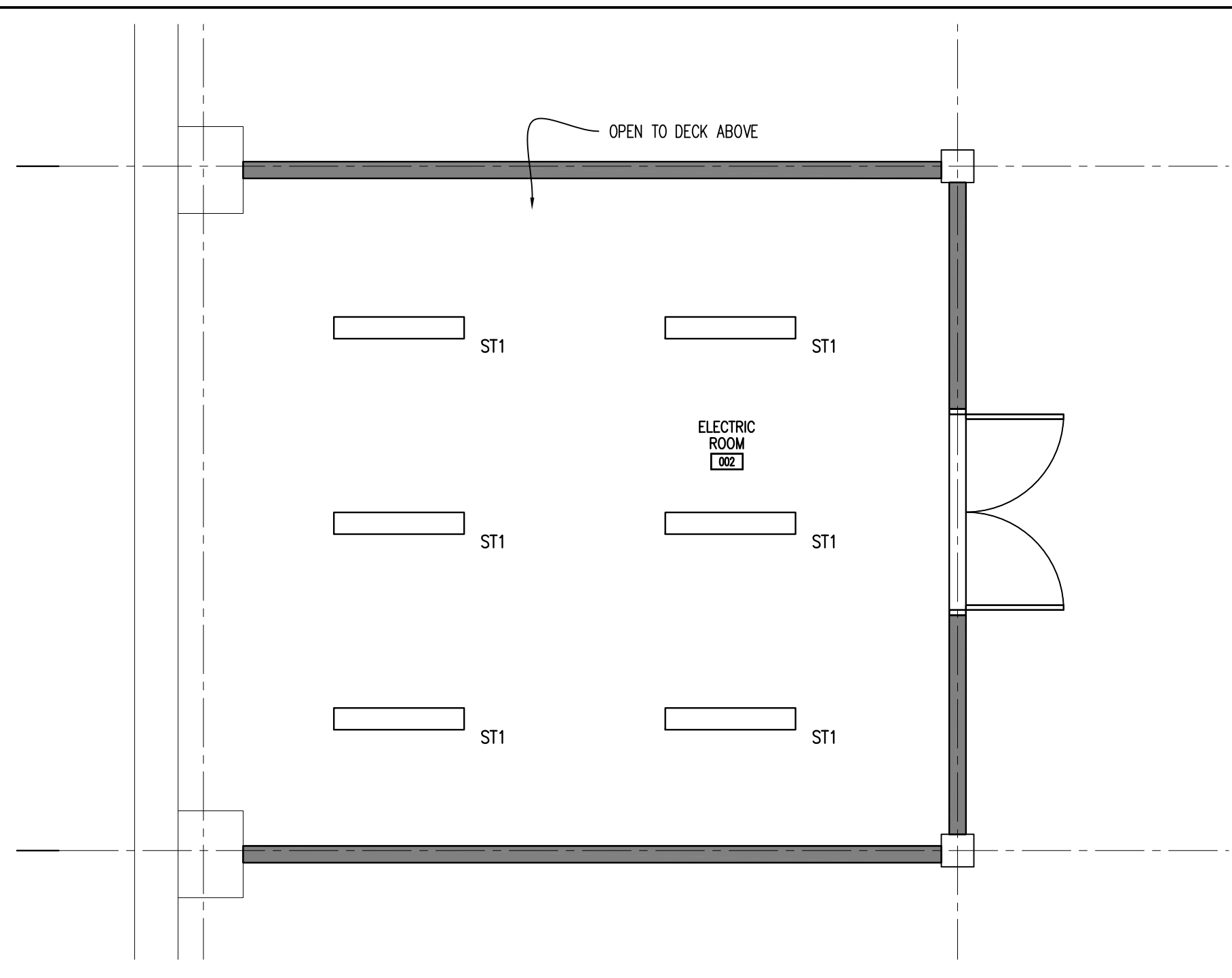


21 FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)
22 FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)
23 FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)
25 FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)
31 FIRE RESISTANCE: (IF INDICATED BY TAG ON PLANS)
41 FIRE RESISTANCE: 1 HR UL U415-SYSTEM A (IF INDICATED BY TAG ON PLANS)
44 FIRE RESISTANCE: 2 HRS UL U415-SYSTEM B (IF INDICATED BY TAG ON PLANS)

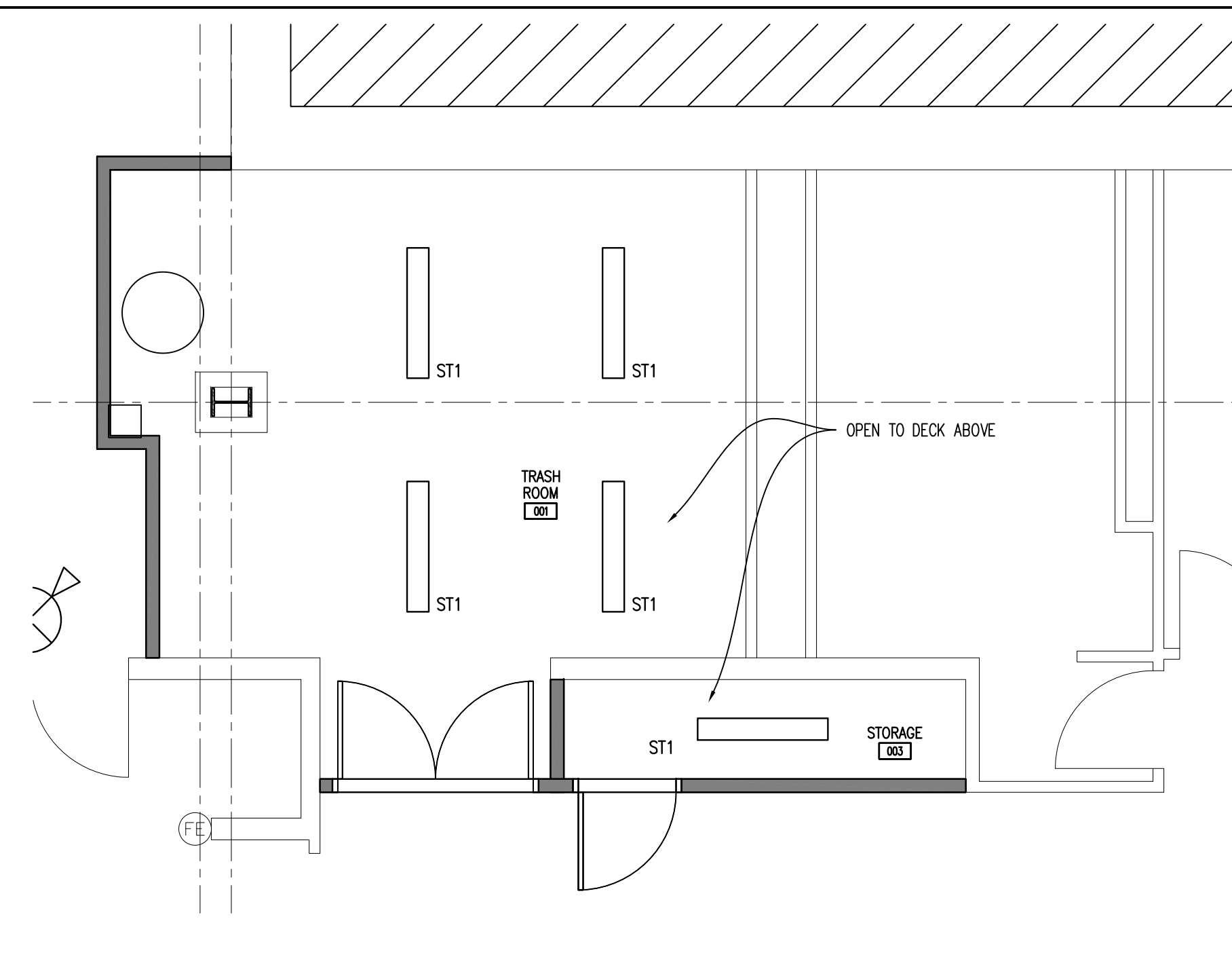
Formica Building
 Office Conversion to Apartments
 Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project: Formica Building B To 6
 No. Revisions: _____
 Date: _____
 115 E 5th Street
 Cincinnati, Ohio 45202
 Sheet Title: PARTITIONS STYLES
 Project No: 2022-259
 Date: 12/02/2022 FOR PERMIT
 Scale: As Noted
 Drawn: _____
 Checked: _____

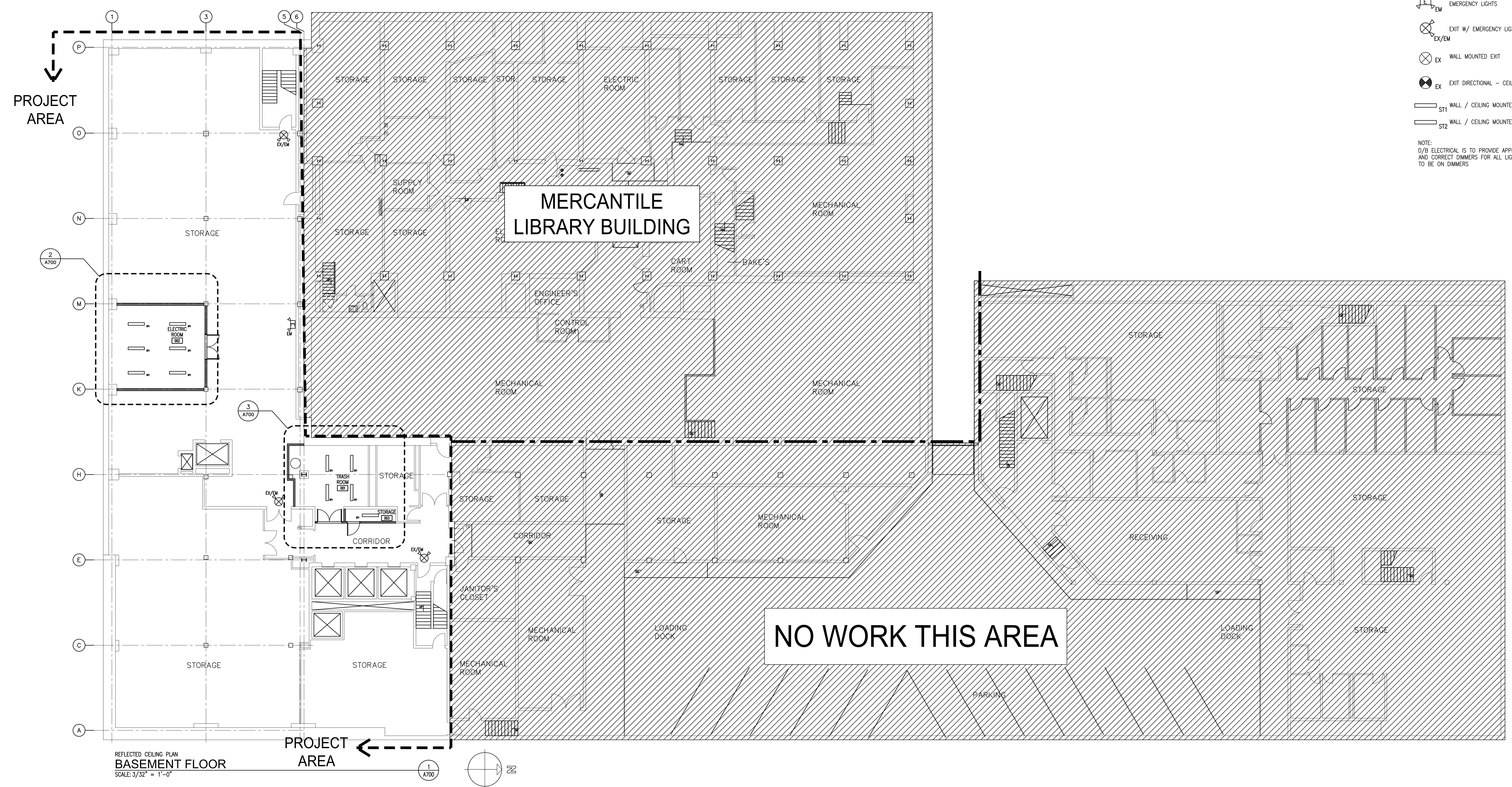
A601



REFLECTED CEILING PLAN
ELECTRIC ROOM
SCALE: 1/4" = 1'-0"
2
A700



REFLECTED CEILING PLAN
TRASH BIN ROOM
SCALE: 1/4" = 1'-0"
3
A700



REFLECTED CEILING PLAN
BASEMENT FLOOR
SCALE: 3/32" = 1'-0"
1
A700

GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

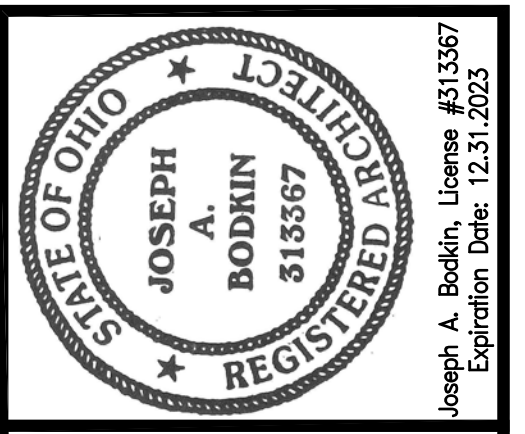
- 1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
- 2. NO WORK IN THIS ROOM.
- 3. NEW GYP. BD. CEILING.
- 4. CEILING OPEN TO STRUCTURE ABOVE.
- 5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
- 6. NEW GYP. BD. SOFFIT, TYP.
- 7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

- SURFACE TBD
- SURFACE TBD
- SURFACE 6" ROUND
- SURFACE 4" ROUND
- 2X2 LED IN GRID
- 2X4 LED IN GRID
- DECORATIVE SURFACE MOUNTED
- VANITY LIGHT
- WALL / CEILING MOUNTED
- EMERGENCY LIGHTS
- EXIT W/ EMERGENCY LIGHTS
- WALL MOUNTED EXIT
- EXIT DIRECTIONAL - CEILING MOUNTED
- WALL / CEILING MOUNTED - 4"
- WALL / CEILING MOUNTED - 2"

NOTE:
D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS



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513.559.0048

Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6	Date	
120 E 4th Street	No. Revisions		
Cincinnati, Ohio - 45202			
BASEMENT RCP			
Project No. 2022-259	Issue Date: 12/09/2022 FOR PERMIT		
Scale: As Noted	Drawn: [Signature]	Checked: [Signature]	

A700

C:\Users\jboden\OneDrive\Documents\Projects\2022-259_Formica_Building\From Issn\PHASE D - New Permit EP-6107_Formica_4700.dwg-A700_Plot Date/Time: Dec 03, 2022-9:17am - By: jboden

GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

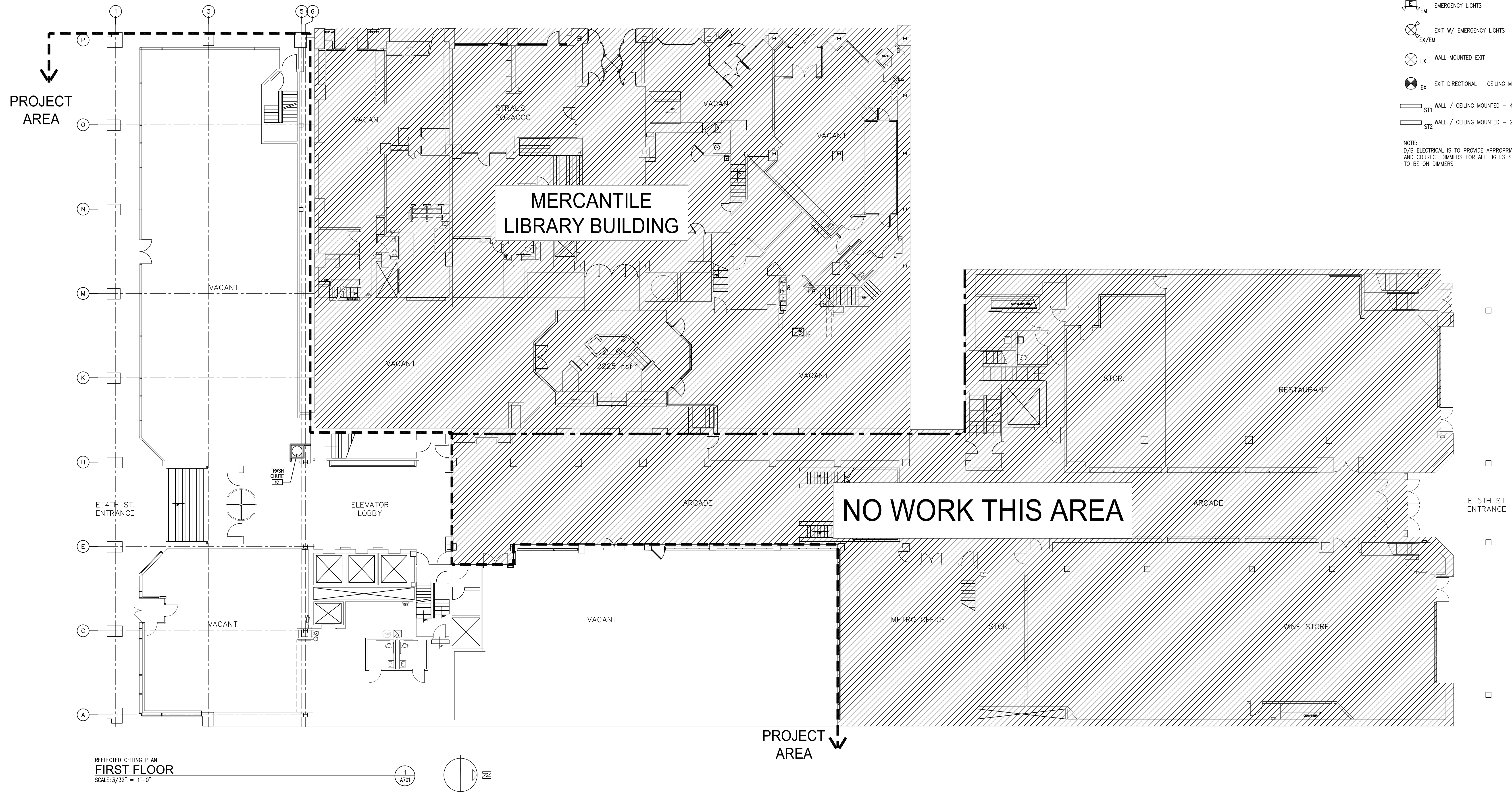
- 1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
- 2. NO WORK IN THIS ROOM.
- 3. NEW GYP. BD. CEILING.
- 4. CEILING OPEN TO STRUCTURE ABOVE.
- 5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
- 6. NEW GYP. BD. SOFFIT, TYP.
- 7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

LIGHTING LEGEND

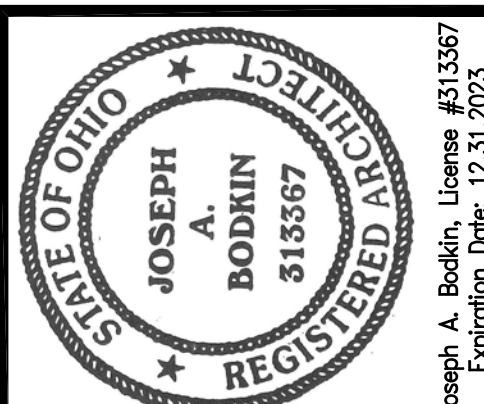
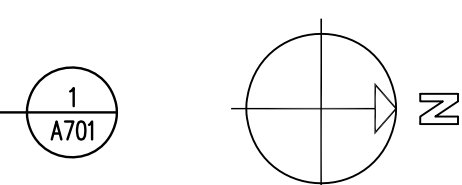
FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

- SURFACE TBD
- _{1?} SURFACE TBD
- _{2?} SURFACE TBD
- _{SM3} SURFACE 6" ROUND
- _{SM1} SURFACE 4" ROUND
- _{R1} 2X2 LED IN GRID
- _{R2} 2X4 LED IN GRID
- _{SM10} DECORATIVE SURFACE MOUNTED
- _{V1} VANITY LIGHT
- _{W1} WALL / CEILING MOUNTED
- ⏏_{EM} EMERGENCY LIGHTS
- ⊗_{EX/EM} EXIT W/ EMERGENCY LIGHTS
- ⊗_{EX} WALL MOUNTED EXIT
- ⊗_{EX} EXIT DIRECTIONAL - CEILING MOUNTED
- _{ST1} WALL / CEILING MOUNTED - 4'
- _{ST2} WALL / CEILING MOUNTED - 2'

NOTE:
D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS



REFLECTED CEILING PLAN
FIRST FLOOR
SCALE: 3/32" = 1'-0"



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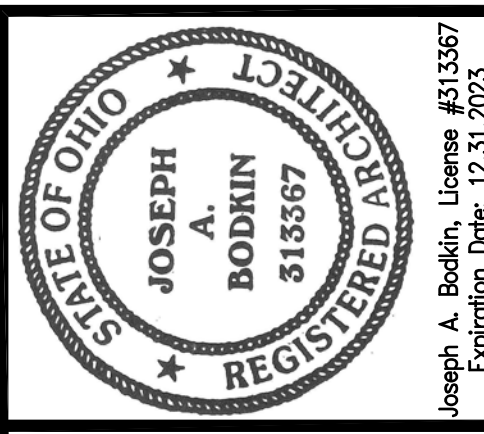
Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6	Date	
Address	120 E 4th Street	No. Revisions	
City	Cincinnati, Ohio - 45202		
Sheet	FIRST FLOOR RCP	Issue Date	12/09/2022 FOR PERMIT
Project No.	2022_259	Drawn	AS
Scale	As Noted	Checked	

A701

C:\Users\jacobk\Documents\A701 - Projects\2022_259 - Formica Building\From Issn\PHASE D - New Permit (E-6)07 - Formica_4700.dwg - A701 - Plot Date/Time: Dec 03, 2022 - 9:19am - By: jacobk



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513.559.0048

Formica Building

Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B TO 6
Address	120 E 4th Street
City	Cincinnati, Ohio 45202
Sheet	SECOND FLOOR RCP
Project No.	2022_259
Scale	AS NOTED
Date	12/09/2022 FOR PERMIT
Drawn	AS NOTED
Checked	

A702

GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

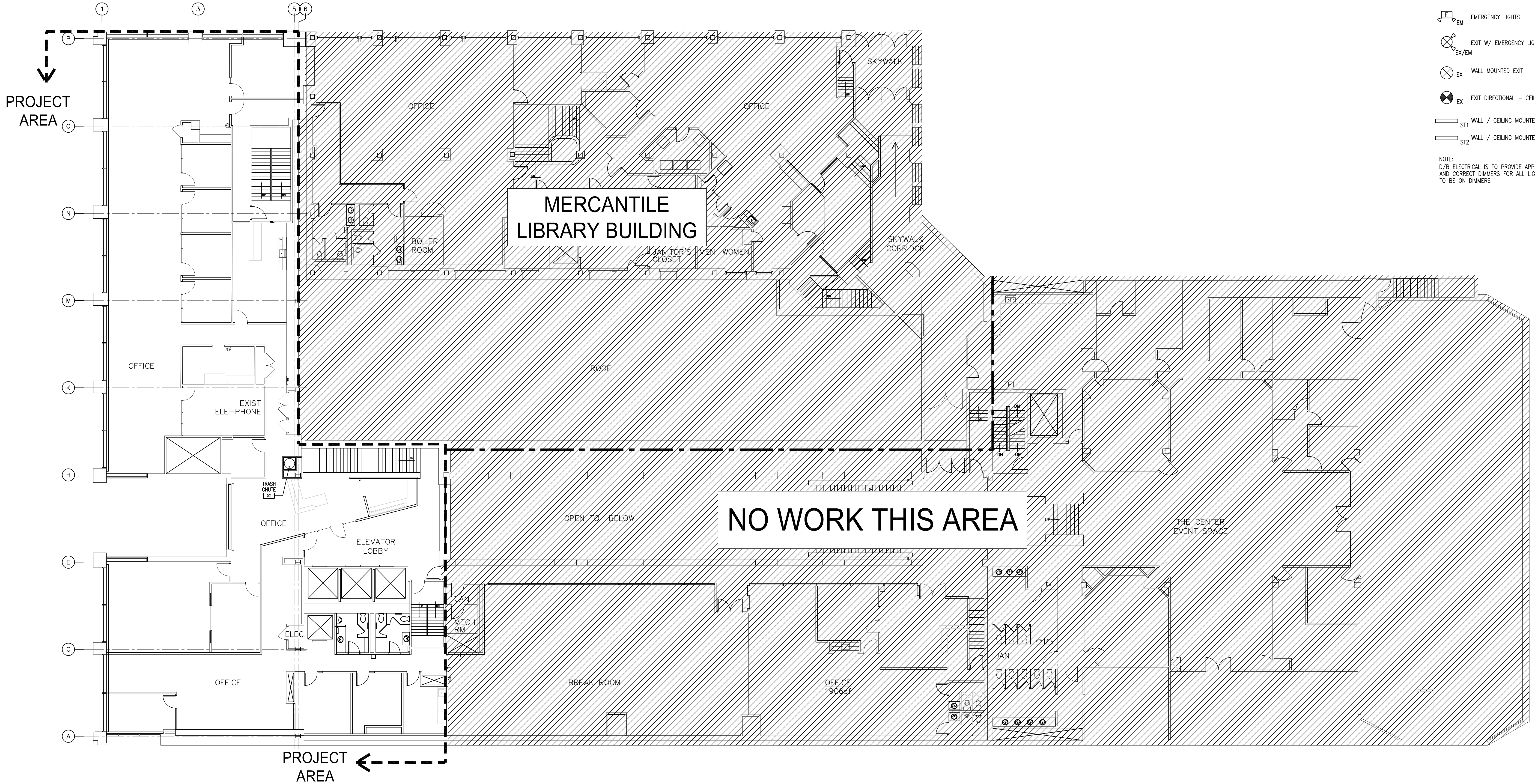
1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
2. NO WORK IN THIS ROOM.
3. NEW GYP. BD. CEILING.
4. CEILING OPEN TO STRUCTURE ABOVE.
5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
6. NEW GYP. BD. SOFFIT, TYP.
7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

LIGHTING LEGEND

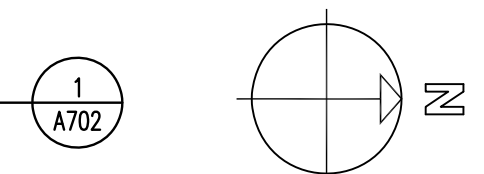
FOR ALL LIGHTING CONTACT:
K2SA CONTROLS & LIGHTING
RICK KRUEGER
513.813.0633

- _{1?} SURFACE TBD
- _{2?} SURFACE TBD
- _{SM3} SURFACE 6" ROUND
- _{SM1} SURFACE 4" ROUND
- _{R1} 2X2 LED IN GRID
- _{R2} 2X4 LED IN GRID
- _{SM10} DECORATIVE SURFACE MOUNTED
- _{V1} VANITY LIGHT
- _{W1} WALL / CEILING MOUNTED
- ⏏_{EM} EMERGENCY LIGHTS
- ⊗_{EX/EM} EXIT W/ EMERGENCY LIGHTS
- ⊗_{EX} WALL MOUNTED EXIT
- ⊗_{EX} EXIT DIRECTIONAL - CEILING MOUNTED
- _{ST1} WALL / CEILING MOUNTED - 4'
- _{ST2} WALL / CEILING MOUNTED - 2'

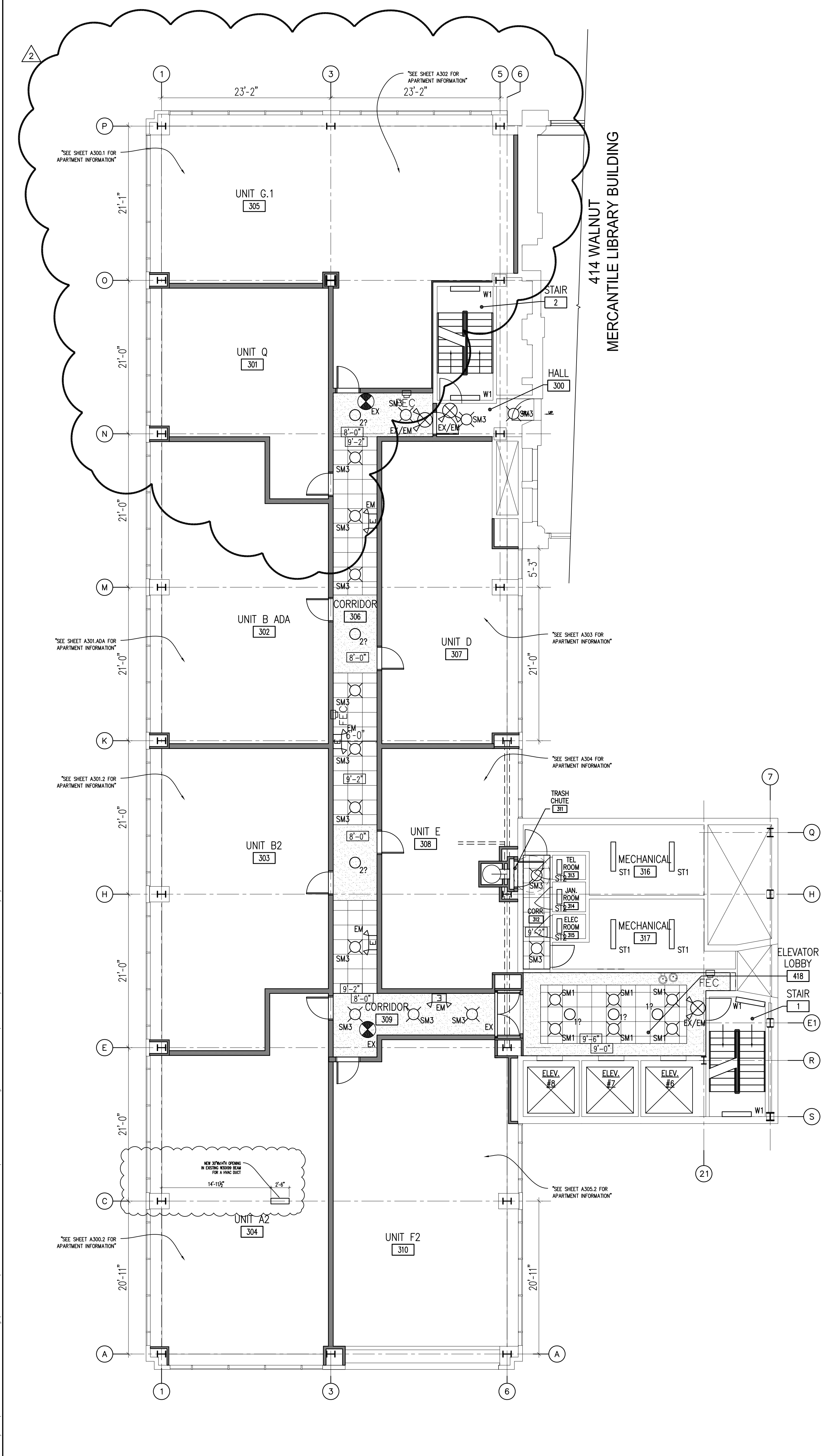
NOTE:
D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS



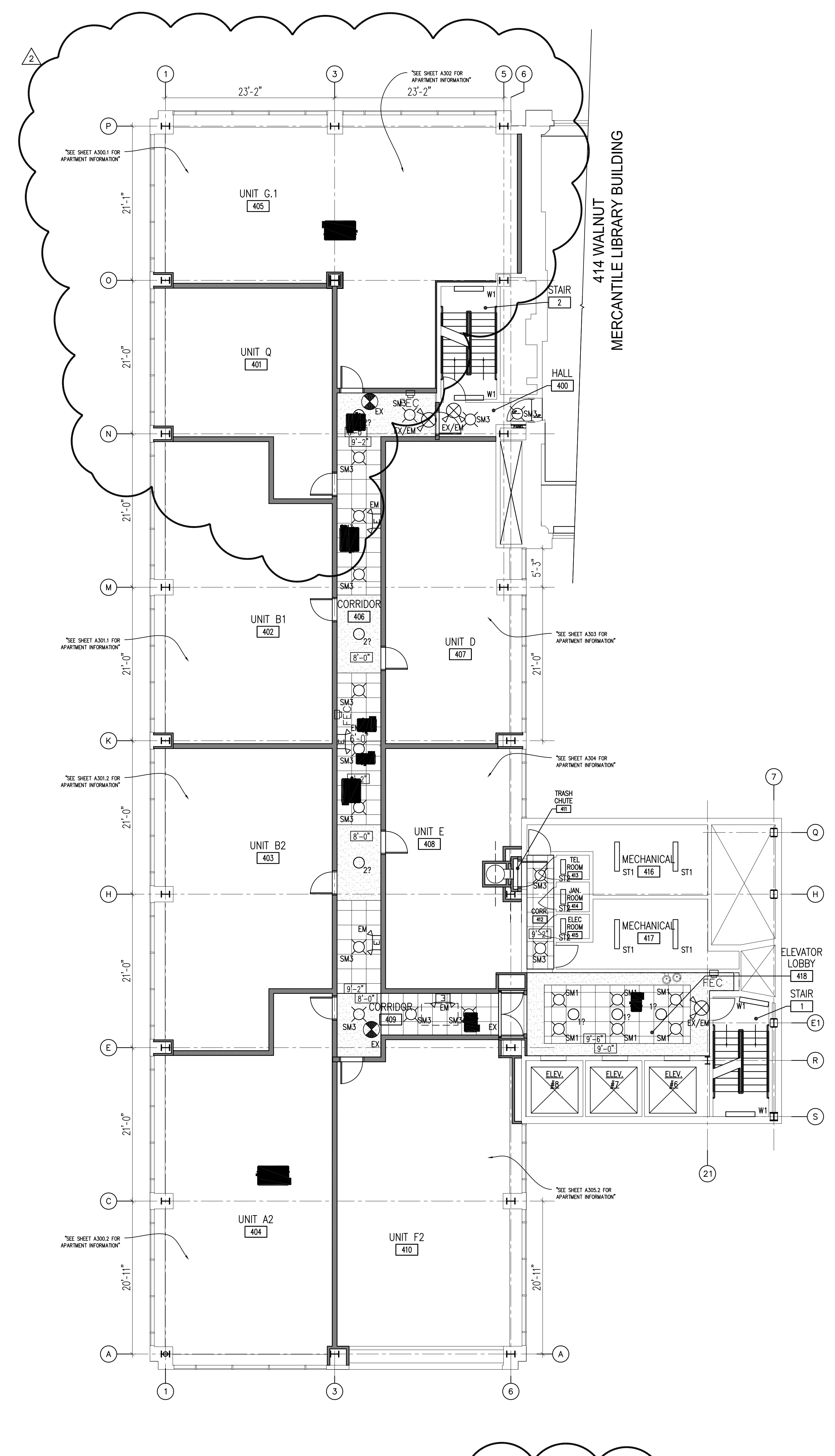
REFLECTED CEILING PLAN
SECOND FLOOR
SCALE: 3/32" = 1'-0"



C:\Users\jboodin\Desktop\A702 - Projects\2022_259 - Formica Building\From Item\PHASE D - New Permit EP-6107 - Formica_A702.dwg - 4/10/22 - 9:22am - By: jboodin



REFLECTED CEILING PLAN
 TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 3RD & 5TH
 SCALE: 1/8" = 1'-0"



REFLECTED CEILING PLAN
 TYPICAL RESIDENTIAL FLOOR PLAN - FLOORS 4, 6, 7, 8, 9, 10
 SCALE: 1/8" = 1'-0"

GENERAL CEILING NOTES:

- A. ALL ELECTRIC TO BE DESIGN-BUILD UNDER SEPARATE PERMIT.
- B. APARTMENT PLANS FOR CEILING INFORMATION.

CODED CEILING NOTES:

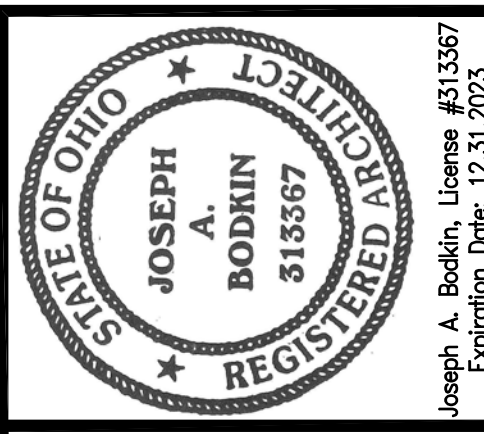
- 1. NEW ACOUSTIC TILE LAY-IN CEILING AND GRID. SEE FINISH SCHEDULE.
- 2. NO WORK IN THIS ROOM.
- 3. NEW GYP. BD. CEILING.
- 4. CEILING OPEN TO STRUCTURE ABOVE.
- 5. EXISTING ACT AND GRID TO REMAIN. REPLACE EXISTING LIGHTS WITH NEW LED FIXTURES.
- 6. NEW GYP. BD. SOFFIT, TYP.
- 7. REPLACE ALL LIGHTS IN MECHANICAL ROOMS WITH NEW LED FIXTURES.

LIGHTING LEGEND

FOR ALL LIGHTING CONTACT:
 K2SA CONTROLS & LIGHTING
 RICK KRUEGER
 513.813.0633

- _{1?} SURFACE TBD
- _{2?} SURFACE TBD
- _{SM3} SURFACE 6" ROUND
- _{SM1} SURFACE 4" ROUND
- _{R1} 2X2 LED IN GRID
- _{R2} 2X4 LED IN GRID
- _{SM10} DECORATIVE SURFACE MOUNTED
- _{V1} VANITY LIGHT
- _{W1} WALL / CEILING MOUNTED
- ⚡_{EM} EMERGENCY LIGHTS
- ⊗_{EX/EM} EXIT W/ EMERGENCY LIGHTS
- ⊗_{EX} WALL MOUNTED EXIT
- ⊗_{EX} EXIT DIRECTIONAL - CEILING MOUNTED
- _{ST1} WALL / CEILING MOUNTED - 4'
- _{ST2} WALL / CEILING MOUNTED - 2'

NOTE:
 D/B ELECTRICAL IS TO PROVIDE APPROPRIATE WIRING AND CORRECT DIMMERS FOR ALL LIGHTS SCHEDULE TO BE ON DIMMERS



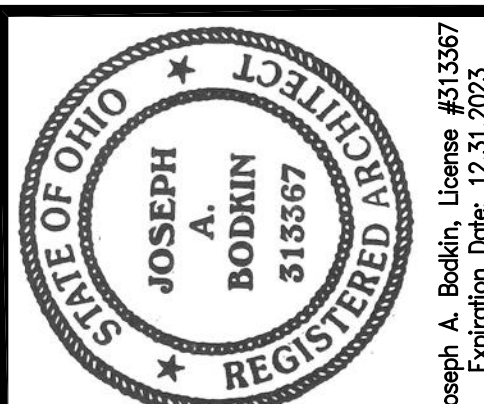
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 1826 Race Street
 Cincinnati, Ohio 45202
 513.559.0048

Formica Building

Office Conversion to Apartments
 Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
 Cincinnati OH 45202

Project	Formica Building B - 6	Date	05.23.2023
Location	120 E 4th Street Cincinnati, Ohio 45202	Revisions	2
Sheet Title	3-6 FLOOR RCP	Scale	AS NOTED
Project No.	2022_259	Drawn	AS NOTED
Scale	AS NOTED	Checked	AS NOTED
Project No. 2022_259 05/23/2023 FOR PERMIT			

A703

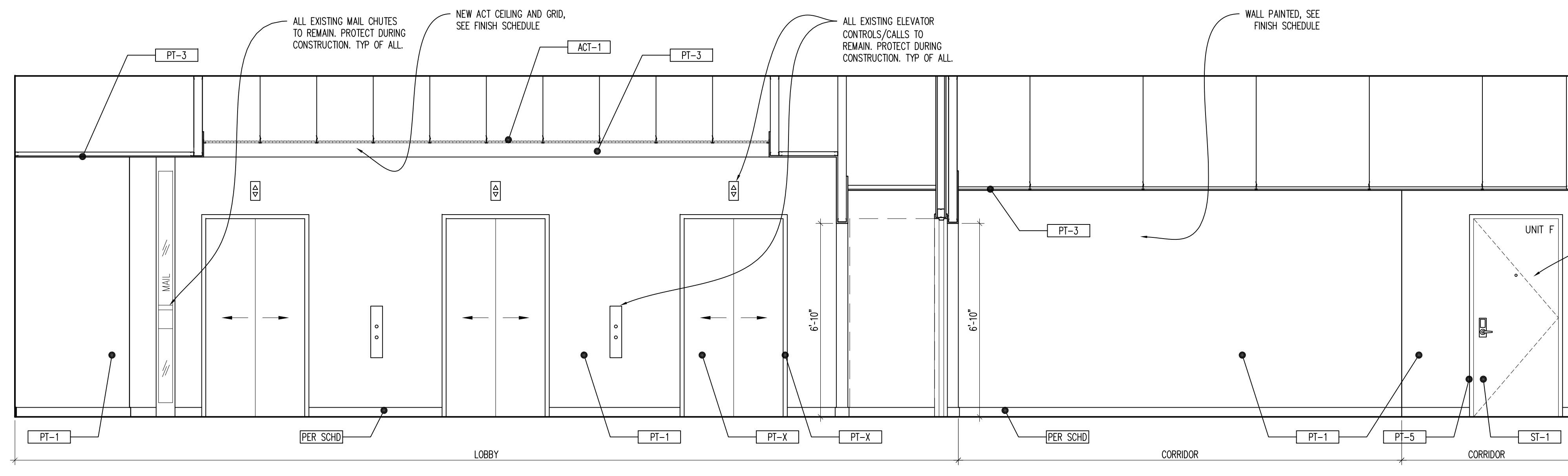


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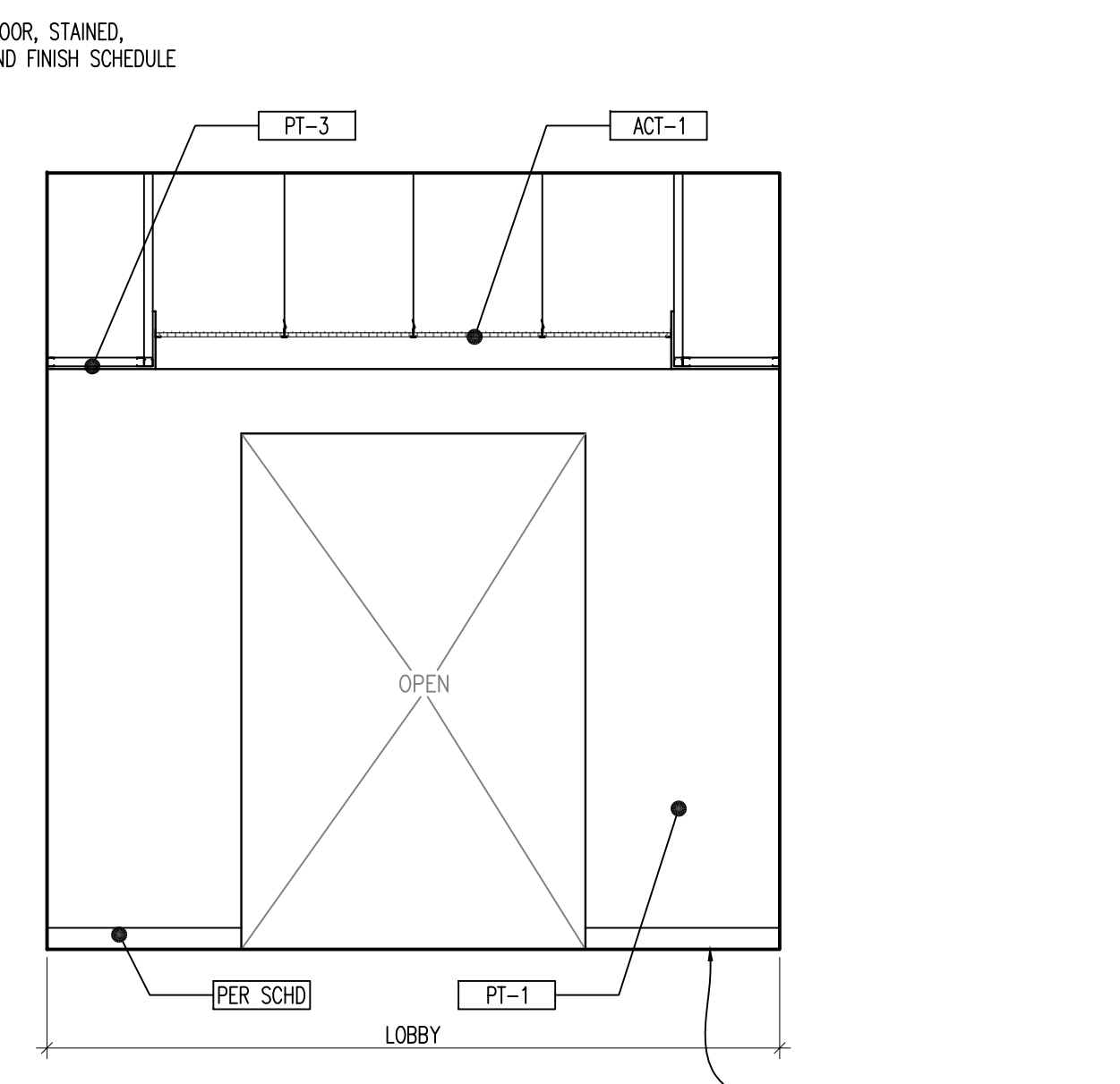
1826 Race Street
Cincinnati, Ohio 45202
513.559.0048

GENERAL ELEVATION NOTES:

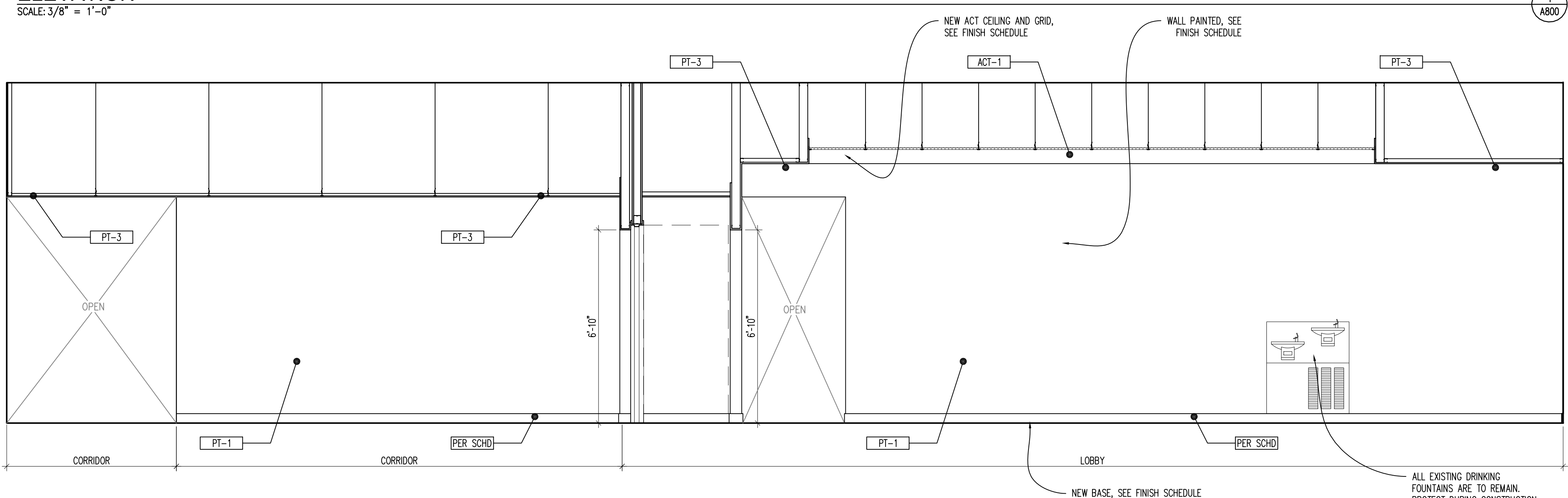
- A. SEE FINISH SCHEDULE FOR ALL FINISHES.
- B. ALL ELEVATOR CALL BUTTONS AND SIGNALS ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- C. ALL MAIL CHUTES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.
- D. ALL EXISTING RADIATOR CABINETS ARE TO REMAIN. PROTECT DURING CONSTRUCTION. CLEAN, PREP, PRIME & PAINT METAL. ADD NEW P-LAM COVER. SEE DETAIL.
- E. ALL EXISTING WINDOW FRAMES AND GLASS ARE TO REMAIN. PROTECT DURING CONSTRUCTION.



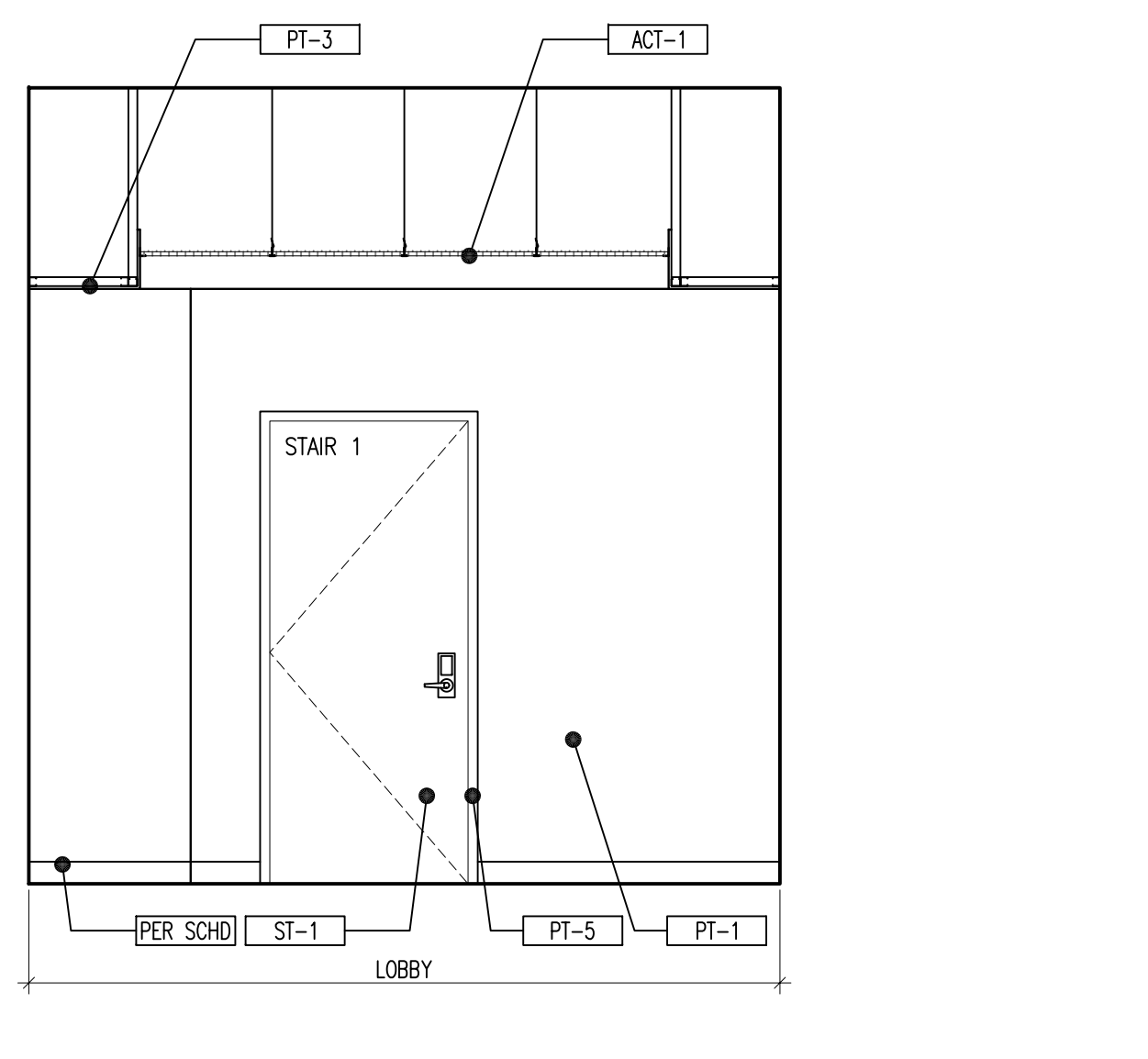
TYPICAL LOBBY - 3RD TO 6TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



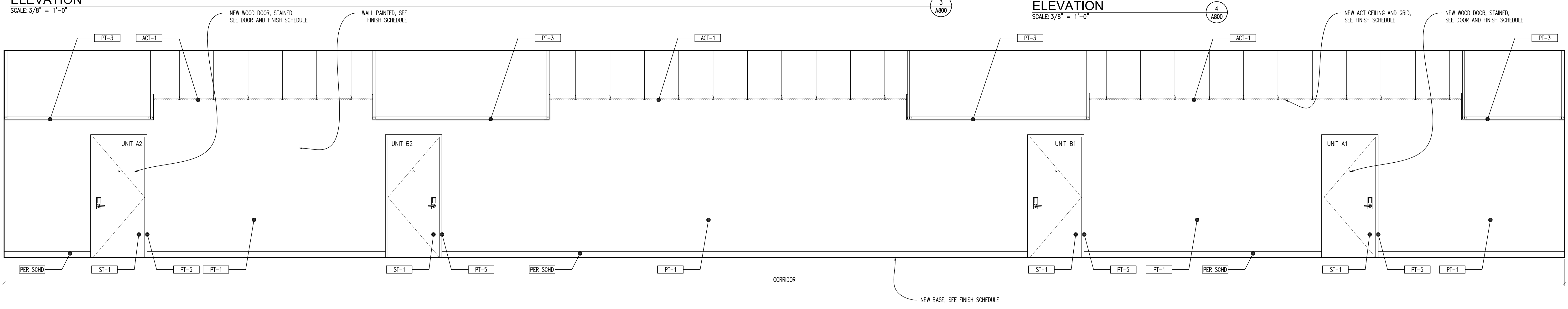
TYPICAL LOBBY - 3RD TO 6TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



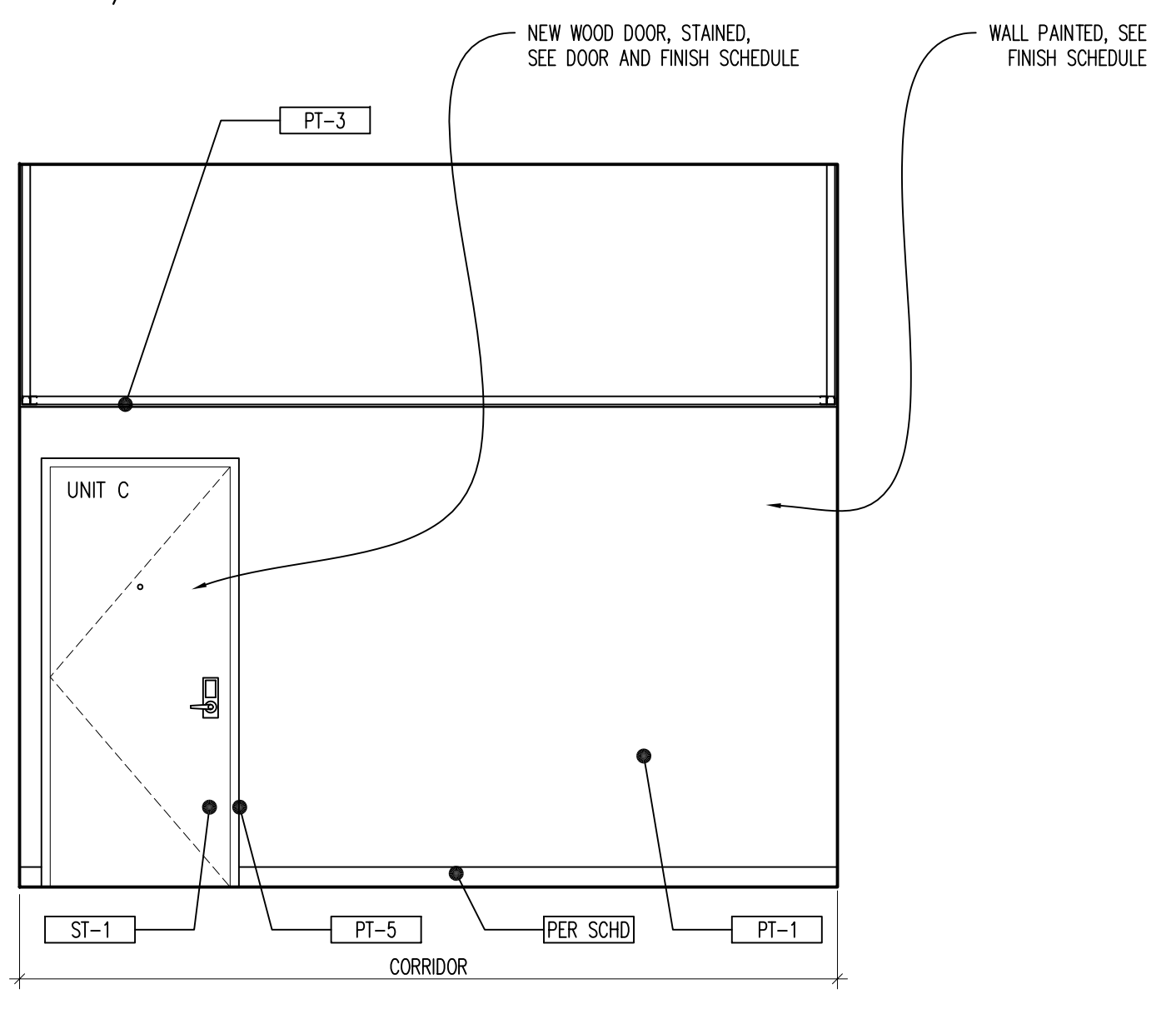
TYPICAL LOBBY - 3RD TO 6TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



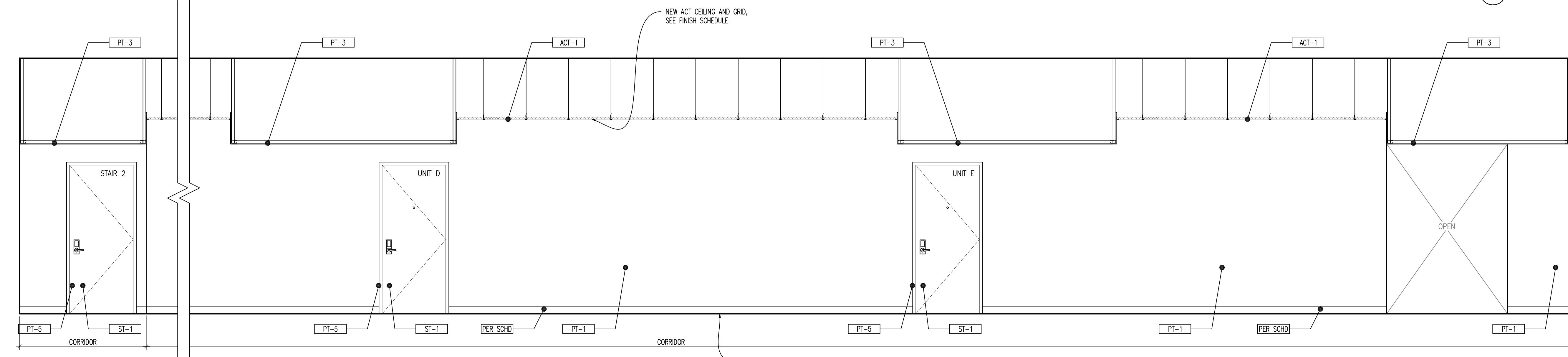
TYPICAL LOBBY - 3RD TO 6TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL CORRIDOR - 3RD TO 6TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL CORRIDOR - 3TH TO 6TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"



TYPICAL CORRIDOR - 3TH TO 6TH FLOOR
ELEVATION
SCALE: 3/8" = 1'-0"

Formica Building

Office Conversion to Apartments

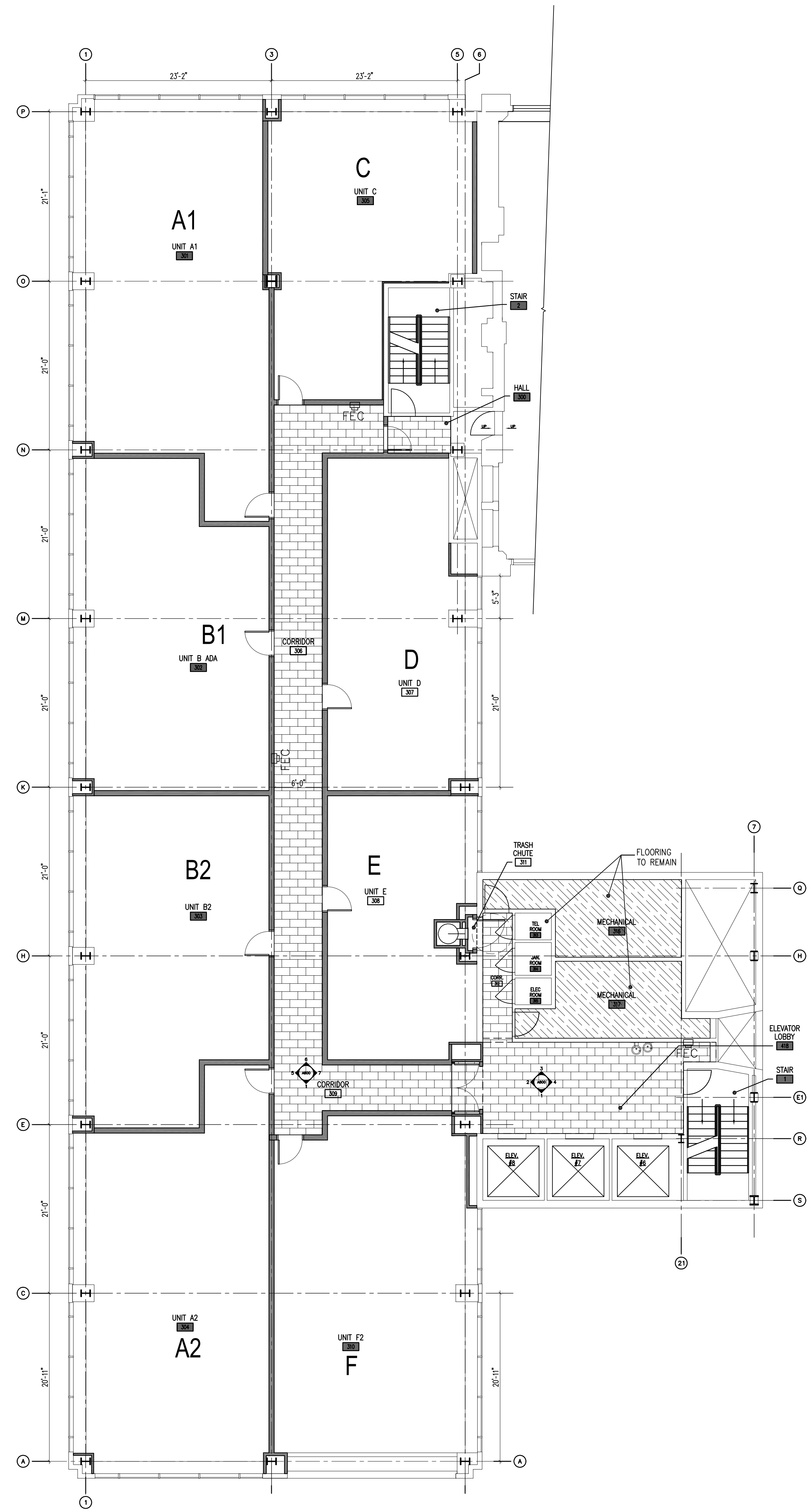
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building B To 6
Date	
No.	Revisions
Cincinnati, Ohio - 45202	
115 E 5th Street	
Construction	INTERIOR ELEVATIONS - Common Apartment Hallways
Project No. 2022-259	1/20/2022 FOR PERMIT
Scale	As Noted
Drawn	Checked
AS NOTED	

A800



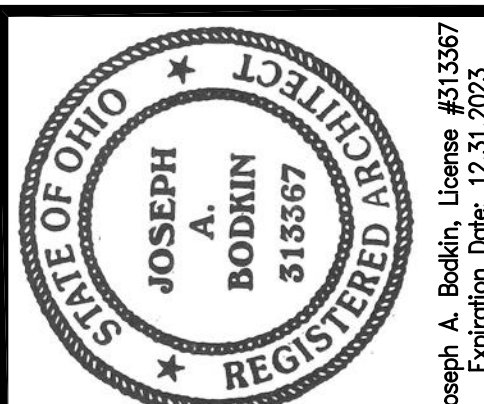
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FINISH PLAN
TYPICAL OFFICE FLOOR PLAN - FLOORS 3RD - 6TH
SCALE: 1/8" = 1'-0"

GENERAL FINISH NOTES:

- A. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL HANDRAILS, STRINGER, RISERS & TREAD NOSING. COLOR TBD
- B. IN ALL STAIRWELLS CLEAN, SCRAPE, PRIME AND PAINT ALL TREADS W/ ANTI SLIP PAINT. COLOR TBD
- C. ALL EXISTING CONCRETE FLOORS ARE TO BE CLEANED OF ALL ADHESIVES DOWN TO ORIGINAL CONCRETE SURFACE.



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TYPICAL OFFICE FLOOR (3-6) COMMON AREA -FINISH SCHEDULE

ROOM MARK	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS	REV. NO.
				NORTH	SOUTH	EAST	WEST			
STAIR #1	EGRESS STAIR	EX	EX	PT-1	PT-1	PT-1	PT-1	PTD. COLOR TBD	--	
STAIR #2	EGRESS STAIR	EX	EX	PT-1	PT-1	PT-1	PT-1	PTD. COLOR TBD	--	
300 (ALL FLOORS)	HALL (STAIR #2)	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	--	
306 (ALL FLOORS)	APARTMENT CORRIDOR	LVT-1/LVT-2	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	
303 (ALL FLOORS)	TEL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
304 (ALL FLOORS)	JANITOR ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
305 (ALL FLOORS)	ELECTRIC ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
316 (ALL FLOORS)	MECHANICAL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
317 (ALL FLOORS)	MECHANICAL ROOM	CONC.	RB-2	PT-1	PT-1	PT-1	PT-1	PT-3	--	
318 (ALL FLOORS)	ELEVATOR LOBBY	LVT-1/LVT-2	RB-1	PT-1	PT-1	PT-1	PT-1	PT-3 / ACT-1	--	

MATERIALS SCHEDULE

CODE	MATERIAL	MANUF.	NUMBER	DESCRIPTION	SIZE	REMARKS	LOCATION
ACT-1	ACOUSTICAL CEILING TILE	USG	414	FROST	24" x 24", 15/16" GRID	COLOR: WHITE	PER DWGS
ACT-2	ACOUSTICAL CEILING TILE	USG	88185	MARS	24" x 48", 15/16" GRID		PER DWGS
LVT-1	VINYL TILE	LG HAUSYS	TBD	PIKES PEAK	12"x24"	RUN IN DIRECTION SHOWN ON DWGS	PER DWGS
CT-1	CERAMIC TILE	DAL-TILE	TBD	TBD	12" X 24"	GROUT: TBD	PER DWGS
CTB-1	CERAMIC TILE	DAL-TILE	TBD	TBD	4" X 24"	GROUT: TBD	PER DWGS
CONC	CONCRETE			SEALED CONCRETE		CLEAN ALL ADHESIVES TO BARE SURFACE	PER DWGS
RB-1	RUBBER BASE	FLEXCO	TBD	TBD	4" H		PER DWGS
RB-2	RUBBER BASE	FLEXCO	TBD	TBD	4" H		PER DWGS
PT-1	PAINT	SHERWIN WILLIAMS	TBD	TBD	N/A		PER DWGS
PT-2	PAINT	SHERWIN WILLIAMS	TBD	TBD	N/A		PER DWGS
PT-3	PAINT	SHERWIN WILLIAMS	SW 7007	CEILING BRIGHT WHITE	FINISH: FLAT		CEILINGS/SOFFITS
PT-4	PAINT	SHERWIN WILLIAMS	SW 7007	CEILING BRIGHT WHITE	FINISH: FLAT		CEILINGS/SOFFITS
PT-5	PAINT	SHERWIN WILLIAMS	SW 7007	CEILING BRIGHT WHITE	FINISH: FLAT		CEILINGS/SOFFITS
ST-1	STAIN	SHERWIN WILLIAMS	SW	TBD	N/A		DOORS
VCT-1	VINYL COMPOSITION TILE	ARMSTRONG	TBD	TBD	12" X 12"		SUPPORT SPACES
QTZ-1	QUARTZ	TBD	TBD	3cm	V.J.F.		APARTMENT KITCHENS & BATHS COUNTERTOPS
PL-1	PLASTIC LAMINATE	FORMICA	TBD	TBD	V.J.F.		RADIATOR COVERS, TYP OF ALL U.N.O.

Formica Building
Office Conversion to Apartments
Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project: Formica Building B TO 6
115 E. 5th Street
Cincinnati, Ohio 45202
Sheet: TYPICAL FLOOR (3 - 6)
FINISH PLAN
Project No: 2022_259
Date: 02/02/2022 FOR PERMIT
Scale: As Noted

GENERAL NOTES

- All Mechanical, Electrical, Plumbing, Sprinkler, Fire Alarm are Design-Build under the General Contractor.
- General Contractor (GC) shall comply with all applicable Local, State, and Federal Building Codes. General Contractor is responsible for verifying requirements prior to installing work. All Federal, State And Local Codes, Ordinances, and Regulations, Etc. shall be considered as part of the Specifications of this building, and are to be adhered to even if they are in variance with the plan.
- The following outlines the general qualities of the work expected. All materials used are required to be good quality and meet or exceed all applicable industry standards. Where specific products or manufacturers are not noted, the General Contractor is required to notify Architect to obtain a standard of quality.
- All work is to be done with the appropriate tools and materials. The Architect or Owner/Client has the right to reject any work not done appropriately.
- The General Contractor may elect to offer opinions, advice or alternate materials or details. All will be reviewed and discussed with the Architect to determine merits. Any savings of materials or details will be credited to the Owner/Client, while any additions, billed to the Owner/Client.
- The General Contractor is responsible for the installation and removal of all temporary services required during the work. Energy bills for electricity and temporary heat, and water usage bills are to be paid for by the Owner.
- In accordance with generally accepted construction practices, the General Contractor shall be solely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. When on site, the Owner/Client & Architect are responsible for their own safety but has no responsibility for the safety of other personal safety conditions at the site.
- Provide and maintain all necessary temporary barricades, shoring and lighting. General Contractor is to erect dust barricades to protect occupied areas of the building during demolition and construction. Coordinate with Owner for approval of barrier locations prior to erection of barriers. Building will be occupied during construction. Maintain access to all egress routes and exits.
- If, in the General Contractor's opinion, any work is indicated on the drawings or is specified in such a manner as will make it impossible to produce first class work, or if the work of a previous trade should make first class work impossible for another trade, the General Contractor shall refer the problem to the Architect for interpretation before proceeding with the work.
- All dimensions on the drawings are to be confirmed by the General Contractor. Any discrepancies are to be resolved by Architect prior to execution of work.
- The General Contractor is responsible for obtaining and paying all fees, permits, licenses, and inspections including but not limited to Water Works & Sewer Department applications/permits.
- Remove all unused materials, trash debris, tools and equipment from the site on a daily basis.
- The General Contractor is responsible for obtaining and maintaining liability insurance and worker's compensation. File Certificates with owner prior to commencing work.
- The General Contractor is responsible for all security of his materials, equipment and tools.
- All cutting, patching, refinishing and repainting of all work is the responsibility of the General Contractor.
- All work shall be warranted for a minimum period of one year from the date of substantial completion. Provide longer warranties where specified for individual components. General Contractor to assemble an Owner's Manual containing all product & warranty info and turn over a hard and electronic copy to the Owner.
- General Contractor is to protect all finished surfaces from dirt and damage until final acceptance by Owner/Client/Tenant. Materials damaged during construction are to be repaired/replaced at General Contractor's cost to the satisfaction of the Owner/Client.
- Substitutions of specified materials are to be approved by Architect prior to executing work. Substitutions installed prior to receiving approval in writing are performed at the General Contractor's risk.
- Provide all necessary and required draft stopping, fire stopping, fire blocking, etc.
- All systems are to be installed neatly, orderly and in a workmanlike manner. Verify clearances and coordinate the work of all trades including ducts and lights. In case of conflict, notify Architect for resolution prior to installation. All devices are to be arranged logically (i.e. centered, aligned horizontally/vertically). All final device locations are to be coordinated with Architect/Owner's Representative prior to installation. All electrical, plumbing and HVAC runs are to be concealed, where possible.
- General Contractor is to coordinate all MEPS drawings with the architectural plans.
- Performing work means acceptance of existing conditions and substrate work. Do no work until conditions are acceptable.
- General Contractor is to provide Owner/Client with a list of Sub-Contractors and personnel to be on site during the work.
- General Contractor is to submit SDS sheets for all materials used in construction to the Owner/Client.
- The General Contractor is to maintain record documents throughout the course of the work. Note all changes on drawings and provide a hard and electronic copy of As-Built Drawings to the Owner/Client.
- Upon acceptance of the contract, the General Contractor is to prepare a schedule for the proposed work. This schedule must be reviewed and accepted by the Owner/Client. All long order items must be called to Owner's/Client's attention as soon as possible.
- General Contractor shall verify all information and dimensions in these drawings. General Contractor shall verify all existing conditions, including existing building and site conditions. Any errors, omissions, and inconsistencies are to be reported to the Architect before proceeding with the work. Failure to do so will release the Architect of all responsibility. Any changes from these documents are the responsibility of the General Contractor. Drawings are not to be scaled. If insufficient information exists, contact the Architect for clarification before proceeding with work.
- Architect/Owner shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by General Contractor.
- Support walls to ceiling as required for stability, where applicable.
- General Contractor is responsible for bracing the structure as required to maintain structural stability until complete and functioning as the designed unit.
- Lighting shown for placement reference only. Electrical Contractor to install all electric per local/state code and responsible for all permits, electrical drawings and fees. Electrical plans are to be reviewed and coordinated by the Architect & Owner prior to submitting for permits. This includes Fixture Switching.
- The General Contractor is solely and completely responsible for verifying that all construction is completed to provide a watertight structure. The architect shall have no responsibility for such issues or resulting damages.
- The plans and specifications are "Design Intent" drawings and not intended to depict each and every detail.
- The Client/Owner understands that there may be misinterpretations of the design professional's plans and specifications during the construction, which may lead to errors and subsequent damage. Inasmuch as the client/owner has elected to proceed with the work without the design professional providing construction review services, the client/owner agrees to indemnify and hold-harmless the design professional against any and all claims, damages, awards and costs of defense, which may arise out of the acts of the General Contractor performing work not in accordance with the intent of the design documents. Submission of these drawings to obtain a building permit is acceptance of these terms.

MEPS:

- All HVAC, Electric, Plumbing & Sprinkler Design and Permits will be under separate permits and is under the General Contractor's contract.
- General Contractor is responsible for verifying & providing adequate services to the new space.
- General Contractor is responsible for installing all new ductwork, electric, plumbing and related services for the building.
- Provide shop drawings, submittals, samples, etc. for all Lighting and Plumbing Fixtures for approval by Owner/Architect prior to installation. Installing prior to receiving written approval are performed at contractor's risk.

SECTION 01000 GENERAL CONDITIONS

1.1 CONTRACT RESPONSIBILITIES

The A.I.A. document A201 General Conditions, current edition, shall apply to the project. A copy is available from the Architect.

1.2 FIELD CONDITIONS

- The General Contractor (GC) is to verify all dimensions and field conditions in compliance with overall wall dimensions, ceiling heights, conditions of ceilings, capacity of electrical systems, interference such as existing duct work, HVAC equipment, sprinkler lines and mains, roof down-spouts, electrical equipment or other obstructions which will come in conflict with the new construction. The G.C. shall notify the Architect in written form of any variances prior to commencing work. Failure to report discrepancies shall make any costs incurred arising from the conditions the sole responsibility of the Contractor. Any hidden or uncovered conditions shall be reported in the same manner and with the same restrictions.
- The G.C. shall verify size and location of all floor, roof and wall penetrations, equipment etc. and coordinate with mechanical, plumbing, electrical, & sprinkler designers.
- Prior to excavation or trenching the G.C. shall determine and verify location of utility services in all areas to be excavated.
- The G.C. shall coordinate all millwork installation with electrical, plumbing and mechanical work.

1.3 FIELD REVISIONS

- If any substitutions are proposed and approved for specific equipment, the G.C. and his subcontractors shall be responsible for all coordination including HVAC, plumbing and electrical.
- All materials specified are to be installed in accordance with manufacturers instructions and specifications. The G.C. is to construct the project in accordance with the documents. Any deviations from the intent of the documents without the Architect's written approval is at the contractor's own risk and may result in the work being redone at the contractor's expense.
- In the event that the quality or grade of material or work is not clearly specified, the G.C. shall request clarification from the Architect. Under no circumstances shall the contractors shall assume grade or quality.
- In the event when the discrepancy occurs from one drawing or specification to another, the general quality or higher quality shall prevail.

1.4 PERMITTING / CODE COMPLIANCE

- The G.C. shall apply for all permits that involve drawing submittal and processing (i.e. mechanical, electrical, sprinkler, and plumbing). The G.C. shall obtain these permits and pay all permitting fees.
- The G.C. shall assure that all work is done in accordance with all applicable national, state and local codes, ordinances and requirements by governing agencies, whether or not said codes, ordinances, requirements, etc. are specifically shown on drawings and or specifications.
- Construction material, assemblies and procedures are to comply with all applicable codes and supplementary ordinances. When a conflict occurs between such codes and information shown on the drawings, the G.C. shall consult with the owner's representative or Architect for resolution prior to commencing work.
- The G.C. shall be responsible for scheduling inspections by code officials and shall pay inspection fees associated with the work.

1.5 G.C. / COORDINATION

- The G.C. is to become familiar with the owner criteria, special working conditions pertaining to barricades, noise, dust, trash removal, etc. and shall coordinate with Owner. Any work which is required to take place at night or during off hours shall be verified with the owner's representatives. Any associated costs shall be included in the bid.
- The G.C. shall be responsible for the cost of any damage arising from their work.
- If applicable, the contractor shall provide a storefront barricade that shall be erected in accordance with all applicable regulations. Verify with the locations with the owner. In addition, the G.C. shall provide any safety or warning devices required to protect the public from any hazard arising from the contractors' work. Site security is the responsibility of the G.C.
- The G.C. shall provide a dumpster or other trash device as required and shall coordinate with the Owner and City for location. G.C. to obtain permit for dumpster.

1.6 GENERAL CONSTRUCTION

- Each contractor shall be responsible for repair of damage to the work of other trades caused by his operations. The nature of such repair work must receive the prior approval of the owner's representative.
- PROJECT CLEAN UP / COMPLETION**
 - The G.C. shall be responsible for overall construction site cleanliness, including provisions of a dumpster with weekly servicing, removal of all contractor/subcontractor refuse and debris and sweeping of the entire site at the completion of the workday.
 - The premises shall be turned over clear of all debris, packing, boxes, wrappings and excess materials and left in broom swept condition.
 - All mirrors and glass are to be cleaned of protective pads, mastics and markings.
 - All electrical panels and breakers are to be properly marked with type written labels.

SECTION 02850.300 SELECTIVE DEMOLITION

PART 1 - GENERAL

- Materials Ownership:** Except for items or materials indicated to be reused, salvaged, reinstalled or otherwise indicated to remain Owner's property, demolished materials shall become General Contractor's property and shall be removed from Project site.
- Storage or sale of removed items or materials on-site will not be permitted.
- Existing warranties: Remove, replace, patch and repair materials and surfaces cut or damaged during selective demolition by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS

- Repair Materials:** Use repair materials identical to the existing materials.
 - If identical materials are unavailable or cannot be used for exposed surfaces use materials that visually match existing adjacent surfaces to the fullest extent possible and accepted by the Owner.
 - Use materials of which installed performance equals or surpasses that of existing materials.

PART 3 - EXECUTION

- Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to the Architect/Owner.
- Where required engage a professional engineer to survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations.
- Perform surveys as the work progresses to detect hazards resulting from selective demolition activities.
- Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations, i.e. Telephone Service Lines, etc.
- Utility Requirements: Locate, identify, disconnect, shut off and seal or cap off indicated utilities serving areas to be selectively demolished.
- If utility services are required to be removed, relocated or abandoned before proceeding with selective demolition provide temporary utilities that bypass areas of selective demolition and will maintain continuity of service to other parts of the building or adjacent buildings.



modelgroup
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Cincinnati, Ohio 45202
513.559.0048

Formica Building

Office Conversion to Apartments

Auditor Address: 115 E. 5th Street, Actual Address: 120 E. 4th Street
Cincinnati OH 45202

Project	Formica Building b to 6	No.	Revisions	Date
	120 E 4th Street			
	Cincinnati, Ohio - 45202			
Sheet	GENERAL NOTES			
	Construction			
Project No.	2022_259_D	Issue Date	17 th 09 th 2022	FOR PERMIT
Scale	As Noted	Drawn	Checked	

GN