

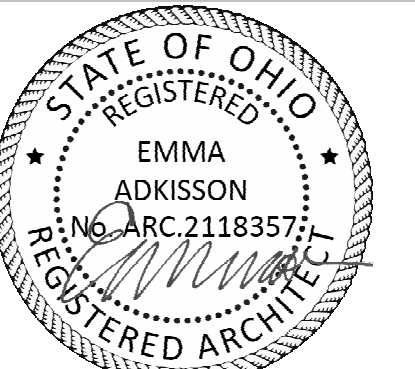
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE, P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE, P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE, P.S.C. ALL RIGHTS RESERVED.

# CARTHAGE FLATS PSH



7020 VINE ST.  
CINCINNATI, OH, 45216

906 MONMOUTH STREET  
NEWPORT, KY 41071  
www.PCA-ARCH.com  
859.431.8612



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

CARTHAGE FLATS PSH

7020 VINE ST.  
CINCINNATI, OH, 45216

DRAWING LIST	
Sheet Number	Sheet Name
<b>GENERAL</b>	
G000	COVER SHEET
G001	SPECIFICATIONS
G002	LEED SPECIFICATIONS
G100	CODE NOTES AND LIFE SAFETY PLANS
G101	LIFE SAFETY PLANS
G102	WALL TYPES AND UL ASSEMBLIES
G103	UL ASSEMBLIES
<b>CIVIL</b>	
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
<b>ARCHITECTURAL SITE</b>	
AS100	ARCHITECTURAL SITE PLAN
AS101	SITE DETAILS
<b>ARCHITECTURAL</b>	
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	BUILDING SECTIONS
A203	BUILDING SECTIONS
A300	ENLARGED PLANS
A301	INTERIOR ELEVATIONS
A302	ENLARGED STAIR PLANS, SECTIONS, AND DETAILS
A401	FIRST FLOOR REFLECTED CEILING PLAN
A402	SECOND FLOOR REFLECTED CEILING PLAN
A403	THIRD FLOOR REFLECTED CEILING PLAN
A500	WALL SECTIONS
A501	WALL SECTIONS & DETAILS
A600	SCHEDULES
<b>STRUCTURAL</b>	
S001	GENERAL STRUCTURAL NOTES
S002	GENERAL STRUCTURAL NOTES
S110	FOUNDATION PLAN
S120	SECOND FLOOR FRAMING PLAN
S130	THIRD FLOOR FRAMING PLAN
S140	ROOF FRAMING PLAN
S310	FOUNDATION SECTIONS
S320	TYPICAL FRAMING SECTIONS
S321	FRAMING SECTIONS
S330	ROOF FRAMING SECTIONS
<b>FIRE PROTECTION</b>	
FP100	FIRE PROTECTION FIRST FLOOR PLAN
FP101	FIRE PROTECTION SECOND FLOOR PLAN
FP102	FIRE PROTECTION THIRD FLOOR PLAN
FP200	FIRE PROTECTION ENLARGED UNIT PLANS
FP201	FIRE PROTECTION ENLARGED UNIT PLANS
<b>PLUMBING</b>	
P100	PLUMBING FIRST FLOOR PLAN
P100D	PLUMBING FIRST FLOOR DIMENSION PLAN
P101	PLUMBING SECOND FLOOR PLAN
P101D	PLUMBING SECOND FLOOR DIMENSION PLAN
P102	PLUMBING THIRD FLOOR PLAN
P102D	PLUMBING THIRD FLOOR DIMENSION PLAN
P103	PLUMBING ROOF PLAN
P200	PLUMBING ENLARGED UNIT PLANS
P300	PLUMBING DETAILS & SCHEDULES
P301	PLUMBING ISOMETRICS
<b>MECHANICAL</b>	
M100	MECHANICAL FIRST FLOOR PLAN
M101	MECHANICAL SECOND FLOOR PLAN
M102	MECHANICAL THIRD FLOOR PLAN
M103	MECHANICAL ROOF PLAN
M200	MECHANICAL ENLARGED UNIT PLANS
M300	MECHANICAL DETAILS
M301	MECHANICAL DETAILS
<b>ELECTRICAL</b>	
E001	ELECTRICAL SITE PLAN
E100	ELECTRICAL POWER FIRST FLOOR PLAN
E101	ELECTRICAL POWER SECOND FLOOR PLAN
E102	ELECTRICAL POWER THIRD FLOOR PLAN
E200	ELECTRICAL LIGHTING FIRST FLOOR PLAN
E201	ELECTRICAL LIGHTING SECOND FLOOR PLAN
E202	ELECTRICAL LIGHTING THIRD FLOOR PLAN
E300	ELECTRICAL ENLARGED UNIT PLANS
E400	ELECTRICAL DETAILS
E401	ELECTRICAL DETAILS
E500	ELECTRICAL SPECIFICATIONS

**OWNER:**  
**TALBERT SERVICES**  
2600 Victory Parkway, Cincinnati, OH, 45206  
Ph: 513.751.7747

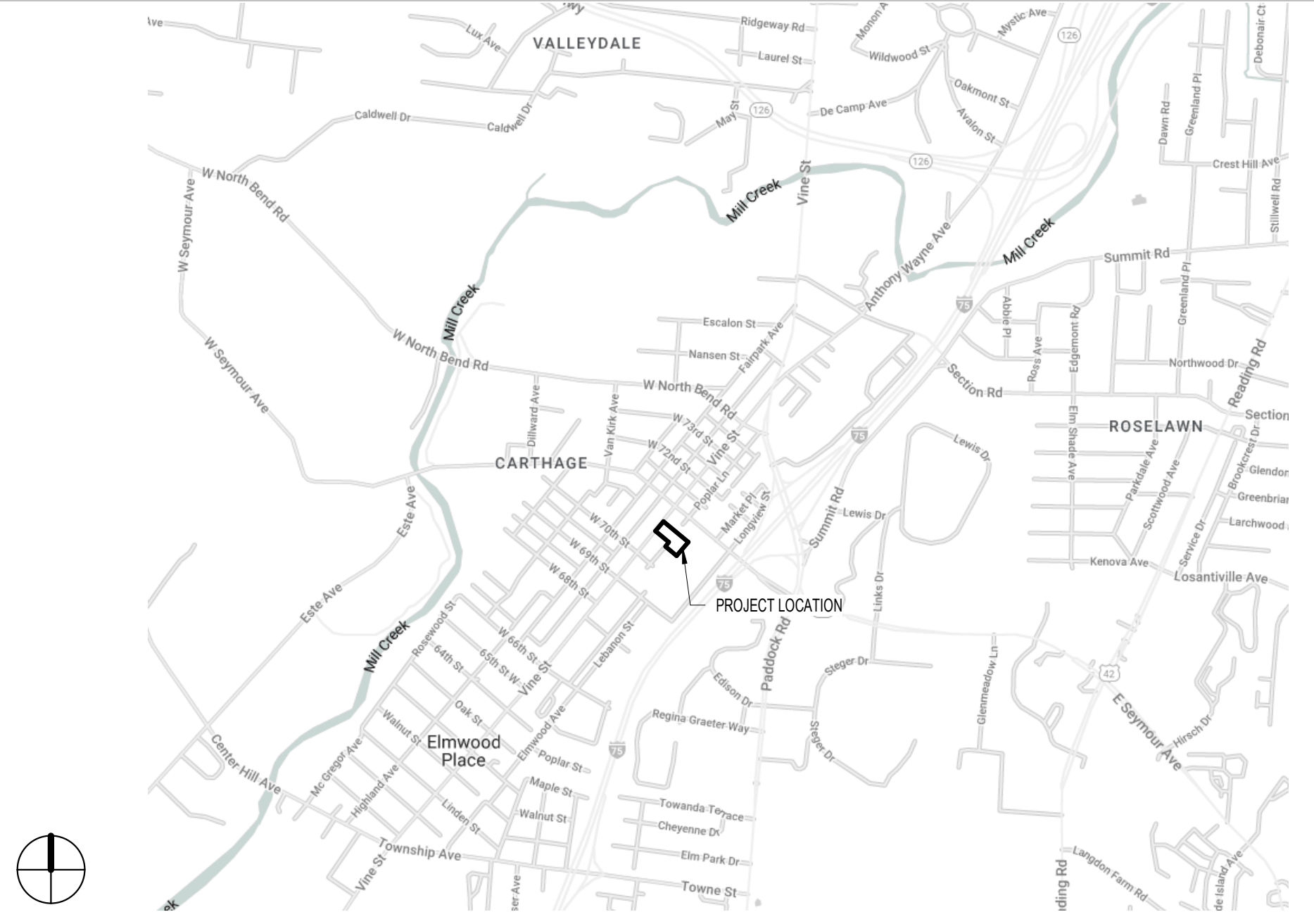
**CONTRACTOR:**  
**MODEL GROUP**  
1826 Race Street, Cincinnati, OH 45202  
Ph: 513.559.0048

**ARCHITECT:**  
**PCA ARCHITECTURE, P.S.C.**  
906 Monmouth Street, Newport, KY 41071  
Ph: 859.431.8612 Fax: 859.431.8611

**CIVIL ENGINEER:**  
**GENESIS DESIGN LLC**  
3439 Wellston Pl, Cincinnati, OH, 45208  
Ph: 513.616.9694

**STRUCTURAL ENGINEER:**  
**ADVANTAGE GROUP ENGINEERS, INC.**  
1527 Madison Rd., 2nd Floor, Cincinnati, OH 45206  
Ph: 513.205.8839

**PLUMBING / MECHANICAL / ELECTRICAL ENGINEER:**  
**ENGINEERED BUILDING SYSTEMS**  
515 Monmouth Street, Newport, KY 41071  
Ph: 859.261.0585



**SYMBOL LEGEND**

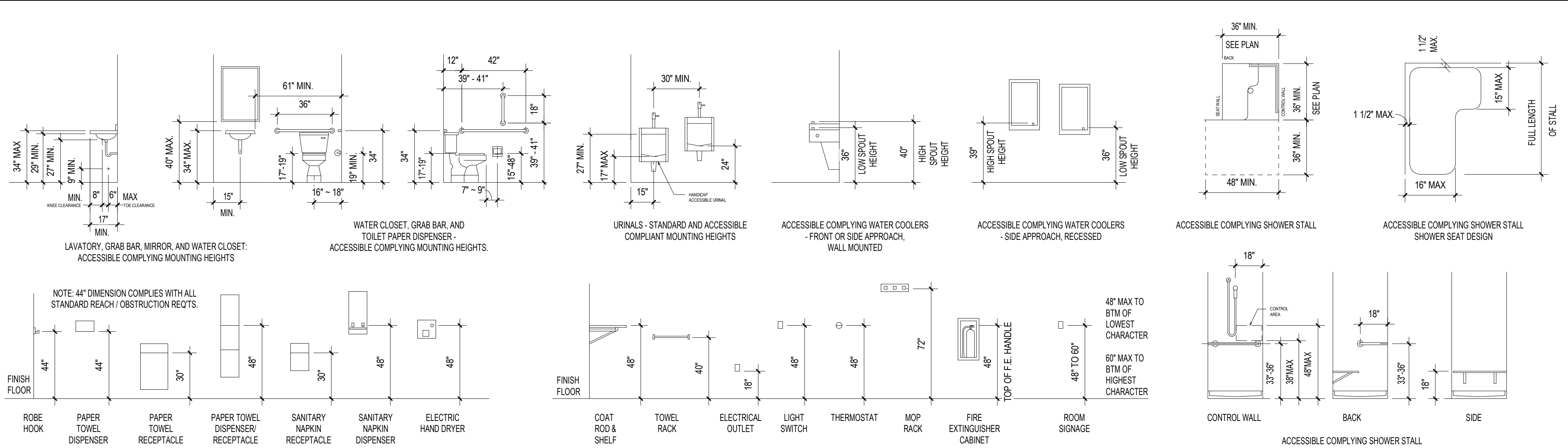
- Room name: ROOM NAME, ROOM NUMBER, AREA (OPTIONAL)
- 101: DOOR TAG
- 1: STOREFRONT TAG
- W1: WINDOW TAG
- A1.1: WALL TYPE TAG
- 10A: TOILET & BATH ACCESSORY TAG
- Level line or point elevation
- A: CONSTRUCTION NOTE
- 1: REVISION TAG
- Interior elevation marker: ELEVATION NUMBER, SHEET NUMBER
- Exterior elevation marker: ELEVATION NUMBER, SHEET NUMBER
- Building section marker: ELEVATION NUMBER, SHEET NUMBER
- Wall section marker: ELEVATION NUMBER, SHEET NUMBER

**ABBREVIATIONS**

- AFF: ALIGN FINISH FACE ABOVE FINISH FLOOR
- CL: CENTERLINE
- CLG: CEILING
- C.J.: CONTROL JOINT
- E.J.: EXPANSION JOINT
- EQ: EQUAL
- FE: FIRE EXTINGUISHER MOUNTED W/ WALL BRACKET
- FEC: FIRE EXTINGUISHER IN CABINET
- TYP: TYPICAL
- O.C.: ON CENTER
- UNQ.: UNLESS NOTED OTHERWISE

**GENERAL PROJECT NOTES**

SEE SPECIFICATIONS PAGE FOR GENERAL PROJECT NOTES



1 STANDARD ACCESSIBLE MOUNTING HEIGHTS  
G000 SCALE: 1/4" = 1'-0"

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

COVER SHEET

21-128

**G000**

**GENERAL PROJECT NOTES**

**DIVISION 01 – GENERAL REQUIREMENTS**

- 013000 – ADMINISTRATIVE REQUIREMENTS
- 001 Contractor shall be responsible for verification and coordination of sub-contractors work to secure compliance with the drawings and specifications.
- 002 Safety: In accordance with generally accepted construction practices, Contractor will be solely and completely responsible for conditions of job site, including safety of all persons and property during performance of this work. This requirement will apply continuously and not be limited to normal working hours.
- 003 Per Document AIA A201, Sections 3.12.6 and 3.12.8, by submitting shop drawings, product data, samples and similar submittals, the Contractor represents to the Owner and the Architect that Contractor has reviewed and approved them with the appropriate stamp and determined that the submitted items conform to the contract documents. The work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents or shop drawings, product data, samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and the Architect has given written approval to the specific deviation as a minor change in work or a change order or change directive has been issued authorizing the deviation.
- 004 When the contractor considers the work to be substantially complete, he/she shall submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list of items to be completed or corrected prior to final payment, will constitute an agreement by the contractor to add any additional items to the list for the contractor to complete before final payment.
- 005 The Contractor shall agree to warranty all work for a period of one year from the date of Substantial Completion. During this period of time the Contractor agrees to remedy any defects in their work and pay for any resultant damages to other work. This warranty shall apply to the work of all trades and sub-contractors.
- 006 The Architect shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor.
- 007 It shall be the responsibility of the Owner to observe construction and verify that the work described in the Construction Documents is complied with in the event the Architect is not retained for observation services. At the time of its printing the Architect has not been retained for Construction Observation services.
- 008 Geotechnical services shall be provided by the Owner. All additional "Special Inspectors" required by the governing authorities shall be the responsibility of this contractor.

**014000 – QUALITY REQUIREMENTS**

- 001 The Contractor shall obtain all required permits and inspections unless indicated otherwise.
- 002 All work shall conform to the current building code, and all applicable laws, rules, regulations and ordinances or governing authorities. In case of conflict the most restrictive shall not limit their applicability.
- 003 The term "provide" when used shall mean "finish and install" unless noted otherwise.
- 004 Provide blocking in walls, ceilings, etc. wherever items will be attached to these surfaces. (i.e. toilet accessories, wall mounted door stops, fixtures, casework, handrails, etc.)
- 005 Provide freestanding between open vertical partitions and horizontal spaces above finished ceiling. Provide freestanding at all locations required by governing codes and authorities. Contact building inspector for inspection of all freestanding prior to installation of any material which will conceal the freestanding.
- 006 Soil bearing for all foundations shall be verified by a geotechnical engineer.
- 007 At all stairways, the leading two inches of the tread shall have visual contrast of dark-on-light or light-on-dark from the remainder of the tread.
- 008 The design of the fire alarm system (if required) and any fire suppression system (if required) shall be the responsibility of the Contractor. The Contractor shall size the systems per any governing codes/authorities and in accordance with good general engineering practice. All piping, wiring and ductwork shall be run concealed in finished spaces. Where necessary, the Contractor shall construct bulkheads and duct enclosures where indicated on drawings to conceal items. The Contractor shall submit drawings showing proposed ductwork runs and any bulkheads or duct enclosures that may be necessary prior to the start of construction. The Owner reserves the right to relocate any bulkheads or duct enclosures that are determined to be detrimental to the design or functioning of the interior spaces. Lower ceilings as required to install new MEP items. Coordinate lower ceilings and bulkheads with Owner/Architect.
- 009 If there is a conflict on the drawings the most stringent/conservative/greatest quality shall apply.
- 010 No damaged, scratched, dented items/products, etc. will be accepted at final installation. All items shall be corrected at the expense of the Contractor.

**015000 – TEMPORARY FACILITIES AND CONTROLS**

- 001 Contractor is responsible for providing any temporary water, sanitary services, electrical service, heating and trash removal as needed to complete the work.
- 002 Temporary braced structural components are required to maintain stability until complete and functioning as a designed unit.
- 003 Fumes and dust shall be controlled so as to prevent any harmful or undesirable effects in the surrounding area.

**016000 – PRODUCT REQUIREMENTS**

- 001 Provide products that comply with the Contract Documents, are undamaged and unless otherwise indicated, are new at time of installation.
- 002 Provide products complete with accessories, trim, finish, fasteners and other items needed for a complete installation and indicated use and effect.
- 003 Deliver, store and handle products using means and methods that will prevent damage, deterioration and loss, including theft and vandalism. Comply with manufacturer's written instructions.

**017000 – EXECUTION AND CLOSEOUT REQUIREMENTS**

- 001 Upon completion of the work and before acceptance by the Owner/Architect, thoroughly clean the areas affected by the work. Remove all surplus construction material or debris resulting from the work and legally dispose of the same off site.
- 002 Clean all interior and exterior glass surfaces immediately prior to turning over to Owner.
- 017300 – EXECUTION
- 001 Shore, brace and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
- 002 Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
- 003 Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in the Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- 004 Cutting: Cut in-place replacement by sawing, drilling, breaking, chipping, grinding and similar operations, using methods likely to avoid damage elements retained or adjoining construction.
- 005 Patching: Patch construction by filling, repairing, refinishing, closing up and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable.
- 006 Clean project site and work areas daily, including common areas. Dispose of materials lawfully.
- 007 Provide first protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

**DIVISION 02 – EXISTING CONDITIONS**

**022000 – ASSESSMENT**

- 001 Commencement of work by the Contractor shall signify the acceptance of the site conditions.
- 002 Area and dimensions: It shall be the responsibility of the Contractor(s) to verify all area takeoffs and dimensions by making their own field measurements before starting work or ordering materials.
- 003 The Contractor shall verify at the job site, all dimensions and conditions shown on the drawings and within the Contract Documents and shall notify the Architect of any discrepancies, omissions and/or conflicts before proceeding with the project. All discrepancies shall be resolved before starting work or ordering materials.
- 004 The Contractor shall not scale drawings, written dimensions shall govern. Large scale drawings shall govern over small scale drawings. Field verify existing conditions where no dimensions exist.
- 005 All dimensions to new construction are to face of concrete, face of masonry, face of stud or column centerline unless noted otherwise. Any dimension noted as "clear" is from finished face to finished face.
- 006 Contractor shall verify location of all existing utilities. Take precautions as necessary to protect them. Repair all utilities damaged during construction at no cost to the Owner.
- 007 Field verify all existing dimensions.

**GENERAL PROJECT NOTES – TECHNICAL SPECIFICATIONS**

**DIVISION 04 – MASONRY**

**042000 – UNIT MASONRY**

- 001 Concrete masonry units to be normal weight with minimum average net-area compressive strength of 1900 psi
- 002 Brick masonry shall have minimum average net-area compressive strength of 3500 psi.
- 003 Control/expansion joints in concrete masonry units and brick shall be 3/8" wide and installed at 24'-0" o.c. max. unless indicated otherwise on the drawings. Joints shall receive backing rod and caulk.
- 004 Mortar type shall be per the following applications:
  - a.) Masonry below grade or in contact with earth, use Type M
  - b.) Reinforced masonry, use Type S
  - c.) Exterior, above-grade, load bearing and non-load bearing walls; interior load bearing and non-load bearing walls; and other applications where another type is not indicated, use Type N.
- 005 Horizontal joint reinforcing for single wythe concrete masonry to be hot dip galvanized 9 gage ladder type placed at 16" o.c. vertically unless noted otherwise. Lap reinforcing 6" minimum. Discontinue reinforcing at movement joints.
- 006 Adjustable masonry-veneer anchors/ties to be hot dip galvanized. Attach through wall sheathing to wall framing. Anchors shall allow vertical adjustment but resist tension and compression forces. Size wire ties to extend at least halfway through veneer but with at least 5/8-inch cover on outside face. Outer ends of wires are bent 90 degrees and extend 2 inches parallel to face of veneer.
- 007 thru-wall flashing shall be asphalt-coated copper - 7 oz./sq. ft.
  - a.) Masonry veneer walls, extend flashing through veneer, across air space and up face of sheathing at least 8 inches with upper edge tucked under building wrap/paper, lapping at least 4 inches.
  - b.) At multi-wythe masonry wall, including cavity walls, extend flashing through outer wythe, turned up a minimum of 4 inches, and extend 1-1/2 inches into the inner wythe
  - c.) At lintels and shelf angles, extend flashing a minimum of 6 inches into masonry at each end. At heads and sills, extend flashing 6 inches at ends and turn up not less than 2 inches to form end dams.
  - d.) Install stainless steel drip edge beneath flexible flashing at exterior face of wall. Metal drip edge shall extend no less than 3 inches into the wall and be set in mastic or sealant. Stop flexible flashing 1/2 inch back from outside face of wall and adhere flexible flashing to top of metal drip edge. Metal drip edge shall be turned down 1/2 inch.
- 008 Provide free draining mesh material ("Mortar Net" by Heckman Building Products or equal) at all thru-wall flashing locations.
- 009 Weep/Vent Products: Install at 24" o.c. using one of the following, unless otherwise indicated:
  - a.) Wicking material: Absorbent rope, made from cotton, 1/4 to 3/8 inch in diameter, in length required to extend 18 inches in cavity between wythes. Cut flush with exterior face of masonry.
  - b.) Cellular Plastic Weep/Vent: One piece, flexible extrusion made from UV-resistant polypropylene copolymer, full height and width of head joint and depth 1/8" less than depth of outer wythe, in color selected from manufacturer's standard.
- 010 Masonry construction and materials shall conform to all requirements of "Specifications for Masonry Structures (ACI 530.1/ASCE 6-88)" except as modified by the requirements of these contract documents.
- 011 Grout for bond beams and for filling hollow block: Concrete grout complying with ASTM C476 with line aggregate and with minimum compressive strength of 3000 psi at 28 days. Place grout carefully around all reinforcing to fill all voids.
- 012 Reinforcing steel: ASTM A615, 60 ksi yield. Size and number of bars in bond beams as shown on drawings. Lap all bars a length equal to 48 bar diameters minimum.
- 013 Provide prefabricated "L" and "T" shaped horizontal joint reinforcing at wall intersections.
- 014 Running bond pattern shall be used for all masonry work. Tool all joints concave.
- 015 Unless noted otherwise on plans, under lintels, bearing plates, beams, etc., fill cells with Grout, 3 courses minimum below bearing.
- 016 All reinforcing steel shall be supported and fastened to approved positioners located at 192 bar diameters maximum spacing to prevent displacement during the placement of grout.
- 017 Provide lap splices of length equal to 48 bar diameters for all reinforcing unless noted otherwise.
- 018 Masonry control joints: Use concrete masonry units with sash notch in ends aligned vertically over each notch in ends of units below. Install hard rubber control joint strip vertically in notched block to tie the two sides of the joint together. Rake mortar from the vertical control joints for caulking.
- 019 All pre-cast concrete sills, heads, coping, etc. rake each joint and caulk.

**DIVISION 05 – METALS**

**051000 – STRUCTURAL METAL FRAMING**

- 001 All miscellaneous metal fabrications, lintels, structural steel, etc.: exposed to the exterior shall be galvanized unless noted otherwise.
- 002 All anchor bolts and expansion bolts shall be galvanized steel bolts of the sizes shown on drawings or, if not shown, as required to carry superimposed loads.
- 003 Framing connectors specified on the drawings shall be galvanized steel metal connectors manufactured by the Simpson Strong Tie Company and shall be fastened as specified in the Simpson Product and Instruction Manual to carry the maximum allowable load of the connectors.

**0521 – PIPE AND TUBE RAILINGS**

- 001 Exterior locations, core drill and set pipe in non-shrink, non-metallic grout, minimum 6" embedment. Make sure drilled hole is dust free. Prep hole with Acryl 60 primer. Provide sloping silicone sealant around pipe penetrations to keep water out.

**DIVISION 06 – WOOD, PLASTICS AND COMPOSITES**

**062000 – FINISH CARPENTRY**

- 001 Provide and install a minimum of four (4) cabinet screws per cabinet. The use of drywall screws is strictly forbidden. Provide blocking as required to support cabinet.
- 002 Install cabinets without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unincumbered operation. Complete installation of hardware and accessory items as indicated.
- 003 Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop.
- 004 Complete fabrication, including assembly, finishing and hardware application, to maximum extent possible before shipment to project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scoring, trimming and fitting.
- 005 Laminate cladding for exposed surfaces: High-pressure decorative laminate GRADE HGS. Color as selected by Owner from laminate manufacturer's matte, suede or equivalent finish.
- 006 Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the work. Proceed with installation only after unsatisfactory conditions have been corrected.
- 007 Install woodwork level, plumb, true and straight. Shim as required with concealed shims. Install level and plumb (including tops) to a tolerance of 1/8 inch in 96 inches.
- 008 Sand and cut woodwork to fit adjoining work, refinish cut surfaces and repair damaged finish at cuts.
- 009 Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing as required for complete installation. Use fire finishing nails or finishing.
- 010 Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent possible. Do not use pieces less than 60 inches long, except where shorter single-length pieces are necessary. Scarf turning joints and stagger in adjacent and related members.

**DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

**072000 – THERMAL AND MOISTURE PROTECTION**

- 001 Insulation shall have a flame-spread index of not more than 25 and a smoke-developed rating of not more than 450 for both concealed and exposed installations. In concealed applications of Type III, IV, or V construction, insulation facing is not required to comply flame spread and smoke developed ratings where insulation is in direct contact with the surface material of the wall, floor, or ceiling.
- 076000 – FLASHING AND SHEET METAL
- 001 All prefinished metal flashing, counter flashing, drip edges, valley flashing, etc. shall be .032 inch aluminum.
- 002 Install step flashing and counter-flashing as required at all masonry intersections with different materials (i.e. chimneys). Let counter-flashing into brick.

**077000 – ROOF SPECIALTIES**

- 001 Gutters shall be residential aluminum with open profile with concealed support straps at 24" o.c. maximum, 6" wide. Provide expansion joint at maximum 30'-0" o.c. Gutters shall be painted with Kynar paint. -10 year finish warranty. Downspouts shall be residential aluminum with support brackets at maximum 6'-0" o.c. vertically, 3"x4" profile. Downspouts shall be painted with Kynar paint.

**078000 – FIRE AND SMOKE PROTECTION**

- 001 Provide penetration firestopping that is produced and installed to resist spread of fire according to requirements indicated; resist passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated. Penetration firestopping systems shall be compatible with one another, with the substrates forming openings, and with penetrating items if any.
- 002 Install penetration firestopping to comply with manufacturer's written installation instructions and published drawings for products and applications indicated.
- 003 Where required, provide fire-resistive joint systems that are produced and installed to resist spread of fire according to requirements indicated; resist passage of smoke and other gases, and maintain original fire-resistance rating of assemblies in or between which fire-resistive joint systems are installed. Fire-resistive joint systems shall accommodate building movements without impairing their ability to resist the passage of fire and hot gases.

**079000 – JOINT PROTECTION**

- 001 For exterior joints to be painted such as around door frames and where different materials: to be painted meet: Acrylic latex caulking by Porter, Tremco or Dap
- 002 For exterior joints and for interior and exterior joints around louvers, windows, masonry control joints, etc.: Tremco Dynamic or Sonneborn Soudastic NP 1 sealant. At control joints in masonry and elsewhere as required, install foam backer rod behind sealants.
- 003 Exterior Joints: (B.O.D. Dow Corning or equal)
  - a.) Perimeters of exterior openings where frames meet exterior facade (i.e. precast, masonry, EIFS, stucco, etc.): Dow Corning 795 Silicone Building Sealant OR Dow Corning 756 SMS Building Sealant.
  - b.) Expansion or control joints: (for exterior surfaces indicated):
    - 1. Cast-in-place concrete: Dow Corning 790 Silicone Building Sealant
    - 2. Architectural precast: Dow Corning 790 Silicone Building Sealant
    - 3. Unit masonry walls: Dow Corning 790 Silicone Building Sealant OR Dow Corning 756 Silicone Building Sealant.
    - 4. Architectural composite metal panels (ACMP): Dow Corning 756 SMS Building Sealant.
    - 5. Granite or Limestone: Dow Corning 790 Silicone Building Sealant OR Dow Corning 756 SMS Building Sealant OR Dow Corning 795 Silicone Building Sealant.
    - 6. Marble or sensitive stone surfaces: Dow Corning 756 SMS Building Sealant.
    - 7. Coping joints and Coping-to-facade joints: Dow Corning 795 Silicone Building Sealant OR Dow Corning 756 SMS Building Sealant.
    - 8. Cornice and wash: Dow Corning 795 Silicone Building Sealant.
  - c.) Expansion/control joints in Exterior Insulation Finish Systems (EIFS): Dow Corning 790 Silicone Building Sealant.
  - d.) Joints between EIFS and adjacent non-porous materials: Dow Corning 795 Silicone Building Sealant OR Dow Corning 791 Silicone Waterproofing Sealant.
  - e.) Exterior joints in horizontal concrete surfaces:
    - 1. Precast and Cast-in-Place Concrete: Dow Corning NS (non-sag) Parking Structure Sealant OR Dow Corning FC (fast-cure) Parking Structure Sealant (also self-leveling) OR Dow Corning SL (self-leveling) Parking Structure Sealant
    - 2. Unit Pavers, Granite Pavers, Brick Masonry Pavers: Dow Corning 790 Silicone Building Sealant.
  - f.) Concealed internal metal-to-metal seats (i.e., flashings, formed metal copings, curtainwall systems, etc.): Dow Corning 791 Silicone Weatherproofing Sealant OR Dow Corning 795 Silicone Building Sealant.

**004 Interior Joints: (B.O.D. Dow Corning or equal)**

- a.) Interior perimeters of exterior openings: Dow Corning 791 Silicone Waterproofing Sealant.
- b.) Expansion or control joints: On the interior of the following exterior elements:
  - c.) Cast-in-place concrete walls: Dow Corning 790 Silicone Building Sealant OR Dow Corning Contractors Concrete Sealant
  - d.) Architectural precast: Dow Corning 790 Silicone Building Sealant OR Dow Corning Contractors Concrete Sealant.
  - e.) Unit masonry walls: Dow Corning 795 Silicone Building Sealant
  - f.) Expansion and control joints in interior floor surfaces: Dow Corning NS (non-sag) Parking Structure Sealant OR flexible epoxy joint filler for wheeled traffic on industrial floors.
  - g.) Joints of underside of precast of cast-in-place concrete: Dow Corning 790 Silicone Building Sealant
  - h.) Perimeters of interior frames: Dow Corning 791 Silicone Weatherproofing Sealant OR Dow Corning Contractors Weatherproofing Sealant
  - i.) Interior masonry vertical control joints: Dow Corning 795 Silicone Building Sealant OR Dow Corning Contractors Concrete Sealant.
  - j.) Bath, tub and shower enclosures and fixtures: Dow Corning 795 Mildew Resistant Silicone Sealant
  - k.) Exposed control joints in gypsum board: siliconized/acrylic latex sealant.
  - l.) Exposed and non-exposed acoustical applications in gypsum board: acoustical sealant.

**0051. Caulk the following locations:**

- 1a. Joints between wood trim and wall surfaces
- 1b. Joints between abutting pieces of wood trim where not tight.
- 1c. Perimeter joints of exterior openings.
- 1d. Open cracks at intersecting walls.
- 1e. Joints between plumbing fixtures and adjoining walls, floors and counters.
- 1f. Joints between dissimilar materials.
- 1g. Other joints where indicated or necessary for weatheright/wateright/airtight installation.
- 1h. Under all window stools to drywall.
- 2. Provide caulking with the following characteristics:
  - 2a. All interior and exterior surfaces unless noted otherwise: Latex caulk complying with ASTM C 834, Type P, Grade NF or better.
  - 2b. All bathrooms, kitchen counters and exterior locations: Single-Component Mildew-Resistant Acid-Curing Silicone Sealant (Dow Corning 786 Mildew Resistant, GE Silicone Sanitary SCS1700 or equal)
  - 3. Provide backing materials where recommended, or required, by caulking manufacturer.
- 006 Provide joint sealants, backings and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.
- 007 Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- 008 Comply with joint-sealant manufacturer's written installation instructions for products and materials applications indicated, unless more stringent requirements apply.
- 009 Comply with recommendations in ASTM C 1133 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- 010 Interior joints in vertical surfaces and horizontal nontraffic surfaces: Latex
- 011 Mildew resistant interior joints in vertical surfaces and horizontal nontraffic surfaces: Mildew resistant, single component, nonsag, neutral curing, Silicone.
- 012 Caulk colors shall be similar to adjacent material. Consult architect on final color selection.

**DIVISION 08 – OPENINGS**

**081000 – DOORS AND FRAMES**

- 001 Metal door frames shall be galvanized (at exterior locations), primed and painted 16 gage steel frames fabricated of full-welded unit construction with exposed welds ground smooth. Face of frames shall be 2" at jambs and 4" at heads to work with masonry coursing. Reinforce frames as required for hardware and furnish all required anchors. Install frames in accordance with manufacturer's recommendations.
- 081700 – DOOR HARDWARE
- 001 All hardware shall be heavy duty, commercial grade. All locksets and latchsets shall have levers complying with handicap requirements. Install all hardware in accordance with manufacturer's recommendations. Key and masterkey locks as directed by Owner

**088000 – GLAZING**

- 001 Safety glazing shall be installed in the following locations:
  - 1. Glazing in swinging doors except jalousies.
  - 2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
  - 3. Glazing in storm doors.
  - 4. Glazing in unframed swinging doors.
  - 5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
  - 6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
  - 7. Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, that meets all of the following conditions:
    - 7a. Exposed area of an individual pane larger than 9 square feet.
    - 7b. Bottom edge less than 18 inches above the floor.
    - 7c. Top edge more than 36 inches above the floor.
    - 7d. One or more walking surfaces within 36 inches horizontally of the glazing.
    - 8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
    - 9. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
    - 10. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
- 002 All bedroom windows shall have the minimum criteria:
  - 1a. The window shall have a minimum net clear opening of 5.7 square feet.
  - 1b. The window shall have a minimum net clear opening height of 24 inches.
  - 1c. The window shall have a minimum net clear opening width of 20 inches.
  - 1d. The window shall be operational from the inside of the room without the use of keys, tools or special knowledge.
  - 1e. The window sill shall not be higher than 44" inches A.F.F.
  - 003 All gaps between the window frame/unit and the adjacent wall shall be filled with low-rise expanding foam insulation.

**DIVISION 09 – FINISHES**

**092000 – PLASTER AND GYPSUM BOARD**

- 001 All drywall joints shall be taped with paper tape, open mesh tape is not permitted.
- 002 Provide continuous metal edge (USG #80-A) at all exposed panel edges and intersection with non-gypsum surfaces. J-stap moldings are not permitted.
- 003 Provide gypsum board control joint at 20'-0" o.c. maximum, unless noted otherwise, in continuous wall or ceiling lengths.
- 004 Finish gypsum panels to joints indicated below:
  - a.) Level 1: Ceiling plenum areas, concealed areas, and where indicated.
  - b.) Level 2: Panels that are substrate for tile
  - c.) Level 4: All panel surfaces exposed to view.
- 005 Moisture-Resistant Paperless Gypsum Board (PGB) and Paper-faced Moisture Resistant Gypsum Board shall be provided as follows:
  - a.) Moisture-Resistant Paperless Gypsum Board (PGB) shall provided in the following areas:
    - Behind kitchen sinks and bathroom/toilet room sinks to a height of approximately 3 inches above base cabinet.
    - Shower walls where the PGB will not have an exposed finish except 6 inches beyond shower and tub jambs (floor to top of tub surround or 6 inches above shower nipple and this may be cased with water and non-resistant trim).
    - Bathtubs and the space between a tub/shower enclosure and to the top of toilet tanks must be covered as it is a high failure point specifically covered by PGB.
    - PGB shall only be located on ceilings that bathroom or toilet rooms are above.
    - On walls less than 4 feet from sprinkler service controls and water service lines located in service rooms.
    - Where indicated on drawings
  - b.) Paper-faced Moisture Resistant Gypsum Board shall be in the following areas:
    - Within 4 feet horizontally and vertically of any water source, except directly behind sinks, tub, and shower surrounds and behind toilets where PGB will be installed.
    - Within 4 feet in any direction behind laundry/clothes washing machines, water heaters, water meters, etc.
    - At all walls in bathrooms where PGB is not installed.
    - Behind public drinking fountains.
    - Where indicated on drawings
- 006 Install fiber-glass reinforced concrete board behind all areas to receive tile.
- 007 Gypsum board shall comply with ASTM C82
- 008 Screws in types and lengths as recommended by drywall manufacturer. No nails allowed.
- 009 All purpose, ready-mixed compound with reinforcing tape at seams.
- 010 Casing beads, corner beads, etc. shall be metal (plastic or vinyl is not permitted).
- 011 Steel drill screws: ASTM C 1002.
- 012 NO NAILS ARE PERMITTED.
- 013 Install gypsum board continuous behind all bulkheads and drop down ceilings.

**093100 – TRIM-SET TILING**

- 001 Install a crack isolation membrane under subsurface of thin-set tile. Follow manufacturer's recommendations for proper installation Refer to ANSI A118.12 for additional guidelines (RedGuard Waterproofing and Crack Prevention Membrane)
- 002 Install movement joints in ceramic tile under the following guidelines:
  - a.) Interior – 20'-0" to 25'-0" in each direction
  - b.) Interior tilework exposed to direct sunlight or moisture – 8'-0" – 12'-0" in each direction
  - c.) Where tilework abuts restraining surfaces
- All expansion, control, construction, cold and seismic joints in the structure should continue through the tilework, including such joints at vertical surfaces. Joints through structural joints must never be narrower than the structural joint.

**096000 – PAINTING AND COATING**

- 001 All surfaces to be painted shall be prepped in accordance with the paint manufacturer's recommendations to full coverage. Prime all surfaces in accordance with the paint manufacturer's recommendations. All surfaces to receive one primer coat and two finish coats.
- 002 Painting work includes applying a paint coating as scheduled on drawings to walls, doors, frames, trim, etc. Paint all surfaces. Products shall be high quality products as manufactured by Porter, Benjamin Moore, Glidden or Sherwin Williams. Colors shall be selected from color charts of manufacturer.
- 003 Paint shall be applied in separate coats. Sand between coats as required for smooth finish. Apply additional topcoats if required to provide a smooth even finish or if required to provide complete coverage of substrates.
- 004 Apply paint in accordance with manufacturer's recommendations. Take care to avoid danger of fire. Remove oily or solvent coated rags daily. Mask adjoining surfaces, protect against areas from damage and touch up all paint as required.
- 005 Apply joints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- 006 Use applicators and techniques suited for paint and substrate indicated.
- 007 Provide materials for use with each part system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
- 008 Interior doors/trim shall have one of the following finishes: Painted – primed once, with two-coat satin or semi-gloss finish on all sides and faces.
- 009 Interior walls shall be primed once, with two-coat finish with eggshell finish unless noted otherwise. Use gloss, semi-gloss or satin finish for bathrooms, laundry and kitchens.
- 010 Interior ceiling paint shows shall be flat unless noted otherwise.
- 011 All paints and coatings to be low VOC

**DIVISION 10 – SPECIALTIES**

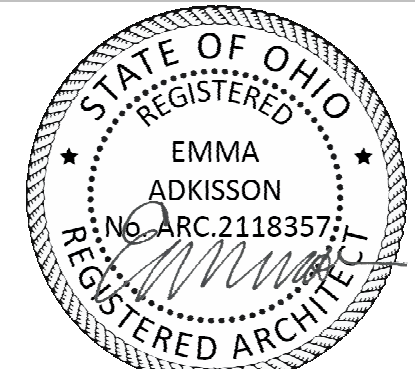
- 001 Provide the following toilet accessories in first floor restrooms as manufactured by Bobrick. Equal products by Bradley may also be used. Bobrick model numbers are given below.
  - a.) 24" x 36" Mirror - #B-165 2436
  - b.) Toilet tissue dispenser - #B-288
  - c.) 36" Grab bar - #B-6806
  - d.) 42" Grab bar - #B-6806
  - e.) 18" Grab bar - #B-6806
  - f.) Paper towel dispenser - #B-262

**UNIVERSAL DESIGN REQUIREMENTS**

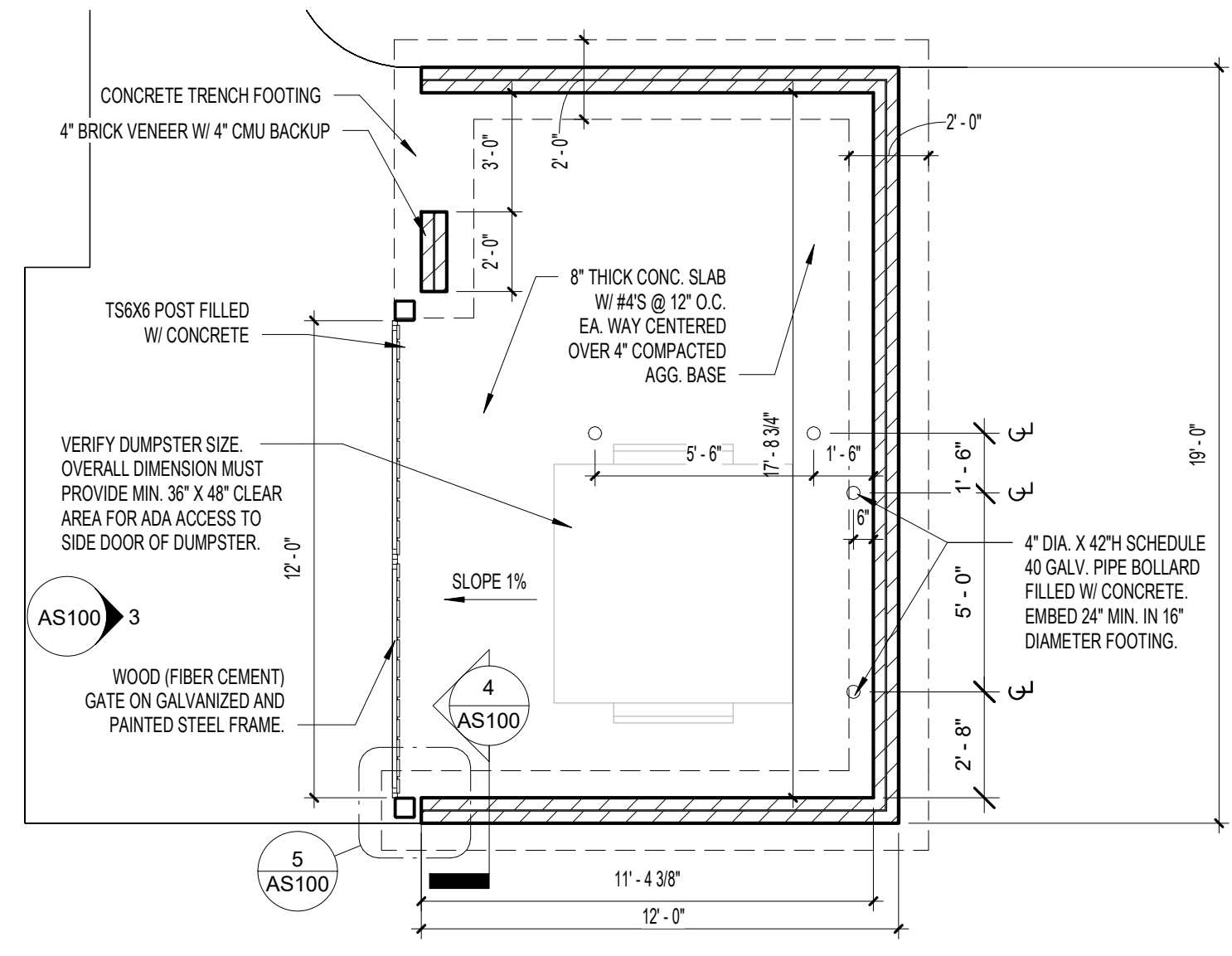
- 1. 36" wide (minimum) entry door with lever-style handle
- 2. Minimum 5' x 5' level clear space inside and outside entry door
- 3. Adequate non-glare lighting at walkways, accessible routes, and exterior spaces
- 4. Adequate lighting both inside and outside the building and unit entrance
- 5. High visibility address numbers (both building and exterior units)
- 6. Overhead weather protection at entrances
- 7. No-step entry (1/2" or less threshold) at main entrance
- 8. Adequate lighting to illuminate all stairway(s), landings, and hallway(s)
- 9. Hallways with a minimum width of 42"
- 10. Anti-slip strips on front edge of steps in color-contrast material
- 11. 24" wide (minimum) doors leading to habitable room, allowing for a 32" minimum clearance
- 12. Lever-style door hardware on all interior doors
- 13. Interior maximum door threshold of 1/4 inch beveled or flush
- 14. Anti-scaud faucets with lever handle for all sinks, bathtubs, and showers
- 15. Pressure balanced faucets
- 16. Thermostat and control panels that are easy to read and simple to operate
- 17. rocker touch light, or hands-free switches
- 18. Extra electrical outlets near the bed (for medical equipment or rechargeable items, etc.) placed 18" to 24" above finished floor (bedroom only)
- 19. Electrical outlets, phone jacks, and data ports at least 18" above finished floor
- 20. Light switches between 44"-48" above finished floor; thermostats no more than 48" above finished floor
- 21. Countertops with beveled edges
- 22. Adjustable-height showerhead or hand-held showerhead with flexible hose and easily operable controls
- 23. Non-glass lighting at vanities
- 24. Toilet centered at least 18" from any side wall, tub, or cabinet
- 25. Grab bars, or wall-blocking for future installation of grab bars, in tub/shower, and toilet. Grab bars must be properly anchored and supported.
- 26. At least 15' clear space on each side of stove, sink, and one side of fridge
- 27. Loop handles on drawers and cabinets
- 28. Non-glare task lighting to illuminate sink, stove, and work areas
- 29. Closest doors and handles that are easy to operate. No bi-fold or accordion-type doors.



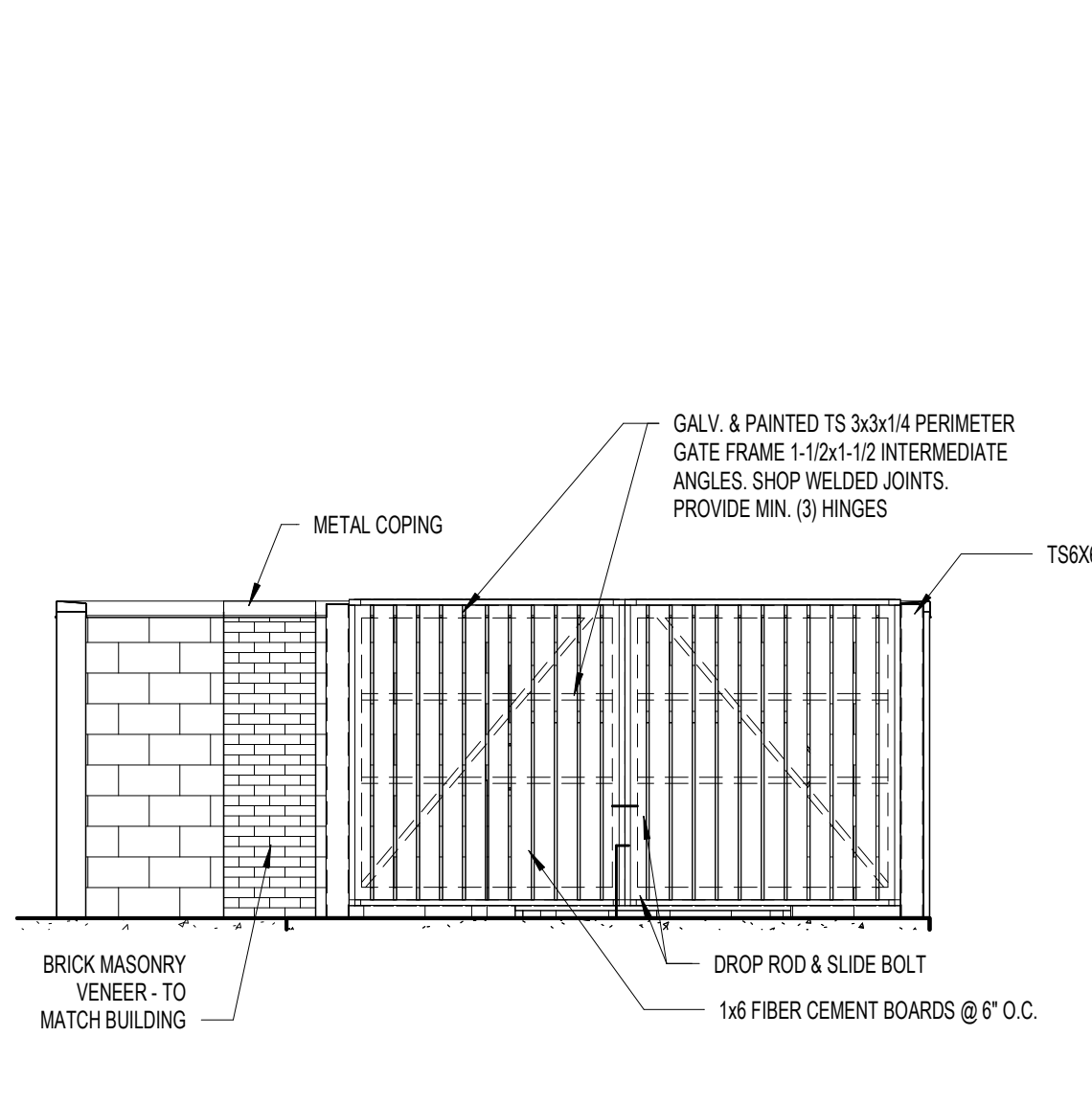
906 MONMOUTH STREET  
NEWPORT, KY 41071  
www.PCA-ARCH.com  
859.431.8612



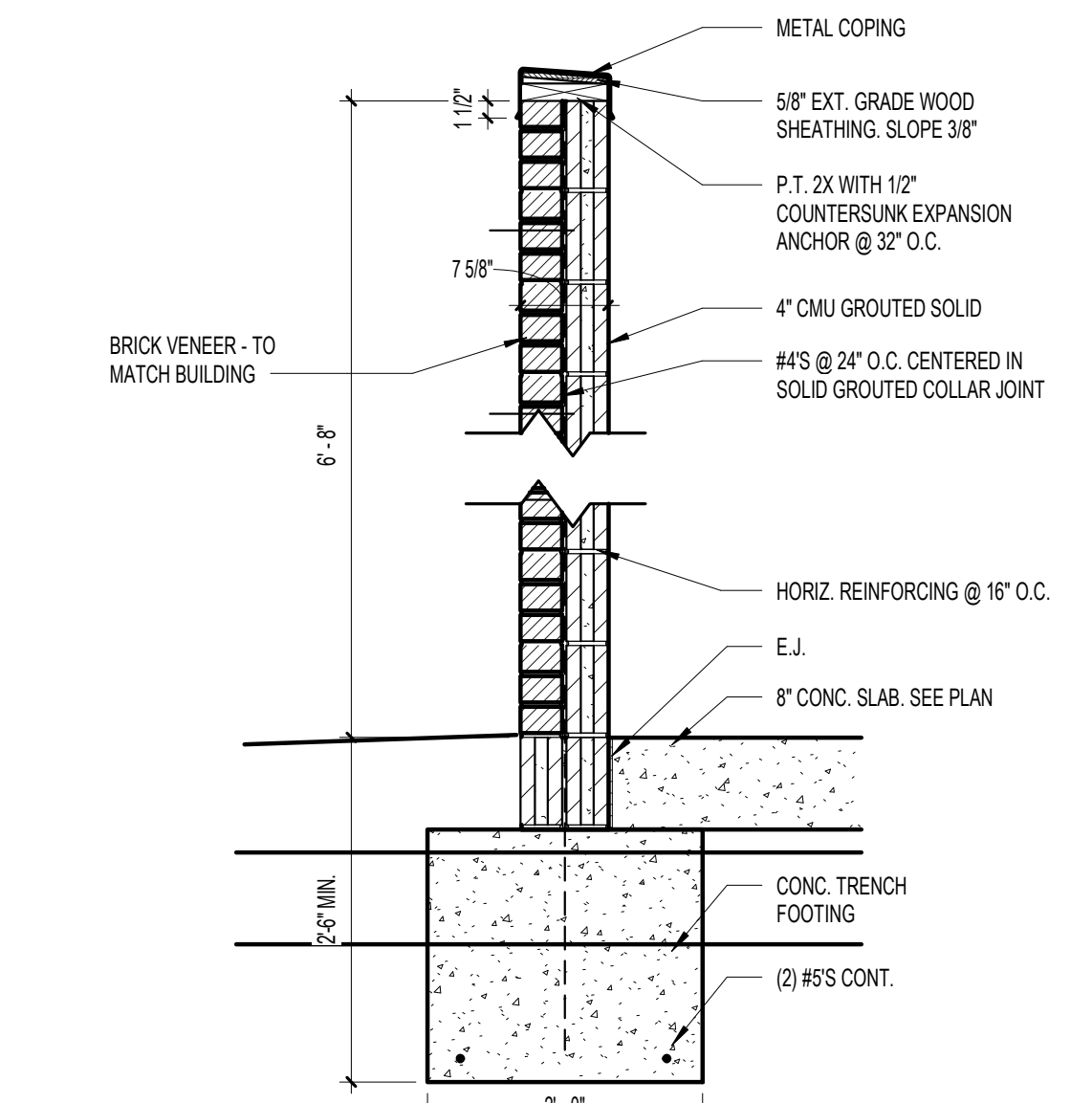
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



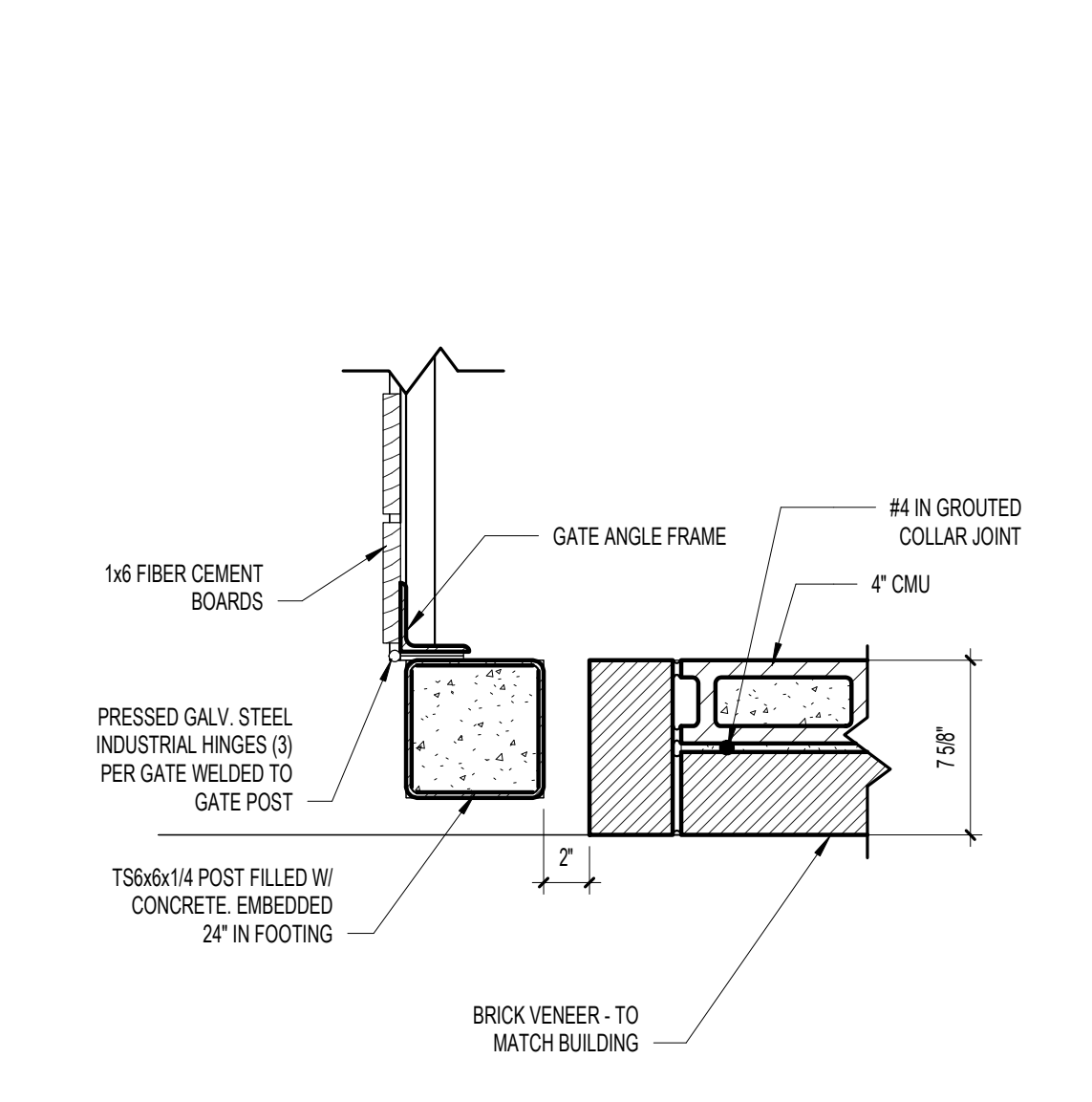
**2 DUMPSTER ENCLOSURE PLAN**  
AS100 SCALE: 1/4" = 1'-0"



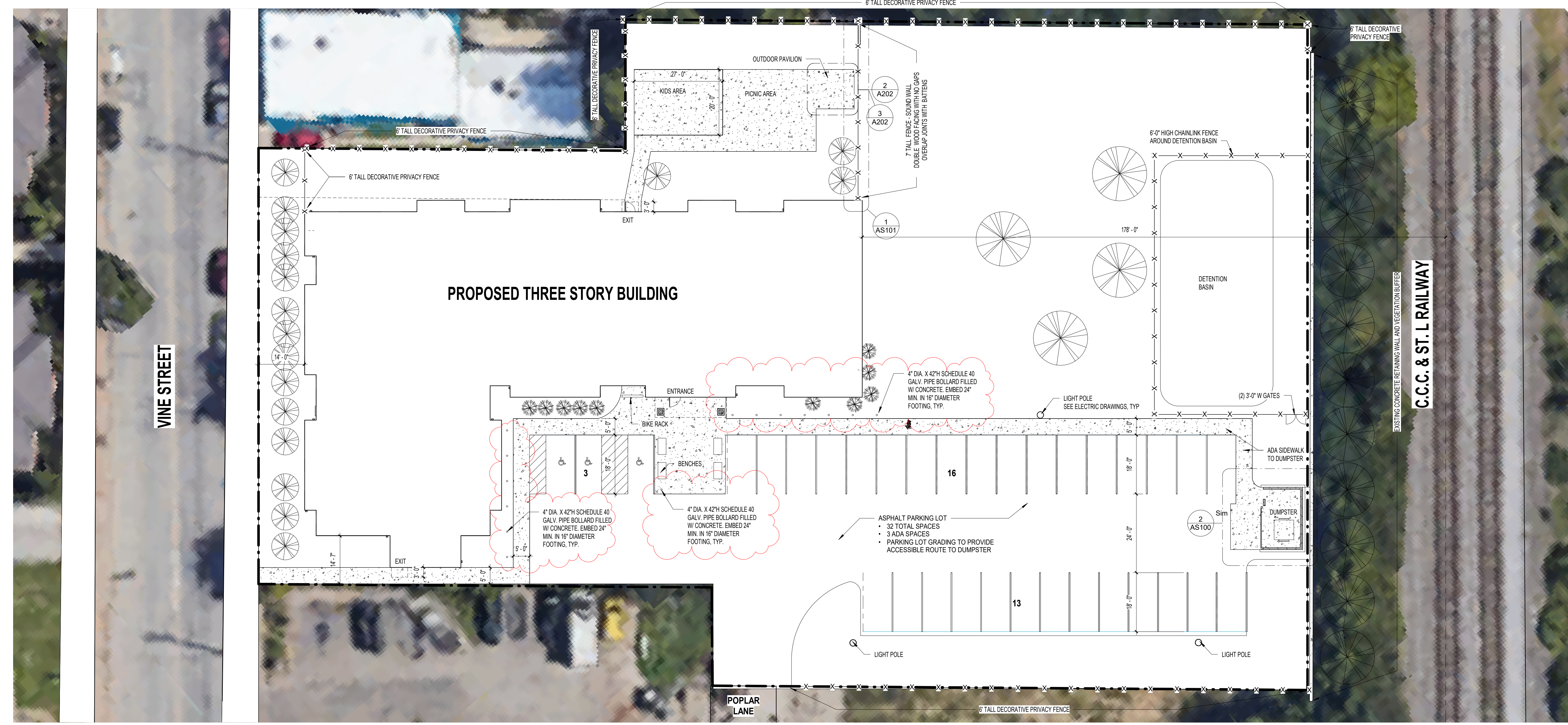
**3 DUMPSTER ENCLOSURE ELEVATION**  
AS100 SCALE: 1/4" = 1'-0"



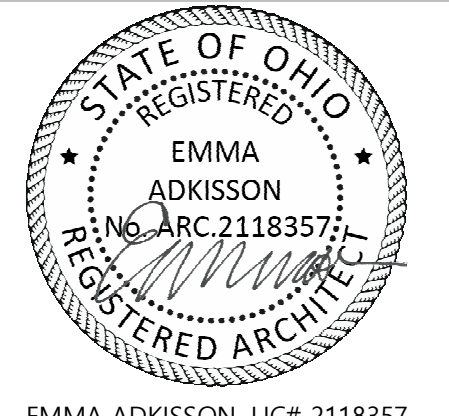
**4 DUMPSTER ENCLOSURE SECTION**  
AS100 SCALE: 3/4" = 1'-0"



**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

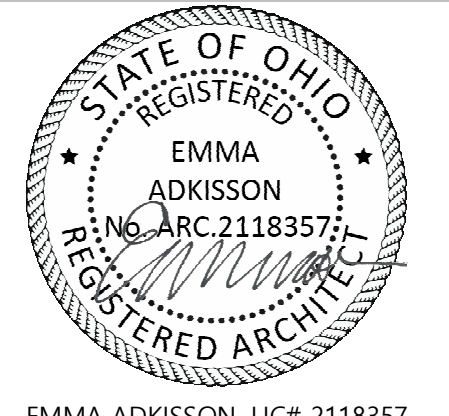
NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	ENVIRONMENTAL REVIEW	07/26/2023
	OHFA REVISION	10/18/2023
	ADDENDUM 02	01/16/2024

ARCHITECTURAL SITE PLAN

21-128

**AS100**

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



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

**CARTHAGE FLATS PSH**

7020 VINE ST.  
CINCINNATI, OH, 45216

NO.	DESCRIPTION	DATE
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	PERMIT REVISION 2	05/04/23
	BID DOCUMENTS	07/13/23
	ADDENDUM 02	01/16/2024

CODE NOTES AND LIFE SAFETY PLANS

21-128

**G100**

**CODE INFORMATION**

**APPLICABLE CODES**  
 Building: 2017 Ohio Building Code  
 Building: Cincinnati Building Code  
 Fire Safety: Ohio Fire Code  
 Mechanical: 2017 Ohio Mechanical Code  
 Electric: 2017 National Electric Code  
 Plumbing: Ohio Plumbing Code  
 Accessibility: 2017 Ohio Building Code & 2009 ICC A117.1  
 Zoning: Cincinnati Zoning Code

**BUILDING DEPARTMENT:** City of Cincinnati, Ohio

**Chapter 3**  
 Section 302: Classification: Floors 2-3 = R-2 Residential

**Chapter 5**  
 Section 504: Building Height: Table 504.3 Allowable Height = 60'  
 Proposed Height: 38'-0"

Section 504: Building Number of Stories: Table 504.4 Stories above Grade Plane  
 Allowable = 4 Stories. Proposed = 3 Stories

Section 506: Building Area: Table 506.2 Allowable area per floor  
 Allowable = 12,000 sf.

**506.3 Frontage Increase**  
 506.3.2 Minimum Frontage Distance  
 $W = (L \times W1 + L \times W2 + L \times W3) \div F$   
 $W = (71'-8" \times 30'-0" + 60'-11" \times 30'-0" + 109' \times 30'-0" + 51'-11" \times 30'-0" + 10'-0" \times 23'-0" + 112'-0" \times 30'-0") \div 415'-2"$   
 $W = 2150 \text{ SF} + 1802.5 \text{ SF} + 3270 \text{ SF} + 1557.5 \text{ SF} + 230 \text{ SF} + 3360 \text{ SF} = 11520 \text{ SF} \div 415'-2"$   
 $W = 29-9 \text{ @ } 16'$

**506.3.3 Amount of Increase**  
 IF  $F \geq 0.25 \text{ W}$   
 $F = (415'-2" \times 1628'-5" - 25) \div 9 \text{ @ } 16' \div 30'$   
 $F = (68-25) \div 9 \text{ @ } 16' \div 30'$   
 $F = 41.99$   
 $F = 41$

41% increase  
 Allowable area w/ frontage increase = 16,920 sf.

Section 509: Incidental Uses  
 Laundry Rooms over 100 sf.: Provide automatic sprinkler system

**509.4.2 Protection**  
 Separated from the remainder of the building by construction capable of resisting the passage of smoke.

**Chapter 6**  
 Section 601 Construction Type: Type VA

Fire Resistance Rating Requirements for Building Elements: Table 601  
 Primary Structural Frame: 1 Hour  
 Bearing Walls Exterior: 1 Hour  
 Bearing Walls Interior: 1 Hour  
 Nonbearing Exterior Walls: 0 Hours  
 Nonbearing Interior Walls: 0 Hours  
 Floor Construction: 1 Hour  
 Roof Construction: 0 Hours

Section 602 Construction Classification: Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance  
 1 Hour rated 5 x X < 10 fire separation distance

**Chapter 7**  
 Section 705.9 Exterior Wall Openings: Where exterior wall is 15 to less than 20 ft, openings are less than 25% of wall. All other walls with openings have no limit.

Section 708 Fire Partitions: Dwelling Unit Separation: Required 30 Minutes; Provided 1 Hr  
 Corridor Walls: Required 1 Hr; Provided 1 Hr

Section 711: Horizontal Assemblies between Dwelling Units: Required: 1 Hr; Provided: 1 Hr

**Chapter 9**  
 Section 903 Fire Suppression: NFPA 13R Fire Suppression will be provided throughout the building.

Section 905 Portable Fire Extinguishers: A portable Fire Extinguisher will be provided in each unit.

**Chapter 10**  
 Table 1004.1.2. Occupant Load

Floor	Use	Area	Occupant Load	Total
First floor	Residential	8080 gross sf / 200 sf	= 41	
	Accessory storage areas, mechanical equipment room	180 gross sf / 300 sf	= 1	
	Laundry	180 gross sf / 300 sf	= 1	
	Assembly Unconcentrated (tables and chairs)	454 net sf / 15 sf	= 31	
Second floor	Residential	9539 gross sf / 200 sf	= 48	
	Assembly Unconcentrated (tables and chairs)	564 net sf / 15 sf	= 38	
	Group room	564 net sf / 15 sf	= 38	
	Total occupant load		= 252	
Third floor	Residential	9518 gross sf / 200 sf	= 48	
	Assembly Unconcentrated (tables and chairs)	564 net sf / 15 sf	= 38	
	Group room	564 net sf / 15 sf	= 38	
	Total occupant load		= 252	

Section 1005 Means of Egress Sizing: Stairways: 0.2 inch / Occupant per 1005.3.1, Exception 1. All other Egress Components: 0.15 inch / Occupant per 1005.3.2, Exception 1.

Section 1006 Number of Exits and Exit Access Doorways: Per Table 1006.3.2(1) All units are being provided with a minimum of two exits.

Section 1009 Accessible Means of Egress: Elevators complying with Section 1009.4 are being provided.

Section 1023 Interior Exit Stairways and Ramps: Stair Enclosures: 1 Hour

**UNIT MATRIX:**

NOTE: ACCESSIBLE UNITS ARE PROVIDED IN LIEU OF TYPE 'A' UNITS TO COMPLY WITH OHIO FINANCE HOUSING AGENCY (OHFA) REQUIREMENTS FOR FUNDING

TOTAL UNITS = 45  
 (THIRD FLOOR = 16)  
 (SECOND FLOOR = 16)  
 (FIRST FLOOR = 13)

ACCESSIBLE UNITS = 3  
 U100 - THIRD FLOOR 1 BEDROOM  
 U200 - SECOND FLOOR 2 BEDROOM  
 U108 - FIRST FLOOR 3 BEDROOM

SENSORY IMPAIRMENT UNITS = 2  
 U301 - THIRD FLOOR 2 BEDROOM  
 U212 - SECOND FLOOR 1 BEDROOM

1 BEDROOM UNITS (TYPE 'B') = 36  
 U302 - THIRD FLOOR 1 BEDROOM  
 U303 - THIRD FLOOR 1 BEDROOM  
 U304 - THIRD FLOOR 1 BEDROOM  
 U305 - THIRD FLOOR 1 BEDROOM  
 U306 - THIRD FLOOR 1 BEDROOM  
 U307 - THIRD FLOOR 1 BEDROOM  
 U308 - THIRD FLOOR 1 BEDROOM  
 U309 - THIRD FLOOR 1 BEDROOM  
 U311 - THIRD FLOOR 1 BEDROOM  
 U312 - THIRD FLOOR 1 BEDROOM  
 U313 - THIRD FLOOR 1 BEDROOM  
 U314 - THIRD FLOOR 1 BEDROOM  
 U315 - THIRD FLOOR 1 BEDROOM  
 U202 - SECOND FLOOR 1 BEDROOM  
 U203 - SECOND FLOOR 1 BEDROOM  
 U204 - SECOND FLOOR 1 BEDROOM  
 U205 - SECOND FLOOR 1 BEDROOM  
 U206 - SECOND FLOOR 1 BEDROOM  
 U207 - SECOND FLOOR 1 BEDROOM  
 U208 - SECOND FLOOR 1 BEDROOM  
 U209 - SECOND FLOOR 1 BEDROOM  
 U211 - SECOND FLOOR 1 BEDROOM  
 U212 - SECOND FLOOR 1 BEDROOM  
 U213 - SECOND FLOOR 1 BEDROOM  
 U214 - SECOND FLOOR 1 BEDROOM  
 U215 - SECOND FLOOR 1 BEDROOM  
 U102 - FIRST FLOOR 1 BEDROOM  
 U103 - FIRST FLOOR 1 BEDROOM  
 U104 - FIRST FLOOR 1 BEDROOM  
 U105 - FIRST FLOOR 1 BEDROOM  
 U106 - FIRST FLOOR 1 BEDROOM  
 U107 - FIRST FLOOR 1 BEDROOM  
 U109 - FIRST FLOOR 1 BEDROOM  
 U110 - FIRST FLOOR 1 BEDROOM  
 U111 - FIRST FLOOR 1 BEDROOM  
 U112 - FIRST FLOOR 1 BEDROOM

2 BEDROOM UNITS (TYPE 'B') = 6  
 U300 - THIRD FLOOR 2 BEDROOM  
 U301 - THIRD FLOOR 2 BEDROOM  
 U200 - SECOND FLOOR 2 BEDROOM  
 U201 - SECOND FLOOR 2 BEDROOM  
 U100 - FIRST FLOOR 2 BEDROOM  
 U101 - FIRST FLOOR 2 BEDROOM

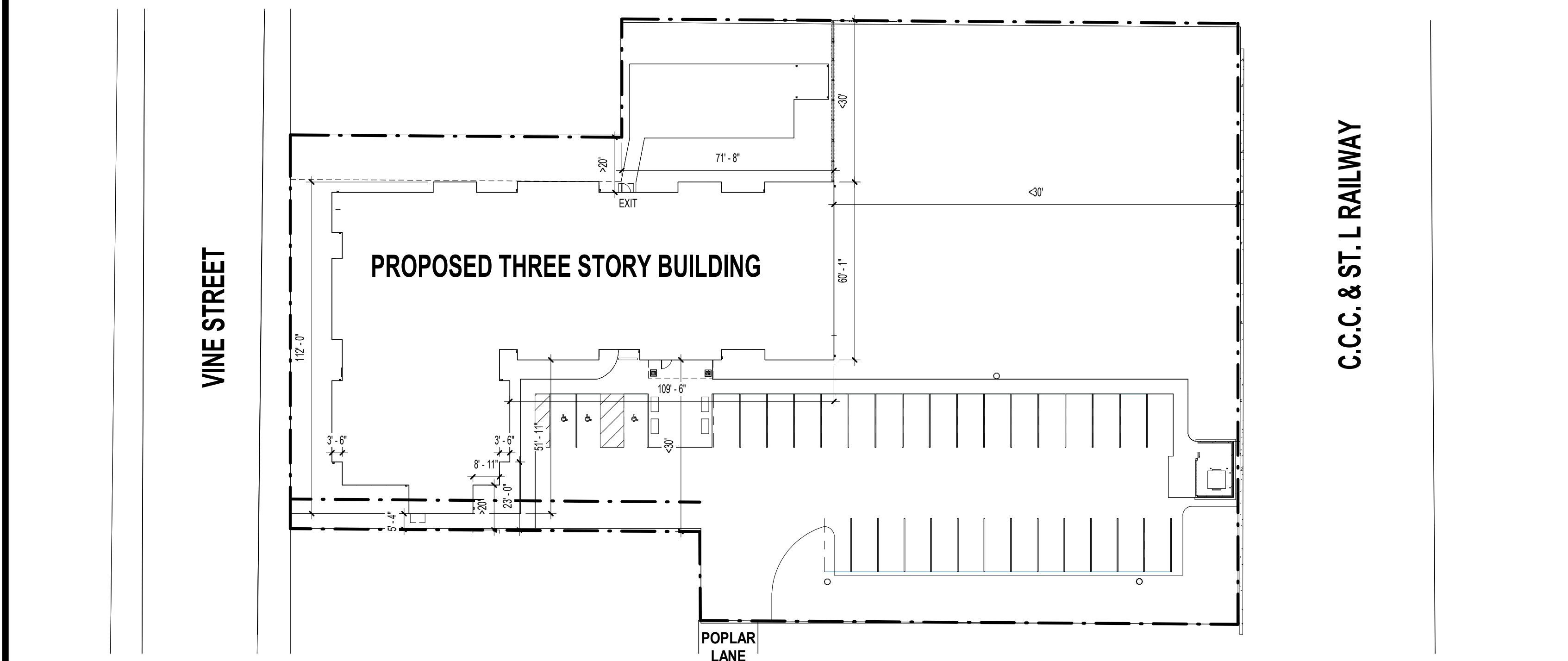
3 BEDROOM UNITS (TYPE 'B') = 3  
 U310 - THIRD FLOOR 3 BEDROOM  
 U210 - SECOND FLOOR 3 BEDROOM  
 U108 - FIRST FLOOR 3 BEDROOM

**PARKING COUNTS:**

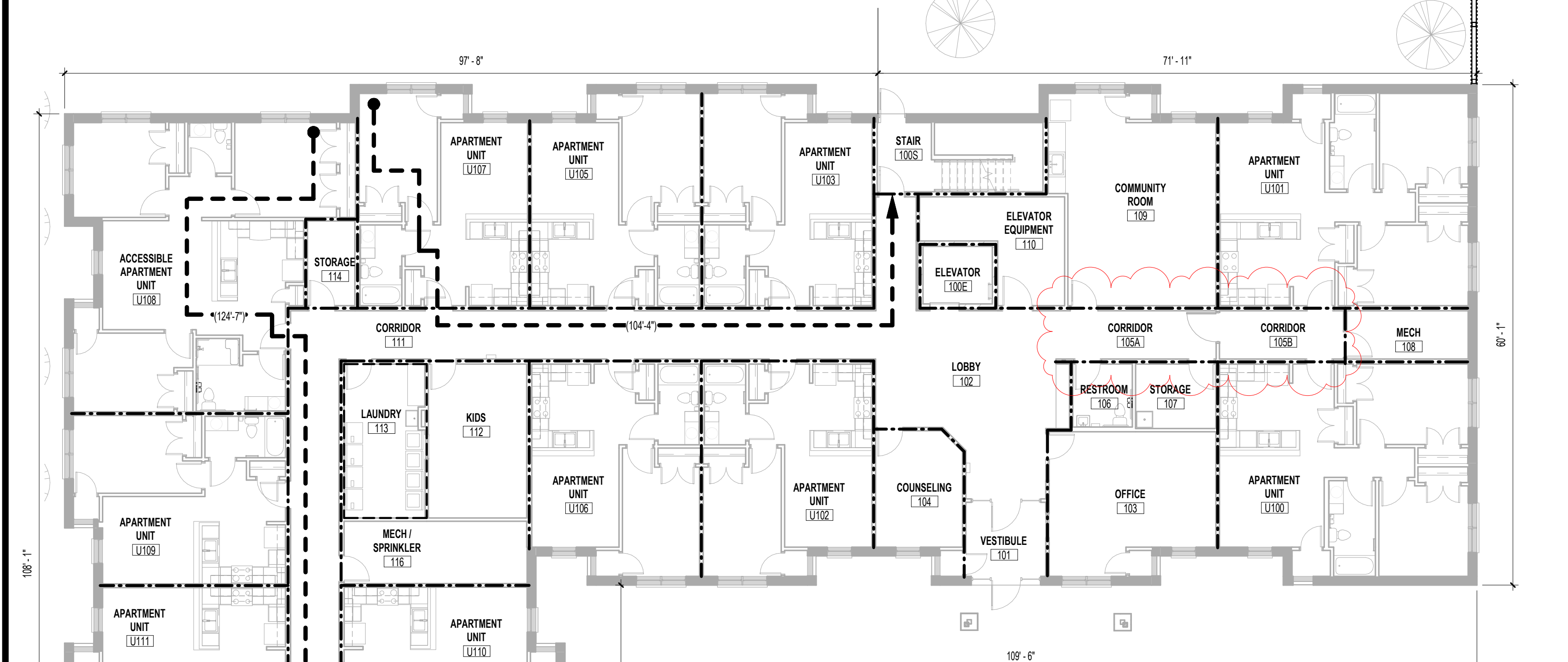
PARKING SPACE REQUIRED:  
 TRANSITIONAL HOUSING = 8 (1 / facility + 1 / 8 beds)  
 TOTAL REQUIRED = 8  
 PARKING SPACES PROVIDED = 32  
 ACCESSIBLE SPACES REQUIRED = 3  
 ACCESSIBLE SPACES PROVIDED = 3

Area Based Occupant Load - 1st

#	Name	Area	Gross / Net	Occ/SF	Persons
100E	ELEVATOR	68 SF			
100S	STAIR	198 SF			
101	VESTIBULE	102 SF			
101S	STAIR	216 SF			
102	LOBBY	492 SF			
103	OFFICE	313 SF	Gross	100 SF	4
104	COUNSELING	176 SF	Gross	100 SF	3
105A	CORRIDOR	201 SF			
105B	CORRIDOR				
106	RESTROOM	64 SF			
107	STORAGE	86 SF			
108	MECH	98 SF			
109	COMMUNITY ROOM	454 SF	Net	15 SF	31
110	ELEVATOR EQUIPMENT	171 SF			
111	CORRIDOR	409 SF			85
112	KIDS	218 SF	Gross		
113	LAUNDRY	180 SF	Gross	300 SF	1
114	STORAGE	58 SF			
115	CORRIDOR	395 SF			
116	MECH / SPRINKLER	102 SF			
U100	APARTMENT UNIT	812 SF	Gross	200 SF	5
U101	APARTMENT UNIT	812 SF	Gross	200 SF	5
U102	APARTMENT UNIT	539 SF	Gross	200 SF	3
U103	APARTMENT UNIT	539 SF	Gross	200 SF	3
U105	APARTMENT UNIT	539 SF	Gross	200 SF	3
U106	APARTMENT UNIT	539 SF	Gross	200 SF	3
U107	APARTMENT UNIT	539 SF	Gross	200 SF	3
U108	ACCESSIBLE APARTMENT UNIT	1066 SF	Gross	200 SF	6
U109	APARTMENT UNIT	539 SF	Gross	200 SF	3
U110	APARTMENT UNIT	539 SF	Gross	200 SF	3
U111	APARTMENT UNIT	539 SF	Gross	200 SF	3
U112	APARTMENT UNIT	539 SF	Gross	200 SF	3
U113	APARTMENT UNIT	539 SF	Gross	200 SF	3



**2 CODE SITE PLAN**  
 G100 SCALE: 1" = 30'-0"



**GENERAL NOTES - CODE PLAN**

- ALL FIRE RATED PARTITIONS IN CORRIDORS, AROUND STAIRS, AND IN BETWEEN UNITS SHALL BE 5/8" TYPE "X" GYPSUM BOARD, EACH SIDE, OVER 2x4 OR 2x6 WOOD STUDS. (1) HOUR PER U.L. U307 OR U305
- ALL FIRE RATED ELEVATOR SHAFT WALLS SHALL BE 8" CMU AND RATED FOR (1) HOUR PER U.L. U905
- FLOOR-CEILING ASSEMBLIES BETWEEN UNITS SHALL BE RATED FOR (1) HOUR PER U.L. L528

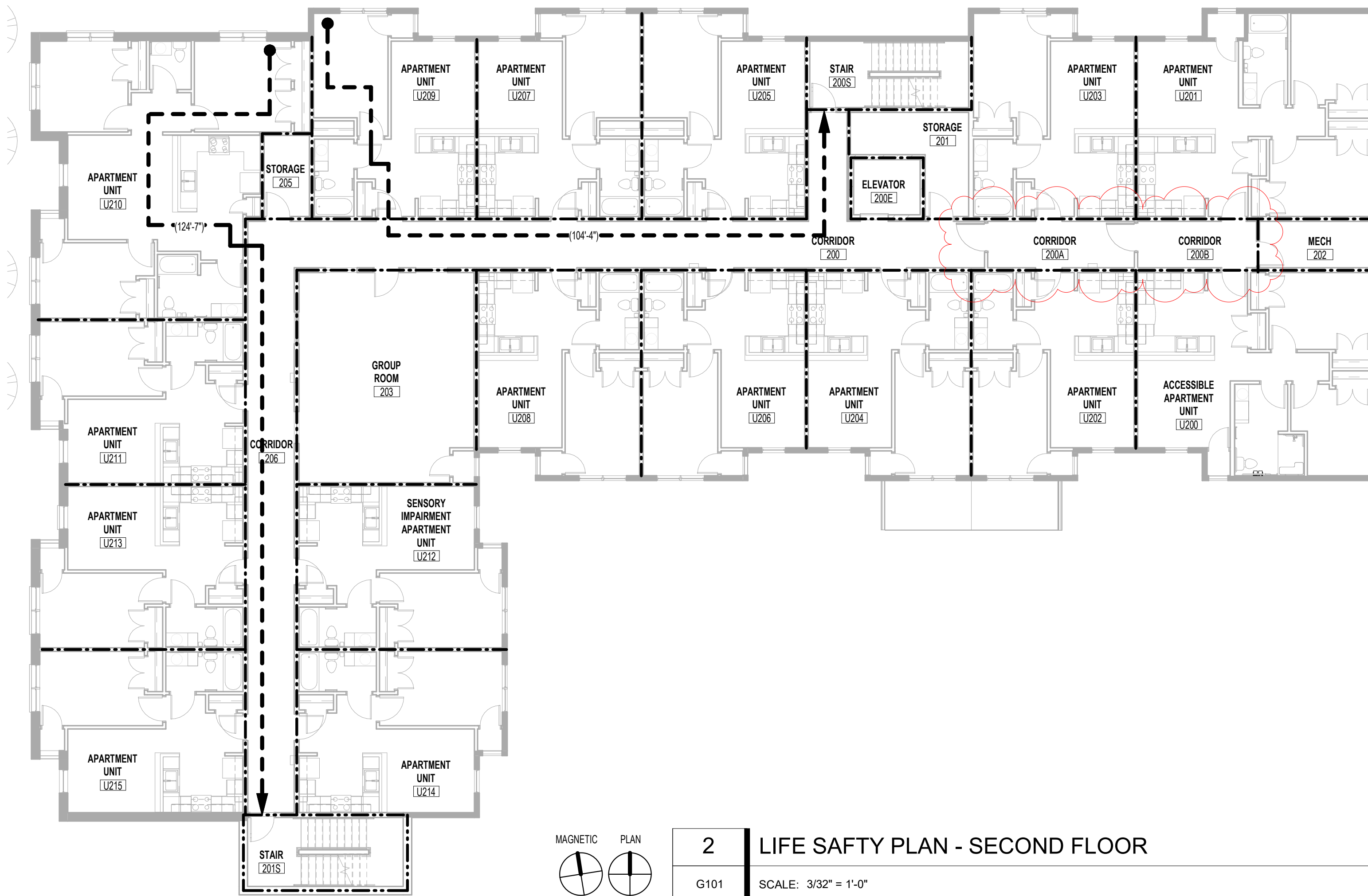
**LIFE SAFETY PLAN LEGEND**

- FIRE PARTITION - 1 HOUR REQUIRED (1 HOUR PROVIDED) TYPICAL BETWEEN RESIDENTIAL UNITS & CORRIDORS
- INTERIOR BEARING WALLS ARE LOCATED ALONG CORRIDORS AND ARE PROVIDED WITH 1 HOUR FIRE RATING. SEE STRUCTURAL.
- 1 HOUR RATING
- SMOKE-TIGHT WALL
- NON RATED ASSEMBLY - PARTITION WALL
- EXTERIOR 1 HOUR RATED BEARING WALLS
- (X - X) EGRESS PATH - (X - X) EQUALS TRAVEL DISTANCE

MAXIMUM EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED = 250'  
 MAXIMUM COMMON PATH OF TRAVEL (R-2 USE) DOES NOT EXCEED = 125'

**1 LIFE SAFETY PLAN - FIRST FLOOR**  
 G100 SCALE: 3/32" = 1'-0" MAGNETIC PLAN

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



MAGNETIC PLAN  
**2** LIFE SAFTY PLAN - SECOND FLOOR  
 G101 SCALE: 3/32" = 1'-0"

**Area Based Occupant Load - 2nd**

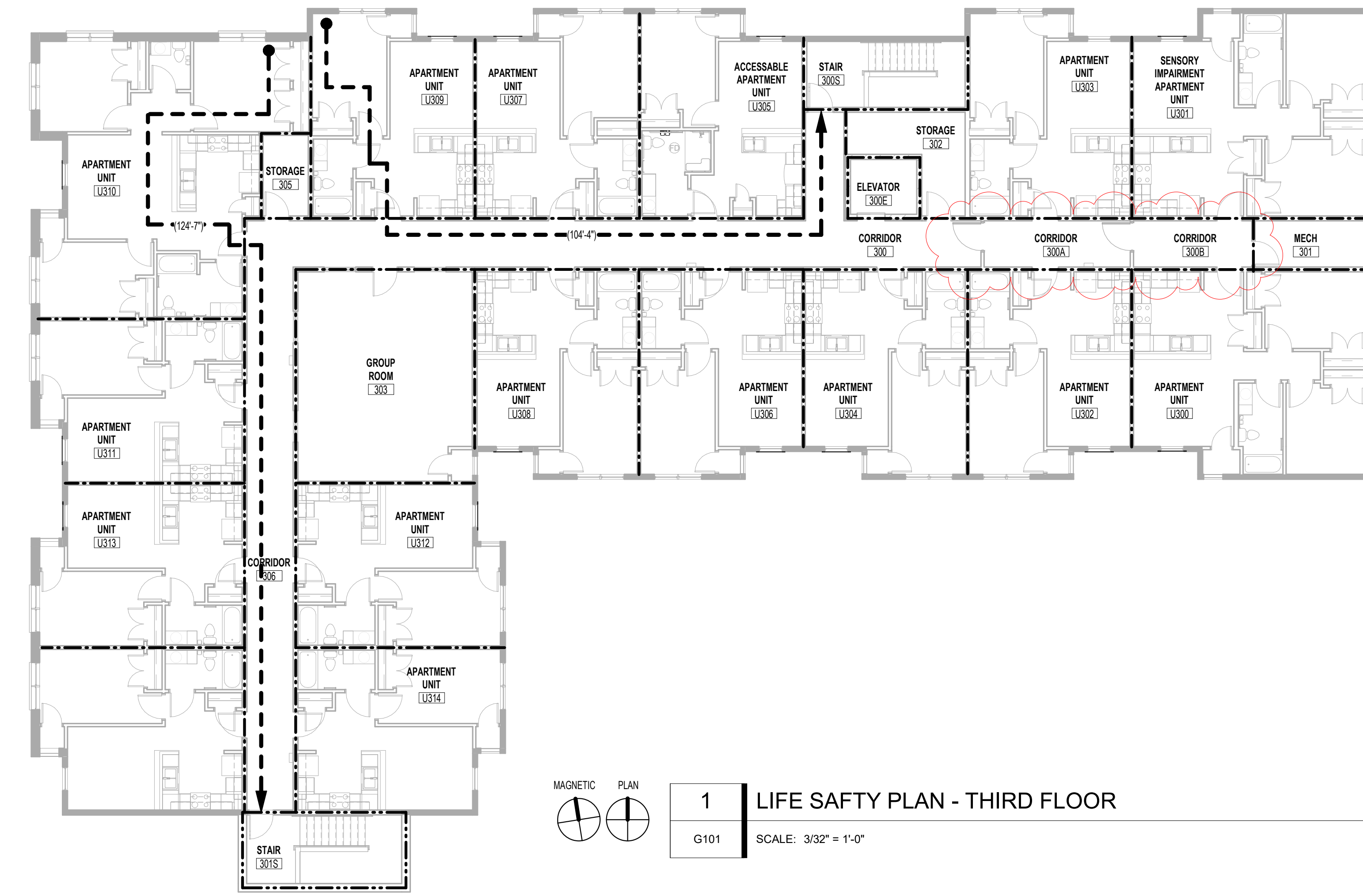
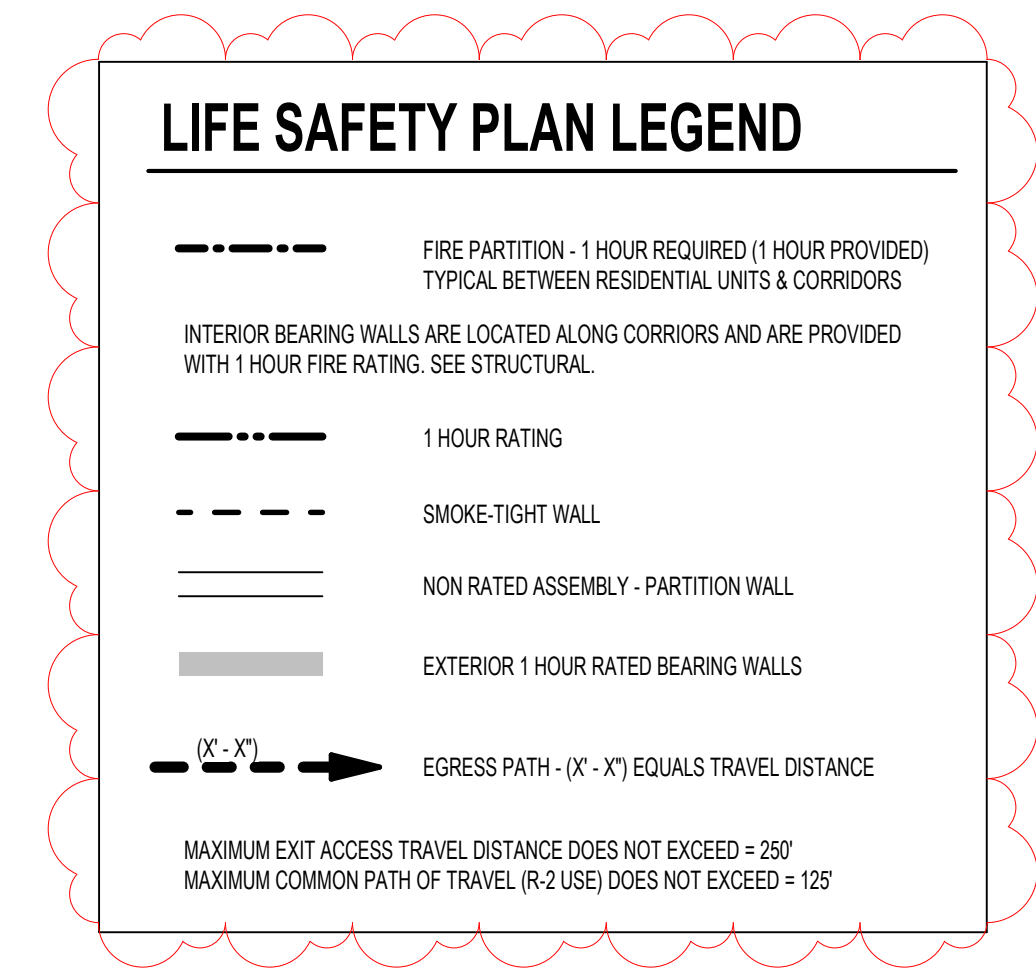
#	Name	Area	Gross / Net	Occ/SF	Persons
200	CORRIDOR	82 SF			
200A	CORRIDOR				
200B	CORRIDOR				
200E	ELEVATOR	68 SF			
200S	STAIR	190 SF			
201	STORAGE	13 SF			
201S	STAIR	216 SF			
202	MECH	99 SF			
203	GROUP ROOM	564 SF	Net	15 SF	38
205	STORAGE	69 SF			
206	CORRIDOR	408 SF			
U200	ACCESSIBLE APARTMENT UNIT	785 SF	Gross	200 SF	4
U201	APARTMENT UNIT	785 SF	Gross	200 SF	4
U202	APARTMENT UNIT	526 SF	Gross	200 SF	3
U203	APARTMENT UNIT	528 SF	Gross	200 SF	3
U204	APARTMENT UNIT	525 SF	Gross	200 SF	3
U205	APARTMENT UNIT	530 SF	Gross	200 SF	3
U206	APARTMENT UNIT	526 SF	Gross	200 SF	3
U207	APARTMENT UNIT	526 SF	Gross	200 SF	3
U208	APARTMENT UNIT	528 SF	Gross	200 SF	3
U210	APARTMENT UNIT	1066 SF	Gross	200 SF	6
U211	APARTMENT UNIT	537 SF	Gross	200 SF	3
U212	SENSORY IMPAIRMENT APARTMENT UNIT	527 SF	Gross	200 SF	3
U213	APARTMENT UNIT	537 SF	Gross	200 SF	3
U214	APARTMENT UNIT	531 SF	Gross	200 SF	3
U215	APARTMENT UNIT	556 SF	Gross	200 SF	9†

**GENERAL NOTES - CODE PLAN**

A. ALL FIRE RATED PARTITIONS IN CORRIDORS, AROUND STAIRS, AND IN BETWEEN UNITS SHALL BE 5/8" TYPE "X" GYPSUM BOARD, EACH SIDE, OVER 2x4 OR 2x6 WOOD STUDS. (1) HOUR PER UL U327 OR U305

B. ALL FIRE RATED ELEVATOR SHAFT WALLS SHALL BE 8" CMU AND RATED FOR (1) HOUR PER UL U905.

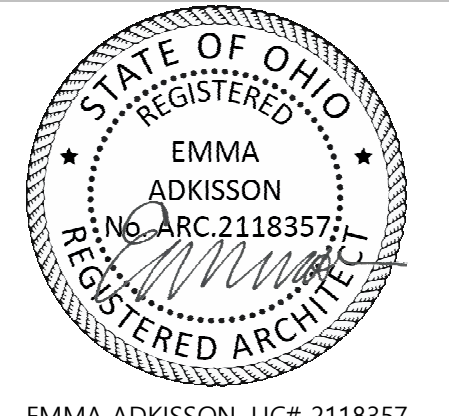
C. FLOOR-CEILING ASSEMBLIES BETWEEN UNITS SHALL BE RATED FOR (1) HOUR PER UL L528



MAGNETIC PLAN  
**1** LIFE SAFTY PLAN - THIRD FLOOR  
 G101 SCALE: 3/32" = 1'-0"

**Area Based Occupant Load - 3rd Floor**

#	Name	Area	Gross / Net	Occ/SF	Persons
300	CORRIDOR	823 sf			
300A	CORRIDOR				
300B	CORRIDOR				
300E	ELEVATOR	68 SF			
300S	STAIR	190 SF			
301	MECH	99 SF			
301S	STAIR	216 SF			
302	STORAGE	137 SF			
303	GROUP ROOM	564 SF	Net	15 SF	38
305	STORAGE	69 SF			
306	CORRIDOR	407 SF			
U300	APARTMENT UNIT	785 SF	Gross	200 SF	4
U301	SENSORY IMPAIRMENT APARTMENT UNIT	785 SF	Gross	200 SF	4
U302	APARTMENT UNIT	526 SF	Gross	200 SF	3
U303	APARTMENT UNIT	528 SF	Gross	200 SF	3
U304	APARTMENT UNIT	526 SF	Gross	200 SF	3
U305	ACCESSIBLE APARTMENT UNIT	530 SF	Gross	200 SF	3
U306	APARTMENT UNIT	528 SF	Gross	200 SF	3
U307	APARTMENT UNIT	526 SF	Gross	200 SF	3
U308	APARTMENT UNIT	525 SF	Gross	200 SF	3
U309	APARTMENT UNIT	527 SF	Gross	200 SF	3
U310	APARTMENT UNIT	1063 SF	Gross	200 SF	6
U311	APARTMENT UNIT	534 SF	Gross	200 SF	3
U312	APARTMENT UNIT	527 SF	Gross	200 SF	3
U313	APARTMENT UNIT	534 SF	Gross	200 SF	3
U314	APARTMENT UNIT	531 SF	Gross	200 SF	3
U315	APARTMENT UNIT	543 SF	Gross	200 SF	9†



**CARTHAGE FLATS PSH**

7020 VINE ST.  
CINCINNATI, OH, 45216

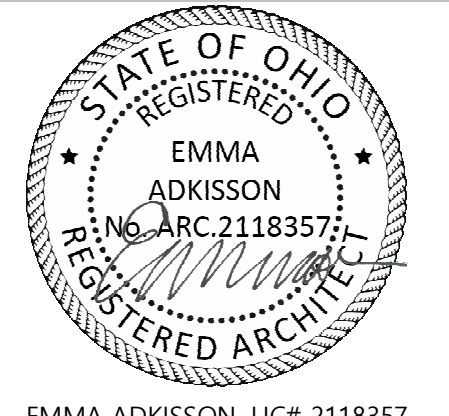
NO.	DESCRIPTION	DATE
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	ADDENDUM 02	01/16/2024

LIFE SAFETY PLANS

21-128

**G101**

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



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

## CARTHAGE FLATS PSH

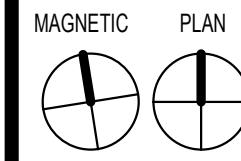
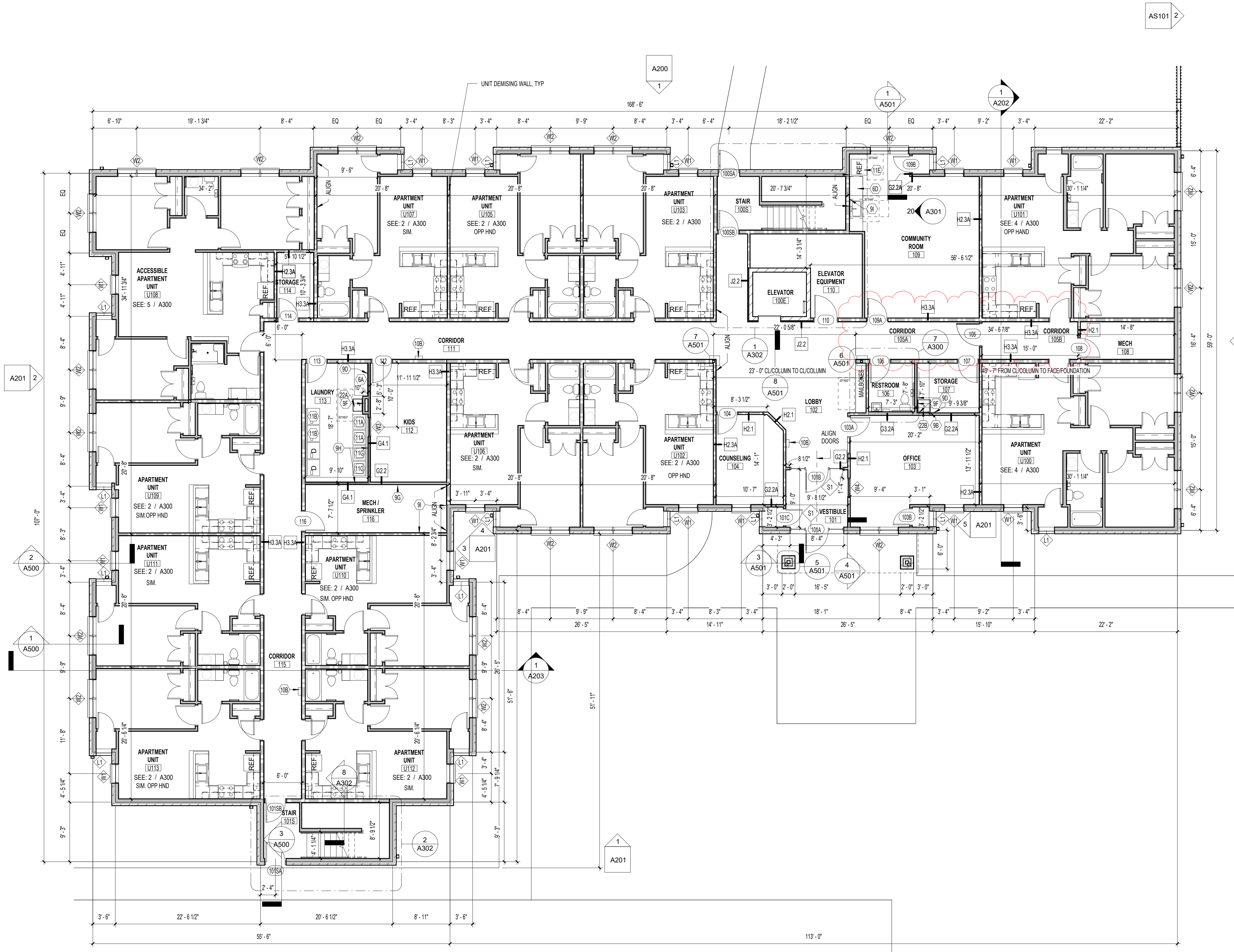
7020 VINE ST.  
CINCINNATI, OH, 45216

### GENERAL NOTES - FLOOR PLANS

- A. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
- B. SEE SHEET G103 FOR WALL TYPES
- C. PROVIDE BLOCKING IN WALLS AROUND TUB/SHOWER (ALL SIDES) AND TOILET FOR POTENTIAL FUTURE GRAB BARS
- D. PROVIDE 2x8 BLOCKING TOP AND BOTTOM OF ALL WALL CABINETS
- E. OFFSET NEW DOORS FROM ADJACENT PERPENDICULAR WALL 4" UNLESS INDICATED OTHERWISE
- F. PROVIDE UL LISTED FIRESTOPPING AT ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOOR TO MAINTAIN THE REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY.
- G. WASHERS AND DRYERS SHALL BE ENERGY STAR RATED.
- H. PROVIDE 1/2" SOLID ACRYLIC RESIN WINDOW STOOL EXTENDING 1/2" BEYOND FACE OF GYPSUM AT ALL WINDOWS
- I. A RADON MITIGATION SYSTEM WILL BE PROVIDED UNDER SEPARATE CONTRACT. COORDINATE PIPE RUNS FOR THIS SYSTEM WITH MEP EQUIPMENT AND WALL. WHERE POSSIBLE, PIPES SHALL BE LOCATED IN NEW WALLS. WHERE NOT POSSIBLE TO LOCATE PIPES WITHIN CURRENTLY SHOWN WALLS, PIPES SHALL BE BOXED OUT TO MINIMUM DIMENSION.
- J. PROVIDE LOOP HANDLES AT ALL DRAWERS AND CABINETS
- K. SHOWERHEADS SHALL BE ADJUSTABLE HEIGHT.

### WALL TYPES

Type Mark	Description	Fire Rating
A3.2	NEW PARTITION: 5/8" GYPSUM BOARD (BOTH SIDES) OVER 3/8" x 20 GA. METAL STUDS AT 16" O.C. PARTITION SHALL EXTEND 6" ABOVE FINISH CEILING. BRACE TO STRUCTURE ABOVE AT 48" O.C. (ALTERNATING DIRECTION)	-
G2.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G2.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G2.4	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF COUNTER.	-
G2.6	5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD (TUB/SHOWER SIDE) AND 5/8" GYPSUM BOARD (NON-TUB/SHOWER SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G3.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G3.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G4.1	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING. WALL MUST BE SMOKE TIGHT	-
H2.1	(1) HOUR FIRE RATED PARTITION PER U.L. #U335; 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H2.3A	(1) HOUR FIRE RATED PARTITION PER U.L. #U327; 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H3.3A	(1) HOUR FIRE RATED PER U.L. #U327; 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
J2.2	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD FURRING SIDE FRAMED AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING.	-
M3	8" CMU WALL WITH 1/2" SHEET KEYNOTES	1



**1 FLOOR PLAN - FIRST FLOOR**  
A101 SCALE: 1/8" = 1'-0"

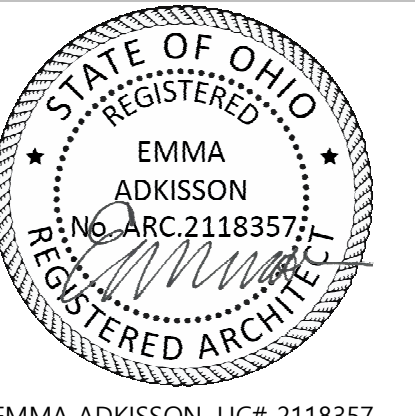
NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	OHFA REVISION	10/18/2023
	ADDENDUM 02	01/16/2024

FIRST FLOOR PLAN

21-128

# A101

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE, P.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE, P.C., ALL RIGHTS RESERVED.



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

## CARTHAGE FLATS PSH

7020 VINE ST.  
CINCINNATI, OH, 45216

### GENERAL NOTES - FLOOR PLANS

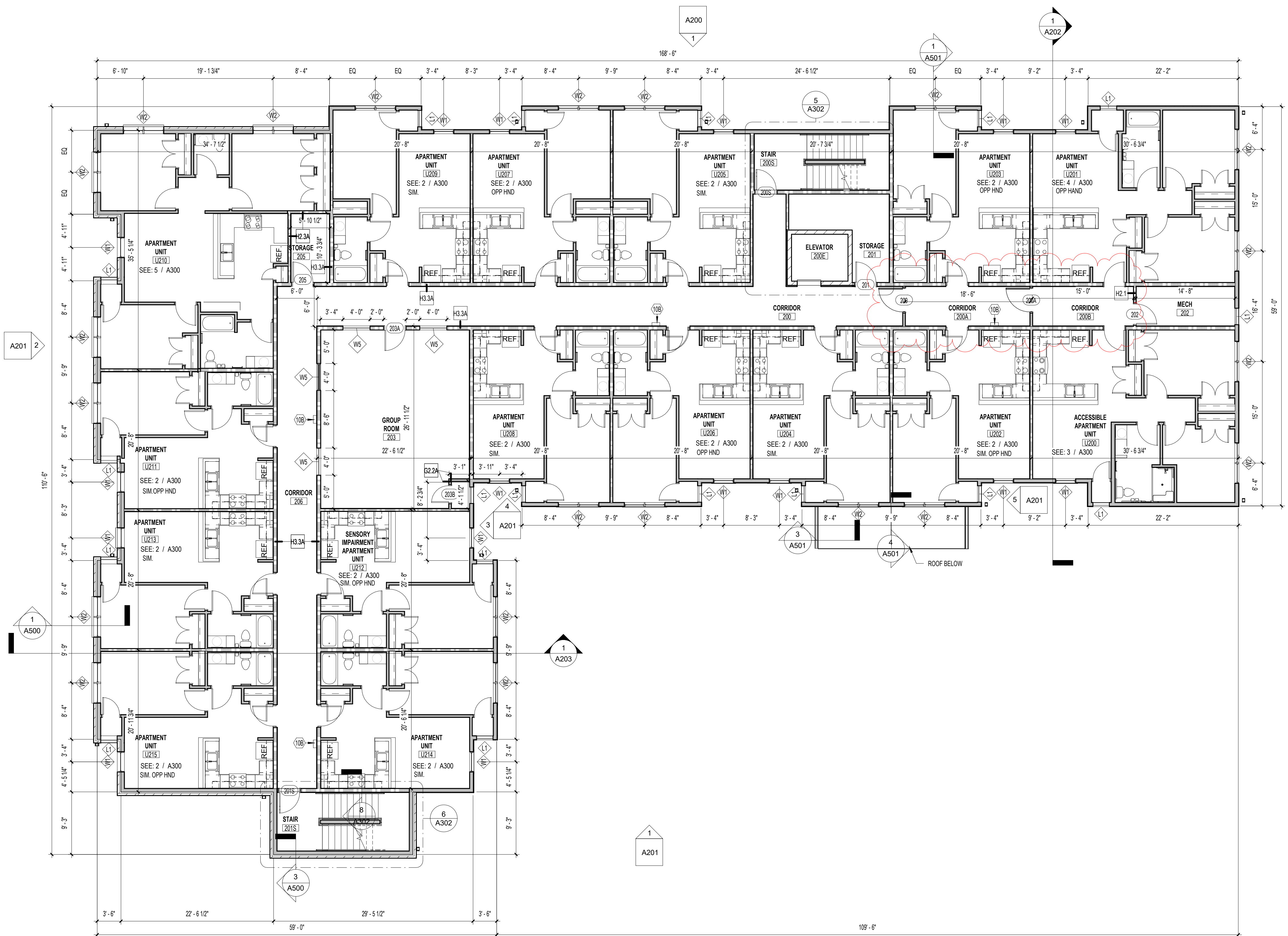
- A. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
- B. SEE SHEET G103 FOR WALL TYPES
- C. PROVIDE BLOCKING IN WALLS AROUND TUB/SHOWER (ALL SIDES) AND TOILET FOR POTENTIAL FUTURE GRAB BARS
- D. PROVIDE 2x8 BLOCKING TOP AND BOTTOM OF ALL WALL CABINETS
- E. OFFSET NEW DOORS FROM ADJACENT PERPENDICULAR WALL 4" UNLESS INDICATED OTHERWISE
- F. PROVIDE UL LISTED FIRESTOPPING AT ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOOR TO MAINTAIN THE REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY.
- G. WASHERS AND DRYERS SHALL BE ENERGY STAR RATED.
- H. PROVIDE 1/2" SOLID ACRYLIC RESIN WINDOW STOOL EXTENDING 1/2" BEYOND FACE OF GYPSUM AT ALL WINDOWS
- I. A RADON MITIGATION SYSTEM WILL BE PROVIDED UNDER SEPARATE CONTRACT. COORDINATE PIPE RUNS FOR THIS SYSTEM WITH MEP EQUIPMENT AND WALL. WHERE POSSIBLE, PIPES SHALL BE LOCATED IN NEW WALLS. WHERE NOT POSSIBLE TO LOCATE PIPES WITHIN CURRENTLY SHOWN WALLS, PIPES SHALL BE BOXED OUT TO MINIMUM DIMENSION.
- J. PROVIDE LOOP HANDLES AT ALL DRAWERS AND CABINETS
- K. SHOWERHEADS SHALL BE ADJUSTABLE HEIGHT.

### WALL TYPES

Type Mark	Description	Fire Rating
A3.2	NEW PARTITION: 5/8" GYPSUM BOARD (BOTH SIDES) OVER 3-5/8" x 20 GA. METAL STUDS AT 16" O.C. PARTITION SHALL EXTEND 6" ABOVE FINISH CEILING. BRACE TO STRUCTURE ABOVE AT 48" O.C. (ALTERNATING DIRECTION)	-
G2.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G2.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G2.4	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF COUNTER.	-
G2.6	5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD (TUB/SHOWER SIDE) AND 5/8" GYPSUM BOARD (NON-TUB/SHOWER SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G3.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G3.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G4.1	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING. WALL MUST BE SMOKE TIGHT	-
H2.1	(1) HOUR FIRE RATED PARTITION PER U.L. #U305: 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H2.3A	(1) HOUR FIRE RATED PARTITION PER U.L. #U327: 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H3.3A	(1) HOUR FIRE RATED PER U.L. #U327: 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
J2.2	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD FURRING SIDE FRAMED AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING.	-
M3	8" CMU WALL WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY.	1

### SHEET KEYNOTES

- 10B SEMI-RECESSED FIRE EXTINGUISHER CABINET AND EXTINGUISHER

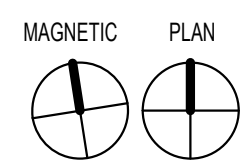


NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	ADDENDUM 02	01/16/2024

SECOND FLOOR PLAN

21-128

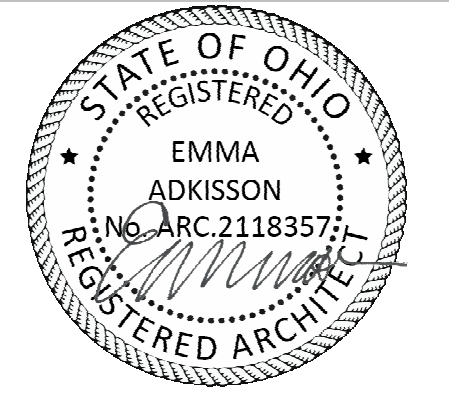
# A102



## 1 FLOOR PLAN - SECOND FLOOR

A102 SCALE: 1/8" = 1'-0"

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE, P.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE, P.C., ALL RIGHTS RESERVED.



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

## CARTHAGE FLATS PSH

7020 VINE ST.  
CINCINNATI, OH, 45216

### GENERAL NOTES - FLOOR PLANS

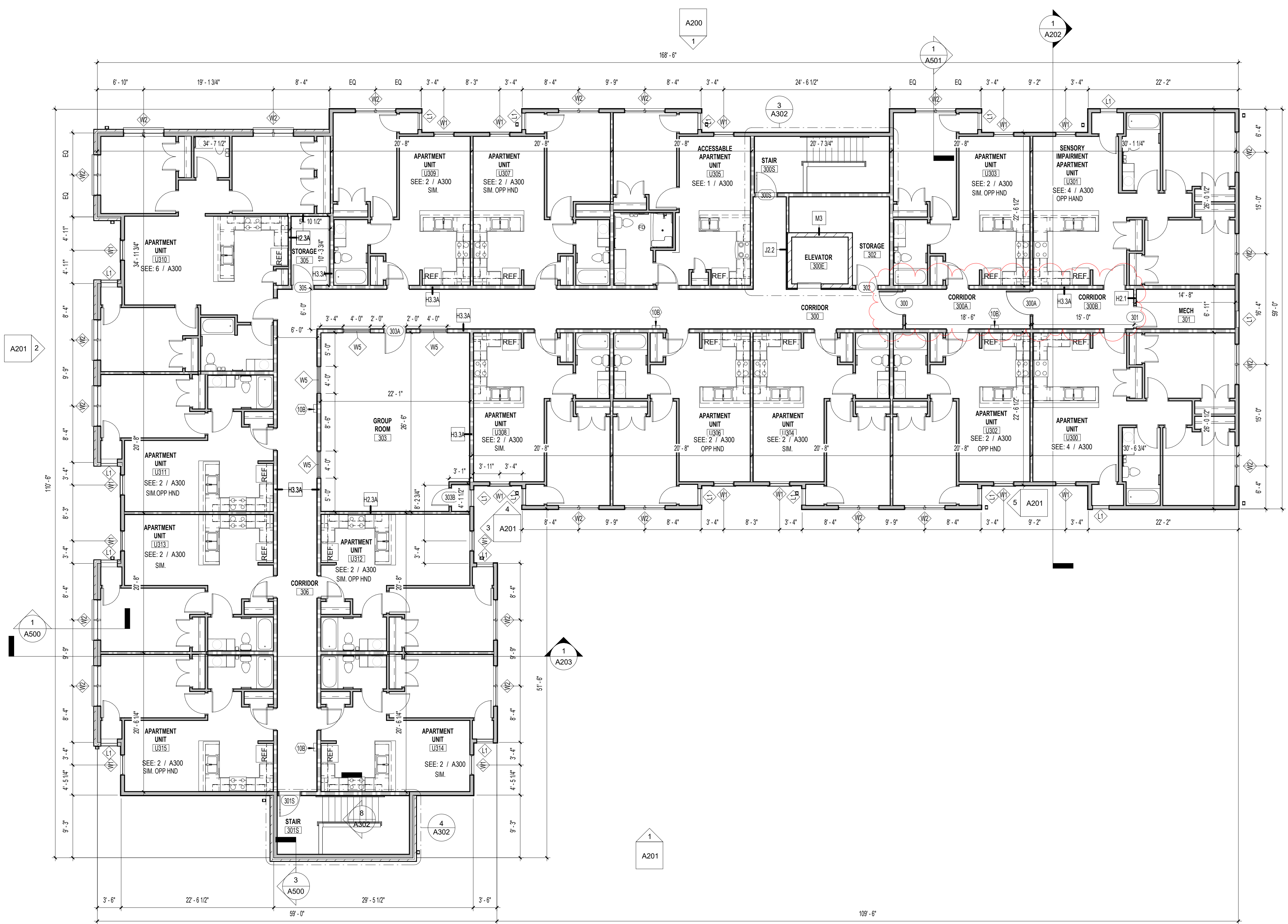
- A. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
- B. SEE SHEET G103 FOR WALL TYPES
- C. PROVIDE BLOCKING IN WALLS AROUND TUB/SHOWER (ALL SIDES) AND TOILET FOR POTENTIAL FUTURE GRAB BARS
- D. PROVIDE 2x8 BLOCKING TOP AND BOTTOM OF ALL WALL CABINETS
- E. OFFSET NEW DOORS FROM ADJACENT PERPENDICULAR WALL 4" UNLESS INDICATED OTHERWISE
- F. PROVIDE UL LISTED FIRESTOPPING AT ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOOR TO MAINTAIN THE REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY.
- G. WASHERS AND DRYERS SHALL BE ENERGY STAR RATED.
- H. PROVIDE 1/2" SOLID ACRYLIC RESIN WINDOW STOOL EXTENDING 1/2" BEYOND FACE OF GYPSUM AT ALL WINDOWS
- I. A RADON MITIGATION SYSTEM WILL BE PROVIDED UNDER SEPARATE CONTRACT. COORDINATE PIPE RUNS FOR THIS SYSTEM WITH MEP EQUIPMENT AND WALL. WHERE POSSIBLE, PIPES SHALL BE LOCATED IN NEW WALLS. WHERE NOT POSSIBLE TO LOCATE PIPES WITHIN CURRENTLY SHOWN WALLS, PIPES SHALL BE BOXED OUT TO MINIMUM DIMENSION.
- J. PROVIDE LOOP HANDLES AT ALL DRAWERS AND CABINETS
- K. SHOWERHEADS SHALL BE ADJUSTABLE HEIGHT.

### WALL TYPES

Type Mark	Description	Fire Rating
A3.2	NEW PARTITION: 5/8" GYPSUM BOARD (BOTH SIDES) OVER 3-5/8" x 20 GA. METAL STUDS AT 16" O.C. PARTITION SHALL EXTEND 6" ABOVE FINISH CEILING. BRACE TO STRUCTURE ABOVE AT 48" O.C. (ALTERNATING DIRECTION)	-
G2.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G2.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G2.4	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF COUNTER.	-
G2.6	5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD (TUB/SHOWER SIDE) AND 5/8" GYPSUM BOARD (NON-TUB/SHOWER SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G3.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G3.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	-
G4.1	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING. WALL MUST BE SMOKE TIGHT	-
H2.1	(1) HOUR FIRE RATED PARTITION PER U.L. #J305: 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H2.3A	(1) HOUR FIRE RATED PARTITION PER U.L. #J327: 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H3.3A	(1) HOUR FIRE RATED PER U.L. #J327: 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
J2.2	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD FURRING SIDE FRAMED AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING.	-
M3	8" CMU WALL WITH 1/2" ZENITHAL REINFORCING AT 16" O.C. VERTICALLY.	1

### SHEET KEYNOTES

- 10B SEMI-RECESSED FIRE EXTINGUISHER CABINET AND EXTINGUISHER



MAGNETIC PLAN  
1 FLOOR PLAN - THIRD FLOOR  
A103 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	ADDENDUM 02	01/16/2024

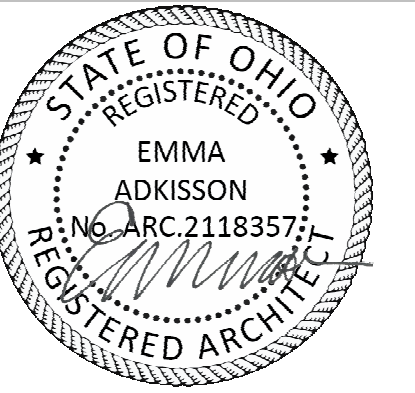
THIRD FLOOR PLAN

21-128

# A103



THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



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

## CARTHAGE FLATS PSH

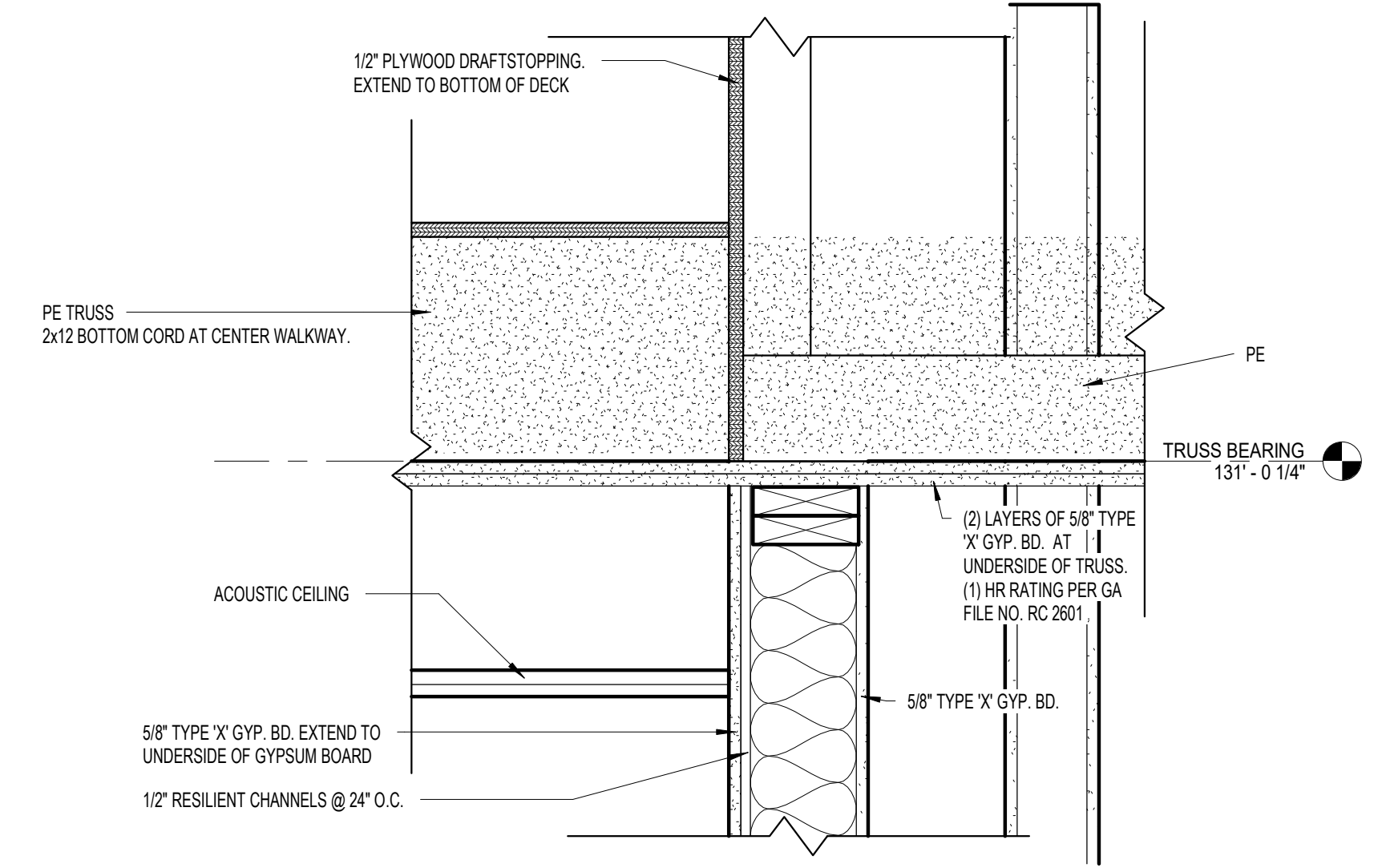
7020 VINE ST.  
CINCINNATI, OH, 45216

NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	PERMIT REVISION 2	05/04/23
	BID DOCUMENTS	07/13/23
	PERMIT REVISION 3	07/18/23
	ADDENDUM 02	01/16/2024

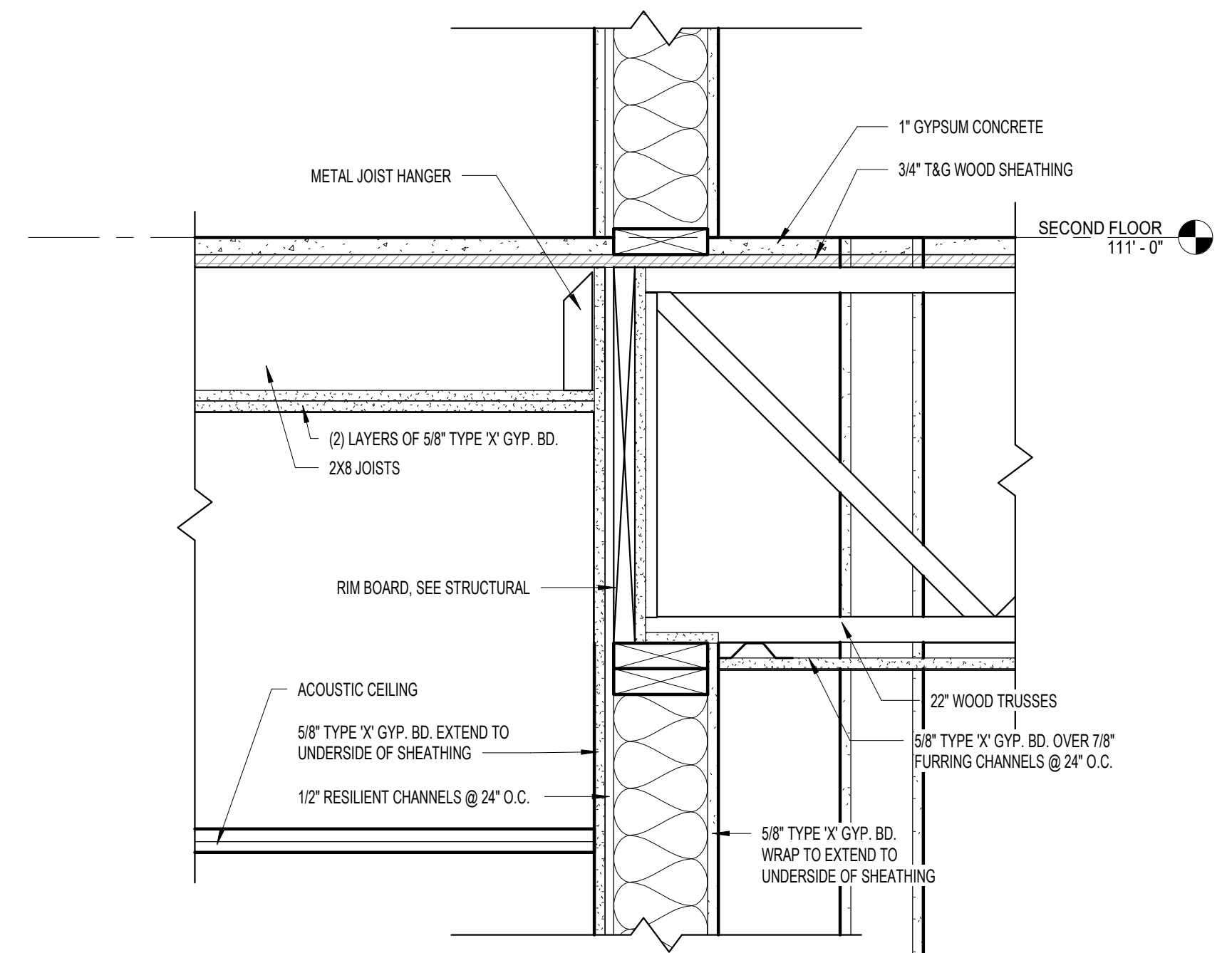
### BUILDING SECTIONS

21-128

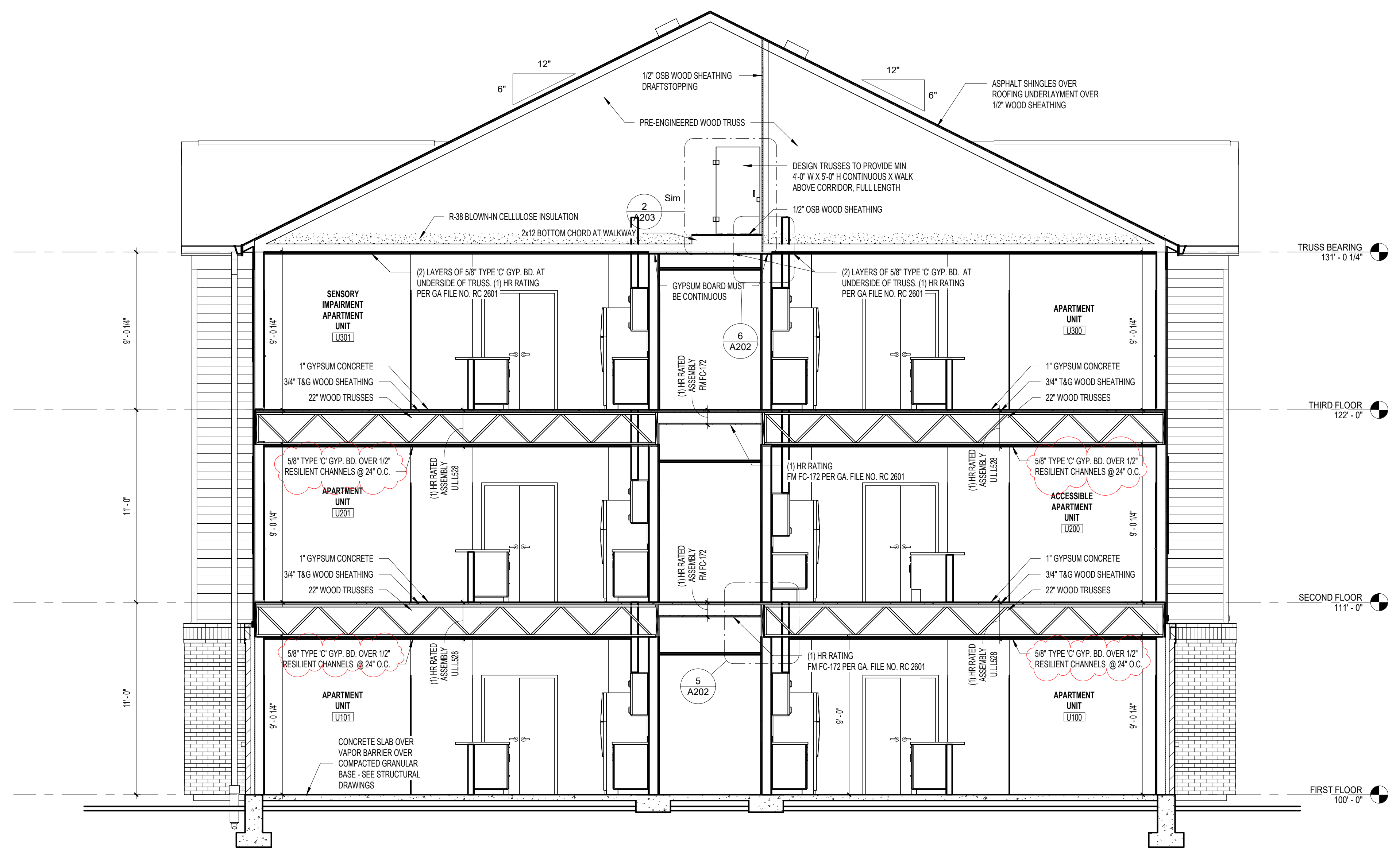
# A202



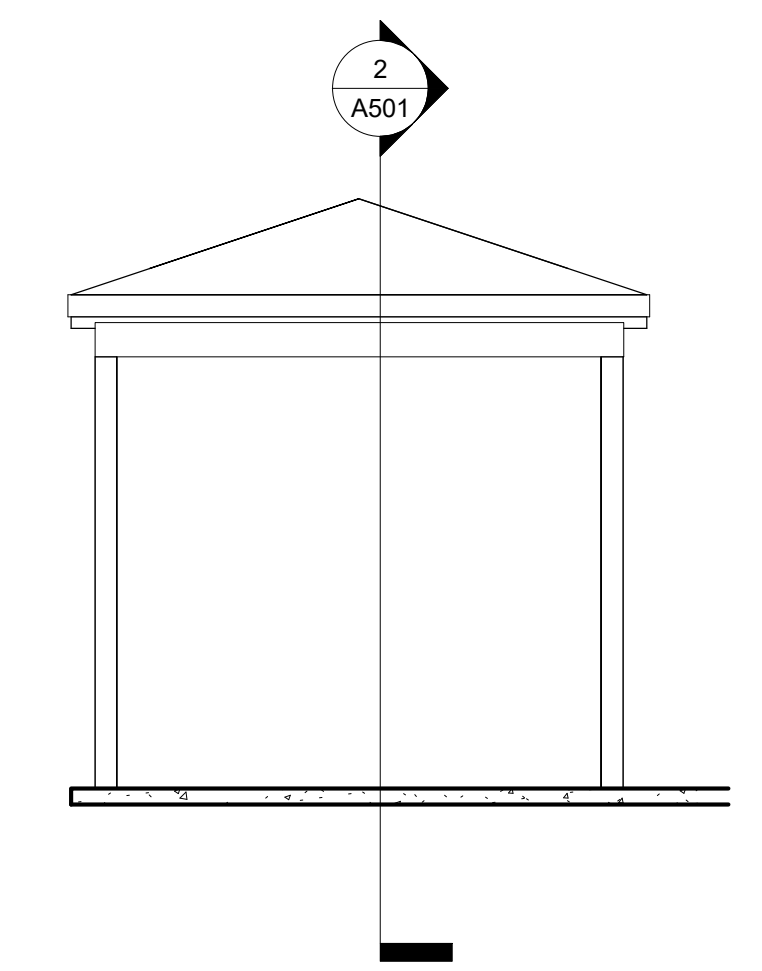
**6** DETAIL AT CORRIDOR1  
A202 SCALE: 1 1/2" = 1'-0"



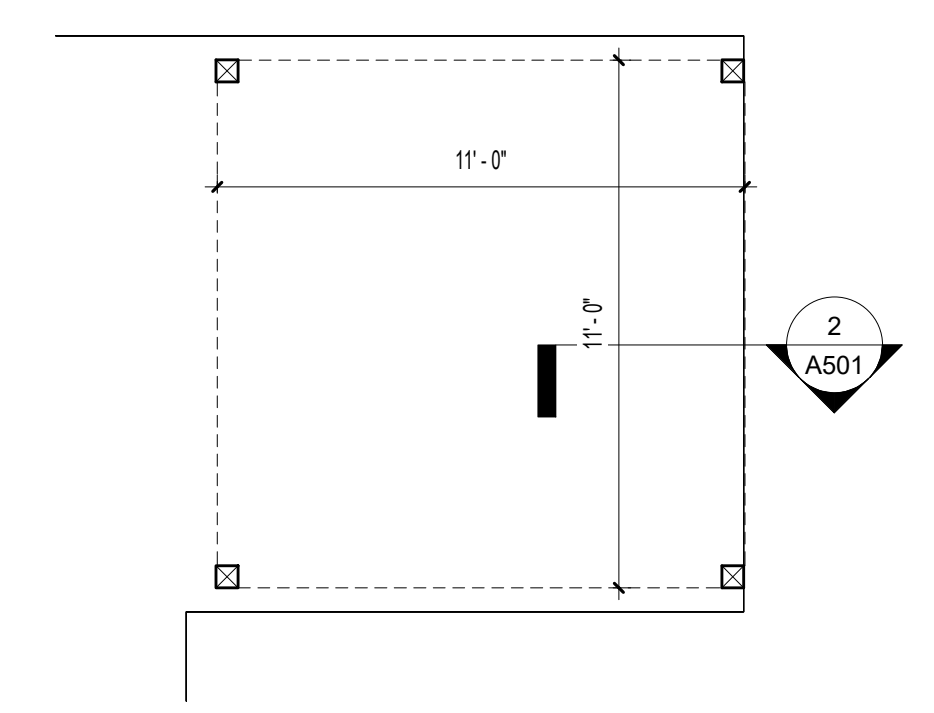
**5** DETAIL AT CORRIDOR  
A202 SCALE: 1 1/2" = 1'-0"



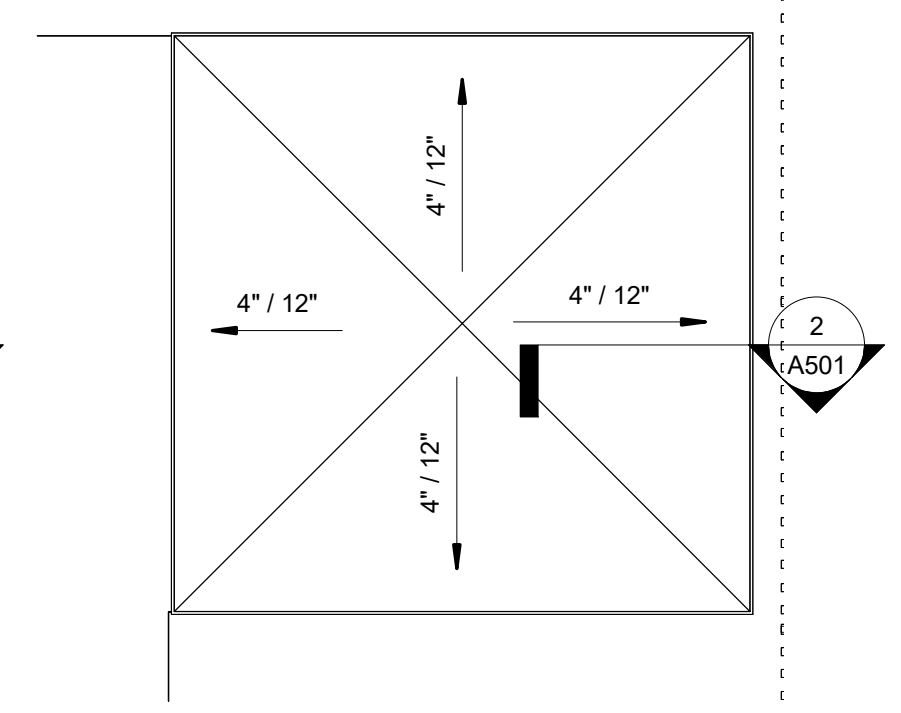
**1** BUILDING SECTION  
A202 SCALE: 1/4" = 1'-0"



**4** Pavilion Elevation  
A202 SCALE: 1/4" = 1'-0"

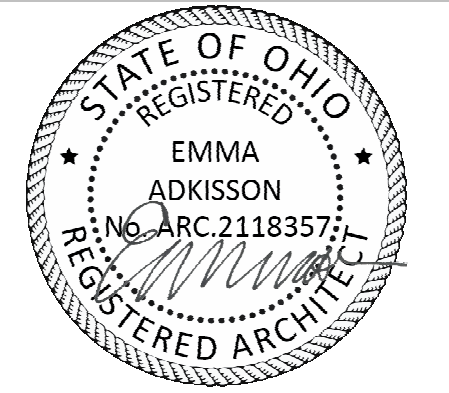


**2** Pavilion - Enlarged Plan  
A202 SCALE: 1/4" = 1'-0"



**3** Pavilion - Roof Plan  
A202 SCALE: 1/4" = 1'-0"

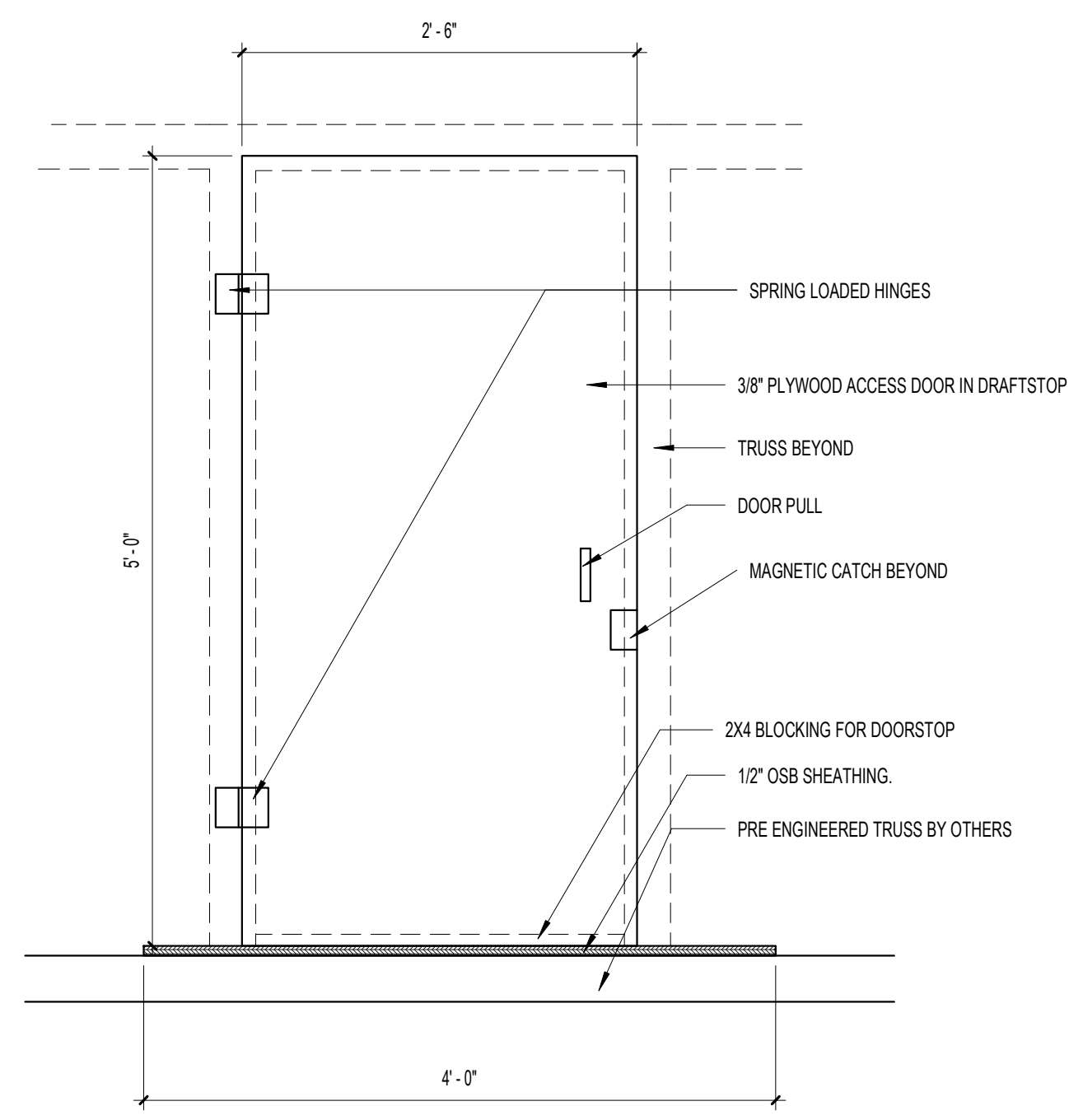
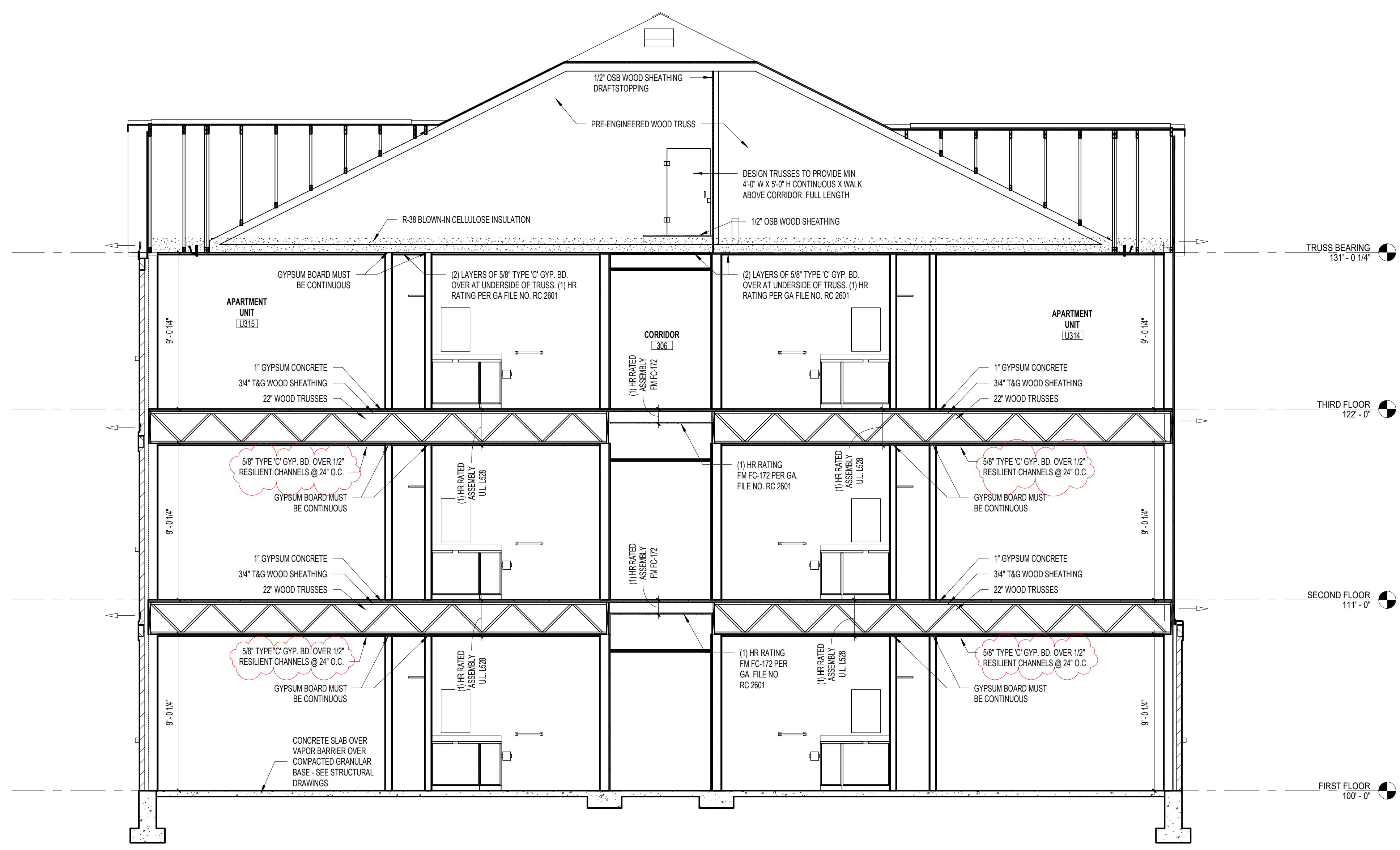
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



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

## CARTHAGE FLATS PSH

7020 VINE ST.  
CINCINNATI, OH, 45216



**1 BUILDING SECTION**  
A203 SCALE: 1/4" = 1'-0"

**2 ACCESS DOOR**  
A203 SCALE: 1" = 1'-0"

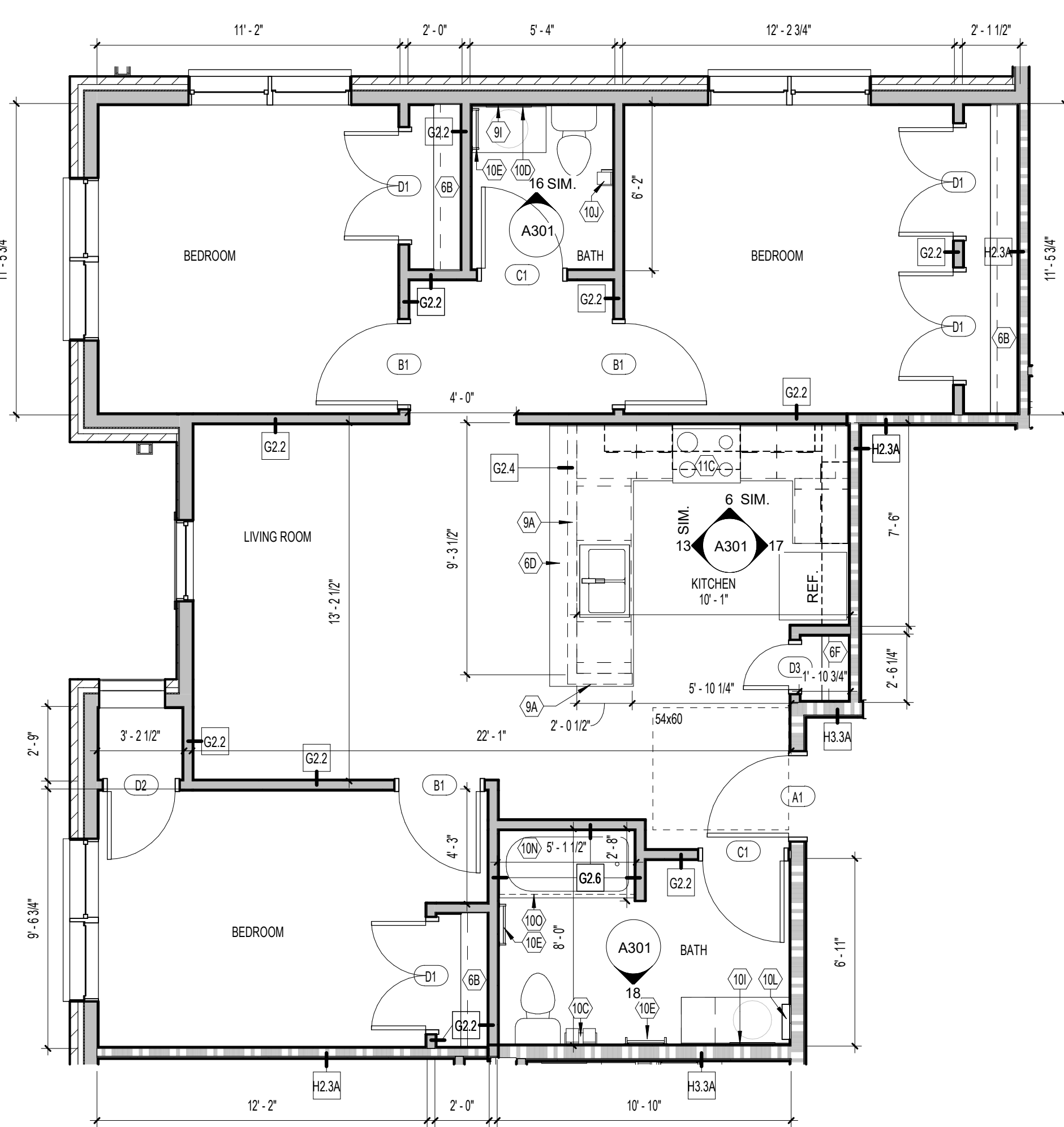
NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	ADDENDUM 02	01/16/2024

BUILDING SECTIONS

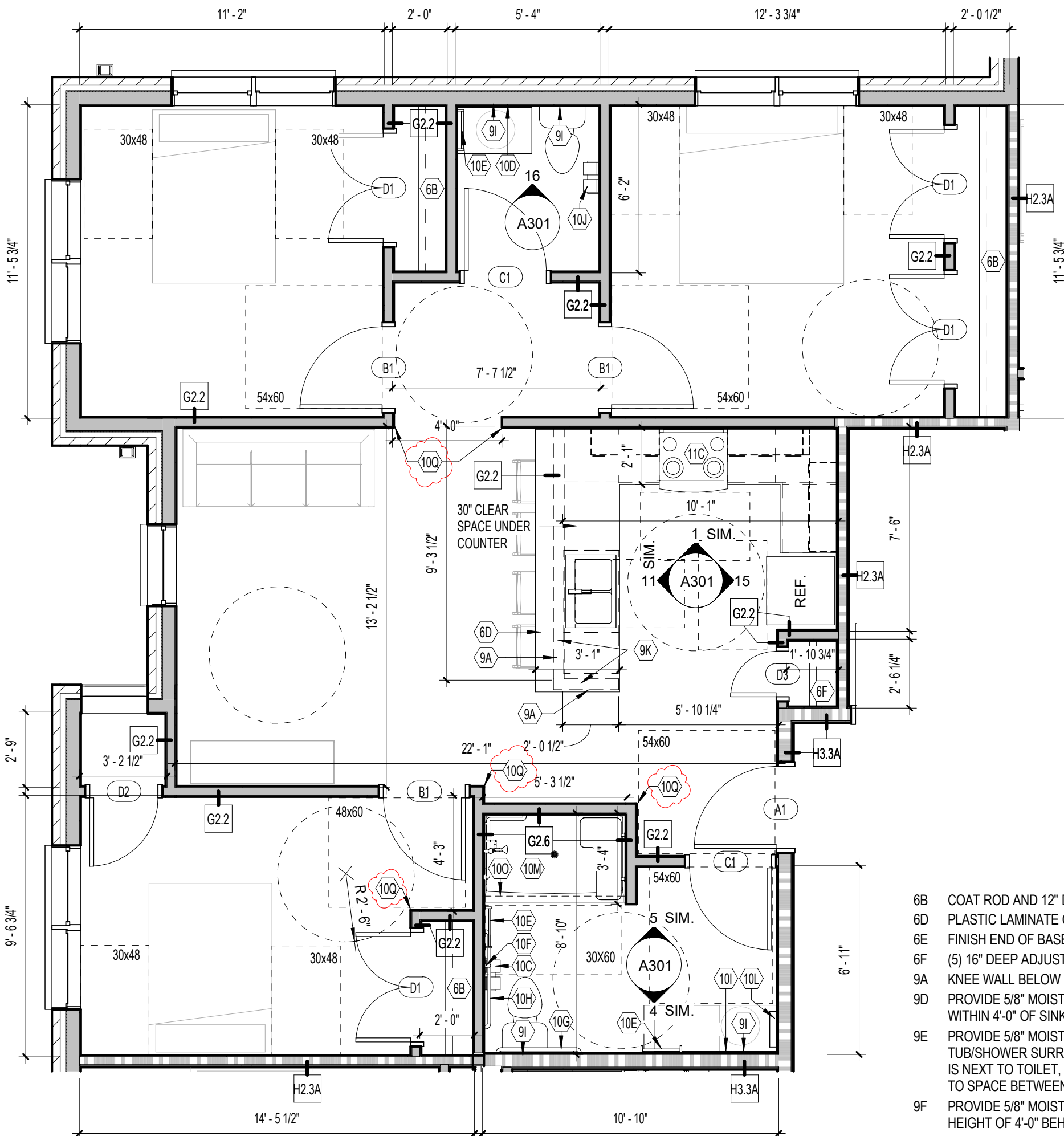
21-128

# A203

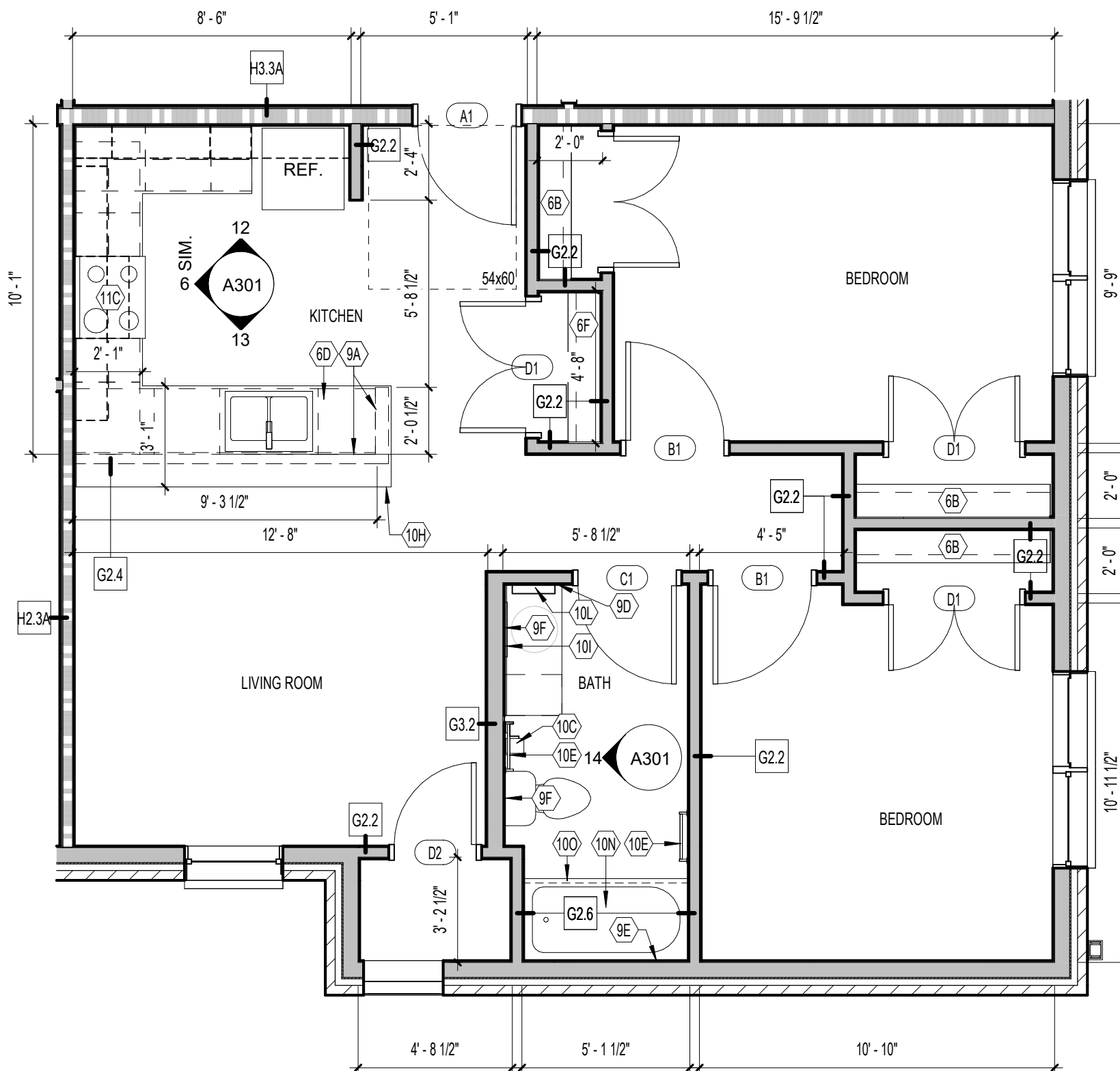
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.C. COPYRIGHT 1986-2021, PCA ARCHITECTURE P.C. ALL RIGHTS RESERVED.



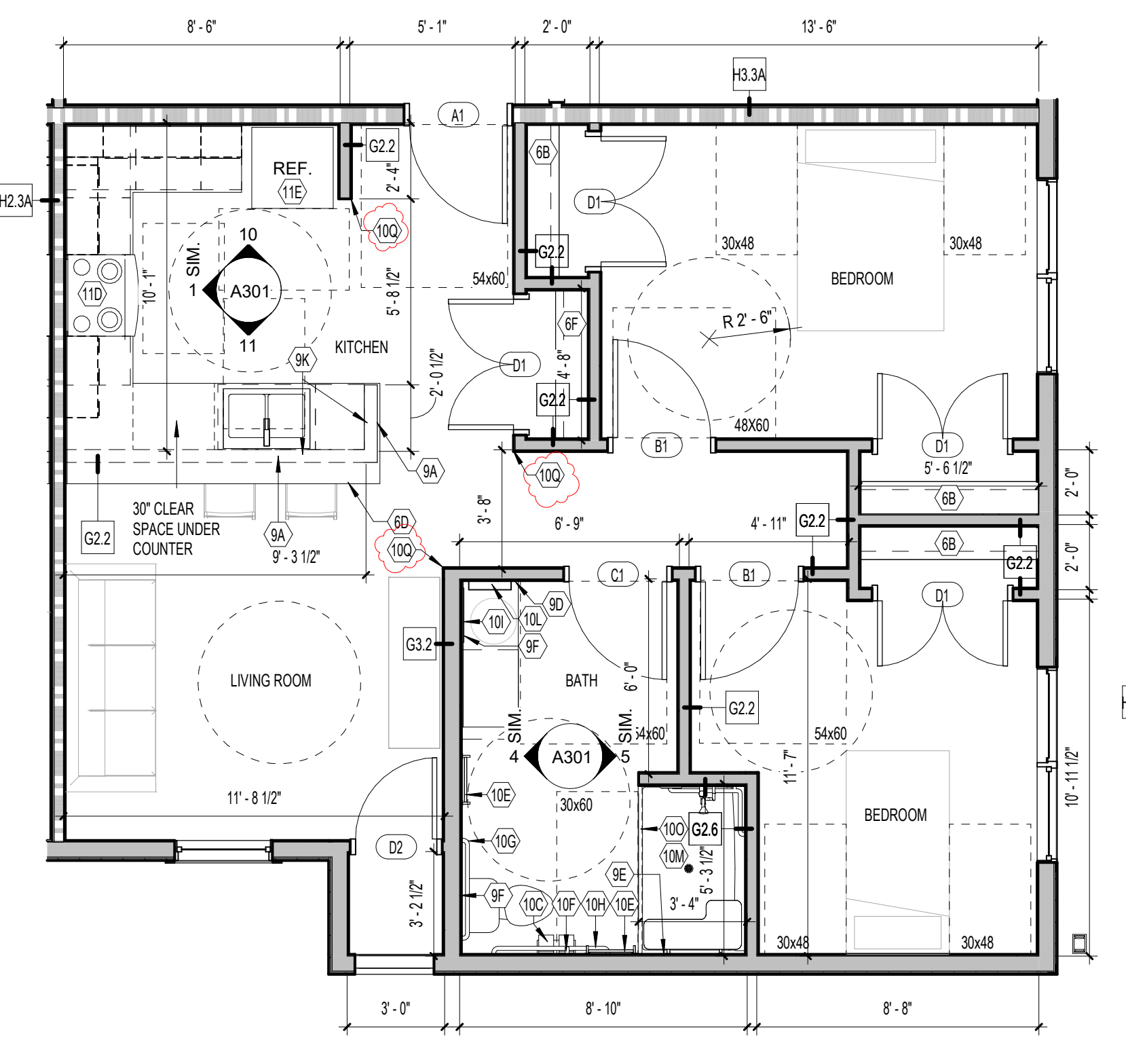
**6 ENLARGED FLOOR PLAN  
THREE BEDROOM APARTMENT**  
A300 SCALE: 1/4" = 1'-0"



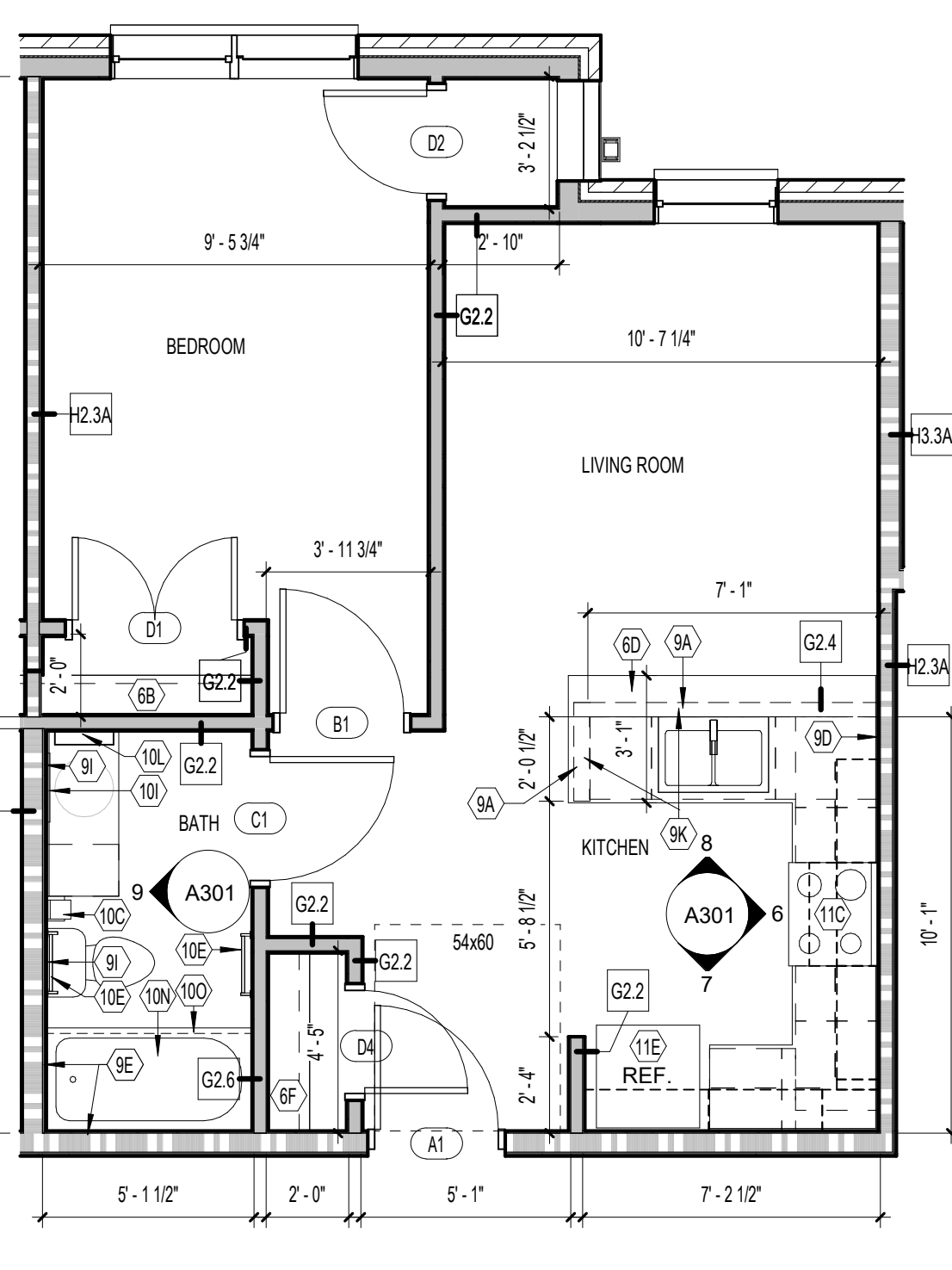
**5 ENLARGED FLOOR PLAN  
THREE BEDROOM APARTMENT - ACCESSIBLE**  
A300 SCALE: 1/4" = 1'-0"



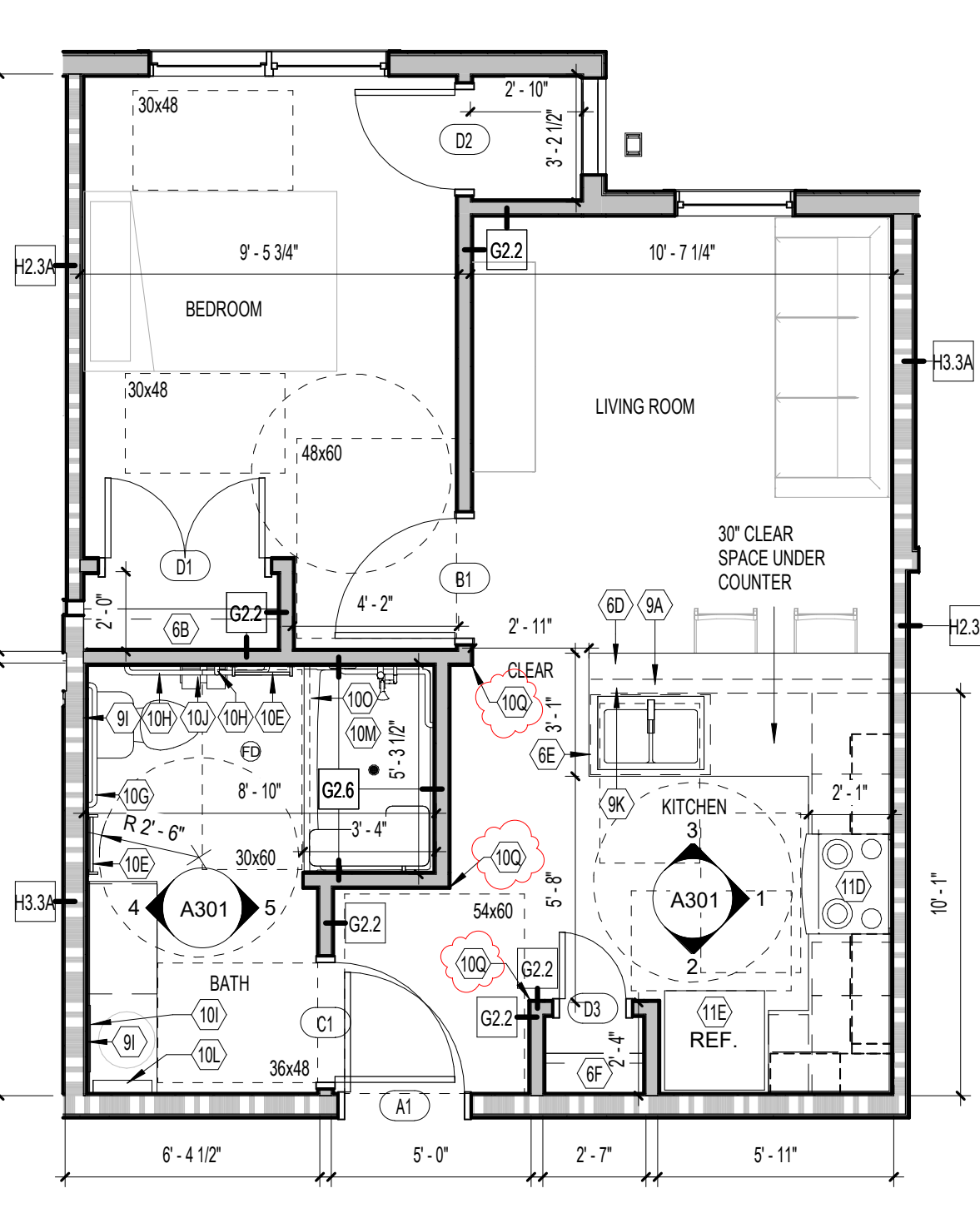
**4 ENLARGED FLOOR PLAN  
TWO BEDROOM APARTMENT**  
A300 SCALE: 1/4" = 1'-0"



**3 ENLARGED FLOOR PLAN  
TWO BEDROOM APARTMENT - ACCESSIBLE**  
A300 SCALE: 1/4" = 1'-0"

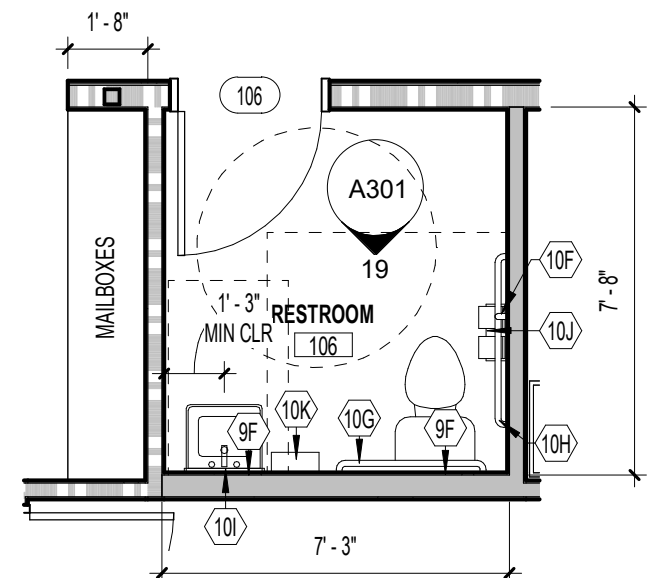


**2 ENLARGED FLOOR PLAN  
ONE BEDROOM APARTMENT**  
A300 SCALE: 1/4" = 1'-0"



**1 ENLARGED FLOOR PLAN  
ONE BEDROOM APARTMENT - ACCESSIBLE**  
A300 SCALE: 1/4" = 1'-0"

**7 RESTROOM  
ENLARGED PLAN**  
A300 SCALE: 1/4" = 1'-0"



- SHEET KEYNOTES**
- 6B COAT ROD AND 12" DEEP WIRE SHELF. AT ACCESSIBLE UNITS THE SHELF SHALL BE 48" A.F.F.
  - 6D PLASTIC LAMINATE COUNTER.
  - 6E FINISH END OF BASE CABINET.
  - 6F (5) 16" DEEP ADJUSTABLE SHELVES TO EXTEND FROM 12"-72". WIRE SHELVES STANDARD.
  - 9A KNEE WALL BELOW COUNTER
  - 9D PROVIDE 5/8" MOISTURE-RESISTANT GYPSUM BOARD ON THIS FACE OF WALL AT PORTIONS OF WALL WITHIN 4'-0" OF SINK HORIZONTALLY AND VERTICALLY.
  - 9E PROVIDE 5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD ON THIS FACE OF RATED WALL AT TUB/SHOWER SURROUNDS IN ACCORDANCE WITH UL RATED WALL ASSEMBLY. WHERE SURROUND IS NEXT TO TOILET, EXTEND MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD AT SAME HEIGHT TO SPACE BETWEEN, BEHIND, AND ABOVE TOILET.
  - 9F PROVIDE 5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD ON THIS FACE OF WALL TO A HEIGHT OF 4'-0" BEHIND SINK/TOILET.
  - 9I PROVIDE 5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD ON THIS FACE OF RATED WALL TO A HEIGHT OF 4'-0" BEHIND SINK/TOILET IN ACCORDANCE WITH UL RATED WALL ASSEMBLY.
  - 9K PROVIDE 5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD THIS FACE AT WALL BEHIND SINK TO A HEIGHT OF 4'-0" (OR TOP OF KNEE WALL WHERE APPLICABLE). REMAINDER OF WALL FACE TO BE MOISTURE-RESISTANT GYPSUM BOARD.
  - 10C TOILET PAPER HOLDER
  - 10D SURFACE MOUNTED MIRROR (CENTERED OVER VANITY WHERE LOCATED OVER VANITY)
  - 10E 18" TOWEL BAR
  - 10F 18" VERTICAL GRAB BAR
  - 10G 36" GRAB BAR
  - 10H 42" GRAB BAR
  - 10I 18"x30" MIRROR CENTERED OVER SINK

- GENERAL NOTES - FLOOR PLANS**
- A. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
  - B. SEE SHEET G103 FOR WALL TYPES
  - C. PROVIDE BLOCKING IN WALLS AROUND TUB/SHOWER (ALL SIDES) AND TOILET FOR POTENTIAL FUTURE GRAB BARS
  - D. PROVIDE 2x8 BLOCKING TOP AND BOTTOM OF ALL WALL CABINETS
  - E. OFFSET NEW DOORS FROM ADJACENT PERPENDICULAR WALL 4" UNLESS INDICATED OTHERWISE
  - F. PROVIDE UL LISTED FIRESTOPPING AT ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOOR TO MAINTAIN THE REQUIRED FIRE RESISTANCE RATING OF THE ASSEMBLY.
  - G. WASHERS AND DRYERS SHALL BE ENERGY STAR RATED.
  - H. PROVIDE 1/2" SOLID ACRYLIC RESIN WINDOW STOOL EXTENDING 1/2" BEYOND FACE OF GYPSUM AT ALL WINDOWS.
  - I. A RADON MITIGATION SYSTEM WILL BE PROVIDED UNDER SEPARATE CONTRACT. COORDINATE PIPE RUNS FOR THIS SYSTEM WITH MEP EQUIPMENT AND WALL WHERE POSSIBLE. PIPES SHALL BE LOCATED IN NEW WALLS. WHERE NOT POSSIBLE TO LOCATE PIPES WITHIN CURRENTLY SHOWN WALLS, PIPES SHALL BE BOXED OUT TO MINIMUM DIMENSION.
  - J. PROVIDE LOOP HANDLES AT ALL DRAWERS AND CABINETS
  - K. SHOWERHEADS SHALL BE ADJUSTABLE HEIGHT.

**WALL TYPES**

Type Mark	Description	Fire Rating
A3.2	NEW PARTITION: 5/8" GYPSUM BOARD (BOTH SIDES) OVER 3-5/8" x 20 GA. METAL STUDS AT 16" O.C. PARTITION SHALL EXTEND 6" ABOVE FINISH CEILING. BRACE TO STRUCTURE ABOVE AT 48" O.C. (ALTERNATING DIRECTION)	
G2.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	
G2.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	
G2.4	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF COUNTER.	
G2.6	5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD (TUB/SHOWER SIDE) AND 5/8" GYPSUM BOARD (NON-TUB/SHOWER SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	
G3.2	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	
G3.2A	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	
G4.1	5/8" GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING. WALL MUST BE SMOKE TIGHT	
H2.1	(1) HOUR FIRE RATED PARTITION PER U.L. #U305 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 2X4 WOOD STUDS AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H2.3A	(1) HOUR FIRE RATED PARTITION PER U.L. #U327 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X4 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
H3.3A	(1) HOUR FIRE RATED PER U.L. #U327 5/8" TYPE 'X' GYPSUM BOARD (BOTH SIDES) OVER 1/2" RESILIENT CHANNEL @ 24" O.C. (ONE SIDE) OVER 2X6 WOOD STUDS AT 16" O.C. FILL STUD CAVITIES WITH SOUND ATTENUATION BATT. PARTITION SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.	1
J2.2	5/8" GYPSUM BOARD (ONE SIDE) OVER 2X4 WOOD FURRING SIDE FRAMED AT 16" O.C. PARTITION SHALL EXTEND TO UNDERSIDE OF GYPSUM BOARD CEILING.	
M3	8" CMU WALL WITH HORIZONTAL REINFORCING @ 16" O.C. VERTICALLY.	1

- SHEET KEYNOTES**
- 10I TOILET TISSUE DISPENSER EQUAL TO BOBRICK #2888
  - 10K PAPER TOWEL DISPENSER/RECEPTACLE EQUAL TO BOBRICK #B-3699
  - 10L SURFACE MOUNTED MEDICINE CABINET
  - 10M 63" POLYRESIN / FIBERGLASS ROLL-IN ICC ANSI A117.1 COMPLIANT SHOWER BASE & WALL SURROUND (STERLING #OC-S-63, SERIES #6206 OR EQUAL PROVIDING MIN. 30"x60" CLEAR), GRAB BARS, AND FOLDING SEAT
  - 10N PROVIDE ANSI A 117.7 COMPLIANT BATH TUB AND FIBERGLASS WALL SURROUND
  - 10O SHOWER CURTAIN AND ROD
  - 10P CORNER GUARDS ON ALL OUTSIDE CORNERS IN ACCESSIBLE UNITS.
  - 10Q ELECTRIC RANGE - FRIGIDAIRE #FFEF3099P OR EQUAL
  - 10R ANSI A 117.7 COMPLIANT DROP-IN ELECTRIC RANGE - FRIGIDAIRE #FFD3015P OR EQUAL. CONTROLS FOR OVEN AND RANGE TO BE LOCATED ON FRONT OF RANGE TO AVOID REACHING OVER BURNERS.
  - 10S ANSI A 117.7 COMPLIANT ENERGY STAR QUALIFIED REFRIGERATOR - FRIGIDAIRE #FFH1814Q OR EQUAL. AT LEAST 505 OF FREEZER SHELVES, INCLUDING BOTTOM OF THE FREEZER, 54" MAXIMUM ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT MAXIMUM HEIGHTS POSSIBLE.

**PCA ARCHITECTURE**

906 MONMOUTH STREET  
NEWPORT, KY 41071  
[www.PCA-ARCH.com](http://www.PCA-ARCH.com)  
859.431.8612

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

**CARTHAGE FLATS PSH**

7020 VINE ST.  
CINCINNATI, OH, 45216

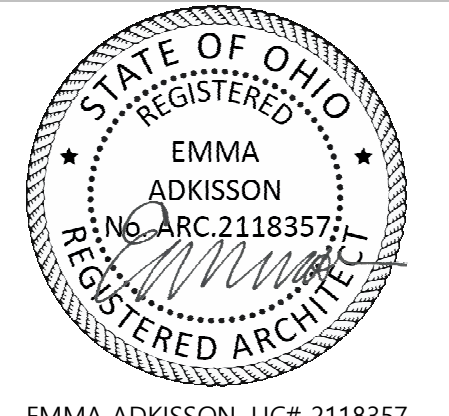
NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	OHFA REVISION	10/18/2023
	ADDENDUM 02	01/16/2024

ENLARGED PLANS

21-128

**A300**

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.C. ALL RIGHTS RESERVED.



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
	OHFA REVISION	10/18/2023
	ADDENDUM 02	01/16/2024

INTERIOR ELEVATIONS

21-128

# A301

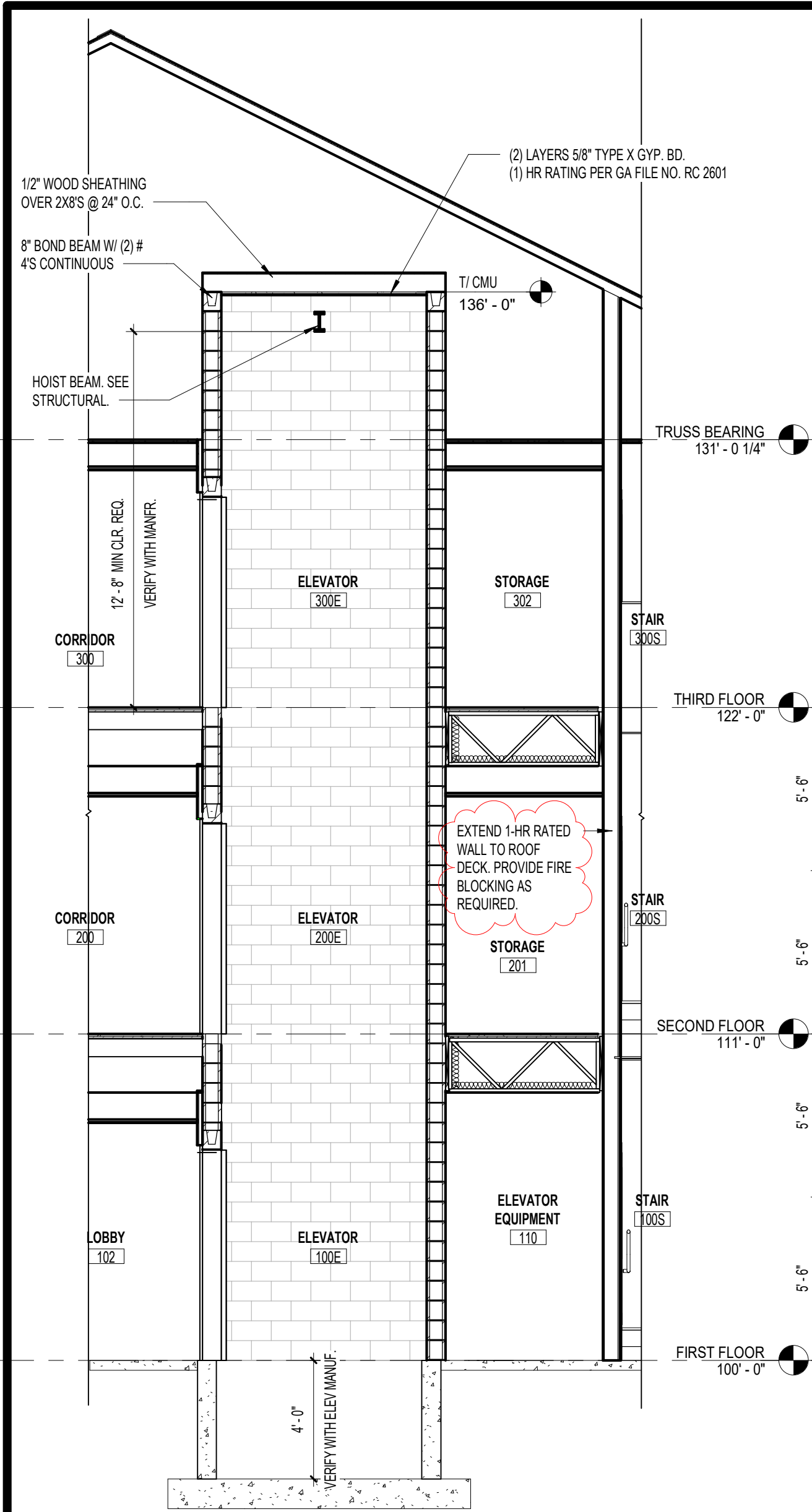
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.C. ALL RIGHTS RESERVED.



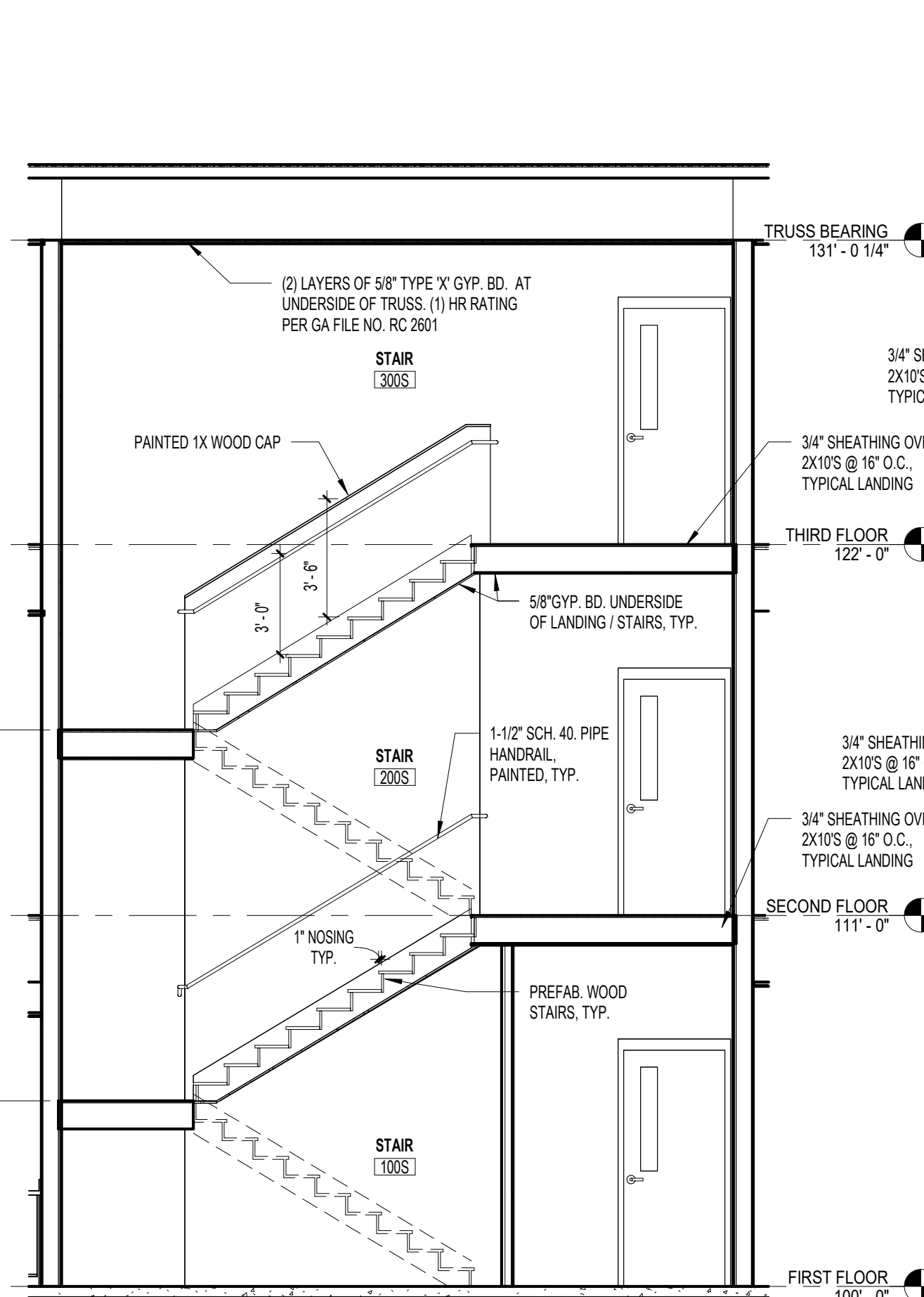
EMMA ADKISSON, LIC# 2118357  
EXPIRATION DATE 12/31/2023

## CARTHAGE FLATS PSH

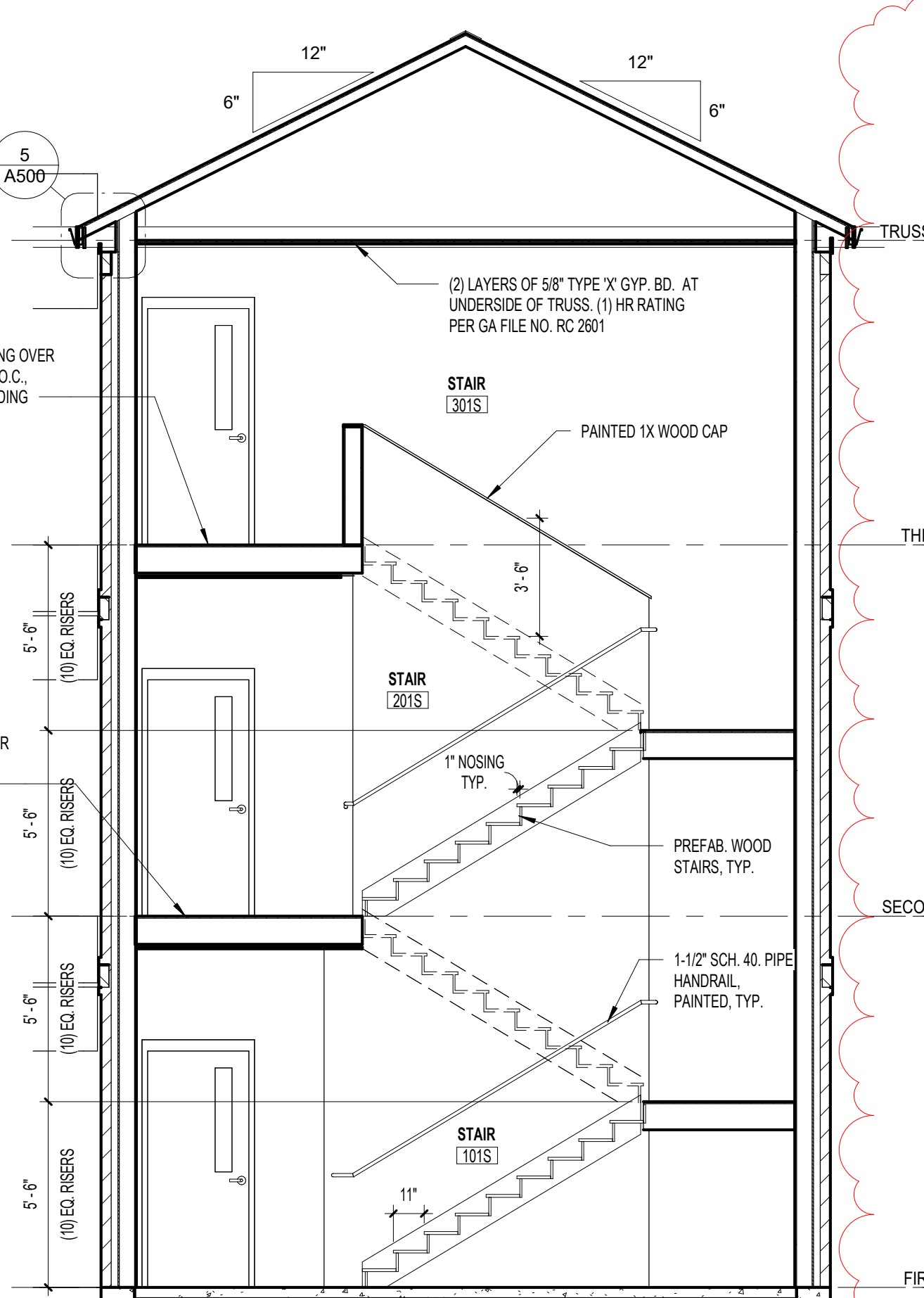
7020 VINE ST.  
CINCINNATI, OH, 45216



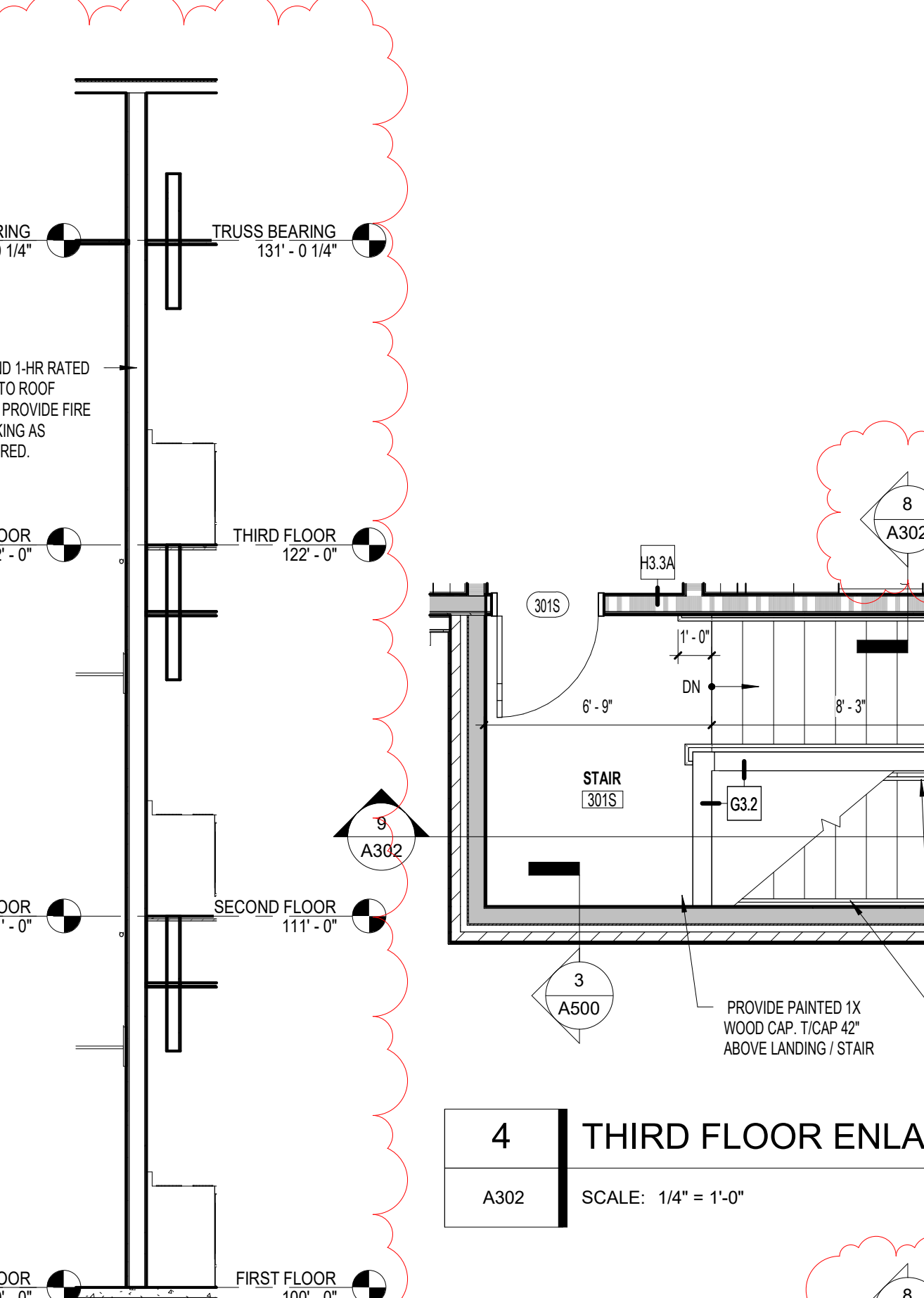
**7 ELEVATOR SECTION**  
A302 SCALE: 1/4" = 1'-0"



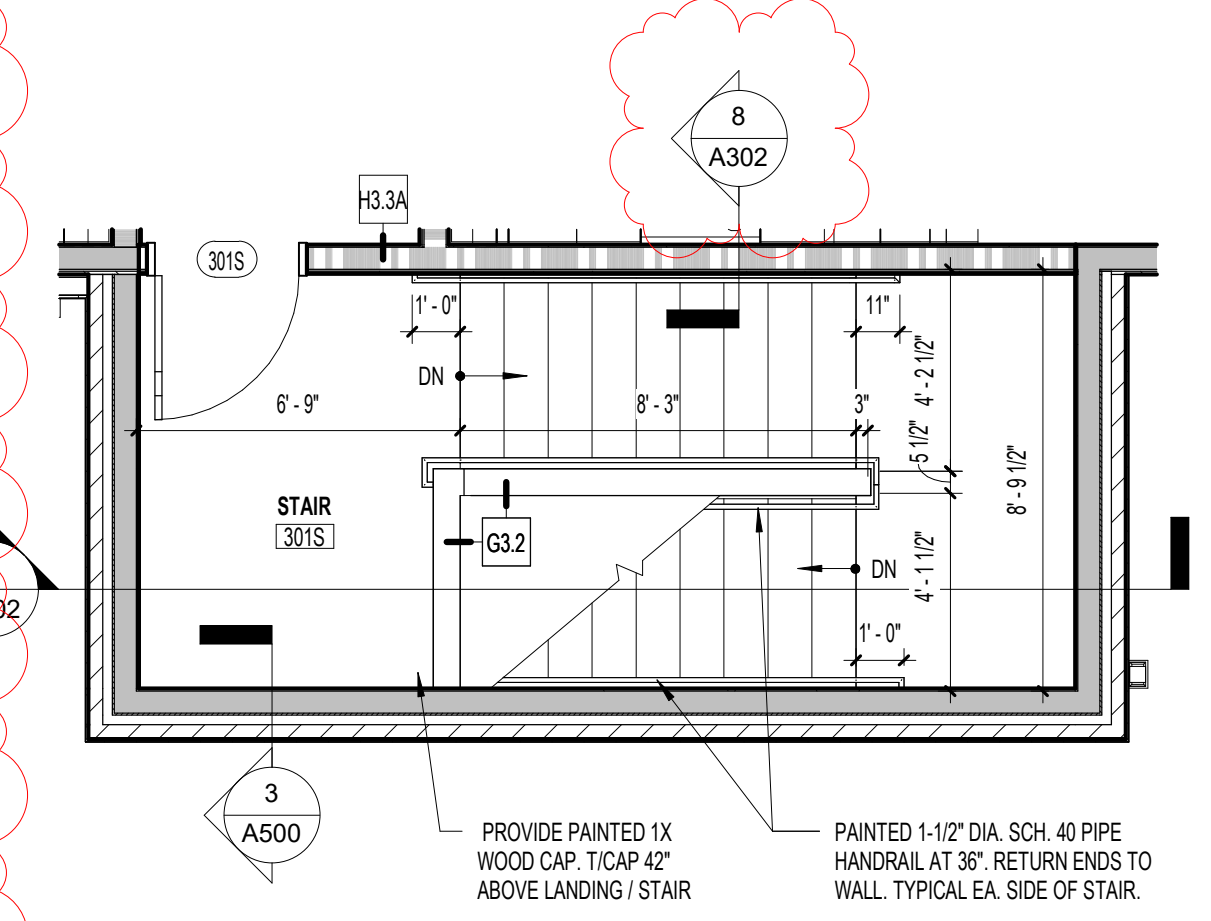
**10 STAIR SECTION**  
A302 SCALE: 1/4" = 1'-0"



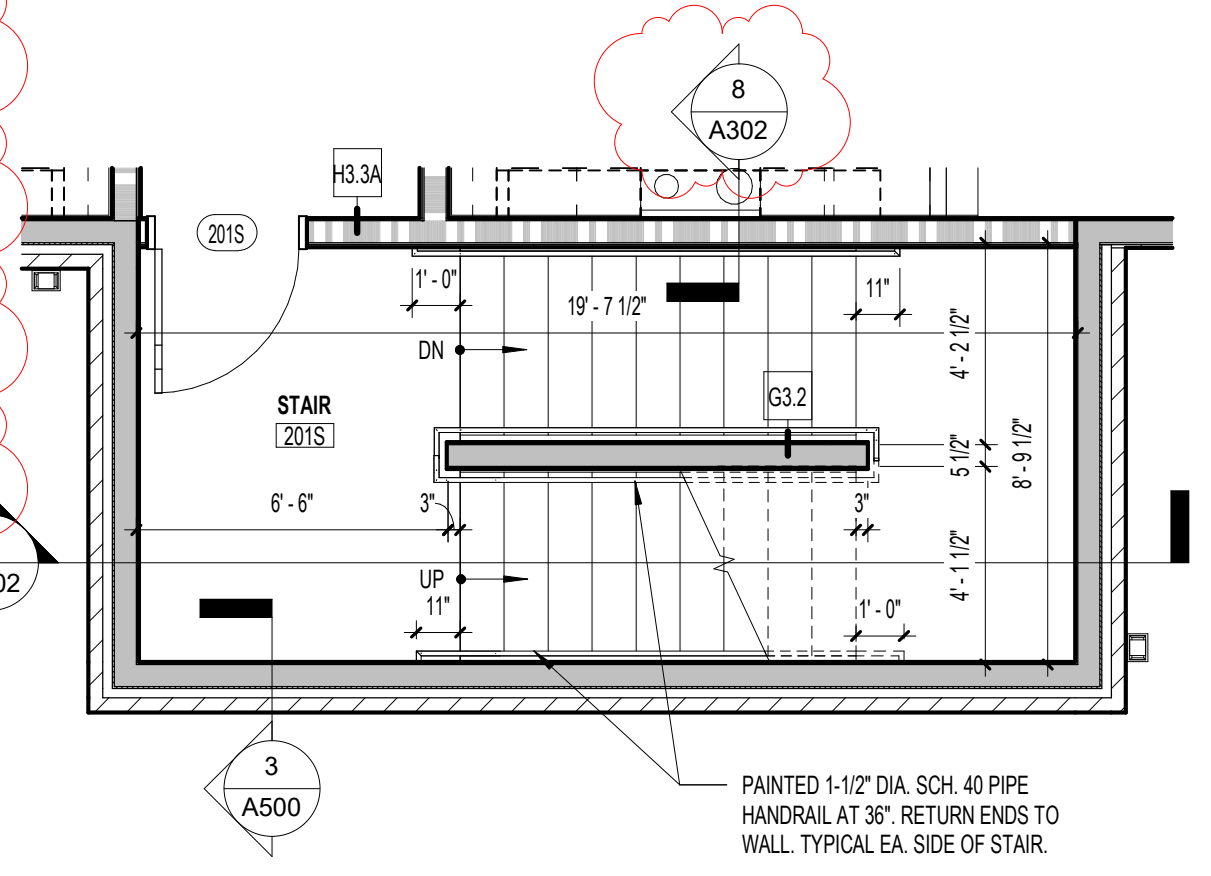
**9 STAIR SECTION**  
A302 SCALE: 1/4" = 1'-0"



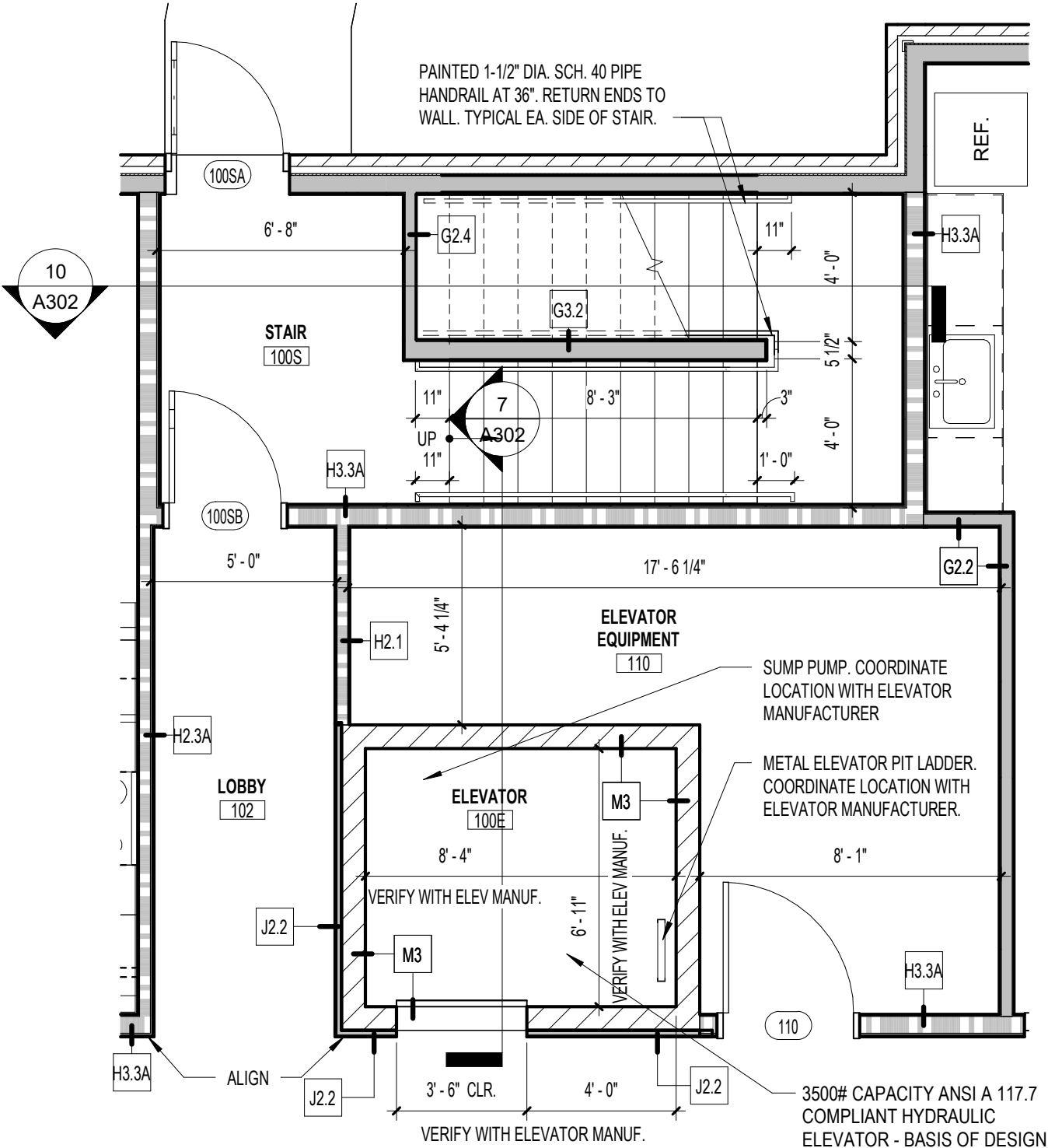
**8 WALL SECTION**  
A302 SCALE: 1/4" = 1'-0"



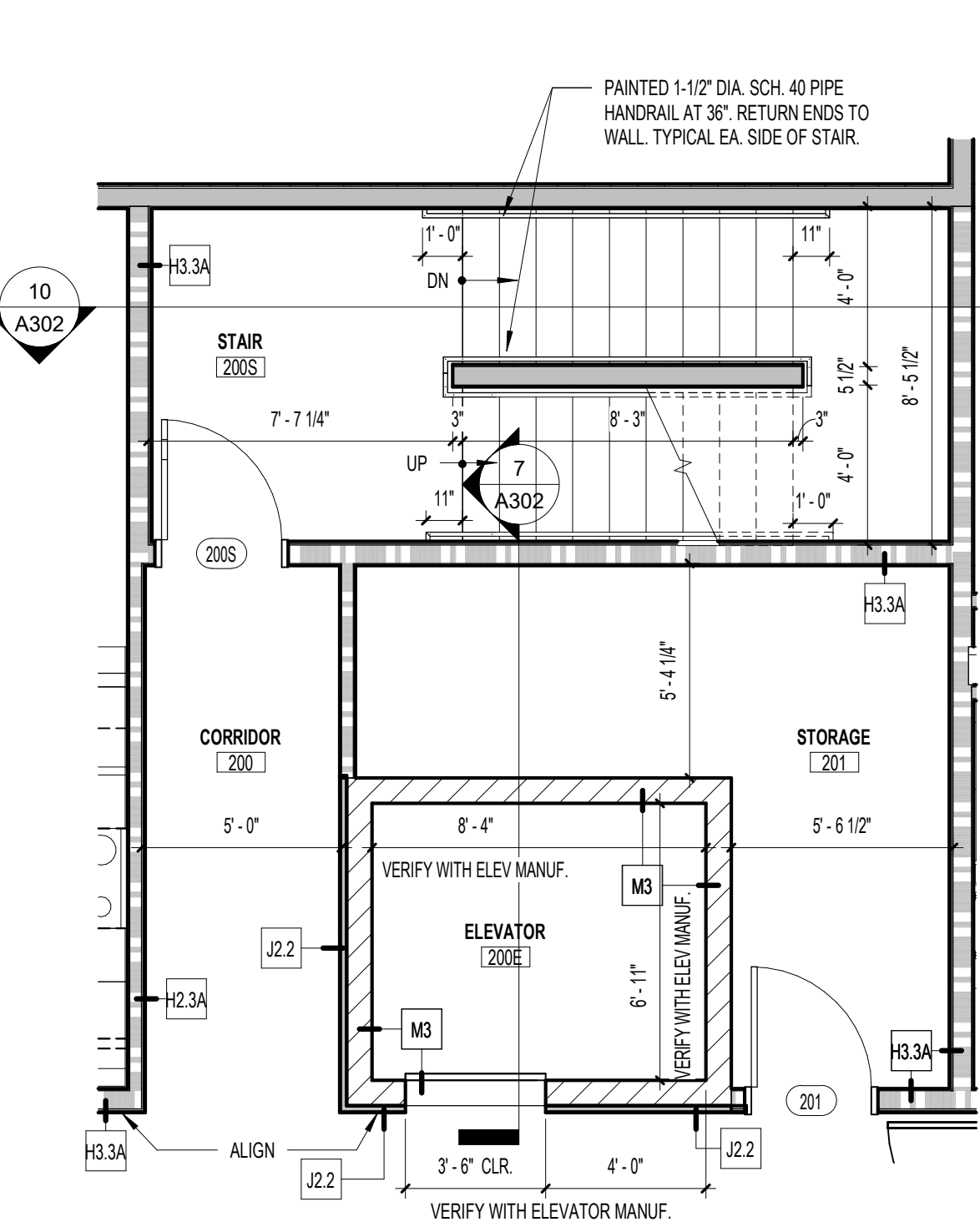
**4 THIRD FLOOR ENLARGED STAIR PLAN**  
A302 SCALE: 1/4" = 1'-0"



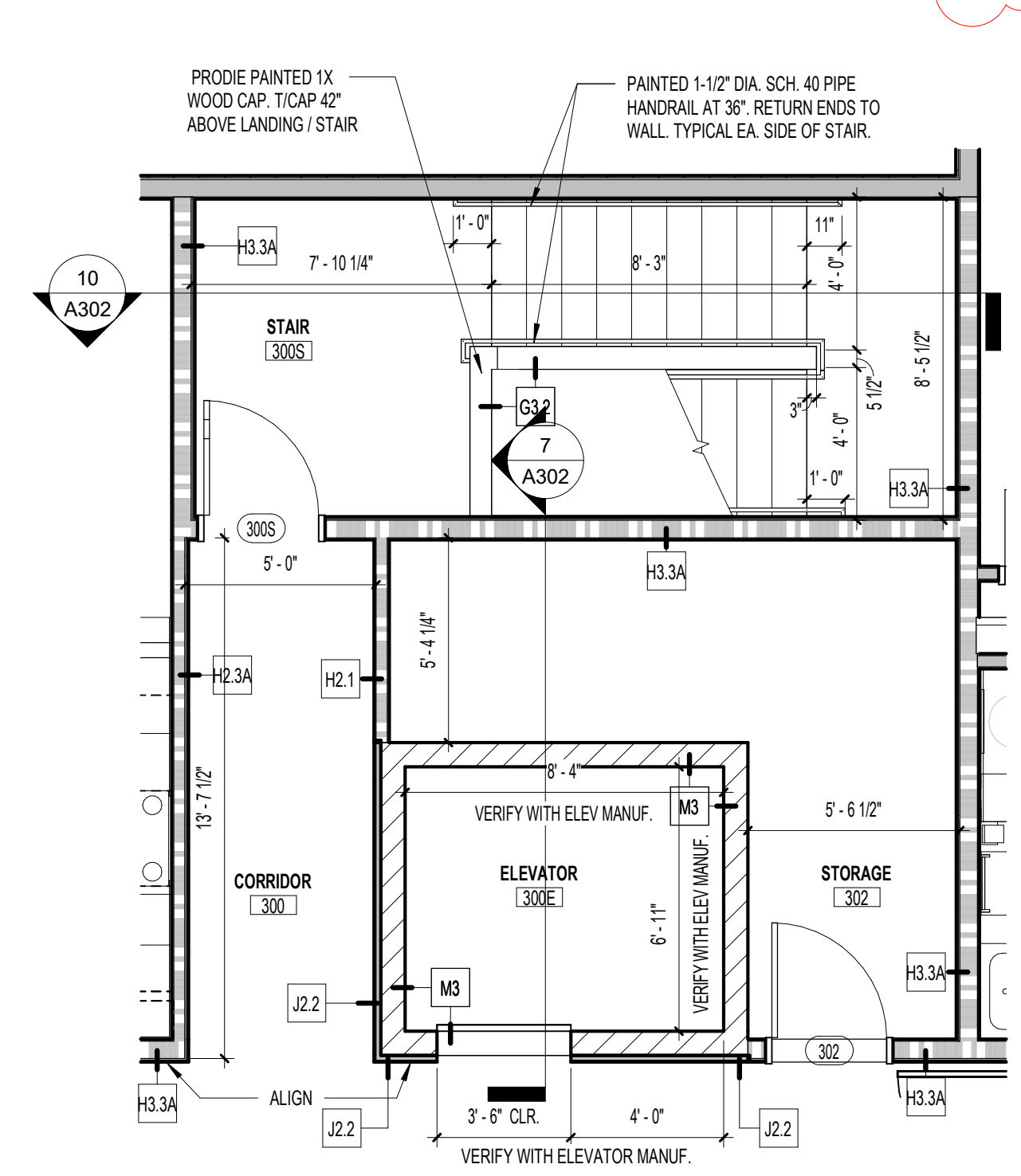
**6 SECOND FLOOR ENLARGED STAIR PLAN**  
A302 SCALE: 1/4" = 1'-0"



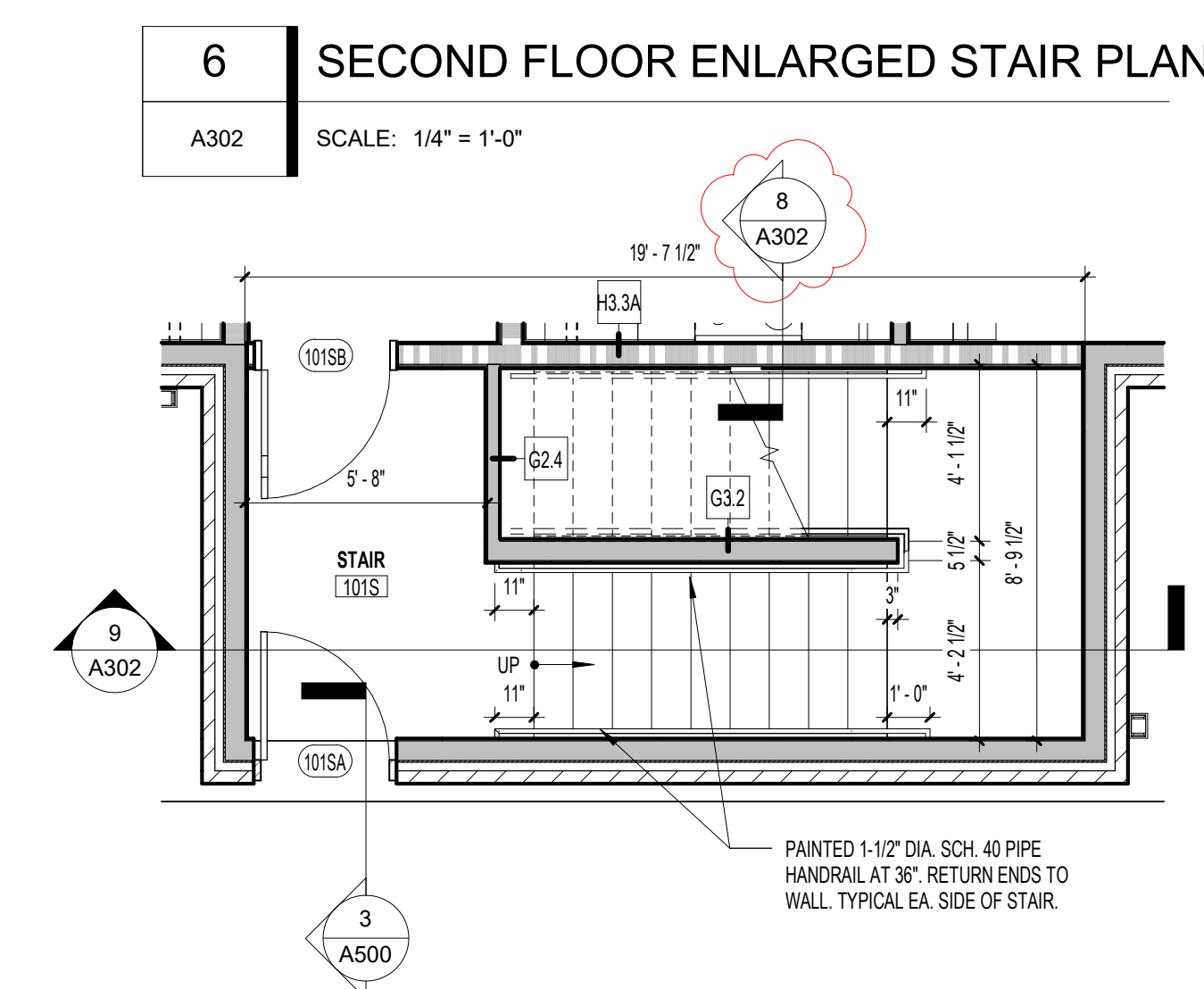
**1 FIRST FLOOR ENLARGED STAIR & ELEVATOR PLAN**  
A302 SCALE: 1/4" = 1'-0"



**5 SECOND FLOOR ENLARGED STAIR & ELEVATOR PLAN**  
A302 SCALE: 1/4" = 1'-0"



**3 THIRD FLOOR ENLARGED STAIR & ELEVATOR PLAN**  
A302 SCALE: 1/4" = 1'-0"



**2 FIRST FLOOR ENLARGED STAIR PLAN**  
A302 SCALE: 1/4" = 1'-0"

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
	ADDENDUM 02	01/16/2024

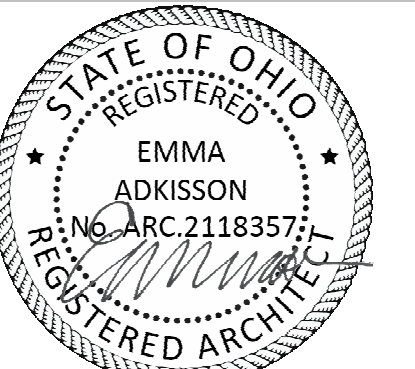
ENLARGED STAIR PLANS,  
SECTIONS, AND DETAILS

21-128

# A302

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.

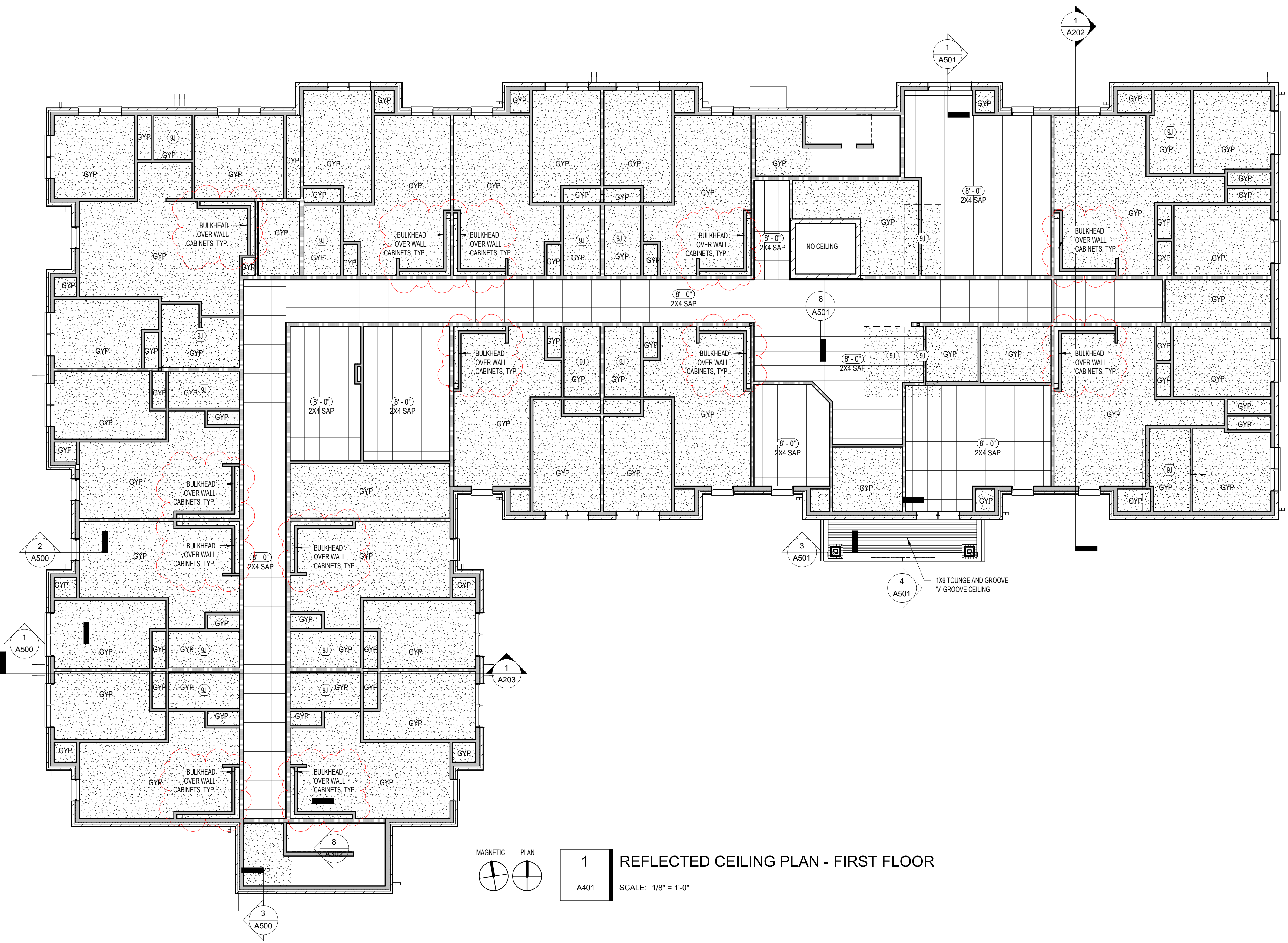
- GENERAL NOTES - CEILING PLANS**
- A. PROVIDE (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON BOTTOM OF FLOOR FRAMING THROUGHOUT BUILDING FOR (1) HOUR RATING. PAINT WHERE EXPOSED.
- CEILING PLAN - ABBREVIATIONS**
- GYP GYPSUM BOARD, PAINTED WHERE EXPOSED  
 SAP SUSPENDED ACOUSTICAL PANEL
- SHEET KEYNOTES**
- 3J PROVIDE 5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD THIS PORTION OF CEILING BELOW BATHROOM ABOVE.



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

**CARTHAGE FLATS PSH**

7020 VINE ST.  
 CINCINNATI, OH, 45216



**1 REFLECTED CEILING PLAN - FIRST FLOOR**  
 A401 SCALE: 1/8" = 1'-0"

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
	ADDENDUM 02	01/16/2024

FIRST FLOOR REFLECTED  
 CEILING PLAN

21-128

**A401**

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



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

## CARTHAGE FLATS PSH

7020 VINE ST.  
CINCINNATI, OH, 45216

### GENERAL NOTES - CEILING PLANS

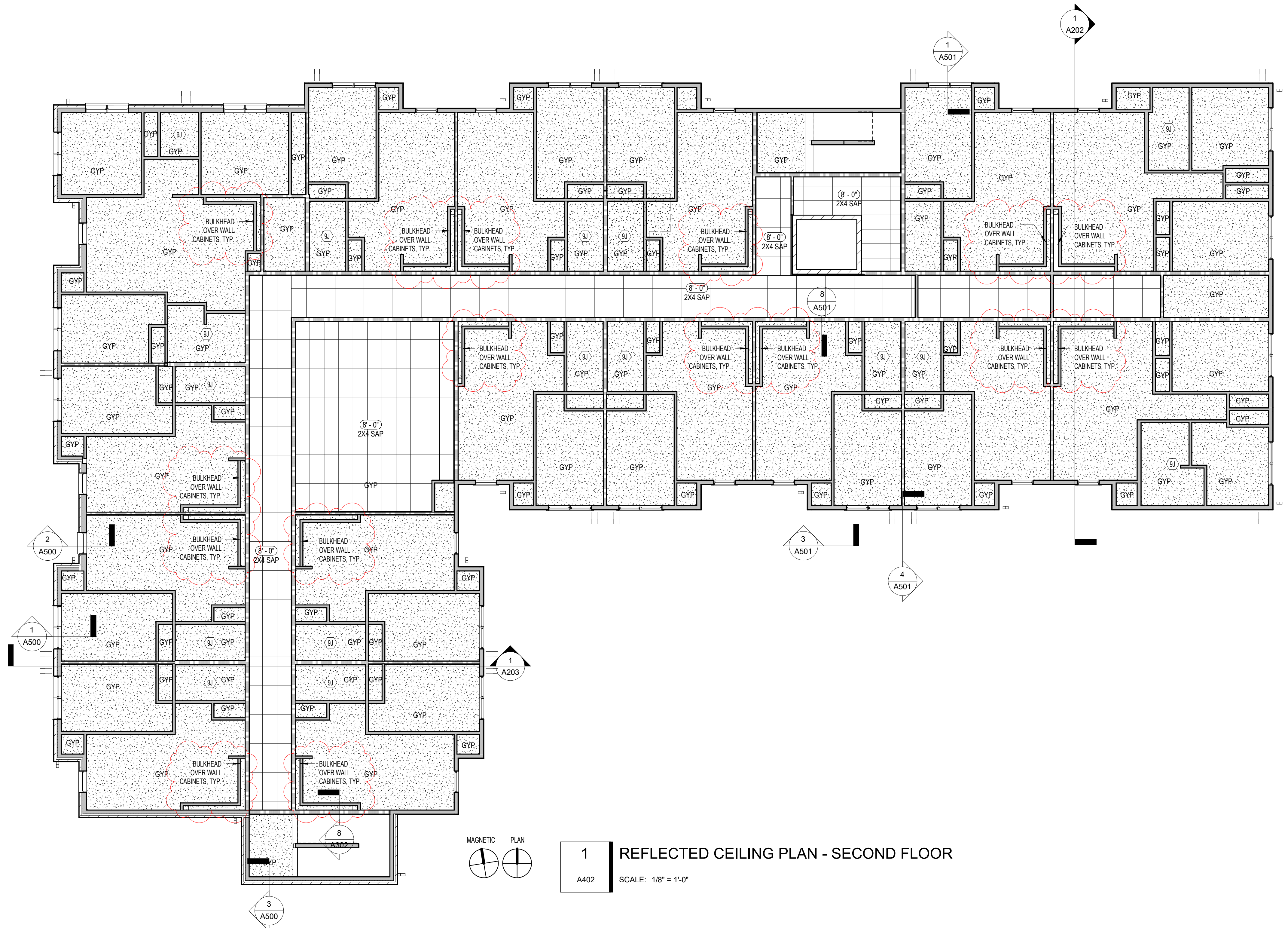
A. PROVIDE (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON BOTTOM OF FLOOR FRAMING THROUGHOUT BUILDING FOR (1) HOUR RATING. PAINT WHERE EXPOSED.

### CEILING PLAN - ABBREVIATIONS

GYP GYPSUM BOARD, PAINTED WHERE EXPOSED  
SAP SUSPENDED ACOUSTICAL PANEL

### SHEET KEYNOTES

9J PROVIDE 5/8" MOISTURE-RESISTANT PAPERLESS GYPSUM BOARD THIS PORTION OF CEILING BELOW BATHROOM ABOVE.



**1 REFLECTED CEILING PLAN - SECOND FLOOR**  
A402 SCALE: 1/8" = 1'-0"

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
	ADDENDUM 02	01/16/2024

SECOND FLOOR REFLECTED CEILING PLAN

21-128

# A402

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.

- GENERAL NOTES - CEILING PLANS**
- A. PROVIDE (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON BOTTOM OF FLOOR FRAMING THROUGHOUT BUILDING FOR (1) HOUR RATING. PAINT WHERE EXPOSED.
- CEILING PLAN - ABBREVIATIONS**
- GYP GYPSUM BOARD, PAINTED WHERE EXPOSED
  - SAP SUSPENDED ACOUSTICAL PANEL
- SHEET KEYNOTES**
- 8A 22 1/2" X 30" ATTIC ACCESS PANEL LOCATION. PROVIDE (1) HOUR RATED, SELF-CLOSING AND LOCKABLE ACCESS PANEL AT BOTTOM CHORD OF TRUSS.



**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
	ADDENDUM 02	01/16/2024

THIRD FLOOR REFLECTED  
CEILING PLAN

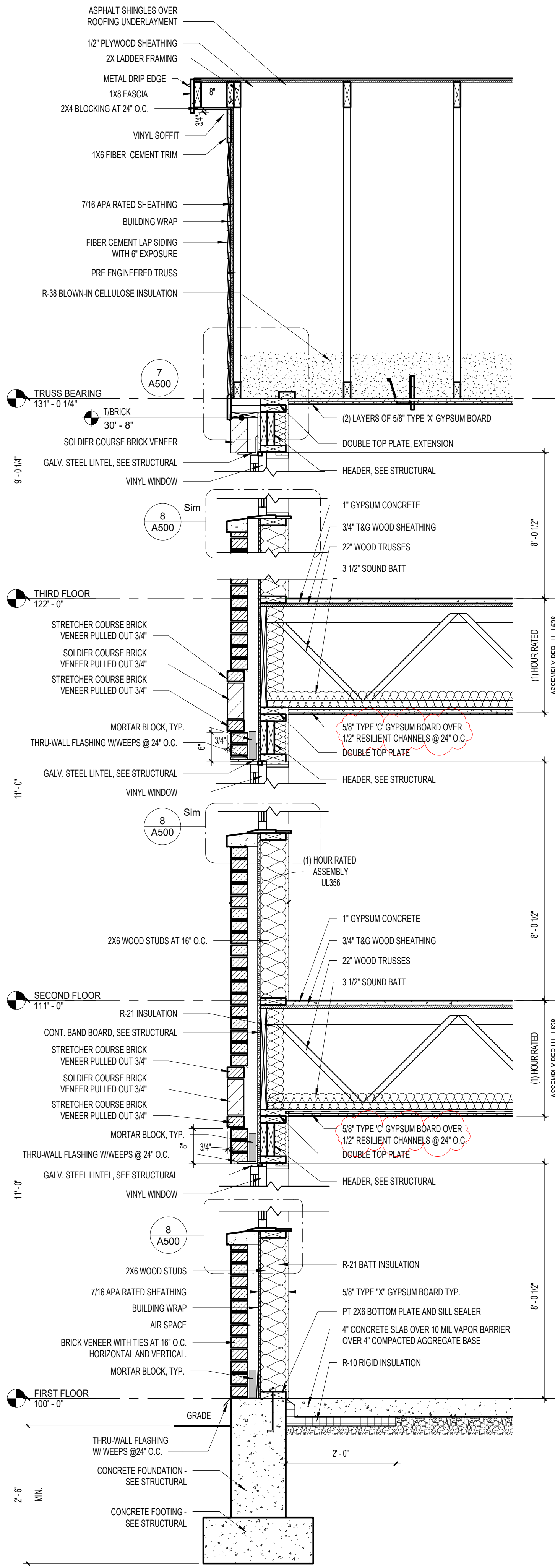
**1 REFLECTED CEILING PLAN - THIRD FLOOR**  
A403 SCALE: 1/8" = 1'-0"

21-128

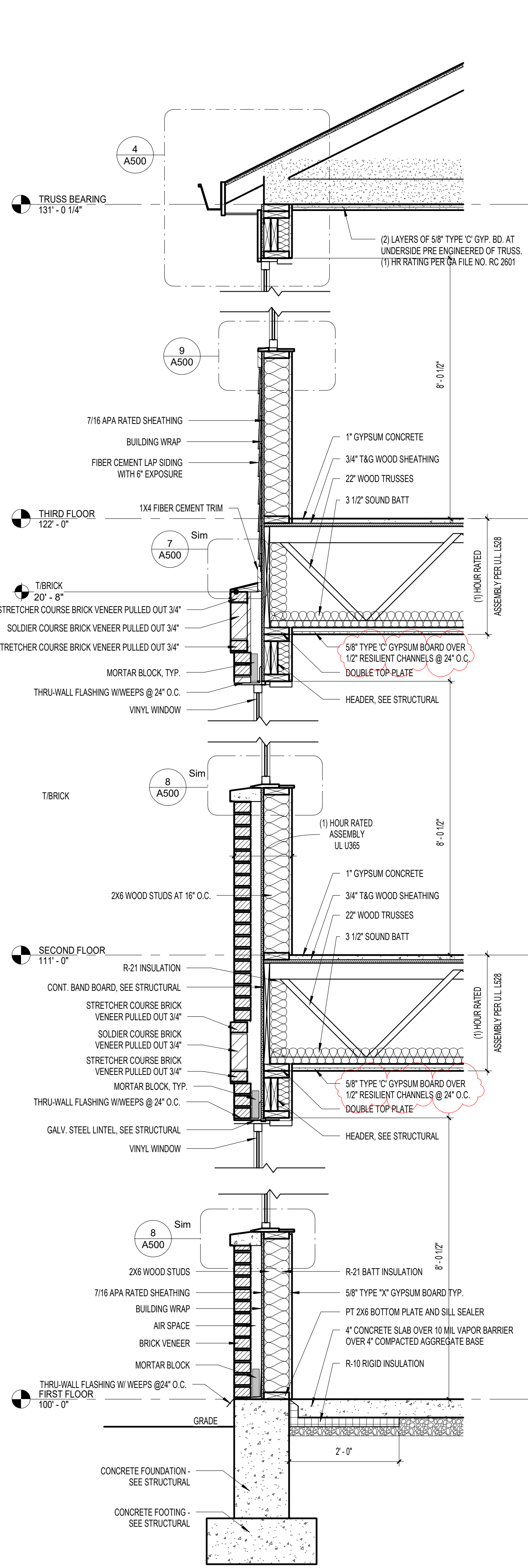
**A403**



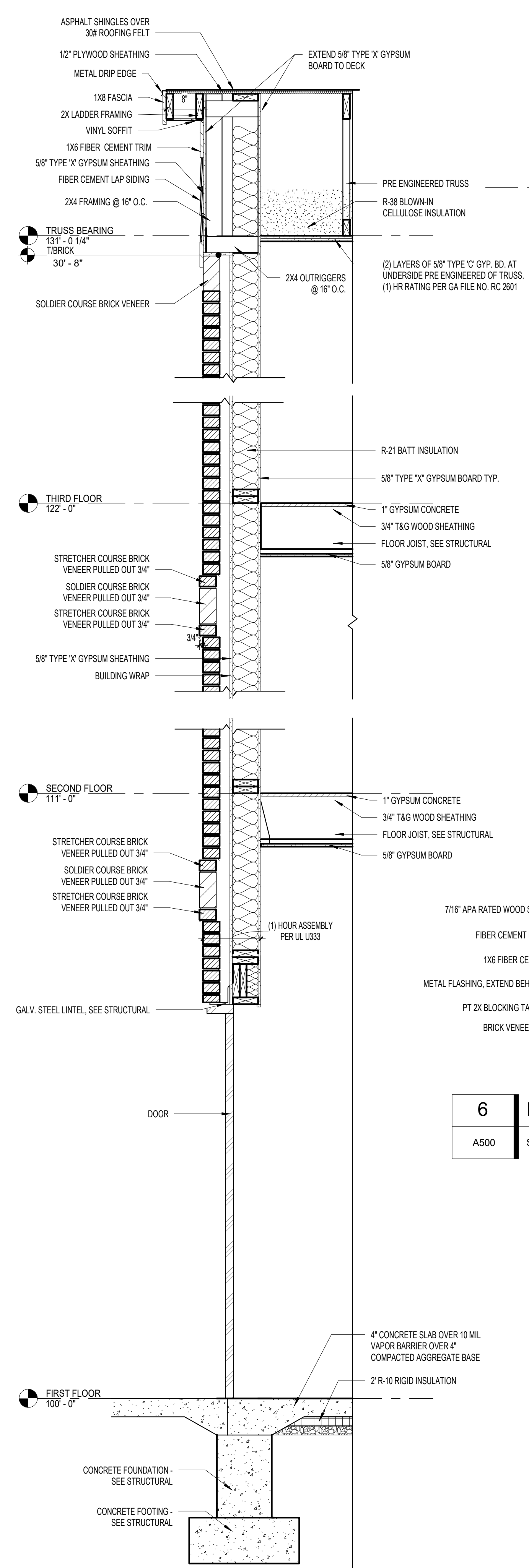
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.C. ALL RIGHTS RESERVED.



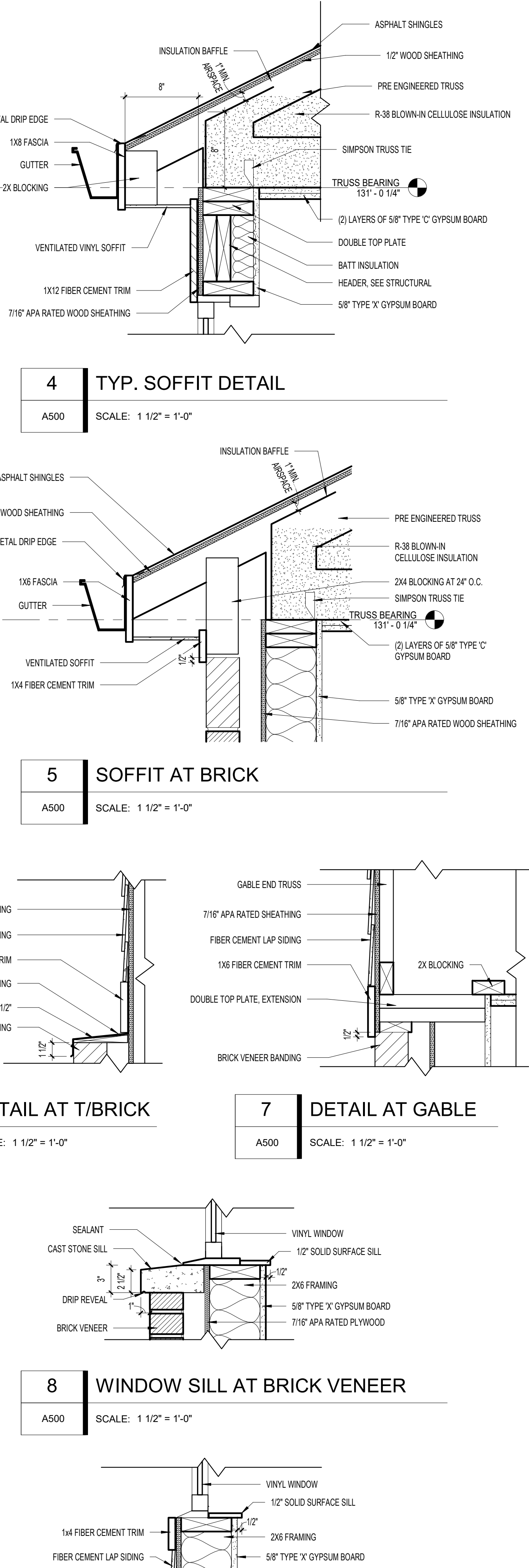
**1 WALL SECTION**  
A500 SCALE: 3/4" = 1'-0"



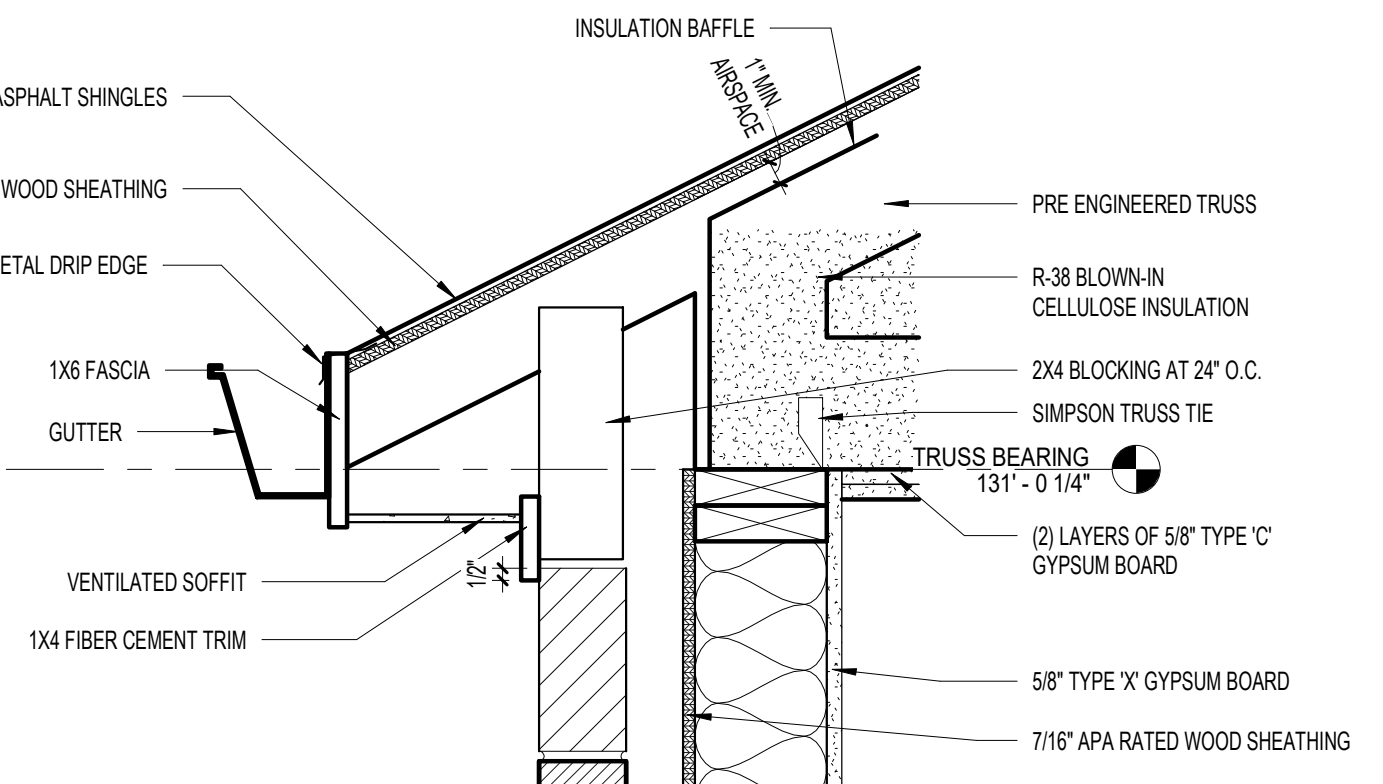
**2 WALL SECTION**  
A500 SCALE: 3/4" = 1'-0"



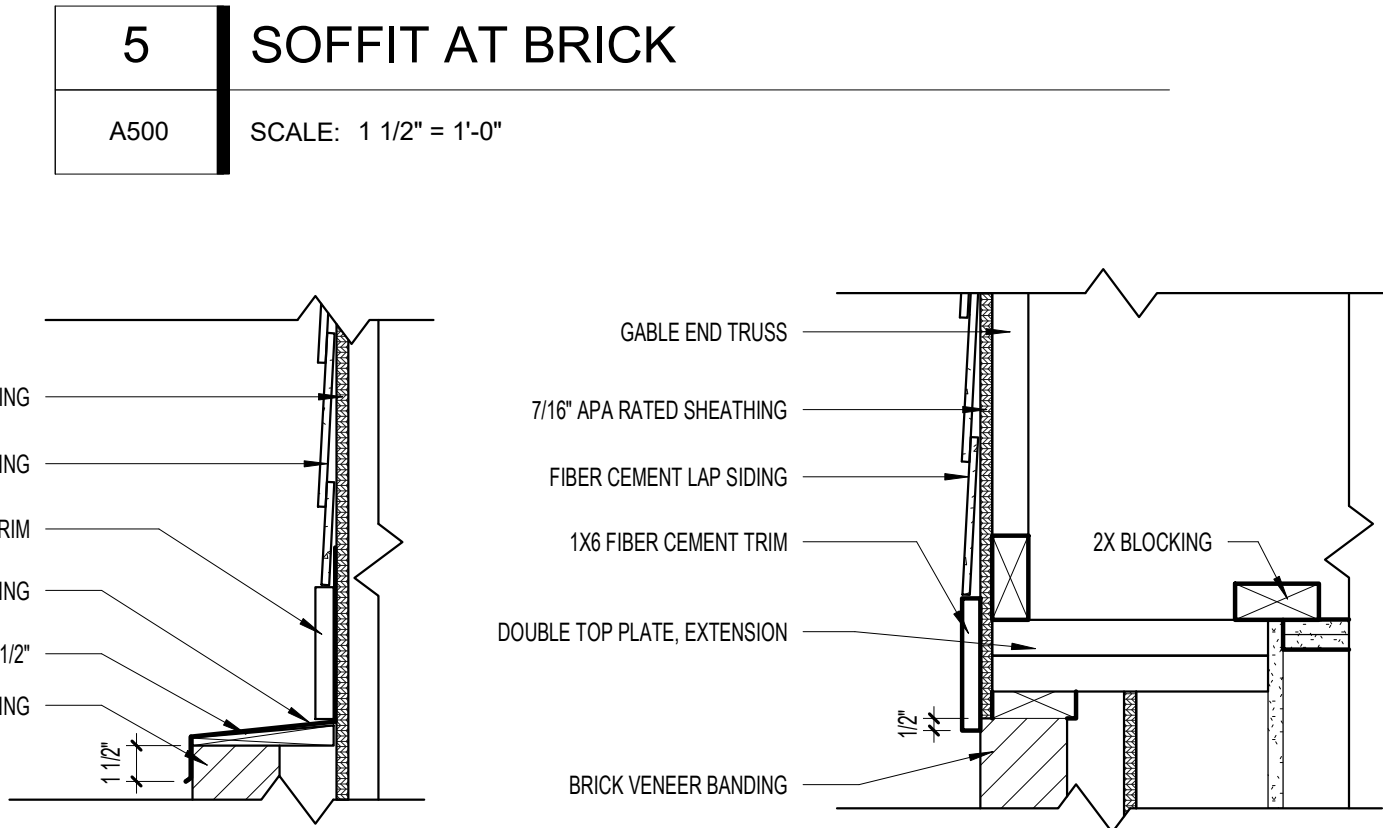
**3 WALL SECTION**  
A500 SCALE: 3/4" = 1'-0"



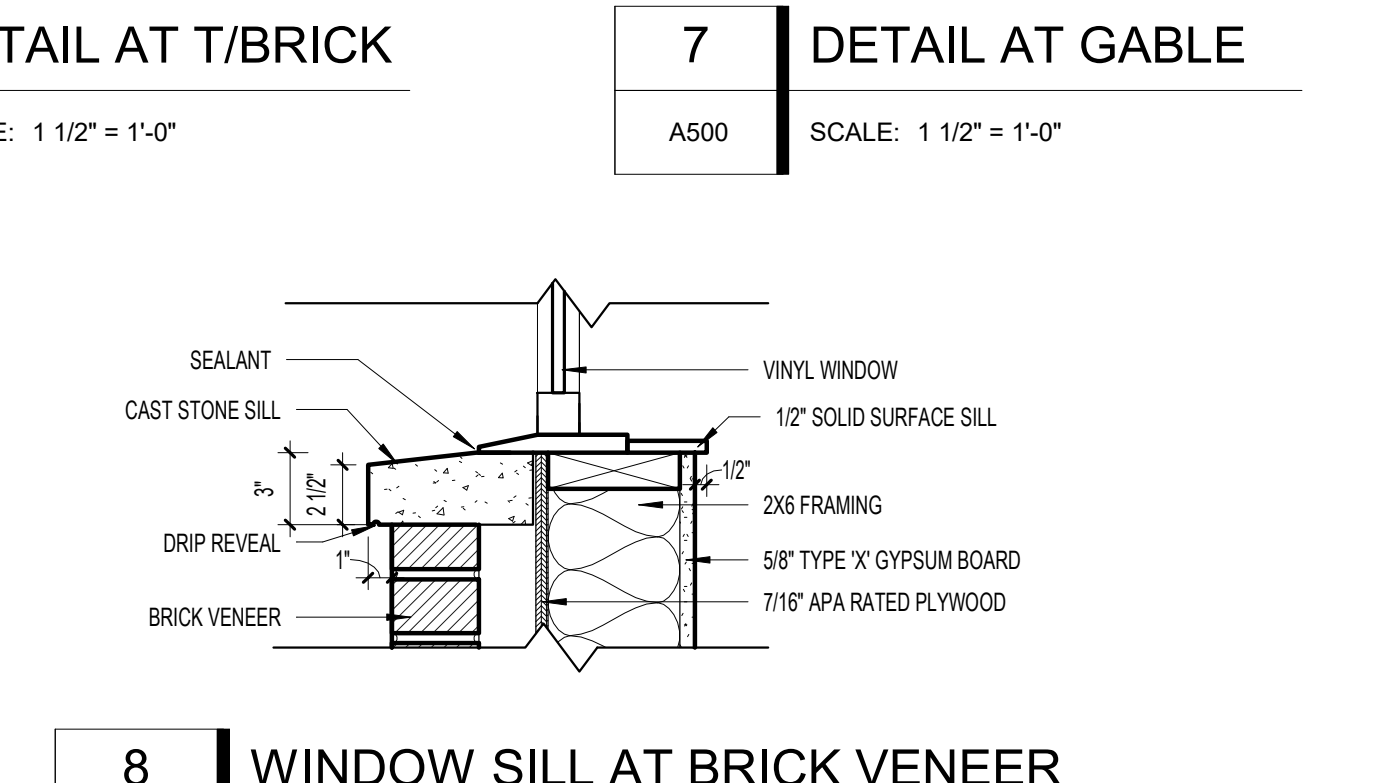
**4 TYP. SOFFIT DETAIL**  
A500 SCALE: 1 1/2" = 1'-0"



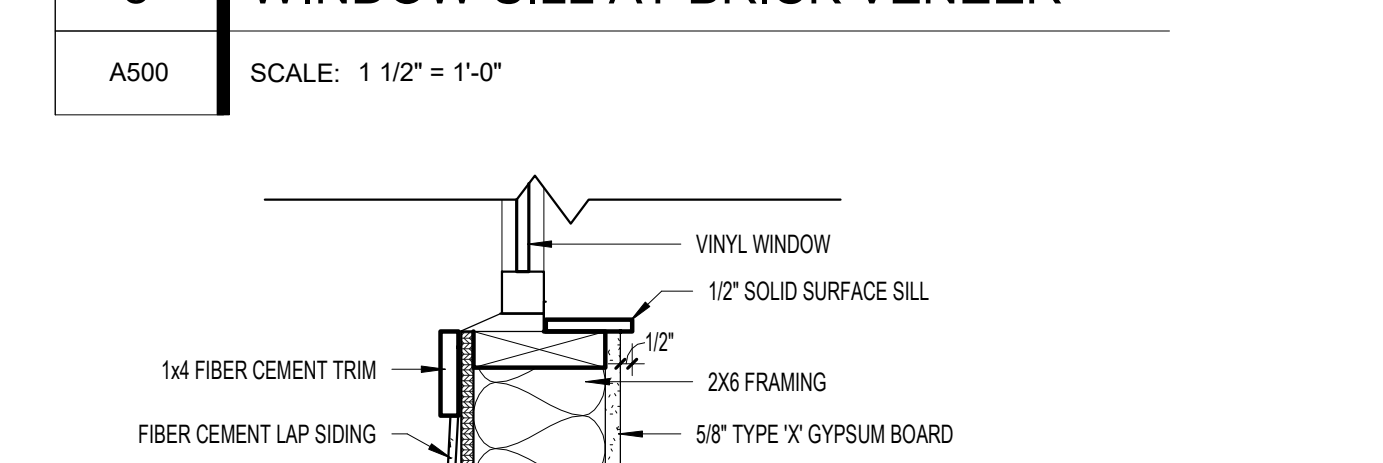
**5 SOFFIT AT BRICK**  
A500 SCALE: 1 1/2" = 1'-0"



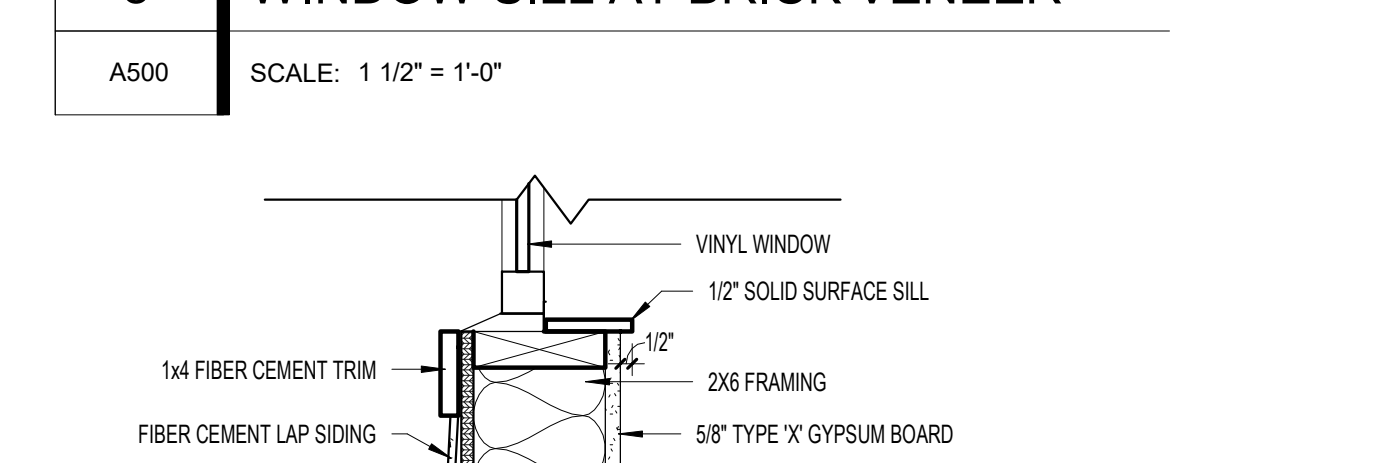
**6 DETAIL AT T/BRICK**  
A500 SCALE: 1 1/2" = 1'-0"



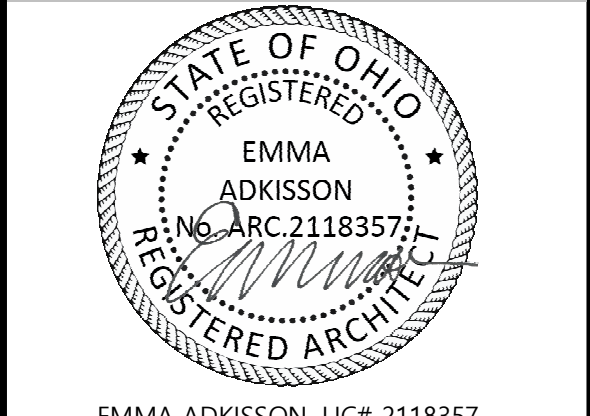
**7 DETAIL AT GABLE**  
A500 SCALE: 1 1/2" = 1'-0"



**8 WINDOW SILL AT BRICK VENEER**  
A500 SCALE: 1 1/2" = 1'-0"



**9 WINDOW SILL AT SIDING**  
A500 SCALE: 1 1/2" = 1'-0"



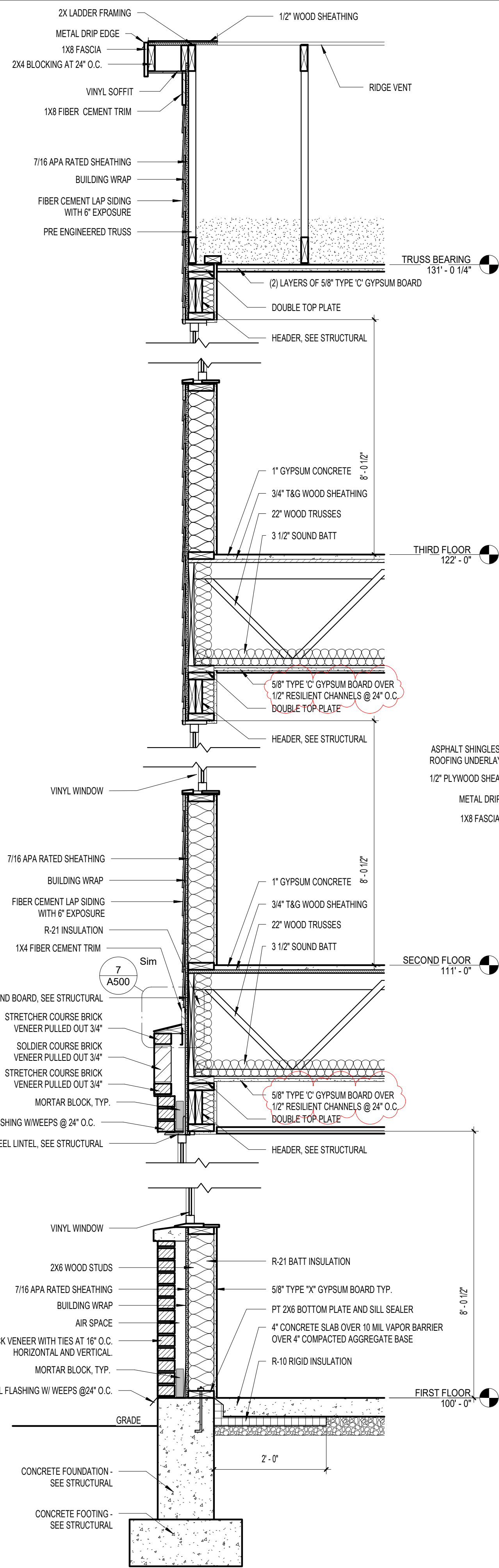
**CARTHAGE FLATS PSH**

7020 VINE ST.  
CINCINNATI, OH, 45216

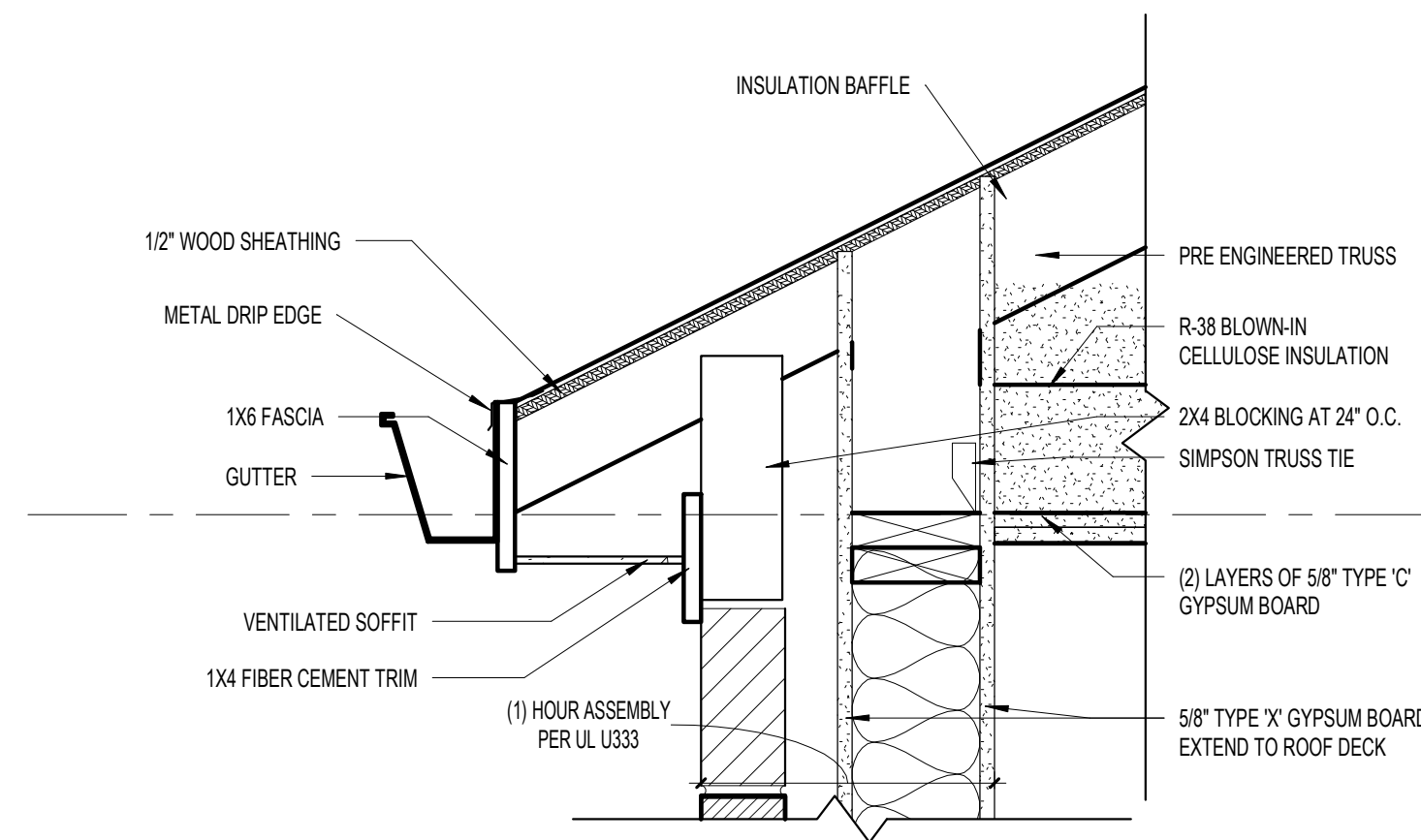
NO.	DESCRIPTION	DATE
80%	OHFA REVIEW	01/04/23
	PERMIT SET	03/14/23
	PERMIT REVISION 1	04/24/23
	BID DOCUMENTS	07/13/23
	ADDENDUM 02	01/16/2024

WALL SECTIONS

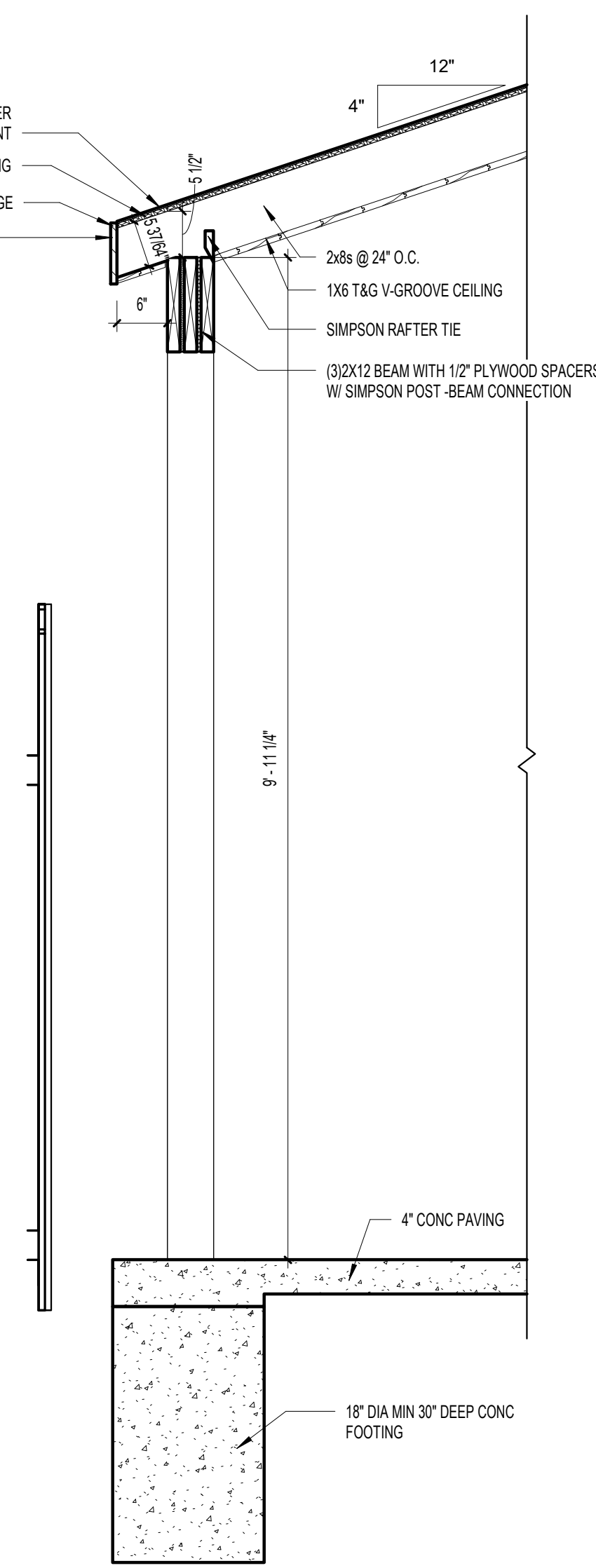
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.S.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE P.S.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE P.S.C. ALL RIGHTS RESERVED.



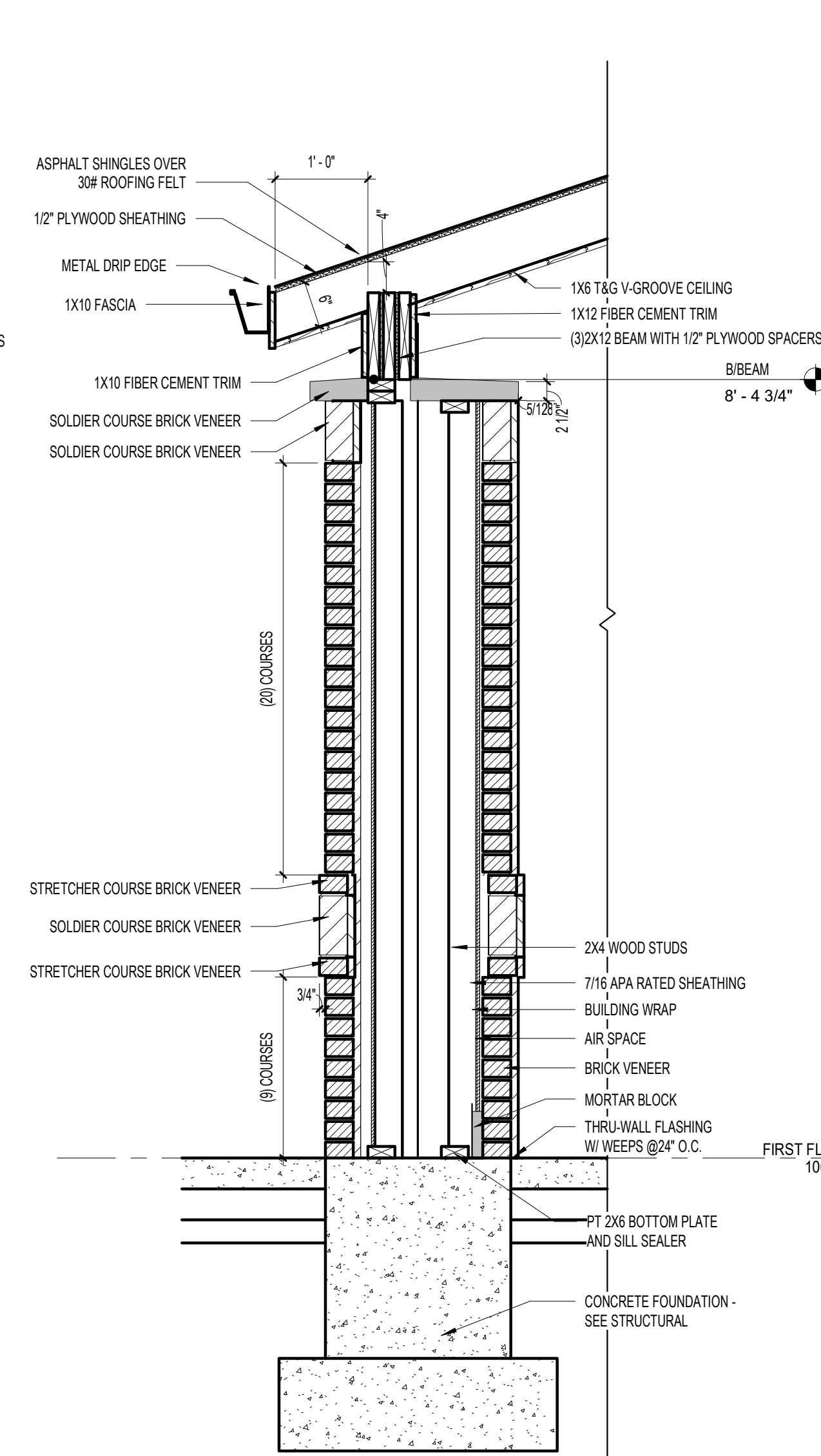
**1 WALL SECTION**  
A501 SCALE: 3/4" = 1'-0"



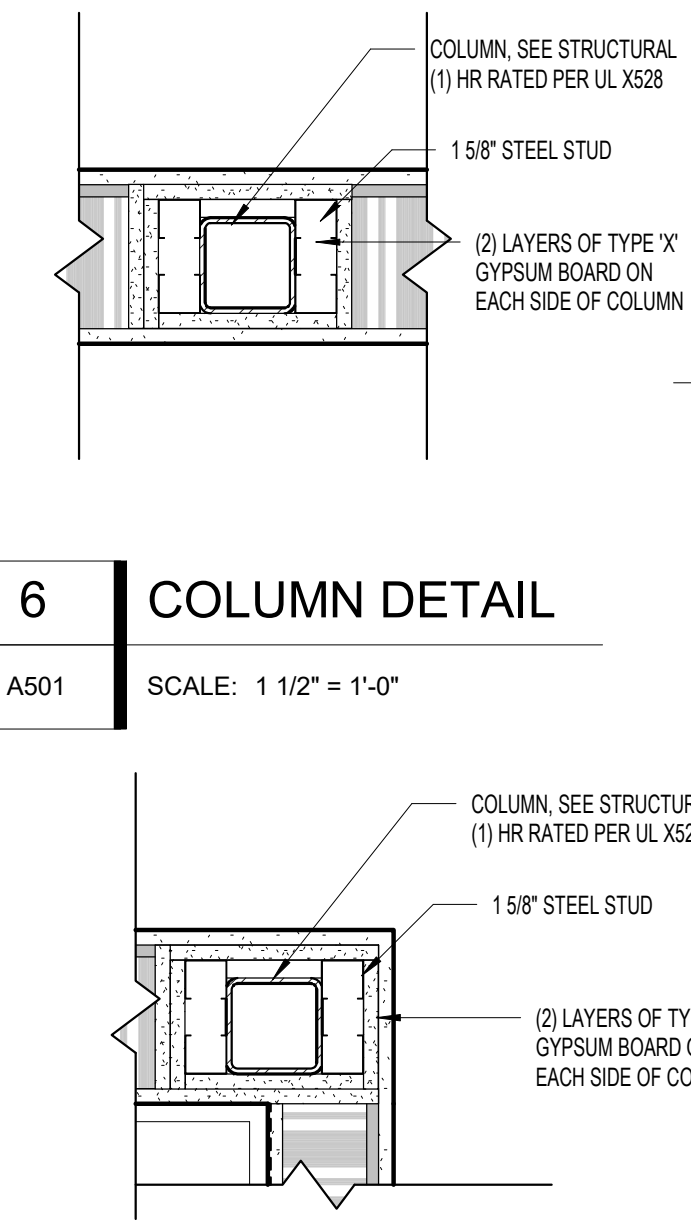
**2 WALL SECTION**  
A501 SCALE: 3/4" = 1'-0"



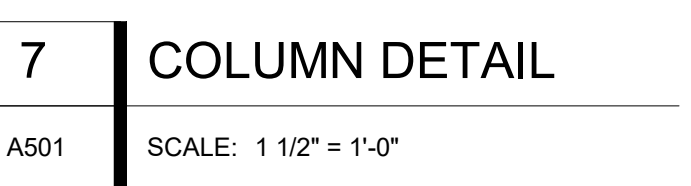
**3 WALL SECTION**  
A501 SCALE: 3/4" = 1'-0"



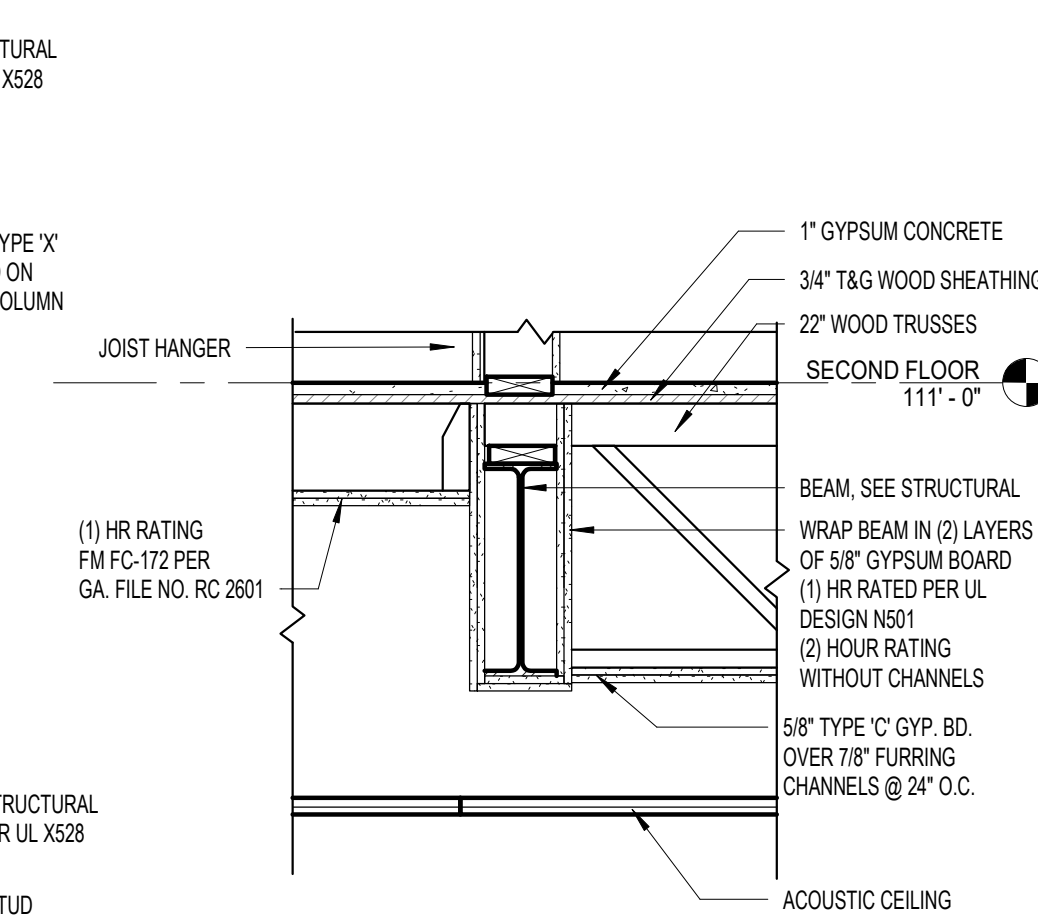
**4 WALL SECTION**  
A501 SCALE: 3/4" = 1'-0"



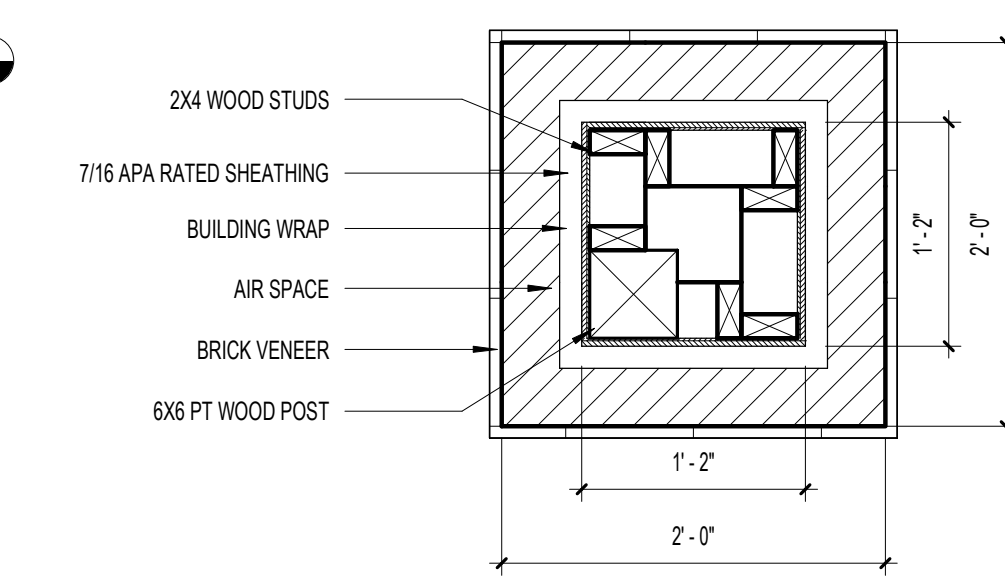
**6 COLUMN DETAIL**  
A501 SCALE: 1 1/2" = 1'-0"



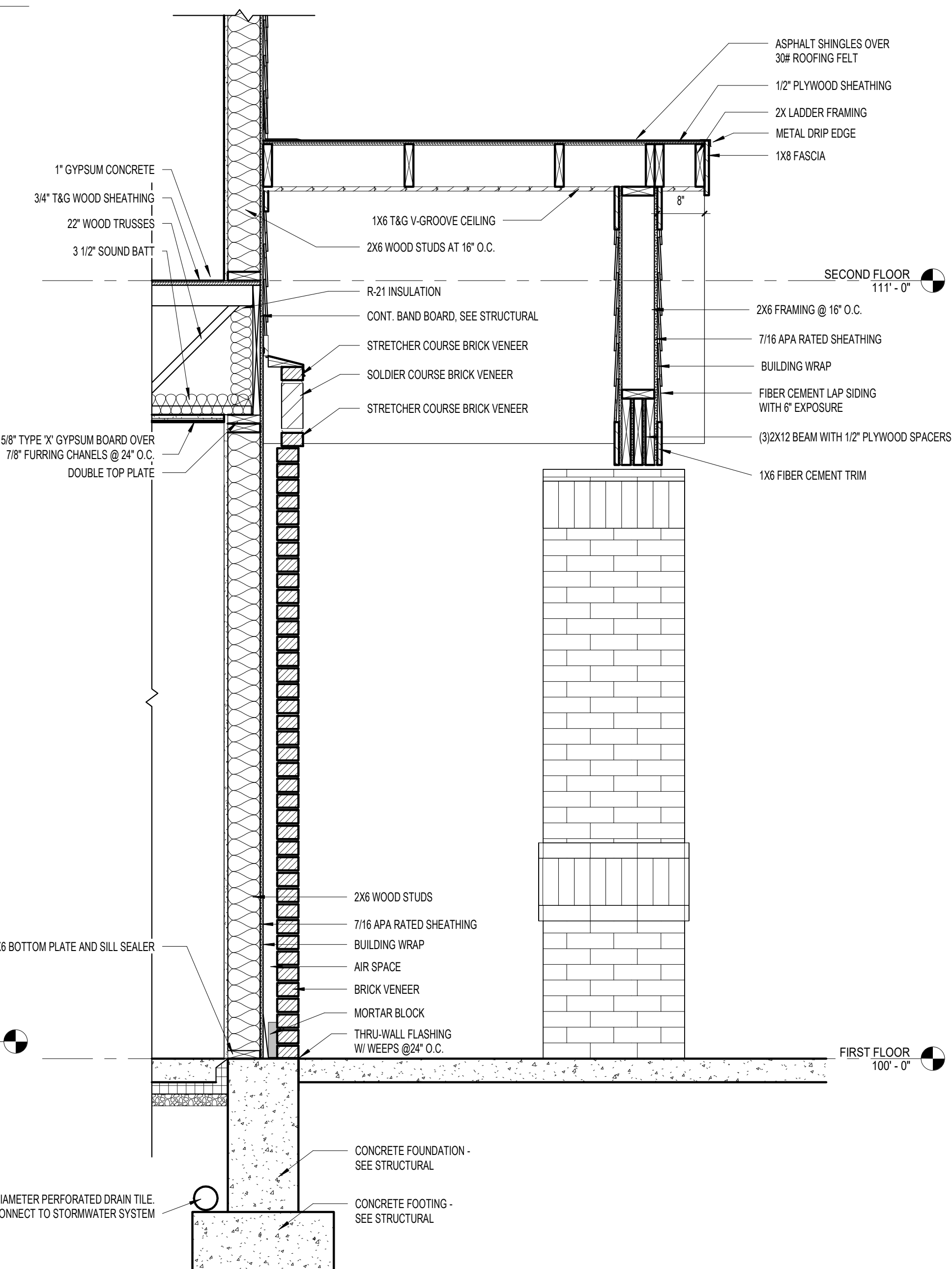
**7 COLUMN DETAIL**  
A501 SCALE: 1 1/2" = 1'-0"



**8 SECTION DETAIL**  
A501 SCALE: 3/4" = 1'-0"



**5 COLUMN DETAIL**  
A501 SCALE: 1" = 1'-0"



**9 Section 12**  
A501 SCALE: 1 1/2" = 1'-0"



**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
	ADDENDUM 02	01/16/2024

WALL SECTIONS & DETAILS

21-128

**A501**

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE P.C. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE, P.C. COPYRIGHT 1986-2021. PCA ARCHITECTURE, P.C. ALL RIGHTS RESERVED.

GENERAL NOTES - DOOR & FRAME SCHEDULE

- A. ALL DOORS SHALL BE MADE READILY OPERABLE FROM SIDE WHICH EGRESS IS TO BE MADE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
B. ALL LATCHSETS AND LOCKSETS ARE TO BE CYLINDRICAL SETS WITH ADA COMPLIANT LEVER HANDLES
C. PROVIDE WALL MOUNTED STOPS WHENEVER POSSIBLE
D. ALL FIRE RATED DOORS SHALL BE LATCHING AND SELF OR AUTOMATIC CLOSING IN ACCORDANCE WITH SECTION 716.5.9 OF THE 2017 OHIO BUILDING CODE
E. HOLLOW METAL DOORS TO BE INSULATED & GALVANIZED AT EXTERIOR LOCATIONS
F. HOLLOW METAL FRAMES TO BE GALVANIZED AT EXTERIOR LOCATIONS

DOOR & FRAME ABBREVIATIONS

- AL ALUMINUM
HM HOLLOW METAL
PF PREFINISHED
PT PAINT
SF STOREFRONT
ST STEEL
WD WOOD

DOOR AND FRAME SCHEDULE - RESIDENTIAL UNITS

Table with columns for Door and Frame specifications including # of leaves, width, height, type, matl, finish, type, matl, finish, head, jamb, sill, rating, hwdr set, and notes.

DOOR AND FRAME SCHEDULE - COMMON AREAS

Table with columns for Door and Frame specifications including # of leaves, width, height, type, matl, finish, type, matl, finish, head, jamb, sill, sidelite width, rating, hwdr set, and notes.

HARDWARE SETS

- HW-1 1-1/2 PAIR SELF-CLOSING HINGES, ENTRY LOCKSET, DOOR STOP
HW-2 1-1/2 PAIR HINGES, PRIVACY LOCKSET, DOOR STOP
HW-3 1-1/2 PAIR HINGES, PASSAGE SET, DOOR STOP
HW-4 1-1/2 PAIR HINGES, ACCESS CONTROL HARDWARE, CLOSER, WEATHERSTRIPPING, THRESHOLD, SWEEP
HW-5 1-1/2 PAIR HINGES, ACCESS CONTROL HARDWARE, CLOSER
HW-6 1-1/2 PAIR HINGES, STOREROOM LOCKSET, CLOSER, DOOR STOP
HW-7 1-1/2 PAIR HINGES, OFFICE LOCKSET, CLOSER, DOOR STOP
HW-8 1-1/2 PAIR HINGES, ACCESS CONTROL HARDWARE, CLOSER, WEATHERSTRIPPING, THRESHOLD, SWEEP, DRIP CAP
HW-9 1-1/2 PAIR HINGES, HARD WIRED ALARMED PANIC HARDWARE (NO EXTERIOR HARDWARE), CLOSER, WEATHERSTRIPPING, THRESHOLD, SWEEP, DRIP CAP
HW-10 1-1/2 PAIR HINGES, PASSAGE SET, CLOSER, DOOR STOP
HW-11 1-1/2 PAIR HINGES, PRIVACY LOCKSET, CLOSER, DOOR STOP
HW-12 1-1/2 PAIR HINGES, OFFICE LOCKSET, AUTOMATIC FLUSH BOLTS, CLOSER WITH COORDINATOR
HW-13 1-1/2 PAIR HINGES, STOREROOM LOCKSET, DOOR STOP
HW-14 1-1/2 PAIR HINGES, PASSAGE LOCKSET, PANIC HARDWARE, MAGNETIC HOLD OPEN

REMARKS

- RM-1: VERIFY DOOR WITH ELEVATOR MANUFACTURER

GENERAL NOTES - FINISHES

- A. FINISHES SHALL COMPLY WITH 2017 OHIO BUILDING CODE
B. FINISHES IN CLOSETS SHALL MATCH THAT OF THE ROOM WITH WHICH THEY ARE ASSOCIATED
C. FLOORING COLOR SELECTIONS SHALL PROVIDE A COLOR CONTRAST BETWEEN DIFFERENT FLOORING MATERIALS
D. LOW TRANSITION STRIPS SHALL BE USED BETWEEN DIFFERING FLOORING MATERIALS
E. ALL PAINT SHALL BE LOW VOC

ROOM FINISH SCHEDULE - APARTMENT UNITS

Table with columns for Room Name, Floor, Base, Wall, Ceiling, and Remarks for Living Area, Bedroom, Bath, and Kitchen.

ROOM FINISH SCHEDULE - COMMON AREAS

Table with columns for Room Number, Room Name, Floor, Base, Wall, Ceiling, and Remarks for common areas like elevators, stairs, lobby, office, and corridors.

FINISH LEGEND

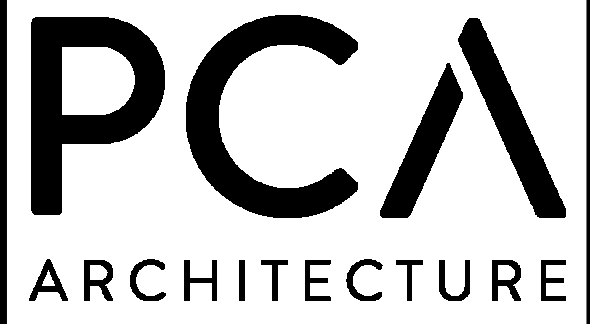
- FLOOR: F1 - LUXURY VINYL TILE, F2 - CERAMIC TILE, F3 - LUXURY VINYL TILE @ LANDINGS, RUBBER TREADS AND RISERS ON STAIRS, F4 - WALK OFF CARPET TILE, F5 - SEALED CONCRETE.
BASE: B1 - 4" HIGH RESILIENT BASE, B2 - 4" CERAMIC BASE.
WALL: W1 - PAINTED GYPSUM BOARD / MASONRY - LOW VOC.
CEILING: C1 - PAINTED GYPSUM BOARD - LOW VOC, C2 - SUSPENDED ACOUSTIC PANEL CEILING.

REMARKS

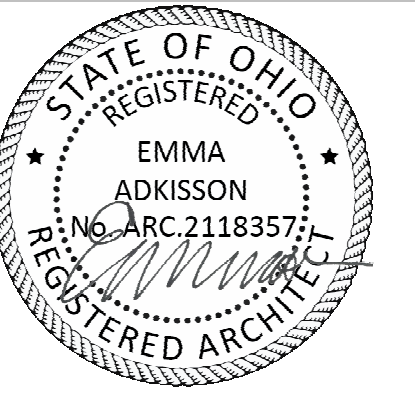
- RM-1 - EXTEND FLOORING UNDER CABINETS AND PAINT WALL BEHIND CABINETS
RM-2 - PAINT STRINGERS
RM-3 - F2 IN ACCESSIBLE UNITS
RM-4 - (2) LAYERS OF GYPSUM BOARD AT UNDERSIDE OF FRAMING ABOVE

LOUVER SCHEDULE

Table with columns for Type, Width, Height, and Comments.



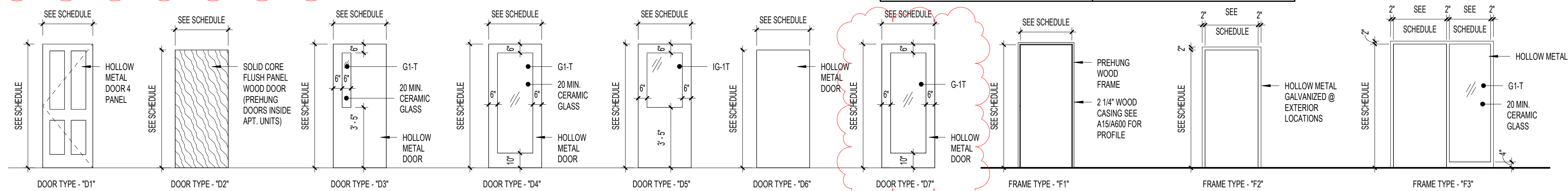
906 MONMOUTH STREET NEWPORT, KY 41071 www.PCA-ARCH.com 859.431.8612



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

CARTHAGE FLATS PSH

7020 VINE ST. CINCINNATI, OH, 45216

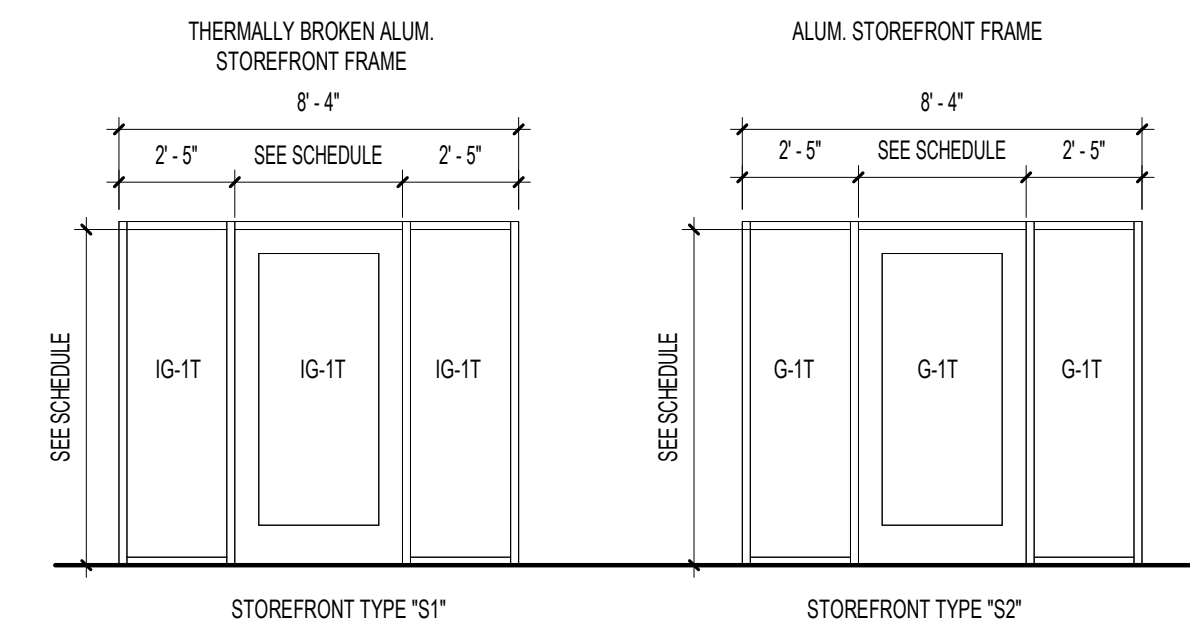


1 DOOR TYPES

A600 SCALE: 1/4" = 1'-0"

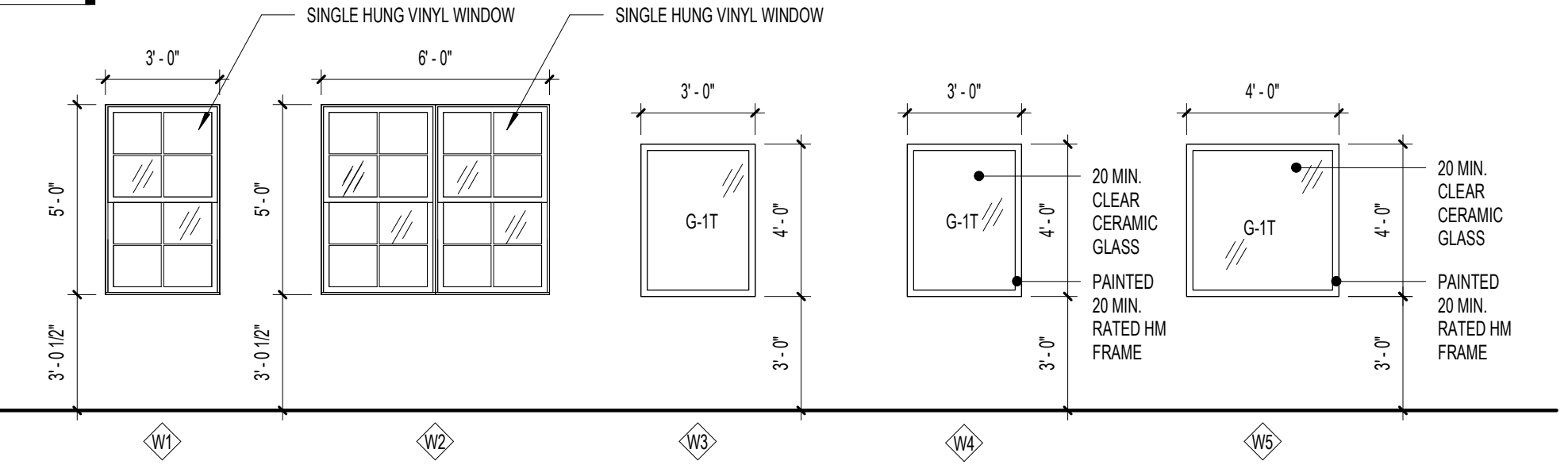
2 FRAME TYPES

A600 SCALE: 1/4" = 1'-0"



3 STOREFRONT TYPES

A600 SCALE: 1/4" = 1'-0"



4 WINDOW TYPES

A600 SCALE: 1/4" = 1'-0"

GLASS TYPE LEGEND

- G-1 1/4" CLEAR GLASS
G-1T 1/4" CLEAR GLASS, TEMPERED
IG-1 1" INSULATING GLASS
IG-1T 1" INSULATING GLASS, TEMPERED

WINDOW TYPE COMMENTS

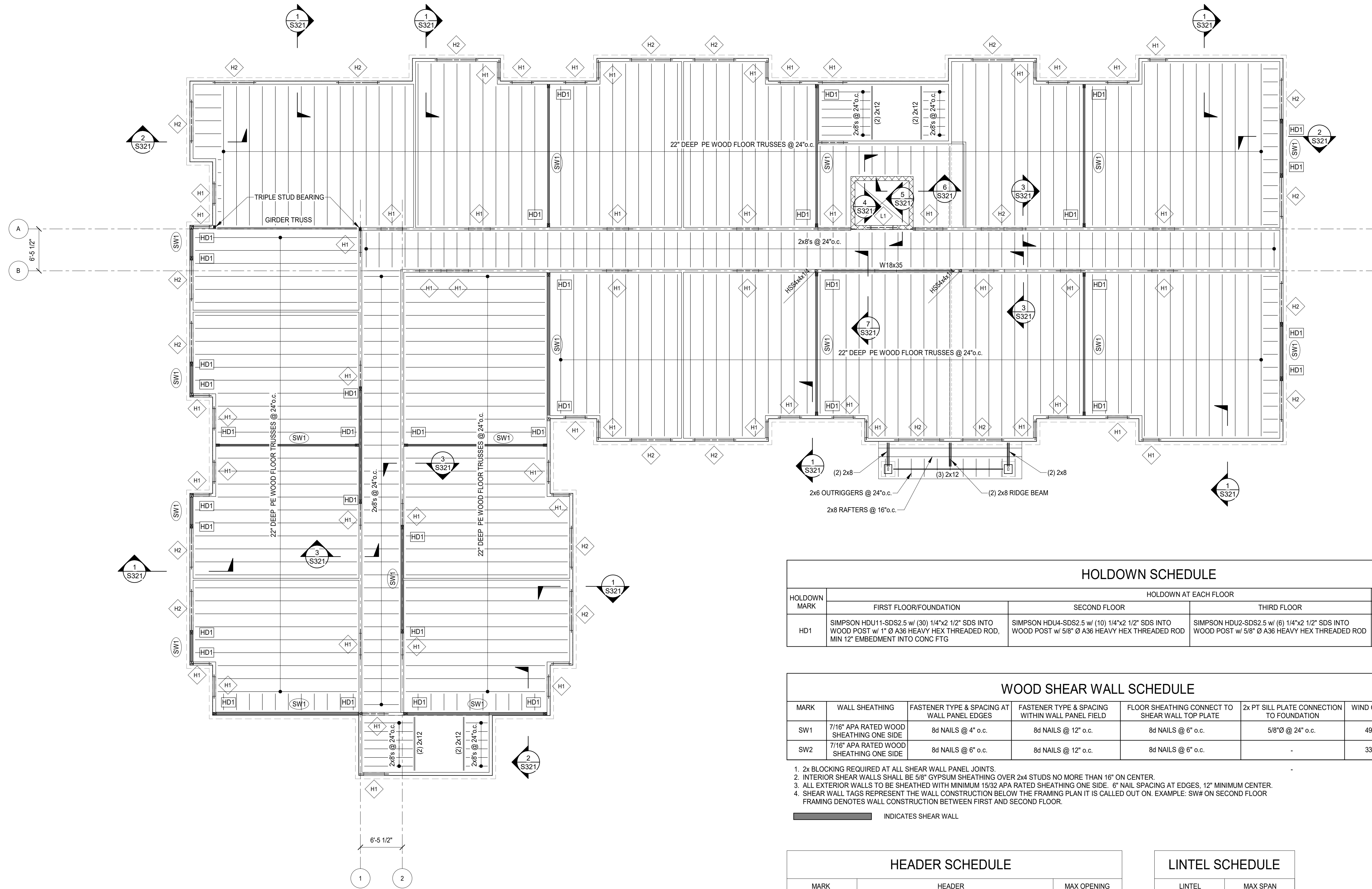
Table with columns for Window Type (W1-W5) and comments regarding B.O.D Quaker Crusader Single-Hung Vinyl Windows.

Table with columns for NO., DESCRIPTION, and DATE, listing review and document dates.

SCHEDULES

21-128

A600



**PLAN NOTES:**

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- CORRIDOR AND EXTERIOR BEARING WALLS TO BE:  
1ST FLOOR No.2 SPF 2x6 @ 16\"/>

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

NORTH



HOLDOWN MARK		HOLDOWN AT EACH FLOOR			# OF 2x4 STUDS AT EACH HOLDOWN		
		FIRST FLOOR/FOUNDATION	SECOND FLOOR	THIRD FLOOR	FIRST/FND	SECOND	THIRD
HD1	SIMPSON HDU1-SDS2.5 w/ (30) 1/4"x2 1/2" SDS INTO WOOD POST w/ 1" Ø A36 HEAVY HEX THREADED ROD, MIN 12" EMBEDMENT INTO CONC FTG	SIMPSON HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS INTO WOOD POST w/ 5/8" Ø A36 HEAVY HEX THREADED ROD	SIMPSON HDU2-SDS2.5 w/ (6) 1/4"x2 1/2" SDS INTO WOOD POST w/ 5/8" Ø A36 HEAVY HEX THREADED ROD	4	3	2	

MARK	WALL SHEATHING	FASTENER TYPE & SPACING		FLOOR SHEATHING CONNECT TO SHEAR WALL TOP PLATE	2x PT SILL PLATE CONNECTION TO FOUNDATION	WIND CAPACITY
		FASTENER TYPE & SPACING AT WALL PANEL EDGES	FASTENER TYPE & SPACING WITHIN WALL PANEL FIELD			
SW1	7/16" APA RATED WOOD SHEATHING ONE SIDE	8d NAILS @ 4" o.c.	8d NAILS @ 12" o.c.	8d NAILS @ 6" o.c.	5/8"Ø @ 24" o.c.	490 PLF
SW2	7/16" APA RATED WOOD SHEATHING ONE SIDE	8d NAILS @ 6" o.c.	8d NAILS @ 12" o.c.	8d NAILS @ 6" o.c.	-	335 PLF

- 2x BLOCKING REQUIRED AT ALL SHEAR WALL PANEL JOINTS.
- INTERIOR SHEAR WALLS SHALL BE 5/8" GYPSUM SHEATHING OVER 2x4 STUDS NO MORE THAN 16" ON CENTER.
- ALL EXTERIOR WALLS TO BE SHEATHED WITH MINIMUM 15/32 APA RATED SHEATHING ONE SIDE. 6" NAIL SPACING AT EDGES, 12" MINIMUM CENTER.
- SHEAR WALL TAGS REPRESENT THE WALL CONSTRUCTION BELOW THE FRAMING PLAN IT IS CALLED OUT ON. EXAMPLE: SW# ON SECOND FLOOR FRAMING DENOTES WALL CONSTRUCTION BETWEEN FIRST AND SECOND FLOOR.

MARK	HEADER	MAX OPENING
H1	(2) 2x8's w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS	4'-0"
H2	(3) 2x8's w/ (1) BEARING STUD AND (3) FULL HEIGHT STUDS	6'-6"
H3	(2) 2x12's w/ (1) BEARING STUD AND (3) FULL HEIGHT STUDS	6'-6"

LINTEL	MAX SPAN
L4x3½x5/16 LLV	UP TO 4'-0"
L6x3½x3/8 LLV	UP TO 7'-0"

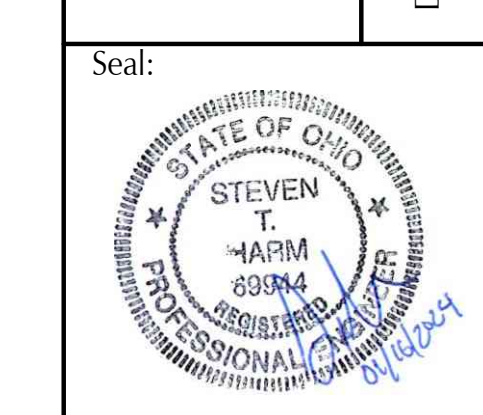
1527 Madison Road  
Cincinnati, Ohio 45206  
Ph: (513) 396-8900

Structural Consultants  
**ADVANTAGE GROUP**  
ENGINEERS, I N C.

#	REVISION/SUBMISSION	Date
ADDENDUM 02		01/16/2024
BID DOCS		04/24/2023
PERMIT		03/14/2023

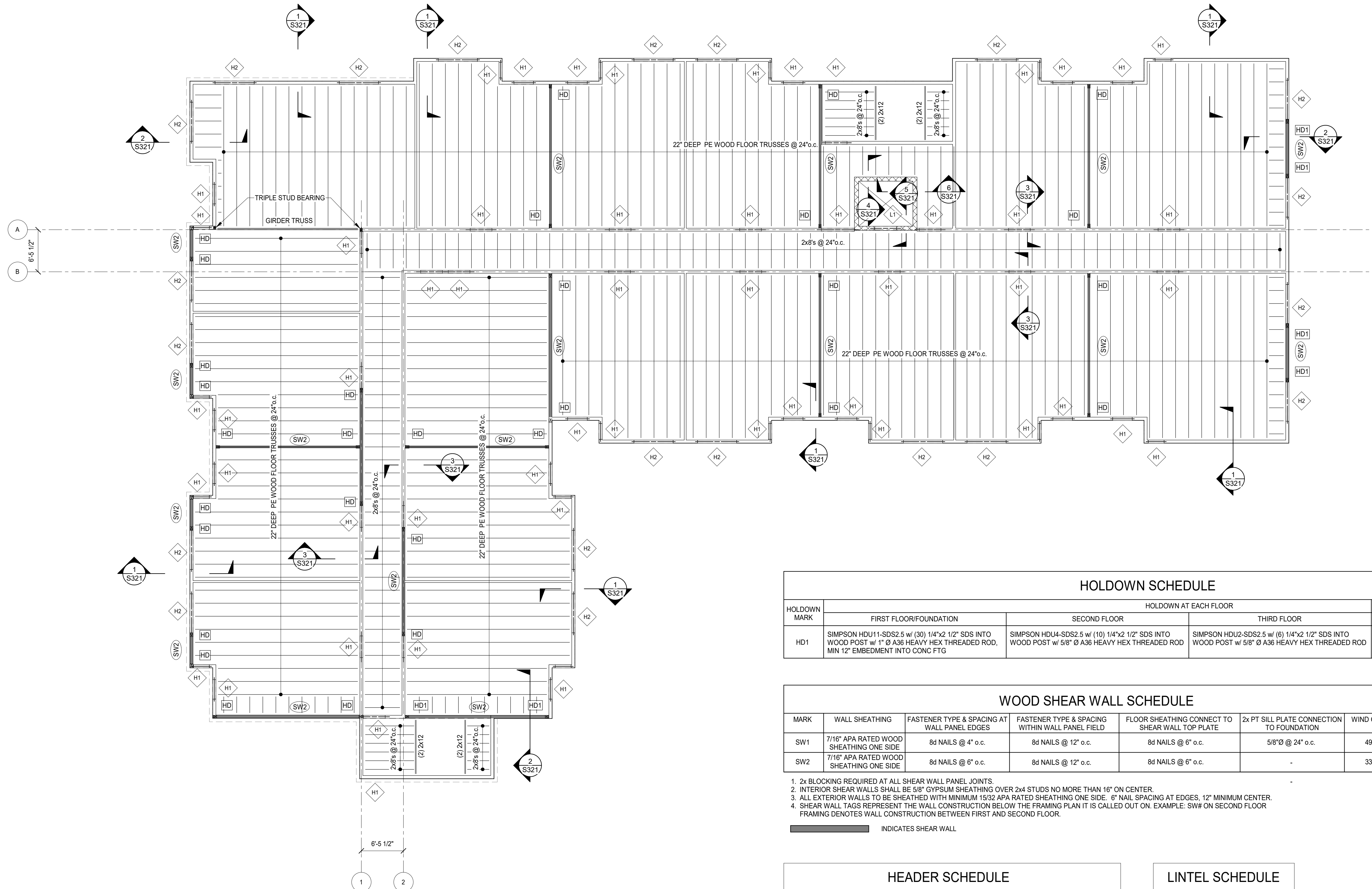
PREPARED FOR: PCA ARCHITECTURE  
**CARTHAGE FLATS**  
7020 VINE STREET  
CINCINNATI, OHIO, 45216

DRAWING TITLE: SECOND FLOOR FRAMING PLAN



Proj. No.: 22101.50  
Design Team: STH / SJ  
Date: 03/13/2023  
Drawing No.

**S120**



**PLAN NOTES:**

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- CORRIDOR AND EXTERIOR BEARING WALLS TO BE:  
1ST FLOOR No. 2 SPF 2x6 @ 16" o.c.  
2ND AND 3RD FLOOR No. 2 SPF 2x6 @ 16" o.c. AT EXTERIOR WALL  
2x6 @ 16" o.c. STUD GRADE AT CORRIDOR
- WALL SHEATHING SHALL BE 7/16" OR THICKER APA RATED PANELS.
- FLOOR SHEATHING SHALL BE 23/32 APA RATED 48/24 SHEATHING UNBLOCKED FASTENED TO FLOOR FRAMING WITH 8d NAILS AT PANEL EDGES SPACED 6" ON CENTER AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. SHEATHING PANEL AXIS SHALL BE SITUATED SUCH THAT THE LONG EDGE OF THE PANEL IS SPANNING ACROSS THE FLOOR FRAMING IN RUNNING BOND PATTERN.
- ALL CMU SHAFTS SHALL BE REINFORCED WITH #5 VERTICAL BARS AT 32" ON CENTER, CENTERED IN FULLY GROUTED CELLS. JAMB CELLS SHALL BE REINFORCED ON EITHER SIDE OF DOOR OPENINGS AND ALL CORNERS OF THE SHAFTS SHALL BE REINFORCED WITH #5 BARS IN EACH OF THE CORNER CELLS AS WELL AS THE ADJACENT CELLS.

HOLDOWN SCHEDULE						
HOLDOWN MARK	HOLDOWN AT EACH FLOOR			# OF 2x4 STUDS AT EACH HOLDOWN		
	FIRST FLOOR/FOUNDATION	SECOND FLOOR	THIRD FLOOR	FIRST/FND	SECOND	THIRD
HD1	SIMPSON HDU1-SDS2.5 w/ (30) 1/4"x2 1/2" SDS INTO WOOD POST w/ 1" Ø A36 HEAVY HEX THREADED ROD, MIN 12" EMBEDMENT INTO CONC FTG	SIMPSON HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS INTO WOOD POST w/ 5/8" Ø A36 HEAVY HEX THREADED ROD	SIMPSON HDU2-SDS2.5 w/ (6) 1/4"x2 1/2" SDS INTO WOOD POST w/ 5/8" Ø A36 HEAVY HEX THREADED ROD	4	3	2

WOOD SHEAR WALL SCHEDULE						
MARK	WALL SHEATHING	FASTENER TYPE & SPACING AT WALL PANEL EDGES	FASTENER TYPE & SPACING WITHIN WALL PANEL FIELD	FLOOR SHEATHING CONNECT TO SHEAR WALL TOP PLATE	2x PT SILL PLATE CONNECTION TO FOUNDATION	WIND CAPACITY
SW1	7/16" APA RATED WOOD SHEATHING ONE SIDE	8d NAILS @ 4" o.c.	8d NAILS @ 12" o.c.	8d NAILS @ 6" o.c.	5/8"Ø @ 24" o.c.	490 PLF
SW2	7/16" APA RATED WOOD SHEATHING ONE SIDE	8d NAILS @ 6" o.c.	8d NAILS @ 12" o.c.	8d NAILS @ 6" o.c.	-	335 PLF

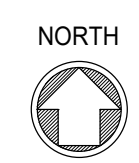
- 2x BLOCKING REQUIRED AT ALL SHEAR WALL PANEL JOINTS.
- INTERIOR SHEAR WALLS SHALL BE 5/8" GYPSUM SHEATHING OVER 2x4 STUDS NO MORE THAN 16" ON CENTER.
- ALL EXTERIOR WALLS TO BE SHEATHED WITH MINIMUM 15/32 APA RATED SHEATHING ONE SIDE. 6" NAIL SPACING AT EDGES, 12" MINIMUM CENTER.
- SHEAR WALL TAGS REPRESENT THE WALL CONSTRUCTION BELOW THE FRAMING PLAN IT IS CALLED OUT ON. EXAMPLE: SW# ON SECOND FLOOR FRAMING DENOTES WALL CONSTRUCTION BETWEEN FIRST AND SECOND FLOOR.

INDICATES SHEAR WALL

HEADER SCHEDULE		
MARK	HEADER	MAX OPENING
H1	(2) 2x8's w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS	4'-0"
H2	(3) 2x8's w/ (1) BEARING STUD AND (3) FULL HEIGHT STUDS	6'-6"
H3	(2) 2x12's w/ (1) BEARING STUD AND (3) FULL HEIGHT STUDS	6'-6"

LINTEL SCHEDULE	
LINTEL	MAX SPAN
L4x3½x5/16 LLV	UP TO 4'-0"
L6x3½x3/8 LLV	UP TO 7'-0"

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



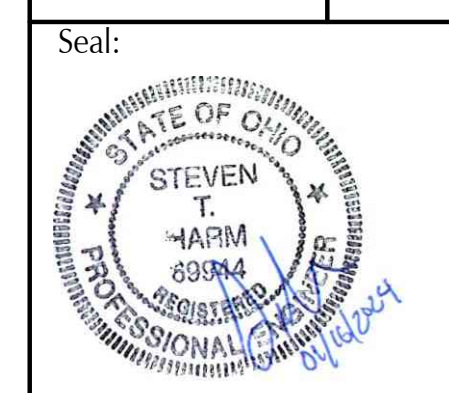
1527 Madison Road  
Cincinnati, Ohio 45206  
Ph: (513) 396-8900



#	REVISION/SUBMISSION	Date
ADDENDUM 02		01/16/2024
BID DOCS		04/24/2023
PERMIT		03/14/2023

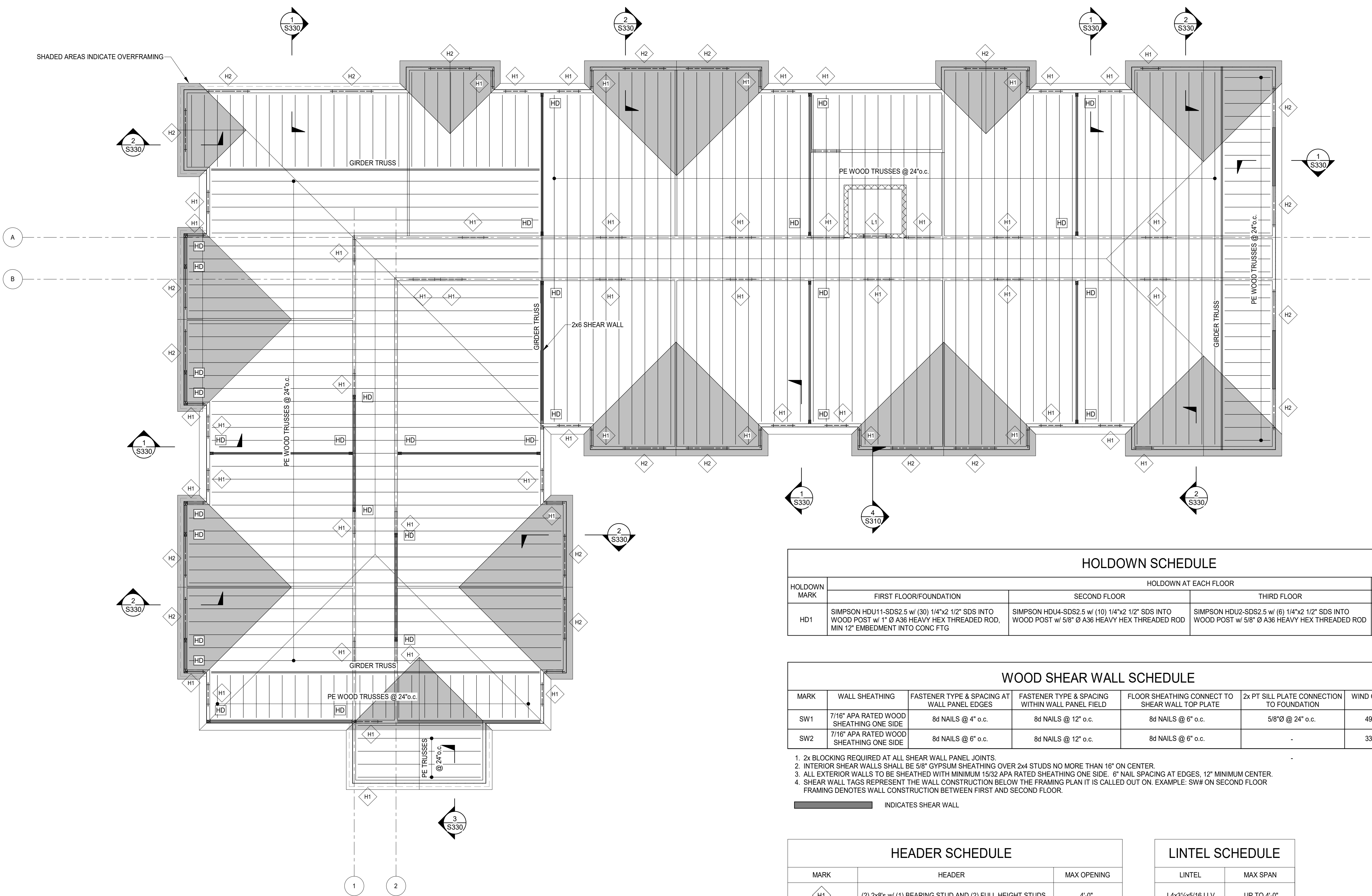
PREPARED FOR: PCA ARCHITECTURE  
**CARTHAGE FLATS**  
7020 VINE STREET  
CINCINNATI, OHIO, 45216

DRAWING TITLE: THIRD FLOOR FRAMING PLAN



Proj. No.: 22101.50  
Design Team: STH / SJ  
Date: 03/13/2023  
Drawing No.

**S130**



**PLAN NOTES:**

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- CORRIDOR AND EXTERIOR BEARING WALLS TO BE:  
 1ST FLOOR No. 2 SPF 2x6 @ 16" o.c.  
 2ND AND 3RD FLOOR No. 2 SPF 2x6 @ 16" o.c. AT EXTERIOR WALL  
 2x6 @ 16" o.c. STUD GRADE AT CORRIDOR
- WALL SHEATHING SHALL BE 7/16" OR THICKER APA RATED PANELS.
- FLOOR SHEATHING SHALL BE 23/32 APA RATED 48/24 SHEATHING UNBLOCKED FASTENED TO FLOOR FRAMING WITH 8d NAILS AT PANEL EDGES SPACED 6" ON CENTER AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. SHEATHING PANEL AXIS SHALL BE SITUATED SUCH THAT THE LONG EDGE OF THE PANEL IS SPANNING ACROSS THE FLOOR FRAMING IN RUNNING BOND PATTERN.
- ALL CMU SHAFTS SHALL BE REINFORCED WITH #5 VERTICAL BARS AT 32" ON CENTER, CENTERED IN FULLY GROUTED CELLS. JAMB CELLS SHALL BE REINFORCED ON EITHER SIDE OF DOOR OPENINGS AND ALL CORNERS OF THE SHAFTS SHALL BE REINFORCED WITH #5 BARS IN EACH OF THE CORNER CELLS AS WELL AS THE ADJACENT CELLS.

HOLDOWN SCHEDULE						
HOLDOWN MARK	HOLDOWN AT EACH FLOOR			# OF 2x4 STUDS AT EACH HOLDOWN		
	FIRST FLOOR/FOUNDATION	SECOND FLOOR	THIRD FLOOR	FIRST/FND	SECOND	THIRD
HD1	SIMPSON HDU1-SDS2.5 w/ (30) 1/4"x2 1/2" SDS INTO WOOD POST w/ 1" Ø A36 HEAVY HEX THREADED ROD, MIN 12" EMBEDMENT INTO CONC FTG	SIMPSON HDU4-SDS2.5 w/ (10) 1/4"x2 1/2" SDS INTO WOOD POST w/ 5/8" Ø A36 HEAVY HEX THREADED ROD	SIMPSON HDU2-SDS2.5 w/ (6) 1/4"x2 1/2" SDS INTO WOOD POST w/ 5/8" Ø A36 HEAVY HEX THREADED ROD	4	3	2

WOOD SHEAR WALL SCHEDULE						
MARK	WALL SHEATHING	FASTENER TYPE & SPACING AT WALL PANEL EDGES	FASTENER TYPE & SPACING WITHIN WALL PANEL FIELD	FLOOR SHEATHING CONNECT TO SHEAR WALL TOP PLATE	2x PT SILL PLATE CONNECTION TO FOUNDATION	WIND CAPACITY
SW1	7/16" APA RATED WOOD SHEATHING ONE SIDE	8d NAILS @ 4" o.c.	8d NAILS @ 12" o.c.	8d NAILS @ 6" o.c.	5/8"Ø @ 24" o.c.	490 PLF
SW2	7/16" APA RATED WOOD SHEATHING ONE SIDE	8d NAILS @ 6" o.c.	8d NAILS @ 12" o.c.	8d NAILS @ 6" o.c.	-	335 PLF

- 2x BLOCKING REQUIRED AT ALL SHEAR WALL PANEL JOINTS.
- INTERIOR SHEAR WALLS SHALL BE 5/8" GYPSUM SHEATHING OVER 2x4 STUDS NO MORE THAN 16" ON CENTER.
- ALL EXTERIOR WALLS TO BE SHEATHED WITH MINIMUM 15/32 APA RATED SHEATHING ONE SIDE. 6" NAIL SPACING AT EDGES, 12" MINIMUM CENTER.
- SHEAR WALL TAGS REPRESENT THE WALL CONSTRUCTION BELOW THE FRAMING PLAN IT IS CALLED OUT ON. EXAMPLE: SW# ON SECOND FLOOR FRAMING DENOTES WALL CONSTRUCTION BETWEEN FIRST AND SECOND FLOOR.

INDICATES SHEAR WALL

HEADER SCHEDULE		
MARK	HEADER	MAX OPENING
H1	(2) 2x8's w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS	4'-0"
H2	(3) 2x8's w/ (1) BEARING STUD AND (3) FULL HEIGHT STUDS	6'-6"
H3	(2) 2x12's w/ (1) BEARING STUD AND (3) FULL HEIGHT STUDS	6'-6"

LINTEL SCHEDULE	
LINTEL	MAX SPAN
L4x3½x5/16 LLV	UP TO 4'-0"
L6x3½x3/8 LLV	UP TO 7'-0"

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



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



ADDENDUM 02	01/16/2024	
BID DOCS	04/24/2023	
PERMIT	03/14/2023	
#	REVISION/SUBMISSION	Date

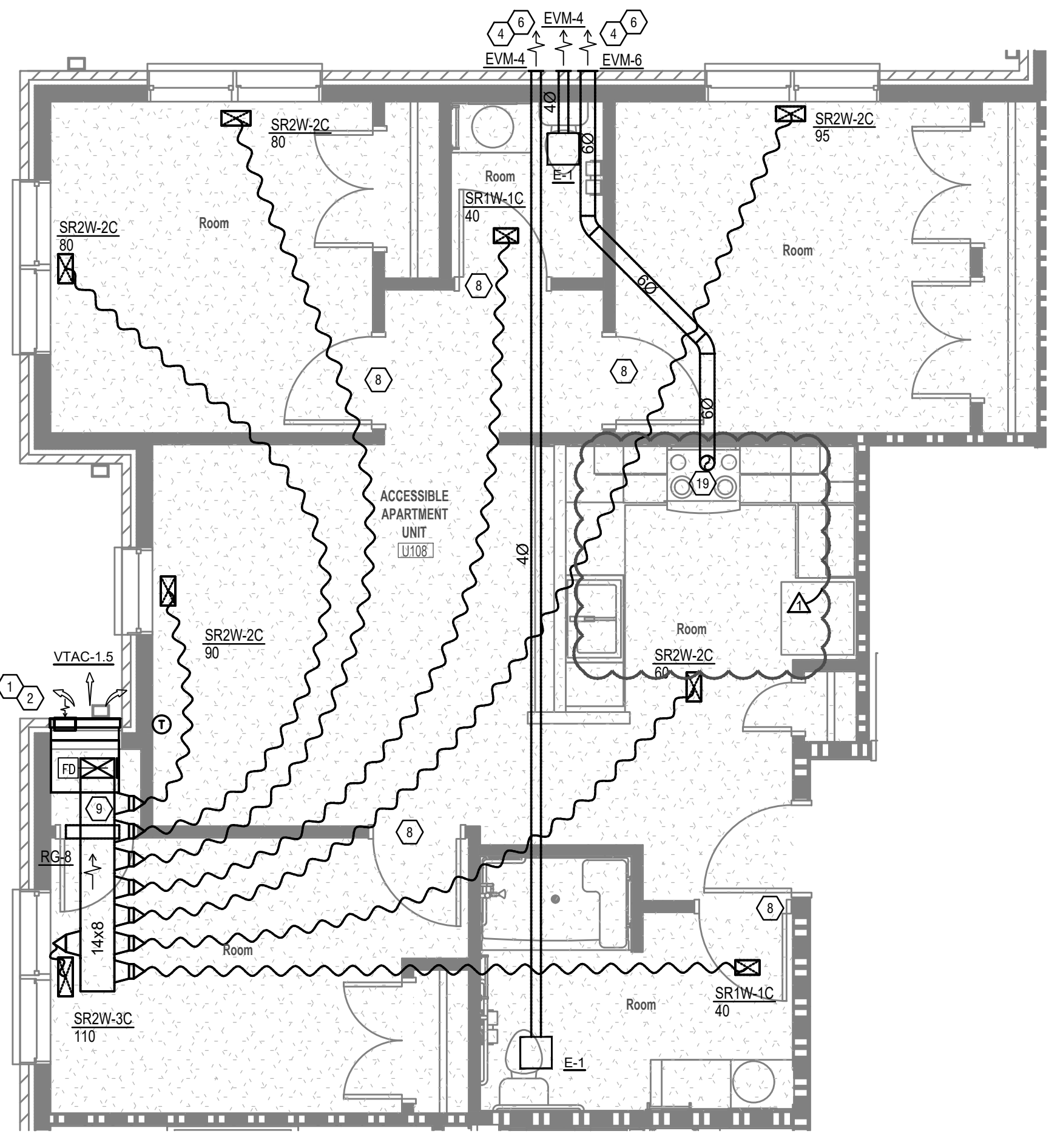
PREPARED FOR: PCA ARCHITECTURE  
**CARTHAGE FLATS**  
7020 VINE STREET  
CINCINNATI, OHIO, 45216

DRAWING TITLE: ROOF FRAMING PLAN

Seal:  
 Proj. No.: 22101.50  
 Design Team: STH / SJ  
 Date: 03/13/2023  
 Drawing No.

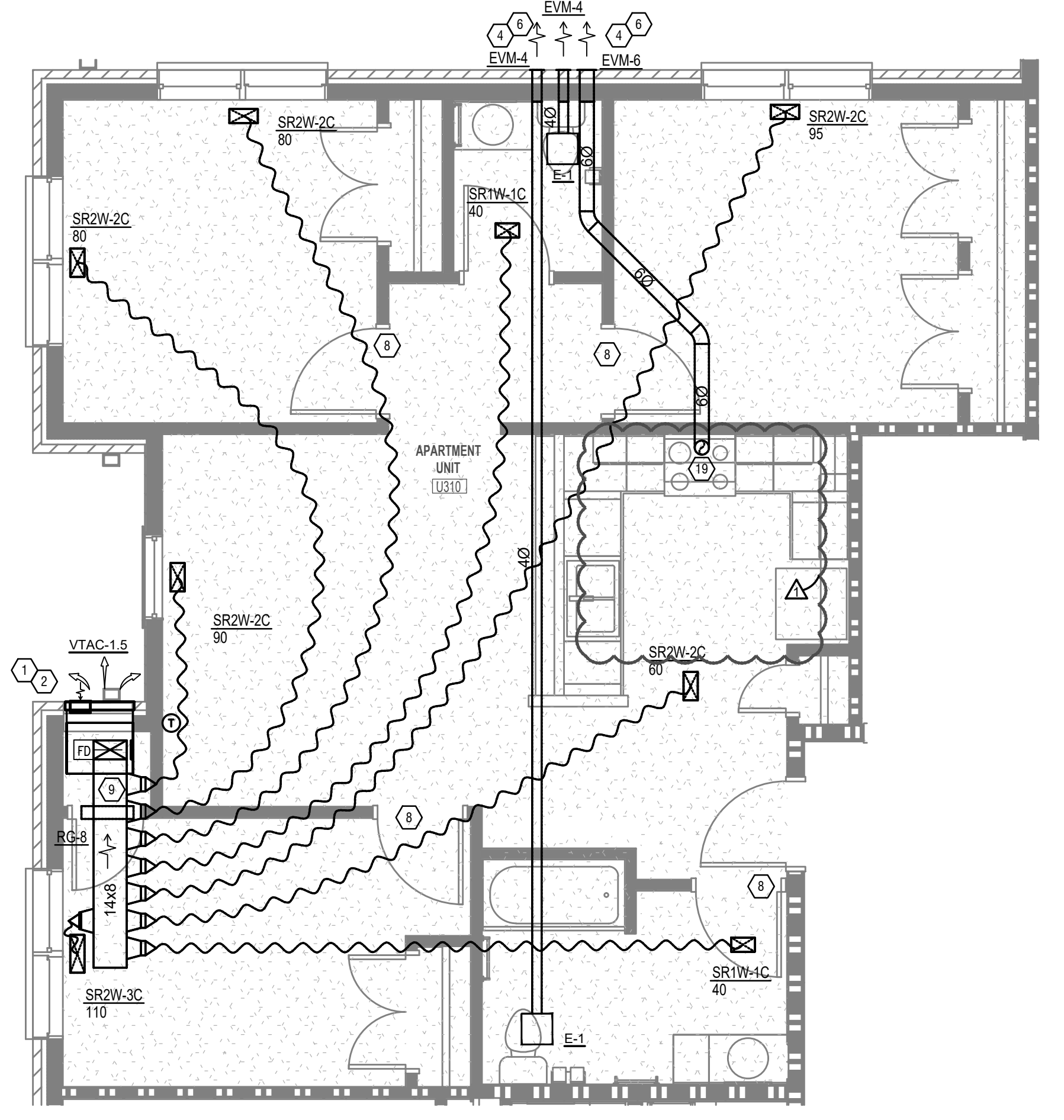
**S140**

7A - Project: 10000-10001-10001-10001 - Carthage Flats - Mechanical - Documents - 10000-10001-10001-10001 - EBS - PR - 10040 - 3/1/2024 - 3/1/2024 - Dr. Kenneth  
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE  
 TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER,  
 GENERAL CONTRACTOR, ETC. EBS ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE COMPLIANCE OR CONDITION OF EXISTING EQUIPMENT AND WIRING.



**6 THREE BEDROOM ACCESSIBLE UNIT**  
 M200 SCALE: 1/4" = 1'-0"

ALL FANS, DUCTWORK, AIR DEVICES, ETC. THAT PENETRATE THE MEMBRANE OF THE RATED FLOOR/CEILING ASSEMBLY SHALL HAVE A RADIATION DAMPER



**5 THREE BEDROOM UNIT**  
 M200 SCALE: 1/4" = 1'-0"

ALL FANS, DUCTWORK, AIR DEVICES, ETC. THAT PENETRATE THE MEMBRANE OF THE RATED FLOOR/CEILING ASSEMBLY SHALL HAVE A RADIATION DAMPER

- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
  - COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
  - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
  - INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
  - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
  - PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
  - ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
  - PROVIDE AN APPROVED THROUGH PENETRATION FIRESTOP FOR ALL PIPING INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479. FIRESTOP SHALL HAVE A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCHES OF WATER AND SHALL HAVE A MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
  - ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
  - THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
    - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 26 GAUGE.
    - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
    - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
    - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/4 INCH INTO THE INSIDE OF THE DUCT.
    - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT. SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.0625 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
    - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
    - PROVIDE DRYER WALL BOX EQUAL TO THE DRYERBOX, MODEL 480 NEAR DRYER. FOLLOW ALL FIRESTOP UL CABINET SYSTEMS NOTES TO MAINTAIN FIRE RATING IN RATED WALLS.
    - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.
    - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
    - THERMOSTATS TO BE MOUNTED 48" ABOVE FINISHED FLOOR IN ADA UNITS/SENSORY UNITS.

### MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC TO RESIDENTIAL AND COMMON SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

### CODES & STANDARDS REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010
- LEED BD+C: HOMES AND MULTIFAMILY LOWRISE v4-LEED v4

### HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING	HEATING	COOLING	HEATING
OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
INDOOR: 74	INDOOR: 72	INDOOR: 75	INDOOR: 70

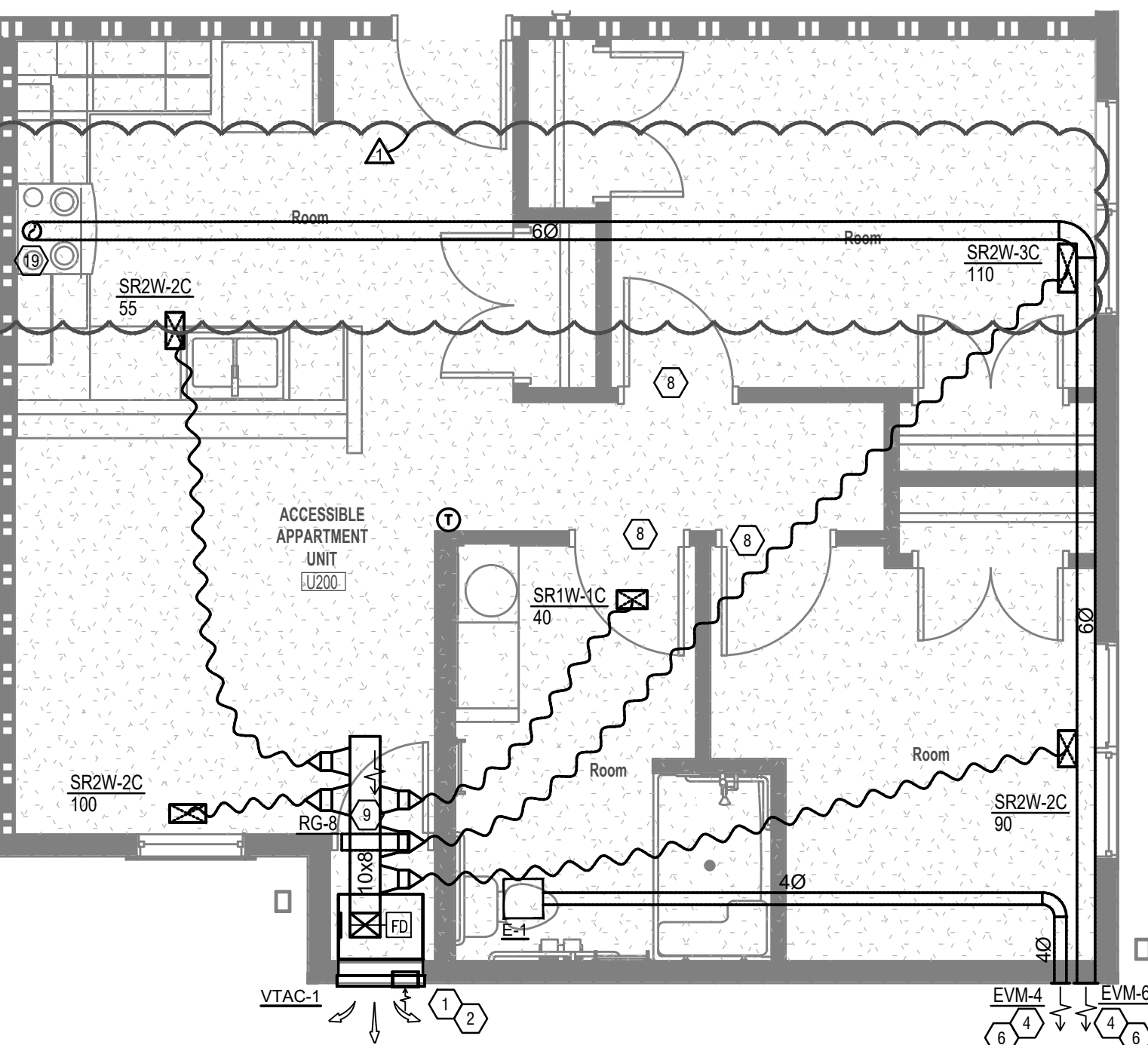
- ### KEYED SHEET NOTES
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
  - PROVIDE OVERFLOW SWITCH THAT WILL SHUT OFF THE UNIT ON HIGH WATER LEVEL.
  - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
  - EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT FOR PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
    - 3' FROM PROPERTY LINE.
    - 3' FROM OPERABLE OPENINGS INTO BUILDING.
    - 10' FROM MECHANICAL AIR INTAKE.
  - FRESH AIR INTAKE THRU WALL TO WALL HOODED VENT EQUAL TO FAMCO SWVP.
  - REFER TO OVERALL BUILDING LAYOUT FOR EXHAUST PENETRATIONS.
  - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN AIR.
  - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
  - PROVIDE AND INSTALL CO2 SENSOR IN RETURN DUCTWORK. SET OUTSIDE AIR FLOW TO 10% OF THE TOTAL AIRFLOW OF THE SYSTEM. WHEN CO2 LEVELS RISE ABOVE 1000 PPM IN THE SPACE MOTOR OPERATED DAMPER SHALL ADJUST TO ALLOW THE OUTSIDE AIRFLOW LISTED IN THE VENTILATION SCHEDULE. MOTOR OPERATED DAMPER TO CLOSE WHEN UNIT IS NOT OPERATIONAL.
  - RECIRCULATING EXHAUST PROVIDED PER OMC 505.1 EXCEPTION 2. ADDITIONAL EXHAUST FAN IS PROVIDED PER LEED REQUIREMENTS.
  - EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
  - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP
  - COORDINATE MINI-SPLIT LOCATION WITH ELEVATOR EQUIPMENT AND LIGHTING LAYOUT.
  - FIRE DAMPERS NOT REQUIRED PER OMC 607.5.3
  - EXCEPTION 4-SUCH WALLS ARE PENETRATED BY DUCTED HVAC SYSTEMS. HAVE A REQUIRED FIRE-RESISTANCE RATING OF 1 HOUR OR LESS AND ARE IN AREAS IN OTHER THAN GROUP H AND ARE IN BUILDINGS EQUIPPED THOUGHTOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF BUILDING CODE. SHALL BE CONSTRUCTED OF SHEET STEEL, NO LESS THAN NO. 26 GAUGE.
  - ROUTE SUPPLY DUCT UP IN BETWEEN FLOOR TRUSSES.
  - PROVIDE GRAVITY DAMPER IN DRYER MIA BRANCH DUCTS. GRAVITY DAMPER TO OPEN WHEN DRYERS ARE RUNNING AND SPACE BECOMES NEGATIVE.
  - DRYER MAKE UP AIR TO BE ROUTED BEHIND DRYERS DOWN TO GROUND LEVEL.
  - DUCT PENETRATIONS THROUGH RATED CEILING MEMBRANE SHALL BE TREATED AS A THROUGH PENETRATION. REFER TO ENGINEERING JUDGMENT DETAIL ON SHEET M-301



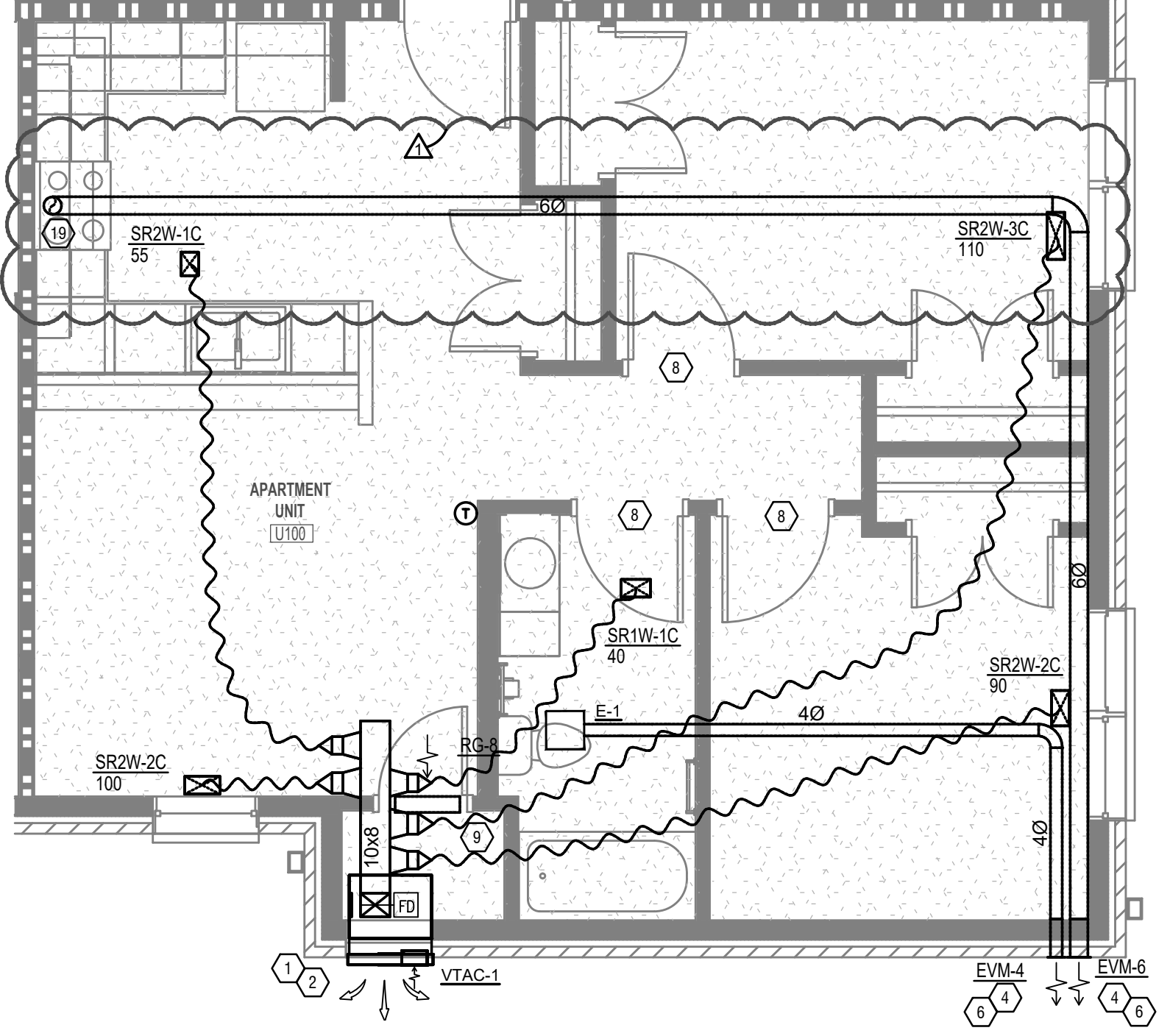
### ISSUANCES

DATE	NO.	DESCRIPTION
01/18/2023	1	80% CHFA Review
03/09/2023	2	PERMIT
04/24/2023	3	BID DOCUMENTS
01/16/2024	4	ADDENDUM 02

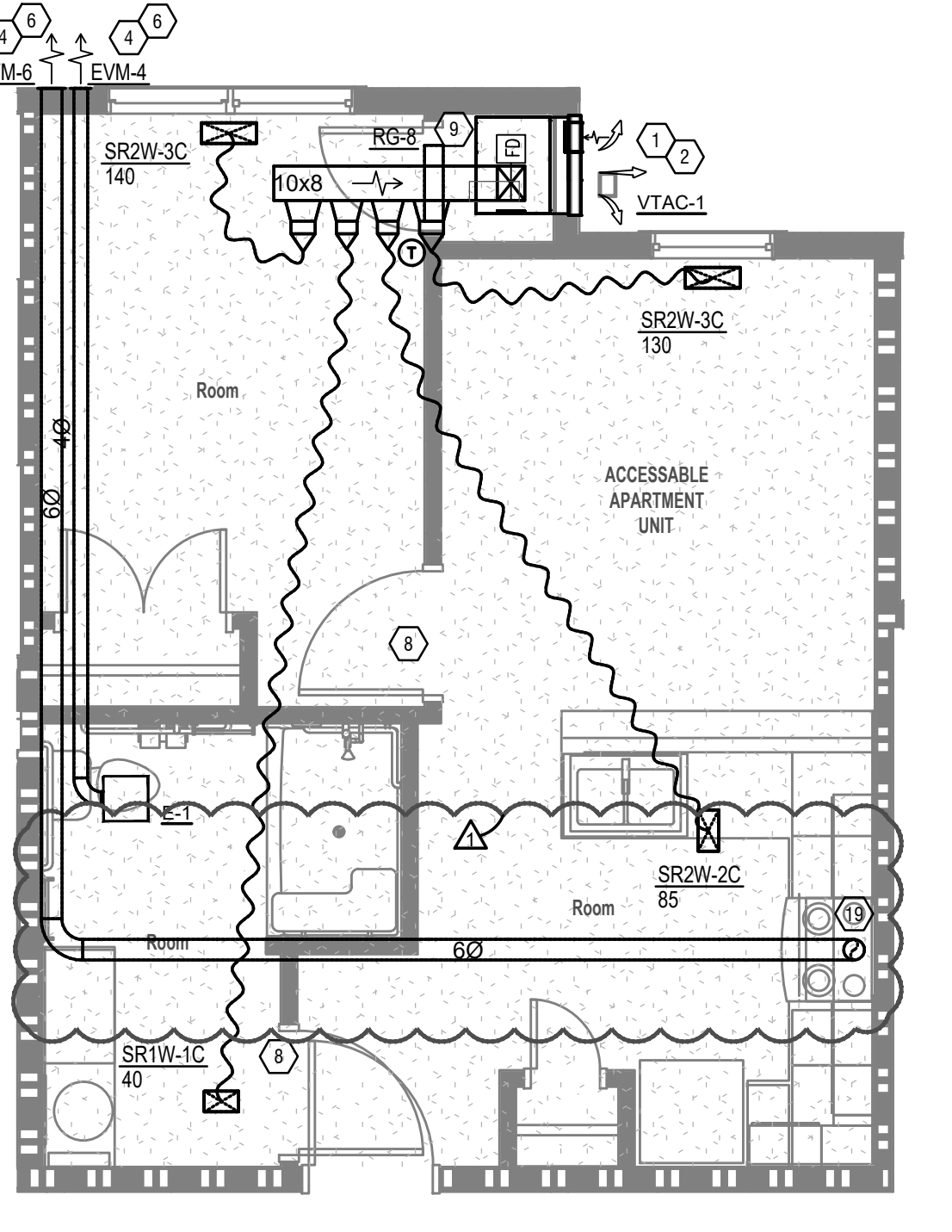
**CARTHAGE FLATS**  
 7020 VINE STREET  
 CINCINNATI, OH



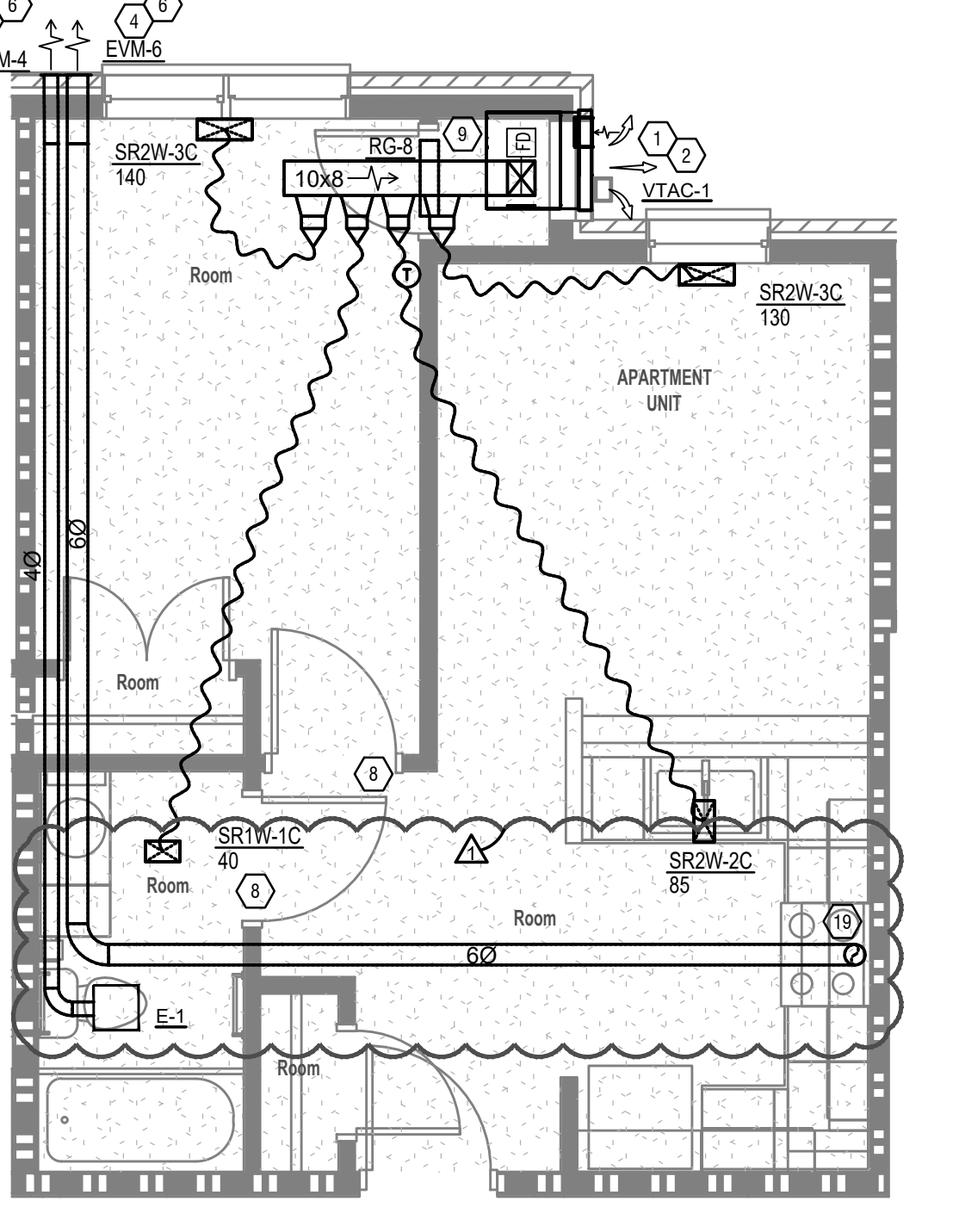
**4 TWO BEDROOM ACCESSIBLE UNIT**  
 M200 SCALE: 1/4" = 1'-0"



**3 TWO BEDROOM UNIT**  
 M200 SCALE: 1/4" = 1'-0"



**2 ONE BEDROOM ACCESSIBLE UNIT**  
 M200 SCALE: 1/4" = 1'-0"



**1 ONE BEDROOM UNIT**  
 M200 SCALE: 1/4" = 1'-0"

PR - 10040  
**ENGINEERED BUILDING SYSTEMS INC.**  
 Shared Success Through Collaboration and Efficiency  
 515 Monmouth Street, Suite 201  
 Newport, KY 41071 (859) 281-0565  
 MEP Consulting Services, Inc. in OH  
 Copyright © 2019

DRAWN BY RPG	CHECKED BY SSS
PROJECT NO.: 10040	
SCALE: AS NOTED	
DATE: 01-04-2023	
DRAWING TITLE MECHANICAL ENLARGED UNIT PLANS	
SHEET NO. <b>M200</b>	

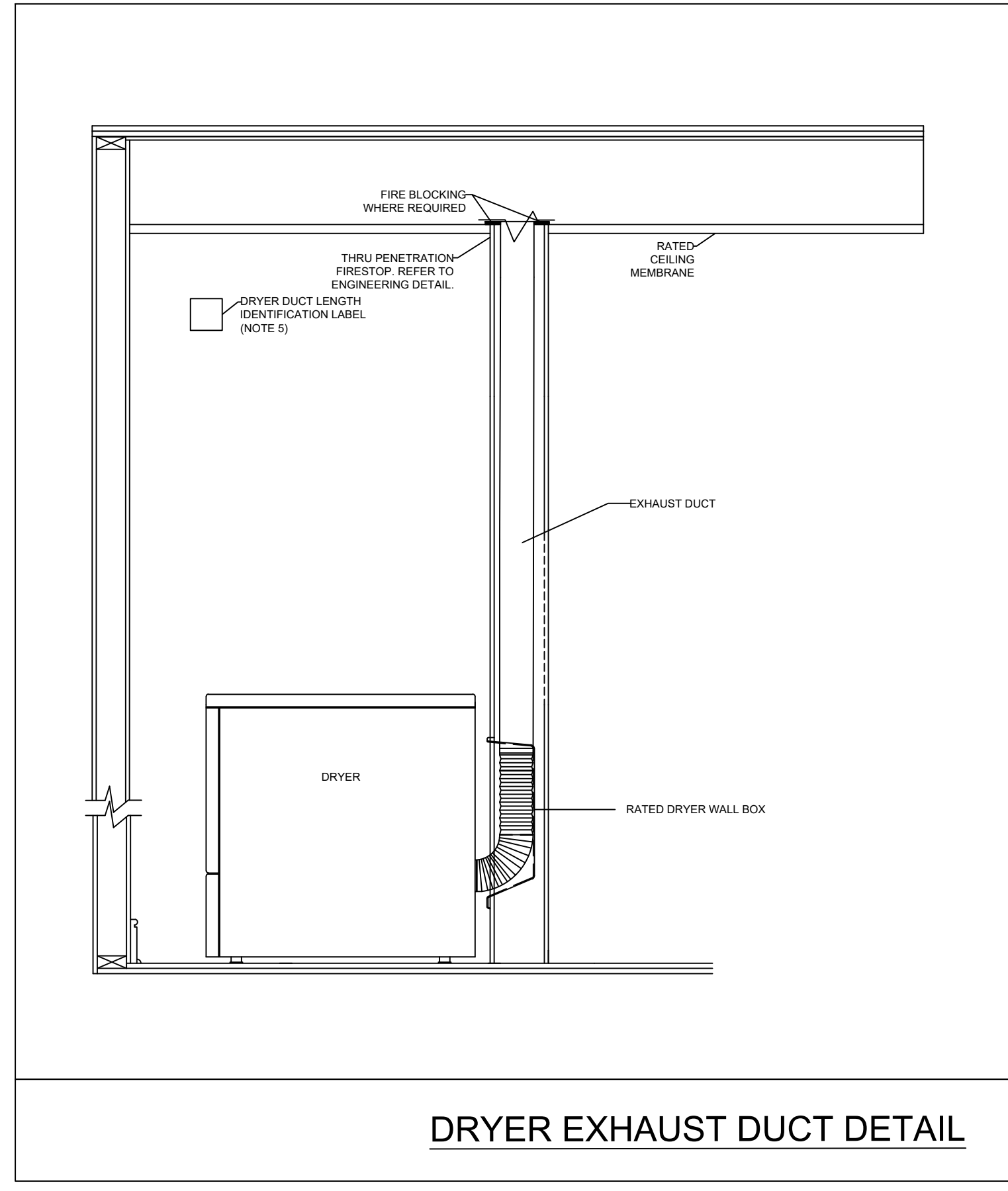
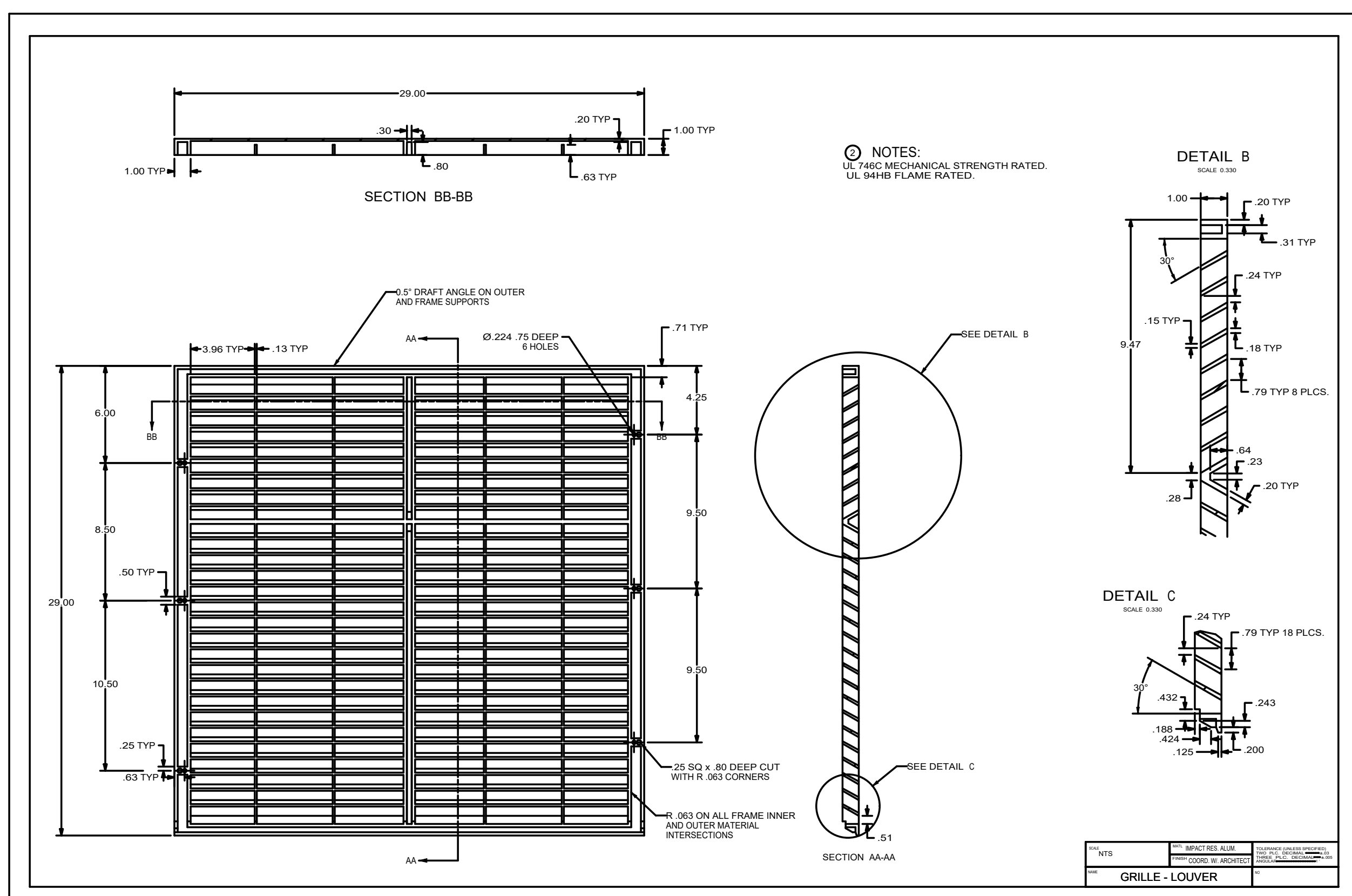
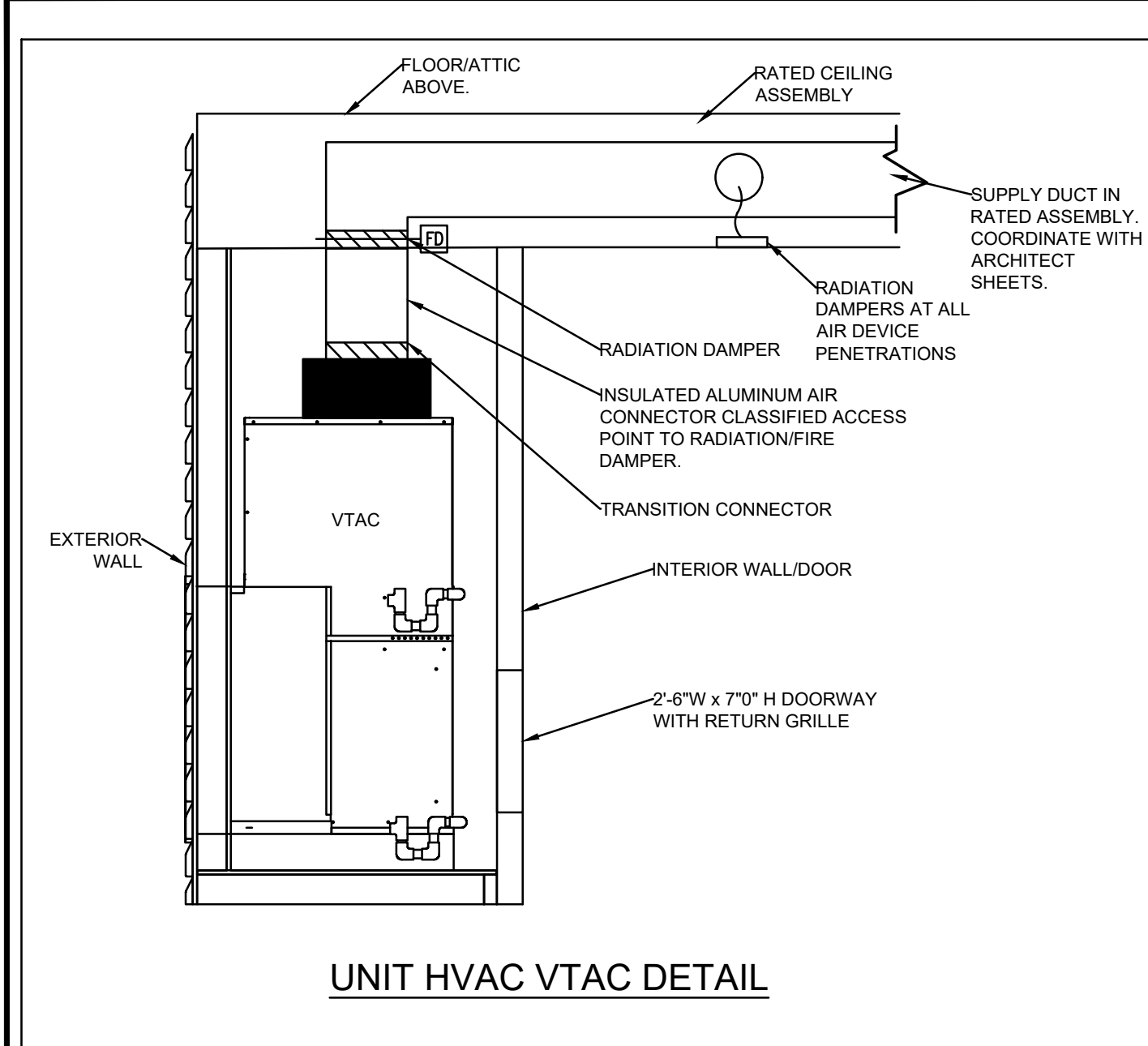


TABLE 504.8.4.1 DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH	
FITTING TYPE	EQUIVALENT LENGTH
4" radius mitered 45-degree elbow	3 feet 6 inches
4" radius mitered 90-degree elbow	2 feet 6 inches
4" radius mitered 135-degree elbow	1 foot 6 inches
4" radius mitered 180-degree elbow	1 foot 6 inches
4" radius mitered 225-degree elbow	1 foot 6 inches
4" radius mitered 270-degree elbow	1 foot 6 inches
4" radius mitered 315-degree elbow	1 foot 6 inches
4" radius mitered 360-degree elbow	1 foot 6 inches

**NOTES (504.8 2017 OMC)**

- MATERIAL AND SIZE DRYER DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH. BE CONSTRUCTED OF METAL AT LEAST 0.016 IN. (28 GAUGE) THICK AND BE 4-INCHES IN DIAMETER (SECTION 504.8.1).
- DUCT INSTALLATION: SUPPORT EXHAUST DUCTS AT 4 FT. INTERVALS AND SECURE IN PLACE. SECURE WITH ALUMINUM FOIL DUCTWORK TAPE. IF USING SCREWS OR POP-RIVETS THEY MUST PROTRUDE NO MORE THAN 1/8 INCH INTO THE INSIDE OF THE DUCT (SECTION 504.8.2).
- TRANSITION DUCTS: TRANSITION DUCT TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM MUST BE A SINGLE LENGTH LISTED, LABELED PER UL2158. TRANSITION DUCT MUST BE NO MORE THAN 8 FT. LONG AND CANNOT BE CONCEALED WITHIN CONSTRUCTION. (SECTION 504.8.3).
- DUCT LENGTH: THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH IS 35 FEET FROM CONNECTION TO TRANSITION DUCT FROM DRYER TO OUTLET. THE MAXIMUM LENGTH OF THE EXHAUST DUCT IS REDUCED FROM FITTINGS USED ACCORDING TO TABLE 504.8.4.1 ABOVE.
  - 504.8.4.1 SPECIFIED LENGTH: THE MAX LENGTH OF EXHAUST DUCT IS 35 FEET FROM CONNECTION TO TRANSITION DUCT FROM DRYER TO OUTLET. THE MAXIMUM LENGTH OF THE EXHAUST DUCT IS REDUCED FROM FITTINGS USED ACCORDING TO TABLE 504.8.4.1 ABOVE.
  - 504.8.4.2 MANUFACTURER'S INSTRUCTIONS: THE MAX LENGTH OF THE EXHAUST DUCT WILL BE DETERMINED BY THE INSTALLATION INSTRUCTIONS WHICH ARE PROVIDED BY THE DRYER MANUFACTURER (IF APPLICABLE).
  - 504.8.4.3 DRYER EXHAUST DUCT POWER VENTILATOR LENGTH: THE MAX LENGTH OF DRYER EXHAUST TO BE DETERMINED BY DRYER EXHAUST DUCT POWER VENTILATOR MANUFACTURER'S INSTALLATION INSTRUCTIONS (IF APPLICABLE).
- LENGTH IDENTIFICATION: IF THE EXHAUST DUCT EXCEEDS 35 FT. THE EQUIVALENT LENGTH OF DUCT SHALL BE SHOWN ON A PERMANENT LABEL/TAG. LABEL/TAG TO BE PLACED WITHIN 6 FT. OF EXHAUST DUCT CONNECTION. LABEL EQUAL TO DRYER PLACARD BRAND. (SECTION 504.8.5).

CODE REFERENCED: 901.0 OHIO MECHANICAL CODE

**Zone SECOND FLOOR COR. Ventilation**

System Primary Airflow:  $V_{ps}$  800 CFM Zone Air Distribution Effectiveness:  $E_z$  0.8

Average Outdoor Air Fraction:  $X_o$  0.128 Primary Air Fraction to Zone:  $F_p$  1

Occupant Diversity:  $D$  1 Secondary Air Fraction to Zone:  $F_s$  1

Uncorrected Air Intake:  $V_{un}$  103 CFM Fraction of Supply Air to Zone from Outside Zone:  $F_o$  1

System Ventilation Efficiency:  $E_v$  0.789 Fraction of Supply Air to Zone from Fully Mixed Primary Air:  $F_{pm}$  1

Outdoor Air Intake:  $V_{oa}$  130 CFM Fraction of Outdoor Air to Zone from Outside Zone:  $F_{oc}$  1

Room	Room Type	People Outdoor Air		Area Outdoor Air		Breathing Zone Outside Airflow (CFM)	Zone Outdoor Airflow (CFM)	Zone Discharge Airflow (CFM)	Discharge Outdoor Air Fraction	Zone Ventilation Efficiency
		Rate (CFM/person)	People	Rate (CFM/m <sup>2</sup> )	Area (m <sup>2</sup> )					
200-CORRIDOR	Public Spaces-Corridors	0	0	0.06	810	49	49	61	0.118	1.04
201-STORAGE	Warehouses	0	0	0.06	118	8	8	10	0.37	0.789
206-CORRIDOR	Public Spaces-Corridors	0	0	0.06	405	25	25	258	0.12	1.04

\*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

**Zone THIRD FLOOR COR. Ventilation**

System Primary Airflow:  $V_{ps}$  800 CFM Zone Air Distribution Effectiveness:  $E_z$  0.8

Average Outdoor Air Fraction:  $X_o$  0.128 Primary Air Fraction to Zone:  $F_p$  1

Occupant Diversity:  $D$  1 Secondary Air Fraction to Zone:  $F_s$  1

Uncorrected Air Intake:  $V_{un}$  103 CFM Fraction of Supply Air to Zone from Outside Zone:  $F_o$  1

System Ventilation Efficiency:  $E_v$  0.789 Fraction of Supply Air to Zone from Fully Mixed Primary Air:  $F_{pm}$  1

Outdoor Air Intake:  $V_{oa}$  130 CFM Fraction of Outdoor Air to Zone from Outside Zone:  $F_{oc}$  1

Room	Room Type	People Outdoor Air		Area Outdoor Air		Breathing Zone Outside Airflow (CFM)	Zone Outdoor Airflow (CFM)	Zone Discharge Airflow (CFM)	Discharge Outdoor Air Fraction	Zone Ventilation Efficiency
		Rate (CFM/person)	People	Rate (CFM/m <sup>2</sup> )	Area (m <sup>2</sup> )					
300-CORRIDOR	Public Spaces-Corridors	0	0	0.06	810	49	49	61	0.118	1.04
301-STORAGE	Warehouses	0	0	0.06	118	8	8	10	0.37	0.789
306-CORRIDOR	Public Spaces-Corridors	0	0	0.06	405	25	25	258	0.12	1.04

\*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

**Zone FIRST FLOOR COM. Ventilation**

System Primary Airflow:  $V_{ps}$  1,200 CFM Zone Air Distribution Effectiveness:  $E_z$  0.8

Average Outdoor Air Fraction:  $X_o$  0.154 Primary Air Fraction to Zone:  $F_p$  1

Occupant Diversity:  $D$  1 Secondary Air Fraction to Zone:  $F_s$  1

Uncorrected Air Intake:  $V_{un}$  185 CFM Fraction of Supply Air to Zone from Outside Zone:  $F_o$  1

System Ventilation Efficiency:  $E_v$  1 Fraction of Supply Air to Zone from Fully Mixed Primary Air:  $F_{pm}$  1

Outdoor Air Intake:  $V_{oa}$  185 CFM Fraction of Outdoor Air to Zone from Outside Zone:  $F_{oc}$  1

Room	Room Type	People Outdoor Air		Area Outdoor Air		Breathing Zone Outside Airflow (CFM)	Zone Outdoor Airflow (CFM)	Zone Discharge Airflow (CFM)	Discharge Outdoor Air Fraction	Zone Ventilation Efficiency		
		Rate (CFM/person)	People	Rate (CFM/m <sup>2</sup> )	Area (m <sup>2</sup> )							
109-COMMUNITY ROOM	Office-Conference Rooms	5	24	120	0.06	463	28	148	185	1,200	0.154	1

\*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

**System No. F-C-7086**

ANSI/UL 1479 (ASTM E814)	CANULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 1 Hr	FT Rating — 1 Hr
	FH Rating — 1 Hr
	FTH Rating — 1 Hr

Reproduced by Hilti, Inc. Courtesy of Underwriters Laboratories, Inc. May 21, 2021

Page: 1 of 2

**System No. F-C-7086**

- Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below.
  - Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design.
  - Wood Joist\* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends frustrotopped.
  - Gypsum Board\* — Type C gypsum board as specified in the individual Floor-Ceiling Design. Thickness, type, number of layers and fasteners as required in the individual Floor-Ceiling Design. Diam of opening is to be max 1 in. (25.4 mm) larger than diam of steel duct.
- Chase Wall — (Optional, Not Shown) — The through penetrant (Item 2) may be routed through a 1 hr fire rated single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min 1/2 in. (13 mm) greater than diameter of opening cut in top plates to accommodate the through penetrant (Item 2). The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
  - Studs — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
  - Sole Plate — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
  - Top Plate — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening to be max 1 in. (25 mm) larger than OD of steel duct.
  - Board\* — Thickness, type, number of layers and fasteners shall be as specified in the individual Wall and Partition Design.
- Steel Duct — Nom 6 in. (152 mm) diam (or smaller) No. 30 gauge (or heavier) steel duct to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. (point contact) to max 1 in. (25 mm). Steel duct to be rigidly supported on both sides of the floor-ceiling assembly.
- Fill, Void or Cavity Materials\*—Sealant — Min 5/8 in. (16 mm) thickness of sealant applied within annular space, flush with bottom surface of gypsum board or lower top plate. Min 1/4 in. (6 mm) diam bead of sealant shall be applied at point contact locations. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — FS-ONE MAX Intumescent Sealant.

\*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Reproduced by Hilti, Inc. Courtesy of Underwriters Laboratories, Inc. May 21, 2021

Page: 2 of 2



ISSUANCES	DATE	NO.	DESCRIPTION
	01/18/2023	1	80% CHFA Review
	03/09/2023	2	PERMIT
	04/24/2023	3	BID DOCUMENTS
	05/17/2023	4	LEED Ventilation Update
	01/16/2024	5	ADDENDUM 02

**CARTHAGE FLATS**

**7020 VINE STREET  
CINCINNATI, OH**

PR - 10040

**ENGINEERED BUILDING SYSTEMS INC.**

Shared Success Through Collaboration and Efficiency

515 Monmouth Street, Suite 201  
Newport, KY 41071 (859) 281-0585  
MEP Consulting Services, Inc. in OH  
Copyright © 2015

THIS DOCUMENT IS THE PROPERTY AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS INC. NEITHER THE DOCUMENT NOR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, STORED IN A RETRIEVING SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS INC.

DRAWN BY RPG	CHECKED BY SSS
PROJECT NO.: 10040	
SCALE: AS NOTED	
DATE: 01-04-2023	
DRAWING TITLE MECHANICAL DETAILS	
SHEET NO. M301	

7A-Project Drawings 10000-10001 10000 - Carthage Flats, PSN - Cincinnati, Documents 10000-1001-MECHANICAL SYSTEMS ARE SHOWN IN THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE OR CONDITION OF EXISTING EQUIPMENT AND WIRING. GENERAL CONTRACTOR, ETC. EBS ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE COMPLIANCE OR CONDITION OF EXISTING EQUIPMENT AND WIRING.





2A - Project: Enlarged Unit 1000A-1000B - Carthage Flats - Sensory Impairment Units - Electrical - Enlarged Unit Plans - EBS - PE 7/11/23 - Jan 12, 2024 - E301 - B - PE 4/18/24  
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC. EBS ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE COMPLIANCE OR CONDITION OF EXISTING EQUIPMENT AND WIRING.

**GENERAL NOTES-DWELLING UNITS**

- A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D).
- B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
- C. THE INTENT OF DRAWINGS SHOWING SMOKE ALARM LOCATIONS IS TO DEMONSTRATE GENERAL COMPLIANCE WITH APPLICABLE CODES. ELECTRICAL CONTRACTOR TO COORDINATE FINAL PLACEMENT OF SMOKE ALARMS WITH ACTUAL CEILING CONFIGURATION, CEILING FAN LOCATIONS, DISTANCE TO BATHROOMS, DISTANCE TO COOKING APPLIANCES, ETC. AND INSTALL PER THE REQUIREMENTS OF APPLICABLE CODES.
- D. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.
- E. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
- F. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
- G. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.
- H. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS "TYPICAL", ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS / ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12.
- I. LIGHTING INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.16.

**KEYED SHEET NOTES - UNITS**

- 1. TENANT UNIT PANEL SHOWN FOR REFERENCE ON EACH UNIT "TYPE" EACH UNIT TYPE MAY HAVE MULTIPLE CONFIGURATIONS. SEE OVERALL FLOOR PLAN FOR SPECIFIC PANEL LOCATIONS OF EACH UNIT.
- 2. CATV/PHONE DWELLING UNIT DEMARC CABINET. PROVIDE AND INSTALL ALL ITEMS NECESSARY FOR CATV/PHONE, AND RECEPTACLE LOCATED IN THE CABINET. OWNER TO PROVIDE SPEC FOR MULTI-MEDIA PANEL. ALL HOME RUNS FROM UNIT ARE TO BE BROUGHT BACK TO THIS BOX. PROVIDE GC SPECIFIED HOMERUN CABLE FROM UTILITY DEMARC LOCATION IN FIRST FLOOR ELECTRICAL CLOSET TO THIS BOX. CONFIRM LOCATION WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.
- 3. MULTI-SPEED BATH FANLIGHT COMBO TO BE INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO PROVIDE A CONSTANT HOT AND (1) SWITCH. UNIT SHALL BE WIRED SO THAT FAN RUNS CONTINUOUSLY, AND RAMPS UP TO SECOND SPEED WHEN SWITCH IS TURNED ON.
- 4. SENSORY ITEMS ONLY NEED TO BE INSTALLED IN UNITS U212 AND U301. ALL OTHER UNITS TO BE INSTALLED WITHOUT THESE ITEMS.
- 5. INSTALL HARDWIRED DOORBELL
  - 5.1. THE NOTIFIER INSIDE THE UNIT SHALL BE BOTH AUDIBLE AND VISUAL. AUDIBLE DEVICES SHALL BE EQUIPPED WITH VOLUME CONTROLS.
  - 5.2. THE NOTIFIER INSIDE THE BEDROOM AND BATHROOM SHALL BE VISUAL DEVICES ONLY. SECONDARY DEVICE LOCATIONS ARE PERMITTED TO BE WIRELESS. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.
- 6. PROVIDE AUDIBLE AND VISUAL SMOKE DETECTOR DEVICES.
- 7. INSTALL RECEPTACLE IN SIDE WALL DIRECTLY BELOW THE COUNTERTOP SURFACE IN A HORIZONTAL ORIENTATION.
- 8. PROVIDE AND INSTALL SEPARATE SWITCHES FOR RANGE HOOD AND LIGHT IN AN ACCESSIBLE LOCATION PER ADA REQUIREMENTS. FIELD COORDINATE DESIRED LOCATION WITH GC.

**SCOPE OF WORK**

NEW CONSTRUCTION OF A MULTI-FAMILY APARTMENT BUILDING. PROJECT CONSISTS OF (43) APARTMENTS, AND ADMINISTRATIVE AND SUPPORT SPACES. SCOPE OF WORK INCLUDES A NEW ELECTRICAL SERVICE, DISTRIBUTION EQUIPMENT, BRANCH CIRCUIT WIRING, LIGHTING, AND DEVICES. SEE SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND NOTES FOR ADDITIONAL INFORMATION.

**GENERAL NOTES-OVERALL PROJECT**

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

**GENERAL NOTES-POWER**

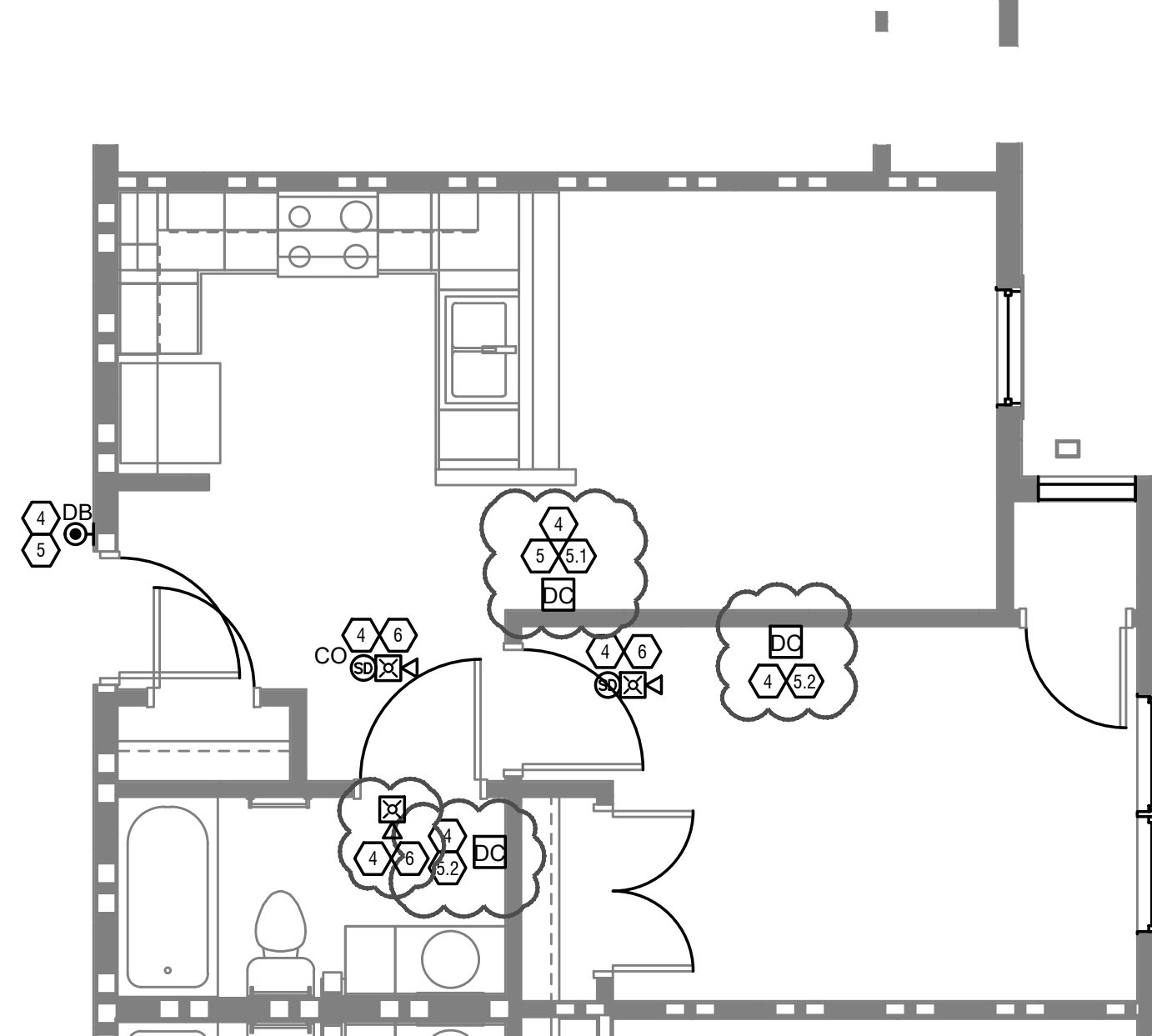
- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
- C. PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- H. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.



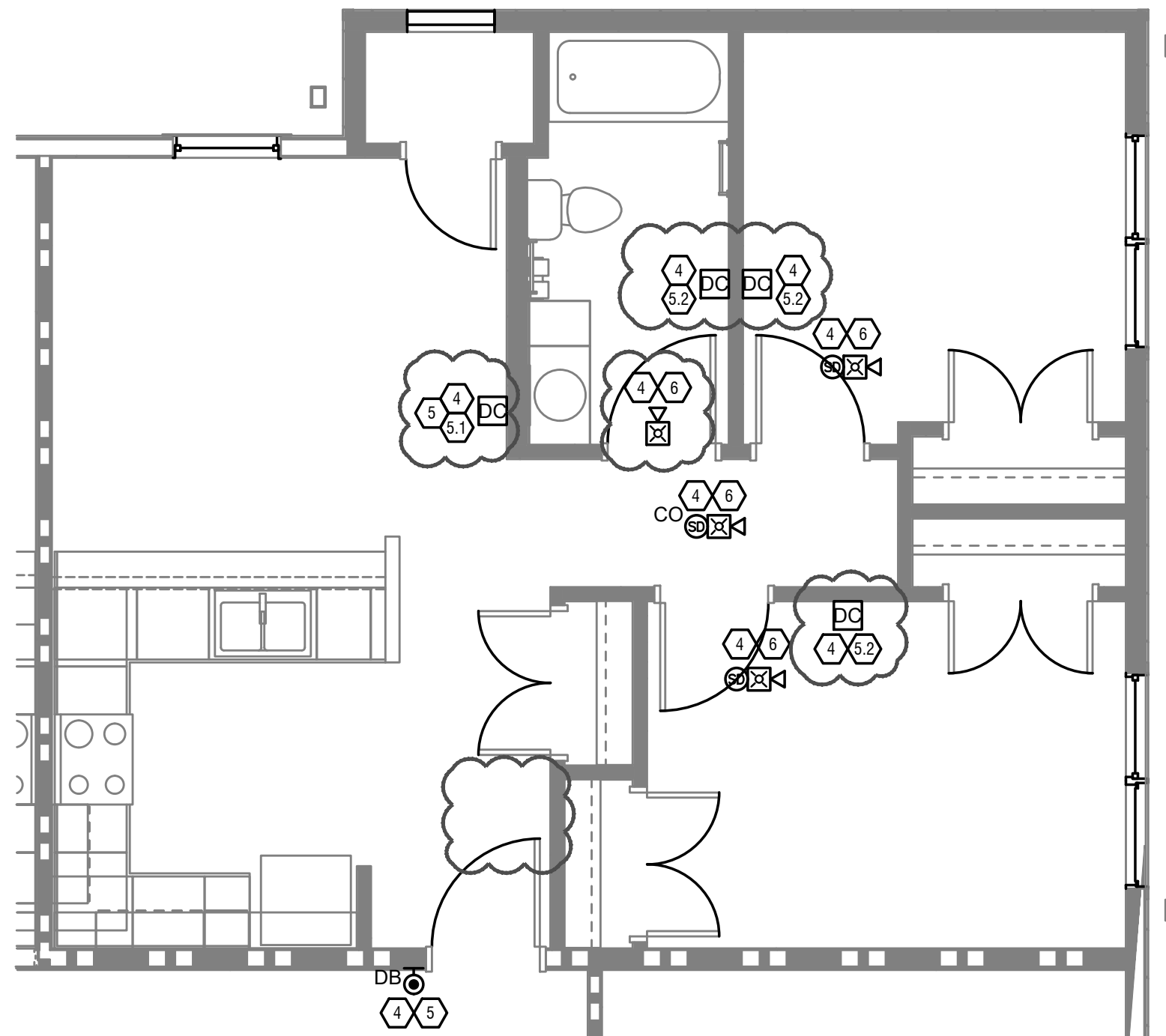
ISSUANCES	DATE	NO.	DESCRIPTION
	01/18/2023	1	80% CHFA Review
	03/09/2023	2	PERMIT
	04/24/2023	3	BID DOCUMENTS
	10/27/2023	4	CHFA REVISION
	01/16/2024	5	ADDENDUM 02

**CARTHAGE FLATS**  
 7020 VINE STREET  
 CINCINNATI, OH

PR - 10040  
**ENGINEERED BUILDING SYSTEMS INC.**  
 Shared Success Through Collaboration and Efficiency  
 515 Monmouth Street, Suite 201  
 Newport, KY 41071 | (859) 281-0265  
 MEP Consulting Services, Inc. in OH  
 Copyright © 2015  
THIS DOCUMENT IS THE PROPERTY AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS INC.



**2**  
**E301**  
**ONE BEDROOM SENSORY IMPAIRMENT UNIT**  
 SCALE: 1/4" = 1'-0"



**1**  
**E301**  
**TWO BEDROOM SENSORY IMPAIRMENT UNIT**  
 SCALE: 1/4" = 1'-0"

DRAWN BY: TAZ | CHECKED BY: PRS

PROJECT NO.: 10040

SCALE: AS NOTED

DATE: 01-04-2023

DRAWING TITLE  
**ELECTRICAL ENLARGED UNIT PLANS**

SHEET NO.  
**E301**