

SCALE: 3/32" = 1'-0"

EGRESS DIAGRAMS

**PROPOSED BUILDING RENOVATION**

- LOCATION: 1806 REPUBLIC STREET CINCINNATI, OH 45202
- DESCRIPTION: THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC RESIDENTIAL BUILDING. THE BUILDING IS 4 STORIES WITH A FULL BASEMENT. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. ALL FLOORS WILL REMAIN USE R-2 APARTMENTS.  
  
DEMOLITION WORK WILL INCLUDE NON-STRUCTURAL INTERIOR DEMOLITION AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS. NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THIS PROJECT HAS BEEN SUBMITTED FOR HISTORIC TAX CREDITS WITH THE STATE HISTORIC PRESERVATION OFFICE AND NATIONAL PARK SERVICE, AND THEREFORE WILL BE DICTATED BY CHAPTER 34, SECTIONS 3-11 AND SUPPORTING SECTIONS OF THE OBC.
- GOVERNING CODE: 2017 OBC (OHIO BUILDING CODE) CINCINNATI BUILDING CODE/ CINCINNATI ZONING CODE
- ZONING DESIGNATION: CC-P URBAN PARKING OVERLAY DISTRICT - NO PARKING REQUIRED.
- CONSTRUCTION TYPE:
 

	EXISTING TYPE III-B EXIST. CONSTRUCTION	PROPOSED TYPE III-B CONSTRUCTION
EXTERIOR BEARING:	MASONRY / 2HR	MASONRY / 2HR*
INTERIOR BEARING:	MASONRY / WOOD	MASONRY / METAL / WOOD / 0HR*
INTERIOR NON - BEARING:	WOOD	METAL OR WOOD/0HR.*
NON - BEARING FLR/ROOF:	WOOD/0HR	METAL OR WOOD/0HR.*

\*SEE CHAP. 10 FIRE RESISTANCE RATINGS AND PARTITION/ASSEMBLY TYPES SHEET WITHIN ARCH. SET
- USE GROUP/OCCUPANCY:
 

	EXISTING UNOCCUPIED	PROPOSED UNOCCUPIED	#OCCUPANCY LANDLORD ACCESS ONLY
BASEMENT			
FIRST FLOOR	R-2	R-2 UNIT 101	683 SF / 200 = 4
SECOND FLOOR	R-2	R-2 UNIT 201	687 SF / 200 = 4
THIRD FLOOR	R-2	R-2 UNIT 301	687 SF / 200 = 4
FOURTH FLOOR	R-2	R-2 UNIT 401	687 SF / 200 = 4
- HEIGHT + AREA:
 

USE	EXISTING III-B CONSTRUCTION HEIGHT - ALLOWABLE/PROPOSED	STORIES ABV GRADE- ALLOWABLE/PROPOSED
R-2	55' / 48'-7"	4 / 4

USE	AREA - ALLOWABLE/PROPOSED
R-2	16,000 SF / 3,900 SF
- OCCUPANCY: USED ABV. PLACE HOLDER FOR SOMETHING ELSE WE THINK MIGHT BE NEEDED?
- INTERIOR FINISH RATINGS:
 

	NON-SPRINKLERED/ TABLE 803.11	REQUIRED
EXIT STAIRWAYS, USE R-2		B
CORRIDORS, USE R-2		B
ROOMS AND ENCLOSED SPACES, USE R-2		C
- FIRE RESISTANCE RATINGS:
 

	NON-SPRINKLERED/ TABLE 508.4 USE SEPARATION R-2 / R-2	REQUIRED RATING 1 HR (OBC 711)	PROVIDED RATING 1 HR
STAIR ENCLOSURE		2HR (OBC1023.2)	2 HR
- EXIT REQUIREMENTS:
 

	TABLE 1017.2 NON-SPRINKLERED, 2 EXITS	ALLOWABLE (FT) 200'	PROVIDED (MAX)(FT) 62'-8"
R-2			

**12. FIRE PROTECTION:**

THE EXISTING BUILDING IS NOT CURRENTLY SPRINKLERED. A SPRINKLER SYSTEM IS NOT REQUIRED AND WILL NOT BE PROVIDED.

AN ALTERNATE ENGINEERED DESIGN (106.5 IN THE OBC) IS PROPOSED TO PROVIDE A WATER CURTAIN AS AN ALTERNATE TO THE FIRE-RATING REQUIREMENTS AT THE SOUTH FIRE ESCAPE WINDOWS. THE WATER CURTAIN WOULD SUPPRESS THE FIRE AT THE WINDOW FOR THE LENGTH OF TIME DESIGNED TO PROTECT THE OCCUPANTS. SMOKE DETECTORS WILL BE IN THE ROOMS THAT HAVE THE OPENINGS PROTECTIVES. THEY WILL BE WIRED WITH THE FIRE ALARM. THERE WILL NOT BE EXPOSED PLASTIC PIPE IN THE PROJECT. WHEN SPRINKLER DRAWINGS ARE SUBMITTED FOR PERMIT, A DRAWING WILL BE PROVIDED BY THE CONTRACTOR THAT WILL PROVIDE DOCUMENTATION THAT SUCH HEADS PROVIDE 100% COVERAGE OF THE ADJACENT WINDOWS. AN APPROPRIATE ALTERNATE ENGINEERED DESIGN LETTER WILL BE SUBMITTED WITH THESE DRAWINGS AT THAT TIME BY THE SPRINKLER ENGINEER.

A CLASS III STANDPIPE IS REQUIRED AND WILL BE PROVIDED AND APPLIED FOR UNDER A SEPARATE PERMIT.

FIRE EXTINGUISHERS WILL BE PROVIDED IN EACH DWELLING UNIT AND AS OTHERWISE REQUIRED BY SECTION 906 IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT. GC TO COORDINATE

907.2.9.1 R-2 A FIRE ALARM AND DETECTION SYSTEM W/ OCCUPANT NOTIFICATION DEVICES WILL BE PROVIDED FOR R-2 AND APPLIED FOR UNDER A SEPARATE PERMIT. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED NOR PROVIDED.

SMOKE ALARMS WILL BE INSTALLED IN DWELLING UNITS IN BEDROOMS AND OUTSIDE OF BEDROOMS AS REQUIRED PER SECTION 907

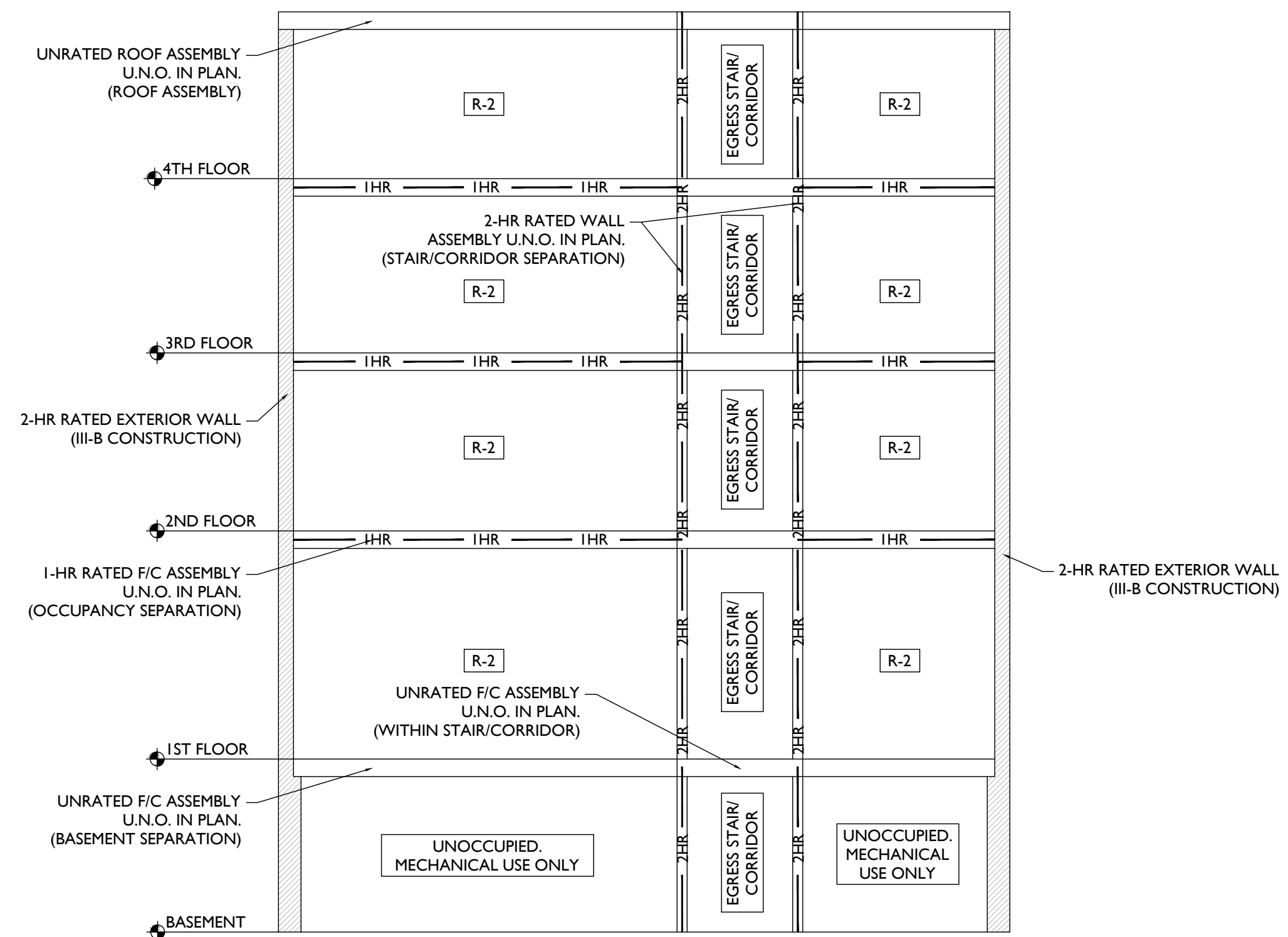
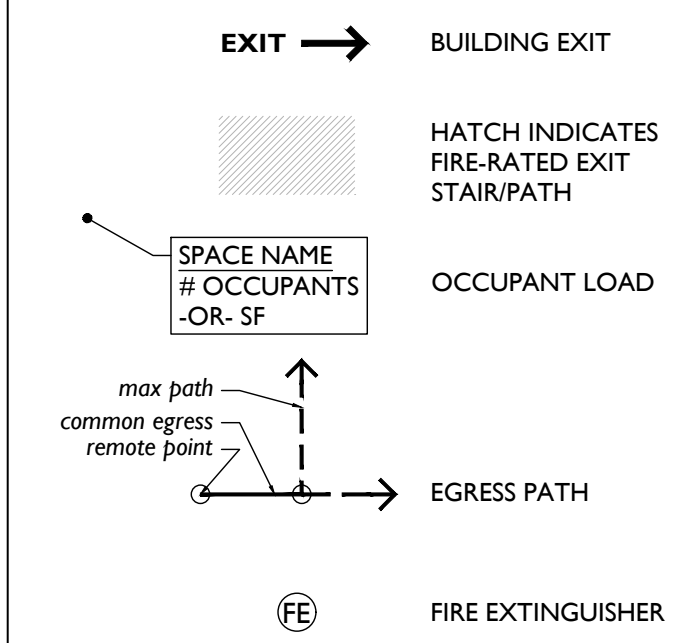
**13. FIRE ALARM:**

**CODE NOTES 2**

**EGRESS DIAGRAM GENERAL NOTES:**

- HORIZONTAL FLOOR/CEILING + ROOF ASSEMBLIES ARE INDICATED ON THIS PAGE AND IN THE NEW WORK PLANS.
- RATED PARTITIONS ARE INDICATED IN NEW WORK PLANS.
- SEE SHEET A6.00 FOR ASSEMBLIES + PARTITION TYPES DETAILS.

**EGRESS DIAGRAMS GRAPHIC KEY:**



NOTE: SEE SHEET A6.00 FOR ASSEMBLY INFO.

FIRE RATING SECTION DIAGRAM "A"

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

FIRE RATING SECTION DIAGRAM

**NOT FOR CONSTRUCTION**

PROPOSED PROJECT:  
**RENOVATION FOR  
 1806 REPUBLIC**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 08/30/2024

**A0.01**

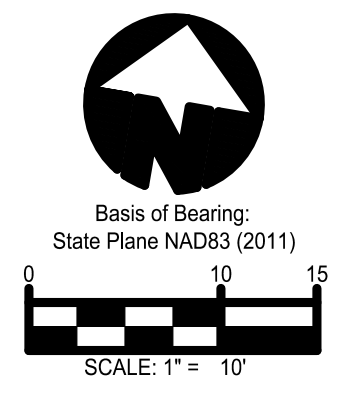
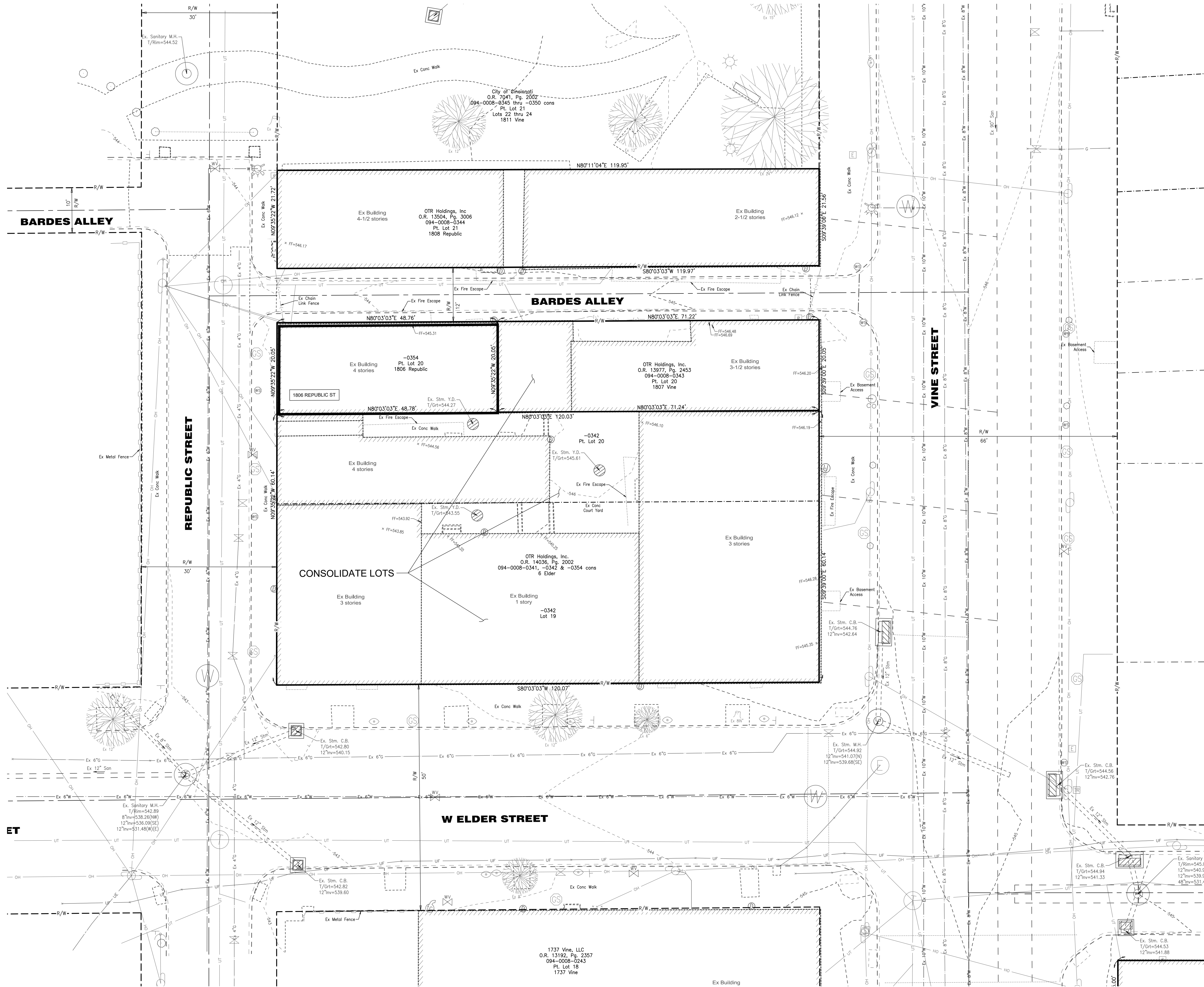
Progress Dates  
 2023.04.28 - BID/PERMIT  
 2024.08.30 - BID SET 2

Revisions

Design Team:  
 CO, JK, MR, MR, RK, RO, SO, TB  
 Drawn by:  
 MR, AM

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Know what's below.  
 Call before you dig.  
 LOCATION OF ALL EXISTING UTILITIES TO BE  
 DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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Progress Dates  
 04.28.2023 - PERMIT SUBMISSION  
 08.30.2024 - BID SET 2

Revisions

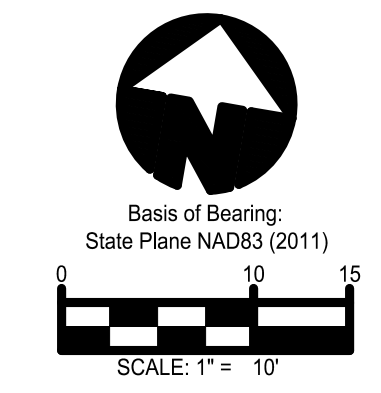
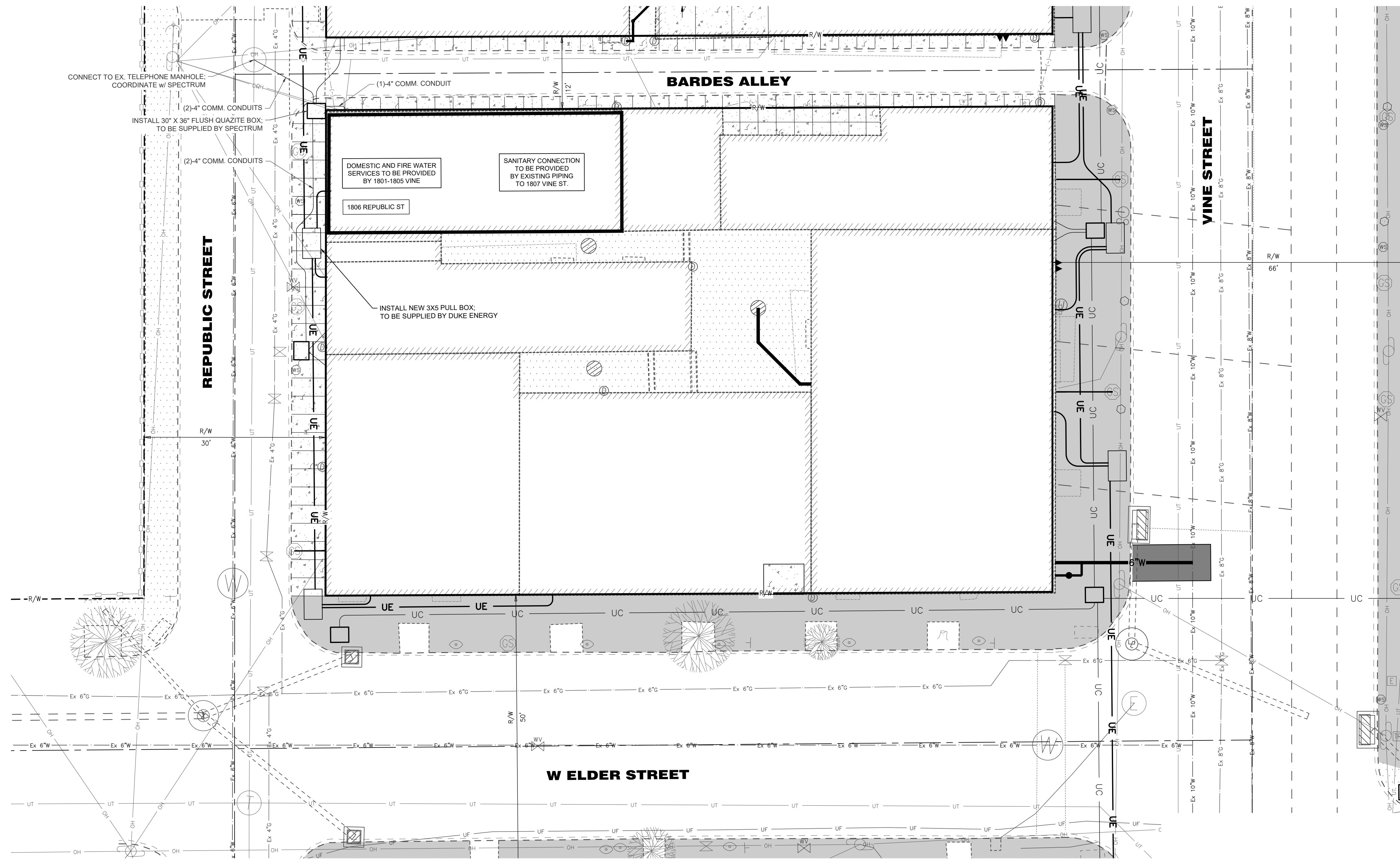
Design Team:

Drawn by:

PROPOSED PROJECT:  
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**CI.00**



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**LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION**

**MAINTENANCE OF TRAFFIC NOTES**

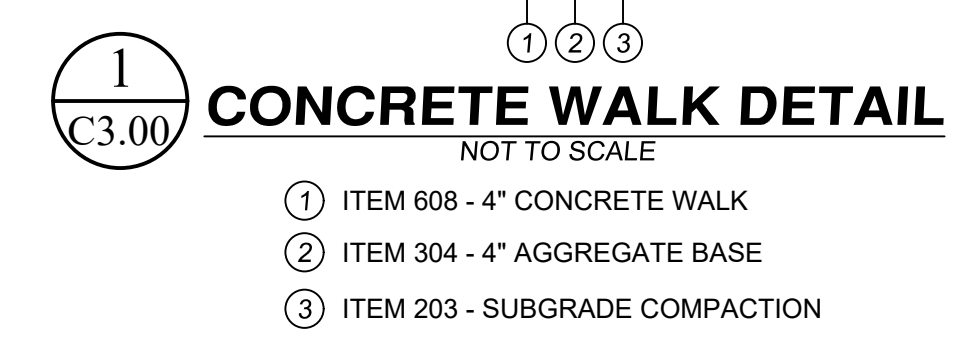
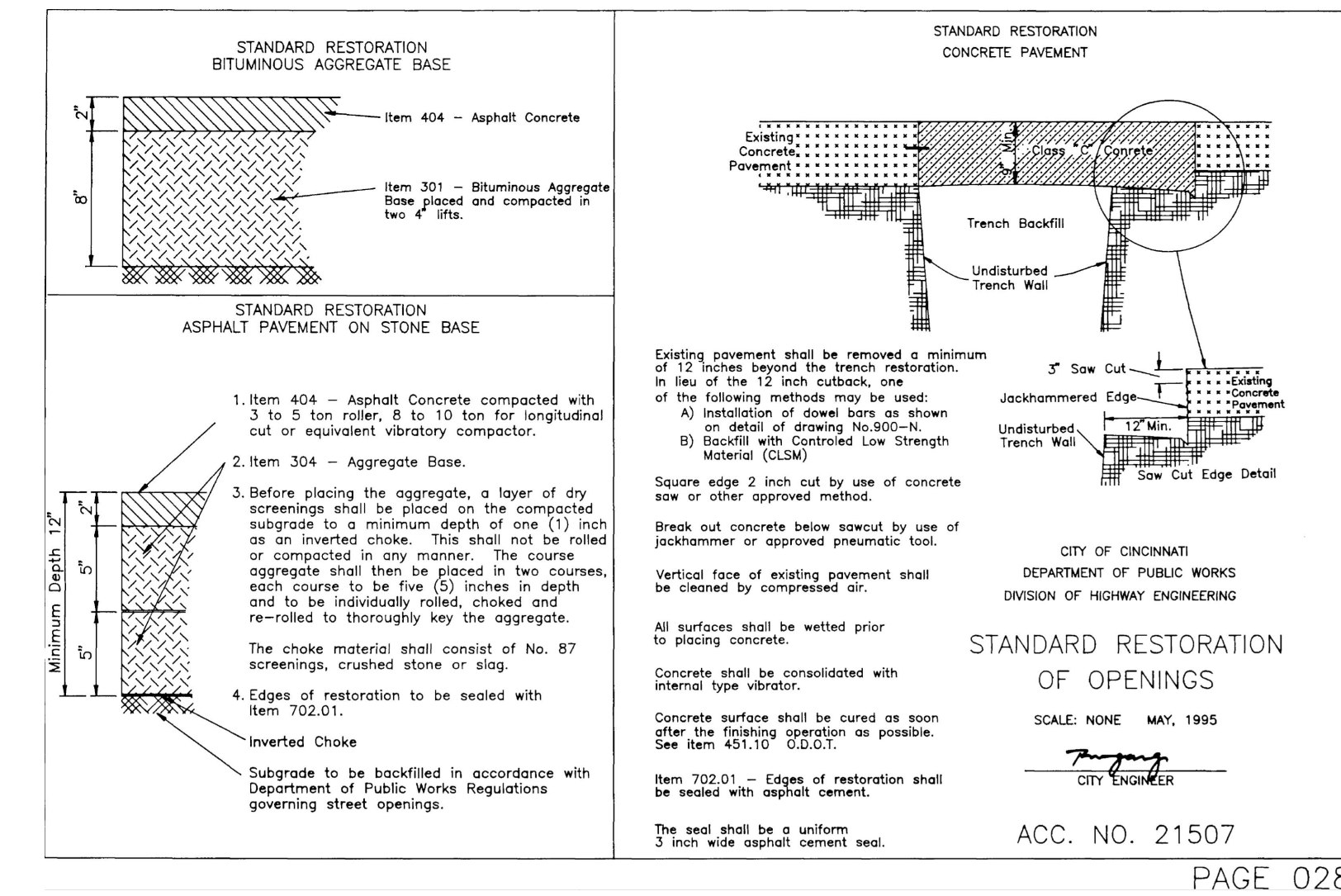
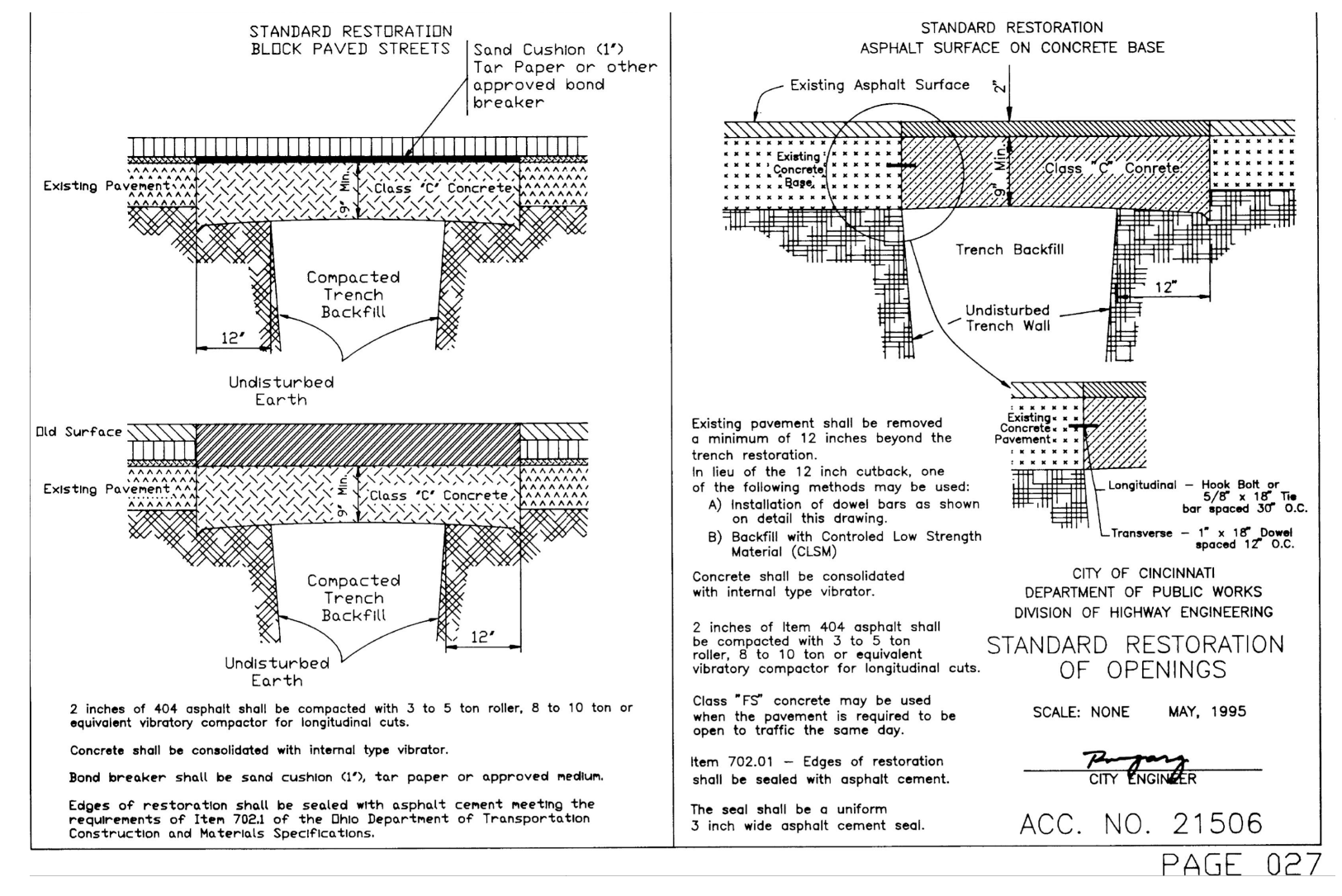
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND CURRENT STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE C&M SPECIFICATIONS AS WELL AS IN ACCORDANCE WITH PART 7 OF OMUTCD. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS MT-97.10, MT-99.10.
- LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGS AND SAFETY CONES, AS DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES.
- IF THE CONTRACTOR SO ELECTS, HE MAY SUBMIT ALTERNATE METHODS FOR THE MAINTENANCE OF TRAFFIC, PROVIDED THAT THE INTENT OF THE ABOVE PROVISIONS IS FOLLOWED AND NO ADDITIONAL INCONVENIENCE TO THE TRAVELING PUBLIC RESULTS THEREFROM. NO ALTERNATE PLAN WILL BE PUT INTO EFFECT UNTIL THE APPROVAL HAS BEEN GRANTED, IN WRITING, BY THE CITY OF CINCINNATI DOT.
- THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
- NO TRENCH SHALL BE LEFT OPEN OVERNIGHT. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE COUNTY ENGINEER.
- THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

**SITE PERMITS NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF CINCINNATI PERMITS FOR PROPOSED SITE WORK, INCLUDING (BUT NOT LIMITED TO): GCWW BRANCH APPLICATION, MSD TAP PERMIT, DOTE RIGHT-OF-WAY PERMIT (FOR UTILITY CONNECTIONS, STREETWALK CLOSURE, AND PAVEMENT INSTALLATION), DOTE BARRICADE PERMIT, DOTE REVOCABLE STREET PERMIT (IF APPLICABLE).

**LEGEND**

- EXISTING CONCRETE WALK OR DRIVE (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL C2.00)
- REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS (SEE SHEET C2.00 FOR DETAILS)
- STREETSCAPE PROJECT BY OTHERS



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Progress Dates  
04.28.2023 - PERMIT SUBMISSION  
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Revisions

Design Team:

Drawn by:  
EFS

PROPOSED PROJECT:  
**RENOVATION FOR 1806 REPUBLIC ST**  
CINCINNATI, OH - 45202  
FINDLAY FLATS

Job No: 22042 04/28/2023

**C2.00**

**KEYED NOTES**  
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.  
ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

**1. GENERAL**

- 2. EXG CONDITIONS**  
2.1 GENTLY REMOVE, RETAIN AND REINSTALL EXG. FIRE ESCAPE IN NEW LOCATION. SEE A PLANS FOR NEW LOCATION.  
2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.  
2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).  
2.4 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN U.N.O., TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS.  
2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETSCAPE SCOPE.

**3. CONCRETE**

- 3.1 CONCRETE SLAB TO BE RETAINED.

**4. MASONRY**

- 4.1 EXG CHIMNEY TO REMAIN.

**5. METALS**

- 5.1 NOT USED.

**6. WOOD, PLASTICS, AND COMPOSITES**

- 6.1 EXG WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.  
6.2 REMOVE EXG NON-HISTORIC WOOD STAIR ENTIRELY.

**7. THERMAL AND MOISTURE PROTECTION**

- 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.  
7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER.  
7.3 REMOVE ROOF ACCESS HATCH.

- 7.4 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.

**8. OPENINGS**

- 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.  
8.2 NON-HISTORIC DOOR & FRAME TO BE REMOVED ENTIRELY, BACK TO MASONRY OPENING.  
8.3 NEW OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.

**9. FINISHES**

- 9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.  
9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

**A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.**  
THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO REMAIN OR BE SALVAGED FOR REUSE.

**B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.**

**C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:**

1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.
2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER.
3. PROVIDE SHORING AS REQUIRED.
4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES U.N.O.

**ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:**

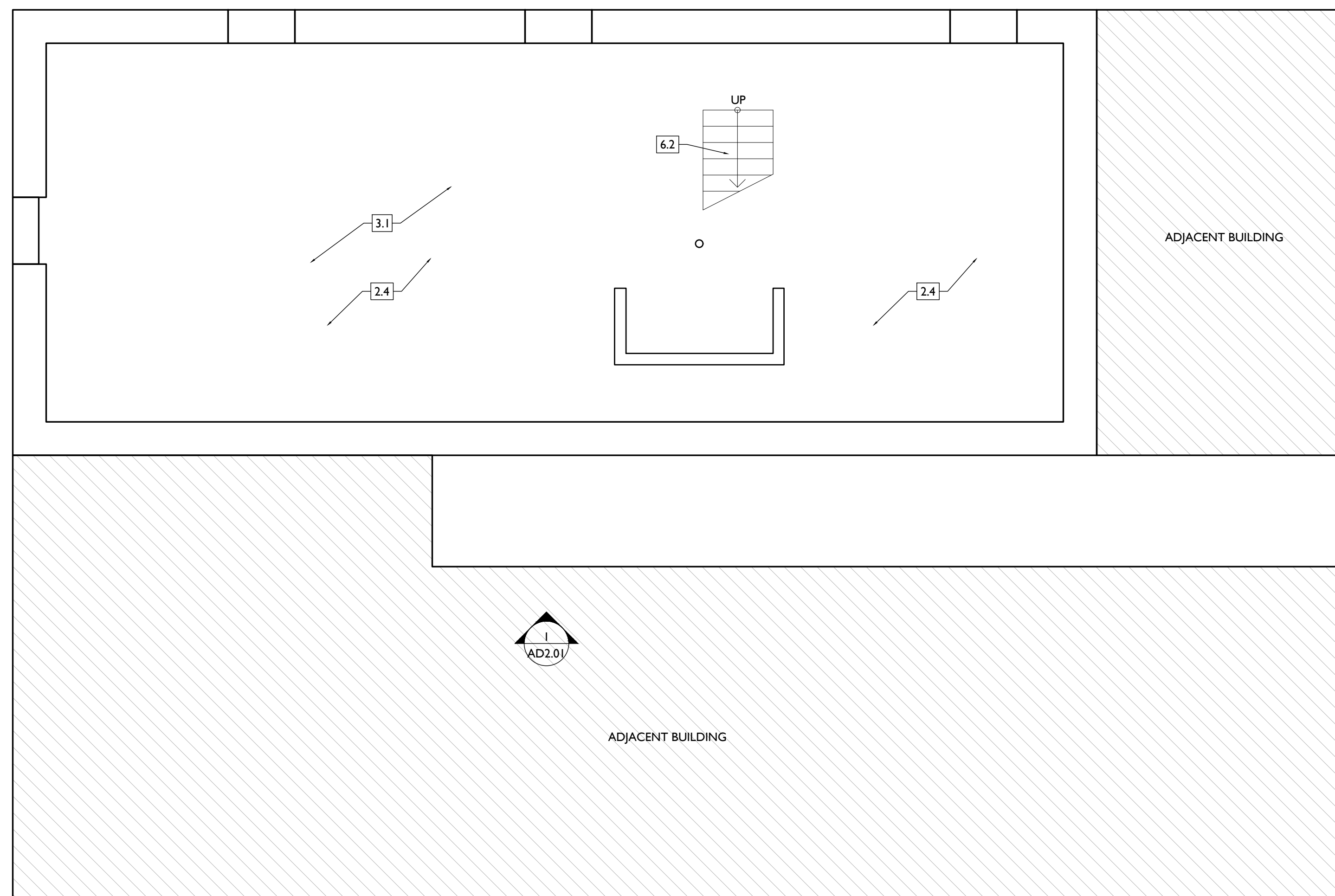
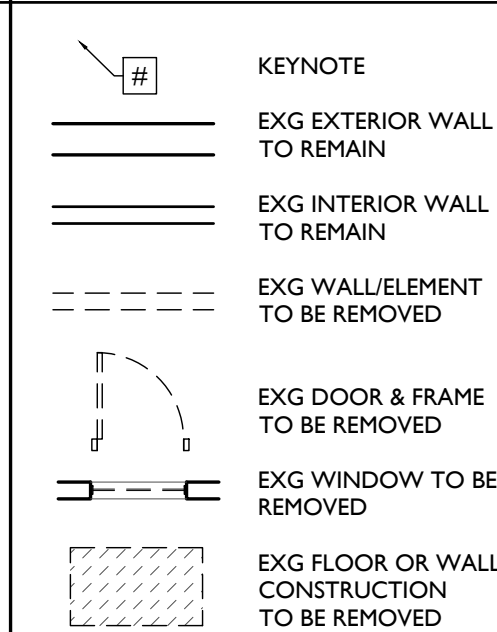
- E. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM**

- BRICKS AT INTERIOR WYTHES.  
F. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC.  
G. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING, ETC.  
H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. AT WALLS WHERE PLASTER IS BEING REMOVED OR WHERE NEW FURRING IS PROPOSED, CAREFULLY REMOVE & RETAIN HISTORIC TRIM.  
I. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, TRANSOMS, AND SIDELITES.  
J. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.  
K. EXG DOWNSPOUT TIE-IN LOCATIONS TO BE REUSED, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

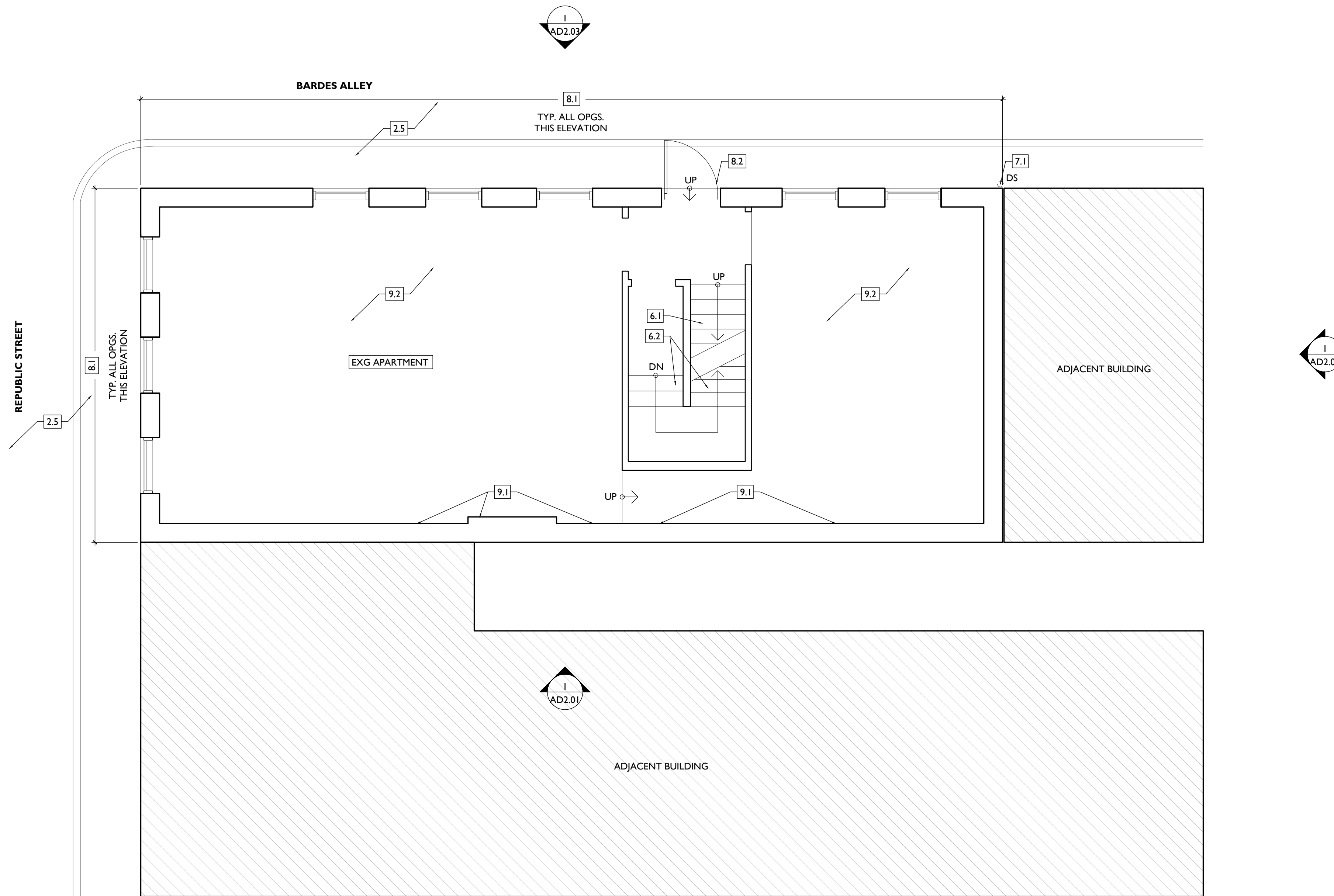
**REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:**

- L. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.  
M. SUSPENDED ACOUSTICAL CEILINGS.  
N. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).  
O. NON-HISTORIC STAIRS (SHOWN DASHED).  
P. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ, FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.  
Q. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.

- R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.  
S. NON-HISTORIC CABINETRY.  
T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.  
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.  
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.  
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.  
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS.  
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES & BRICKMOLD.  
Z. VEGETATION.



DEMO WORK PLANS & ELEVATIONS [KEYED NOTES:		DEMO GENERAL NOTES:	DEMO WORK GRAPHIC KEY:
<p><b>KEYED NOTES</b> KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR. ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> <p><b>1. GENERAL</b></p> <p><b>2. EXG CONDITIONS</b></p> <p>2.1 GENTLY REMOVE, RETAIN AND REINSTALL EXG. FIRE ESCAPE IN NEW LOCATION. SEE A PLANS FOR NEW LOCATION.</p> <p>2.2 REMOVE FRAMING &amp; SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS &amp; NEW WORK PLANS.</p> <p>2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).</p> <p>2.4 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN U.N.O., TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS.</p> <p>2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETSCAPE SCOPE.</p> <p><b>3. CONCRETE</b></p> <p>3.1 CONCRETE SLAB TO BE RETAINED.</p> <p><b>4. MASONRY</b></p> <p>4.1 EXG CHIMNEY TO REMAIN.</p> <p><b>5. METALS</b></p> <p>5.1 NOT USED.</p> <p><b>6. WOOD, PLASTICS, AND COMPOSITES</b></p> <p>6.1 EXG WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.</p> <p>6.2 REMOVE EXG NON-HISTORIC WOOD STAIR ENTIRELY.</p> <p><b>7. THERMAL AND MOISTURE PROTECTION</b></p> <p>7.1 REMOVE NON-HISTORIC GUTTER &amp; DOWNSPOUTS.</p> <p>7.2 REPAIR/RETAIN EXG HISTORIC CORNICE &amp; BOX GUTTER.</p> <p>7.3 REMOVE ROOF ACCESS HATCH.</p>	<p>7.4 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.</p> <p><b>8. OPENINGS</b></p> <p>8.1 REMOVE NON-HISTORIC WINDOW &amp; NON-HISTORIC FRAME ENTIRELY. BACK TO MASONRY OPENING.</p> <p>8.2 NON-HISTORIC DOOR &amp; FRAME TO BE REMOVED ENTIRELY. BACK TO MASONRY OPENING.</p> <p>8.3 NEW OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.</p> <p><b>9. FINISHES</b></p> <p>9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.</p> <p>9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.</p>	<p><b>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE &amp; CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.</b></p> <p>THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO REMAIN OR BE SALVAGED FOR REUSE.</p> <p><b>B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.</b></p> <p><b>C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:</b></p> <p>1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.</p> <p>2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER.</p> <p>3. PROVIDE SHORING AS REQUIRED.</p> <p>4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.</p> <p>5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES U.N.O.</p> <p><b>D. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.</b></p> <p><b>ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:</b></p> <p><b>E. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE &amp; CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM</b></p> <p>BRICKS AT INTERIOR WYTHES.</p> <p><b>F. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC.</b></p> <p><b>G. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING, ETC.</b></p> <p><b>H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. AT WALLS WHERE PLASTER IS BEING REMOVED OR WHERE NEW FURRING IS PROPOSED, CAREFULLY REMOVE &amp; RETAIN HISTORIC TRIM.</b></p> <p><b>I. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, TRANSOMS, AND SIDELITES.</b></p> <p><b>J. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.</b></p> <p><b>K. EXG DOWNSPOUT TIE-IN LOCATIONS TO BE REUSED, UNO. CLEAR OF DEBRIS &amp; REPAIR AS REQ.</b></p> <p><b>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:</b></p> <p><b>L. FURNITURE &amp; DEBRIS, INTERIOR &amp; EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT &amp; ATTIC.</b></p> <p><b>M. SUSPENDED ACOUSTICAL CEILINGS.</b></p> <p><b>N. NON-HISTORIC DOORS &amp; DOOR FRAMES (SHOWN DASHED).</b></p> <p><b>O. NON-HISTORIC STAIRS (SHOWN DASHED).</b></p> <p><b>P. PLASTER &amp; LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ, FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.</b></p> <p><b>Q. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.</b></p> <p><b>R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.</b></p> <p><b>S. NON-HISTORIC CABINETRY.</b></p> <p><b>T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.</b></p> <p><b>U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.</b></p> <p><b>V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.</b></p> <p><b>W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.</b></p> <p><b>X. NON-HISTORIC DOWNSPOUTS &amp; ALUMINUM GUTTERS, GUTTERBOARDS.</b></p> <p><b>Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES &amp; BRICKMOLD.</b></p> <p><b>Z. VEGETATION.</b></p>	<p><b>DEMO WORK GRAPHIC KEY:</b></p> <p>KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALL/ELEMENT TO BE REMOVED</p> <p>EXG DOOR &amp; FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED</p>



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

EXISTING + DEMOLITION PLAN - FIRST FLOOR



NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
**RENOVATION FOR  
 1806 REPUBLIC**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042      08/30/2024

**ADI.01**

Progress Dates  
 2023.04.28 - BID/PERMIT  
 2024.08.30 - BID SET 2

Revisions

Design Team:  
 CO, JK, MR, MR, RK, RO, SO, TB  
 Drawn by:  
 MR, AM

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

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7.4 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.

**8. OPENINGS**  
8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.  
8.2 NON-HISTORIC DOOR & FRAME TO BE REMOVED ENTIRELY, BACK TO MASONRY OPENING.  
8.3 NEW OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.

**9. FINISHES**  
9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.  
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**1. GENERAL**

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2.1 GENTLY REMOVE, RETAIN AND REINSTALL EXG. FIRE ESCAPE IN NEW LOCATION. SEE A PLANS FOR NEW LOCATION.  
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2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC.)  
2.4 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN U.N.O., TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS.  
2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETSCAPE SCOPE.

**3. CONCRETE**  
3.1 CONCRETE SLAB TO BE RETAINED.

**4. MASONRY**  
4.1 EXG CHIMNEY TO REMAIN.

**5. METALS**  
5.1 NOT USED.

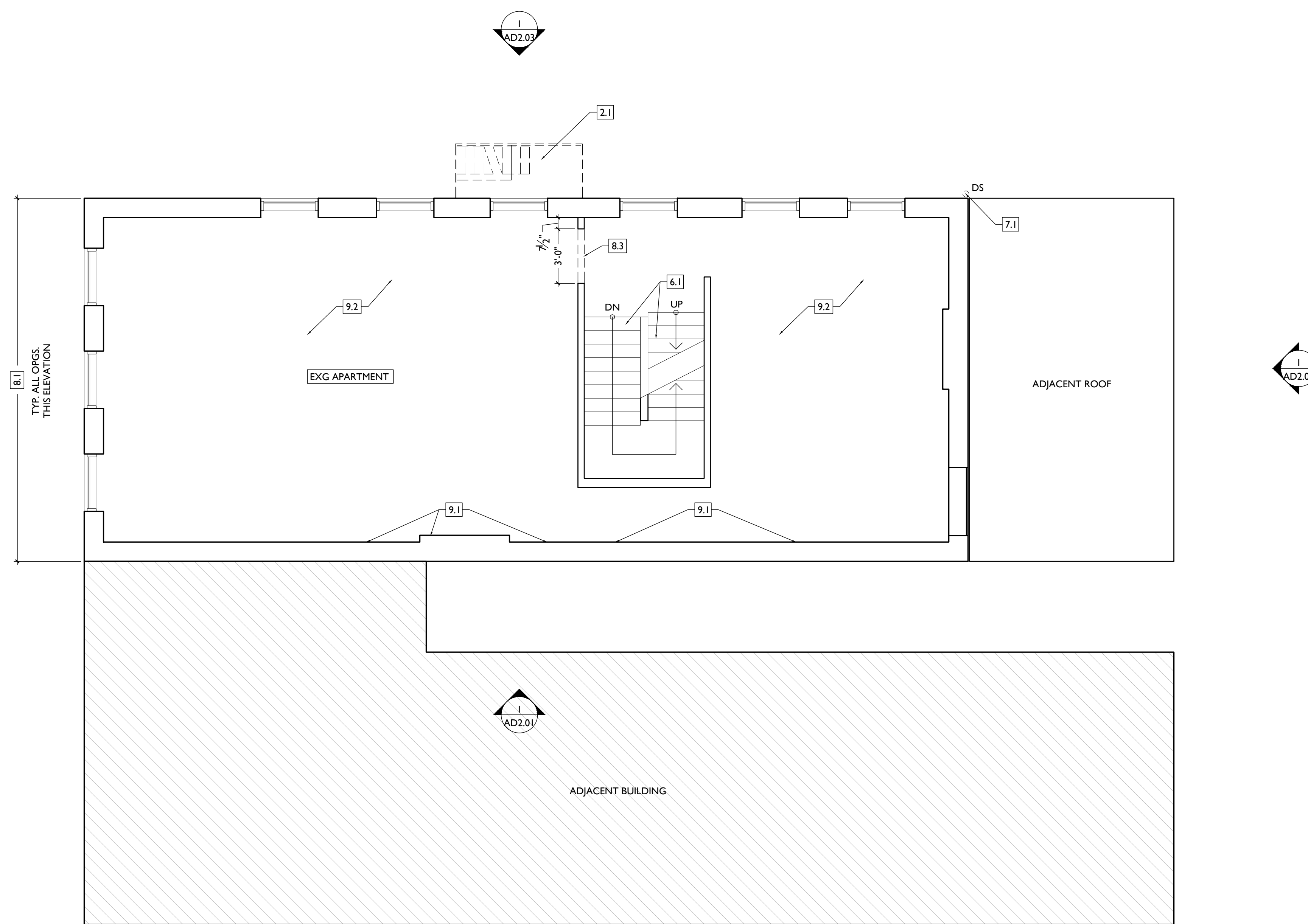
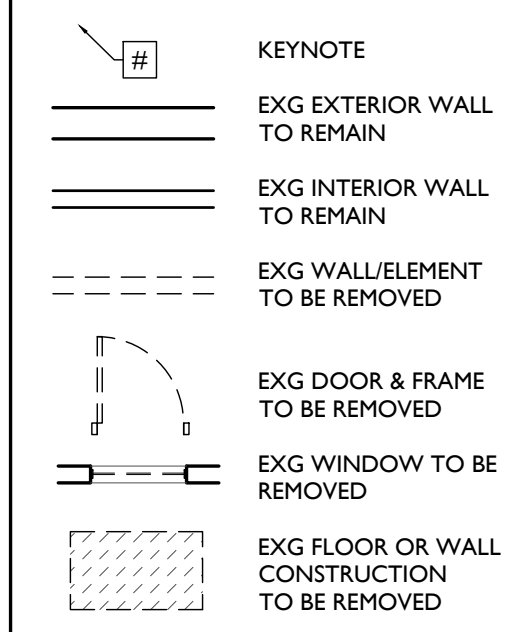
**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 EXG WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.  
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**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.  
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- CONCRETE SLAB TO BE RETAINED.
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- EXG CHIMNEY TO REMAIN.
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**DEMO GENERAL NOTES:**

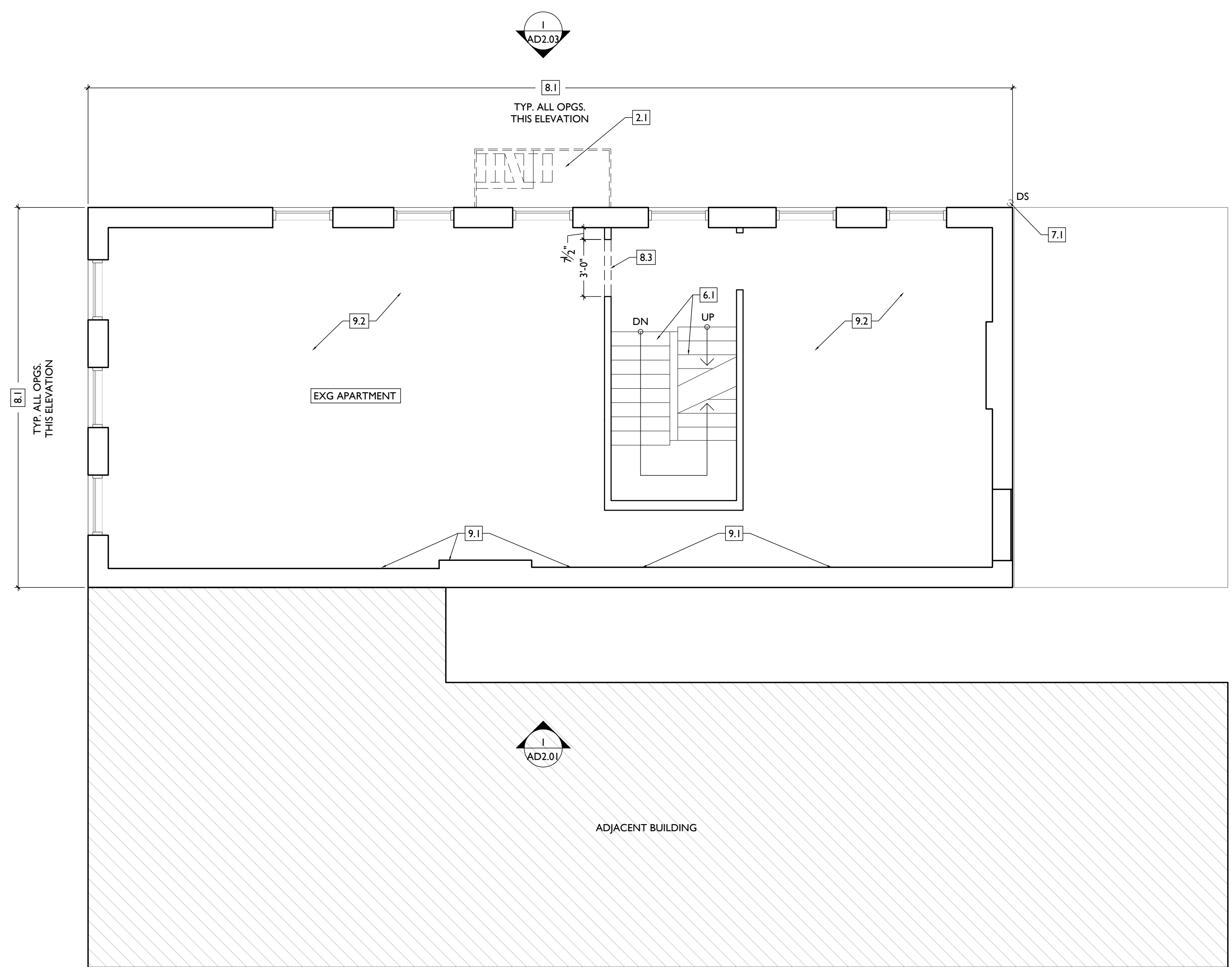
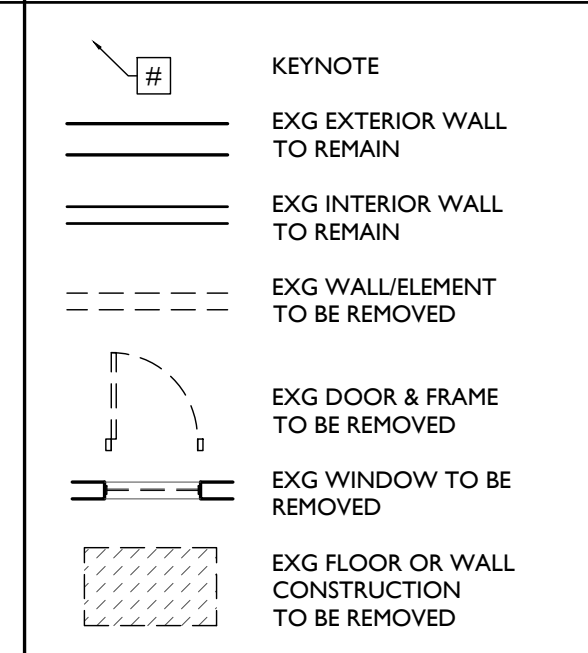
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Progress Dates

2023.04.28 - BID/PERMIT  
2024.08.30 - BID SET 2

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

**NOT FOR CONSTRUCTION**

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CINCINNATI, OH, 45202  
FINDLAY FLATS



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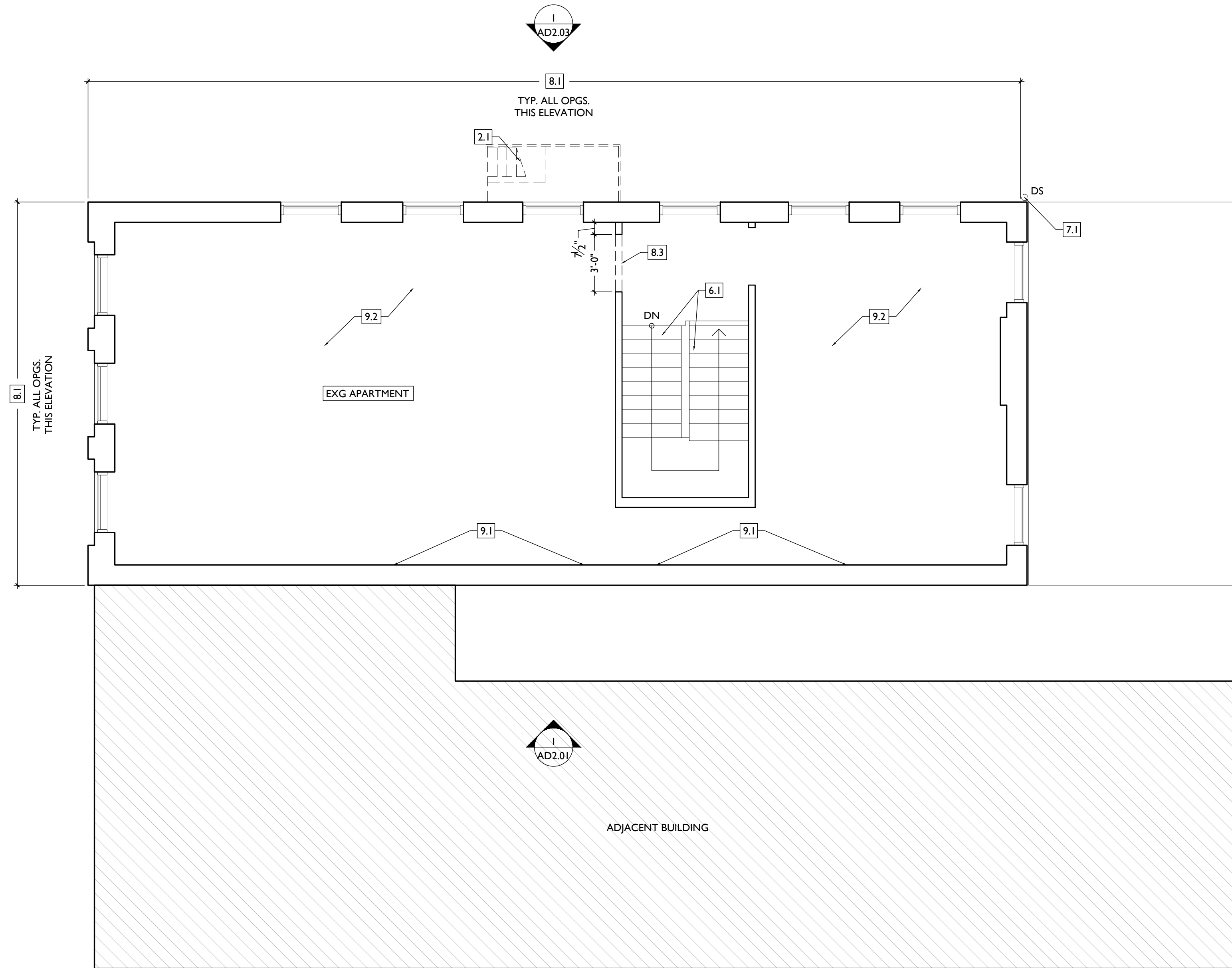
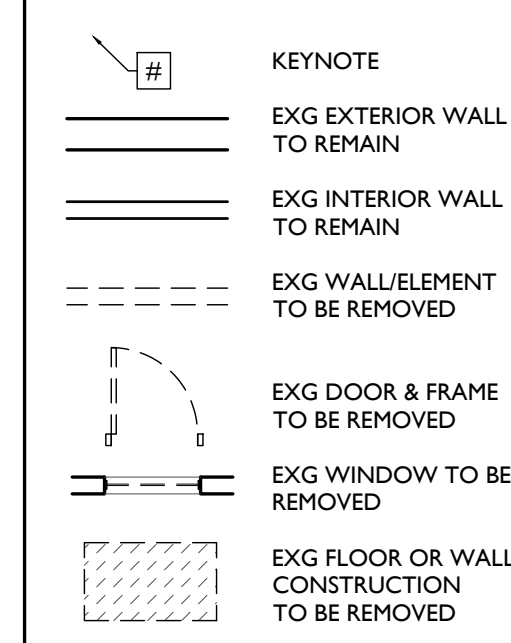
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H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. AT WALLS WHERE PLASTER IS BEING REMOVED OR WHERE NEW FURRING IS PROPOSED, CAREFULLY REMOVE & RETAIN HISTORIC TRIM.  
I. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, TRANSOMS, AND SIDELITES.  
J. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.  
K. EXG DOWNSPOUT TIE-IN LOCATIONS TO BE REUSED, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.  
**REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:**  
L. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.  
M. SUSPENDED ACOUSTICAL CEILINGS.  
N. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).  
O. NON-HISTORIC STAIRS (SHOWN DASHED).  
P. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ, FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH. UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.  
Q. ROOFING DOWN TO EXG. SUBSTRATE. U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.

- R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.  
S. NON-HISTORIC CABINETRY.  
T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.  
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.  
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.  
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.  
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS.  
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES & BRICKMOLD.  
Z. VEGETATION.

**DEMO WORK GRAPHIC KEY:**



**NOT FOR CONSTRUCTION**

Progress Dates  
2023.04.28 - BID/PERMIT  
2024.08.30 - BID SET 2

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
1806 REPUBLIC**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**ADI.04**

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- 2. EXG CONDITIONS**
- GENTLY REMOVE, RETAIN AND REINSTALL EXG. FIRE ESCAPE IN NEW LOCATION. SEE A PLANS FOR NEW LOCATION.
  - REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
  - EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN U.N.O., TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS.
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- 3. CONCRETE**
- CONCRETE SLAB TO BE RETAINED.
- 4. MASONRY**
- EXG CHIMNEY TO REMAIN.
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- 6. WOOD, PLASTICS, AND COMPOSITES**
- EXG WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.
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- REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
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  - REMOVE ROOF ACCESS HATCH.

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- REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
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- HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.
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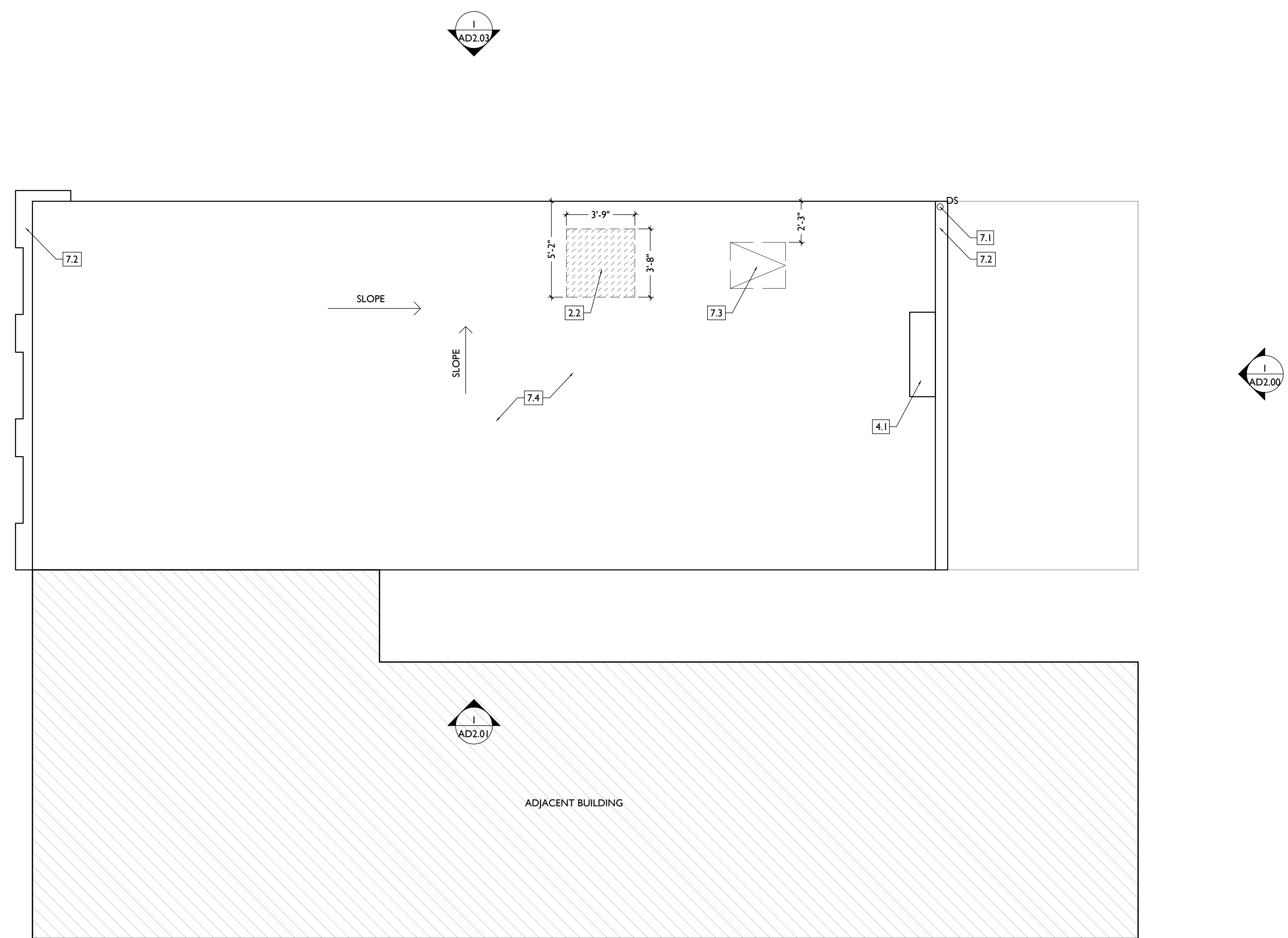
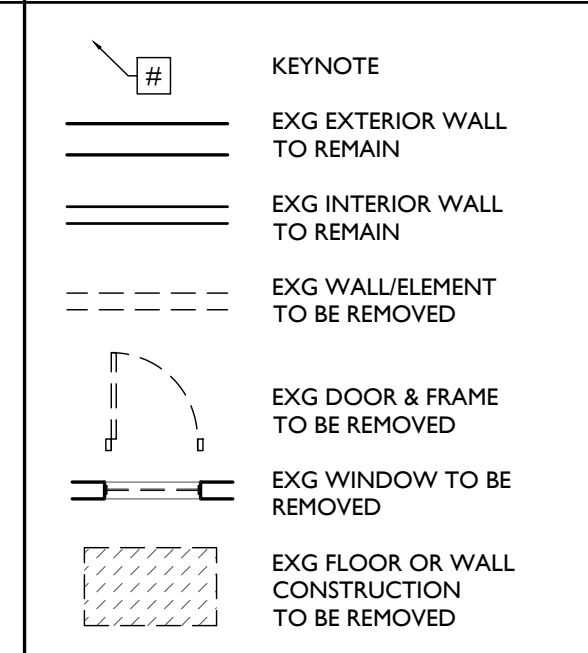
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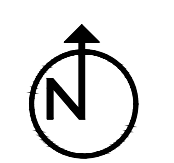
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EXISTING + DEMOLITION PLAN - ROOF



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CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**ADI.05**

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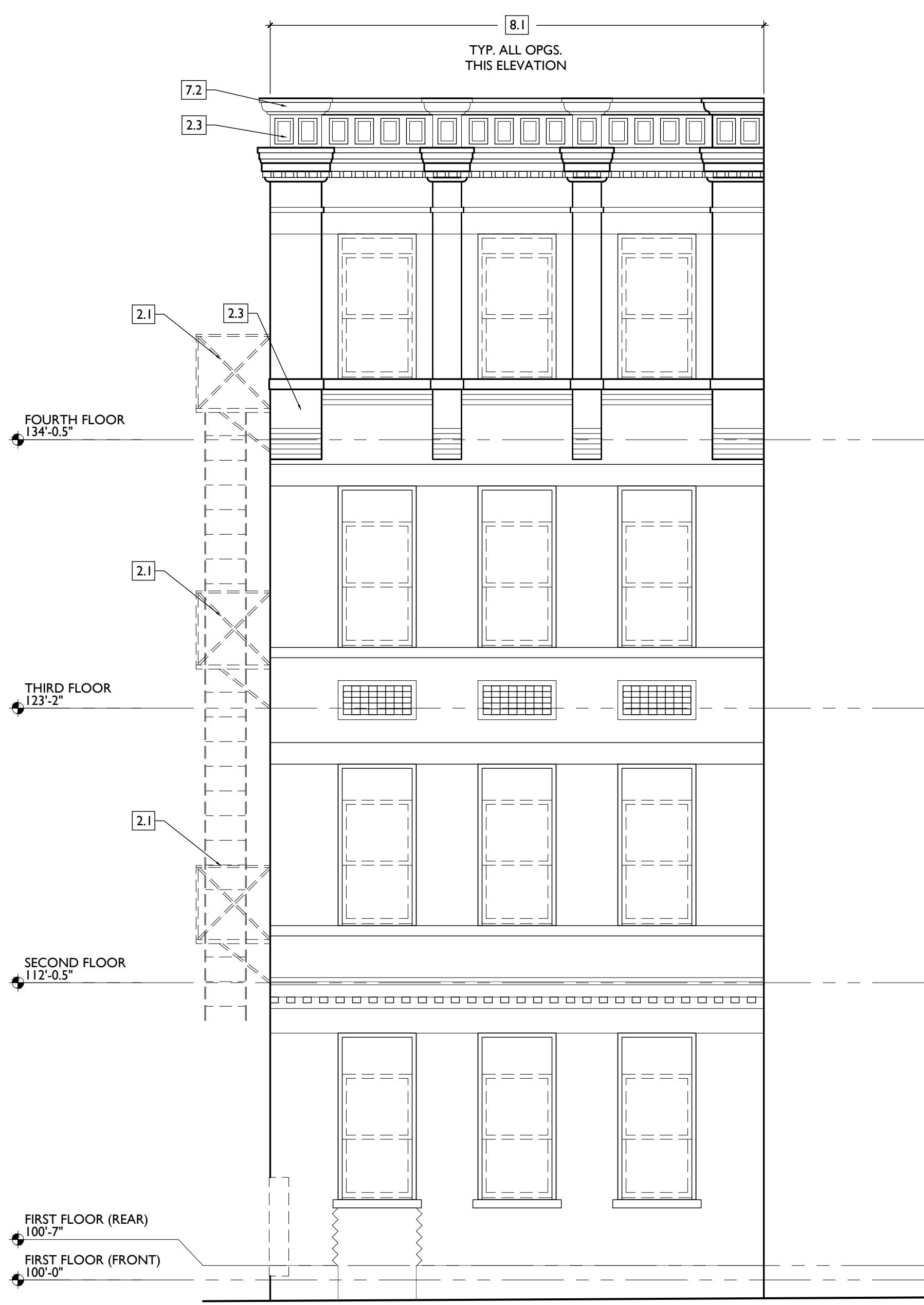
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**DEMO WORK GRAPHIC KEY:**

	KEYNOTE
	EXG EXTERIOR WALL TO REMAIN
	EXG INTERIOR WALL TO REMAIN
	EXG WALLELEMENT TO BE REMOVED
	EXG DOOR & FRAME TO BE REMOVED
	EXG WINDOW TO BE REMOVED
	EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION ELEVATION - EAST

NOT FOR CONSTRUCTION

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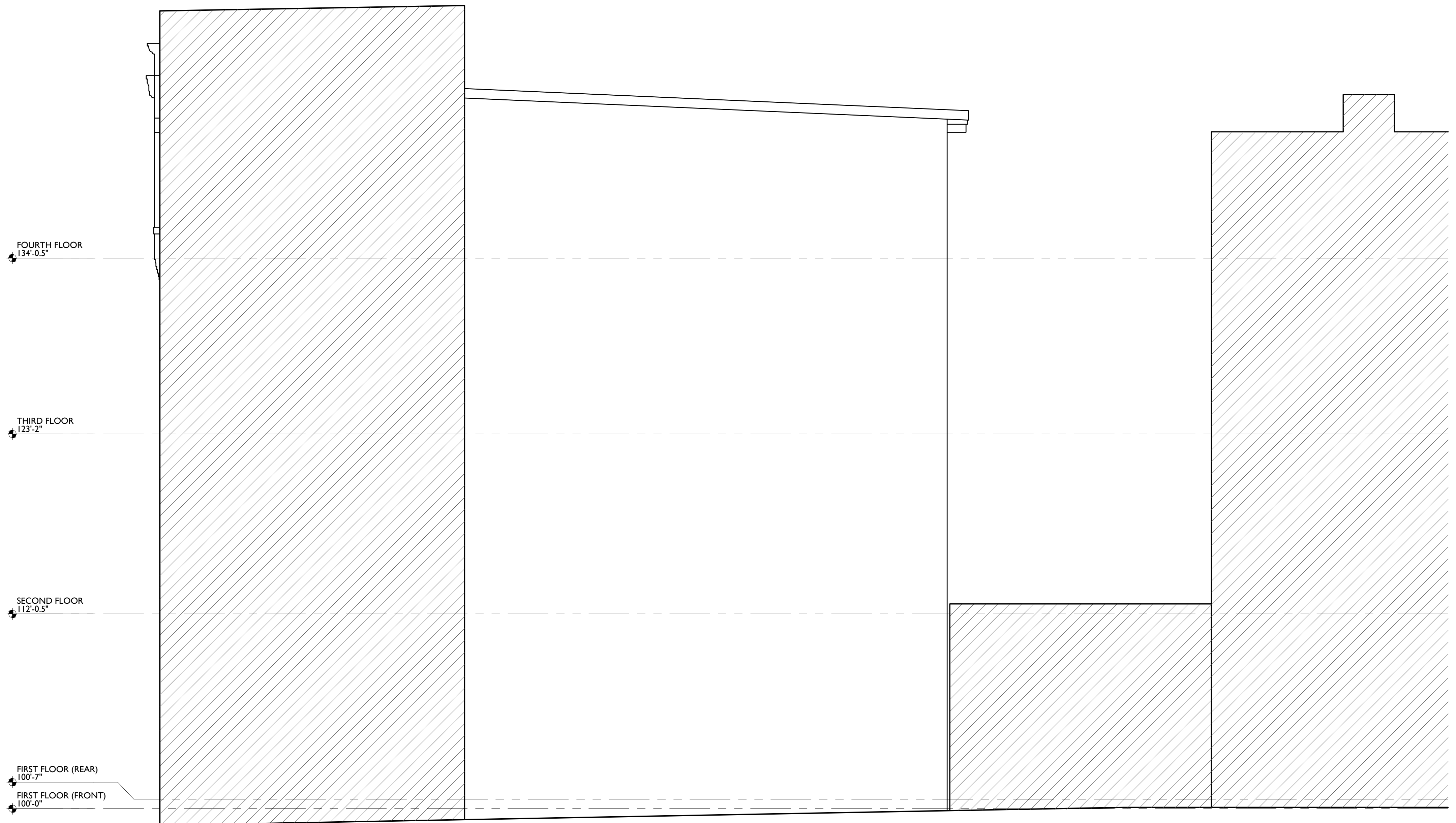
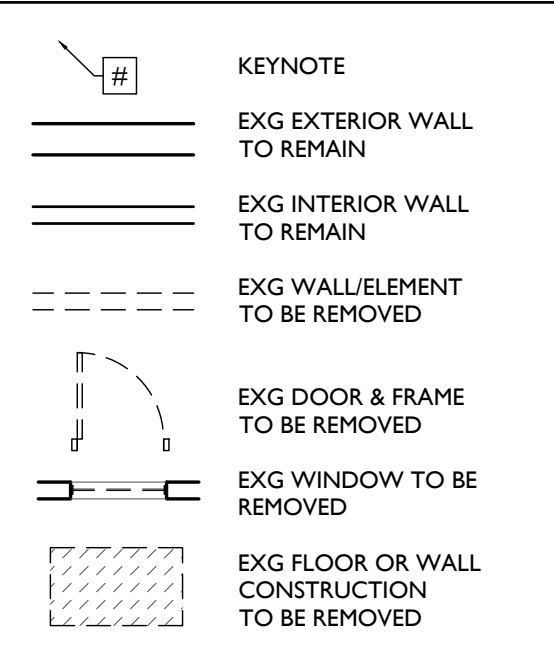
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  - P. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ, FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH. UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
  - Q. ROOFING DOWN TO EXG. SUBSTRATE. U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.

- R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.
- S. NON-HISTORIC CABINETRY.
- T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.
- U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
- V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
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- X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS.
- Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES & BRICKMOLD.
- Z. VEGETATION.



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CINCINNATI, OH, 45202  
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Job No: 22042 08/30/2024

**AD2.01**

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  - 2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
  - 2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PILASTER, ETC).
  - 2.4 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN U.N.O., TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS.
  - 2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETSCAPE SCOPE.
- 3. CONCRETE**
  - 3.1 CONCRETE SLAB TO BE RETAINED.
- 4. MASONRY**
  - 4.1 EXG CHIMNEY TO REMAIN.
- 5. METALS**
  - 5.1 NOT USED.
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - 6.1 EXG WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL.
  - 6.2 REMOVE EXG NON-HISTORIC WOOD STAIR ENTIRELY.
- 7. THERMAL AND MOISTURE PROTECTION**
  - 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
  - 7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER.
  - 7.3 REMOVE ROOF ACCESS HATCH.

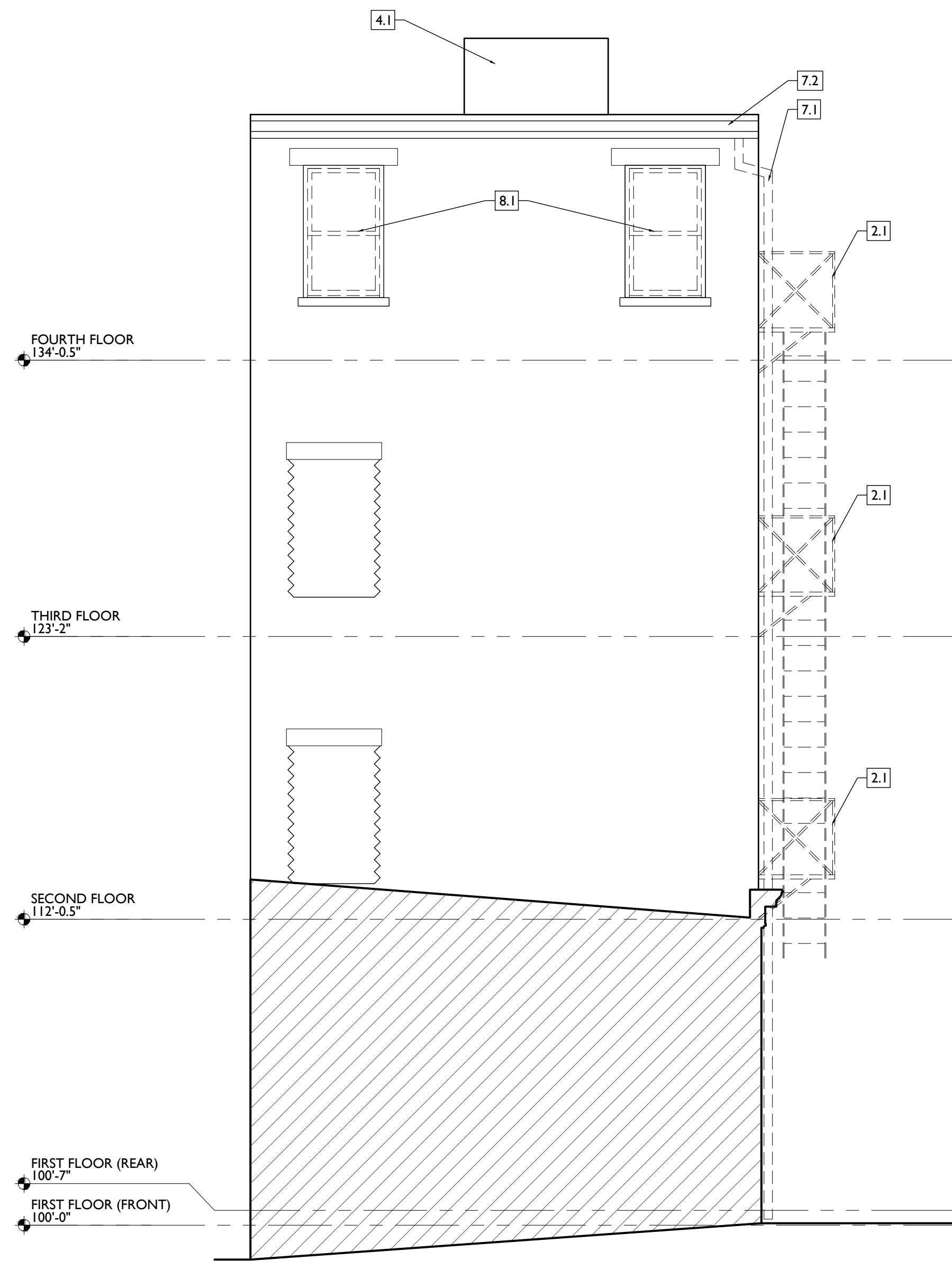
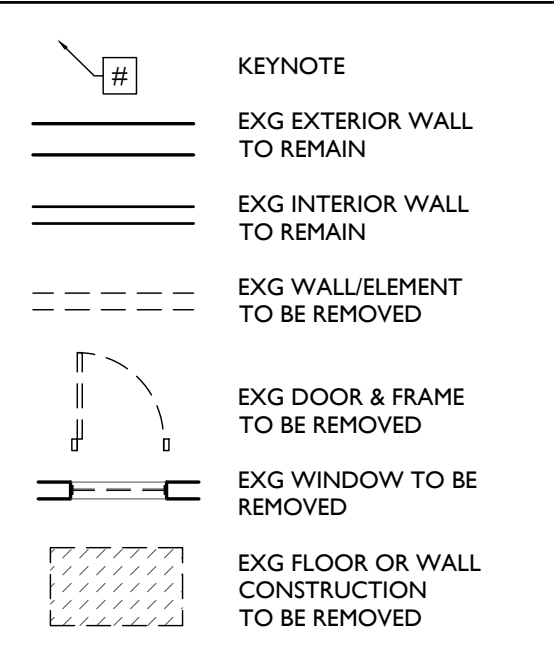
- 7.4 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.
- 8. OPENINGS**
  - 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
  - 8.2 NON-HISTORIC DOOR & FRAME TO BE REMOVED ENTIRELY, BACK TO MASONRY OPENING.
  - 8.3 NEW OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.

- 9. FINISHES**
  - 9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.
  - 9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

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    4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
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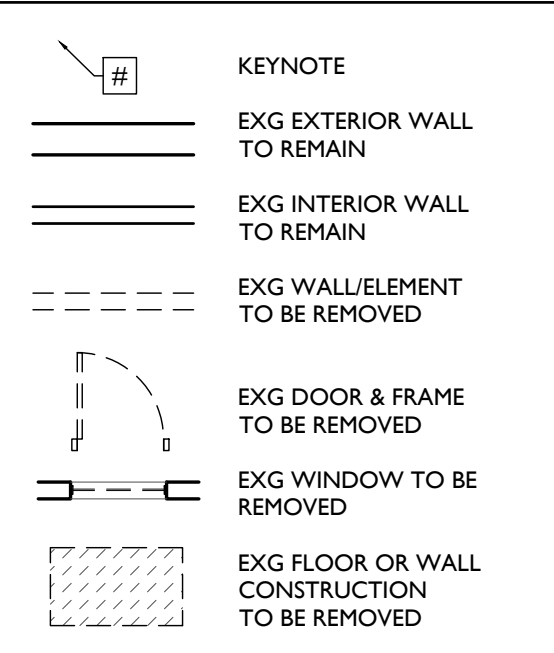
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- 3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
- 4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.  
5.3 RELOCATED EXG. FIRE ESCAPE TO BE PAINTED BLACK.
- 6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.  
6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.3 REPAIR/RETAIN EXG. CORNICE. REPAINT.  
6.4 NEW WOOD BASEMENT STAIR IN PREVIOUS LOCATION. SEE DETAILS, SECTIONS, AND STRUCTURAL DWGS.  
6.5 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.  
6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

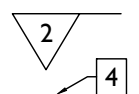
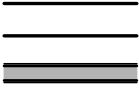


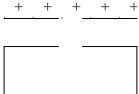
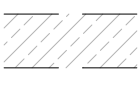
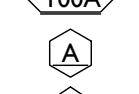

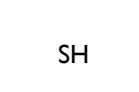
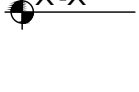








- 7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR/RE-LINE EXG. BOX GUTTER.  
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.  
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.  
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.  
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 8. OPENINGS**  
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.  
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 9. FINISHES**  
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.  
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.  
9.3 NEW HARDWOOD FLOORING.  
9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.
- 10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT

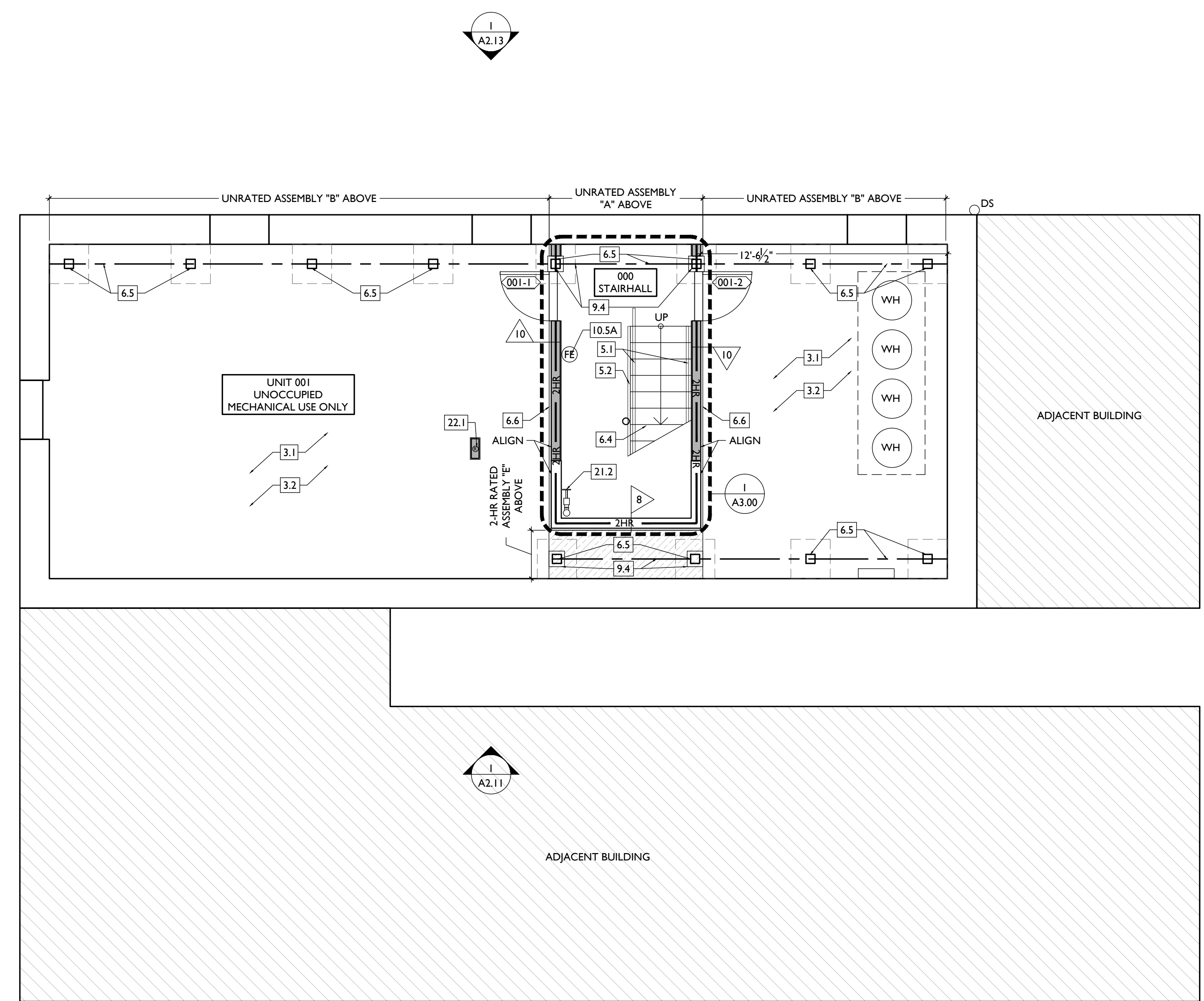
- 10.2** FIRE-RATING BEHIND MAILBOXES, WHEN REQ.  
**10.3** ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL" CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F., TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED.  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.7 NOT USED.  
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.  
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.  
10.10 FIRE ESCAPE ACCESS WINDOW.
- 21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**  
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONVEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM

- 24. ELECTRICAL**  
24.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
24.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
- 25. ROOF EDGE** - SEE HVAC & STRUCTURAL DWGS.  
A. ROOF #312, INSTALL C.U. ON SOUND INSULATING PADS.  
25.2 NEW EXHAUST/INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

NEW WORK PLANS & ELEVATIONS [KEYED] KEYED NOTES:

NEW WORK GRAPHIC KEY:

-  PARTITION TYPE - TYPE I U.N.O.
-  KEYNOTE
-  EXG WALL
-  NEW PARTITION WALL
-  NEW MASONRY WALL
-  OBJECT OVERHEAD
-  1-HR FIRE RATING
-  2-HR FIRE RATING
-  NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
-  NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
-  AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
-  DOOR TAG. SEE SCHEDULE.
-  WINDOW DESIGNATION.
-  STOREFRONT DESIGNATION.
-  EMERGENCY EGRESS EXIT.
-  OPG CONTAINS TEMPERED GLAZING.
-  SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
-  ELEVATION TAG.



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Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
RENOVATION FOR  
**1806 REPUBLIC**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**AI.10**



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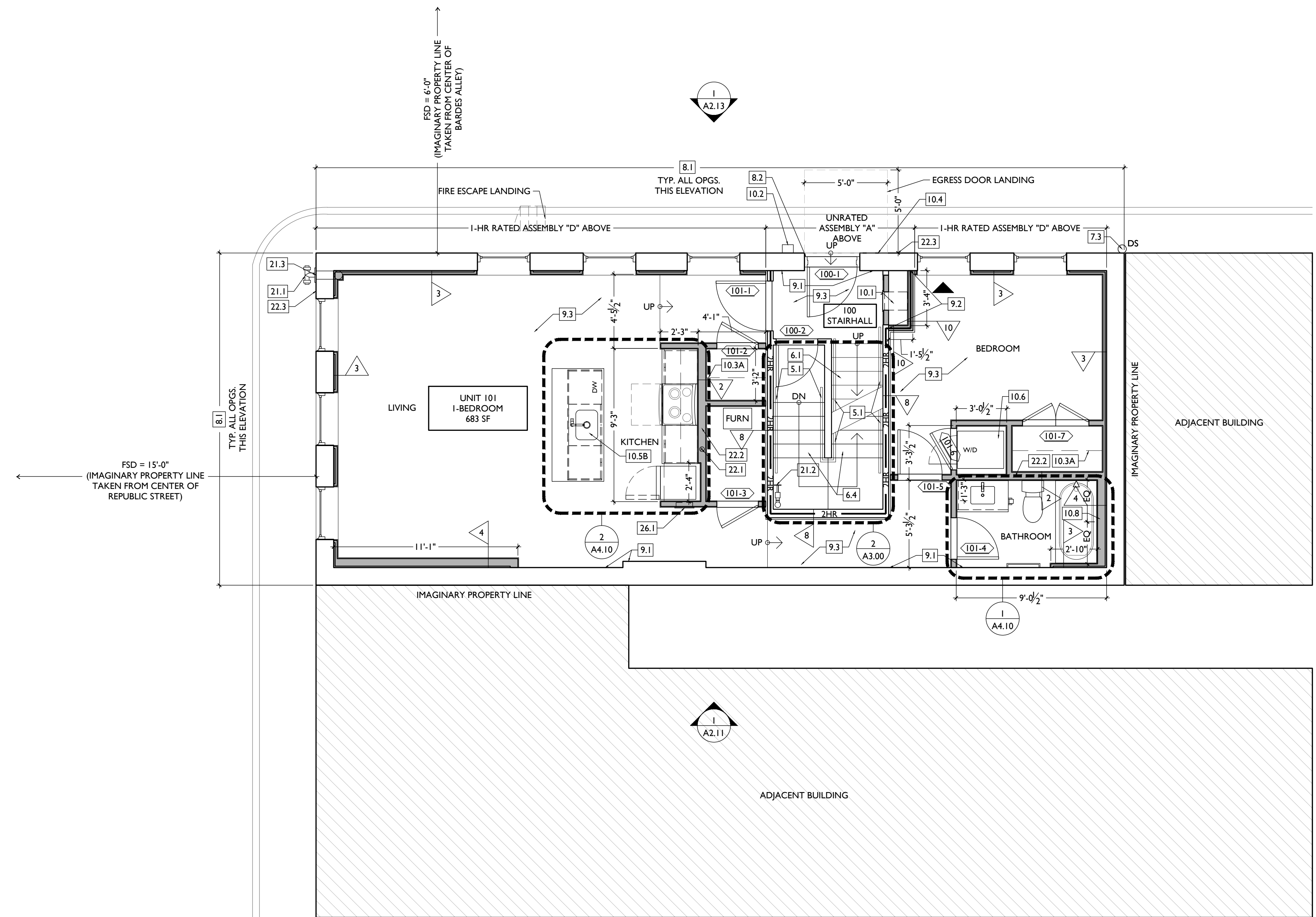
- 3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
- 4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.  
5.3 RELOCATED EXG. FIRE ESCAPE TO BE PAINTED BLACK.
- 6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.  
6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.3 REPAIR/RETAIN EXG. CORNICE. REPAINT.  
6.4 NEW WOOD BASEMENT STAIR IN PREVIOUS LOCATION. SEE DETAILS, SECTIONS, AND STRUCTURAL DWGS.  
6.5 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.  
6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

- 7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR/RE-LINE EXG. BOX GUTTER.  
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.  
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.  
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YR WARRANTY, BY CARLISLE SYNTEC, CARLISLEPA, OR EQUIVALENT.  
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 8. OPENINGS**  
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.  
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 9. FINISHES**  
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.  
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.  
9.3 NEW HARDWOOD FLOORING.  
9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.

- 10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT
- 21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**  
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM

- NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:**
- 24. ELECTRICAL**  
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24.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
- 25. ROOFING**  
25.1 ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.  
25.2 NEW EXHAUST INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

- NEW WORK GRAPHIC KEY:**
- 2/4 PARTITION TYPE - TYPE 1 U.N.O.
  - KEYNOTE
  - EXG WALL
  - NEW PARTITION WALL
  - NEW MASONRY WALL
  - OBJECT OVERHEAD
  - 1-HR FIRE RATING
  - 2-HR FIRE RATING
  - NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
  - NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
  - AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
  - 100A DOOR TAG. SEE SCHEDULE
  - WINDOW DESIGNATION
  - STOREFRONT DESIGNATION
  - EMERGENCY EGRESS EXIT
  - OPG CONTAINS TEMPERED GLAZING
  - SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST
  - ELEVATION TAG



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Drawn by:  
MR, AM

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CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**AI.II**

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**3. CONCRETE**  
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3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.

**4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.  
5.3 RELOCATED EXG. FIRE ESCAPE TO BE PAINTED BLACK.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.  
6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.3 REPAIR/RETAIN EXG. CORNICE. REPAINT.  
6.4 NEW WOOD BASEMENT STAIR IN PREVIOUS LOCATION. SEE DETAILS, SECTIONS, AND STRUCTURAL DWGS.  
6.5 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.  
6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR/RE-LINE EXG. BOX GUTTER.  
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.  
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.  
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.  
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

**8. OPENINGS**  
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.  
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

**9. FINISHES**  
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.  
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.  
9.3 NEW HARDWOOD FLOORING.  
9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.

**10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT

**11. FIRE-RATING BEHIND MAILBOXES, WHEN REQ.**  
10.2 ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL"  
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED.  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.7 NOT USED.  
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.  
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.  
10.10 FIRE ESCAPE ACCESS WINDOW.

**21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

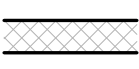

**22. PLUMBING**  
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.

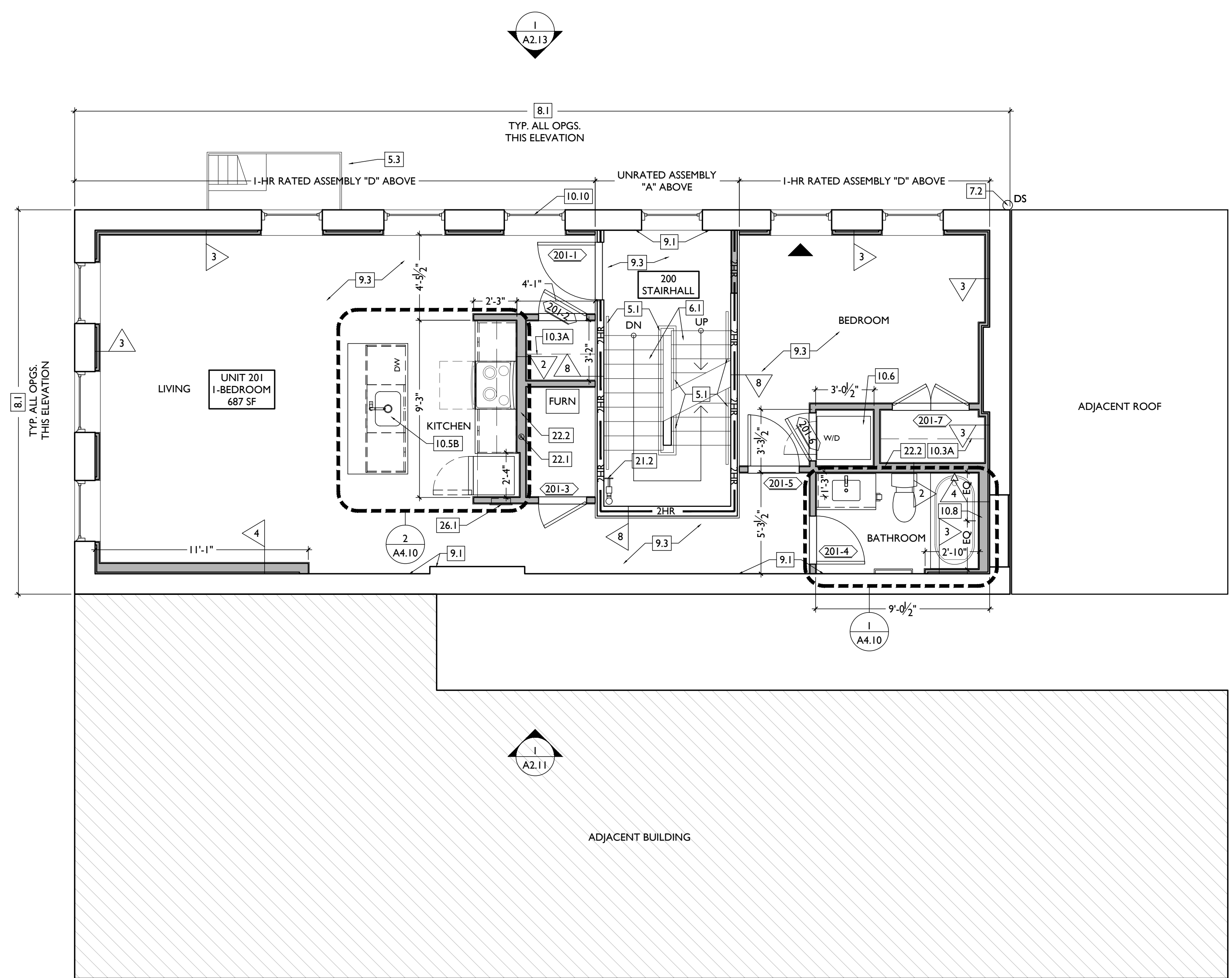
**23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM

**NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:**  
ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.  
A. ROOF #3-12, INSTALL C.U. ON SOUND INSULATING PADS.  
23.2 NEW EXHAUST/INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.

**NEW WORK GRAPHIC KEY:**

-  PARTITION TYPE - TYPE 1 U.N.O.
-  KEYNOTE
-  EXG WALL
-  NEW PARTITION WALL
-  NEW MASONRY WALL
-  OBJECT OVERHEAD
-  1-HR FIRE RATING
-  2-HR FIRE RATING
-  NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
-  NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
-  AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
-  DOOR TAG. SEE SCHEDULE
-  WINDOW DESIGNATION.
-  STOREFRONT DESIGNATION.
-  EMERGENCY EGRESS EXIT.
-  OPG CONTAINS TEMPERED GLAZING.
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**AI.12**

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

PROPOSED PLAN - SECOND FLOOR



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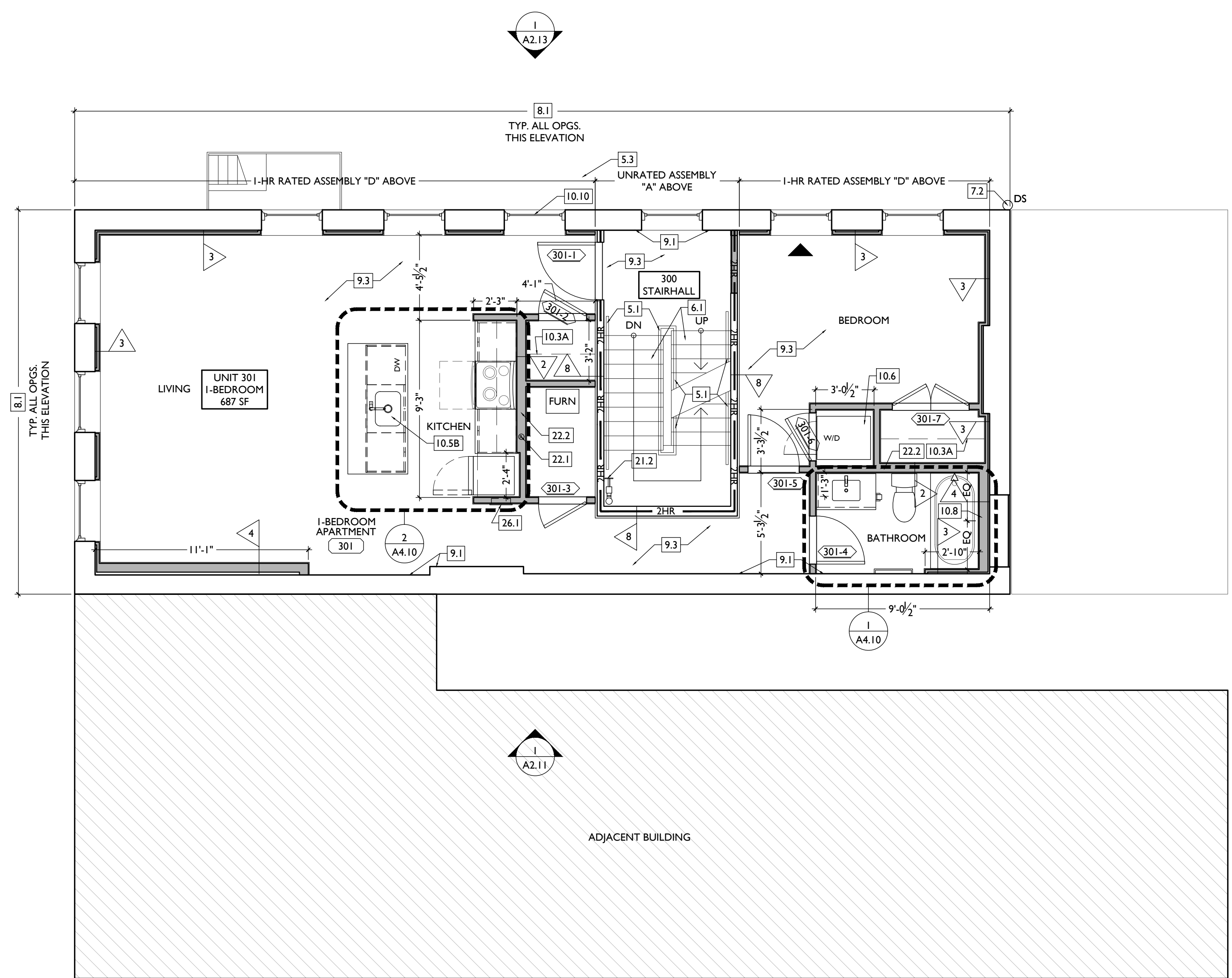
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- 4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
- 5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.  
5.3 RELOCATED EXG. FIRE ESCAPE TO BE PAINTED BLACK.
- 6. WOOD, PLASTICS, AND COMPOSITES**  
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6.5 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.  
6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

- 7. THERMAL AND MOISTURE PROTECTION**  
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7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
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- 10.2** FIRE-RATING BEHIND MAILBOXES, WHEN REQ.  
**10.3** ENTRY SYSTEM CALLBOX B.O.D. = "2IN ACCESS CONTROL" CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F. TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED.  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.7 NOT USED.  
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.  
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10.10 FIRE ESCAPE ACCESS WINDOW.
- 21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**  
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ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.  
A. ROOF-2312, INSTALL C.U. ON SOUND INSULATING PADS.  
23.2 NEW EXHAUST/INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.
- 26. ELECTRICAL**  
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- 2/4 PARTITION TYPE - TYPE 1 U.N.O.
  - KEYNOTE
  - EXG WALL
  - NEW PARTITION WALL
  - NEW MASONRY WALL
  - OBJECT OVERHEAD
  - 1HR 1-HR FIRE RATING
  - 2HR 2-HR FIRE RATING
  - NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
  - NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
  - AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
  - 100A DOOR TAG. SEE SCHEDULE
  - WINDOW DESIGNATION
  - SEA STOREFRONT DESIGNATION
  - E EMERGENCY EGRESS EXIT
  - T OPG CONTAINS TEMPERED GLAZING
  - SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST
  - X-X' ELEVATION TAG



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Progress Dates  
2023.04.28 - BID/PERMIT  
2024.08.30 - BID SET 2

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
1806 REPUBLIC**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**A1.13**

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

PROPOSED PLAN - THIRD FLOOR | 1

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

**3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.

**4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.  
5.3 RELOCATED EXG. FIRE ESCAPE TO BE PAINTED BLACK.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.  
6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.3 REPAIR/RETAIN EXG. CORNICE. REPAINT.  
6.4 NEW WOOD BASEMENT STAIR IN PREVIOUS LOCATION. SEE DETAILS, SECTIONS, AND STRUCTURAL DWGS.  
6.5 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.  
6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR/RE-LINE EXG. BOX GUTTER.  
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.  
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.  
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YR WARRANTY, BY CARLISLE SYNTEC, CARLISLE PA, OR EQUIVALENT.  
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

**8. OPENINGS**  
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.  
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

**9. FINISHES**  
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.  
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.  
9.3 NEW HARDWOOD FLOORING.  
9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.

**10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT

**11. FIRE-RATING BEHIND MAILBOXES, WHEN REQ.**  
11.1 ENTRY SYSTEM CALL BOX B.O.D. = "2N ACCESS CONTROL"  
11.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F., TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
11.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
11.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED.  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
11.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
11.7 NOT USED.  
11.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.  
11.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.  
11.10 FIRE ESCAPE ACCESS WINDOW.

**21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

**22. PLUMBING**  
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.

**23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM

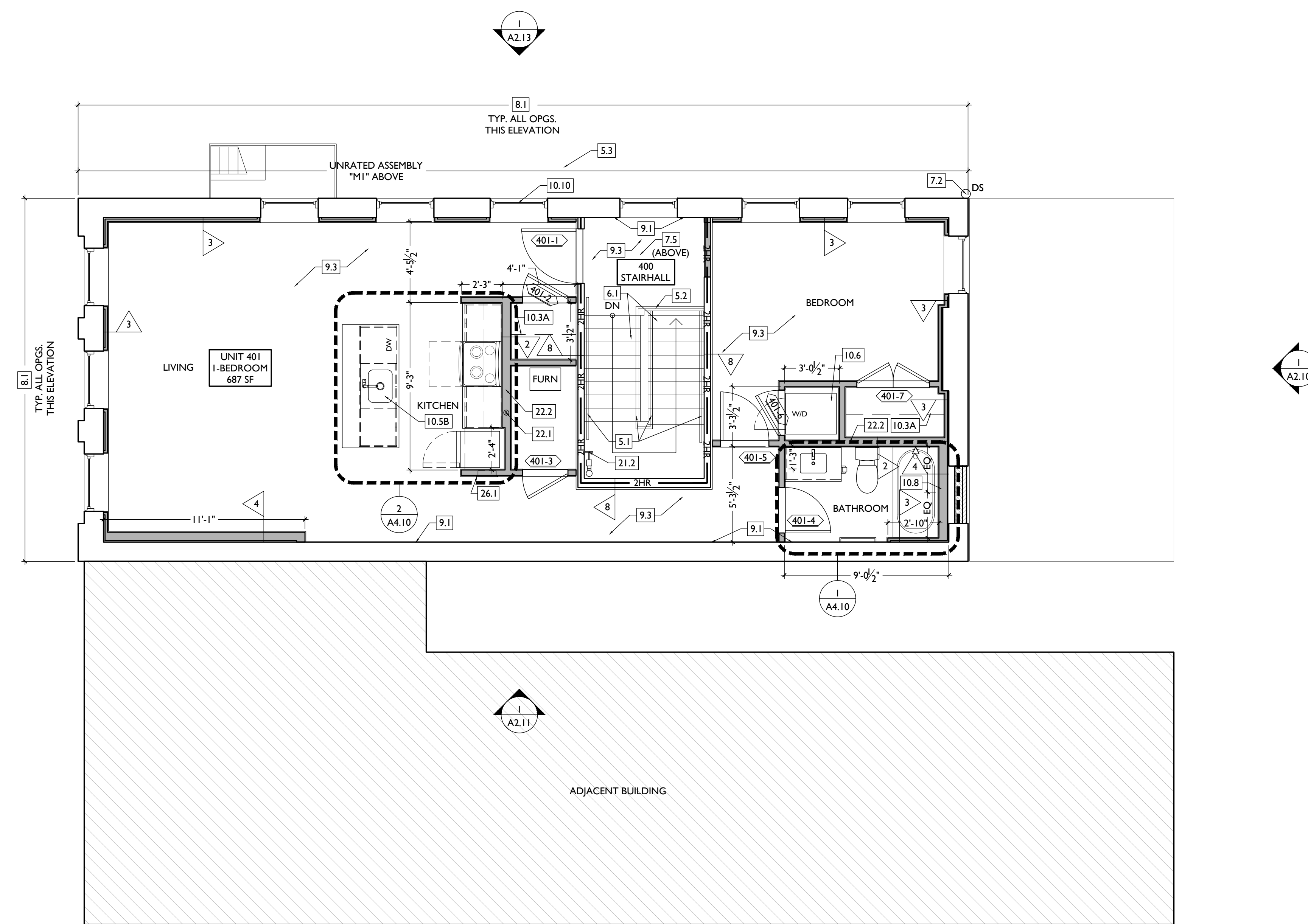
**NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:**

ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.  
A. ROOF #3-12, INSTALL C.U. ON SOUND INSULATING PADS.  
23.2 NEW EXHAUST/INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.

**NEW WORK GRAPHIC KEY:**

	PARTITION TYPE - TYPE 1 U.N.O.
	KEYNOTE
	EXG WALL
	NEW PARTITION WALL
	NEW MASONRY WALL
	OBJECT OVERHEAD
	1-HR FIRE RATING
	2-HR FIRE RATING
	NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
	NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
	DOOR TAG. SEE SCHEDULE.
	WINDOW DESIGNATION.
	STOREFRONT DESIGNATION.
	EMERGENCY EGRESS EXIT.
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PROPOSED PROJECT:  
RENOVATION FOR  
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CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**AI.14**

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

PROPOSED PLAN - FOURTH FLOOR | 1

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6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

**7. THERMAL AND MOISTURE PROTECTION**  
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B. WALK-IN CLOSET  
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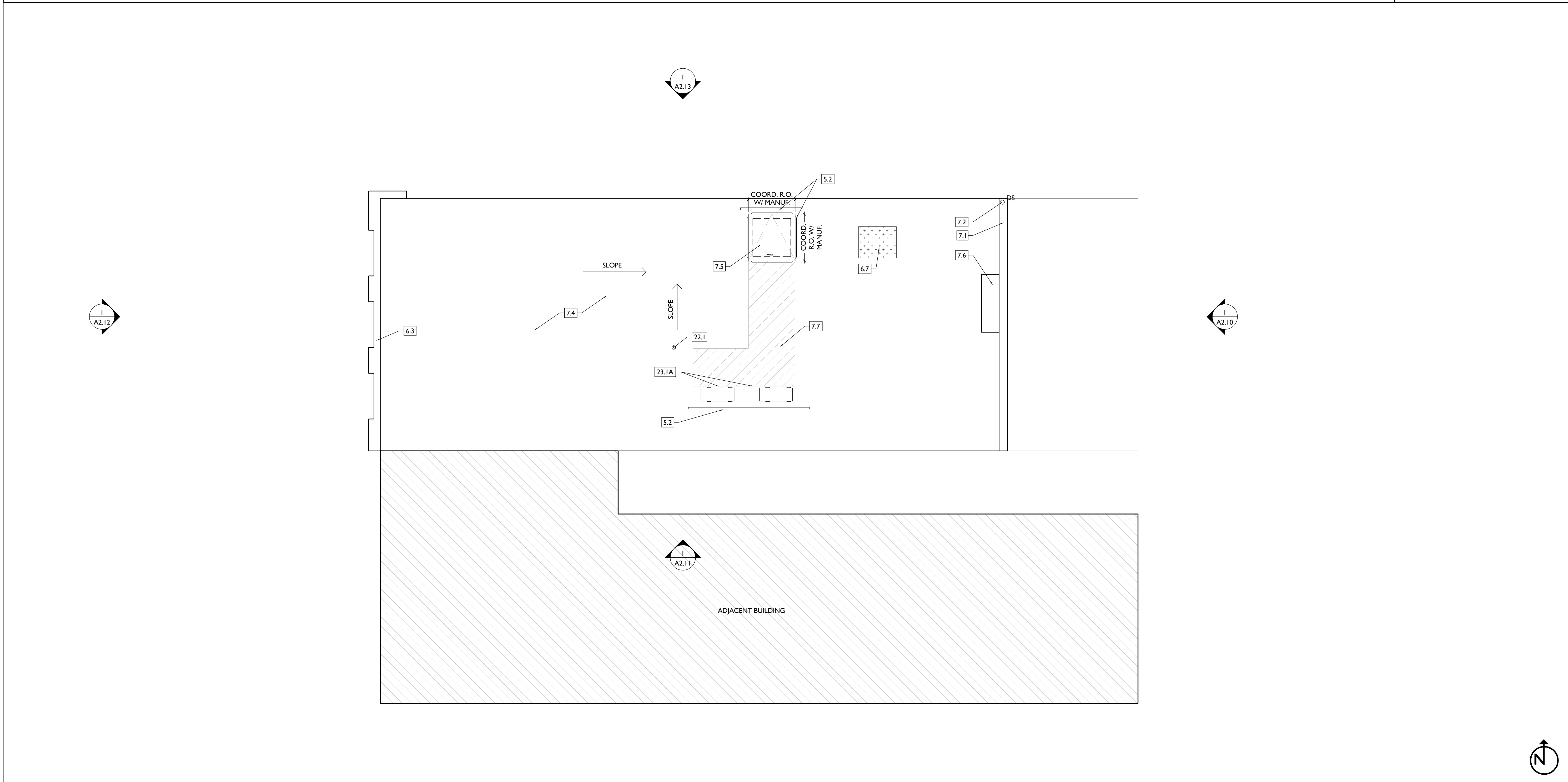
**NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES:**

ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.  
A. ROOF #312, INSTALL C.U. ON SOUND INSULATING PADS.  
23.2 NEW EXHAUST/INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
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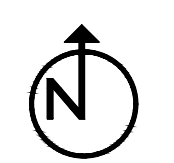
**NEW WORK GRAPHIC KEY:**

	PARTITION TYPE - TYPE 1 U.N.O.
	KEYNOTE
	EXG WALL
	NEW PARTITION WALL
	NEW MASONRY WALL
	OBJECT OVERHEAD
	1-HR FIRE RATING
	2-HR FIRE RATING
	NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
	NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
	DOOR TAG. SEE SCHEDULE.
	WINDOW DESIGNATION.
	STOREFRONT DESIGNATION.
	EMERGENCY EGRESS EXIT.
	OPG CONTAINS TEMPERED GLAZING.
	SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
	ELEVATION TAG.



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

PROPOSED PLAN - ROOF



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FINDLAY FLATS

Job No: 22042 08/30/2024

**A1.15**

SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.
SM2		SM2 - DAMP RATED, TYPICAL IN SHOWERS.
SM3		SM3 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS.
SM13	SURFACE MOUNT ENTRY LIGHT	STAIR HALL ENTRY VESTIBULE, 1ST FLOOR ONLY
SM8	SURFACE MOUNT LINEAR LED	TYPICAL IN COMMERCIAL TURNKEY SPACES
ST1	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN ATTICS AND IN BASEMENTS
V1	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
V2	WALL MOUNT VANITY LIGHT	V2 - TYPICAL ON SIDES OF BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
TLI	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
PI	SURFACE MOUNT PENDANT	TYPICAL OVER KITCHEN ISLANDS

SYMBOL	FIXTURE TYPE	REMARKS
F1	CEILING FAN WITH LIGHT	SMALL FAN, TYPICAL IN BEDROOMS AND LIVING ROOMS
F2	CEILING FAN WITH LIGHT	LARGE FAN, TYPICAL IN BEDROOM AND LIVING ROOM
WM1	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
WM5	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT
ES	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN
ESL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS
EF1	BATHROOM VENT	TYPICAL BATHROOM EXHAUST FAN/VENT

SYMBOL	FIXTURE TYPE	REMARKS
RH1	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT
EM	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK

REFLECTED CEILING PLAN GENERAL NOTES:

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

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

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

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

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

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

G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.

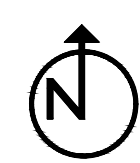
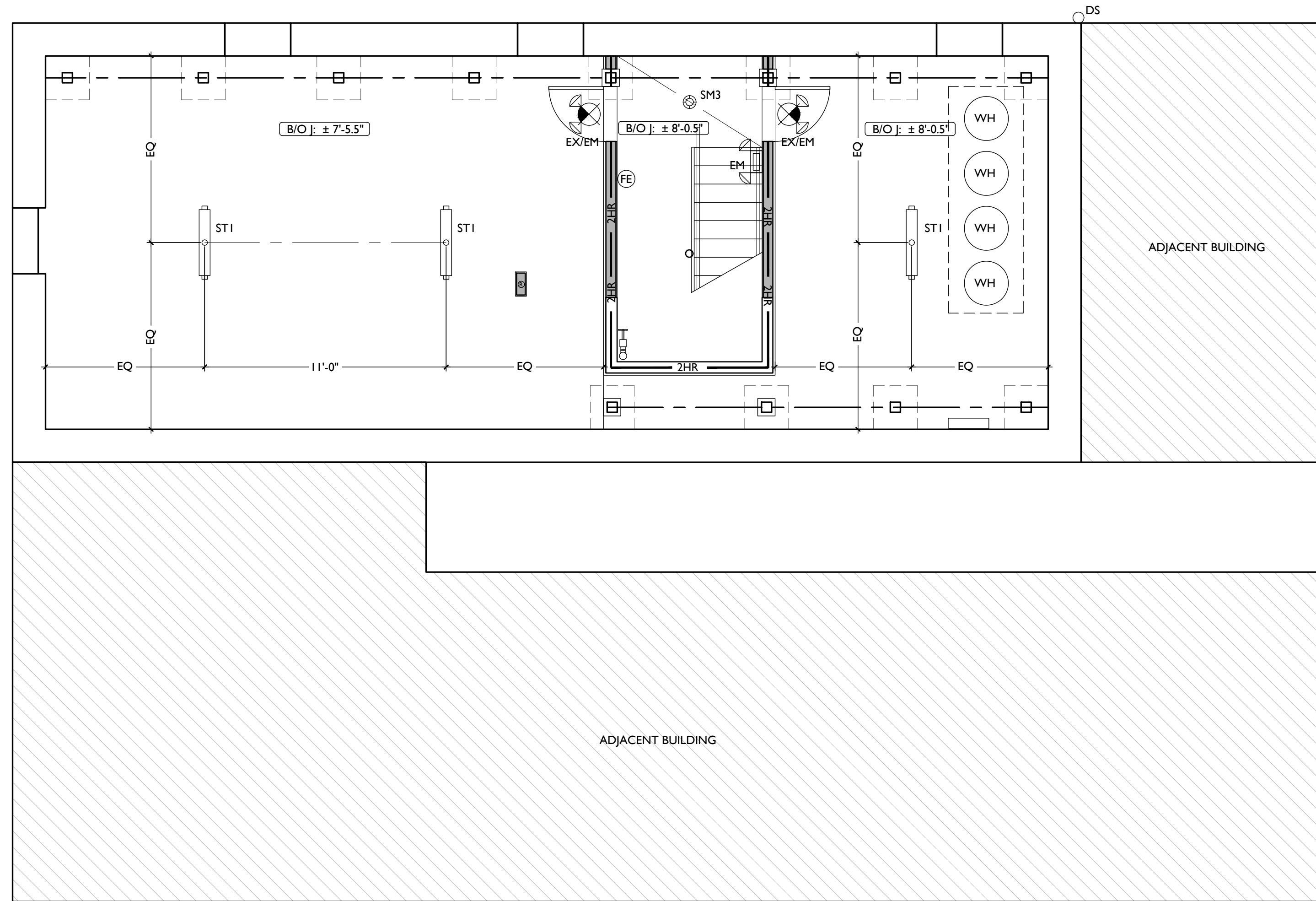
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

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

J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

K. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

REFLECTED CEILING PLAN GRAPHIC KEY:	
CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
---	SOFFIT/LOWERED GYP BD CEILING
///	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
WC	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. COORD W/ F.P PLANS
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR
SDI	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
SDP	PHOTOELECTRIC
---	CENTER ON ARCHITECTURAL FEATURE
---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - BASEMENT |

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**A1.20**

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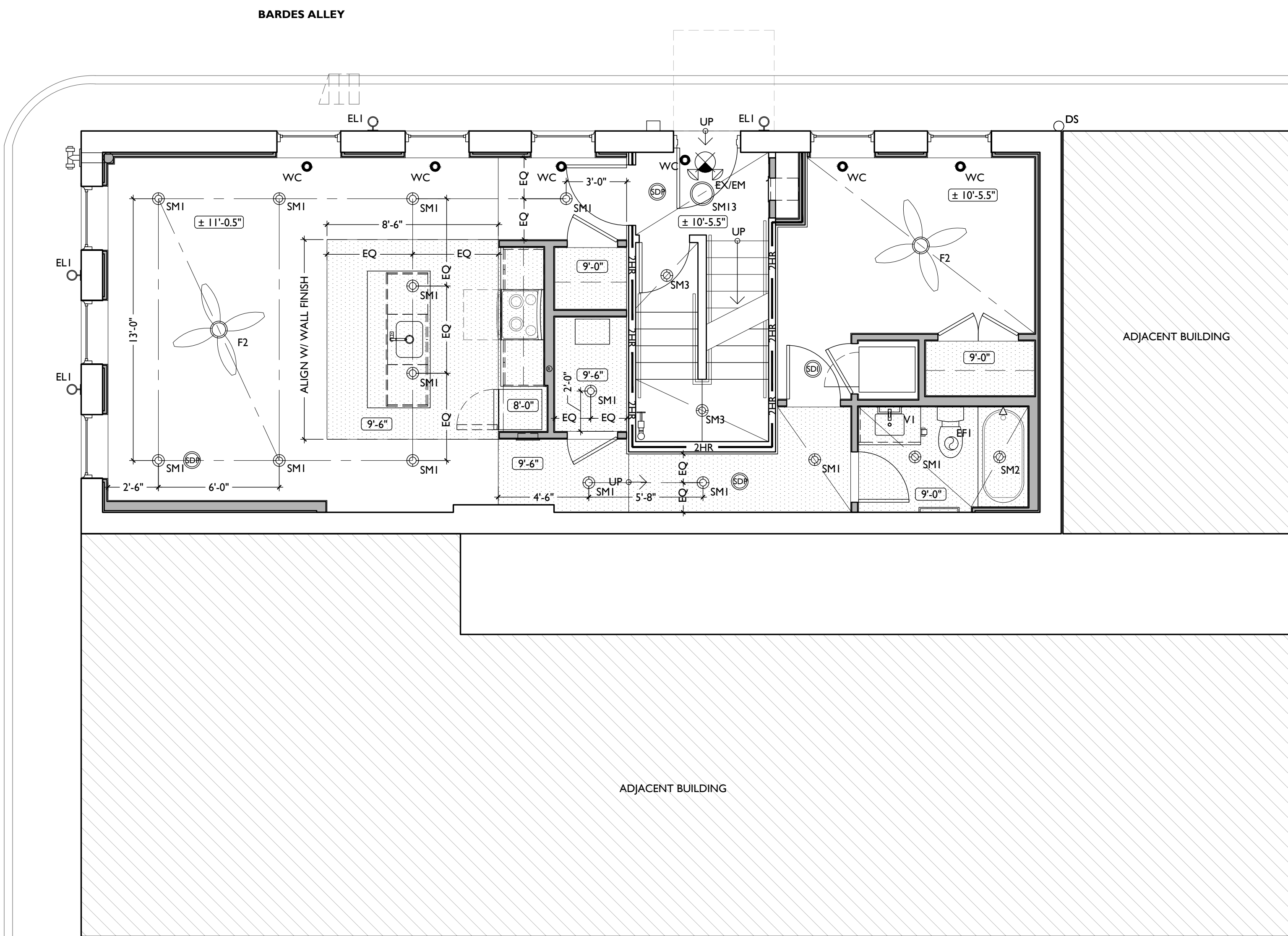
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I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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(NL)	DENOTES NIGHT LIGHT FIXTURE
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---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - FIRST FLOOR



NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
**RENOVATION FOR  
 1806 REPUBLIC**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042      08/30/2024

**A1.21**

Progress Dates  
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 2024.08.30 - BID SET 2

Revisions

Design Team:  
 CO, JK, MR, MR, RK, RO, SO, TB  
 Drawn by:  
 MR, AM

**PLATTE**  
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SYMBOL	FIXTURE TYPE	REMARKS
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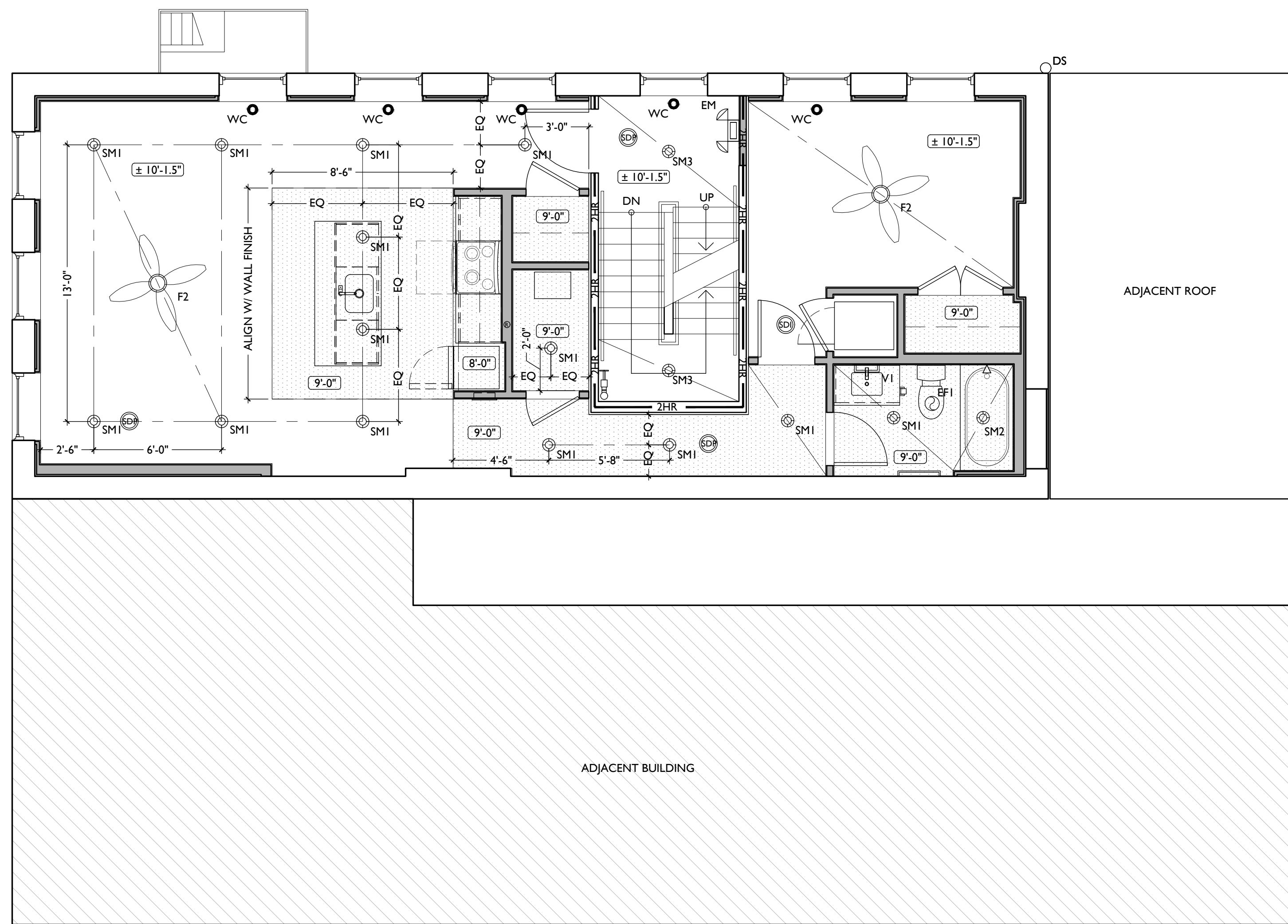
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 FINDLAY FLATS

Job No: 22042    08/30/2024

**A1.22**



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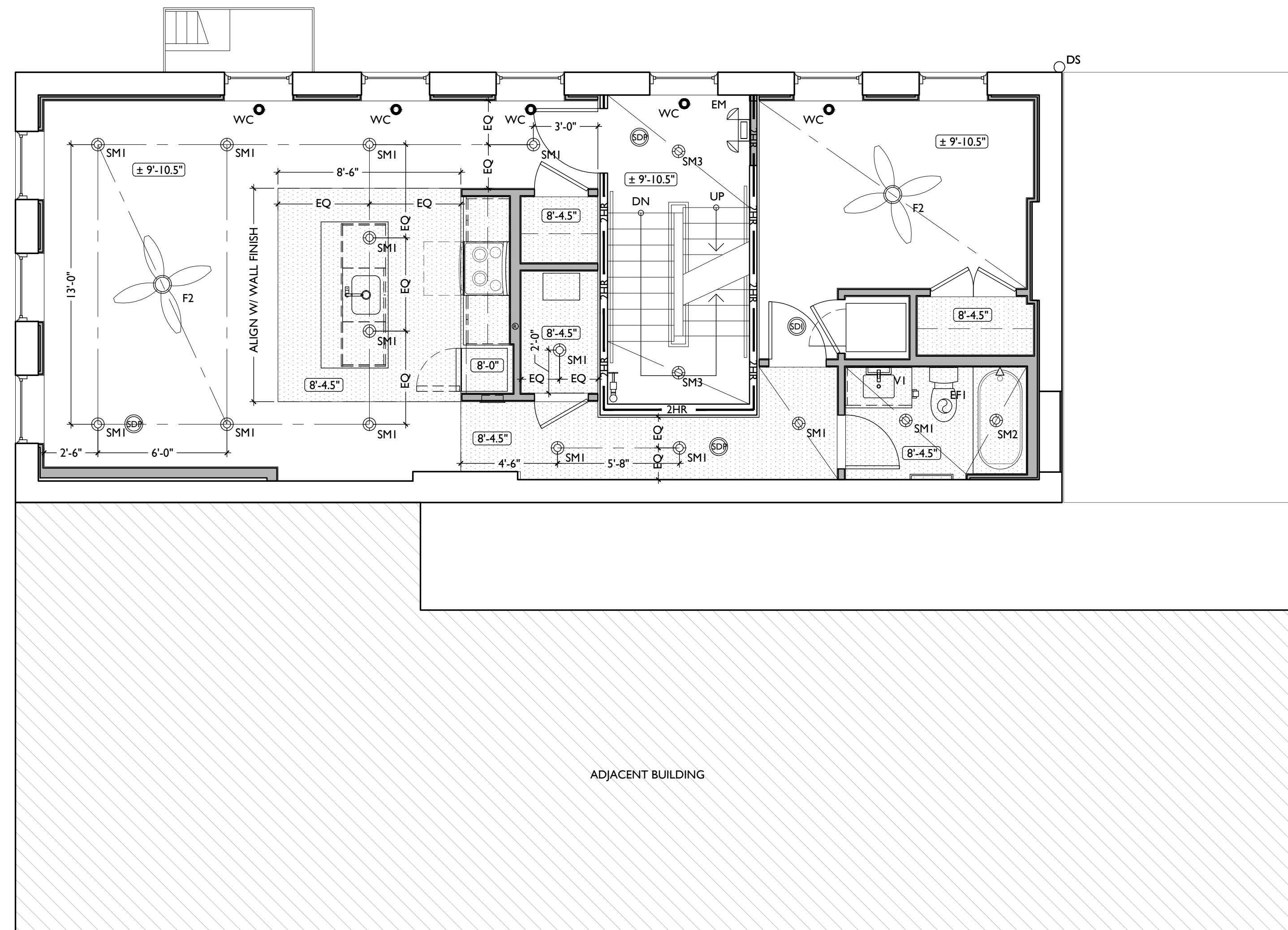
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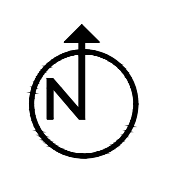
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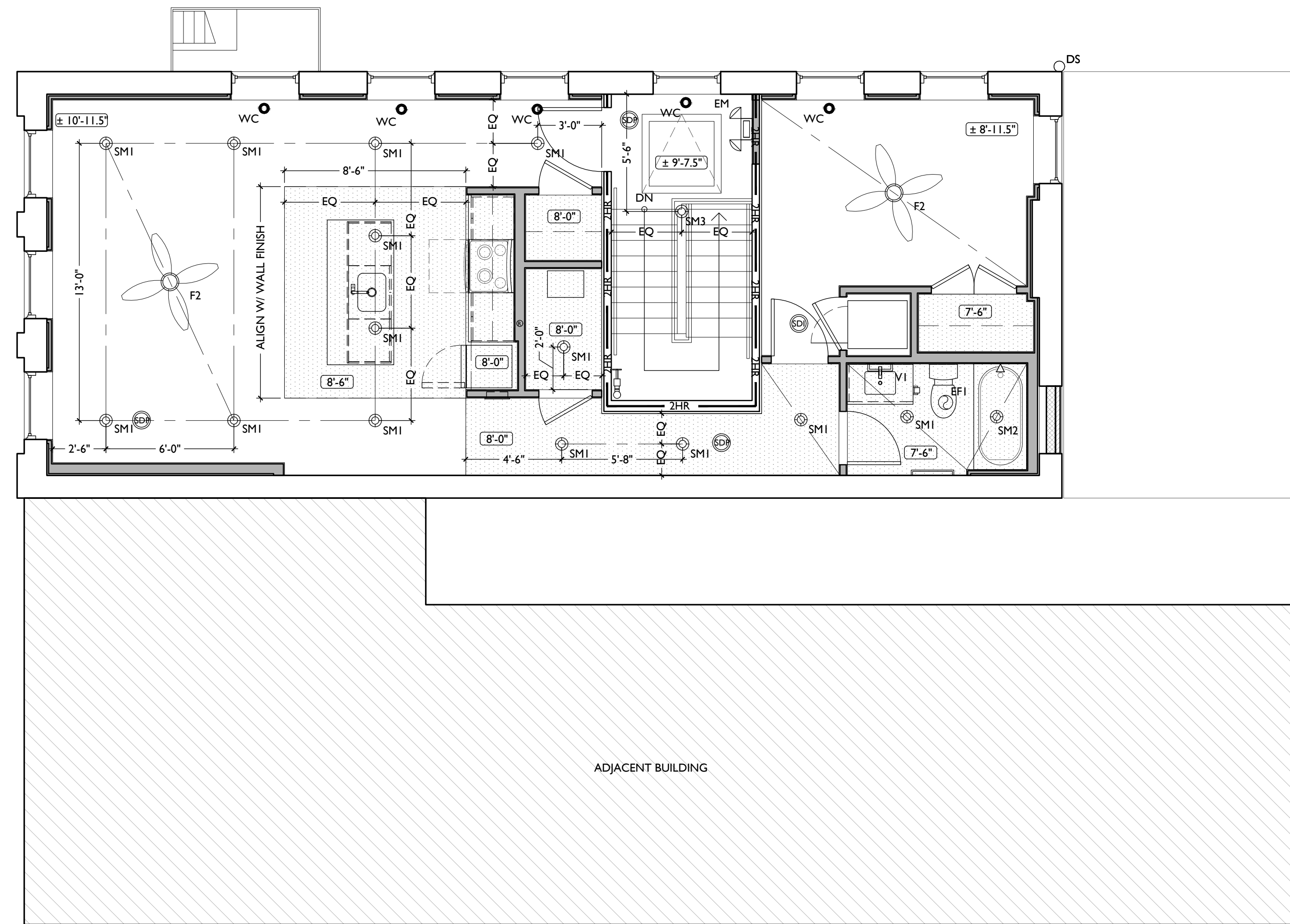
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SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - FOURTH FLOOR

1

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**A1.24**

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**KEYED NOTES**  
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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

**3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.

**4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.  
5.3 RELOCATED EXG. FIRE ESCAPE TO BE PAINTED BLACK.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.  
6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.3 REPAIR/RETAIN EXG. CORNICE. REPAINT.  
6.4 NEW WOOD BASEMENT STAIR IN PREVIOUS LOCATION. SEE DETAILS, SECTIONS, AND STRUCTURAL DWGS.  
6.5 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.  
6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR/RE-LINE EXG. BOX GUTTER.  
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.  
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.  
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.  
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

**8. OPENINGS**  
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.  
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

**9. FINISHES**  
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.  
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.  
9.3 NEW HARDWOOD FLOORING.  
9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.

**10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT

**10.2** FIRE-RATING BEHIND MAILBOXES, WHEN REQ.  
**10.3** ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL" CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F., TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.7 NOT USED.  
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/AS.00.  
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.  
10.10 FIRE ESCAPE ACCESS WINDOW.

**21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

**22. PLUMBING**  
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.

**23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM

**NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES:**

ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.  
A. ROOF ≈ 3:12, INSTALL C.U. ON SOUND INSULATING PADS.  
23.2 NEW EXHAUST INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.

**NEW WORK GRAPHIC KEY:**

	PARTITION TYPE - TYPE 1 U.N.O.
	KEYNOTE
	EXG WALL
	NEW PARTITION WALL
	NEW MASONRY WALL
	OBJECT OVERHEAD
	1-HR FIRE RATING
	2-HR FIRE RATING
	NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
	NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
	DOOR TAG. SEE SCHEDULE
	WINDOW DESIGNATION
	STOREFRONT DESIGNATION
	EMERGENCY EGRESS EXIT
	OPG CONTAINS TEMPERED GLAZING
	SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
	ELEVATION TAG



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Progress Dates  
2023.04.28 - BID/PERMIT  
2024.08.30 - BID SET 2

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

PROPOSED PROJECT:  
**RENOVATION FOR  
1806 REPUBLIC**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**A2.10**

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**3. CONCRETE**  
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.  
3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.

**4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.

**5. METALS**  
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.  
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.  
5.3 RELOCATED EXG. FIRE ESCAPE TO BE PAINTED BLACK.

**6. WOOD, PLASTICS, AND COMPOSITES**  
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.  
6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.  
6.3 REPAIR/RETAIN EXG. CORNICE. REPAINT.  
6.4 NEW WOOD BASEMENT STAIR IN PREVIOUS LOCATION. SEE DETAILS, SECTIONS, AND STRUCTURAL DWGS.  
6.5 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DRAWINGS.  
6.6 NEW WOOD FRAME BEARING WALL. SEE STRUCTURAL

**7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR/RE-LINE EXG. BOX GUTTER.  
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.  
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.  
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.  
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

**8. OPENINGS**  
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.  
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

**9. FINISHES**  
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.  
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.  
9.3 NEW HARDWOOD FLOORING.  
9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.

**10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT

**NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:**

FIRE-RATING BEHIND MAILBOXES, WHEN REQ.  
ENTRY SYSTEM CALLBOX B.O.D. = "2IN ACCESS CONTROL" CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F., TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
NOT USED.  
SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/AS.00.  
RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.  
FIRE ESCAPE ACCESS WINDOW.

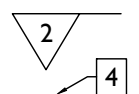
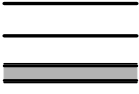


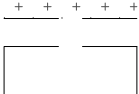
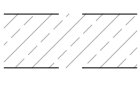
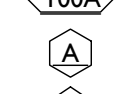

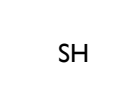
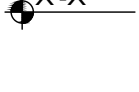








**21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

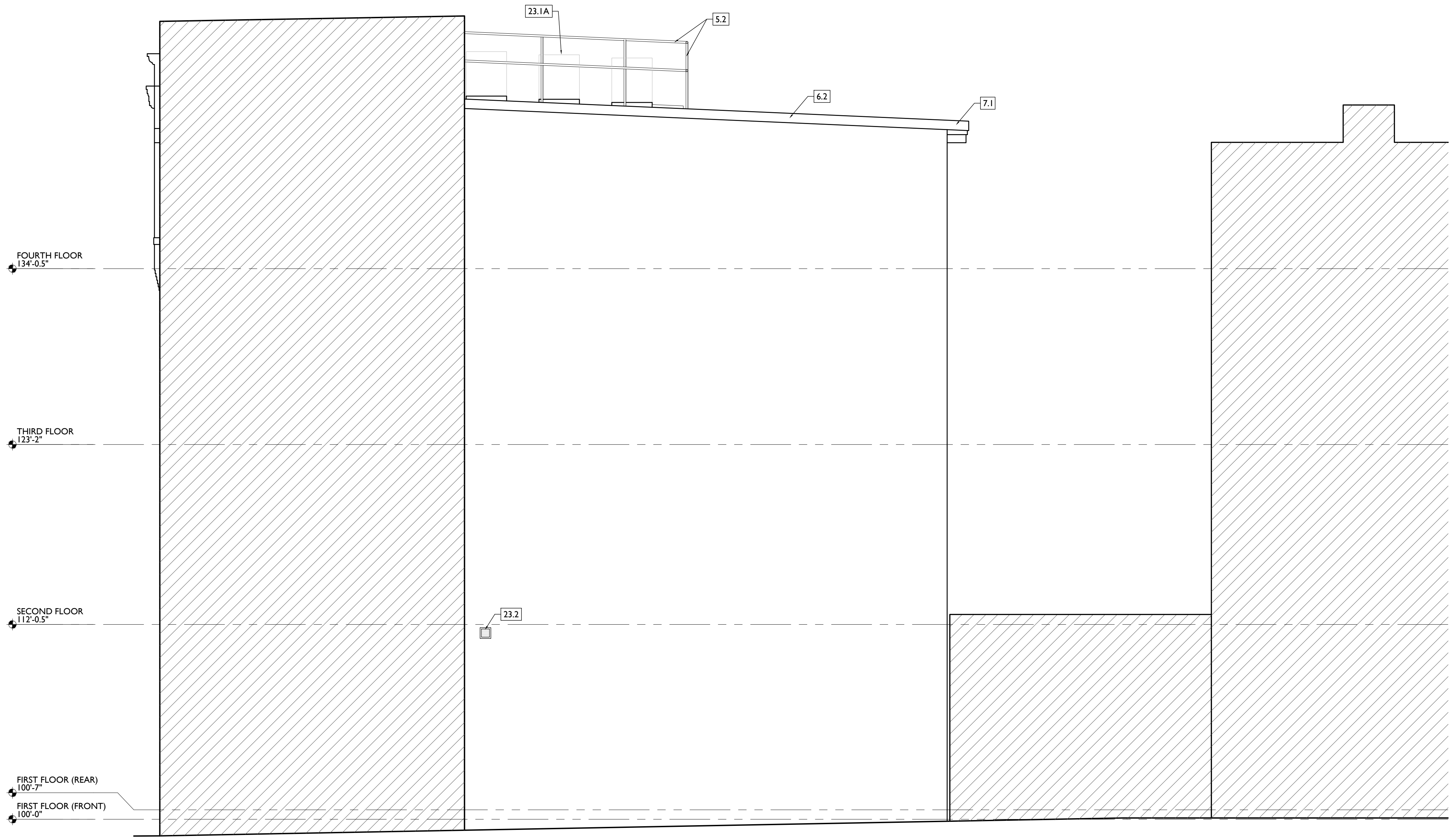
**22. PLUMBING**  
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONVEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.

**23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM

ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.  
A. ROOF #312, INSTALL C.U. ON SOUND INSULATING PADS.  
NEW EXHAUST/INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

**26. ELECTRICAL**  
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.

- NEW WORK GRAPHIC KEY:**
-  PARTITION TYPE - TYPE 1 U.N.O.
  -  KEYNOTE
  -  EXG WALL
  -  NEW PARTITION WALL
  -  NEW MASONRY WALL
  -  OBJECT OVERHEAD
  -  1-HR FIRE RATING
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  -  NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
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PROPOSED PROJECT:  
RENOVATION FOR  
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CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**A2.11**

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**4. MASONRY**  
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.

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**NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:**

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B. WALK-IN CLOSET  
C. ABOVE WID.  
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.7 NOT USED.  
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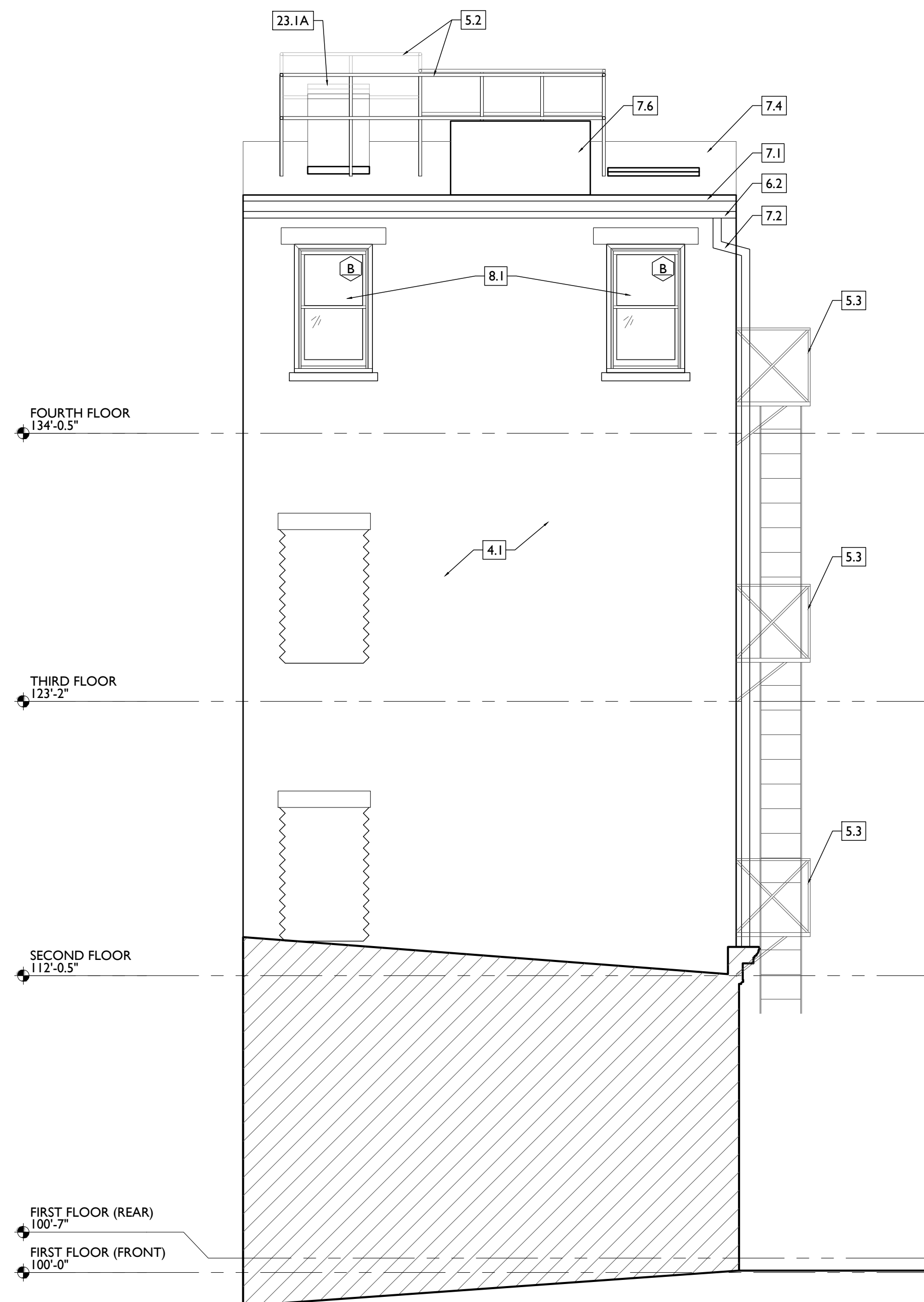
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**26. ELECTRICAL**  
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  - WINDOW DESIGNATION.
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  - EMERGENCY EGRESS EXIT.
  - OPG CONTAINS TEMPERED GLAZING.
  - SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
  - ELEVATION TAG.



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

PROPOSED ELEVATION - WEST

NOT FOR CONSTRUCTION

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Job No: 22042 08/30/2024

**A2.12**

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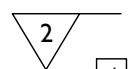
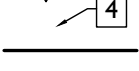

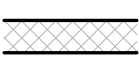
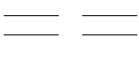
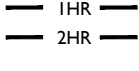
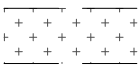
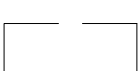


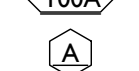


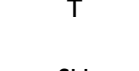
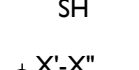
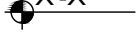
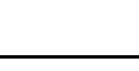

- 7. THERMAL AND MOISTURE PROTECTION**  
7.1 REPAIR/RE-LINE EXG. BOX GUTTER.  
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.  
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.  
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YR WARRANTY, BY CARLISLE SYNTEC, CARLISLE/PA, OR EQUIVALENT.  
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"X36".  
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.  
7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 8. OPENINGS**  
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.  
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 9. FINISHES**  
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.  
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.  
9.3 NEW HARDWOOD FLOORING.  
9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.
- 10. SPECIALTIES**  
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT

- 11. FIRE-RATING BEHIND MAILBOXES, WHEN REQ.**  
10.2 ENTRY SYSTEM CALLBOX B.O.D. = "2IN ACCESS CONTROL"  
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F., TYP U.N.O.:  
A. TYP. REACH-IN CLOSET  
B. WALK-IN CLOSET  
C. ABOVE WID.  
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.  
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.  
A. SURFACE MOUNTED.  
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.  
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.  
10.7 NOT USED.  
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.  
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.  
10.10 FIRE ESCAPE ACCESS WINDOW.
- 21. FIRE SUPPRESSION**  
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.  
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.  
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**  
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.  
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.  
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**  
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM

- 24. ELECTRICAL**  
24.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.  
24.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
- 25. ROOF EDGE** - SEE HVAC & STRUCTURAL DWGS.  
A. ROOF <math>\leq 3:12</math>, INSTALL C.U. ON SOUND INSULATING PADS.  
25.2 NEW EXHAUST INTAKE LOUVER ON EXTERIOR OF BUILDING. PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DRAWINGS.

NEW WORK PLANS & ELEVATIONS [KEYED] KEYED NOTES:

NEW WORK GRAPHIC KEY:

-  PARTITION TYPE - TYPE 1 U.N.O.
-  KEYNOTE
-  EXG WALL
-  NEW PARTITION WALL
-  NEW MASONRY WALL
-  OBJECT OVERHEAD
-  1-HR FIRE RATING
-  2-HR FIRE RATING
-  NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
-  NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
-  AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
-  DOOR TAG. SEE SCHEDULE
-  WINDOW DESIGNATION
-  STOREFRONT DESIGNATION
-  EMERGENCY EGRESS EXIT
-  OPG CONTAINS TEMPERED GLAZING
-  SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
-  ELEVATION TAG.



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

PROPOSED ELEVATION - NORTH

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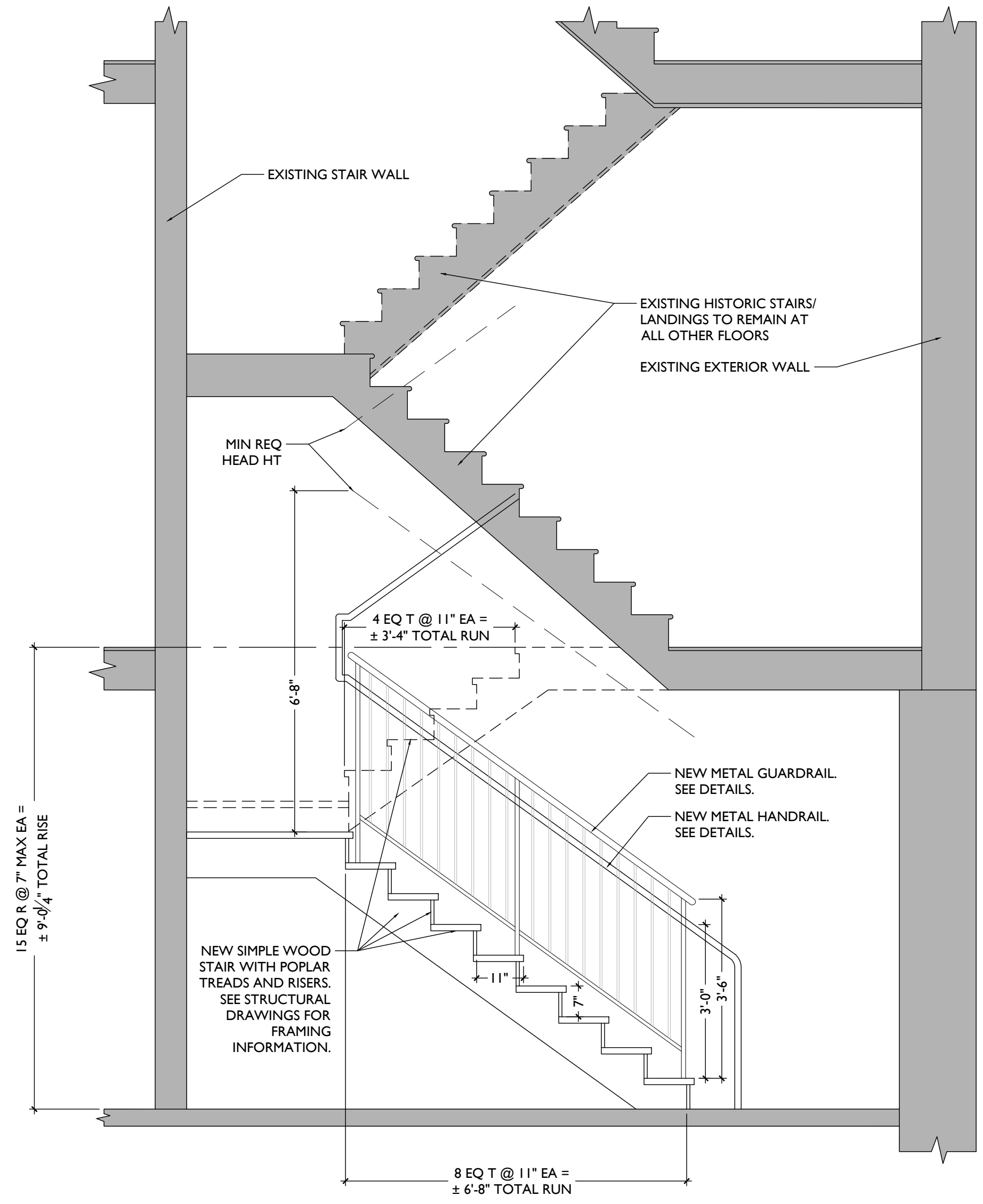
Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

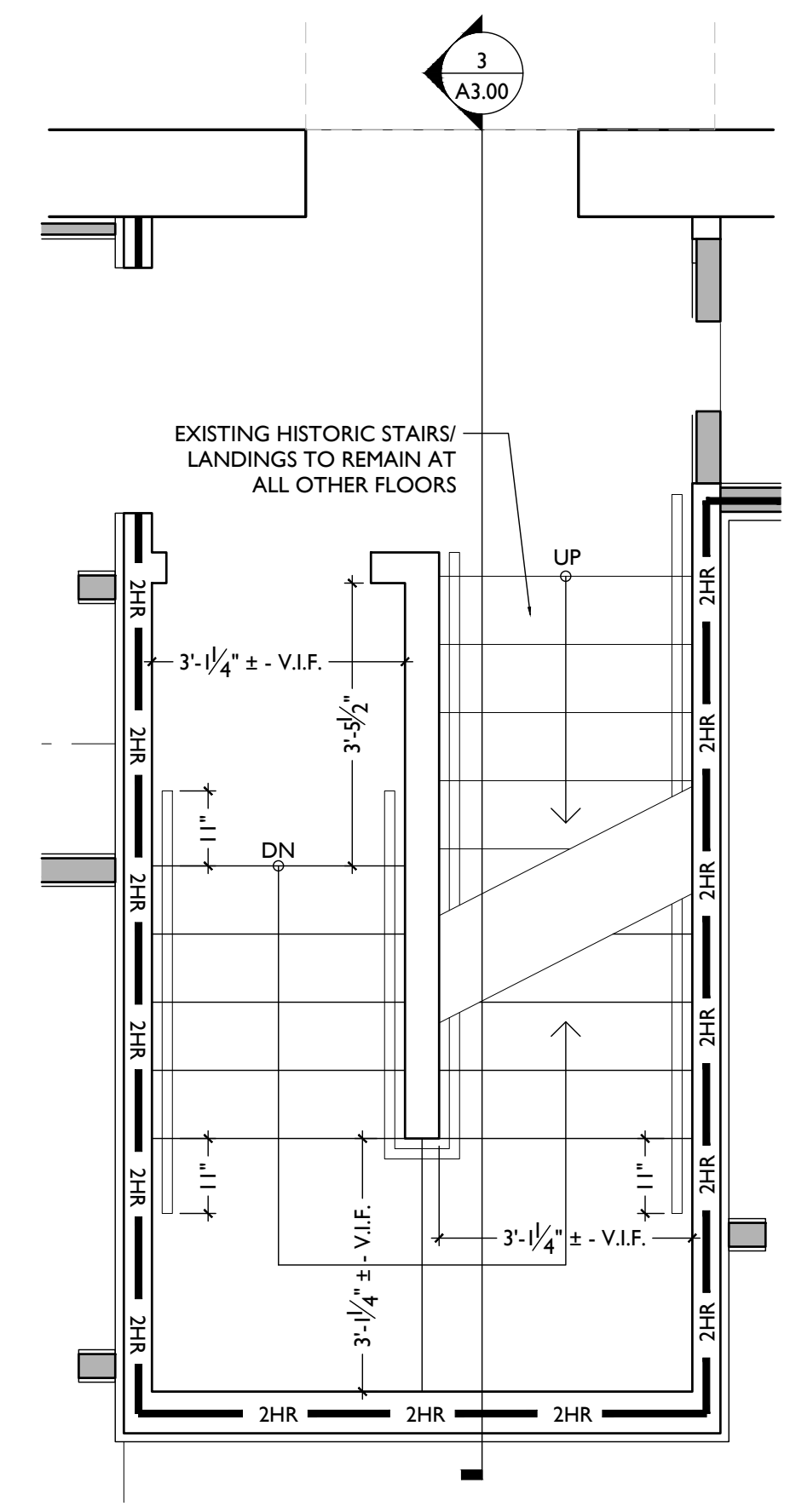
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FINDLAY FLATS

Job No: 22042 08/30/2024

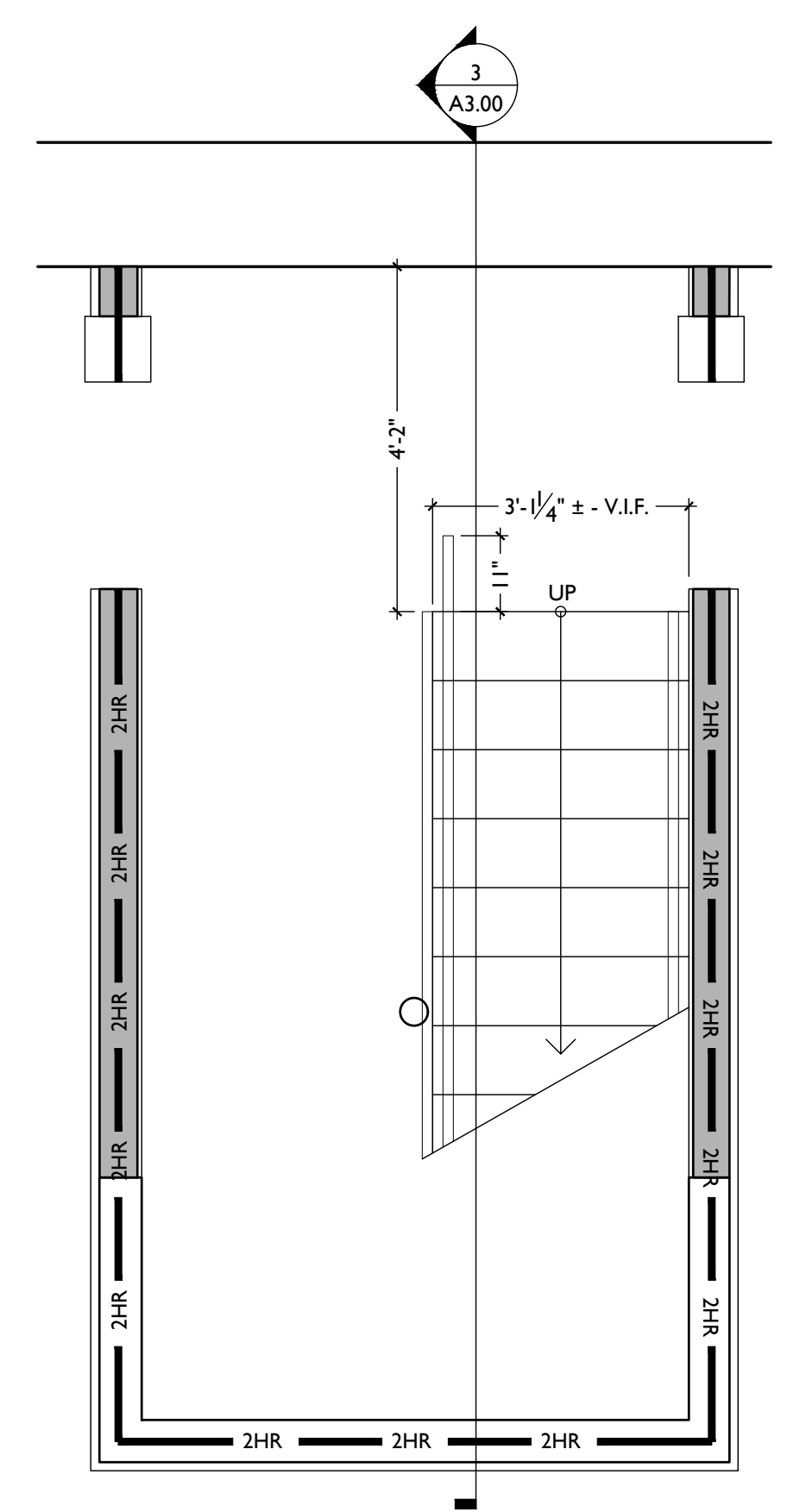
**A2.13**



NEW STAIR SECTION DETAIL 3



ENLARGED STAIR PLAN - FIRST FLOOR 2



ENLARGED STAIR PLAN - BASEMENT 1

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

STAIR SECTIONS & DETAILS

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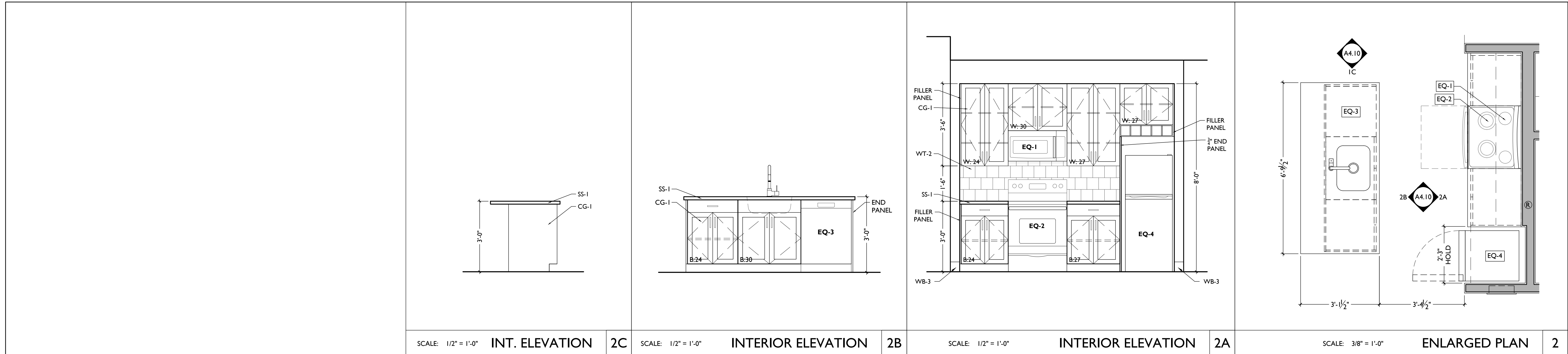




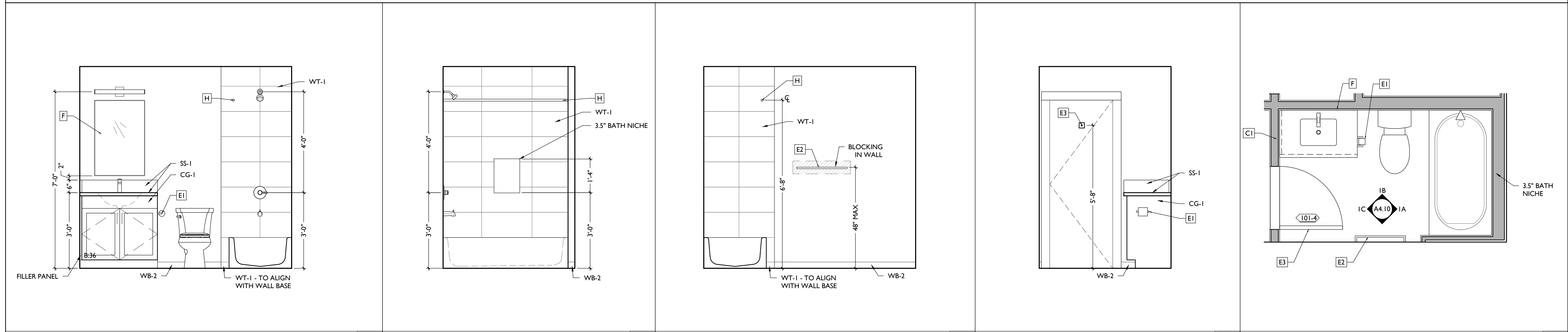
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UNIT 101, 201, 301, 401 KITCHEN ENLARGED PLANS & INT ELEVATIONS



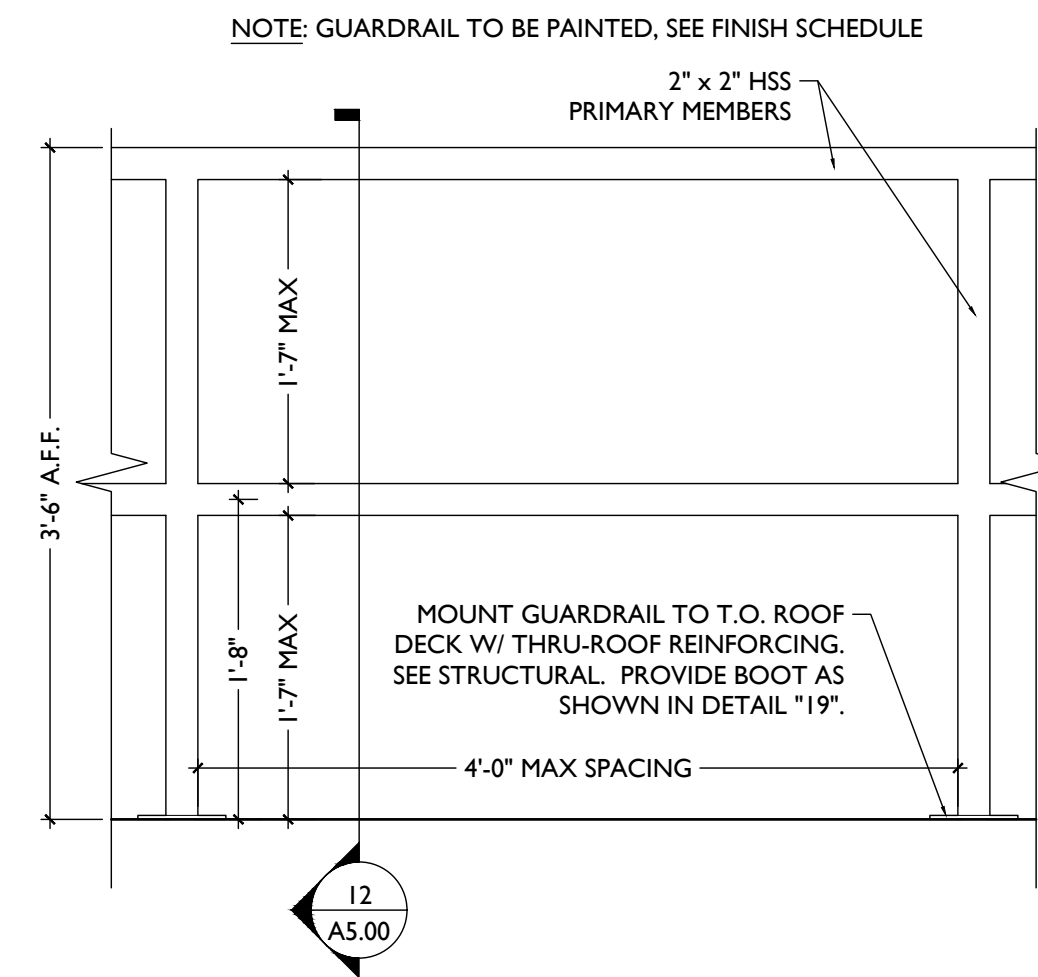
UNIT 101, 201, 301, 401 RESTROOM ENLARGED PLANS & INT ELEVATIONS

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Revisions

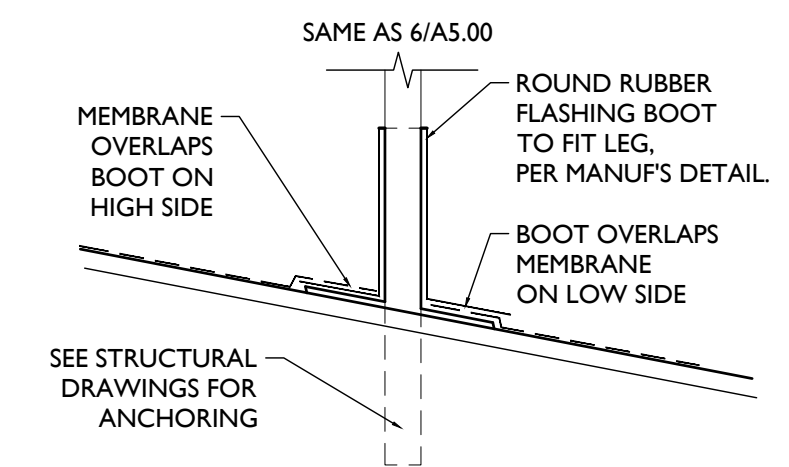
Design Team:  
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Drawn by:  
MR, AM



SCALE: 1" = 1'-0"

ROOF-TOP MECHANICAL GUARDRAIL

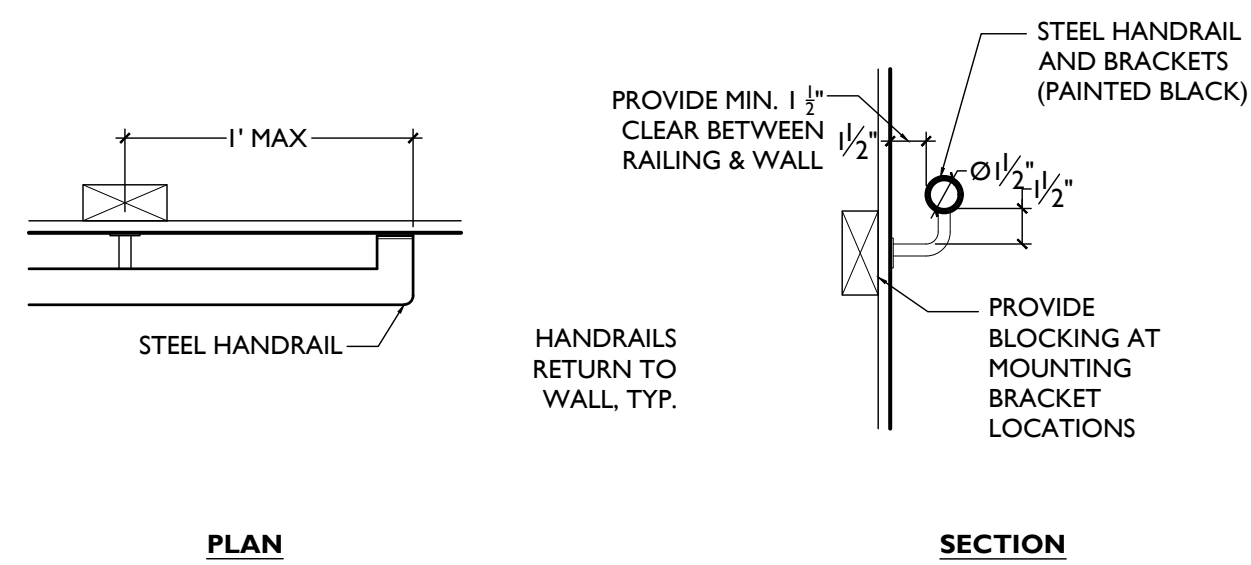
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SCALE: 1/2" = 1'-0"

ROOF BOOT DETAIL

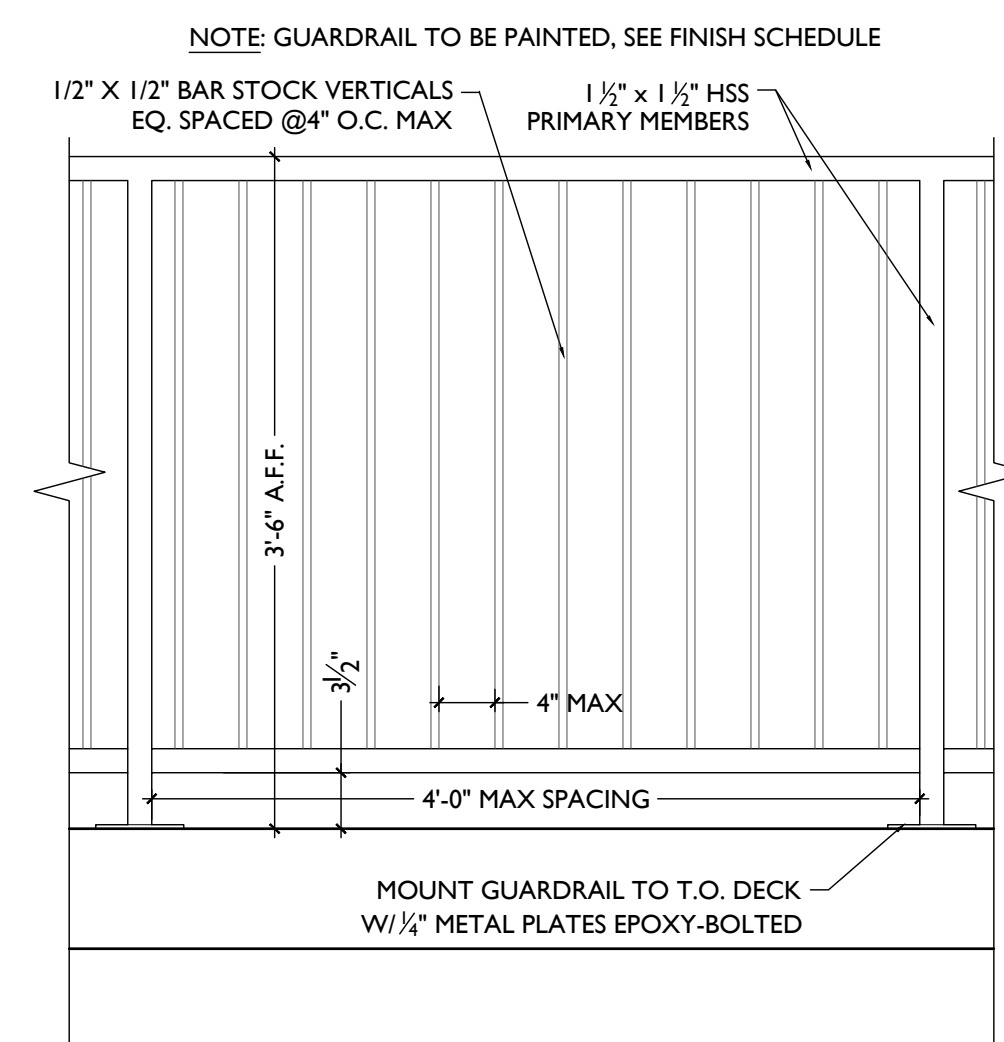
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SCALE: 1/2" = 1'-0"

HANDRAIL

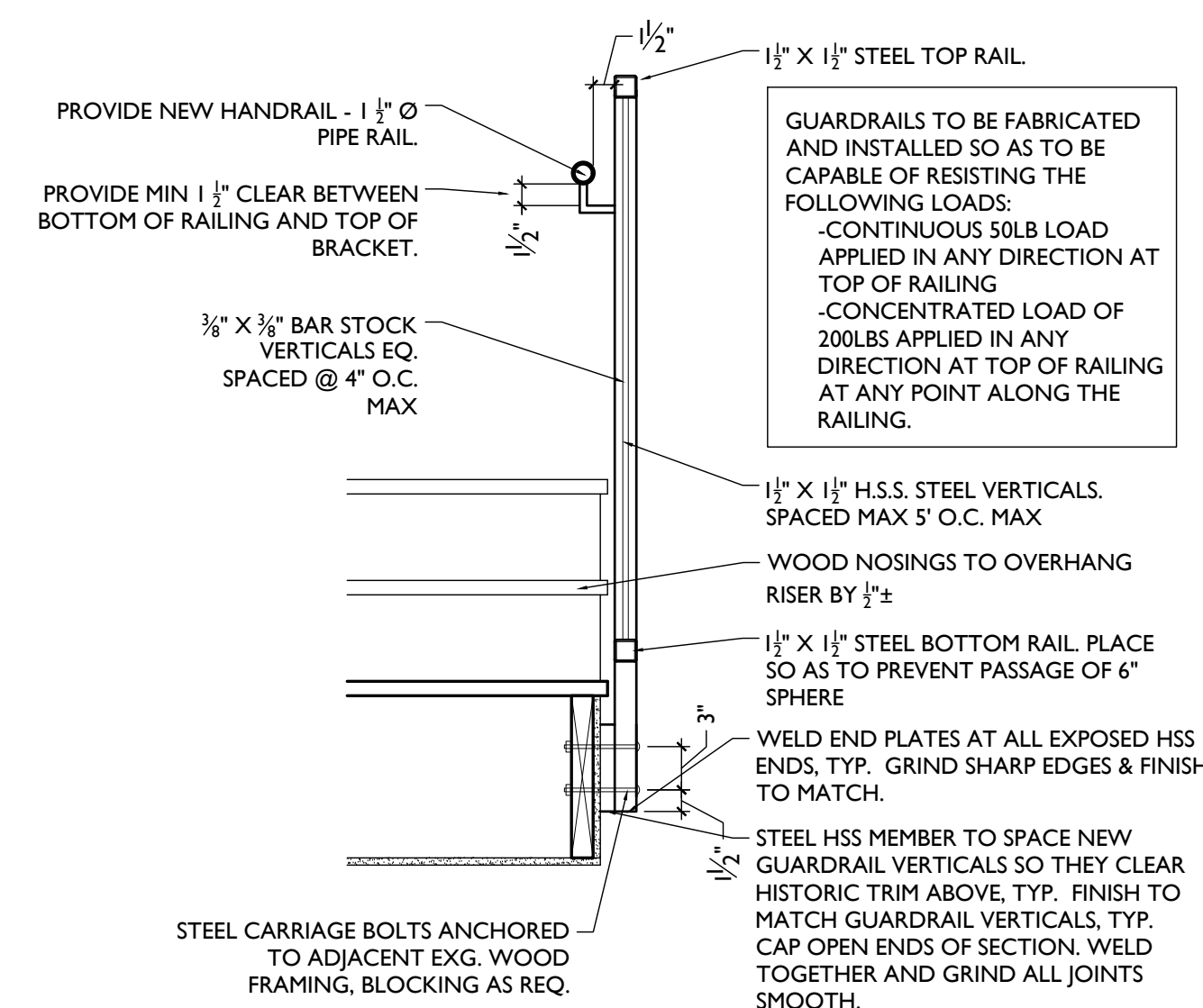
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SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL

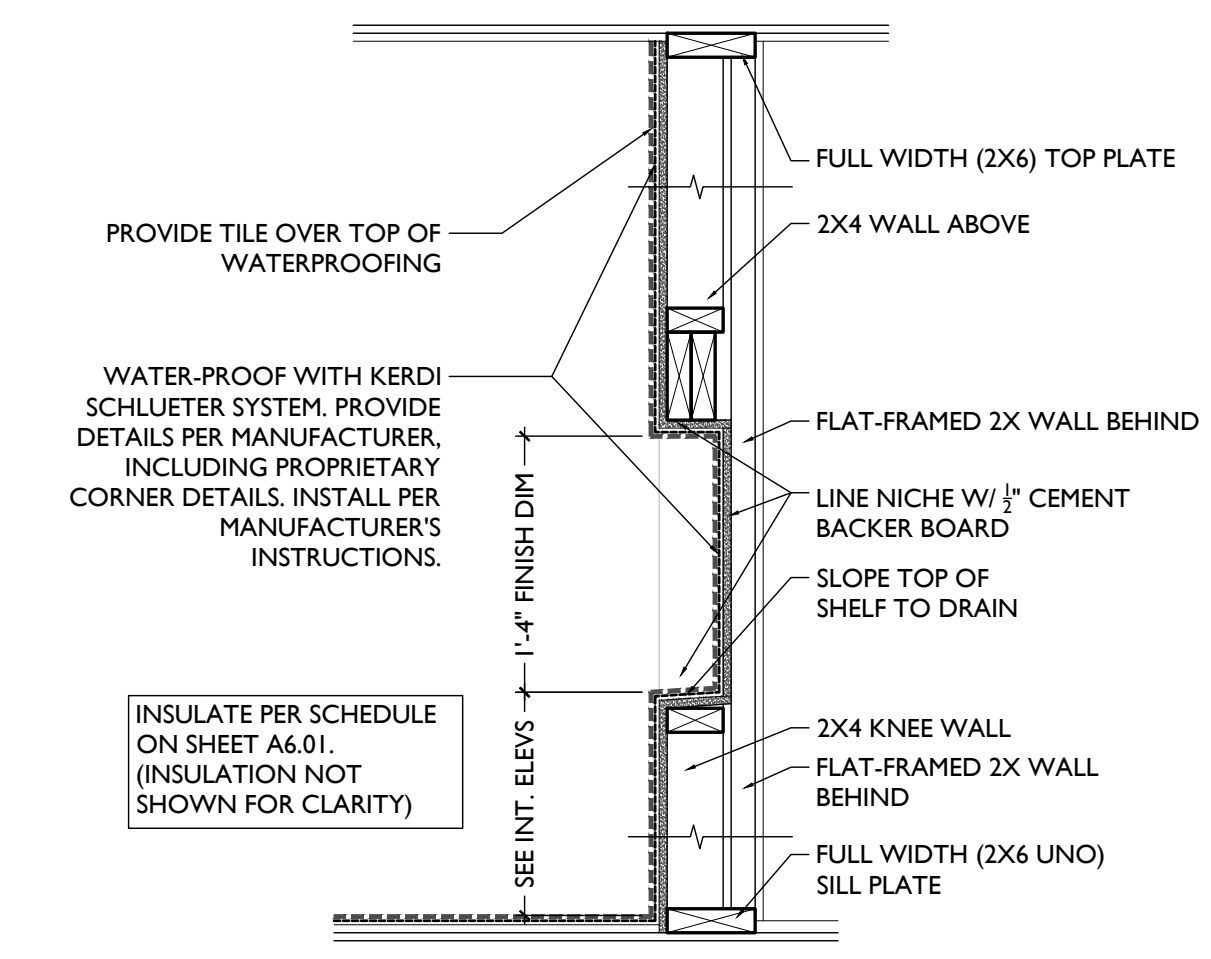
3



SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL

2



SCALE: 1" = 1'-0"

SHOWER NICHE

1

TYPICAL DETAILS

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FINDLAY FLATS

Job No: 22042 08/30/2024

**A5.00**

# WALL ASSEMBLIES/ PARTITION TYPES

## KEYED NOTES:

- FINISHED FLOOR - SEE FINISH SCHEDULE
- SCHEDULED BASE - SEE FINISH SCHEDULE
- WOOD WALL FRAMING
  - 2X4 WALL FRAMING @ 16" O.C.
  - 2X6 WALL FRAMING @ 16" O.C.
  - EXG. FRAMED WALL
- MASONRY WALL
  - EXISTING MASONRY WALL (SEAL WHERE EXPOSED)
  - 8" CMU
  - 6" CMU
  - BRICK VENEER
- METAL WALL FRAMING (NEW OR EXG)
  - 1 5/8" METAL STUD FURRING @ 16" O.C.
  - 3 5/8" METAL STUD @ 16" O.C.
  - 6" METAL STUD @ 16" O.C.
  - 7/8" HAT CHANNEL @ 16" O.C.
- GYPSUM BOARD
  - EXG. GYP/PLASTER
  - 1/2"
  - 5/8" GYP.
  - 5/8" TYPE X
  - 1" NOMINAL GYP. LINER
  - 1/2" TYPE
- AIR GAPS AS REQUIRED PER ASSEMBLY TYPE
- INSULATION PER SCHEDULE
- RESILIENT CHANNELS
  - 1/2" METAL CHANNELS @ 24" O.C. RUN HORIZONTAL
  - 3/8" METAL CHANNELS @ 16" O.C. RUN HORIZONTAL
- EXG. WALL
- J-TRACK
- C-H STUD
  - 2 1/2" C-H @ 24" O.C.
  - 4" C-H @ 24" O.C.
- FLR/CLG FRAMING
  - RATED ASSEMBLY TO BE CONTINUOUS TO RATED PARTITION OR WALL. REFER TO FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR DTLS
  - EXTEND RATED ASSEMBLY TO UNDERSIDE OF FLOOR SHEATHING ABOVE
  - WALL STRUCTURE TO BE INDEPENDENT OF AND CONTINUE THROUGH FLR/CLG ASSEMBLY. SEE STRUCTURAL FOR FRAMING OF FLR/CLG ASSEMBLY. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR FLR/CLG ASSEMBLY DTLS.
  - FRAMING TO BEAR ON FLOOR OF EQUAL RATING. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS.
  - SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR HORIZONTAL ASSEMBLY DTLS
- HARDIE BOARD SIDING
- 1/2" OSB SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER
- EXG WALL - CONTRACTOR TO VERIFY
  - BRICK VENEER
  - AIR CAVITY
  - AIR/MOISTURE BARRIER
  - 1/2" APA RATED GYPSUM SHEATHING
  - 2X6 FRTW STUD FRAMING
  - 5/8" TYPE X MAT GYPSUM SHEATHING
  - HARDIE BOARD SIDING
  - 1/2" APA RATED GYPSUM SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER
  - 2X6 FRTW STUD FRAMING
  - 5/8" TYPE X MAT GYPSUM SHEATHING
  - WEATHER-RESISTANT BARRIER
  - 3-COAT STUCCO SYSTEM

## GENERAL NOTES

A. CONTRACTOR TO ASSUME WALLS NOT CALLED OUT WITH WALLTAG ARE TO BE WALLTYPE 1.

<b>TYPICAL INTERIOR PARTITION WALL</b>   1	<b>TYPICAL PLUMBING WET WALL</b>   2	<b>FURRING AT EXG WALLS</b>   3	<b>PLUMBING FURRING AT EXG WALLS</b>   4	<b>CHASE WALL</b>   5	<b>CHASE WALL</b>   6
N/A   GYP/UL #   NON RATED   RATING	N/A   GYP/UL #   NON RATED   RATING	N/A   GYP/UL #   NON RATED   RATING	N/A   GYP/UL #   NON RATED   RATING	N/A   GYP/UL #   NON RATED   RATING	N/A   GYP/UL #   NON RATED   RATING
NOTES: -PROVIDE PT. SILL PLATE IN BASEMENT	NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE -PROVIDE PT. SILL PLATE IN BASEMENT	NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE -PROVIDE PT. SILL PLATE IN BASEMENT	UL #: NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE -PROVIDE PT. SILL PLATE IN BASEMENT	UL #: NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE -PROVIDE PT. SILL PLATE IN BASEMENT	NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE -PROVIDE PT. SILL PLATE IN BASEMENT
<b>EXG. 1HR RATED BARRIER</b>   7	<b>EXG. 2HR RATED BARRIER</b>   8	<b>NEW 1HR RATED BARRIER</b>   9	<b>NEW 2HR RATED BARRIER</b>   10	<b>NEW 1HR SHAFTWALL</b>   11	<b>NEW 2HR SHAFTWALL</b>   12
PERSCRPTIVE_FIRE BARRIER   GYP/UL #   1-HR   RATING	PERSCRPTIVE_FIRE BARRIER   GYP/UL #   2-HR   RATING	U309 - FIRE BARRIER   GYP/UL #   1-HR   RATING	U301 - FIRE BARRIER   GYP/UL #   2-HR   RATING	U419 A- FIRE BARRIER   GYP/UL #   1-HR   RATING	U415 B- FIRE BARRIER   GYP/UL #   2-HR   RATING
FIRE RATING = 50 MIN EXG (20 MIN STUD (16" O.C.) + 30 MIN EXG FINISH (5/8" EXG PLASTER) + 40 MIN NEW (5/8" TYPE X GYP BD) = 90 MIN TOTAL FIRE RATING	FIRE RATING = 50 MIN EXG (20 MIN STUD (16" O.C.) + 30 MIN EXG FINISH (5/8" EXG PLASTER) + 80 MIN NEW (2 LAYERS TYPE X GYP BD @ 40 MIN EA) = 120 MIN TOTAL FIRE RATING - BA - ADD 1/2" RESILIENT CHANNELS 1 SIDE	TYPICAL AT STAIRS	TYPICAL AT STAIRS - 10A - NO RESILIENT CHANNELS		

NOTE: SEE TABLES 721.1(2) AND 722.6 FOR PRESCRIPTIVE FIRE RATINGS. PER 721.1(2) EXCEPTION "E", PLASTER MAY BE SUBSTITUTED FOR GYPSUM WALLBOARD PROVIDED IT IS THE SAME SIZE/THICKNESS/CORE TYPE.

## INSULATION SCHEDULE

LOCATION	TYPE	R-VALUE	NOTES
MECHANICAL CLOSET WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
BATHROOM WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
PLUMBING CHASE WALLS	FIBERGLASS BATTS STAPLED TO STUDS	R-13 MIN.	CONTINUOUS PIPE INSULATION AT ALL PLUMBING LINES
BETWEEN OFFICE TENANT SPACES	SOUND ATTENUATION BATT	-	FILL CAVITY
BETWEEN DWELLING UNITS	SOUND ATTENUATION BATT	-	FILL CAVITY
FURRING AT EXTERIOR WALLS	SPRAY-APPLIED CELLULOSE	-	FILL CAVITY
STAIR HALL ENCLOSURE WALLS	SOUND ATTENUATION BATTS	-	FILL CAVITY & COORD W/ FIRE-RATING & UL ASSEMBLY
STAIR HALL ENCLOSURE WALLS AT UNCONDITIONED ATTIC	BLOWN-IN CELLULOSE OR FIBERGLASS BATTS	R-19 MIN.	FILL CAVITY
CLG BETWEEN ATTIC FLOOR AND OCCUPIED UNIT BELOW	BLOWN-IN CELLULOSE OR FIBERGLASS BATTS	R-38	INSULATION BETWEEN JOISTS
CEILING BETWEEN BASEMENT/RESIDENTIAL	CLOSED CELL SPRAY FOAM	R-30	COORD W/ UL ASSEMBLY & FIRE RATING
ATTIC CEILING	NONE REQ	---	REQ INSULATION PROVIDED @ ATTIC FLOOR
CEILING OF OCCUPIED ATTIC	CLOSED CELL SPRAY FOAM	R-38	
CEILING B/W BREEZEWAY/OCCUPIED SPACE	FIBERGLASS BATTS	R-30 MIN.	FILL CAVITY & COORD W/ FIRE-RATING & UL ASSEMBLY
CEILING B/W TWO SEPARATE OCCUPIED RESIDENCES	SOUND ATTENUATION BATT	6" MIN SOUND BATT	COORD W/ UL ASSEMBLY & FIRE RATING
CEILING B/W FLOORS OF SAME RESIDENCE	SOUND ATTENUATION BATTS	6" MIN SOUND BATT	

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

2017 OHIO BUILDING CODE 721 PRESCRIPTIVE FIRE RESISTANCE - TABLE 720.1 (2) RATED FIRE-RESISTANCE FOR WALLS			
MATERIAL	ITEM NUMBER	MIN. EQUIV. THICKNESS / RATING	
1. CLAY OR SHALE BRICK; SOLID BRICK	1-1.1	4.9" 3HR	3.8" 2HR
2. CONCRETE MASONRY UNIT	3-1.2	4.4" 3.8"	3.6" 2.7"

<b>EXG. MASONRY WALL</b>   13	<b>NEW 1HR RATED UNIT SEPERATION</b>   14	<b>FURRING AT EXG WALLS</b>   15	<b>NEW 1HR RATED BREEZEWAY WALL</b>   16
PERSCRPTIVE - FIRE BARRIER   GYP/UL #   2-HR   RATING	U309 - FIRE PARTITIONS   GYP/UL #   1-HR   RATING	N/A   GYP/UL #   NON RATED   RATING	U305 - FIRE BARRIER   GYP/UL #   1-HR   RATING
FIRE RATING = 3.8" MIN EXG. SOLID BRICK = 2HR MIN	TYPICAL UNIT SEPERATION/CORRIDOR WALLS	NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE -PROVIDE PT. SILL PLATE IN BASEMENT	NOTES:
<b>EXG. BRICK VENEER WALL W/ STUD BACKUP</b>   17	<b>NEW BRICK VENEER WALL W/ STUD BACKUP</b>   18	<b>EXG. STUD WALL W/ SIDING</b>   19	<b>NEW STUD WALL W/ SIDING</b>   20
U302 - FIRE BARRIER   GYP/UL#   2-HR   RATING	U302 - FIRE BARRIER   GYP/UL#   2-HR   RATING	U301 - FIRE BARRIER   GYP/UL#   2-HR   RATING	U301 - FIRE BARRIER   GYP/UL#   2-HR   RATING
CONTRACTOR TO VERIFY EXG CONDITIONS	USE SALVAGED HISTORIC BRICK.	CONTRACTOR TO VERIFY EXG CONDITIONS.	PROVIDE P.T. SILL PLATE IN BASEMENT AND ON CONCRETE SLABS.

## NEW 2HR CMU WALL

TABLE 721.1(2) OBC#	2-HR   RATING
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SCALE: 1" = 1'-0" ASSEMBLY TYPES

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Job No: 22042 08/30/2024

# A6.00

## TYPICAL FLOOR/CEILING/SHAFT ASSEMBLIES (LABELED ON PLANS AND SECTION DIAGRAM ON SHEET A0.01)

FLR/CLG ASSEMBLY A		FLR/CLG ASSEMBLY B		I-HR FLR/CLG MEMBRANE C		I-HR FLR/CLG DWELLING SEPERATION D		2 HR FLR/CLG CORRIDOR/USE GROUP SEP. E	
N/A   GYP/UL #   NON RATED   RATING		N/A   GYP/UL #   NON RATED   RATING		GA-FC-5406   GYP/UL #   I-HR   RATING		UL#LS14   GYP/UL #   I-HR   RATING		UL#LS05 -OR- LS11   GYP/UL #   2-HR   RATING	
NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS		NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS		NOTES: -PROTECTION PROVIDED FROM UNDERSIDE -PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS		NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD EXTERIOR APPLICATIONS		NOTES: PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD IN EXTERIOR APPLICATIONS	
2-HR FLR/CLG MEMBRANE F		FLR/CLG ASSEMBLY G		I-HR FLR/CLG MEMBRANE H		2-HR FLR/CLG MEMBRANE J			
GA-FC-5725   GYP/UL #   2-HR   RATING		GYP/UL #   NON RATED   RATING		UL #LS14   GYP/UL #   I-HR   RATING		UL #LS05 -OR- LS11   GYP/UL #   2-HR   RATING			
NOTES: -PROVIDES PROTECTION FROM UNDERSIDE -PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS				NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD IN EXTERIOR APPLICATIONS - IF INDICATED IN PLAN KEYNOTES, REINSTALL HISTORIC TIN CEILING AT UNDERSIDE OF ASSEMBLY		NOTES: - PROVIDE MOISTURE RESISTANT DRYWALL IN BASEMENTS + EXTERIOR SOFFIT BOARD IN EXTERIOR APPLICATIONS - IF INDICATED IN PLAN KEYNOTES, REINSTALL HISTORIC TIN CEILING AT UNDERSIDE OF ASSEMBLY			

## TYPICAL ROOF ASSEMBLIES (LABELED ON PLANS AND SECTION DIAGRAM ON SHEET A0.01)

INSULATED MEMBRANE ROOF M1		UNINSULATED MEMBRANE ROOF M2		OUTBOARD INSULATED MEMBRANE ROOF M3		INSULATED METAL ROOF MT1		UNINSULATED METAL ROOF MT2	
N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING	
NOTES: - USED WHERE TOP FLOOR IS OCCUPIED		NOTES: - USED WHERE ATTIC/INTERSTITIAL SPACE IS UNOCCUPIED - INSULATION TO BE PROVIDE AT CLG OF OCCUPIED SPACE BELOW		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED	
UNINSULATED SHINGLE ROOF S1		INSULATED SHINGLE ROOF S2							
N/A   GYP/UL #   RATING		N/A   GYP/UL #   RATING							
		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED. - COORDINATE W/ INSULATION SCHEDULE							

SCALE: 1/12" = 1'-0" ASSEMBLY TYPES

Progress Dates  
2023.04.28 - BID/PERMIT  
2024.08.30 - BID SET 2

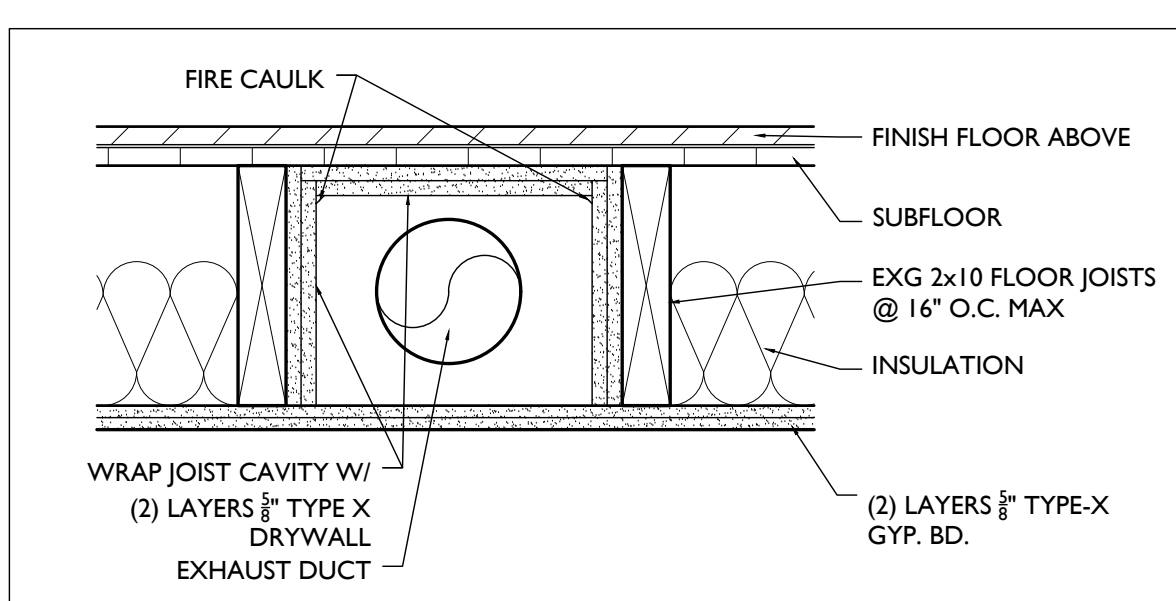
Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

NOT FOR CONSTRUCTION

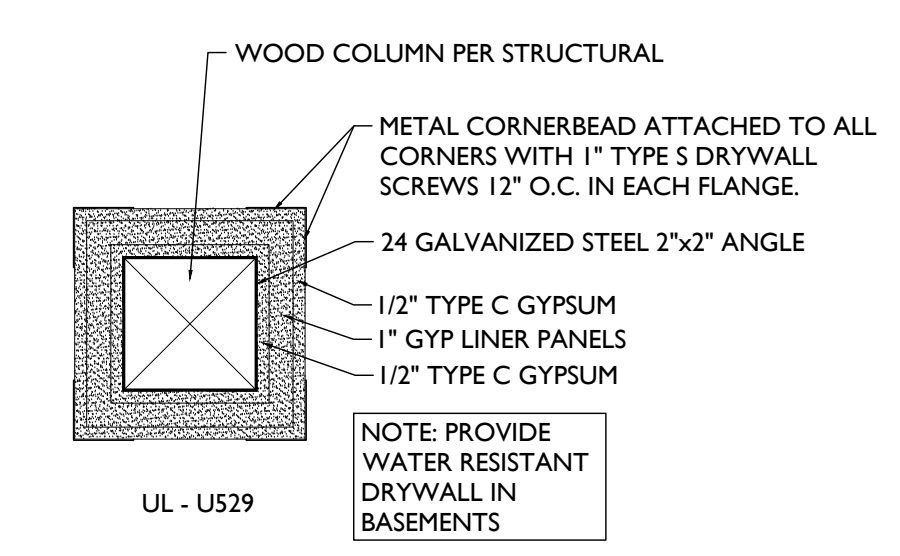
PROPOSED PROJECT:  
RENOVATION FOR  
**1806 REPUBLIC**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024



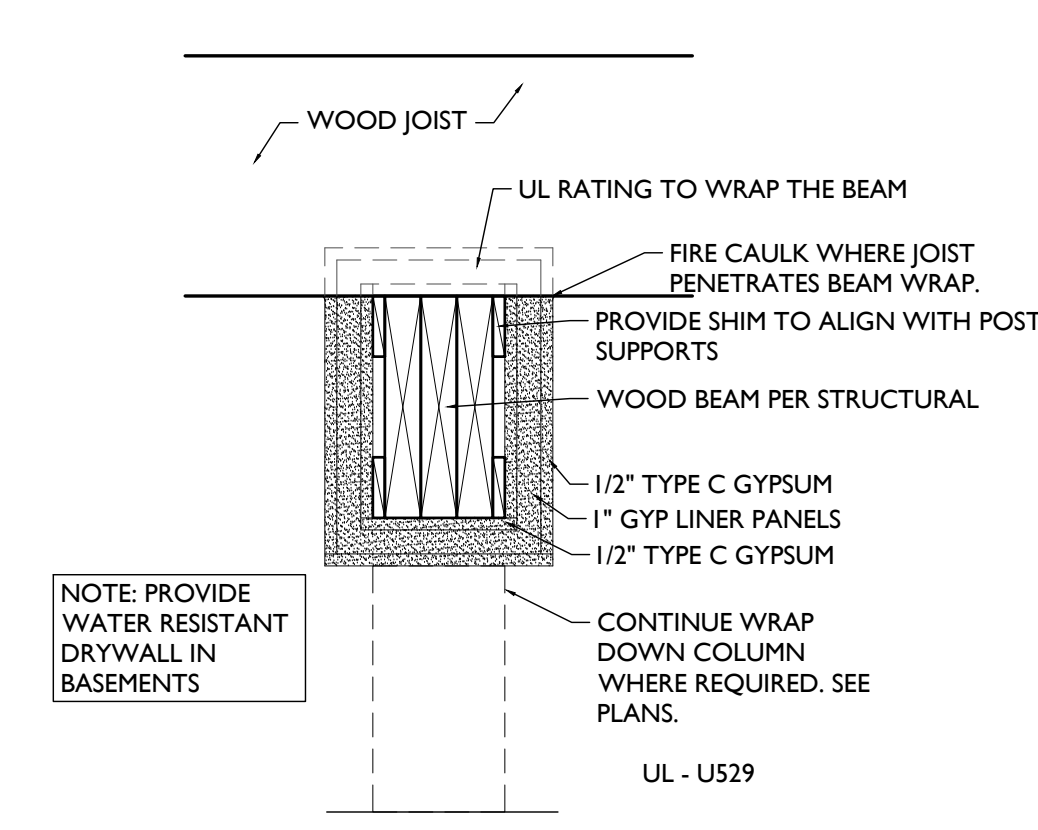
1 HR FLOOR/CEILING ASSEMBLY  
GA-FC-5406:  
(PROVIDES PROTECTION FROM  
UNDERSIDE)

SCALE: 1-1/2" = 1'-0" **1 HR RATED JOIST POCKET** 6



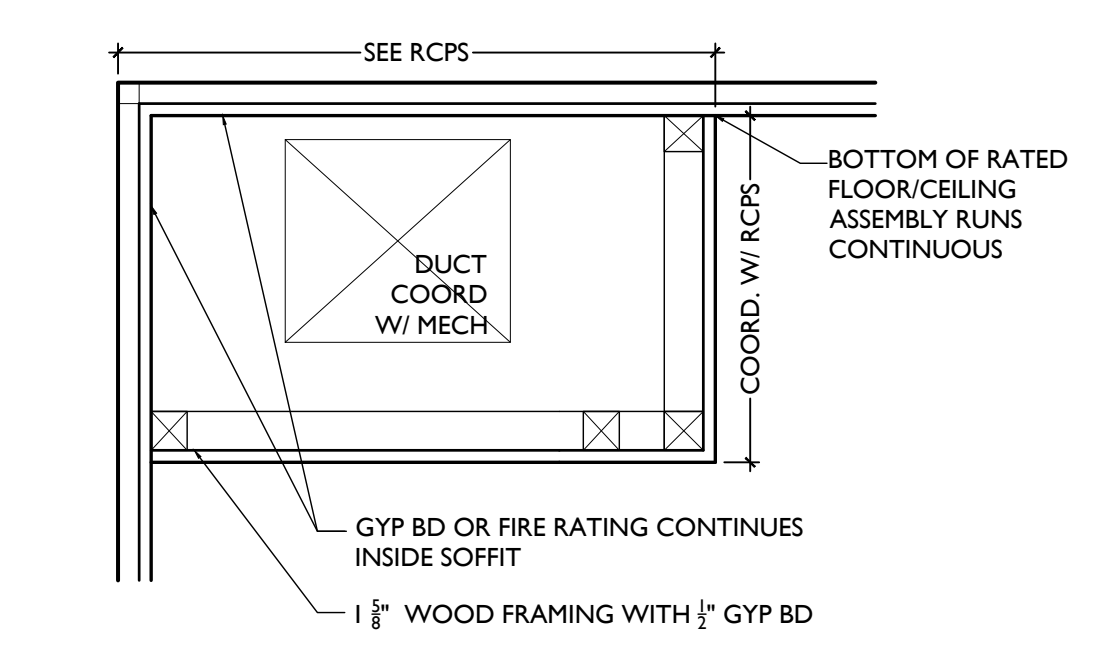
UL - U529

SCALE: 1-1/2" = 1'-0" **2 HR WOOD POST PROTECTION** 5

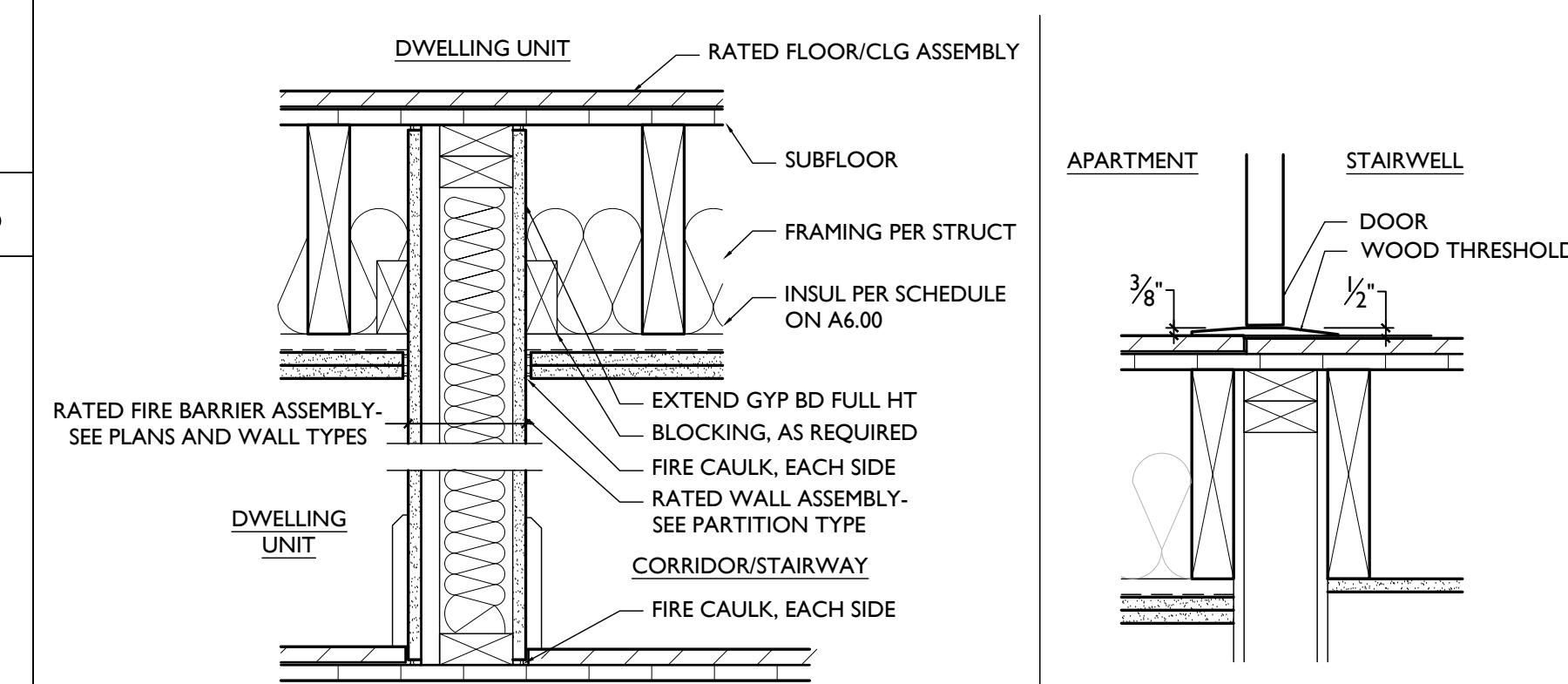


UL - U529

SCALE: 1-1/2" = 1'-0" **2 HR WOOD BEAM PROTECTION** 4

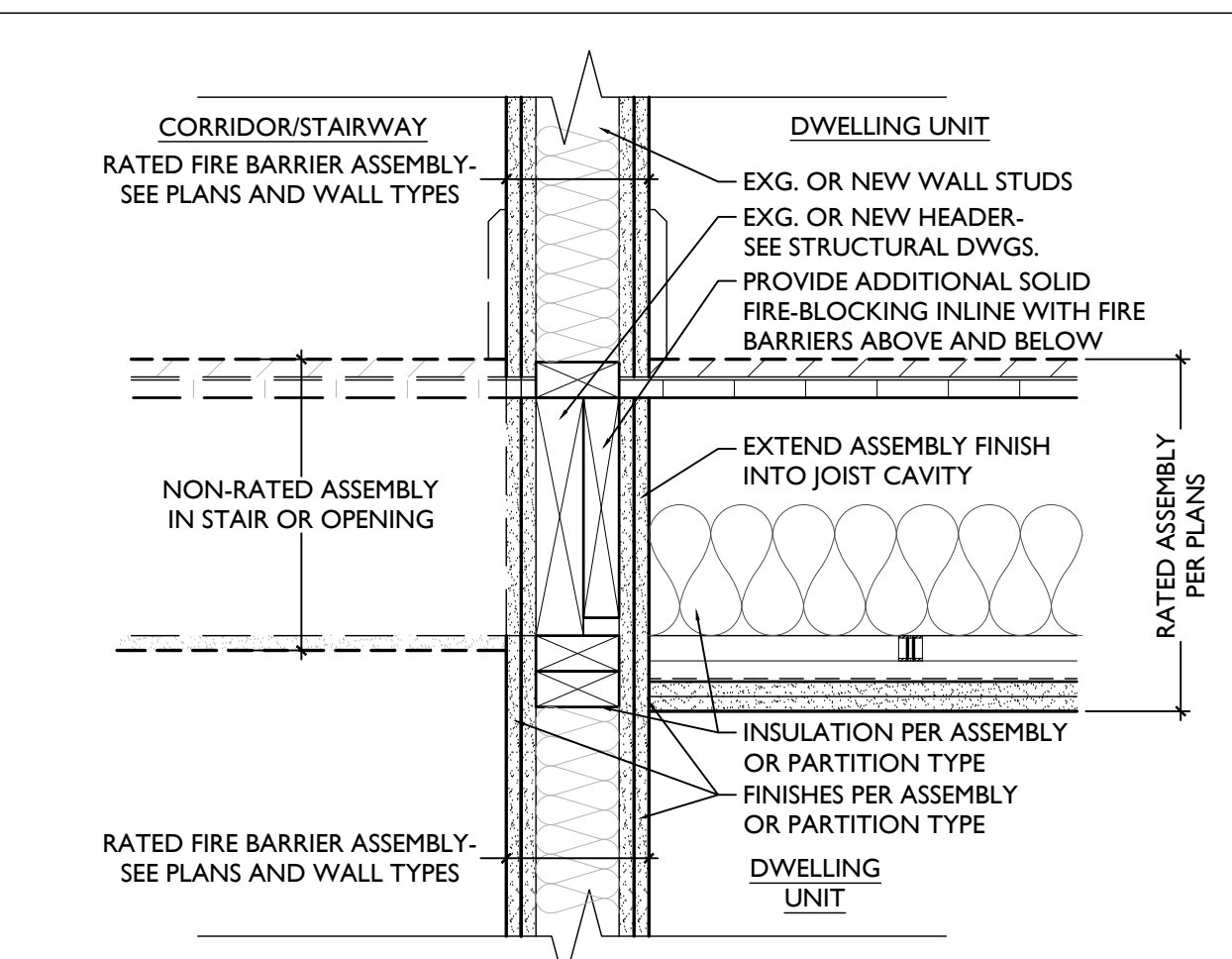


SCALE: 1-1/2" = 1'-0" **SOFFIT DETAIL IN DWELLING** 3



**A** WALL TO FLOOR/CEILING CONNECTION AT FIRE-RATED ASSEMBLIES **B** TYP. DWELLING UNIT ENTRY DOOR THRESHOLD

**DETAIL 2** 2



SCALE: 1 1/2" = 1'-0" **TYPICAL FIRE RATING DETAILS** **DETAIL 1** 1

**NOT FOR CONSTRUCTION**

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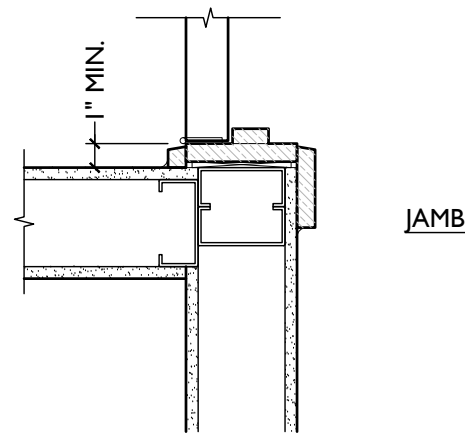
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FINDLAY FLATS

Job No: 22042 08/30/2024

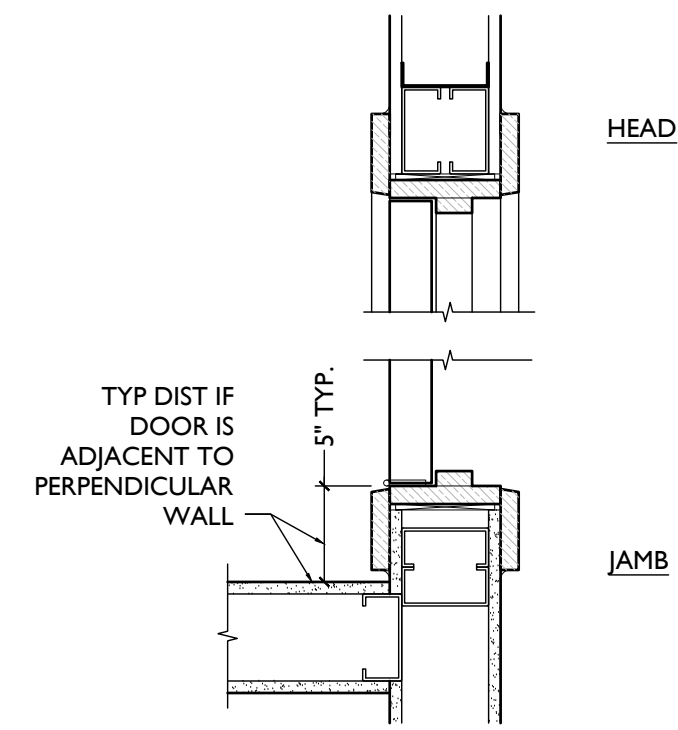


DOOR DETAILS NOTE:  
SEE NEW PLANS & SHEET A6.00 FOR SPECIFIC  
ASSEMBLY INFO AND FIRE-RATINGS.

### TYPICAL DOOR DETAILS

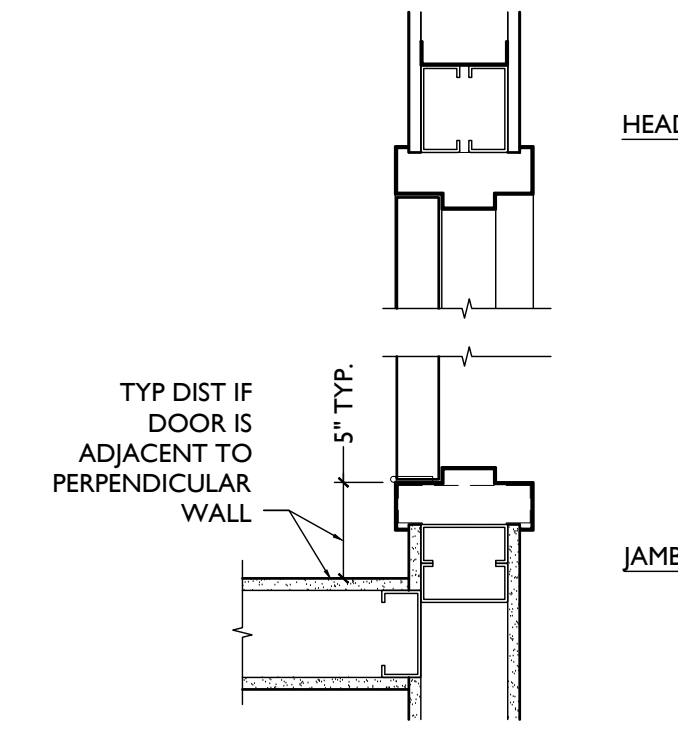


**8** WD FRAME JAMB MIN.  
SCALE: 1 1/2" = 1'-0"

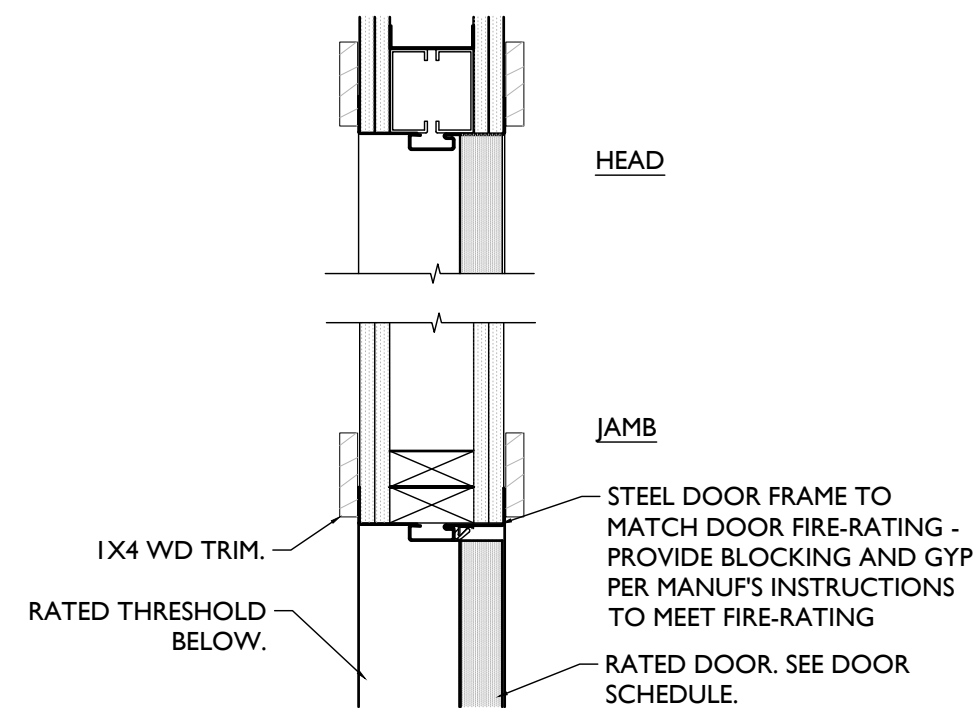


**7** WD FRAME HEAD/JAMB  
SCALE: 1 1/2" = 1'-0"

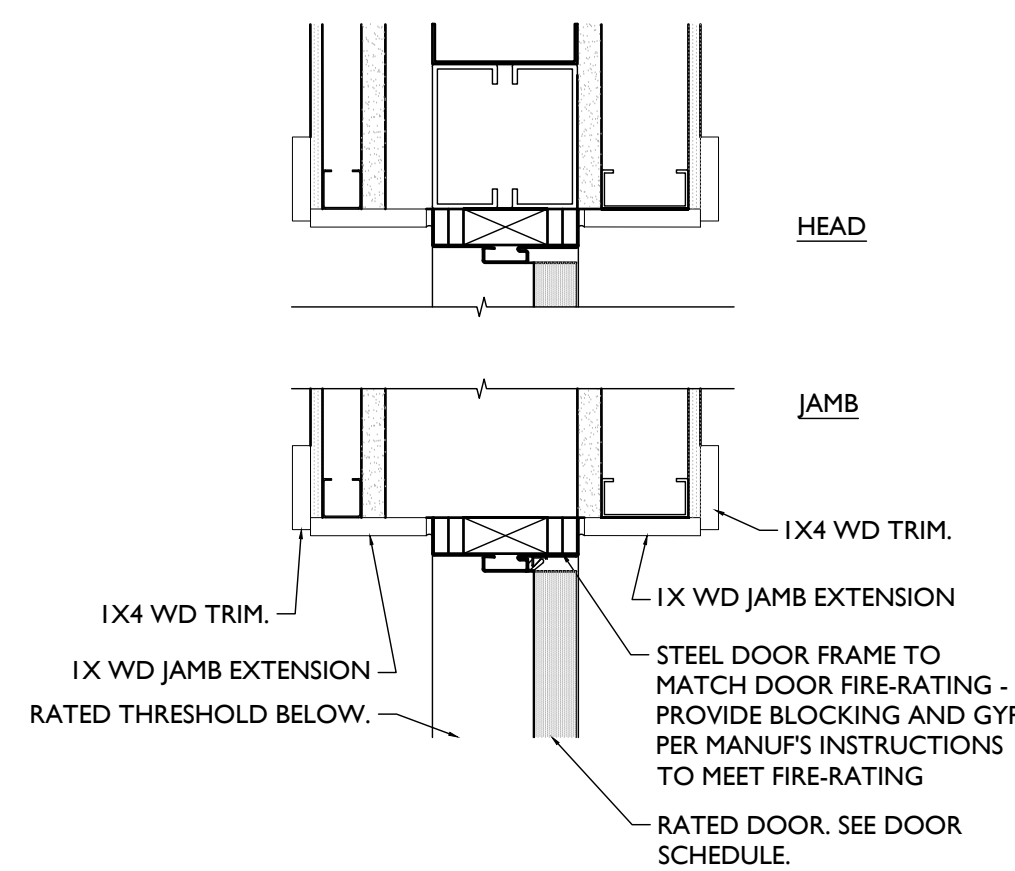
**6** NOT USED  
SCALE: 1 1/2" = 1'-0"



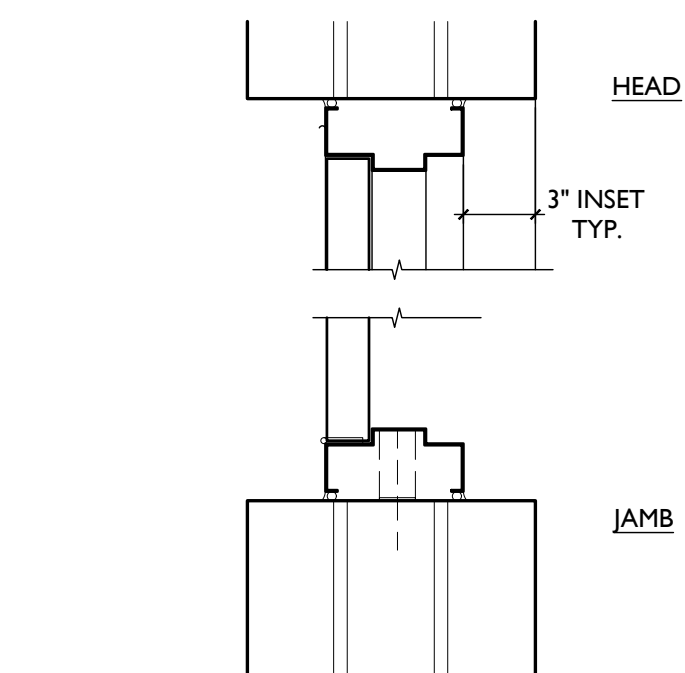
**5** MTL FRAME @ STUD WALL  
BASEMENT ONLY  
SCALE: 1 1/2" = 1'-0"



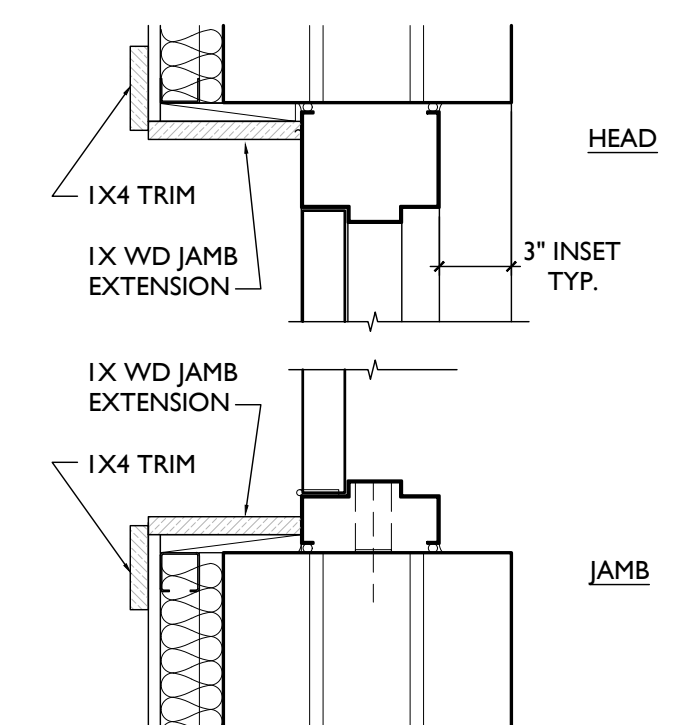
**4** MTL FRAME @ STUD WALL  
FIRE-RATED ONLY, ABOVE BASEMENT  
SCALE: 1 1/2" = 1'-0"



**3** MTL FRAME @ MSNRY - INTERIOR  
FIRE-RATED ONLY  
SCALE: 1 1/2" = 1'-0"

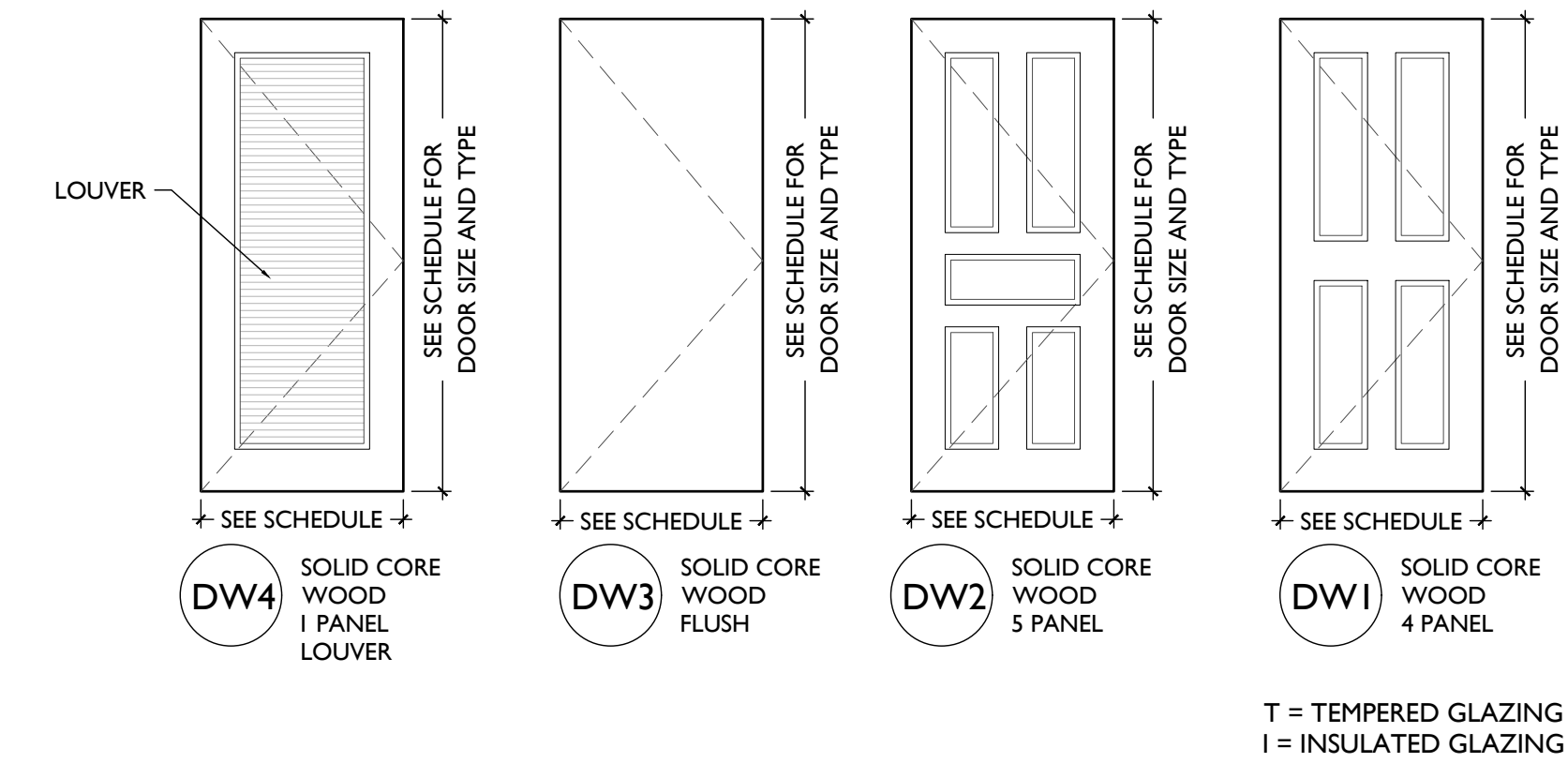
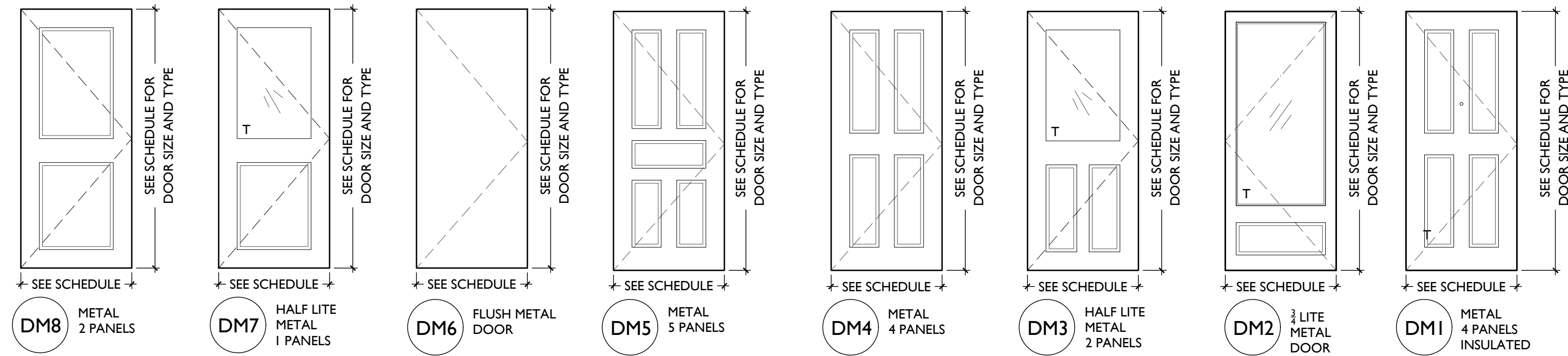
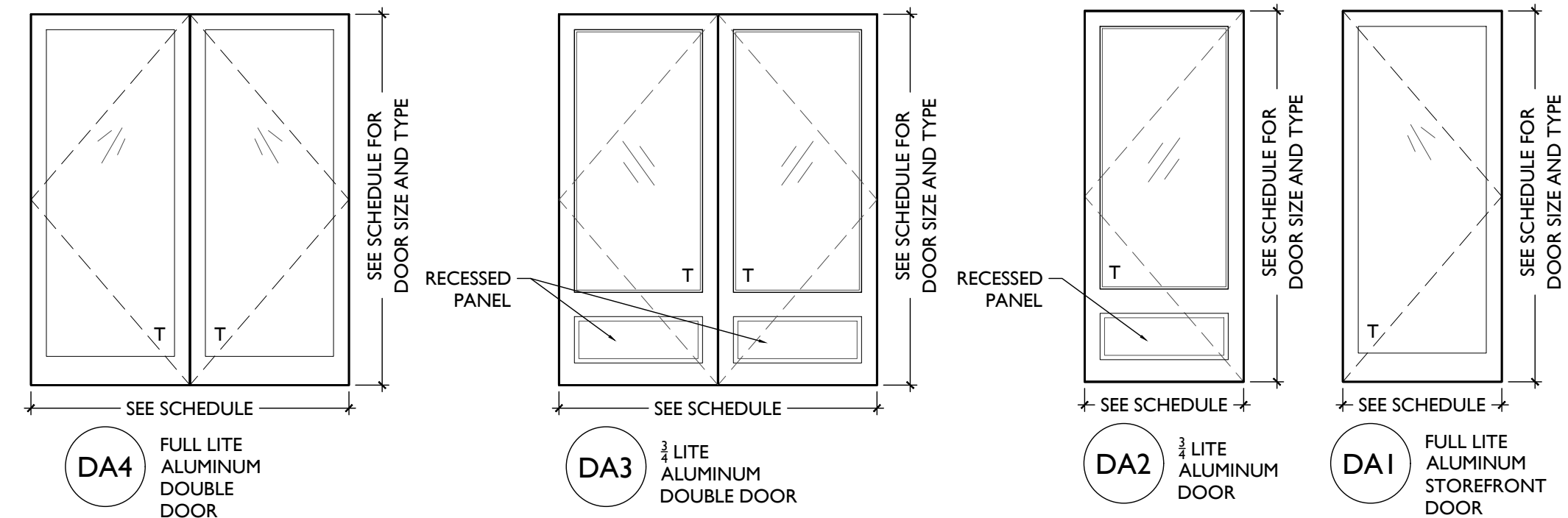


**2** MTL FRAME @ MSNRY - INTERIOR  
BASEMENT ONLY  
SCALE: 1 1/2" = 1'-0"



**1** MTL FRAME @ MSNRY - EXTERIOR  
SCALE: 1 1/2" = 1'-0"

NOTE: SEE A6.12 FOR  
STOREFRONT FRAMES



T = TEMPERED GLAZING

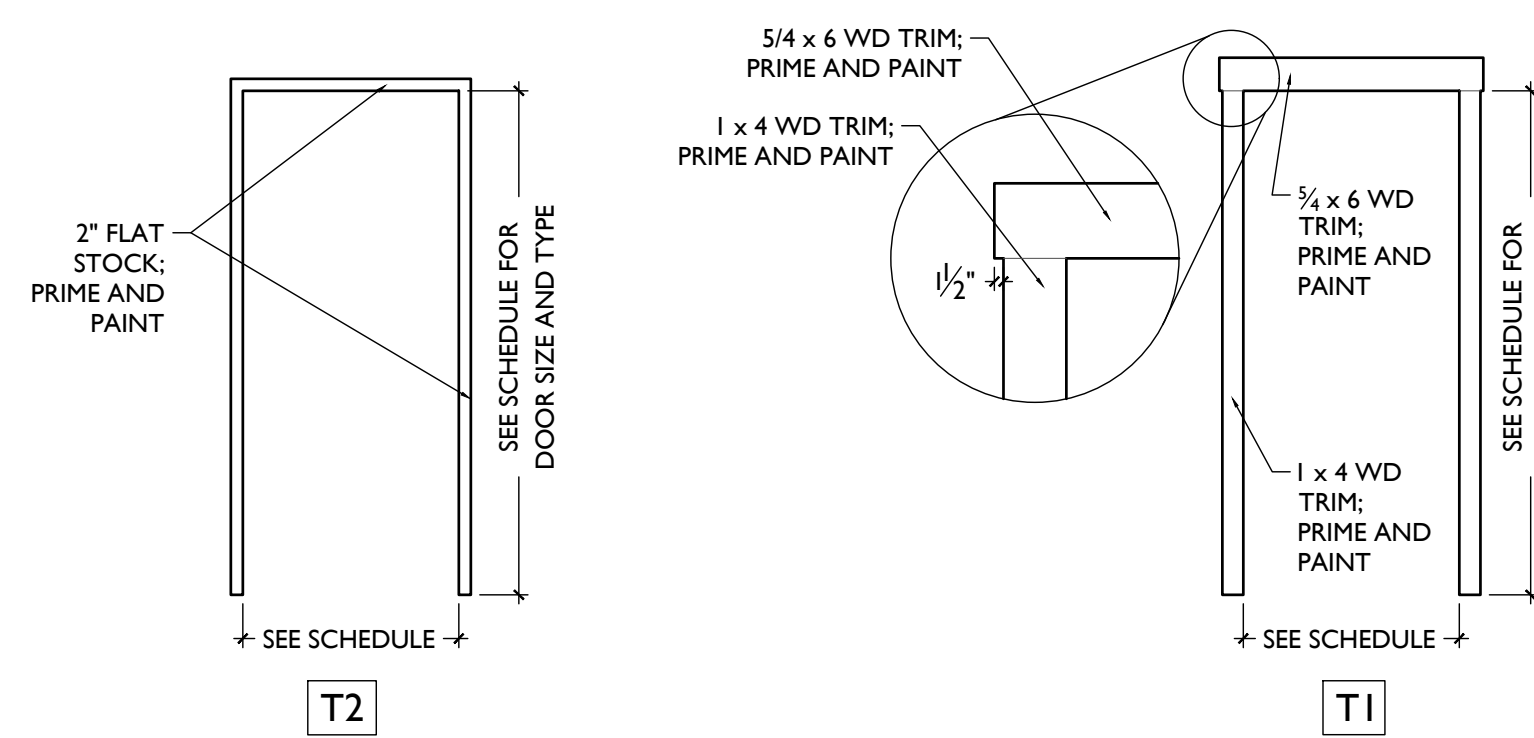
### TYPICAL DOOR TYPES

ALUMINUM

METAL

WOOD

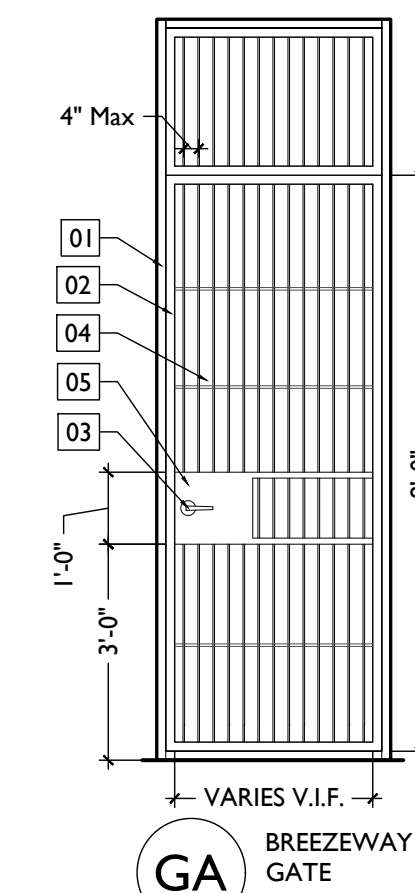
### TYPICAL NEW WD DOOR TRIM CASING



NOTES:  
1. AT DOORWAYS WITH NEW TRIM CASING, INSTALL PER "T1". IF WALL SPACE IS CONSTRAINED AT JAMBS, INSTALL PER "T2".  
2. NO WOOD DOOR TRIM AT BASEMENT, U.N.O.

T = TEMPERED GLAZING

### TYPICAL GATE TYPES



KEYED GATE NOTES:  
01. 1/2" x 2" x 2" SQUARE STEEL FRAME ATTACHED TO ADJACENT EXG. MASONRY WALL  
02. 1/2" x 2" x 2" POWDER-COATED STEEL TUBE DOOR FRAME MOUNTED ON HINGES  
03. TYPICAL GATE HARDWARE - SEE DOOR AND DOOR HARDWARE SCHEDULE  
04. STEEL BAR STOCK AT VERTICAL AND HORIZONTAL, TYPICAL  
05. 1/6 GA STEEL PLATE WELDED TO ADJACENT FRAME TO HOUSE HARDWARE  
NOTE: EXTERIOR STEEL TO BE GALVANIZED, TYP., & PAINTED BLACK.

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
**RENOVATION FOR  
1806 REPUBLIC**  
CINCINATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 08/30/2024

**A6.11**

Progress Dates  
2023.04.28 - BID/PERMIT  
2024.08.30 - BID SET 2

Revisions

Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

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

Progress Dates  
2023.04.28 - BID/PERMIT  
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Revisions

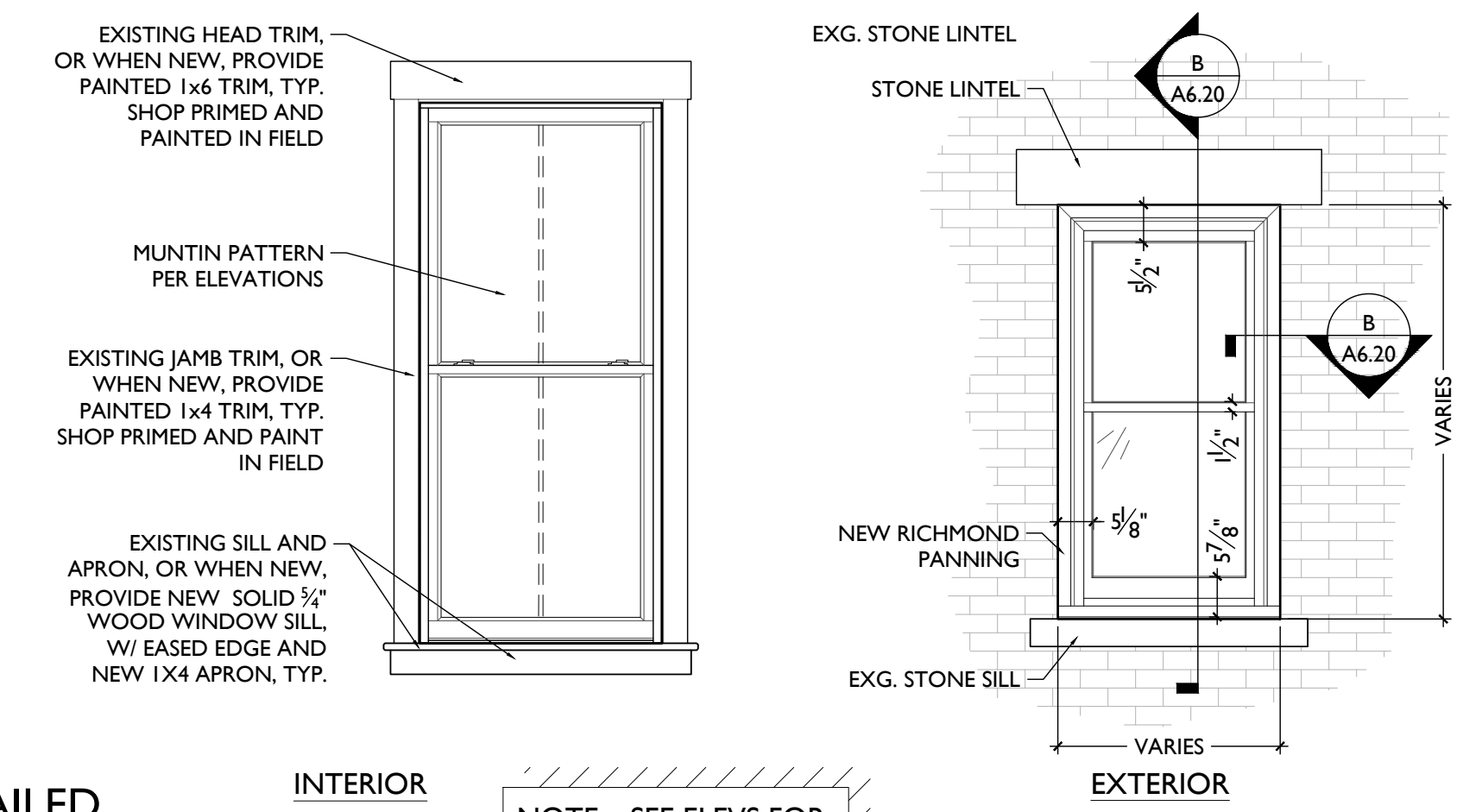
Design Team:  
CO, JK, MR, MR, RK, RO, SO, TB  
Drawn by:  
MR, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:  
**RENOVATION FOR  
1806 REPUBLIC**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

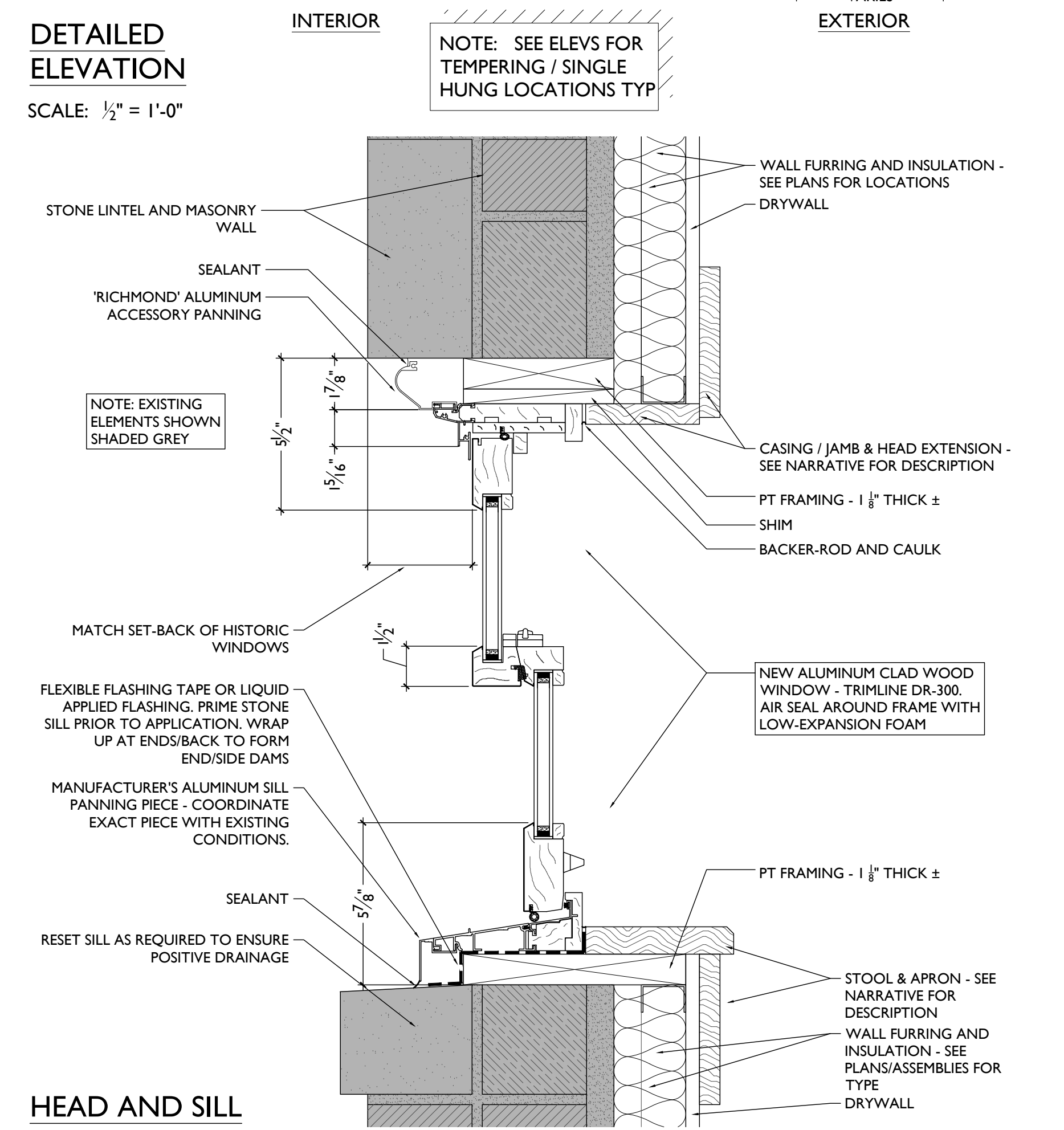
Job No: 22042 08/30/2024

**A6.20**

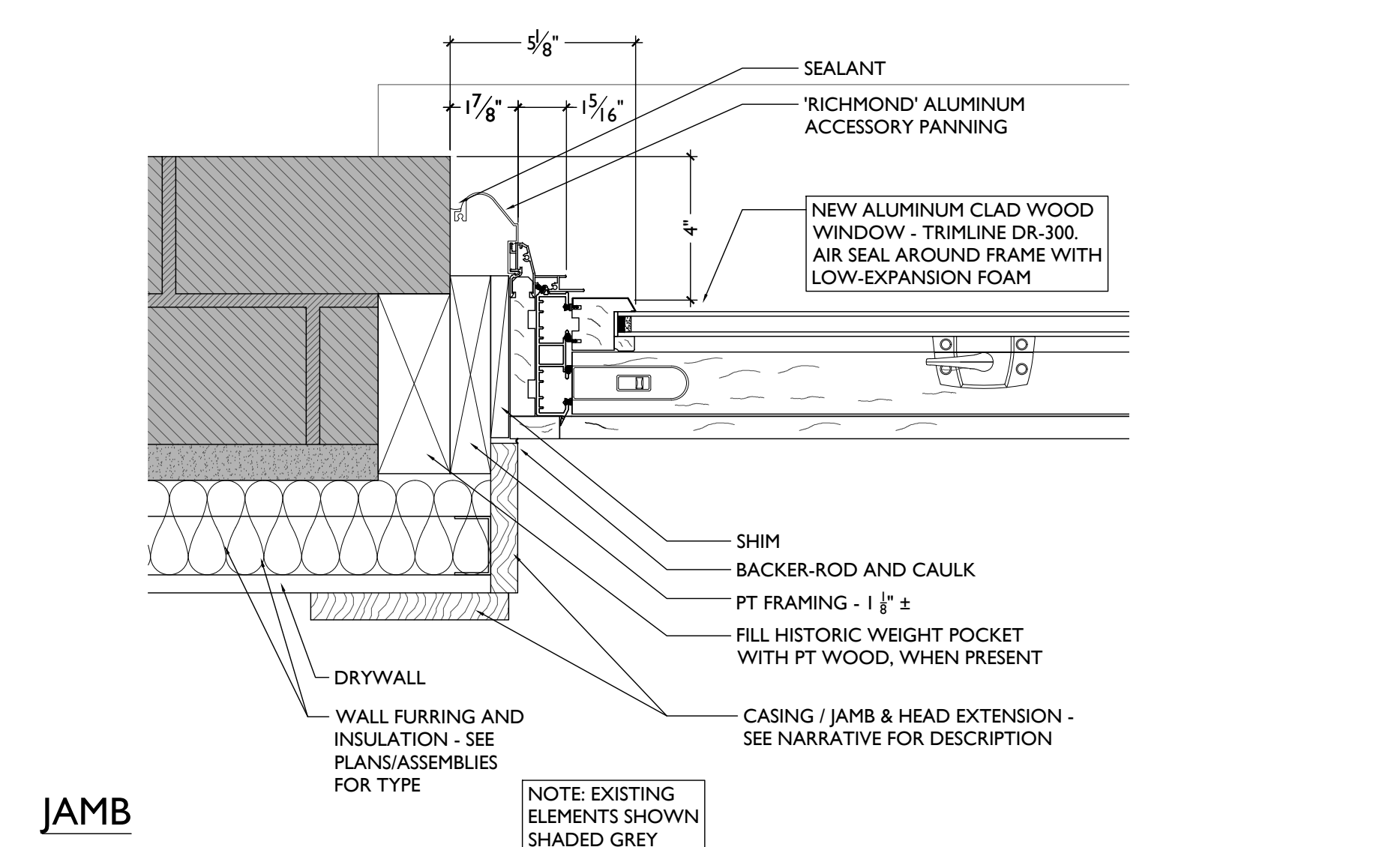


**DETAILED ELEVATION**

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



**HEAD AND SILL**



**JAMB**

TYPE 'B' - TRIMLINE MODEL DR-300 ALUM CLAD / NEW BRICKMOLD B

SCALE: 3" = 1'-0" WINDOW TYPES & DETAILS







#	REVISION/SUBMISSION	Date
1	BID SET	08/30/2024
	PERMIT / BID	04/28/2023

Design Team: KCJ / SJ  
Date: 04/28/2023

PROPOSED PROJECT: RENOVATION FOR 1806 REPUBLIC CINCINNATI, OH 45202 FINDLAY FLATS  
PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

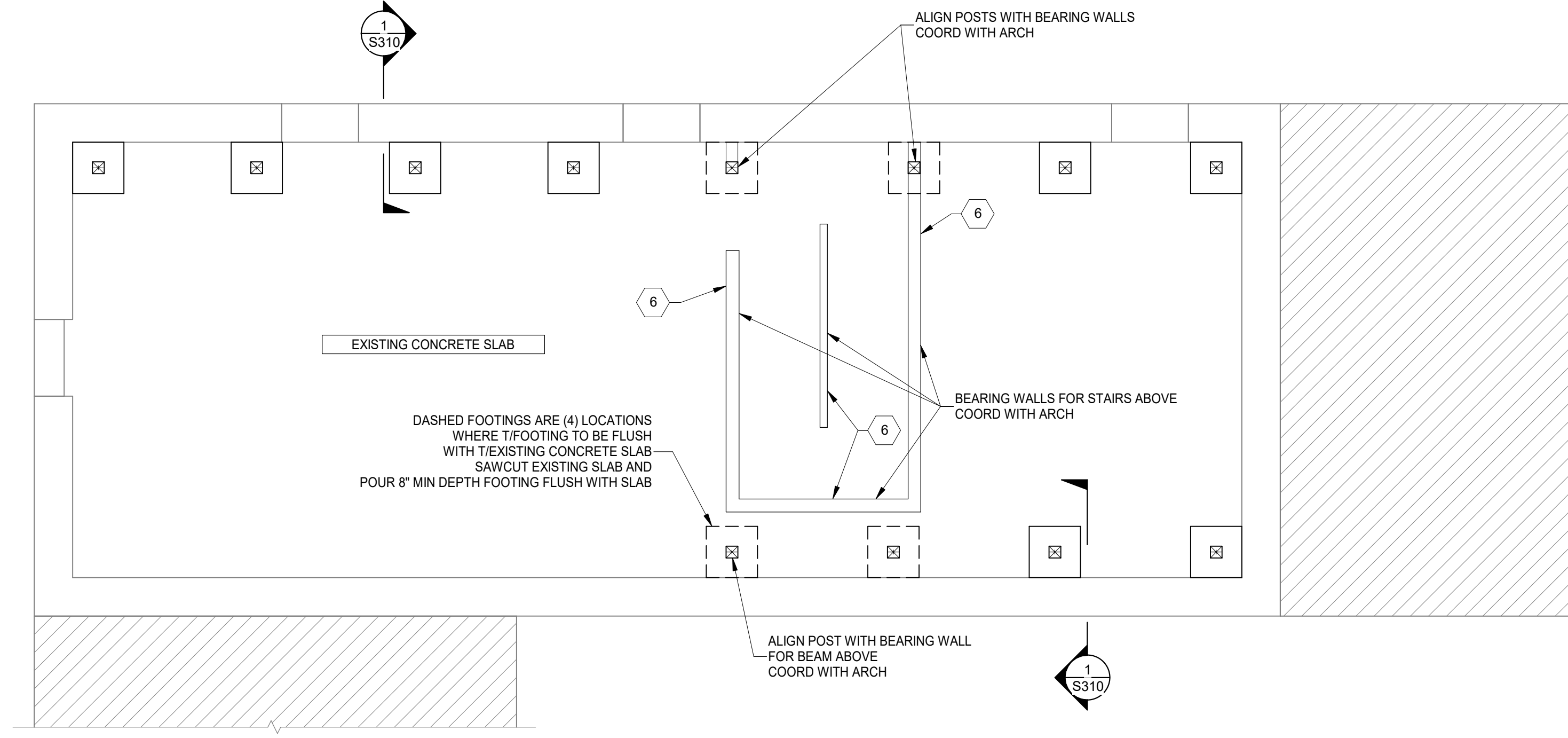
Proj. No.: 22146.19

**PROJECT KEYNOTES:**

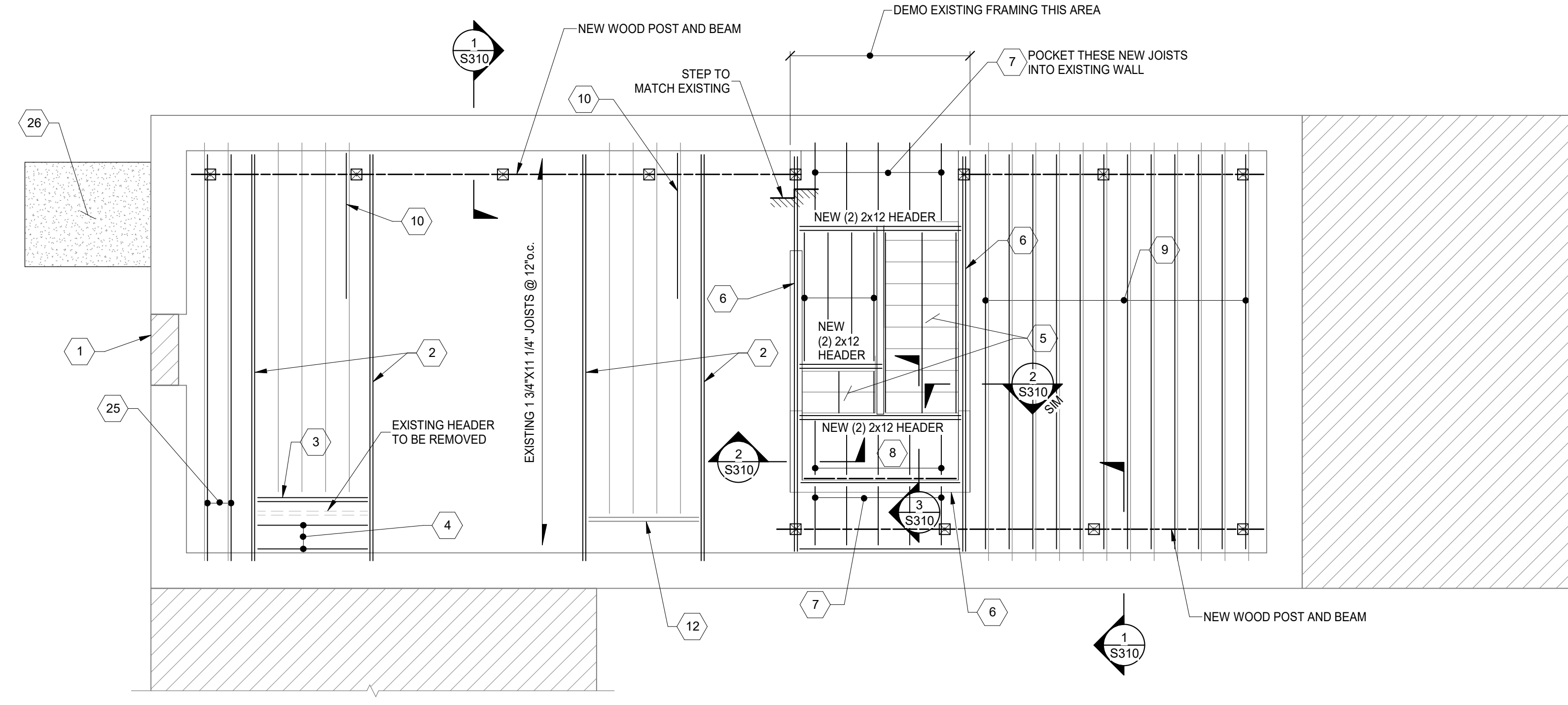
- 1 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVED DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 2 REMOVE EXISTING DOUBLE JOIST AND PROVIDE NEW (2) 2x12 JOIST.
- 3 REMOVE EXISTING HEADER. CUT BACK JOIST APPROXIMATELY 1' TO UN-ROTTED SECTION. PROVIDE NEW (2) 2x12 HEADER w/ LUS210-2 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS210R-18 HANGERS.
- 4 REMOVE EXISTING INFILL AND PROVIDE NEW 2x12 JOISTS AT 16" o.c. w/ LUS28 HANGERS EACH END.
- 5 NEW PRE-ENGINEERED WOOD STAIR, COORD WITH ARCH.
- 6 REMOVE EXISTING WOOD BEAMS AND WALL. PROVIDE NEW 2x4 BEARING WALL, SUPPORTED BY EXISTING SLAB.
- 7 NEW 2x12 JOISTS AT 16" o.c.
- 8 NEW 2x8 JOISTS AT 16" o.c.
- 9 NEW 2x12 SISTER EACH EX JOIST. BEAR ON WOOD BEAM EACH END.
- 10 NEW 2x12x10' SISTER w/ (4) SWS 4" FROM WALL AND AT END OF SISTER, AND PER PLAN NOTES.
- 11 2x12 SISTER, ENDS WITHIN 4" OF WALL EACH END. FASTEN w/ (3) SWS EACH END, AND PER PLAN NOTES.
- 12 HANG EX HEADER TO NEW BEAMS w/ LUS48 HANGERS EACH END.
- 13 EXISTING WOOD WALL BEARS STAIRS AND LANDING. SISTER DETERIOATED JOISTS WITH NEW 2x4 FULL HEIGHT.
- 14 EXISTING LEDGER. FASTEN TO EACH STUD AND NEW SISTERED STUDS w/ (2) SWS.
- 15 REPAIR INTERIOR LINTEL BEARING, REPLACED CRACKED MASONRY. REMOVE WOOD FROM JAMB AND REPLACE WITH NEW MASONRY.
- 16 EXISTING HEARTH WOOD INFILL. PROVIDE ADDITIONAL 2x6 JOISTS w/ LUS24 EACH END, CENTERED IN INFILL. REMOVE EXISTING INFILL SHEATHING AND PROVIDE NEW APA RATED SHEATHING.
- 17 EXISTING SINGLE HEADER CONNECTED TO FLOOR BEAM. ADD SIMPSON L70 ANGLE EACH END.
- 18 NEW FIRE ESCAPE DESIGNED BY FABRICATOR'S SPECIALTY ENGINEER. FIRE ESCAPE SHALL BE DESIGNED AND FABRICATED PER CITY OF CINCINNATI "POLICY DIRECTIVE NO. 78." PROVIDE SIGNED AND SEALED SHOP DRAWINGS BY P.E. REGISTERED IN THE STATE OF OHIO.
- 19 NEW 1-3/4"x11-1/4" LVL SISTER, END WITHIN 4" OF WALL EACH END. PROVIDE (3) SWS EACH END, AND PER PLAN NOTES.
- 20 PROVIDE NEW 1-3/4"x7-1/4" SISTER TO EXISTING HEADER. HANG TO DOUBLE JOIST EACH END w/ LUS46 HANGERS.
- 21 CUT EX JOISTS FOR NEW HEADER. ADD NEW 2x8 SISTER AND HANG TO HEADER w/ LUS46 HANGER. SISTER SHALL EXTEND TO WITHIN 4" OF MASONRY WALL.
- 22 GROUT EXISTING CHIMNEY VOIDS AND FLUES AT FLOOR LEVEL AND 12" BELOW FLOOR.
- 23 NEW 2x12 SISTER w/ (4) SWS EACH END AND PER PLAN NOTES. NORTH END OF SISTER SHALL BE WITHIN 4" OF MASONRY WALL.
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- 26 REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- 27 REMOVE INTERIOR WOOD LINTEL AND REPLACE PER TYPICAL DETAIL.
- 28 NEW 2x10 SISTER. ENDS WITHIN 4" OF WALL EACH END WITH (2) 1/4"x3 1/2" SWS.
- 29 NEW 2x6 INFILL JOIST WITH LUS24 EACH END.
- 30 REPLACE ROTTED OUTRIGGERS AT GUTTER SUPPORT WITH 2x WITH DEPTH TO MATCH.

**PLAN NOTES:**

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

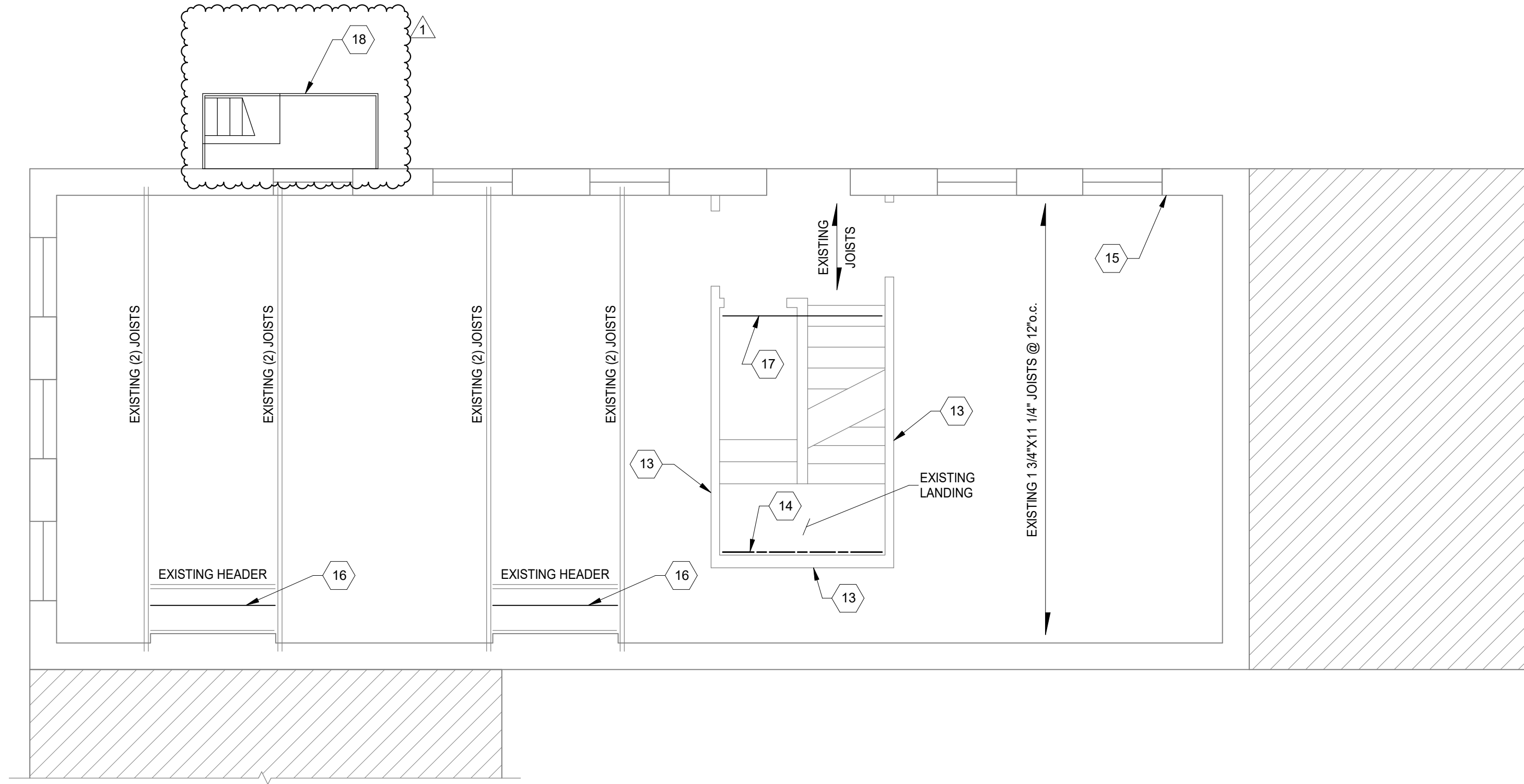


**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"  
NORTH

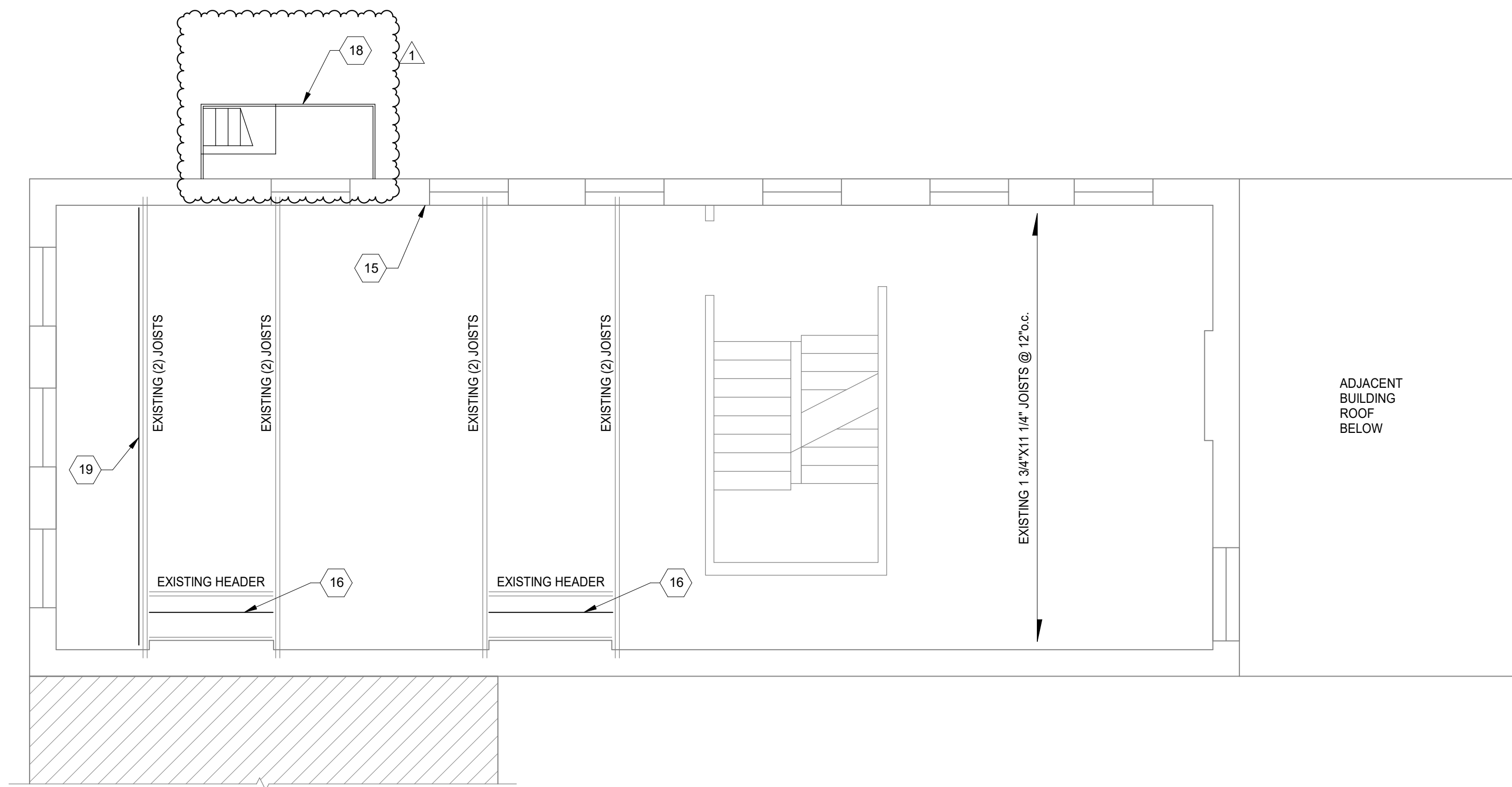


**1ST FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"  
NORTH

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



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



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



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11. REPLACE FLOOR SHEATHING THROUGHOUT 1ST FLOOR WITH 3/4" APA RATED SHEATHING.

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1	BID SET PERMIT / BID	08/30/2024
		04/28/2023

Design Team: KCJ / SJ  
Date: 04/28/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

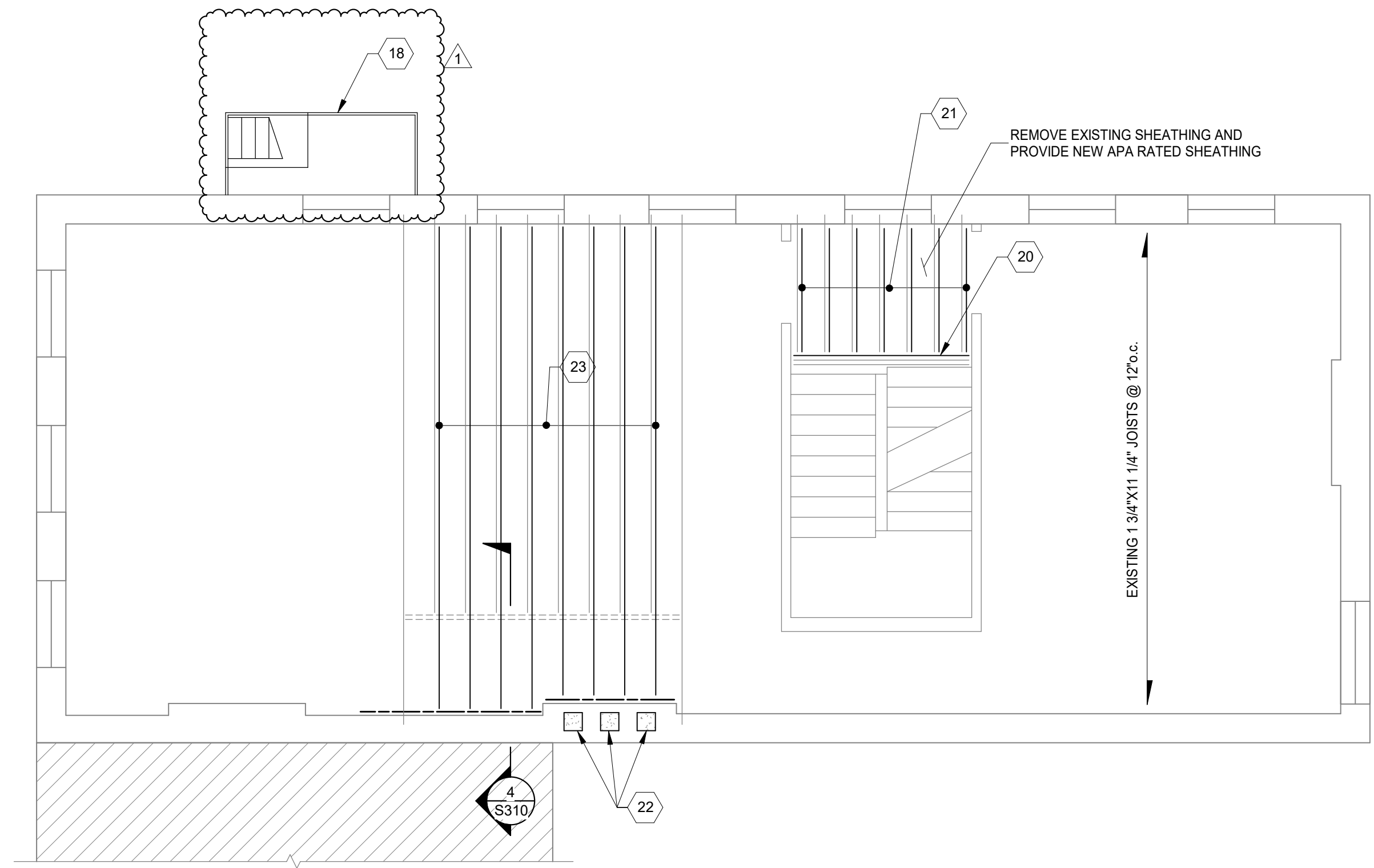
**RENOVATION FOR  
1806 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Proj. No.: 22146.19

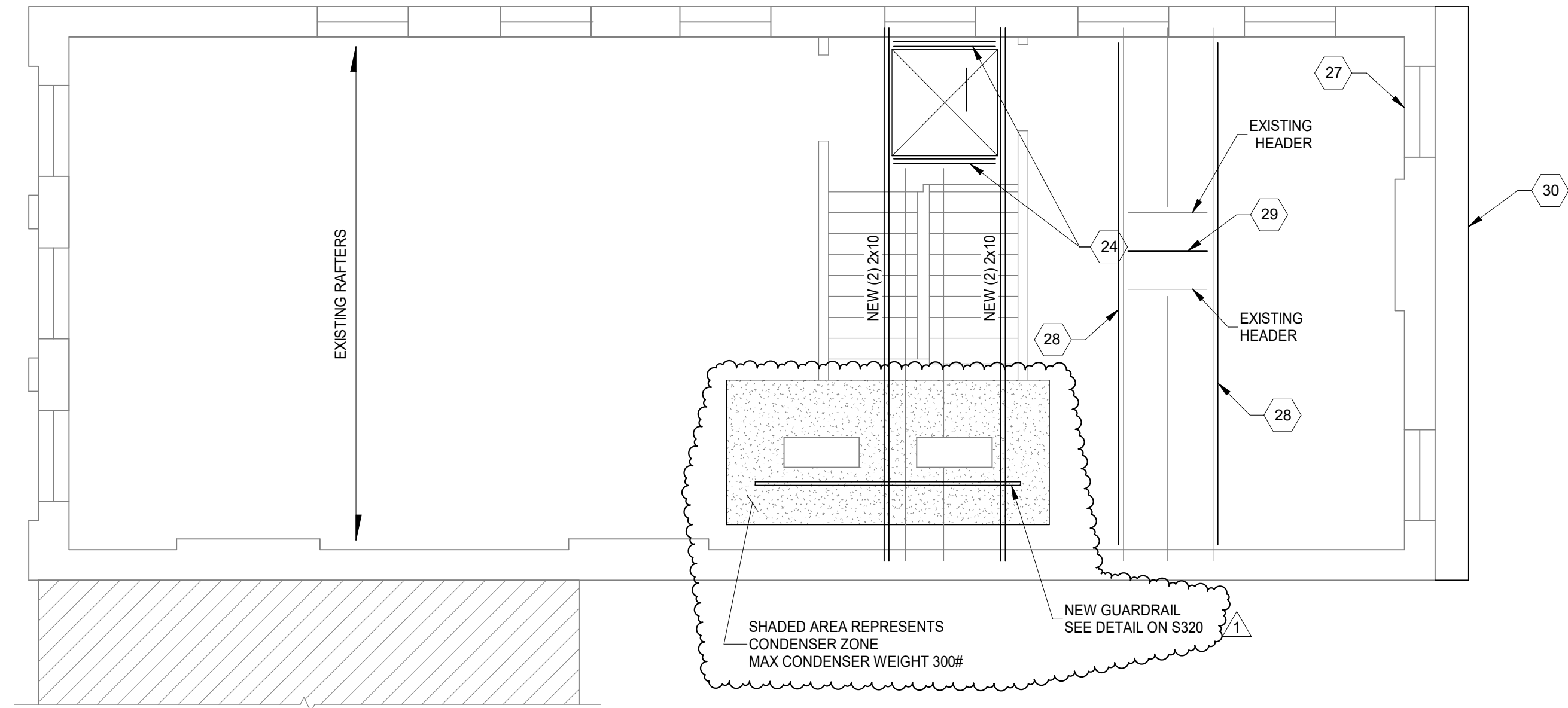
**S120**

DRAWING TITLE: PLANS

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



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



**PROJECT KEYNOTES:**

- 1 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. CUT EXISTING JOISTS BACK AND BEAR JOISTS ON NEW BEAM. REMOVED DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 2 REMOVE EXISTING DOUBLE JOIST AND PROVIDE NEW (2) 2x12 JOIST.
- 3 REMOVE EXISTING HEADER. CUT BACK JOIST APPROXIMATELY 1' TO UN-ROTTED SECTION. PROVIDE NEW (2) 2x12 HEADER w/ LUS210-2 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS210R-18 HANGERS.
- 4 REMOVE EXISTING INFILL AND PROVIDE NEW 2x12 JOISTS AT 16" o.c. w/ LUS28 HANGERS EACH END.
- 5 NEW PRE-ENGINEERED WOOD STAIR, COORD WITH ARCH.
- 6 REMOVE EXISTING WOOD BEAMS AND WALL. PROVIDE NEW 2x4 BEARING WALL, SUPPORTED BY EXISTING SLAB.
- 7 NEW 2x12 JOISTS AT 16" o.c.
- 8 NEW 2x8 JOISTS AT 16" o.c.
- 9 NEW 2x12 SISTER EACH EX JOIST. BEAR ON WOOD BEAM EACH END.
- 10 NEW 2x12x10' SISTER w/ (4) SWS 4' FROM WALL AND AT END OF SISTER, AND PER PLAN NOTES.
- 11 2x12 SISTER, ENDS WITHIN 4" OF WALL EACH END. FASTEN w/ (3) SWS EACH END, AND PER PLAN NOTES.
- 12 HANG EX HEADER TO NEW BEAMS w/ LUS48 HANGERS EACH END.
- 13 EXISTING WOOD WALL BEARS STAIRS AND LANDING. SISTER DETERIOATED JOISTS WITH NEW 2x4 FULL HEIGHT.
- 14 EXISTING LEDGER. FASTEN TO EACH STUD AND NEW SISTERED STUDS w/ (2) SWS.
- 15 REPAIR INTERIOR LINTEL BEARING, REPLACED CRACKED MASONRY. REMOVE WOOD FROM JAMB AND REPLACE WITH NEW MASONRY.
- 16 EXISTING HEARTH WOOD INFILL. PROVIDE ADDITIONAL 2x6 JOISTS w/ LUS24 EACH END, CENTERED IN INFILL. REMOVE EXISTING INFILL SHEATHING AND PROVIDE NEW APA RATED SHEATHING.
- 17 EXISTING SINGLE HEADER CONNECTED TO FLOOR BEAM. ADD SIMPSON L70 ANGLE EACH END.
- 18 NEW FIRE ESCAPE DESIGNED BY FABRICATOR'S SPECILITY ENGINEER. FIRE ESCAPE SHALL BE DESIGNED AND FABRICATED PER CITY OF CINCINNATI "POLICY DIRECTIVE NO. 78." PROVIDE SIGNED AND SEALED SHOP DRAWINGS BY P.E. REGISTERED IN THE STATE OF OHIO.
- 19 NEW 1-3/4"x11-1/4" LVL SISTER, END WITHIN 4" OF WALL EACH END. PROVIDE (3) SWS EACH END, AND PER PLAN NOTES.
- 20 PROVIDE NEW 1-3/4"x7-1/4" SISTER TO EXISTING HEADER. HANG TO DOUBLE JOIST EACH END w/ LUS46 HANGERS.
- 21 CUT EX JOISTS FOR NEW HEADER. ADD NEW 2x8 SISTER AND HANG TO HEADER w/ LUS46 HANGER. SISTER SHALL EXTEND TO WITHIN 4" OF MASONRY WALL.
- 22 GROUT EXISTING CHIMNEY VOIDS AND FLUES AT FLOOR LEVEL AND 12" BELOW FLOOR.
- 23 NEW 2x12 SISTER w/ (4) SWS EACH END AND PER PLAN NOTES. NORTH END OF SISTER SHALL BE WITHIN 4" OF MASONRY WALL.
- 24 NEW (2) 2x10 HEADER w/ LUS28-2 HANGERS EACH END. CUT EXISTING JOISTS AND HANG TO HEADER w/ LUS28R-18 HANGERS.
- 25 NEW 2x12 SISTER. BEAR ON SOUTH MASONRY WALL AND NEW WOOD BEAM.
- 26 REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- 27 REMOVE INTERIOR WOOD LINTEL AND REPLACE PER TYPICAL DETAIL.
- 28 NEW 2x10 SISTER. ENDS WITHIN 4" OF WALL EACH END WITH (2) 1/4"x3 1/2" SWS.
- 29 NEW 2x6 INFILL JOIST WITH LUS24 EACH END.
- 30 REPLACE ROTTED OUTRIGGERS AT GUTTER SUPPORT WITH 2x WITH DEPTH TO MATCH.

**PLAN NOTES:**

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



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Date: 04/28/2023

DRAWING TITLE: PLANS  
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

RENOVATION FOR  
**1806 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

Proj. No.: 22146.19


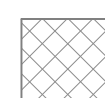

**S130**

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**ELEVATION NOTES:**

1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
4. ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
5. AT CRACKS OR DAMAGED AREAS OF PARGE COAT, CONTRACTOR SHALL REMOVE ALL PARGE COAT THAT IS NOT SOUNDLY CONNECTED TO THE BRICK, AND REPLACE WITH NEW PARGE COAT. TUCKPOINT ANY DETERIORATED MORTAR JOINTS PRIOR TO APPLYING NEW PARGE COAT.

**BRICK REPAIR LEGEND:**

-  TUCKPOINT
-  REPLACE BRICK
-  REPAIR BRICK



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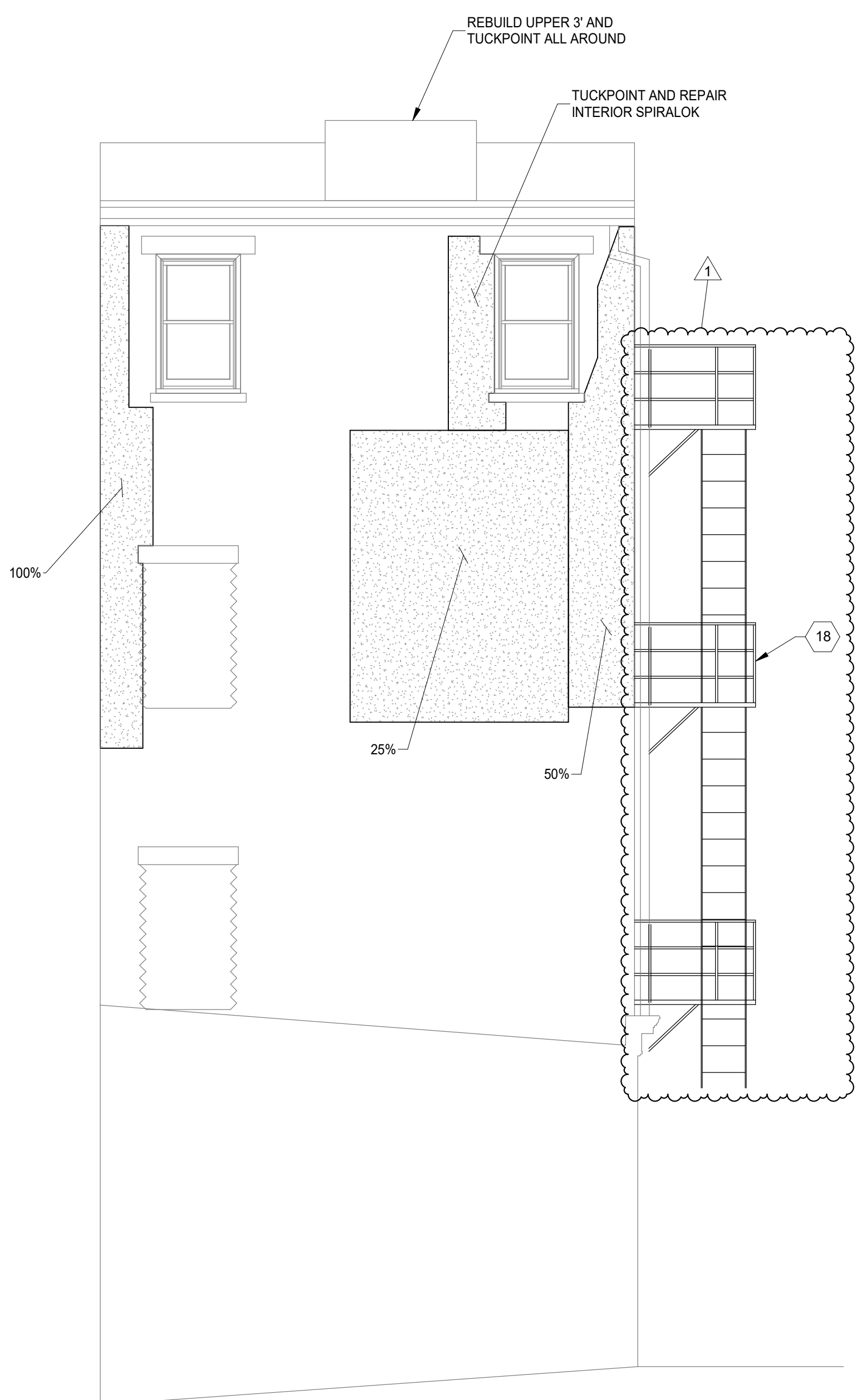


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1806 REPUBLIC ST. CINCINNATI, OH 45202

1806 REPUBLIC



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

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DRAWING TITLE: ELEVATIONS

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

RENOVATION FOR  
**1806 REPUBLIC**  
CINCINNATI, OH 45202  
FINDLAY FLATS

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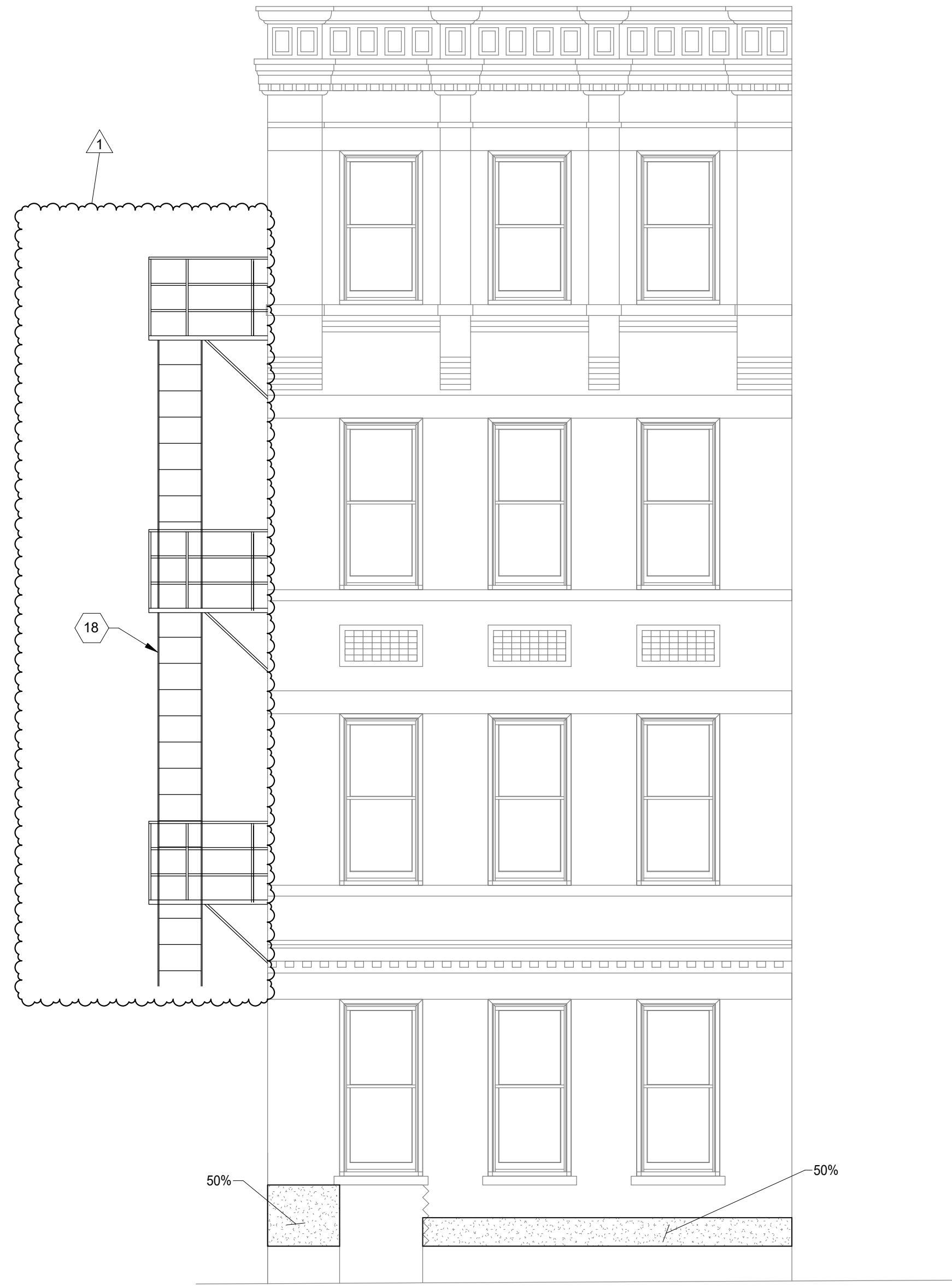
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**ELEVATION NOTES:**

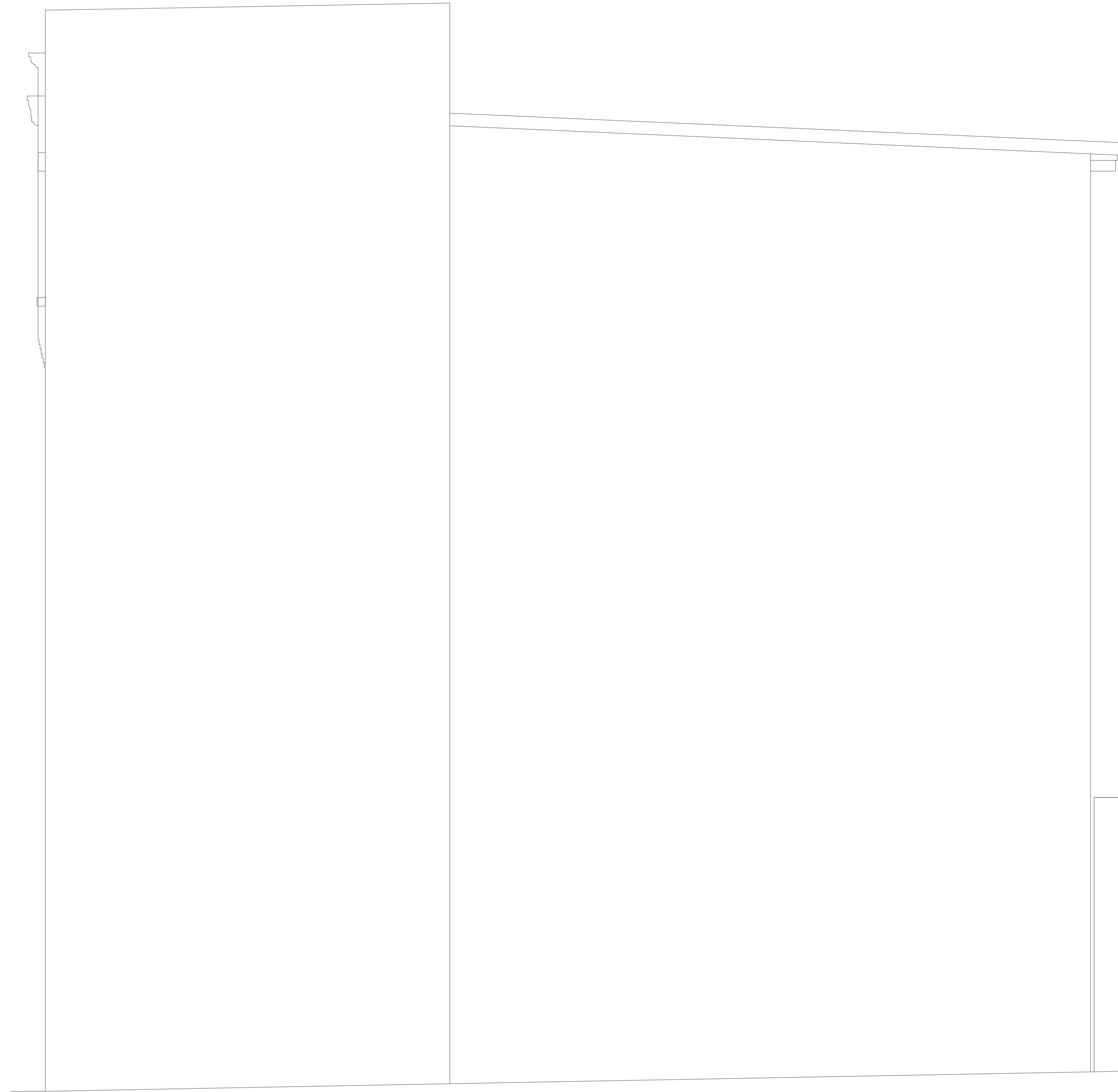
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2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
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**BRICK REPAIR LEGEND:**

-  TUCKPOINT
-  REPLACE BRICK
-  REPAIR BRICK



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



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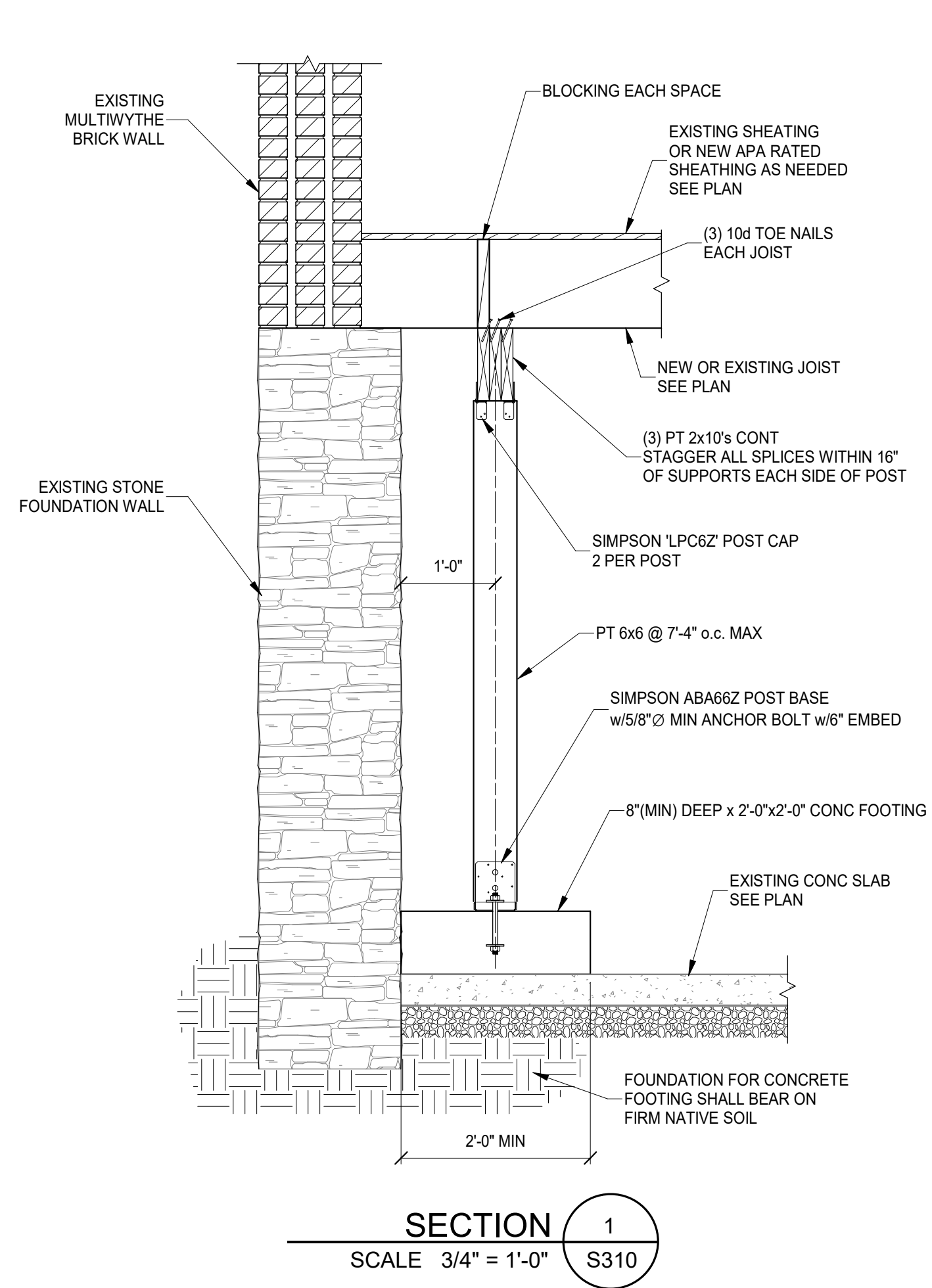
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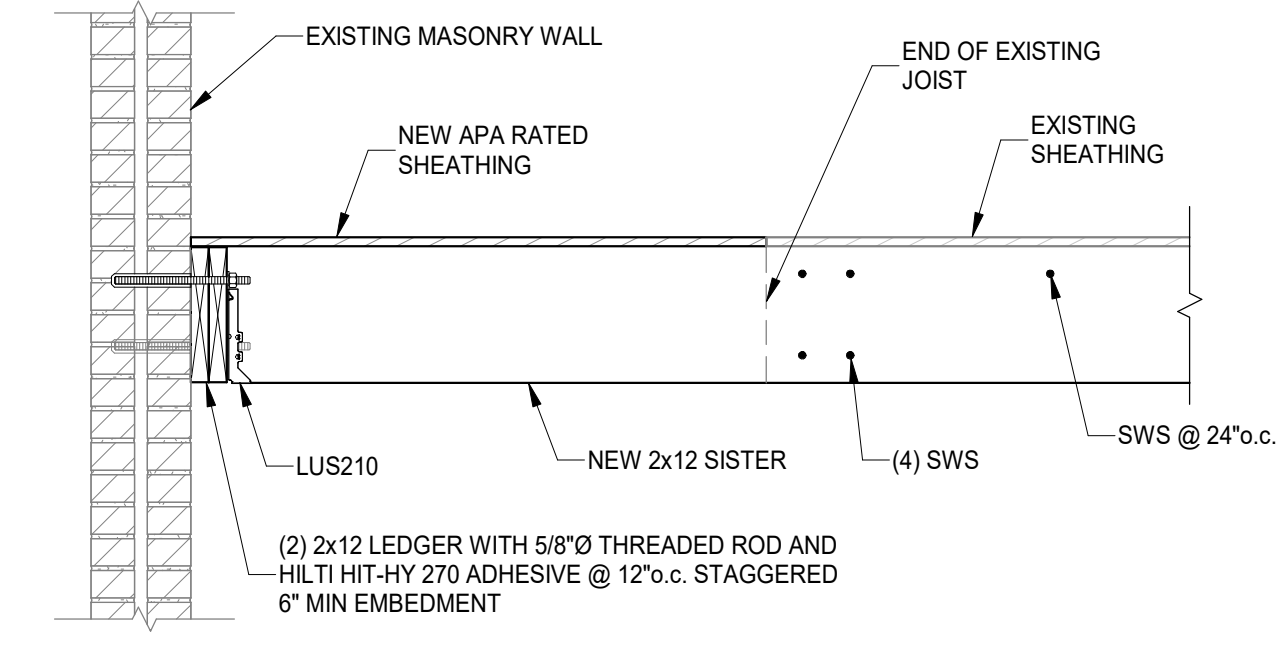
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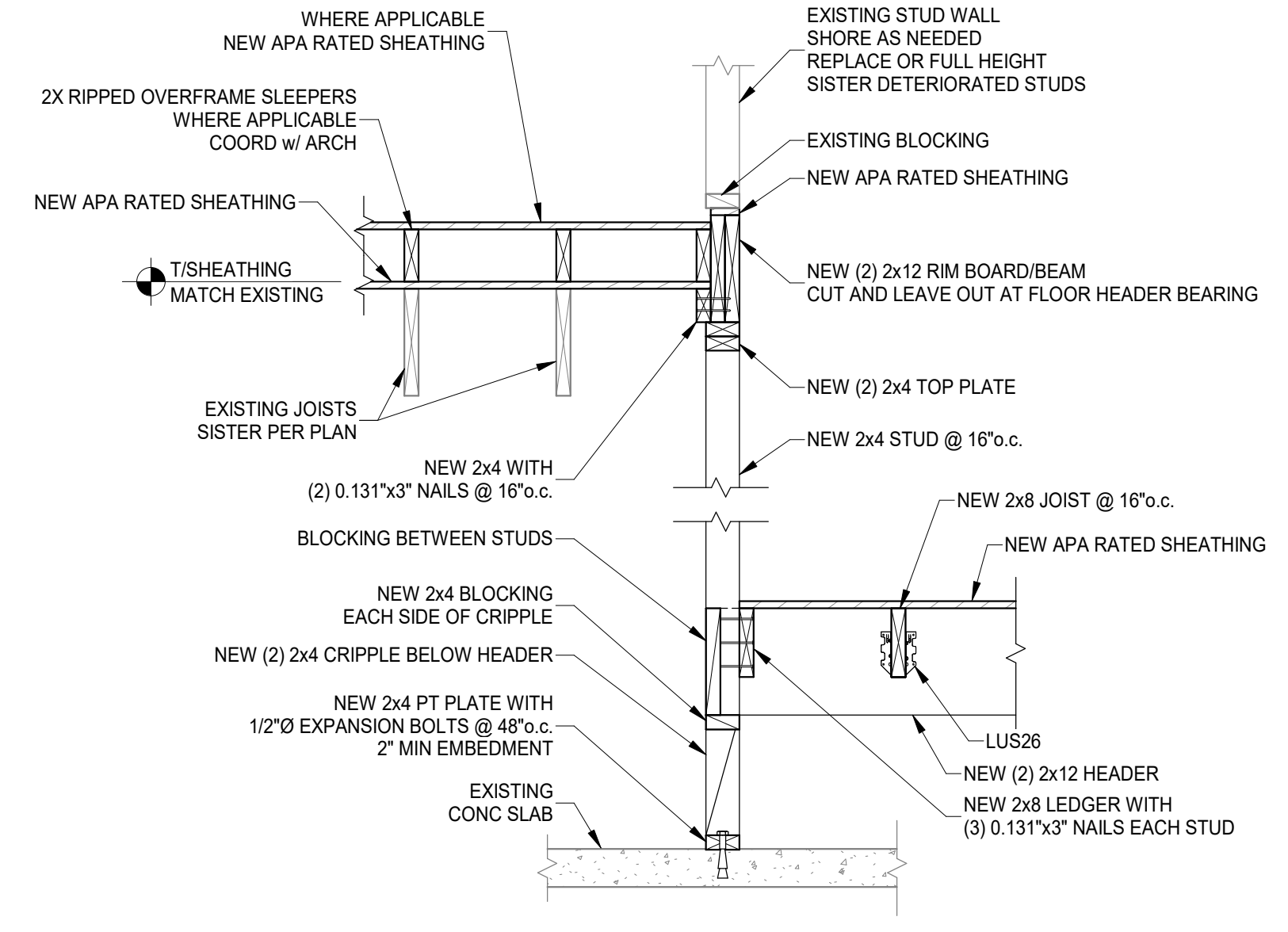
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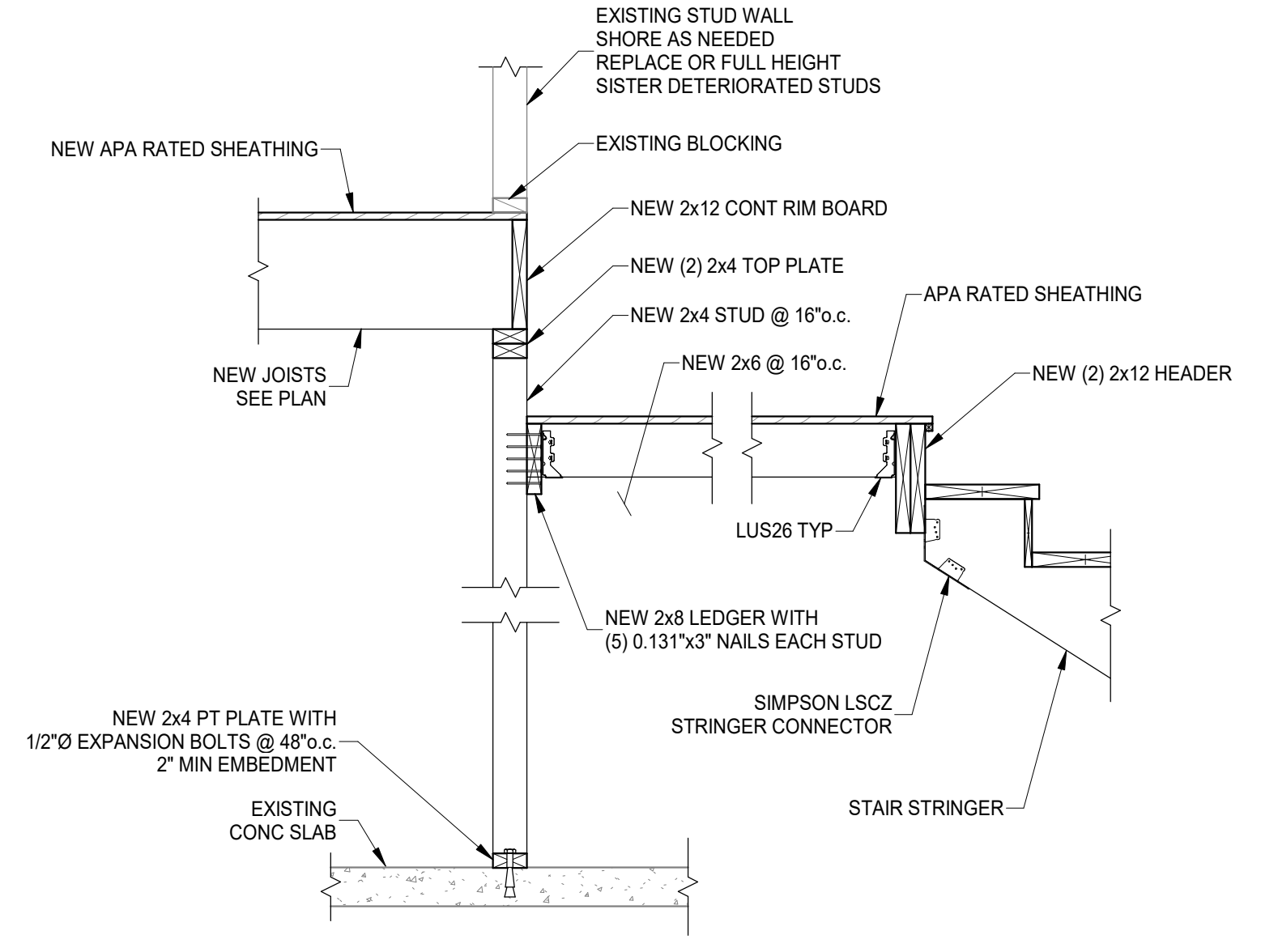
**SECTION 1**  
SCALE 3/4" = 1'-0" S310



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



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



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



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DRAWING TITLE: FOUNDATION SECTIONS

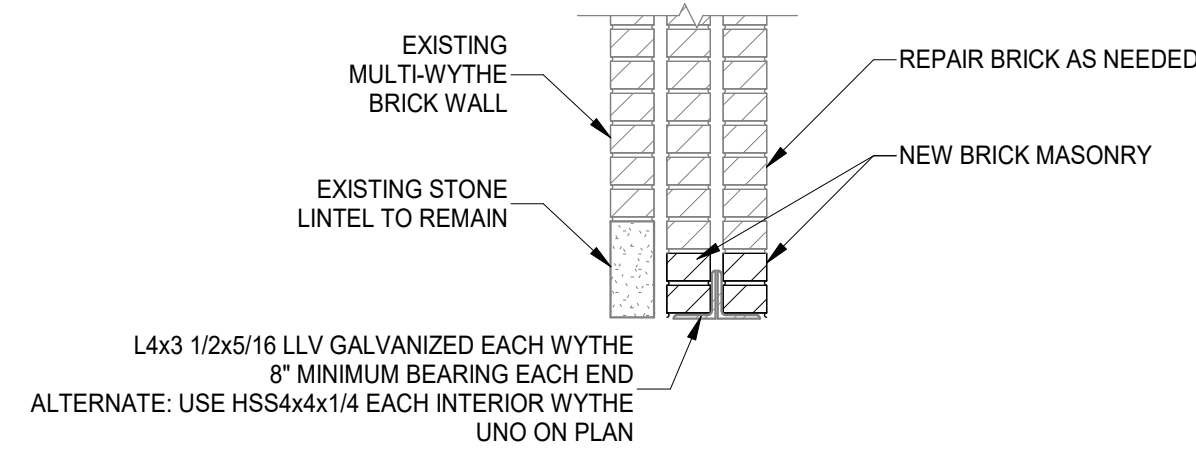
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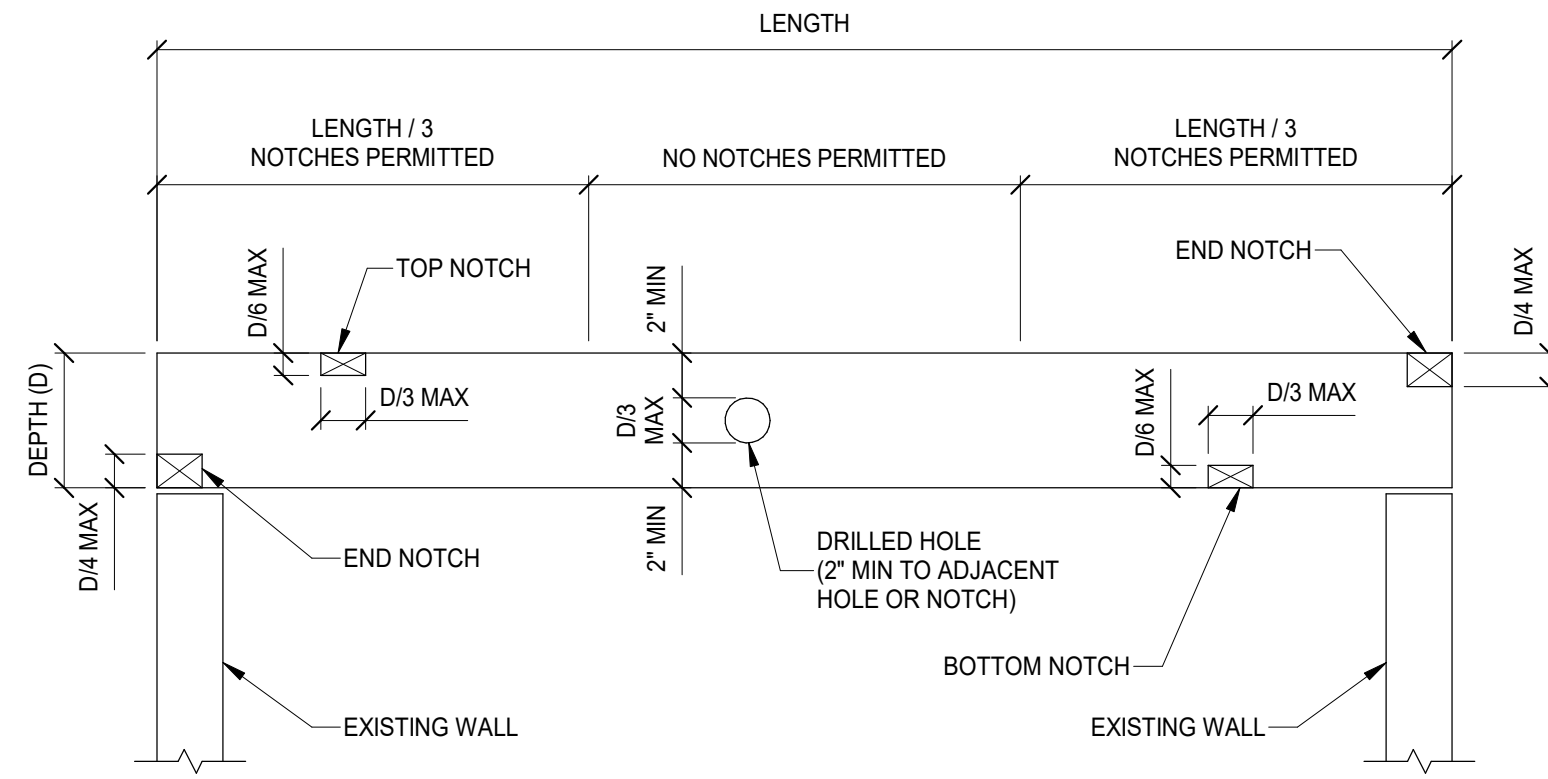
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TYPICAL EXTERIOR WALL, INTERIOR LINTEL REPLACEMENT DETAIL

SCALE 3/4" = 1'-0"

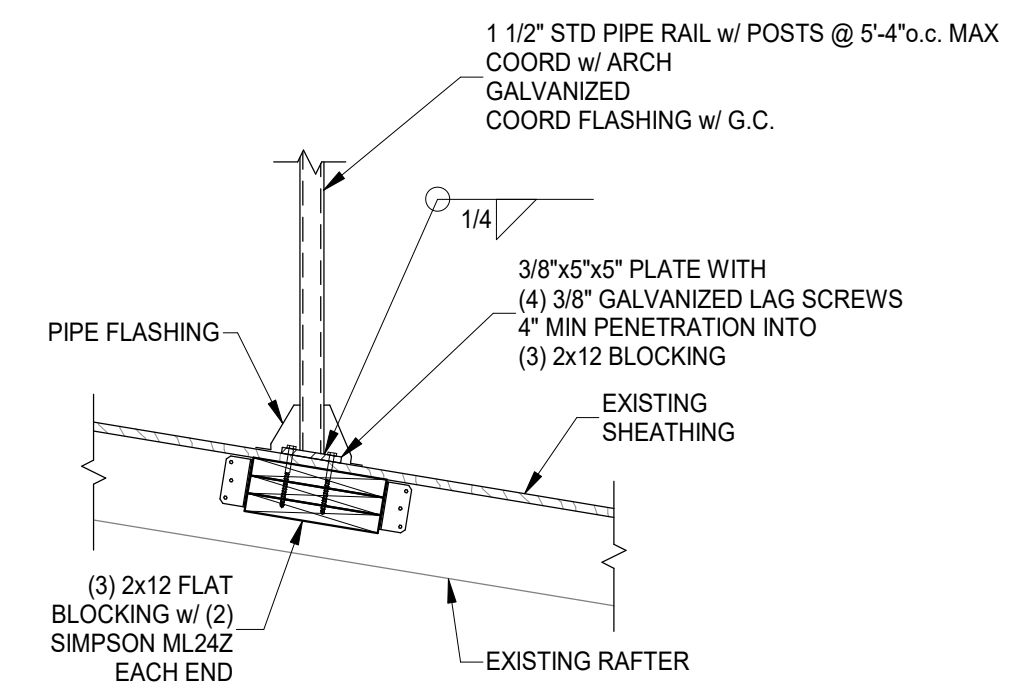
\* CONTRACTOR TO NOTIFY ENGINEER IF PROPOSED OPENING IS IN A WALL GREATER THAN (3) WYTHES THICK



ALLOWABLE WOOD JOIST OPENINGS

SCALE 3/4" = 1'-0"

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



TYPICAL RAILING CONNECTION TO ROOF

SCALE 3/4" = 1'-0"

\* COORDINATE GUARDRAIL REQUIREMENTS AND LOCATION WITH ARCH  
\* ROOF SLOPE VARIES. COORDINATE WITH EXISTING CONDITIONS



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DRAWING TITLE: FRAMING SECTIONS

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DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
IVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD. 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	22x16	20x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x16	24x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-15	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x14	24x12	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER	10x6	8x4	HART AND COOLEY/ 92VHV	BRIGHT WHITE FINISH
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-4C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

- ### 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.
  - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
  - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
  - FRESH AIR INTAKE THRU WALL TO WALL CAP.
  - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
  - 4" 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.
  - 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
  - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
  - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
  - ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
    1. 3" FROM PROPERTY LINE.
    2. 3" FROM OPERABLE OPENINGS INTO BUILDING.
    3. 12.3' FROM MECHANICAL AIR INTAKE.
  - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
  - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
  - ROUTE EXHAUST DUCT UP IN JOIST POKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
  - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

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

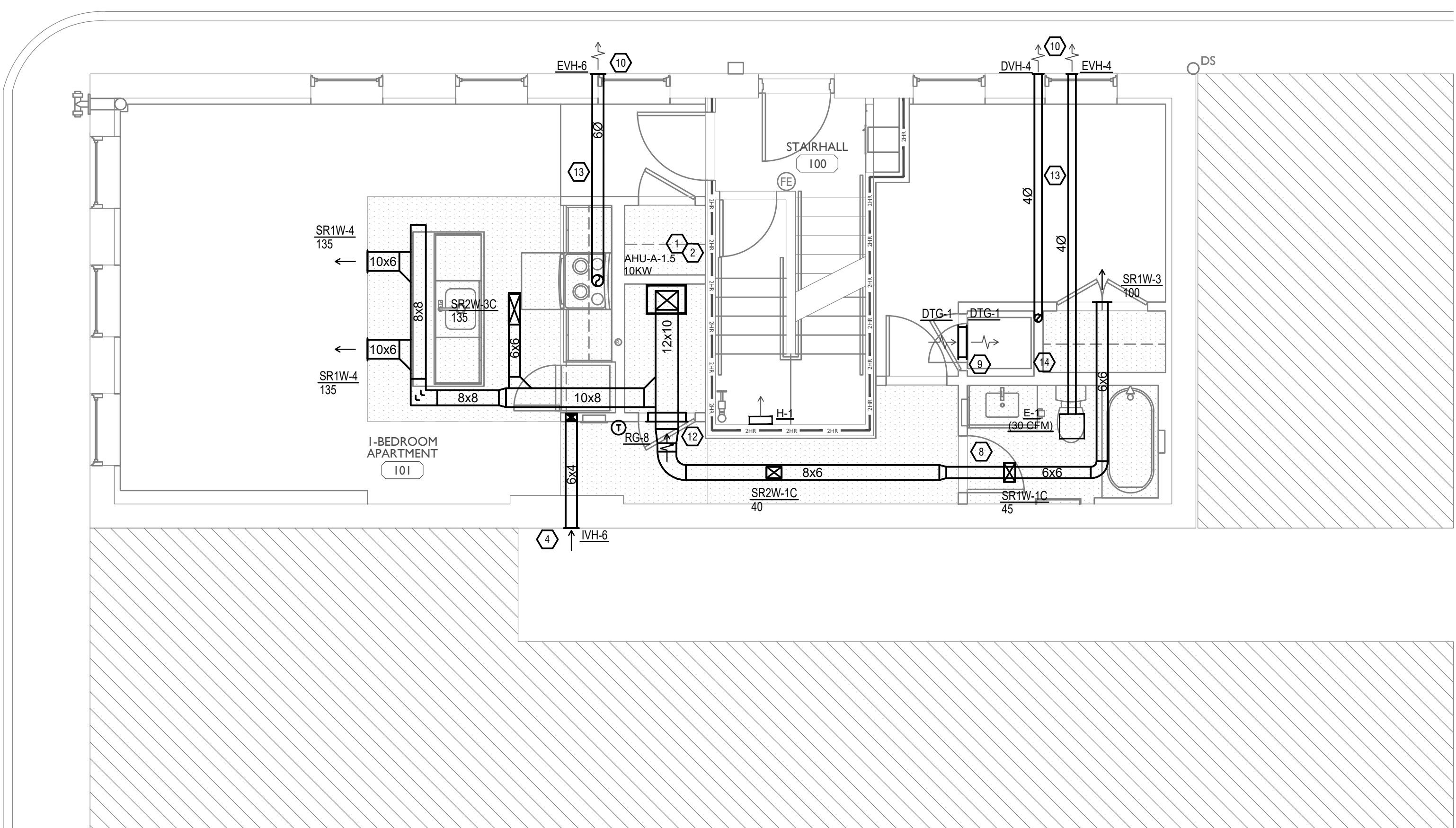
MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC EQUIPMENT TO RESIDENTIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

### HVAC DESIGN CONDITIONS

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

### 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.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- 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.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- 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.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- 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 28 GAGE.
  - 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 1/8" 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 0.062 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 DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
  - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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.



### SYMBOLS LEGEND - HVAC

	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TURNING VANES
	FLEXIBLE DUCT, 8'-0" LONG MAX.
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFFT



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

MECHANICAL PLAN - FIRST FLOOR | 1

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architecture + design

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Progress Dates  
05/05/2023 BID P/E/FP  
08/30/2024 BID SET 2

Revisions

Checked By: SSS  
Drawn by: RFG

PR-09757  
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PROPOSED PROJECT:  
RENOVATION FOR  
**1806 REPUBLIC ST.**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 8/10/2022

**MI.01**

Z:\Projects\Directors\9700-9793\9757 - Findlay Flats - Friday Outside (Williamson ? Phase II) - Construction Documents - Phase 1 (8 Buildings) 1806 REPUBLIC STREET - ART.dwg - Model - Plot Date/Time: Aug 29, 2024 - 10:49am - By: deekr.grandy  
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DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
IVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD. 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	22x16	20x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	26x16	24x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-15	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	26x14	24x12	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER	10x6	8x4	HART AND COOLEY/ 92VHV	BRIGHT WHITE FINISH
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-4C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

### 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.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- 4" 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.
- 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
  - 3" FROM PROPERTY LINE.
  - 3" FROM OPERABLE OPENINGS INTO BUILDING.
  - 12.3' 10" FROM MECHANICAL AIR INTAKE.
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
- ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

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

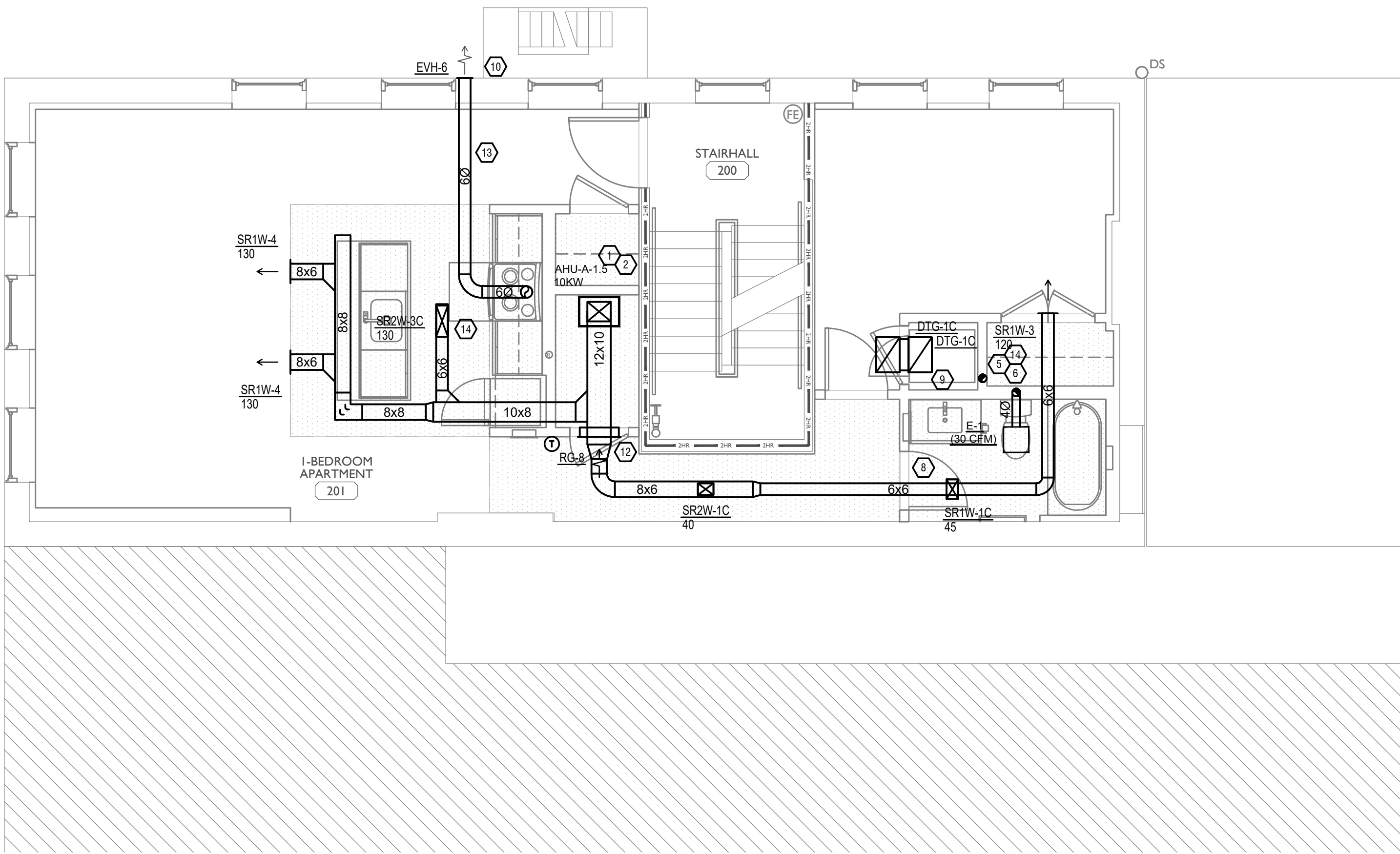
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### HVAC DESIGN CONDITIONS

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

### GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
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- 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.
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- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- 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.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
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  - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
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  - 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 1/8" 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 0.062 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 6 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
  - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4X2W NEAR DRYER.
  - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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.



### SYMBOLS LEGEND - HVAC

⊖	THERMOSTAT
⊗	CEILING DIFFUSER
→	SIDE WALL GRILL
←	RETURN WALL GRILL
↔	AIR FLOW DIRECTION
14x10	DUCTWORK
⊗	TYPICAL SUPPLY DUCT DN
⊖	TYPICAL RETURN DUCT DN
⊗	TYPICAL EXHAUST DUCT
⊘	TURNING VANES
⊗	FLEXIBLE DUCT, 8'-0" LONG MAX.
⊖	TYPICAL ROUND DUCT DN
⊖	ROUND DUCT UP
1	MFD MANUAL VOLUME DAMPER
⊗	DROPPED CEILING/SOFFIT



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

MECHANICAL PLAN - SECOND FLOOR

PROPOSED PROJECT:  
**RENOVATION FOR  
 1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042      8/10/2022

**PLATTE**  
 architecture + design

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SCOTT REVERT  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF OHIO  
 E-77795

Progress Dates  
 05/05/2023 BID P/E/P  
 08/30/2024 BID SET 2

Revisions

Checked By: SSS

Drawn by: RPG

PR-09757  
**ENGINEERED BUILDING SYSTEMS INC.**

TEAMWORK • COLLABORATION  
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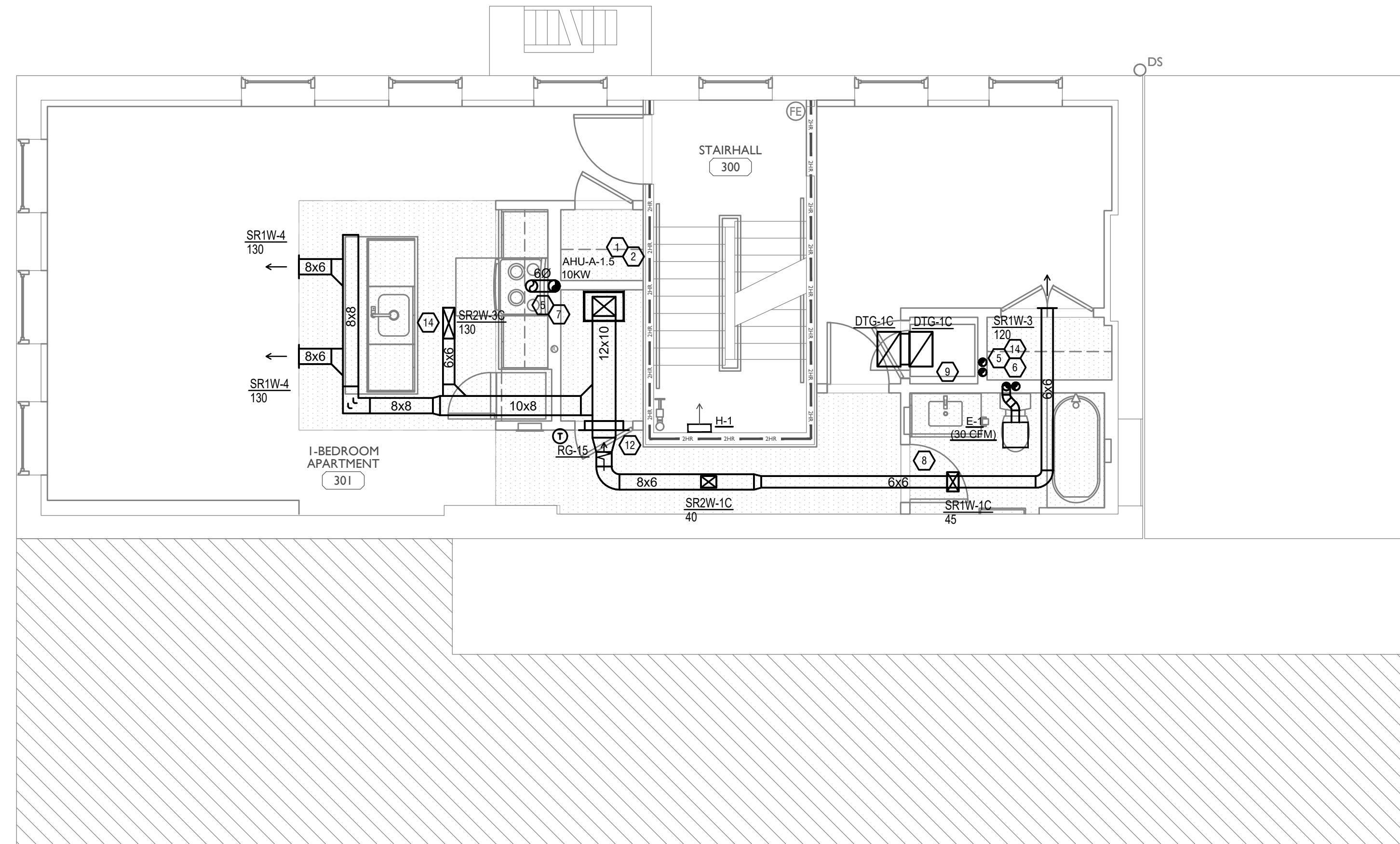
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**MI.02**

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**DIFFUSER, GRILLE, AND REGISTER SCHEDULE**

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
IVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	22x16	20x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	26x16	24x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-15	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	26x14	24x12	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER	10x6	8x4	HART AND COOLEY/ 92VHV	BRIGHT WHITE FINISH
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-4C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH



**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.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- 4" 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.
- 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURNMAKE UP AIR.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
  - 3" FROM PROPERTY LINE.
  - 3" FROM OPERABLE OPENINGS INTO BUILDING.
  - 12.3' 10" FROM MECHANICAL AIR INTAKE.
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
- ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

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

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

**HVAC DESIGN CONDITIONS**

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

**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.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- 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.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- 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.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
  - 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 28 GAGE.
    - 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 1/8" 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 0.062 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 DUNDAS JAFINE MODEL DRB4XZV NEAR DRYER.
    - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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.

**SYMBOLS LEGEND - HVAC**

	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TURNING VANES
	FLEXIBLE DUCT, 8'-0" LONG MAX.
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFFT

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

MECHANICAL PLAN - THIRD FLOOR

**PLATTE**  
 architecture + design  
 202 W. ELDER STREET, 4TH FLOOR | CINCINNATI, OH 45202  
 WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

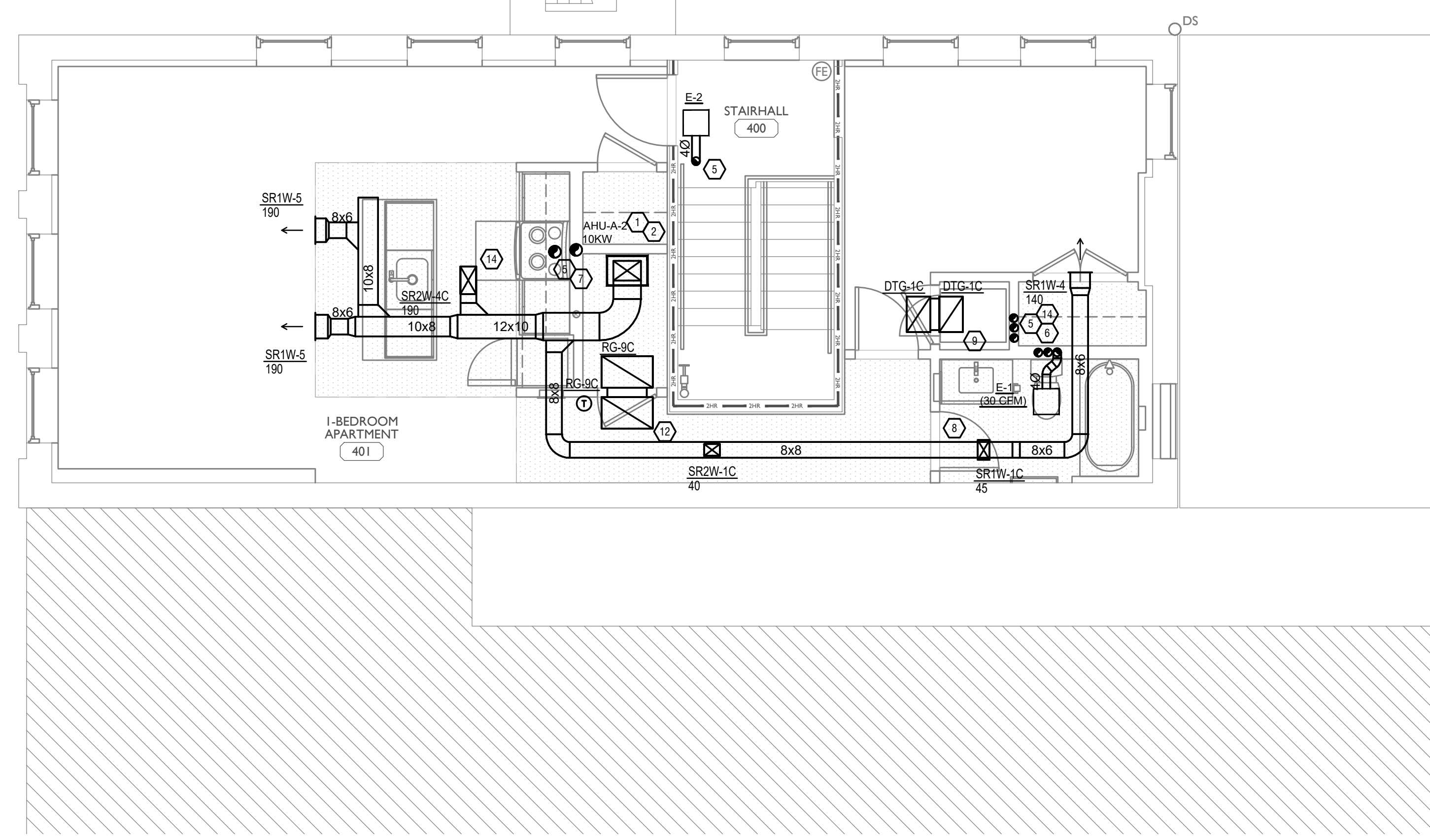
PROPOSED PROJECT:  
**RENOVATION FOR 1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042      8/10/2022

MI.03

Z:\Project Directors\9700-9793\9757 - Findlay Flats - Friday Periside (Williamson) Phase II - Construction Documents - Phase 1 (8 Buildings) 1806 BEP(B)IC\0757-M1-04-MECHANICAL-ATTIC-PLAN.dwg - EBS - Plot Date/Time: Aug 30, 2024 - 2:36pm - \$444  
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 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.

DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
IVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	22x16	20x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x16	24x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-15	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x14	24x12	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER	10x6	8x4	HART AND COOLEY/ 92VHV	BRIGHT WHITE FINISH
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-4C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH



- ### 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.
  - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
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  - FRESH AIR INTAKE THRU WALL TO WALL CAP.
  - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
  - 4" 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.
  - 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
  - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
  - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
  - ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
    - 3" FROM PROPERTY LINE.
    - 3" FROM OPERABLE OPENINGS INTO BUILDING.
    - 12.3' 10" FROM MECHANICAL AIR INTAKE.
  - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
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  - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

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

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

### HVAC DESIGN CONDITIONS

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

- ### 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.
  - IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
  - 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.
  - MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
  - 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.
  - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
  - 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 28 GAGE.
    - 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 1/8" 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 0.062 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 DUNDAS JAFINE MODEL DRB4X2W NEAR DRYER.
    - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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.

### SYMBOLS LEGEND - HVAC

⊙	THERMOSTAT
⊠	CEILING DIFFUSER
→	SIDE WALL GRILL
←	RETURN WALL GRILL
⇄	AIR FLOW DIRECTION
14x10	DUCTWORK
⊠	TYPICAL SUPPLY DUCT DN
⊠	TYPICAL RETURN DUCT DN
⊠	TYPICAL EXHAUST DUCT
⊠	TURNING VANES
⊠	FLEXIBLE DUCT, 8'-0" LONG MAX.
⊠	TYPICAL ROUND DUCT DN
⊠	ROUND DUCT UP
1	MVD MANUAL VOLUME DAMPER
⊠	DROPPED CEILING/SOFFT



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

# PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
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Progress Dates  
05/05/2023 BID P/E/P  
08/30/2024 BID SET 2

Revisions

Checked By: SSS

Drawn by: RFG

PR-09757  
**ENGINEERED BUILDING SYSTEMS INC.**  
TEAMWORK • COLLABORATION  
SHARED SUCCESS  
515 Moonouth Street, Suite 204  
Newport, KY 41071 (859) 261-0585  
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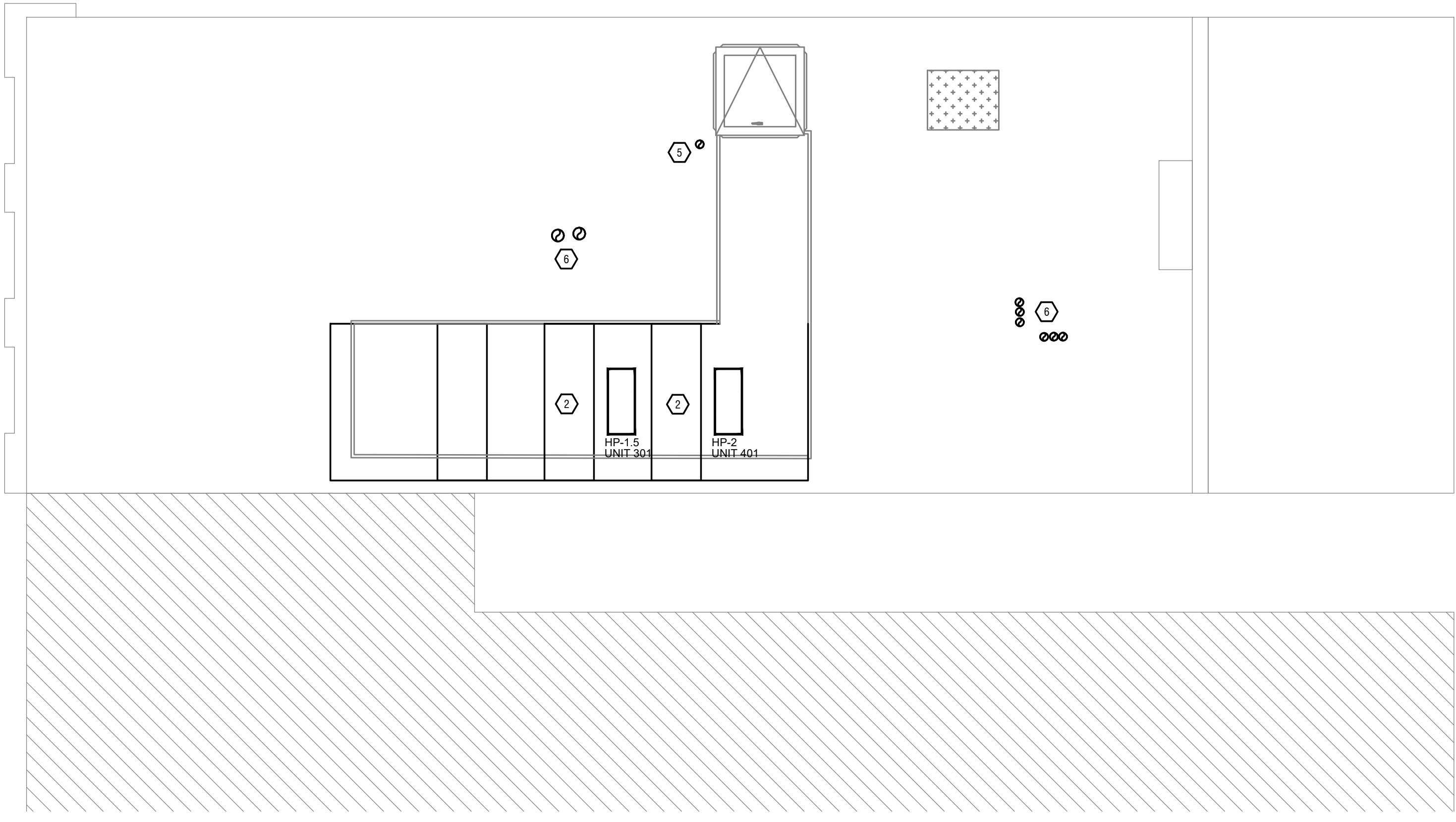
PROPOSED PROJECT:  
RENOVATION FOR  
**1806 REPUBLIC ST.**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 8/10/2022

# MI.04

Z:\Projects\Directors\9700-9799\9757 - Findlay Flats - Friday Outside (Williamson) 2 Phase (1) - Construction Documents - Phase 1 (8 Buildings)\1806 REPUBLIC\1806 REPUBLIC\9757-MT-05-MECHANICAL-ROOF-PLAN.dwg - EBS - Pld - Date/Time: Aug 30, 2024 - 2:36pm - \$(\*\*\*)  
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DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
IVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	8x9	6Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	22x16	20x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x16	24x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-15	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x14	24x12	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RR-1	RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER	10x6	8x4	HART AND COOLEY/ 92VHV	BRIGHT WHITE FINISH
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1C	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-5	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-4C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	14x8	12x6	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH



- ### 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.
  - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURE RECOMMENDATIONS.
  - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
  - FRESH AIR INTAKE THRU WALL TO WALL CAP.
  - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
  - 4" 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.
  - 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
  - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
  - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
  - ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
    1. 3" FROM PROPERTY LINE.
    2. 3" FROM OPERABLE OPENINGS INTO BUILDING.
    3. 10" FROM MECHANICAL AIR INTAKE.
  - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
  - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
  - ROUTE EXHAUST DUCT UP IN JOIST PCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
  - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

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

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

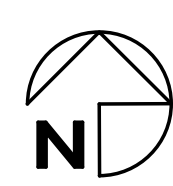
### HVAC DESIGN CONDITIONS

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

- ### 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.
  - IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
  - 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.
  - MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
  - 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.
  - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
  - 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 28 GAGE.
    - 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 1/8" 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 0.062 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 DUNDAS JAFINE MODEL DRB4X2W NEAR DRYER.
    - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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.

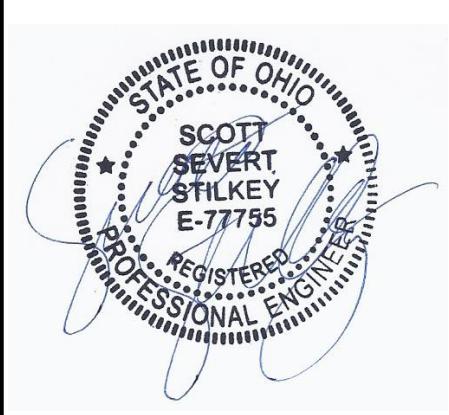
### SYMBOLS LEGEND - HVAC

⊙	THERMOSTAT
⊠	CEILING DIFFUSER
→	SIDE WALL GRILL
←	RETURN WALL GRILL
←	AIR FLOW DIRECTION
14x10	DUCTWORK
⊠	TYPICAL SUPPLY DUCT DN
⊠	TYPICAL RETURN DUCT DN
⊠	TYPICAL EXHAUST DUCT
⊠	TURNING VANES
⊠	FLEXIBLE DUCT, 8'-0" LONG MAX.
⊠	TYPICAL ROUND DUCT DN
⊠	ROUND DUCT UP
1	MVD MANUAL VOLUME DAMPER
⊠	DROPPED CEILING/SOFFT



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

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Progress Dates  
05/05/2023 BID P/E/PF  
08/30/2024 BID SET 2

Revisions

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Drawn by: RPG

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**ENGINEERED BUILDING SYSTEMS INC.**  
TEAMWORK • COLLABORATION SHARED SUCCESS  
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PROPOSED PROJECT:  
**RENOVATION FOR 1806 REPUBLIC ST.**  
CINCINNATI, OH, 45202  
FINDLAY FLATS

Job No: 22042 8/10/2022

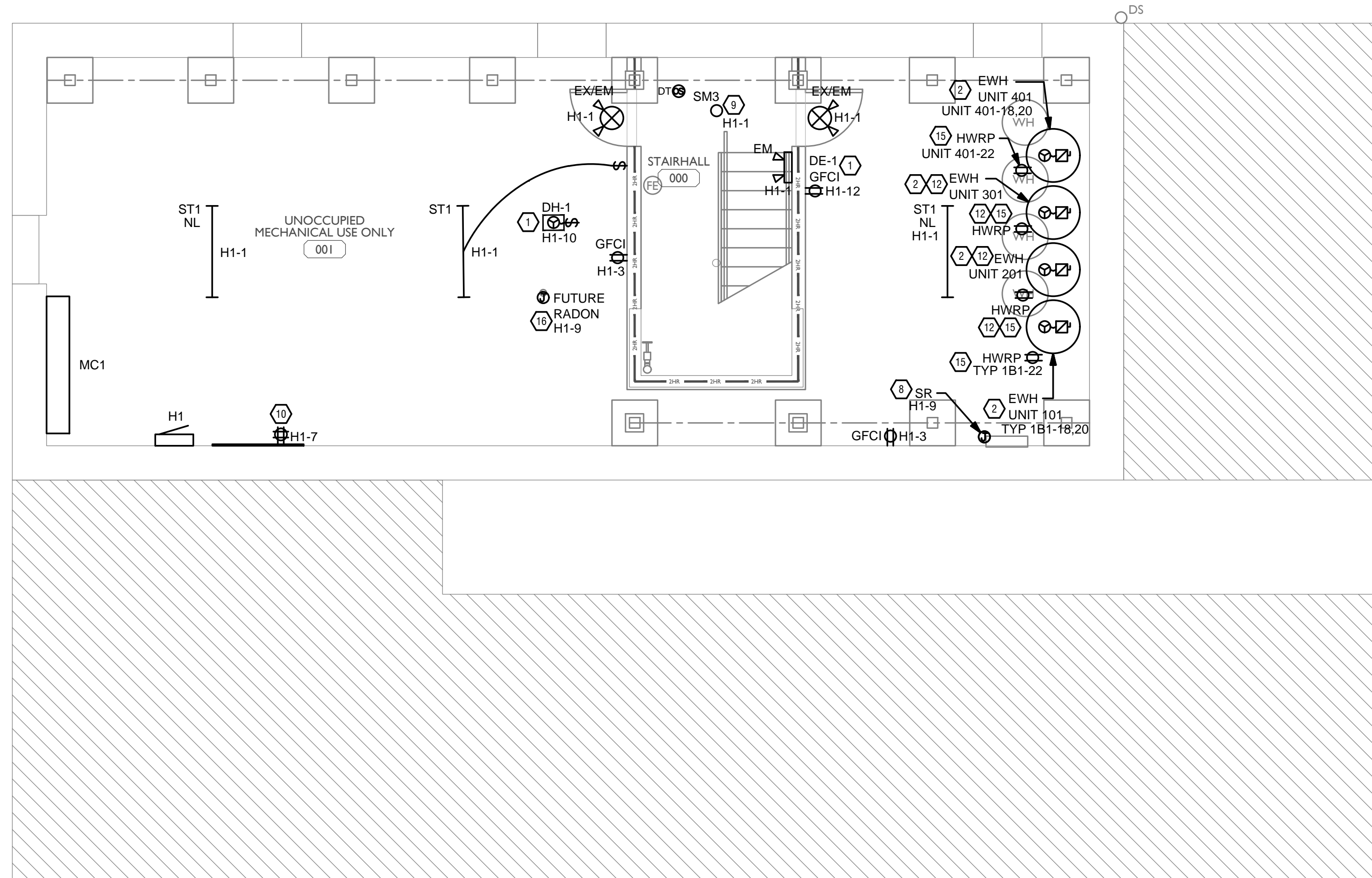
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Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase (V)-Construction Documents-Phase 1 (8 Buildings)\1806 REPUBLIC\REF-ART.dwg-Model, Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy  
 THESE DRAWINGS 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 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.



- ### GENERAL NOTES-DWELLING UNITS
- 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).
  - 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.
  - 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.
  - SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
  - PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
  - CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.
  - 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.

### SCOPE OF WORK

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

### GENERAL NOTES-OVERALL PROJECT

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

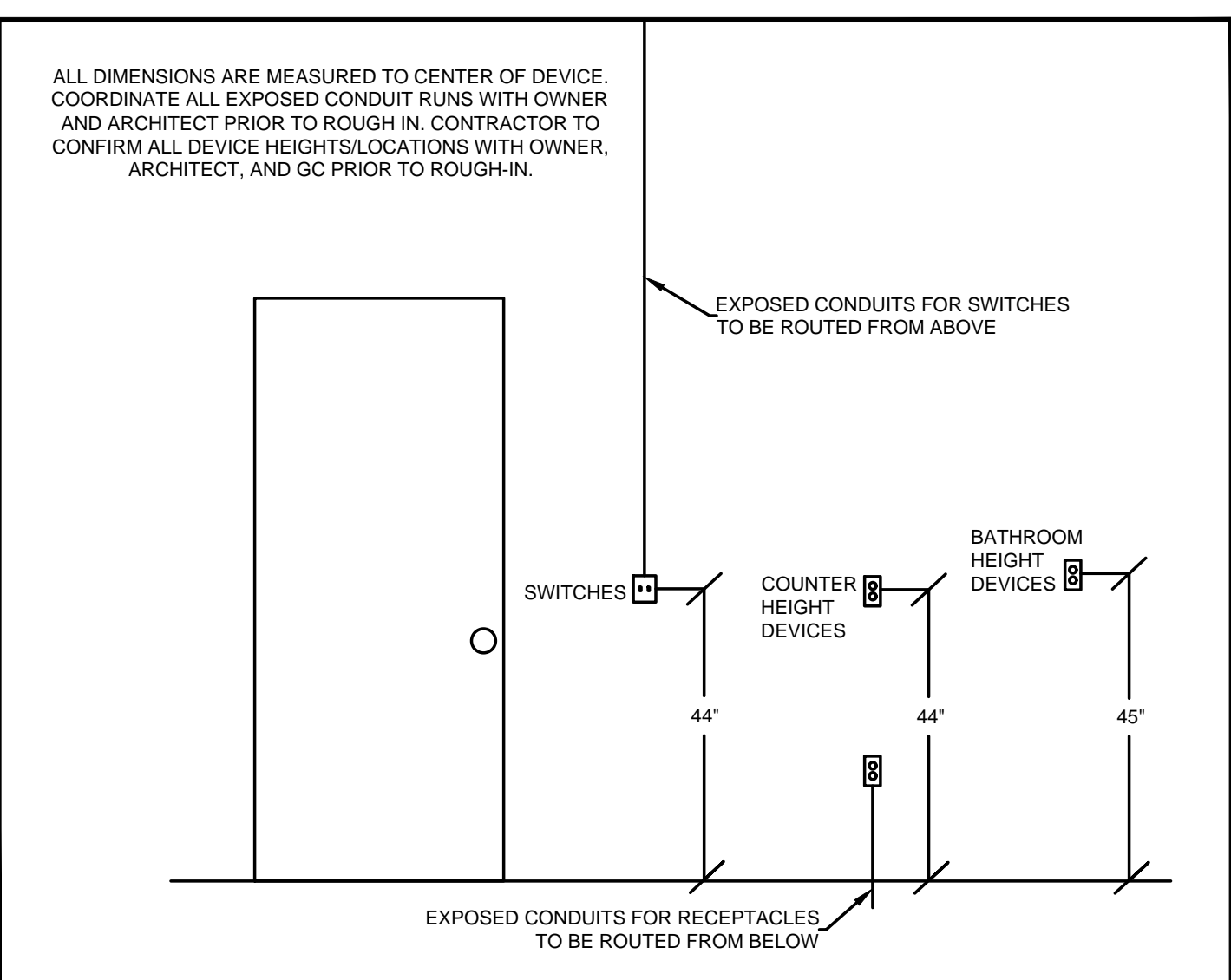
### GENERAL NOTES-LIGHTING

- REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- ELECTRICAL SWITCHES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.
- WHERE APPLICABLE, PROVIDE TOGGLE STYLE LIGHT SWITCHES.

- ### KEYED SHEET NOTES
- MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
  - PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
  - COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
  - PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
  - PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
  - DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
  - MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
  - PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
  - CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
  - LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
  - EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
  - UNIT WIRED TO TYPICAL "1B1" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 101 FOR CIRCUITRY LAYOUT.
  - COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX, 2N INTERCOM SYSTEM, WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
  - INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
  - HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
  - LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN. FAN NOT TO BE INSTALLED AT THIS TIME.
  - MECHANICAL UNITS SHOWN FOR CIRCUITRY REFERENCE ONLY. REFER TO 1807 VINE STREET PERMIT FOR LOCATION OF MECHANICAL UNITS.

### GENERAL NOTES-POWER

- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- 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.
- PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- 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.
- REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- 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.
- ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.



STANDARD MOUNTING HEIGHTS

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

ELECTRICAL POWER PLAN - BASEMENT



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 05/05/2023 BID P/E/PF  
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Revisions

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 Drawn by: AJW

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**ENGINEERED BUILDING SYSTEMS INC.**  
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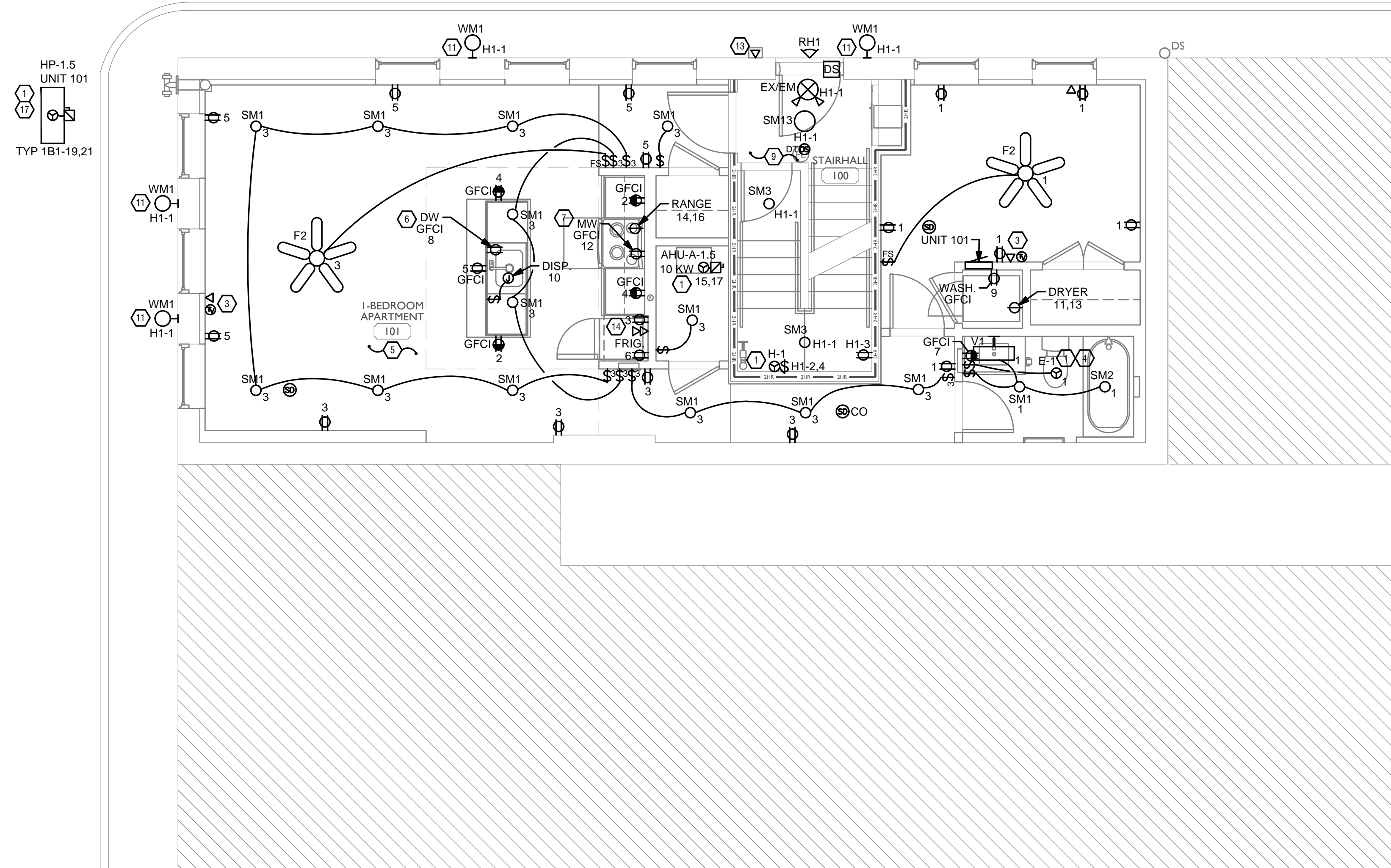
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.00**

Z:\Project\_Directories\9700-9789\9757 - Findlay Flats - Findlay Porcside (Williamson) 2 Phase II - Construction Documents - Phase 1 (8 Buildings) 1806 REPUBLIC VREF-ART.dwg - Model, Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.gandy  
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**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. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.
- D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
- E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
- F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.
- G. 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

**SCOPE OF WORK**

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

**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-LIGHTING**

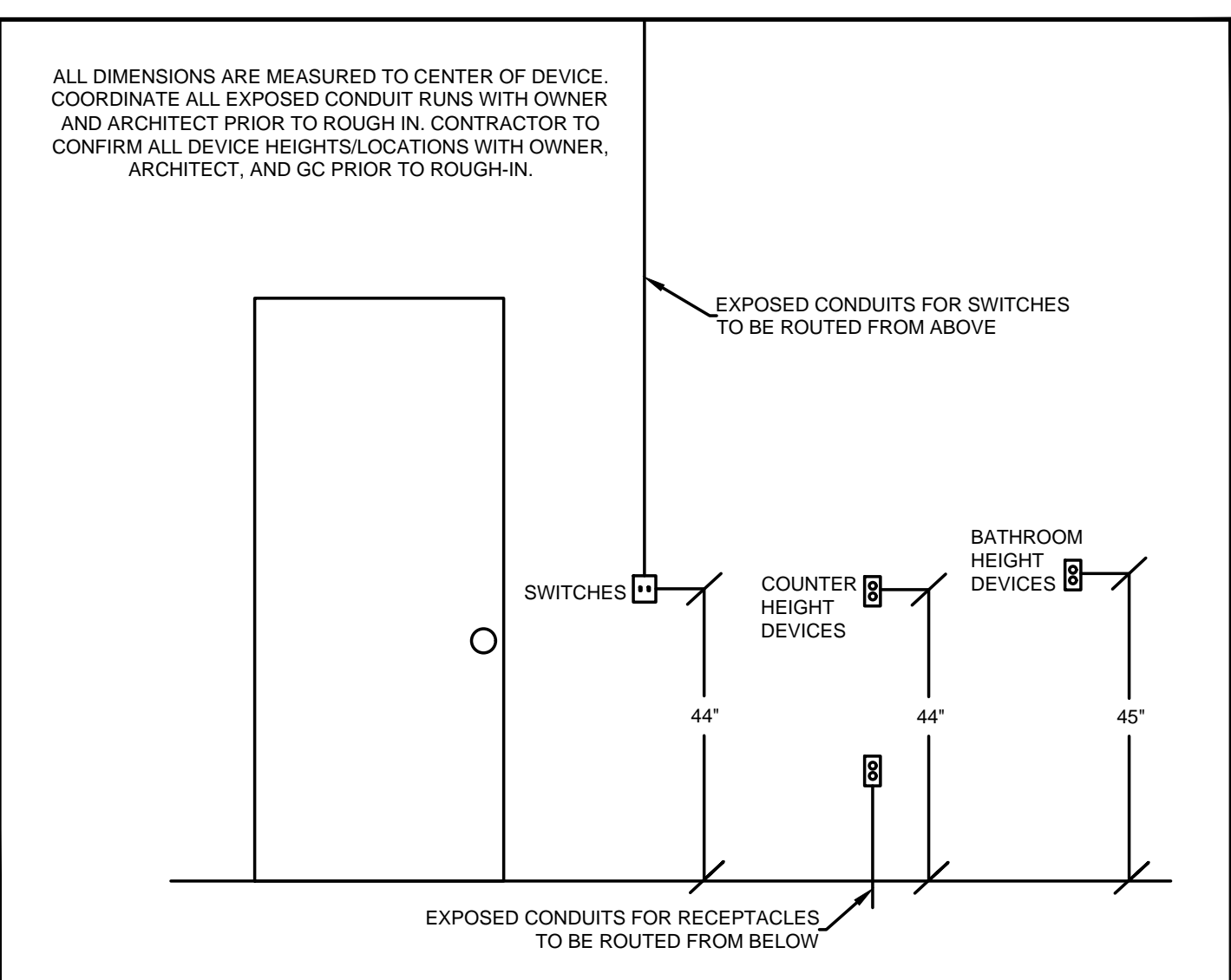
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- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- E. ELECTRICAL SWITCHES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.
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**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.
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- 4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
- 6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
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- 8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
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- 17. MECHANICAL UNITS SHOWN FOR CIRCUITRY REFERENCE ONLY. REFER TO 1807 VINE STREET PERMIT FOR LOCATION OF MECHANICAL UNITS.



STANDARD MOUNTING HEIGHTS

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

ELECTRICAL POWER PLAN - FIRST FLOOR



**PLATTE**  
 architecture + design

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Progress Dates  
 05/05/2024 BID P/E/FP  
 08/30/2024 BID SET 2

Revisions

Checked By: PRS  
 Drawn by: AJW

PR-09757  
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 TEAMWORK COLLABORATION  
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 515 Monmouth Street, Suite 204  
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 MEP Consulting Services, Inc. in OH  
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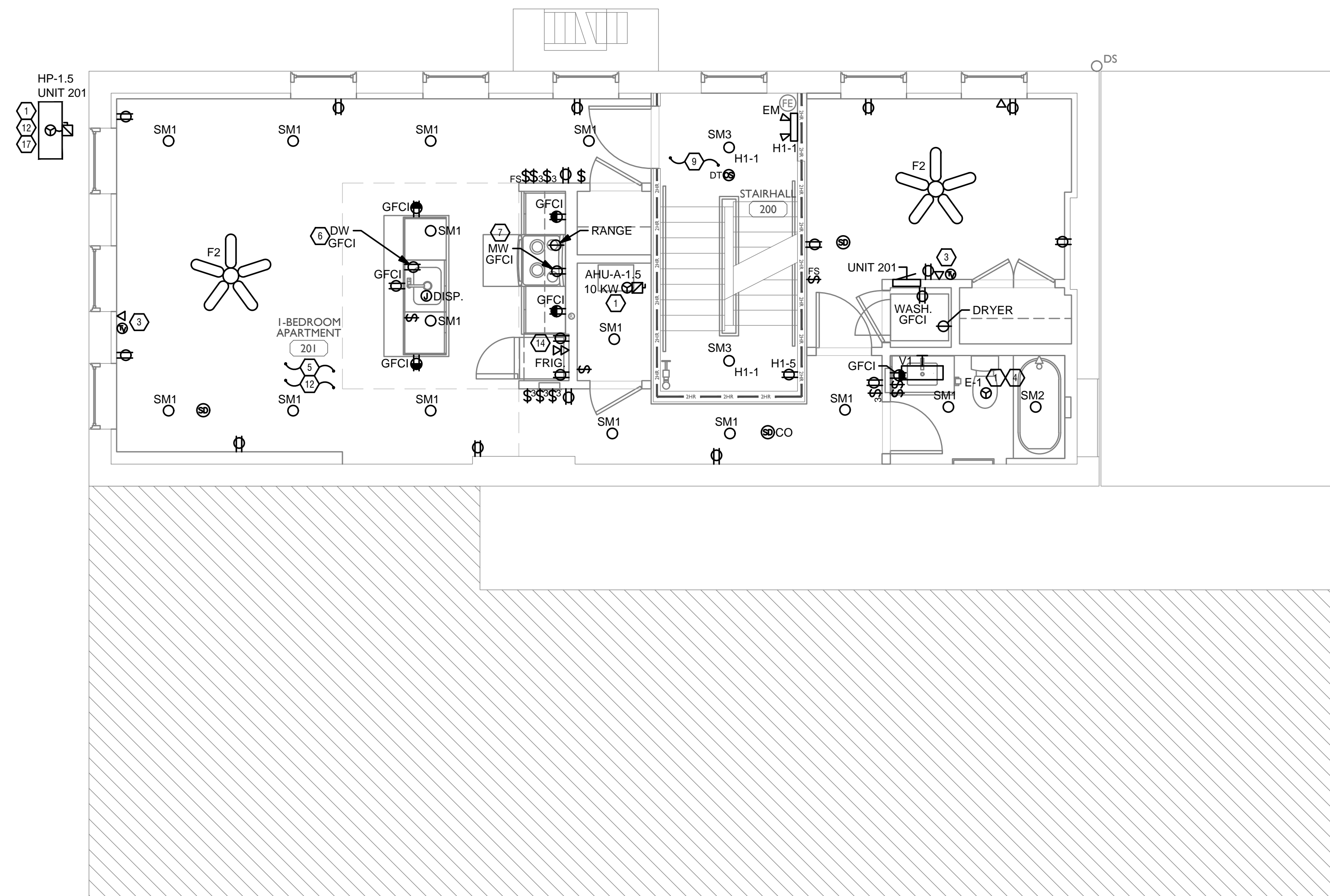
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.01**

Z:\Projects\Directors\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1806 REPUBLIC-REF-ART.dwg-Model, Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy  
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**SCOPE OF WORK**

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

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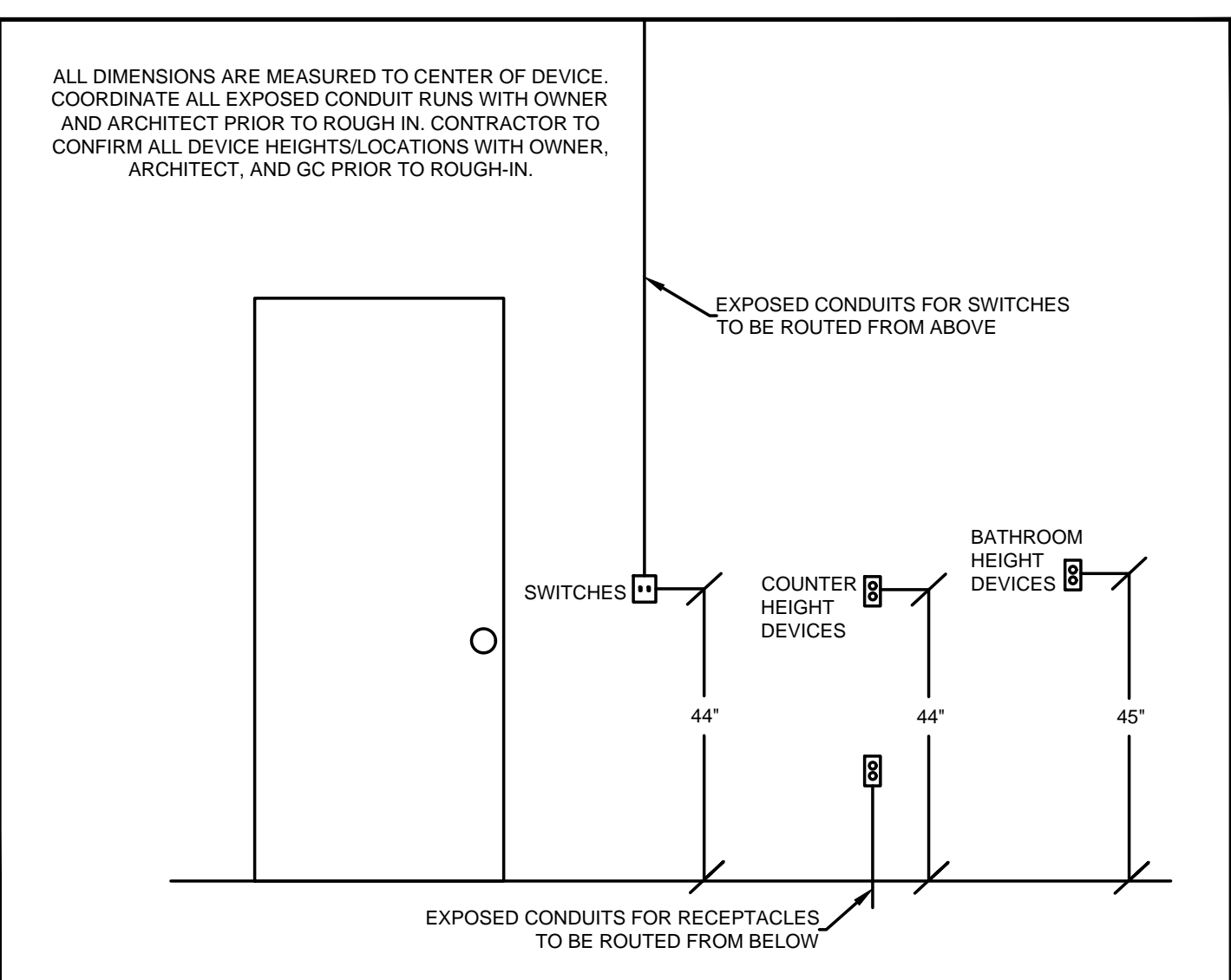
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**STANDARD MOUNTING HEIGHTS**



PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.02**

Progress Dates  
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Revisions

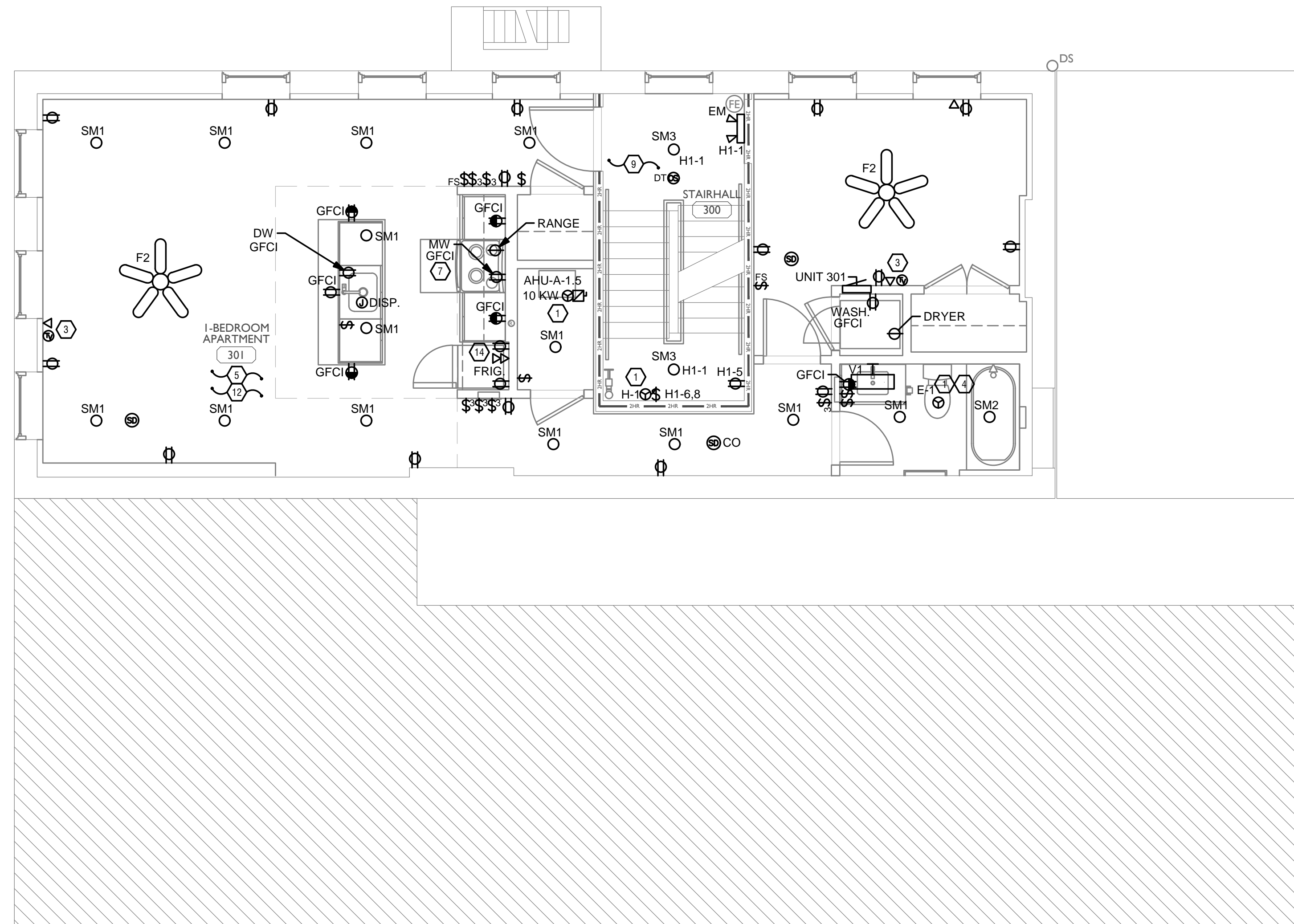
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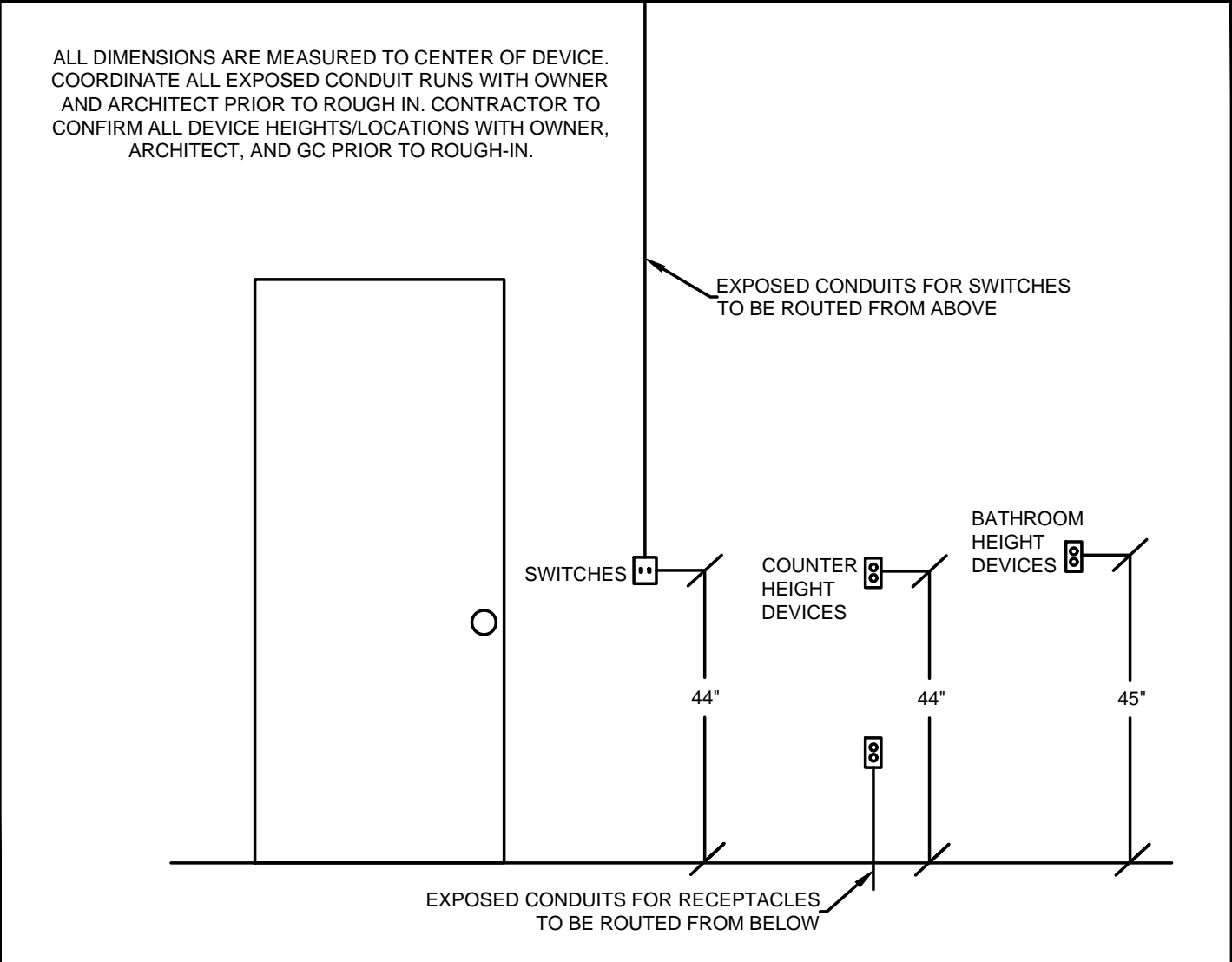
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- 1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
- 2. PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
- 3. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
- 6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
- 7. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
- 8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
- 9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
- 10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'x4'x3/8" PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
- 11. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 12. UNIT WIRED TO TYPICAL "1B1" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 101 FOR CIRCUITRY LAYOUT.
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- 14. INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
- 15. HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
- 16. LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN. FAN NOT TO BE INSTALLED AT THIS TIME.
- 17. MECHANICAL UNITS SHOWN FOR CIRCUITRY REFERENCE ONLY. REFER TO 1807 VINE STREET PERMIT FOR LOCATION OF MECHANICAL UNITS.



**STANDARD MOUNTING HEIGHTS**

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

ELECTRICAL POWER PLAN - THIRD FLOOR



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Progress Dates  
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 08/30/2024 BID SET 2

Revisions

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 Drawn by: AJW

PR-09757  
**ENGINEERED BUILDING SYSTEMS INC.**  
 TEAMWORK COLLABORATION  
 SHARED SUCCESS  
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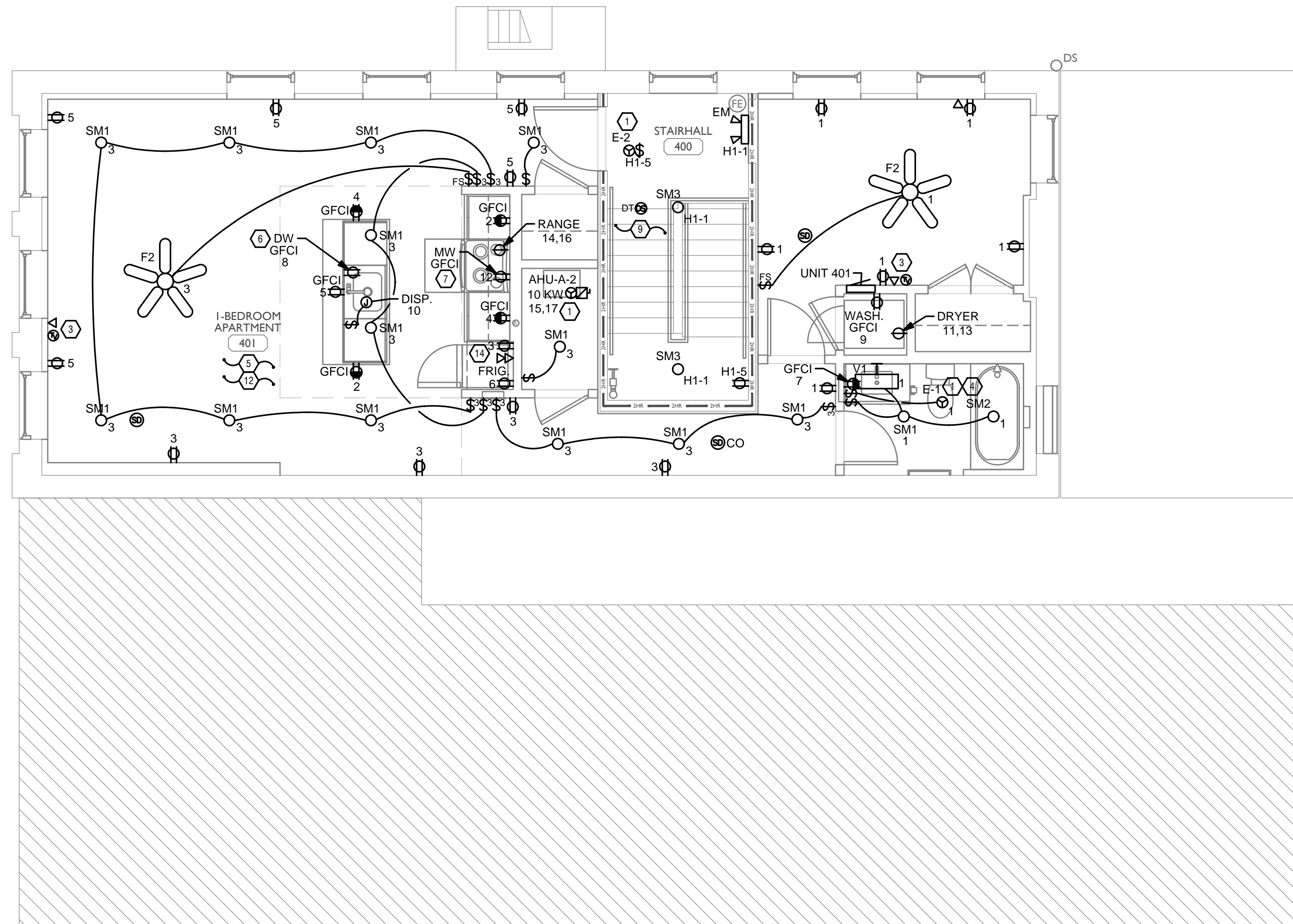
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.03**

Z:\Projects\Directors\9700-9789\9757 - Findlay Flats - Friday Porchside (Williamson 2 Phase II) - Construction Documents - Phase 1 (8 Buildings)\1806 REPUBLIC\REF-ART.dwg - Model - Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.gandy  
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**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. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.
- D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
- E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
- F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS.
- G. 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

**SCOPE OF WORK**

RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

**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-LIGHTING**

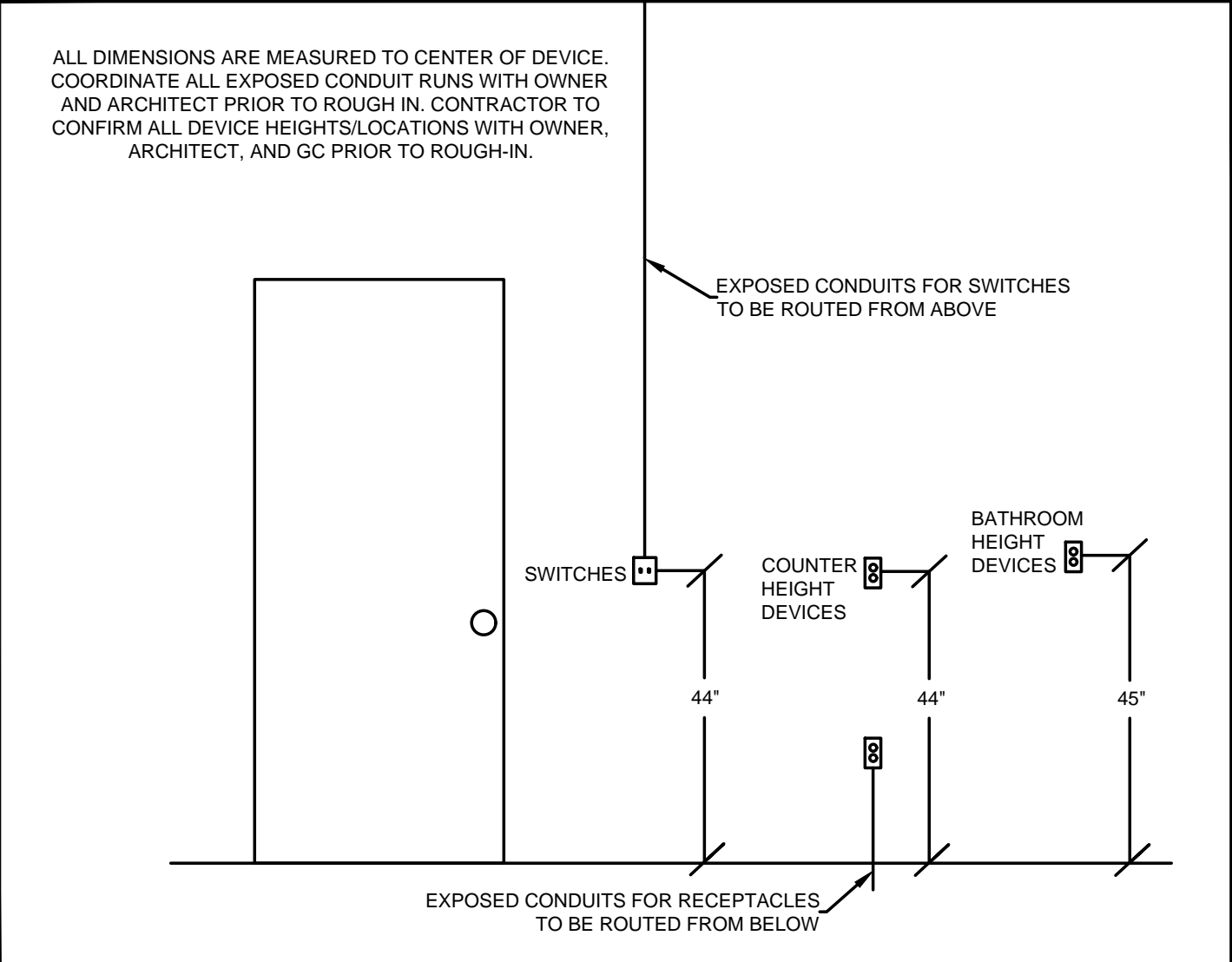
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET LOAD REQUIREMENTS.
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**GENERAL NOTES-POWER**

- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
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- 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.
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**STANDARD MOUNTING HEIGHTS**

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ELECTRICAL POWER PLAN - ATTIC



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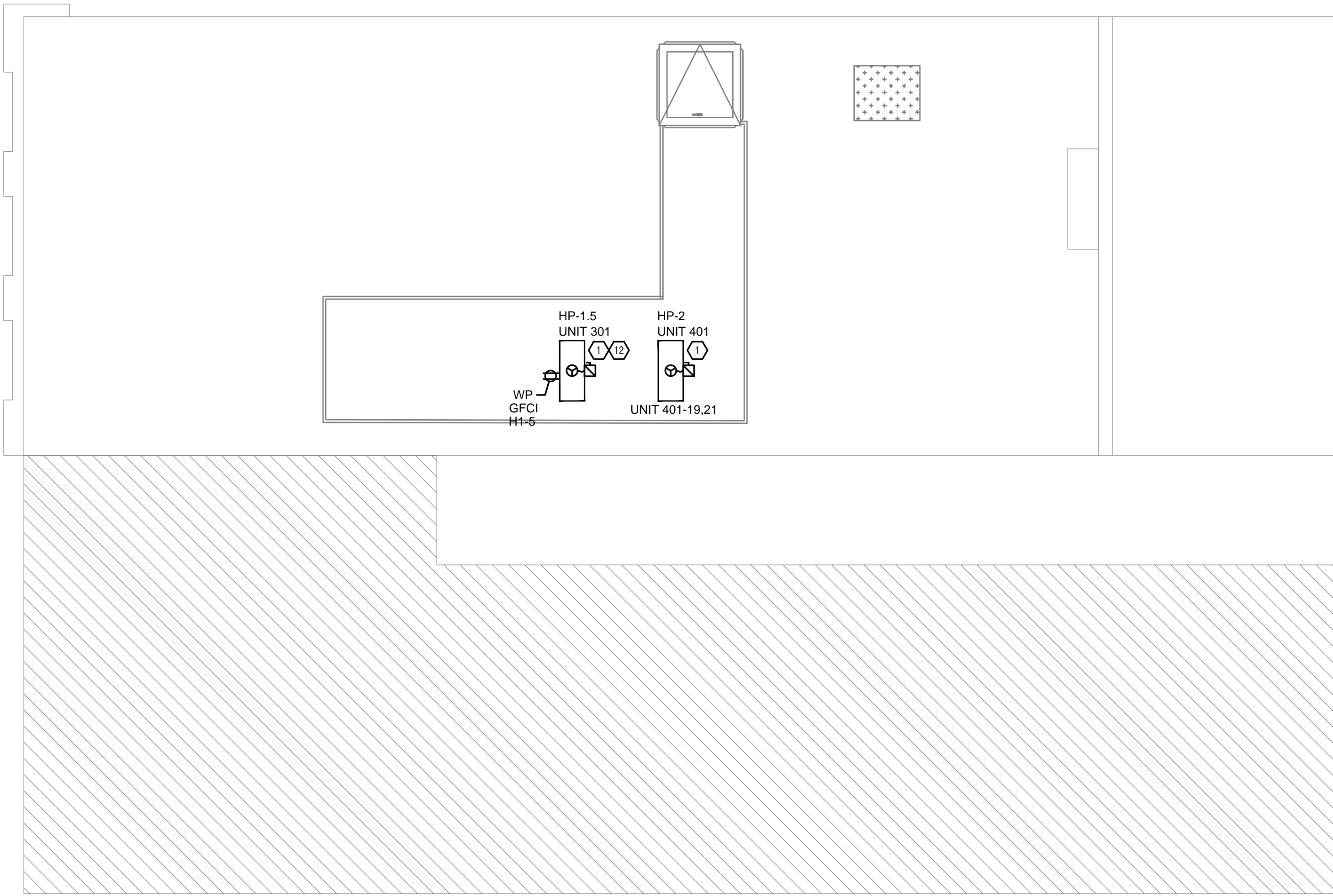
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PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.04**

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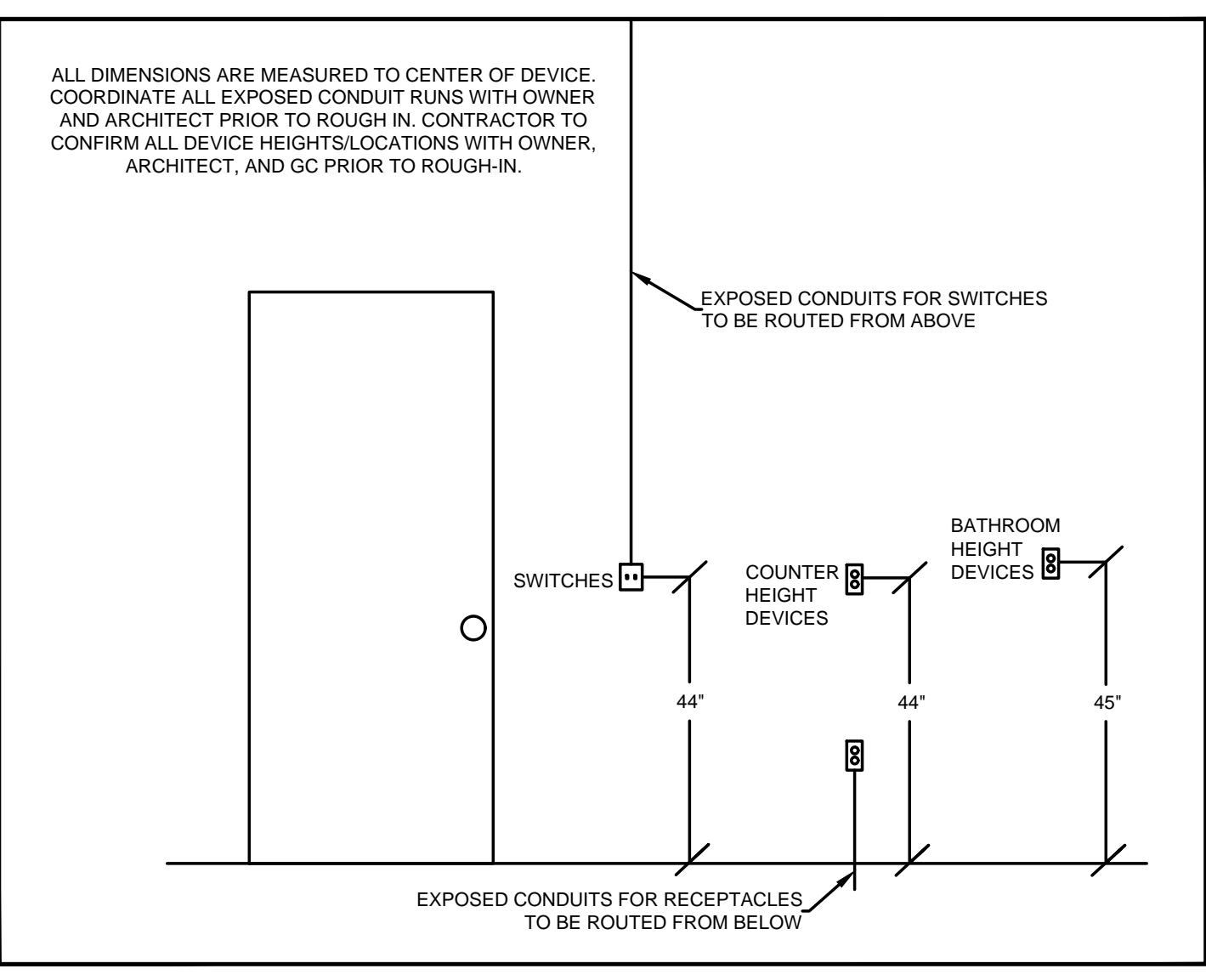
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ELECTRICAL POWER PLAN - ROOF



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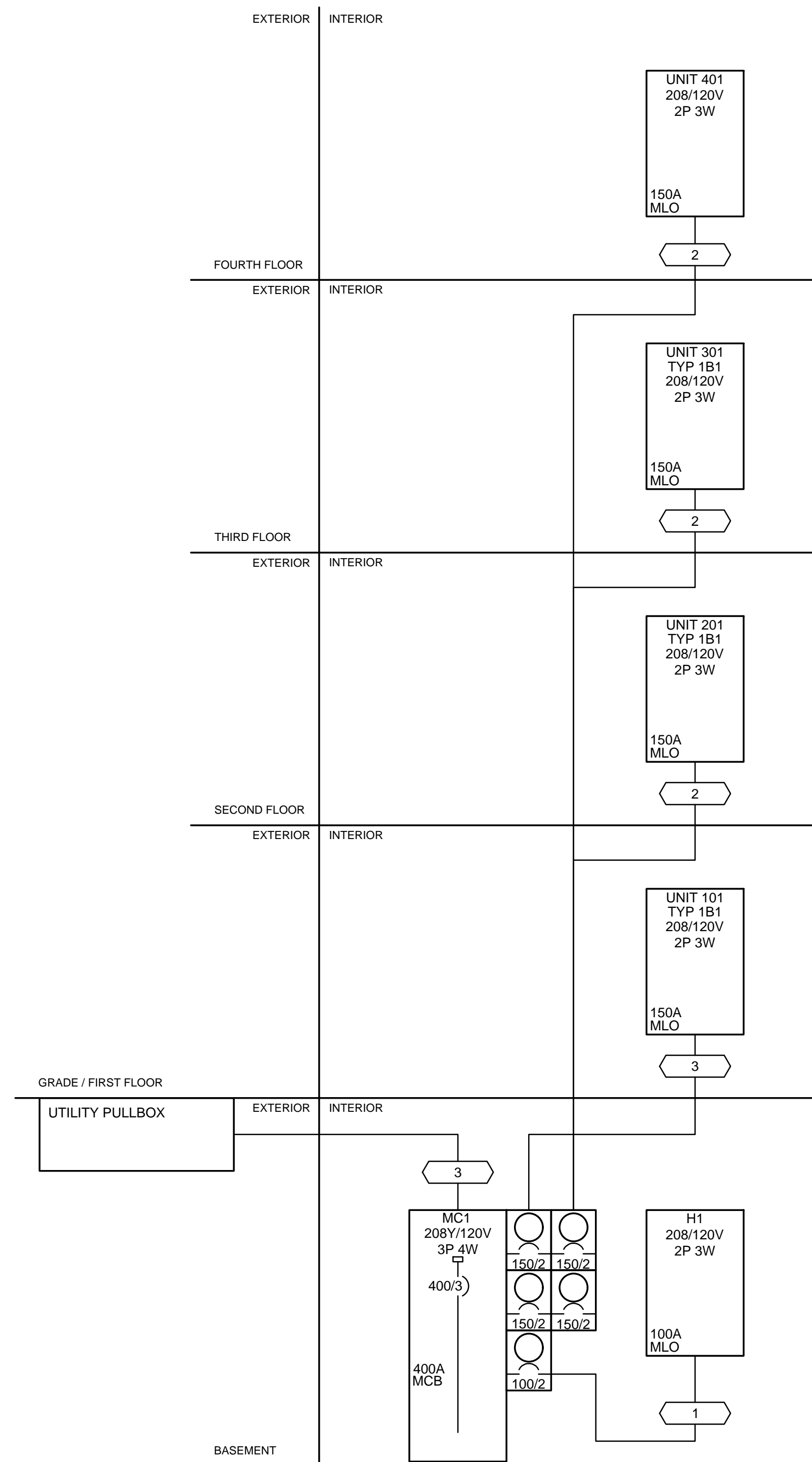
PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**EI.05**



Z:\Project\_Directories\9700-9799\9757 - Findlay Flats - Findlay Paradise (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1806 REPUBLIC\9757-E2-01-ELECTRICAL-DETAILS.dwg - EBS - Plot Date/Time: Sep 04, 2024 - 9:30am - By: 644+  
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**SCOPE OF WORK**  
 RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

**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-SINGLE LINE DIAGRAM**  
 A. ALL BREAKERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THEIR LOCATION. WHERE SERIES-RATED COMBINATIONS ARE USED IN ACCORDANCE WITH NEC 240.86 (B) AND (C) THE CONTRACTOR AND/OR HIS EQUIPMENT SUPPLIER MUST PROVIDE APPROPRIATE DOCUMENTATION AND LABELING.  
 B. WHERE BREAKERS WITH ADJUSTABLE SETTINGS ARE FURNISHED TO THE PROJECT, THE MANUFACTURER'S REP SHALL IDENTIFY AND PROVIDE THE APPROPRIATE SETTINGS TO THE ELECTRICAL CONTRACTOR FOR HIS USE IN INSTALLATION.  
 C. PANEL SCHEDULES INDICATE BREAKER SIZE ONLY. PROVIDE AFCIGFCI PROTECTION AS REQUIRED BY NEC. COORDINATE FINAL BREAKER SIZES/TYPES FOR ITEMS FURNISHED BY OTHERS WITH SHOP DRAWINGS OR PRODUCT INFORMATION FOR ACTUAL EQUIPMENT BEING CONNECTED.  
 D. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.  
 E. PROVIDE SELECTIVE COORDINATION FOR EMERGENCY SYSTEM OVERCURRENT PROTECTION DEVICES IN ACCORDANCE WITH NEC 700.27.  
 F. PROVIDE GROUND-FAULT PROTECTION FOR EQUIPMENT IN ACCORDANCE WITH NEC 240.13 AND NEC 230.85.  
 G. OVERCURRENT PROTECTION DEVICES SUPPLYING TRANSFORMERS WHICH ARE NOT LOCATED WITHIN SIGHT OF THEIR OVERCURRENT PROTECTION SHALL BE LOCKABLE AND THE TRANSFORMER SHALL BE FIELD MARKED WITH THE LOCATION OF THE OVERCURRENT PROTECTION DEVICE.  
 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.

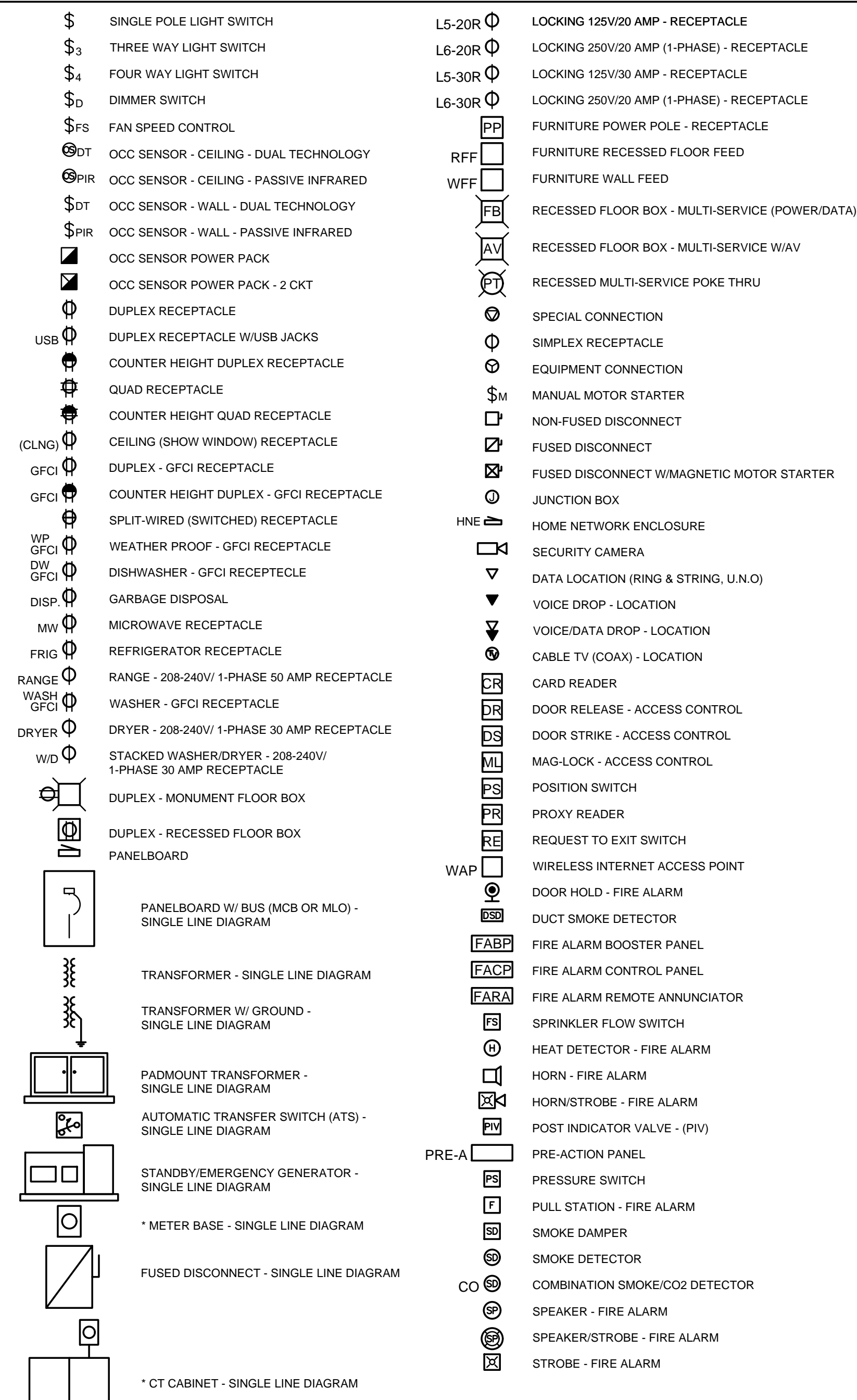
**FEEDER SCHEDULE**

ID	CONDUIT AND FEEDER
1	1-1/4" C, 2#1 AL, #1 AL N, #6 AL G
2	2#2/0 AL, #2/0 AL N, #4 AL G
3	(2)2-1/2" C, 3#250kcmil AL, #250kcmil AL N, #1/0 AL G

SIZING METHOD: COMPACT AL 75°C 100A AND ABOVE, CU 75°C BELOW 100A

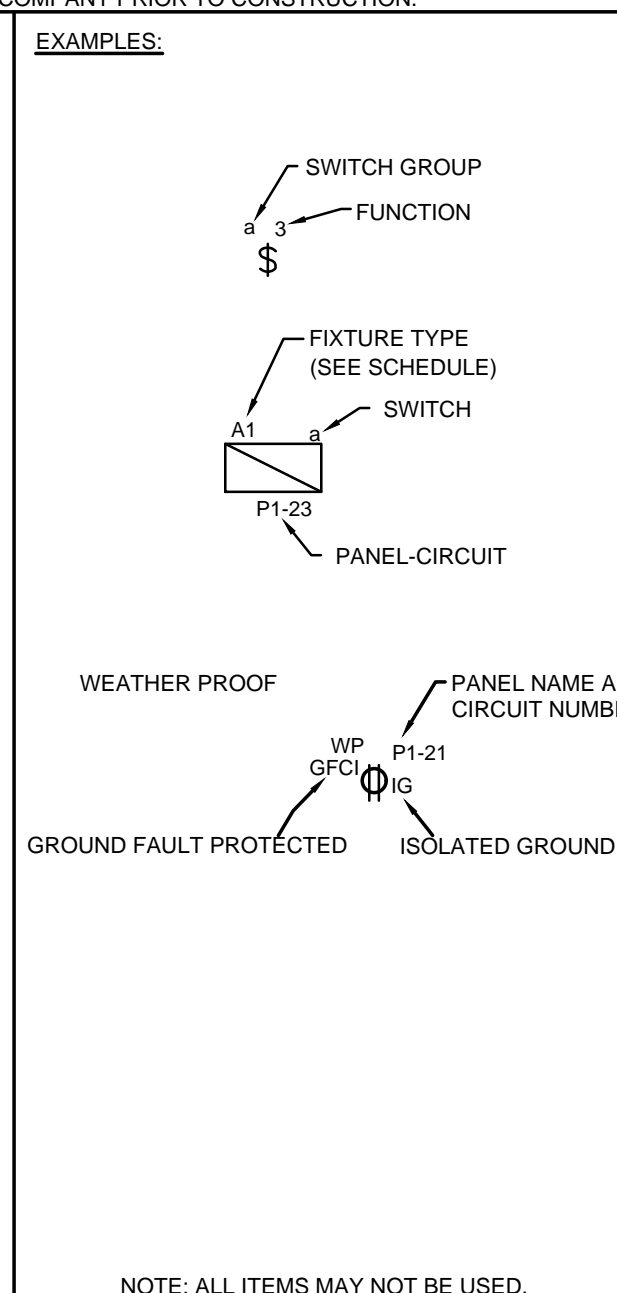
**ELECTRICAL LEGEND**

\*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.



**ABBREVIATIONS:**

#	Number	HP	Heat Pump
Ohm	Ohm	HZ	Hertz
Phase	Phase	IG	Isolated Ground
A	Amperes	IMC	Intermediate Metal Conduit
AC	Alternating Current	KCMIL	Thousand Circular Mils
A/C	Air Conditioning	KVA	Kilovolt-Amperes
AFCI	Arc Fault Current Interrupter	LFTMC	Liquid Tight Metal Conduit
AHU	Air Handling Unit	LTG	Lighting
AIC	Ampere Interrupting Capacity	LRA	Locked Rotor Amperes
AL	Aluminum	MC	Metal Clad Cable
ATS	Automatic Transfer Switch	MCB	Main Circuit Breaker
ATC	Automatic Temperature Control	MCC	Motor Control Center
AWG	American Wire Gauge	MLO	Main Lug Only
C	Conduit	NC	Normally Closed
CATV	Cable Television	NEC	National Electrical Code
CB	Critical Branch	NEMA	National Electrical Manufacturers Association
CB	Circuit Breaker	NFPA	National Fire Protection Association
CKT	Circuit	NL	Night Lighting (Egress Illumination)
CCTV	Closed Circuit Television	NO	Normally Open
CT	Current Transformer	NTS	Not To Scale
CU	Condensing Unit	P	Pole
DC	Direct Current	PB	Push Button or Panic Button or Pull Box
DIA	Diameter	PNL	Panel
EC	Electrical Contractor	PWR	Power
EF	Exhaust Fan	QTY	Quantity
ELEV	Elevator	REQ	Required
EM	Emergency	RMC	Rigid Metal Conduit
EMT	Electrical Metallic Tubing	RNC	Rigid Non-Metallic Conduit
EPC	Emergency Power Off	RTU	Roof Top Unit
EWC	Electric Water Cooler	ST	Shunt Trip
EWH	Electric Water Heater	SW	Switch
FA	Fire Alarm	TSTAT	Thermostat
FAA	Fire Alarm Annunciator	TYP	Typical
FLA	Full Load Amperes	UG	Underground
FMC	Flexible Metal Conduit	UL	Underwriters Laboratory
CF	Gas Furnace	UNO	Unless Noted Otherwise
GFCI	Ground Fault Current Interrupter	V	Volt
GND	Ground	VA	Volt-Amperes
GWH	Gas Water Heater	W	Watt or Wire
HOA	Hand-Off-Automatic Switch	WP	Weather Proof
HVAC	Heating, Ventilation, Air Conditioning	XFMR	Transformer



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**Progress Dates**  
 05/05/2023 BID P/E/P  
 08/30/2024 BID SET 2

**Revisions**

**Checked By:** PRS  
**Drawn by:** AJW

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 FINDLAY FLATS

Job No: 22042 8/10/2022

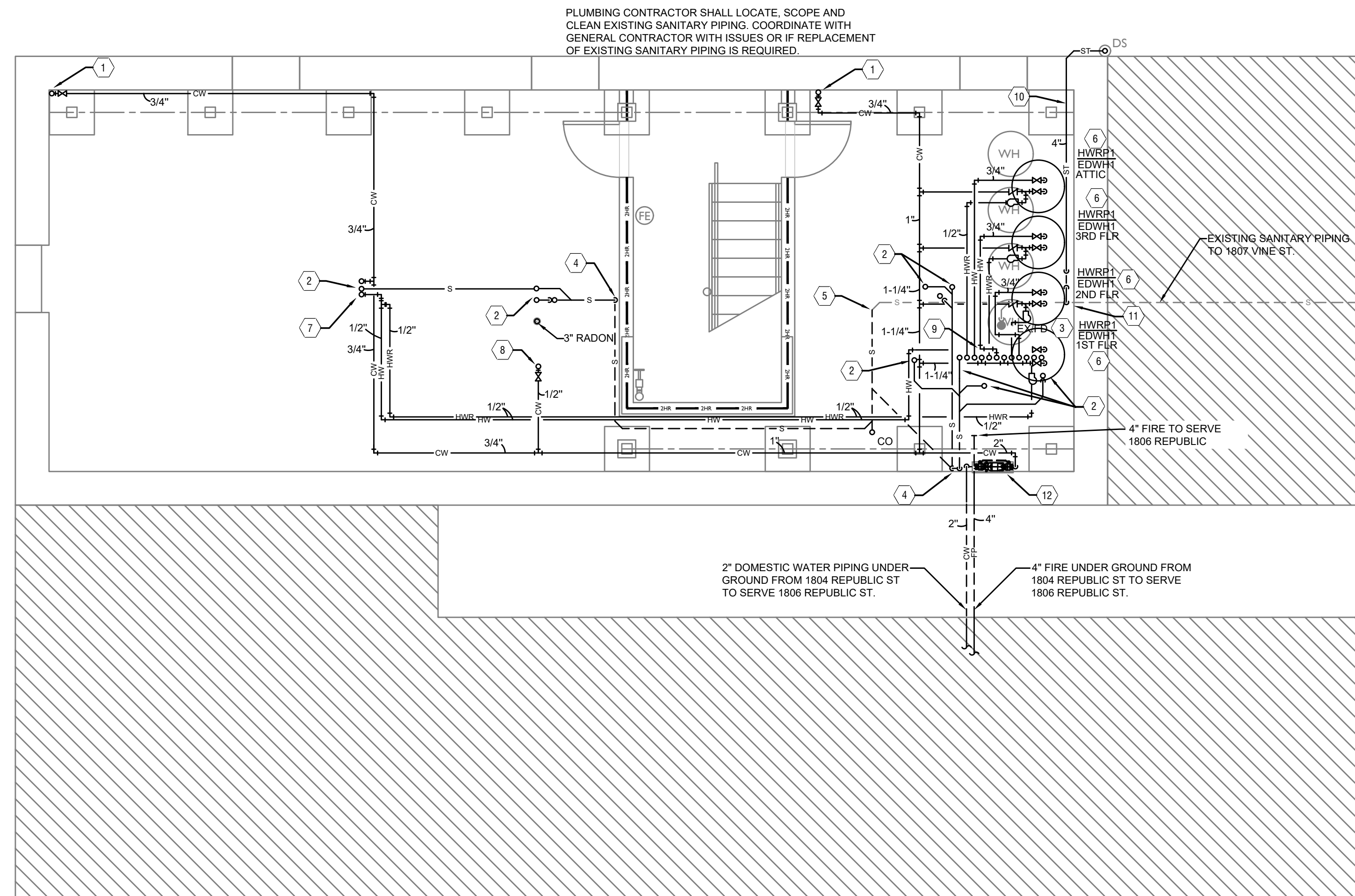
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# 1806 REP



### PLUMBING BASEMENT KEYED NOTES

1. 3/4" COLD WATER PIPING UP TO SERVE WALL HYDRANT ON FLOOR ABOVE.
2. SANITARY PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
3. PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAIN. CLEAN, FIX OR REPLACE AS REQUIRED.
4. SANITARY PIPING DOWN UNDER SLAB. REFER TO ISOMETRICS FOR PIPE SIZES.
5. CONNECT NEW SANITARY PIPING TO EXISTING SANITARY PIPING.
6. ELECTRIC TANK TYPE WATER HEATER WITH HEAT TRAPS ON INLET AND OUTLET. 3/4" COLD WATER IN, 3/4" HOT WATER OUT. PROVIDE DRAIN PAN AND PIPE DRAIN AND PRESSURE RELIEF VALVE INDEPENDENTLY AND INDIRECTLY TO FLOOR DRAIN. REFER TO DETAIL SHEETS FOR SPECIFICATIONS.
7. HOT AND COLD WATER PIPING UP TO FLOOR ABOVE.
8. COLD WATER PIPING UP TO FLOOR ABOVE.
9. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP TO FLOORS ABOVE.
10. 4" STORM PIPING.
11. CONNECT NEW STORM LEADERS WITH RUNNING TRAP TO EXISTING SANITARY PIPING.
12. PROVIDE A 2" REDUCE PRESSURE BACKFLOW PREVENTER.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---S---	SANITARY/WASTE PIPING BELOW FLOOR
---S---	SANITARY/WASTE PIPING ABOVE CEILING
---V---	VENT PIPING
---CW---	COLD WATER PIPING
---HW---	HOT WATER PIPING
---HWR---	HOT WATER RETURN PIPING
---G---	NATURAL GAS PIPING
---ST---	STORM PIPING
FD●	FLOOR DRAIN
RD⊙	ROOF DRAIN
OD⊙	OVERFLOW DRAIN
⊘	BALL VALVE
⊘	CHECK VALVE
⊘	BALANCING VALVE
CO●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊘	VENT THROUGH ROOF RISER INDICATOR
□	HOT WATER RETURN PUMP

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

PLUMBING PLAN - BASEMENT |



PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

# PI.00

Progress Dates  
 05/05/2023 BID P/E/FP  
 08/30/2024 BID SET 2

Revisions

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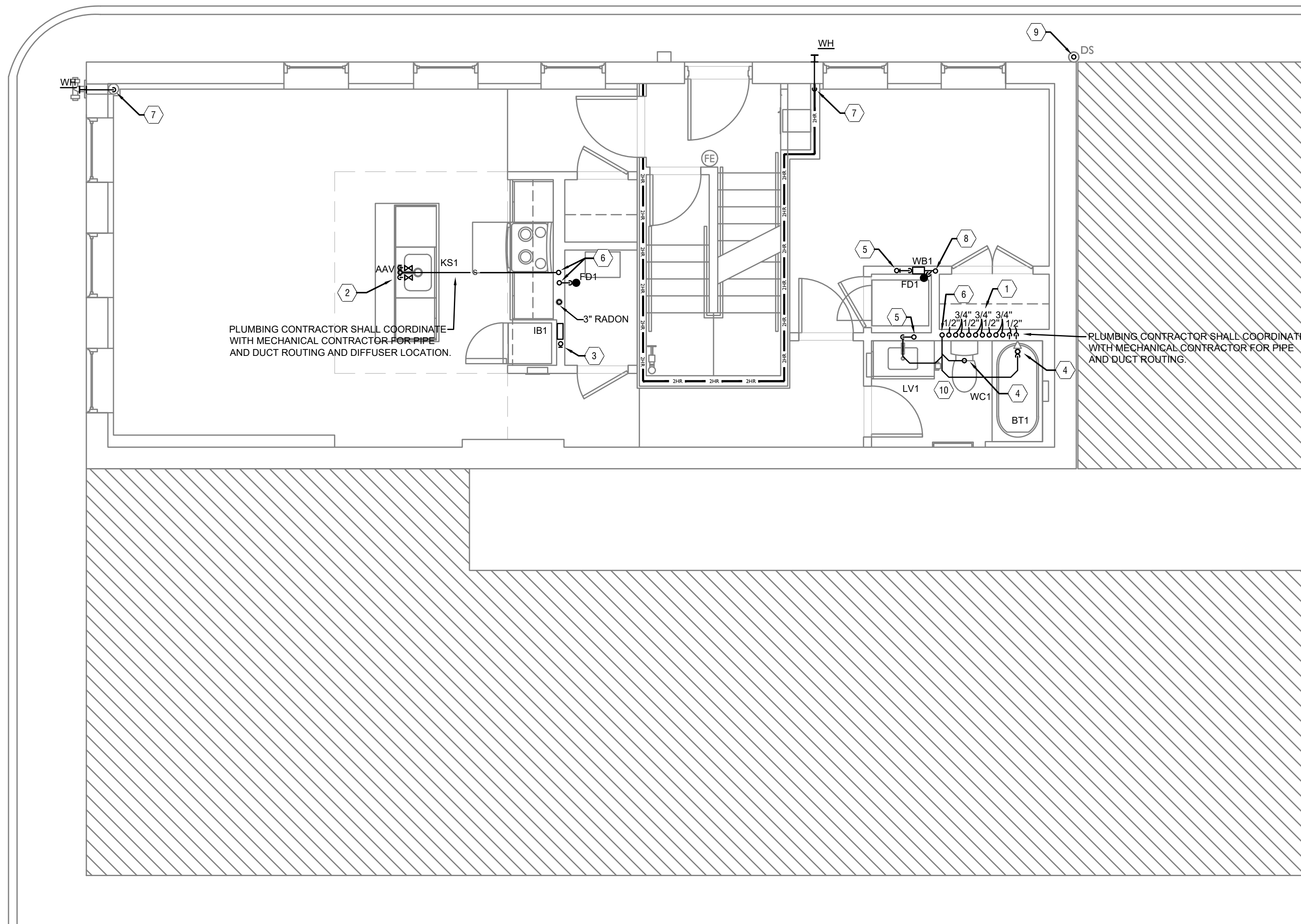
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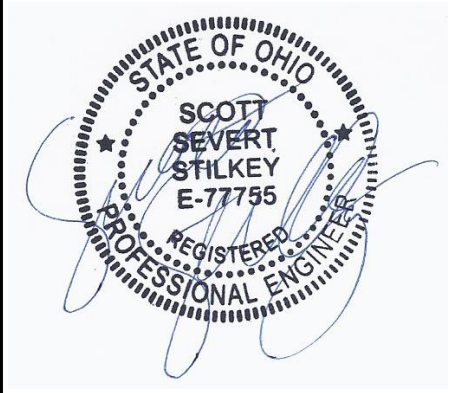
**PLUMBING FIRST FLOOR KEYED NOTES**

- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
- 1/2" HOT AND COLD WATER UP FROM FLOOR BELOW TO SERVE KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
- 1/2" COLD WATER PIPING UP FROM FLOOR BELOW TO SERVE VALVE BOX FOR REFRIGERATOR.
- SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
- VENT PIPING UP TO FLOOR ABOVE.
- STACK WASTE VENT PIPING UP AND DOWN.
- 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO WALL HYDRANT.
- SANITARY PIPING UP AND DOWN.
- PROVIDE A 4" DOWNSPOUT CONNECTION AND ROUTE INTO BUILDING AND DOWN TO BASEMENT.
- ROUTE 3/4" HOT AND COLD WATER THROUGH WALL TO SERVE BATHROOM AND WASHER BOX.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---S---	SANITARY/WASTE PIPING BELOW FLOOR
---S---	SANITARY/WASTE PIPING ABOVE CEILING
---V---	VENT PIPING
---CW---	COLD WATER PIPING
---HW---	HOT WATER PIPING
---HWR---	HOT WATER RETURN PIPING
---G---	NATURAL GAS PIPING
---ST---	STORM PIPING
FD ●	FLOOR DRAIN
RD ⊙	ROOF DRAIN
OD ⊙	OVERFLOW DRAIN
⊗	BALL VALVE
⊗	CHECK VALVE
⊗	BALANCING VALVE
CO ●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊕	VENT THROUGH ROOF RISER INDICATOR
⊕	HOT WATER RETURN PUMP

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

PLUMBING PLAN - FIRST FLOOR | 1



Progress Dates  
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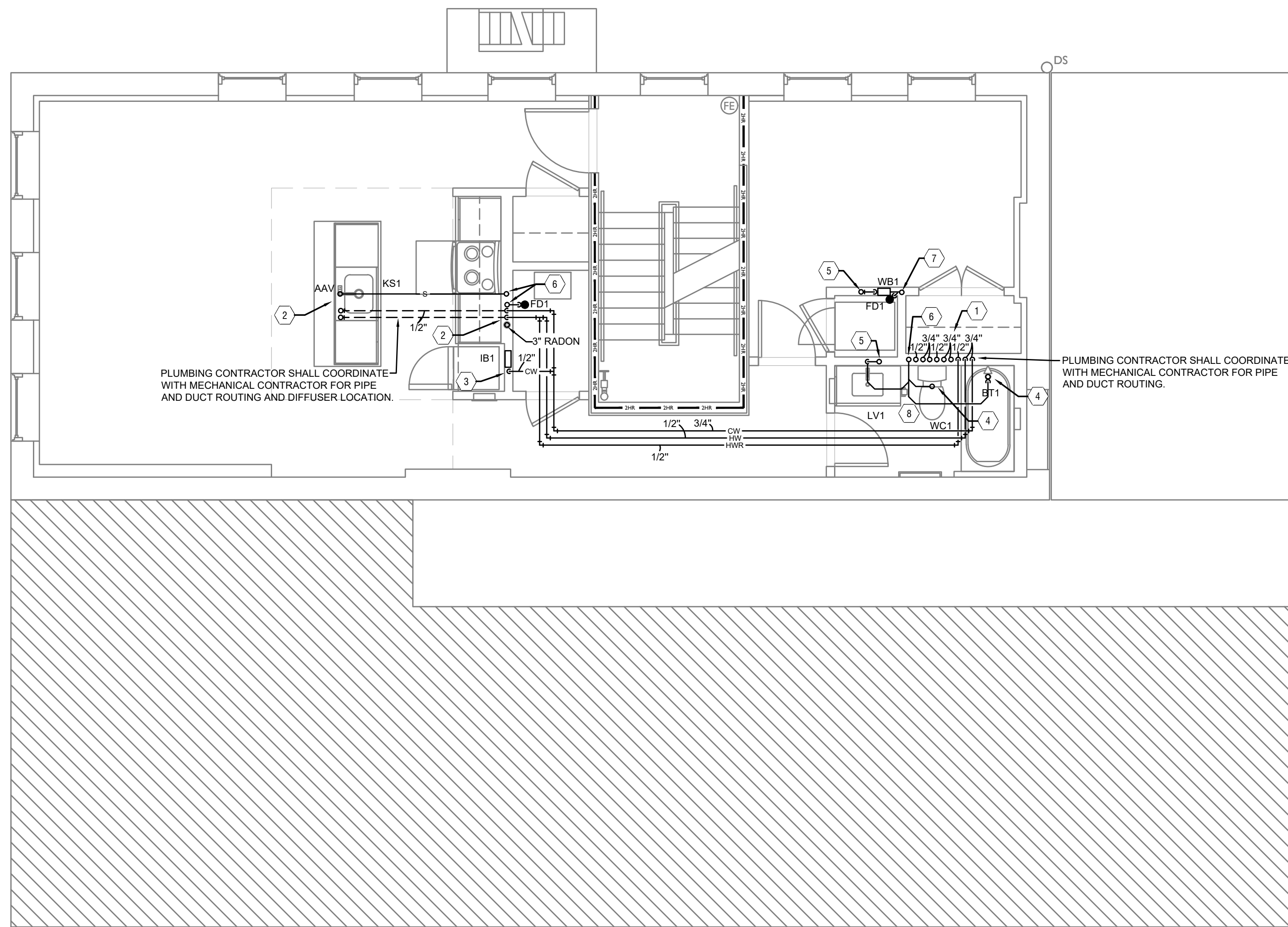
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**RENOVATION FOR 1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**PI.01**

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PLUMBING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR PIPE AND DUCT ROUTING AND DIFFUSER LOCATION.

PLUMBING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR PIPE AND DUCT ROUTING.

**PLUMBING SECOND FLOOR KEYED NOTES**

1. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
2. 1/2" HOT AND COLD WATER DOWN IN WALL TO BELOW FLOOR TO SERVE KITCHEN SINK, EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
3. 1/2" COLD WATER PIPING UP FROM FLOOR BELOW TO SERVE VALVE BOX FOR REFRIGERATOR.
4. SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
5. VENT PIPING UP AND DOWN.
6. STACK WASTE VENT PIPING UP AND DOWN
7. SANITARY PIPING UP AND DOWN.
8. ROUTE 3/4" HOT AND COLD WATER THROUGH WALL TO SERVE BATHROOM AND WASHER BOX.

PLUMBING LEGEND	
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OD ⊙	OVERFLOW DRAIN
— — —	BALL VALVE
— — —	CHECK VALVE
— — —	BALANCING VALVE
CO ●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊕	VENT THROUGH ROOF RISER INDICATOR
C	HOT WATER RETURN PUMP

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

PLUMBING PLAN - SECOND FLOOR |



PROPOSED PROJECT:  
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 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

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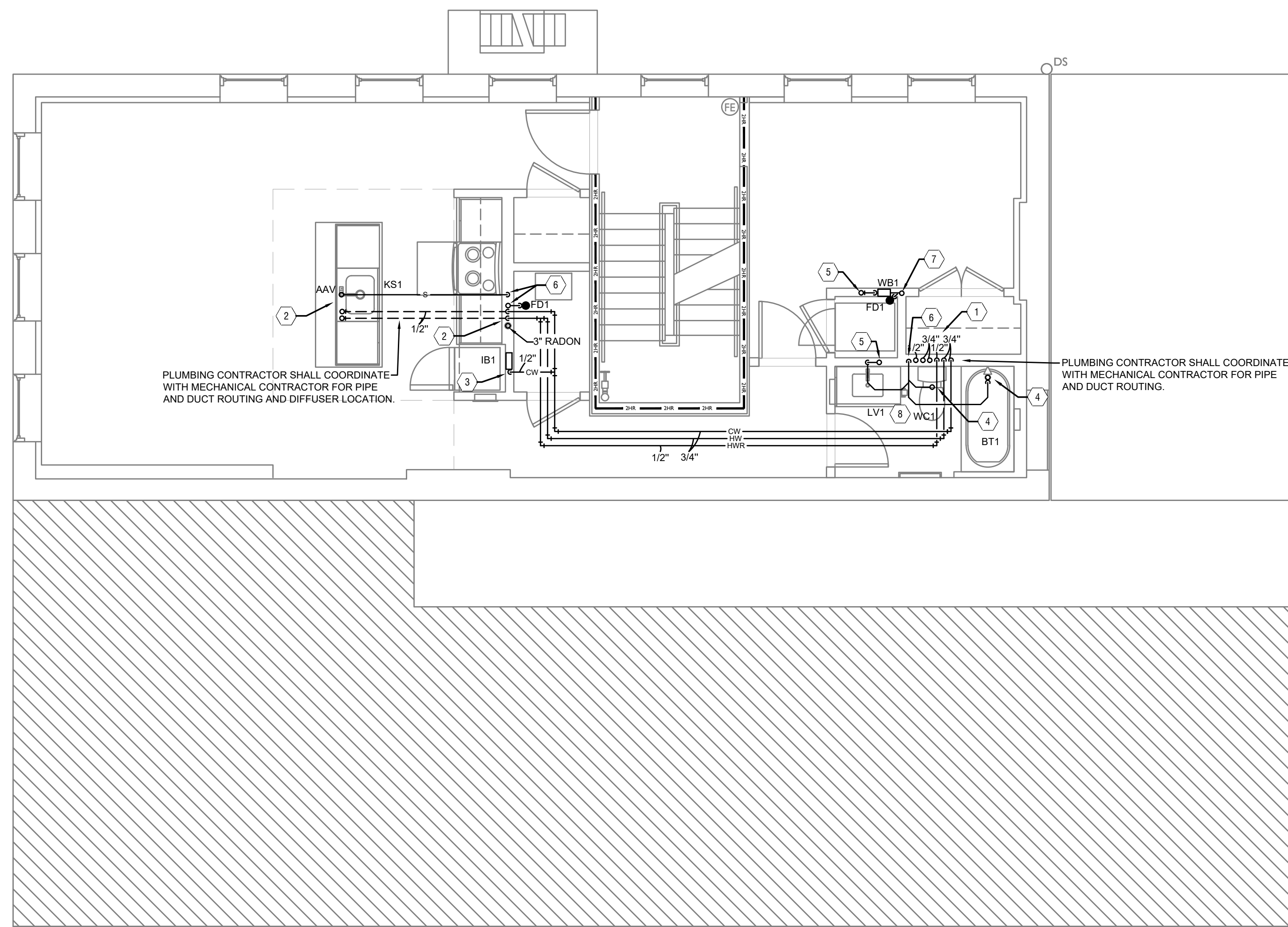
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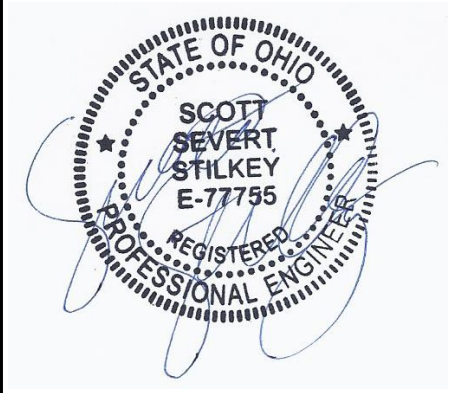
**PLUMBING THIRD FLOOR KEYED NOTES**

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- 1/2" HOT AND COLD WATER DOWN IN WALL TO BELOW FLOOR TO SERVE KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
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- VENT PIPING UP AND DOWN.
- STACK WASTE VENT PIPING UP AND DOWN.
- SANITARY PIPING UP AND DOWN.
- ROUTE 3/4" HOT AND COLD WATER THROUGH WALL TO SERVE BATHROOM AND WASHER BOX.

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

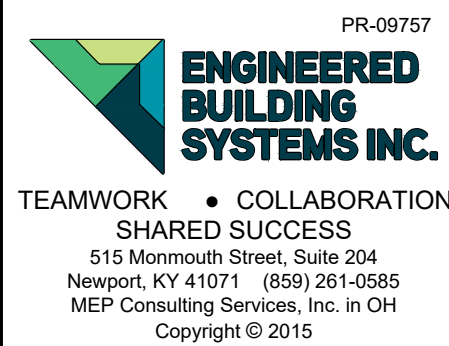
PLUMBING PLAN - THIRD FLOOR | 1



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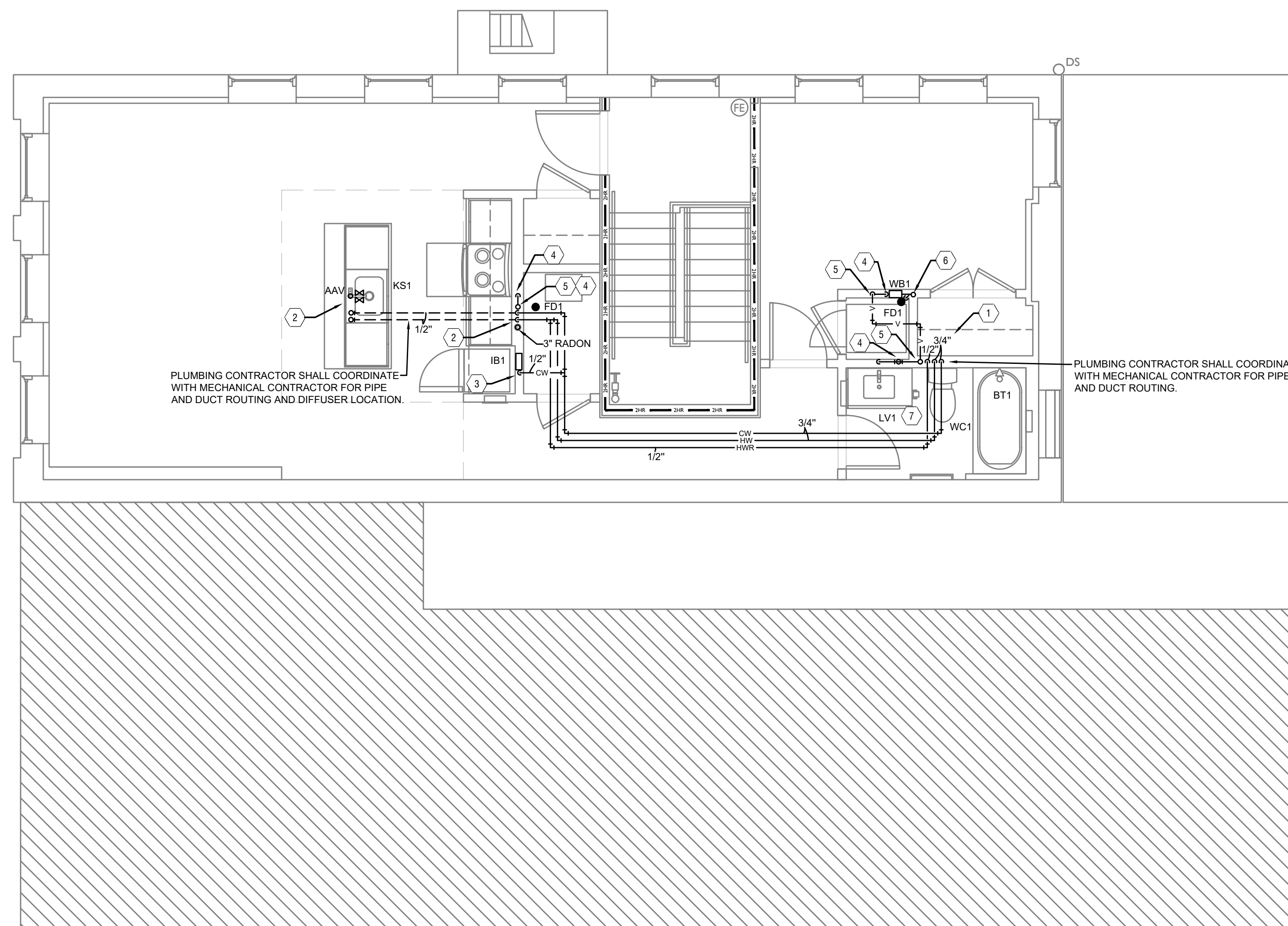
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 FINDLAY FLATS

Job No: 22042 8/10/2022

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**PLUMBING FOURTH FLOOR KEYED NOTES**

- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
- 1/2" HOT AND COLD WATER DOWN IN WALL TO BELOW FLOOR TO SERVE KITCHEN SINK, EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
- 1/2" COLD WATER PIPING UP FROM FLOOR BELOW TO SERVE VALVE BOX FOR REFRIGERATOR.
- VENT PIPING UP FROM FLOOR BELOW.
- VENT PIPING UP TO FLOOR ABOVE.
- SANITARY PIPING DOWN.
- ROUTE 3/4" HOT AND COLD WATER THROUGH WALL TO SERVE BATHROOM AND WASHER BOX.

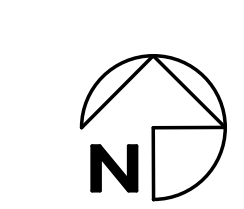
PLUMBING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR PIPE AND DUCT ROUTING AND DIFFUSER LOCATION.

PLUMBING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR PIPE AND DUCT ROUTING.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
--- S ---	SANITARY/WASTE PIPING BELOW FLOOR
--- S ---	SANITARY/WASTE PIPING ABOVE CEILING
--- V ---	VENT PIPING
--- CW ---	COLD WATER PIPING
--- HW ---	HOT WATER PIPING
--- HWR ---	HOT WATER RETURN PIPING
--- G ---	NATURAL GAS PIPING
--- ST ---	STORM PIPING
FD ●	FLOOR DRAIN
RD ⊙	ROOF DRAIN
OD ⊙	OVERFLOW DRAIN
⊘	BALL VALVE
⊘	CHECK VALVE
⊘	BALANCING VALVE
CO ○	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊕	VENT THROUGH ROOF RISER INDICATOR
⊕	HOT WATER RETURN PUMP

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

PLUMBING PLAN - ATTIC |



**PLATTE**  
 architecture + design

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Progress Dates  
 05/05/2023 BID P/E/FP  
 08/30/2024 BID SET 2

Revisions

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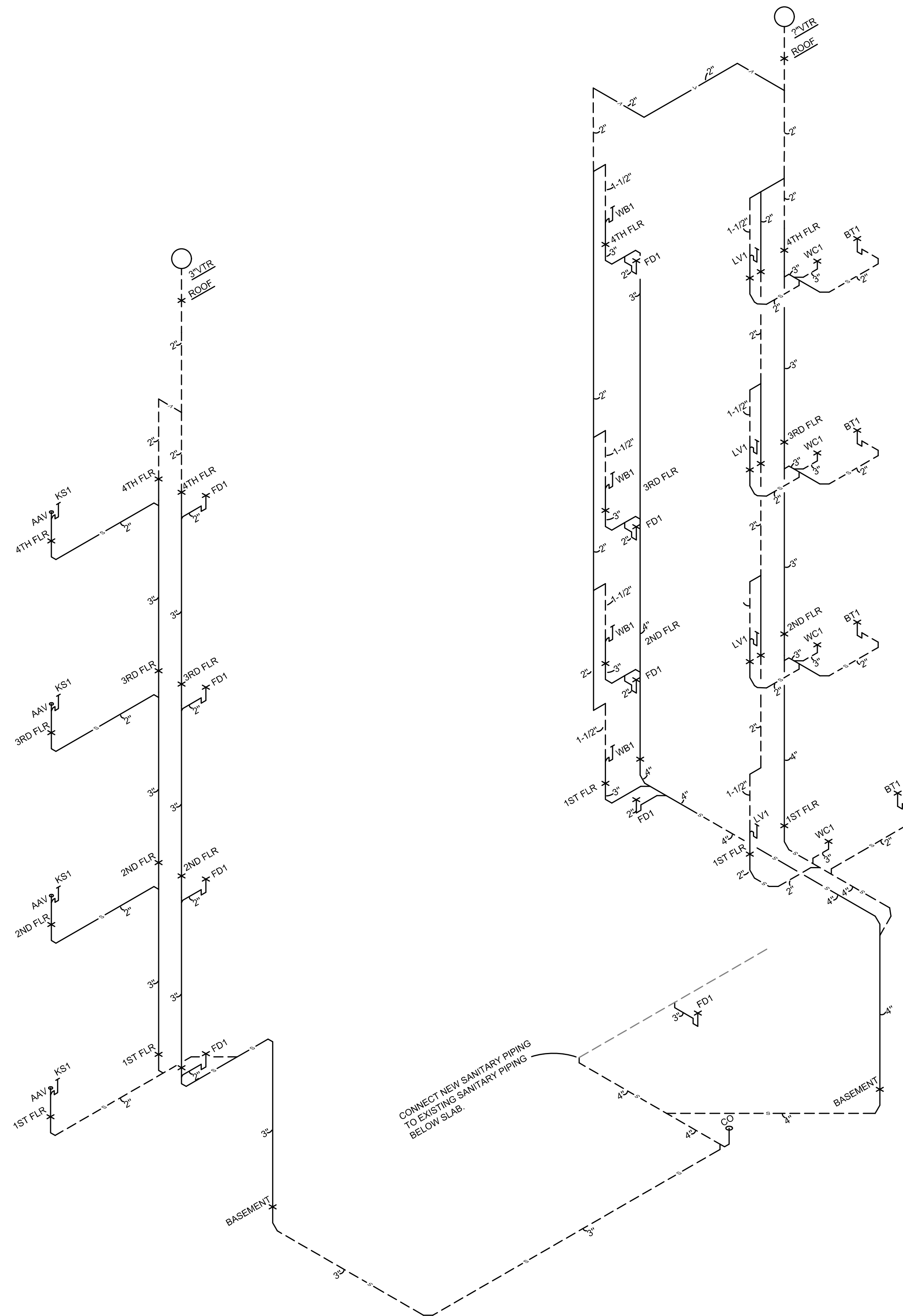
PROPOSED PROJECT:  
 RENOVATION FOR  
**1806 REPUBLIC ST.**  
 CINCINNATI, OH, 45202  
 FINDLAY FLATS

Job No: 22042 8/10/2022

**PI.04**



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WASTE AND VENT ISOMETRIC SCALE: NOT TO SCALE

PROPOSED PROJECT:  
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