

PROPOSED BUILDING RENOVATION

- LOCATION: 6 W. ELDER STREET, CINCINNATI, OH 45202
- DESCRIPTION: THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING COMMERCIAL / RESIDENTIAL BUILDING. 6 WEST ELDER IS A SINGLE STORY BUILDING. THE FIRST FLOOR WILL REMAIN OCCUPIED AND WILL BECOME M USES.
THERE IS A CHANGE OF USE ON THE FIRST FLOOR (PREVIOUSLY R-2).
 PLUMBING, ELECTRIC, SPRINKLER + FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.
- GOVERNING CODE: 2017 OBC (OHIO BUILDING CODE)/ CINCINNATI BUILDING CODE/ CINCINNATI ZONING CODE
- ZONING DESIGNATION: CC-P - COMMERCIAL COMMUNITY - PEDESTRIAN URBAN PARKING OVERLAY DISTRICT - NO PARKING REQUIRED.
- CONSTRUCTION TYPE

	EXISTING TYPE III B	PROPOSED TYPE III B
EXTERIOR BEARING:	EXIST. CONSTRUCTION	CONSTRUCTION
INTERIOR BEARING:	MASONRY / 2HR	MASONRY / 2HR*
WOOD	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:

	#OCCUPANCY	EXISTING	PROPOSED
FIRST FLOOR/1470 SF(TOTAL)		R-2	M
			1470 SF/60 = 25 OCC.
- HEIGHT + AREA

EXISTING III B CONSTRUCTION	USE	HEIGHT - ALLOWABLE/PROPOSED	STORIES ABV GRADE-ALLOWABLE/PROPOSED
M		55' / 10'-1"	2 / 1

USE	AREA - ALLOWABLE/PROPOSED
M	12,500SF / 1614SF
- NOT USED
- INTERIOR FINISH RATINGS: UNSPRINKLERED/ TABLE 803.1.1 ROOMS AND ENCLOSED SPACES - USE M C **REQUIRED**
- EXIT REQUIREMENTS: NO SPRINKLER (WHEN 2 EXITS) ALLOWABLE (FT) 200' PROVIDED (MAX)(FT) 55'-7"
- FIRE PROTECTION: SPRINKLER NOT REQUIRED AND NOT PROVIDED.
- FIRE ALARM: FIRE ALARM NOT REQUIRED AND NOT PROVIDED.
- ACCESSIBILITY: ACCESSIBILITY WILL BE PROVIDED TO THE EXTENT FEASIBLE. A NEW RAMP WILL BE CONSTRUCTED TO PROVIDE AN ACCESSIBLE ROUTE AND ENTRANCE AT THE SOUTH ELEVATION. AN INTERIOR FIRST FLOOR ACCESSIBLE PATH WILL CONNECT ALL COMMERCIAL SPACES. ONE ACCESSIBLE RESTROOM IS PROVIDED FOR THE COMMERCIAL TENANT.

EGRESS DIAGRAMS 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:

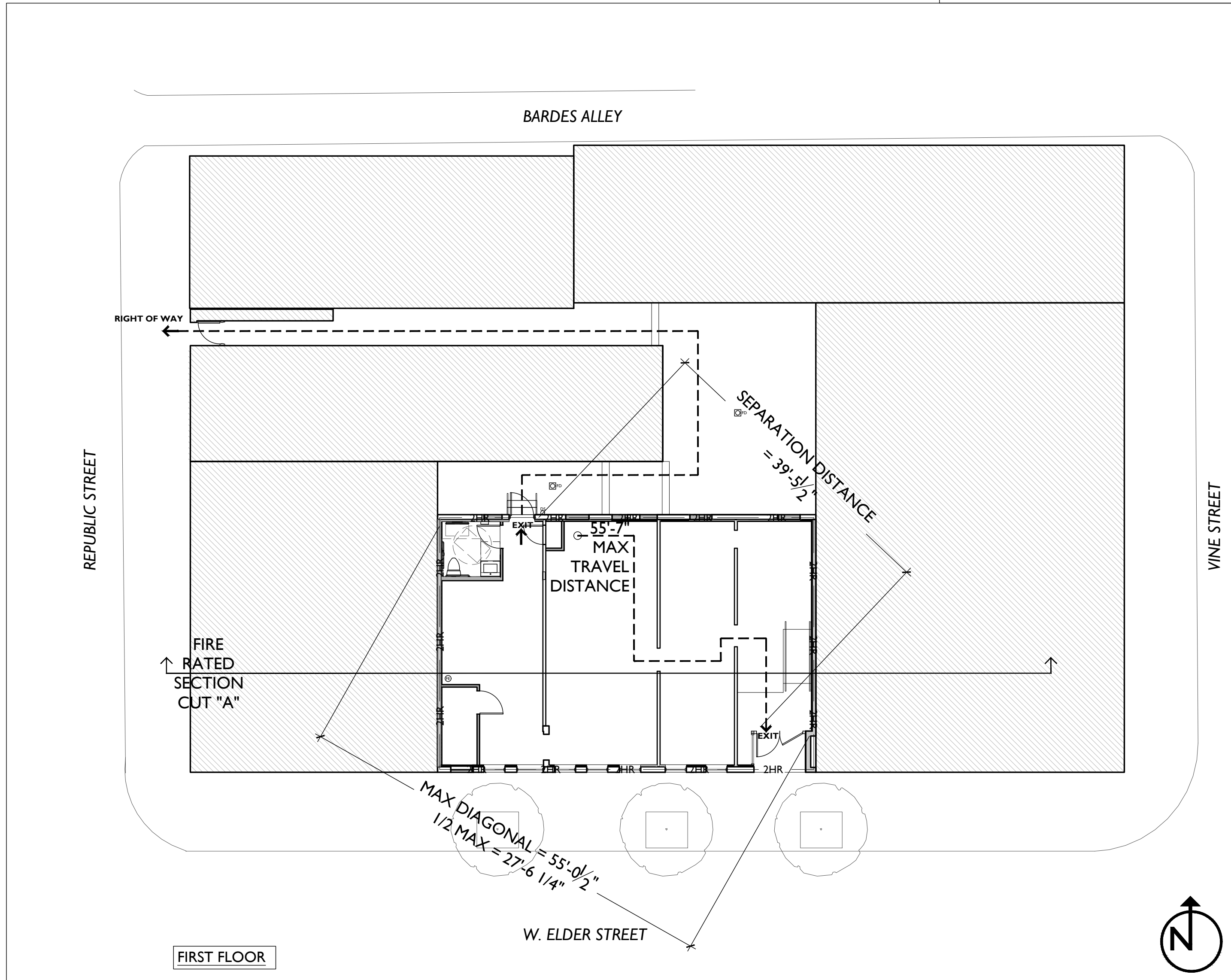
EXIT → BUILDING EXIT

HATCH INDICATES FIRE-RATED EXIT STAIR/PATH

SPACE NAME # OCCUPANTS -OR- SF OCCUPANT LOAD

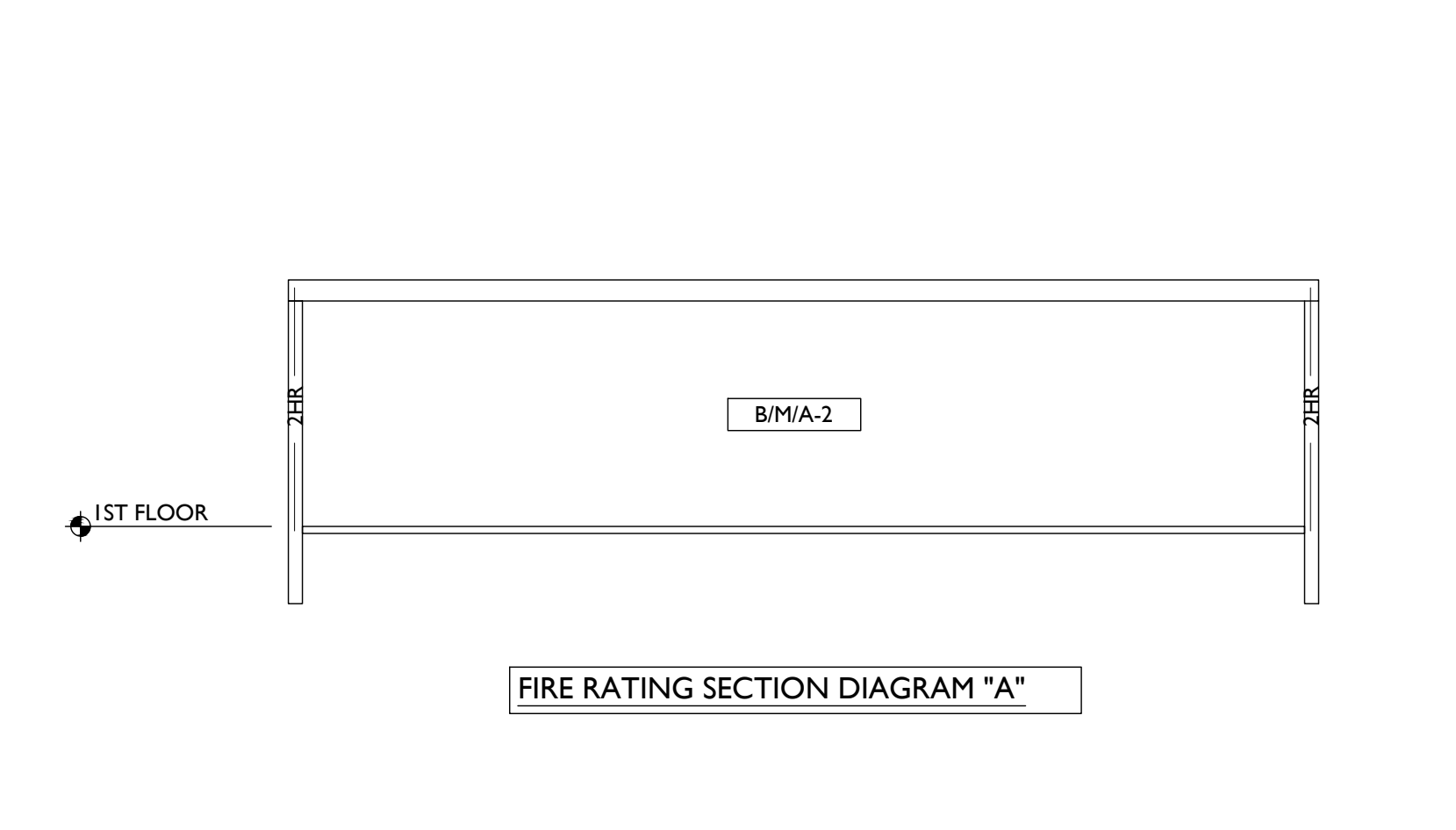
max path common egress remote point → EGRESS PATH

(FE) FIRE EXTINGUISHER

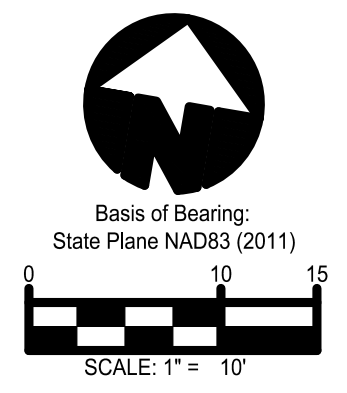
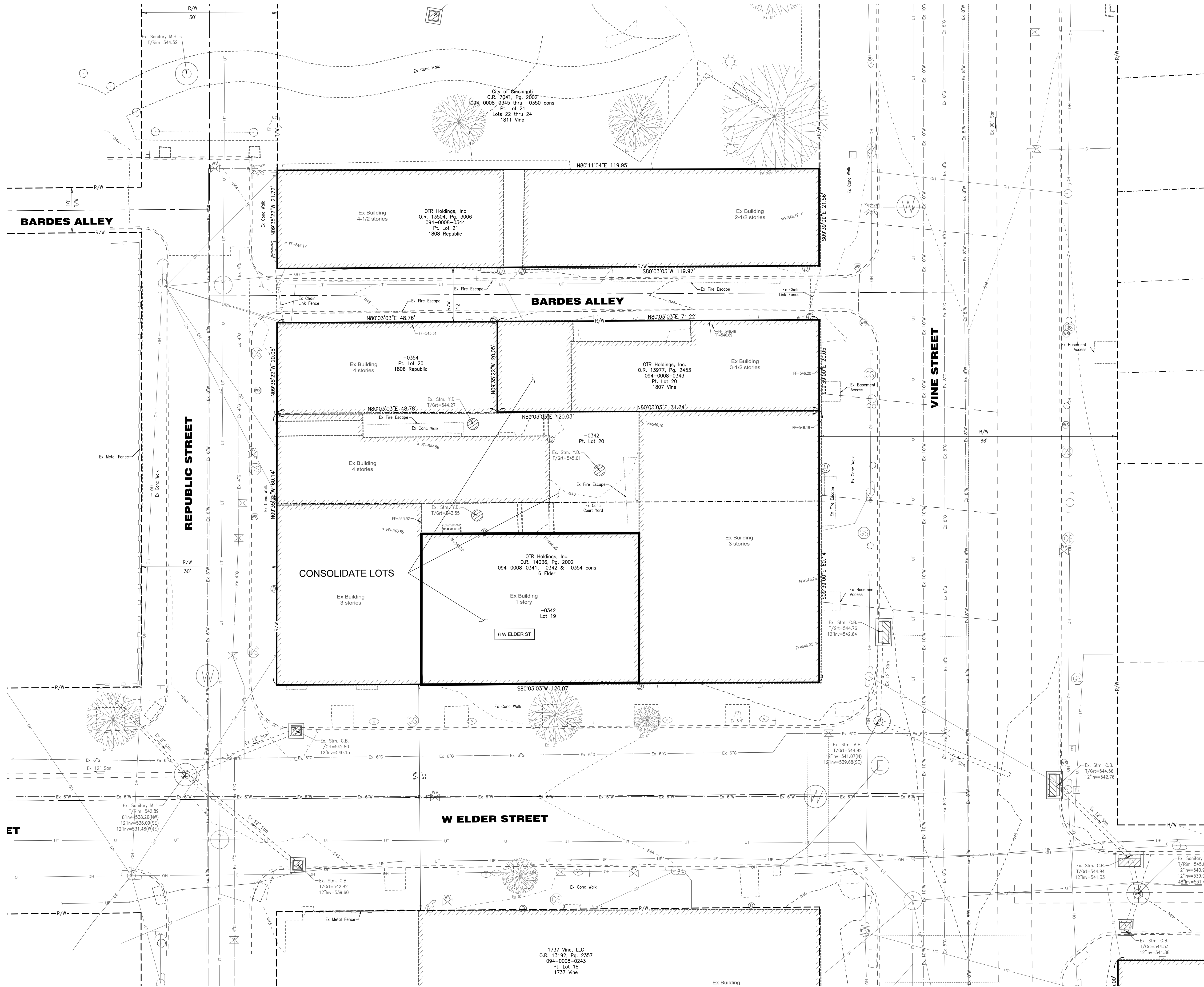


SCALE: 3/32" = 1'-0" EGRESS DIAGRAMS 3

CODE NOTES 2



SCALE: 1/8" = 1'-0" FIRE RATING SECTION DIAGRAM 1



**bayer
becker**
www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.634.6151



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

PLATTE
architecture + design



Progress Dates
04.28.2023 - PERMIT SUBMISSION
08.30.2024 - BID SET 2

Revisions

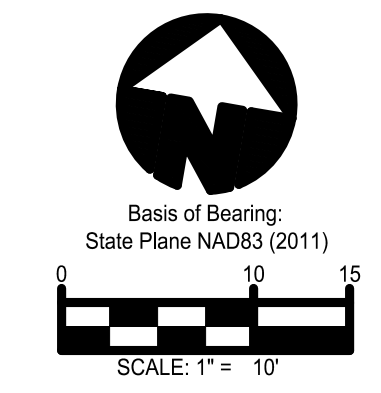
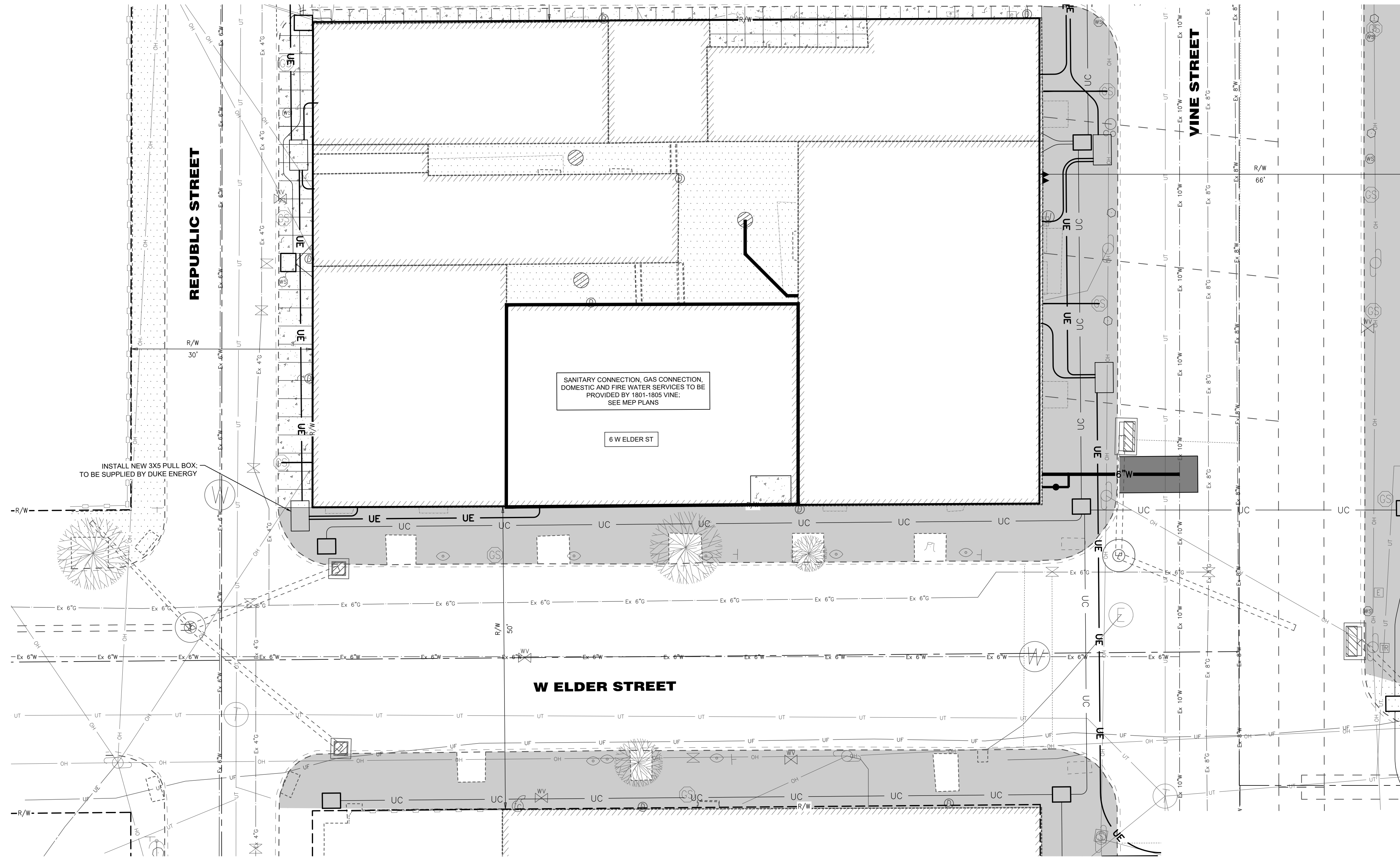
Design Team:

Drawn by:

PROPOSED PROJECT:
**RENOVATION FOR
6 W ELDER**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/18/2023

CI.00



bayer becker
 www.bayerbecker.com
 1404 Race Street, Suite 204
 Cincinnati, OH 45202 - 513.834.6151



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





SITE PERMITS NOTES

1. 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).

MAINTENANCE OF TRAFFIC NOTES

1. 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.
2. 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 OMTCD. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS MT-97.10, MT-99.10.
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE CITY ENGINEER.
4. THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES.
5. 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 DOTE.
6. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
7. 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.
8. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

-  EXISTING CONCRETE WALK OR DRIVE (TO REMAIN)
-  PROPOSED CONCRETE WALK (SEE DETAIL 1/C3.00)
-  REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS (SEE SHEET C3.00 FOR DETAILS)
-  STREETScape PROJECT BY OTHERS

PLATTE
 architecture + design
 202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
 WWW.PLATTEDESIGN.COM | T. 513.971.1889 | F. 513.971.1889



Progress Dates
 04.28.2023 - PERMIT SUBMISSION
 08.30.2024 - BID SET 2

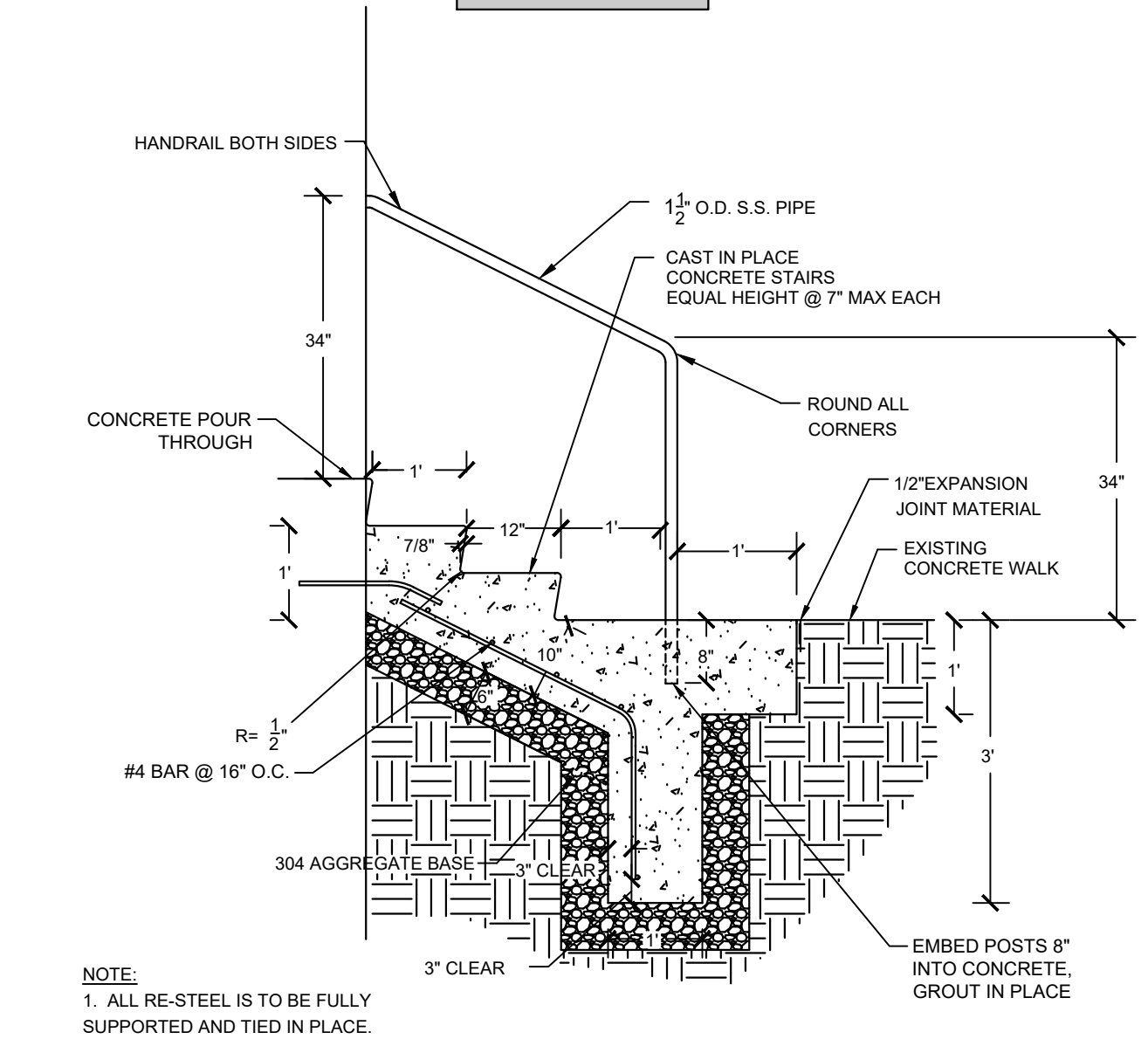
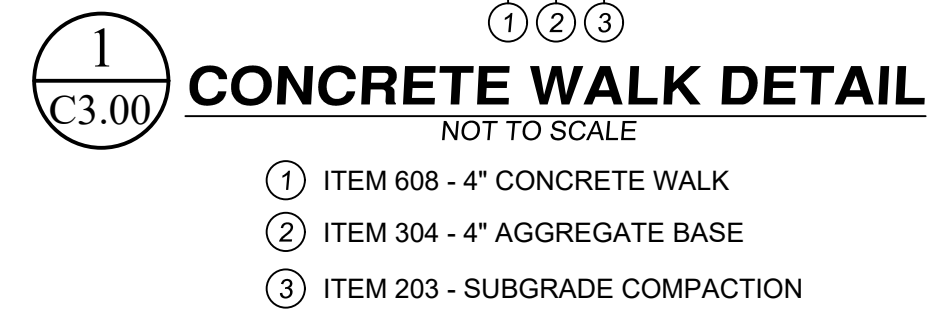
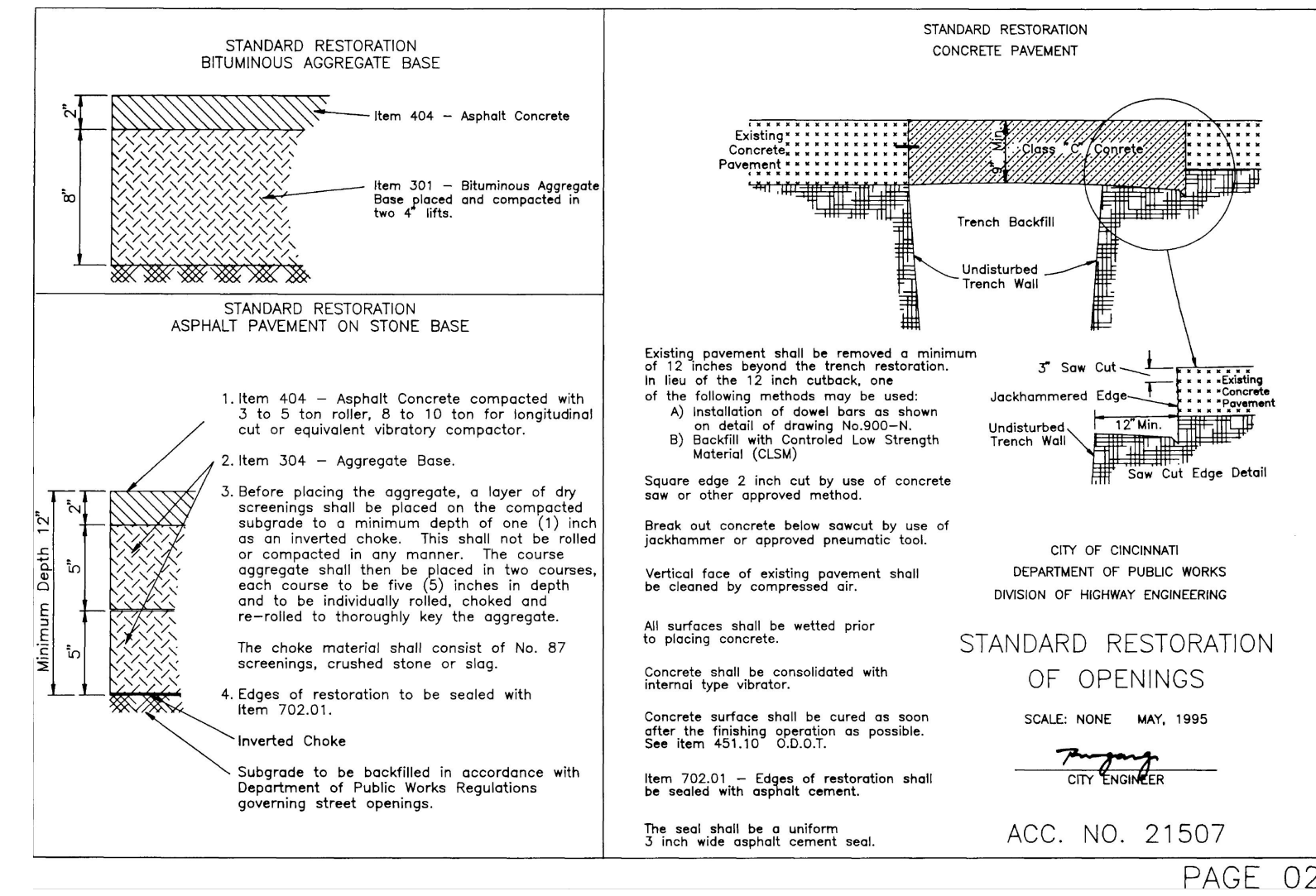
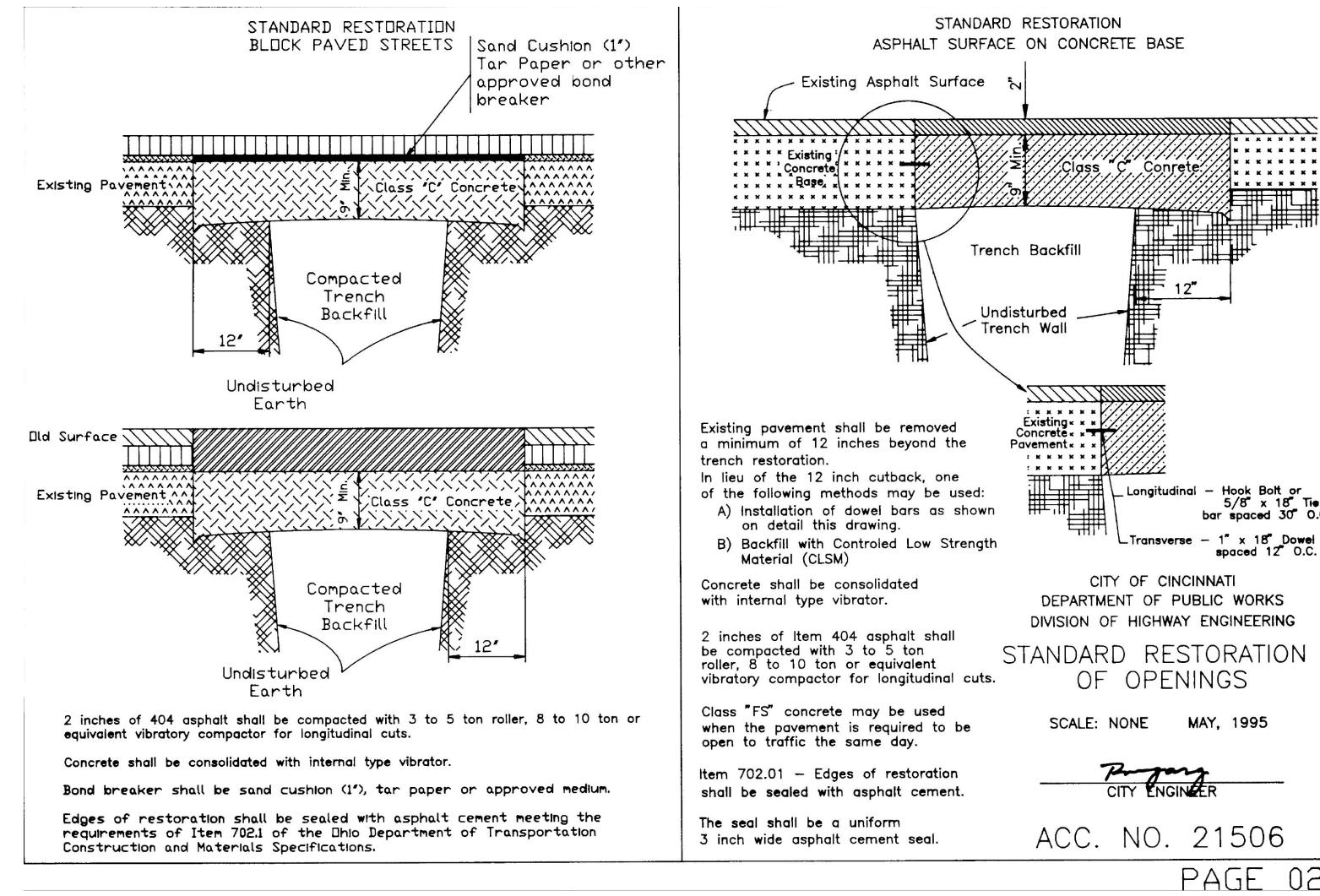
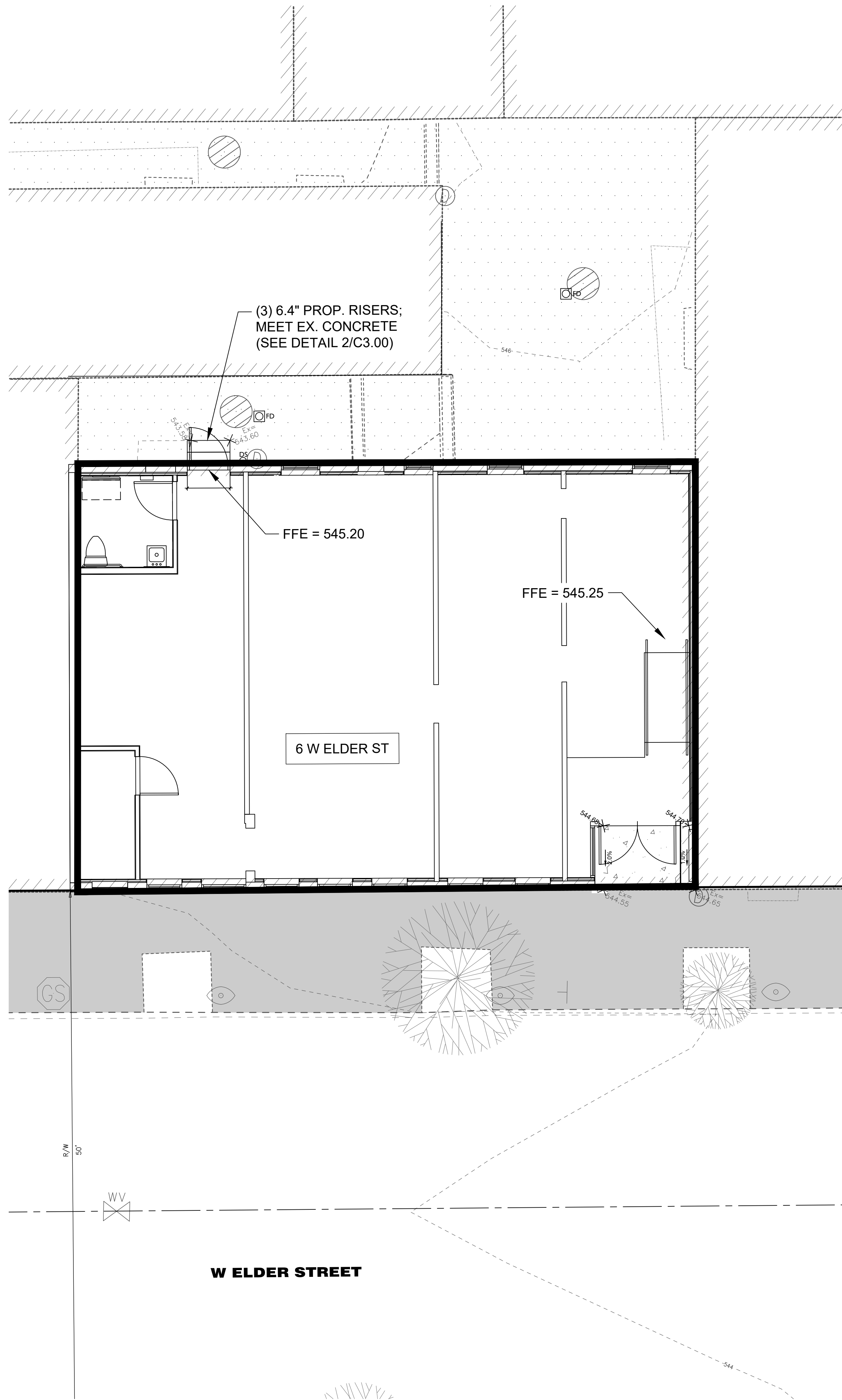
Revisions

Design Team:

Drawn by:
 EFS

PROPOSED PROJECT:
RENOVATION FOR 6 W ELDER
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 04/28/2023



HANDRAIL NOTES:

1. SUBMIT SHOP DRAWINGS FOR ALL HANDRAILS.
2. ALL STAINLESS STEEL COMPONENTS SHALL HAVE MECHANICALLY BRUSHED FINISH. SUBMIT MANUFACTURER'S PRODUCT INFORMATION AND SAMPLES.
3. PTD. STEEL COMPONENTS TO BE GLOSS BLACK TO MATCH SITE FURNISHINGS. SUBMIT COLOR SAMPLE.
4. HANDRAILS SHALL BE SECURED SO AS TO NOT ROTATE WITHIN THEIR FOOTINGS.

LEGEND

- EXISTING CONCRETE WALK OR DRIVE (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL 1/C3.00)
- REMOVE & REPLACE EX. PAVEMENT IN KIND PER DOT STANDARDS (SEE SHEET C3.00 FOR DETAILS)
- STREETSCAPE PROJECT BY OTHERS

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

bayer becker
www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202-5113.634.6151

811
Know what's below.
Call before you dig.

CITY OF CINCINNATI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAY ENGINEERING
STANDARD RESTORATION OF OPENINGS
SCALE: NONE MAY, 1995
ACC. NO. 21506
PAGE 027

CITY OF CINCINNATI
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAY ENGINEERING
STANDARD RESTORATION OF OPENINGS
SCALE: NONE MAY, 1995
ACC. NO. 21507
PAGE 028

PLATTE
architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T. 513.971.1889 | P. 513.971.1889



Progress Dates
04.28.2023 - PERMIT SUBMISSION
08.30.2024 - BID SET 2

Revisions

Design Team:
Drawn by:
EFS

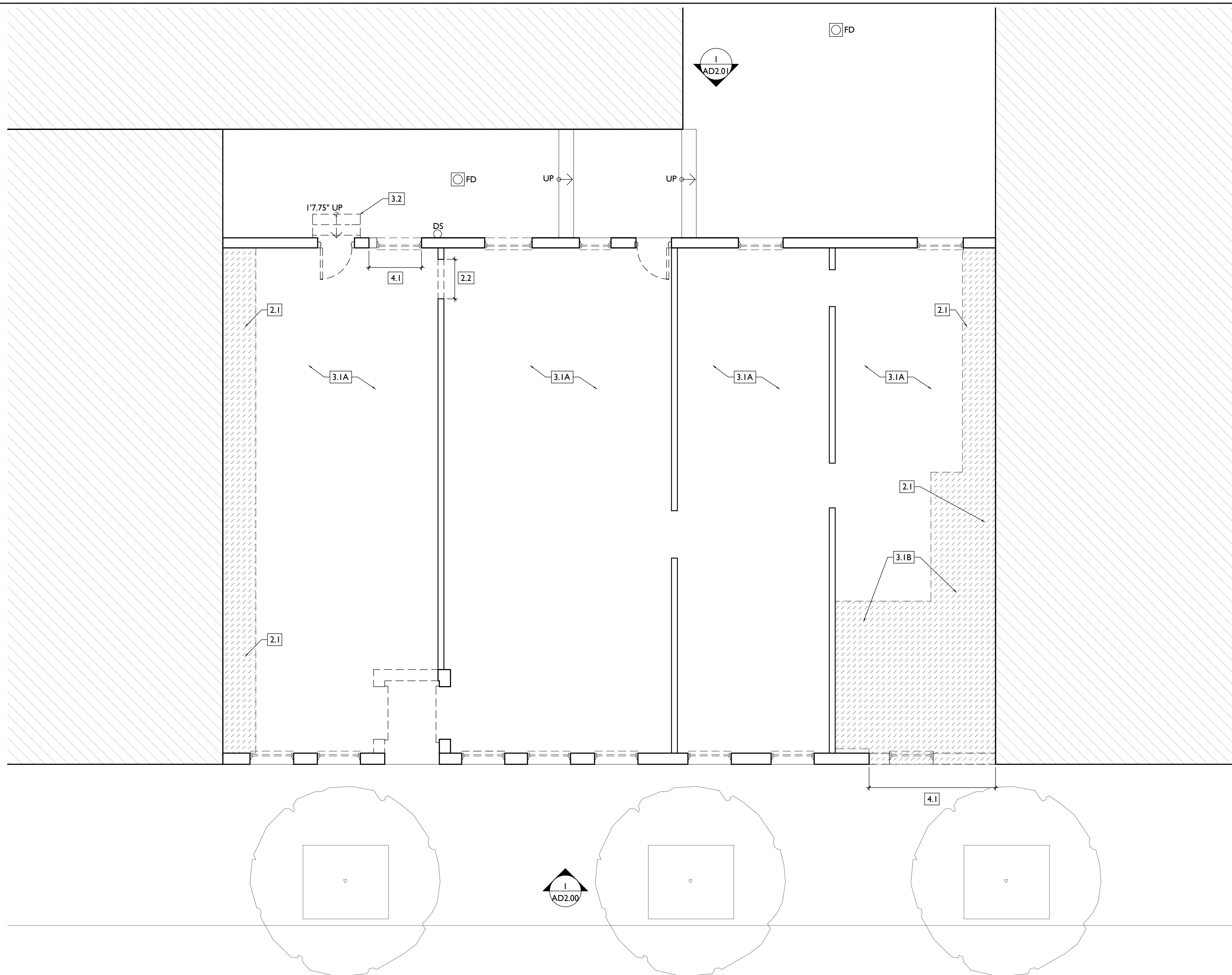
PROPOSED PROJECT:
RENOVATION FOR 6 W ELDER ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

C3.00

- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 EXCAVATE AREA FOR NEW GRADE BEAM. SEE NEW WORK PLANS AND STRUCTURAL DRAWINGS.
 - 2.2 NEW OPENING IN BEARING WALL. PROVIDE SHORING AS REQ'D. SEE STRUCTURAL DWGS.
- 3. CONCRETE**
 - 3.1 CONCRETE SLAB.
 - A. TO REMAIN
 - B. REMOVE
 - 3.2 REMOVE EXG CONCRETE STEPS.
- 4. MASONRY**
 - 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL. SEE NEW WORK PLANS, ELEVATIONS & STRUCT DWGS.
- 5. METALS**
 - 5.1 NOT USED.
- 6. WOOD, PLASTICS, AND COMPOSITES**
 - 6.1 NOT USED.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
 - 7.2 REMOVE ROOFING ENTIRELY.
- 8. OPENINGS**
 - 8.1 NEW OPENING IN MASONRY WALL.
 - 8.2 REMOVE WINDOW & FRAME ENTIRELY, BACK TO MASONRY OPENING.
 - 8.3 REMOVE DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING.
- 9. FINISHES**
 - 9.1 NOT USED.

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



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

Revisions


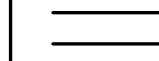
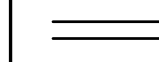
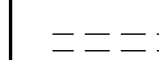
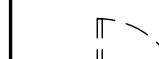
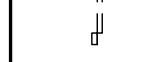
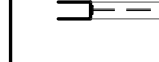
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

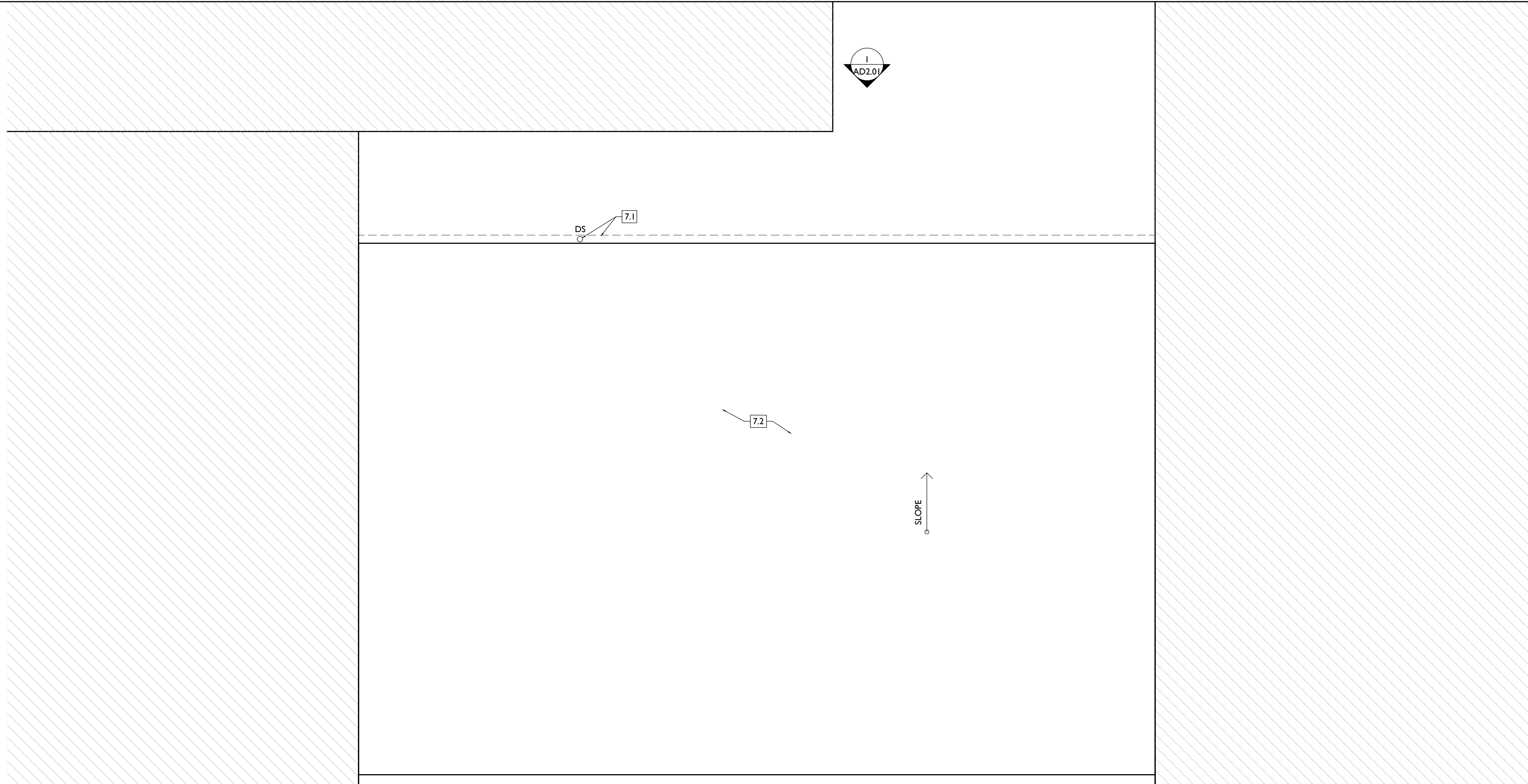
PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.01

- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 EXCAVATE AREA FOR NEW GRADE BEAM. SEE NEW WORK PLANS AND STRUCTURAL DRAWINGS.
 - 2.2 NEW OPENING IN BEARING WALL. PROVIDE SHORING AS REQ'D. SEE STRUCTURAL DWGS.
- 3. CONCRETE**
 - 3.1 CONCRETE SLAB.
 - A. TO REMAIN
 - B. REMOVE
 - 3.2 REMOVE EXG CONCRETE STEPS.
- 4. MASONRY**
 - 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL. SEE NEW WORK PLANS, ELEVATIONS & STRUCT DWGS.
- 5. METALS**
 - 5.1 NOT USED.
- 6. WOOD, PLASTICS, AND COMPOSITES**
 - 6.1 NOT USED.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
 - 7.2 REMOVE ROOFING ENTIRELY.
- 8. OPENINGS**
 - 8.1 NEW OPENING IN MASONRY WALL.
 - 8.2 REMOVE WINDOW & FRAME ENTIRELY, BACK TO MASONRY OPENING.
 - 8.3 REMOVE DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING.
- 9. FINISHES**
 - 9.1 NOT USED.

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



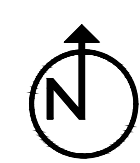
Progress Dates
 2023.04.28 - BID / PERMIT
 2024.08.30 - BID SET 2

Revisions

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

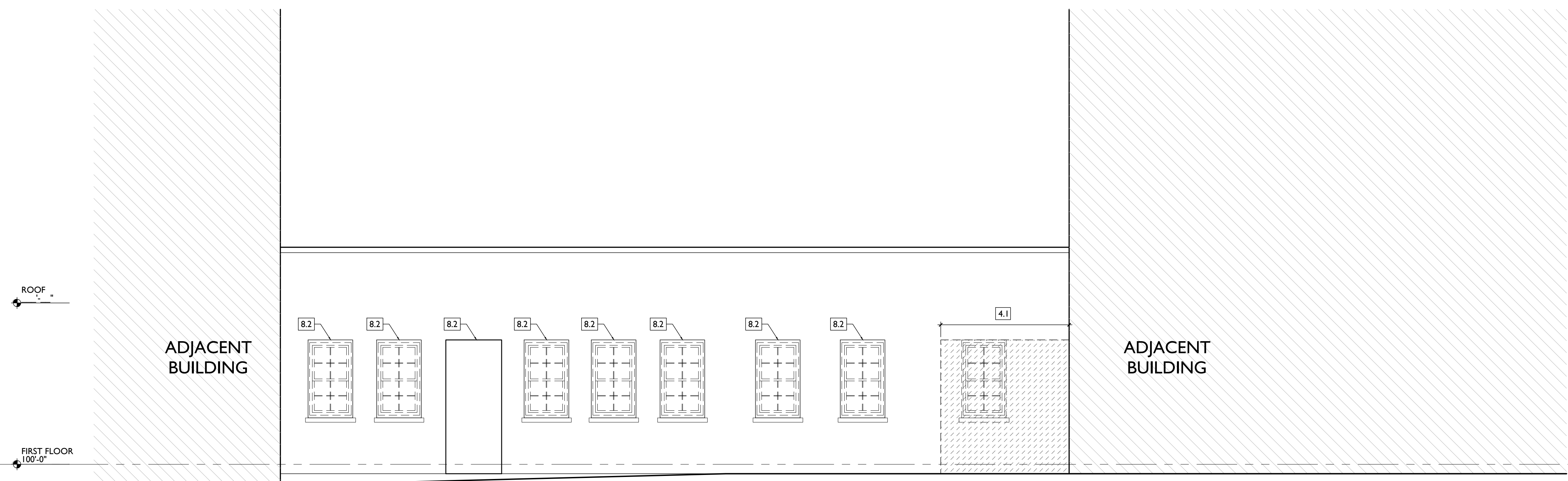
PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024



- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 EXCAVATE AREA FOR NEW GRADE BEAM. SEE NEW WORK PLANS AND STRUCTURAL DRAWINGS.
 - 2.2 NEW OPENING IN BEARING WALL. PROVIDE SHORING AS REQ'D. SEE STRUCTURAL DWGS.
- 3. CONCRETE**
 - 3.1 CONCRETE SLAB.
 - A. TO REMAIN
 - B. REMOVE
 - 3.2 REMOVE EXG CONCRETE STEPS.
- 4. MASONRY**
 - 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL. SEE NEW WORK PLANS, ELEVATIONS & STRUCT DWGS.
- 5. METALS**
 - 5.1 NOT USED.
- 6. WOOD, PLASTICS, AND COMPOSITES**
 - 6.1 NOT USED.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
 - 7.2 REMOVE ROOFING ENTIRELY.
- 8. OPENINGS**
 - 8.1 NEW OPENING IN MASONRY WALL.
 - 8.2 REMOVE WINDOW & FRAME ENTIRELY, BACK TO MASONRY OPENING.
 - 8.3 REMOVE DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING.
- 9. FINISHES**
 - 9.1 NOT USED.

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



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
 2024.08.30 - BID SET 2


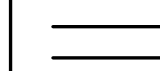
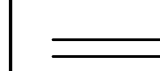

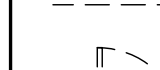

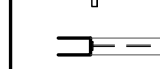
Revisions

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

PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 EXCAVATE AREA FOR NEW GRADE BEAM. SEE NEW WORK PLANS AND STRUCTURAL DRAWINGS.
 - 2.2 NEW OPENING IN BEARING WALL. PROVIDE SHORING AS REQ'D. SEE STRUCTURAL DWGS.
- 3. CONCRETE**
 - 3.1 CONCRETE SLAB.
 - A. TO REMAIN
 - B. REMOVE
 - 3.2 REMOVE EXG CONCRETE STEPS.
- 4. MASONRY**
 - 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL. SEE NEW WORK PLANS, ELEVATIONS & STRUCT DWGS.
- 5. METALS**
 - 5.1 NOT USED.
- 6. WOOD, PLASTICS, AND COMPOSITES**
 - 6.1 NOT USED.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
 - 7.2 REMOVE ROOFING ENTIRELY.
- 8. OPENINGS**
 - 8.1 NEW OPENING IN MASONRY WALL.
 - 8.2 REMOVE WINDOW & FRAME ENTIRELY, BACK TO MASONRY OPENING.
 - 8.3 REMOVE DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING.
- 9. FINISHES**
 - 9.1 NOT USED.

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

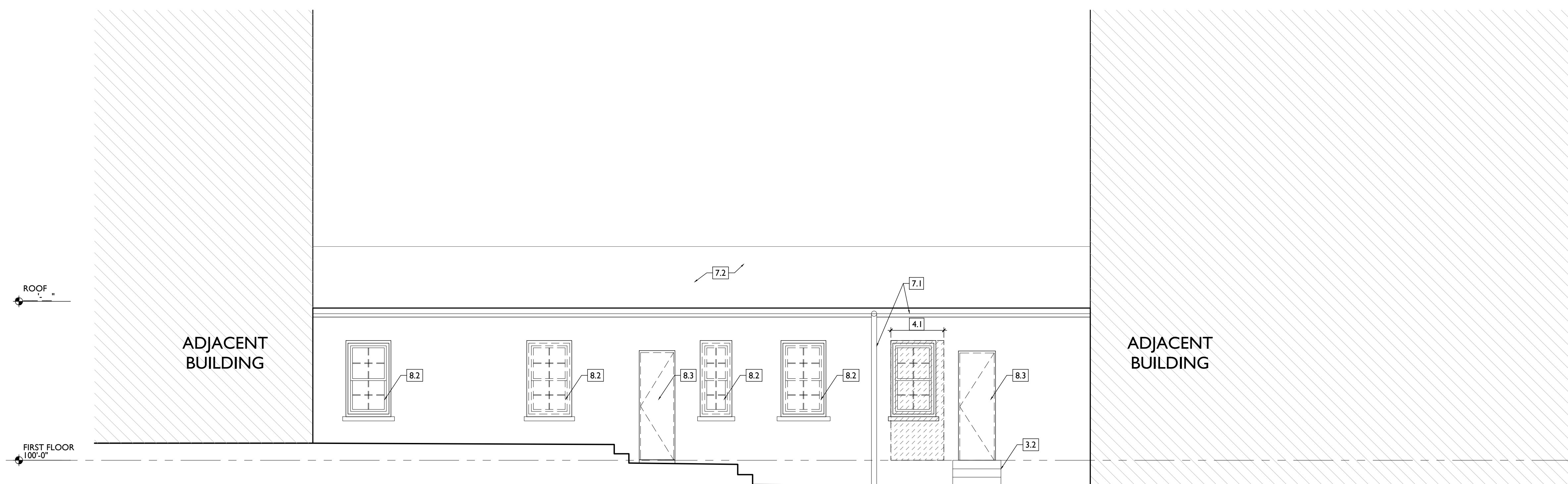
PLATTE
architecture + design

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
2024.08.30 - BID SET 2

Revisions

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



PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AD2.01

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS, ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. EACH CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK, DESIGN/BUILD OR OTHERWISE.
- BEST MANAGEMENT PRACTICES SHALL BE USED BY THE CONTRACTOR DURING DEMOLITION TO PREVENT RELEASE OF LEAD-CONTAMINATED DUST FROM DEMOLITION ACTIVITIES. ALL PAINT CHIPS AND OTHER DEBRIS OR RESIDUE SHALL BE REMOVED FROM THE PROJECT SITE AT THE COMPLETION OF DEMOLITION. STORAGE AND TRANSPORT OF MATERIALS KNOWN OR ASSUMED TO CONTAIN LEAD BASED PAINT SHALL BE COVERED TO PREVENT ACCESS TO OR RELEASE OF LEAD-CONTAMINATED DUST OR DEBRIS.
- IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER TO SUPERVISE CONSTRUCTION AND INSURE THAT THESE DRAWINGS ARE COMPLIED IN THE EVENT THAT THIS ARCHITECT IS NOT RETAINED FOR SUCH SERVICES.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT, HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.
- GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.
- CONTRACTOR AND ALL SUB-CONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.
- CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEEP, BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.
- ANY CONTRACTOR OF SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.
- IN THE EVENT OF ANY CONFLICT BETWEEN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND STRUCTURAL DRAWINGS OR SPECIFICATIONS, STRUCTURAL SHALL GOVERN.
- PROJECT IS TO RECEIVE HISTORIC TAX CREDITS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE WELL VERSED IN THE APPROVED PART 2 AND SUBSEQUENT AMENDMENTS, AND TO INFORM SUBCONTRACTORS OF ANY CHANGES /APPROVALS DURING THE BIDDING AND THE CONSTRUCTION PHASES.

GENERAL NOTES: ALL TRADES

- FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.
- ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR HIS OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.
- CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES.
- EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.
- WORKMANSHIP SHALL REPRESENT THE HIGHEST STANDARD OF THE INDUSTRY. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.

GENERAL CONDITIONS

CONTRACT DOCUMENTS INCLUDE THESE GENERAL CONDITIONS FOR CONSTRUCTION, DRAWINGS, SCHEDULES, AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND CONTAINED HEREIN, AND ALL WRITTEN ADDENDA OR OTHER MODIFICATIONS ISSUED SUBSEQUENTLY BY THE ARCHITECT. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

CONTRACT MODIFICATIONS: THESE CONTRACT DOCUMENTS SHALL NOT BE FURTHER MODIFIED BY ANY TERMS OR CONDITIONS OTHER THAN THOSE LISTED HEREIN OR IN THE SPECIFICATIONS, OR IN ANY WRITTEN AGREEMENTS EXECUTED BY THE OWNER, CONTRACTOR AND SUBCONTRACTORS.

NOTES WRITTEN IN THE IMPERATIVE MOOD REFER TO ACTION TO BE PERFORMED BY THE CONTRACTOR. THE WORDS "THE CONTRACTOR SHALL" ARE ALWAYS IMPLIED. IF NOT STATED, UNLESS OTHERWISE NOTED, THE TERM "CONTRACTOR" SHALL ALSO APPLY TO ALL SUBCONTRACTORS OF THE CONTRACTOR.

THE CURRENT EDITION OF AIA DOCUMENT A101 SHALL BE THE FORM OF AGREEMENT TO BE SIGNED BY THE OWNER AND GENERAL CONTRACTOR, UNLESS THE OWNER AND CONTRACTOR MUTUALLY AGREE OTHERWISE. GENERAL CONDITIONS CONTAINED IN AIA DOCUMENT A201 SHALL APPLY.

BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO CONTROL EROSION DURING CONSTRUCTION AND UNTIL FINAL COVER IS ESTABLISHED.

THE CONTRACTOR SHALL BE NOTIFIED, BOTH VERBALLY AND THROUGH NOTATIONS ON THE FINAL CONST. DWG, THAT WORK SHALL BE HALTED AT A LOT IF INDICATORS OF CONTAMINATION (FILL OTHER THAN "CLEAN FILL", DISCOLORED SOILS OR CHEMICAL/PETROLEUM ODORS) ARE IDENTIFIED DURING CONST. TO ALLOW FOR A QUALIFIED ENVIRONMENTAL PROFESSIONAL TO INSPECT THE LOT AND MAKE RECOMMENDATIONS REGARDING APPROPRIATE ACTIONS.

ANY WATER WELLS OR SEPTIC SYSTEMS IDENTIFIED DURING SITE DEVELOPMENT SHALL BE ABANDONED AS REQUIRED BY OAC 3745.9-10 OR 3701.29-21, AS APPLICABLE, AND AFTER CONSULTATION W/ THE LOCAL HEALTH DEPARTMENT.

DEFINITIONS:

"CONTRACTOR": THE PERSON OR ENTITY CONSTRUCTING THE DESIGNATED WORK.

"OWNER": THE PERSON OR ENTITY THAT OWNS THE BUILDING BEING RENOVATED. THE TERM "OWNER" INCLUDES HIS DESIGNATED AND AUTHORIZED AGENTS AND REPRESENTATIVES.

"WORK": THE TERM "WORK" MEANS OBLIGATIONS UNDERTAKEN BY THE CONTRACTOR PURSUANT TO THE CONTRACT DOCUMENTS. WORK INCLUDES THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, SUPPLIES, TOOLS, SCAFFOLDING, SUPERVISION, TRANSPORTATION, INSURANCE, TAXES AND ALL OTHER SERVICES, INCIDENTALS AND EXPENSES NECESSARY FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

"PROJECT": THE PROJECT IS THE TOTAL CONSTRUCTION OF WHICH THE WORK PERFORMED UNDER THE CONTRACT DOCUMENTS MAY BE THE WHOLE OR A PART.

"CONTRACT DOCUMENTS": THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS REQUIRED FOR COMPLETION OF THE WORK, INCLUDING DRAWINGS AND SPECIFICATIONS. ALTHOUGH THE CONTRACT DOCUMENTS HAVE BEEN PREPARED WITH DUE CARE AND DILIGENCE, PERFECTION CANNOT BE GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THE VARIOUS PARTS OF THE WORK SO THAT NO PART SHALL BE IN AN UNFINISHED OR INCOMPLETE CONDITION.

DRAWINGS PREPARED BY OTHERS:

ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DWGS SHALL BE WORKED TOGETHER, INCLUDING THE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

SHOP DWGS PREPARED BY OTHER CONTRACTORS MAY BE REQUIRED TO SUPPLEMENT THE CONTRACT DOCUMENTS. SUCH DWGS ARE FURNISHED FOR THE CONTRACTOR'S INFORMATION AND COORDINATION ONLY.

GENERAL NOTES: PROPOSED WORK

- SEE CODE SHEETS FOR ROOF/FLOOR/CEILING ASSEMBLY LOCATIONS & PARTITION SCHEDULE FOR TYPES.
- PENETRATIONS OF RATED ASSEMBLIES TO BE PROTECTED PER SECTION 713.3 & 713.4 OBC. COORD W/ MEP DWGS.
- PROVIDE FIRE BLOCKING PER 717.2 OBC.
- PROVIDE DRAFTSTOPPING IN FLOORS, CLGS/ROOFS & ATTICS PER OBC.
- PROVIDE BLOCKING FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS.
- USE PRESSURE TREATED WOOD IN THE FOLLOWING LOCATIONS:
 - EXTERIOR APPLICATIONS.
 - WOOD IN CONTACT WITH MASONRY, STONE, OR CONCRETE.
 - AT ANY NEW FRAMING IN CONTACT W/ MASONRY OR FOUNDATION WALL, PROVIDE SEPARATION/ JOIST & BEAM END WRAPS.
- EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT ELEMENTS TO BE REPAIRED/RETAINED/REPLACED AS NOTED IN DRAWINGS. EXG. UN-PAINTED BRICK AND STONE TO REMAIN UNPAINTED. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK. COORD COLORS DIRECTLY W/ ARCHITECT.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION AND CONNECTIONS OF ALL MEP EQUIPMENT.
- PROVIDE SLEEVES THROUGH EXG. BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
- ADDITIONAL OPENINGS IN EXTERIOR WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT SHOWN ON ARCH & STRUCT PLANS. COORD W/ MEP PLANS. CONTACT ARCHITECT FOR PLACEMENT.
- PROVIDE FIRE EXTINGUISHERS PER CODE SUMMARY & NFPA REQ. COORD W/ FIRE MARSHALL.
- FASTENERS INTO EXISTING MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
- EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
- EXTERIOR WOOD TO BE PRESSURE TREATED.
- WHERE INFILLING EXISTING OPENINGS IN, OR EXTENDING THE LENGTH OF AN EXISTING WOOD FRAMED PARTITION, FINISH FACES OF THE NEW CONSTRUCTION ARE TO ALIGN WITH ADJACENT EXISTING FINISH FACES ON BOTH SIDES.
- SHEET METAL WORK TO COMPLY WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL.
- FLASH AND SEAL NEW ROOF PENETRATIONS THROUGH EXISTING ROOF. EMPLOY INSTALLERS ACCEPTABLE TO EXISTING ROOF MANUFACTURER AND COMPLY WITH EXISTING ROOF MANUFACTURER REQUIREMENTS TO MAINTAIN EXISTING ROOF WARRANTY.
- MASONRY CLEANING: CONTRACTOR SHALL PERFORM MASONRY CLEANING WORK IN ACCORDANCE WITH PRESERVATION BRIEF 6 - "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS." CONTRACTOR SHALL CLEAN EXISTING MASONRY THROUGHOUT USING THE GENTLEST MEANS POSSIBLE AND SHALL START EACH NEW METHOD OF CLEANING (E.G. BY BRUSH, WITH DETERGENT, WITH WATER PRESSURE, ETC.) IN DISCRETE AREA OF EACH WALL. CONTRACTOR SHALL BEGIN BY CLEANING WITH WATER AND NATURAL BRISTLE BRUSHES. CONTRACTOR SHALL THEN CLEAN ANY AREAS THAT REQUIRE FURTHER CLEANING USING NON-ABRASIVE, NON-ACIDIC DETERGENTS WITH NATURAL BRISTLE BRUSHES. CONTRACTOR SHALL THEN CLEAN ANY AREAS THAT REQUIRE FURTHER CLEANING USING NON-ABRASIVE, NON-ACIDIC DETERGENTS WITH LOW PRESSURE WATER (STARTING AT 20 PSI AT TIP). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE PRESSURE WASHING WITH GREATER THAN 40 PSI AT TIP. CLEANING SHALL BE PERFORMED EVENLY THROUGHOUT THE ENTIRETY OF EACH WALL. WALLS WHERE STUCCO / PARGING IS TO REMAIN SHALL NOT BE CLEANED WITH PRESSURE WASHING. REMOVE EXISTING LOOSE STUCCO / PARGING BY HAND WITH BRUSHES. PRESERVATION BRIEF 6 - "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS: [HTTPS://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/6-DANGERS-ABRASIVE-CLEANING-HTML](https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm)
- PARGING: CONTRACTOR TO TEST AND ASSESS THE INTEGRITY OF EXISTING STUCCO / PARGING ON EXISTING MASONRY WALLS. ANY STUCCO / PARGING TO REMAIN MUST BE SECURELY HELD TO EXISTING MASONRY WALL. ANY STUCCO / PARGING THAT IS NOT SECURELY HELD TO MASONRY WALL SHALL BE REMOVED THROUGH GENTLEST MEANS POSSIBLE (SEE MASONRY CLEANING ABOVE). NEW STUCCO / PARGING SHALL BE INSTALLED WHERE EXISTING STUCCO / PARGING HAS BEEN REMOVED, AND AS INDICATED ON THE DRAWINGS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S HIGHEST RECOMMENDATIONS USING ALL ASSOCIATED COMPONENTS FOR FLASHING, PENETRATIONS, ETC. STUCCO / PARGING SHALL BE INSTALLED ON MASONRY JAMB SURFACES OF NEW DOOR AND WINDOWS OPENINGS UP TO THE WINDOW / DOOR UNIT. NEW STUCCO / PARGING SHALL MATCH EXISTING IN TEXTURE AND COLOR. NEW STUCCO / PARGING SHALL BE A THREE-COAT SYSTEM (SCRATCH COAT, BROWN COAT AND FINISH COAT) WITH A GLASS FIBER REINFORCED LATH. BASIS-OF-DESIGN IS "SENERGY" BRAND, "SENERGY SENTRY STUCCO WALL SYSTEM PERMALATH 1000" WITH PRE-MIXED "SENTRY STUCCO BASE" AND "SENERLASTIC" FINISH COAT WITH TEXTURE TO MATCH EXISTING. CONTROL JOINTS TO BE ALIGNED WITH OPENINGS.
- GYPSUM BOARD: SEE PARTITION SCHEDULE. MOLD & MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS - RESTROOMS, KITCHENS, LAUNDRY, BASEMENTS.
- ALL NEW WORK DIMENSIONS ARE TAKEN FROM FACE OF STUD. U.N.O. DIMENSIONS FROM EXG WALLS TO REMAIN ARE TAKEN FROM FINISH FACE OF PLASTER, U.N.O.

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

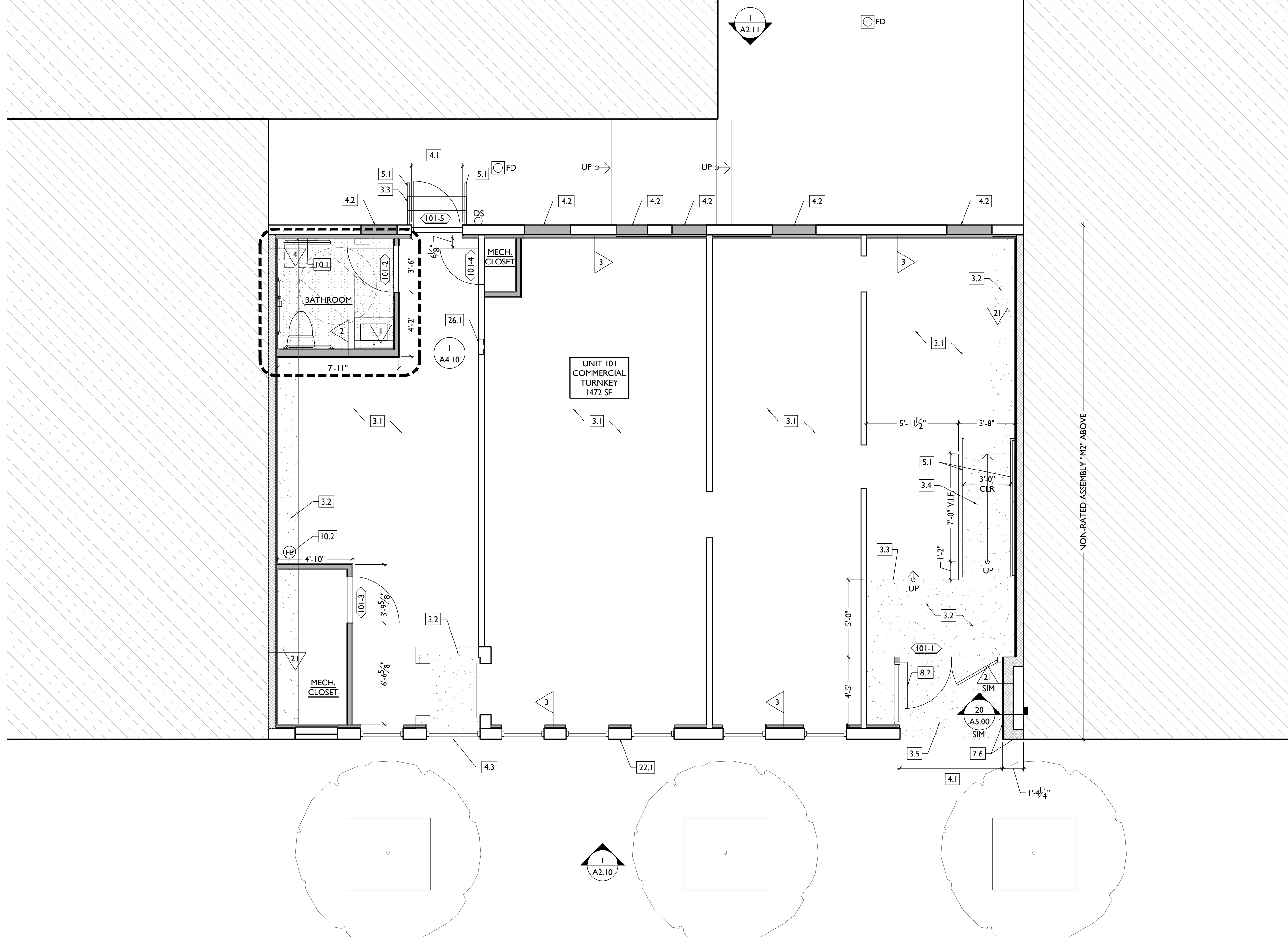
Revisions

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

Job No: 22042 08/30/2024

- 3. CONCRETE
- 3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONCRETE SLAB. CONTROL JOINTS PER STRUCTURAL DWG.
- 3.3 NEW CONCRETE STEPS. SEE CIVIL.
- 3.4 NEW CONCRETE RAMP. MAX SLOPE 1:12.
- 3.5 NEW CONCRETE ENTRY. SLOPE AWAY FROM BLDG AT 1:48 MAX. SEE CIVIL DWG FOR GRADING.
- 4. MASONRY
- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):
 - A. PROVIDE NEW STEEL LINTEL.
- 4.2 NEW CMU INFILL. FACE FLUSH WITH ADJACENT WALL.
- 4.3 EXG DOOR OPENING TO BECOME NEW WINDOW OPENING. INFILL WITH W/ SALVAGED BRICK AND NEW CAST STONE SILL TO MATCH EXG ADJACENT WINDOW OPENINGS. KEY IN BRICK.
- 5. METALS
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL AT 36" A.F.F. SEE DETAILS.
- 6. WOOD, PLASTICS, AND COMPOSITES
- 6.1 NOT USED.
- 7. THERMAL AND MOISTURE PROTECTION
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6" OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERPROOFING BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTec, CARLISLE, PA. OR EQUIVALENT. ROOF COVERING TO BE CLASS C RATED.
- 7.4 NEW ATTIC ROOF VENT.
- 7.5 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
- 7.6 APPLY 3-COAT STUCCO OVER CMU. CLEAN CMU AND APPLY BONDING AGENT PER MANUFACTURER'S INSTRUCTIONS.
- 8. OPENINGS
- 8.1 EXG WINDOW AND FRAME TO BE REMOVED ENTIRELY. BACK TO MASONRY OPG.
- 8.2 NEW ALUMINUM STOREFRONT IN NEW OPENING - SEE EXTERIOR ELEVATIONS.
- 9. FINISHES
- 9.1 NOT USED.
- 10. SPECIALTIES
- 10.1 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION. SEE INTERIOR ELEVATIONS.
- 10.2 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL. SURFACE MOUNTED.
- 10.3 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 22. PLUMBING
- 22.1 NEW HOSE BIB LOCATION. SEE PLUMBING.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1 MECHANICAL UNIT(S) - INSTALL ON RUBBER PADS TO PROTECT MEMBRANE AND PROVIDE SOUND ISOLATION.
- 23.2 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
- 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.
- 32. EXTERIOR IMPROVEMENTS
- 32.1 NOT USED.

- 2 PARTITION TYPE - SEE A6.00.
- 4 KEYNOTE.
- EXISTING 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. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" ELEVATION TAG.



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

PROPOSED PLAN - FIRST FLOOR

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:
 RO, AM

PROPOSED PROJECT:
**RENOVATION FOR
 6 W ELDER ST.**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

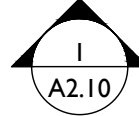
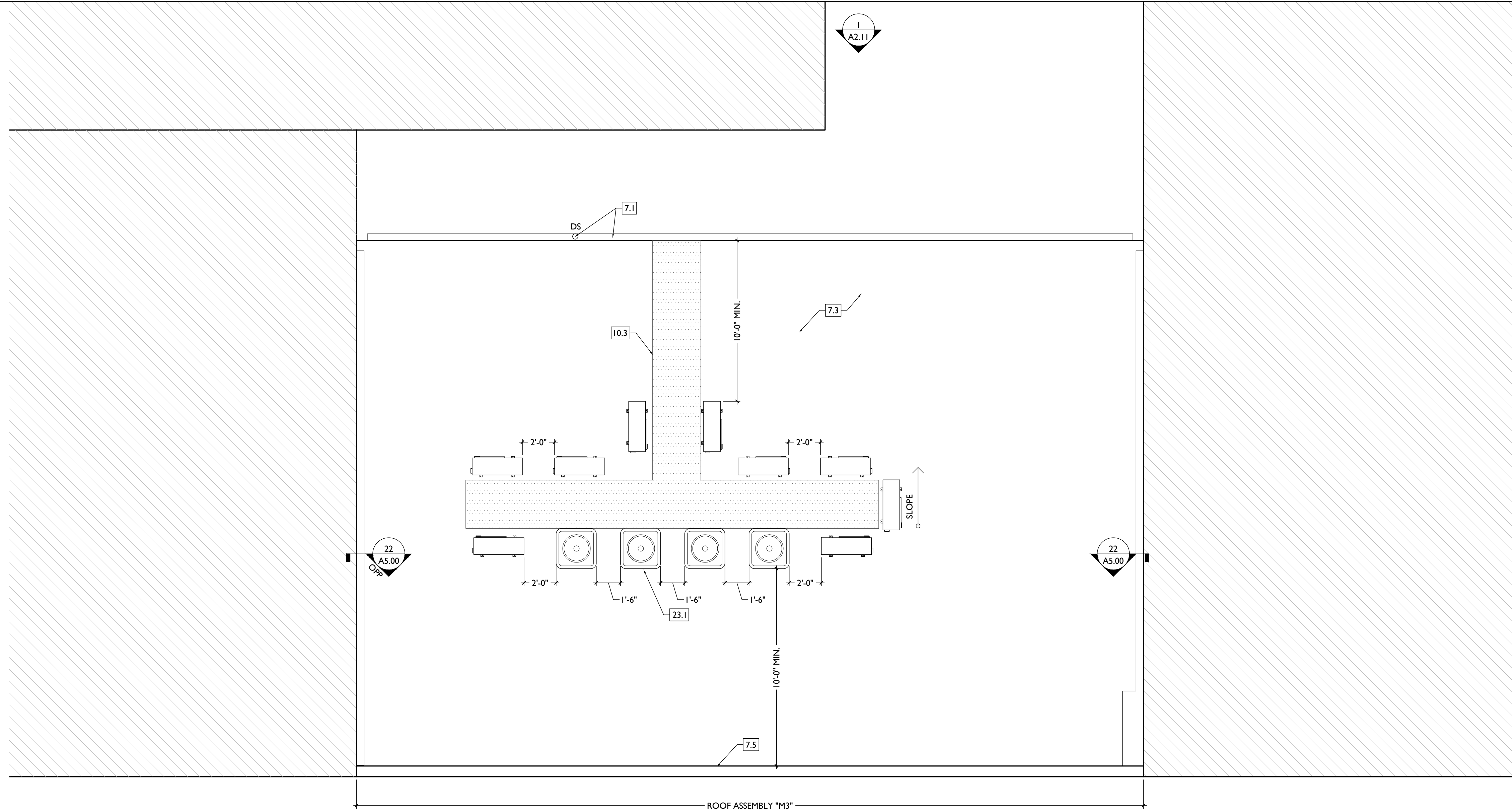
Job No: 22042 08/30/2024

AI.II

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

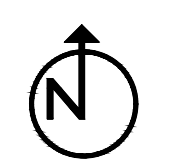
- 3. **CONCRETE**
- 3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONCRETE SLAB. CONTROL JOINTS PER STRUCTURAL DWG.
- 3.3 NEW CONCRETE STEPS. SEE CIVIL.
- 3.4 NEW CONCRETE RAMP. MAX SLOPE 1:12.
- 3.5 NEW CONCRETE ENTRY. SLOPE AWAY FROM BLDG AT 1:48 MAX. SEE CIVIL DWG FOR GRADING.
- 4. **MASONRY**
- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):
 - A. PROVIDE NEW STEEL LINTEL.
- 4.2 NEW CMU INFILL. FACE FLUSH WITH ADJACENT WALL.
- 4.3 EXG DOOR OPENING TO BECOME NEW WINDOW OPENING. INFILL WITH W/ SALVAGED BRICK AND NEW CAST STONE SILL TO MATCH EXG ADJACENT WINDOW OPENINGS. KEY IN BRICK.
- 5. **METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL AT 36" A.F.F. SEE DETAILS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
- 6.1 NOT USED.
- 7. **THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6" OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERIMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTec, CARLISLE, PA. OR EQUIVALENT. ROOF COVERING TO BE CLASS C RATED.
- 7.4 NEW ATTIC ROOF VENT.
- 7.5 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
- 7.6 APPLY 3-COAT STUCCO OVER CMU. CLEAN CMU AND APPLY BONDING AGENT PER MANUFACTURER'S INSTRUCTIONS.
- 8. **OPENINGS**
- 8.1 EXG WINDOW AND FRAME TO BE REMOVED ENTIRELY. BACK TO MASONRY OPG.
- 8.2 NEW ALUMINUM STOREFRONT IN NEW OPENING - SEE EXTERIOR ELEVATIONS.
- 9. **FINISHES**
- 9.1 NOT USED.
- 10. **SPECIALTIES**
- 10.1 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION. SEE INTERIOR ELEVATIONS.
- 10.2 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL. SURFACE MOUNTED.
- 10.3 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 22. **PLUMBING**
- 22.1 NEW HOSE BIB LOCATION. SEE PLUMBING.
- 23. **HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - INSTALL ON RUBBER PADS TO PROTECT MEMBRANE AND PROVIDE SOUND ISOLATION.
- 23.2 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
- 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.
- 32. **EXTERIOR IMPROVEMENTS**
- 32.1 NOT USED.

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING 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. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- OPG CONTAINS SAFETY GLAZING.
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.



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

PROPOSED PLAN - ROOF



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:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AI.12

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

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

REFLECTED CEILING PLAN FIXTURE LEGEND:

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.

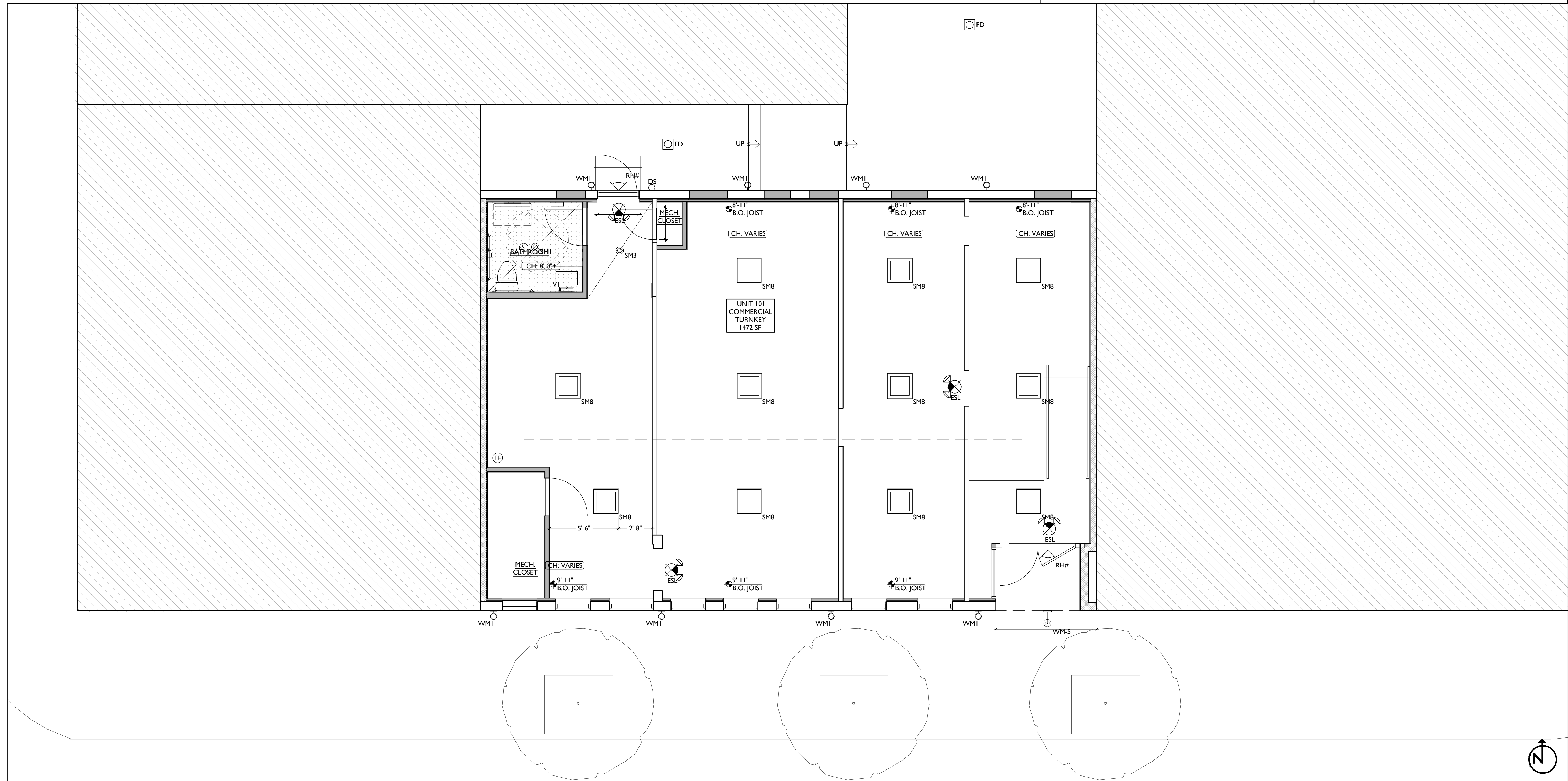
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

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.)
[Symbol]	SOFFIT/LOWERED GYP BD CEILING
[Symbol]	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
[Symbol]	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
[Symbol]	PHOTOELECTRIC
[Symbol]	CENTER ON ARCHITECTURAL FEATURE
[Symbol]	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - FIRST FLOOR

1

PROPOSED PROJECT:
**RENOVATION FOR
 6 W ELDER ST.**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

AI.21

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:
 RO, AM

PLATTE

architecture + design

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

- 3. **CONCRETE**
- 3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONCRETE SLAB. CONTROL JOINTS PER STRUCTURAL DWG.
- 3.3 NEW CONCRETE STEPS. SEE CIVIL.
- 3.4 NEW CONCRETE RAMP. MAX SLOPE 1:12.
- 3.5 NEW CONCRETE ENTRY. SLOPE AWAY FROM BLDG AT 1:48 MAX. SEE CIVIL DWG FOR GRADING.
- 4. **MASONRY**
- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):
 - A. PROVIDE NEW STEEL LINTEL.
- 4.2 NEW CMU INFILL. FACE FLUSH WITH ADJACENT WALL.
- 4.3 EXG DOOR OPENING TO BECOME NEW WINDOW OPENING. INFILL WITH W/ SALVAGED BRICK AND NEW CAST STONE SILL TO MATCH EXG ADJACENT WINDOW OPENINGS. KEY IN BRICK.
- 5. **METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL AT 36" A.F.F. SEE DETAILS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
- 6.1 NOT USED.
- 7. **THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6" OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY. BY CARLISLE SYNTec, CARLISLE, PA. OR EQUIVALENT. ROOF COVERING TO BE CLASS C RATED.
- 7.4 NEW ATTIC ROOF VENT.
- 7.5 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
- 7.6 APPLY 3-COAT STUCCO OVER CMU. CLEAN CMU AND APPLY BONDING AGENT PER MANUFACTURER'S INSTRUCTIONS.
- 8. **OPENINGS**
- 8.1 EXG WINDOW AND FRAME TO BE REMOVED ENTIRELY. BACK TO MASONRY OPG.
- 8.2 NEW ALUMINUM STOREFRONT IN NEW OPENING - SEE EXTERIOR ELEVATIONS.
- 9. **FINISHES**
- 9.1 NOT USED.
- 10. **SPECIALTIES**
- 10.1 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION. SEE INTERIOR ELEVATIONS.
- 10.2 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL. SURFACE MOUNTED.
- 10.3 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 22. **PLUMBING**
- 22.1 NEW HOSE BIB LOCATION. SEE PLUMBING.
- 23. **HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - INSTALL ON RUBBER PADS TO PROTECT MEMBRANE AND PROVIDE SOUND ISOLATION.
- 23.2 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
- 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.
- 32. **EXTERIOR IMPROVEMENTS**
- 32.1 NOT USED.

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING 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. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- OPG CONTAINS SAFETY GLAZING.
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.



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:
 RO, AM

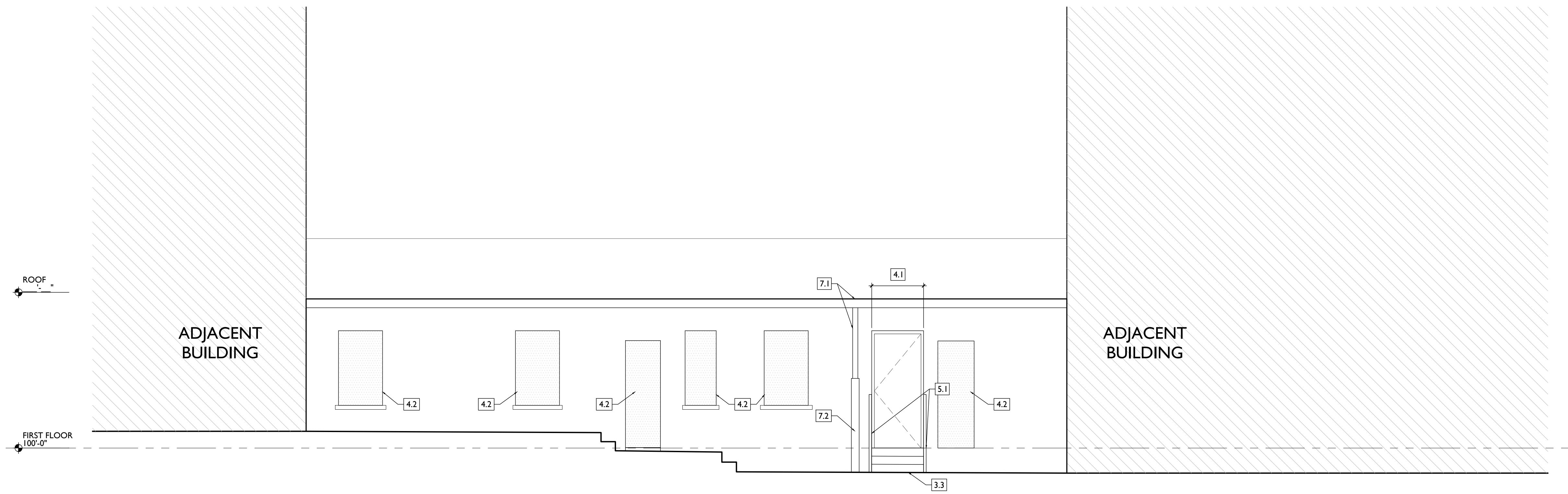
PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A2.10

- 3. **CONCRETE**
- 3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONCRETE SLAB. CONTROL JOINTS PER STRUCTURAL DWG.
- 3.3 NEW CONCRETE STEPS. SEE CIVIL.
- 3.4 NEW CONCRETE RAMP. MAX SLOPE 1:12.
- 3.5 NEW CONCRETE ENTRY. SLOPE AWAY FROM BLDG AT 1:48 MAX. SEE CIVIL DWG FOR GRADING.
- 4. **MASONRY**
- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):
 - A. PROVIDE NEW STEEL LINTEL.
- 4.2 NEW CMU INFILL. FACE FLUSH WITH ADJACENT WALL.
- 4.3 EXG DOOR OPENING TO BECOME NEW WINDOW OPENING. INFILL WITH W/ SALVAGED BRICK AND NEW CAST STONE SILL TO MATCH EXG ADJACENT WINDOW OPENINGS. KEY IN BRICK.
- 5. **METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL AT 36" A.F.F. SEE DETAILS.
- 6. **WOOD, PLASTICS, AND COMPOSITES**
- 6.1 NOT USED.
- 7. **THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6" OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERIMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO, FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA. OR EQUIVALENT. ROOF COVERING TO BE CLASS C RATED.
- 7.4 NEW ATTIC ROOF VENT.
- 7.5 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
- 7.6 APPLY 3-COAT STUCCO OVER CMU. CLEAN CMU AND APPLY BONDING AGENT PER MANUFACTURER'S INSTRUCTIONS.
- 8. **OPENINGS**
- 8.1 EXG WINDOW AND FRAME TO BE REMOVED ENTIRELY. BACK TO MASONRY OPG.
- 8.2 NEW ALUMINUM STOREFRONT IN NEW OPENING - SEE EXTERIOR ELEVATIONS.
- 9. **FINISHES**
- 9.1 NOT USED.
- 10. **SPECIALTIES**
- 10.1 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION. SEE INTERIOR ELEVATIONS.
- 10.2 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL. SURFACE MOUNTED.
- 10.3 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 22. **PLUMBING**
- 22.1 NEW HOSE BIB LOCATION. SEE PLUMBING.
- 23. **HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - INSTALL ON RUBBER PADS TO PROTECT MEMBRANE AND PROVIDE SOUND ISOLATION.
- 23.2 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
- 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.
- 32. **EXTERIOR IMPROVEMENTS**
- 32.1 NOT USED.

- 2 PARTITION TYPE - SEE A6.00.
- 4 KEYNOTE.
- EXISTING 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. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-13.
- A WINDOW DESIGNATION. SEE A6.20-25.
- SFA STOREFRONT DESIGNATION. SEE A6.13.
- ▲ EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" ELEVATION TAG.



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:
 RO, AM

PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A2.11

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

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

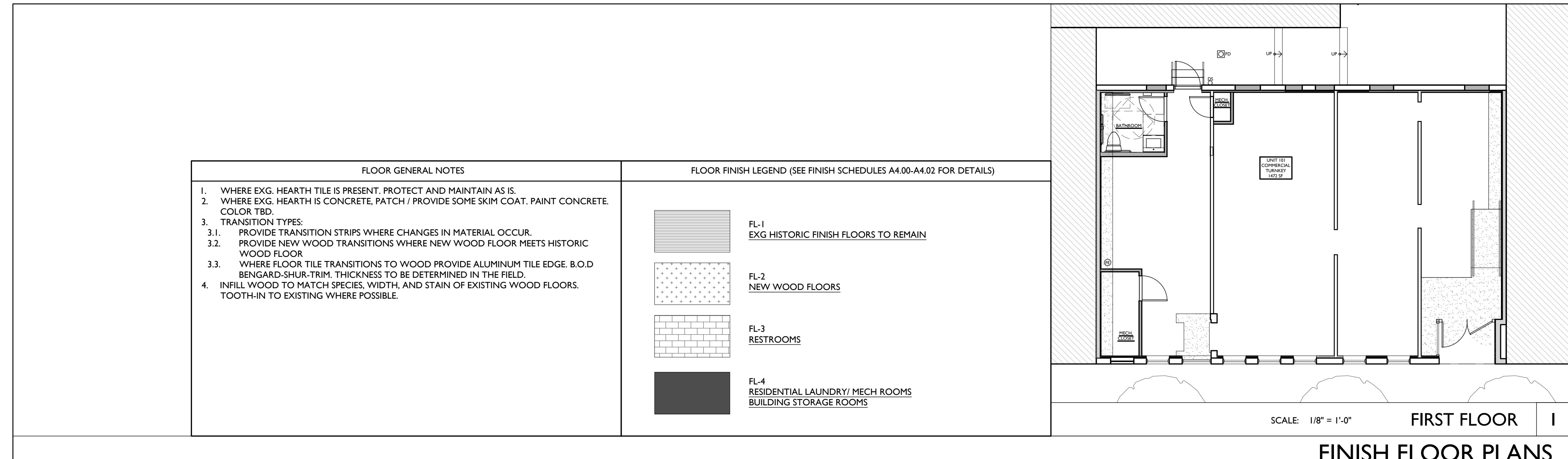
A3.00

DETAIL 2 | 2

DETAIL 1 | 1

SCALE: 1" = 1'-0"

STAIR SECTIONS & DETAILS



FINISH FLOOR PLANS

APPLIANCE/ EQUIPMENT SCHEDULE				
ITEM/ LOCATION	CODE	DESCRIPTION	FINISH	NOTES
MICROWAVE HOOD, RESIDENTIAL KITCHENS	EQ-1	MANU: GE - 1.7 CU.FT. OVER-THE-OVEN MICROWAVE OVEN OUTSIDE EXHAUST - VERTICAL VENT MODEL: JVN3162RJS5	STAINLESS	MOUNTING HEIGHT, SEE ELEVATIONS.
RANGE/OVEN, RESIDENTIAL KITCHENS	EQ-2	MANU: GE-PROFILE-30" WIDE 5.3 CU.FT. FREE STANDING ELECTRIC FINGERPRINT RESISTANT RANGE WITH CONVECTION OVEN MODEL: PB935TPFS	STAINLESS	MOUNTING HEIGHT, SEE ELEVATIONS.
DISHWASHER, RESIDENTIAL KITCHENS	EQ-3	MANU: GE-34" WIDE DISHWASHER WITH FRONT CONTROLS MODEL: GDF510PSRSS	STAINLESS	MOUNTING HEIGHT, SEE ELEVATIONS.
REFRIGERATOR, 1 BEDROOM & EFFICIENCY UNITS	EQ-4	MANU: GE - 24" WIDE SMALL SPACE TOP-FREEZER REFRIGERATOR - 11.6 CU.FT MODEL: GPE12FSKSB	STAINLESS WITH BLACK HANDLES	MOUNTING HEIGHT, SEE ELEVATIONS.
REFRIGERATOR 2&3 BEDROOM UNITS	EQ-5	MANU: GE - 30" WIDE TOP-FREEZER REFRIGERATOR - 19.2 CU.FT. MODEL: GPE12FSKB	FINGERPRINT RESISTANT STAINLESS	MOUNTING HEIGHT, SEE ELEVATIONS.
WASHER, RESIDENTIAL UNITS	EQ-6	MANU: GE - 27" WIDE FRONT LOAD WASHER 4.5 DOE CU.FT. MODEL: GFW4305SMWW	WHITE	MOUNTING HEIGHT, SEE PLANS
DRYER, RESIDENTIAL UNITS	EQ-7	MANU: GE - 27" WIDE FRONT LOAD DRYER 7.5 CU.FT. CAPACITY	WHITE	MOUNTING HEIGHT, SEE PLANS
WASHER, SHARED LAUNDRY FACILITIES	EQ-8	MANU: SPEED QUEEN QUANTUM GOLD FRONT CONTROL FRONT LOAD WASHER	WHITE	MOUNTING HEIGHT, SEE PLANS
DRYER, SHARED LAUNDRY FACILITIES	EQ-9	MANU: SPEED QUEEN QUANTUM GOLD PRO FRONT CONTROL SINGLE DRYER	WHITE	MOUNTING HEIGHT, SEE PLANS
MICROWAVE, ACCESSIBLE RESIDENTIAL KITCHENS	EQ-10	MANU: FRIGIDAIRE GALLERY - 2.2 CU.FT. BELOW COUNTER TOP BUILT-IN MICROWAVE OVEN (#GMB53068AF) W/ 27" TRIM KIT	STAINLESS	MOUNTING HEIGHT, SEE ELEVATIONS.
RANGE HOOD, ACCESSIBLE RESIDENTIAL KITCHENS	EQ-11	MANU: GE - 30" WIDE OVER THE RANGE CONVERTIBLE HOOD	FINGERPRINT RESISTANT STAINLESS	MOUNTING HEIGHT, SEE ELEVATIONS.

TYPICAL UNIT FINISHES SCHEDULE				
MATERIAL / LOCATION	CODE	DESCRIPTION	NOTES	SOURCE
FLOORING				
EXISTING WOOD FLOORING - WHERE MAINTAINED	FL-1	EXISTING WOOD FLOORING FINISH: MINWAX STAIN COLOR: HEIRLOOM OAK MW441	STRIP, SAND AND STAIN PER MANUFACTURER'S SPECIFICATIONS	
NEW WOOD FLOORING - WHERE REQUIRED	FL-2	MANU: WOODWARD FLOORING FINISH: NATURAL WHITE OAK PLANK WIDTH: 3.25"	SEE FINISH PLANS FOR INSTALL DIRECTION.	
FLOOR TILE - BATHROOMS AND ADJACENT MEPLAUNDRY ROOMS	FL-3	MANU: FLORIDA TILE COLLECTION: AURA COLOR: EARTH BEIGE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE; COLOR: 97 IRON INSTALL: RUNNING BOND WITH 1/3 OFFSET	PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE BELOW TILE AND FIRESTOP SEALANT AT FLOOR PENETRATIONS	FLORIDA TILE EMILY FISCHER EMILY.FISCHER@FLORIDATILE.COM 513.824.1791
VCT - MEPLAUNDRY ROOM FLOORS	FL-4	MANU: ARMSTRONG COLLECTION: EXCELON VCT COLOR: 51861 SOFT WARM GRAY	USE IN LAUNDRY AND MEP ONLY IF ROOM IS NOT ADJACENT TO BATHROOM. UNDERLAYMENT AS REQ'D.	PAUL MCKAY PAMCKAY@ARMSTRONGFLOORING.COM 513.615.0228
FLOOR TILE - KITCHENS WHERE REQUIRED	FL-5	MANU: FLORIDA TILE COLLECTION: AURA COLOR: EARTH BEIGE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE; COLOR: 97 IRON INSTALL: RUNNING BOND WITH 1/3 OFFSET	PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE BELOW TILE AND FIRESTOP SEALANT AT FLOOR PENETRATIONS	FLORIDA TILE EMILY FISCHER EMILY.FISCHER@FLORIDATILE.COM 513.824.1791
FLOOR TILE - RECESSED EXTERIOR ENTRY WHERE REQUIRED	FL-6	MANU: FIRE EARTH COLOR: BLACK, PORCELAIN FINISH: MATTE SIZE: 1X1 GROUT: LATICRETE; COLOR: 24 NATURAL GRAY STRAIGHT JOINT	SEE FINISH PLANS FOR LOCATION. SEE DETAILS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.	THE TILE SHOP ITEM #615819
WALL TILE				
TILE - SHOWER WALLS	WT-1	MANU: FLORIDA TILE COLLECTION: ALUSTRA SIZE: 12X24 COLOR: MAJESTIC WHITE GROUT: MAPEI 11; COLOR: 93 WARM GREY INSTALL: HORIZONTAL RUNNING BOND	BLACK SCHLUTER EDGE	LOUISVILLE TILE ROBYN VIDIC RVIDIC@LOUISVILLE-TILE.COM 513-276-4840
TILE - KITCHEN BACKSPASH	WT-2	MANU: MOSA COLLECTION: COLORS SIZE: 6X6 COLOR: ACCENT WHITE GROUT: MAPEI 11; COLOR: WARM GREY INSTALL: HORIZONTAL RUNNING BOND		
PAINT				
GENERAL PAINT - UNIT AND CORRIDOR WALLS AND CEILING	PT-1	MANU: PPG ARCHITECTURAL COATINGS COLOR: SILVER FEATHER - PPG 1002-1	WALL FINISH: SATIN CEILING FINISH: FLAT	
PAINT - UNIT TRIM	PT-2	MANU: PPG ARCHITECTURAL COATINGS COLOR: IN THE CLOUD - PPG 0999-1	BASE, TRIM, MILLWORK FINISH: SEMI-GLOSS	
PAINT - UNIT ENTRY DOORS CORRIDOR: HISTORIC MILLWORK & STAIR RISERS AS REQ'D PER BUILDING	PT-3	MANU: PPG ARCHITECTURAL COATINGS COLOR: IN THE CLOUD - PPG 0999-1	FINISH: SEMI-GLOSS	
PAINT - STAIR TREADS AND/OR RISERS, AND RAILING BALUSTER AS REQ'D PER BUILDING	PT-4	MANU: PPG ARCHITECTURAL COATINGS COLOR: STONEHEDGE GREIGE - PPG 1024-5	FINISH: SEMI-GLOSS SEE FINISH FLOOR PLANS	
WALL BASE				
HISTORIC WOOD BASE - WHERE ABLE TO RETAIN	WB-1	IN-UNIT: PT-2 STAIR HALL: PT-3	KEEP ALL HISTORIC BASE - REPAIR/RETAIN WHEN PRESENT. PATCH TO MATCH ADJACENT. CLEAN, SAND, AND PAINT.	
TILE BASE - BATHROOMS	WB-2	MANU: FLORIDA TILE COLLECTION: AURA COLOR: EARTH BEIGE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE - 97 IRON CONTRACTOR PROVIDED 1X6 POPLAR W/ TOE MOLDING	TILE TO ALIGN WITH WALL BASE 3 X 24" BLACK SCHLUTER EDGE	LOUISVILLE TILE ROBYN VIDIC RVIDIC@LOUISVILLE-TILE.COM 513-276-4840
TYPICAL NEW PAINTED WOOD BASE - WHERE REQUIRED.	WB-3	IN-UNIT: PT-2 STAIR HALL: PT-3		

SOLID SURFACE				
QUARTZ - KITCHEN COUNTERTOPS & COUNTERTOPS THROUGHOUT	SS-1	MANU: CORIAN - QUARTZ COLOR: CALCATTA VILLA - 2CM		BRIAN FORTIN BRIAN.FORTIN@OVSCO.COM 513.582.2528
CASEGOODS				
CABINETS - IN UNITS/ COMMERCIAL RR	CG-1	MANUF: SMART CABINETS W/ PLYWOOD BOX DOOR STYLE: SUMMIT (SOLID WOOD) MAPLE, FULL OVERLAY FINISH: STAIN - FAWN	DOOR PULLS - MANU: AMEROCK MONUMENT 5-1/16" CENTER TO CENTER CABINET PULL MODEL: BP36571FB FINISH: BLACK	SMART CABINETS SALES@SMARTCABINETS.COM 574.831.5010
GLASS				
GLASS SHOWER ENCLOSURE - UNIT BATHROOMS	GL-1	CELESTA FRAMELESS 3/8" GLASS SWING DOOR & PANEL SHOWER DOOR MODEL: CELA-935 GLASS: AQUA GLIDE GLASS FINISH: CHROME		
OTHER				
BLINDS		2" FAUX WOOD BLINDS AT ALL RESIDENTIAL UNITS, WHITE FINISH. VERIFY ALL LOCATIONS WITH OWNER		
UNIT ENTRY SIGNAGE		BEICIZY 4" X 2.5" W FLOATING WALL MOUNT MODERN HOUSE NUMBER, BLACK. VERIFY ALL LOCATIONS WITH OWNER. COORDINATE LOCATIONS WITH ACCESSIBILITY REQUIREMENTS A.17.1-2009	FINAL LOCATION TO BE DETERMINED BY OWNER	AMAZON https://tinyurl.com/mr37xwn

BATHROOM EQUIPMENT SCHEDULE				
CODE	ITEM	MANUFACTURER & PRODUCT #	MOUNTING HEIGHT	REMARKS
A	GRAB BARS	MANU: BOBRICK LINE: B-5806X18 SIZE: (18") X 36 (36") & 42 (42")	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	COMMERCIAL BATHROOM
B	DIAPER CHANGE STATION	MANU: KOALA KARE MODEL: K8200SS HORIZONTAL WALL MOUNTED FINISH: GREY 01	48" A.F.F. MAX MOUNTING HEIGHT TO T.O. STATION. WORKSURFACE WHEN OPEN TO BE 34" MAX - 28" MIN.	COMMERCIAL BATHROOM
C1	MEDICINE CABINET	RECESSED: MANU: KOHLER 16" X 20" SINGLE DOOR REVERSIBLE HINGE FRAMELESS PIRRORED MEDICINE CABINET MODEL: K-CB-CLR1620FS	PER ELEVATIONS	UNIT BATHROOMS
C2	MEDICINE CABINET	SURFACE MOUNTED: RANGAIRE SURFACE MOUNT 16" X 22" SINGLE DOOR MEDICINE CABINET WITH REVERSIBLE DOOR SWING MODEL: 4565MX	PER ELEVATIONS	UNIT BATHROOMS
D	PAPER TOWEL DISPENSER	ASI TRADITIONAL PAPER TOWEL DISPENSER MULTI, C-FOLD, SURFACE MOUNTED BLACK MODEL: ASI 0210-41	PER ACCESSIBILITY REQUIREMENTS, 48" MAX TO HIGHEST OPERABLE PART	COMMERCIAL BATHROOM
E1	TOILET TISSUE DISPENSER	HARNEY HARDWARE COLLECTION: CLEARWATER TOILET PAPER HOLDER FINISH: MATTE BLACK PRODUCT #10220	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	UNIT/COMMERCIAL BATHROOMS
E2	TOWEL HOOK	HARNEY HARDWARE COLLECTION: CLEARWATER 24" TOWEL BAR FINISH: MATTE BLACK PRODUCT #10222	48" A.F.F.	UNIT BATHROOMS
E3	ROBE HOOK	HARNEY HARDWARE COLLECTION: CLEARWATER ROBE HOOK FINISH: MATTE BLACK PRODUCT #10218"	48" A.F.F.	UNIT/COMMERCIAL BATHROOMS
F	MIRROR	MANU: NUTYPE (HOME DEPOT) COLLECTION: MEDIUM RECTANGLE BLACK SHELVES AND DRAWERS MODERN MIRROR SIZE: 24 X 36 FINISH: BLACK	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	UNIT/COMMERCIAL BATHROOM
G	TOILET PARTITION	MANU: ASI ACCURATE PARTITIONS MATERIAL: SOLID PLASTIC (HDPE)	PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS	COMMERCIAL BATHROOM
H	SHOWER CURTAIN ROD	TBD	PER ELEVATIONS	UNIT BATHROOMS

SCALE: 3/8" = 1'-0" **FINISH SCHEDULE**

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

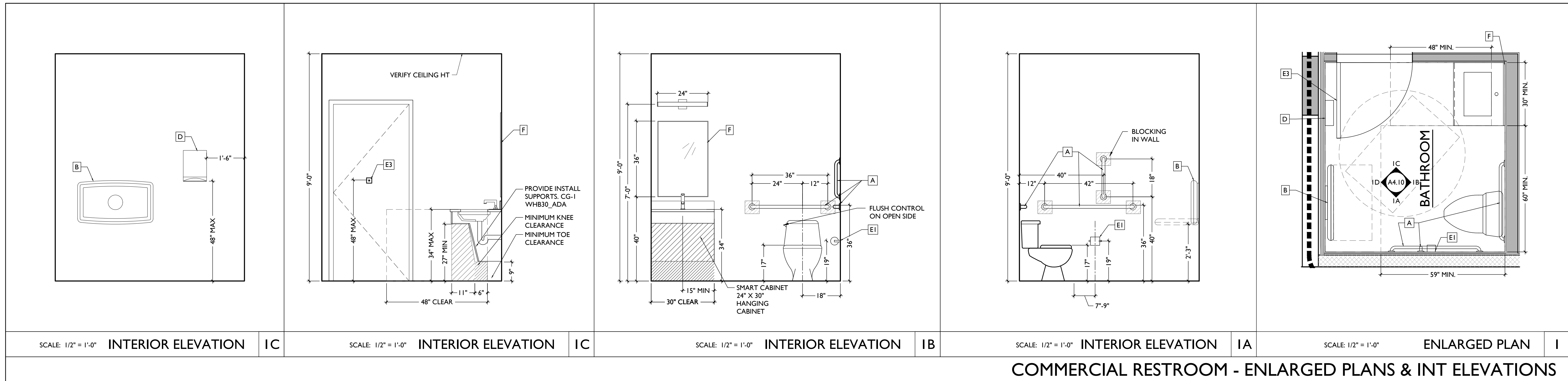
Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
6 W ELDER ST.**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A4.00



COMMERCIAL RESTROOM - ENLARGED PLANS & INT ELEVATIONS

PROPOSED PROJECT:
**RENOVATION FOR
 6 W ELDER ST.**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A4.10

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:
 RO, AM

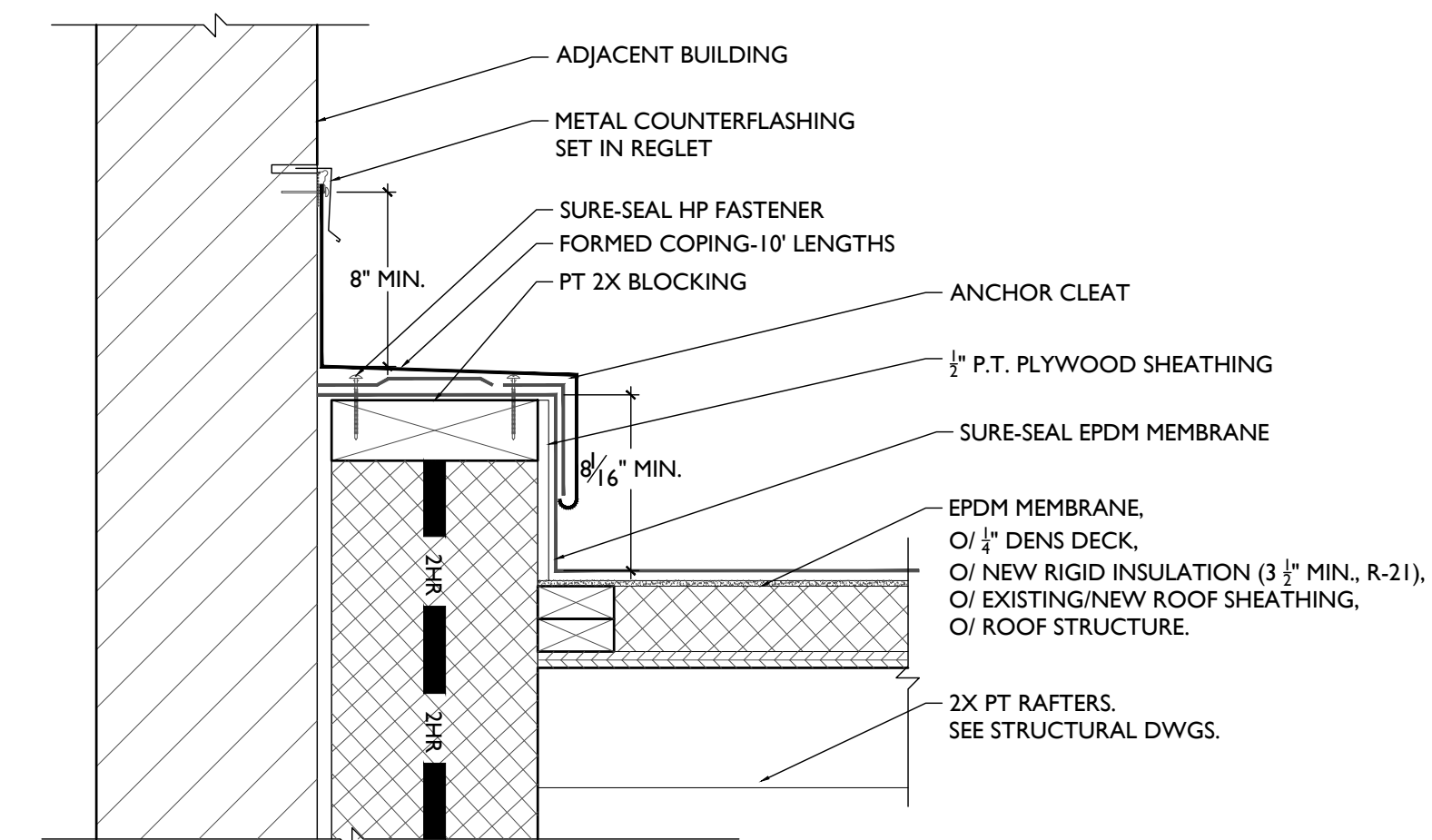
PLATTE
 architecture + design

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

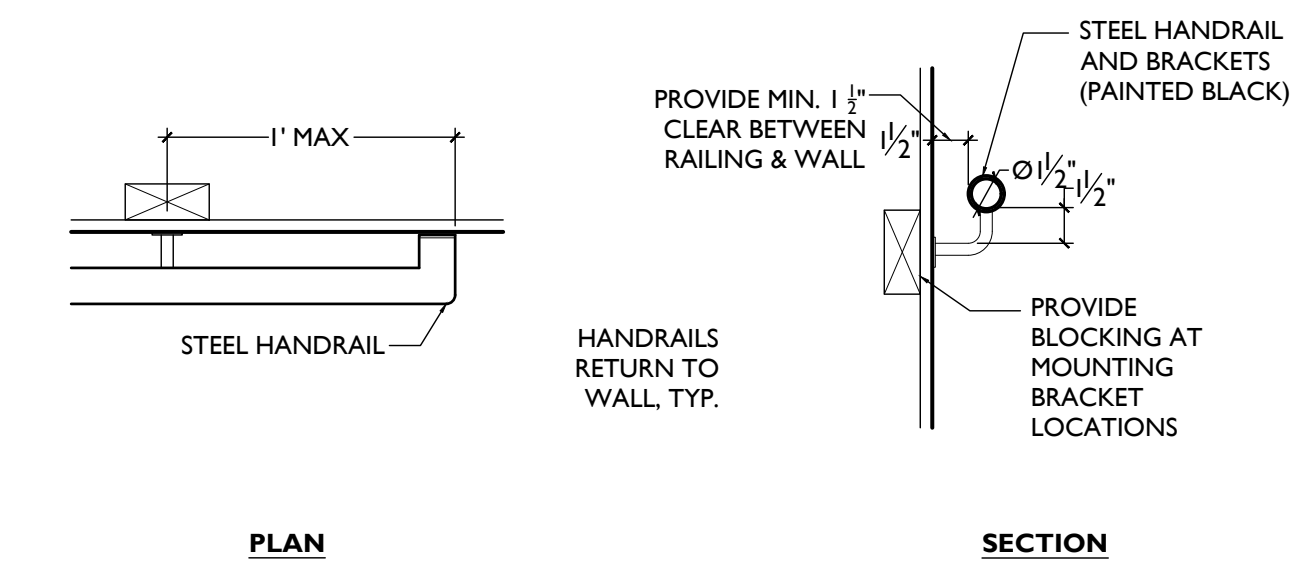
Progress Dates
2023.04.28 - BID / PERMIT
2024.08.30 - BID SET 2

Revisions

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



SCALE | 1/2"=1'-0" STEPPED PARAPET FLASHING 22



SCALE | 1/2"=1'-0" HANDRAIL 5

TYPICAL DETAILS

PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A5.00

WALL ASSEMBLIES/ PARTITION TYPES

KEYED NOTES:

1. FINISHED FLOOR - SEE FINISH SCHEDULE
2. SCHEDULED BASE - SEE FINISH SCHEDULE
3. WOOD WALL FRAMING
 - 3.1. 2X4 WALL FRAMING @ 16" O.C.
 - 3.2. 2X6 WALL FRAMING @ 16" O.C.
 - 3.3. EXG. FRAMED WALL
4. MASONRY WALL
 - 4.1. EXISTING MASONRY WALL (SEAL WHERE EXPOSED)
 - 4.2. 8" CMU
 - 4.3. 6" CMU
 - 4.4. BRICK VENEER
5. METAL WALL FRAMING (NEW OR EXG)
 - 5.1. 1 5/8" METAL STUD FURRING @ 16" O.C.
 - 5.2. 3 5/8" METAL STUD @ 16" O.C.
 - 5.3. 6" METAL STUD @ 16" O.C.
 - 5.4. 7/8" HAT CHANNEL @ 16" O.C.
6. GYPSUM BOARD
 - 6.1. EXG. GYP/PLASTER
 - 6.2. 1/2"
 - 6.3. 5/8" GYP.
 - 6.4. 5/8" TYPE X
 - 6.5. 1" NOMINAL GYP. LINER
 - 6.6. 1/2" TYPE
7. AIR GAP AS REQUIRED PER ASSEMBLY TYPE
8. INSULATION PER SCHEDULE
9. RESILIENT CHANNELS
 - 9.1. 1/2" METAL CHANNELS @ 24" O.C. RUN HORIZONTAL
 - 9.2. 5/8" METAL CHANNELS @ 16" O.C. RUN HORIZONTAL
10. EXG. WALL
11. J-TRACK
12. C-H STUD
 - 12.1. 2 1/2" C-H @ 24" O.C.
 - 12.2. 4" C-H @ 24" O.C.
13. FLR/CLG FRAMING
 - 13.1. RATED ASSEMBLY TO BE CONTINUOUS TO RATED PARTITION OR WALL. REFER TO FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR DTLS
 - 13.2. EXTEND RATED ASSEMBLY TO UNDERSIDE OF FLOOR SHEATHING ABOVE
 - 13.3. 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.
 - 13.4. FRAMING TO BEAR ON FLOOR OF EQUAL RATING. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS.
 - 13.5. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR HORIZONTAL ASSEMBLY DTLS
14. HARDIE BOARD SIDING
15. 1/2" OSB SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER
16. EXG WALL - CONTRACTOR TO VERIFY
 - 16.1. BRICK VENEER
 - 16.2. AIR CAVITY
 - 16.3. AIR/MOISTURE BARRIER
 - 16.4. 1/2" APA RATED GYPSUM SHEATHING
 - 16.5. 2X6 FRTW STUD FRAMING
 - 16.6. 5/8" TYPE X MAT GYPSUM SHEATHING
 - 16.7. HARDIE BOARD SIDING
17. 1/2" APA RATED GYPSUM SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER
18. 2X6 FRTW STUD FRAMING
19. 5/8" TYPE X MAT GYPSUM SHEATHING
20. WEATHER-RESISTANT BARRIER
21. 3-COAT STUCCO SYSTEM

GENERAL NOTES

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

TYPICAL INTERIOR PARTITION WALL 1	TYPICAL PLUMBING WET WALL 2	FURRING AT EXG WALLS 3	PLUMBING FURRING AT EXG WALLS 4	CHASE WALL 5	CHASE WALL 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
EXG. 1HR RATED BARRIER 7	EXG. 2HR RATED BARRIER 8	NEW 1HR RATED BARRIER 9	NEW 2HR RATED BARRIER 10	NEW 1HR SHAFTWALL 11	NEW 2HR SHAFTWALL 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" 3.8" 2.7"
2. CONCRETE MASONRY UNIT	3-1.2	4.4" 3.6" 2.6"

EXG. MASONRY WALL 13	NEW 1HR RATED UNIT SEPERATION 14	FURRING AT EXG WALLS 15	NEW 1HR RATED BREEZEWAY WALL 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:
EXG. BRICK VENEER WALL W/ STUD BACKUP 17	NEW BRICK VENEER WALL W/ STUD BACKUP 18	EXG. STUD WALL W/ SIDING 19	NEW STUD WALL W/ SIDING 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 21
			TABLE 721.1(2) OBC# 2-HR RATING

SCALE: 1" = 1'-0"

ASSEMBLY TYPES

PLATTE
architecture + design

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

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

Revisions

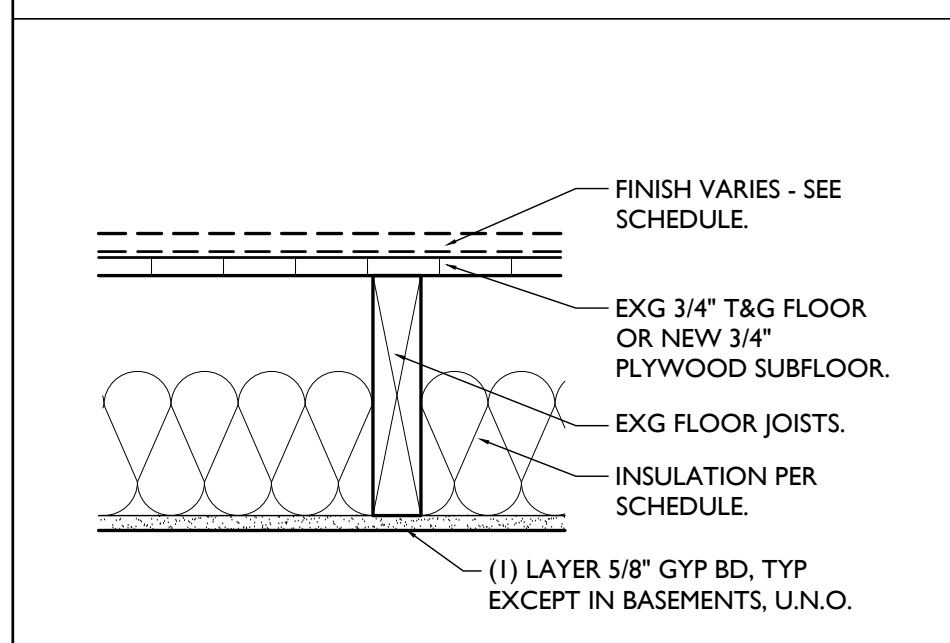
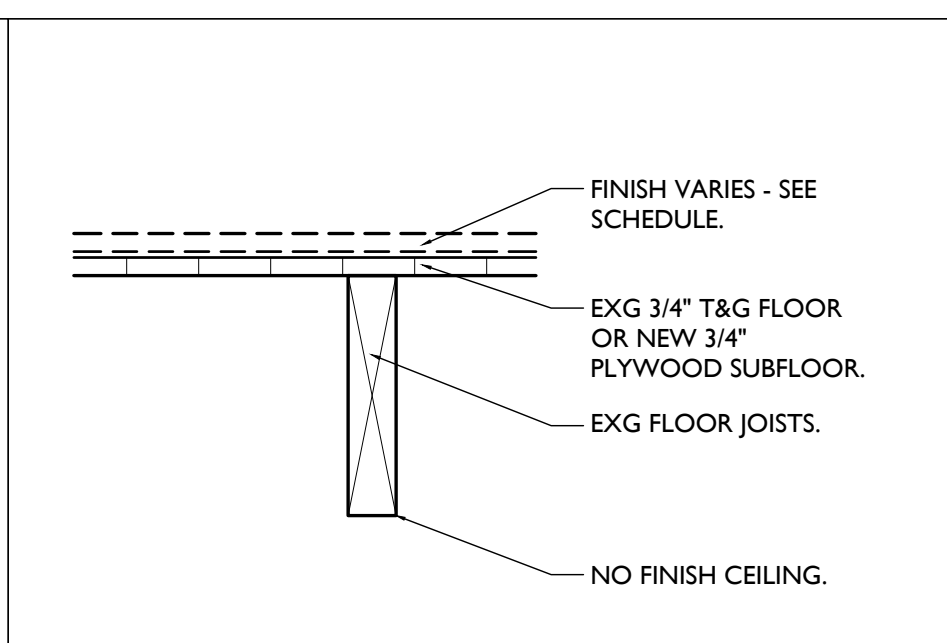
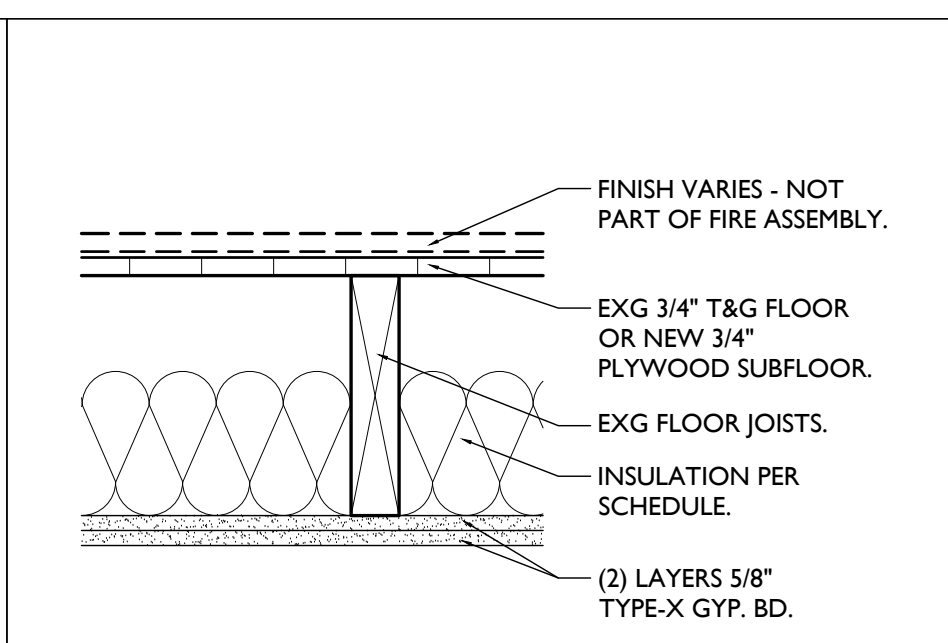
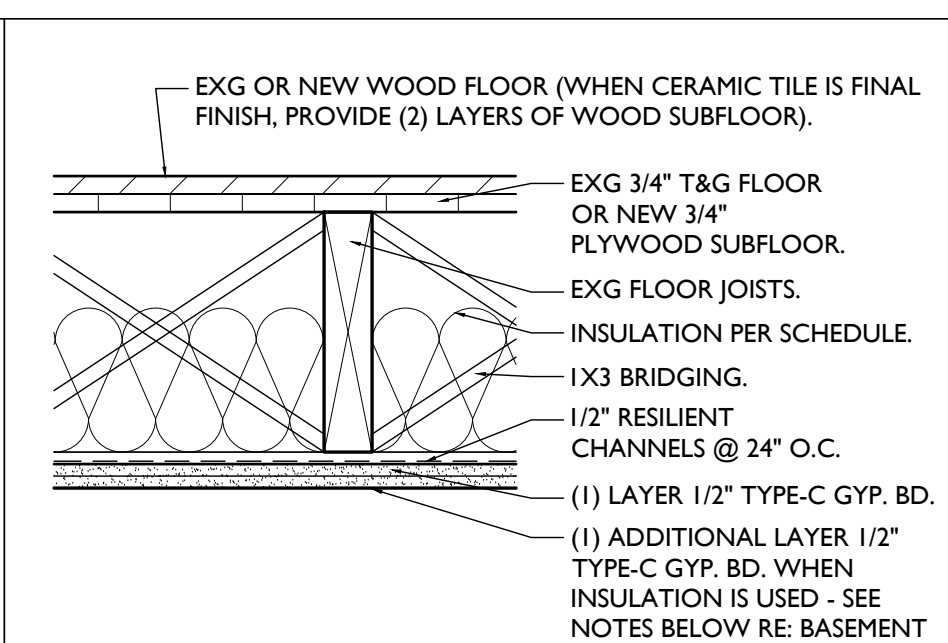
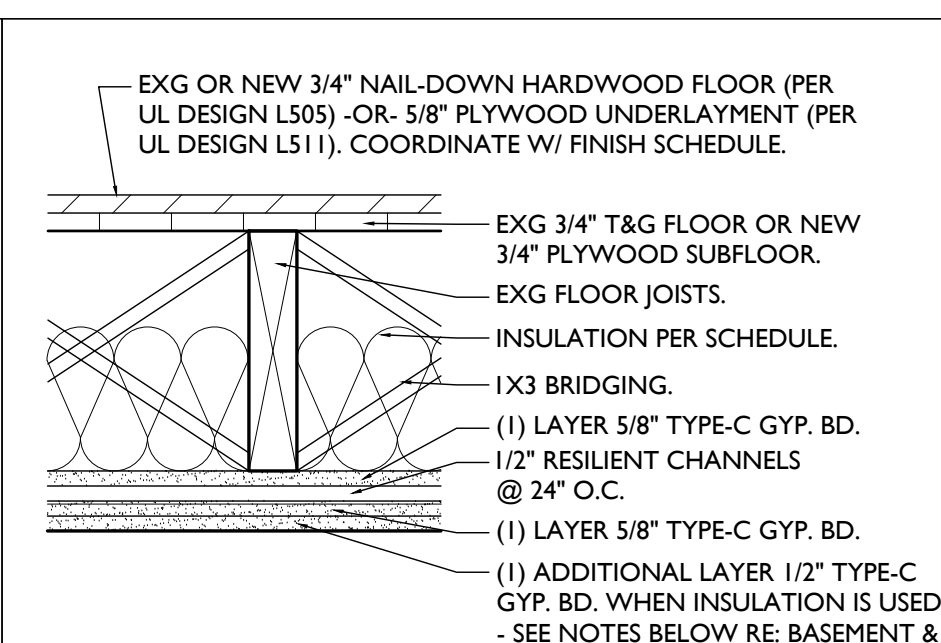
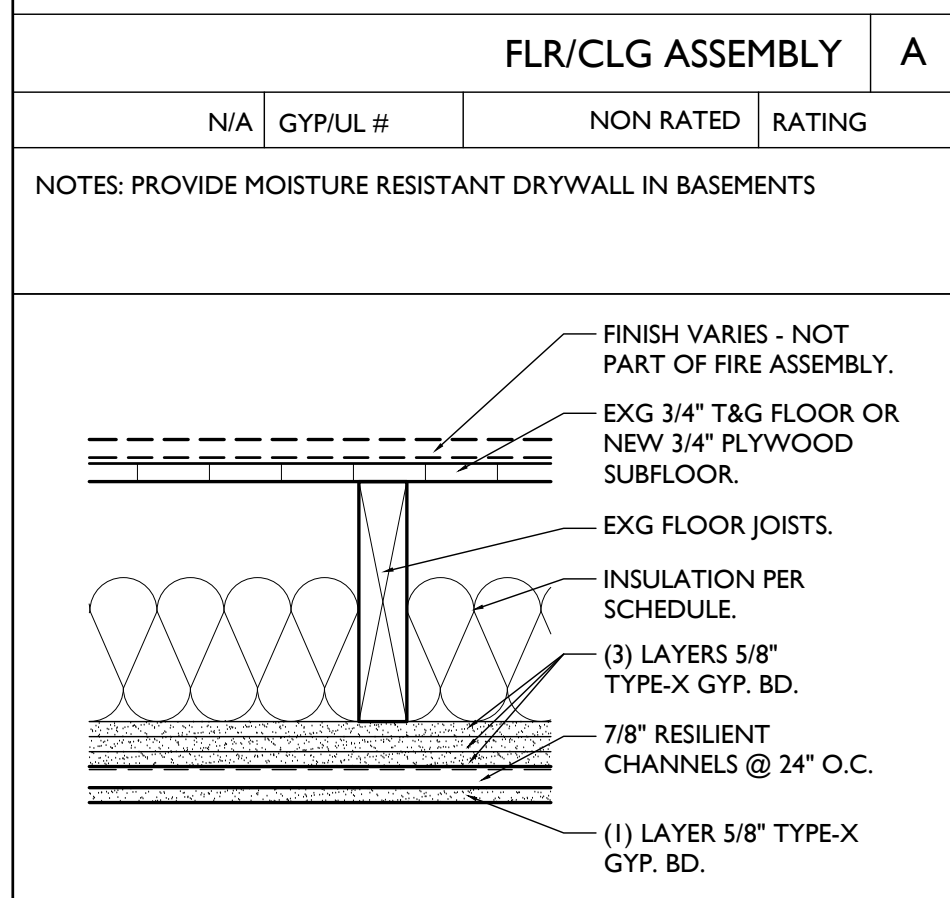
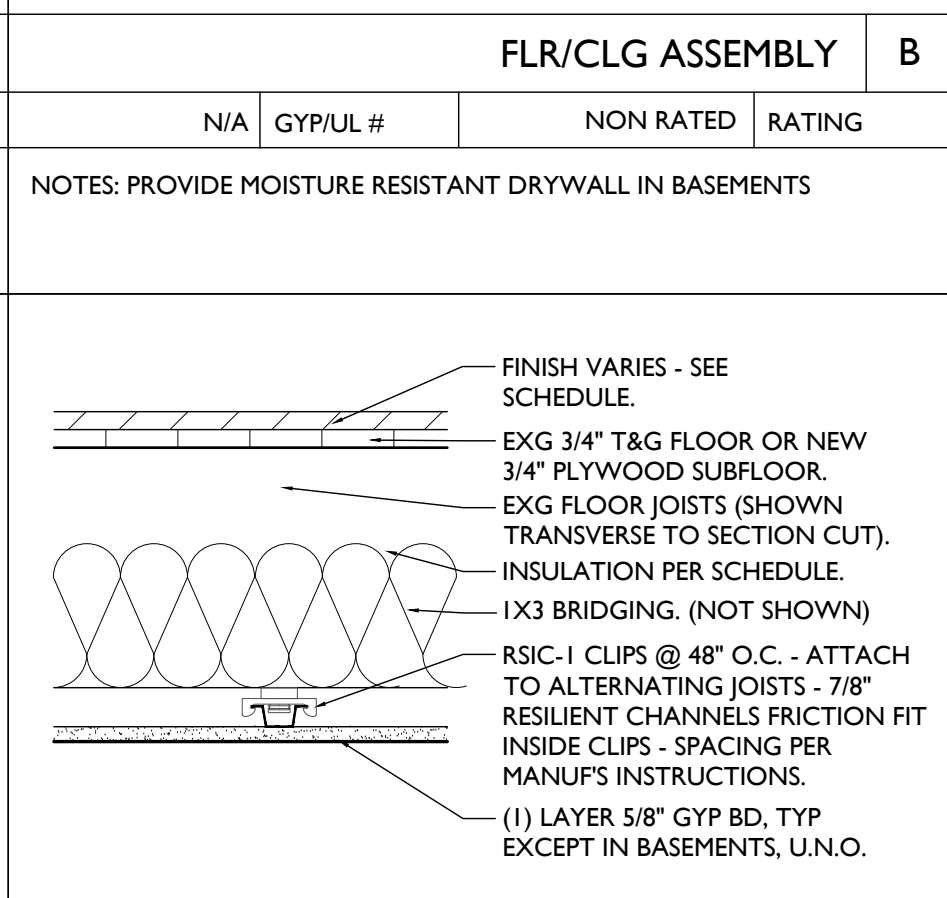
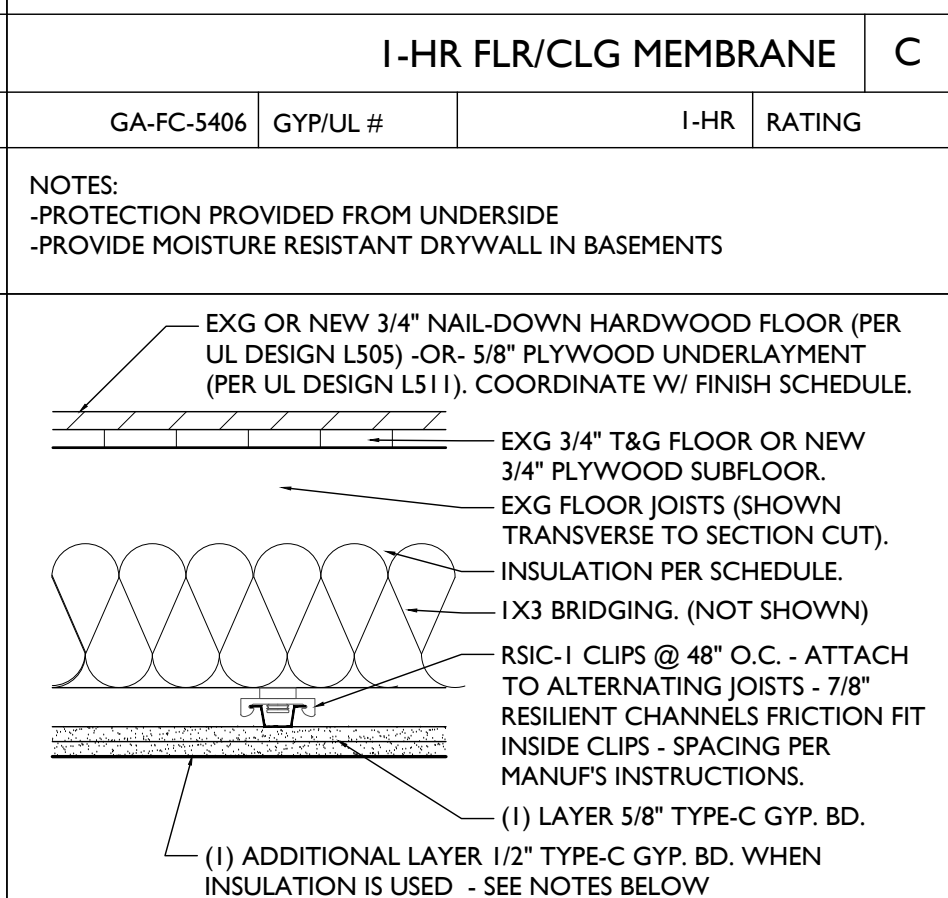
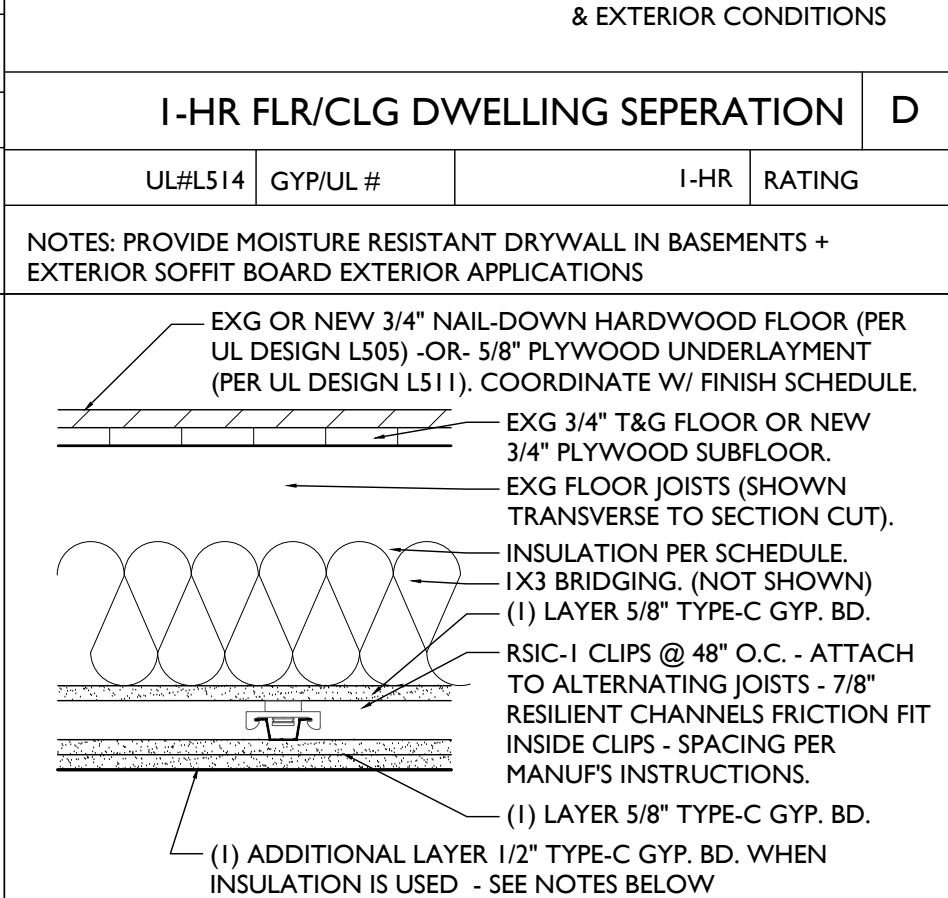
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

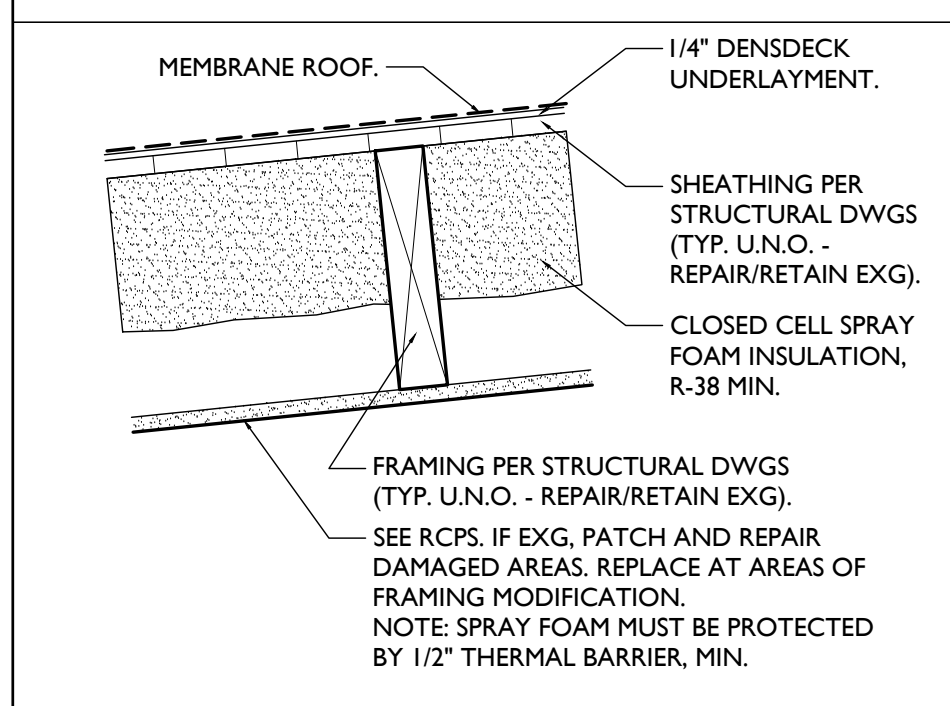
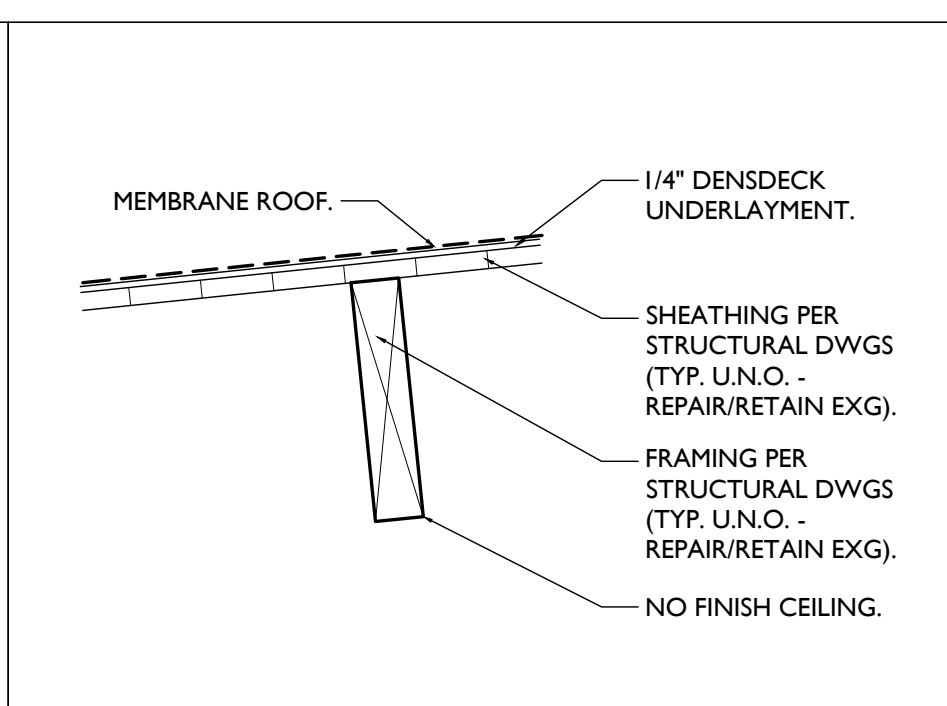
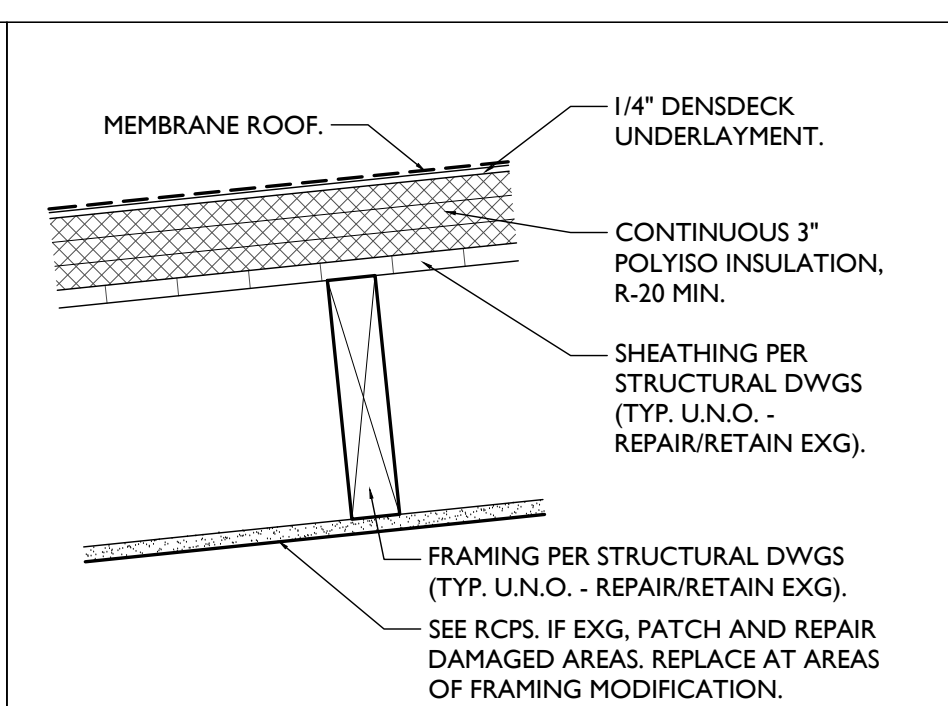
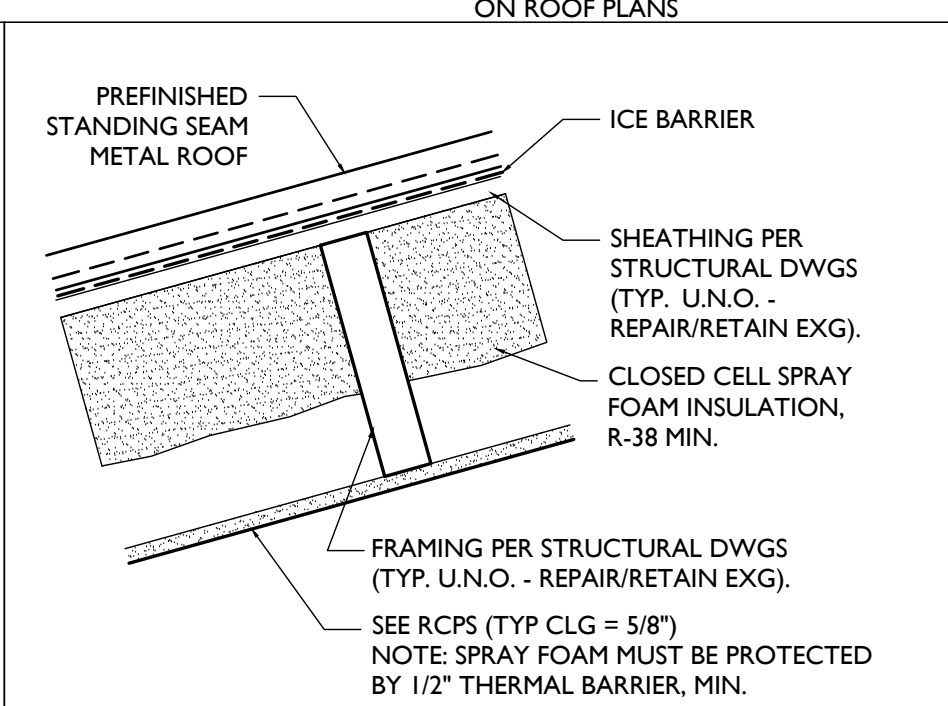
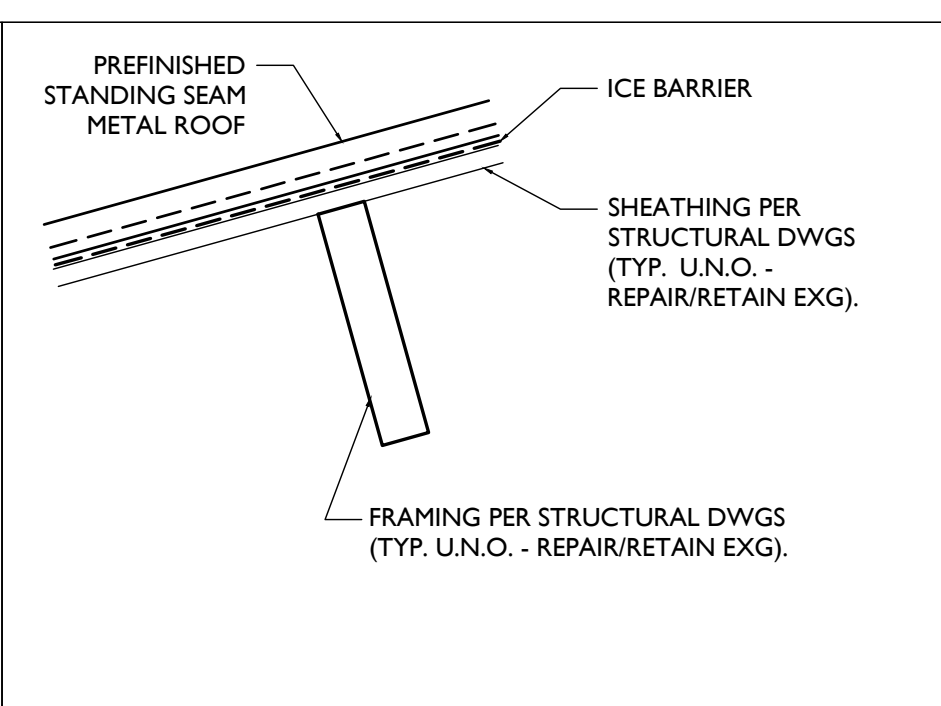
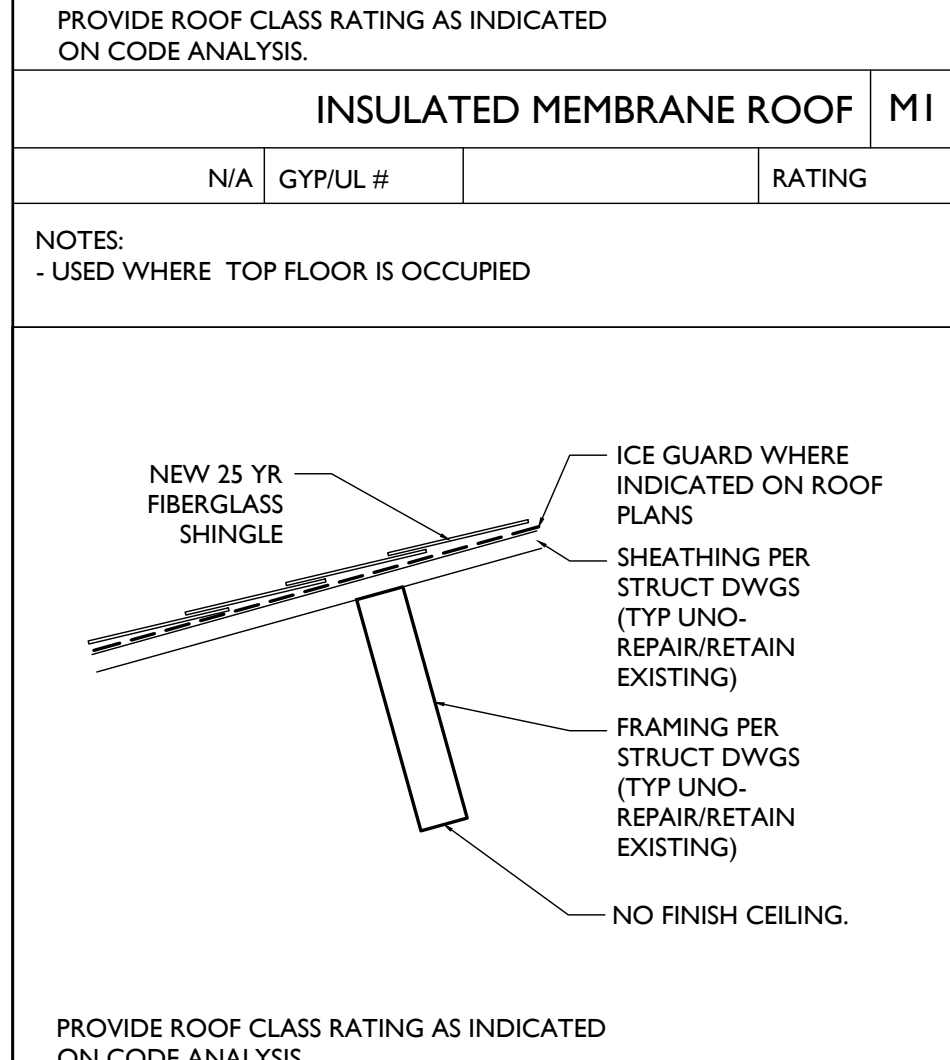
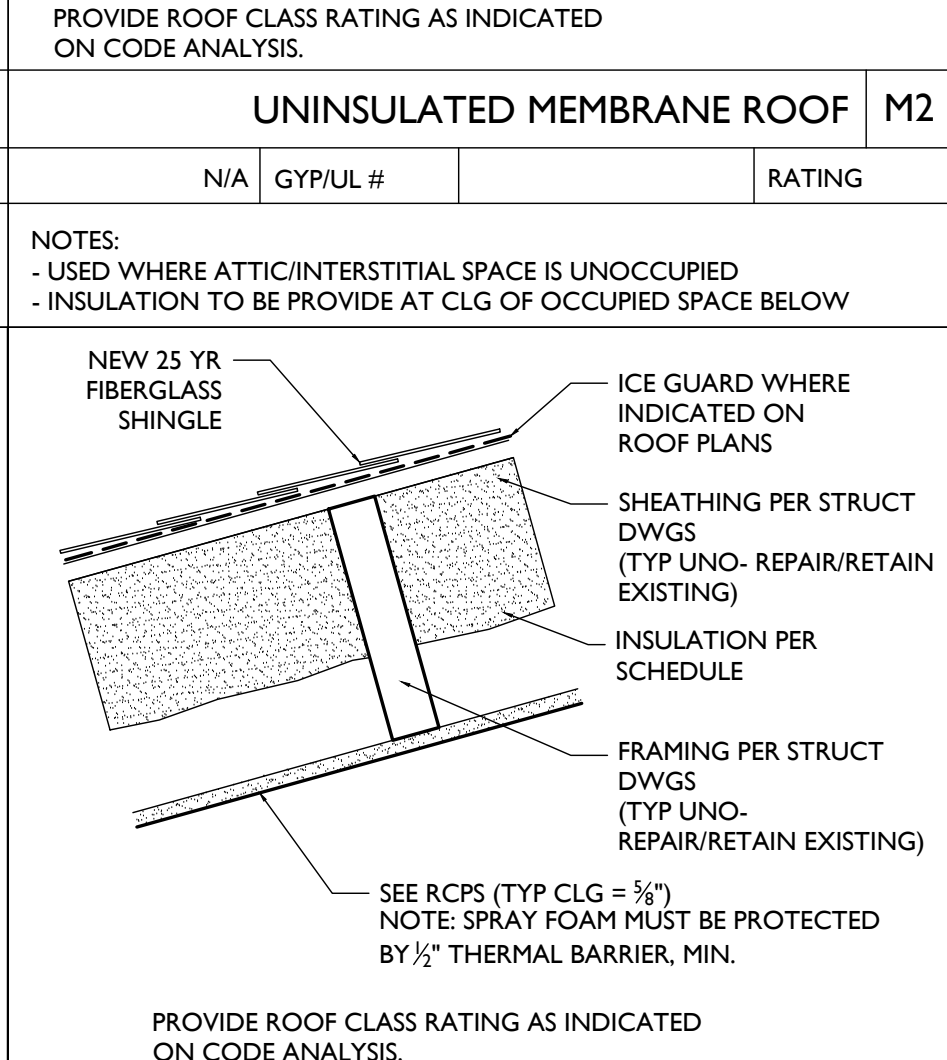
Job No: 22042 08/30/2024

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		1-HR FLR/CLG MEMBRANE C		1-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 # 1-HR RATING		UL#LS14 GYP/UL # 1-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		1-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 # 1-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		NOTES: - USED WHERE TOP FLOOR IS OCCUPIED - COORDINATE W/ INSULATION SCHEDULE							

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

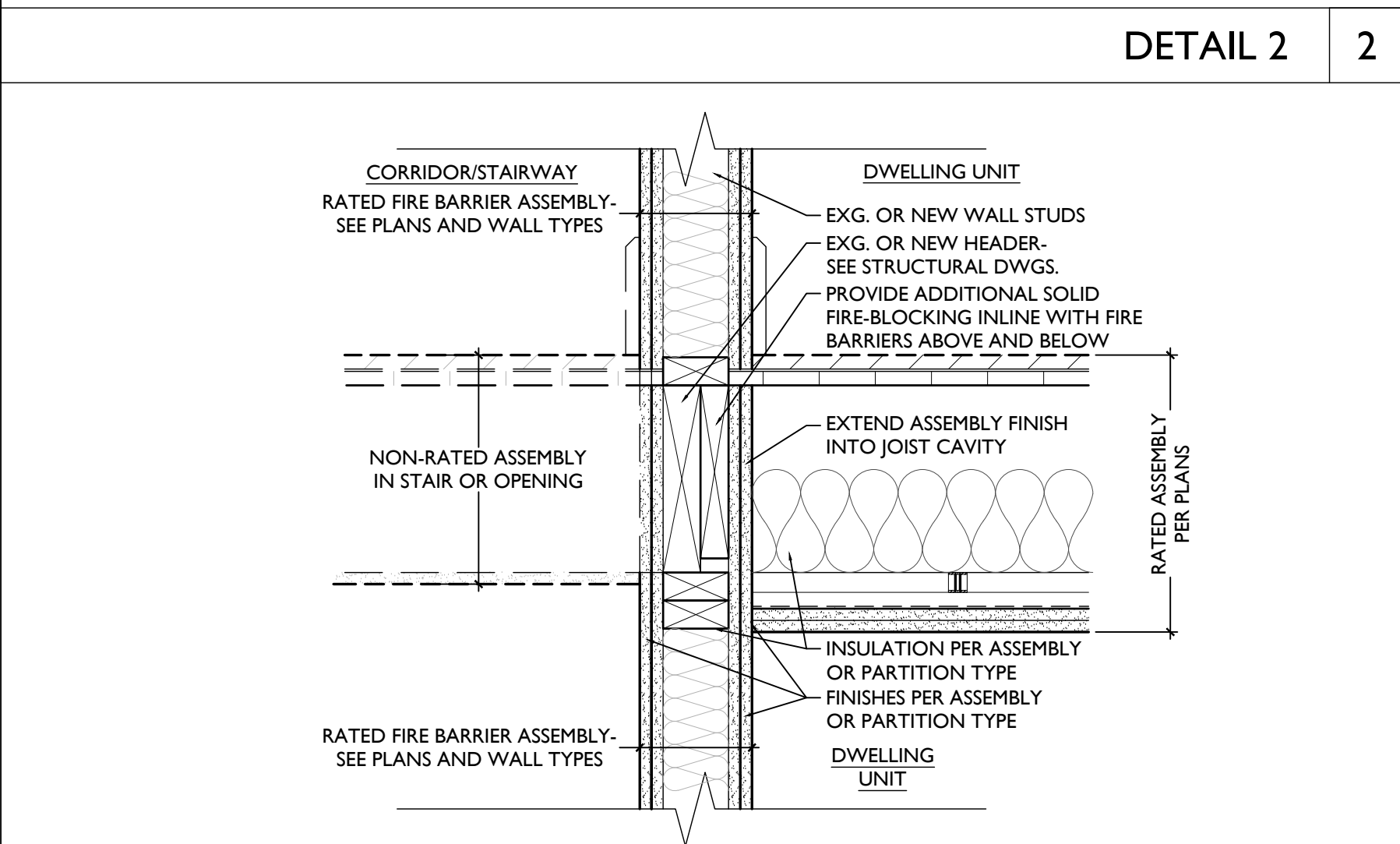
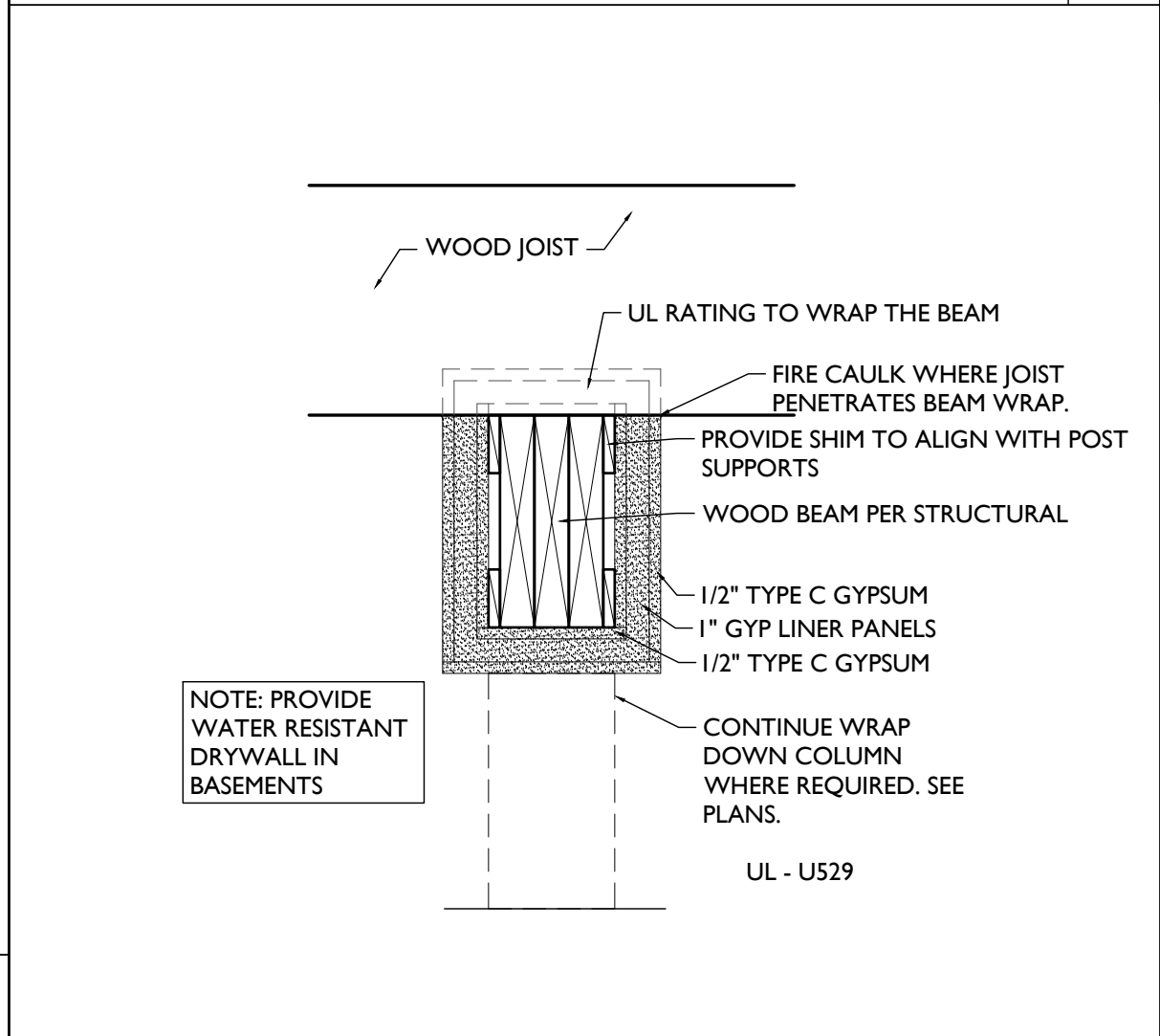
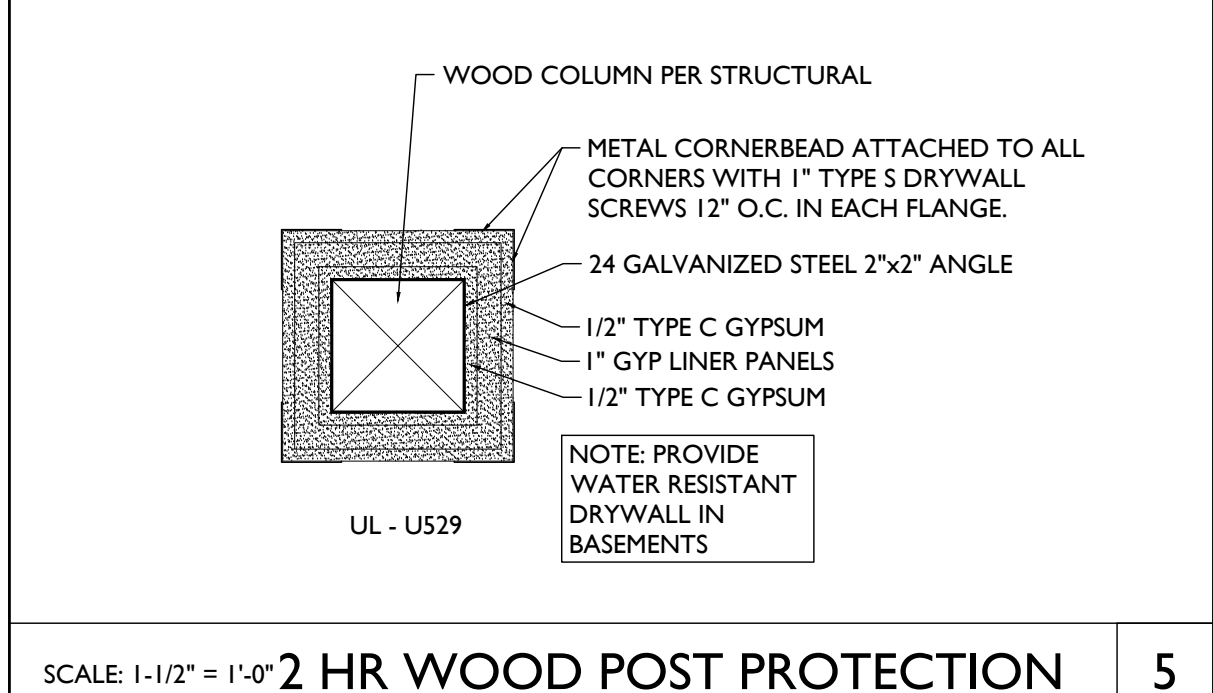
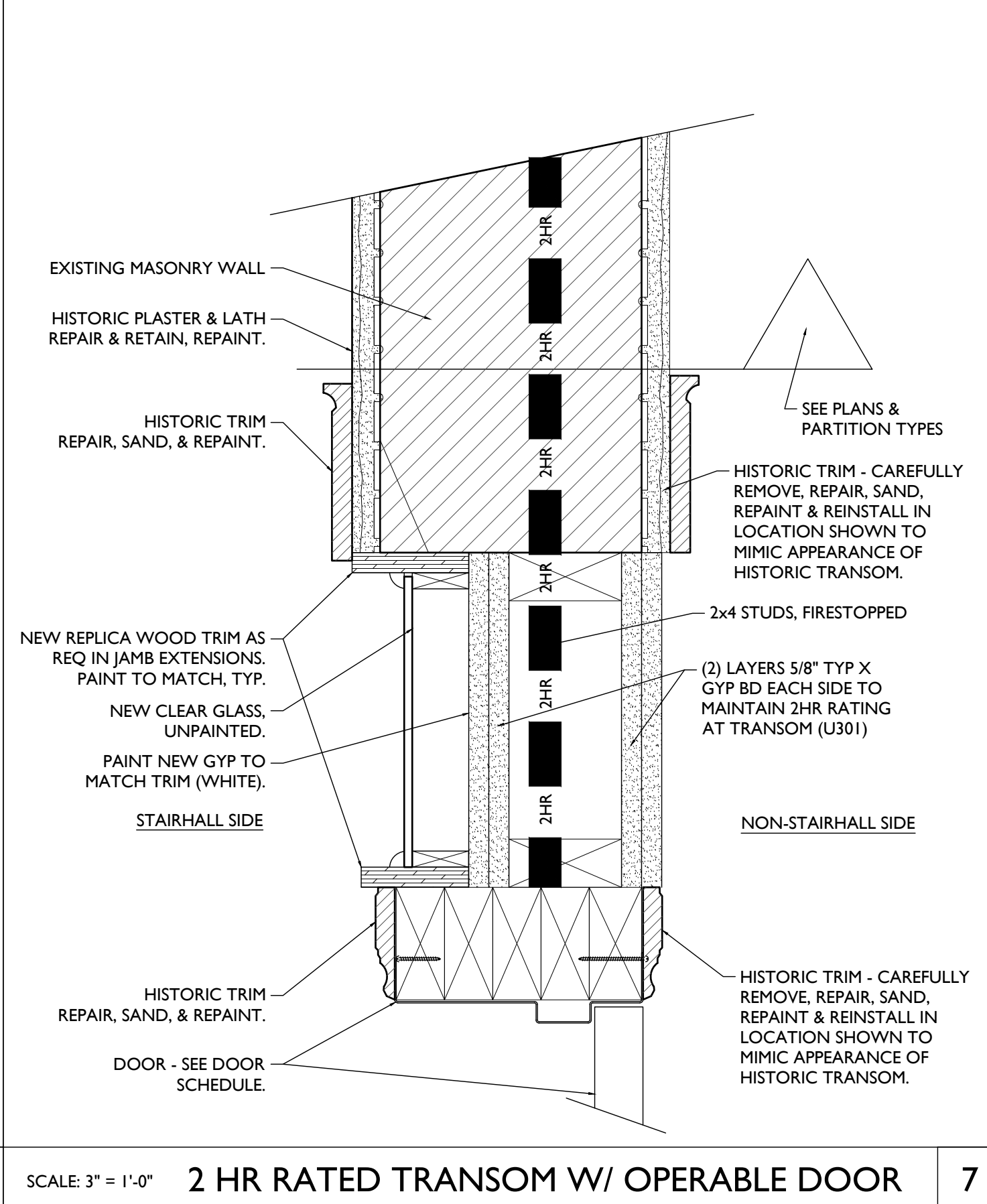
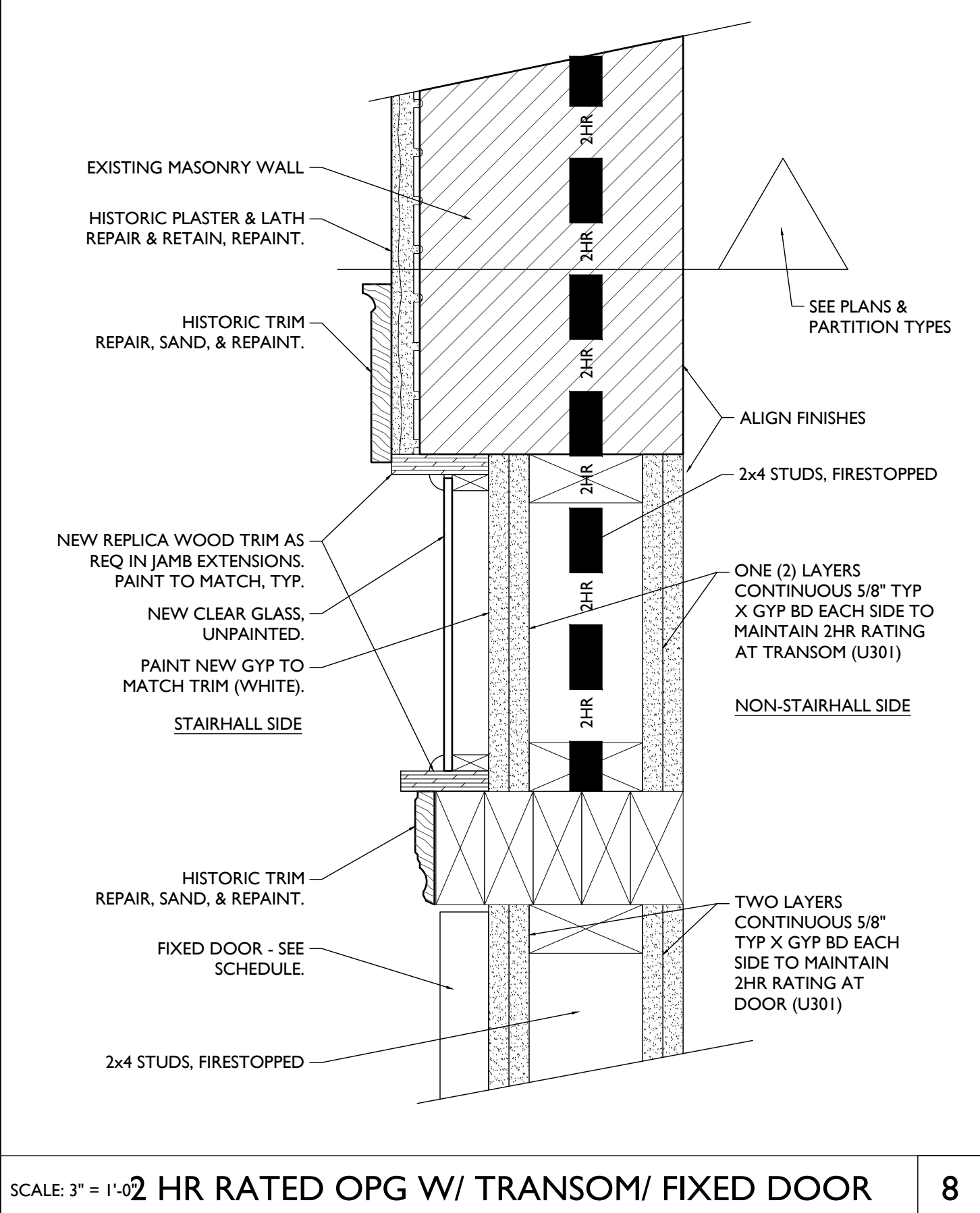
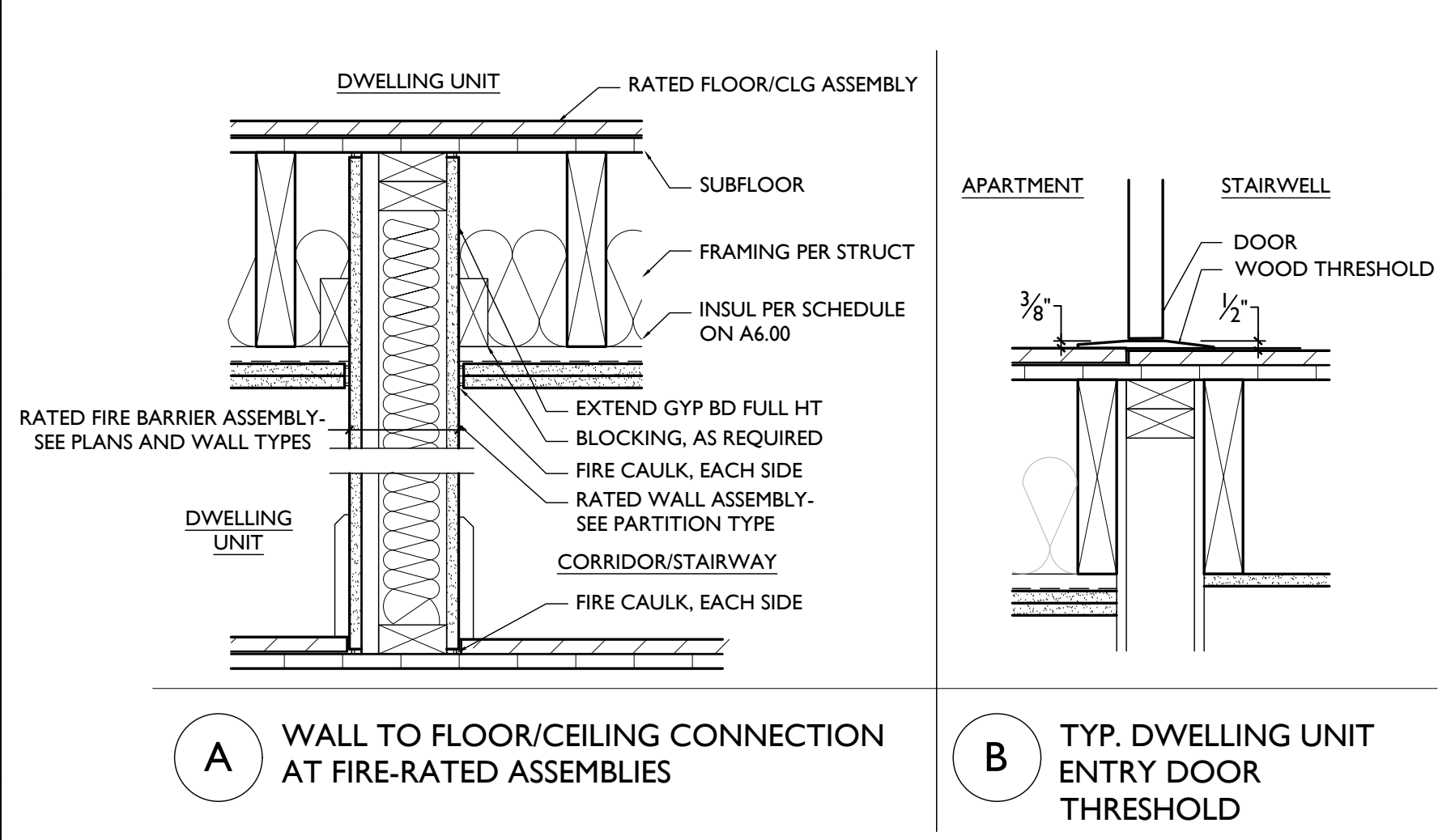
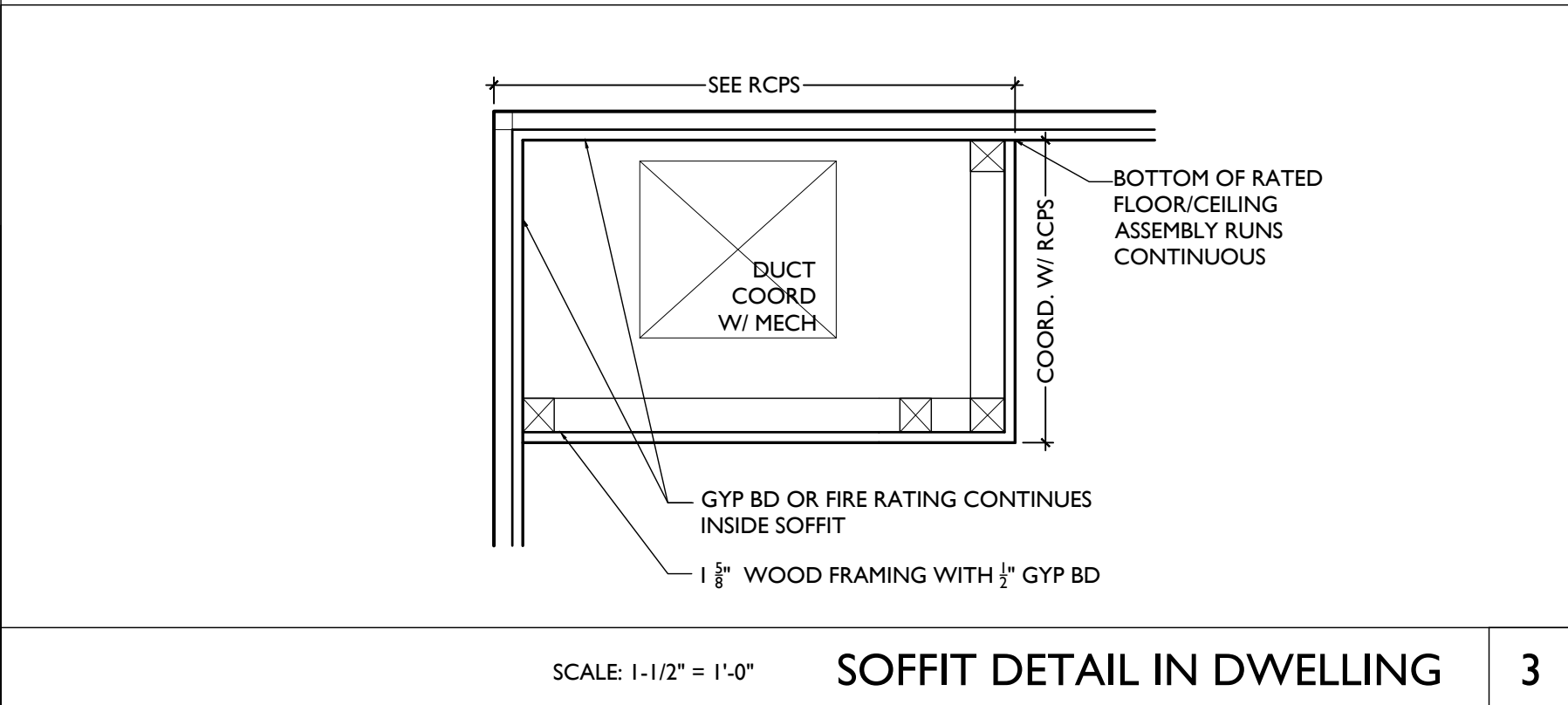
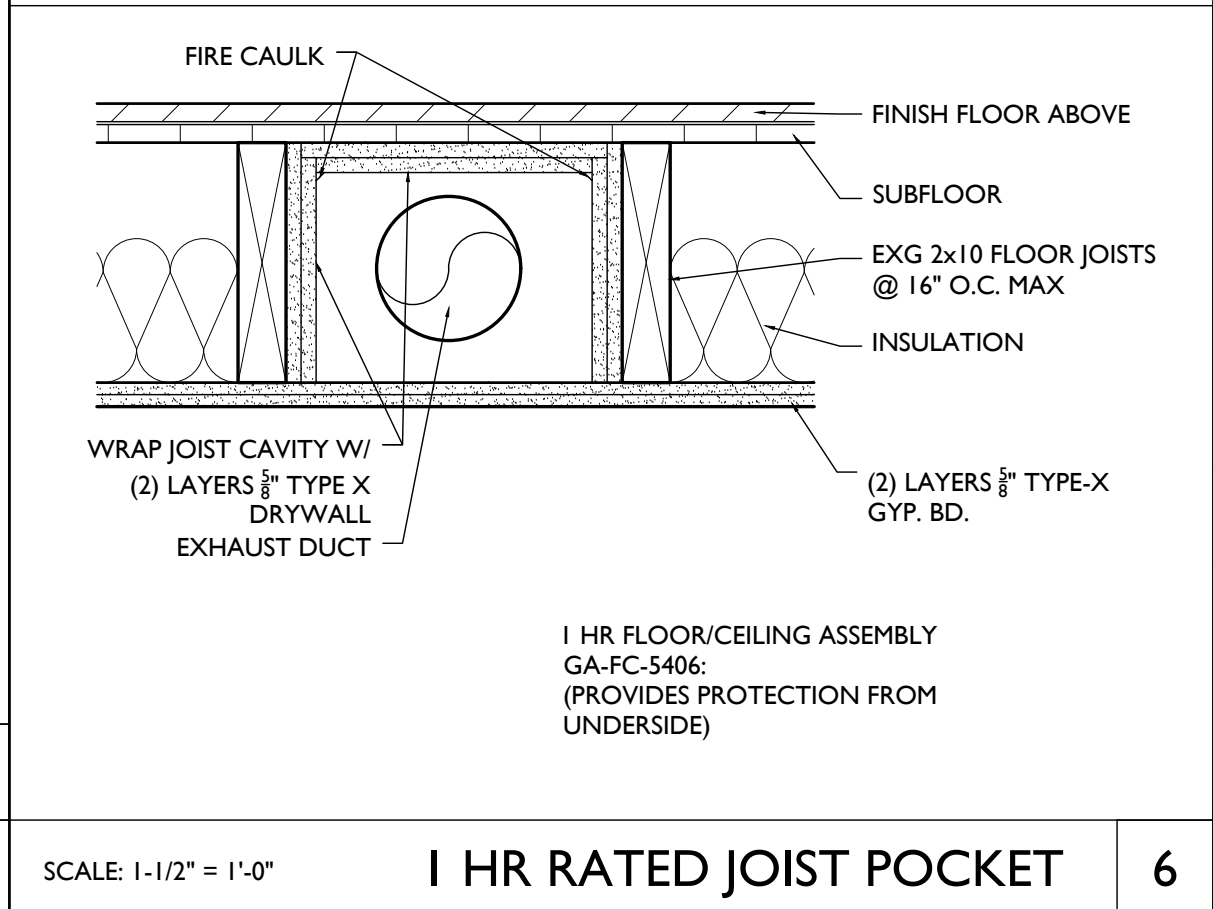
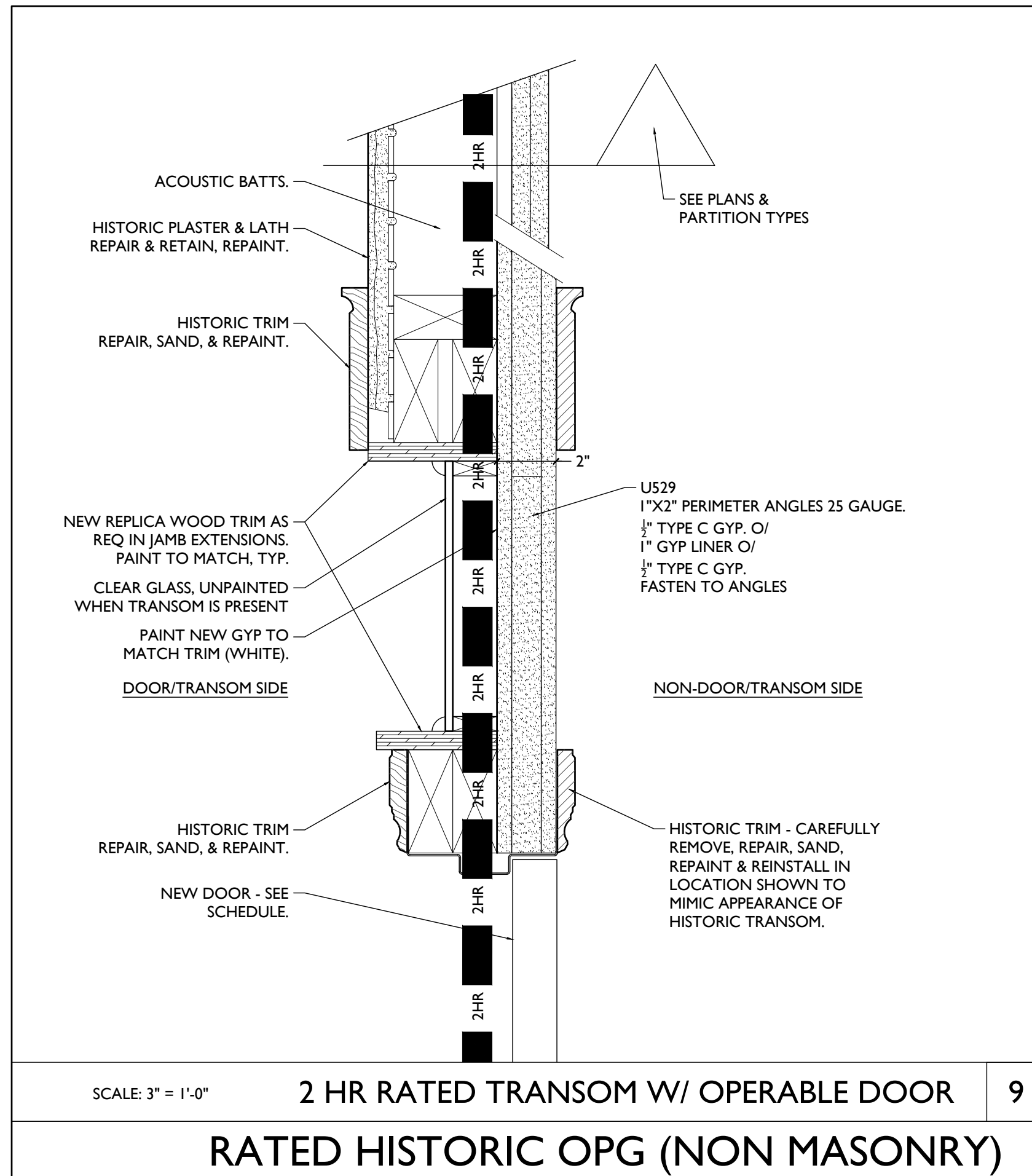
Progress Dates
2023.04.28 - BID / PERMIT
2024.08.30 - BID SET 2

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
6 W ELDER ST.**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024



HARDWARE SCHEDULE

HDWR	M	DESCRIPTION
EXISTING DOORS TO REMAIN		
H01	EXISTING TO REMAIN	EXISTING HARDWARE SET TO REMAIN
NEW COMMERCIAL DOORS		
H02	EXTERIOR COMMERCIAL DOOR (TYPICAL)	ENTRY LOCKSET • OUTSIDE KEYLOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEYLOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 1 1/2 PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H02B	EXTERIOR COMMERCIAL DOOR (DOUBLE)	ENTRY LOCKSET • OUTSIDE KEYLOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEYLOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 2x(3) HINGES • (2) CLOSER • WALL/FLOOR STOP • WEATHER SEALS
H05	COMMERCIAL RESTROOM (SINGLE USER)	PRIVACY LOCKSET • INSIDE THUMB LOCK • LEVER HANDLES • (3) HINGES • KICK/MOP PLATE • WALL/FLOOR STOP
H06	DOOR TO BASEMENT/MECHANICAL CLOSET	STORAGE LOCKSET • RATED HARDWARE WHERE REQUIRED • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP

NEW COMMON RESIDENTIAL DOORS

- GENERAL HARDWARE NOTES:**
- ALL HARDWARE TO BE OPERABLE IN THE DIRECTION OF EGRESS ALWAYS WITHOUT KNOWLEDGE, KEY OR TIGHT PINCHING OR GRASPING THE DEVICE.
 - ALL HARDWARE TO BE SATIN CHROME, STAINLESS STEEL AND POWDER COAT TO MATCH. EXIT DEVICES, EXTERIOR HINGES, KICK PLATES TO BE US32D, INTERIOR HINGES, LOCKSETS, WALL STOPS US26D, DOOR CLOSERS TO BE POWDER COAT TO MATCH.
 - ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL.
 - A. LOCKSETS ARE BASED ON BEST CYLINDRICAL GRADE 1 (MORTISE LOCK FOR TOILETS WITH INDICATOR). COORDINATE KEYING REQUIREMENTS WITH OWNER. APPROVED MANUFACTURERS: BEST (9K3 SERIES), SCHLAGE (ND SERIES), SARGENT (10 LINE), KEY SYSTEM - PROVIDE MASTER SYSTEM (KEY INTO OWNER'S EXISTING SMALL FORMAT KEY SYSTEM), 3 MASTER KEYS, 3 CHANGE KEYS PER CYLINDER.
 - B. EXIT DEVICES ARE BASED ON PRECISION 2100 SERIES GRADE 1. APPROVED MANUFACTURERS: PRECISION (2100 SERIES), VON DUPRIN (98 SERIES).
 - C. DOOR CLOSERS ARE BASED ON DORMA 8900 SERIES GRADE 1. PROVIDE WITH FULL COVER. APPROVED MANUFACTURERS: DORMA (8900 SERIES), LCN (4040XP SERIES).
 - HINGES:
 - A. HINGE SIZE, DOORS UP TO 3 FEET WIDE 4-1/2" X 4-1/2"; DOORS WIDER THAN 3 FEET TO BE 5" X 4-1/2";
 - B. HINGE QUANTITY - 3 HINGES PER DOOR LEAF FOR DOORS UP TO 76". PROVIDE 4 HINGES FOR DOORS TALLER THAN 76".
 - COORDINATE KEYING REQUIREMENTS WITH OWNER.
 - COORDINATE ELECTRONIC ACCESS CONTROL REQUIREMENTS WITH OWNER
 - PROVIDE INTERCHANGEABLE CORES

CALL OUT LEGENDS

DOOR FINISHES (ALSO SEE A4.00 AND A8.00-8.01)	
FF	DOOR TO BE FACTORY FINISHED AS PART OF NEW STOREFRONT SYSTEM. SEE STOREFRONT TYPES ON A6.12.
PT	AT EXTERIOR DOORS: SEE EXTERIOR PAINT SCHEDULE ON A8.00-A8.01. AT INTERIOR DOORS: SEE FINISH SCHEDULE ON A4.00.
WL	WOOD LOOK
ST	STAINED

FRAME TYPES (ALSO SEE A6.11)	
F1	HISTORIC FRAME/TRIM TO REMAIN - REPAIR/REPLICATE MISSING PIECES AS REQ
F2	NEW METAL FRAME - SEE DTLS 1-5/A6.11 AND TYPICAL TRIM DTLS A6.11
F3	NEW METAL FRAME - SEE DTLS 1-5/A6.11 - TRIM TO MATCH EXG ADJ. HISTORIC TRIM
F4	NEW WOOD FRAME - SEE DTLS 7-8/A6.11 AND TYPICAL DOOR TRIM DTLS A6.11
F5	NEW WOOD FRAME - SEE DTLS 7-8/A6.11 - TRIM TO MATCH EXG ADJ. HISTORIC TRIM
SF	PART OF STOREFRONT SYSTEM - SEE A6.12

NOTE: FRAMES TO BE PAINTED, UNO. SEE FINISH SCHEDULE AND EXTERIOR PAINT SCHEDULE FOR MORE INFORMATION.

TRANSOM TYPES	
TR1	NEW HOLLOW METAL FRAMED TRANSOM
TR2	HISTORIC TRANSOM TRIM & GLAZING TO REMAIN. REPAIR/REPLICATE MISSING PIECES AS REQ
TR3	NEW WOOD TRANSOM TRIM TO MATCH EXG ADJACENT HISTORIC TRIM OF DOOR - WITH NEW TEMPERED GLAZING
TR4	HISTORIC TRANSOM TRIM TO REMAIN. REPAIR/REPLICATE MISSING PIECES AS REQ'D. INSTALL NEW CLEAR GLAZING.
SF	NEW TRANSOM TO BE PART OF STOREFRONT SYSTEM. SEE STOREFRONT TYPES.
GA	NEW TRANSOM TO BE PART OF METAL BREEZEWAY GATE. SEE A6.11

SCHEDULE NOTES

- EXISTING HISTORIC OPENING:
 - I.A. EXISTING HISTORIC DOOR (& TRANSOM, IF APPLICABLE) TO REMAIN IN SITU. REPAIR AS REQ. CONTRACTOR TO PROVIDE ALLOWANCE FOR DOOR REPAIR FOR ALL EXG. DOORS TO REMAIN.
 - I.B. EXISTING HISTORIC DOOR IS TO BE FIXED IN PLACE. SEE PLANS.
 - I.C. OPENING TO HAVE RELOCATED HISTORIC DOOR. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.
 - I.D. OPENING TO HAVE RELOCATED HISTORIC FRAME/TRIM. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.
 - I.E. NEW OPERABLE DOOR IN HISTORIC OPENING.
 - I.F. HISTORIC POCKET DOORS TO BE RESTORED TO ORIGINAL FUNCTION AND OPERATION.
- EXISTING TRANSOM TO BE INFILLED BEHIND WITH GYP. BD. TO MAINTAIN FIRE RATING. SEE DETAILS ON A6.02.
- PROVIDE HOLD OPEN FOR THIS DOOR - SEE HARDWARE SCHEDULE.
- PROVIDE HINGES THAT ALLOW FOR EASY DOOR REMOVAL DURING LAUNDRY UNIT INSTALLATION & MAINTENANCE.
- DOOR TO BE UNDERCUT. SEE MECHANICAL DRAWINGS.
- DOOR(S) TO BE FIXED IN PLACE AND INOPERABLE.
- PROVIDE VIEW HOLE AT 48" A.F.F., CENTERED IN DOOR.
- TIME DELAY FOR ELECTRIC STRIKE TRIGGERED BY INTERCOM OR KEY FOB AT EXTERIOR ENTRY.
- GATE TO BE PART OF SPECIFIED FENCE SYSTEM. SEE PLANS FOR KEYNOTE WITH B.O.D.

GENERAL NOTES

THIS IS A HISTORIC TAX CREDIT PROJECT WITH SENSITIVE HISTORIC MATERIALS, INCLUDING DOORS & TRIM. DO NOT REMOVE ANY HISTORIC DOORS OR TRIM UNLESS INDICATED IN THESE DRAWINGS & IN THE SHPO NARRATIVE.

- DOOR FRAMES**
- FURNISH AND INSTALL ALL DOOR FRAMES AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
 - SUBMIT SHOP DRAWINGS FOR FABRICATION AND INSTALLATION OF FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, LOCATION, AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS, AND DETAILS OF JOINTS AND CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS. PROVIDE SCHEDULE OF FRAMES USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS.
 - NEW FRAMES SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE.
 - SET AND BRACE ALL DOOR FRAMES. FRAMES SHALL BE PREPARED FOR HARDWARE PER TEMPLATES FURNISHED BY HARDWARE SUPPLIER.
 - COORDINATE LOCATIONS FOR OTHER TRADES TO BUILD IN THEIR WORK AS REQUIRED.

- DOORS**
- FURNISH AND INSTALL ALL DOORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
 - SUBMIT DOOR MANUFACTURER'S PRODUCT DATA SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF DOOR. PROVIDE SCHEDULE OF DOORS USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS.
 - EXTERIOR DOORS TO BE INSULATED, WITH WEATHERSTRIPPING, AND PROVIDED WITH ACCESSIBLE THRESHOLD. ALL EXTERIOR STOREFRONT DOORS TO BE INSULATED, THERMALLY BROKEN AND WITH WEATHER STRIPPING AND PROVIDED WITH ACCESSIBLE THRESHOLD.
 - GLAZING IN DOOR LITES AND SIDE LITES SHALL BE CLEAR TEMPERED GLASS, 1/4" THICKNESS, UNLESS OTHERWISE NOTED. WIRED GLASS, IS NOT ALLOWED. GLASS FRAMES IN DOORS SHALL HAVE FLUSH STOPS.
 - SEE DOOR SCHEDULE FOR REQUIRED FIRE RATINGS.
 - FIT DOORS TO FRAMES WITH MINIMUM UNIFORM CLEARANCES AND BEVELS. DOORS SHALL BE PREPARED FOR HARDWARE AS REQUIRED BY HARDWARE SCHEDULE. SEAL DOOR EDGE SURFACES AFFECTED BY FITTING AND MACHINING. PROVIDE DOOR CLEARANCES SO THAT DOOR MAY FREELY MOVE ABOVE FINISH FLOOR MATERIAL.
 - VERIFY SIZE OF ALL EXISTING DOORS AND DOOR OPENINGS IN FIELD. WHERE HISTORIC DOORS ARE BEING RELOCATED, VERIFY DOOR FITS IN NEW LOCATION. IF DOOR DOES NOT FIT, CONTACT ARCHITECT.
 - ALL MECHANICAL CLOSETS ARE TO BE LOCKED AT ALL TIMES WITH MECHANICAL ACCESS BY LANDLORD ONLY. CLOSET SHALL BE USED FOR MECHANICAL/WATER HEATING EQUIPMENT ONLY. NO STORAGE OF ANY KIND IS TO BE PERMITTED WITHIN.

DOOR SCHEDULE

DOOR NO.	LOCATION	DOOR				FRAME			HDW	REMARKS	
		WIDTH	HEIGHT	TYPE	FINISH	TYPE	TRANSOM	FINISH		RATING	NOTES
FIRST FLOOR											
101-1	STOREFRONT ENTRY	6'-0"	8'-0"	DA1	FF	SF	SF	FF	H02B	-	
101-2	ACCESSIBLE RESTROOM	3'-0"	6'-8"	DW3	PT	F4	-	PT	H05	-	5
101-3	MECHANICAL	3'-0"	6'-8"	DW3	PT	F4	-	PT	H06	-	5
101-4	MECHANICAL	2'-6"	6'-8"	DW3	PT	F4	-	PT	H06	-	5
101-5	REAR COMMERCIAL	3'-0"	V.I.F.	DM4	PT	F2	-	PT	H02	-	7

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
 2024.08.30 - BID SET 2

Revisions

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

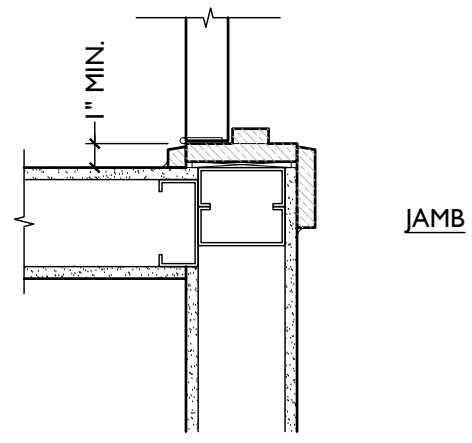
PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

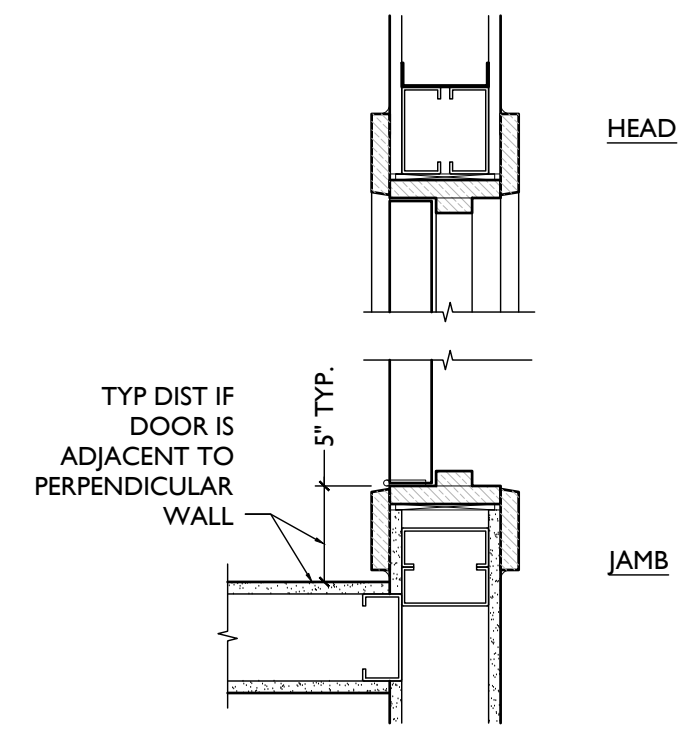
A6.10

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

TYPICAL DOOR DETAILS

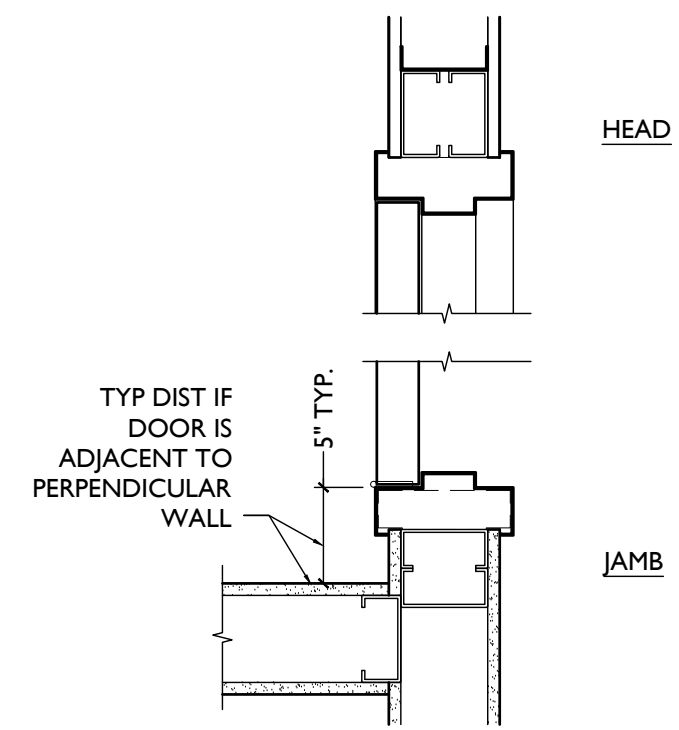


8 WD FRAME JAMB MIN.
SCALE: 1 1/2" = 1'-0"

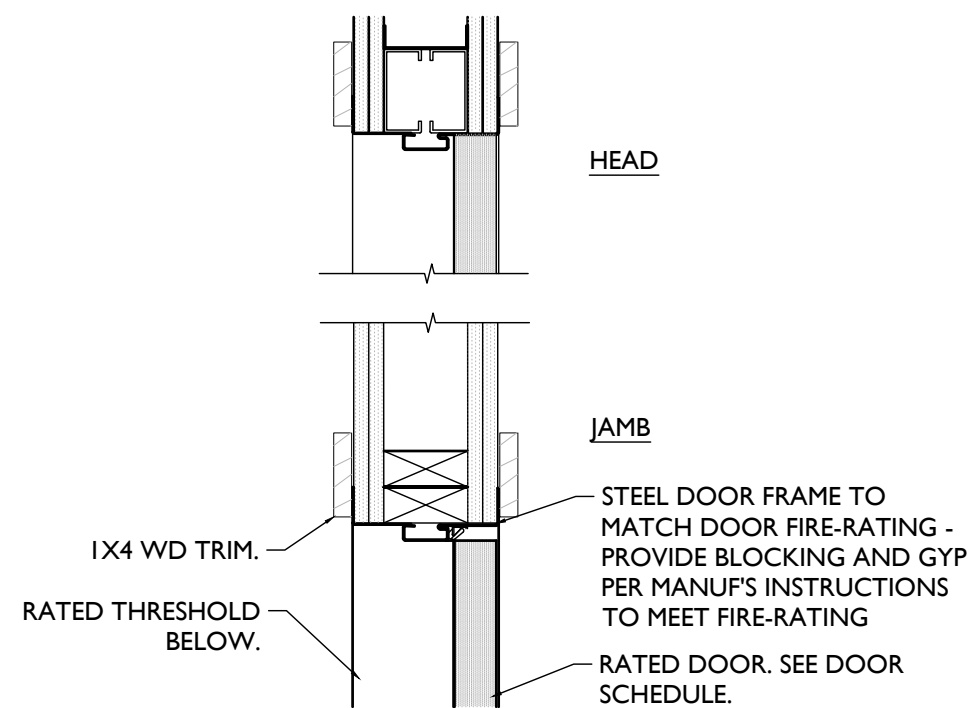


7 WD FRAME HEAD/JAMB
SCALE: 1 1/2" = 1'-0"

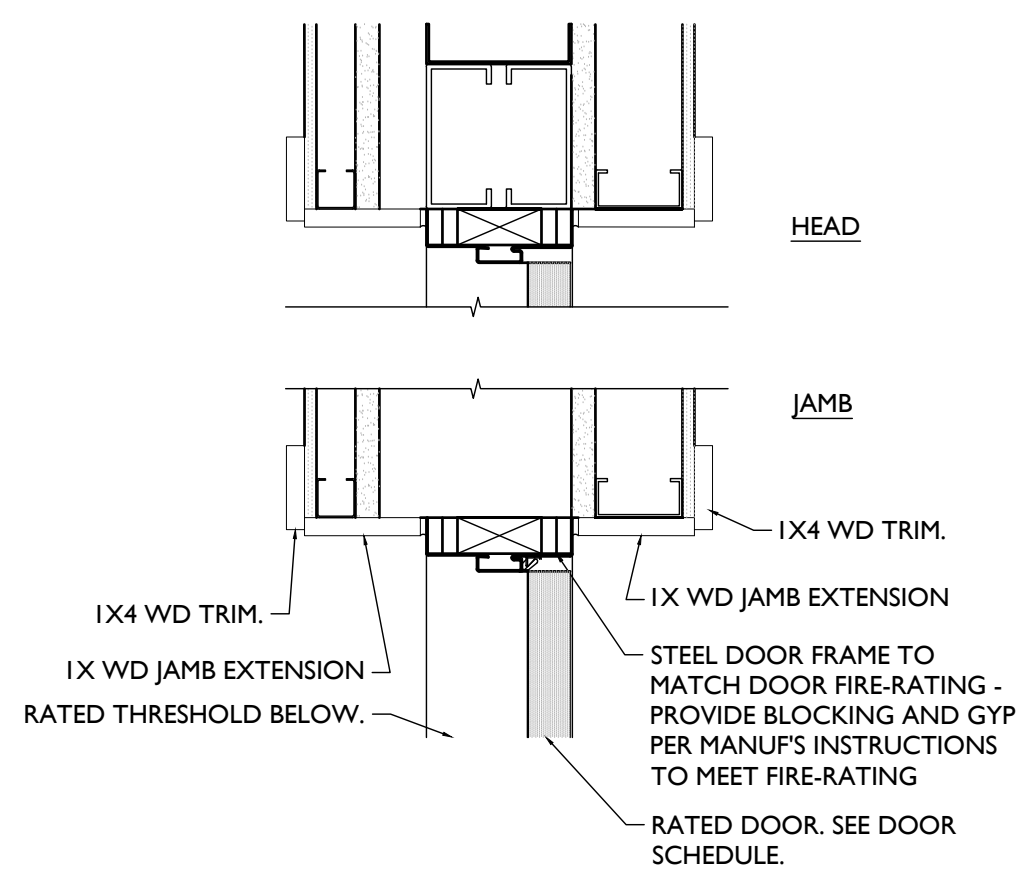
6 NOT USED
SCALE: 1 1/2" = 1'-0"



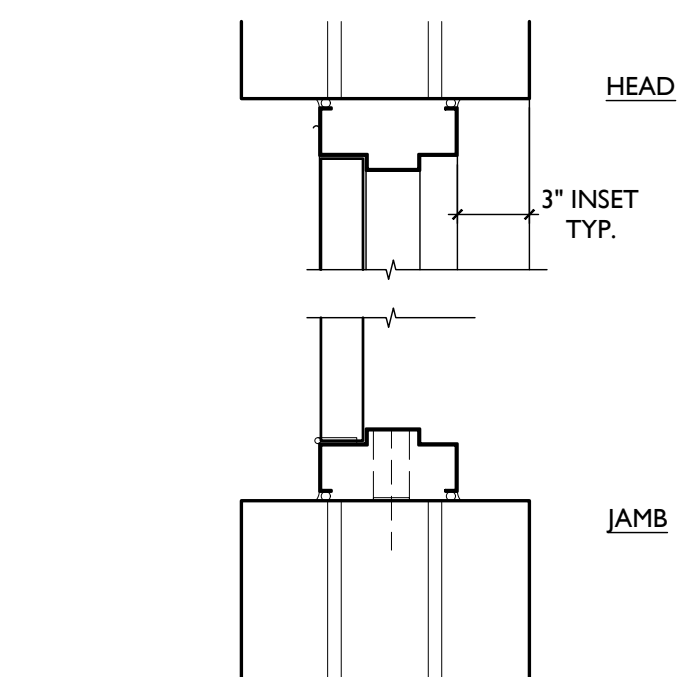
5 MTL FRAME @ STUD WALL
BASEMENT ONLY SCALE: 1 1/2" = 1'-0"



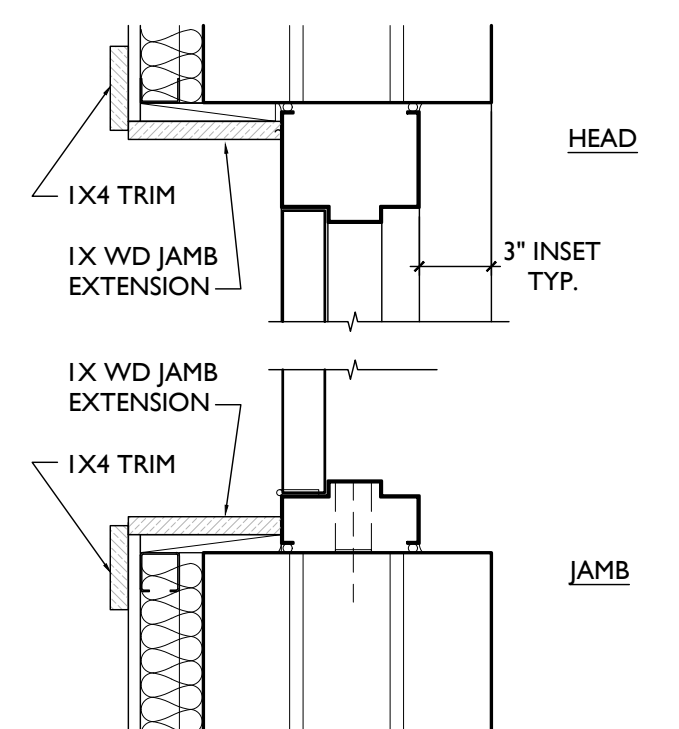
4 MTL FRAME @ STUD WALL
FIRE-RATED ONLY, ABOVE BASEMENT SCALE: 1 1/2" = 1'-0"



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

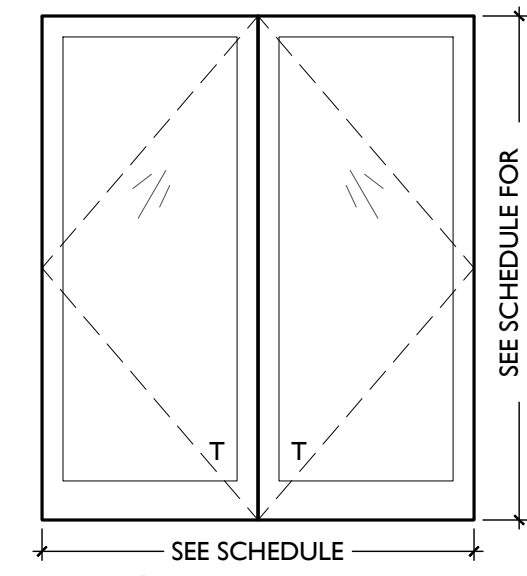


2 MTL FRAME @ MSNRY - INTERIOR
BASEMENT ONLY SCALE: 1 1/2" = 1'-0"

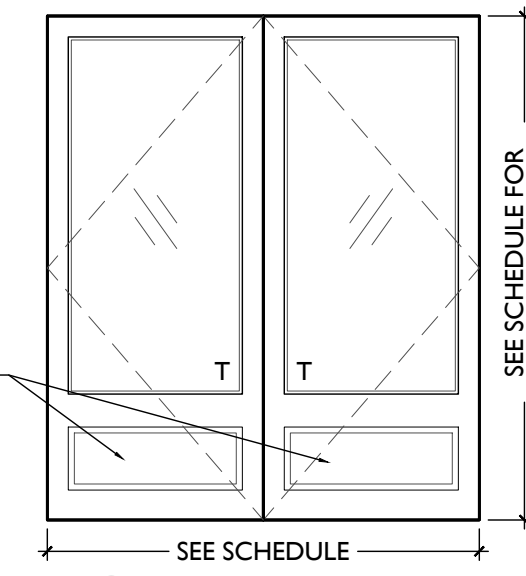


1 MTL FRAME @ MSNRY - EXTERIOR
SCALE: 1 1/2" = 1'-0"

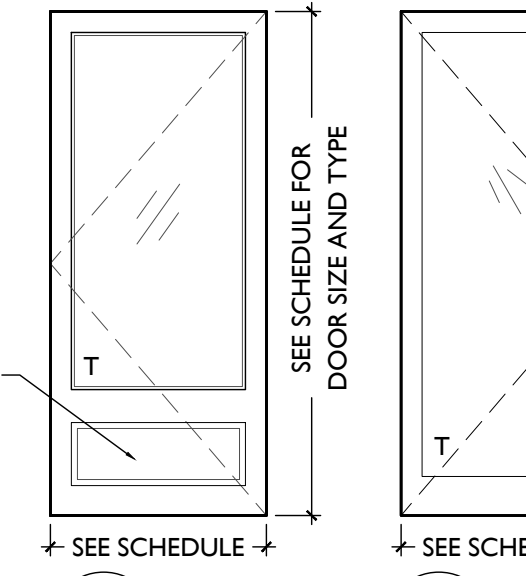
NOTE: SEE A6.12 FOR
STOREFRONT FRAMES



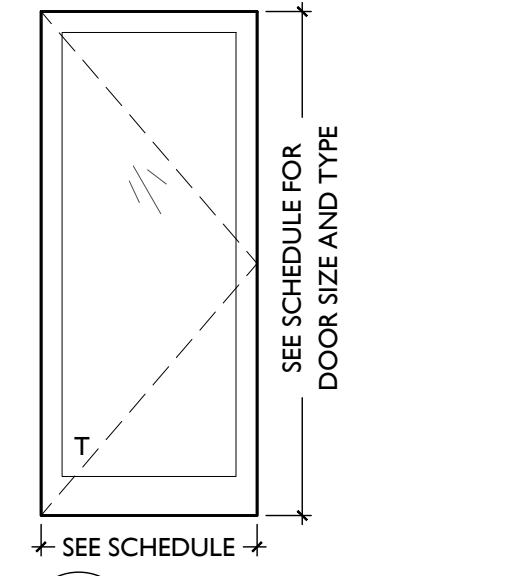
DA4 FULL LITE ALUMINUM DOUBLE DOOR



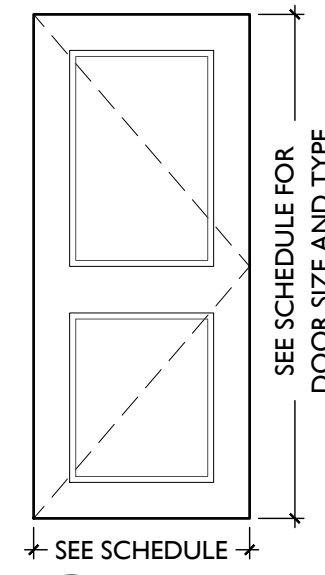
DA3 1/2 LITE ALUMINUM DOUBLE DOOR



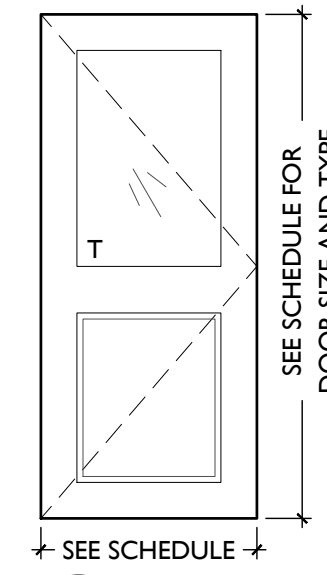
DA2 1/2 LITE ALUMINUM DOOR



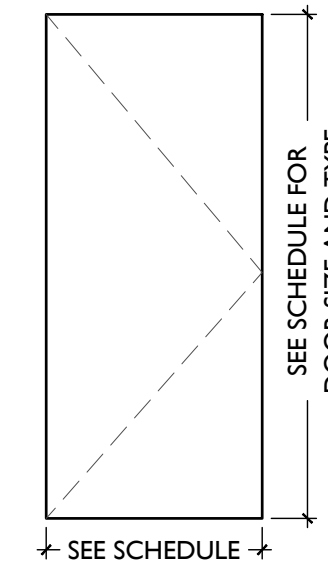
DA1 FULL LITE ALUMINUM STOREFRONT DOOR



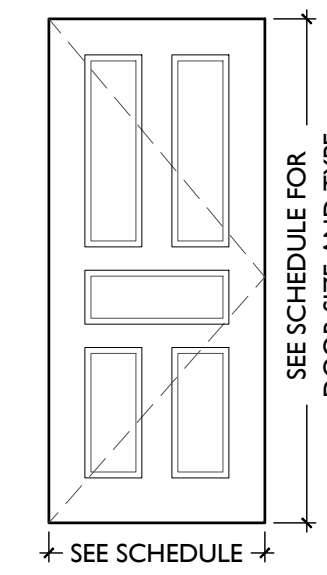
DM8 METAL 2 PANELS



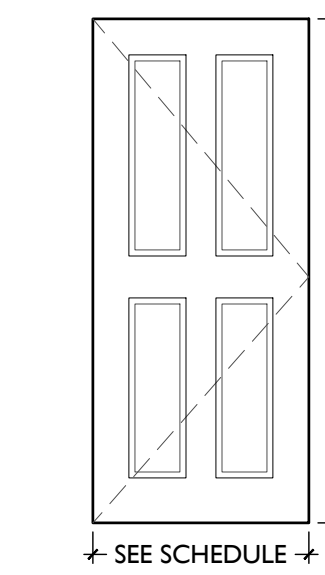
DM7 HALF LITE METAL 1 PANELS



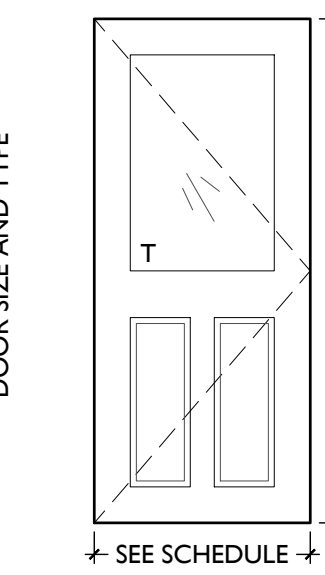
DM6 FLUSH METAL DOOR



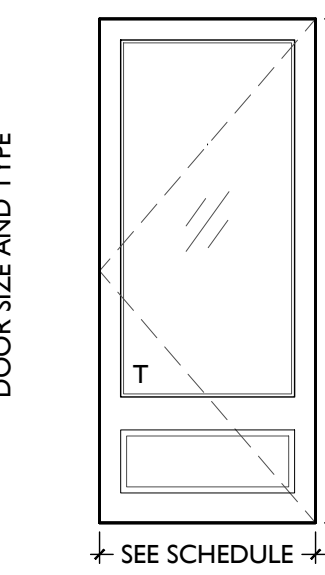
DM5 METAL 5 PANELS



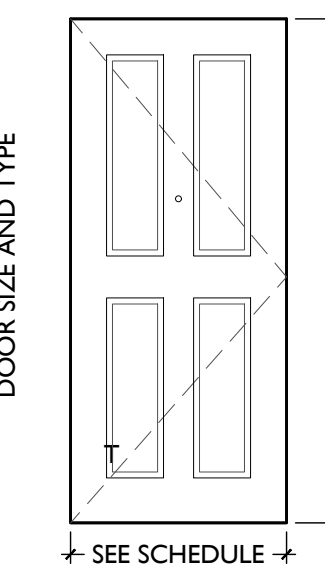
DM4 METAL 4 PANELS



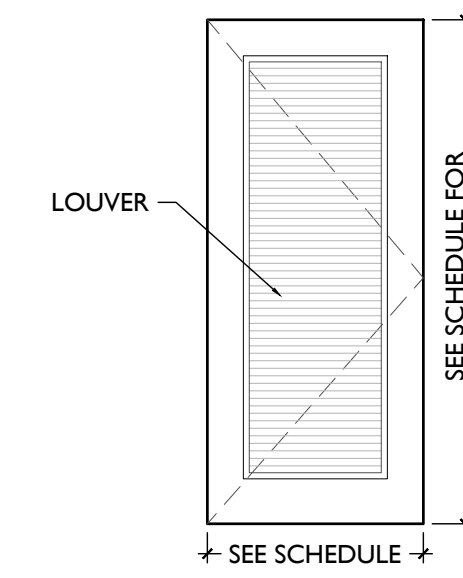
DM3 HALF LITE METAL 2 PANELS



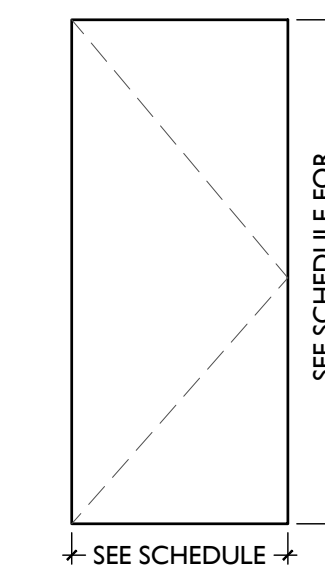
DM2 1/2 LITE METAL DOOR



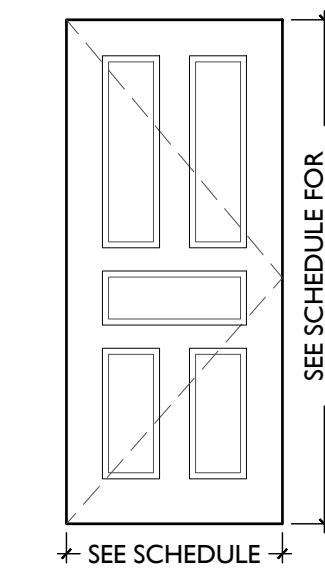
DM1 METAL 4 PANELS INSULATED



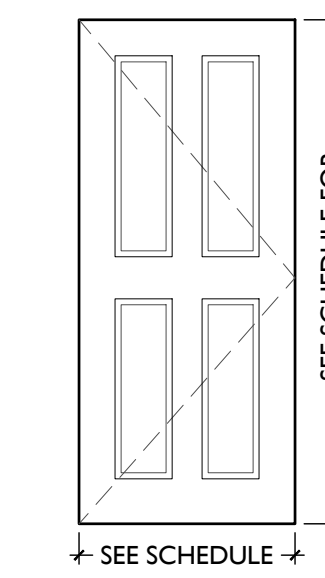
DW4 SOLID CORE WOOD 1 PANEL LOUVER



DW3 SOLID CORE WOOD FLUSH



DW2 SOLID CORE WOOD 5 PANEL



DW1 SOLID CORE WOOD 4 PANEL

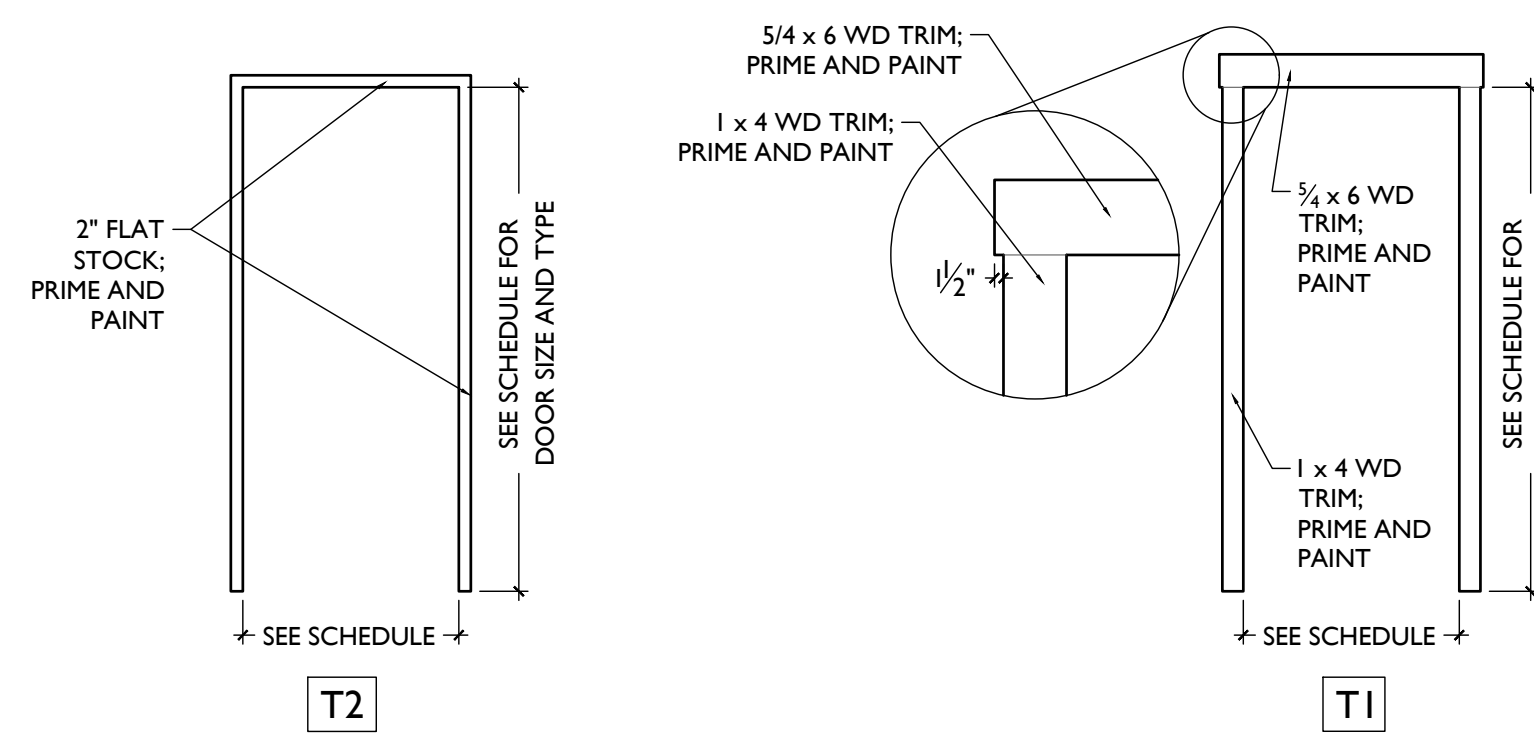
T = TEMPERED GLAZING
I = INSULATED GLAZING

ALUMINUM

METAL

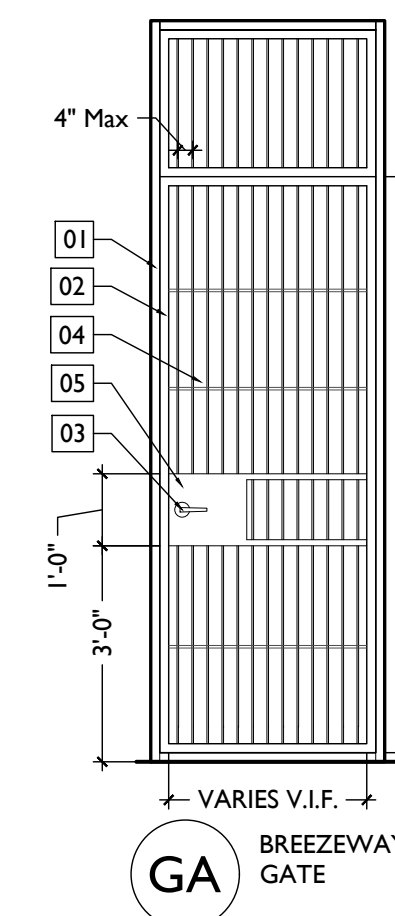
WOOD

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.

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.

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

TYPICAL STOREFRONT DETAILS

T = TEMPERED GLAZING

STOREFRONT TYPES

NOTES

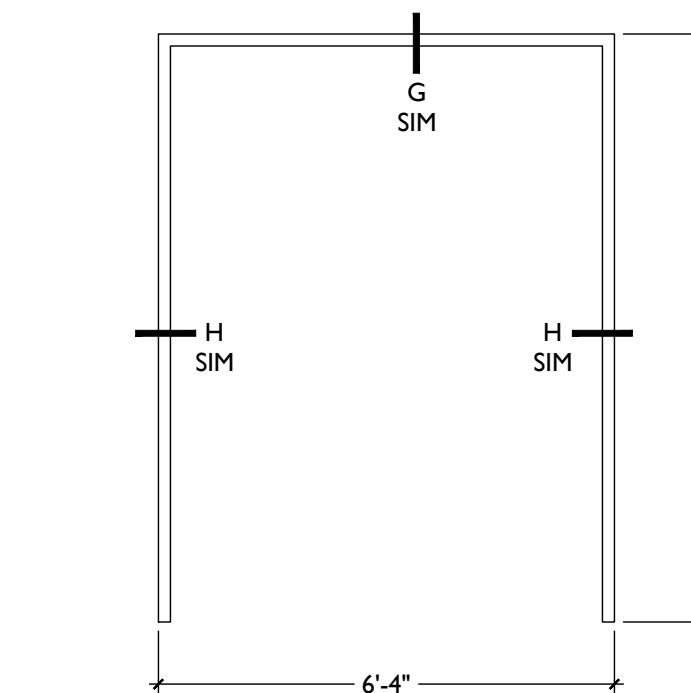
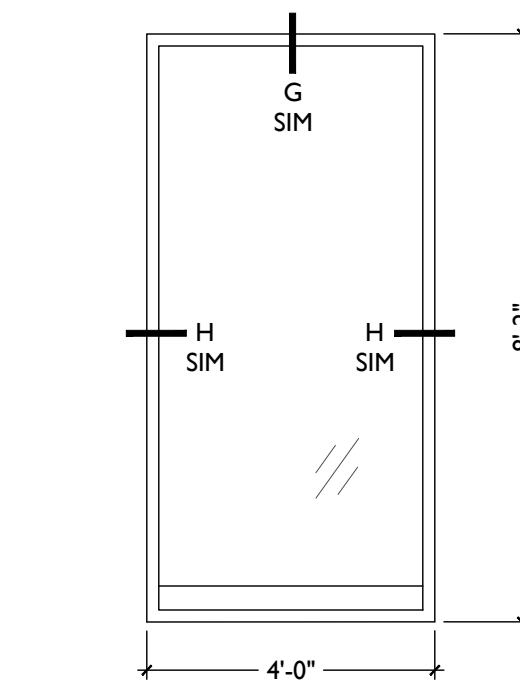
- A. EXTERIOR FINISHES:**
- ALL EXPOSED NON-ALUMINUM SURFACES PAINTED 1 COAT PRIMER + 2 COATS FINISH.
 - FOLLOW MANUFACTURER RECOMMENDATIONS FOR PAINTING OF PVC.
 - ALL CONCEALED WOOD SURFACES PAINTED 1 COAT PRIMER MINIMUM.
 - REFER TO COLORED ELEVATIONS FOR PAINT COLORS.
- B. INTERIOR FINISHES:**
- REFER TO FINISH SCHEDULE FOR COMMERCIAL TURNKEY FINISHES.
 - REFER TO FUTURE TENANT IMPROVEMENT DRAWINGS FOR ADDITIONAL FINISHES.

IMPORTANT: DRAWINGS IN THIS GROUPING ARE ASSOCIATED. EACH DRAWING MAY NOT BE FULLY NOTED. NOTES SHOWN APPLY TO LIKE CONDITIONS IN ALL DRAWINGS WITHIN THE GROUP.

STOREFRONT NOTES:

1. BASIS OF DESIGN FOR NEW ALUMINUM STOREFRONT: KAWNEER 451 UT W/ LOW-E ARGON-FILLED I.G.
2. SG = SAFETY GLAZING PER PLANS
3. FIXED UNITS IN STOREFRONT EXCEPT FOR DOOR OR WHERE NOTED OTHERWISE
4. HISTORIC STOREFRONTS & DOORS - SEE PLANS & DOOR SCHEDULE FOR HISTORIC TO REMAIN, REPAIR & REPLICATE PARTS AS REQUIRED.
5. DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR TO VERIFY FINAL DIMENSIONS IN FIELD.

<p>EXTERIOR</p> <p>INTERIOR</p>	<p>3/8" ANCHOR BOLTS @ 24" O.C.</p> <p>EXISTING CAST IRON LINTEL</p> <p>SEALANT</p> <p>3/8" FIBER CEMENT BD PANEL</p> <p>5/4X SMOOTH PVC TRIM</p> <p>ANGLED CUT</p> <p>ALUMINUM STOREFRONT</p>	<p>VERTICAL END JAMB</p> <p>H</p>	<p>HEAD JAMB</p> <p>G</p>
<p>EXTERIOR</p> <p>INTERIOR</p>	<p>REFER TO NOTES BELOW</p> <p>REFER TO ELEVATIONS FOR HEIGHTS, TYPICAL</p> <p>EQ</p> <p>1/2"</p> <p>EQ</p>	<p>VERTICAL MULLION</p> <p>F</p>	<p>INTERMEDIATE HORIZONTAL MULLION</p> <p>E</p>
<p>SHIM</p> <p>SEALANT</p> <p>ALUMINUM PAN FLASHING</p> <p>REFER TO ELEVATIONS FOR HEIGHTS, TYPICAL</p> <p>REPAIR AND RETAIN EXISTING SILL AND KNEE WALL</p>	<p>SHIM</p> <p>SEALANT</p> <p>ALUMINUM PAN FLASHING</p> <p>REFER TO ELEVATIONS FOR HEIGHTS, TYPICAL</p> <p>AZEK PVC LRG HISTORIC SILL</p> <p>SEALANT</p> <p>5/4X4 SMOOTH PVC TRIM</p> <p>WALL CONSTRUCTION:</p> <ul style="list-style-type: none"> • WEATHER BARRIER • 1/2" OSB SHEATHING • 2X6 STUDS @ 16" OC • R-21 BATT INSULATION • 5/8" GYP BD INTERIOR FINISH 	<p>SILL JAMB AT EXG KNEE WALL</p> <p>D</p>	<p>SILL JAMB</p> <p>C</p>
<p>EXISTING CAST IRON COLUMN BEYOND</p> <p>REPAIR AND RETAIN EXISTING KNEE WALL AND TRIM</p>	<p>EXISTING CAST IRON COLUMN BEYOND</p> <p>3/8" FIBER CEMENT BD PANEL</p> <p>3/4" PVC 1/4 ROUND</p> <p>5/4X8 SMOOTH PVC TRIM, PAINTED</p> <p>OVERLAP WEATHER BARRIER ON FLASHING</p> <p>ALUMINUM FLASHING</p> <p>EXISTING STONE FOUNDATION</p> <p>CONT. SEALANT UNDER FLASHING</p> <p>2X6 PT WOOD PLATE</p> <p>CONT. SEALANT UNDER PLATE</p> <p>3/8" ANCHOR BOLTS @ 24" O.C.</p>	<p>EXG BASE AT FOUNDATION</p> <p>B</p>	<p>BASE AT FOUNDATION</p> <p>A</p>



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:
RO, AM

PROPOSED PROJECT:
**RENOVATION FOR
6 W ELDER ST.**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A6.12

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
2024.08.30 - BID SET 2

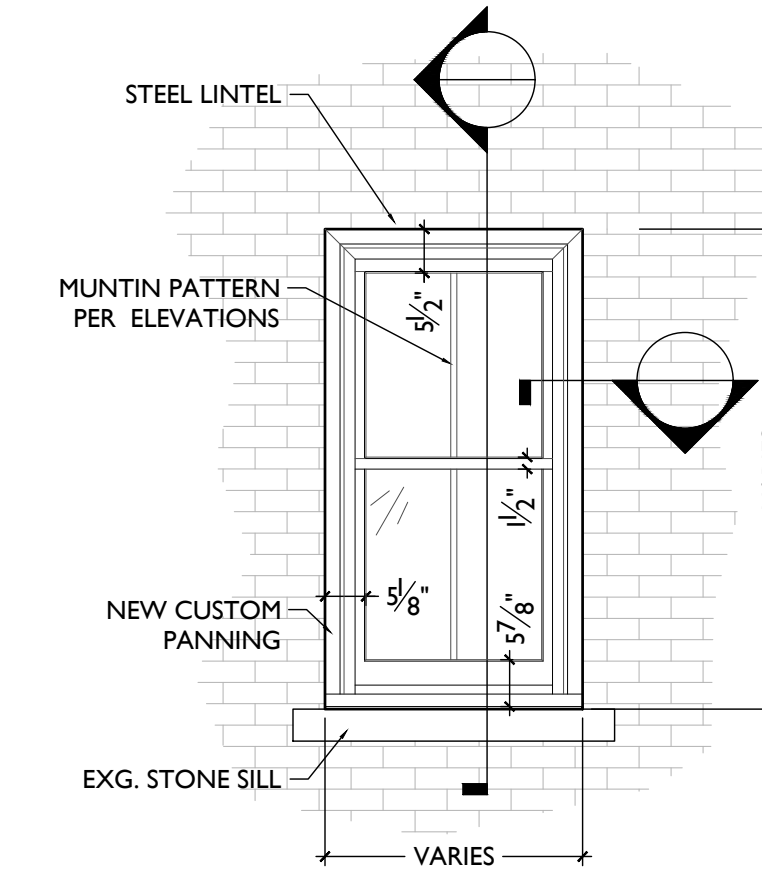
Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
6 W ELDER ST.**
CINCINNATI, OH, 45202
FINDLAY FLATS

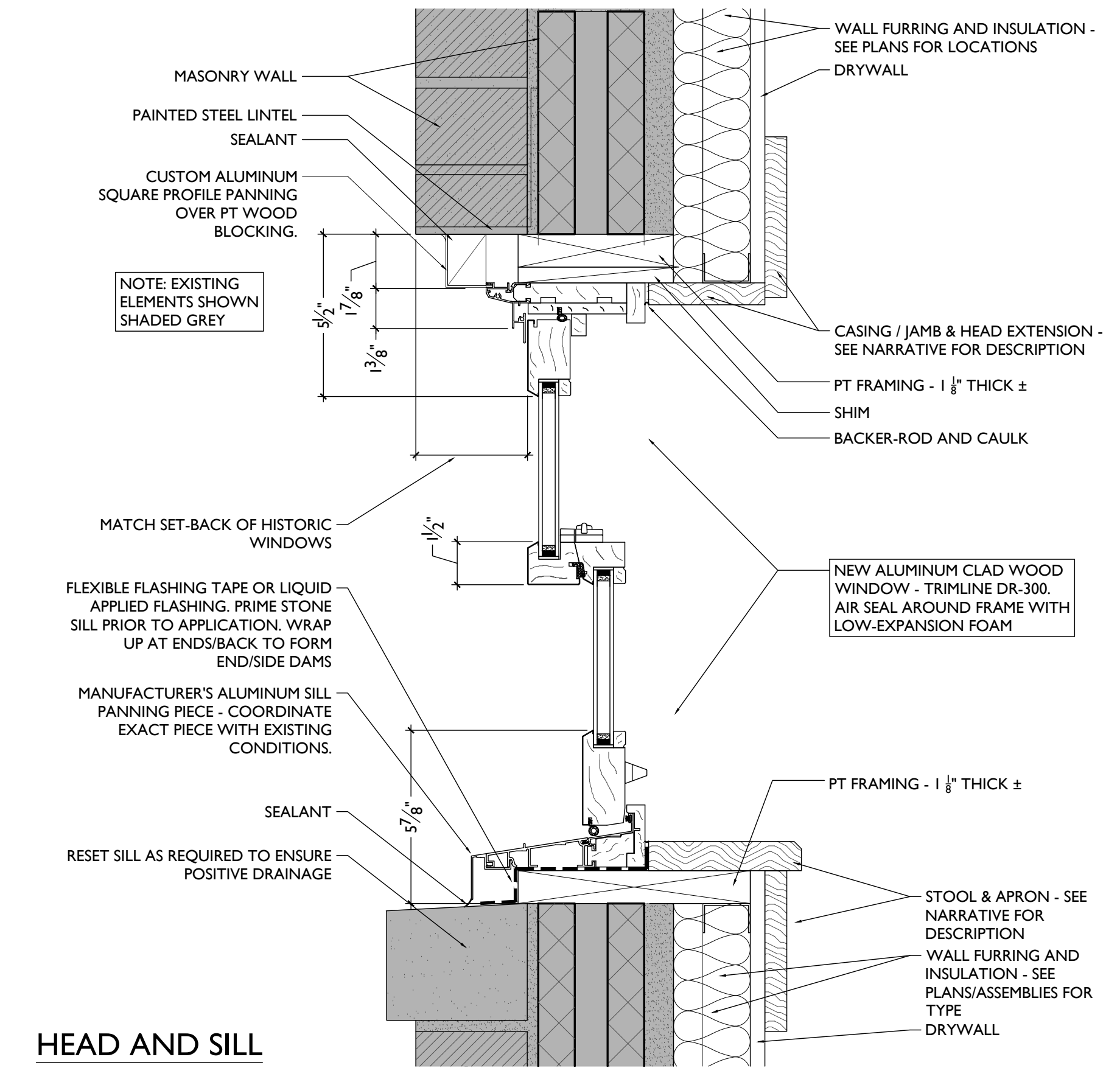
Job No: 22042 08/30/2024

A6.20

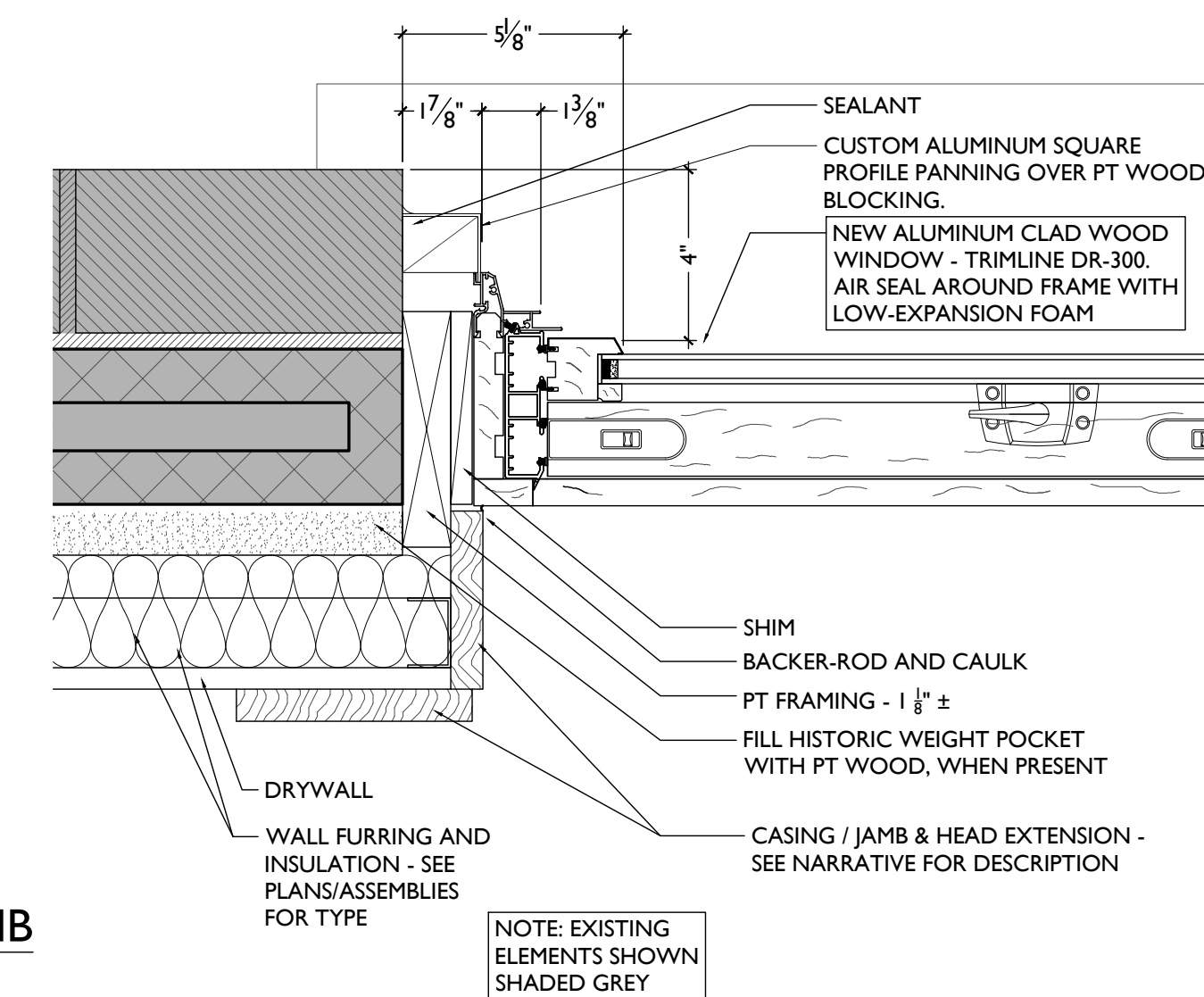


**DETAILED
ELEVATION**

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



HEAD AND SILL



JAMB

TYPE 'BI' - TRIMLINE DR-300 ALUM CLAD WINDOW BI

SCALE: 3\"/>

WINDOW DETAILS

ROOF

FIRST FLOOR
100'-0"



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

COLORED ELEVATION |

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
2024.08.30 - BID SET 2

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A8.00

GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

2017 OHIO BUILDING CODE

CLASSIFICATION OF BUILDING STRUCTURE
CATEGORY II, TABLE 1604.5

DESIGN LOADS

- 1. ROOF LOAD:
A. MINIMUM LIVE LOAD OR SNOW LOAD (P): 20 PSF*

*MINIMUM SNOW LOAD GOVERNED BY P1 = 20 * I (PSF)

- 2. SNOW LOAD:
A. GROUND SNOW LOAD, Pg = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.
B. FLAT ROOF SNOW LOAD, Pf = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
C. SNOW LOAD IMPORTANCE FACTOR I = 1.00
D. SNOW EXPOSURE FACTOR Ce = 1.0
E. THERMAL FACTOR, Ct = 1.00

- 3. FLOOR LOAD:
A. LIVE LOAD: 100 PSF (COMMERCIAL - 1st FLOOR SLAB ON GRADE)

- 4. WIND LOAD:
A. MAIN WINDFORCE - RESISTING SYSTEM: 115 MPH PER ASCE 7 (3-SECOND GUST)
B. WIND EXPOSURE - B
C. BASIC WIND VELOCITY PRESSURE, qh= 12.6 PSF, WORKING STRESS UNFACTORED LOADS
D. INTERNAL GUST PRESSURE COEFFICIENT Gcp = 0.18, ENCLOSED BUILDING.

- 5. SPECIAL INSPECTION REQUIREMENTS PER SECTION 1704. SEE CONSTRUCTION SPECIFICATIONS AND OR SPECIAL INSPECTION BOOKLET ADDENDUM REQUIREMENTS.

SPECIAL INSPECTIONS

PER THE REQUIREMENTS OF CHAPTER 17 SECTION 1704.1 OF THE REFERENCED BUILDING CODE, SPECIAL INSPECTION IS REQUIRED FOR THE PROPOSED BUILDING CONSTRUCTION. SPECIAL INSPECTION INVOLVES THE VERIFICATION OF COMPLIANCE OF MATERIALS, INSTALLATION, FABRICATION, ERECTION AND OR PLACEMENT OF COMPONENTS WITH THE OFFICIAL SET OF CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. SPECIAL INSPECTION IS PART OF THE PERMIT APPLICATION PROCESS FUNDED BY THE OWNER OR THE OWNER'S AGENT.

A STATEMENT OF SPECIAL INSPECTION LISTING THE REQUIREMENTS ALONG WITH A SCHEDULE OF TESTING, SUBMITTAL REVIEWS, AND FIELD OBSERVATION REQUIREMENTS HAS BEEN PREPARED BY THE STRUCTURAL ENGINEER OF RECORD IN ACCORDANCE WITH SECTION 106.1 OF THE BUILDING CODE. THIS STATEMENT INCLUDES A COMPLETE LIST OF MATERIAL AND ACTIVITY REQUIRING INSPECTION. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BECOME FAMILIAR WITH THIS REQUIREMENT AND UNDERSTAND THE GUIDELINES AND REQUIREMENTS OF EACH PARTY INVOLVED WITH THE CONSTRUCTION. A COPY OF THE STATEMENT OF SPECIAL INSPECTION IS AVAILABLE UPON REQUEST. THE SPECIAL INSPECTOR COORDINATOR SHALL COORDINATE WITH THE OWNER.

CONSTRUCTION AND SAFETY

- 1. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER. THE INTENT OF THESE DRAWINGS ARE FOR STABILIZATION ONLY. ANY FUTURE RENOVATION TO THE BUILDING BY THE OWNER WOULD REQUIRE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO BRING THE BUILDING UP TO CURRENT CODE.
6. THE OWNER AND ENGINEER HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
7. THE CONTRACTOR IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
8. THE CONTRACTOR IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJACENT TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
9. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.
10. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/ OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.

- 11. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEE, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
13. THE CONTRACTOR IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.

CONCRETE

- 1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.
2. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.
3. MATERIALS: (fc BASED ON 28 DAY UNLESS NOTED)
A. CONCRETE UNLESS NOTED: fc = 4000 PSI., NORMAL AGGREGATE.
B. CONCRETE FOR INTERIOR FLOOR SLABS: fc = 4000 PSI AT 28 DAYS, 1800 PSI AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301 TABLE 4.2.2.1, WATER NOT PERMITTED TO BE ADDED AT THE SITE, HRWR ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.
C. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: fc = 4500 PSI, (4.5% TO 7.5% ENTRAINED AIR), MINIMUM PORTLAND CEMENT CONTENT = 520 #/CY, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.
D. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE: fc = 4000 PSI, (4.5% TO 7.5% ENTRAINED AIR), MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.
E. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A1064 MESH, FLAT SHEETS ONLY.
4. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.

EXPANSION AND EPOXY ADHESIVE ANCHORS

- 1. EXPANSION ANCHORS:
A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY ITW Rammed/RedHead AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
2. EPOXY ADHESIVE ANCHORS:
A. EPOXY ADHESIVE SHALL BE HIT HY 270 ADHESIVE MANUFACTURED BY THE HILTI COMPANY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
B. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS. UTILIZE THE SCREEN TUBE INSERTS AT ALL HOLLOW CAVITY LOCATIONS AS RECOMMENDED BY THE HILTI COMPANY.
C. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY

- 1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530, IASCE 6/TMS 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS.
2. MATERIALS:
A. FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATIBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.
B. MORTAR: ASTM C270 TYPE 'O' TO MATCH WITH EXISTING MODIFIED ACCORDINGLY.
a. PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I, HYDRATED LIME: TYPE N.
b. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
C. GROUT: ASTM C476. fc = 2000 psi, SLUMP 8" TO 10".
D. POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLAND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED.
3. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.
4. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
5. MASONRY WALL REPAIR:
A. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NECESSARY AT ALL EXPOSED EXTERIOR SIDES OF THE BUILDING AS NEEDED.
B. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS DAMAGED OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR, REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
C. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF AVAILABLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY. ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.
D. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
E. UNPAINTED MASONRY AND STONE IS TO REMAIN UNPAINTED.
F. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA, COMPOSITE CONSTRUCTION WITH AN

INNER WYTHE OF CONCRETE MASONRY, INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS

STRUCTURAL STEEL

- 1. THE CONTRACTOR SHALL SUBMIT AS PART OF THE BIDDING PROCEDURE A UNIT COST FOR MATERIALS AND LABOR FOR ALL STRUCTURAL STEEL REQUIREMENTS THAT MAY HAVE BEEN OMITTED FROM THE CONSTRUCTION BID DOCUMENTS. PROVIDE A UNIT COST PER POUND FOR EACH OF THE FOLLOWING HOT ROLLED SECTIONS: WF BEAM, WF COLUMN, HSS, C-CHANNELS, L-LINTELS (GALVANIZED) AND L-LINTELS (PAINTED).
2. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.
3. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1).
4. MATERIALS:
A. ROLLED WIDE FLANGE SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, Fy = 50 ksi.
B. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.
C. TUBULAR SHAPES: ASTM A500, GRADE B.
D. PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.
E. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.
F. ANCHOR RODS: ASTM F1554 - GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.
G. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
H. NON-SHRINK NON-METALLIC GROUT: CRD-C-621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS.
5. PAINT AND PROTECTION:
A. STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.
B. PROVIDE MINIMUM 3" CONCRETE COVER FOR ALL STEEL BELOW GRADE.
C. LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES: HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION, COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.
6. CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. ANY DEVIATIONS FROM THE ORIGINAL DESIGN INTENT SHALL BE APPROVED PRIOR TO SUBMITTING ANY SHOP SUBMITTALS. SUCH DRAWINGS WILL BE REJECTED.

WOOD

- 1. MATERIALS:
A. FRAMING LUMBER:
a. 2x8 AND LARGER: NO.1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
b. 2x4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
c. 2x6: NO.2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
d. ACQ-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
2. SHEATHING AND SUBFLOORING:
A. 48/24 APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1.
B. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1.
C. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1.
D. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
E. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS, USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA.
F. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
3. NAIL SIZES AS CALLED OUT IN THE STRUCTURAL DRAWINGS AND FOR SIMPSON CONNECTORS ARE LISTED BELOW. NAIL GUN NAILS SHALL MEET DIAMETER AND LENGTH OF NAILS LISTED BELOW, OR ELSE NAILS SHALL BE DRIVEN WITH A HAMMER.
A. 6d NAILS ARE 0.120"Ø x 1 1/4" LONG (MIN 3/8" HEAD)
B. 8d NAILS ARE 0.131"Ø x 2 1/2" LONG
C. 10d NAILS ARE 0.148"Ø x 3" LONG
D. 16d NAILS ARE 0.162"Ø x 3 1/2" LONG
4. SIMPSON HANGERS:
A. ALWAYS USE THE NAIL OR FASTENER AS SPECIFIED BY SIMPSON, INCLUDING THE CORRECT DIAMETER AND LENGTH.
B. WHEN FASTENING TO A SINGLE PLY 1 1/2" OR 1 3/4" MEMBER, 1 1/2" FLANGE NAILS ARE ACCEPTABLE. USE FULL LENGTH NAILS FOR DIAGONAL NAILS OF DOUBLE SHEAR HANGERS.
5. ADHESIVE FOR PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
6. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA-PACIFIC CORPORATION, G-P LAM INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
A. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:
a. Fb = 2600 PSI BENDING
b. Fv = 285 PSI HORIZONTAL SHEAR
c. Fc = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
d. E = 2,100,000 PSI MODULUS OF ELASTICITY
B. MULTIPLE LVL BEAMS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS:
a. 12" AND SMALLER MEMBERS:
• TWO-PIECE MEMBERS: 2 ROWS OF 1/2" DIAMETER X 3 1/2" LONG SIMPSON SDS STRUCTURAL SCREW AT 16" ON CENTER.
• THREE-PIECE MEMBERS: 2 ROWS OF 1/2" DIAMETER X 4 1/2" LONG SIMPSON SDS STRUCTURAL SCREWS AT 12" ON CENTER.
b. 14" AND LARGER MEMBERS:
• TWO-PIECE MEMBERS - 3 ROWS OF 1/2" DIAMETER X 3 1/2" SIMPSON SDS STRUCTURAL SCREW AT 16" ON CENTER.
• THREE-PIECE MEMBERS - 2 ROWS OF 1/2" DIAMETER X 4 1/2" LONG SIMPSON SDS STRUCTURAL SCREWS AT 16" ON CENTER STAGGERED EACH FACE.
7. INSTALL TYPICAL FLOOR CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN EVERY JOIST SPACE TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS.

- 8. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PER TABLE 2304.10.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
9. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
10. FOR WOOD ROOF RAFTERS, INSTALL ONE SIMPSON H2.5 HURRICANE TIE AT ALTERNATING RAFTER MEMBERS AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "RECOMMENDED FASTENING SCHEDULE".
11. BRIDGING IN ALL ROOF RAFTERS SHALL BE 1"x3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM. AS AN ALTERNATE, FULL DEPTH 2X BLOCKING CAN BE UTILIZED.
12. NOTCHES IN JOISTS SHALL NOT EXCEED ONE-SIXTH THE JOIST DEPTH IN HEIGHT AND LENGTH AND SHALL NOT BE LOCATED WITHIN THE MIDDLE THIRD OF THE JOIST SPAN. HOLES BORED IN JOISTS SHALL BE NO MORE THAN ONE-FOURTH THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN 2 FEET OF EITHER JOIST END. HOLES AND NOTCHES SHALL BE SPACED A MINIMUM OF 18" APART.
13. LOAD BEARING STUDS MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED ONE-FOURTH OF THE WIDTH. EXTERIOR OR LOAD BEARING STUDS MAY BE BORED OR DRILLED TO A DIAMETER NOT TO EXCEED ONE-FOURTH ITS WIDTH AND THE EDGE OF ANY HOLE SHALL BE 3/4" CLEAR FROM THE STUD EDGE.

TYPICAL ABBREVIATION LIST

Table with 3 columns: Abbreviation, Description, and Unit/Type. Includes entries like AEF = Alternate Each Face, ARCH = Architect, BLDG = Building, BM = Beam, B/FTG = Bottom of Footing, B/DIECK = Bottom of Deck, BRG = Beating, CIP = Cast In Place, CJ = Control Joint, CL = Center Line, CLR = Clear, CMU = Concrete Masonry Unit, CONC = Concrete, CONT = Continuous, DL = Dead Load, DWG = Drawings, EL = Elevation, EMBD = Embedment, ENGR = Engineer, EQ = Equal Distance, EW = Each Way, EF = Each Face, EX = Existing, EXT = Exterior, FTG = Footing, FND = Foundation, ga = Gauge, GALV = Galvanized, GC = General Contractor, GRAN = Granular, HDZ = Horizontal, HD = Hold Down Anchor, HSS = Hollow Structural Section, k = Kips, ksf = Kips Per Square Foot, lbs = Pounds, LG = Long, LL = Live Load, LLH = Long Leg Horizontal, LLV = Long Leg Vertical, LSL = Laminated Strand Lumber, LVL = Laminated Veneer Lumber, MAX = Maximum, MECH = Mechanical, MIN = Minimum, ML = Micro Laminated, NS = Non Slit/nik, NTS = Not to Scale, o.c. = On Center, PAF = Powder Actuated Fastener, PC = Piece, PEMB = Pre-Engineered Metal Building, PL = Plate, psf = Pounds Per Square Foot, RD = Roof Drain, REINF = Reinforcement, RTU = Roof Top Unit, SDS = Self Drilling Screw, SF = Step Footing, SW = Step Wall, SB = Solid Bearing, SCH = Schedule, SIM = Similar, STL = Steel, SRD = Secondary Roof Drain, T1FTG = Top Of Footing, TS = Tube Steel, TYP = Typical, UNO = Unless Noted Otherwise, VERT = Vertical, WWF = Welded Wire Fabric, WF = Wide Flange, WP = Work Point.

NOT ALL ABBREVIATIONS APPLY. INCLUDED FOR REFERENCE ONLY.

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



PLATTE architecture + design



1527 Madison Road Cincinnati, OH 45206 513.996.8900 www.advantageSE.com

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

Table with columns: BID SET, PERMIT SUBMITTAL, DESIGN DEVELOPMENT, REVISION SUBMISSION, Date. Row 1: 08/30/2024, 04/28/2023, 02/17/2023, #

Design Team: RJB / MC Date: 04/26/2023

DRAWING TITLE: GENERAL STRUCTURAL NOTES PREPARED FOR: PLATTE ARCHITECTURE

PROPOSED PROJECT: FINDLAY FLATS 6 W ELDER 6 W ELDER CINCINNATI, OH 45202

Proj. No.: 22146.27 Drawing No.

S001

THIS DOCUMENT AND THE DESIGN AND RECORD INFORMATION HEREIN IS THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT © 2024 ADVANTAGE GROUP ENGINEERS, INC. ALL RIGHTS RESERVED.



08/30/2024	Date
04/28/2023	REVISION/SUBMISSION
02/17/2023	DESIGN DEVELOPMENT
	PERMIT SUBMITTAL
	BID SET

Design Team: RJB / MC
Date: 04/26/2023

DRAWING TITLE: 1ST FLOOR/FOUNDATION
PREPARED FOR: PLATTE ARCHITECTURE

PROPOSED PROJECT:
FINDLAY FLATS
6 W ELDER
6 W ELDER
CINCINNATI, OH 45202

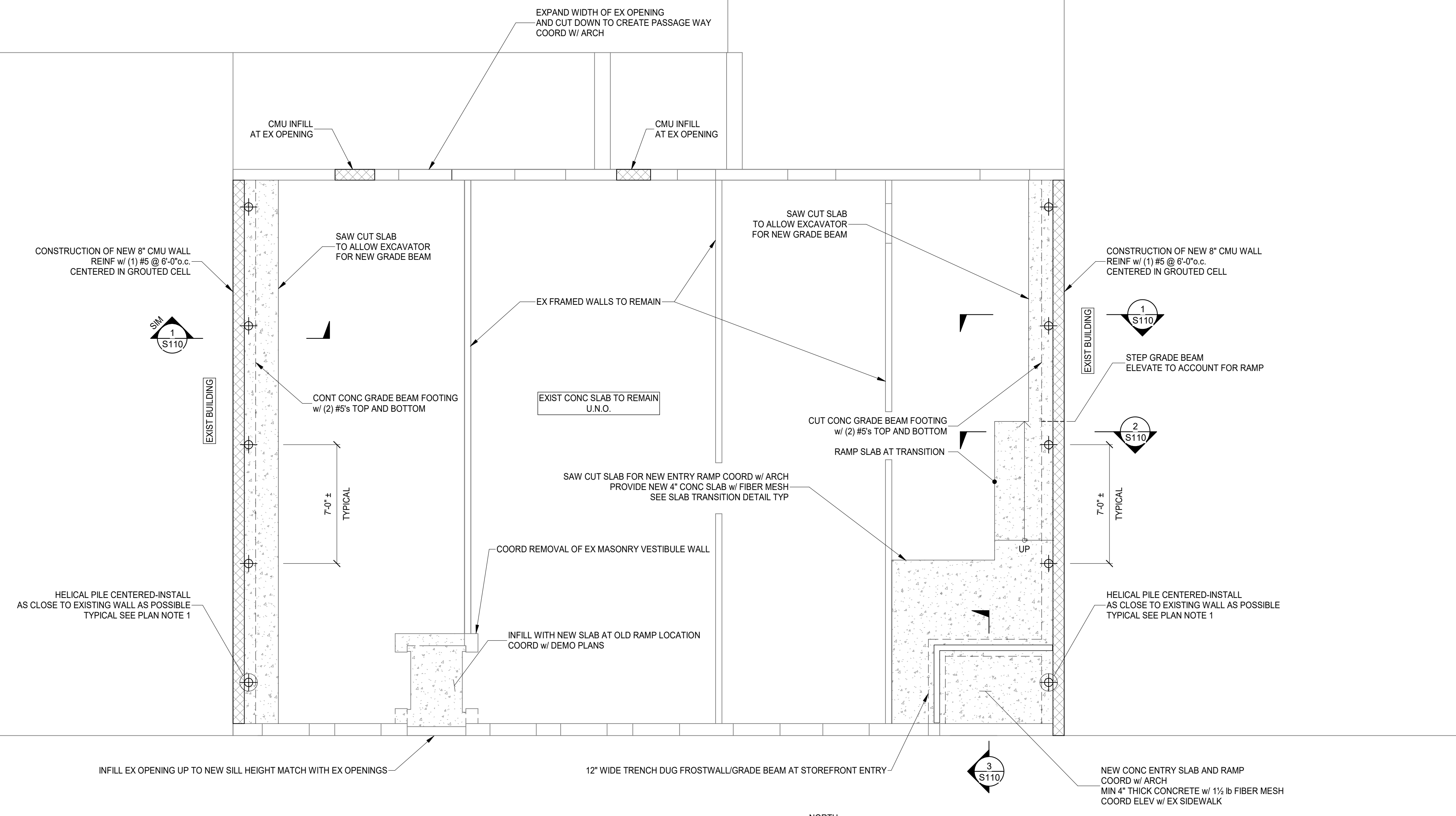
Proj. No.: 22146.27
Drawing No.

S110

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

6 W ELDER
CINCINNATI, OH 45202

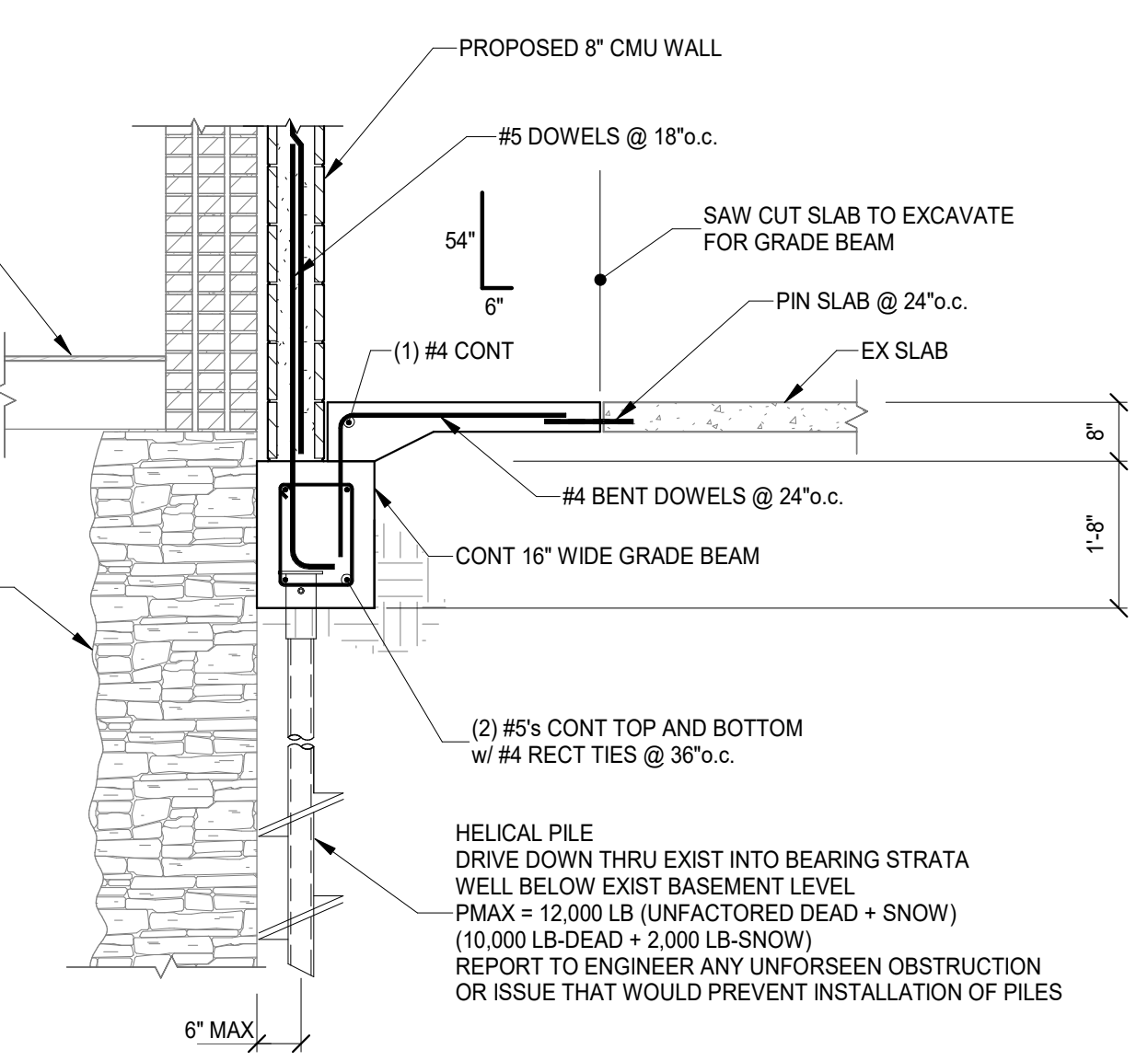
6 W ELDER



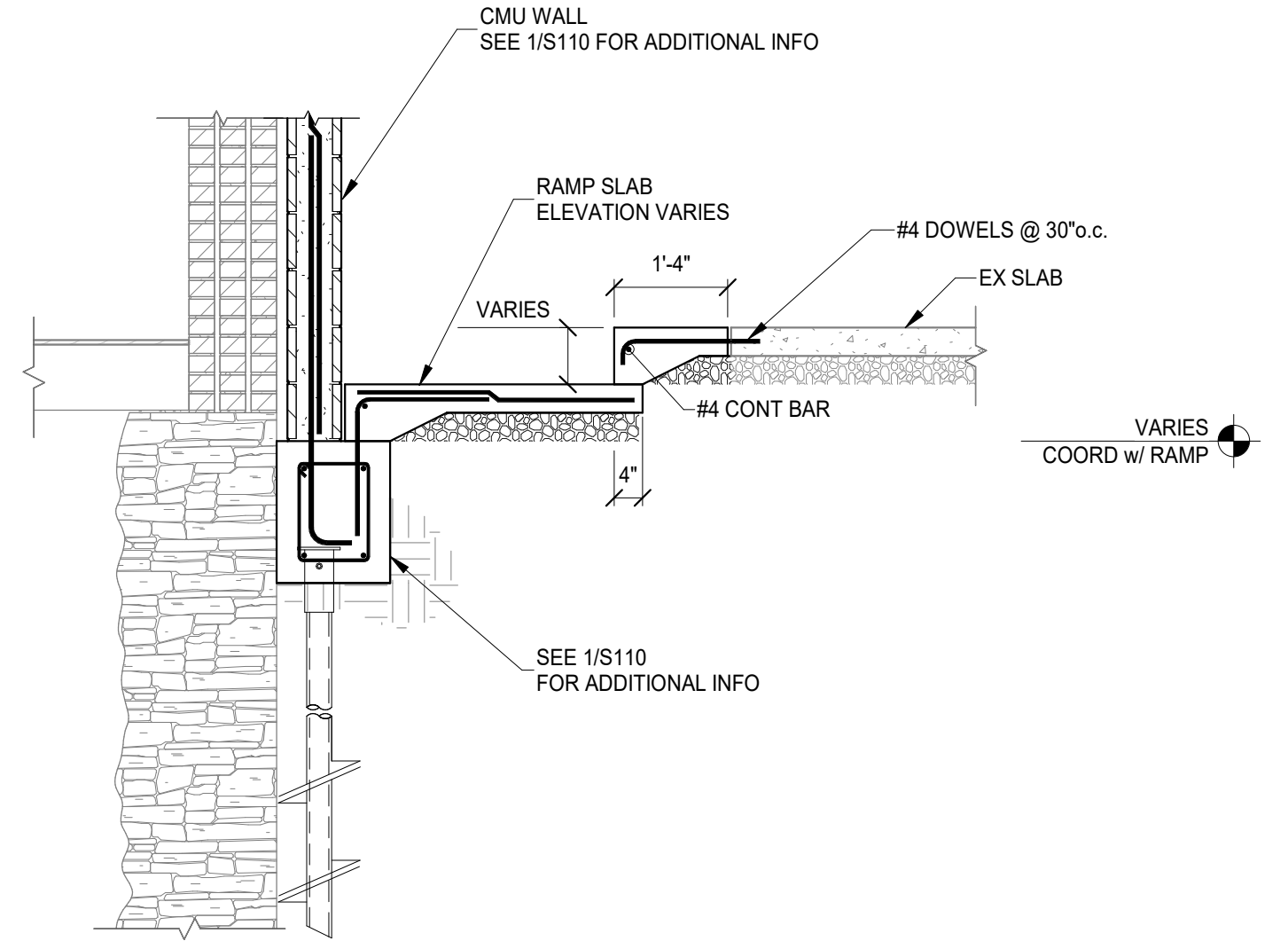
PLAN NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR TO EXPLORE BENEATH EXIST SLAB AT EACH END FOR POSSIBLE BURIED STONE WALL FOUNDATIONS. IF STONE IS FOUND CONTACT ENGINEER. OTHERWISE INSTALL HELICAL PILES AS NOTED.
2. ALL NEW CONC SLABS TO BE REINF WITH 1 1/2" LB OF POLY FIBERS. COORDINATE FINISH WITH ARCHITECT. TOP OF SLAB TO MATCH EXIST WHERE APPLICABLE. RAMP SLAB AS NOTED ON ARCHITECTURAL DRAWINGS. PROVIDE SAW CUT CONTROL JOINTS @ 8' o.c.
3. COORD WITH ARCHITECT FOR ALL UNDERSLAB PLUMBING REQUIREMENTS. SAW CUT AND REPLACE CONCRETE AS NEEDED WITH MINIMUM 4" CONCRETE.

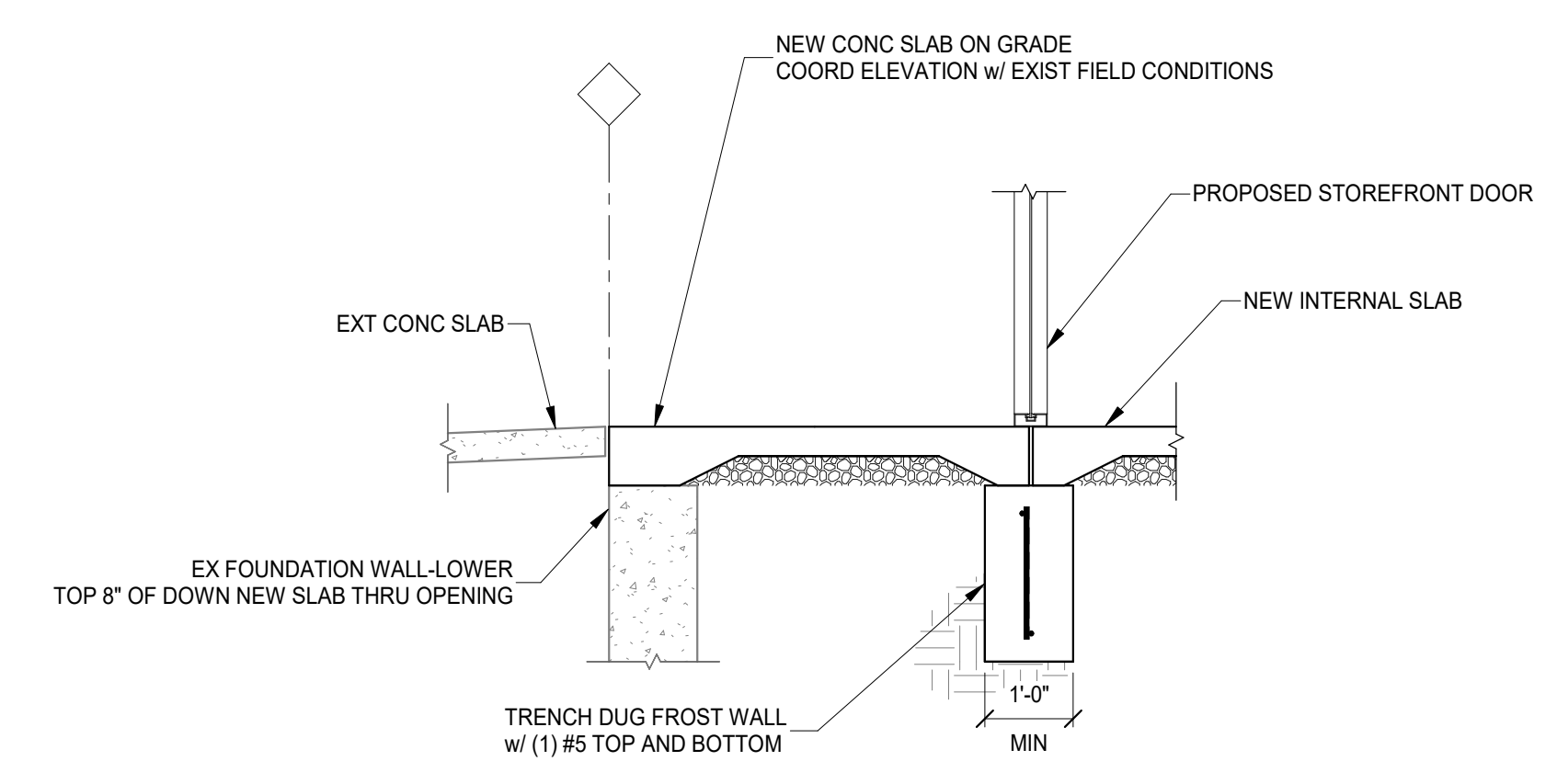
SECTION 1
SCALE 1/2" = 1'-0"
S110



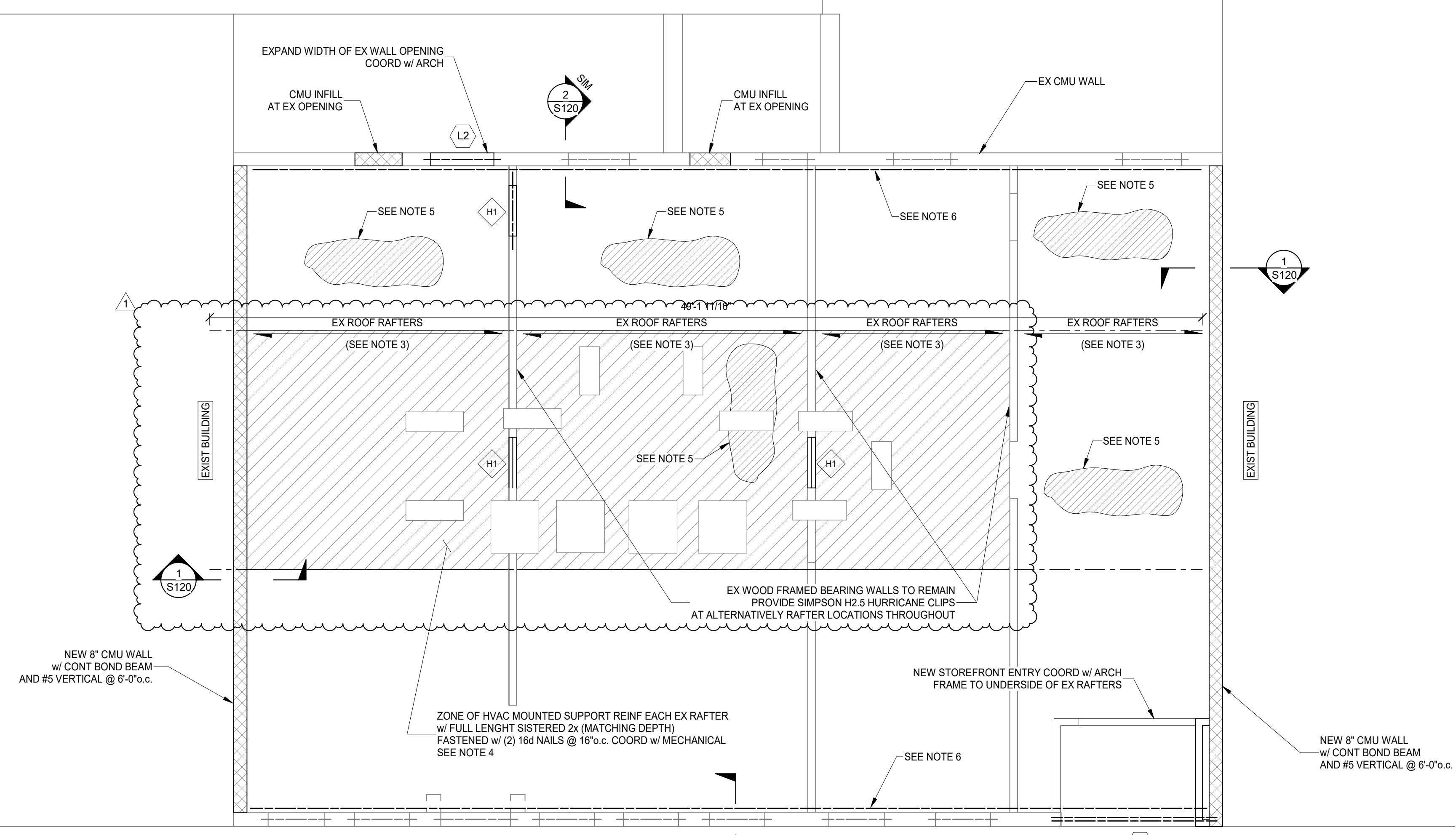
SECTION 2
SCALE 1/2" = 1'-0"
S110



SECTION 3
SCALE 1/2" = 1'-0"
S110



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

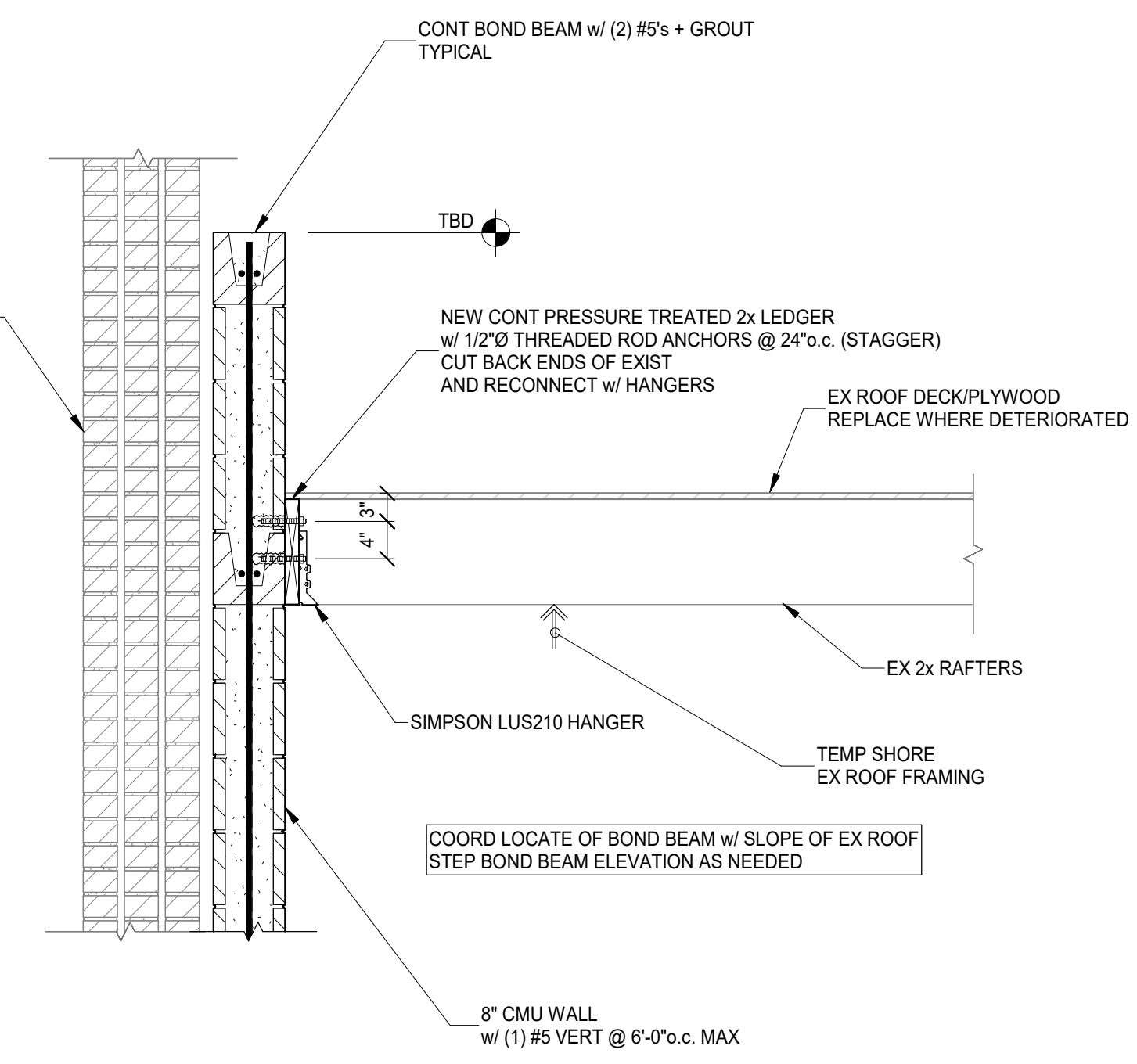


LINTEL SCHEDULE		
MARK	SIZE	REMARKS
L1	(2) L6x4x3/8	8" BRG
L2	(2) L5x3'sx1/4	8" BRG

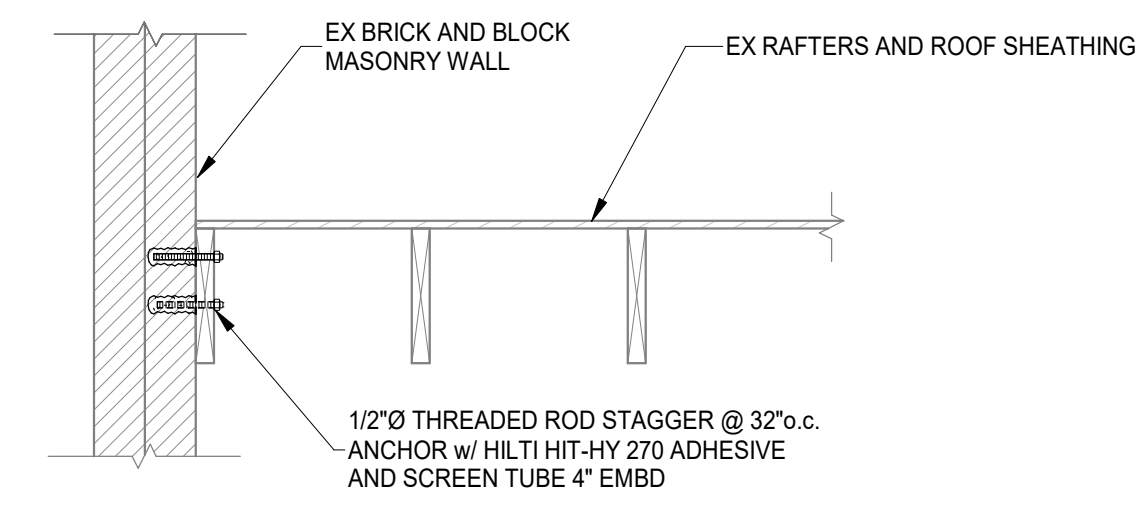
ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

PLAN NOTES:

- COORDINATE LOCATIONS OF ALL NEW OPENINGS WITH ARCHITECT.
- H1-NEW DOUBLE 2x10 HEAD OR WITH (1) STUD CRIPPLE FOR BEARING ADJACENT TO (1) FULL HEIGHT KING STUD.
- WHERE EXISTING WOOD RAFTERS MAY HAVE SUSTAINED ROT OR BEEN COMPROMISED REPLACE IN KIND FULL LENGHT OR SISTER ALONG SIDE FASTENING WITH (2) 16d NAILS @ 16"o.c.
- COORDINATE PLACEMENT OF ALL ROOT SUPPORTED HVAC EQUIPMENT WITH MECHANICAL DRAWINGS. REINFORCE EXISTING RAFTER MEMBERS BY SISTERING FULL LENGHT MATCHING 2x RAFTERS THROUGHOUT ZONE OF SUPPORT. FASTEN WITH (2) 16d NAILS @ 16"o.c. ALONG LENGHT.
- AREAS OF ROOF SHEATHING NOTED HAS SUSTAINED SIGNIFICANT WATER DAMAGE. REPLACE EXISTING SHEATHING WITH NEW APA RATED PLYWOOD (MIN 1/2" THICK) MATCH EXISTING THICKNESS. BUDGET 30% OF ROOF TO BE REPLACED.
- ALONG PERIMETER OF ROOF (FRONT AND REAR) DRILL AND ATTACH EXISTING RIM RAFTER TO EXISTING CMU WALL. FASTEN WITH HALF-INCH DIAMETER ALL THREAD RODS @ 32"o.c. STAGGER ALONG LENGHT OF WALL. EMBED 4" WITH HILTY HIT-HY 270 ADHESIVE PLUS SCREEN TUBE.



SECTION 1
SCALE 3/4" = 1'-0" S120



SECTION 2
SCALE 3/4" = 1'-0" S120

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

6 W ELDER
CINCINNATI, OH 45202

6 W ELDER

DRAWING TITLE: ROOF FRAMING PLAN

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE

FINDLAY FLATS
6 W ELDER
6 W ELDER
CINCINNATI, OH 45202

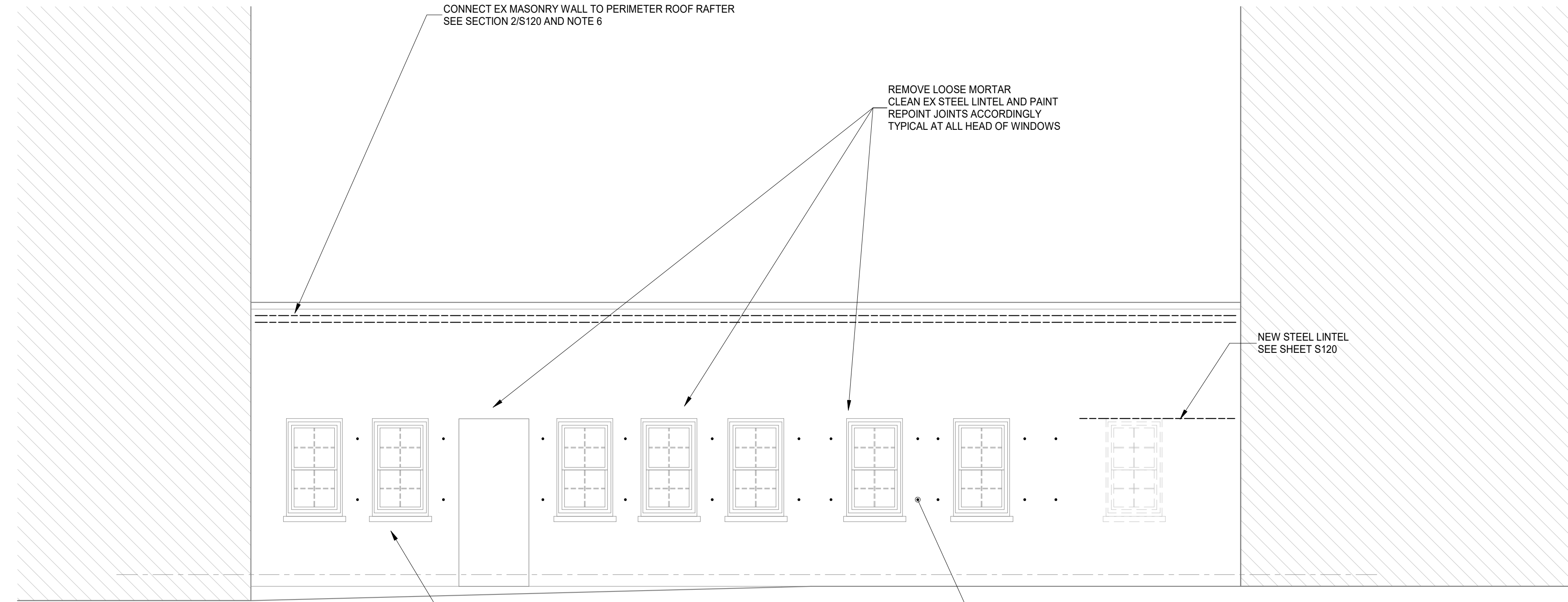
Proj. No.: 22146.27
Drawing No.

S120

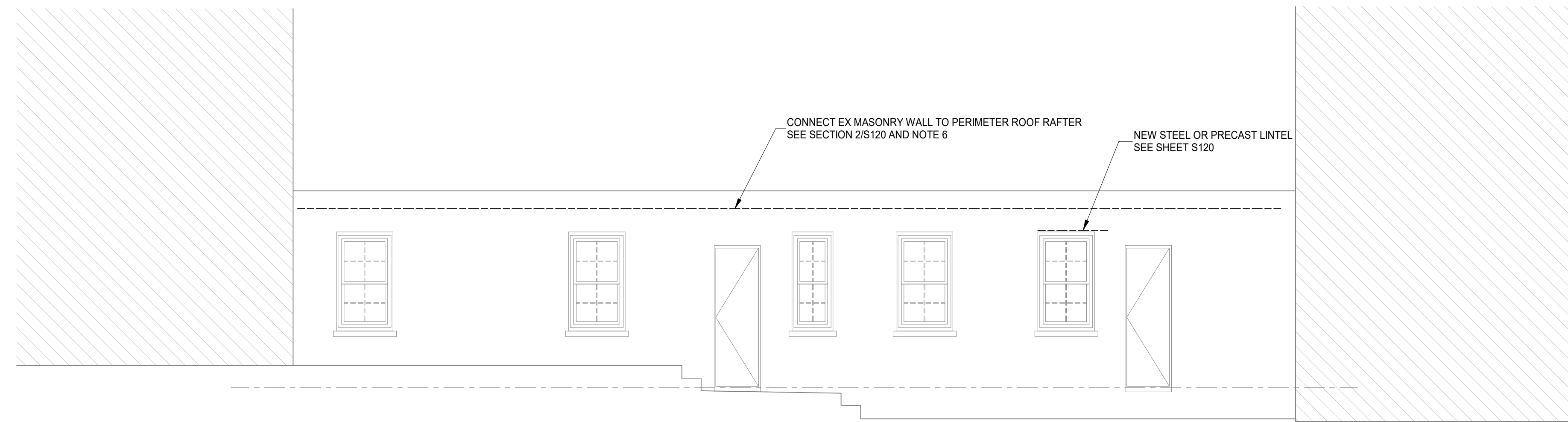
THIS DOCUMENT AND THE DEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT © 2023 ADVANTAGE GROUP ENGINEERS, INC. ALL RIGHTS RESERVED.

6 W ELDER
CINCINNATI, OH 45202

6 W ELDER



FRONT WALL ELEVATION
SCALE 1/4" = 1'-0"



REAR WALL ELEVATION
SCALE 1/4" = 1'-0"

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

PLATTE
architecture + design

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



#	REVISION/SUBMISSION	Date
1	BID SET	08/30/2024
	PERMIT SUBMITTAL	04/28/2023
	DESIGN DEVELOPMENT	02/17/2023

Design Team: RJB / MC
Date: 04/26/2023

PREPARED FOR: PLATTE ARCHITECTURE

PROPOSED PROJECT:

FINDLAY FLATS
6 W ELDER
6 W ELDER
CINCINNATI, OH 45202

Proj. No.: 22146.27
Drawing No.

S210

DRAWING TITLE: ELEVATIONS

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

Z:\Project_Directories\9700-9793\9757 - Findlay Flats - Findlay Flats - Construction Documents - Phase 1 (6 Buildings) 6 W ELDER STREET - RT.dwg - Model - Rev Date/Time: Aug 29, 2024 - 10:49am - Br. deek.gandy
 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.

MECHANICAL SPECIFICATIONS

1. General

a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work.

2. Use of Drawings And Specifications

a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational mechanical system are the responsibility of the mechanical contractor.

3. Standards

a. Equipment and materials shall conform with appropriate provisions of AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, as applicable to each individual unit or assembly. All equipment must bear UL Label.

4. License / Experience

a. Contractor must be licensed by the state to install HVAC systems/equipment. Contractor must also have a minimum of 5 years of experience and have installed at least (5) successful project installations of similar size and scope. References must be provided upon request.

5. Codes

a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. The mechanical contractor shall satisfy code requirements at a minimum without any extra cost to the owner. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply.

6. Permits and Fees

a. The mechanical contractor shall procure and pay for all permits, fees, taxes, and inspections necessary to complete the mechanical work. Furnish certificate of approval for work from inspection authority to owner before final acceptance for work. Certificate of final inspection and approval shall be submitted with the contractor's request for payment. No final payment will be approved without this certificate.

7. Site Examination

a. The mechanical contractor shall thoroughly examine all areas of work where equipment, ductwork, and piping will be installed and shall report any condition that, in his opinion, prevents the proper installation of the mechanical work prior to bid. Contractor shall also examine the drawings and specifications of other branches of work, making reference to them for details of new or existing building conditions. No extras will be allowed for failure to include all required work in bid.

b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.

c. Mechanical contractor shall take their own measurements and be responsible for them.

d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.

8. Contractor Coordination

a. Coordination drawings showing system and component installation layout, routing, details, etc. Shall be produced by the mechanical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable.

b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication.

c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.

d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the mechanical drawings; use actual building dimensions.

9. Shop Drawings / Submittals

a. Submit to the architect electronic copies of complete and certified shop drawings, descriptive data, performance data and ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review. The make, model number, type, finish and accessories of all equipment and materials shall be reviewed and approved by the mechanical contractor and general contractor prior to submitting to the architect for their review and approval. Approval of shop drawings does not relieve the mechanical contractor/vendor from compliance with the requirements of the contract drawings, specifications and applicable codes.

b. Shop drawings shall be required for the following:

- HVAC equipment
- Fans
- Diffusers, registers, grilles, dampers, louvers, and all sheet metal accessories
- Temperature controls
- Sheet metal coordination drawings
- Duct Sealants

c. Products installed by the mechanical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.

10. Record Drawing

a. The mechanical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.

b. The mechanical contractor shall be responsible for creating record drawings in a format agreed upon by 3CDC, ZHx, and the contracting parties.

11. Testing

a. All mechanical systems shall be tested for proper operation.

12. Fire Stopping

a. Provide fire stopping at all penetrations through rated separations per local codes & regulations & per UL recommendations for assemblies encountered in project.

b. The fire stopping material shall meet the integrity of the fire rated wall, floor, ceiling & roof being penetrated. Refer to architect's drawings for wall, floor, ceiling & roof fire ratings prior to bidding work.

c. Refer to architect's drawings for wall, floor, ceiling, and roof fire ratings prior to bidding work.

13. Access Panels

a. Provide ceiling and wall access panel quantities & locations to the general contractor prior to bidding. Access panels are required for all concealed appliances, controls devices, heat exchangers and HVAC system components that utilize energy. Where access panels are used, the access panel should be sized to allow accessibility for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. There shall be no extras for having to add access panels after bids are awarded.

14. Cutting and Patching

a. Neatly do all cutting as required and patch all cut surfaces to match building construction. The contractor shall employ and pay a trade trained and qualified to perform the required patching work. All surfaces disturbed shall be restored with like materials to the satisfaction of the owner. All penetrations through roof shall be made by bonded roofer. Mechanical contractor shall pay all fees required.

15. Flashing & Counterflashing

a. Roof flashing shall be furnished and installed by the roofing contractor. Roof counterflashing shall be furnished and installed by the mechanical contractor. Coordinate work with roofing contractor and pay all fees.

b. Obtain approval from general contractor, construction manager, owner and/or roofing contractor prior to making any penetrations so that warranties are not compromised or voided.

16. Warranty

a. The mechanical contractor shall unconditionally warrant all work to be free of defects in equipment, material and workmanship for a period of one (1) year from the date of final acceptance by owner. The mechanical contractor will repair or replace any defective work promptly and without charge to the owner.

b. Restore any other existing work damaged in the course of repairing defective equipment, materials and workmanship.

17. Mechanical Work

a. The mechanical contractor shall provide new hvac equipment, fans, ductwork, piping, air devices, controls as indicated on drawings and as specified. Startup and 1st year parts and labor warranty shall be included and manufacturer's extended warranties. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions, and the applicable code.

18. Owner's Instructions

a. Provide two sets of complete operating and maintenance instructions with drawings, typewritten instructions and operating sequences and descriptive data sheets. Assemble each set in a hard-bound cover. Provide pdf files of all documentation.

19. Finale

a. Put all equipment in service and demonstrate that all conditions of the contract have been fulfilled. Remove all tools, debris, etc. occasioned by work under this contract. Mechanical Contractor to provide a new set of filters in all HVAC units prior to turnover. Submit all warranties, test reports, operating and maintenance manuals for HVAC systems, log sheets and charts, and guarantees as previously specified. Provide all reports, forms, etc. required by inspectors to the satisfaction of the owner. Provide as-built record drawings (in Autocad 2007 or later) showing an accurate account of the final installed systems. Systems including but not limited to all equipment and associated controls, ductwork/piping, air devices, etc.

20. Sheetmetal Ductwork

a. All sizes of ducts shown on the drawings are interior duct dimensions. All ductwork shall be rigid sheetmetal constructed from galvanized sheet steel in accordance with SMACNA low velocity duct construction standards. All exposed ductwork shall be round, spiral, or rectangular lock-seam type, as shown on HVAC drawings. Assemble and install ductwork in accordance with recognized industry practice for achieving air tight (5% leakage) and noiseless (no objectionable noise) systems, capable of performing each indicated service. Furnish all required dampers, transitions, offsets, connections to air devices, and other accessories necessary for a complete operating system. Flexible ductwork shall not exceed 8'-0" long.

b. All 90-degree duct turns must be 1.5 radius elbows. If a 1.5 radius elbow will not fit, square elbows with turning vanes can be provided in lieu of radius but should be limited to only areas where there are space constraints.

c. All takeoff/branch ductwork must utilize boot or conical tee fittings.

21. Adhesives and Sealants

a. Seal all longitudinal and transverse duct joints with a UL 181A or 181B non-hardening, non-migrating mastic or liquid elastic sealant of a type recommended by the manufacturer for sealing joints and seams in sheet metal ductwork. Cover

all field joints, joints around spin-in fittings and fastening screws with mastic. All sealants and gaskets shall have surface-burning characteristics with a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723.

b. Exposed Ductwork trim duct sealants flush with metal. Create a smooth and uniform exposed bead. Do not use two-part tape sealing system.

c. (LEED only) For indoor applications, all adhesives, sealants, and sealant primers must meet the requirements of CA Section 01350.

d. LEED only) All duct boots sealed to drywall/finished floor (any interface with another material).

22. Duct Supports

a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim, and angles for support of ductwork.

23. Flexible Connections

a. Furnish and install neoprene flexible duct connections at the inlet and discharge of units and fans.

24. Duct Manual Volume Dampers

a. Furnish and install opposed-blade, leak-proof volume control dampers where indicated on drawings and locations in supply, return and exhaust ducts where branches are taken from larger ducts or at each individual duct register in order to achieve system air balance quantities. Balancing devices must be provided in accordance with IMC 603.18. All manual volume dampers must be shown on coordination drawings when submitted for review.

25. Duct Access Doors

A. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.

26. Diffusers, Grilles and Registers

A. Diffusers, grilles and registers shall be manufactured by titus, price, or engineered approved equal and shall be furnished and installed by the mechanical contractor. Diffusers shall be installed as indicated on the drawings and schedules. The mechanical contractor shall provide all miscellaneous items necessary for a complete and proper installation in the type of ceiling and walls used in this project.

27. Exhaust Fan

A. Fan manufacturer shall be Broan, Cook, Panasonic, Greenheck, or engineered approved equal. Refer to drawings and schedules for unit location, technical data, and any applicable accessories.

28. Indoor Furnace

A. Split systems shall consist of high efficient condensing gas furnace and associated condensing unit. Furnace shall be a 4-way multipose design and installed per manufacturer's requirements. Refer to drawings and schedules for unit location, technical data, and accessories.

29. Condensate Drain Piping

A. The mechanical contractor shall furnish and install condensate drains, p-traps, with removable cleanout caps for air equipment per manufacturer's recommendations. The p-trap depth shall be at least the depth specified for the respective pressure drop of the unit. Condensate drain piping shall be schedule 40 CPVC pipe with solvent weld fittings (insulate condensate walls of pipe with Armaflex AP, flexible closed cell elastomeric foam, self-sealing insulation. Provide 1/2" thick insulation on piping < 1" in diameter and 1" thick insulation on piping between 1" and 1-1/2" in diameter. Pipe insulation shall not exceed 25/50 flame-smoke ratings). All condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut. For condensate pumps located in uninhabitable spaces (i.e. attics and crawl spaces), provide controls that will shut down the equipment if the condensate pump fails.

B. All cooling equipment shall have a wet switch in the primary drain line, the overflow drain line, or in the equipment-supplied drain pan (located at a point higher than the primary drain line connection and below the overflow rim of the pan) that will shut down the unit when the condensate is clogged.

30. Piping Supports (Metal Pipe)

A. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.

31. Piping Supports (Plastic Pipe)

A. Furnish and install hangers for plastic piping per manufacturer's requirements.

32. Temperature Controls and Control Wiring

A. The mechanical contractor shall provide all control wiring necessary for the complete and proper operating temperature control system. Programmable thermostats shall be provided with equipment packages unless otherwise noted.

B. Exposed wiring: All wiring exposed to the space shall be run in conduit. Coordinate requirements with architectural drawings.

33. Commissioning

a. 3CDC has hired ZHCx to act as their commissioning provider. The commissioning process will be implemented on the HVAC systems.

b. ZHCx will conduct onsite observations throughout construction. ZHCx shall be notified prior to any ductwork being covered.

c. ZHCx shall be notified prior to any equipment start up. ZHCx will witness start up of all split systems. If a start up occurs without notifying ZHCx the responsible contractor is required to perform another start up in the presence of ZHCx.

d. ZHCx will conduct functional performance testing on all HVAC equipment. Any findings will be reported to 3CDC, project architect, mechanical contractor, and the engineer of record. The responsible party is required to document the correction so that ZHCx can verify the correction has been made. ZHCx will perform one back check of the correction to ensure it has been implemented in its entirety.

34. Sequence of Operation

- Exhaust Fans
 - E-3: exhaust fan shall run on a wall switch (provided by the electrical contractor).
 - Split Systems
 - GF/ICU-5:
 - Heating mode - indoor furnaces shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the gas fired heat exchanger shall fire to maintain temperature setpoint. When the setpoint is reached the unit shall shut off.
 - Cooling mode - when the thermostat calls for cooling the condensing unit shall engage, the furnace fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint.

FAN SCHEDULE													
TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	DRIVE	CFM	ESP	WATTS	RPM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
E-3	EXHAUST	RESTROOM	PANASONIC	FV-05-11VQ1	DIRECT	83	0.25	10.8	1185	115/60/1	CEILING	12	1

MECHANICAL EXHAUST SCHEDULE - 2017 OHIO MECHANICAL CODE										
ROOM NUMBER/UNIT TYPICAL	ROOMNAME	OCCUPANCY CLASSIFICATION	AREA (ft2)	EXHAUST AIRFLOW RATE (CFM)(R2)	FIXTURES			QTY OF FIXTURES	TOTAL EXHAUST AIRFLOW REQ. (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
					EXHAUST RATE PER FIXTURE (CFM)	LOWER CONTINUOUS RATE?	HIGHER INTERMITTENT RATE?			
	RESTROOM	PUBLIC SPACES - TOILET ROOM	-	-	50/70	NO	YES	1	70	83

EXHAUST CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

NATURAL VENTILATION SCHEDULE							
6 W, ELDER.							
UNIT	ROOM NAME	AREA	DOOR OPENABLE AREA (SQ. FT)	WINDOW OPENABLE AREA (SQ. FT)	UNOBSTRUCTED OPENING	TOTAL OPENABLE AREA	% OF FLOOR AREA
-	COMMERCIAL	1385	107	55	N/A	162	55

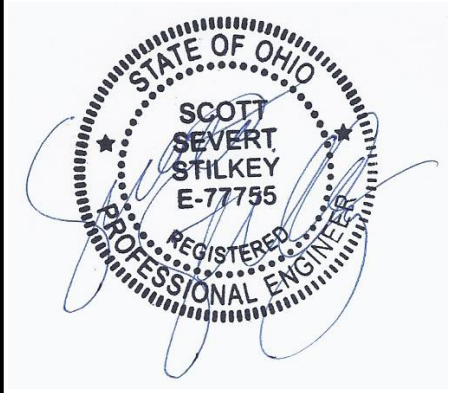
NATURAL VENTILATION CALCULATIONS PER SEC 402.1 OF 2017 OMC

NATURAL VENTILATION OF THE OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, OR OTHER OPENINGS TO THE SPACE. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

DUCT INSULATION SCHEDULE			
EQUIPMENT	AIR DISTRIBUTION TYPE		
	SA (EXPOSED)	RA	ADDITIONAL NOTES
GF-5	R-3.5	N/A	-

DUCT INSULATION REQUIREMENTS ARE BASED ON TABLE 6.8.2B OF ASHRAE 90.1 2010 ENERGY CODE. PROVIDE DUCTWORK OF SUFFICIENT THICKNESS TO MEET THE INSTALLED R-VALUE REQUIREMENTS LISTED ABOVE.

ITEMS NOT REQUIRED TO BE INSULATED: FIBROUS-GLASS DUCTS; DUCTS WITH LINER THAT MEETS ASHRAE 90.1, FACTORY-INSULATED FLEXIBLE DUCTS, FACTORY-INSULATED PLENUMS AND CASINGS, FLEX CONNECTORS, VIBRATION CONTROL DEVICES, FACTORY-INSULATED ACCESS PANELS AND DOORS.



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

Revisions

Checked By: SSS
Drawn by: RFG



THIS DOCUMENT IS THE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

PROPOSED PROJECT:
RENOVATION FOR
6 W ELDER ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

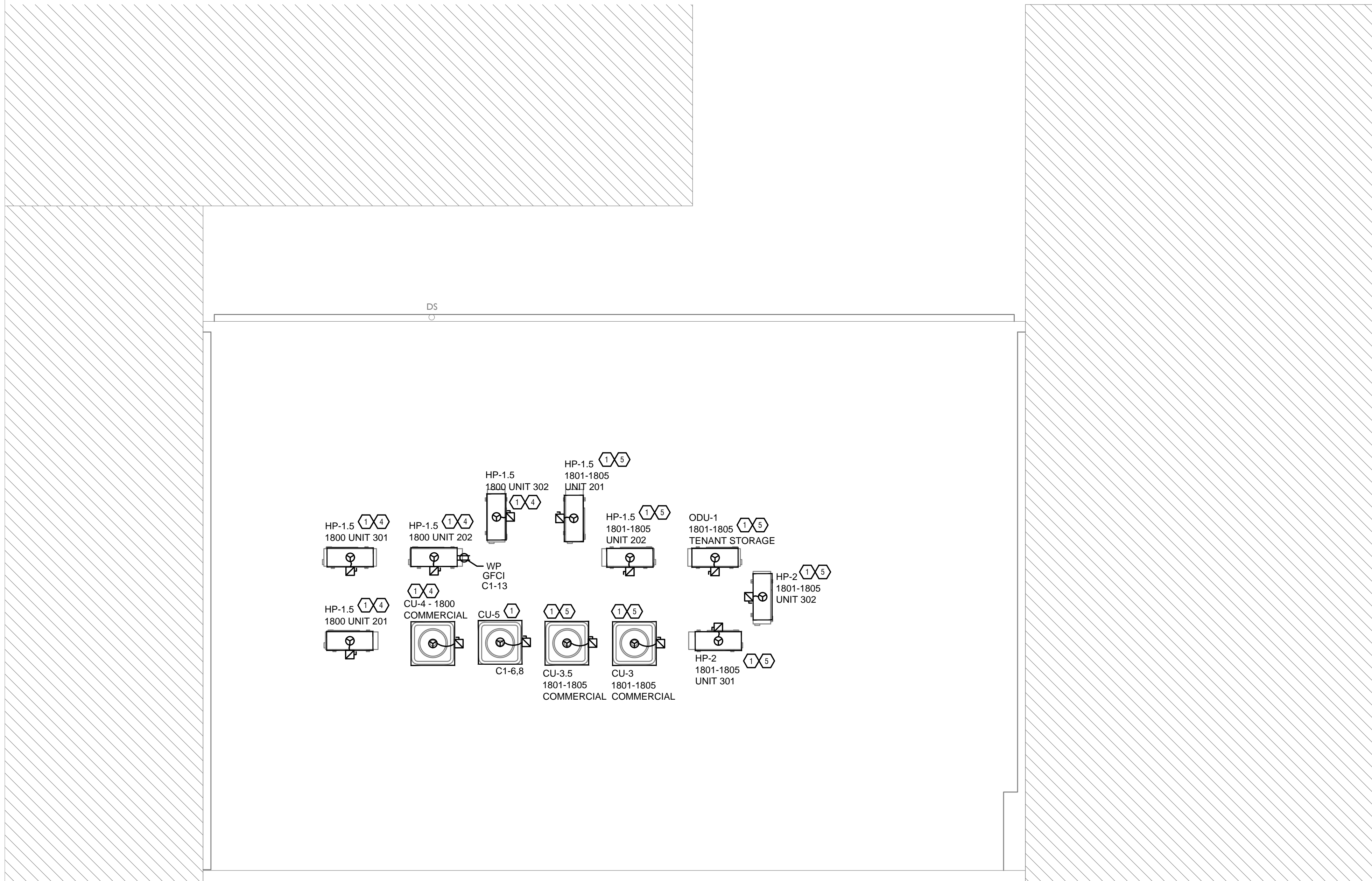
Job No: 22042 8/10/2022

M2.00

Split System Schedule																																	
Unit	Tag	Furnace	AFUE	Htg Cap In Btuh	Heating Cap Btuh	Air Flow cfm	Static in wg.	hp	MCA Amps	MOCP Amps	Unit Weight lb	Outside Air CFM	Out DB °F	Indoor Coil	Ent DB °F	Ent WB °F	Lv DB °F	Lv WB °F	Cool Cap Btuh	Sens Cap Btuh	Latent Cap Btuh	Total Weight lb	Tag	Model	Volts	Phase	MCA Amps	MOCP Amps	SEER	SEER 2	EER	EER 2	Accessories

- ACCESSORIES:**
- EXTERNAL TRAP KIT
 - CONDENSATE NEUTRALIZER KIT
 - CONCENTRIC VENT KIT
 - TWINING KIT
- LOW AMBIENT:**
- CRANKCASE HEATER
 - EVAPORATOR FREEZE THERMOSTAT
 - WINTER START KIT
 - HARD START KIT
 - LOW AMBIENT PRESSURE SWITCH
 - LOW PRESSURE SWITCH
- LONG LINE APPLICATIONS:**
- CRANKCASE HEATER
 - HARD START KIT

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson ? Phase II)-Construction Documents-Phase 1 (6 Buildings)\6 W ELDER ST-POWER-ROOF-PLAN.dwg-EBS - EBS Date/Time: Sep 03, 2024-14:56m (X++)
 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

- 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

KEYED SHEET NOTES

- 1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
- 2. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 3. PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
- 4. 1800 REPUBLIC STREET MECHANICAL UNIT SHOWN FOR REFERENCE ONLY. REFER TO 1800 REPUBLIC STREET ELECTRICAL PERMIT FOR CIRCUITRY INFORMATION. BRANCH CIRCUITS TO BE INSTALLED SO THAT THEY REMAIN OUTSIDE OF THE BUILDING.
- 5. 1801-1805 VINE STREET MECHANICAL UNIT SHOWN FOR REFERENCE ONLY. REFER TO 1801-1805 VINE STREET ELECTRICAL PERMIT FOR CIRCUITRY INFORMATION. BRANCH CIRCUITS TO BE INSTALLED SO THAT THEY REMAIN OUTSIDE OF THE BUILDING.

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 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.

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 2' 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.
- I. 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.

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

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

Revisions

Checked By: PRS
 Drawn by: AJW

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

EI.01



ELECTRICAL SPECIFICATIONS

1. General Demolition
 - a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work
2. Use of Drawings And Specifications
 - a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational electrical system are the responsibility of the electrical contractor.
3. Standards
 - a. Materials equipment and materials shall conform with appropriate provisions of NEC, ASTM, UL, ETL, NEMA, ANSI, as applicable to each individual unit or assembly.
4. Codes
 - a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply. The electrical contractor shall satisfy code requirements as a minimum standard without any extra cost to owner.
5. Permits and Fees
 - a. The electrical contractor shall procure and pay for all permits, fees and inspections necessary to complete the electrical work.
6. Warranty
 - a. The electrical contractor shall unconditionally warrant all work to be free of defects in material and workmanship for a period of one (1) year from the date of final acceptance, and will repair or replace any defective work promptly and without charge and restore any other existing work damaged in the course of repairing defective materials and workmanship.
7. Site Examination
 - a. The electrical contractor shall thoroughly examine all areas of work where equipment will be installed and shall report any condition that, in his opinion, prevents the proper installation of the electrical work prior to bid. He shall also examine the drawings and specifications of other branches of work making reference to them for details of new or existing building conditions.
 - b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
 - c. Electrical contractor shall take his own measurements and be responsible for them.
 - d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.
8. Contractor Coordination
 - a. The electrical drawings and specifications convey design intent only. Means and methods, sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project are the responsibility of the electrical contractor.
 - b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication. Where the electrical contractor is making a connection to equipment/components that are furnished by others, electrical contractor to verify all connection requirements with actual equipment being connected, including but not limited to OCP size, means of disconnect, special connection requirements, or other items indicated on shop drawings, or manufacturer's installation instructions and/or installation diagrams, and furnish all labor and materials required for the installation and operation of the equipment. No allowances will be made for failure to coordinate, after electrical connections have been installed.
 - c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
 - d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the electrical drawings; use actual building dimensions.
 - e. Coordination drawings showing system and component installation layout, routing, details, etc. shall be produced by the electrical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
9. Utility Coordination
 - a. Electrical contractor to verify installation of metering and utility demarcation equipment with utility provider prior to start of work and furnish and install required items per utility company's installation requirements and/or manuals.
10. Submittals
 - a. Products installed by the electrical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
11. Record Drawing
 - a. The electrical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
12. Shop Drawings
 - a. Submit to the architect pdf file copies of complete & certified shop drawings, descriptive data, performance data & ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review.
 - b. The make, model number, type, finish & accessories of all equipment and materials shall be reviewed & approved by the electrical contractor & general contractor prior to submitting to the architect for their review & approval.
 - c. Review of shop drawings does not relieve the electrical contractor/vendor from compliance with the requirements of the contract drawings, specifications & applicable codes.
13. Testing
 - a. All electrical systems shall be tested for proper operation. Balance all branch circuit loads between the phases of the system to within 10% of the highest phase load in each panelboard.
14. Temporary Power
 - a. The electrical contractor shall provide temporary electrical wiring for construction. The temporary service shall be a minimum of 60 amps, single phase, three wire, 120/208 volts fused at main disconnect. All receptacles on this temporary service shall be protected by a GFI breaker.
15. Mechanical Equipment
 - a. All final connections to mechanical equipment shall be done by the electrical contractor.
16. Demolition
 - a. The electrical contractor shall be responsible for deenergizing circuits in demolition areas to insure a safe condition. Electrical devices and associated wiring located within the demolition area that will no longer be used shall be removed and properly disposed of at contractor's expense unless otherwise noted.
 - c. Provide GFCI protection for all kitchen 15 and 20-amp receptacles. Where the receptacle is rendered inaccessible by equipment provide GFCI protection at the circuit breaker.
17. Power Outages
 - a. The electrical contractor shall schedule all electrical system(s) outages with the general contractor and owner at least 24 hours in advance. Unless approved otherwise all outages shall occur between 11:00pm and 5:00am.
18. Grounding and Bonding
 - a. 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.
 - b. Any gas piping systems must be bonded per utility provider's installation guidelines where required.
19. Materials
 - a. Provide all new material and equipment unless noted otherwise. All equipment shall be UL approved and labeled, or other approved testing organization which has acceptance by the local jurisdiction, for the purpose for which they are used, in addition to meeting all requirements of the current applicable codes and regulations. No substitution to materials specified will be allowed unless approved by the owner.
 - b. Electrical contractor shall not order or purchase any materials or equipment until permit drawings have been approved. No allowances will be made for any changes that occur if permit drawings have not been approved prior to ordering.
20. Cutting and Fitting
 - a. Perform cutting, coring, fitting, repairing and finishing of the work necessary for the installation of the equipment of this section. However, no cutting of the work of other trades or of any structural member shall be done without the consent of the owner. Properly fill, seal, fireproof, and waterproof all openings, sleeves, and holes in slabs, walls, and casework.
21. Wiring Methods
 - a. Provide code approved wiring methods for branch circuiting indoors, such as NM cable (only where permitted by NEC 334), EMT conduit, or MC cable for mechanical equipment, lighting, and power.
 - b. Conduit runs on exterior of building shall be rigid steel conduit with weather tight, corrosion-resistant fittings. Schedule 40 PVC is acceptable where not exposed to physical damage.
 - c. The minimum size of conduit shall be 3/4" unless otherwise noted. Conduit connectors shall be double locknut type, UL listed and labeled, with compression or set screw fittings.
 - d. Rigid conduit shall be hot dipped galvanized.
 - e. Where raceways are installed for future use, or for future use, provide nylon pull string.
 - f. Penetrations through fire rated construction shall be sealed using 3M fire barrier caulk, Nelson Electric Flamesafe or T&B Flamesafe or other approved method.
22. Conductors and Terminations
 - a. Branch conductors shall be copper, feeders as indicated on riser diagram. Conductors shall be insulated for 600v number 12 AWG minimum. Provide wires and cables as indicated listed and suitable for temperature, conditions, and location where installed.
23. Motors and Other Wiring
 - a. The electrical contractor shall provide all required conduit, wiring, and safety switches for all motors, and other electrical equipment, even though the motors and electrical equipment may be supplied by others. The electrical contractor shall include all work and connections required to make the system complete and operational. Provide magnetic starters for equipment as indicated on the drawings.
 - b. The electrical equipment may include but not be limited to such items as grille motors and interlocks, exterior and interior signage, starting devices, motor controllers, float switches, alarm devices or systems, push buttons, exhaust fans, data systems, intercoms and stereo systems. The electrical contractor shall verify equipment location and sizes with the trade supplying the equipment before installing the conduit or outlets.
24. Devices
 - a. Hubbell, Leviton, or approved equal with matching coverplates.
 - b. Provide specification grade wiring devices, in types, characteristics, grades, colors, and electrical ratings for applications indicated, which are UL-listed and which comply with NEMA WDI1 and other applicable UL and NEMA standards. Verify color selections with architect. Provide device plates to match device colors.
 - c. Provide GFCI protection for all kitchen 15 and 20-amp receptacles. Where the receptacle is rendered inaccessible by equipment provide GFCI protection at the circuit breaker.
25. Service entrance and distribution equipment
 - a. Electrical contractor must submit drawings for permit and receive approval prior to ordering equipment. No allowances will be made for equipment changes that occur prior to receipt of approved plans.
26. Disconnects and Fused Switches
 - a. Heavy duty type, horsepower rated with interlocking cover. NEMA 1 typical. Outdoor and wet location switches shall be raintight type NEMA 3R. All switches shall be lockable. Fuses in circuits rated at 600 amperes or less shall be UL class RK1 dual-element, time-delay, current limiting fuses. Fuses in circuits rated at 601 amperes or larger shall be UL class 1 time-delay, current limiting fuses.
27. Nameplates
 - a. Provide permanent nameplate labeling on all disconnects. Include load served, voltage, phase, horsepower, fuse size, and type.
28. Mounting
 - a. Mount independent of the mechanical unit housing unless specifically accepted by the local code authority. Provide Unistrut support channels mounted in coordination with roof penetration and patching work. Coordinate with general contractor.
29. Grounding and bonding for electrical systems and equipment
 - a. Provide grounding and bonding for electrical service in accordance with NEC article 250.
 - b. All major parts not carrying current, including but not limited to, secondary feeder circuit, equipment and panelboard enclosures, pull and junction boxes, shall be properly grounded. Metallic raceways shall utilize double locknuts and other fittings as required to provide ground continuity.
30. Multi-tenant Meter Centers
 - a. Provide meter center(s) as shown on the drawings and as specified herein. Meter centers shall have main lugs only or main breakers as required, and shall have branch breaker installed for each meter socket. Meter centers shall be Eaton, Square D, GE by ABB, or equal, and shall be of the same manufacture as load centers or panelboards specified. Meter centers shall be enclosed NEMA 1, NEMA 3R as required. Final configuration (number of meters per section, end-main/center-main, etc. shall be determined by contractor. All bussing must be rated for the loads served. Meter centers shall be rated to withstand the available fault current.
31. Panelboards
 - a. Provide branch circuit panelboard(s) as shown on the drawings and as specified herein. Panelboards shall have bolted, thermal and magnetic breakers with main lugs only or main breakers as required. Panelboards shall be Eaton, Square D, GE by ABB, or equal, and be enclosed in NEMA 1 type housing unless noted otherwise. Enclosure(s) shall be complete with a hinged door, cylinder lock, and a neatly typed directory under plastic cover in each panel door. All multiple pole breakers shall have a common trip handle. All panels and breakers shall be rated to withstand available fault current.
32. Residential Load Centers
 - a. Provide load centers as shown on drawings and as specified herein. Load centers shall be Eaton, Square D, GE by ABB, or equal. Load centers shall contain a neatly typed directory in each door. All multiple pole breakers shall have a common trip handle. All panels and breakers shall be rated to withstand available fault current. Load centers may be used in areas other than dwelling units where appropriate and where approved by Owner's representative.
33. Lighting
 - a. Provide a new lighting system complete and fully operational and in conformance with code and UL listing requirements. Clean all fixtures at time of job completion utilizing manufacturers approved or recommended cleaning solutions. All fixtures and lamps are provided by this contractor as scheduled unless noted otherwise. Contractor shall furnish all boxes, mounting kits, transformers, controllers, and other components necessary for a complete and fully functional installation.
 - b. 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.
34. Telephone System
 - a. Telephone wiring and system provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Electrical contractor shall provide plaster ring and pull string from each device location to above accessible ceiling.
35. Security System Notes
 - a. Security wiring and system provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Provide power for owner's head-end equipment and remote power for secure doors as required.
36. Data/Pos/A-V/System Notes
 - a. Data, POS and/or A-V wiring and systems provided by owner. Verify system requirements and rough-in locations with owner prior to start of construction. Electrical contractor shall provide plaster ring and pull string from each device location to above accessible ceiling.

ELECTRICAL LEGEND

*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.

\$	SINGLE POLE LIGHT SWITCH	L5-20R	LOCKING 125V/20 AMP - RECEPTACLE
\$3	THREE WAY LIGHT SWITCH	L6-20R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$4	FOUR WAY LIGHT SWITCH	L5-30R	LOCKING 125V/30 AMP - RECEPTACLE
\$D	DIMMER SWITCH	L6-30R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$FS	FAN SPEED CONTROL	PP	FURNITURE POWER POLE - RECEPTACLE
\$OT	OCC SENSOR - CEILING - DUAL TECHNOLOGY	RFF	FURNITURE RECESSED FLOOR FEED
\$PIR	OCC SENSOR - CEILING - PASSIVE INFRARED	WFF	FURNITURE WALL FEED
\$DT	OCC SENSOR - WALL - DUAL TECHNOLOGY	FB	RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
\$PIR	OCC SENSOR - WALL - PASSIVE INFRARED	AV	RECESSED FLOOR BOX - MULTI-SERVICE W/AV
\$	OCC SENSOR POWER PACK	AV	RECESSED MULTI-SERVICE POKE THRU
☑	OCC SENSOR POWER PACK - 2 CKT	⊕	SPECIAL CONNECTION
⊕	DUPLEX RECEPTACLE	⊕	SIMPLEX RECEPTACLE
⊕	DUPLEX RECEPTACLE W/USB JACKS	⊕	EQUIPMENT CONNECTION
⊕	COUNTER HEIGHT DUPLEX RECEPTACLE	\$M	MANUAL MOTOR STARTER
⊕	QUAD RECEPTACLE	⊕	NON-FUSED DISCONNECT
⊕	COUNTER HEIGHT QUAD RECEPTACLE	⊕	FUSED DISCONNECT
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE	⊕	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
⊕	DUPLEX - GFCI RECEPTACLE	⊕	JUNCTION BOX
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE	HNE	HOME NETWORK ENCLOSURE
⊕	SPLIT-WIRED (SWITCHED) RECEPTACLE	📷	SECURITY CAMERA
WP GFCI	WEATHER PROOF - GFCI RECEPTACLE	▼	DATA LOCATION (RING & STRING, U.N.O)
DW GFCI	DISHWASHER - GFCI RECEPTACLE	▼	VOICE DROP - LOCATION
DISP	GARBAGE DISPOSAL	▼	VOICE/DATA DROP - LOCATION
MW	MICROWAVE RECEPTACLE	⊕	CABLE TV (COAX) - LOCATION
FRIG	REFRIGERATOR RECEPTACLE	CR	CARD READER
RANGE	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE	DR	DOOR RELEASE - ACCESS CONTROL
WASHER GFCI	WASHER - GFCI RECEPTACLE	DS	DOOR STRIKE - ACCESS CONTROL
DRYER	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	ML	MAG-LOCK - ACCESS CONTROL
W/D	STACKED WASHER/DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	PS	POSITION SWITCH
📡	DUPLEX - MONUMENT FLOOR BOX	PR	PROXY READER
📡	DUPLEX - RECESSED FLOOR BOX	RE	REQUEST TO EXIT SWITCH
📡	PANELBOARD	WAP	WIRELESS INTERNET ACCESS POINT
📡	PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM	🔥	DOOR HOLD - FIRE ALARM
📡	TRANSFORMER - SINGLE LINE DIAGRAM	SDS	DUCT SMOKE DETECTOR
📡	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM	FABP	FIRE ALARM BOOSTER PANEL
📡	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM	FACR	FIRE ALARM CONTROL PANEL
📡	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM	FARA	FIRE ALARM REMOTE ANNUNCIATOR
📡	STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM	FS	SPRINKLER FLOW SWITCH
📡	* METER BASE - SINGLE LINE DIAGRAM	⊕	HEAT DETECTOR - FIRE ALARM
📡	FUSED DISCONNECT - SINGLE LINE DIAGRAM	📢	HORN - FIRE ALARM
📡		📢	HORN/STROBE - FIRE ALARM
📡		📢	POST INDICATOR VALVE - (PIV)
📡		PRE-A	PRE-ACTION PANEL
📡		PS	PRESSURE SWITCH
📡		🔥	PULL STATION - FIRE ALARM
📡		SD	SMOKE DAMPER
📡		⊕	SMOKE DETECTOR
📡		CO	COMBINATION SMOKE/CO2 DETECTOR
📡		⊕	SPEAKER - FIRE ALARM
📡		⊕	SPEAKER/STROBE - FIRE ALARM
📡		📢	STROBE - FIRE ALARM
📡			* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

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

Progress Dates

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

Revisions

Checked By: PRS
 Drawn by: AJW

PR-09757

ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0586
 MEP Consulting Services, Inc. in OH
 Copyright © 2015

THIS DOCUMENT IS THE PROPERTY AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

PROPOSED PROJECT:
RENOVATION FOR 6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Parkside (Williams) Phase 1 (8 Buildings) 16 W Elder VBEF-ART.dwg - Model - Pld Date Time: Aug 29, 2024 - 10:49am - Br - desk - gmm
 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.

FEEDER SCHEDULE	
ID	CONDUIT AND FEEDER
1	3" C, 3#500kcmil AL, #500kcmil AL N, #2 AL G

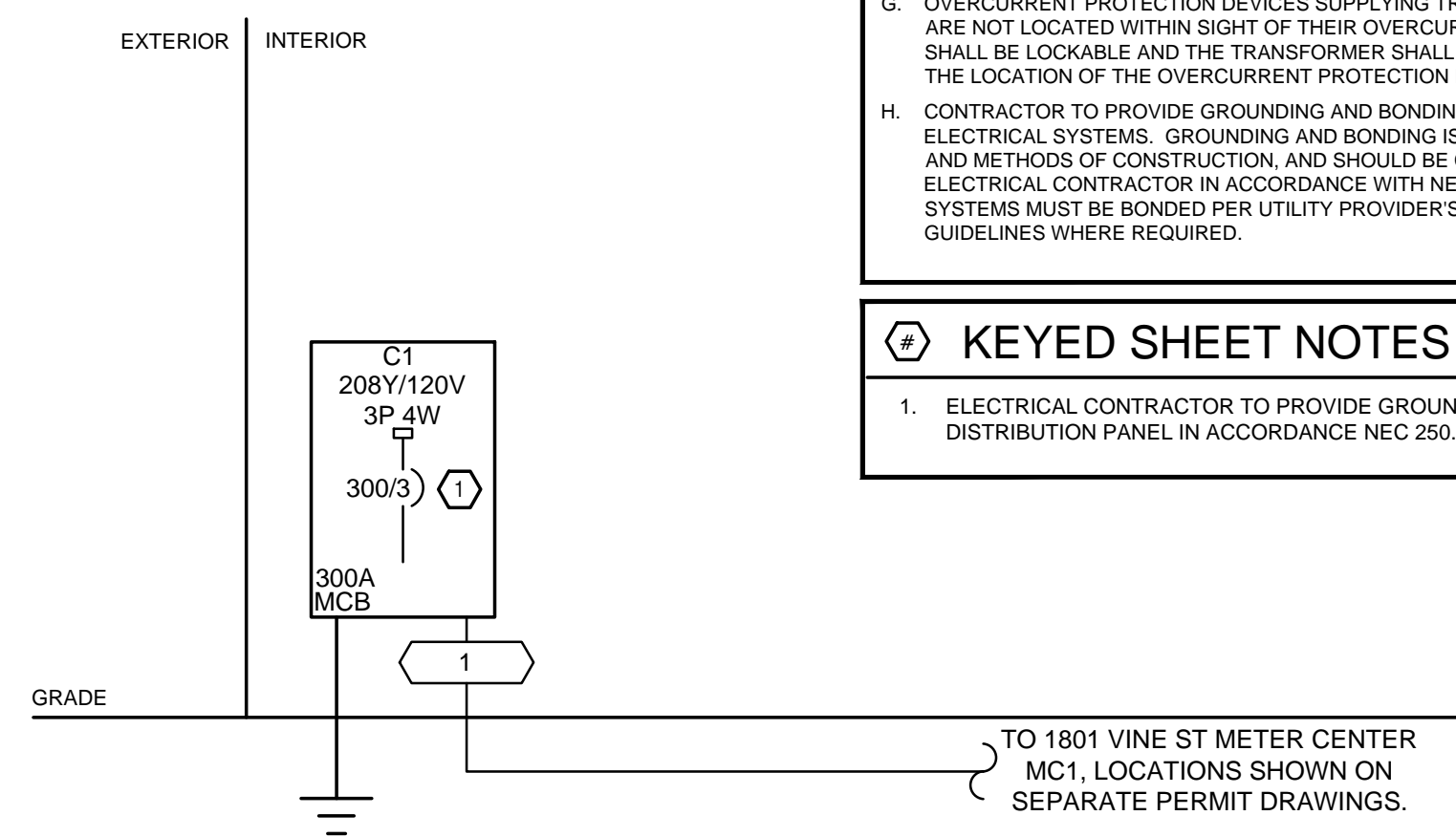
SIZING METHOD: COMPACT AL 75°C 100A AND ABOVE, CU 75°C BELOW 100A

SCOPE OF WORK
 RENOVATION OF EXISTING COMMERCIAL BUILDING. 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 AFCI/GFCI 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 230.95.
 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.

KEYED SHEET NOTES
 1. ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING AT ELECTRICAL DISTRIBUTION PANEL IN ACCORDANCE NEC 250.32.



FINDLAY PARKSIDE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VA	NOTES	LOCATIONS
EM	☐	(2) 1W LED	EMERGENCY WALL PACK HIGH CAPACITY	SURE LITES - SEL50	1		
EMW	○	(1) 15W LED	EMERGENCY WALL PACK	MEZZO - MEZ LED ACEM DB 120/277 CL	15		
EX	⊗	(1) 1.31W LED	EXIT FIXTURE	SURE-LITES - APX7R	1.31		
EX/EM	⊗	(1) 1.31W LED	COMBINATION EXIT/EMERGENCY FIXTURE	SURE-LITES - APCH7R	1.31		
F1	✱	(1) 38W LED/FAN	36" CEILING FAN	HUNTER - 59301	38	FRESH WHITE	LIVING ROOM AND BEDROOM
F2	✱	(1) 54W LED	52" CEILING FAN	HUNTER - 51433	54	FRESH WHITE	LIVING ROOM AND BEDROOM
K1	◆	(1) 10W LED	KEYLESS FIXTURE	LEVITON - 8829-CW1 (OR EQUAL)	10	USE WITH LED LAMP	
RH1	◀	(1) 0.78W LED	SINGLE REMOTE HEAD	SURE-LITES - APWR1	0.78		
SM1	○	(1) 9.7W LED	4" ROUND SURFACE MOUNT DOWNLIGHT	HALO - SMD4	9.7	WHITE FINISH	GENERAL DOWNLIGHT THROUGHOUT, U.N.O.
SM2	○	(1) 9.7W LED	4" ROUND SURFACE MOUNT DOWNLIGHT - DAMP RATED	HALO - SMD4	9.7	WHITE FINISH	CEILING DOWNLIGHTS IN SHOWERS
SM3	○	(1) 9.7W LED	4" ROUND SURFACE MOUNT DOWNLIGHT - ALWAYS ON	HALO - SMD4	9.7	WHITE FINISH	CEILING DOWNLIGHTS IN CORRIDORS
SM8	◻	(1) 31.4W LED	2X2 LED PANEL LIGHT FIXTURE	METALUX - CGT LED PANEL SERIES	31.4		COMMERCIAL FIRST FLOOR ONLY
SM13	○	(1) 9W LED	SURFACE MOUNT ENTRY VESTIBULE LIGHT	EFFICIENT LIGHTING - EL-831-109E26LED-BN	9	POWDER COAT BLACK	STAIR HALL ENTRY VESTIBULE LIGHT - 1ST FLOOR ONLY
ST1	—	(1) 18W LED	4' LED STRIP LIGHT	METALUX - 4SNLED-LD5-28SL-UNV-L835-CD1-U	18		BASEMENT AND ATTIC ONLY
TL1	—	(4) 10.5W LED	TRACK LIGHT - HEAD	HALO - L81208FL9027P L651P	42		COMMERCIAL 1ST FLOOR ONLY
V1	⊥	(1) 25W LED	LED VANITY LIGHT	EFFICIENT - EL222L-24	25	BLACK	RESIDENTIAL AND COMMERCIAL BATHROOMS
WM1	○	(1) 15W LED	EXTERIOR LED LIGHT FIXTURE	LIGMAN LIGHTING USA - UJE-30351 - XX - X - W30 - 01	15	COLOR 01-BLACK RAL 9011	EXTERIOR - DARK SKY COMPLIANT
WM5	○	(1) 15W LED	EXTERIOR LED LIGHT FIXTURE	STEEL LIGHTING CO - VENICE WALL MOUNT - A09-01- ST11-01-XX-01 (3000K LED LAMP)	15	11" STRAIGHT ARM (VERIFY MOUNTING WITH ARCHITECT)	EXTERIOR - DARK SKY COMPLIANT

C1		ROOM MOUNTING FLUSH FED FROM SD-1		VOLTS 208Y/120V 3P 4W BUS AMPS 300 NEUTRAL 100%		AIC T.B.D. MAIN BKR 300 LUGS STANDARD		
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	
1	20/1	0.135	EXTERIOR LIGHTING	a	2	40/1	3.6	IWH1
3	20/1	1.01	LIGHTING	b	4	20/1	2.08	GF-5
5	20/1	0.52	E-3, LIGHTING, RECEPTACLE	c	6	50/2	6.95	CU-5
7	20/1	0.9	RECEPTACLE	d	8			
9	20/1	0.54	RECEPTACLE	b	10	20/1	0	SPACE
11	20/1	0.18	RECEPTACLE	c	12	20/1	0	SPACE
13	20/1	0	SPACE	d	14	20/1	0	SPACE
15	20/1	0	SPACE	b	16	20/1	0	SPACE
17	20/1	0	SPACE	c	18	20/1	0	SPACE
19	20/1	0	SPACE	d	20	20/1	0	SPACE
21	20/1	0	SPACE	b	22	20/1	0	SPACE
23	20/1	0	SPACE	c	24	20/1	0	SPACE
25	20/1	0	SPACE	d	26	20/1	0	SPACE
27	20/1	0	SPACE	b	28	20/1	0	SPACE
29	20/1	0	SPACE	c	30	20/1	0	SPACE
31	20/1	0	SPACE	d	32	20/1	0	SPACE
33	20/1	0	SPACE	b	34	20/1	0	SPACE
35	20/1	0	SPACE	c	36	20/1	0	SPACE
37	20/1	0	SPACE	d	38	20/1	0	SPACE
39	20/1	0	SPACE	b	40	20/1	0	SPACE
41	20/1	0	SPACE	c	42	20/1	0	SPACE

	CONN KVA	CALC KVA		CONN KVA	CALC KVA	
LIGHTING	1.18	1.48	(125%)	MOTORS	5.8	5.8 (100%)
LARGEST MOTOR	6.95	1.74	(25%)	RECEPTACLES	1.98	1.98 (50%>10)
				COOLING	6.95	6.95 (100%)
				TOTAL LOAD		17.9
				BALANCED 3-PHASE LOAD		49.8 A
				PHASE A		151%
				PHASE B		65.5%
				PHASE C		83.6%

PLATTE
 architecture + design

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

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

Revisions

Checked By: PRS
 Drawn by: AJW

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK COLLABORATION SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015

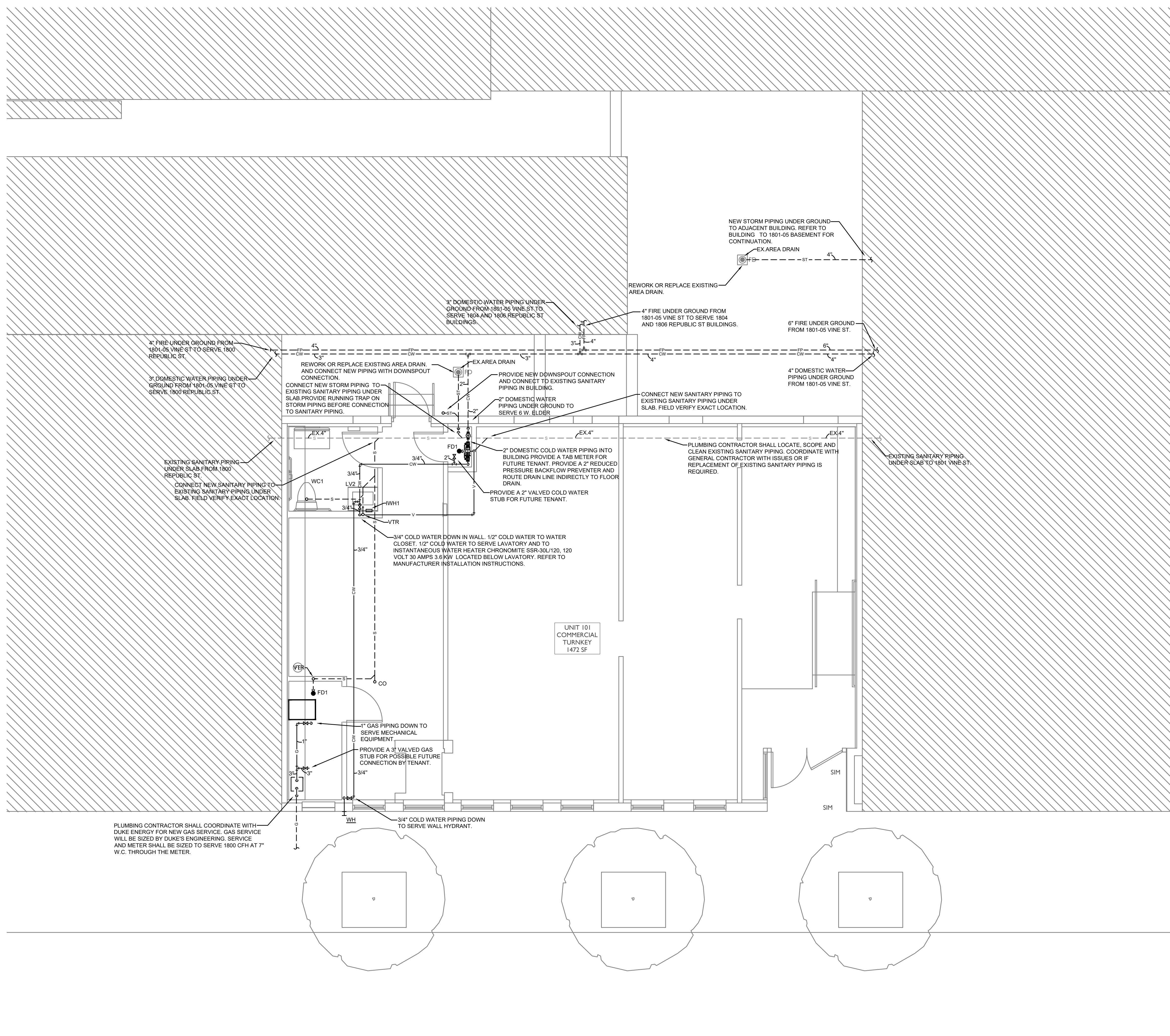
THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

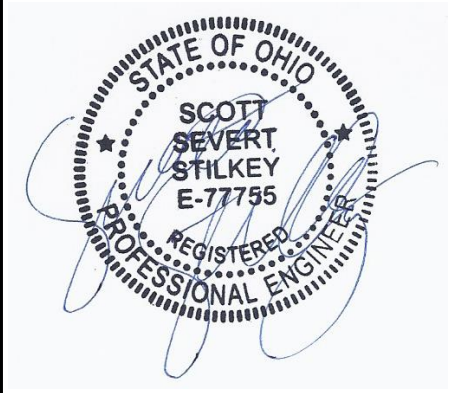
E2.01

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Friday Porcise (Williamen) 2 Phase 1\Construction Documents\Phase 1 (B Buildings)\6 W Elder\9757-P1-00-PLUMBING-FIRST FLOOR-PLAN.dwg - FBS - Plot Date/Time: Aug 28, 2024 - 14:11pm - 3(44)
 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.



PLUMBING LEGEND	
SYMBOL	DESCRIPTION
--- S ---	SANITARY/WASTE PIPING BELOW FLOOR
--- V ---	VENT PIPING
--- CW ---	COLD WATER PIPING
--- G ---	NATURAL GAS PIPING
--- ST ---	STORM PIPING
FD ●	FLOOR DRAIN
⊕	BALL VALVE
CO ○	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
⊕	VENT THROUGH ROOF RISER INDICATOR

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



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

Revisions
 Checked By: sss
 Drawn by: DAG

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
 Copyright © 2015

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF ENGINEERED BUILDING SYSTEMS, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE USED FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED WITHOUT WRITTEN CONSENT OF ENGINEERED BUILDING SYSTEMS, INC.

PROPOSED PROJECT:
 RENOVATION FOR
6 W ELDER ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

PI.00

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

PLUMBING PLAN - FIRST FLOOR | 1

