



ADDENDUM 1

August 3, 2023

FOR:

Carthage Flats
7020 Vine Street
Cincinnati, OH 45216

PREPARED BY:

Emboss Design (formerly PCA)
906 Monmouth Street
Newport, KY 41071

BID EXTENSION – The bid date has been extended to Tuesday, August 15th at 2:00 pm.

DRAWINGS:

1. C-01 OVERALL SITE PLAN

- Revised shape of Picnic Area.
- Added Note 2, description of the paving at the picnic area.

2. C-02 GRADING & UTILITY PLANS

- Added top elevations and invert elevations to sheet for various pipes and structures.
- Added note for size of new water line.
- Added note for hot box.
- Revised notes for sizes and lengths of various pipes
- Added note clarifying RCP or DIP for storm sewer pipe .
- Revised water service lines entering the building.
- Added Trench cross section detail.

3. AS100 ARCHITECTURAL SITE PLAN

- Revised shape of the kids area and picnic area.
- Revised location of outdoor pavilion.
- Added 7' tall fence – sound wall.

4. AS101 SITE DETAILS

- New sheet with the enlarged plan, elevation, section and plan details describing the sound wall.



QUESTIONS AND ANSWERS:

1. What is the basis of design for the cabinets and countertops?
 - a. Model – The basis of design is a stained cabinet by Smart Cabinets with full plywood construction. Cabinets shall have soft close doors and drawers. Door style is Group 1. The plastic laminate countertops shall be standard Group 1 colors. Cultured marble countertops shall be standard colors.
2. Are the wood doors solid core or hollow core?
 - a. All wood doors shall be solid core.
3. Who is responsible for backfilling the existing basement?
 - a. **BP 31 Site Work** is responsible for backfilling the existing basement and footings. The demolition contractor shall set back the grade 1:1 at foundation walls.
4. What is the specification for the ACT ceilings?
 - a. Ceilings shall be 2x4 square edge ceiling pads.
5. Per the “Outline Scope of Work” – BP5.2.A: Structural steel columns at front entrance. Sheet S120 shows these columns as 6x6 wood post. Please confirm these are wood columns, if these are steel, please provide steel column details.
 - a. The scope of Work is incorrect. The columns and beams at the front entrance are wood.
6. Per the “Outline Scope of Work” – BP 5.2.C: Steel elevator hoist beam. Sheet S140 does not show the hoist beam. Please provide beam size and weight along with bearing details.
 - a. Include a \$2,000 allowance for the hoist beam material.
7. The specified range is no longer available and is a front control standard range.
 - a. Provide a similar model range to the specified range. ADA units shall have the front control ranges. Non-ADA units do NOT require front controls.
8. Do all units need ADA refrigerators?
 - a. No, only the ADA units need ADA refrigerators.
9. Will elevator access be available for appliance deliveries?
 - a. Assume the elevator will NOT be available.
10. What color are the appliances to be?
 - a. Appliances shall be white.
11. What are the hollow metal door, frame and hardware specs?
 - a. Hollow metal doors shall be 18 gauge. Hollow metal frames shall be 16 gauge. Door hardware shall be Grade 2 hardware.



12. Do the restrooms with LVT receive vinyl base and the ADA restrooms with ceramic floor tile receive ceramic base?
 - a. Yes, this is correct

13. The prints call for ceramic base at walk off carpet tile locations. Is this correct?
 - a. This is incorrect. Provide 4" rubber base at walk off carpet tile locations.

End of Addendum 1

Light Duty Asphalt Pavement Section (SN=278):

- 1.5" - ODOT Item 441 Asphalt Concrete Surface Course, Type 1 (448), PG 64-22
- 4.0" - ODOT Item 441 Asphalt Concrete Intermediate Course, Type 2 (448), PG 64-22
- 6.0" - ODOT Item 304 Limestone Aggregate Base
- ODOT Item 204 - Subgrade Compaction

GENERAL NOTES:

- A. ENGINEER/OWNER/CLIENT shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor.
- B. CIVIL ENGINEER of record (Steve Stewart 513.616.9694) shall field verify design intent of proposed grade stakes prior to construction.
- C. The locations of the underground facilities shown on this plan are based on field surveys and local utility company records. The engineer does not guarantee their accuracy. The contractor shall field verify locations with utility companies prior to any field work. The contractor is solely responsible for verifying all existing utility locations.
- D. All site work shall be completed in accordance with the latest addition of "State of Ohio Department of Transportation Construction and Material Specifications", City of Cincinnati's "2008 City Supplement to ODOT".
- E. Contractor to install all erosion control measures as required by Local & State regulations prior to any earth moving activities.

NOTES THIS DRAWING:

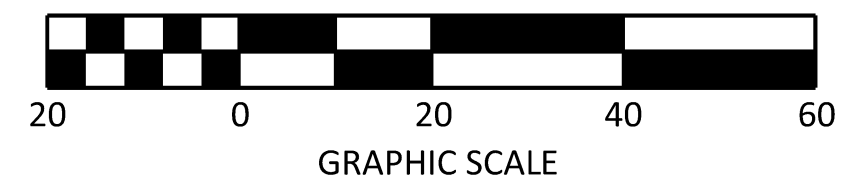
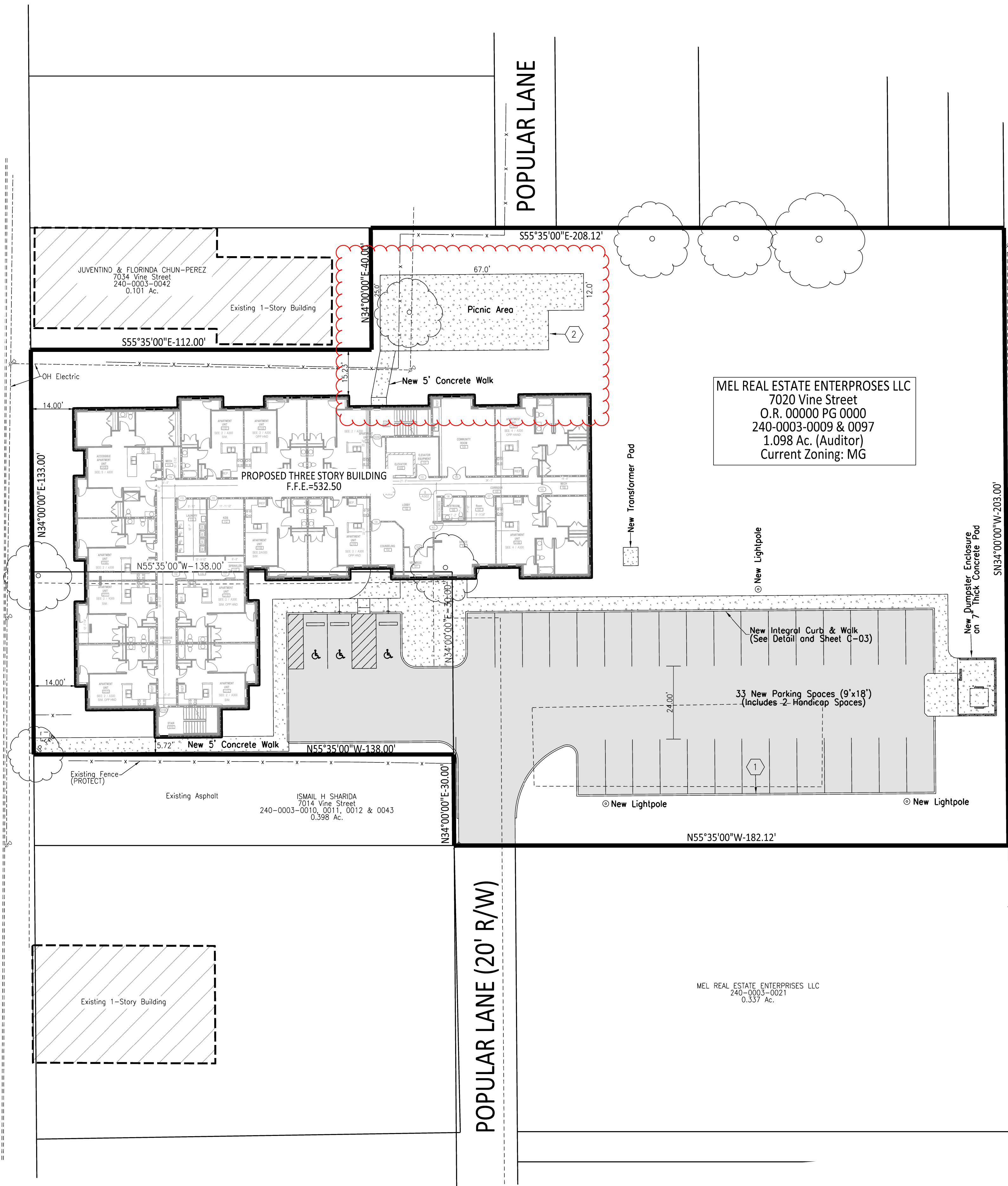
1. New 18" Concrete Barrier Curb. See Detail on Sheet C-003.
2. New Concrete Pad - 5.0" Thick Concrete on 4" Aggregate Base.

VINE STREET (66' R/W)

POPULAR LANE

POPULAR LANE (20' R/W)

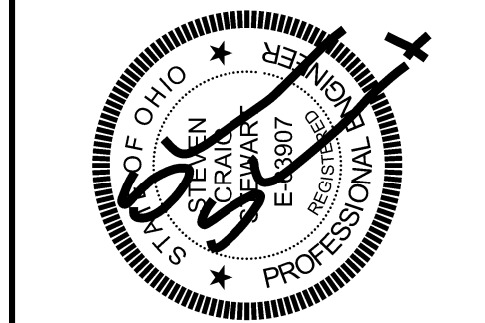
C.C.C. & ST. L. RAILWAY (66')



CIVIL DRAWING INDEX:

C-01	OVERALL SITE PLAN
C-02	GRADING & UTILITY PLAN
C-03	SITE DETAILS
C-04	EROSION CONTROL NOTES
C-05	EROSION CONTROL DETAILS
C-06	SITE DEMOLITION PLAN

NO.	DATE	DESCRIPTION	BY
3	7-14-2023	APPENDUM 1	
1	3-5-23	PERMIT SET	



RELEASED PRICING 4-20-23

OVERALL SITE PLAN
for
CARTHAGE FLATS
7020 Vine Street
Auditor Parcel: 240-0003-0009 & 0097
City of Cincinnati
Hamilton County, Ohio

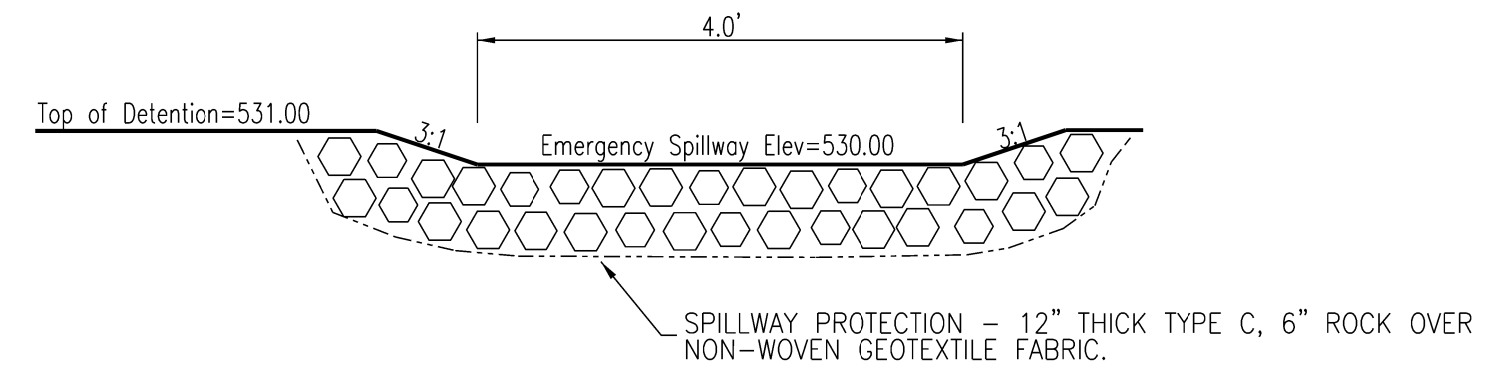
TALBERT SERVICES
2600 Victory Parkway
Cincinnati, Ohio 45206

modelgroup

genesis design llc
Cincinnati, Ohio - (513) 616-9694 - email: genesisdesignllc@gmail.com

SHEET TITLE	
OVERALL SITE PLAN	
DESIGNED	S.C.S.
DRAWN	F.O.S.
CHECKED	S.C.S.
DATE	March 2023

JOB NO.
SHEET NO.
C-01



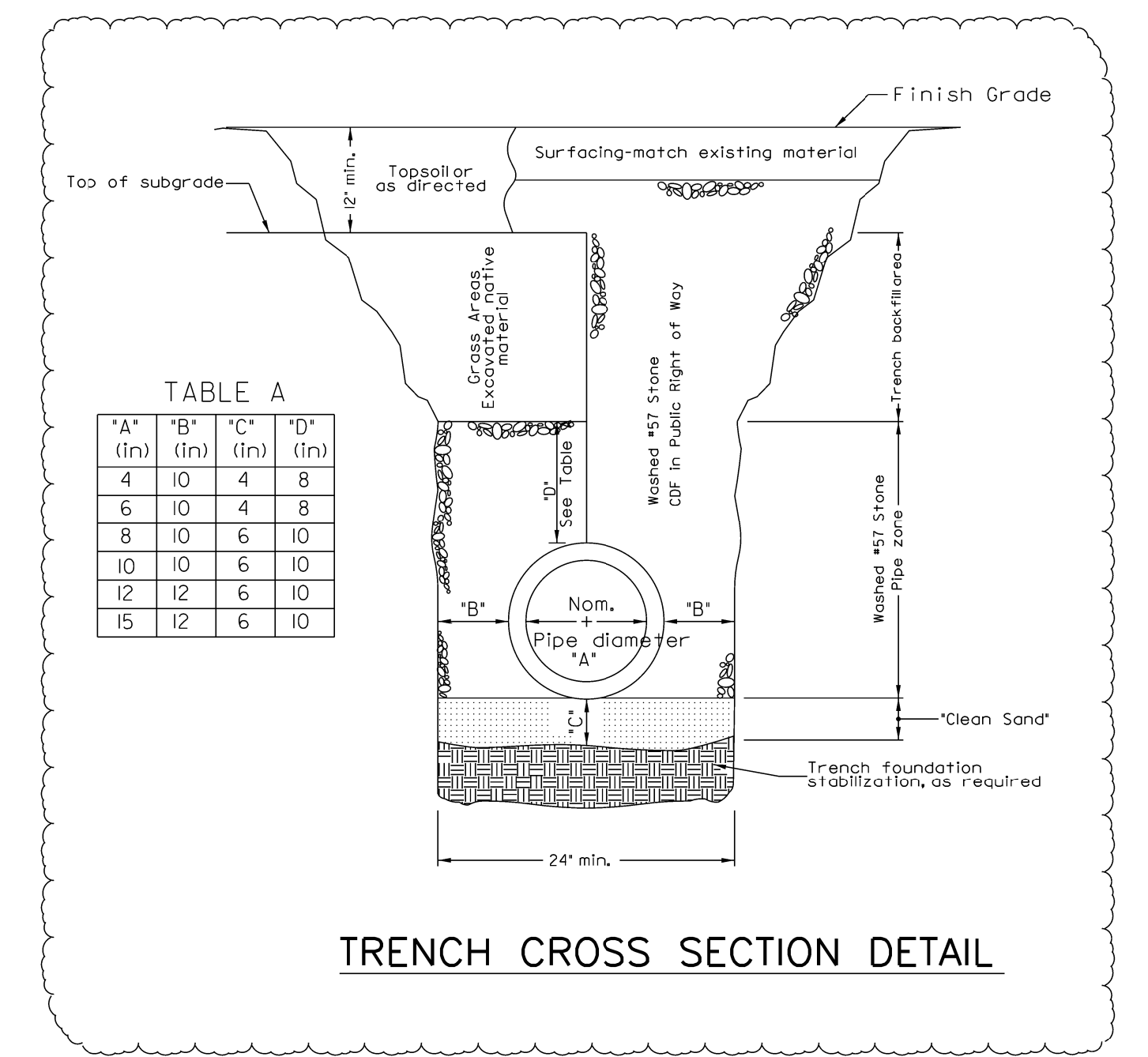
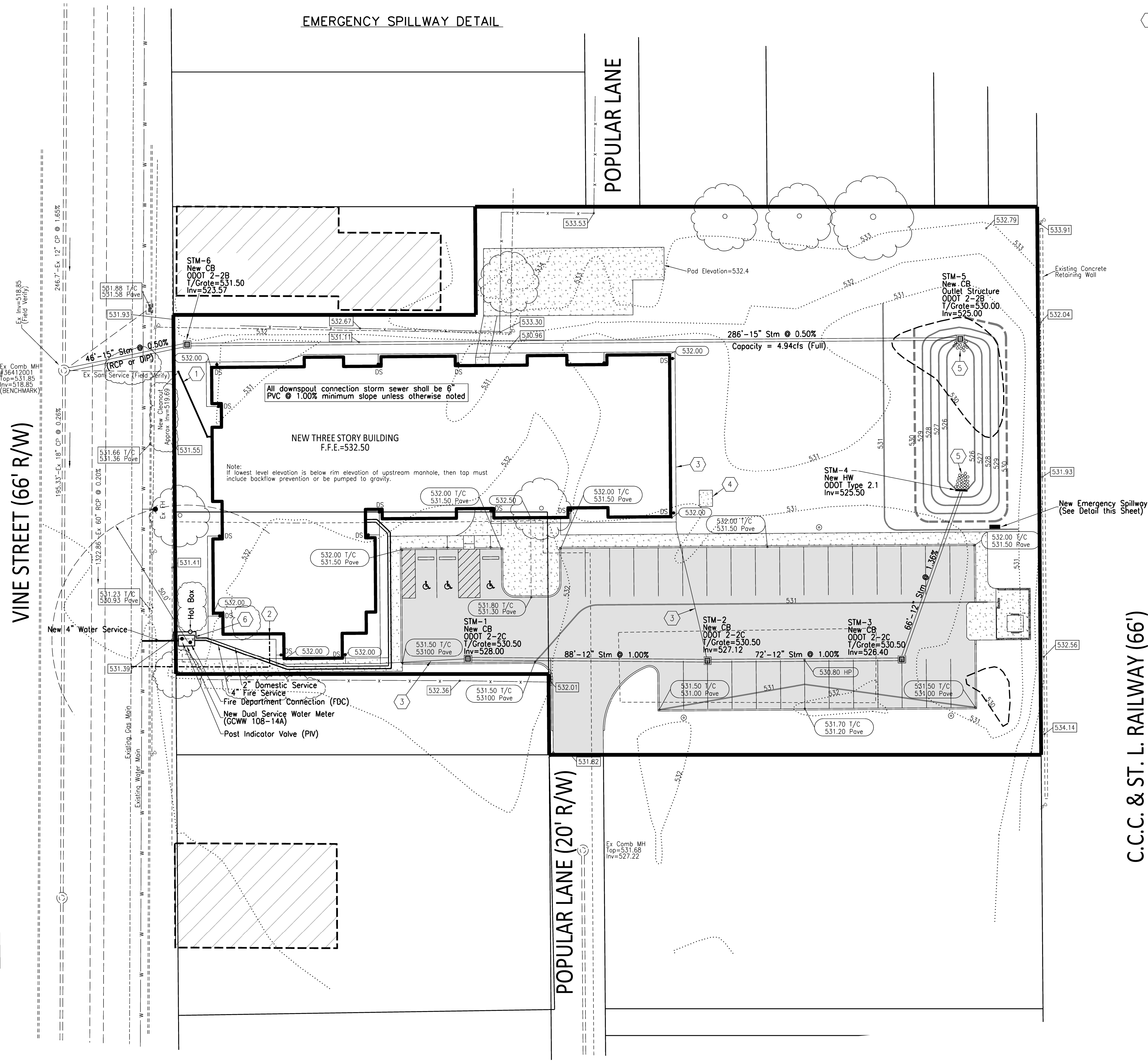
675.47 - Denotes Existing Elevation
 685.00 - Denotes Proposed Elevation

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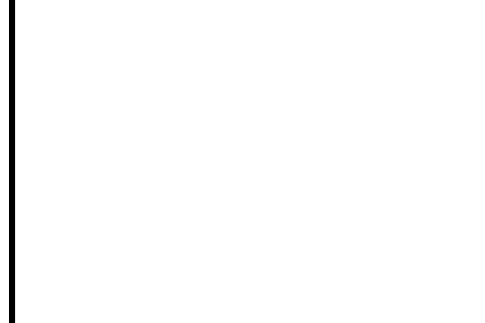
NOTES THIS DRAWING:

- 1. New 6" Sanitary Sewer Service (PVC, SDR-35 @ 2.00 Min Slope). Field Verify Existing Sanitary Sewer Depth.
- 2. New Gas Service - See Sheet P100 for Continuation.
- 3. New 8" Storm Sewer (PVC) @ 1.00% Minimum Slope.
- 4. New Utility Transformer - See Electrical Site Plan E001 for Details.
- 5. Pipe Inlet/Outlet Protection - 3.0' x 5.0' x 12" Thick Type C, 6" Rock over Non-Woven Geotextile Fabric.
- 6. New Dual Service Water Meter (GCWW 108-14A), 4" Fire Service, 2" Domestic Service, 1 1/2" Domestic Meter.



C.C.C. & ST. L. RAILWAY (66')

NO.	DATE	DESCRIPTION	BY
1	3-15-23	PERMIT SET	
2	6-02-23	PERMIT REVISIONS	
3	8-02-23	ADDENDUM 1	



GRADING & UTILITY PLAN
 for
CARTHAGE FLATS
 7020 Vine Street
 Auditor Parcel: 240-0003-0009 & 0097
 City of Cincinnati
 Hamilton County, Ohio

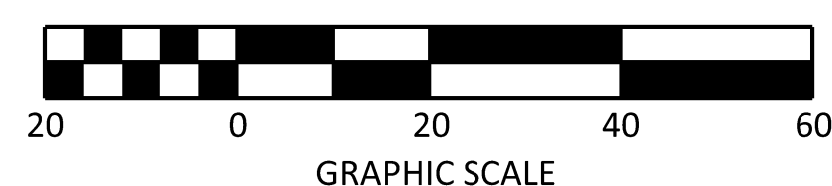
TALBERT SERVICES
 2600 Victory Parkway
 Cincinnati, Ohio 45206

modelgroup

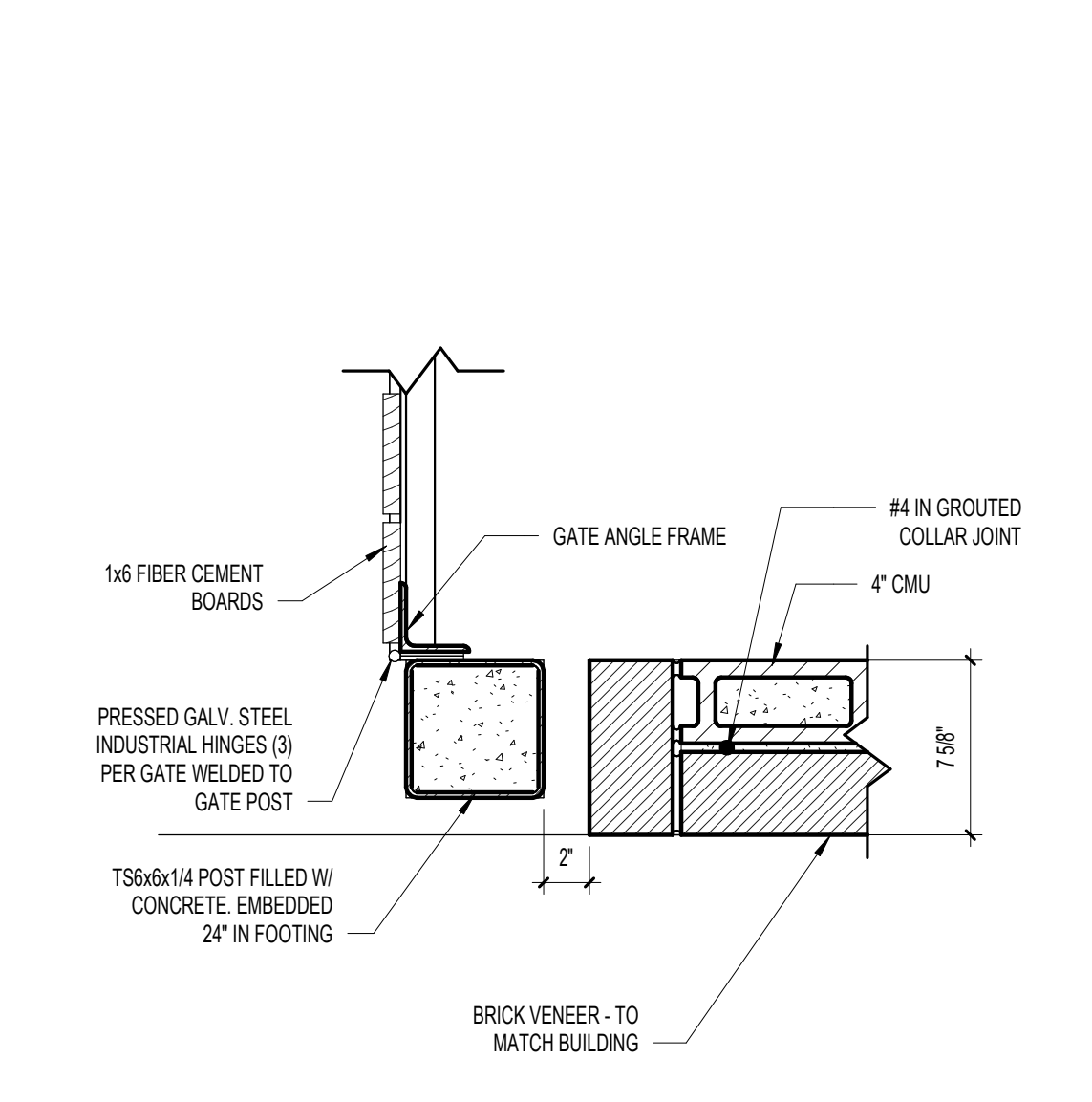
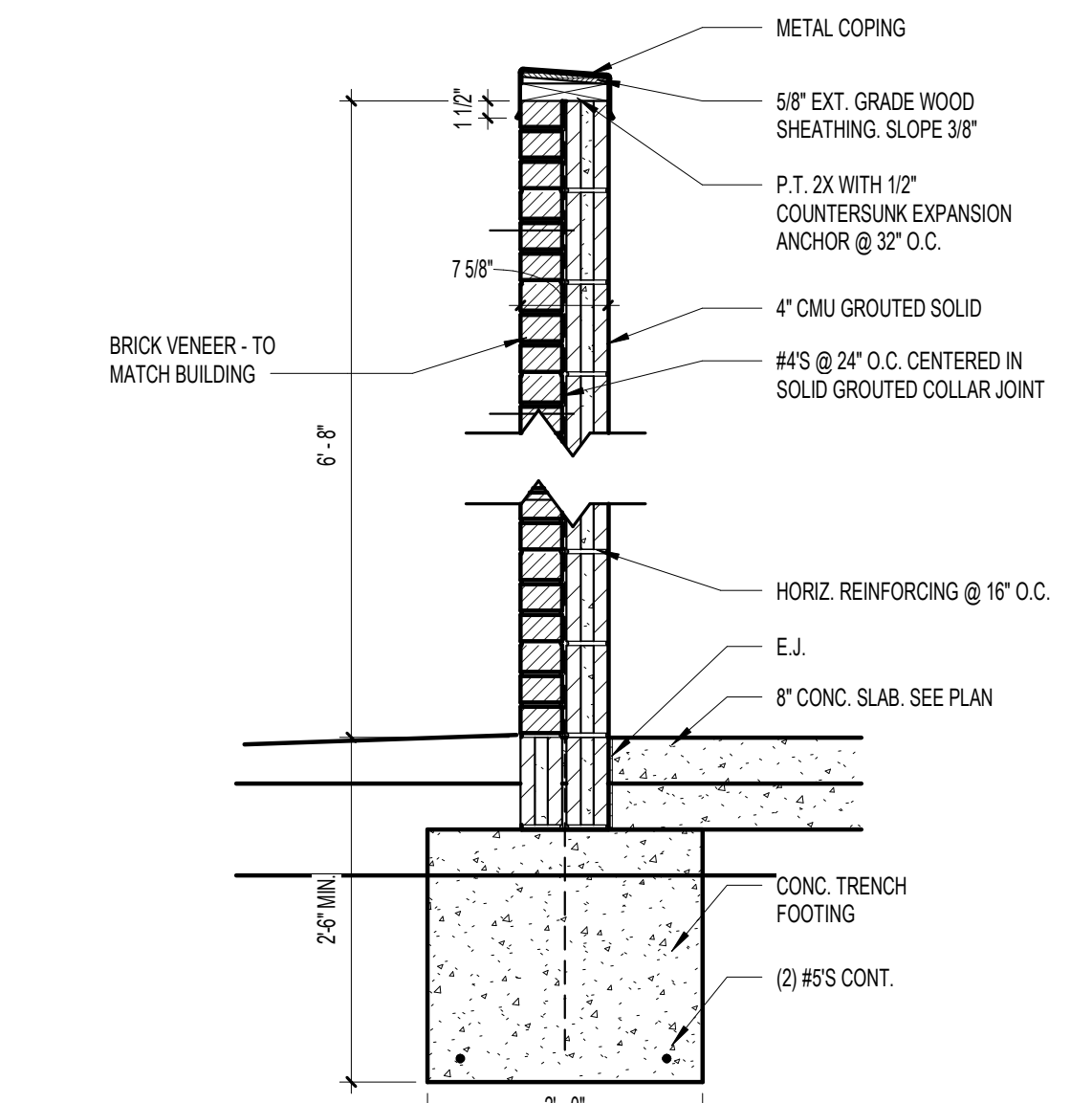
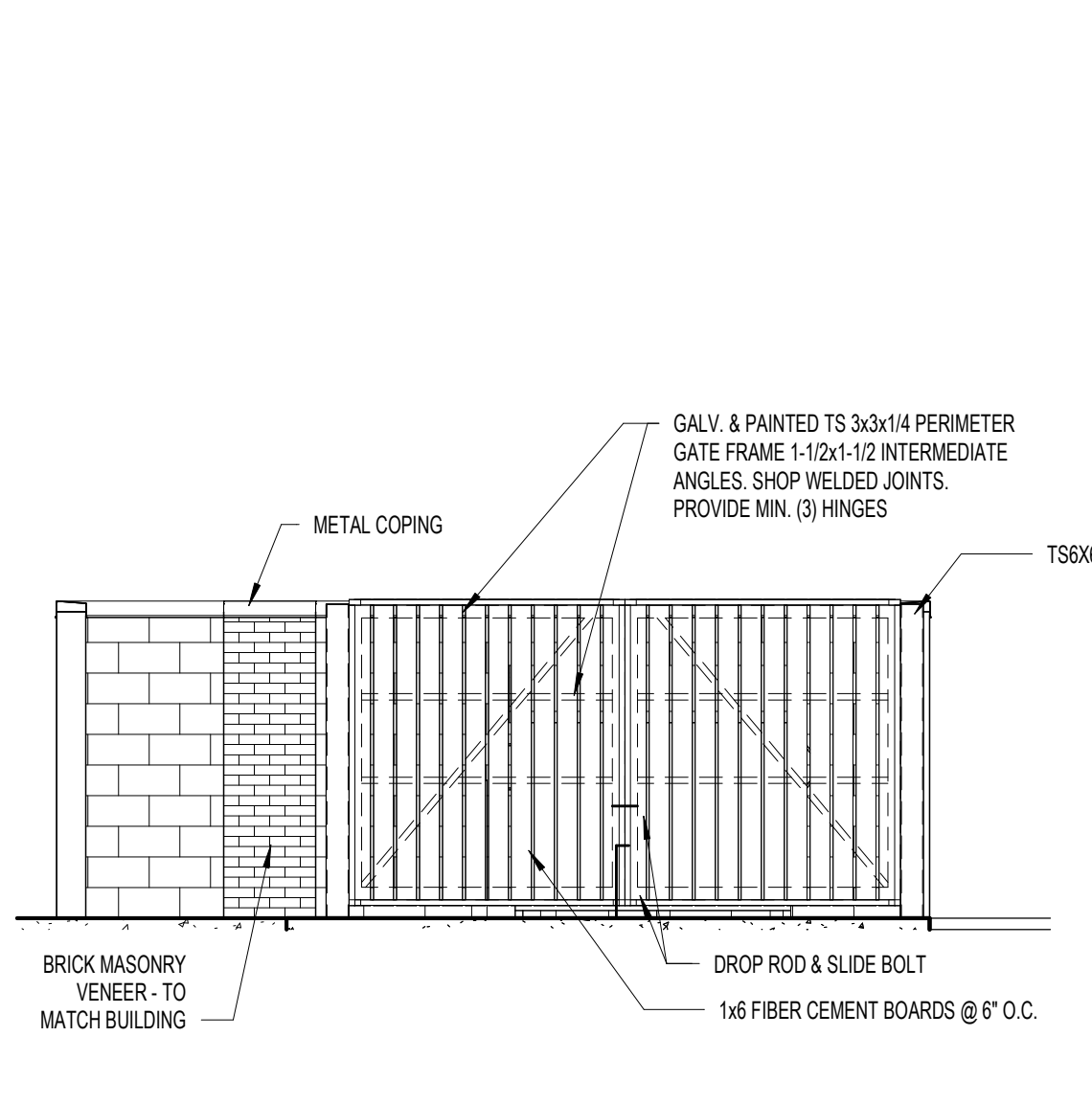
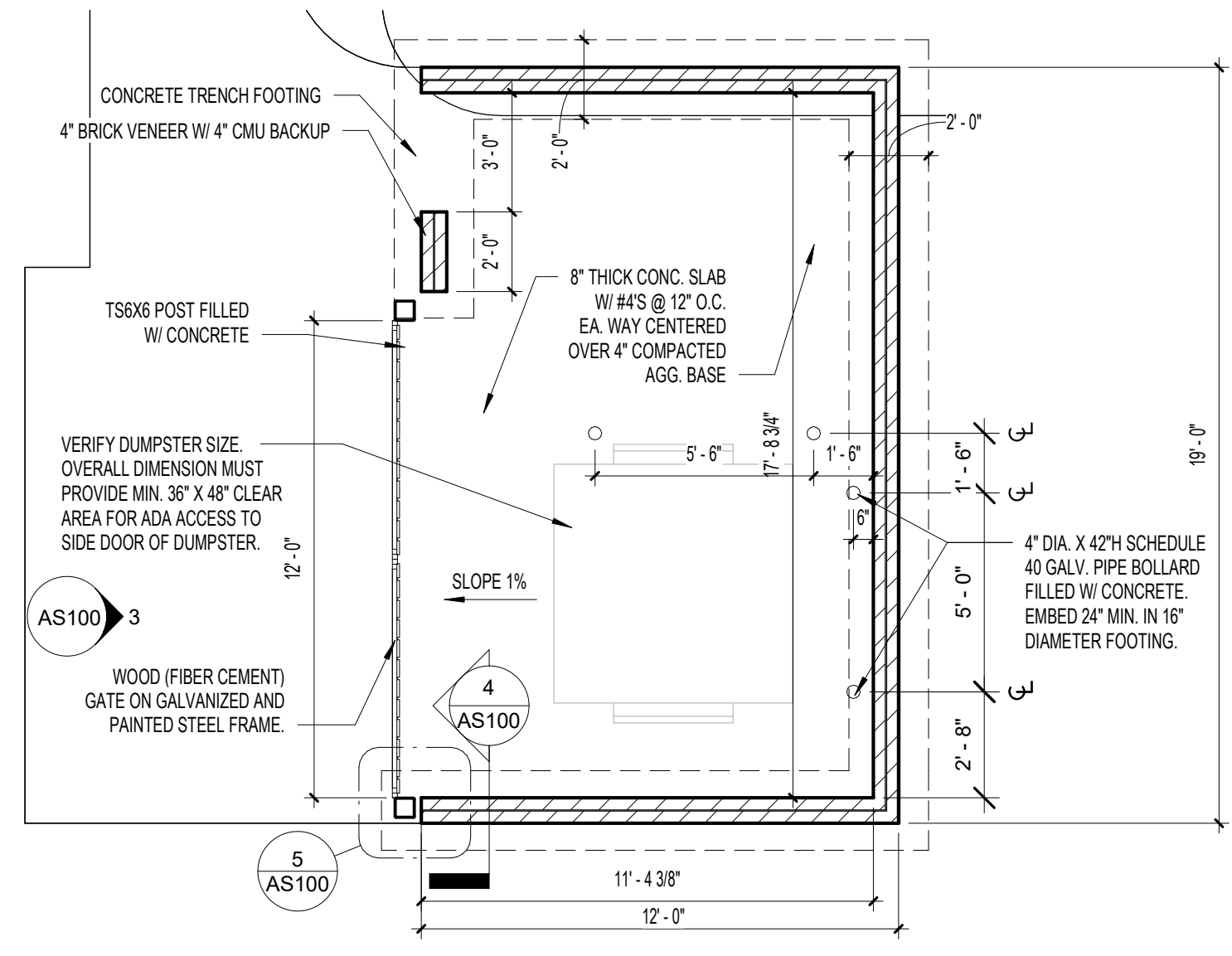
genesis design llc
 Cincinnati, Ohio - (513) 635-9694 - email: genesisdesignllc@gmail.com

SHEET TITLE	
DESIGNED	S.C.S.
DRAWN	F.O.S.
CHECKED	S.C.S.
DATE	March 2023

JOB NO.
SHEET NO.
C-02



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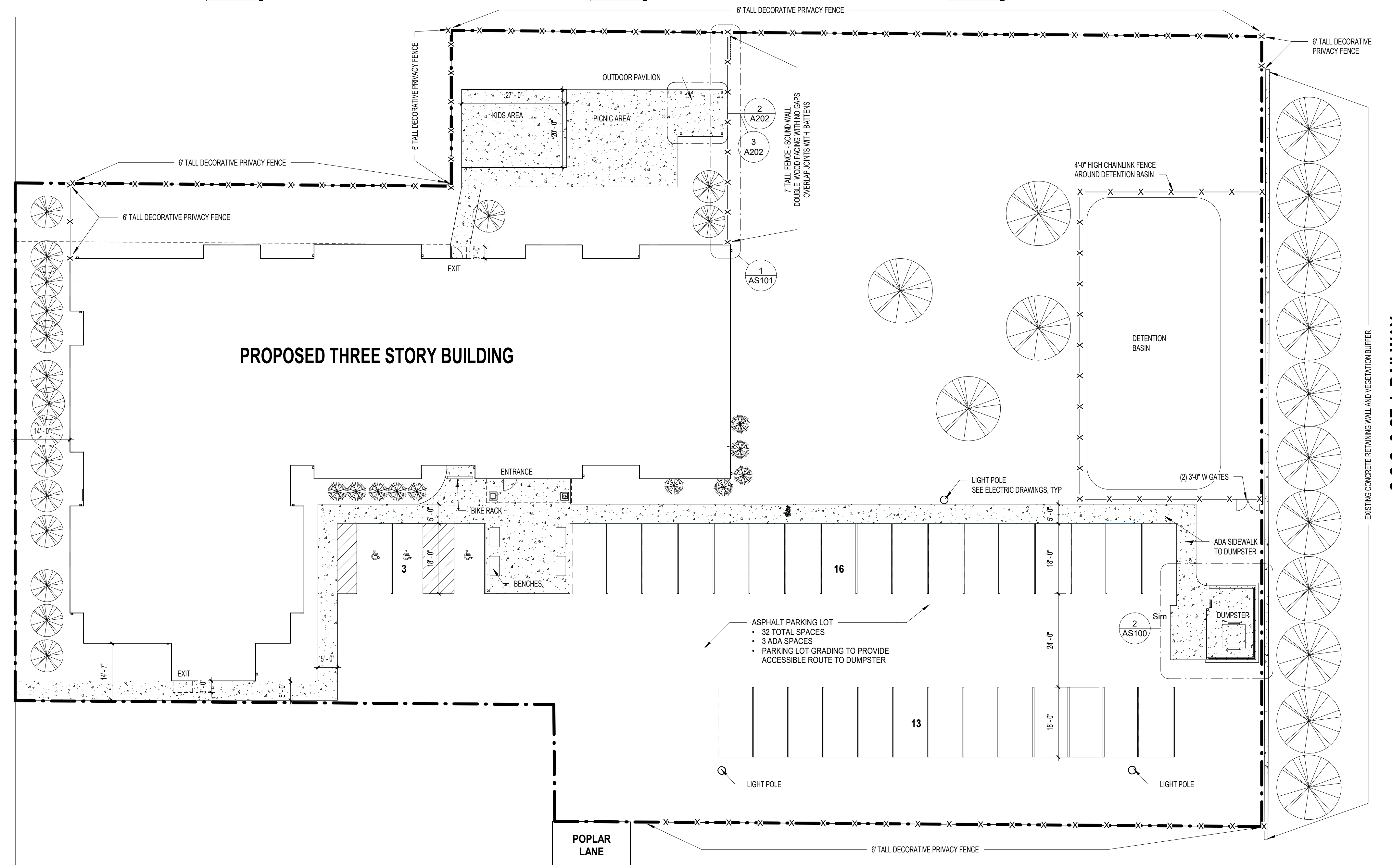


2 DUMPSTER ENCLOSURE PLAN
AS100 SCALE: 1/4" = 1'-0"

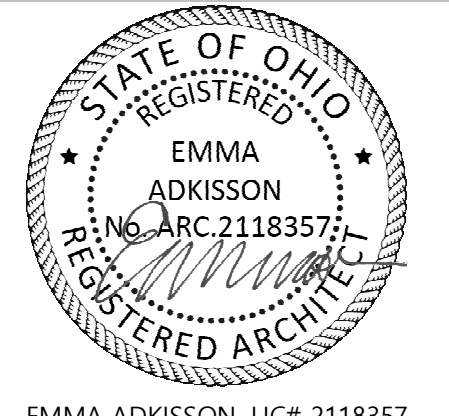
3 DUMPSTER ENCLOSURE ELEVATION
AS100 SCALE: 1/4" = 1'-0"

4 DUMPSTER ENCLOSURE SECTION
AS100 SCALE: 3/4" = 1'-0"

5 DUMPSTER ENCLOSURE - PLAN DETAIL
AS100 SCALE: 1 1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN
AS100 SCALE: 1/16" = 1'-0"



EMMA ADKISSON, LIC# 2118357
EXPIRATION DATE 12/31/2023

CARTHAGE FLATS PSH

7020 VINE ST.
CINCINNATI, OH, 45216

NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	ENVIRONMENTAL REVIEW	07/26/2023

ARCHITECTURAL SITE PLAN

21-128

AS100

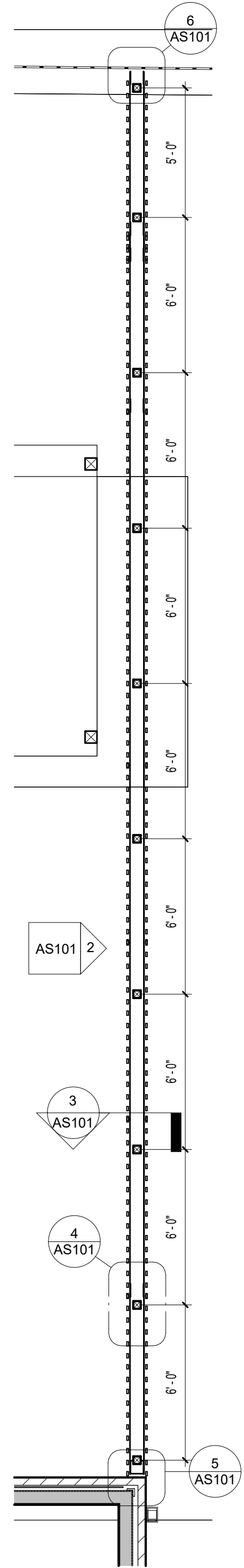
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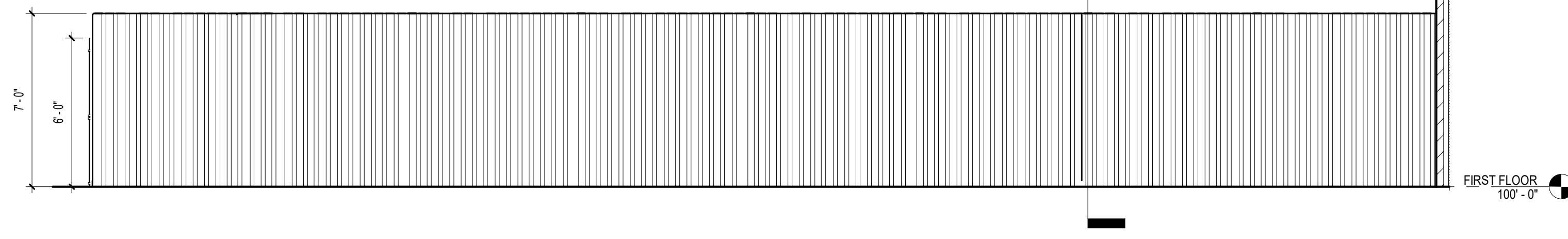
EMMA ADKISSON, LIC# 2118357
EXPIRATION DATE 12/31/2023

CARTHAGE FLATS PSH

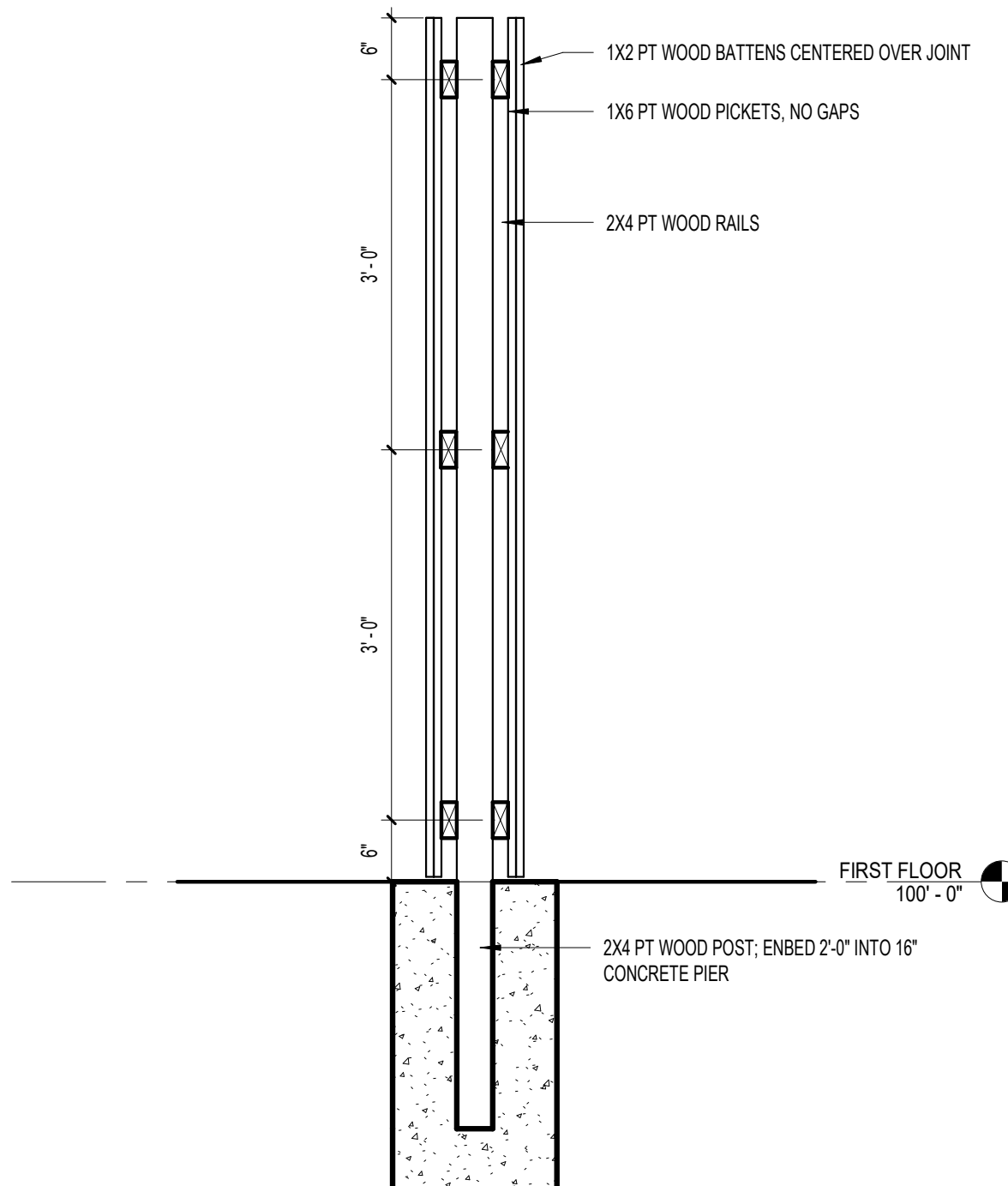
7020 VINE ST.
CINCINNATI, OH, 45216



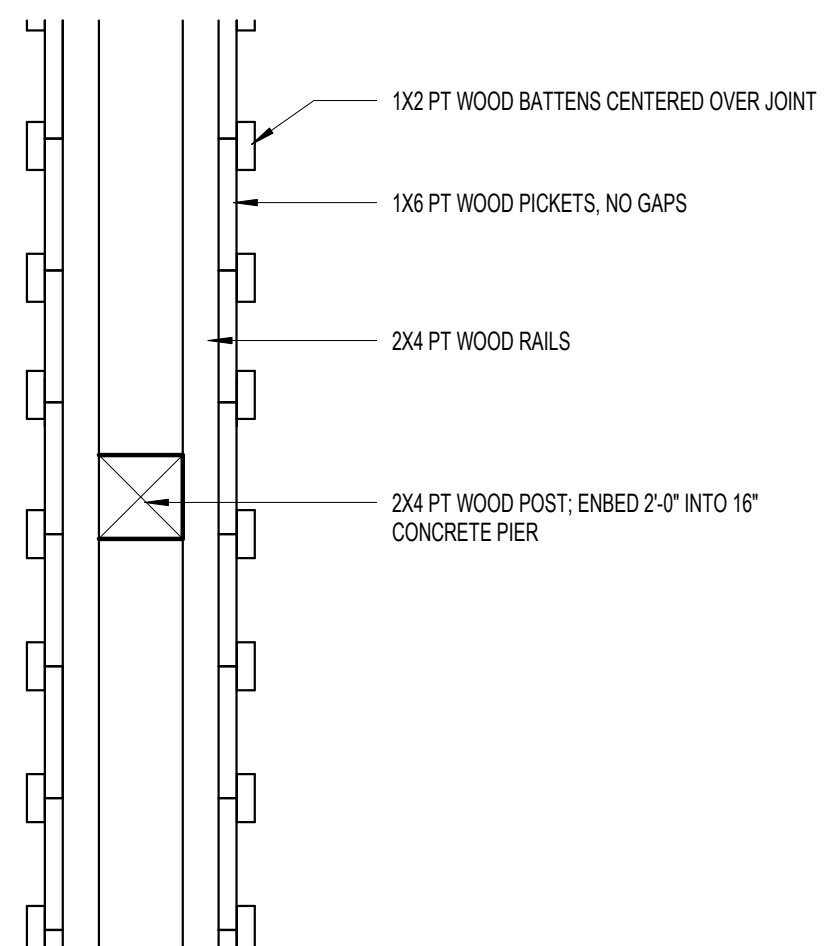
1 SOUND WALL
AS101 SCALE: 1/4" = 1'-0"



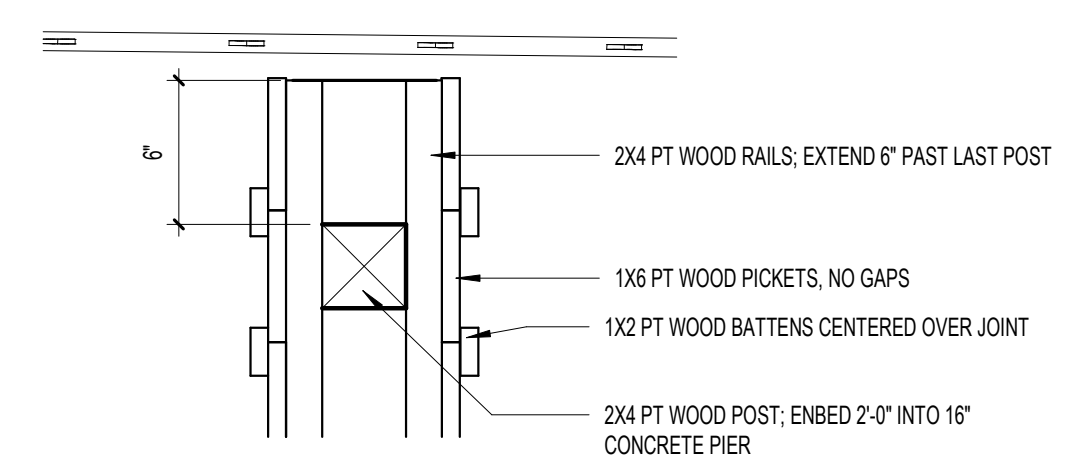
2 SOUND WALL ELEVATION
AS101 SCALE: 1/4" = 1'-0"



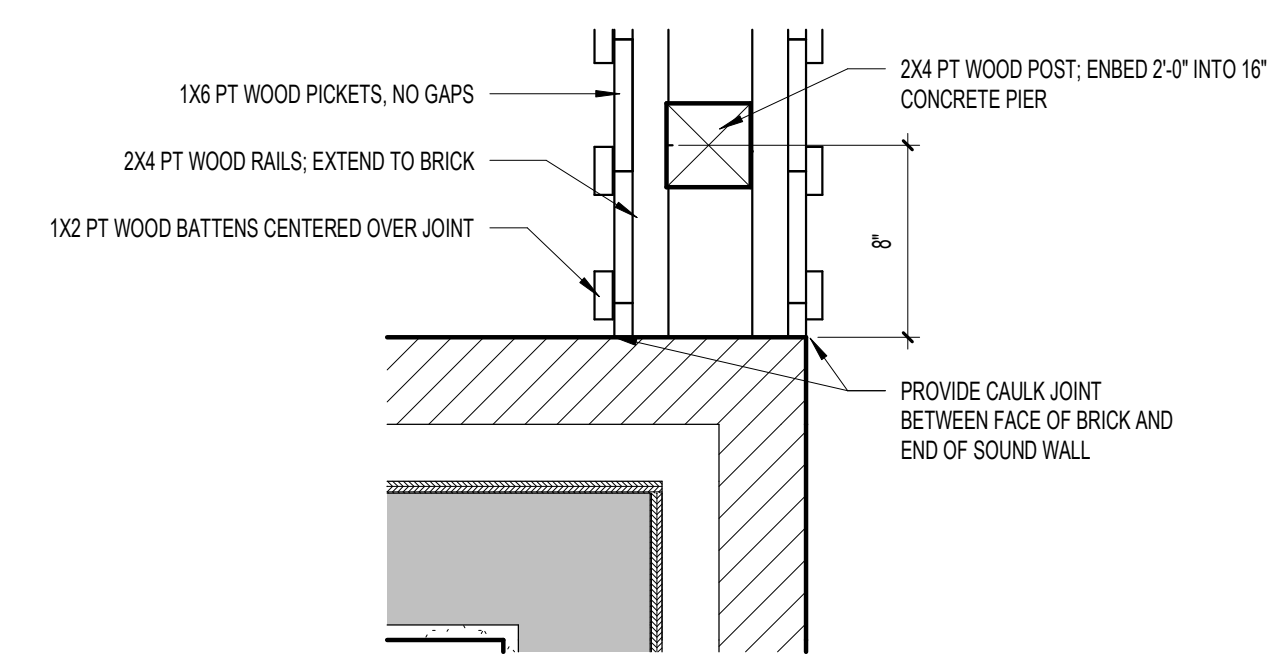
3 SOUND WALL SECTION
AS101 SCALE: 3/4" = 1'-0"



4 SOUND WALL - PLAN DETAIL
AS101 SCALE: 1 1/2" = 1'-0"



6 SOUND WALL - PLAN DETAIL
AS101 SCALE: 1 1/2" = 1'-0"



5 SOUND WALL - PLAN DETAIL
AS101 SCALE: 1 1/2" = 1'-0"

NO.	DESCRIPTION	DATE
AS101	ENVIRONMENTAL REVIEW	07/26/2023

SITE DETAILS

21-128

AS101