

1807 VINE

CINCINNATI, OHIO, 45202

FINDLAY FLATS RENOVATION

PLATTE
architecture + design

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STRUCTURAL ENGINEER
ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER
ENGINEERED BUILDING SYSTEMS, INC.
515 MONMOUTH STREET, SUITE 201
NEWPORT, KY 41071
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CIVIL ENGINEER
BAYER BECKER
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PLATTE ARCHITECTURE + DESIGN
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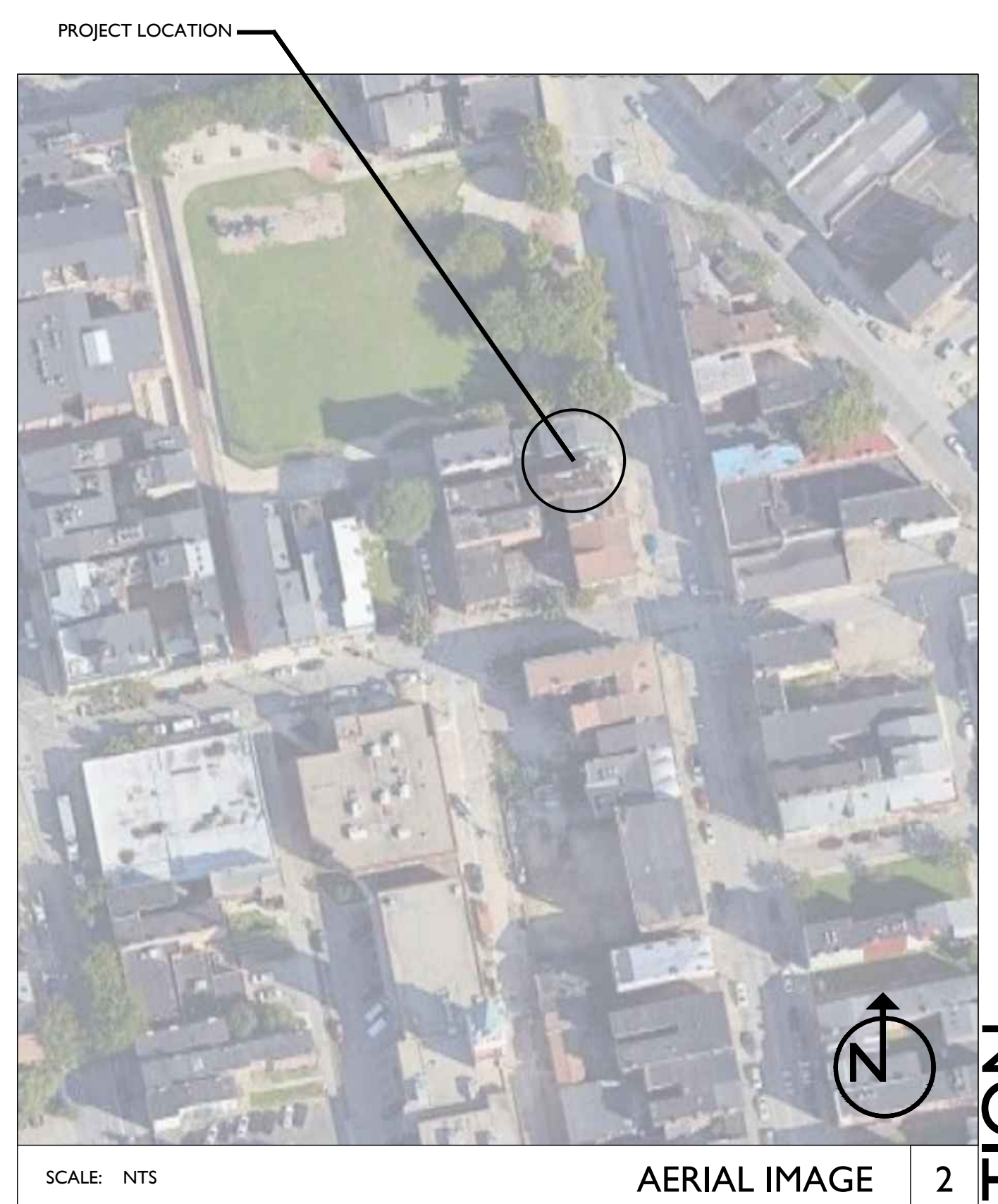
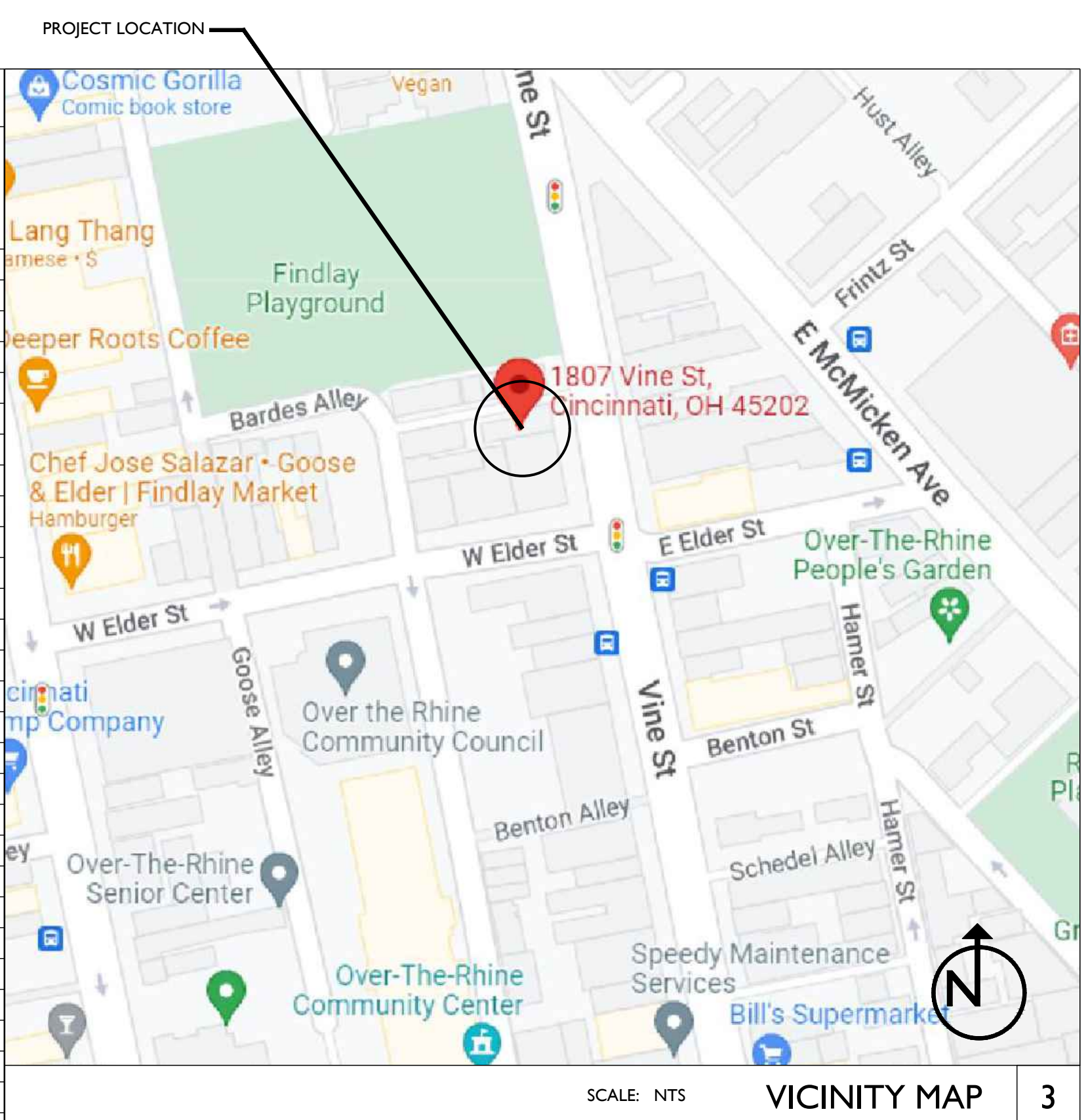
PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC MIXED-USE BUILDING. THE BUILDING IS 3 STORIES WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED. THE ATTIC WILL REMAIN UNOCCUPIED AS WELL. THE FIRST FLOOR WILL BE COMMERCIAL WHITE BOX WITH POTENTIAL B/M/A-2 USE. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS.

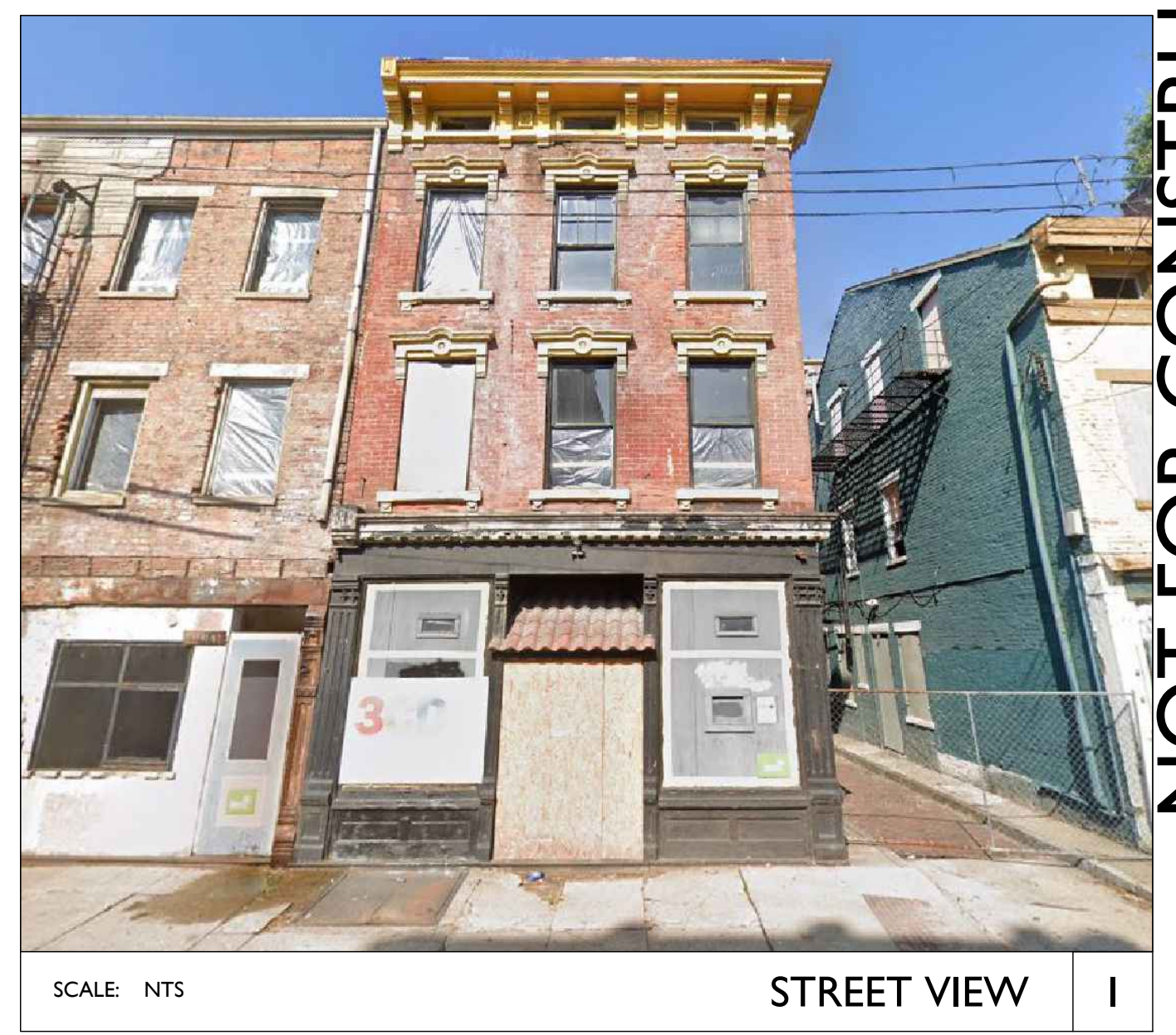
DEMOLITION WORK WILL INCLUDE NON-STRUCTURAL INTERIOR DEMOLITION AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS. NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THIS PROJECT HAS BEEN SUBMITTED FOR HISTORIC TAX CREDITS WITH THE STATE HISTORIC PRESERVATION OFFICE AND NATIONAL PARK SERVICE, AND THEREFORE WILL BE DICTATED BY CHAPTER 34, SECTIONS 3-11 AND SUPPORTING SECTIONS OF THE OBC.

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| DRAWING INDEX | | | | |
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| P2.00 | PLUMBING DETAILS | | | |
| P2.01 | PLUMBING DETAILS | | | |



| TYPICAL ABBREVIATIONS | | TYPICAL SYMBOLS | |
|-----------------------|--|-----------------|--------------------------------------|
| ADJ | ADJACENT | N | NORTH ARROW |
| A.F.F. | ABOVE FINISH FLOOR | EW | EGRESS WINDOW |
| ALM | ALTERNATE | KEY | KEYNOTE |
| ALUM | ALUMINUM | CL | CENTERLINE TAG |
| APPROX | APPROXIMATELY | X-X' | FLOOR ELEVATION TAG |
| APT | APARTMENT | RC | REVISION CLOUD TAG |
| BD | BOARD | 1 | dwg # sheet # ELEVATION TAG |
| BLDG | BUILDING | X | dwg # sheet # INTERIOR ELEVATION TAG |
| C.L. | CENTER LINE | X | dwg # sheet # SECTION CUT TAG |
| C.J. | CONTROL JOINT | 1 | dwg # sheet # DETAIL CALLOUT |
| CLG | CEILING | | |
| CLR | CLEAR DIMENSION | | |
| C.M.U. | CONCRETE MASONRY UNIT | | |
| COL | COLUMN | | |
| CONC | CONCRETE | | |
| CONT | CONTINUOUS/CONTINUED | | |
| CONTR | CONTRACTOR | | |
| DIAG | DIAGONAL | | |
| DIA or Ø | DIAMETER | | |
| DIM(S) | DIMENSION(S) | | |
| D.O.T.E. | DEPARTMENT OF TRANSPORTATION & ENGINEERING | | |
| D.L. | DEAD LOAD | | |
| D.S. | DOWNSPOUT | | |
| DTL(S) | DETAIL(S) | | |
| DWG(S) | DRAWING(S) | | |
| EA | EACH | | |
| ELEC | ELECTRICAL | | |
| ELEV(S) | ELEVATION(S) | | |
| EJ | EXPANSION JOINT | | |
| EQ | EQUAL | | |
| EXG | EXISTING EXTERIOR | N.I.C. | NOT IN CONTRACT NOT IN SCOPE |
| EXT | EXTERIOR | N.I.S. | NOT TO SCALE |
| FDC | FIRE DEPARTMENT CONNECTION | N.T.S. | NOT TO SCALE |
| FDN | FOUNDATION | OBC | OHIO BUILDING CODE |
| F.E. | FIRE EXTINGUISHER | O.C. | ON CENTER |
| F.F.E. | FINISH FLOOR ELEVATION | OPNG | OPENING |
| FLR | FLOOR | OP | OPPOSITE |
| FTG | FOOTING | O' | OVER |
| G.C. | GENERAL CONTRACTOR | PLWD | PLYWOOD |
| H.M. | HOLLOW METAL | PLUMB | PLUMBING |
| HR | HOUR | PT. | PRESSURE TREATED |
| HORIZ | HORIZONTAL HEATING, VENTILATION, & AIR CONDITIONING INCLUDED | RCP | REFLECTED CEILING PLAN |
| HVAC | HVAC | REV | REVISED/REVISION |
| INCL | INCLUDING | R.O. | ROUGH OPENING |
| INFO | INFORMATION | R.O.W. | RIGHT OF WAY |
| INSUL | INSULATED/INSULATING | SECT | SECTION |
| INT | INTERIOR | SH | SIMILAR |
| LL | LIVE LOAD | SF | SQUARE FEET |
| MATL | MATERIAL | SPEC | SPECIFICATION |
| MECH | MECHANICAL | STRUCT | STRUCTURAL |
| MEP | MECHANICAL, ELECTRICAL & PLUMBING | T.O. or T/ | TOP OF |
| MIN | MINIMUM | T&G | TONGUE & GROOVE |
| MANUF | MANUFACTURER | LL | LIVE LOAD |
| N/A | NOT APPLICABLE | TYP | TYPICAL |
| | | U.N.O. | UNLESS NOTED OTHERWISE |
| | | V.B. | VAPOR BARRIER |
| | | VERT | VERTICAL |
| | | V.I.F. or ± | VERIFY IN FIELD |
| | | W/ | WITH |
| | | W/O | WITHOUT |
| | | WD | WOOD |



NOT FOR CONSTRUCTION

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

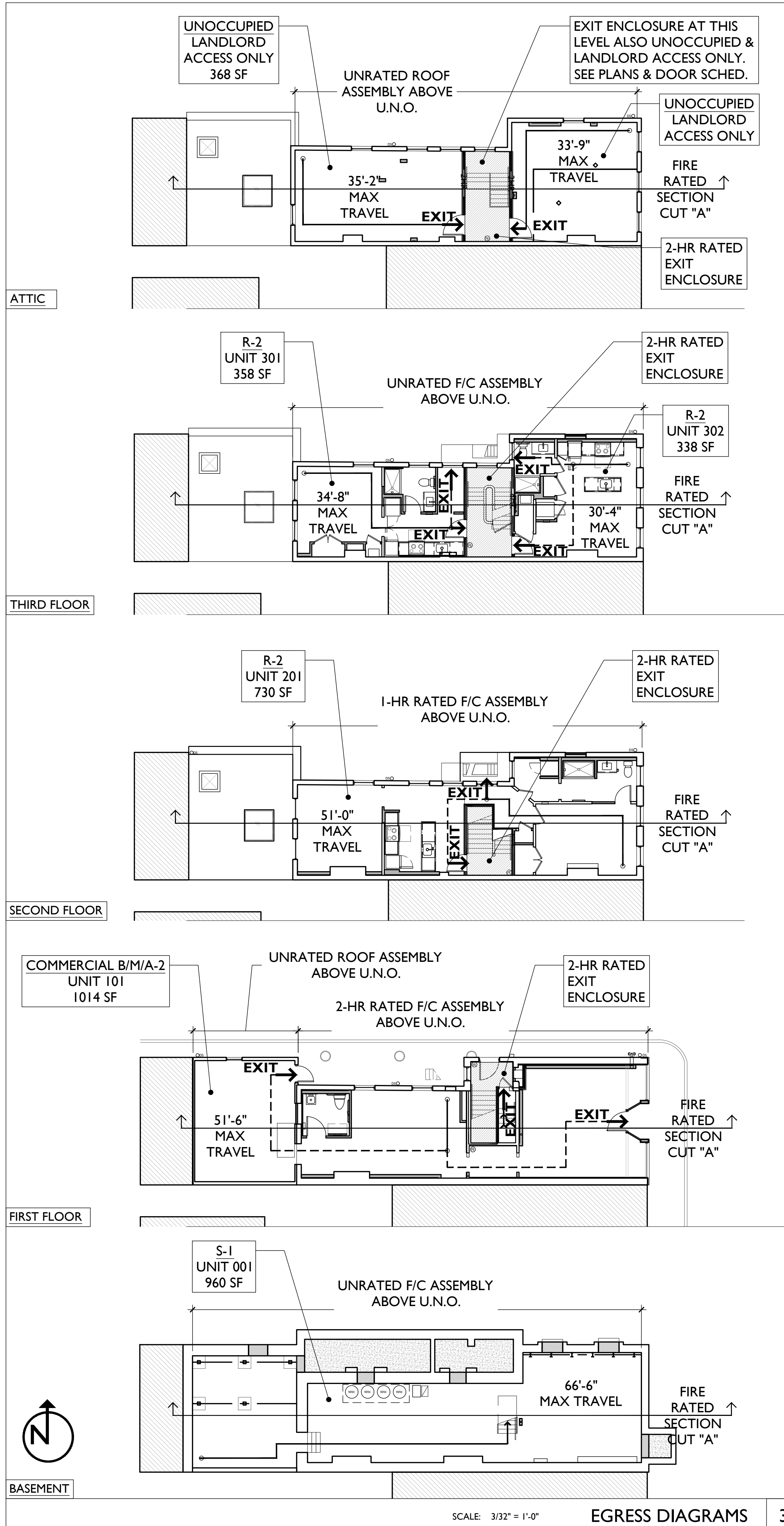
Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A0.00



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

PROPOSED BUILDING RENOVATION

1. LOCATION: 1807 VINE STREET CINCINNATI, OH 45202
 2. DESCRIPTION: THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC MIXED-USE BUILDING. THE BUILDING IS 3 STORIES WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED. THE ATTIC WILL REMAIN UNOCCUPIED AS WELL. THE FIRST FLOOR WILL BE COMMERCIAL WHITE BOX WITH POTENTIAL B/M/A-2 USE. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS. THE SECOND AND THIRD FLOORS WILL REMAIN USE R-2 APARTMENTS.

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PLUMBING, ELECTRIC, SPRINKLER + FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.

3. GOVERNING CODE: 2017 OBC (OHIO BUILDING CODE) CINCINNATI BUILDING CODE/ CINCINNATI ZONING CODE
 4. ZONING DESIGNATION: CC-P URBAN PARKING OVERLAY DISTRICT - NO PARKING REQUIRED.
 5. CONSTRUCTION TYPE: EXISTING TYPE III-B EXIST. CONSTRUCTION MASONRY / 2HR INTERIOR BEARING: MASONRY / WOOD PROPOSED TYPE III-B CONSTRUCTION MASONRY / 2HR* INTERIOR BEARING: MASONRY / METAL / WOOD / 0HR* METAL OR WOOD/0HR * METAL OR WOOD/0HR * *SEE CHAP. 10 FIRE RESISTANCE RATINGS AND PARTITION/ASSEMBLY TYPES SHEET WITHIN ARCH. SET

6. USE GROUP/OCCUPANCY: BASEMENT S-1 PROPOSED S-1 #OCCUPANCY 873 SF / 300 = 3 FIRST FLOOR B/M 1006 SF / 100 = 10 M 1006 SF / 60 = 17 A-2 --- 1/2 KITCHEN 335 SF / 200 = 2 1/2 SEATING 671 SF / 15 = 45 R-2 UNIT 201 726 SF / 200 = 4 R-2 UNIT 301 358 SF / 200 = 2 R-2 UNIT 302 338 SF / 200 = 2 ATTIC UNOCCUPIED UNOCCUPIED LANDLORD ACCESS ONLY

7. HEIGHT + AREA: EXISTING III-B CONSTRUCTION USE HEIGHT - ALLOWABLE/PROPOSED STORIES ABV GRADE - ALLOWABLE/PROPOSED M/S-1/A-2 55' / 42'-0" 2 / 1 B 55' / 42'-0" 3 / 1 R-2 55' / 42'-0" 4 / 3

AREA - ALLOWABLE/PROPOSED B 19,000 SF / 1312 SF M 12,500 SF / 1312 SF A-2 9,500 SF / 1312 SF R-2 16,000 SF / 1898 SF S-1 17,500 SF / 873 SF

8. INTERIOR FINISH RATINGS: NON-SPRINKLERED/ TABLE 803.1.1 EXIT STAIRWAYS, USE B / M / A-2 EXIT STAIRWAYS, USE R-2 CORRIDORS, USE A-2 CORRIDORS, USES B / M / R-2 ROOMS AND ENCLOSED SPACES, USES B / M / R-2 ROOMS AND ENCLOSED SPACES, USE A-2 REQUIRED A B A B C B

9. FIRE RESISTANCE RATINGS: NON-SPRINKLERED/ TABLE 508.4 USE SEPARATION REQUIRED RATING PROVIDED RATING B OR M / R-2 2 HR 2 HR A-2 / R-2 2 HR 2 HR R-2 / R-2 1 HR (OBC 711) 1 HR STAIR ENCLOSURE 2HR (OBC1023.2) 2 HR

10. EXIT REQUIREMENTS: TABLE 1017.2 NON-SPRINKLERED, 2 EXITS ALLOWABLE (FT) PROVIDED (MAX)(FT) B / M / A-2 200 51'-0" R-2 200 51'-0" S-1 200 66'-6"

11. FIRE PROTECTION: **THE EXISTING BUILDING IS NOT CURRENTLY SPRINKLERED. A SPRINKLER SYSTEM IS NOT REQUIRED AND WILL NOT BE PROVIDED.**

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

THE ALTERNATE ENGINEERED DESIGN FOR THIS BUILDING WAS SUBMITTED TO THE DIRECTOR OF BUILDINGS AND INSPECTIONS ON JUNE 19, 2023 AND WAS APPROVED ON JULY 3, 2023.

A STANDPIPE IS NOT REQUIRED AND WILL NOT BE PROVIDED.

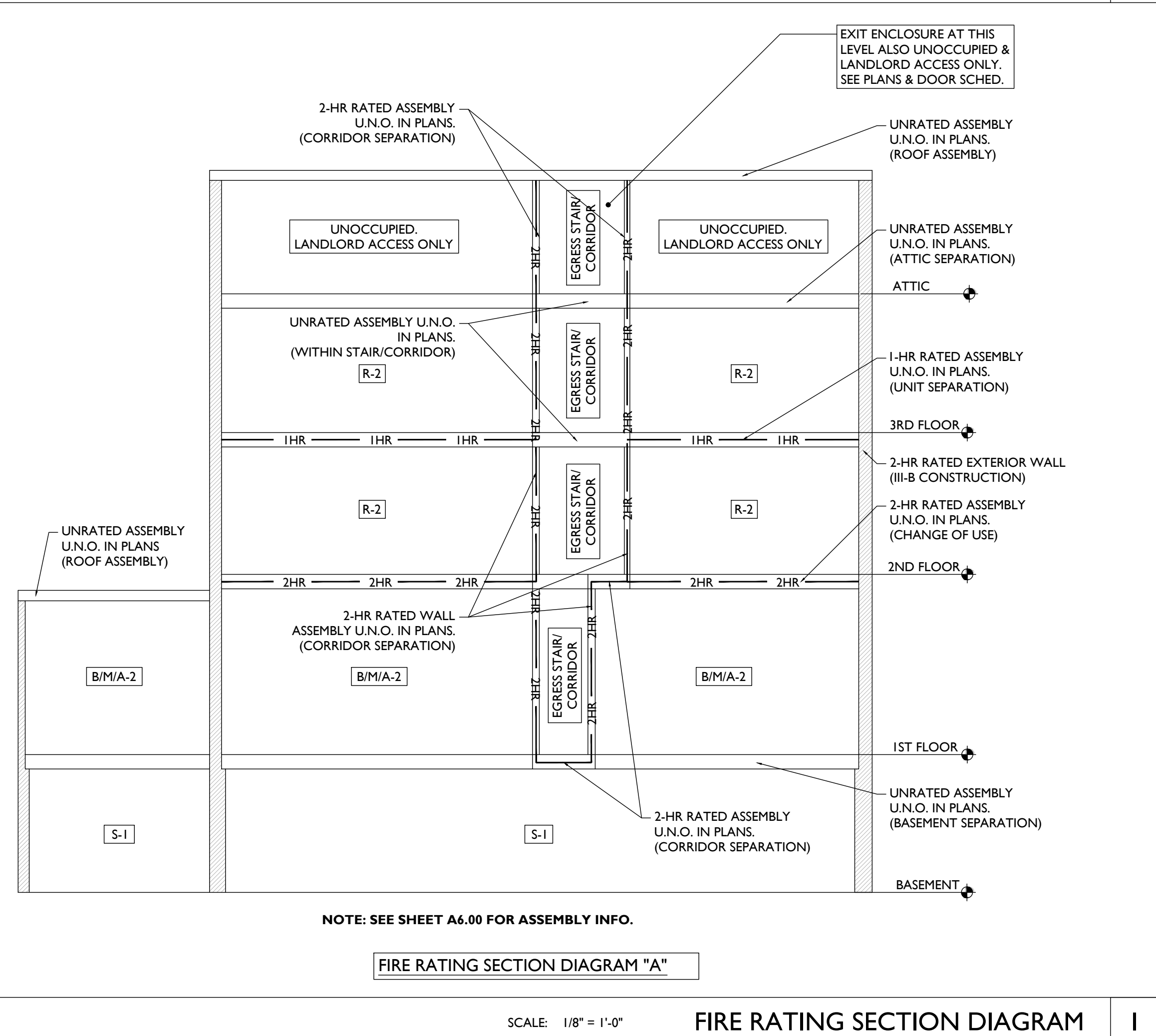
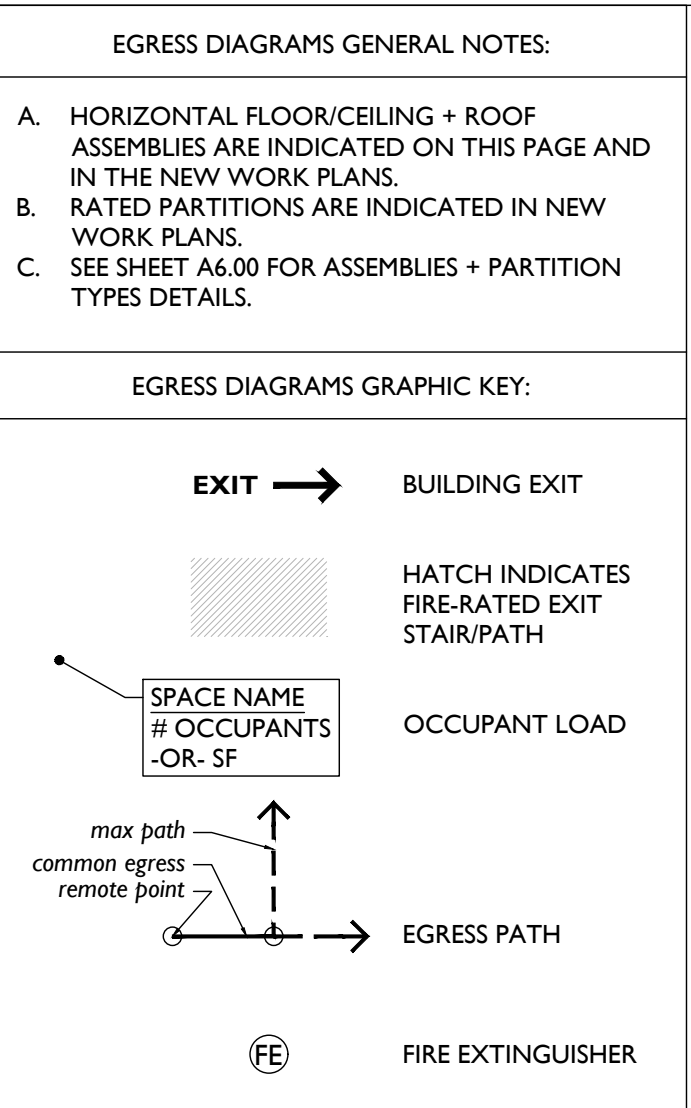
FIRE EXTINGUISHERS WILL BE PROVIDED IN EACH DWELLING UNIT AND AS OTHERWISE REQUIRED BY SECTION 906 IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT. GC TO COORDINATE.

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

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

13. ACCESSIBILITY: ALL FIRST FLOOR COMMERCIAL SPACES SHALL BE ACCESSIBLE TO THE EXTENT FEASIBLE. PLATTE ARCHITECTURE + DESIGN IN CONJUNCTION WITH OUR CONSULTANTS AND THE OWNER WILL ATTEMPT TO IMPROVE THE ACCESSIBILITY OF HISTORIC BUILDINGS TO THE EXTENT FEASIBLE AND WITHOUT ALTERING THE BUILDING STRUCTURE OR HISTORIC CHARACTER. BUILDING ELEMENTS THAT DO NOT FULLY MEET THE REQUIREMENTS OF ICC A117.1 AS REFERENCED IN THE 2017 OBC WILL NOT BE INDICATED OR IDENTIFIED AS ACCESSIBLE.

CODE NOTES 2



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

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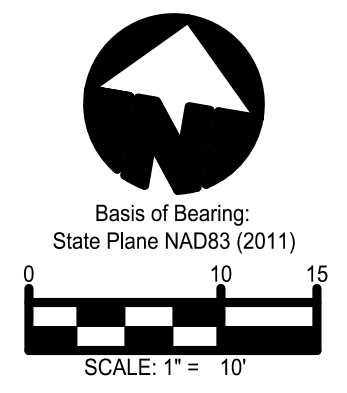
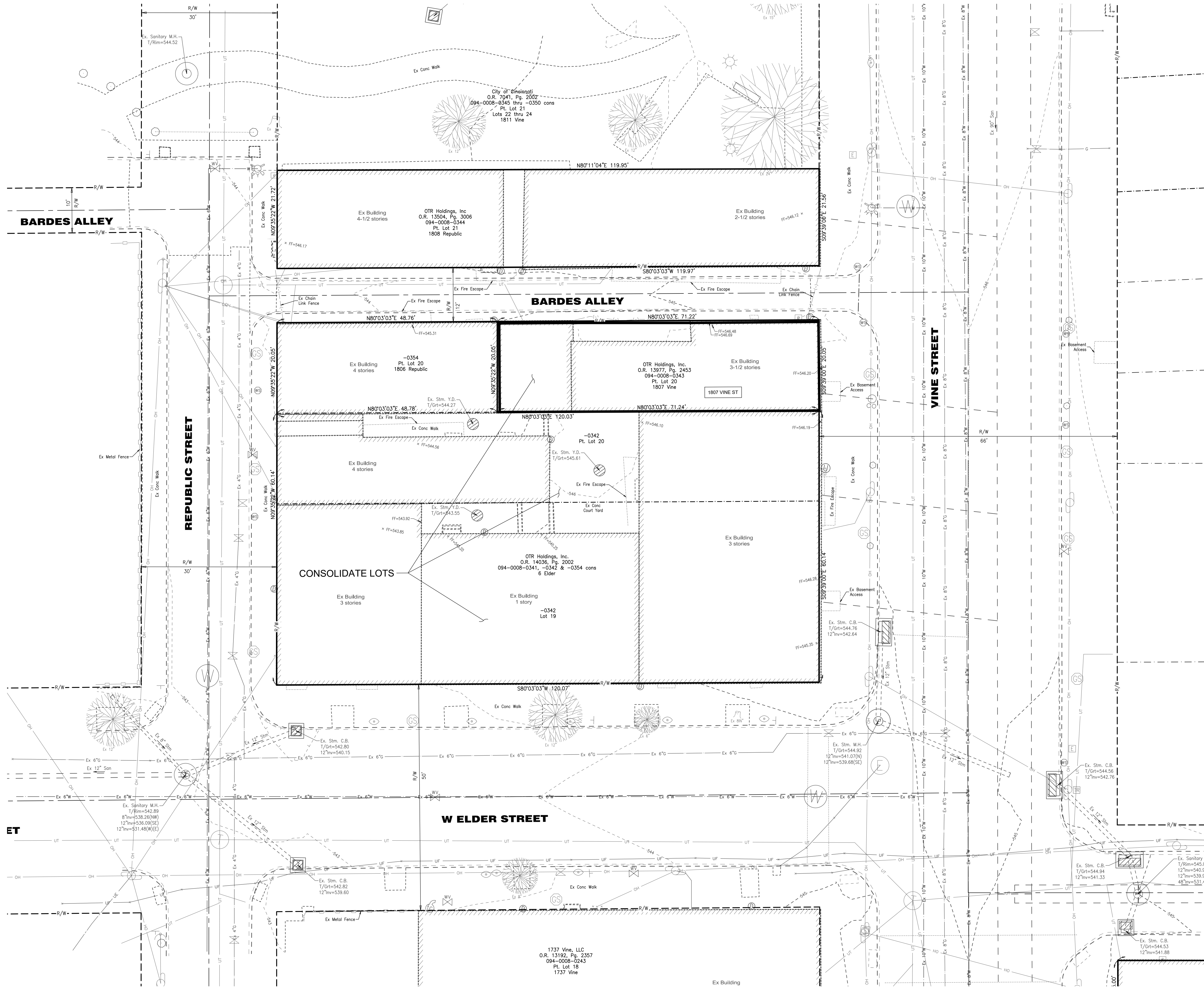
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 CO, JK, MR, MR, RK, RO, SO, TB
 Drawn by:
 MR, AM

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

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04.28.2023 - PERMIT SUBMISSION
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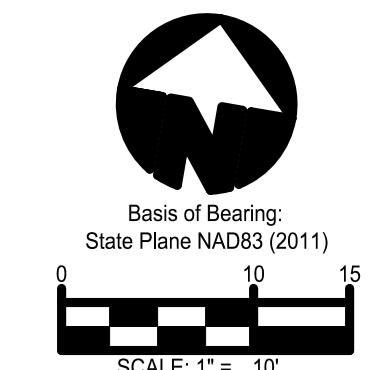
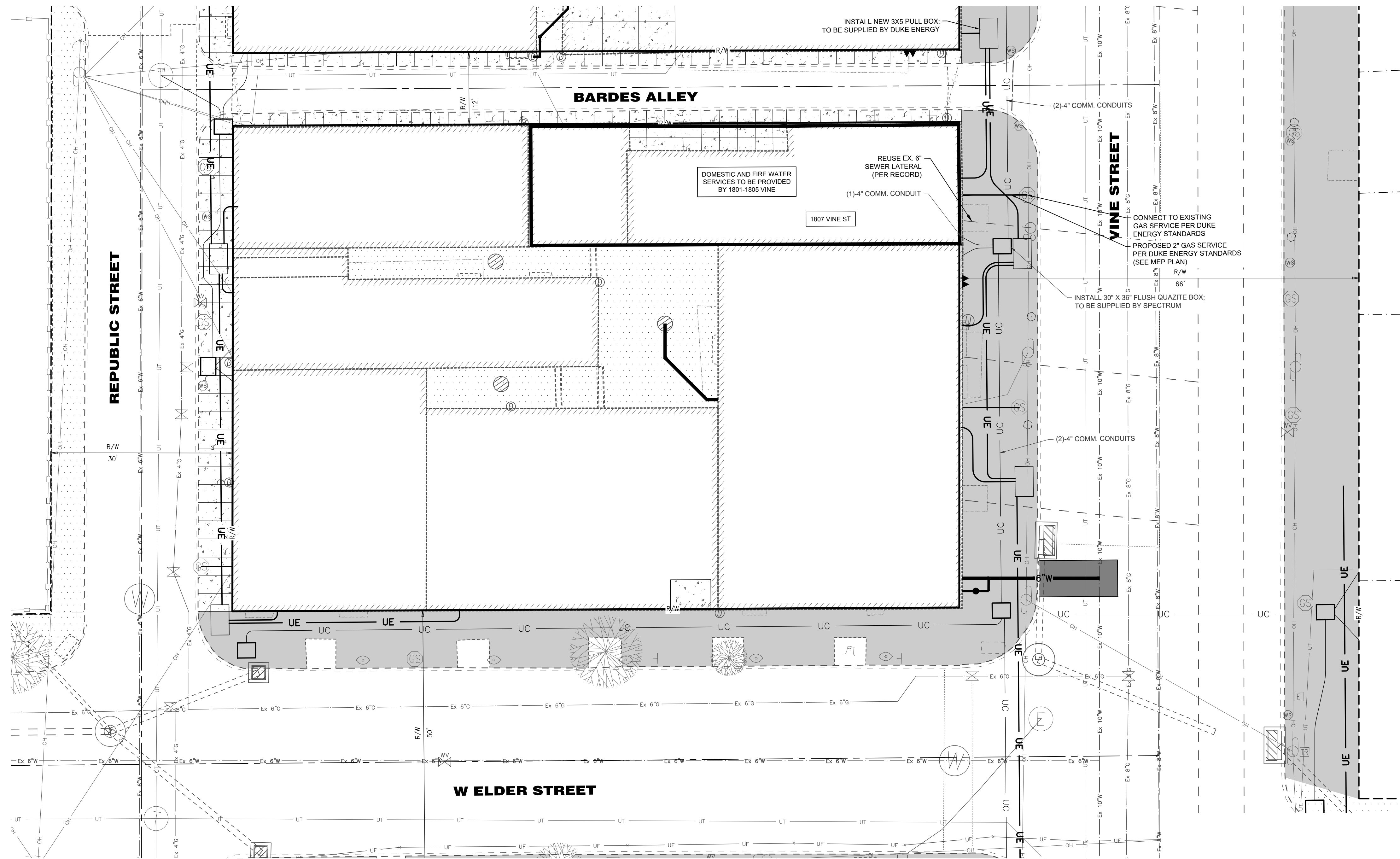
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MAINTENANCE OF TRAFFIC NOTES

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

MSD SEWER NOTES

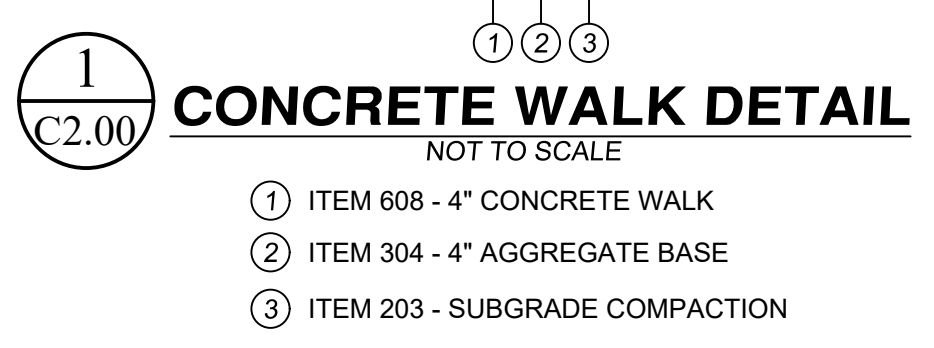
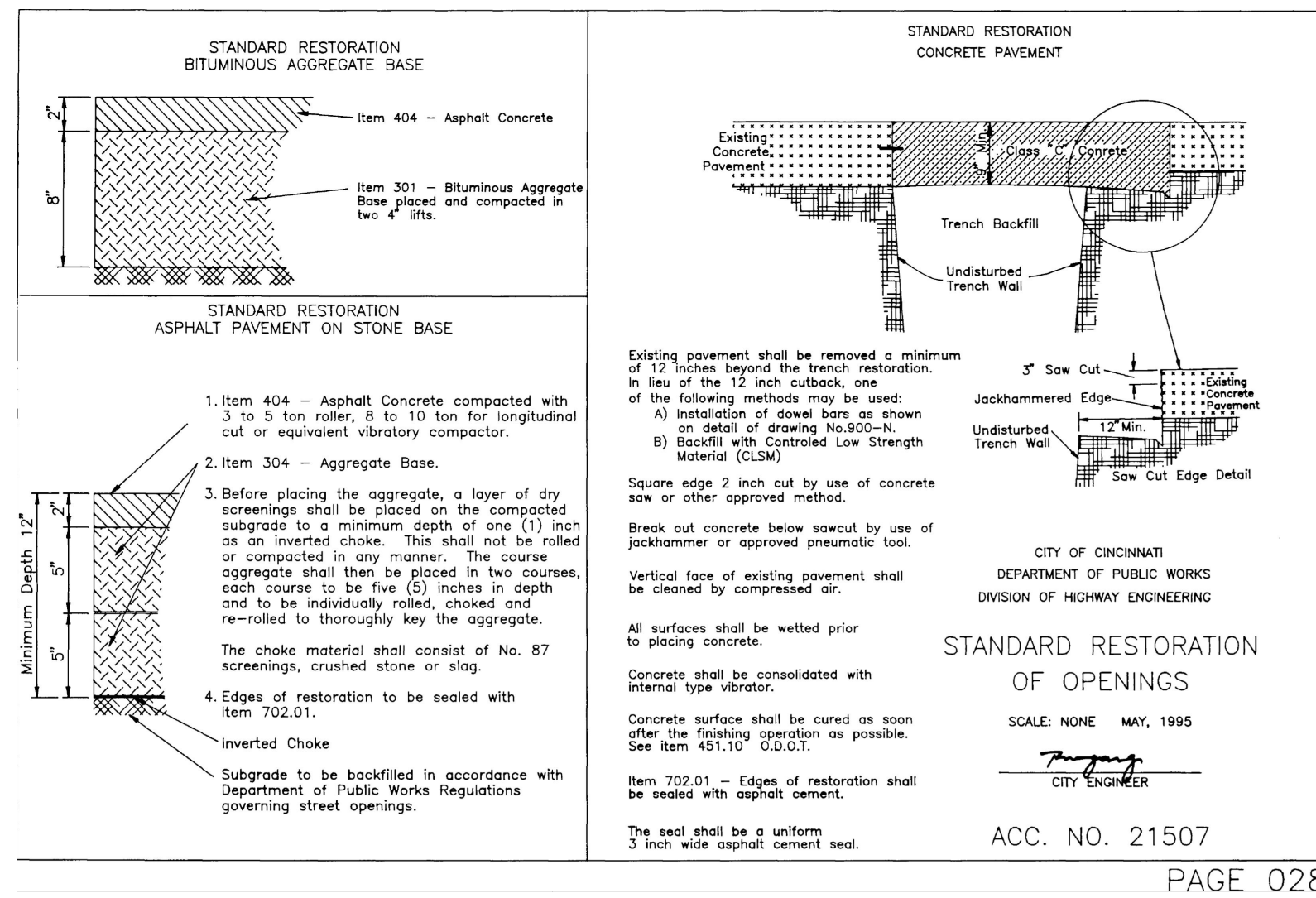
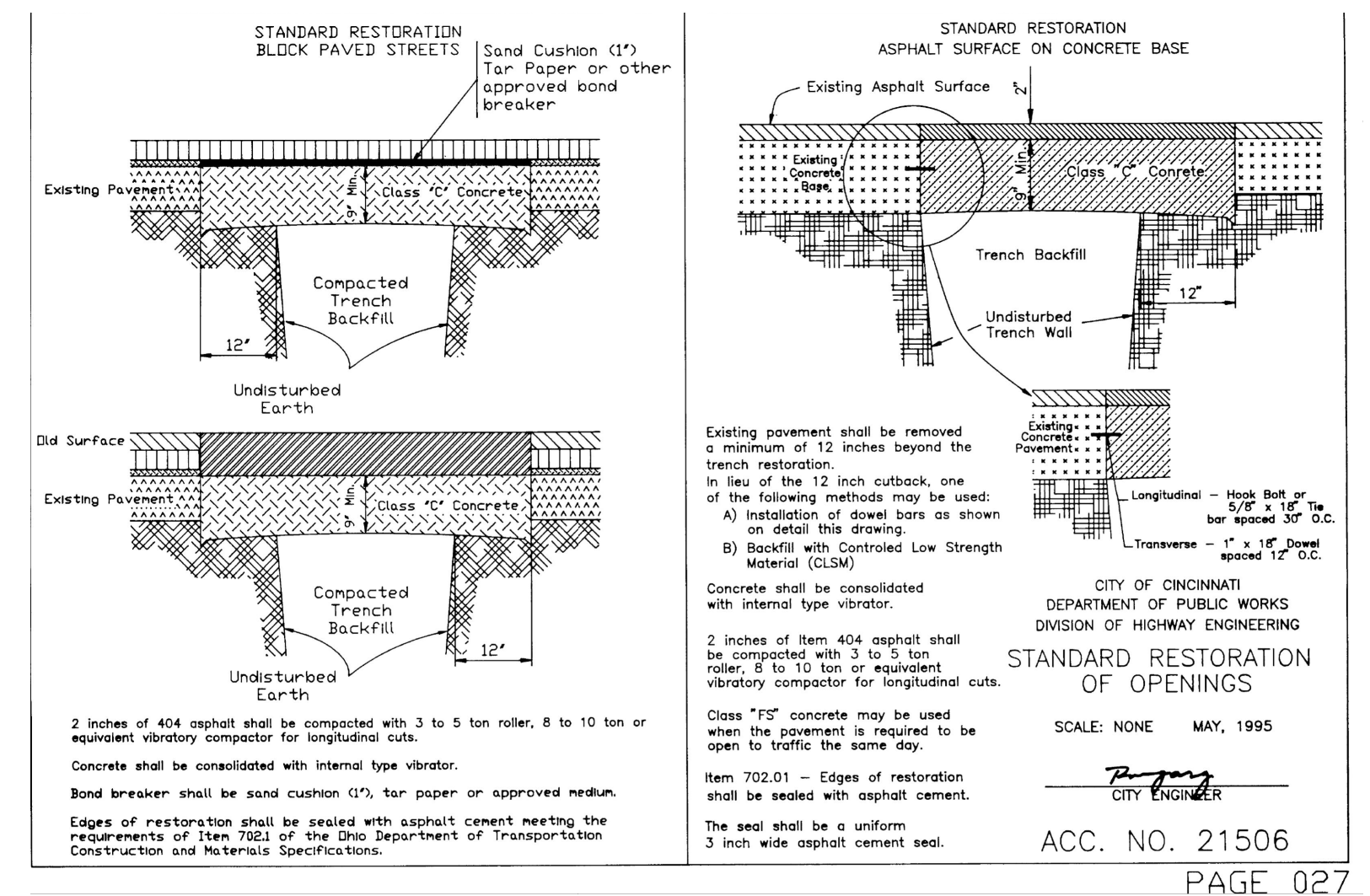
- SANITARY PIPE MATERIAL SHALL BE 6" PVC SDR-35 @2.00% MINIMUM.
- IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.

SITE PERMITS NOTES

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

LEGEND

- EXISTING CONCRETE WALK OR DRIVE (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL 1/C2.00)
- REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS (SEE SHEET C2.00 FOR DETAILS)
- STREETScape PROJECT BY OTHERS



PLATTE
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Progress Dates
04.28.2023 - PERMIT SUBMISSION
08.30.2024 - BID SET 2

Revisions

Design Team:

Drawn by:
EFS

PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

C2.00

| DEMO WORK PLANS & ELEVATIONS [KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
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| <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER. 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.</p> | | <p>8. OPENINGS 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. 8.2 REMOVE DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING. 8.3 NEW OR EXPANDED OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS. 8.4 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS AND WINDOW DETAILS. 8.5 EXG HISTORIC WINDOW AND FRAME TO BE REMOVED ENTIRELY, BACK TO MASONRY OPG. 8.6 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE, BUT TOP SASHES ARE TO BE RELOCATED TO OPPOSITE WINDOWS. WINDOW ON EAST (PRIMARY) ELEVATION IS TO BE A I-OVER-I WINDOW, AND WINDOW ON THE NORTH ELEVATION IS TO BE A I-OVER-6 WINDOW. 8.7 EXG HISTORIC DOOR/FRAME/OPG TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION. 8.8 EXG HISTORIC DOOR/FRAME/OPG TO BE RELOCATED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION. 8.9 EXG INFILL TO BE REMOVED FROM EXG WINDOW OPG, BACK TO ORIGINAL MASONRY OPG. 8.10 EXG SKYLIGHT TO BE REMOVED. SKYLIGHT CURB TO BE REPAIRED AS REQ TO RECEIVE NEW SKYLIGHT. 8.11 EXG HISTORIC INTERIOR TRANSOM/TRIM TO BE CAREFULLY REMOVED & REINSTALLED OVER FURRING. SEE NEW WORK PLANS.</p> | | | | | |

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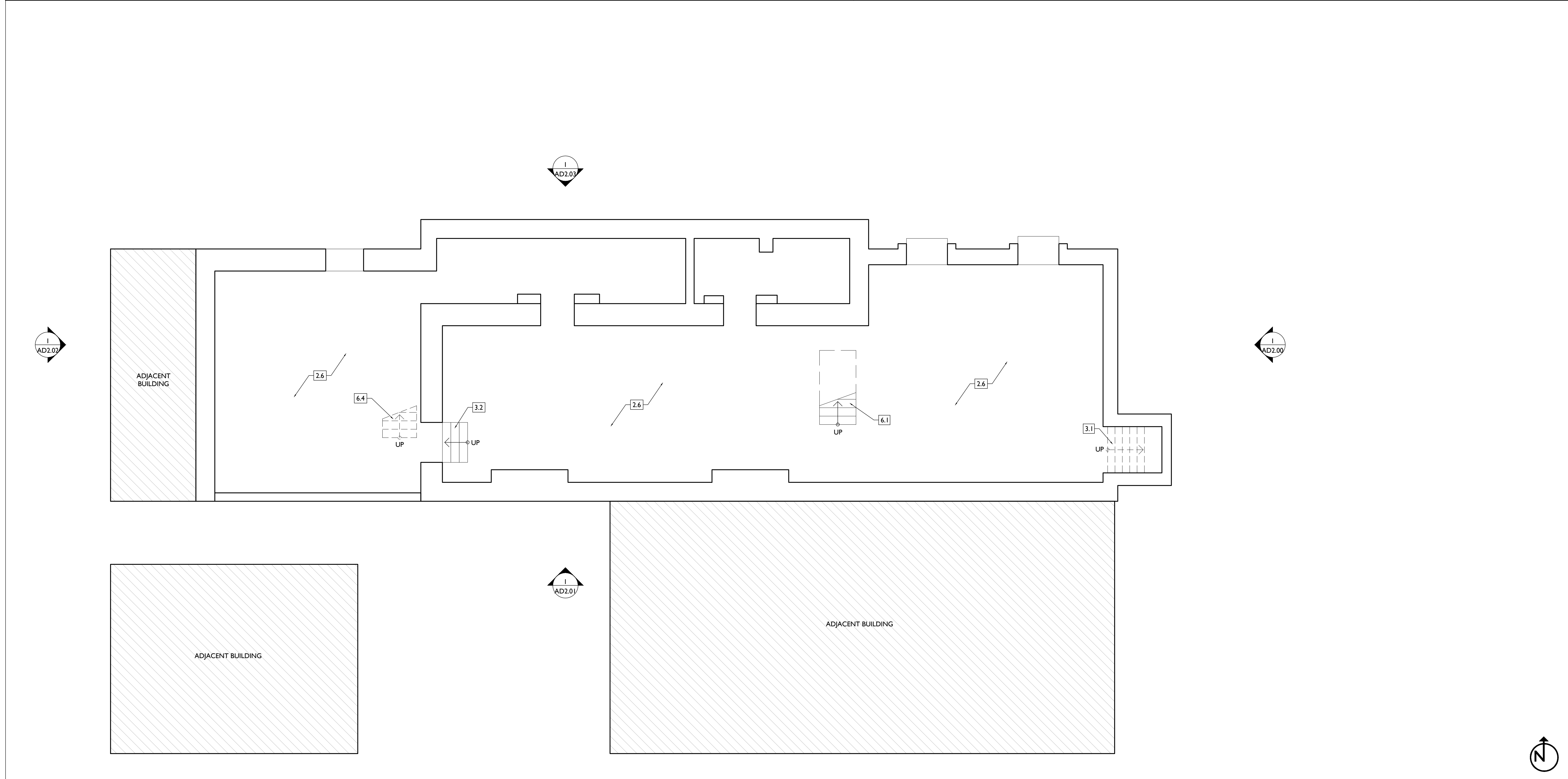
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM

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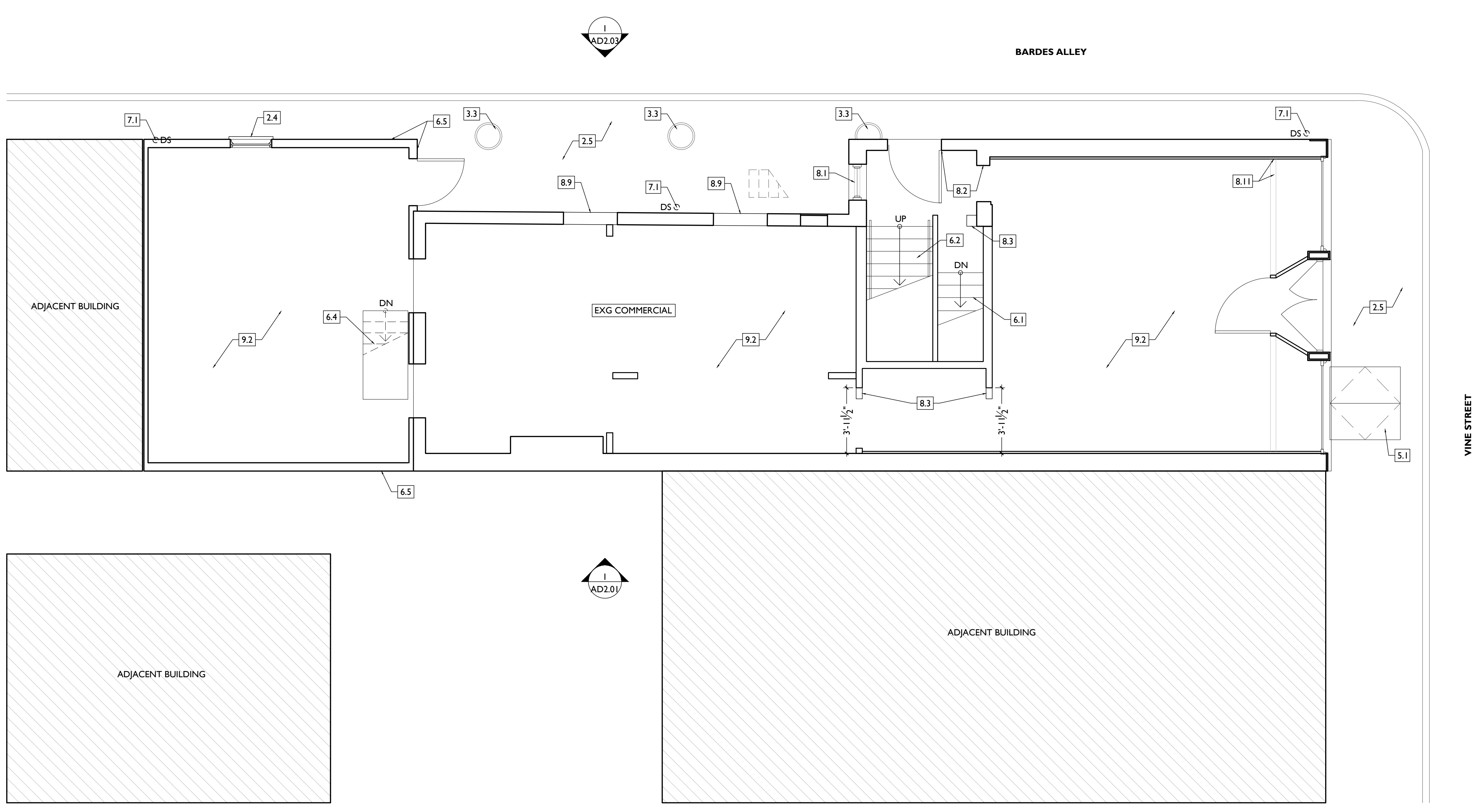
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SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION PLAN - FIRST FLOOR | 1

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Progress Dates
2023.04.28 - BID/PERMIT
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Revisions

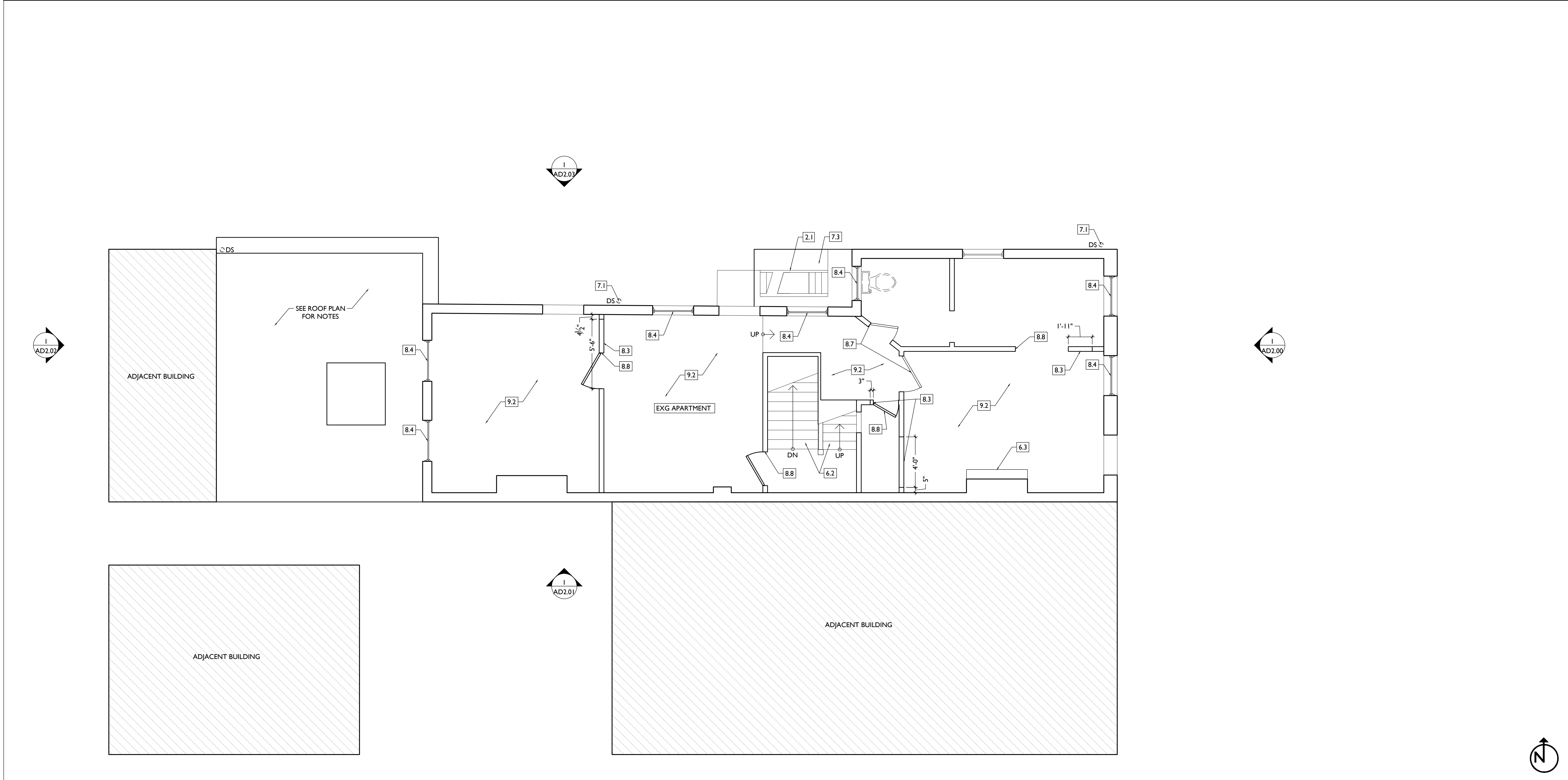
Design Team:
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PROPOSED PROJECT:
**RENOVATION FOR
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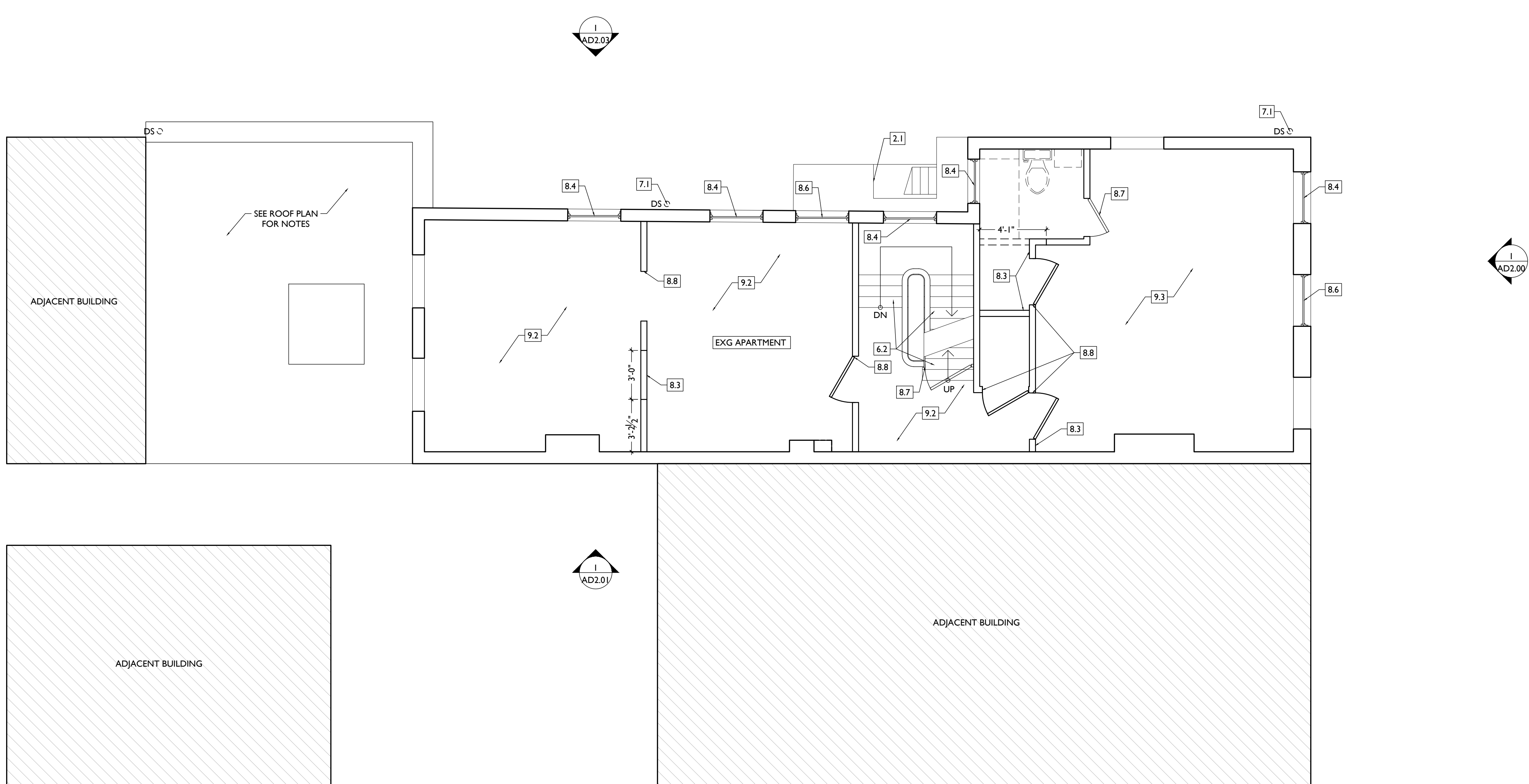
Job No: 22042 08/30/2024

ADI.02

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SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION PLAN - THIRD FLOOR | 1

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Revisions

Design Team:
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Drawn by:
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NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.03

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Revisions

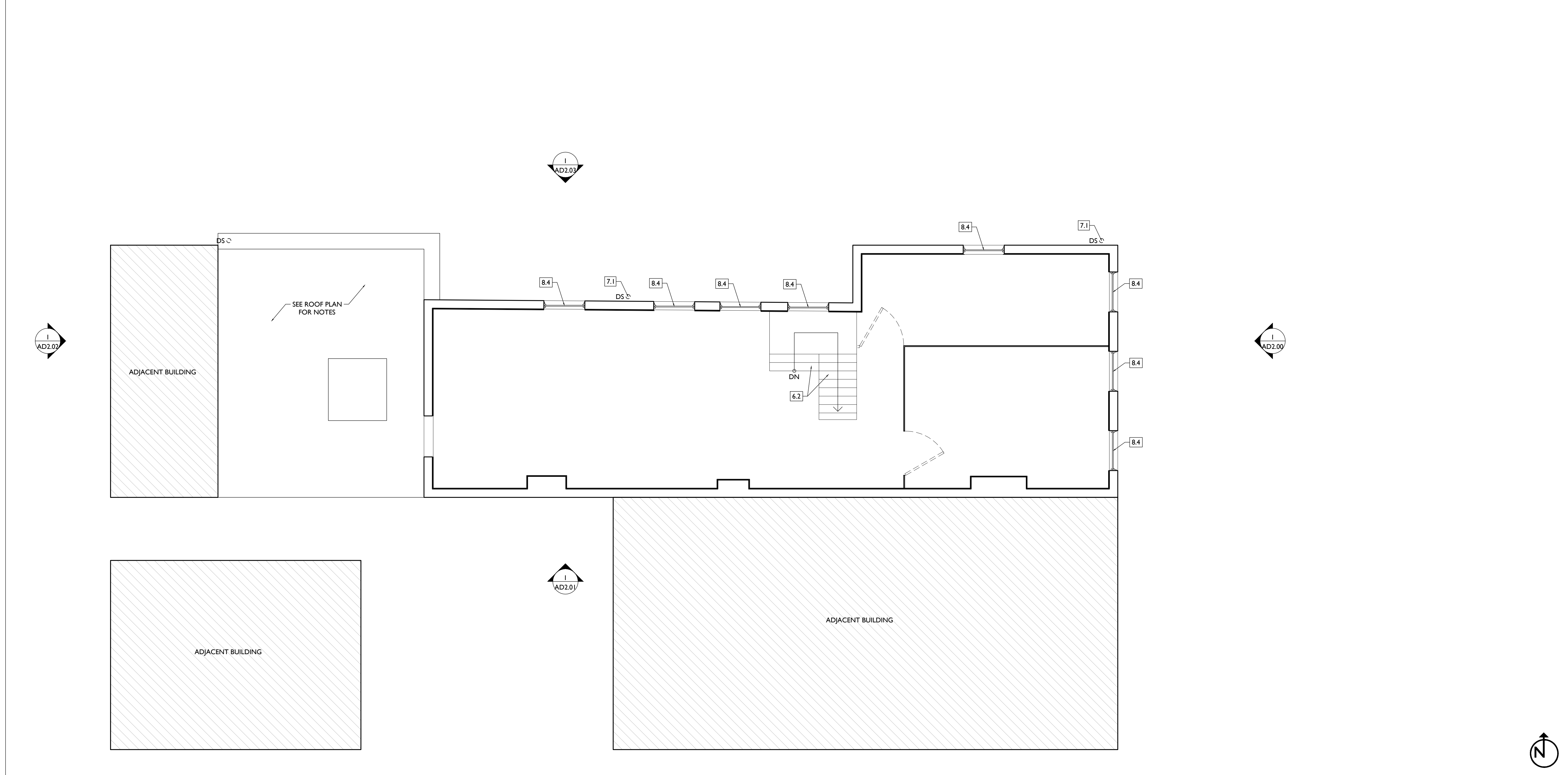
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.04



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

EXISTING + DEMOLITION PLAN - ATTIC | 1

| DEMO WORK PLANS & ELEVATIONS [KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
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Revisions

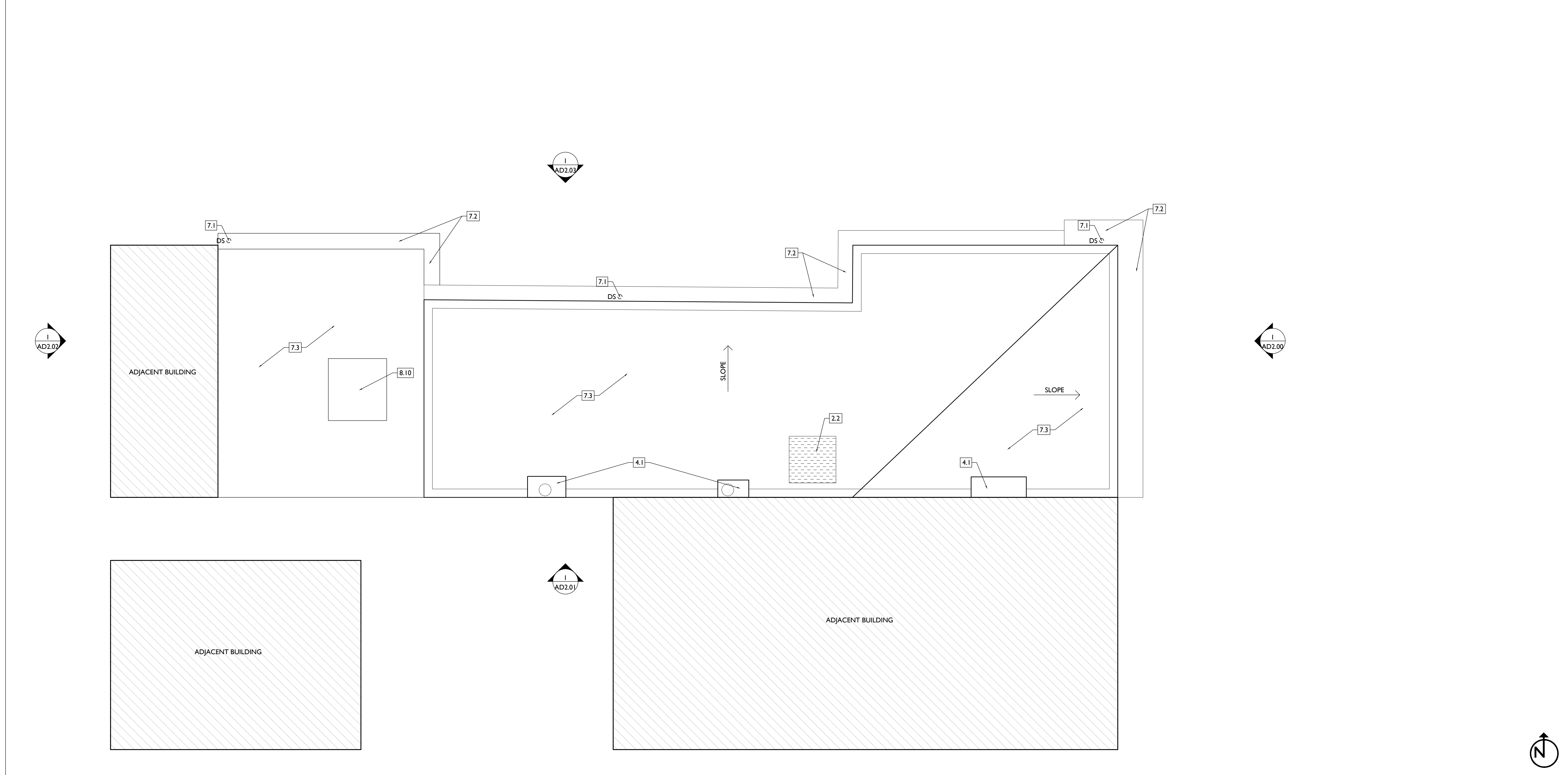
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
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PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.05



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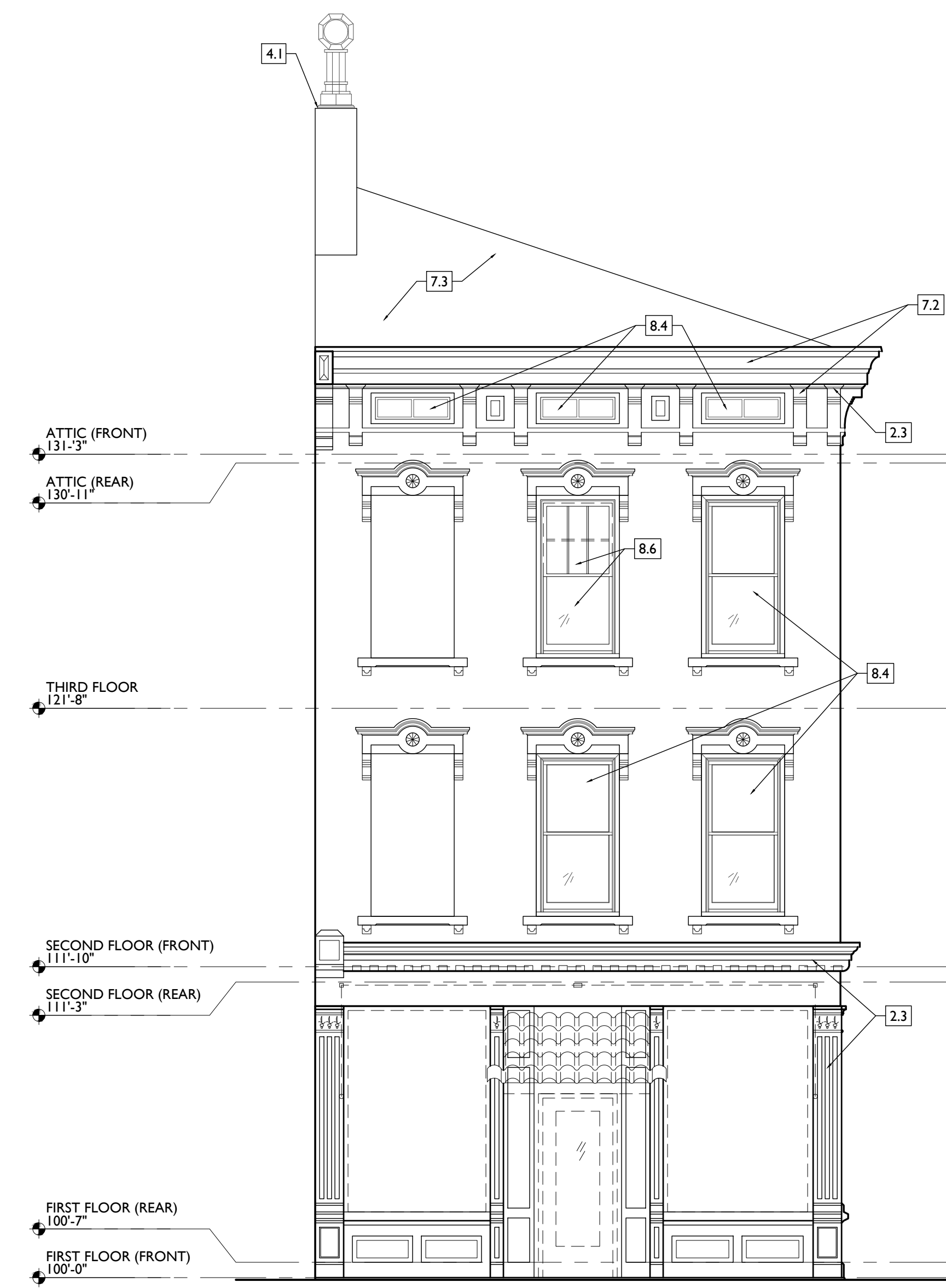
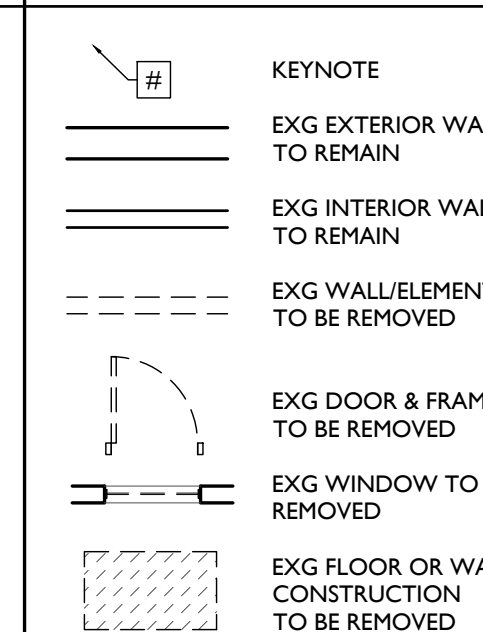
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- BRICKS AT INTERIOR WYTHES.
- F. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC.**
- G. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING, ETC.**
- H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS,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

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



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

EXISTING + DEMOLITION ELEVATION - EAST

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

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

Revisions

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

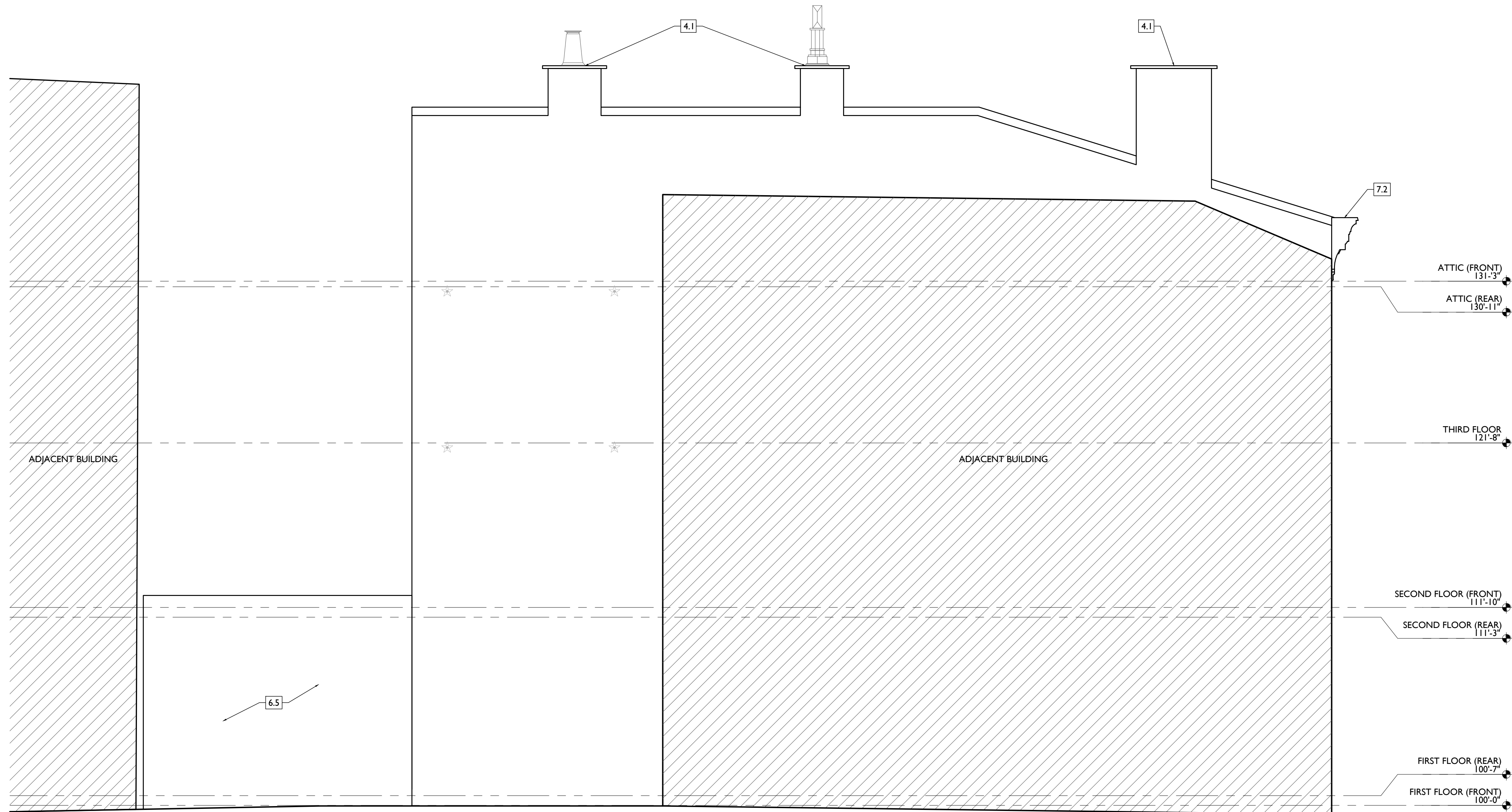
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Job No: 22042 08/30/2024

AD2.00

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| <p>1. GENERAL 2. EXG CONDITIONS 2.1 REPAIR/RETAIN EXG FIRE ESCAPE. 2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS. 2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC.) 2.4 EXG SHUTTERS/GRATE TO BE REMOVED FROM EXG HISTORIC WINDOW. 2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETSCAPE SCOPE. 2.6 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNO, TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS. 3. CONCRETE 3.1 EXG CONCRETE STEPS TO BE REMOVED. 3.2 EXG CONCRETE STEPS TO REMAIN, REPAIR AS REQ. 3.3 INFILL EXISTING OPENING. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL. 4. MASONRY 4.1 EXG CHIMNEY TO REMAIN. REPAIR CHIMNEY POTS AS REQ. 4.2 EXG MASONRY STRUCTURE/ADDITION TO BE REPAIRED. SEE STRUCTURAL DWGS. 5. METALS 5.1 EXG RUSTED BASEMENT HATCH TO BE REMOVED ENTIRELY. 6. WOOD, PLASTICS, AND COMPOSITES 6.1 EXG NON-HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL. 6.2 EXG HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE</p> | | <p>9. FINISHES 9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE. 9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR. 9.3 EXG HISTORIC FLOORING TO REMAIN. SEE NEW WORK PLANS.</p> | | <p>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</p> | | | |
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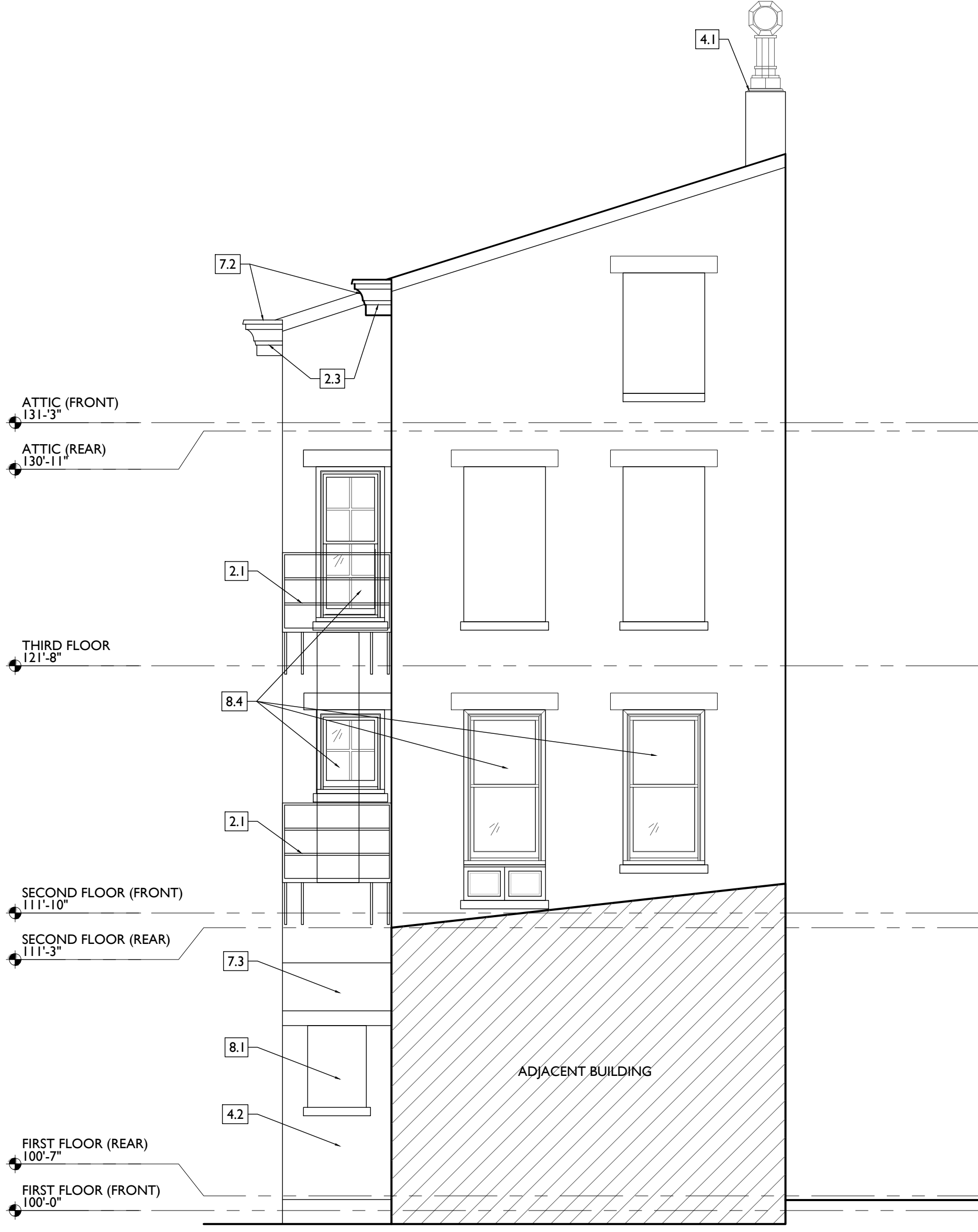
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| DEMO WORK PLANS & ELEVATIONS [KEYED] NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
|---|--|--|--|---|--|---|--|
| <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR. ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> | | <p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE. THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO REMAIN OR BE SALVAGED FOR REUSE. B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW. C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS: 1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. 2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER. 3. PROVIDE SHORING AS REQUIRED. 4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. 5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES UNO. D. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN. ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED: E. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM</p> | | <p>BRICKS AT INTERIOR WYTHES. F. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC. G. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING, ETC. H. RETAIN HISTORIC INTERIOR WOOD TRIM - MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. AT WALLS WHERE PLASTER IS BEING REMOVED OR WHERE NEW FURRING IS PROPOSED, CAREFULLY REMOVE & RETAIN HISTORIC TRIM. I. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, TRANSOMS, AND SIDELITES. J. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE. K. EXG DOWNSPOUT TIE-IN LOCATIONS TO BE REUSED, UNO. CLEAR OF DEBRIS & REPAIR AS REQ. REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: L. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. M. SUSPENDED ACOUSTICAL CEILINGS. N. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). O. NON-HISTORIC STAIRS (SHOWN DASHED). P. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. Q. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.</p> | | <p>R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. S. NON-HISTORIC CABINETRY. T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS. RETAIN HISTORIC WOOD FRAMES & BRICKMOLD. Z. VEGETATION.</p> | |
| <p>1. GENERAL 2. EXG CONDITIONS 2.1 REPAIR/RETAIN EXG FIRE ESCAPE. 2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS. 2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC.) 2.4 EXG SHUTTERS/GRATE TO BE REMOVED FROM EXG HISTORIC WINDOW. 2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETSCAPE SCOPE. 2.6 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNO, TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS. 3. CONCRETE 3.1 EXG CONCRETE STEPS TO BE REMOVED. 3.2 EXG CONCRETE STEPS TO REMAIN, REPAIR AS REQ. 3.3 INFILL EXISTING OPENING. COORDINATE EXTERIOR PAVEMENT/GRADING WORK WITH CIVIL. 4. MASONRY 4.1 EXG CHIMNEY TO REMAIN. REPAIR CHIMNEY POTS AS REQ. 4.2 EXG MASONRY STRUCTURE/ADDITION TO BE REPAIRED. SEE STRUCTURAL DWGS. 5. METALS 5.1 EXG RUSTED BASEMENT HATCH TO BE REMOVED ENTIRELY. 6. WOOD, PLASTICS, AND COMPOSITES 6.1 EXG NON-HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL. 6.2 EXG HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE</p> | | <p>9. FINISHES 9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE. 9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR. 9.3 EXG HISTORIC FLOORING TO REMAIN. SEE NEW WORK PLANS.</p> | | <p>KEYNOTE #</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALL/ELEMENT TO BE REMOVED</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED</p> | | | |
| <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER. 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.</p> | | <p>8. OPENINGS 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING. 8.2 REMOVE DOOR & FRAME ENTIRELY, BACK TO MASONRY OPENING. 8.3 NEW OR EXPANDED OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS. 8.4 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS AND WINDOW DETAILS. 8.5 EXG HISTORIC WINDOW AND FRAME TO BE REMOVED ENTIRELY, BACK TO MASONRY OPG. 8.6 EXG HISTORIC WINDOW AND FRAME TO REMAIN IN PLACE, BUT TOP SASHES ARE TO BE RELOCATED TO OPPOSITE WINDOWS, WINDOW ON EAST (PRIMARY) ELEVATION IS TO BE A 1-OVER-1 WINDOW, AND WINDOW ON THE NORTH ELEVATION IS TO BE A 6-OVER-6 WINDOW. 8.7 EXG HISTORIC DOOR/FRA/ME/OPG TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION. 8.8 EXG HISTORIC DOOR/FRA/ME/OPG TO BE RELOCATED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION. 8.9 EXG INFILL TO BE REMOVED FROM EXG WINDOW OPG, BACK TO ORIGINAL MASONRY OPG. 8.10 EXG SKYLIGHT TO BE REMOVED. SKYLIGHT CURB TO BE REPAIRED AS REQ TO RECEIVE NEW SKYLIGHT. 8.11 EXG HISTORIC INTERIOR TRANSOM/TRIM TO BE CAREFULLY REMOVED & REINSTALLED OVER FURRING. SEE NEW WORK PLANS.</p> | | | | | |

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SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION ELEVATION - NORTH | 1

NOT FOR CONSTRUCTION

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

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AD2.03

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

- THIS IS A HISTORIC TAX CREDIT PROJECT. WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS.
- NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH PLANS.
- REPAIR OR REPLACE EXG DAMAGED OR DETERIORATED FLOOR FRAMING &/OR WOOD SUBFLOOR - PER STRUCT DWGS
- HISTORIC TRIM TO BE RETAINED. U.N.O. SEE DEMO & PROPOSED PLANS.
- RETAIN ANY REMAINING HISTORIC WOOD WINDOW SASH, FRAMES, BRICKMOLD & SHUTTER HARDWARE, U.N.O. SEE DEMO & EXTERIOR ELEVATIONS.
- REPAIR MATERIALS THAT ARE DETERIORATED OR HAVE MOISTURE/FIRE DAMAGE AS REQ. IF DAMAGE IS SEVERE AND HISTORIC ELEMENTS ARE NON-SALVAGEABLE, COORDINATE REPLACEMENT ELEMENTS WITH ARCHITECT.
- 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.
 - IN BASEMENTS.
 - 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 AND PAINTED 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 HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
- EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
- REPAIR & RESEAL AROUND EXG. CHIMNEYS, TYP. AS REQ. PROVIDE NEW ALUM CAP, TYP.
- 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 SPACNA 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.
- BASEMENTS TO BE TESTED FOR RADON EXPOSURE. PROVIDE VAPOR MITIGATION SYSTEM BELOW BASEMENT SLAB AS REQUIRED. CONNECT TO VERTICAL VENTS INDICATED IN FLOOR PLANS.
- MASONRY WORK: REFER TO PART 2 SHPO NARRATIVES AND STRUCTURAL DRAWINGS FOR FULL EXTENT AND SCOPE FOR MASONRY CLEANING, TUCK-POINTING, REPAIR, REPLACEMENT, AND PAINTING.
- 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.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 "SENERGASTIC" 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.
- STORM WINDOWS: FRAME WIDTH CANNOT REDUCE THE DAYLIGHT OPENING OF THE WINDOW & THE CENTER CHECK RAIL MUST ALIGN WITH THE WINDOW CENTER CHECK RAIL. NO SCREENS.
- PROVIDE UNIT ENTRY SIGNAGE PER FINISH SCHEDULE AT EACH RESIDENTIAL UNIT ENTRY. FINAL LOCATION TO BE DETERMINED BY OWNER. IF MOUNTING ON DOOR, ENSURE INSTALLATION DOES NOT VOID RATING OF DOOR ASSEMBLY.
- PROVIDE BLINDS AT RESIDENTIAL UNITS PER FINISH SCHEDULE. QUANTITY AND LOCATIONS BY OWNER.
- SUBCONTRACTOR TO PROVIDE RECOMMENDED ALLOWANCE FOR PLASTER REPAIR.
- 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.

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A1.00

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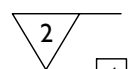
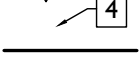

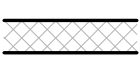
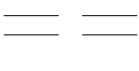
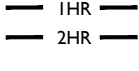
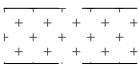
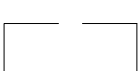


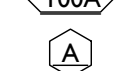


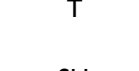
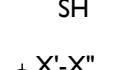
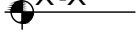
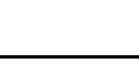

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- 3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
 - 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
 - 3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL DWGS.
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 - 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.

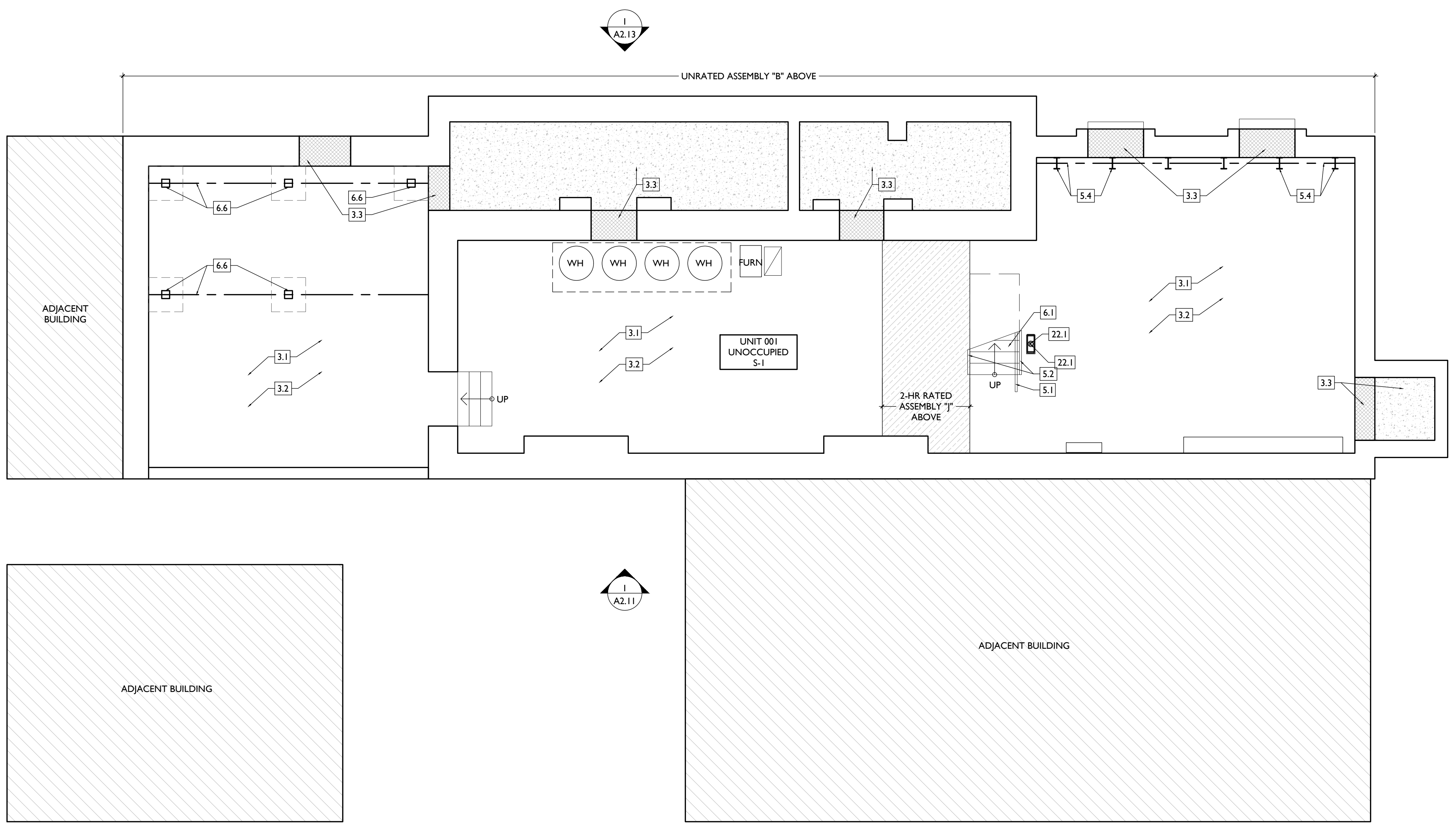
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 - 6.7 EXHAUST DUCT TO ROOF TO BE CONTAINED WITHIN WALL CAVITY. COORDINATE WITH MECHANICAL DRAWINGS.
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 - 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
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NEW WORK GRAPHIC KEY:

-  PARTITION TYPE - TYPE 1 U.N.O.
-  KEYNOTE
-  EXG WALL
-  NEW PARTITION WALL
-  NEW MASONRY WALL
-  OBJECT OVERHEAD
-  1-HR FIRE RATING.
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-  ELEVATION TAG.



NOT FOR CONSTRUCTION

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

Revisions

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

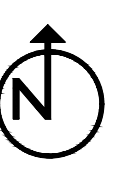
PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AI.10

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

PROPOSED PLAN - BASEMENT



PLATTE
architecture + design

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

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| | OBJECT OVERHEAD |
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| | NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS. |
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7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE B.O.D. - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
7.8 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

8. OPENINGS
8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
8.4 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
8.5 RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
8.6 REINSTALLED HISTORIC INTERIOR TRANSOM. TRANSOM IS TO BE INSTALLED IN EXISTING/HISTORIC LOCATION BUT FIT WITHIN NEW FURRING.

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.3 NOT USED.
9.4 NOT USED.

10. SPECIALTIES
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT. FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
10.2 ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL"
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET
C. ABOVE W/D.
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE WATER HEATER. SEE PLUMBING DWGS.

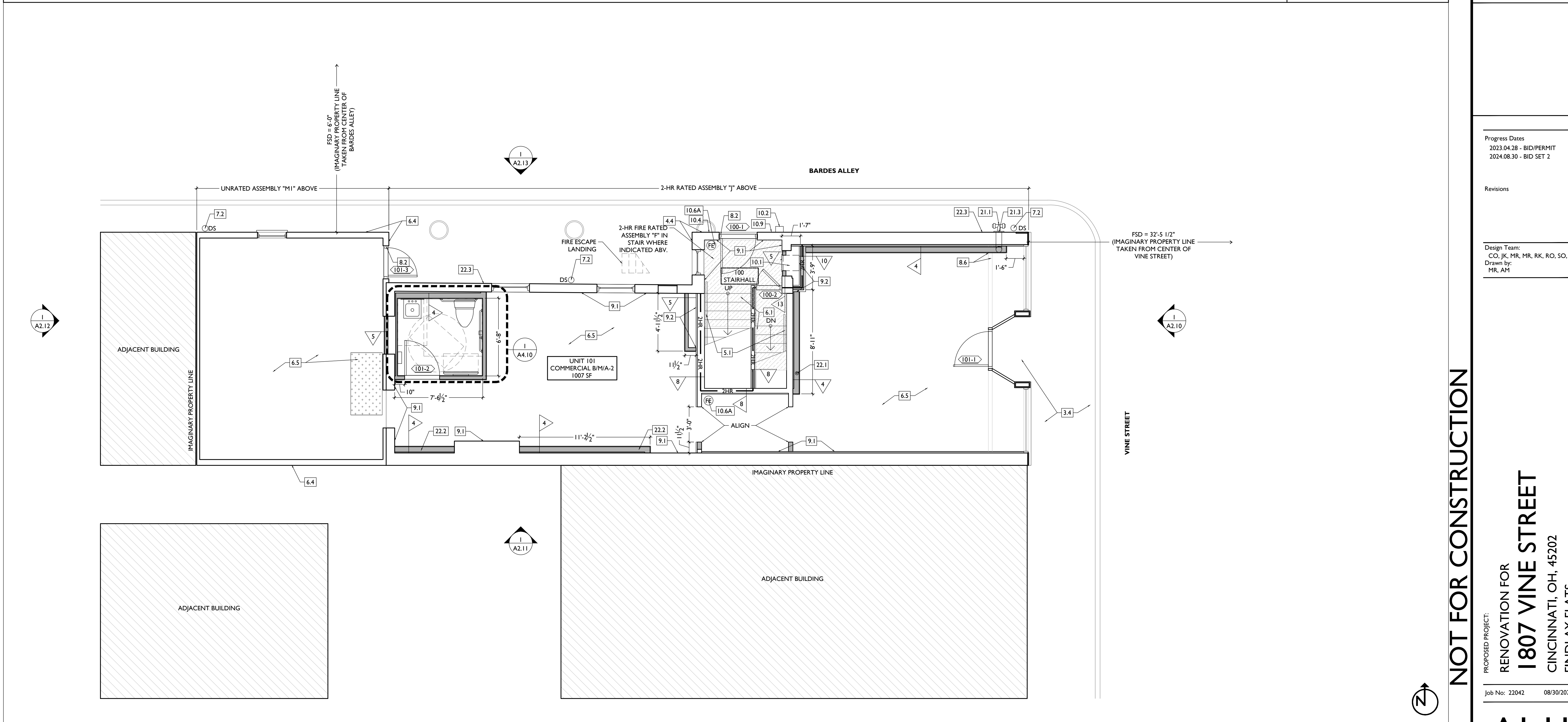
10.7 NOT USED.
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL (A3.00)
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
10.10 FIRE ESCAPE ACCESS WINDOW.

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

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

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF < 8'12". INSTALL C.L.L. ON SOUND ISOLATING PADS
23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.

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.
26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.



NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

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

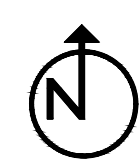
Revisions

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

PLATTE
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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

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

PROPOSED PLAN - FIRST FLOOR



THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.

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

- 3. CONCRETE**
- 3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
 - 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
 - 3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE FILLED W/ CMU. SEE STRUCTURAL DWGS.
 - 3.4 INFILL PREVIOUS BASEMENT HATCH/RECESSED ENTRY. COORDINATE EXTERIOR PAVEMENT/GRADING WORK W/ CIVIL.
- 4. MASONRY**
- 4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
 - 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
 - 4.3 OPENING TO BE FILLED WITH CMU AT INTERIOR AND BRICK AT EXTERIOR. BRICK IS TO MATCH EXG ADJACENT HISTORIC BRICK IN SIZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.
 - 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.

- 5. METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
 - 5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
 - 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
 - 5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
 - 6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
 - 6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
 - 6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
 - 6.5 NEW FRAMING/HEATING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
 - 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
 - 6.7 EXHAUST DUCT TO ROOF TO BE CONTAINED WITHIN WALL CAVITY. COORDINATE WITH MECHANICAL DRAWINGS.

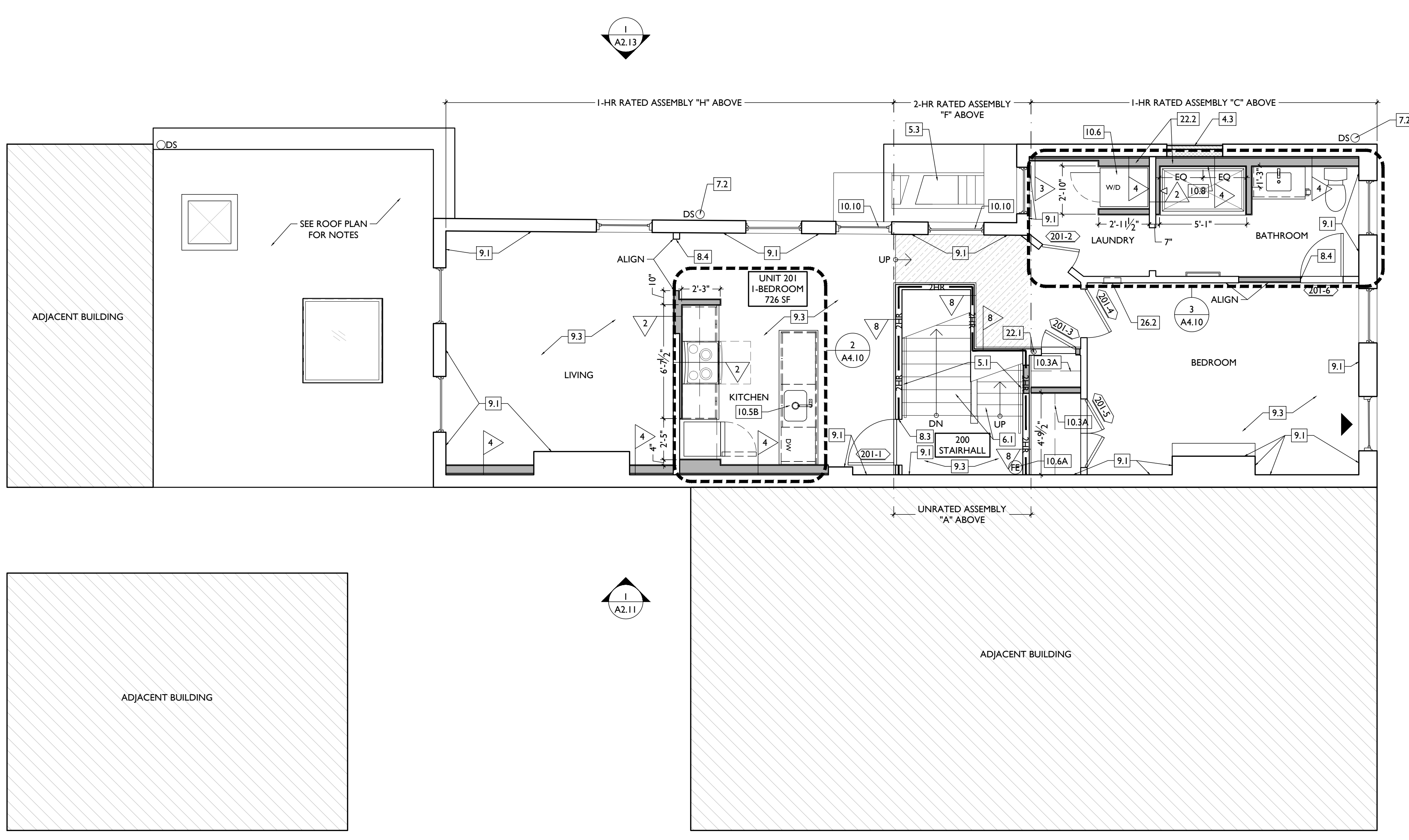
- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 REPAIR/RE-LINE EXG BOX GUTTER.
 - 7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
 - 7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
 - 7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.
 - 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".
 - 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
 - 7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
 - 7.8 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

- 8. OPENINGS**
- 8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. 8 O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
 - 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
 - 8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
 - 8.4 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
 - 8.5 RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
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- 9. FINISHES**
- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
 - 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - 9.3 NOT USED.
 - 9.4 NOT USED.
- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
 - 10.2 ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL"
 - 10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET
C. ABOVE W/D.
 - 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
 - 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.

- 10.7 NOT USED.
 - 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL (A3.00)
 - 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - 10.10 FIRE ESCAPE ACCESS WINDOW.
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
 - 21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**
- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
 - 22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
 - 22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT - GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF #312. INSTALL C.U. ON SOUND ISOLATING PADS
 - 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
 - 23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.
- 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.
 - 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

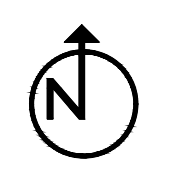
NEW WORK GRAPHIC KEY:

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



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

PROPOSED PLAN - SECOND FLOOR



PLATTE
architecture + design

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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, RK, RO, SO, TB
Drawn by:
MR, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.12

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 - 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.

- 5. METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
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- 6. WOOD, PLASTICS, AND COMPOSITES**
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 - 6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
 - 6.5 NEW FRAMING/HEATING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
 - 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
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 - 10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET
C. ABOVE W/D.
 - 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
 - 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
C. PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.

- 10.7 NOT USED.
 - 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL. (A4.00)
 - 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
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- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
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 - 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
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- 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.
 - 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

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

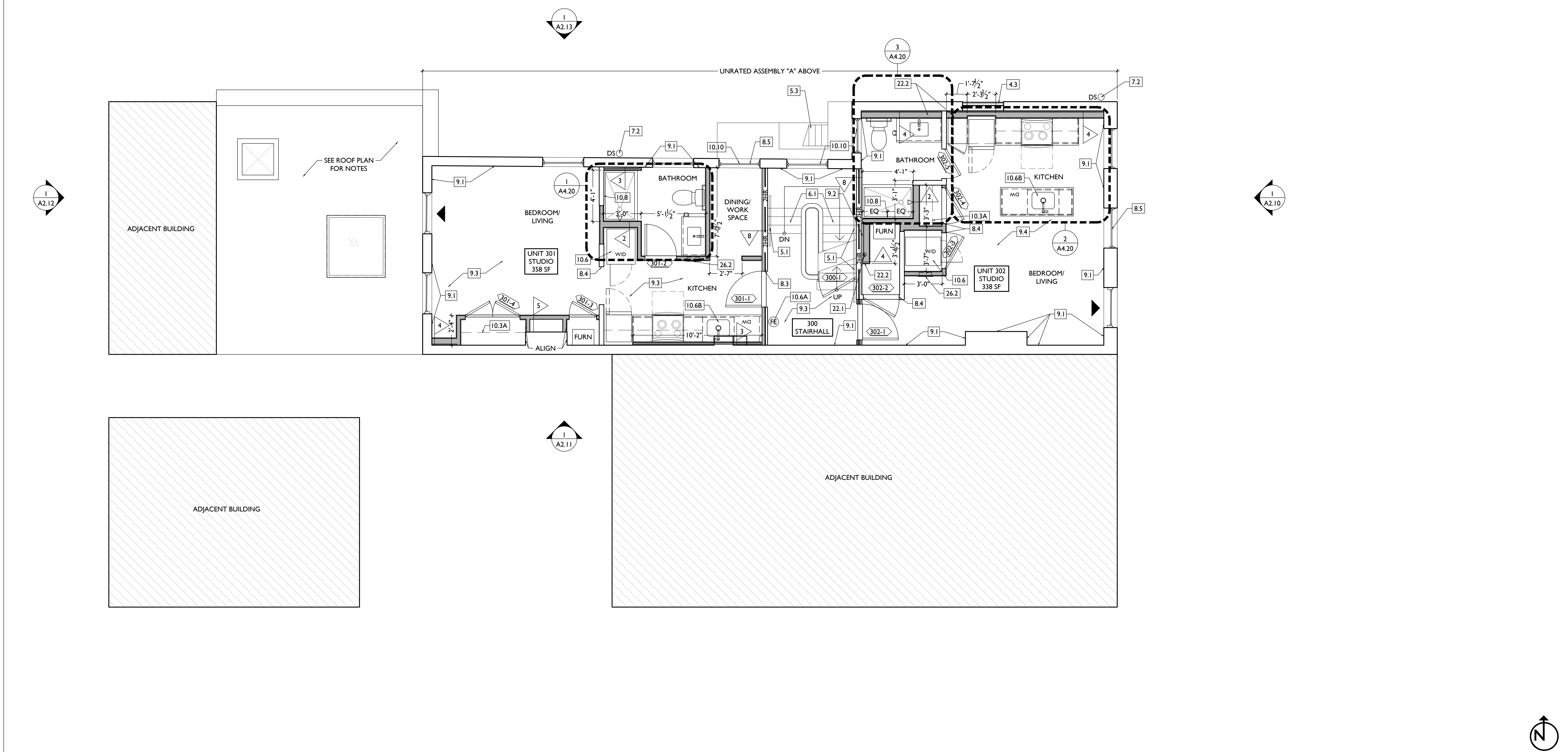
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Progress Dates
2023.04.28 - BID/PERMIT
2024.08.30 - BID SET 2

Revisions

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



NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.13

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

PROPOSED PLAN - THIRD FLOOR | 1

NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES:

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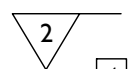
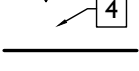

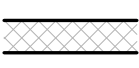
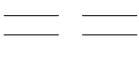
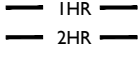
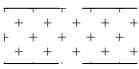
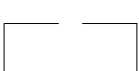


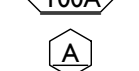


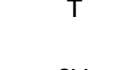
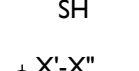
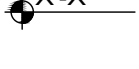
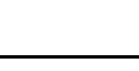

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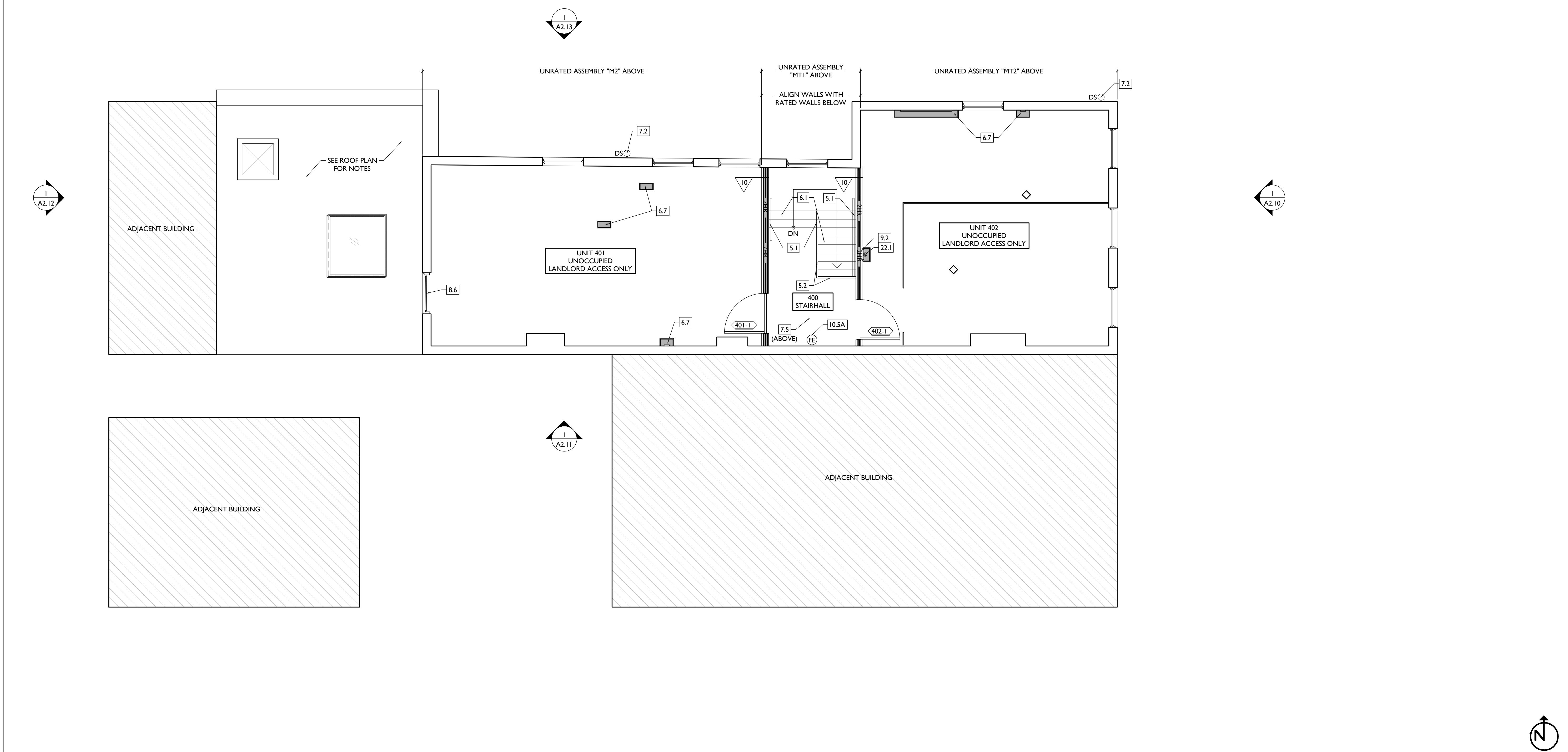
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 - 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".
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 - 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
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- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
 - 21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**
- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
 - 22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
 - 22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS. A. ROOF < 8"12. INSTALL C.L.U. ON SOUND ISOLATING PADS
 - 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
 - 23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.
- 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.
 - 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

-  PARTITION TYPE - TYPE 1 U.N.O.
-  KEYNOTE
-  EXG WALL
-  NEW PARTITION WALL
-  NEW MASONRY WALL
-  OBJECT OVERHEAD
-  1HR 1-HR FIRE RATING.
-  2HR 2-HR FIRE RATING.
-  NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
-  NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
-  AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
-  100A DOOR TAG. SEE SCHEDULE
-  WINDOW DESIGNATION.
-  STOREFRONT DESIGNATION.
-  E EMERGENCY EGRESS EXIT.
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-  X'-X" ELEVATION TAG.



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

PROPOSED PLAN - ATTIC | 1

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Revisions

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

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AI.14

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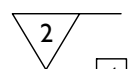
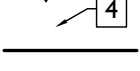

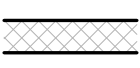
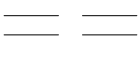
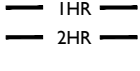
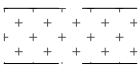
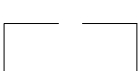


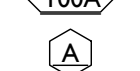


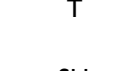
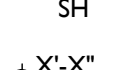
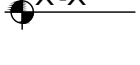
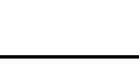

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- 22. PLUMBING**
- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
 - 22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
 - 22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF < 8'12". INSTALL C.U. ON SOUND ISOLATING PADS
 - 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
 - 23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.
- 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.
 - 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

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

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Progress Dates
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Revisions

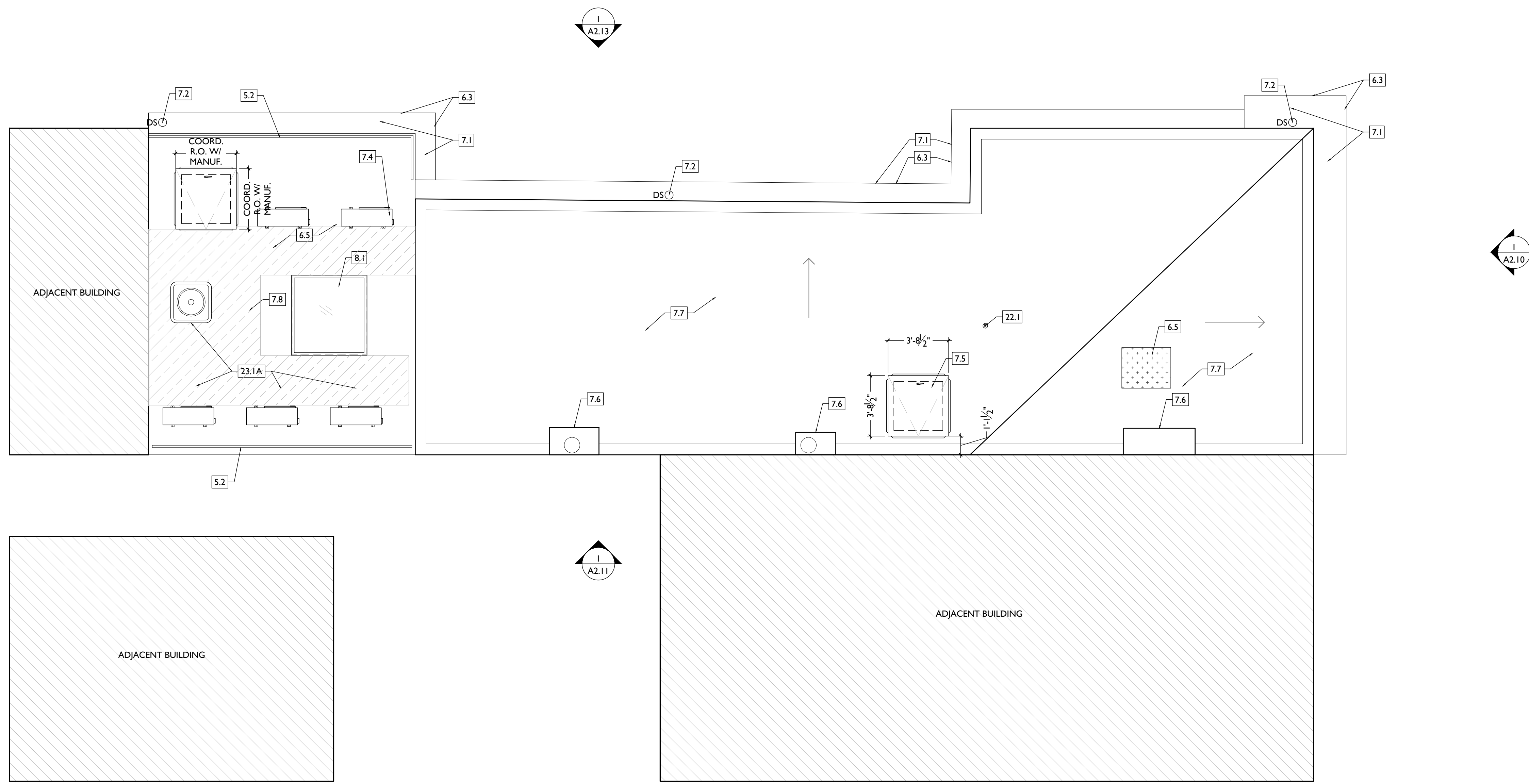
Design Team:
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Drawn by:
MR, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.15



| SYMBOL | FIXTURE TYPE | REMARKS |
|--------|-------------------------------|--|
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. |
| SM2 | | SM2 - DAMP RATED, TYPICAL IN SHOWERS. |
| SM3 | | SM3 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. |
| SM13 | SURFACE MOUNT ENTRY LIGHT | STAIR HALL ENTRY VESTIBULE, 1ST FLOOR ONLY |
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| PI | SURFACE MOUNT PENDANT | TYPICAL OVER KITCHEN ISLANDS |

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| F1 | CEILING FAN WITH LIGHT | SMALL FAN, TYPICAL IN BEDROOMS AND LIVING ROOMS |
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| 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.

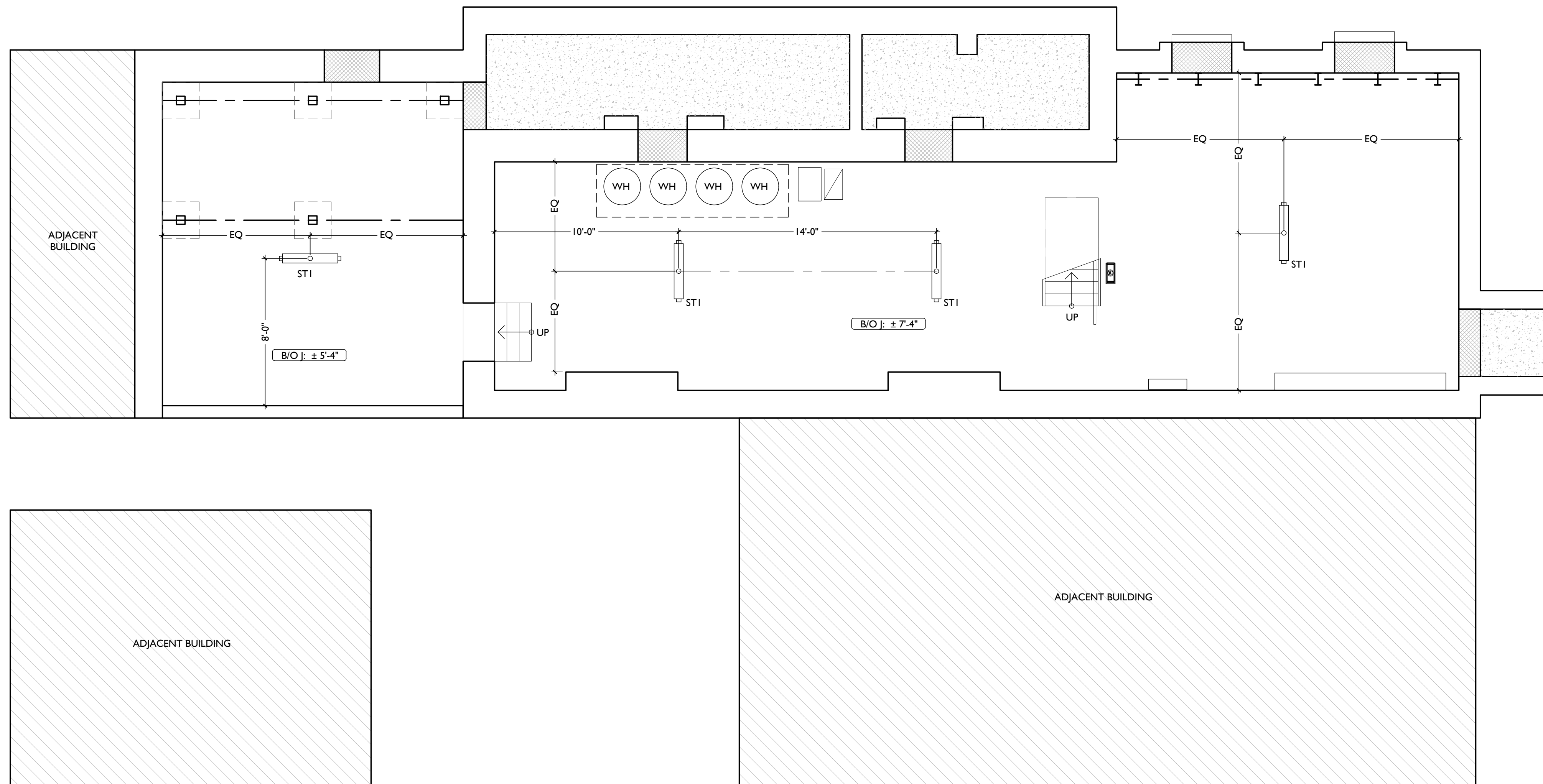
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

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

J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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| SDP | PHOTOELECTRIC |
| --- | CENTER ON ARCHITECTURAL FEATURE |
| --- | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS |



Progress Dates
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Revisions

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

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
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1807 VINE STREET
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A1.20

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

REFLECTED CEILING PLAN - BASEMENT

1

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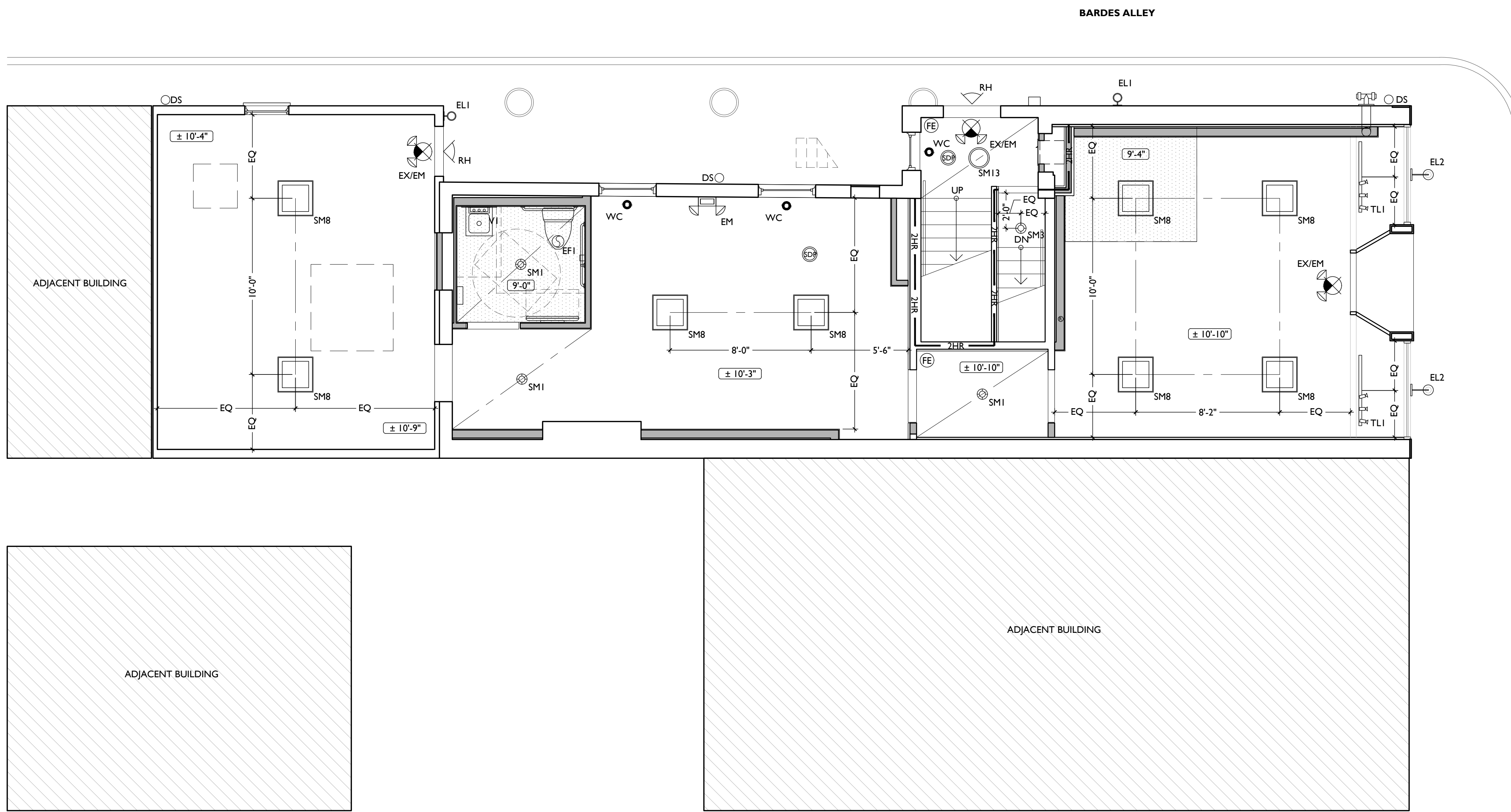
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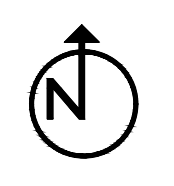
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SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - FIRST FLOOR



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Drawn by:
MR, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.21

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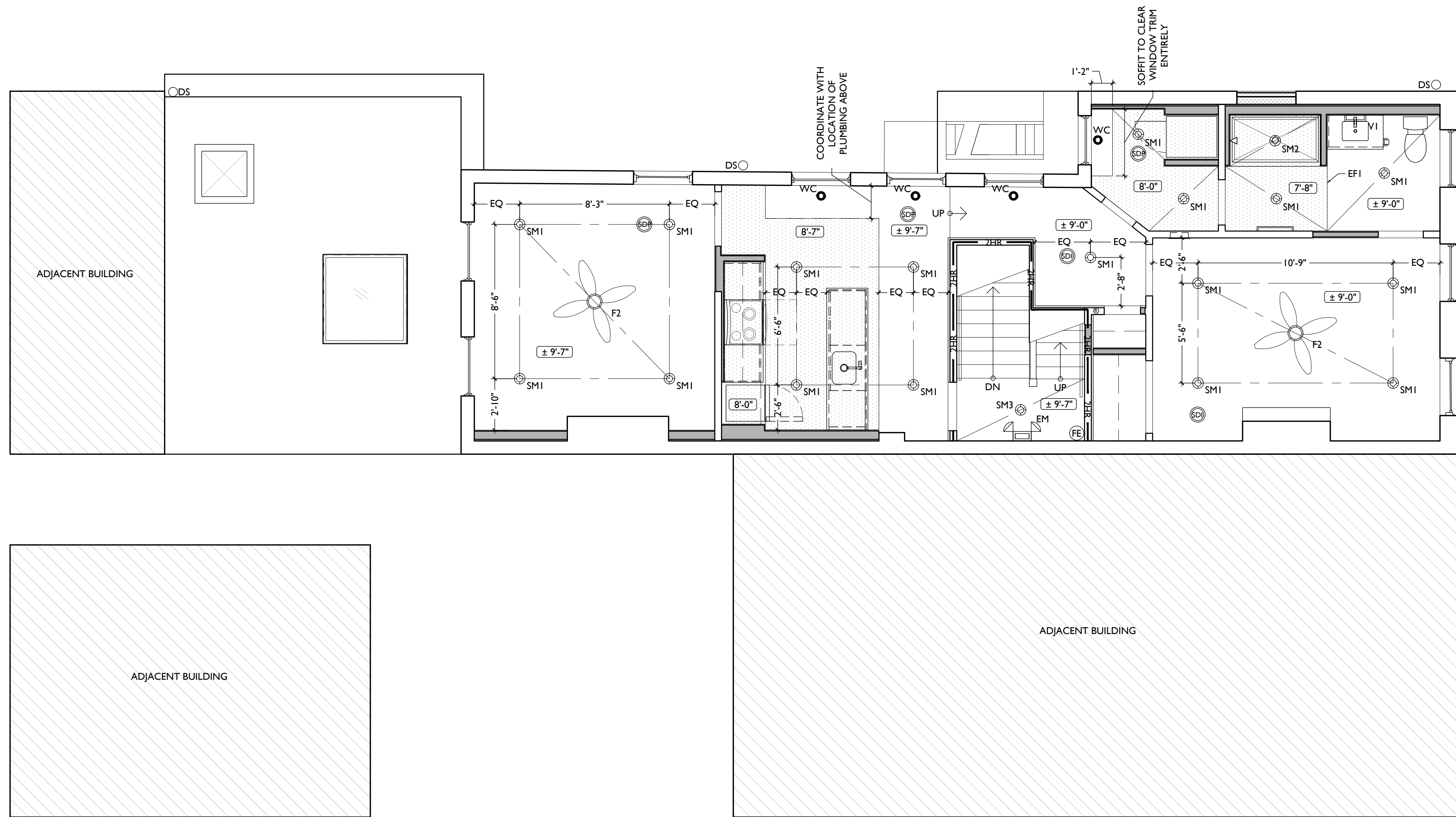
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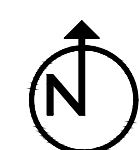
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SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - SECOND FLOOR



Progress Dates
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Revisions

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

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

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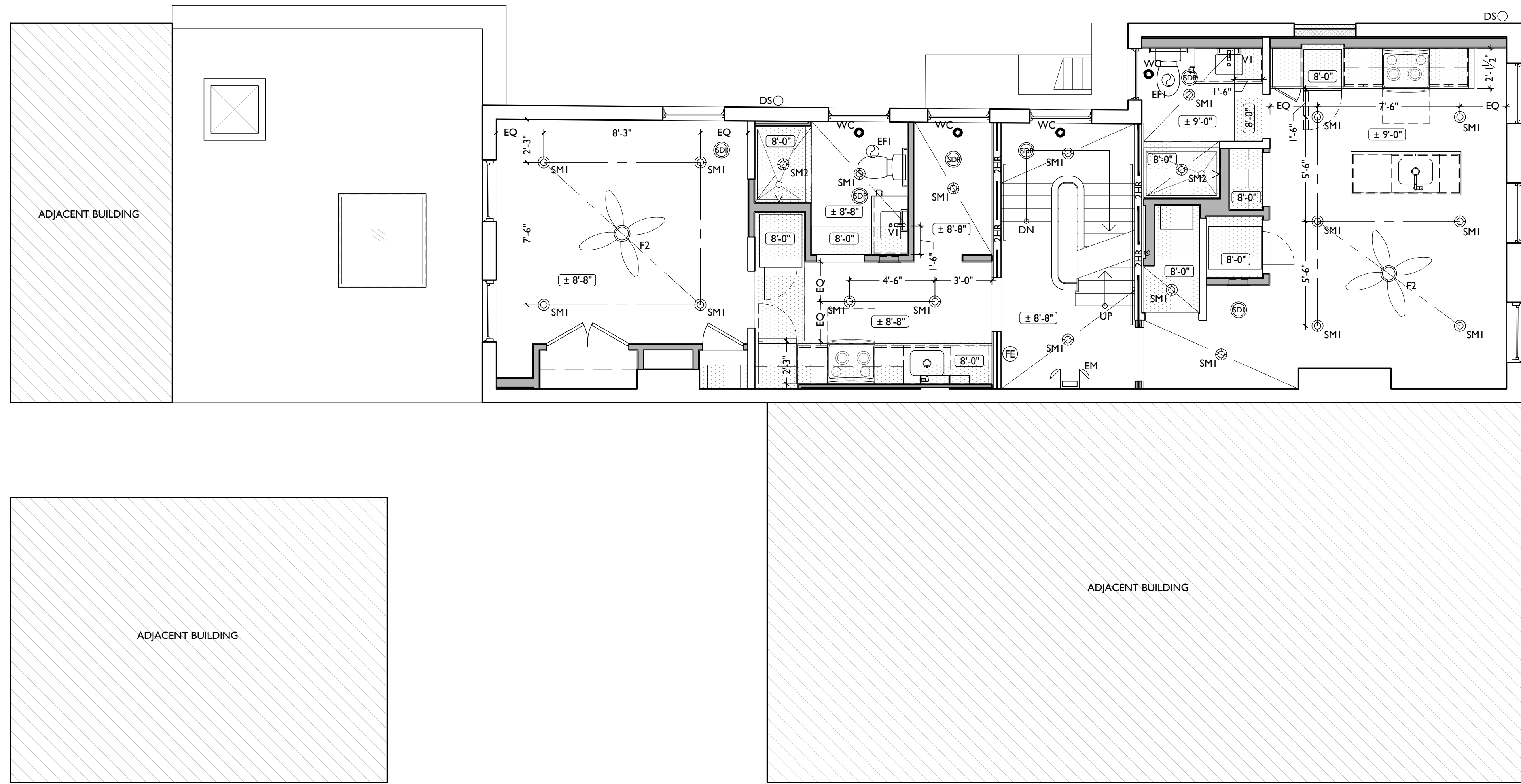
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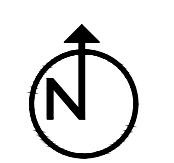
Revisions

Design Team:
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Drawn by:
MR, AM



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

REFLECTED CEILING PLAN - THIRD FLOOR



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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.23

| 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 |

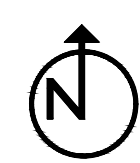
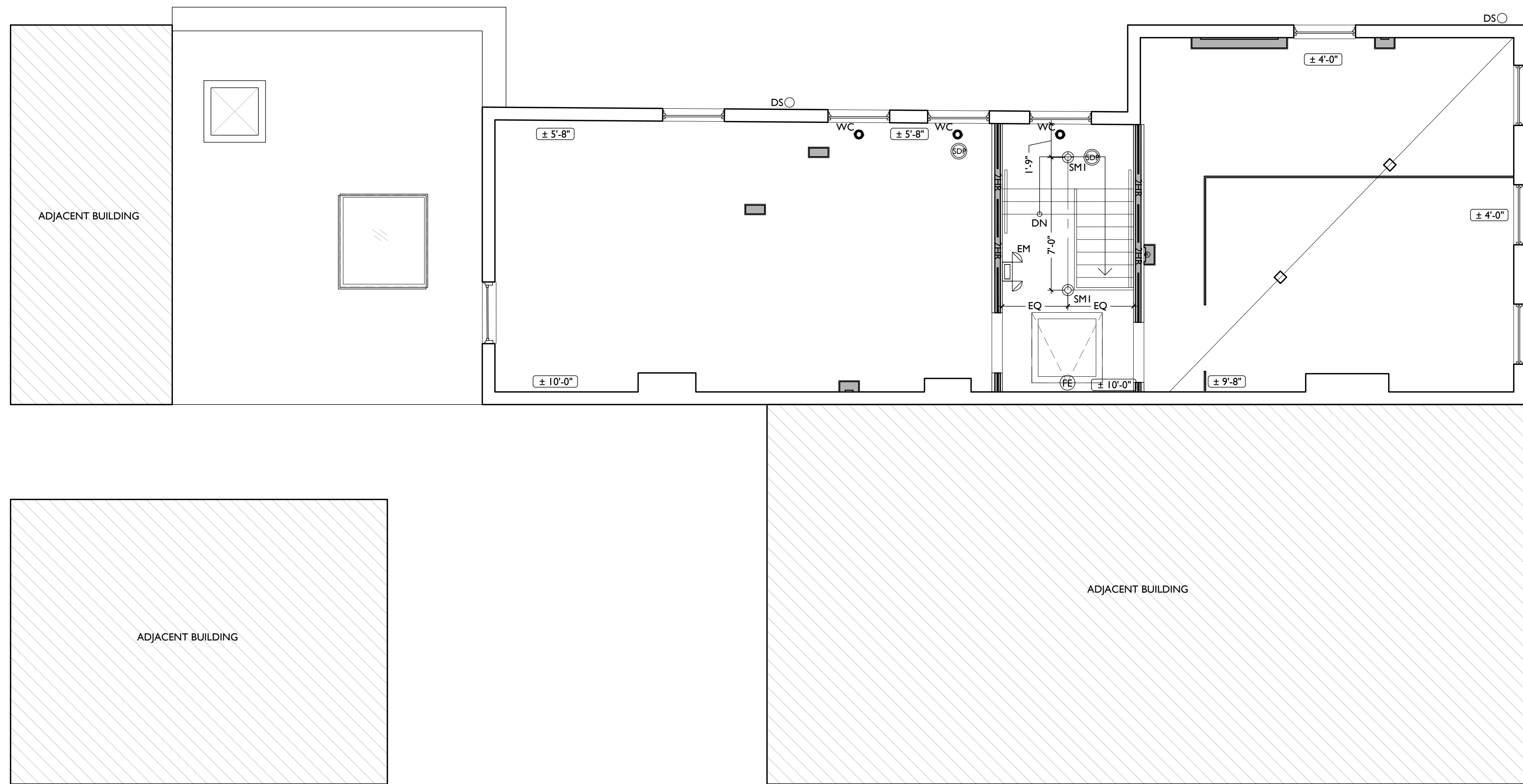
| SYMBOL | FIXTURE TYPE | REMARKS |
|--------|------------------------|--|
| RH1 | EMERGENCY EGRESS LIGHT | LED REMOTE HEAD EMERGENCY EGRESS LIGHT |
| EM | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS LIGHT WALL PACK |

REFLECTED CEILING PLAN GENERAL NOTES:

- 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.
- IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
- LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
- CLG HTS AT EXG FLOORS ARE TO BE V.F.
- ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
- BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
- ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
- PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.
- SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
- SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
- ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

REFLECTED CEILING PLAN GRAPHIC KEY:

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



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

REFLECTED CEILING PLAN - ATTIC | 1

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

Revisions

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

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.24

NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES:

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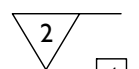
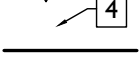

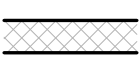
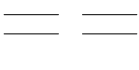
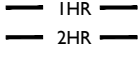
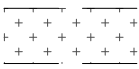
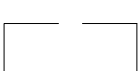


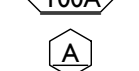


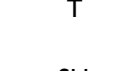
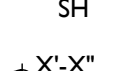
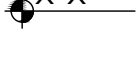
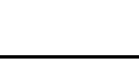

- 3. CONCRETE**
- 3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
 - 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
 - 3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL DWGS.
 - 3.4 INFILL PREVIOUS BASEMENT HATCH/RECESSED ENTRY. COORDINATE EXTERIOR PAVEMENT/GRADING WORK W/ CIVIL.
- 4. MASONRY**
- 4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
 - 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE
 - 4.3 OPENING TO BE INFILLED WITH CMU AT INTERIOR AND BRICK AT EXTERIOR. BRICK IS TO MATCH EXG ADJACENT HISTORIC BRICK IN SIZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.
 - 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.

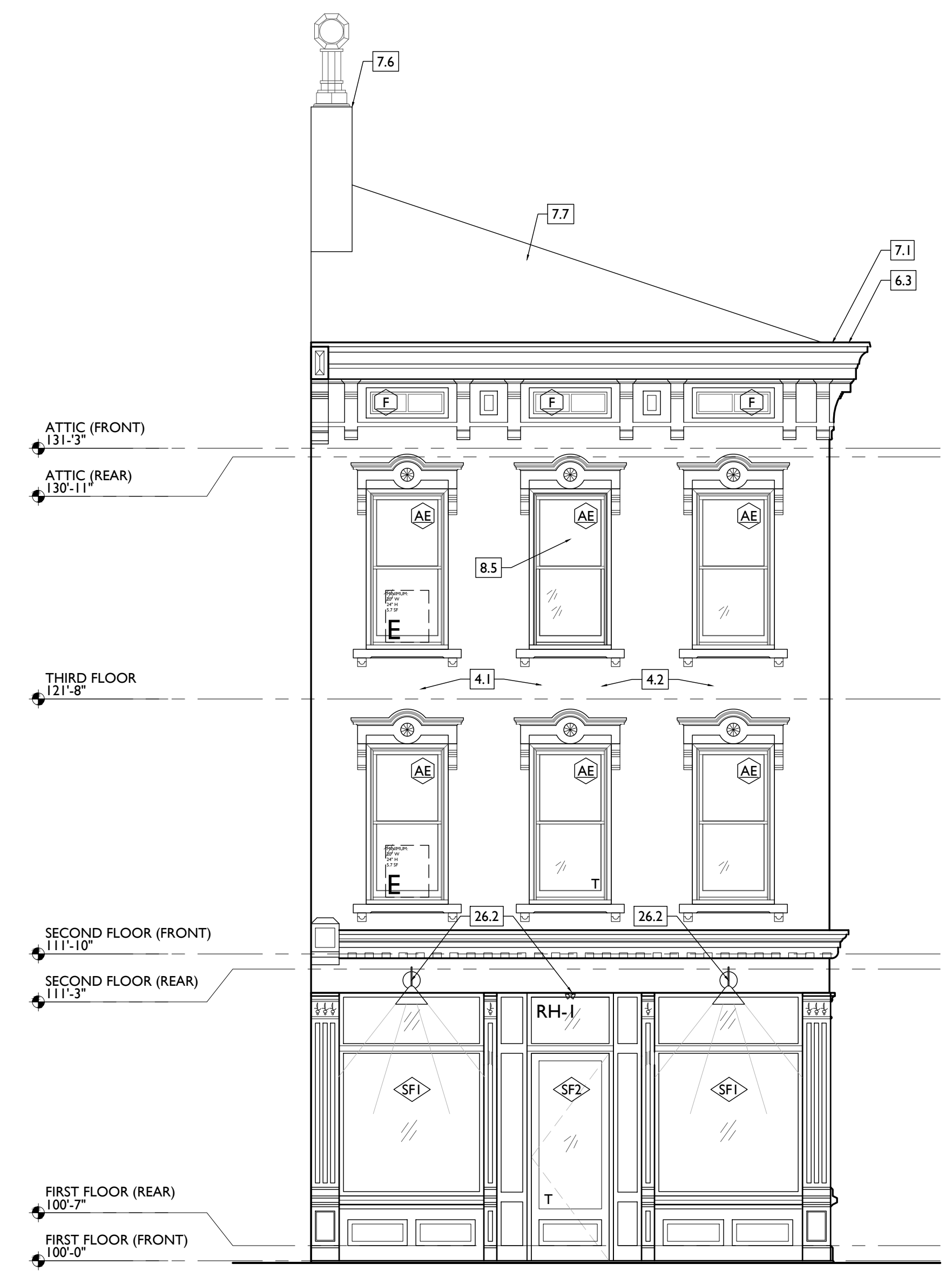
- 5. METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
 - 5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
 - 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
 - 5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
 - 6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
 - 6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
 - 6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
 - 6.5 NEW FRAMING/HEATING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
 - 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
 - 6.7 EXHAUST DUCT TO ROOF TO BE CONTAINED WITHIN WALL CAVITY. COORDINATE WITH MECHANICAL DRAWINGS.
- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 REPAIR/RE-LINE EXG BOX GUTTER.
 - 7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
 - 7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
 - 7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.
 - 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".
 - 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
 - 7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
 - 7.8 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

- 8. OPENINGS**
- 8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
 - 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
 - 8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
 - 8.4 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
 - 8.5 RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
 - 8.6 REINSTALLED HISTORIC INTERIOR TRANSOM. TRANSOM IS TO BE INSTALLED IN EXISTING/HISTORIC LOCATION BUT FIT WITHIN NEW FURRING.
- 9. FINISHES**
- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
 - 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - 9.3 NOT USED.
 - 9.4 NOT USED.
- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
 - 10.2 ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL" CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET
C. ABOVE W/D.
 - 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
 - 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.

- 10.7 NOT USED.
 - 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I(A5.00)
 - 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - 10.10 FIRE ESCAPE ACCESS WINDOW.
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
 - 21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**
- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
 - 22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
 - 22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF < 3'12". INSTALL C.U. ON SOUND ISOLATING PADS
 - 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
 - 23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.
- 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.
 - 26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

-  PARTITION TYPE - TYPE 1 U.N.O.
-  KEYNOTE
-  EXG WALL
-  NEW PARTITION WALL
-  NEW MASONRY WALL
-  OBJECT OVERHEAD
-  1-HR FIRE RATING.
-  2-HR FIRE RATING.
-  NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
-  NEW GYP BD SOFFIT/BULKHEAD/ DROPPED CLG - SEE RCPS.
-  AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
-  100A DOOR TAG. SEE SCHEDULE
-  WINDOW DESIGNATION.
-  STOREFRONT DESIGNATION.
-  E EMERGENCY EGRESS EXIT.
-  T OPG CONTAINS TEMPERED GLAZING.
-  SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
-  X'-X" ELEVATION TAG.



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

PROPOSED ELEVATION - EAST

1

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Revisions

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NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A2.10

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5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
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6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
6.5 NEW FRAMING/HEATING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
6.7 EXHAUST DUCT TO ROOF TO BE CONTAINED WITHIN WALL CAVITY. COORDINATE WITH MECHANICAL DRAWINGS.

8. OPENINGS
8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
8.4 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
8.5 RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
8.6 REINSTALLED HISTORIC INTERIOR TRANSOM. TRANSOM IS TO BE INSTALLED IN EXISTING/HISTORIC LOCATION BUT FIT WITHIN NEW FURRING.

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
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10.2 ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL"
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET
C. ABOVE W/D.
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.

10.7 NOT USED.
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL (I)AS.00
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
10.10 FIRE ESCAPE ACCESS WINDOW.

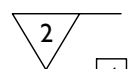
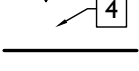

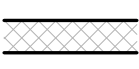
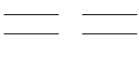
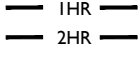
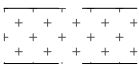
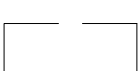


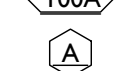


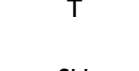
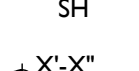
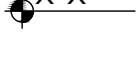
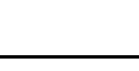

21. FIRE SUPPRESSION
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

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

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF <9'12", INSTALL C.U.I. ON SOUND ISOLATING PADS
23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.

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.
26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

-  PARTITION TYPE - TYPE 1 U.N.O.
-  KEYNOTE
-  EXG WALL
-  NEW PARTITION WALL
-  NEW MASONRY WALL
-  OBJECT OVERHEAD
-  1-HR FIRE RATING
-  2-HR FIRE RATING
-  NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
-  NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
-  AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
-  DOOR TAG. SEE SCHEDULE
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-  EMERGENCY EGRESS EXIT
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3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
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7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
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7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".
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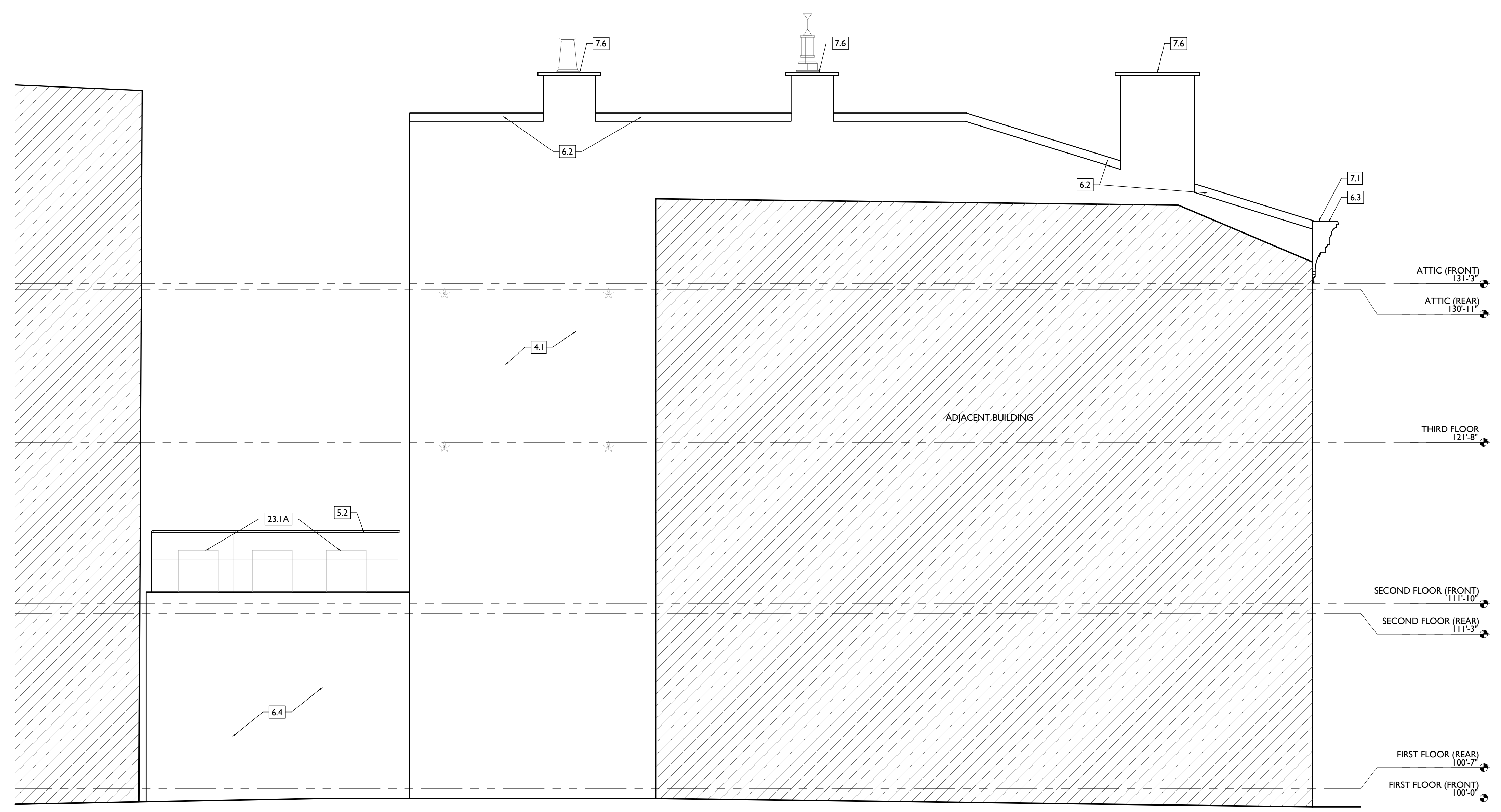
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10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
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NOT FOR CONSTRUCTION

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

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A2.11

PLATTE
architecture + design

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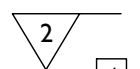
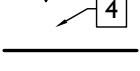

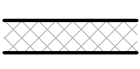
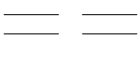
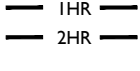
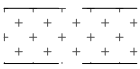
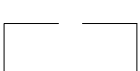


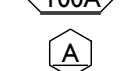


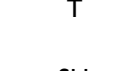
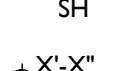
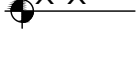
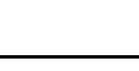

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 - 3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
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 - 3.4 INFILL PREVIOUS BASEMENT HATCH/RECESSED ENTRY. COORDINATE EXTERIOR PAVEMENT/GRADING WORK W/ CIVIL.
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 - 4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.

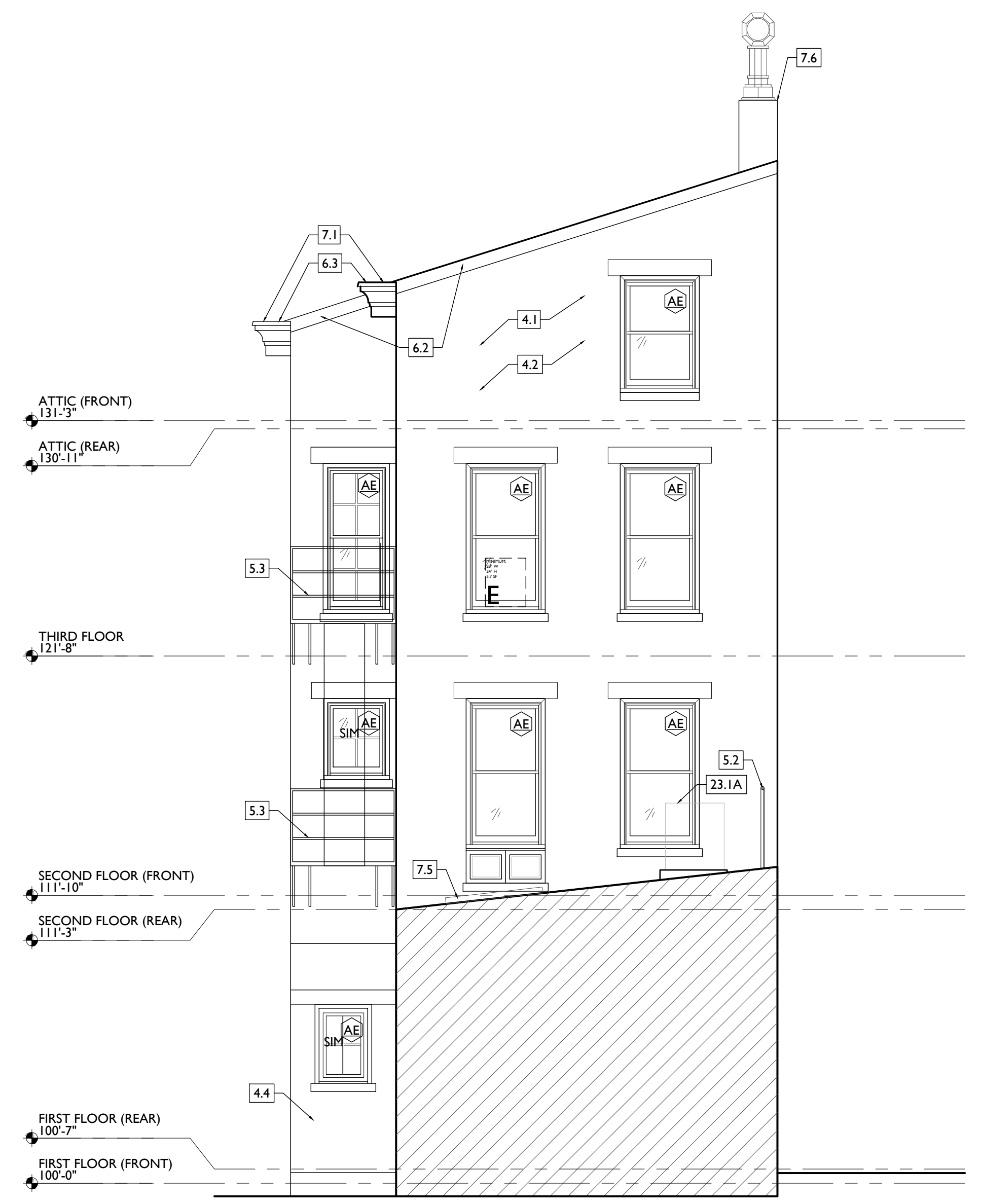
- 5. METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
 - 5.2 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
 - 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.
 - 5.4 NEW STEEL STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
 - 6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
 - 6.3 REPAIR/RETAIN EXG CORNICE. REPAINT.
 - 6.4 REPAIR/REPLACE EXG WOOD SIDING AS REQ. REPLACEMENT SIDING IS TO MATCH EXG WOOD SIDING IN SIZE AND PROFILE. REPAINT.
 - 6.5 NEW FRAMING/HEATING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS.
 - 6.6 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
 - 6.7 EXHAUST DUCT TO ROOF TO BE CONTAINED WITHIN WALL CAVITY. COORDINATE WITH MECHANICAL DRAWINGS.
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 - 7.8 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

- 8. OPENINGS**
- 8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
 - 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
 - 8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
 - 8.4 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
 - 8.5 RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
 - 8.6 REINSTALLED HISTORIC INTERIOR TRANSOM. TRANSOM IS TO BE INSTALLED IN EXISTING/HISTORIC LOCATION BUT FIT WITHIN NEW FURRING.
- 9. FINISHES**
- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
 - 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - 9.3 NOT USED.
 - 9.4 NOT USED.
- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
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A. TYP. REACH-IN CLOSET
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C. ABOVE W/D.
 - 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
 - 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.

- 10.7 NOT USED.
 - 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL (1A).00
 - 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - 10.10 FIRE ESCAPE ACCESS WINDOW.
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SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION - WEST

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A2.12

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

Revisions

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

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6.7 EXHAUST DUCT TO ROOF TO BE CONTAINED WITHIN WALL CAVITY. COORDINATE WITH MECHANICAL DRAWINGS.

- 8. OPENINGS**
8.1 NEW SKYLIGHT IN PREVIOUS SKYLIGHT OPG. B.O.D. VELLUX SINGLE LITE ALUMINUM CLAD SKYLIGHT. VERIFY EXG OPG SIZE IN FIELD. COORDINATE FINISH WITH ARCHITECT.
8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.3 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
8.4 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
8.5 RELOCATED HISTORIC WINDOW. SEE WINDOW TYPES AND DETAILS.
8.6 REINSTALLED HISTORIC INTERIOR TRANSOM. TRANSOM IS TO BE INSTALLED IN EXISTING/HISTORIC LOCATION BUT FIT WITHIN NEW FURRING.
- 9. FINISHES**
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.3 NOT USED.
9.4 NOT USED.

- 10. SPECIALTIES**
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT. FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
10.2 ENTRY SYSTEM CALLBOX B.O.D. = "2N ACCESS CONTROL"
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP. U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET
C. ABOVE W/D.
10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
- 10.7 NOT USED.
10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL. (A3.00)
10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
10.10 FIRE ESCAPE ACCESS WINDOW.

- 21. FIRE SUPPRESSION**
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.
- 22. PLUMBING**
22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
22.3 HOSEBIB LOCATION. SEE PLUMBING DRAWINGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF < 8'12". INSTALL C.U. ON SOUND ISOLATING PADS
23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
23.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.

- 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.
26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

NEW WORK GRAPHIC KEY:

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

- 3. CONCRETE**
3.1 NEW CONCRETE SLAB. SLOPE TO DRAIN, AND CONNECT FLOOR DRAINS SEWER. SEE STRUCTURAL DRAWINGS.
3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL DWGS.
3.4 INFILL PREVIOUS BASEMENT HATCH/RECESSED ENTRY. COORDINATE EXTERIOR PAVEMENT/GRADING WORK W/ CIVIL.

- 7. THERMAL AND MOISTURE PROTECTION**
7.1 REPAIR/RE-LINE EXG BOX GUTTER.
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. = 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM, 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA, OR EQUIVALENT.
7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO E50TB, 36"x36".
7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
7.7 NEW STANDING SEAM METAL ROOF. COLOR TBD. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
7.8 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

- 4. MASONRY**
4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE
4.3 OPENING TO BE INFILLED WITH CMU AT INTERIOR AND BRICK AT EXTERIOR. BRICK IS TO MATCH EXG ADJACENT HISTORIC BRICK IN SIZE, TEXTURE, AND APPEARANCE. FACE OF BRICK IN OPG IS TO BE SET BACK 1" FROM FACE OF EXG WALL. SEE DETAILS.
4.4 REPAIR EXG MASONRY STRUCTURE/ADDITION AS REQ. SEE STRUCTURAL DWGS.

- 23.1A** MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT < 10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
23.1A.1 ROOF < 8'12". INSTALL C.U. ON SOUND ISOLATING PADS
23.1A.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
23.1A.3 EXHAUST SHAFT FOR FUTURE KITCHEN EXHAUST.

- 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.
26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.

- 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.
26.3 NEW MAST HEAD. SEE ELECTRICAL DWGS.



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

PROPOSED ELEVATION - NORTH

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Progress Dates
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Revisions

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

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A2.13

Job No: 22042 08/30/2024

| 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: JPM3162RJS | 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-24" 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: GPE12FSK8 | 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: GFW430SSMWW | 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 COUNTERTOP 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@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 513.515.0228 |
| 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@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 BACKSPLASH | 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 BALLUSTER AS REQ'D PER BUILDING | PT-4 | MANU: PPG ARCHITECTURAL COATINGS COLOR: STONEHENGE 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 | | |

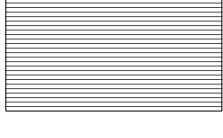
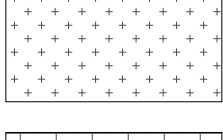
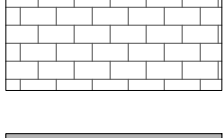

| SOLID SURFACE | | | | |
|---|------|--|--|---|
| QUARTZ - KITCHEN COUNTERTOPS & COUNTERTOPS THROUGHOUT | SS-1 | MANU: CORIAN - QUARTZ COLOR: CALCATTI VILLA - 2CM | | BRIAN FORTIN BRIAN.FORTIN@OVSCO.COM 513.582.2528 |
| CASEGOODS | | | | |
| CABINETS - IN UNITS/ COMMERCIAL RR | CG-1 | MANU: SMART CABINETS 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 CABINETRY SALES@SMARTCABINETRY.COM 574.831.5010 |
| GLASS | | | | |
| GLASS SHOWER ENCLOSURE - UNIT BATHROOMS | GL-1 | CELESTA FRAMELESS 3/8" GLASS SWING DOOR & PANEL SHOWER 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 | | BECIZY 4"L X 2.5"W FLOATING WALL MOUNT MODERN HOUSE NUMBER, BLACK. VERIFY ALL LOCATIONS WITH OWNER. COORDINATE LOCATIONS WITH ACCESSIBILITY REQUIREMENTS A117.1-2009 | FINAL LOCATION TO BE DETERMINED BY OWNER | AMAZON https://tinyurl.com/mr37xwvn |

| 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: KB200-SS 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"X20" SINGLE DOOR REVERSIBLE HINGE FRAMELESS MIRROR/MEDICINE CABINET MODEL: K-CB-CLR1620FS | PER ELEVATIONS | UNIT BATHROOMS |
| C2 | | SURFACE MOUNTED: RANGAIRE SURFACE MOUNT 16"X22" SINGLE DOOR MEDICINE CABINET WITH REVERSIBLE DOOR SWING MODEL: 4565MX | | |
| 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 |

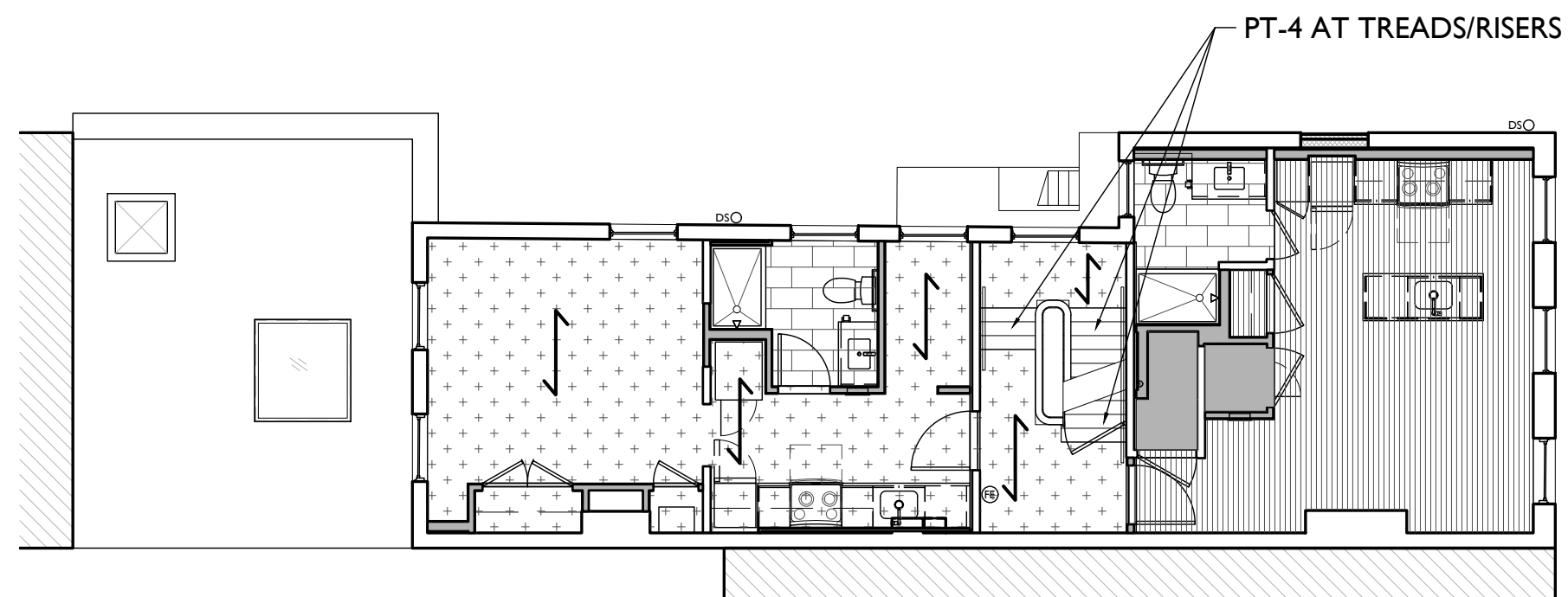
FLOOR GENERAL NOTES

- WHERE EXG. HEARTH TILE IS PRESENT, PROTECT AND MAINTAIN AS IS.
- WHERE EXG. HEARTH IS CONCRETE, PATCH / PROVIDE SOME SKIM COAT, PAINT CONCRETE. COLOR TBD.
- TRANSITION TYPES:
 - PROVIDE TRANSITION STRIPS WHERE CHANGES IN MATERIAL OCCUR.
 - PROVIDE NEW WOOD TRANSITIONS WHERE NEW WOOD FLOOR MEETS HISTORIC WOOD FLOOR
 - WHERE FLOOR TILE TRANSITIONS TO WOOD PROVIDE ALUMINUM TILE EDGE, B.O.D BENGARD-SHUR-TRIM. THICKNESS TO BE DETERMINED IN THE FIELD.
- INFILL WOOD TO MATCH SPECIES, WIDTH, AND STAIN OF EXISTING WOOD FLOORS. TOOTH-IN TO EXISTING WHERE POSSIBLE.

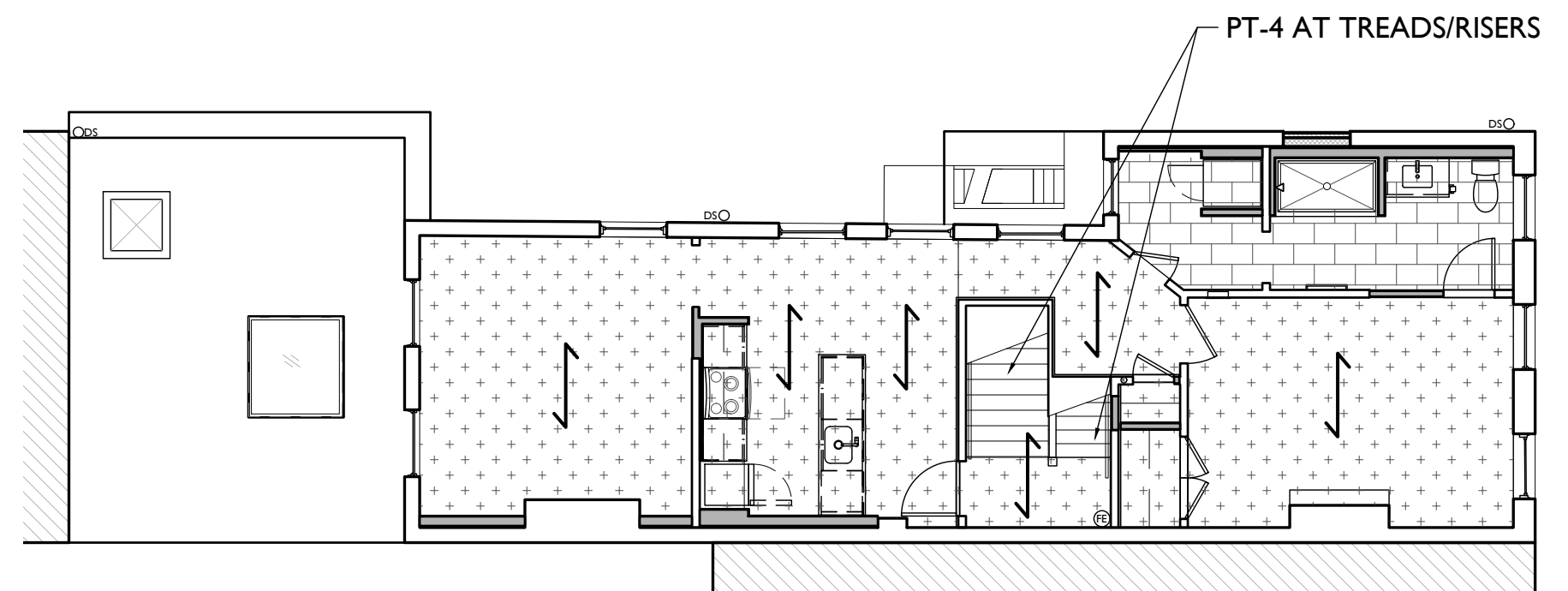
FLOOR FINISH LEGEND (SEE FINISH SCHEDULES A4.00-A4.02 FOR DETAILS)

| | |
|---|--|
|  | FL-1 EXG HISTORIC FINISH FLOORS TO REMAIN |
|  | FL-2 NEW WOOD FLOORS |
|  | FL-3 RESTROOMS |
|  | FL-4 RESIDENTIAL LAUNDRY/ MECH ROOMS BUILDING STORAGE ROOMS |

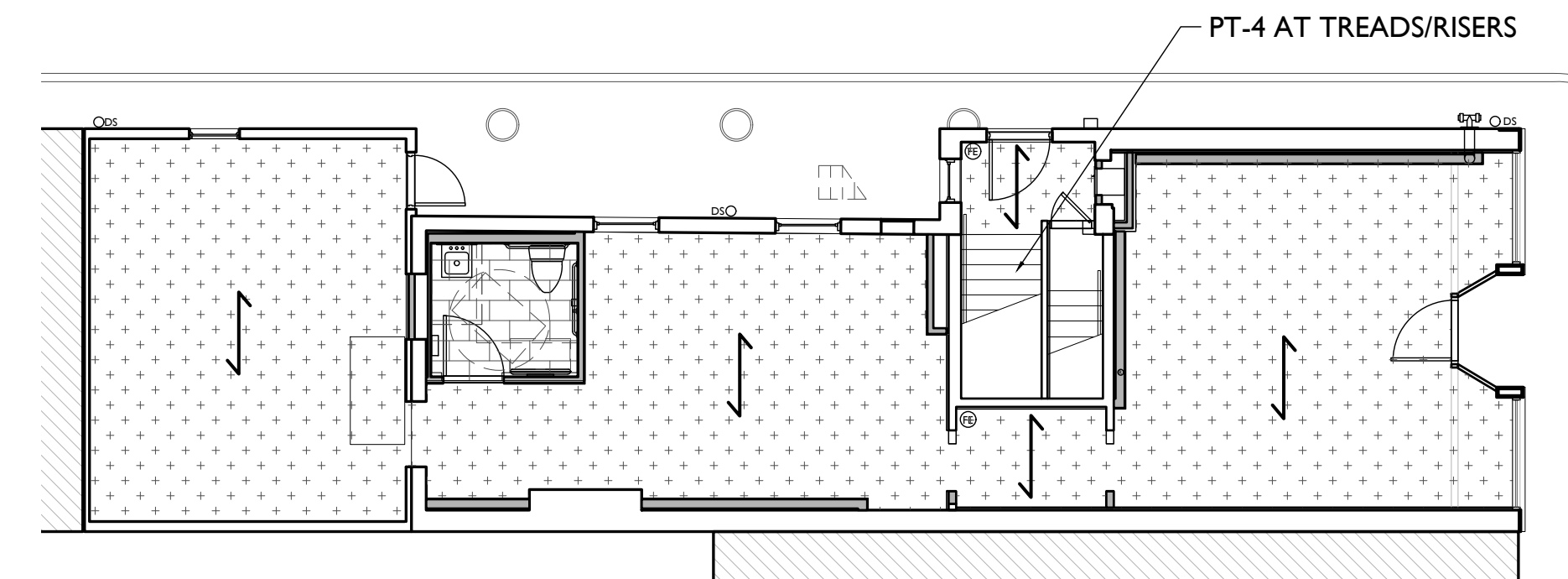
SCALE: 3/8" = 1'-0" **FINISH SCHEDULE** 2



SCALE: 1/8" = 1'-0" **THIRD FLOOR** 3



SCALE: 1/8" = 1'-0" **SECOND FLOOR** 2



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

FINISH FLOOR PLANS

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
 1807 VINE STREET**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A4.00

Progress Dates
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Revisions

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

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A4.10

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 4A

SCALE: 3/8" = 1'-0" ENLARGED PLAN 4

UNIT 301 KITCHEN ENLARGED PLANS & INT ELEVATIONS

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3E

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3D

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3C

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3B

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3A

SCALE: 3/8" = 1'-0" ENLARGED PLAN 3

UNIT 201 BATHROOM ENLARGED PLANS & INT ELEVATIONS

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2C

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2B

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 2A

SCALE: 3/8" = 1'-0" ENLARGED PLAN 2

UNIT 201 KITCHEN ENLARGED PLANS & INT ELEVATIONS

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION ID

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION IC

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION IB

SCALE: 3/8" = 1'-0" INTERIOR ELEVATION IA

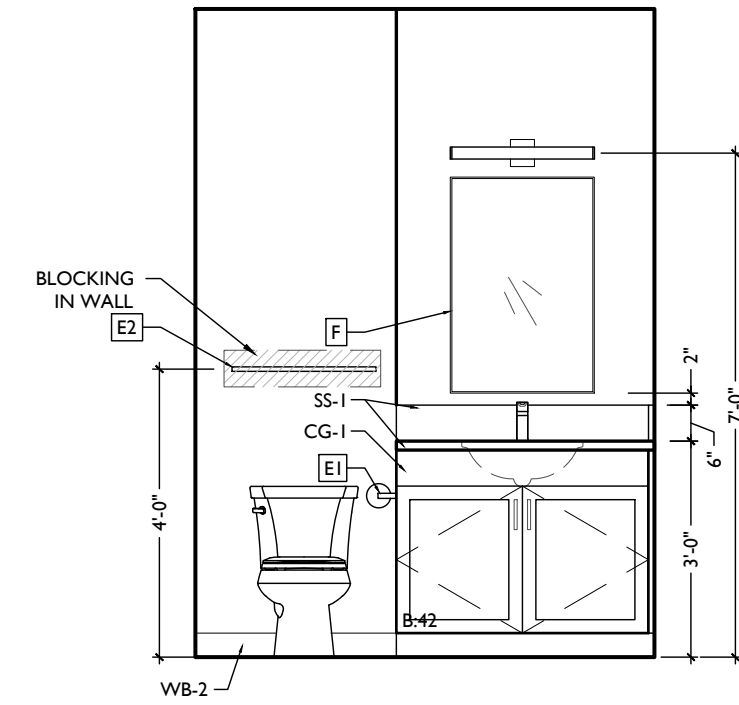
SCALE: 3/8" = 1'-0" ENLARGED PLAN I

COMERCIAL BATHROOM ENLARGED PLANS & INT ELEVATIONS

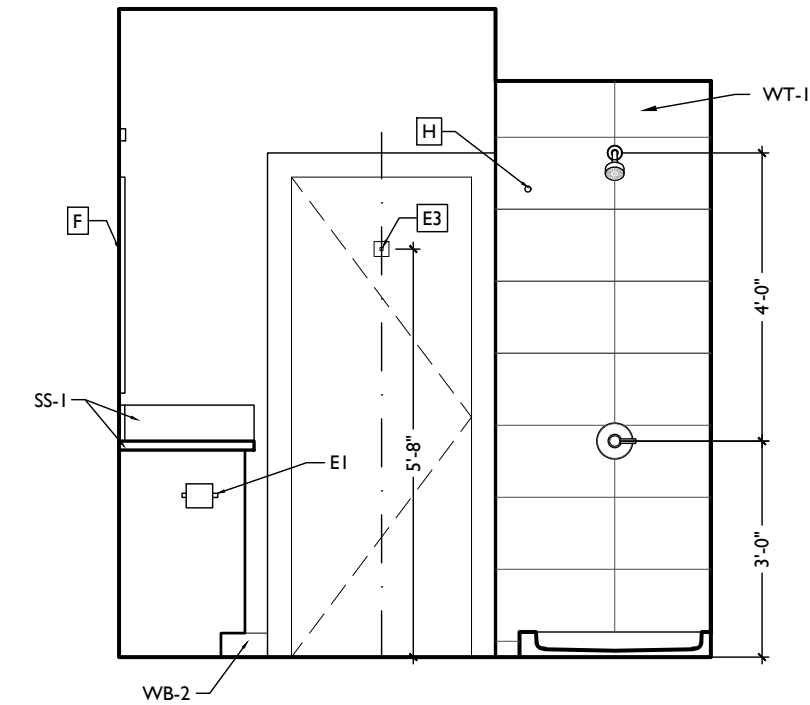
Progress Dates
2023.04.28 - BID/PERMIT
2024.08.30 - BID SET 2

Revisions

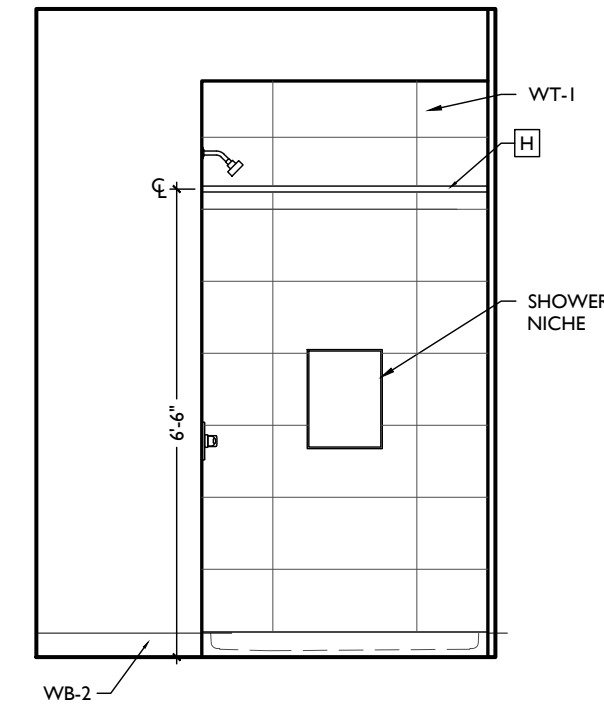
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM



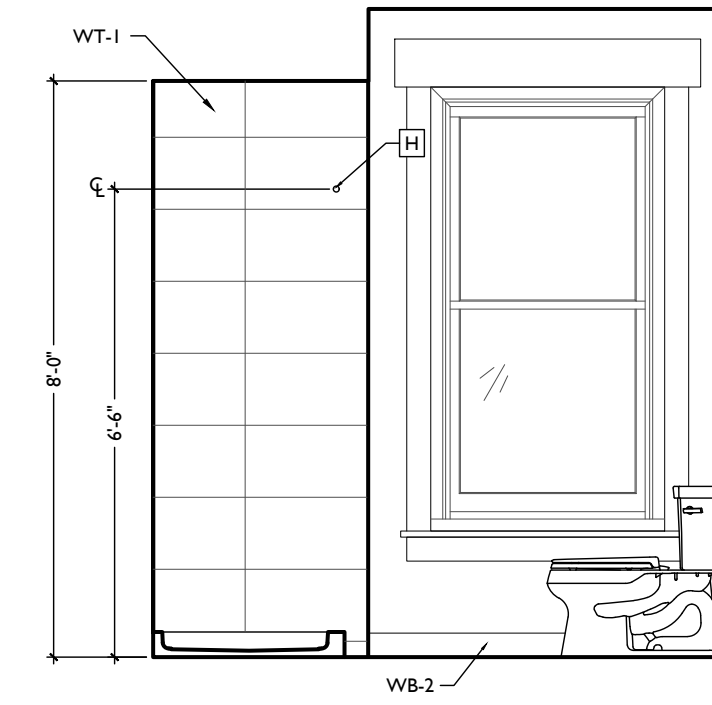
SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3D



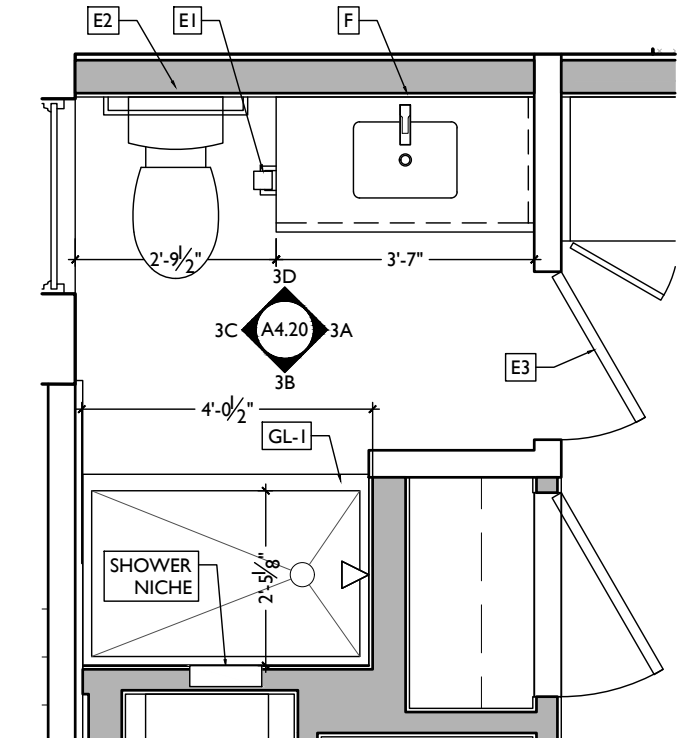
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SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 3B

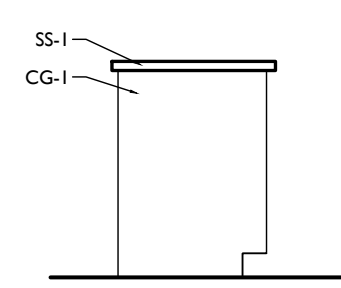


SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 3A

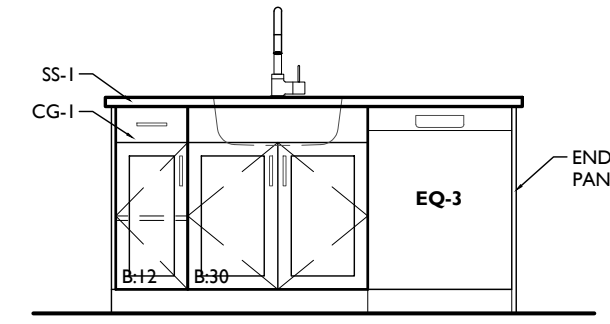


SCALE: 3/8" = 1'-0" ENLARGED PLAN 3

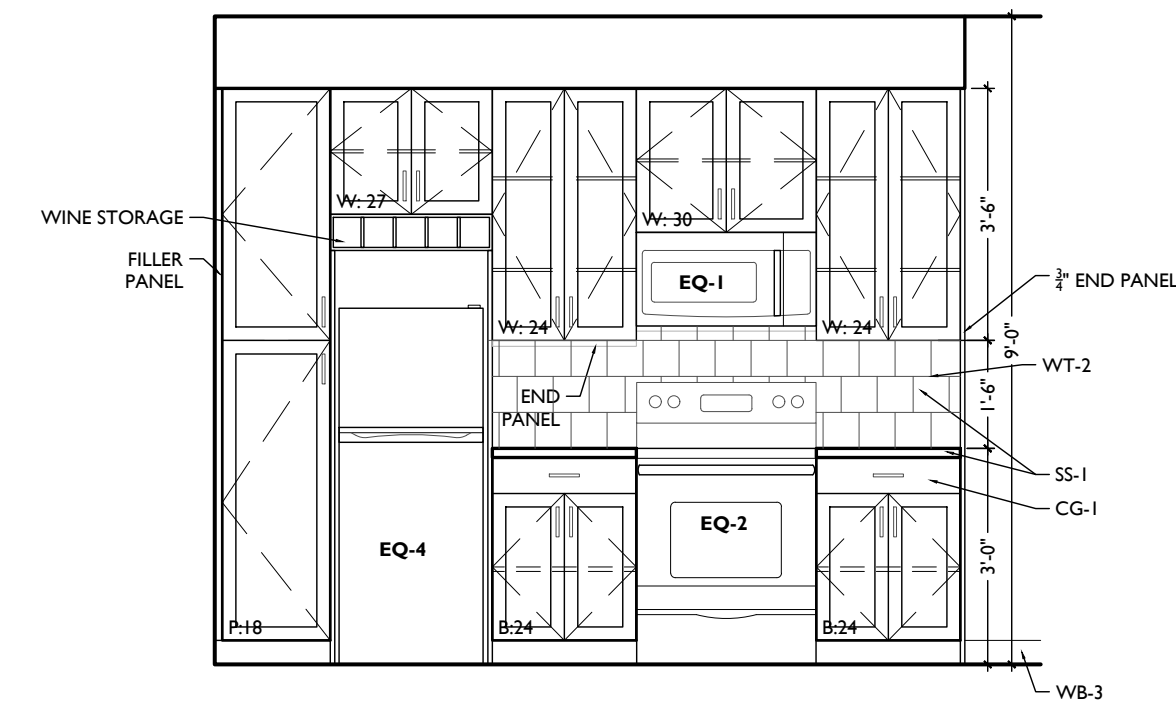
UNIT 302 BATHROOM ENLARGED PLANS & INT ELEVATIONS



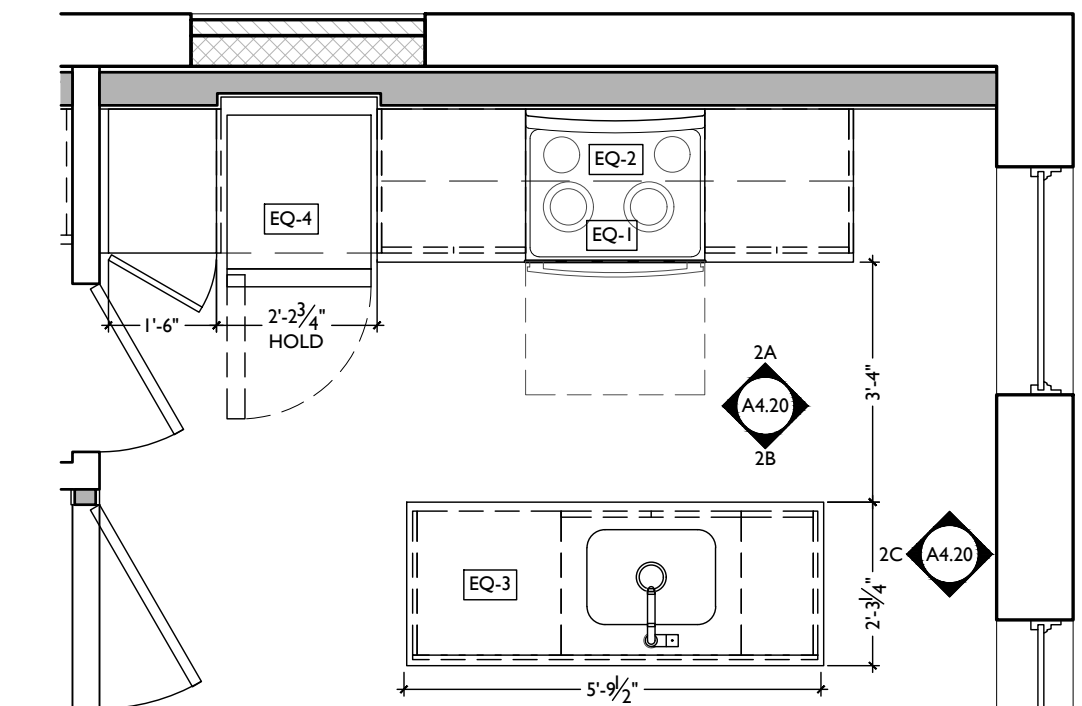
SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 2A



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

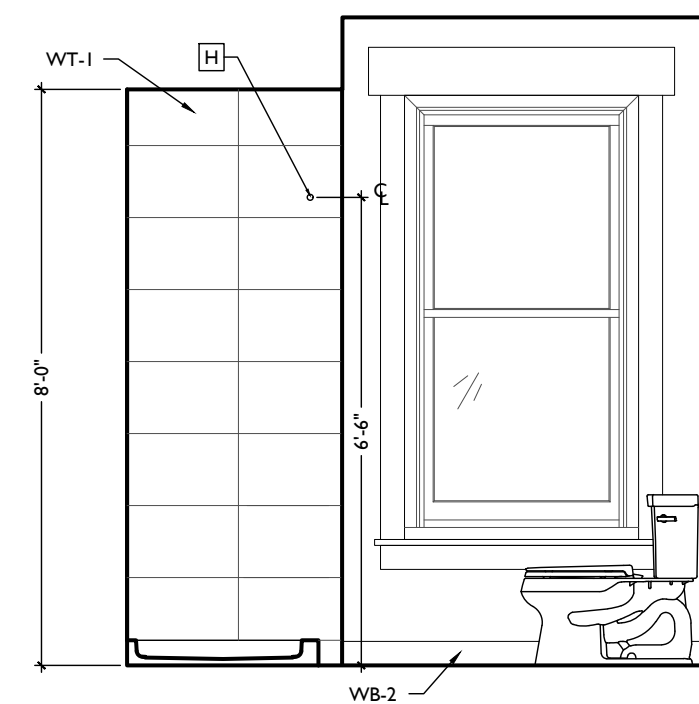


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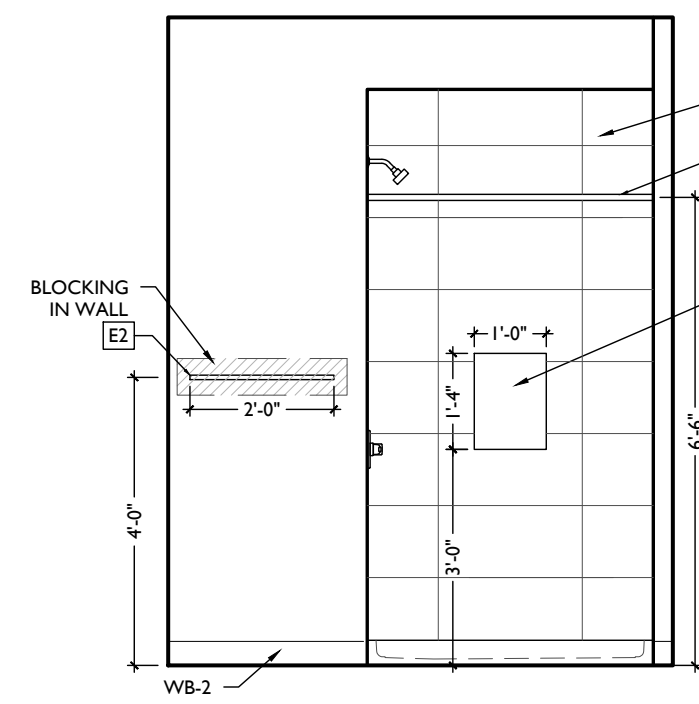


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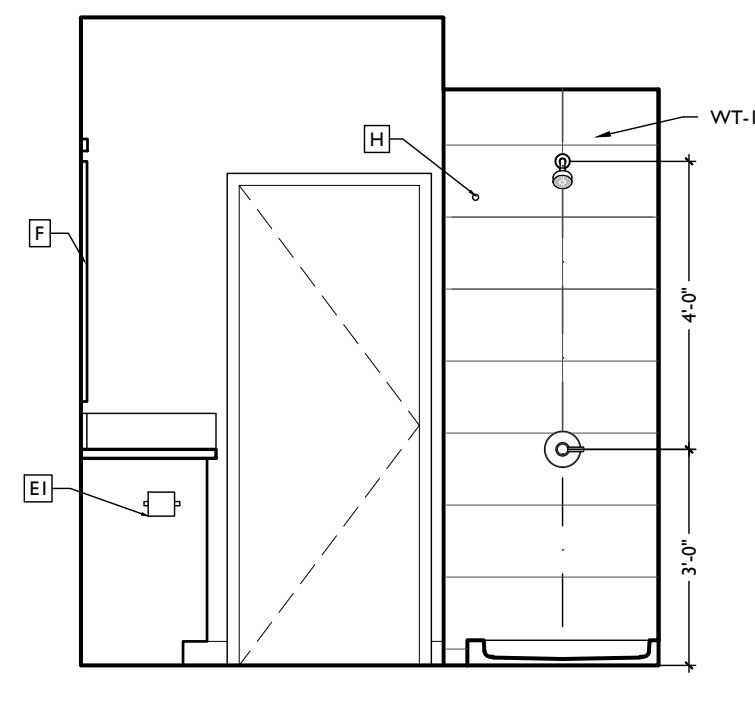
UNIT 302 KITCHEN ENLARGED PLANS & INT ELEVATIONS



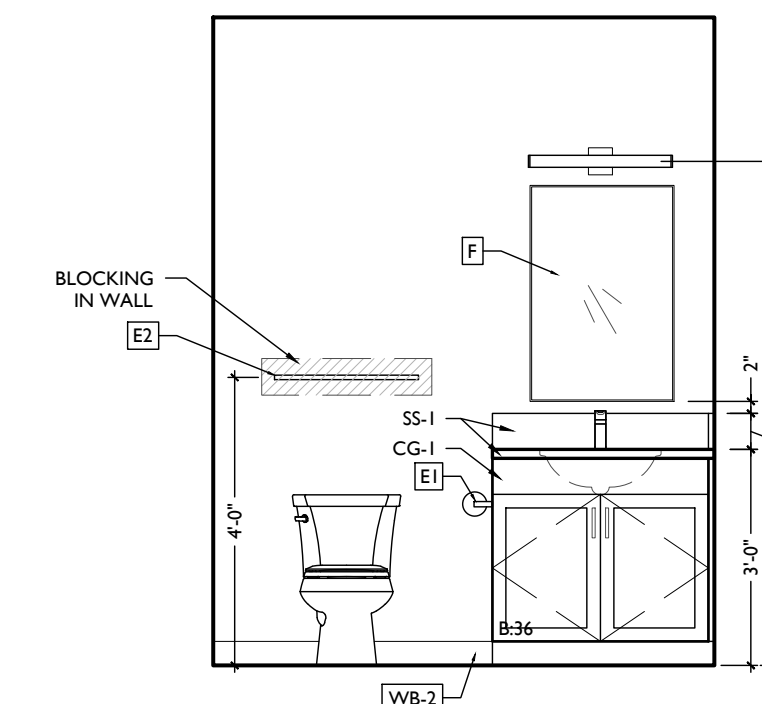
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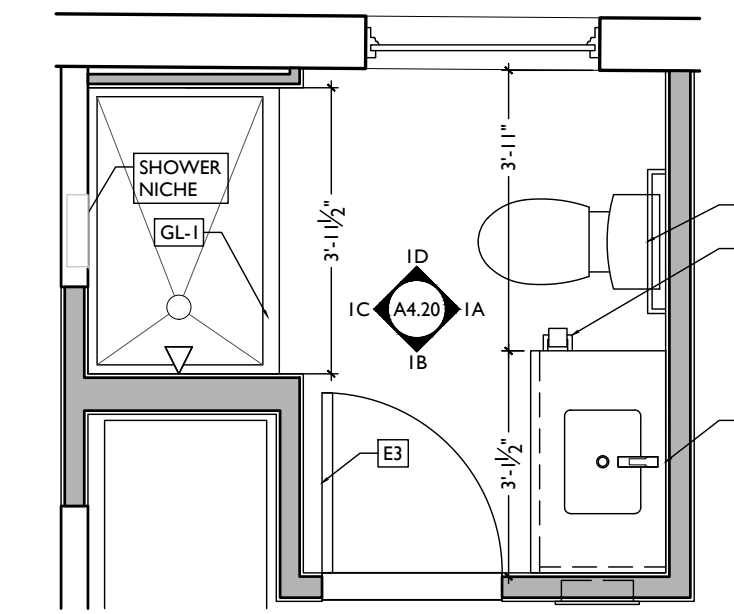
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SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 1B



SCALE: 3/8" = 1'-0" INTERIOR ELEVATION 1A



SCALE: 3/8" = 1'-0" ENLARGED PLAN 1

UNIT 301 RESTROOM ENLARGED PLANS & INT ELEVATIONS

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A4.20

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

Revisions

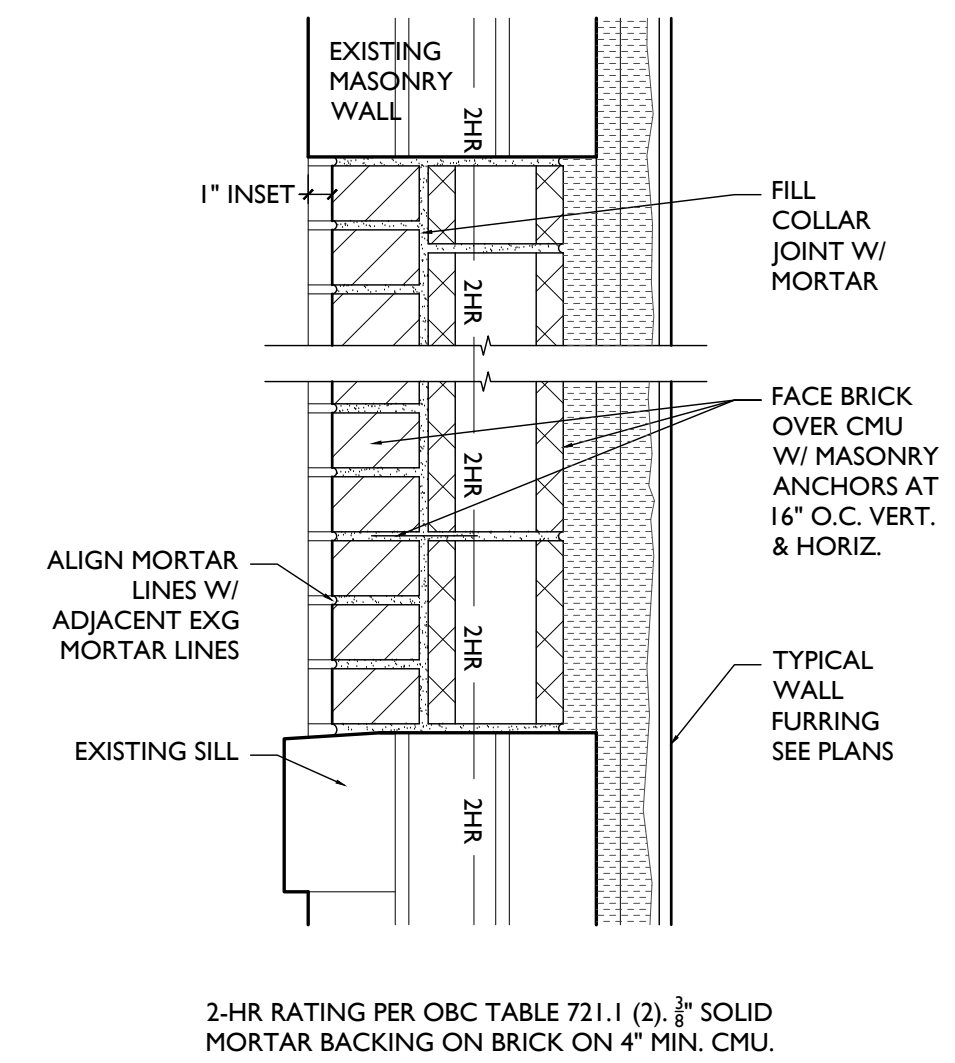
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM

NOT FOR CONSTRUCTION

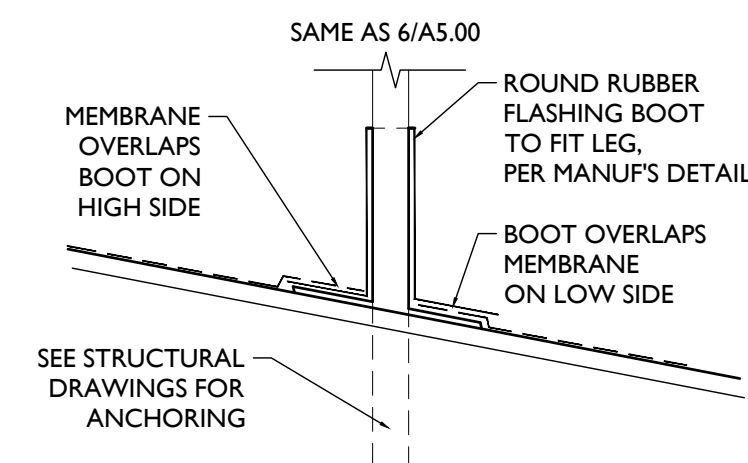
PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

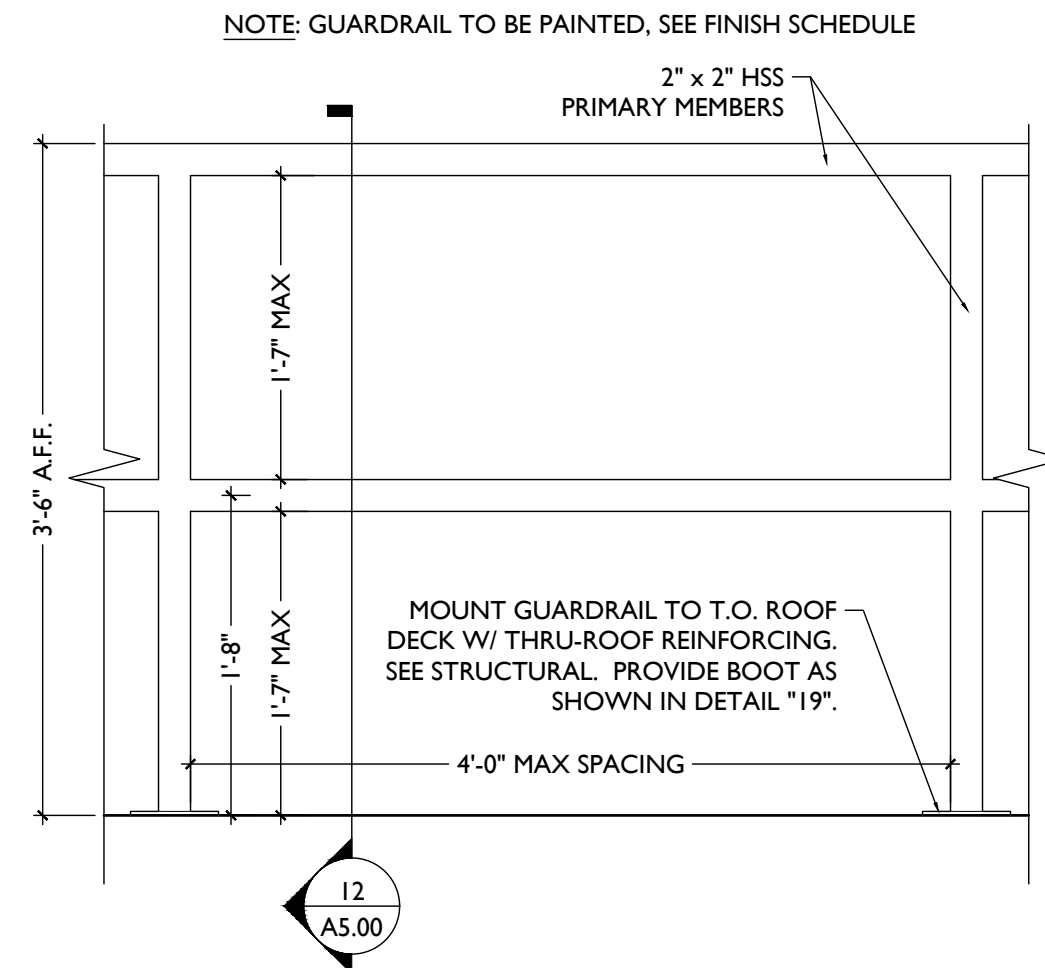
A5.00



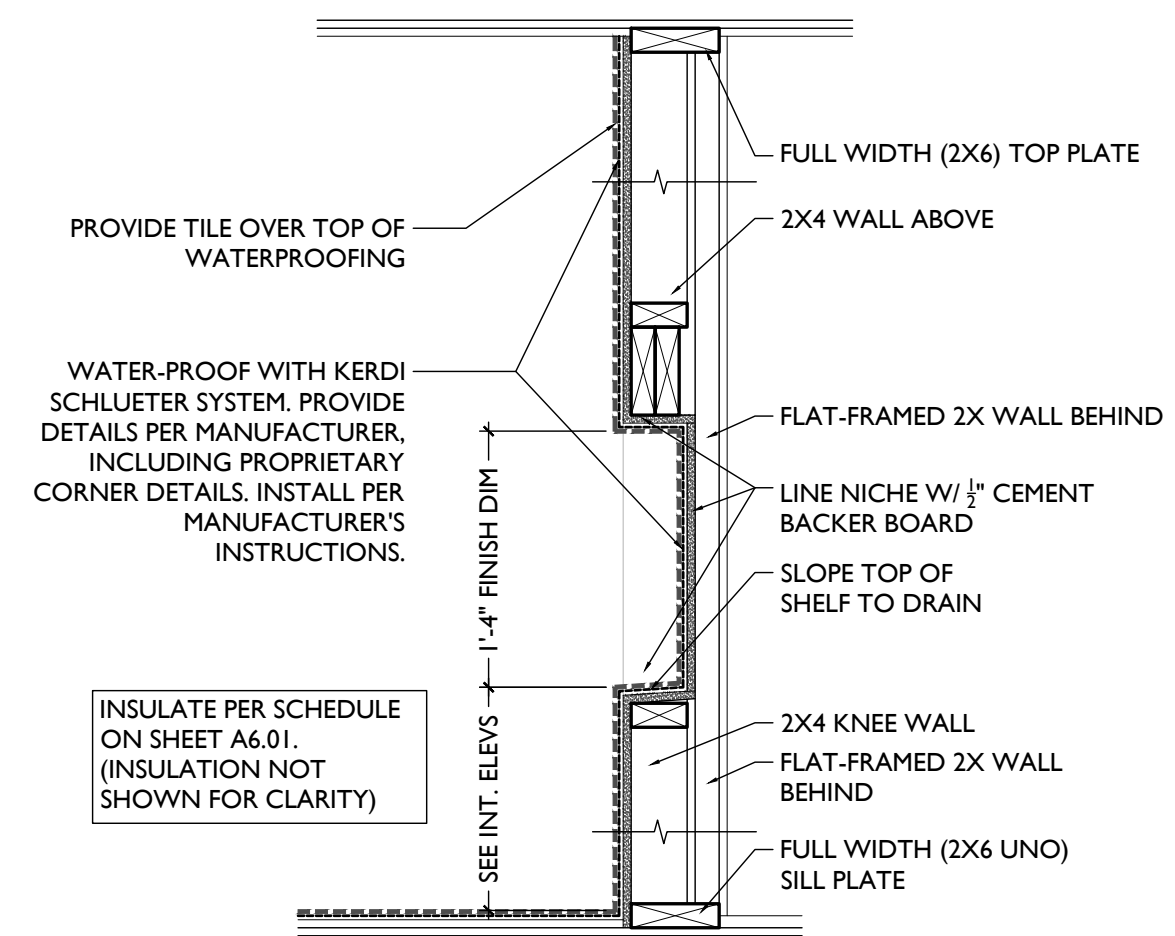
SCALE: 1/2" = 1'-0" BRICK INFILL DETAIL 13



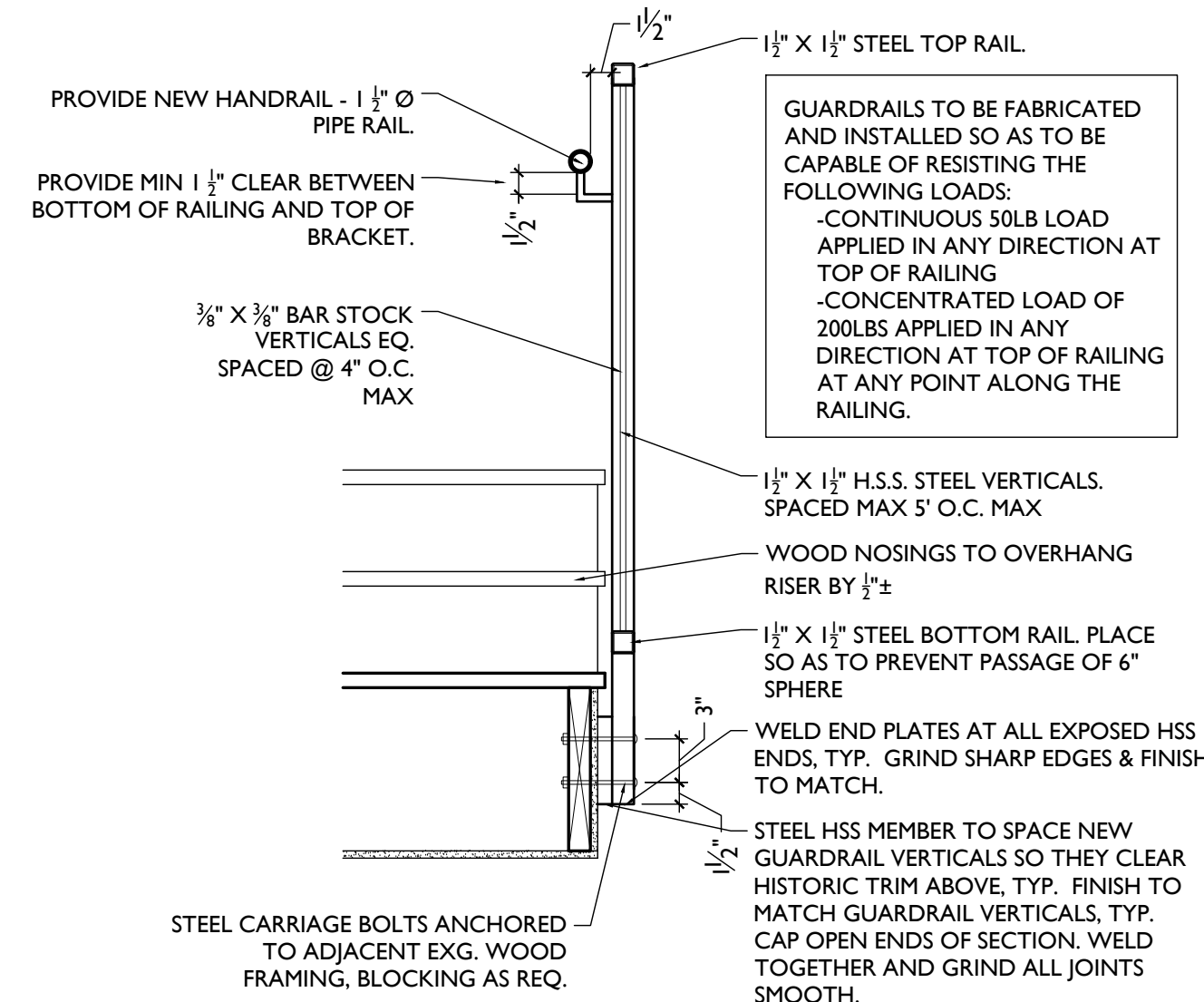
SCALE: 1/2" = 1'-0" ROOF BOOT DETAIL 19



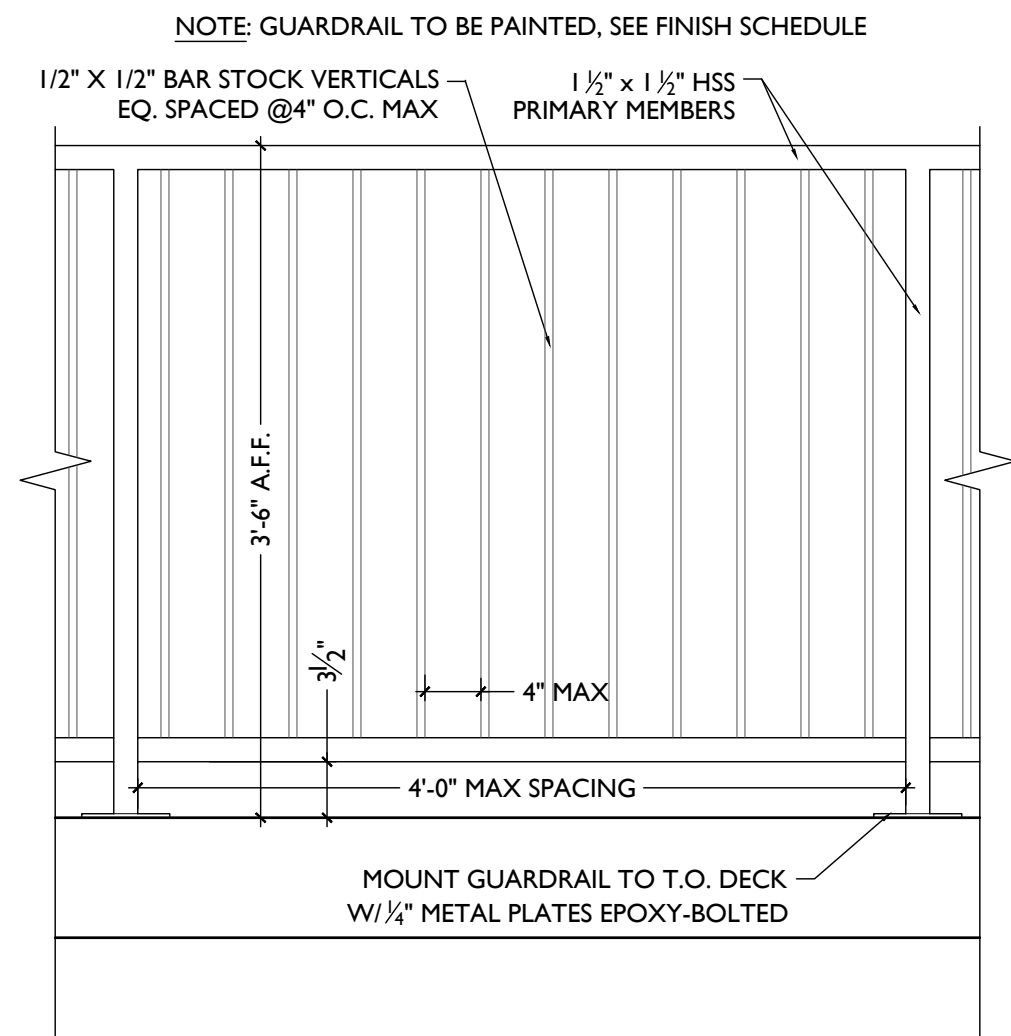
SCALE: 1" = 1'-0" ROOF-TOP MECHANICAL GUARDRAIL 24



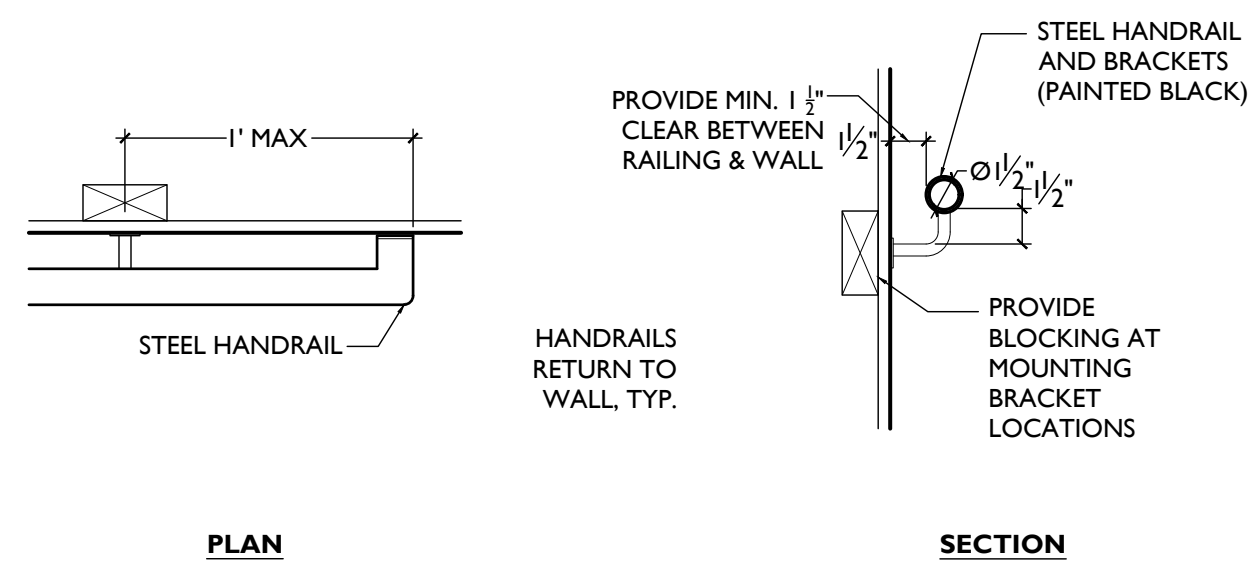
SCALE: 1" = 1'-0" SHOWER NICHE TYPICAL DETAILS 1



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



SCALE: 1" = 1'-0" HANDRAIL / GUARDRAIL 3



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

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

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Revisions

Design Team:
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Drawn by:
MR, AM

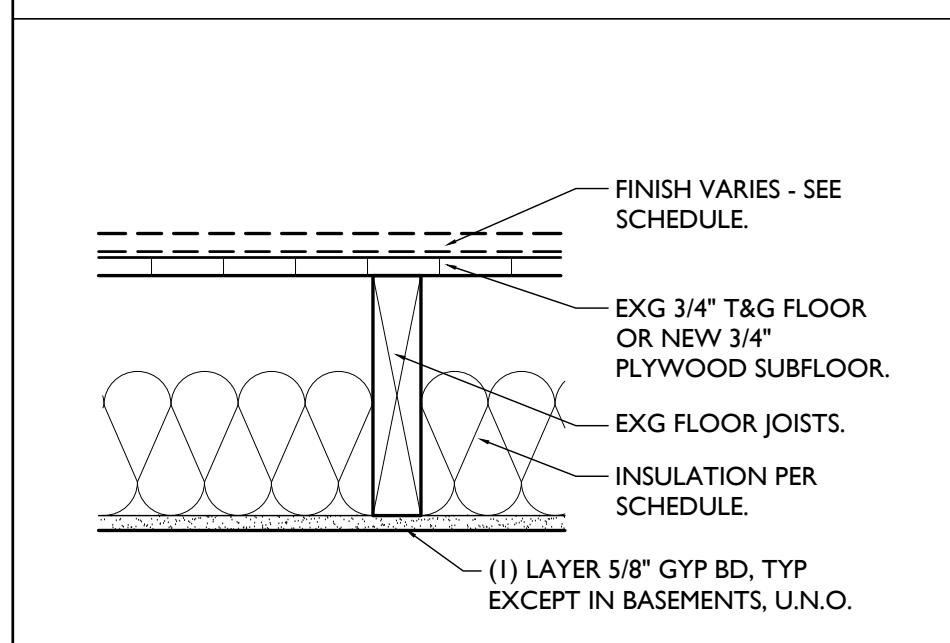
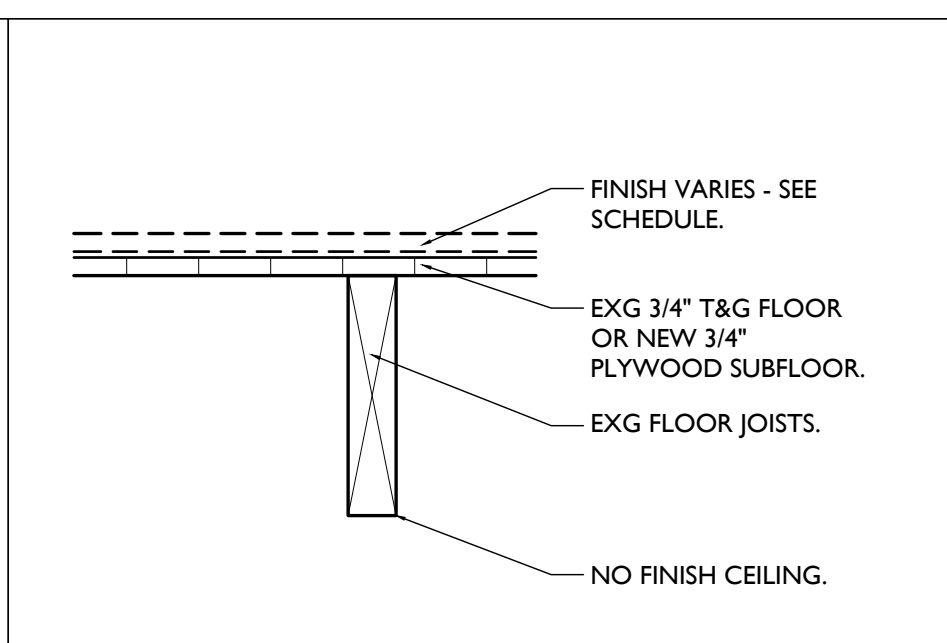
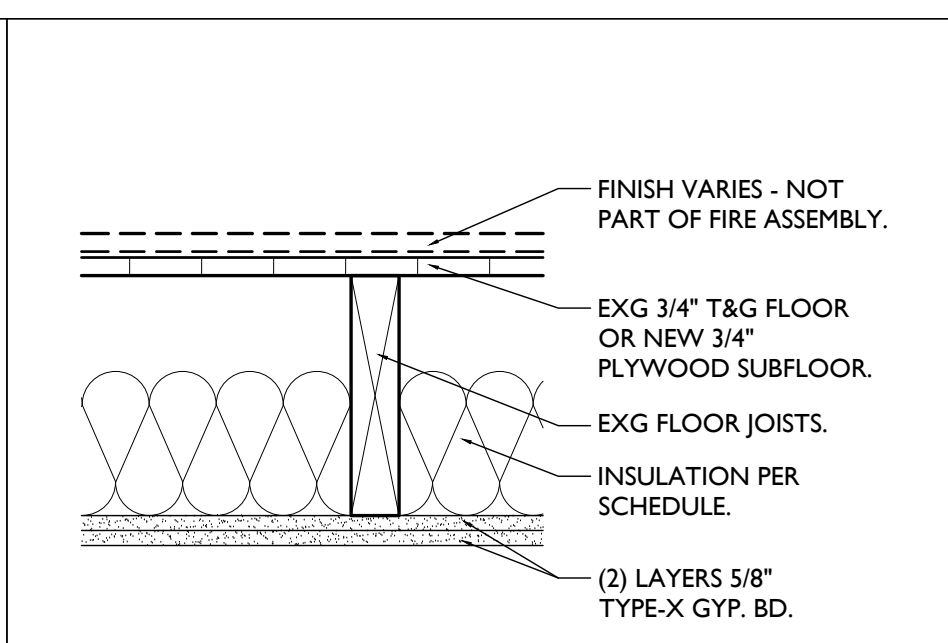
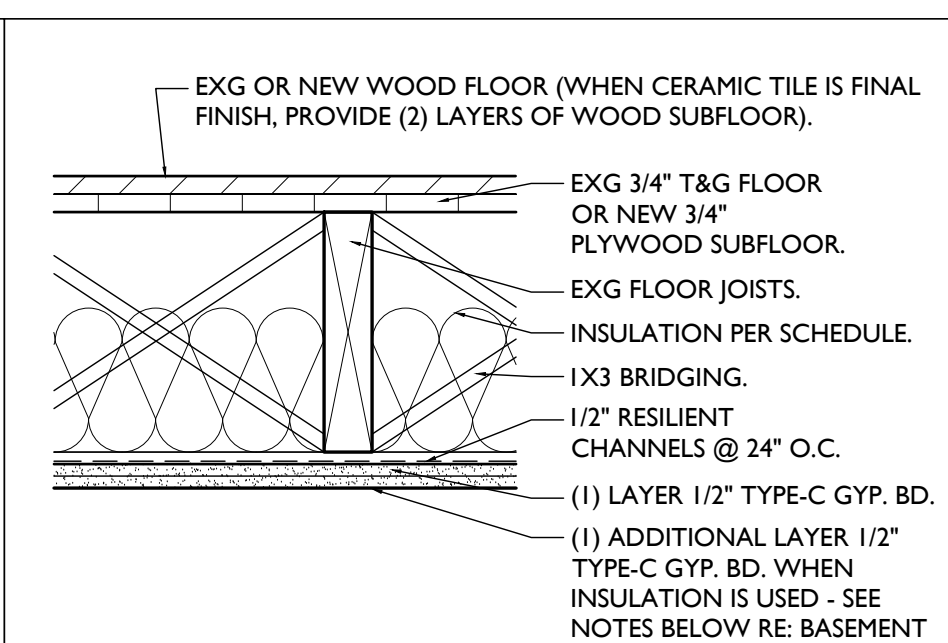
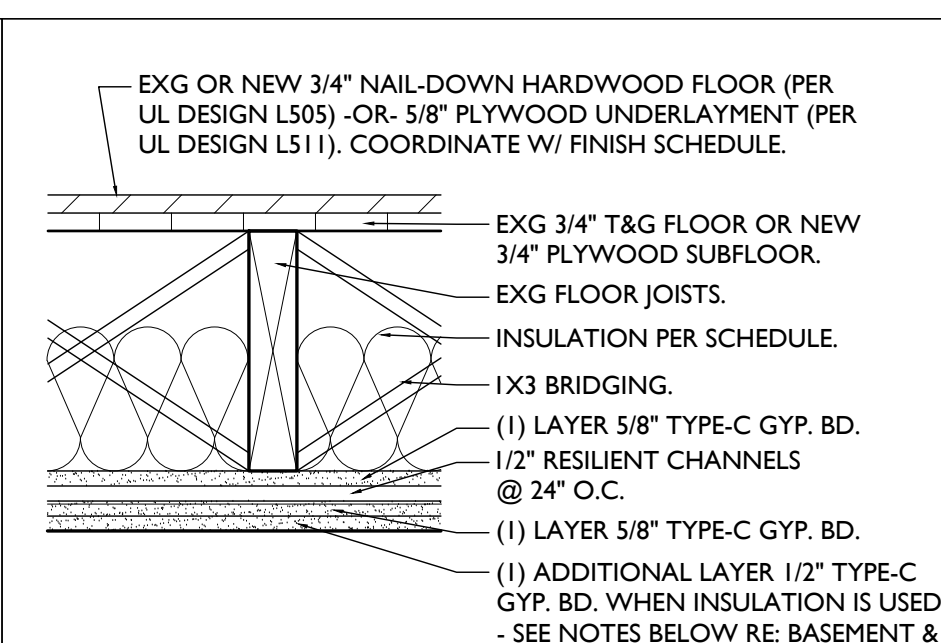
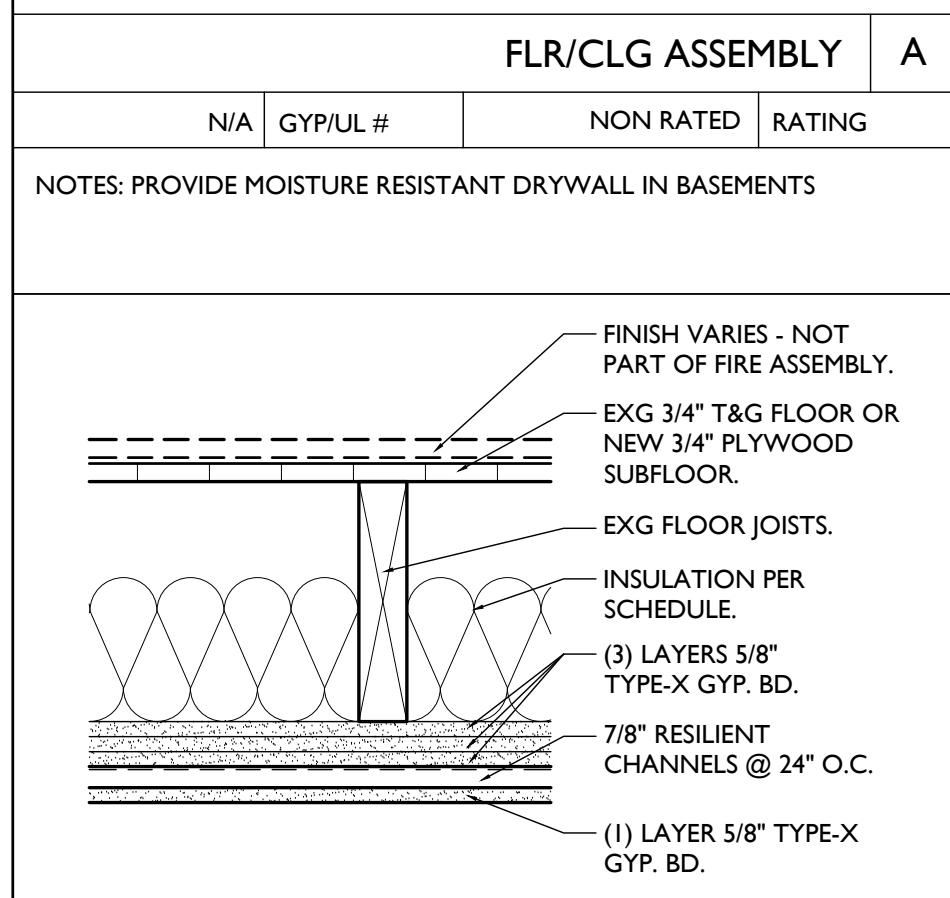
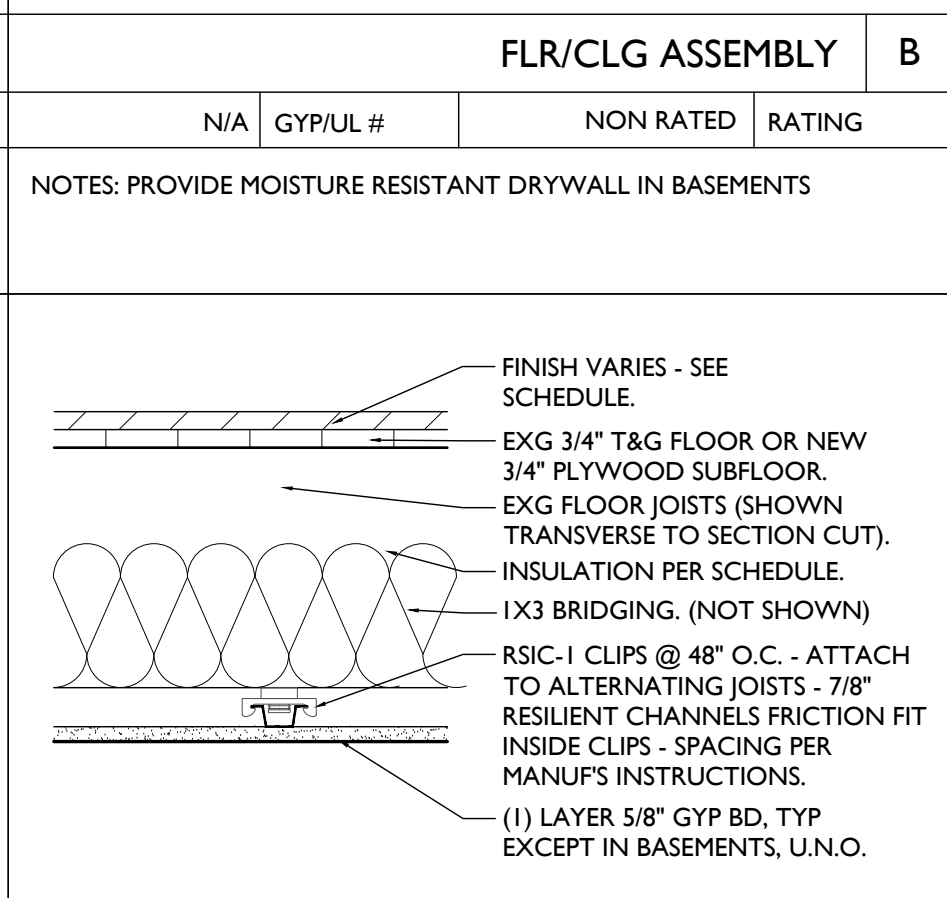
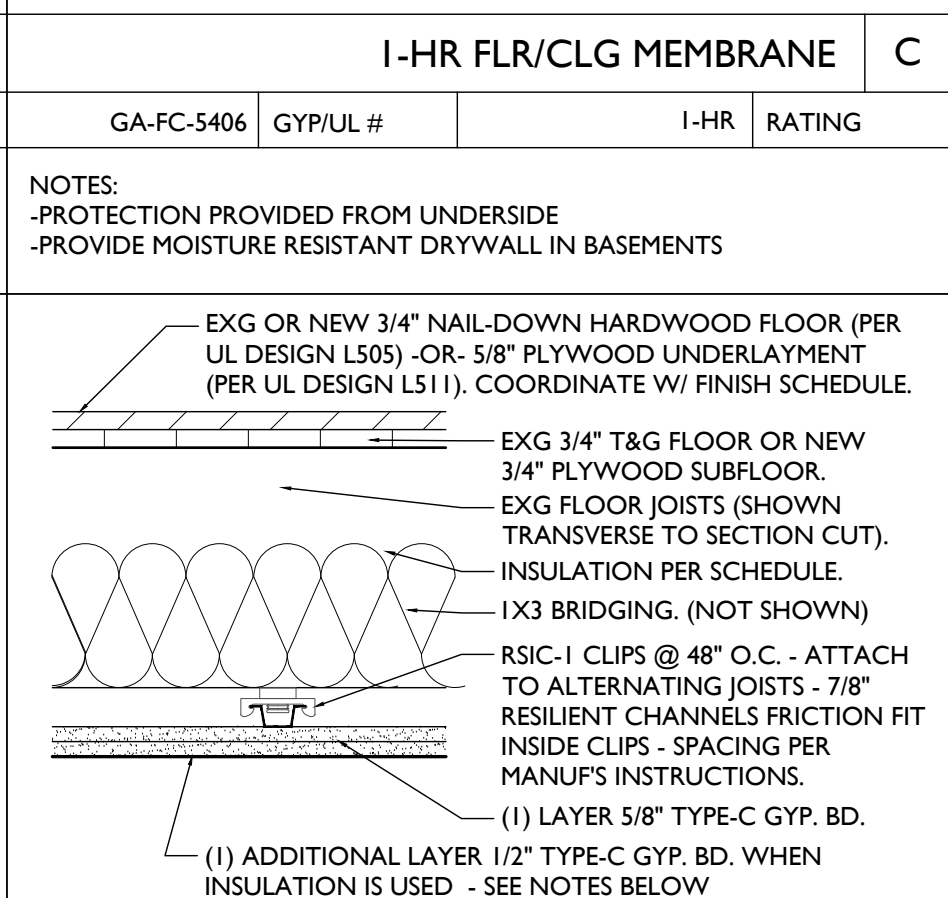
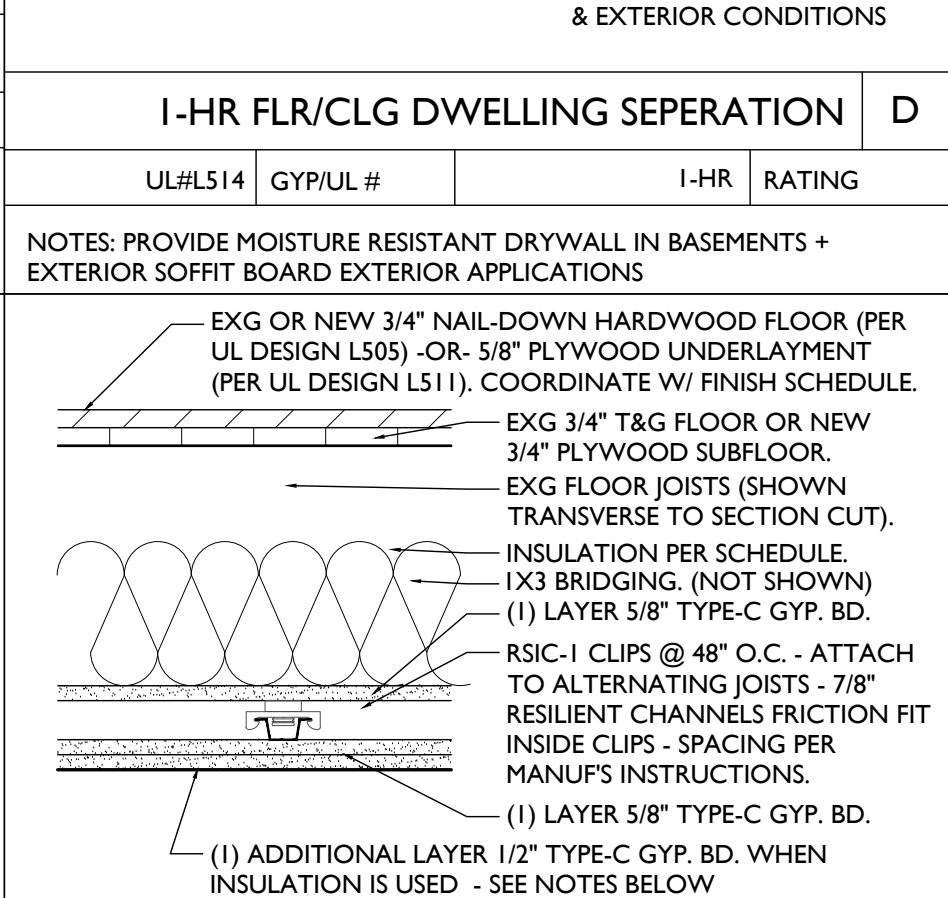
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PROPOSED PROJECT:
RENOVATION FOR
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FINDLAY FLATS

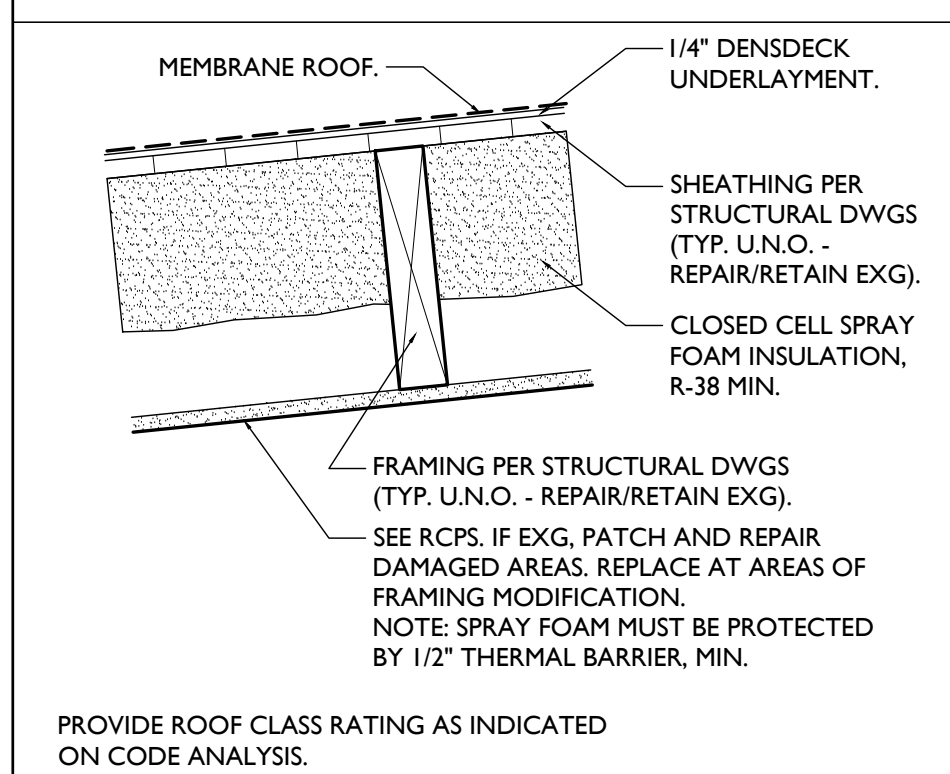
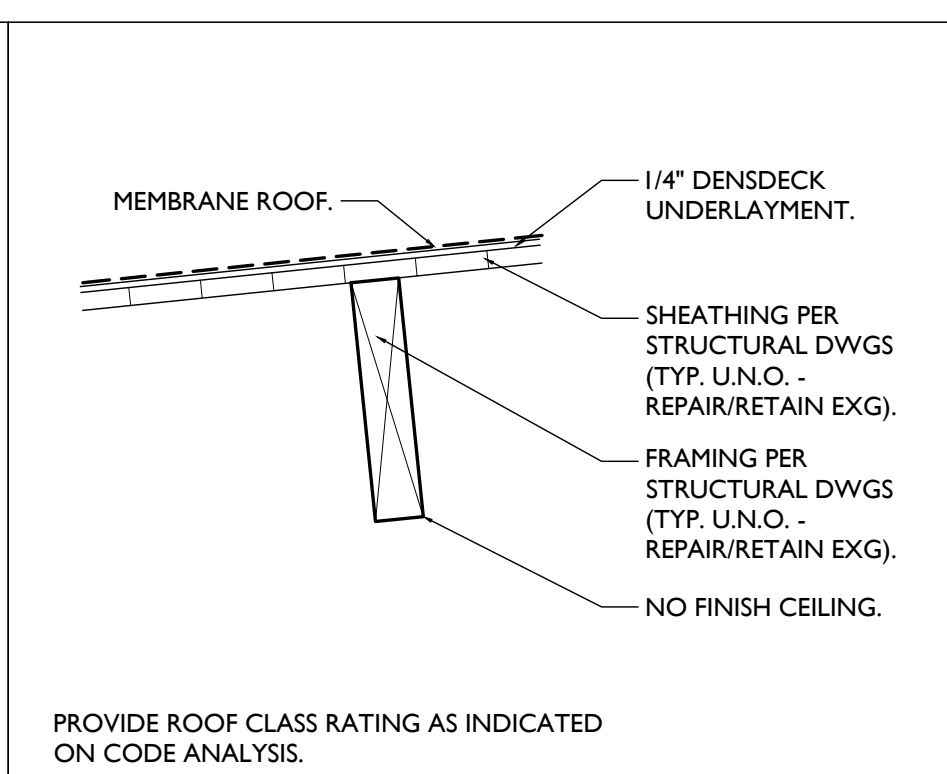
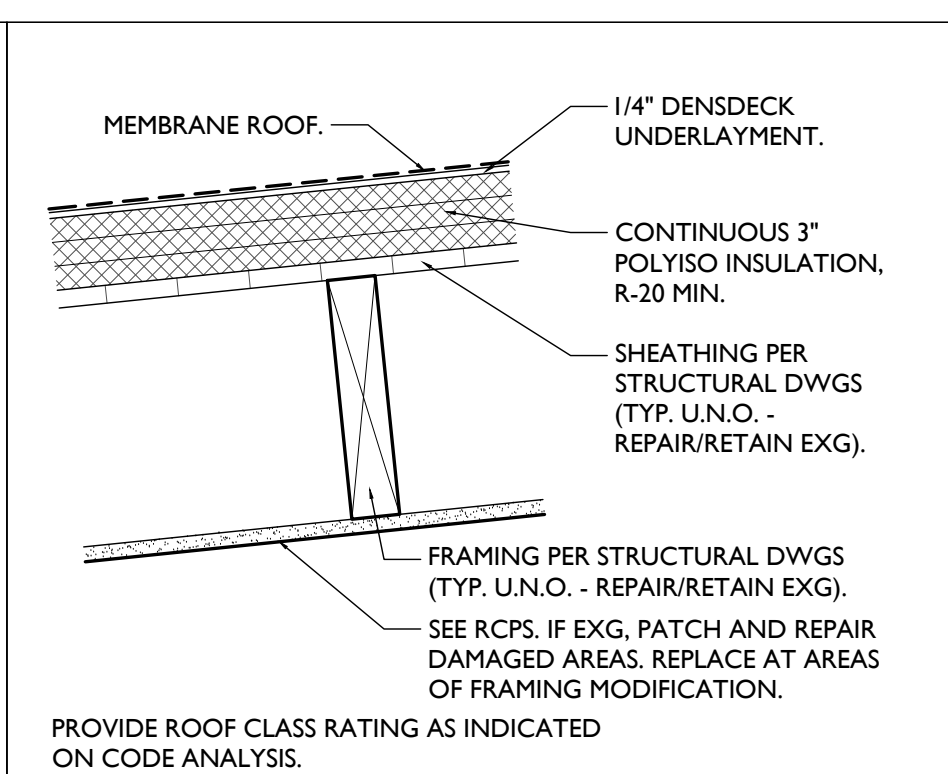
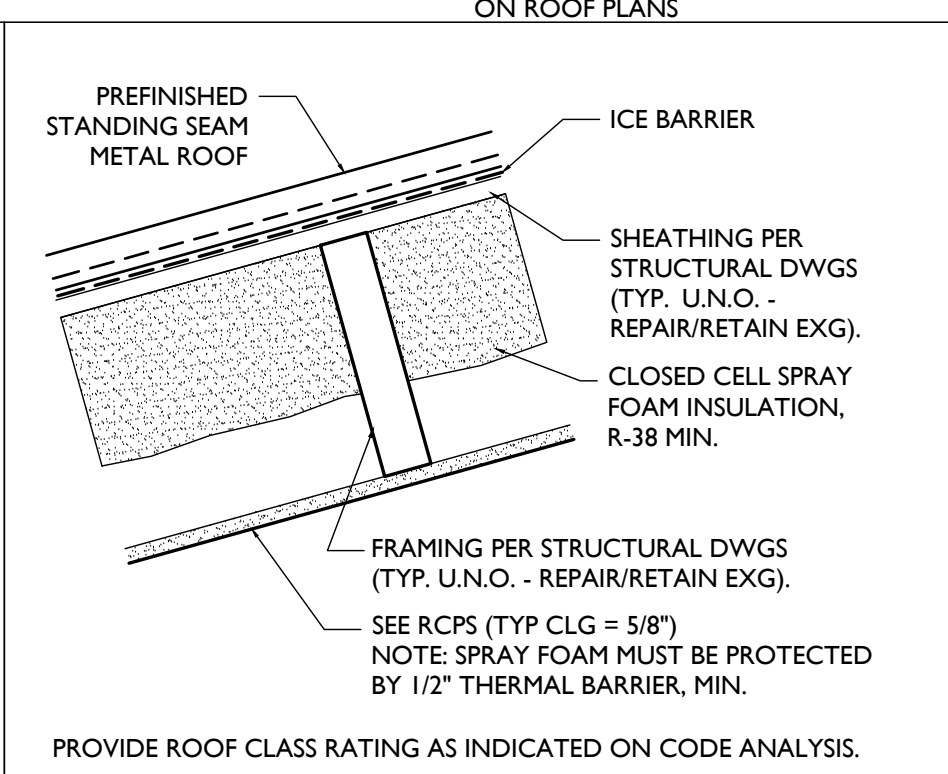
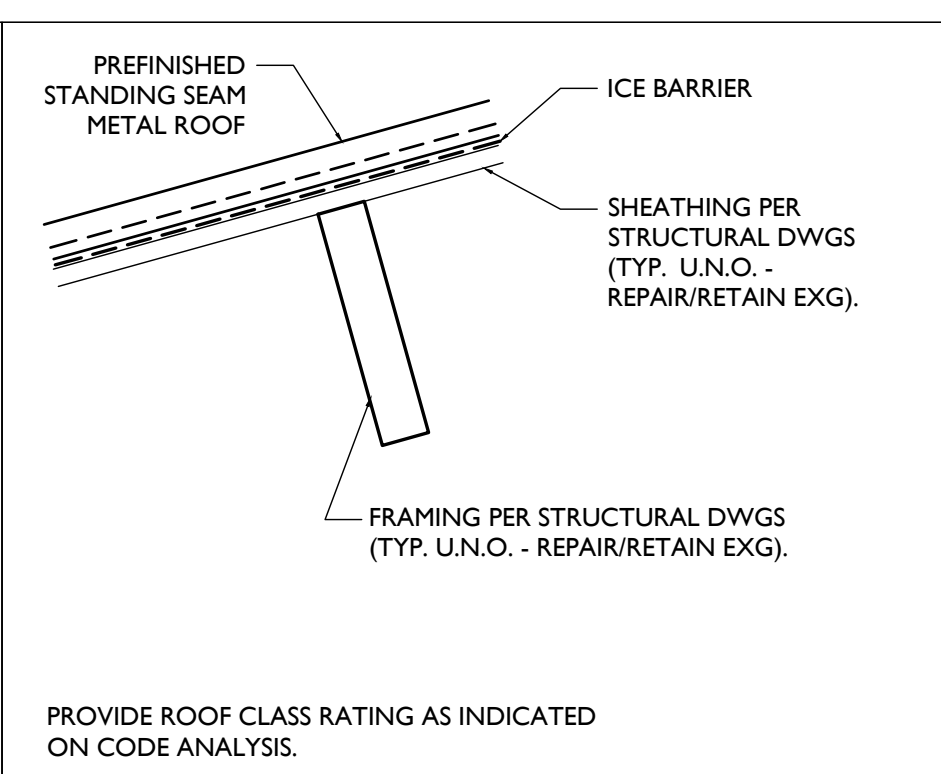
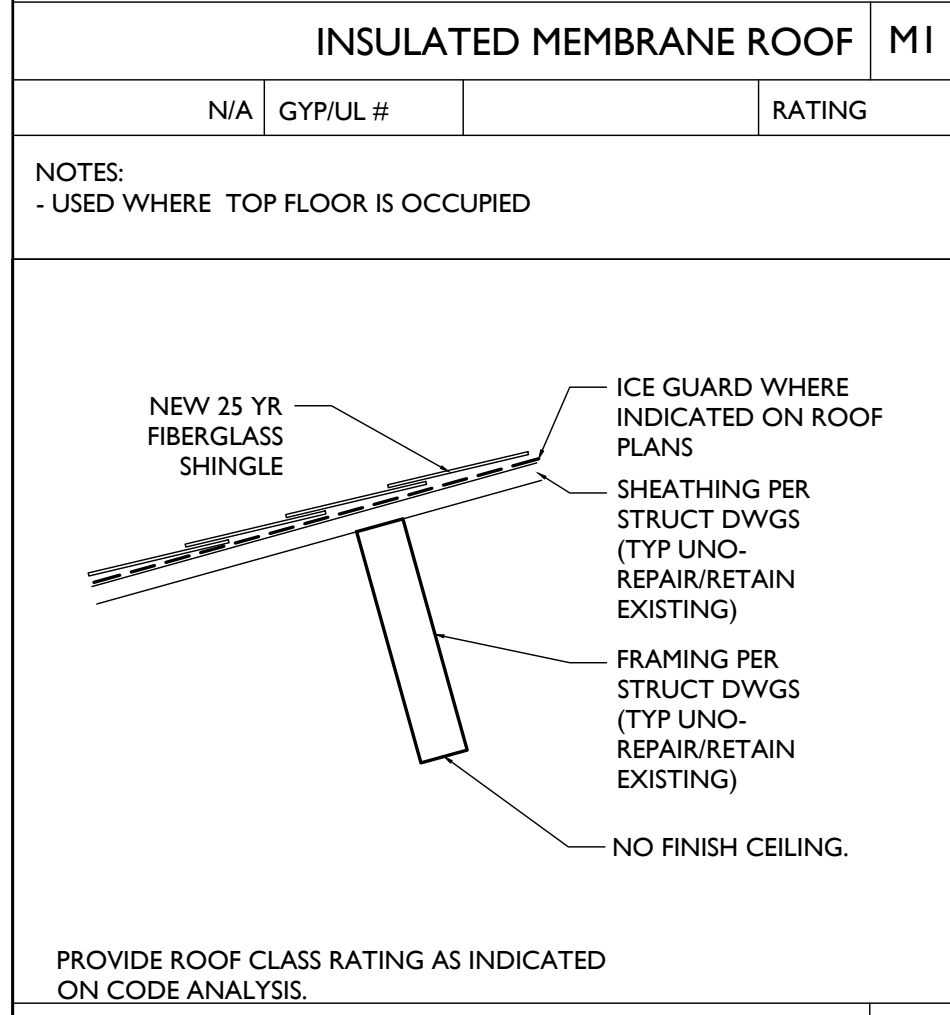
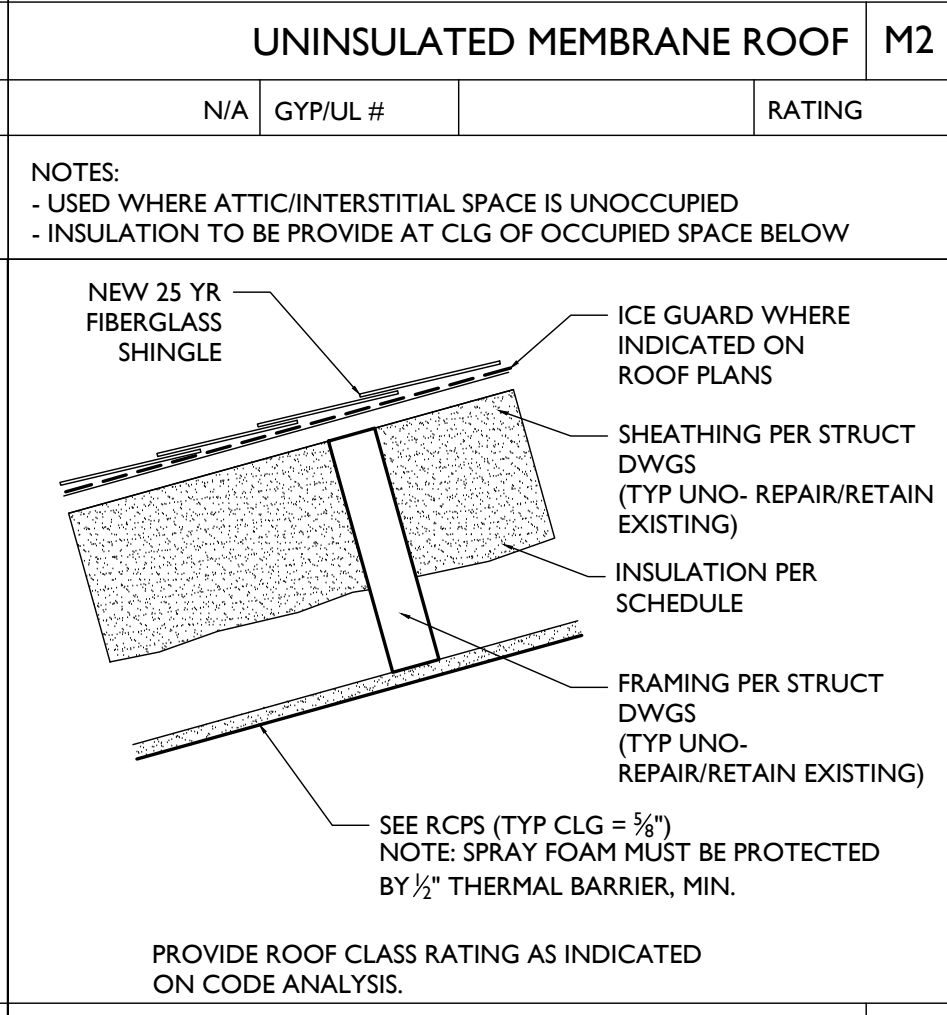
Job No: 22042 08/30/2024

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: 1/2" = 1'-0" ASSEMBLY TYPES

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

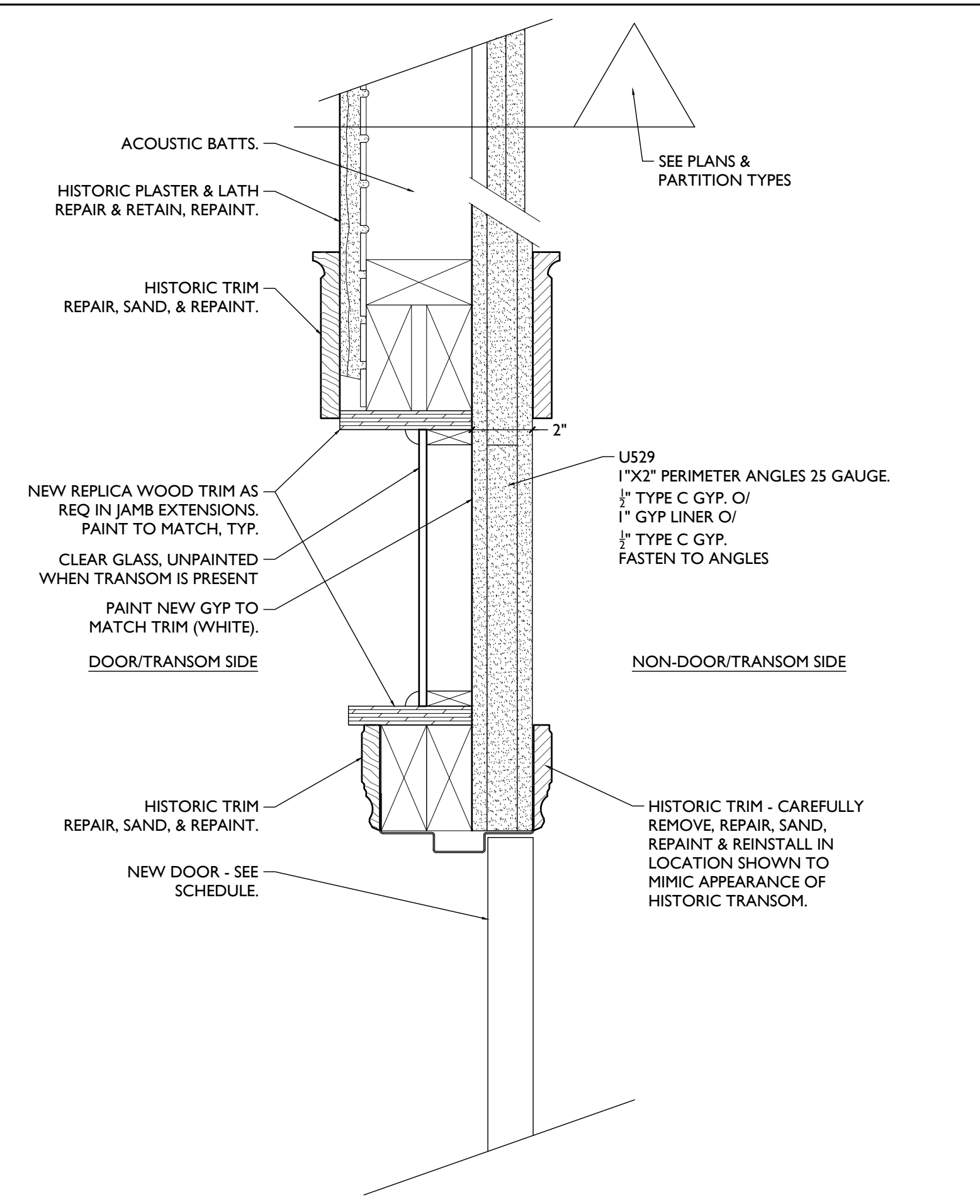
Revisions

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

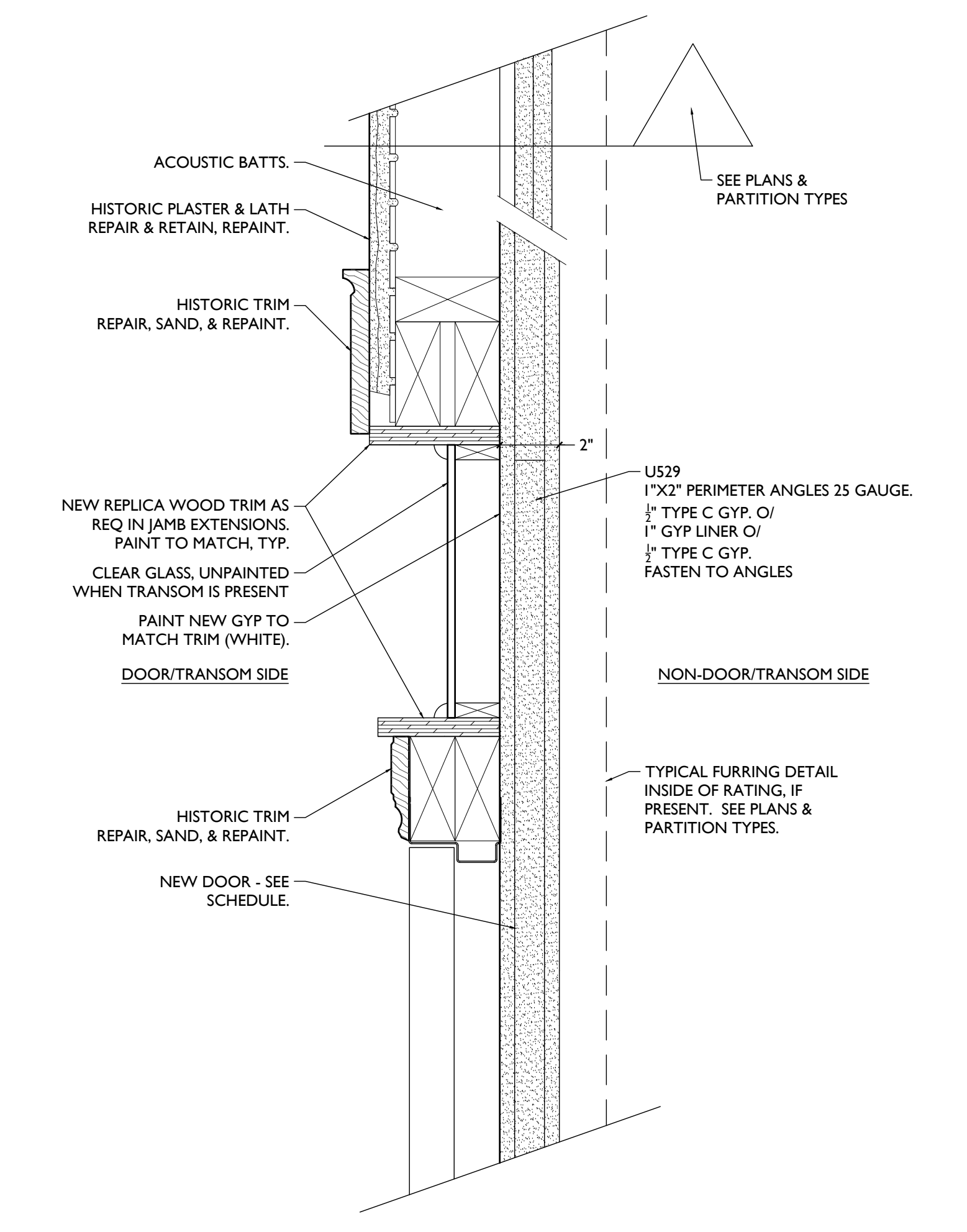
NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
1807 VINE STREET
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024



2 HR RATED DOOR/TRANSOM (OPERABLE) 8

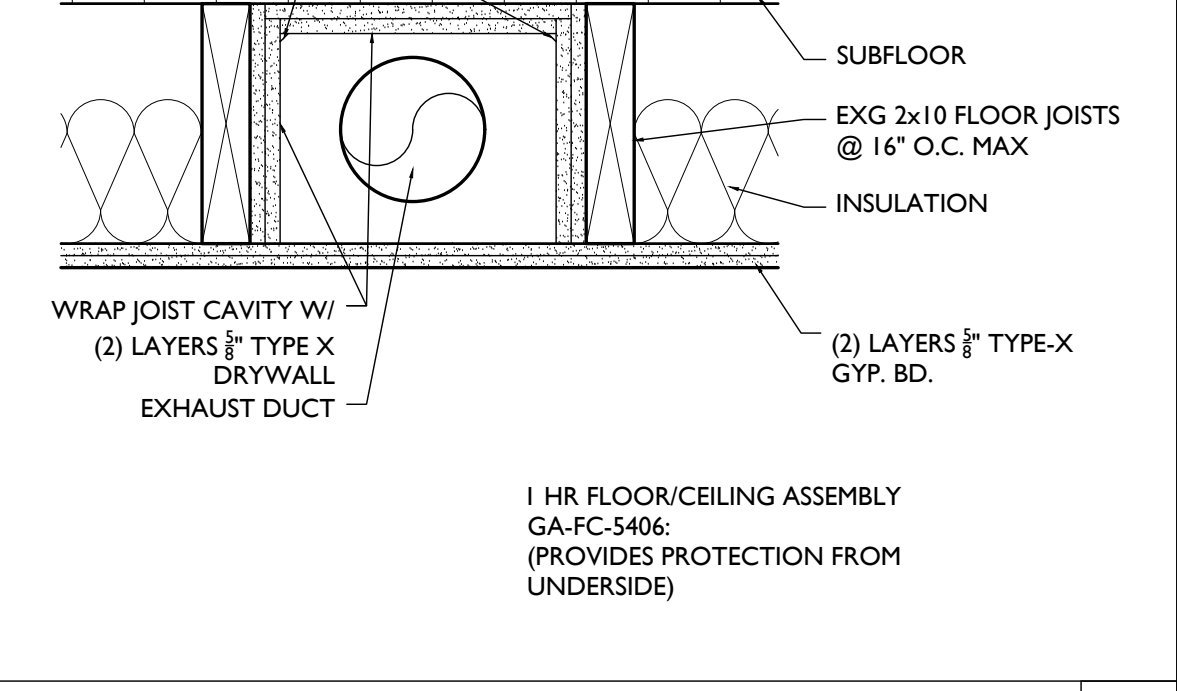


2 HR RATED DOOR/TRANSOM (FIXED) 7

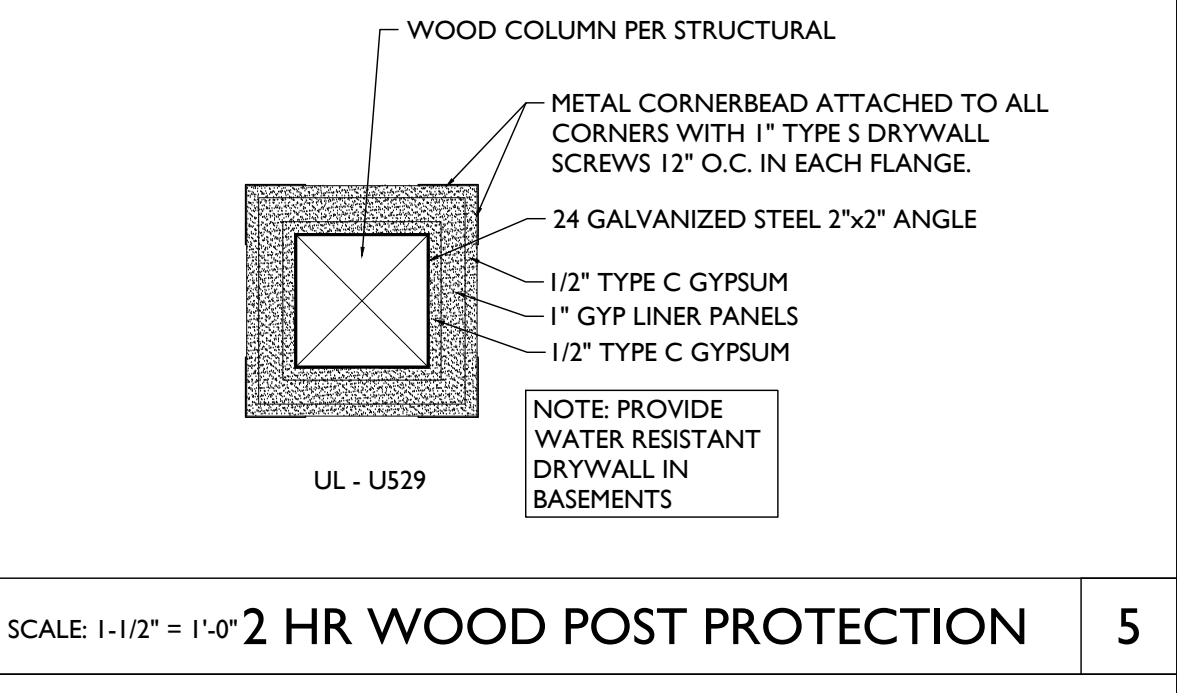
RATING AT HISTORIC COORIDOR OPENINGS (NON MASONRY)



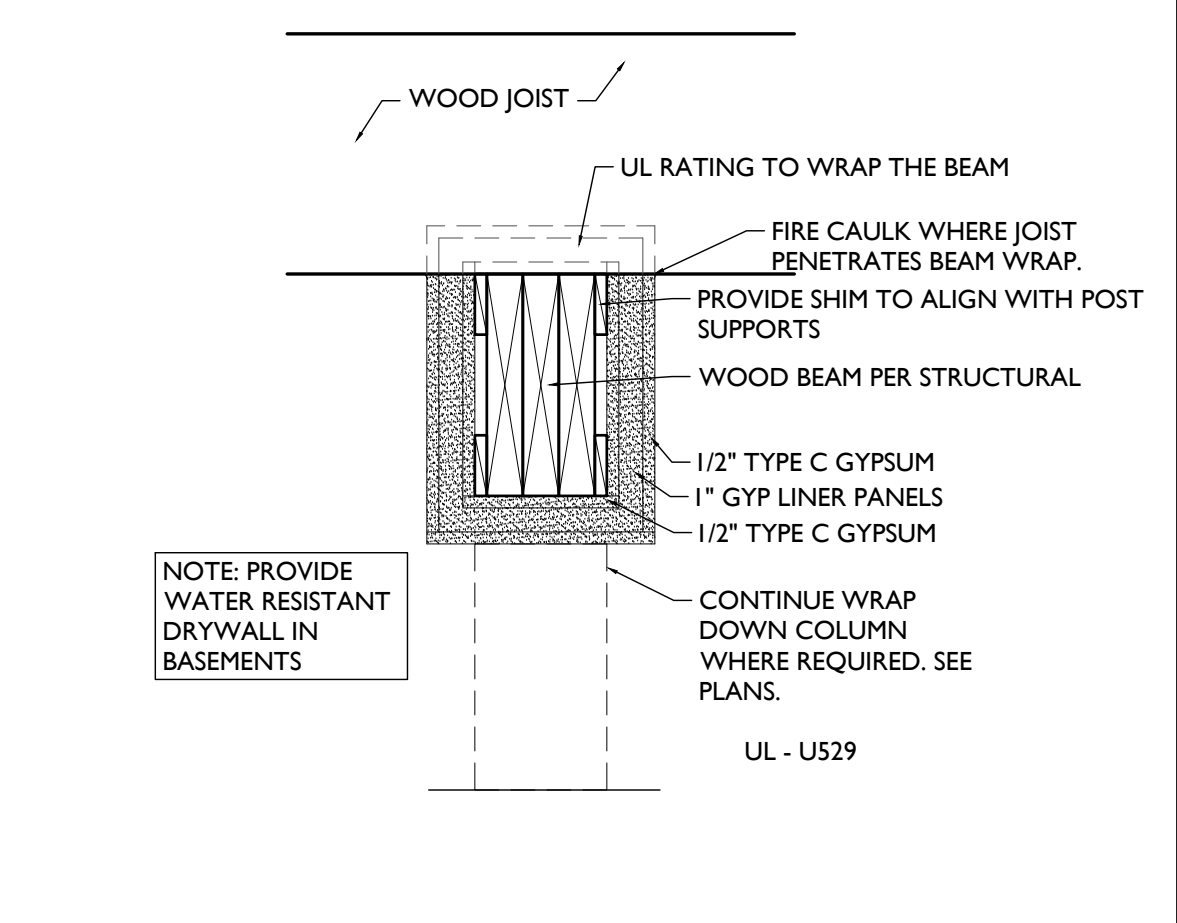
1 HR RATED JOIST POCKET 6



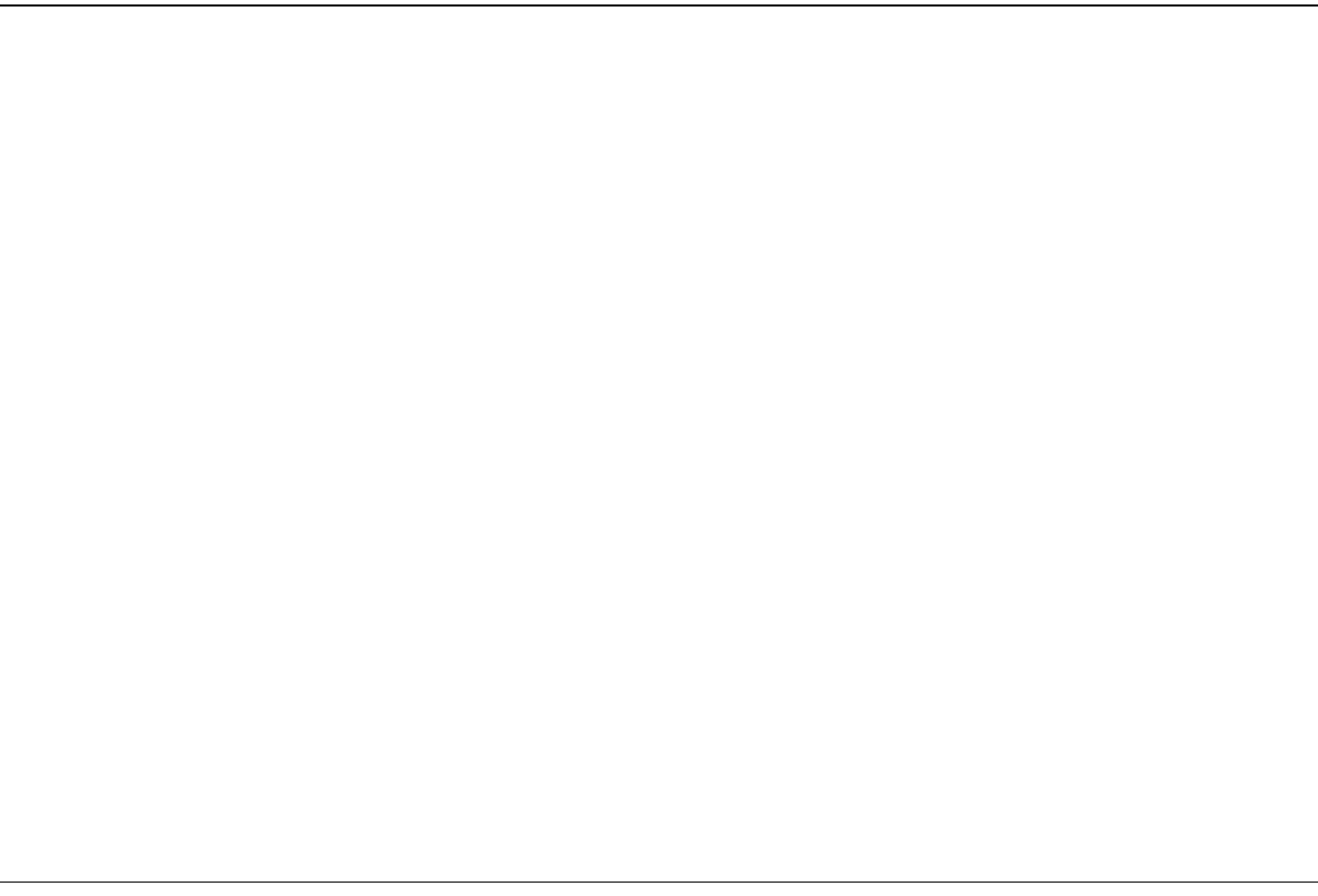
2 HR WOOD POST PROTECTION 5



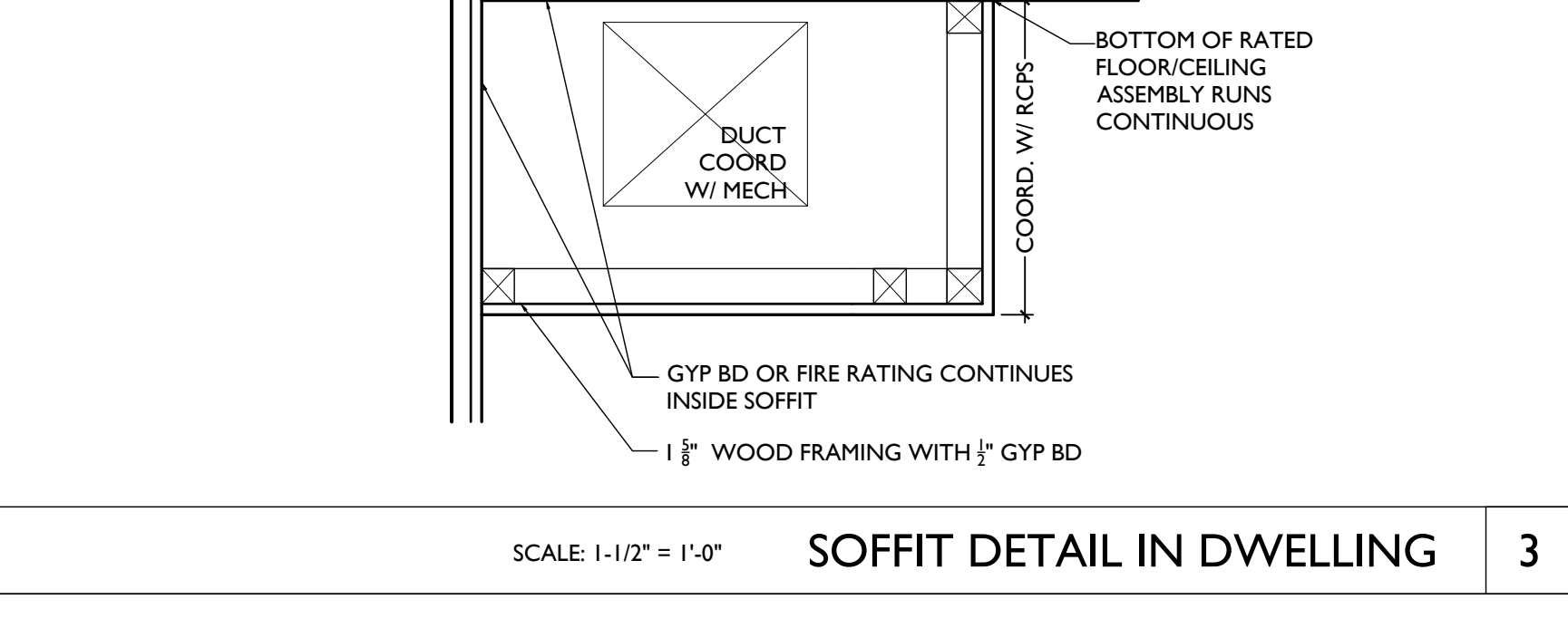
2 HR WOOD BEAM PROTECTION 4



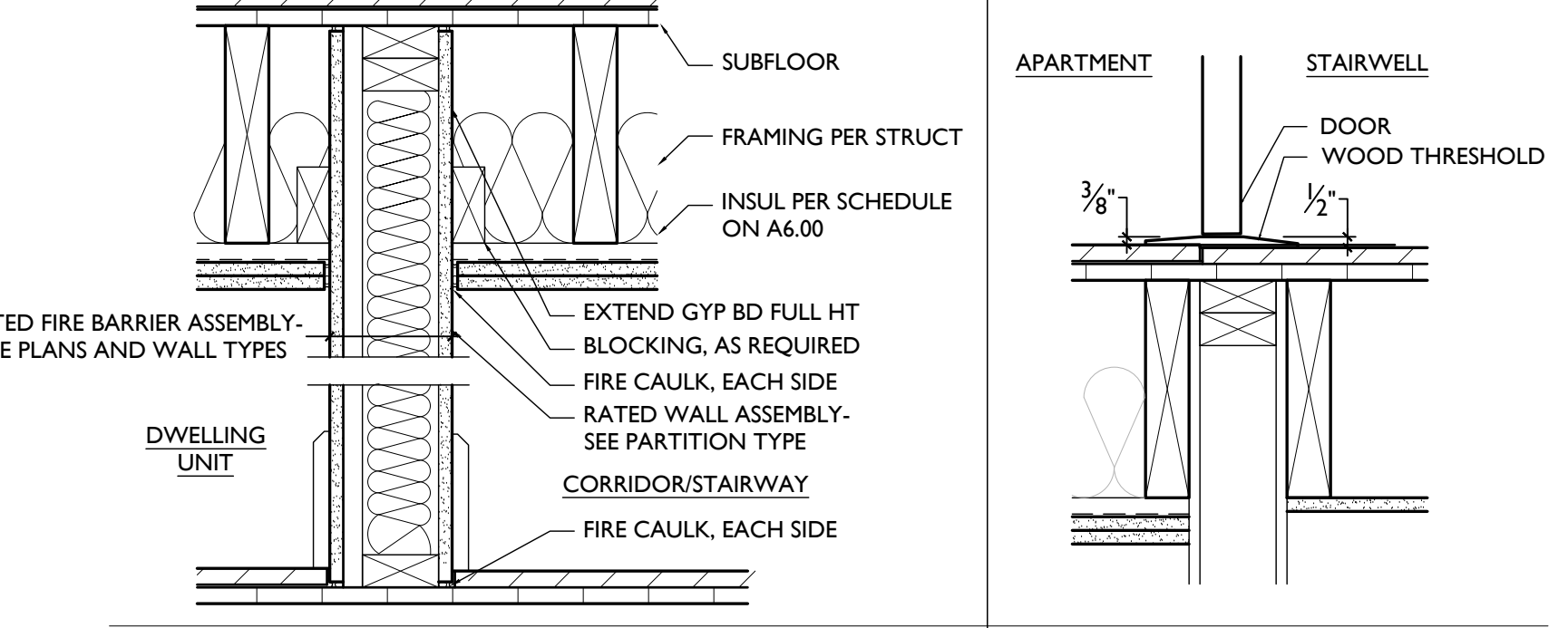
2 HR WOOD BEAM PROTECTION 4



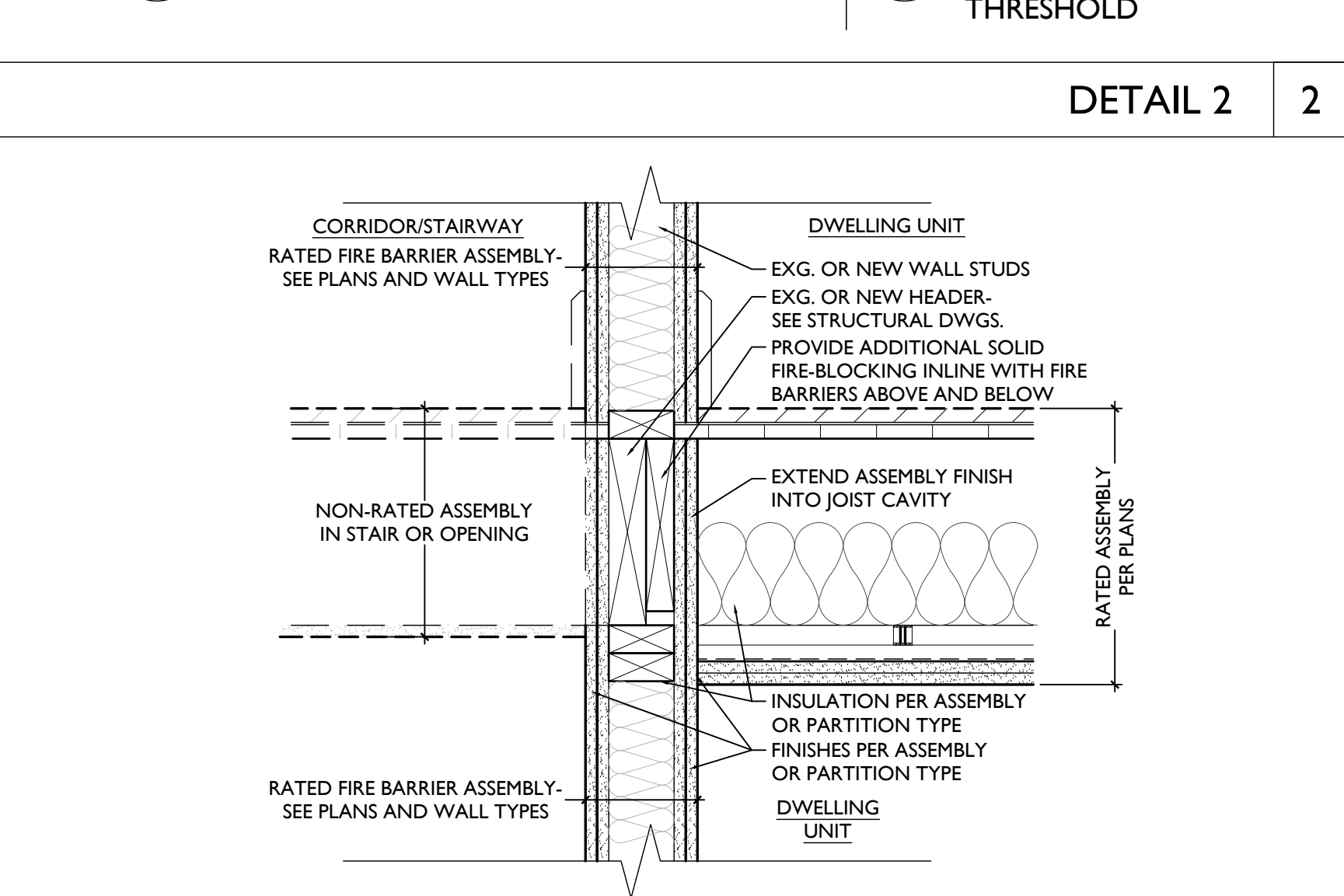
SOFFIT DETAIL IN DWELLING 3



WALL TO FLOOR/CEILING CONNECTION AT FIRE-RATED ASSEMBLIES 2



TYP. DWELLING UNIT ENTRY DOOR THRESHOLD 2



TYPICAL FIRE RATING DETAILS 1

TYPICAL FIRE RATING DETAILS

NOT FOR CONSTRUCTION

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

Revisions

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

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 KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK 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 |
| H02A | EXTERIOR COMMERCIAL DOOR (WITH PANIC HARDWARE) | ENTRY LOCKSET W/ PANIC HARDWARE • RATED HARDWARE • PANIC HARDWARE TO BE EXIT ONLY • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • (3) HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS |
| H02B | EXTERIOR COMMERCIAL DOOR (DOUBLE) | ENTRY LOCKSET • OUTSIDE KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK 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 |
| H02B1 | EXTERIOR COMMERCIAL DOOR (DOUBLE FIXED) | • 1-1/2 PAIR HINGES • (4) PUSH PLATE • (2) FLOOR BOLT • WEATHER SEALS |
| H03 | INTERIOR COMMERCIAL DOOR | ENTRY LOCKSET • OUTSIDE KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 1-1/2 PAIR HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP |
| H05 | COMMERCIAL RESTROOM (SINGLE USER) | PRIVACY LOCKSET • INSIDE THUMB LOCK • LEVER HANDLES • (3) HINGES • KICK/POP 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 | | |
| H10 | DOOR FROM STAIR/CORRIDOR TO EXTERIOR | EGRESS LOCKSET W/ ELECTRONIC ACCESS CONTROL • OUTSIDE ALWAYS LOCKED, INSIDE ALWAYS UNLOCKED • LEVER HANDLES • ELECTRONIC ACCESS CONTROL (INTERCOM OR KEY FOB) • ELECTRIC STRIKE • 1 LOCKSET • 1-1/2 PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS |
| H10AB | DOOR FROM STAIR/CORRIDOR TO ATTIC | STORAGE LOCKSET • RATED HARDWARE • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • (3) HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP |
| NEW PRIVATE RESIDENTIAL DOORS | | |
| HR01 | RESIDENTIAL UNIT ENTRY DOOR | ENTRY LOCKSET • RATED HARDWARE • LOCKSET W/ • THUMB TURN DEADBOLT. • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • SMOKE SEAL • DOOR SWEEP • RUBBER THRESHOLD (LOW PROFILE) |
| HR02 | TYPICAL BEDROOM AND BATHROOM | PRIVACY LOCKSET • (1) LOCKSET • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD |
| HR03 | DOOR TO MECHANICAL CLOSET | STORAGE LOCKSET • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD |
| HR04 | SINGLE DOOR TO CLOSET/STORAGE/LAUNDRY | PASSAGE LOCKSET • (3) HINGES • WALL/FLOOR STOP |
| HR04A | DOUBLE SWINGING DOOR TO CLOSET/STORAGE | CLOSET PULLS • DUMPT LEVER HANDLES • BALL CATCHES • 3 PAIR HINGES |
| GENERAL HARDWARE NOTES: | | |
| 1. ALL HARDWARE TO BE OPERABLE IN THE DIRECTION OF EGRESS ALWAYS WITHOUT KNOWLEDGE, KEY OR TIGHT PINCHING OR GRASPING THE DEVICE. | | |
| 2. 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. | | |
| 3. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL. A. LOCKSETS ARE BASED ON BEST CYLINDRICAL GRADE I (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), 5 MASTER KEYS, 3 CHANGE KEYS PER CYLINDER. B. EXIT DEVICES ARE BASED ON PRECISION 2100 SERIES GRADE I. 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). | | |
| 4. 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". | | |
| 5. COORDINATE KEYING REQUIREMENTS WITH OWNER. | | |
| 6. COORDINATE ELECTRONIC ACCESS CONTROL REQUIREMENTS WITH OWNER | | |
| 7. 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 1-5/16.11 AND TYPICAL TRIM DTLS A6.11 |
| F3 | NEW METAL FRAME - SEE DTLS 1-5/16.11 - 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 | |
| 1. 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. 2. EXISTING TRANSOM TO BE INFILLED BEHIND WITH GYP. BD. TO MAINTAIN FIRE RATING. SEE DETAILS ON A6.02. 3. PROVIDE HOLD OPEN FOR THIS DOOR - SEE HARDWARE SCHEDULE. 4. PROVIDE HINGES THAT ALLOW FOR EASY DOOR REMOVAL DURING LAUNDRY UNIT INSTALLATION & MAINTENANCE. 5. DOOR TO BE UNDERCUT. SEE MECHANICAL DRAWINGS. 6. DOOR(S) TO BE FIXED IN PLACE AND INOPERABLE. 7. PROVIDE VIEW HOLE AT 48" A.F.F., CENTERED IN DOOR. 8. TIME DELAY FOR ELECTRIC STRIKE TRIGGERED BY INTERCOM OR KEY FOB AT EXTERIOR ENTRY. 9. 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 | |
| A. FURNISH AND INSTALL ALL DOOR FRAMES AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS. B. 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. C. NEW FRAMES SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE. D. SET AND BRACE ALL DOOR FRAMES. FRAMES SHALL BE PREPARED FOR HARDWARE PER TEMPLATES FURNISHED BY HARDWARE SUPPLIER. E. COORDINATE LOCATIONS FOR OTHER TRADES TO BUILD IN THEIR WORK AS REQUIRED. | |
| DOORS | |
| F. FURNISH AND INSTALL ALL DOORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS. G. 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. H. 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. I. 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. J. SEE DOOR SCHEDULE FOR REQUIRED FIRE RATINGS. K. 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. L. 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. M. 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. | |

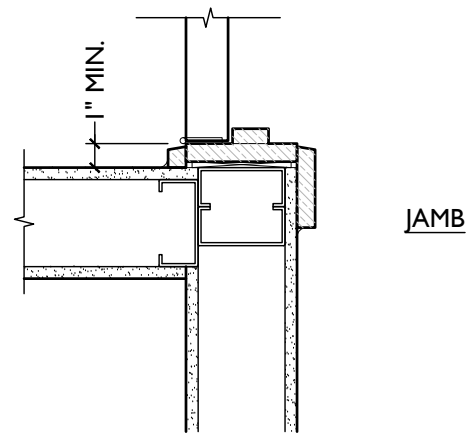
| DOOR SCHEDULE | | | | | | | | | | | | |
|---------------------|------------------|------------------|------------------|------|--------|-------|--------|--------|-------|---------|-----------|-------|
| DOOR NO. | LOCATION | DOOR | | | | FRAME | | | HDW | REMARKS | | |
| | | WIDTH | HEIGHT | TYPE | FINISH | TYPE | TRANSM | FINISH | | TYPE | RATING | NOTES |
| FIRST FLOOR | | | | | | | | | | | | |
| 100-1 | ENTRY STAIR | EXG OPG - V.I.F. | EXG OPG - V.I.F. | DM7 | PT | F2 | --- | PT | H10 | --- | 1E | |
| 100-2 | BASEMENT | EXG OPG - V.I.F. | EXG OPG - V.I.F. | DM1 | PT | F2 | --- | PT | H06 | 90 MIN | 4 | |
| 101-1 | COMMERCIAL ENTRY | EXG OPG - V.I.F. | EXG OPG - V.I.F. | DA2 | FF | SF | SF | FF | H02 | --- | --- | |
| 101-2 | RESTROOM | 3'-0" | 7'-0" | DW1 | PT | F4 | --- | PT | H05 | --- | --- | |
| 101-3 | REAR ENTRY | EXG OPG - V.I.F. | EXG OPG - V.I.F. | DM8 | PT | F2 | TR1 | PT | H02 | --- | 7 | |
| SECOND FLOOR | | | | | | | | | | | | |
| 201-1 | UNIT ENTRY | 2'-8" | 7'-0" | DM1 | PT | F3 | --- | PT | HR01 | 90 MIN | --- | |
| 201-2 | LAUNDRY | EXG | EXG | EXG | PT | F1 | --- | PT | H01 | --- | 4 | |
| 201-3 | CLOSET | 2'-0" | 7'-0" | DW1 | PT | F3 | --- | PT | HR04 | --- | --- | |
| 201-4 | BEDROOM | EXG | EXG | EXG | PT | F1 | --- | PT | H01 | --- | --- | |
| 201-5 | CLOSET | 4'-0" | 7'-0" | DW1 | PT | F3 | --- | PT | HR04A | --- | --- | |
| 201-6 | BATHROOM | 2'-6" | 7'-0" | DW1 | PT | F3 | --- | PT | HR02 | --- | 5 | |
| THIRD FLOOR | | | | | | | | | | | | |
| 300-1 | ATTIC ACCESS | EXG | EXG | EXG | PT | F1 | --- | PT | H10AB | --- | 1A | |
| 301-1 | UNIT ENTRY | EXG OPG - V.I.F. | EXG OPG - V.I.F. | DM1 | PT | F1 | TR4 | PT | HR01 | 90 MIN | 1E, 2 | |
| 301-2 | BATHROOM | 2'-6" | 7'-0" | DW1 | PT | F3 | --- | PT | HR02 | --- | 5 | |
| 301-3 | MECHANICAL | 2'-2" | 7'-0" | DW1 | PT | F3 | --- | PT | HR04 | --- | 4 | |
| 301-4 | CLOSET | 4'-4" | 7'-0" | DW1 | PT | F3 | --- | PT | HR04A | --- | --- | |
| 302-1 | UNIT ENTRY | EXG OPG - V.I.F. | EXG OPG - V.I.F. | DM1 | PT | F1 | TR4 | PT | HR01 | 90 MIN | 1E, 2 | |
| 302-2 | MECHANICAL | EXG | EXG | EXG | PT | F1 | --- | PT | HR04 | --- | 1A, 1C | |
| 302-3 | LAUNDRY | EXG | EXG | EXG | PT | F1 | --- | PT | HR04 | --- | 1C, 1D, 4 | |
| 302-4 | CLOSET | EXG | EXG | EXG | PT | F1 | --- | PT | HR04 | --- | 1C, 1D | |
| 302-5 | BATHROOM | EXG | EXG | EXG | PT | F1 | --- | PT | HR04 | --- | 1A, 5 | |
| ATTIC | | | | | | | | | | | | |
| 401-1 | ATTIC ENTRY | 3'-0" | 6'-8" | DM1 | PT | F2 | --- | PT | H10AB | 90 MIN | --- | |
| 402-1 | ATTIC ENTRY | 3'-0" | 6'-8" | DM1 | PT | F2 | --- | PT | H10AB | 90 MIN | --- | |

| | |
|--|--|
| Progress Dates | |
| 2023.04.28 - BID/PERMIT | |
| 2024.08.30 - BID SET 2 | |
| Revisions | |
| Design Team: CO, JK, MR, MR, RK, RO, SO, TB Drawn by: MR, AM | |
| PROPOSED PROJECT: RENOVATION FOR 1807 VINE STREET CINCINNATI, OH, 45202 FINDLAY FLATS | |
| Job No: 22042 08/30/2024 | |
| A6.10 | |

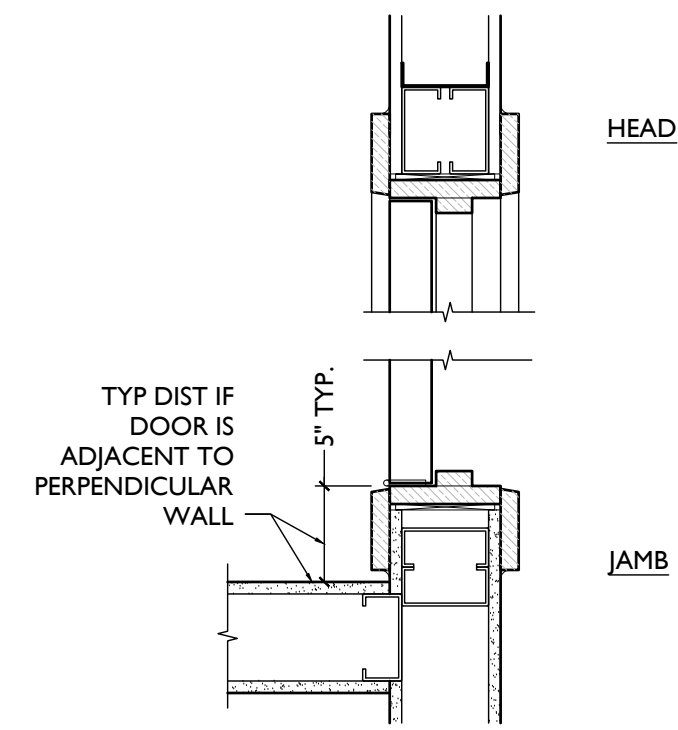
| PLATTE architecture + design | |
|---|--|
| 1810 CAMPBELL ALLEY, SUITE 300 CINCINNATI, OH 45202 WWW.PLATTEDESIGN.COM T: 513.871.1850 F: 513.871.1829 | |
| DOOR SCHEDULE | |

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

TYPICAL DOOR DETAILS

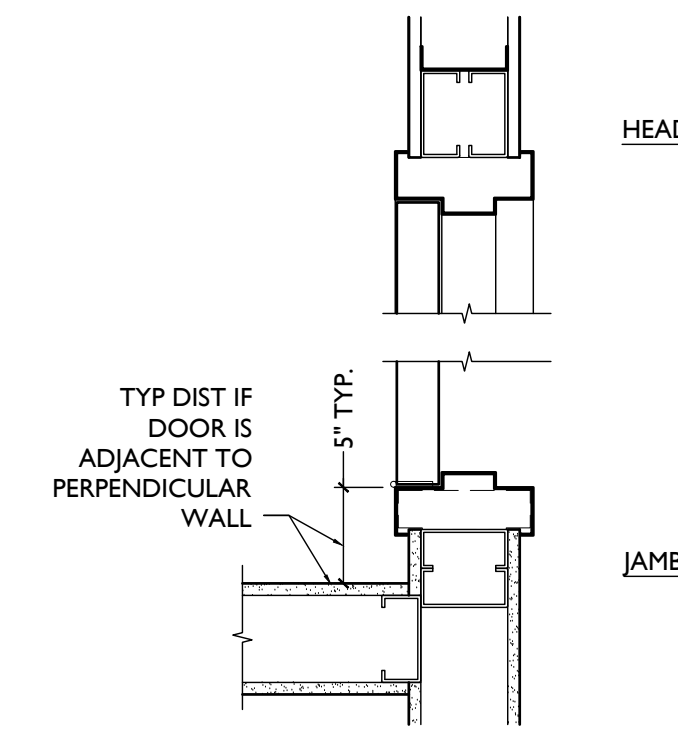


8 WD FRAME JAMB MIN.
SCALE: 1 1/2" = 1'-0"

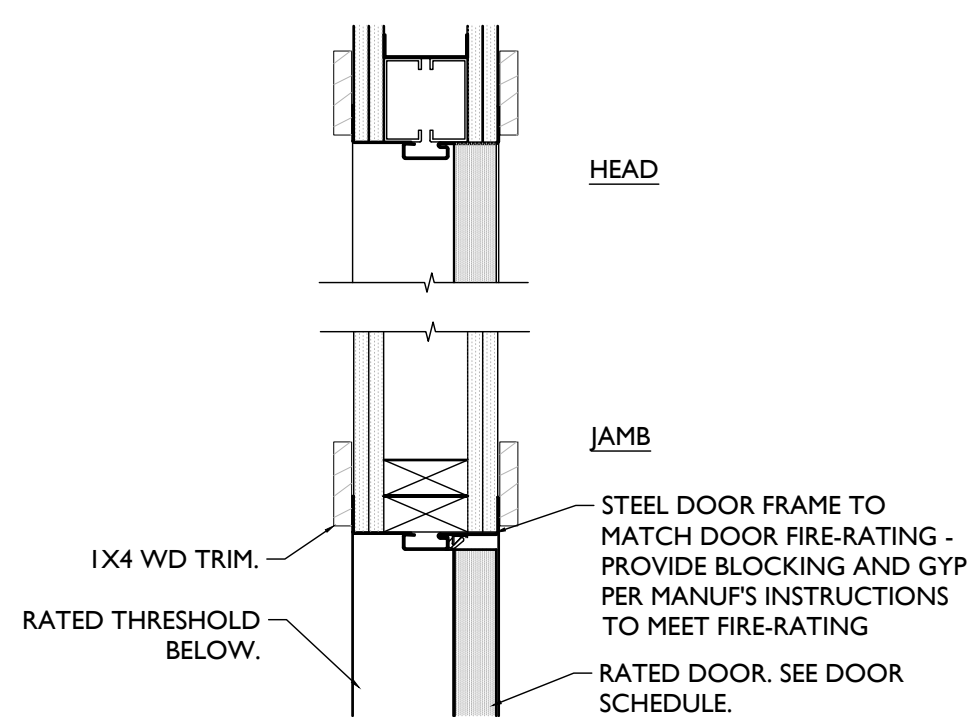


7 WD FRAME HEAD/JAMB
SCALE: 1 1/2" = 1'-0"

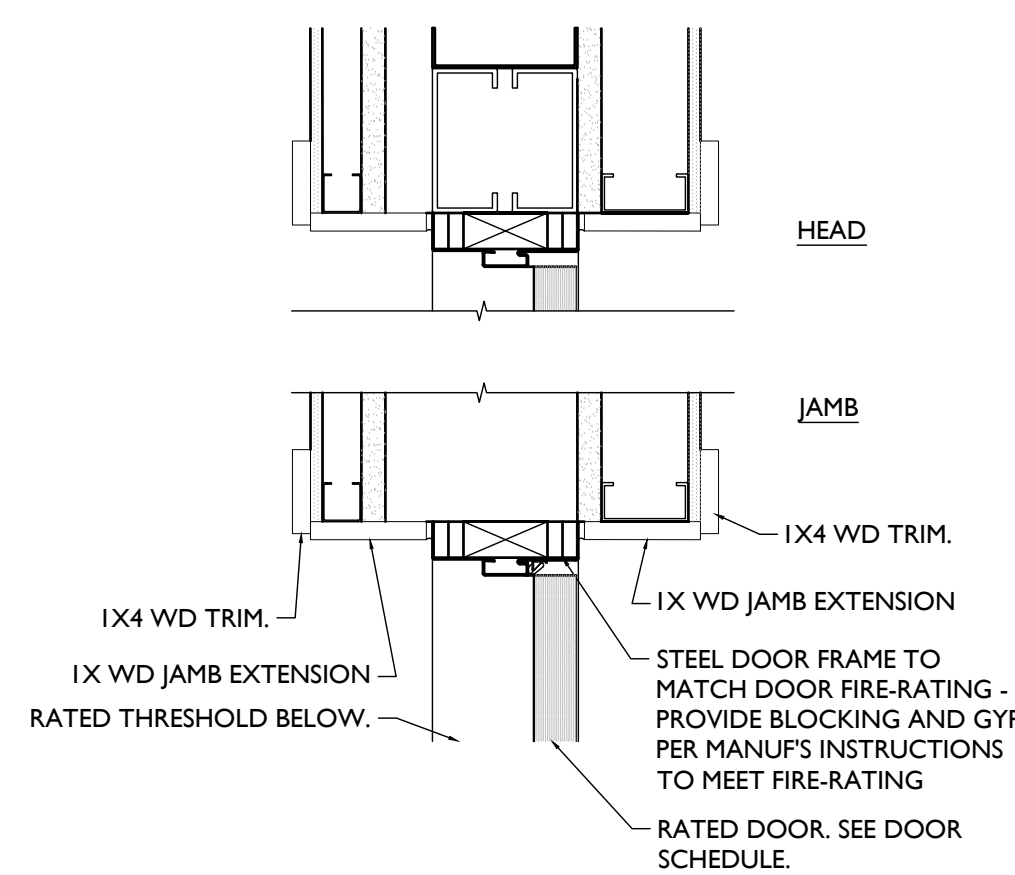
6 NOT USED
SCALE: 1 1/2" = 1'-0"



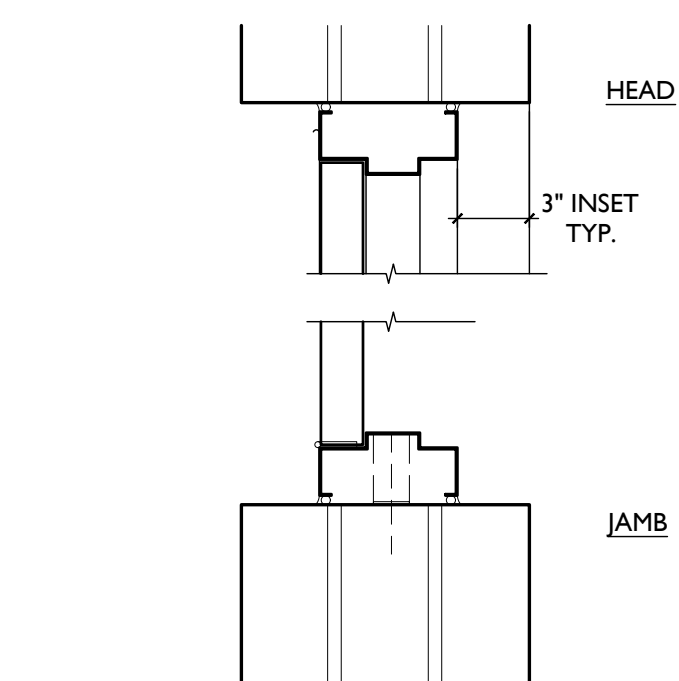
5 MTL FRAME @ STUD WALL
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"



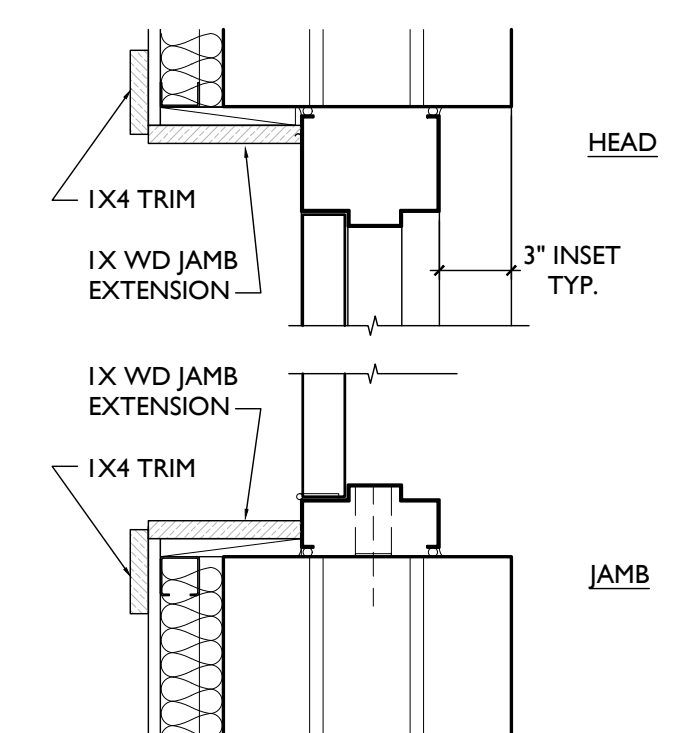
4 MTL FRAME @ STUD WALL
FIRE-RATED ONLY, ABOVE BASEMENT
SCALE: 1 1/2" = 1'-0"



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

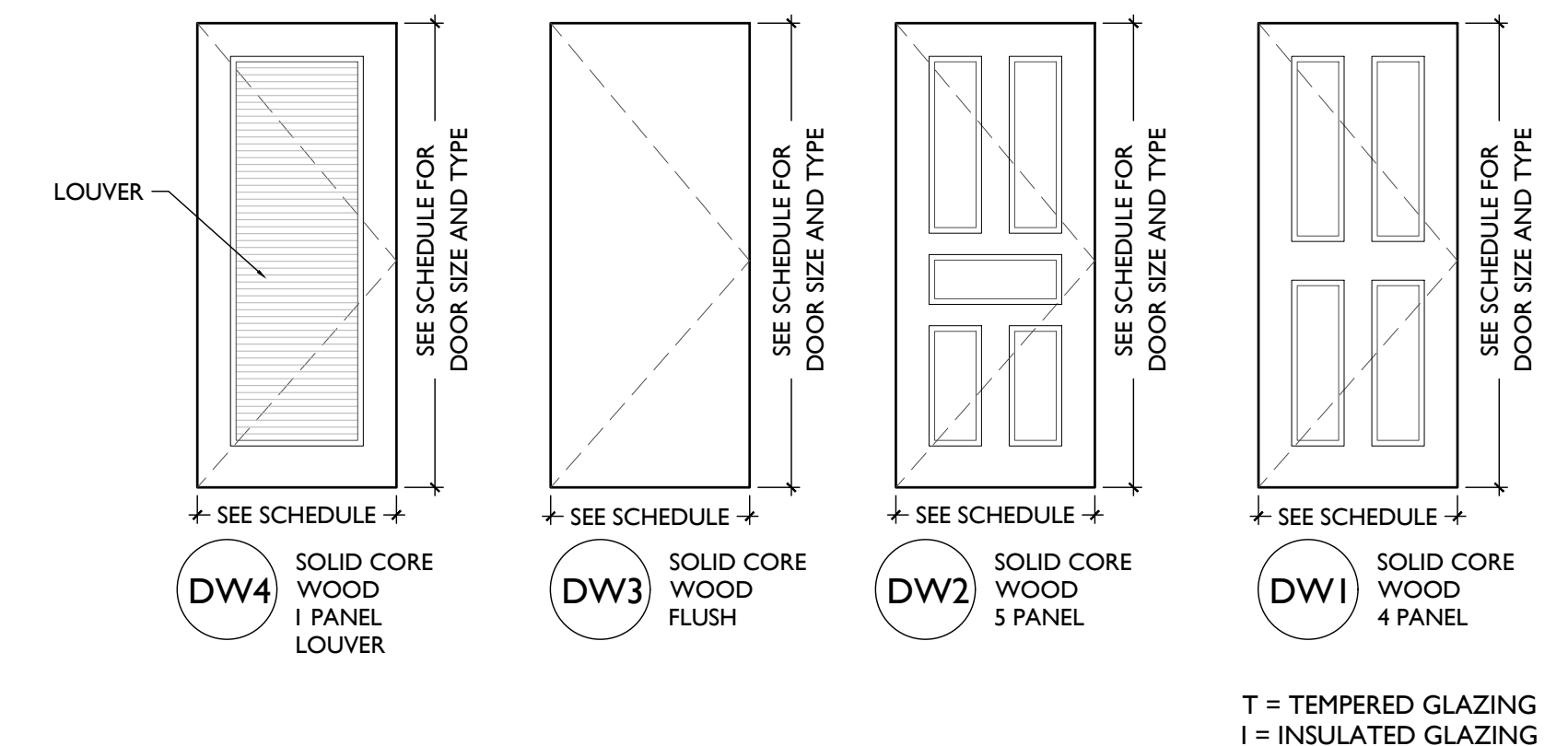
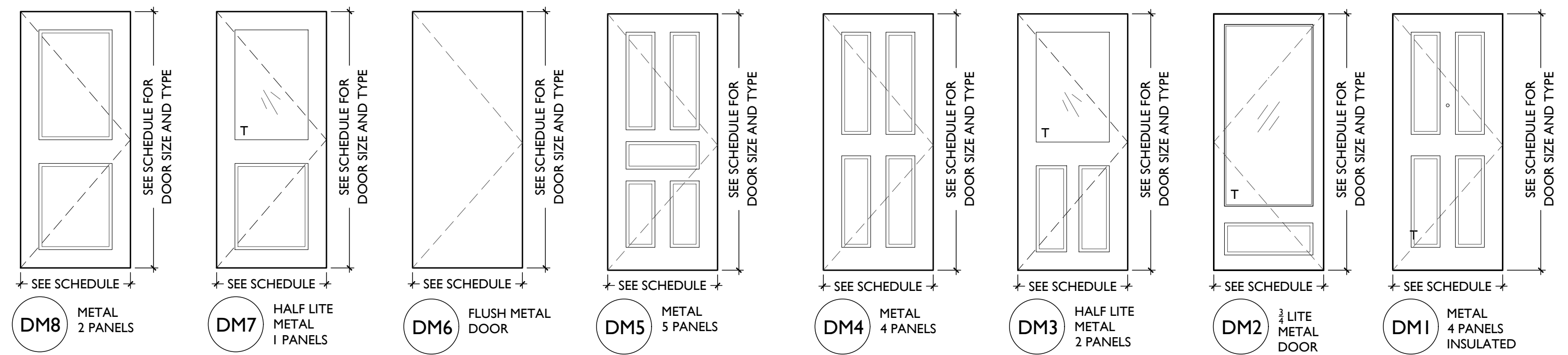
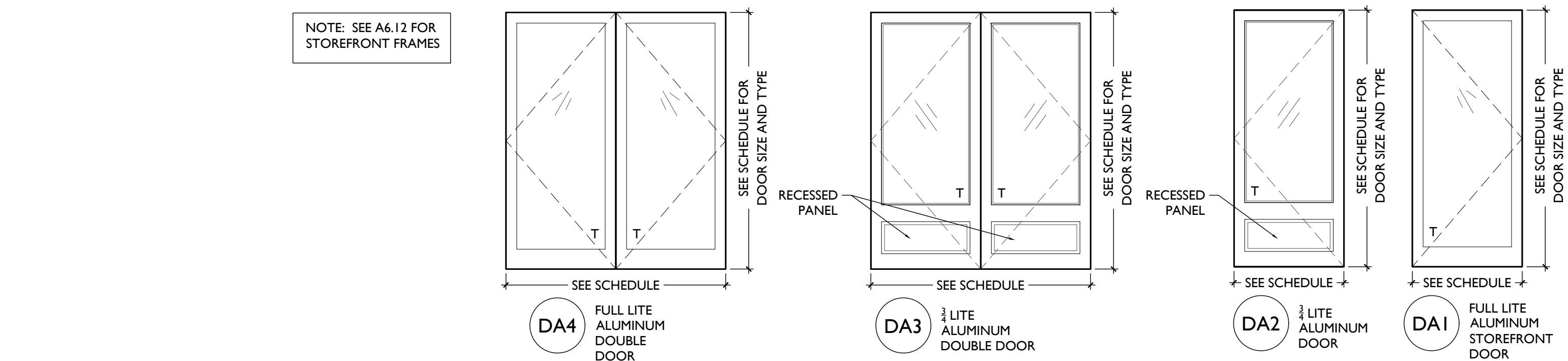


2 MTL FRAME @ MSNRY - INTERIOR
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"



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

NOTE: SEE A6.12 FOR
STOREFRONT FRAMES



T = TEMPERED GLAZING

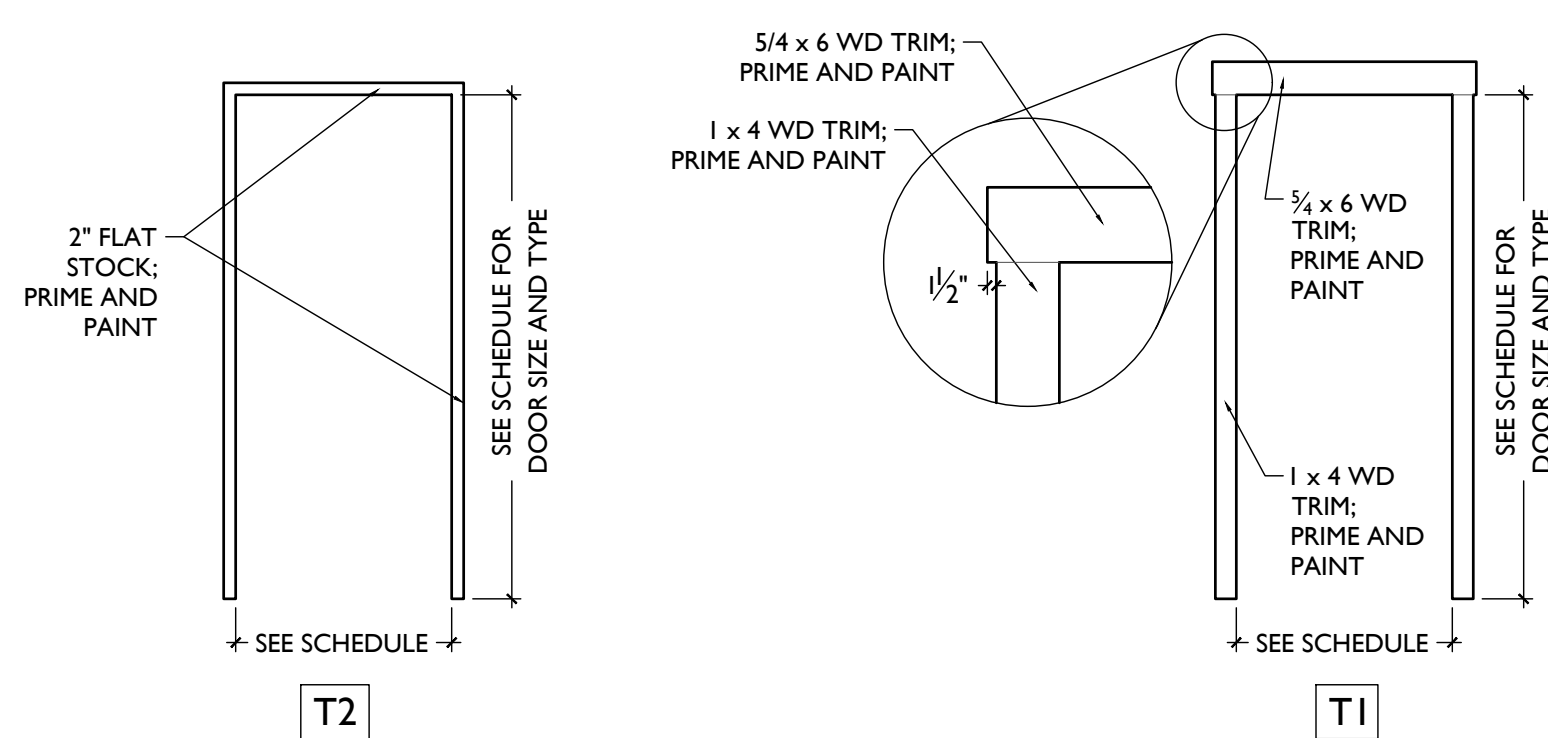
TYPICAL DOOR TYPES

ALUMINUM

METAL

WOOD

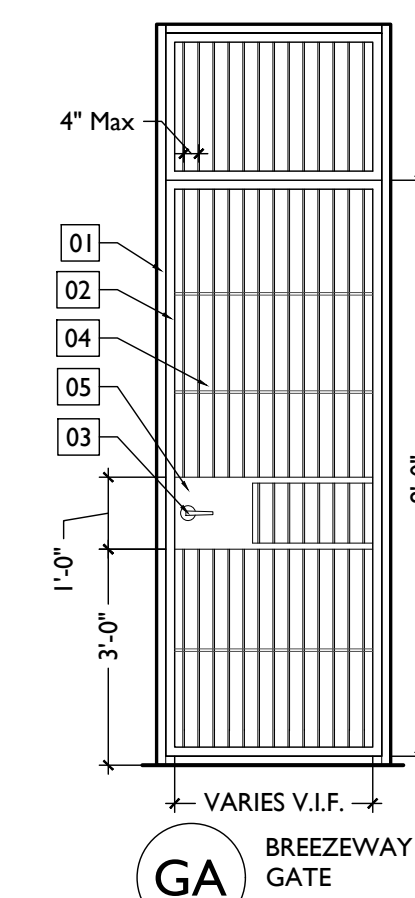
TYPICAL NEW WD DOOR TRIM CASING



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

T = TEMPERED GLAZING

TYPICAL GATE TYPES



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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A6.11

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

Revisions

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

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SCALE: 1 1/2" = 1'-0" **TYPICAL STOREFRONT DETAILS**

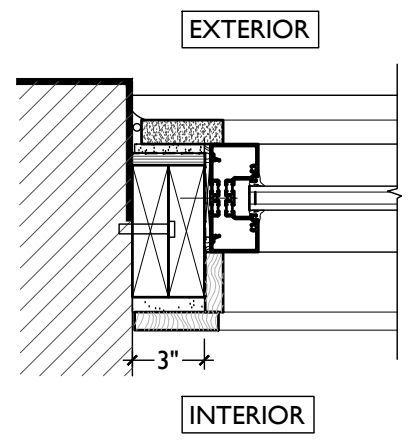
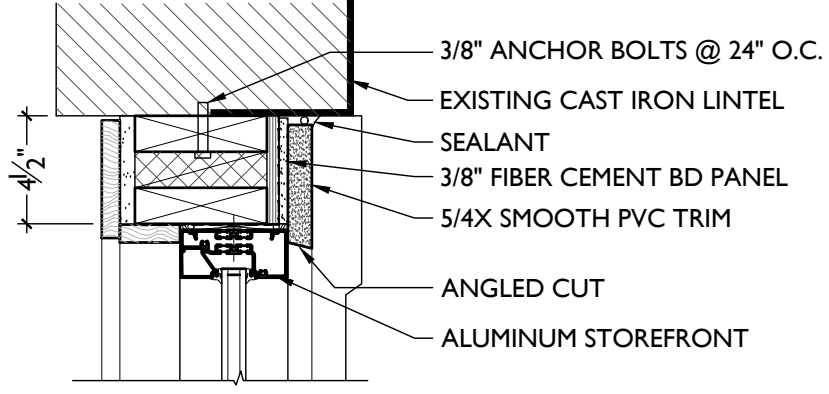
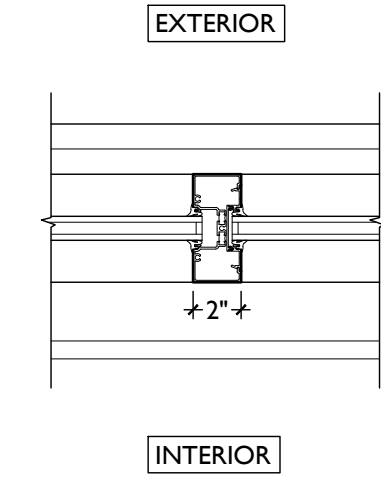
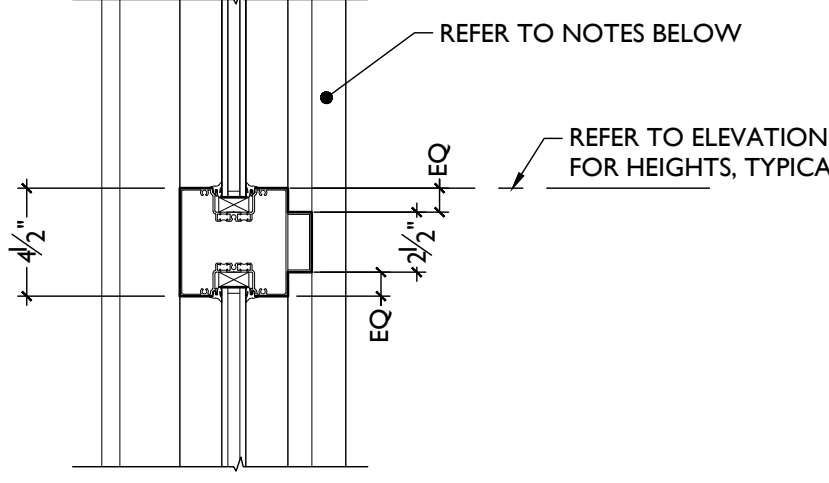
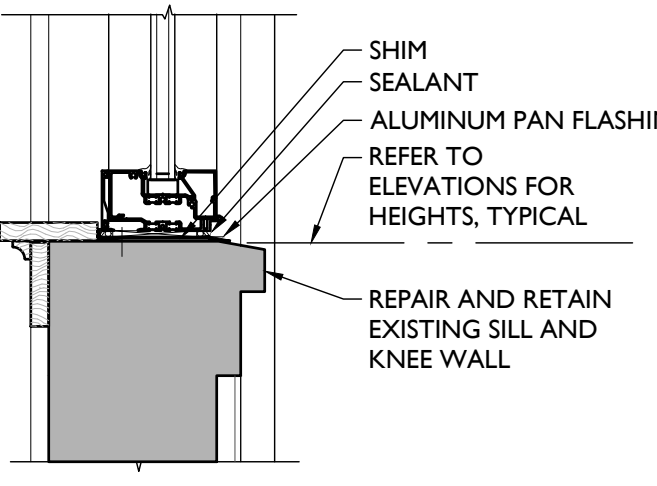
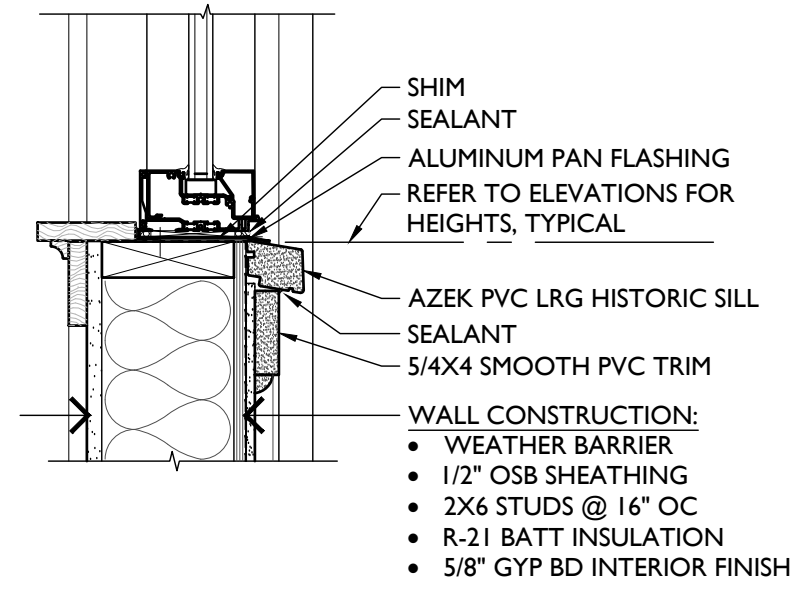
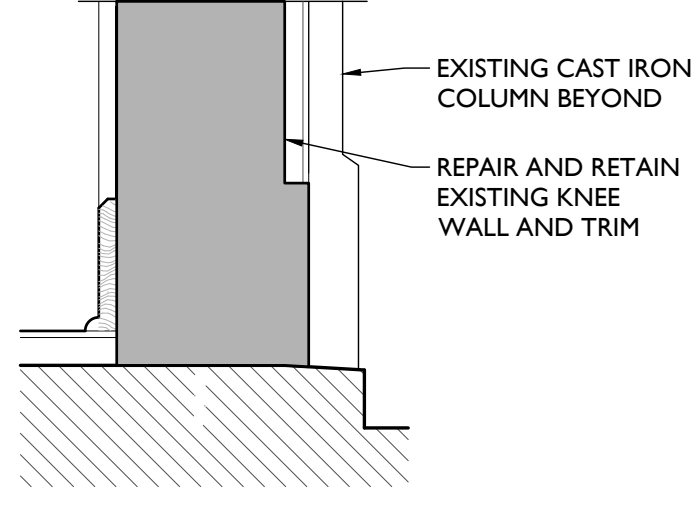
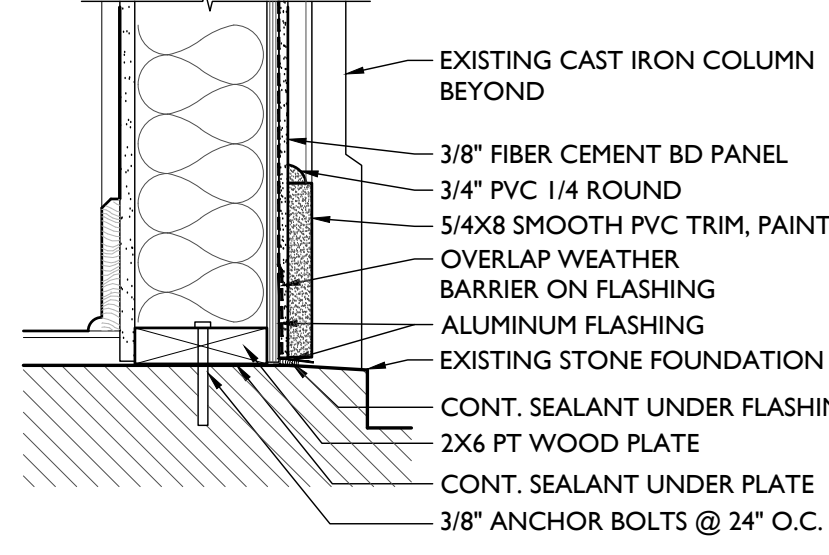
- NOTES**
- A. EXTERIOR FINISHES:**
- ALL EXPOSED NON-ALUMINUM SURFACES PAINTED 1 COAT PRIMER + 2 COATS FINISH.
 - FOLLOW MANUFACTURER RECOMMENDATIONS FOR PAINTING OF PVC.
 - ALL CONCEALED WOOD SURFACES PAINTED 1 COAT PRIMER MINIMUM.
 - REFER TO COLORED ELEVATIONS FOR PAINT COLORS.
- B. INTERIOR FINISHES:**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

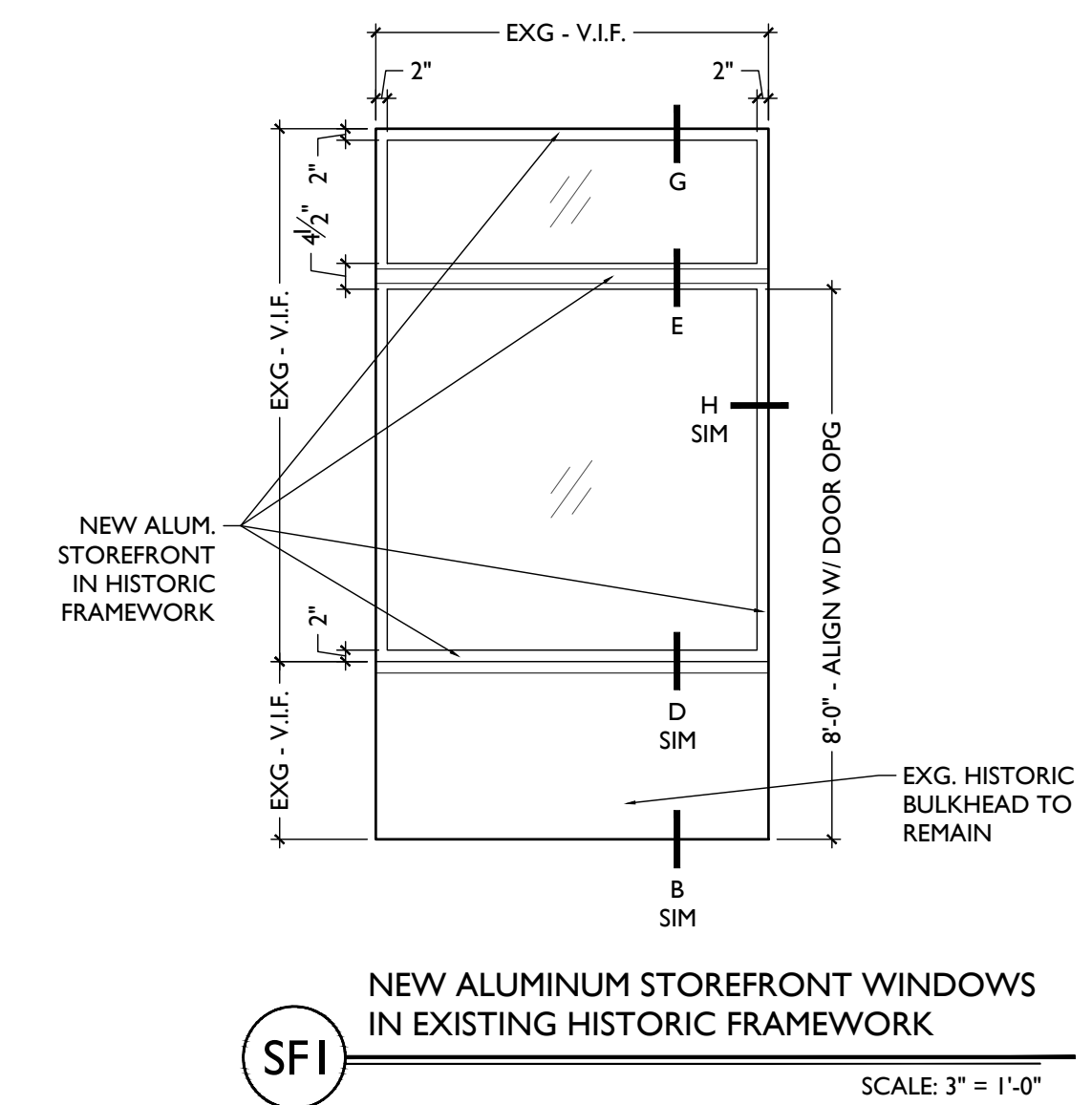
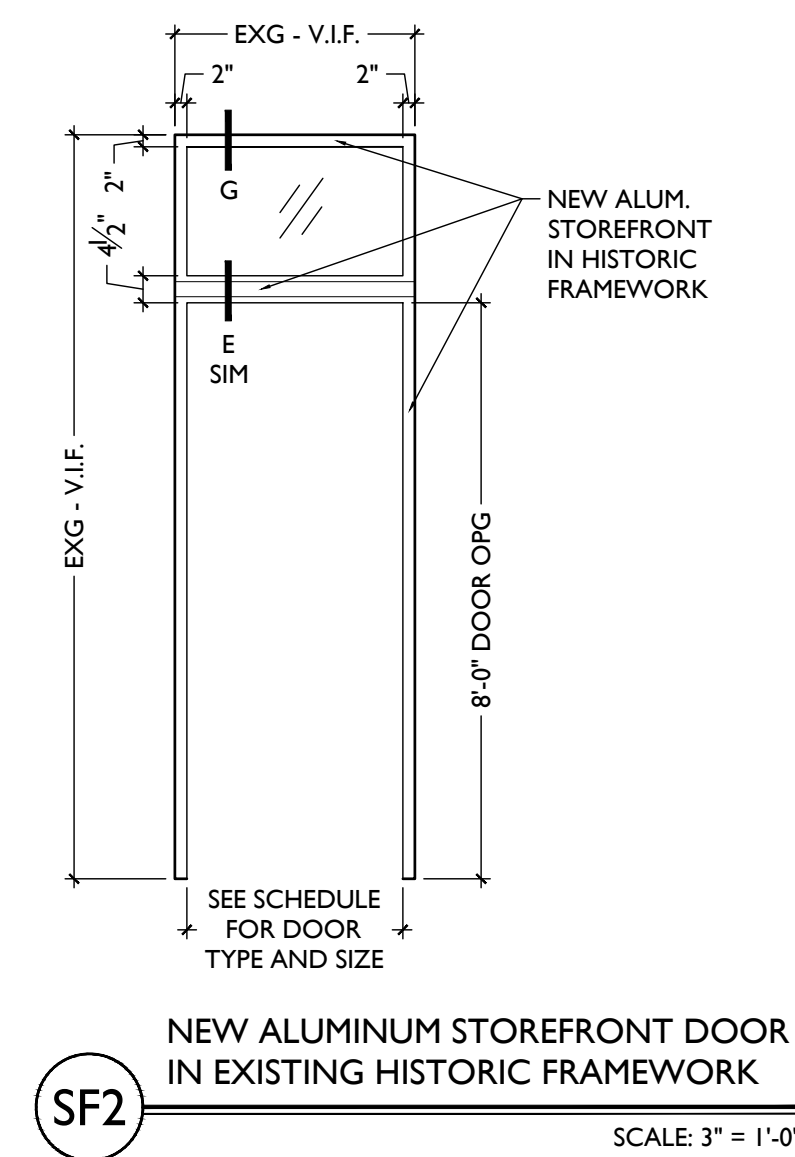
IMPORTANT: DRAWINGS IN THIS GROUPING ARE ASSOCIATED. EACH DRAWING MAY NOT BE FULLY NOTED. NOTES SHOWN APPLY TO LIKE CONDITIONS IN ALL DRAWINGS WITHIN THE GROUP.

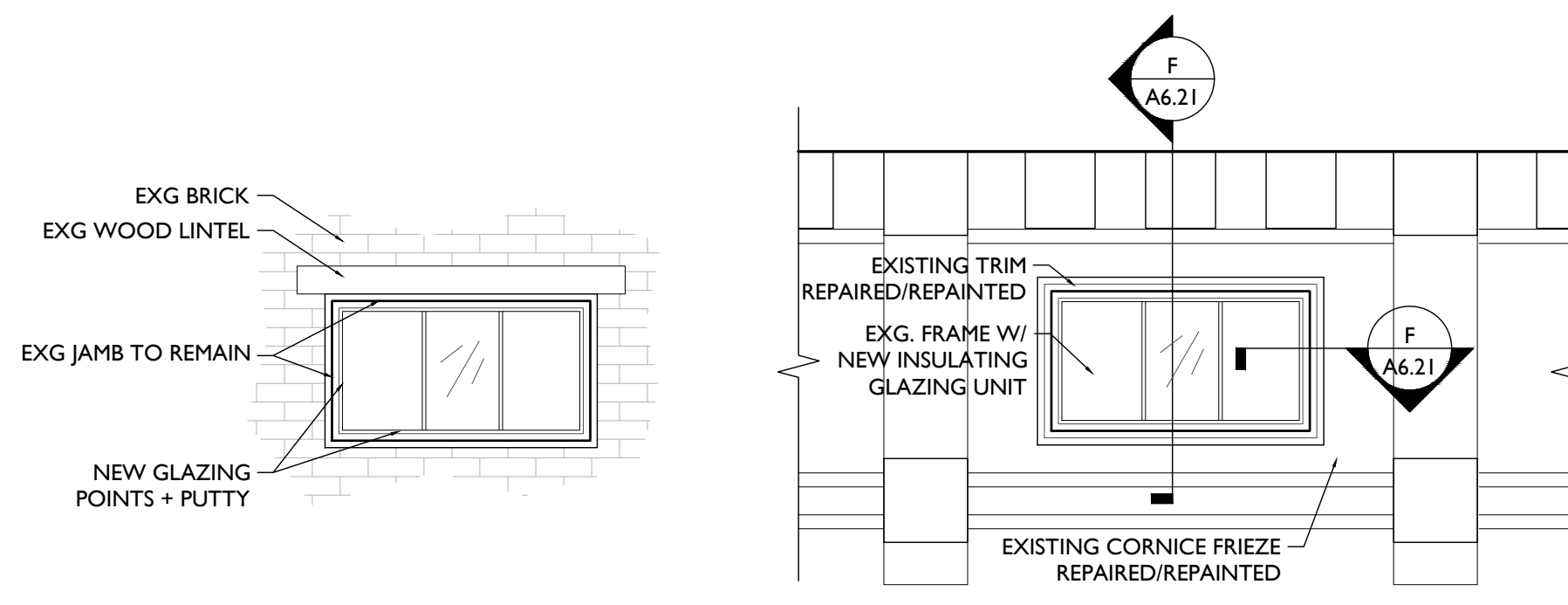
T = TEMPERED GLAZING

STOREFRONT TYPES

- 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>VERTICAL END JAMB</p> |  <p>HEAD JAMB</p> |
|  <p>VERTICAL MULLION</p> |  <p>INTERMEDIATE HORIZONTAL MULLION</p> |
|  <p>SILL JAMB AT EXG KNEE WALL</p> |  <p>SILL JAMB</p> |
|  <p>EXG BASE AT FOUNDATION</p> |  <p>BASE AT FOUNDATION</p> |



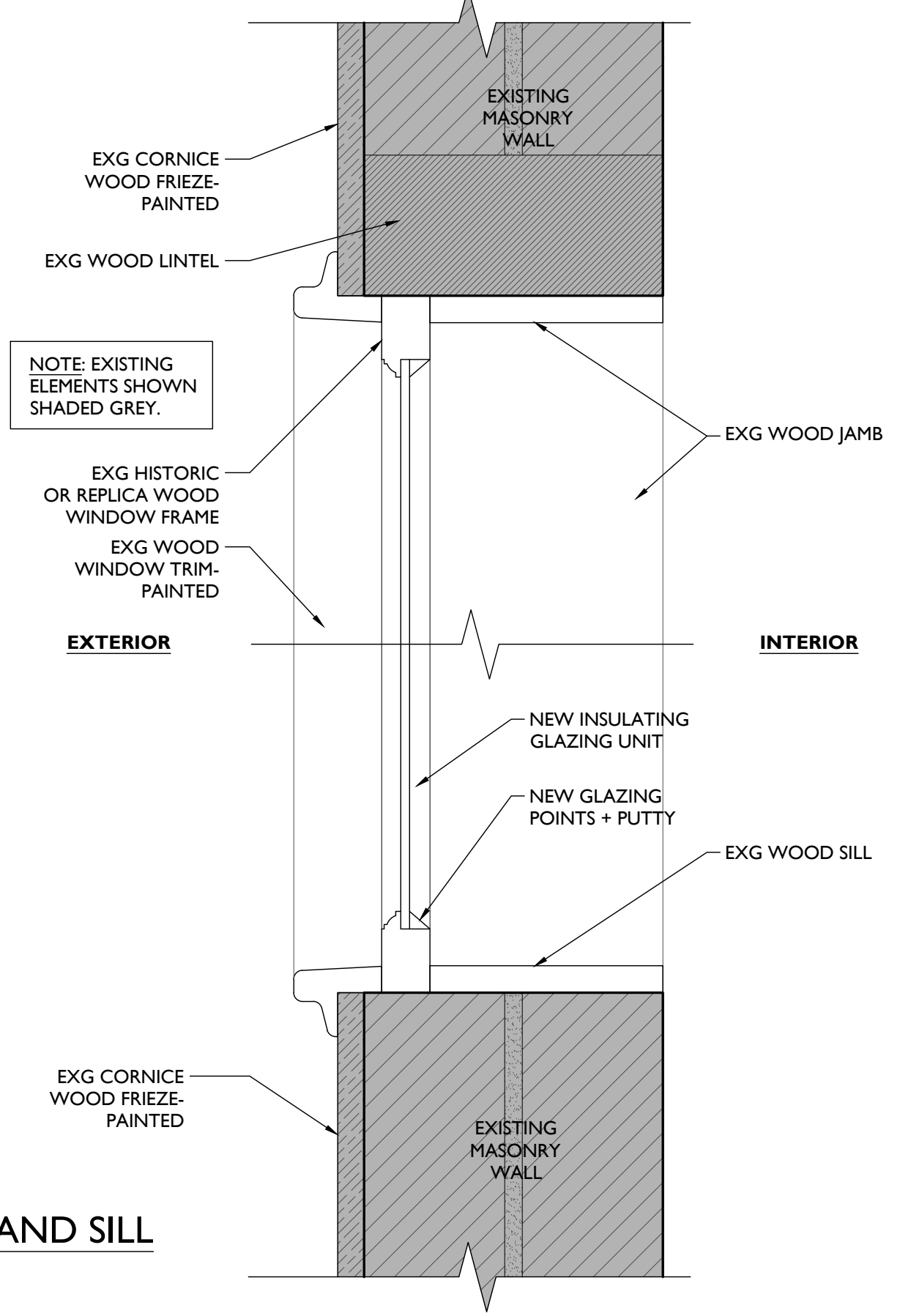


DETAILED ELEVATION

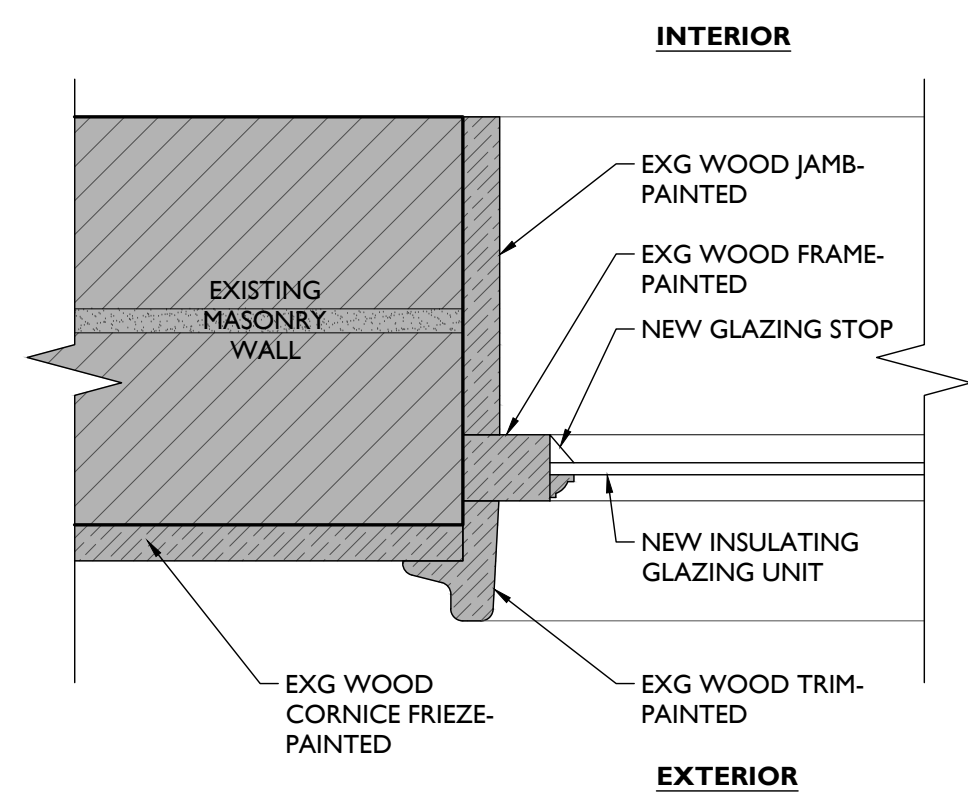
SCALE: 1/2" = 1'-0"

INTERIOR EXTERIOR

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP

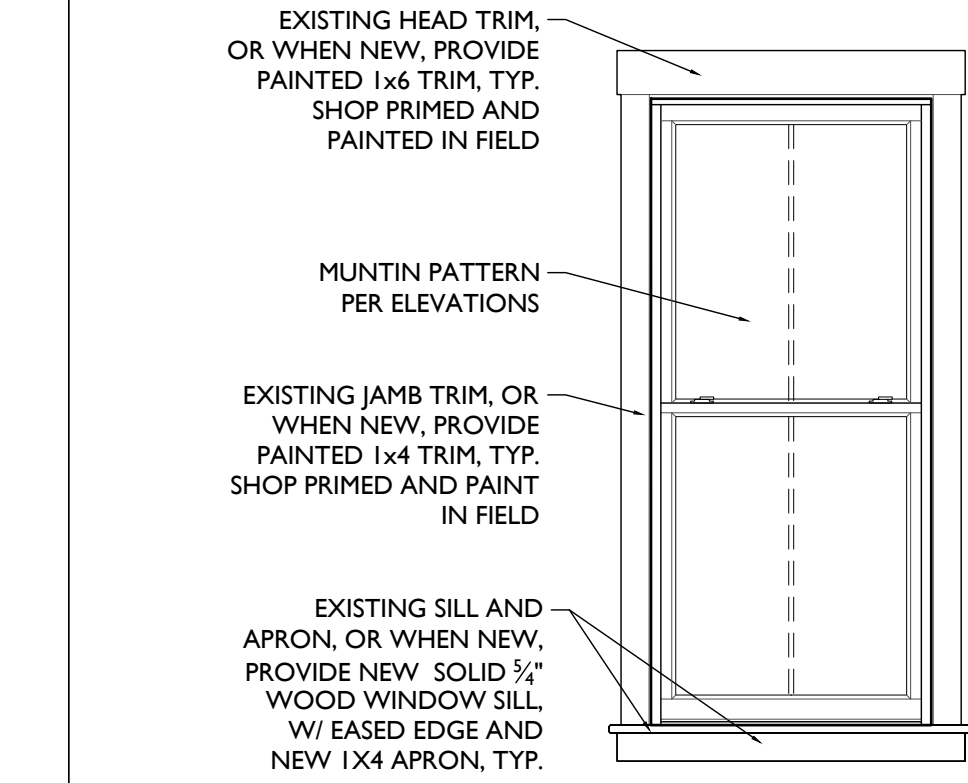


HEAD AND SILL



JAMB

TYPE 'F' - REPLACEMENT GLAZING @ EXG. ATTIC/CORNICE WINDOW

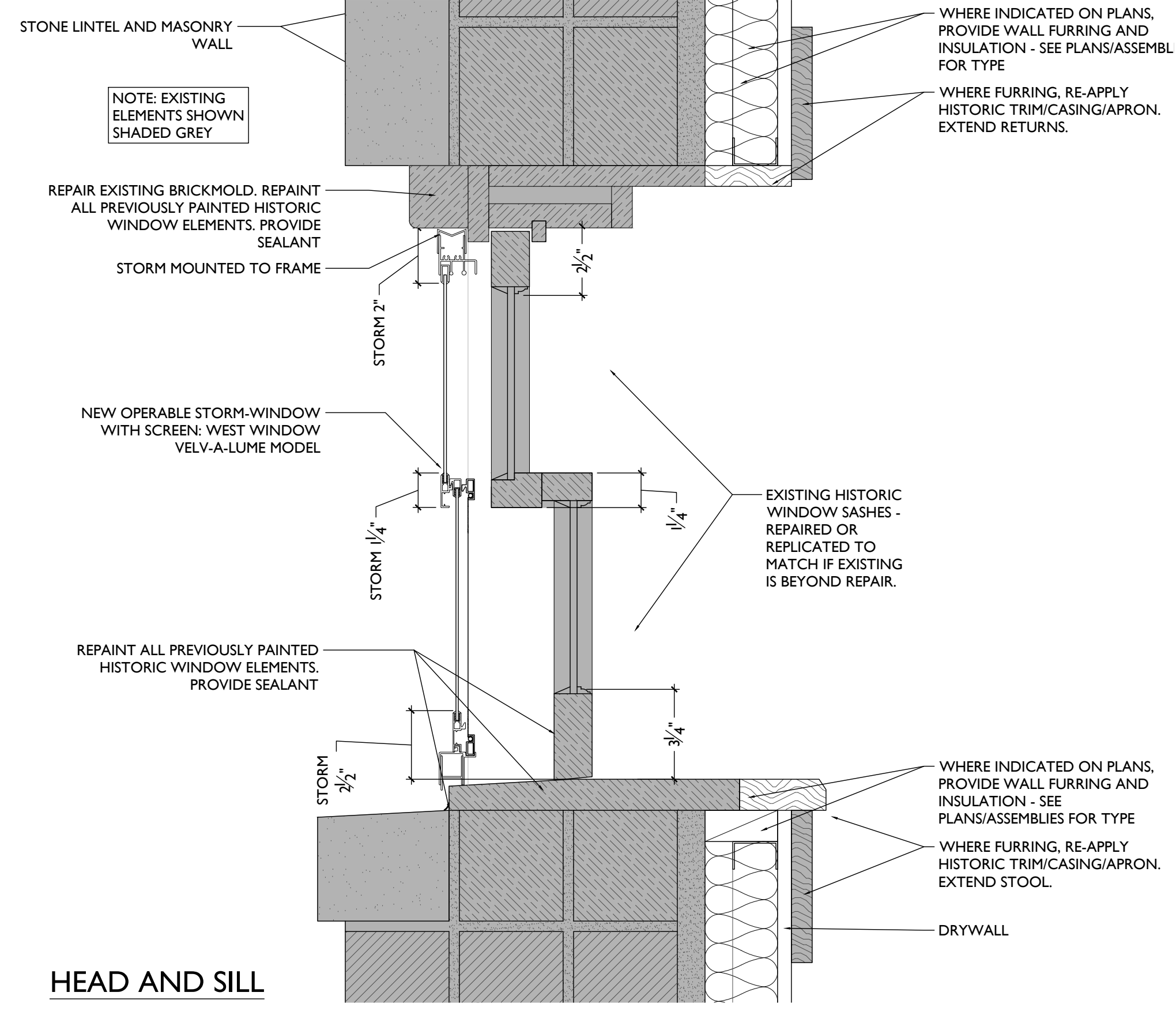


DETAILED ELEVATION

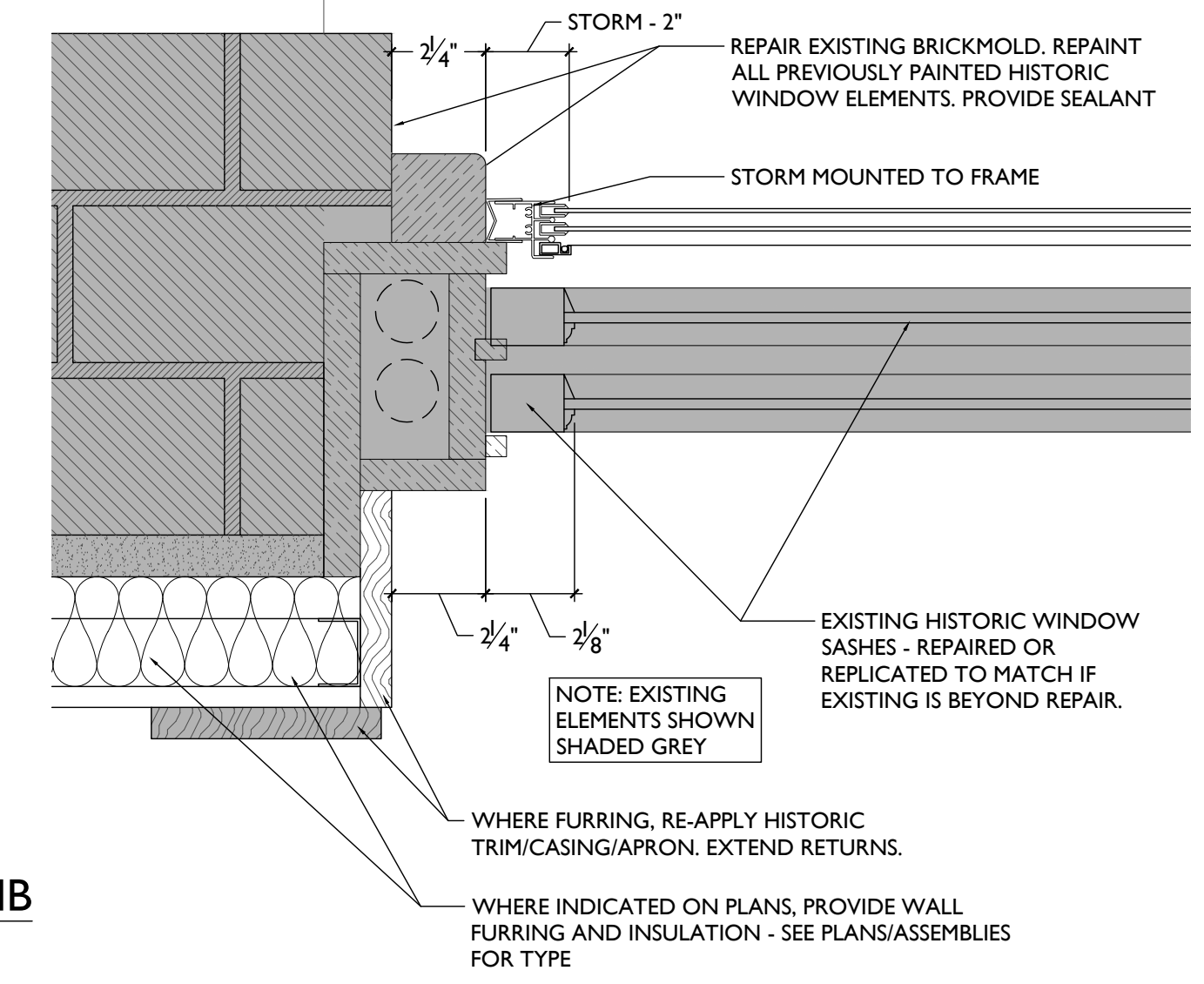
SCALE: 1/2" = 1'-0"

INTERIOR

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP



HEAD AND SILL



JAMB

TYPE 'AE' - EXISTING / REPLICA WINDOW WITH NEW STORMS

SCALE: 3\"/>

WINDOW TYPES & DETAILS

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

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE STREET**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

1807 VINE STREET

- #PPG1066-4 ADORABLE: EPT-1
- #PPG1035-6 SUPERSTITION: EPT-2
- #PPG1001-7 BLACK MAGIC: EPT-3
- #PPG1003-5 SHINING ARMOR: EPT-4



PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

EPT-3 DOOR + FRAME
 EPT-2 DOOR PANEL + WOOD SIDING

EPT-4 CORNICE
 EPT-2 WINDOW SILL + LINTEL
 EPT-3 WINDOW FRAME
 EPT-1 MASONRY FIELD

EPT-4 CORNICE
 EPT-2 CORNICE + LINTEL DETAILS
 EPT-1 MASONRY FIELD
 EPT-3 BULKHEAD + STOREFRONT ACCENT
 EPT-2 STOREFRONT PANEL + DETAILS
 EPT-4 STOREFRONT DETAILS

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

COLORED ELEVATION |

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE STREET
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A8.00

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

Revisions

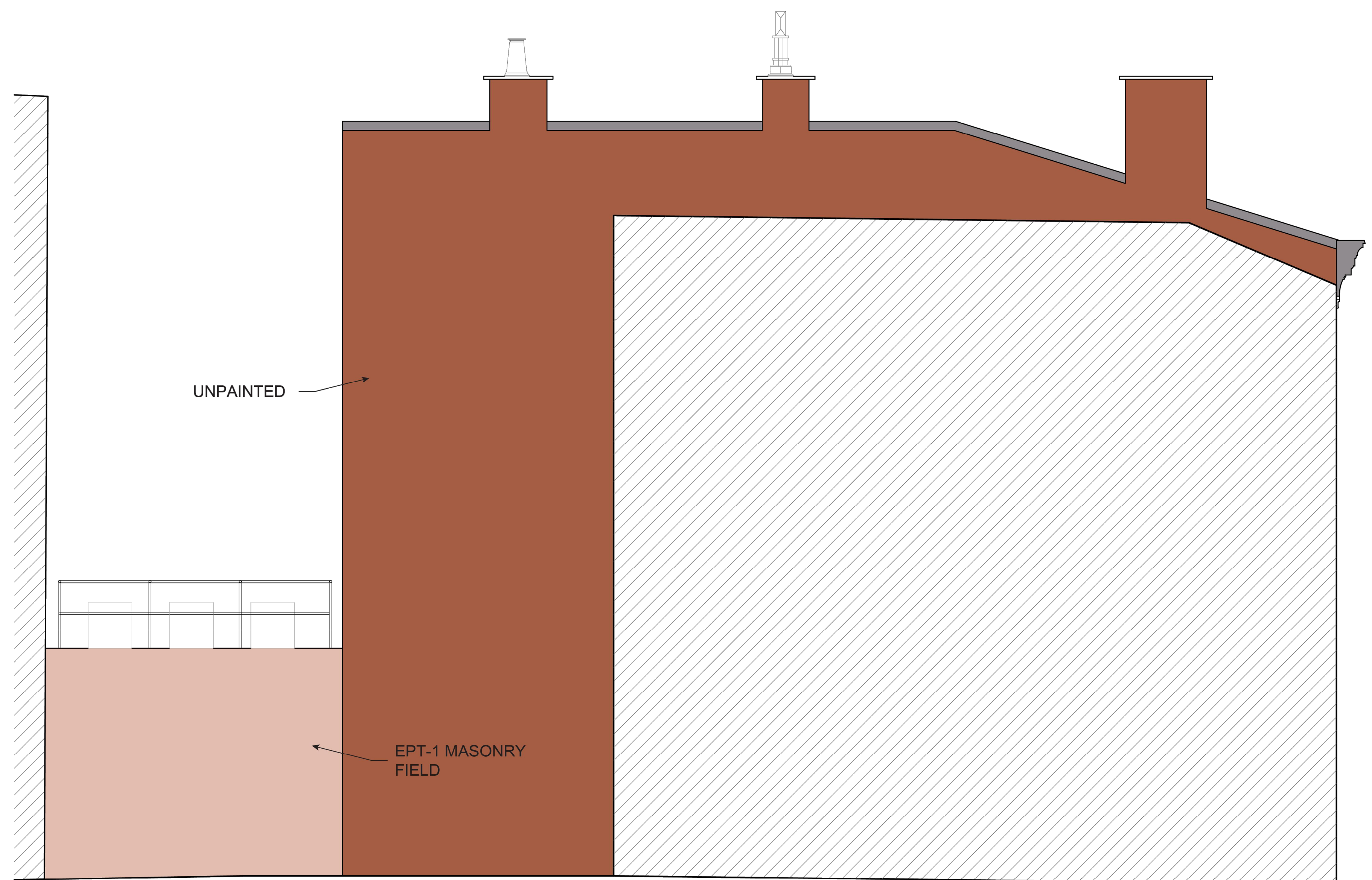
Design Team:
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 Drawn by:
 MR, AM

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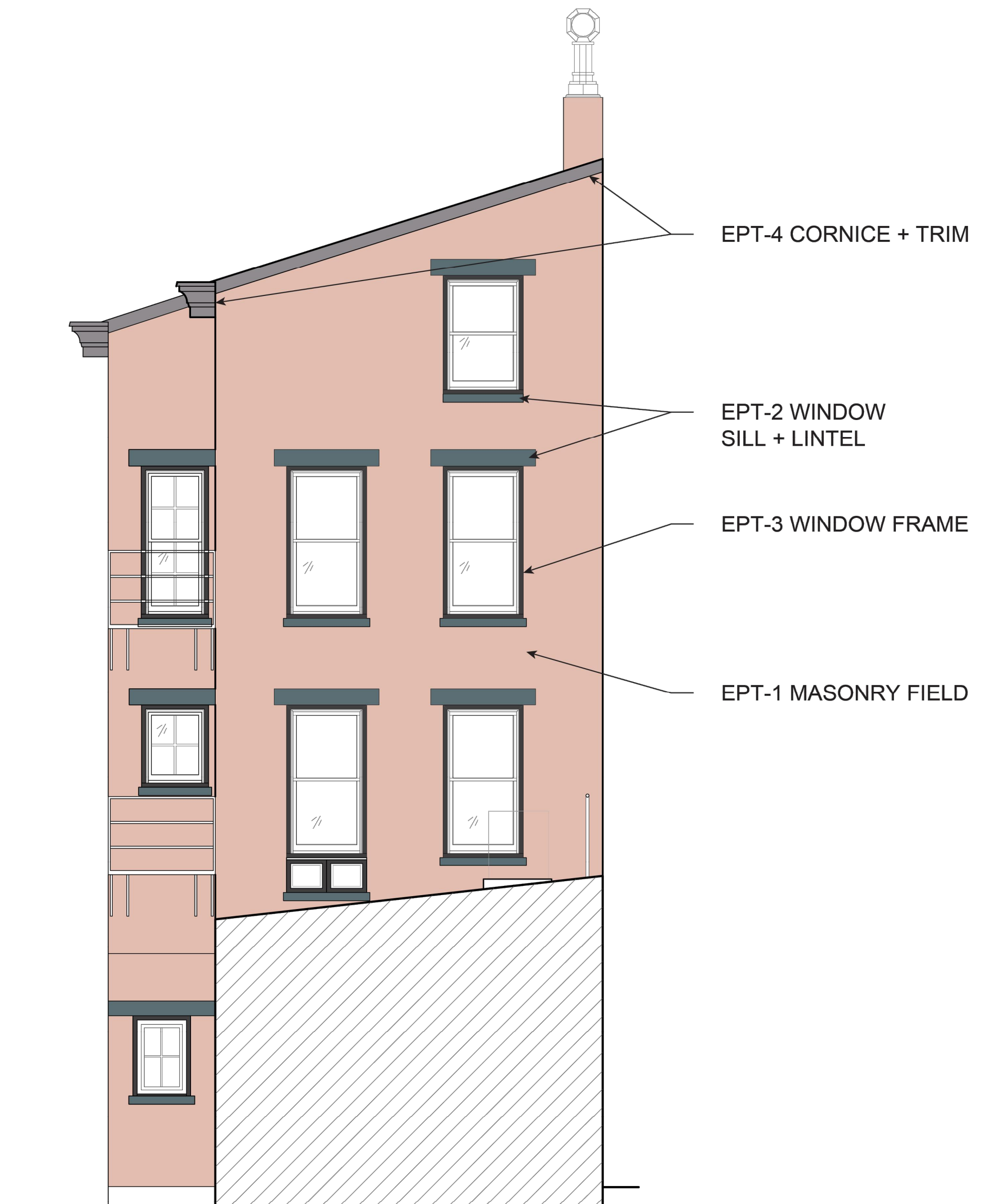
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1807 VINE STREET

- UNPAINTED BRICK
- #PPG1066-4 ADORABLE: EPT-1
- #PPG1035-6 SUPERSTITION: EPT-2
- #PPG1001-7 BLACK MAGIC: EPT-3
- #PPG1003-5 SHINING ARMOR: EPT-4



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
 1807 VINE STREET**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A8.01

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

Revisions

Design Team:
 CO, JK, MR, MR, RK, RO, SO, TB
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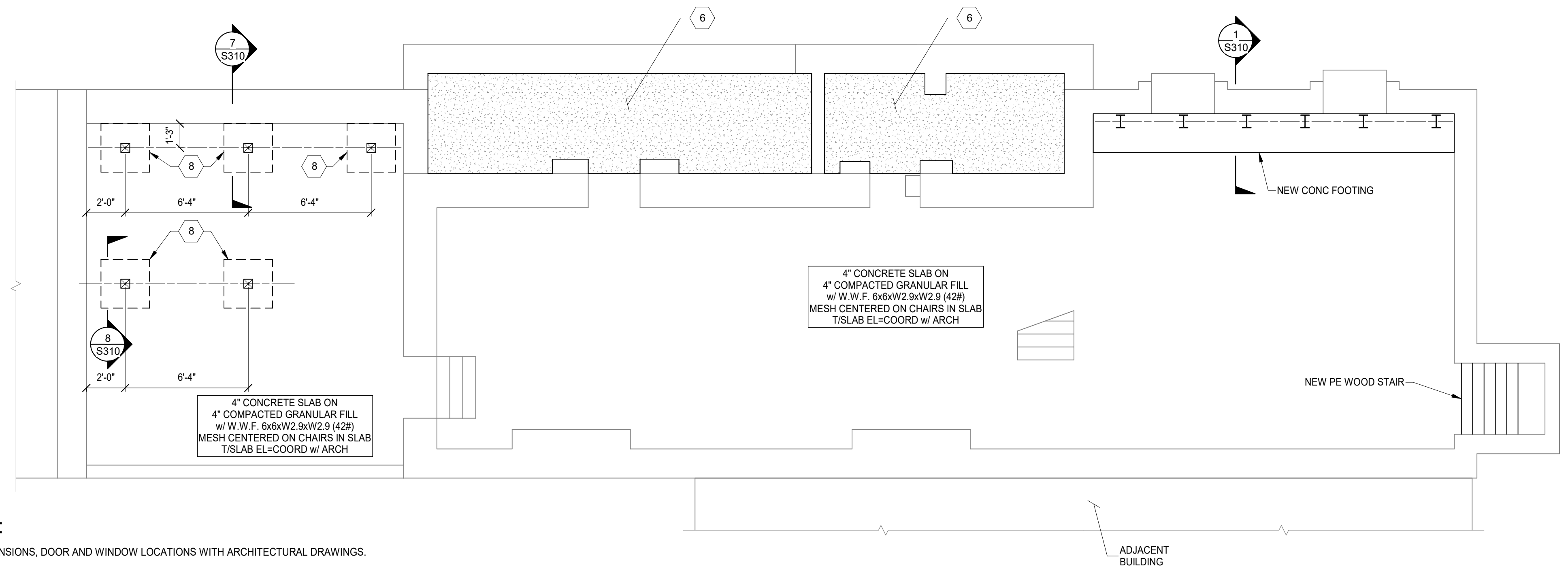
| # | REVISION/SUBMISSION | Date |
|---|---------------------|------------|
| 1 | BID SET | 08/30/2024 |
| | PERMIT / BID | 04/28/2023 |
| | REVISION/SUBMISSION | |

Design Team: KCJ / SJ
Date: 02/17/2023

DRAWING TITLE: PLANS
PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
FINDLAY FLATS
1807 VINE STREET
1807 VINE STREET
CINCINNATI, OH 45202

Proj. No.: 22146.20
Drawing No.

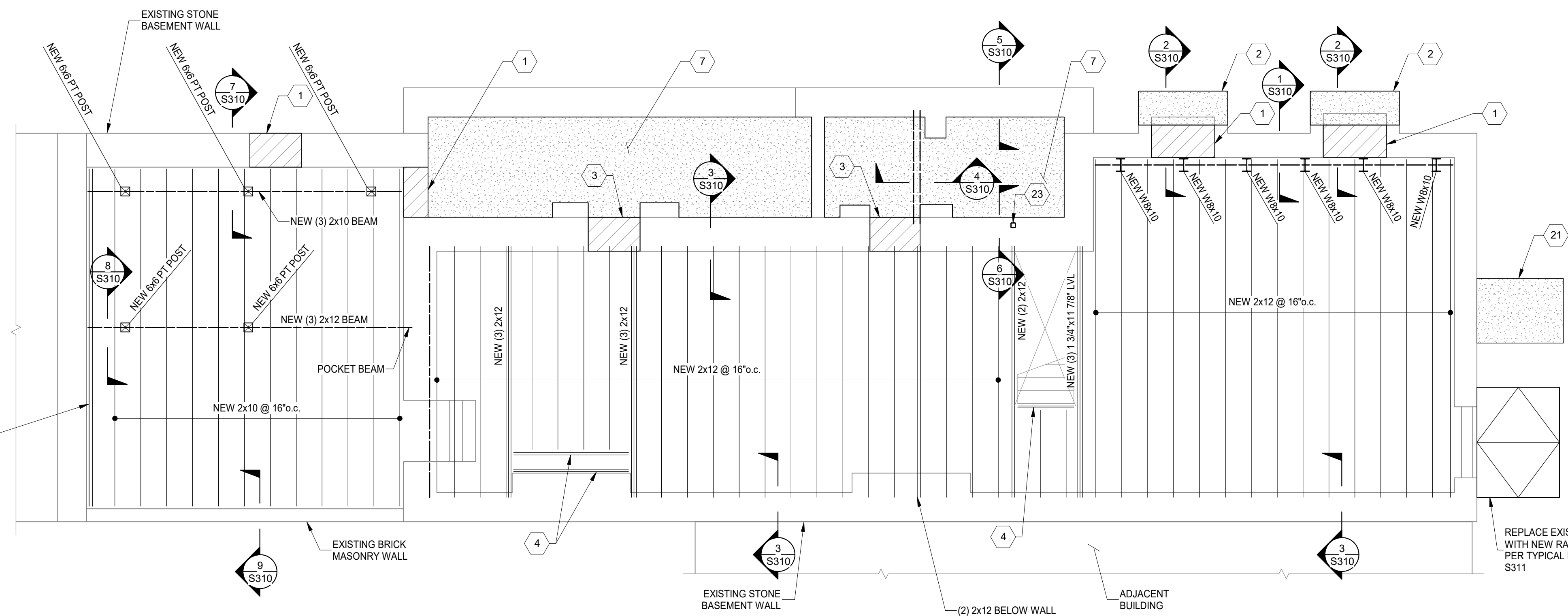
S110



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

PLAN NOTES:

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



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

PROJECT KEYNOTES:

- INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF), TOP WITH 4" CONCRETE SIDEWALK SLAB.
- PROVIDE NEW 1" THICK x 2" WIDE CONCRETE FOOTING BEARING ON NATIVE SOIL. INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS.
- (2) 2x12 HEADER w/ HUS210-2 HANGER EACH END AND 2x12 END JOIST WITH L70 EACH END.
- REPAIR MASONRY WALL.
- REMOVE LOOSE SOIL AT BASE AND FILL VOID WITH 250 PSI CDF.
- NEW 4" CONCRETE SLAB.
- NEW 1'-0" THICK x 2'-6"x2'-6" CONCRETE FOOTING.
- REMOVE EXISTING MASONRY WALL. PROVIDE NEW MASONRY WALL CONSISTING OF 4" BRICK AND 4" SOLID CMU, w/ HORIZONTAL REINFORCING AT 8" o.c. AT OPENINGS, PROVIDE (2) 4"x8" PRECAST LINTELS w/ #4 TOP AND BOTTOM, EXTERIOR LINTEL CAST STONE TO MATCH EXISTING.
- ADHESIVE ANCHOR #4x12" LONG REBAR INTO EXISTING BRICK AT 16" o.c. w/ HILTI HIT-HY270 ADHESIVE, 16" SPACING, 4" MIN EMBEDMENT.
- REMOVE EXISTING ROTTED OR DAMAGED LINTELS AND REPLACED PER TYPICAL LINTEL DETAIL.
- INFILL EXISTING OPENING WITH NEW SOLID CMU AT INNER WYTHES, 4" CMU FOR (2) WYTHE WALLS AND 8" CMU FOR (3) WYTHE WALLS. INFILL EXTERIOR WYTHE WITH EXTERIOR BRICK, APPEARANCE TO MATCH EXISTING. REMOVE INTERIOR WOOD LINTELS AND SILLS, CMU AND BRICK TO BE MORTARED TIGHT TO EXISTING MASONRY WALL. (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
- REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
- REMOVE EXISTING MASONRY HEARTH. REPLACE w/ NEW 2x JOISTS AT 16" o.c. MAX. DEPTH TO MATCH EXISTING. CONNECT TO EX BEAMS EACH END w/ SIMPSON L70 ANGLES OR LUS26 HANGERS.
- PROVIDE END SISTER, BEARING ON MASONRY WALL, PER TYPICAL JOIST END SISTER DETAIL.
- NEW 2x12" SISTER, BEAR NORTH END ON MASONRY WALL. SOUTH END SHALL BE WITHIN 4" OF WALL w/ (4) 1/2"x3-1/2" SWS AT SOUTH END. FASTEN ALONG LENGTH w/ (2) 1/2"x3-1/2" SWS @ 24" o.c.
- NEW (2) 2x12 HEADER w/ HUS210-2 EACH END. HANG JOISTS TO HEADER WITH LUS210 HANGERS.
- NEW 2x8 WALL w/ 2x8 STUDS AT 16" o.c. @ OPENINGS PROVIDE (2) 2x8 HEADER w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS. PROVIDE APA RATED SHEATHING AT OUTSIDE FACE OF WALL.
- 2x4 STUD WALL w/ 2x4 STUDS AT 16" o.c. PROVIDE APA RATED SHEATHING TO THE INSIDE FACE OF WALL.
- NEW STAR PLATE AND WALL TIE. SEE TYPICAL DETAILS.
- REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH 250 PSI CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- REMOVE EXISTING STEEL LINTEL. PROVIDE NEW (2) W8x13 LINTELS w/ 8" MIN BEARING EACH END.
- NEW HSS3x3x1/4" COLUMN.
- NEW 1 3/4"x1-7/8" LVL SISTER, BEAR EACH END. CONNECT SISTER w/ (6) 1/2"x3 1/2" SWS AT LOCATION, AND PER PLAN NOTES.
- REMOVE EXISTING DOUBLE AND PROVIDE NEW (2) 1 3/4"x11 7/8" LVL HEADER w/ (2) HHUS410 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS. RECONNECT EXISTING STRINGERS WITH ORIGINAL CONNECTION. PROVIDE 2x10 SISTERS IF NEEDED TO EXTEND EXISTING JOISTS.
- PROVIDE 2x10 SISTER AND ANCHOR SISTER AND JOIST TO WALL w/ 3/8" SLEEVE ANCHORS, 2" MIN EMBEDMENT, AT 32" o.c.
- EXISTING FIRE ESCAPE EVALUATION NOT IN SCOPE. EXISTING BRACKET THRU WALL TIES ARE CORRODED AND SHALL BE REPAIRED PRIOR INTERIOR FINISHES. HAVE FIRE ESCAPE EVALUATED AND REPAIRED PER CITY OF CINCINNATI FIRE ESCAPE INSPECTION REPORT REQUIREMENTS.
- REMOVE FLOOR FRAMING AND SHEATHING. PROVIDE NEW 1 3/2"x9 1/2" LVL @ 16" o.c. AND NEW APA RATED SHEATHING.
- NEW 1 3/2"x9 1/2" LVL SISTER, BEAR ON NORTH END, SOUTH END SHALL BE 4" MIN FROM WALL.
- REMOVE AND REPLACE SOFT/DETERIORATED INTERIOR WYTHE BRICK. TUCK POINT AS NEEDED. KEEP HEADER COURSES. WHERE HEADER COURSES ARE DAMAGED, PROVIDE SPIRALOK TIES AT 8" o.c. HORIZONTAL SPACING, TOP AND BOTTOM OF HEADER COURSE.
- NEW 1 3/2"x7 1/2" LVL SISTER, BEAR ON SOUTH WALL, NORTH END SHALL BE 4" MIN FROM WALL.
- NEW 1 3/2"x7 1/2" LVL SISTER AT EX HEADER, HANG EACH END w/ ML26Z. CUT EX JOISTS AND HANG TO HEADER w/ LUS26R-18 HANGERS.
- NEW (2) 2x10 BEAM BELOW SHEAR WALL. FASTEN SHEAR WALL WITH (2) 0.148"x3.5" NAILS AT 16" o.c. PROVIDE (2) 2x4 STUDS EACH END AND STRAP TO BEAM WITH SIMPSON MST126.
- NEW (2) 1 3/4"x9 1/4" LVL HEADER. POCKET INTO MASONRY WALL AND PROVIDE (2) CRIPPLE STUDS AT WALL. CUT STUDS ABOVE AND NAIL TO TOP OF HEADER WITH (3) 0.131"x3" TOE NAILS.
- REMOVE EXISTING LANDING. PROVIDE NEW 1 3/4"x7 1/4" LVL JOISTS @ 12" o.c. WITH SIMPSON ML28Z ANGLE OR HUT HANGER. PROVIDE NEW (2) 1 3/4"x7 1/4" LVL HEADER, CONNECT STAIR STRINGERS TO HEADER WITH ML28Z ANGLES.
- NEW W8x24 BEAM WITH 3 1/2" POCKET INTO BRICK.
- NEW (2) 2x12 HEADER HUNG TO WF BEAM WITH SIMPSON WP212-2 HANGER. HANG JOIST TO HEADER WITH WS210 HANGERS.
- NEW 1 3/4"x7 1/4" LVL SISTER. MITER AND BEAR ON WALL PLATE. CONNECT TO HIP BEAM WITH LSSJ28LZ.
- REPLACE EXISTING CHIMNEY 4 FT BELOW ROOF LINE. GROUT EXISTING FLUES SOLID 24" BELOW NEW MASONRY. INTERIOR WYTHES AND CMU GROUTED SOLID. PROVIDE HORIZONTAL REINFORCING @ 8" o.c. AND #5 VERTICAL AT ENDS.
- REMOVE EXISTING FLOOR. PROVIDE NEW 2x12 JOISTS, POCKET INTO EXISTING JOIST POCKETS, 2" MIN BEARING. FIRE CUT JOISTS AS NEEDED WITH A MINIMUM DEPTH OF 5 1/2" REMAINING. PROVIDE NEW APA RATED SHEATHING.

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

1807 VINE STREET

1807 VINE STREET



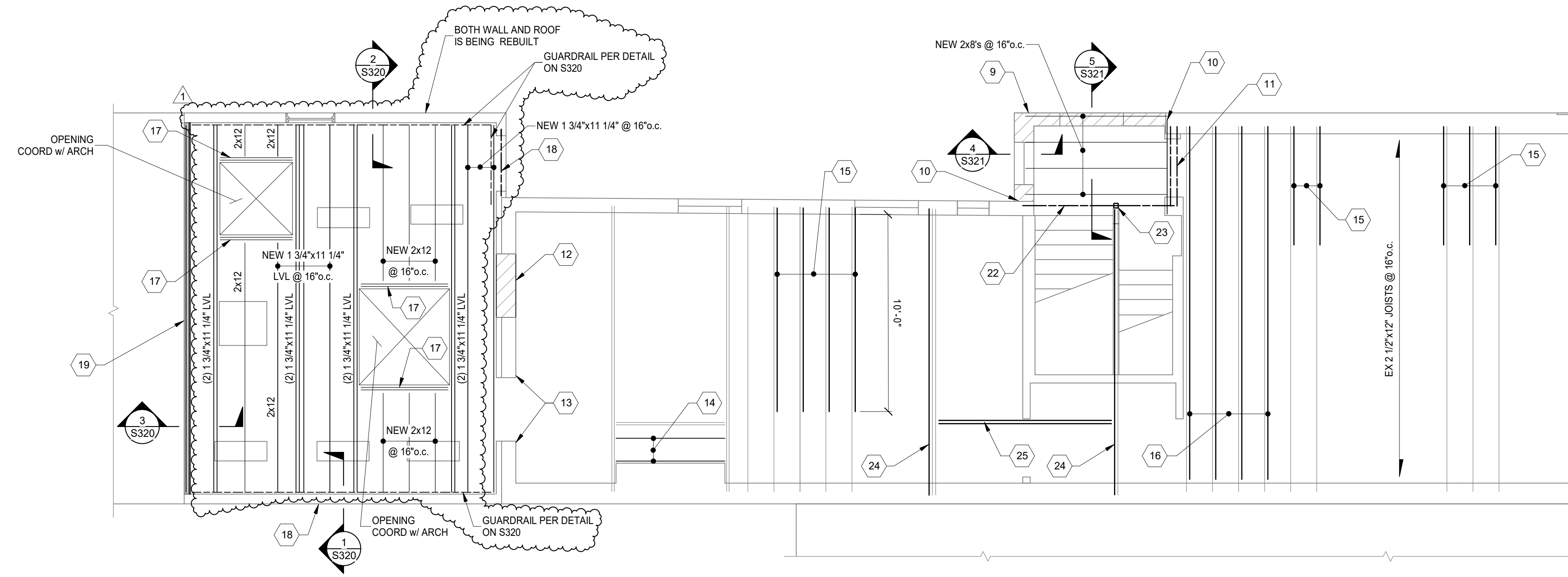
| # | REVISION/SUBMISSION | Date |
|---|---------------------|------------|
| 1 | BID SET | 08/30/2024 |
| | PERMIT / BID | 04/28/2023 |
| | REVISION/SUBMISSION | |

Design Team: KCJ / SJ
Date: 02/17/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
FINDLAY FLATS
1807 VINE STREET
1807 VINE STREET
CINCINNATI, OH 45202

Proj. No.: 22146.20
Drawing No.

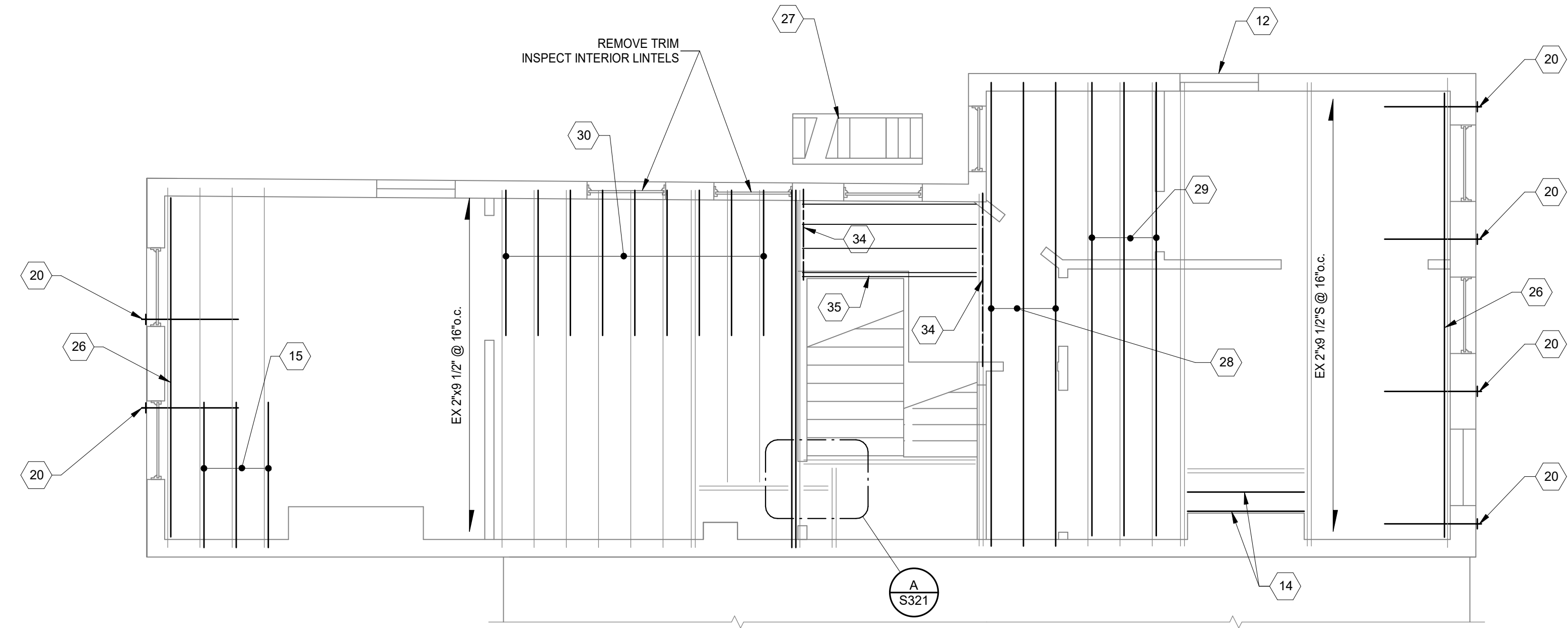
S120



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

PLAN NOTES:

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



3RD FLOOR FRAMING PLAN
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

PROJECT KEYNOTES:

- INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB. PROVIDE NEW 1" THICK x 2" WIDE CONCRETE FOOTING BEARING ON NATIVE SOIL. INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS.
- (2) 2x12 HEADER w/ HUS210-2 HANGER EACH END AND 2x12 END JOIST WITH L70 EACH END.
- REPAIR MASONRY WALL.
- REMOVE LOOSE SOIL AT BASE AND FILL VOID WITH 250 PSI CDF.
- NEW 4" CONCRETE SLAB.
- NEW 1'-0" THICK x 2'-6"x2'-6" CONCRETE FOOTING.
- REMOVE EXISTING MASONRY WALL. PROVIDE NEW MASONRY WALL CONSISTING OF 4" BRICK AND 4" SOLID CMU, w/ HORIZONTAL REINFORCING AT 8" o.c. AT OPENINGS. PROVIDE (2) 4"x8" PRECAST LINTELS w/ #4 TOP AND BOTTOM, EXTERIOR LINTEL CAST STONE TO MATCH EXISTING.
- ADHESIVE ANCHOR #4x12" LONG REBAR INTO EXISTING BRICK AT 16" o.c. w/ HILTI HIT-HY270 ADHESIVE, 16" SPACING, 4" MIN EMBEDMENT.
- REMOVE EXISTING ROTTED OR DAMAGED LINTELS AND REPLACED PER TYPICAL LINTEL DETAIL.
- INFILL EXISTING OPENING WITH NEW SOLID CMU AT INNER WYTHES, 4" CMU FOR (2) WYTHE WALLS AND 8" CMU FOR (3) WYTHE WALLS. INFILL EXTERIOR WYTHE WITH EXTERIOR BRICK, APPEARANCE TO MATCH EXISTING. REMOVE INTERIOR WOOD LINTELS AND SILLS. CMU AND BRICK TO BE MORTARED TIGHT TO EXISTING MASONRY WALL (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
- REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
- REMOVE EXISTING MASONRY HEARTH, REPLACE w/ NEW 2x JOISTS AT 16" o.c. MAX. DEPTH TO MATCH EXISTING. CONNECT TO EX BEAMS EACH END w/ SIMPSON L70 ANGLES OR LUS26 HANGERS.
- PROVIDE END SISTER, BEARING ON MASONRY WALL, PER TYPICAL JOIST END SISTER DETAIL.
- NEW 2x12" SISTER, BEAR NORTH END ON MASONRY WALL. SOUTH END SHALL BE WITHIN 4" OF WALL w/ (4) 1/2"x3-1/2" SWS AT SOUTH END. FASTEN ALONG LENGTH w/ (2) 1/2"x3-1/2" SWS @ 24" o.c.
- NEW (2) 2x12 HEADER w/ HUS210-2 EACH END. HANG JOISTS TO HEADER WITH LUS210 HANGERS.
- NEW 2x8 WALL, w/ 2x6 STUDS AT 16" o.c. @ OPENINGS PROVIDE (2) 2x8 HEADER w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS. PROVIDE APA RATED SHEATHING AT OUTSIDE FACE OF WALL.
- 2x4 STUD WALL w/ 2x4 STUDS AT 16" o.c. PROVIDE APA RATED SHEATHING TO THE INSIDE FACE OF WALL.
- NEW STAR PLATE AND WALL TIE, SEE TYPICAL DETAILS.
- REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH 250 PSI CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- REMOVE EXISTING STEEL LINTEL. PROVIDE NEW (2) W8x13 LINTELS w/ 8" MIN BEARING EACH END.
- NEW HSS3x3x1/4" COLUMN.
- NEW 1 3/4"x11-7/8" LVL SISTER, BEAR EACH END. CONNECT SISTER w/ (6) 1/2"x3 1/2" SWS AT LOCATION, AND PER PLAN NOTES.
- REMOVE EXISTING DOUBLE AND PROVIDE NEW (2) 1 3/4"x11 7/8" LVL HEADER w/ (2) HHU410 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS. RECONNECT EXISTING STRINGERS WITH ORIGINAL CONNECTION. PROVIDE 2x10 SISTERS IF NEEDED TO EXTEND EXISTING JOISTS.
- PROVIDE 2x10 SISTER AND ANCHOR SISTER AND JOIST TO WALL w/ 3/8" SLEEVE ANCHORS, 2" MIN EMBEDMENT, AT 32" o.c.
- EXISTING FIRE ESCAPE EVALUATION NOT IN SCOPE. EXISTING BRACKET THRU WALL TIES ARE CORRODED AND SHALL BE REPAIRED PRIOR INTERIOR FINISHES. HAVE FIRE ESCAPE EVALUATED AND REPAIRED PER CITY OF CINCINNATI FIRE ESCAPE INSPECTION REPORT REQUIREMENTS.
- REMOVE FLOOR FRAMING AND SHEATHING. PROVIDE NEW 1 1/2"x9 1/2" LVL @ 16" o.c. AND NEW APA RATED SHEATHING.
- NEW 1 1/2"x9 1/2" LVL SISTER, BEAR ON NORTH END, SOUTH END SHALL BE 4" MIN FROM WALL.
- REMOVE AND REPLACE SOFT/DETERIORATED INTERIOR WYTHE BRICK. TUCK POINT AS NEEDED. KEEP HEADER COURSES. WHERE HEADER COURSES ARE DAMAGED, PROVIDE SPIRALOK TIES AT 8" o.c. HORIZONTAL SPACING, TOP AND BOTTOM OF HEADER COURSE.
- NEW 1 1/2"x7 1/2" LVL SISTER, BEAR ON SOUTH WALL, NORTH END SHALL BE 4" MIN FROM WALL.
- NEW 1 1/2"x7 1/2" LVL SISTER AT EX HEADER, HANG EACH END w/ ML262. CUT EX JOISTS AND HANG TO HEADER w/ LUS26R-18 HANGERS.
- NEW (2) 2x10 BEAM BELOW SHEAR WALL. FASTEN SHEAR WALL WITH (2) 0.148"x3.5" NAILS AT 16" o.c. PROVIDE (2) 2x4 STUDS EACH END AND STRAP TO BEAM WITH SIMPSON MST126.
- NEW (2) 1 3/4"x9 1/4" LVL HEADER. POCKET INTO MASONRY WALL AND PROVIDE (2) CRIPPLE STUDS AT WALL. CUT STUDS ABOVE AND NAIL TO TOP OF HEADER WITH (3) 0.131"x3" TOE NAILS.
- REMOVE EXISTING LANDING. PROVIDE NEW 1 3/4"x7 1/4" LVL JOISTS @ 12" o.c. WITH SIMPSON ML28Z ANGLE OR HUT HANGER. PROVIDE NEW (2) 1 3/4"x7 1/4" LVL HEADER, CONNECT STAIR STRINGERS TO HEADER WITH ML28Z ANGLES.
- NEW W8x24 BEAM WITH 3 1/2" POCKET INTO BRICK.
- NEW (2) 2x12 HEADER HUNG TO WF BEAM WITH SIMPSON WP212-2 HANGER. HANG JOIST TO HEADER WITH WS210 HANGERS.
- NEW 1 3/4"x7 1/4" LVL SISTER. MITER AND BEAR ON WALL PLATE. CONNECT TO HIP BEAM WITH LSSJ28LZ.
- REPLACE EXISTING CHIMNEY 4 FT BELOW ROOF LINE. GROUT EXISTING FLUES SOLID 24" BELOW NEW MASONRY. INTERIOR WYTHES AND CMU GROUTED SOLID. PROVIDE HORIZONTAL REINFORCING @ 8" o.c. AND #5 VERTICAL AT ENDS.
- REMOVE EXISTING FLOOR. PROVIDE NEW 2x12 JOISTS, POCKET INTO EXISTING JOIST POCKETS, 2" MIN BEARING. FIRE CUT JOISTS AS NEEDED WITH A MINIMUM DEPTH OF 5 1/2" REMAINING. PROVIDE NEW APA RATED SHEATHING.

DRAWING TITLE: PLANS



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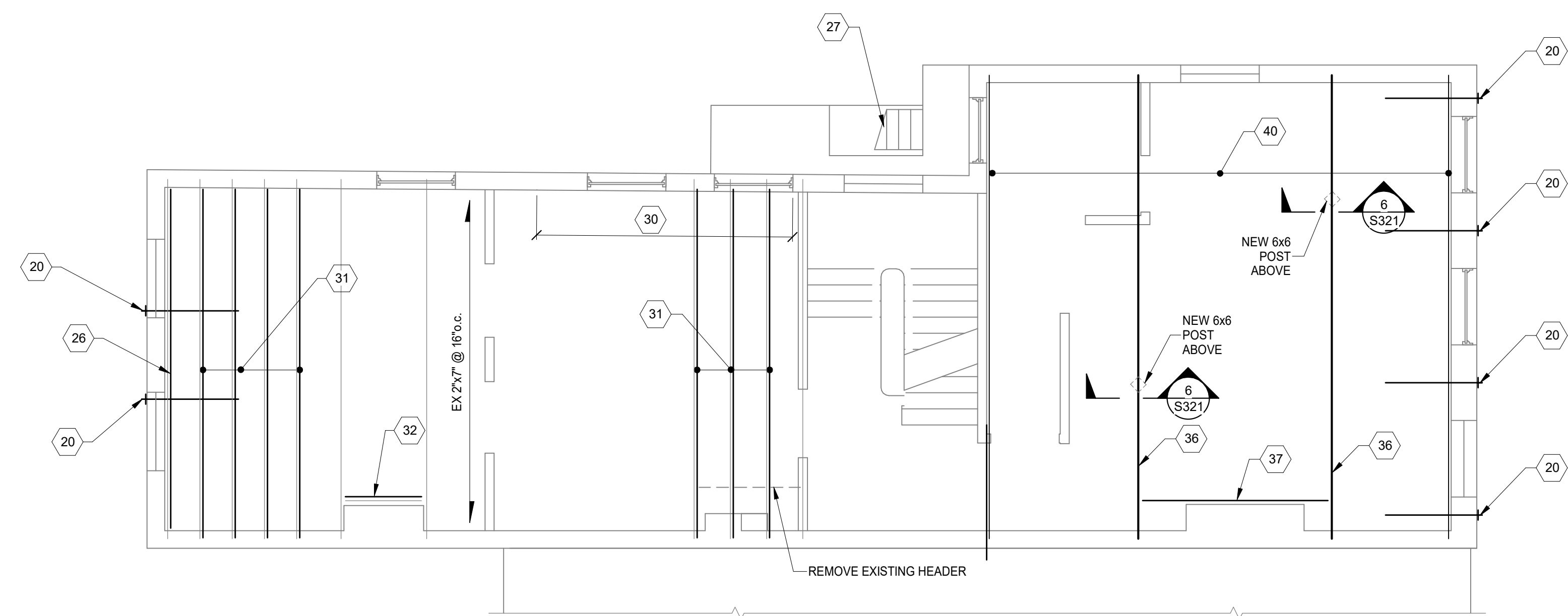
Design Team: KJC / SJ
Date: 02/17/2023

DRAWING TITLE: PLANS

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
FINDLAY FLATS
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Proj. No.: 22146.20
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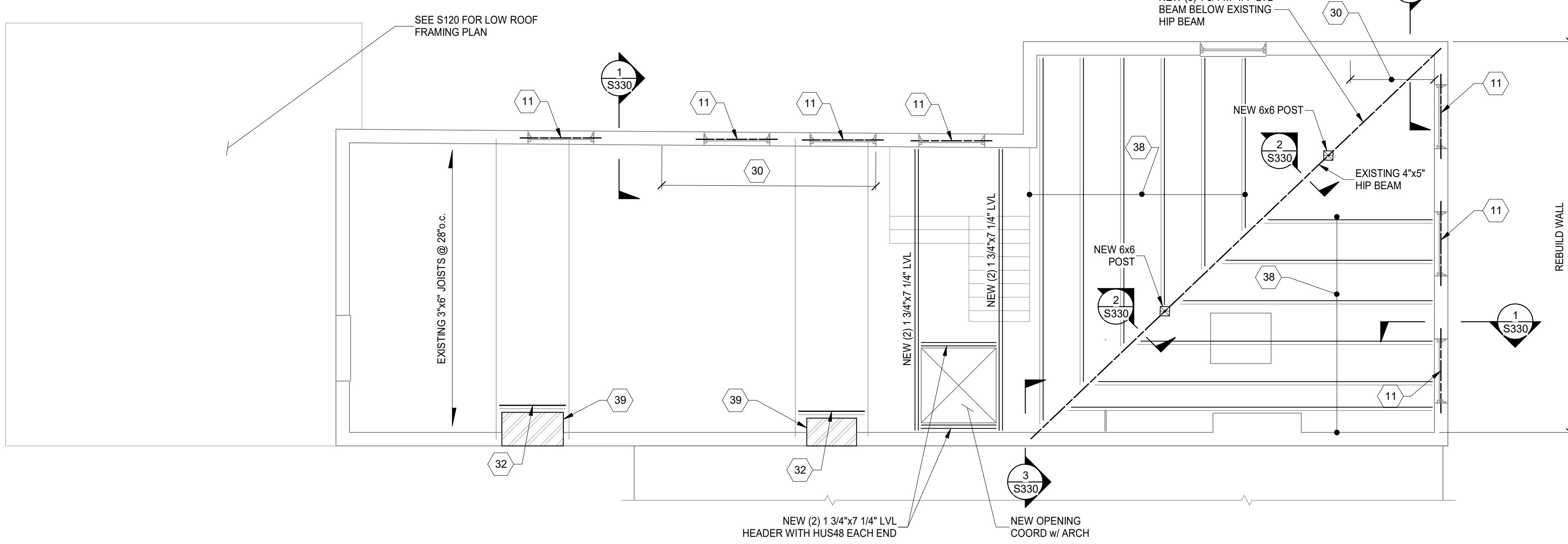
S130



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

PLAN NOTES:

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



ROOF FRAMING PLAN
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

PROJECT KEYNOTES:

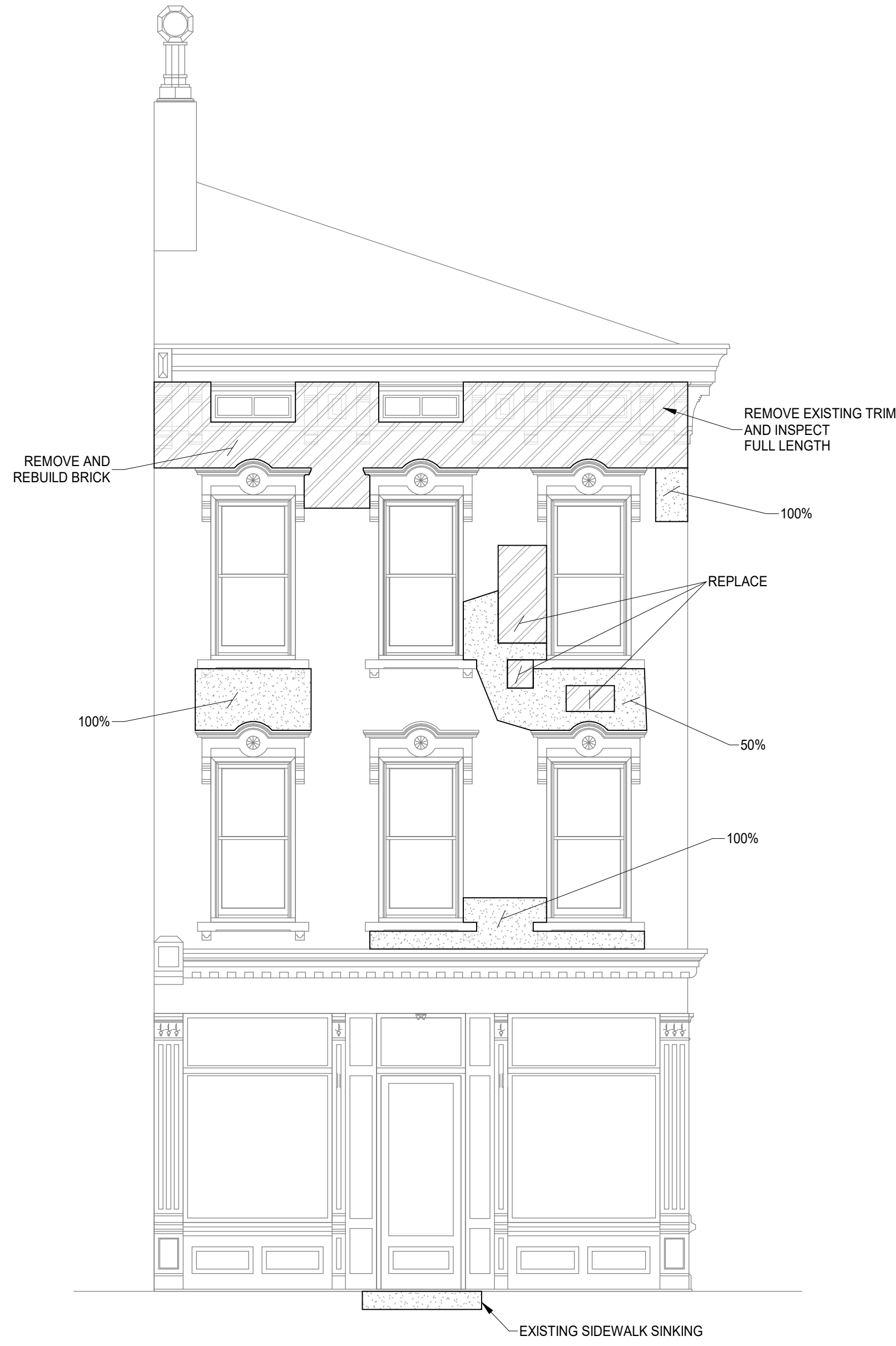
- INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
- PROVIDE NEW 1" THICK x 2" WIDE CONCRETE FOOTING BEARING ON NATIVE SOIL. INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS.
- (2) 2x12 HEADER w/ HUS210-2 HANGER EACH END AND 2x12 END JOIST WITH L70 EACH END.
- REPAIR MASONRY WALL.
- REMOVE LOOSE SOIL AT BASE AND FILL VOID WITH 250 PSI CDF.
- NEW 4" CONCRETE SLAB.
- NEW 1'-0" THICK x 2'-6"x2'-6" CONCRETE FOOTING.
- REMOVE EXISTING MASONRY WALL. PROVIDE NEW MASONRY WALL CONSISTING OF 4" BRICK AND 4" SOLID CMU, w/ HORIZONTAL REINFORCING AT 8' o.c. AT OPENINGS, PROVIDE (2) 4"x8" PRECAST LINTELS w/ #4 TOP AND BOTTOM, EXTERIOR LINTEL CAST STONE TO MATCH EXISTING.
- ADHESIVE ANCHOR #4x12" LONG REBAR INTO EXISTING BRICK AT 16" o.c. w/ HILTI HIT-HY270 ADHESIVE, 16" SPACING, 4" MIN EMBEDMENT.
- REMOVE EXISTING ROTTED OR DAMAGED LINTELS AND REPLACED PER TYPICAL LINTEL DETAIL.
- INFILL EXISTING OPENING WITH NEW SOLID CMU AT INNER WYTHES, 4" CMU FOR (2) WYTHE WALLS AND 8" CMU FOR (3) WYTHE WALLS. INFILL EXTERIOR WYTHE WITH EXTERIOR BRICK, APPEARANCE TO MATCH EXISTING. REMOVE INTERIOR WOOD LINTELS AND SILLS, CMU AND BRICK TO BE MORTARED TIGHT TO EXISTING MASONRY WALL, (4) SIDES. REMOVE EXISTING WOOD JAMB BLOCKS AND TOOTH INFILL MASONRY INTO EXISTING MASONRY ALONG VERTICAL EDGES.
- REPAIR MASONRY JAMB. REMOVE ALL WOOD AND BROKEN MASONRY. REPLACE WITH NEW MASONRY TO CREATE A SQUARE JAMB. TUCK POINT DETERIORATED MORTAR JOINTS.
- REMOVE EXISTING MASONRY HEARTH. REPLACE w/ NEW 2x JOISTS AT 16" o.c. MAX. DEPTH TO MATCH EXISTING. CONNECT TO EX BEAMS EACH END w/ SIMPSON L70 ANGLES OR LUS26 HANGERS.
- PROVIDE END SISTER, BEARING ON MASONRY WALL, PER TYPICAL JOIST END SISTER DETAIL.
- NEW 2x12" SISTER, BEAR NORTH END ON MASONRY WALL. SOUTH END SHALL BE WITHIN 4" OF WALL w/ (4) 1/2"x3-1/2" SWS AT SOUTH END. FASTEN ALONG LENGTH w/ (2) 1/2"x3-1/2" SWS @ 24" o.c.
- NEW (2) 2x12 HEADER w/ HUS210-2 EACH END. HANG JOISTS TO HEADER WITH LUS210 HANGERS.
- NEW 2x6 WALL w/ 2x6 STUDS AT 16" o.c. @ OPENINGS PROVIDE (2) 2x8 HEADER w/ (1) BEARING STUD AND (2) FULL HEIGHT STUDS. PROVIDE APA RATED SHEATHING AT OUTSIDE FACE OF WALL.
- 2x4 STUD WALL w/ 2x4 STUDS AT 16" o.c. PROVIDE APA RATED SHEATHING TO THE INSIDE FACE OF WALL.
- NEW STAR PLATE AND WALL TIE. SEE TYPICAL DETAILS.
- REMOVE EXISTING DEPRESSED SIDEWALK SLAB AND INVESTIGATE SOIL BELOW. REMOVE LOOSE SOIL AND FILL WITH 250 PSI CDF. REPLACE SIDEWALK WITH NEW 4" CONCRETE SLAB.
- REMOVE EXISTING STEEL LINTEL. PROVIDE NEW (2) W8x13 LINTELS w/ 8" MIN BEARING EACH END.
- NEW HSS3x3x1/4" COLUMN.
- NEW 1 3/4"x11-7/8" LVL SISTER, BEAR EACH END. CONNECT SISTER w/ (6) 1/2"x3 1/2" SWS AT LOCATION, AND PER PLAN NOTES.
- REMOVE EXISTING DOUBLE AND PROVIDE NEW (2) 1 3/4"x11 7/8" LVL HEADER w/ (2) HHUS410 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS28R-18 HANGERS. RECONNECT EXISTING STRINGERS WITH ORIGINAL CONNECTION. PROVIDE 2x10 SISTERS IF NEEDED TO EXTEND EXISTING JOISTS.
- PROVIDE 2x10 SISTER AND ANCHOR SISTER AND JOIST TO WALL w/ 3/8" SLEEVE ANCHORS, 2" MIN EMBEDMENT, AT 32" o.c.
- EXISTING FIRE ESCAPE EVALUATION NOT IN SCOPE. EXISTING BRACKET THRU WALL TIES ARE CORRODED AND SHALL BE REPAIRED PRIOR INTERIOR FINISHES. HAVE FIRE ESCAPE EVALUATED AND REPAIRED PER CITY OF CINCINNATI FIRE ESCAPE INSPECTION REPORT REQUIREMENTS.
- REMOVE FLOOR FRAMING AND SHEATHING. PROVIDE NEW 1 1/2"x9 1/2" LVL @ 16" o.c. AND NEW APA RATED SHEATHING.
- NEW 1 1/2"x9 1/2" LVL SISTER, BEAR ON NORTH END, SOUTH END SHALL BE 4" MIN FROM WALL.
- REMOVE AND REPLACE SOFT/DETERIORATED INTERIOR WYTHE BRICK, TUCK POINT AS NEEDED. KEEP HEADER COURSES WHERE HEADER COURSES ARE DAMAGED, PROVIDE SPIRALOK TIES AT 8" o.c. HORIZONTAL SPACING, TOP AND BOTTOM OF HEADER COURSE.
- NEW 1 1/2"x7 1/2" LVL SISTER, BEAR ON SOUTH WALL, NORTH END SHALL BE 4" MIN FROM WALL.
- NEW 1 1/2"x7 1/2" LVL SISTER AT EX HEADER, HANG EACH END w/ ML26Z. CUT EX JOISTS AND HANG TO HEADER w/ LUS26R-18 HANGERS.
- NEW (2) 2x10 BEAM BELOW SHEAR WALL. FASTEN SHEAR WALL WITH (2) 0.148"x3.5" NAILS AT 16" o.c. PROVIDE (2) 2x4 STUDS EACH END AND STRAP TO BEAM WITH SIMPSON MST26.
- NEW (2) 1 3/4"x9 1/4" LVL HEADER, POCKET INTO MASONRY WALL AND PROVIDE (2) CRIPPLE STUDS AT WALL. CUT STUDS ABOVE AND NAIL TO TOP OF HEADER WITH (3) 0.131"x3" TOE NAILS.
- REMOVE EXISTING LANDING. PROVIDE NEW 1 3/4"x7 1/4" LVL JOISTS @ 12" o.c. WITH SIMPSON ML28Z ANGLE OR HJT HANGER. PROVIDE NEW (2) 1 3/4"x7 1/4" LVL HEADER, CONNECT STAIR STRINGERS TO HEADER WITH ML28Z ANGLES.
- NEW W8x24 BEAM WITH 3 1/2" POCKET INTO BRICK.
- NEW (2) 2x12 HEADER HUNG TO WF BEAM WITH SIMPSON WP212-2 HANGER. HANG JOIST TO HEADER WITH WS210 HANGERS.
- NEW 1 3/4"x7 1/4" LVL SISTER. MITER AND BEAR ON WALL PLATE. CONNECT TO HIP BEAM WITH LSSJ28LZ.
- REPLACE EXISTING CHIMNEY 4 FT BELOW ROOF LINE. GROUT EXISTING FLUES SOLID 24" BELOW NEW MASONRY. INTERIOR WYTHES AND CMU GROUTED SOLID. PROVIDE HORIZONTAL REINFORCING @ 8" o.c. AND #5 VERTICAL AT ENDS.
- REMOVE EXISTING FLOOR. PROVIDE NEW 2x12 JOISTS, POCKET INTO EXISTING JOIST POCKETS, 2" MIN BEARING. FIRE CUT JOISTS AS NEEDED WITH A MINIMUM DEPTH OF 5 1/2" REMAINING. PROVIDE NEW APA RATED SHEATHING.

1807 VINE STREET

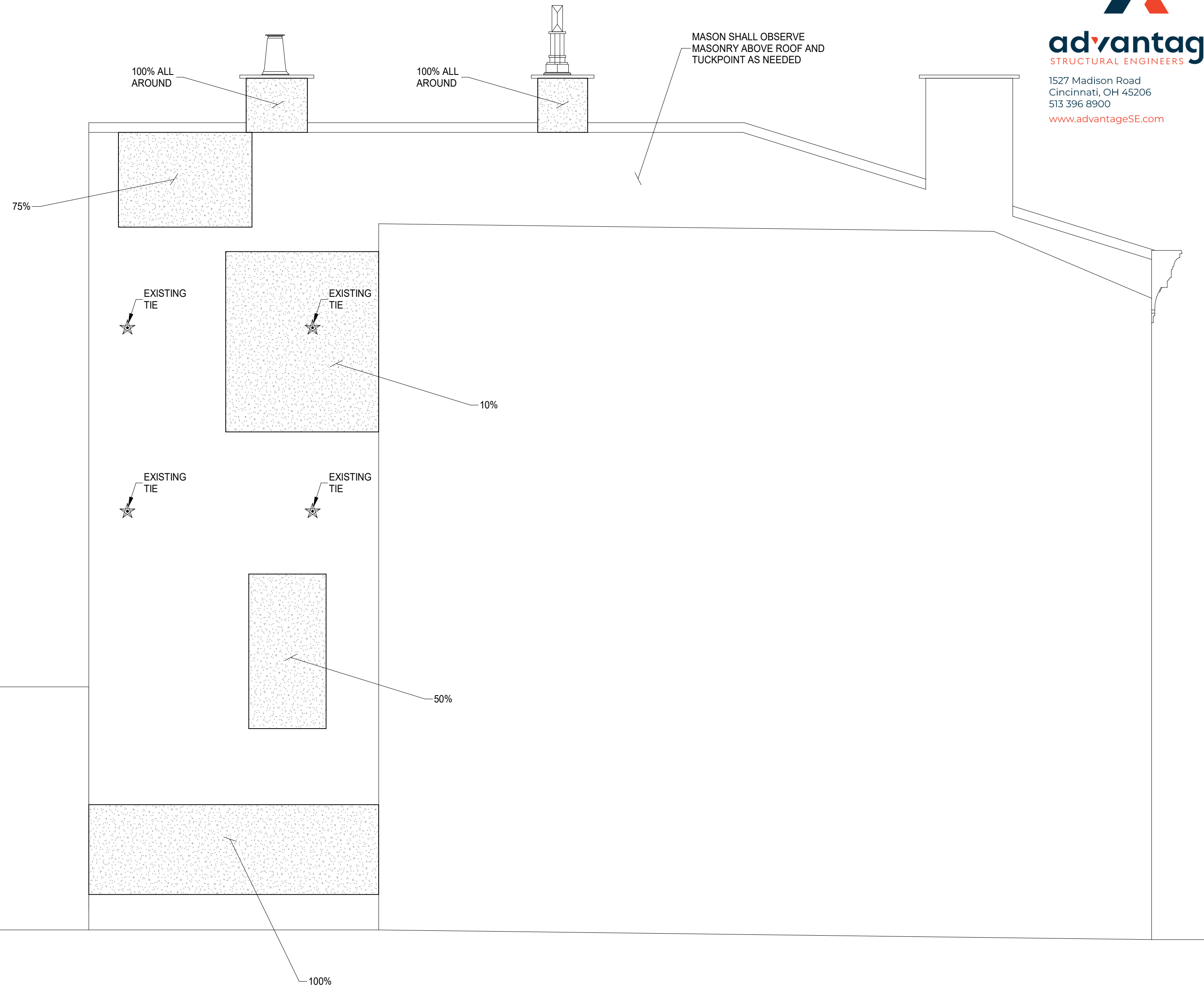
1807 VINE STREET

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


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



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

BRICK REPAIR LEGEND:

-  TUCKPOINT
-  TIE BRICK WYTHES WITH HELIFIX OR SPIRALOK TIES @ 16"o.c. EACH WAY. TUCKPOINT AS NEEDED.
-  REPAIR BRICK
-  BRICK INFILL

ELEVATION NOTES:

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

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

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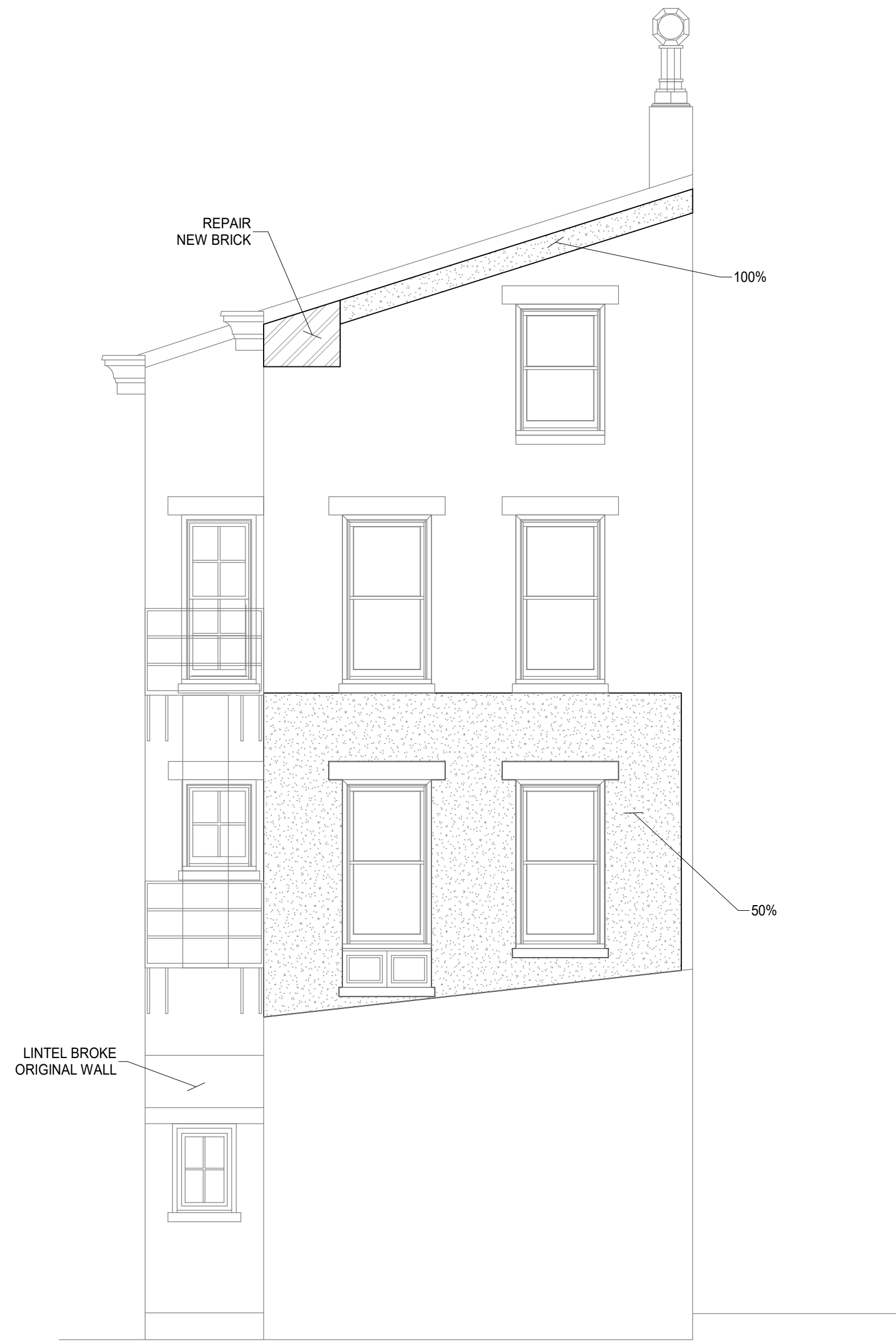
S200

DRAWING TITLE: ELEVATIONS

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1807 VINE STREET

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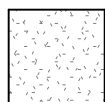
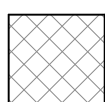
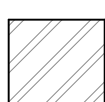
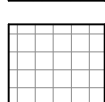


WEST ELEVATION
SCALE 1/4" = 1'-0"



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

BRICK REPAIR LEGEND:

-  TUCKPOINT
-  TIE BRICK WYTHES WITH HELIFIX OR SPIRALOK TIES @ 16"o.c. EACH WAY. TUCKPOINT AS NEEDED.
-  REPAIR BRICK
-  BRICK INFILL

ELEVATION NOTES:

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

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



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

Design Team: KCJ / SJ
Date: 02/17/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

FINDLAY FLATS
1807 VINE STREET
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CINCINNATI, OH 45202

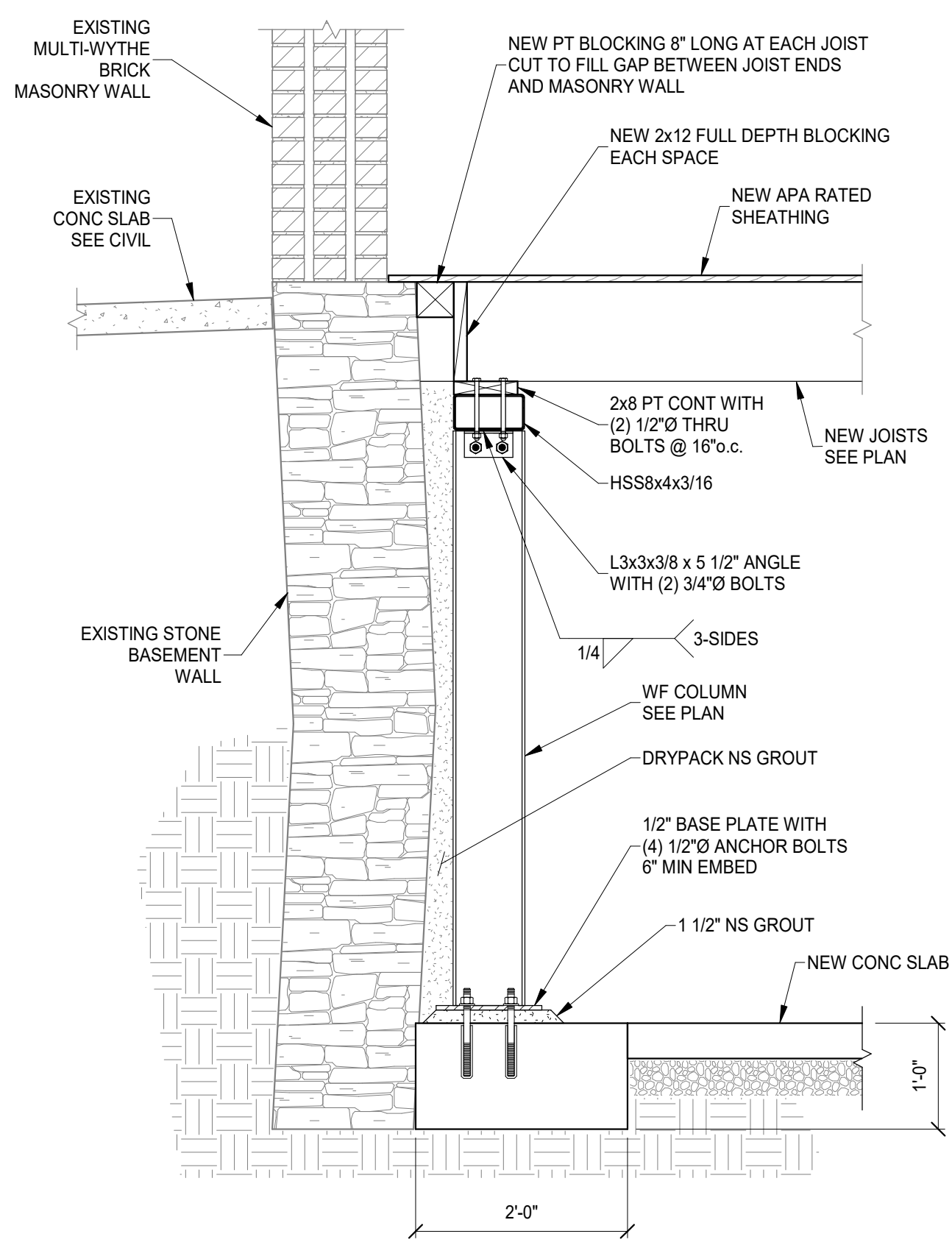
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Drawing No.

S201

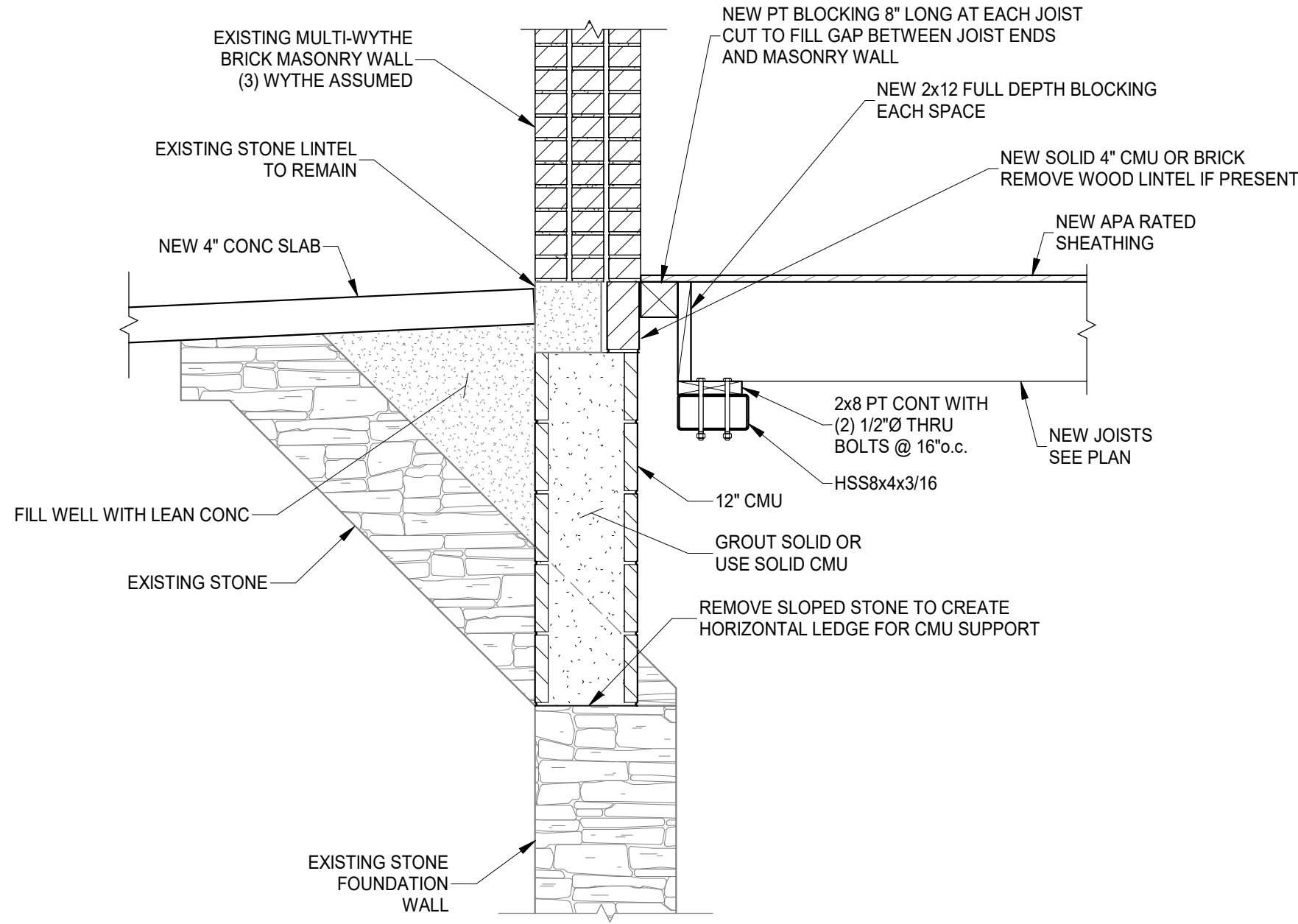
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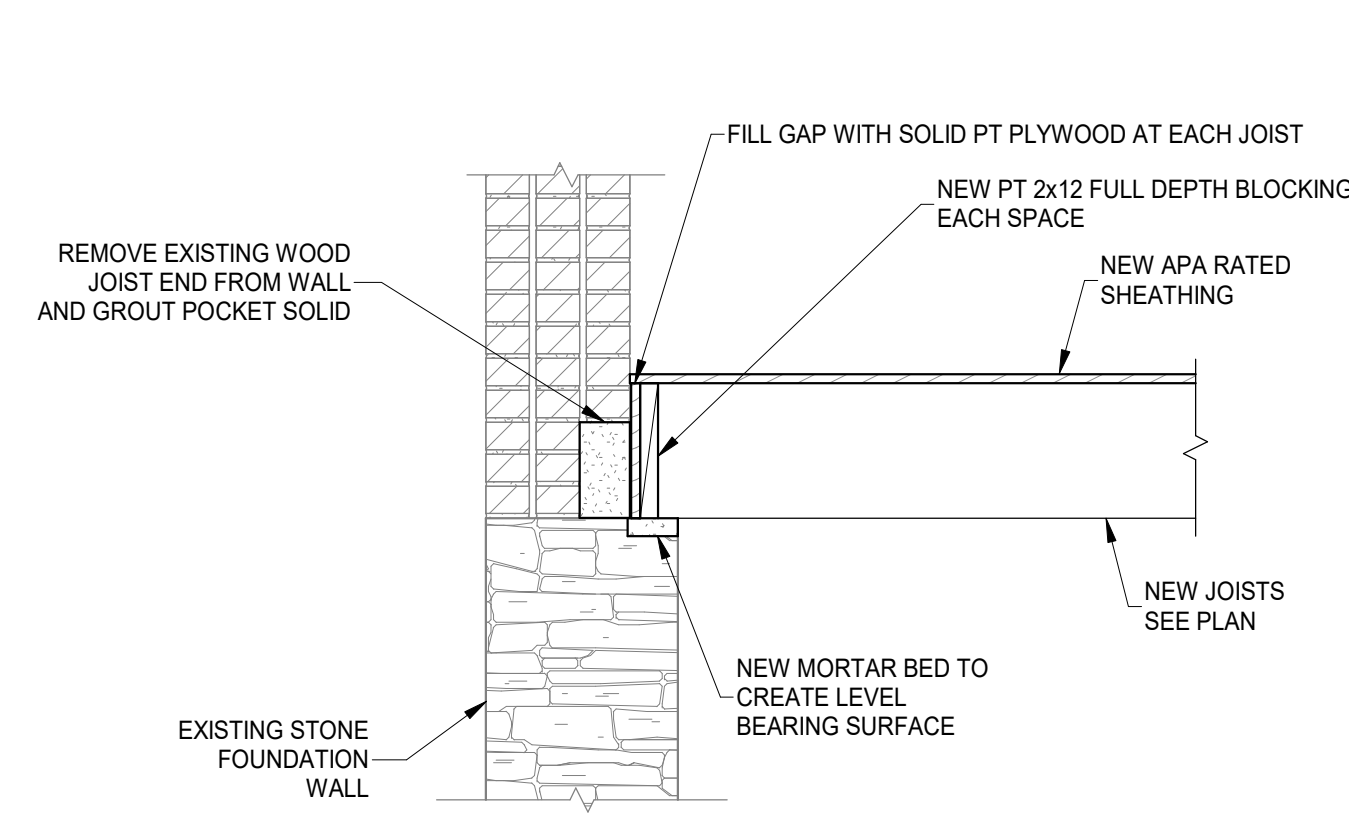
1807 VINE STREET



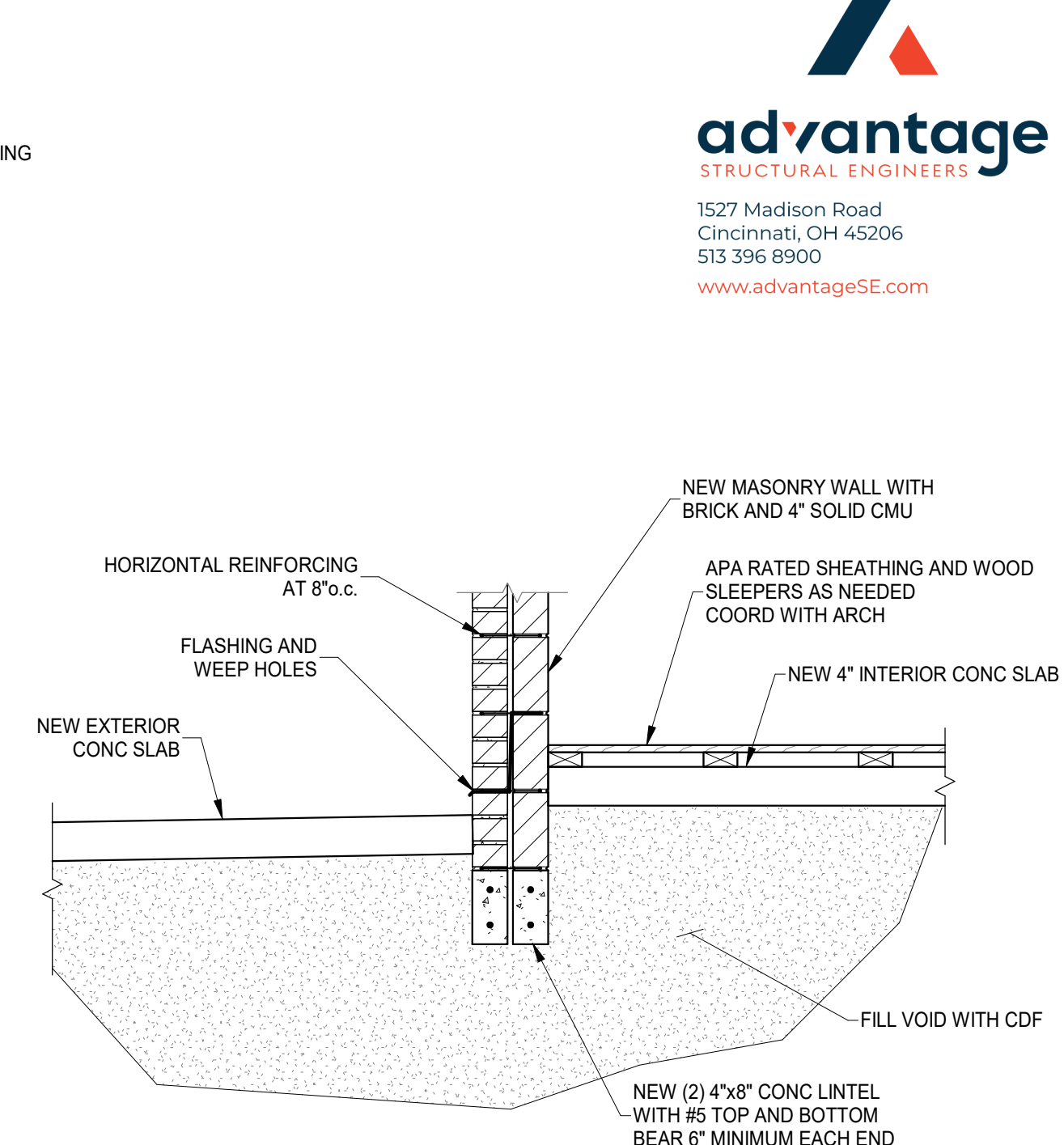
SECTION 1
SCALE 3/4" = 1'-0" S310



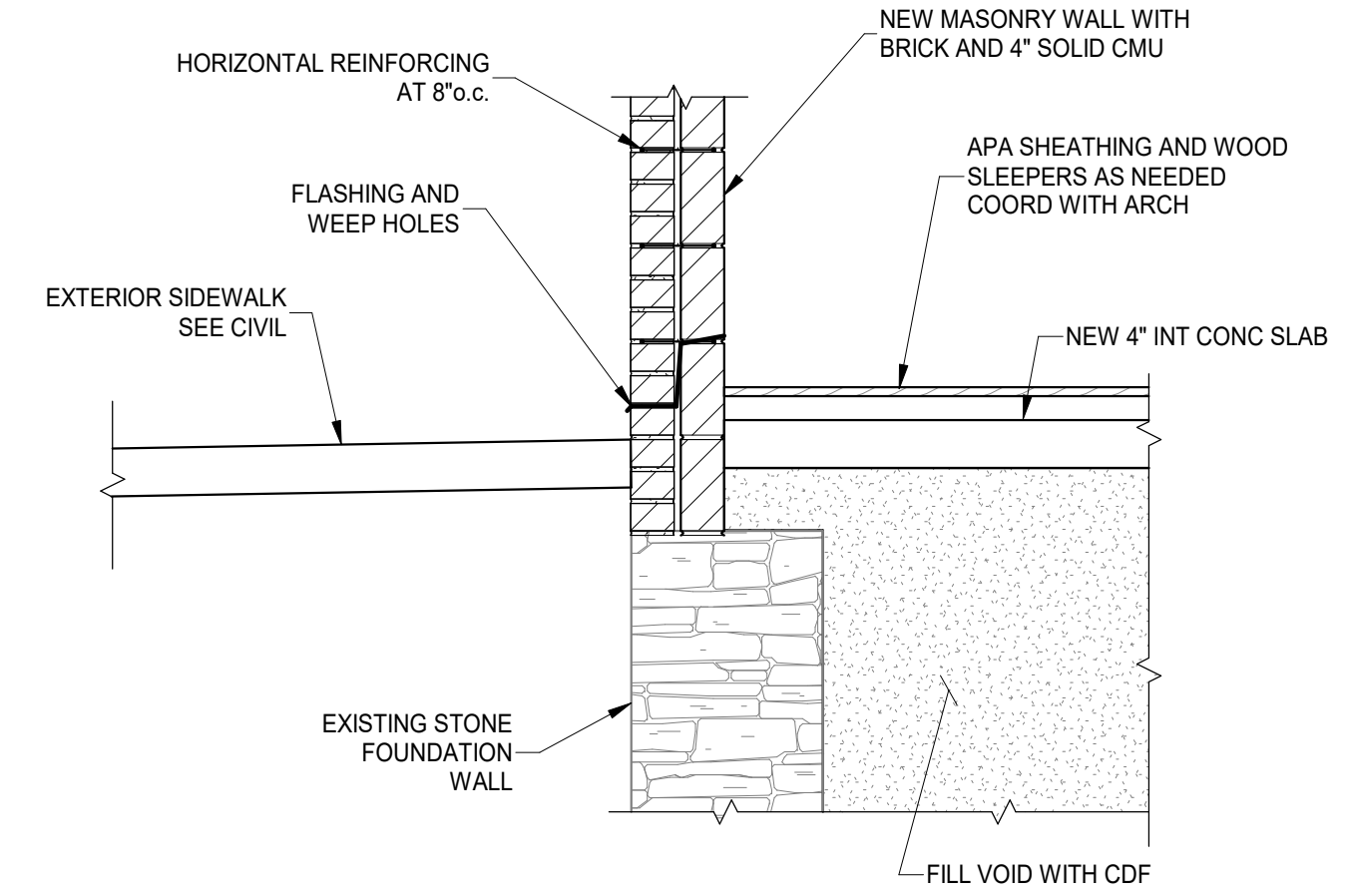
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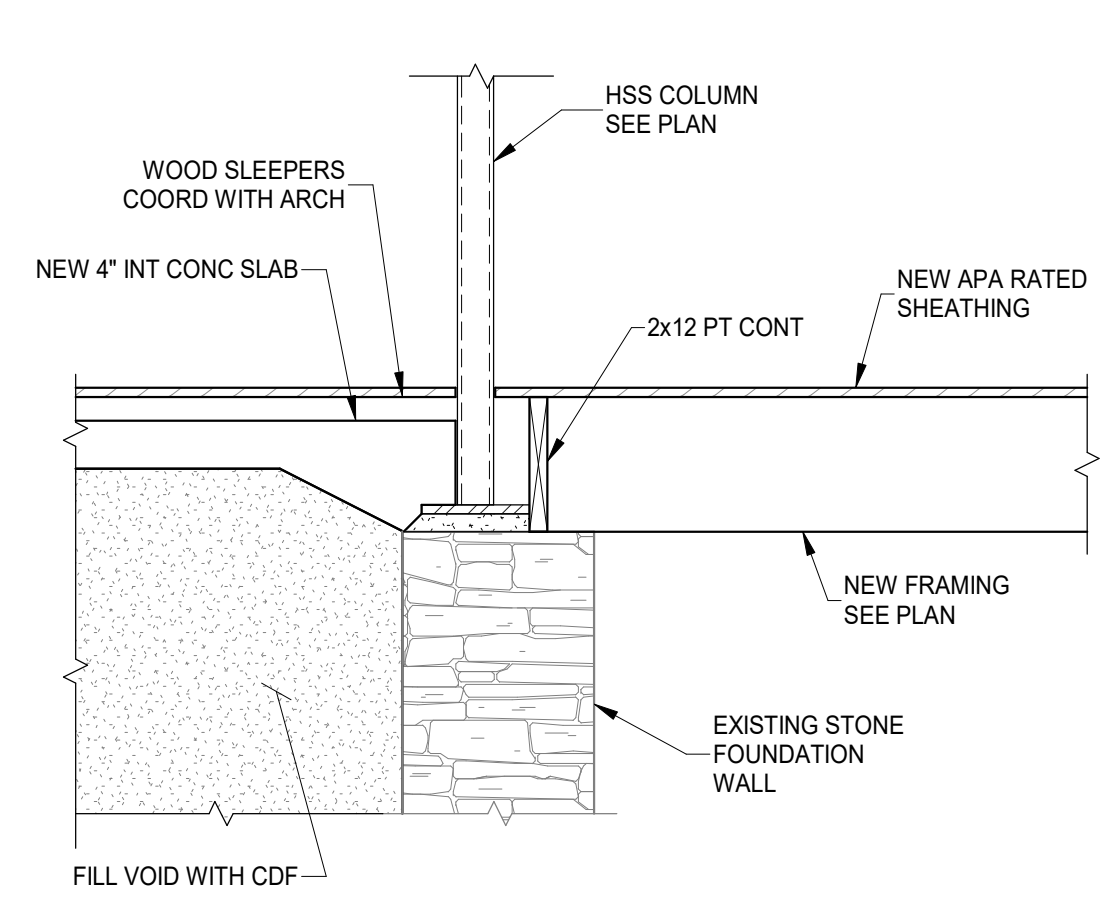
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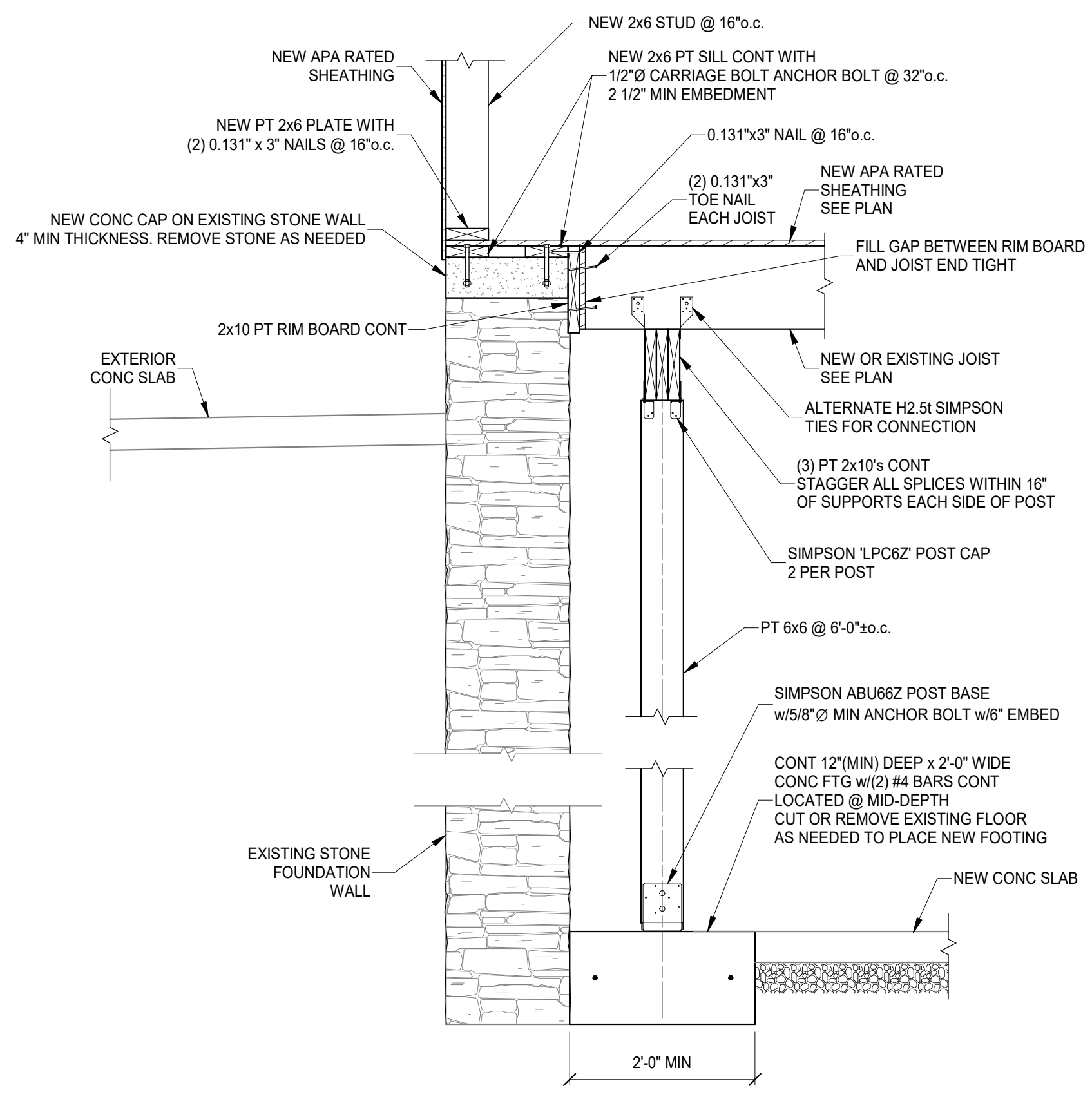
SECTION 4
SCALE 3/4" = 1'-0" S310



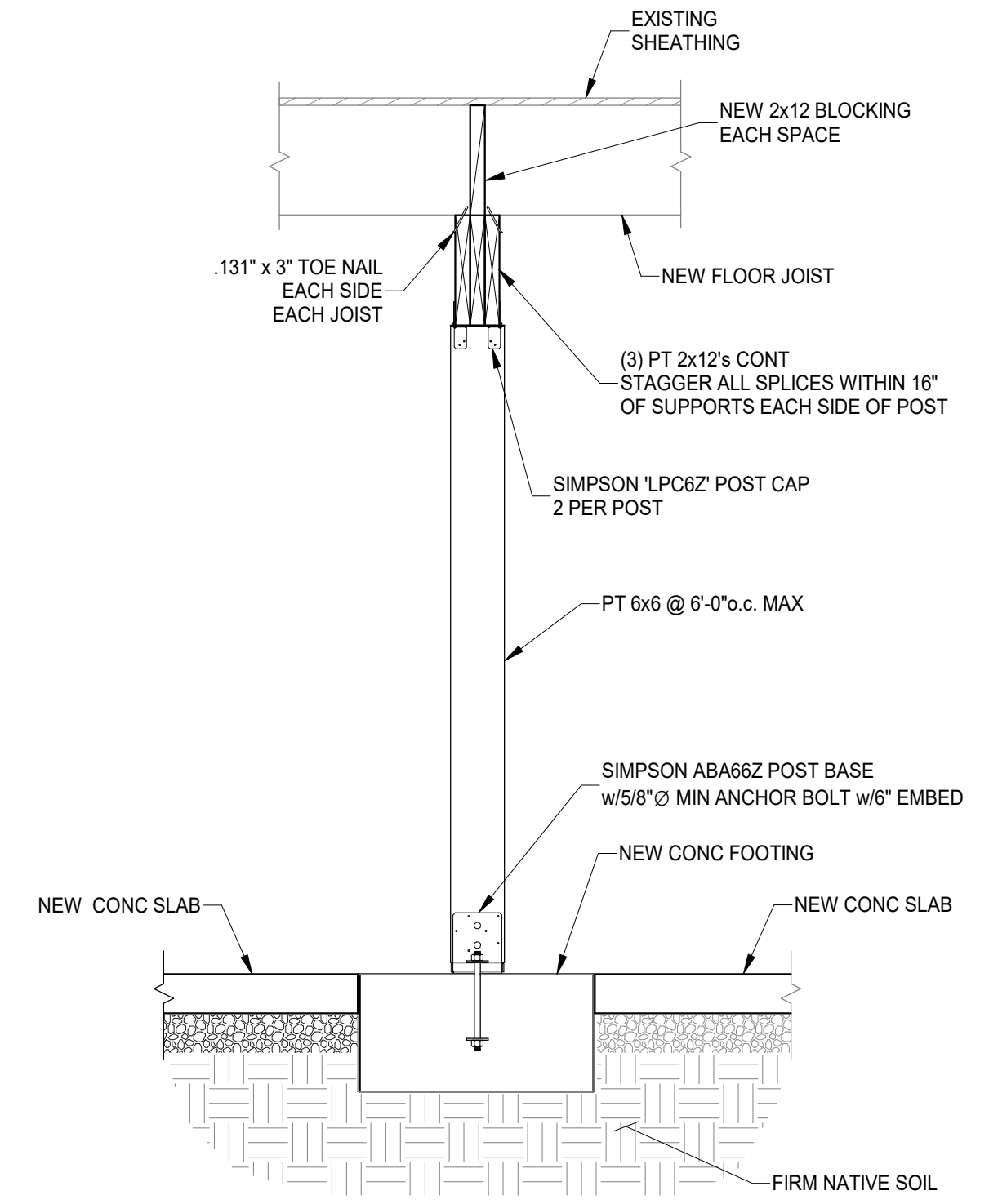
SECTION 5
SCALE 3/4" = 1'-0" S310



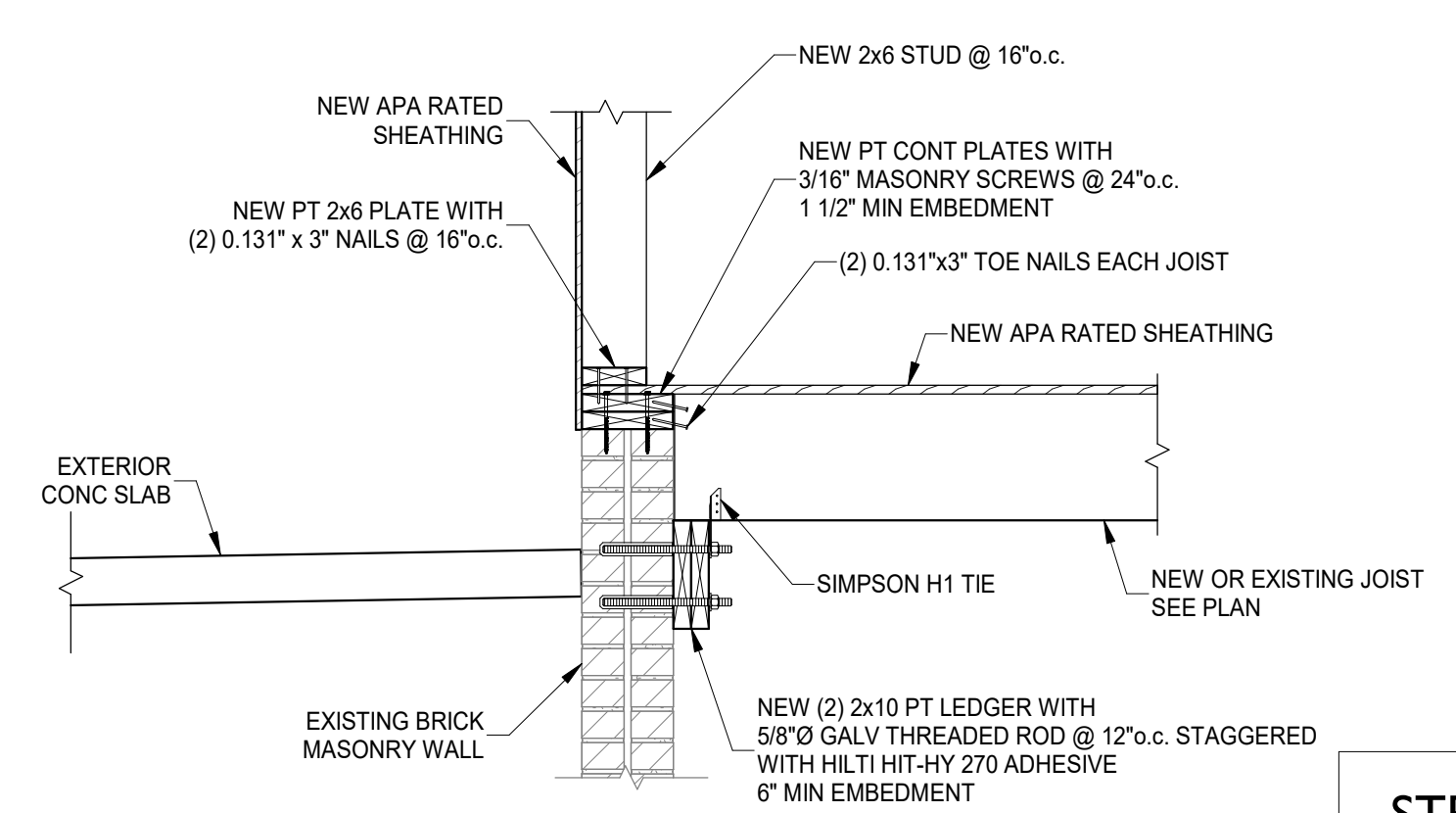
SECTION 6
SCALE 3/4" = 1'-0" S310



SECTION 7
SCALE 3/4" = 1'-0" S310



SECTION 8
SCALE 3/4" = 1'-0" S310



SECTION 9
SCALE 3/4" = 1'-0" S310



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Design Team: KCJ / SJ
Date: 02/17/2023

DRAWING TITLE: SECTIONS

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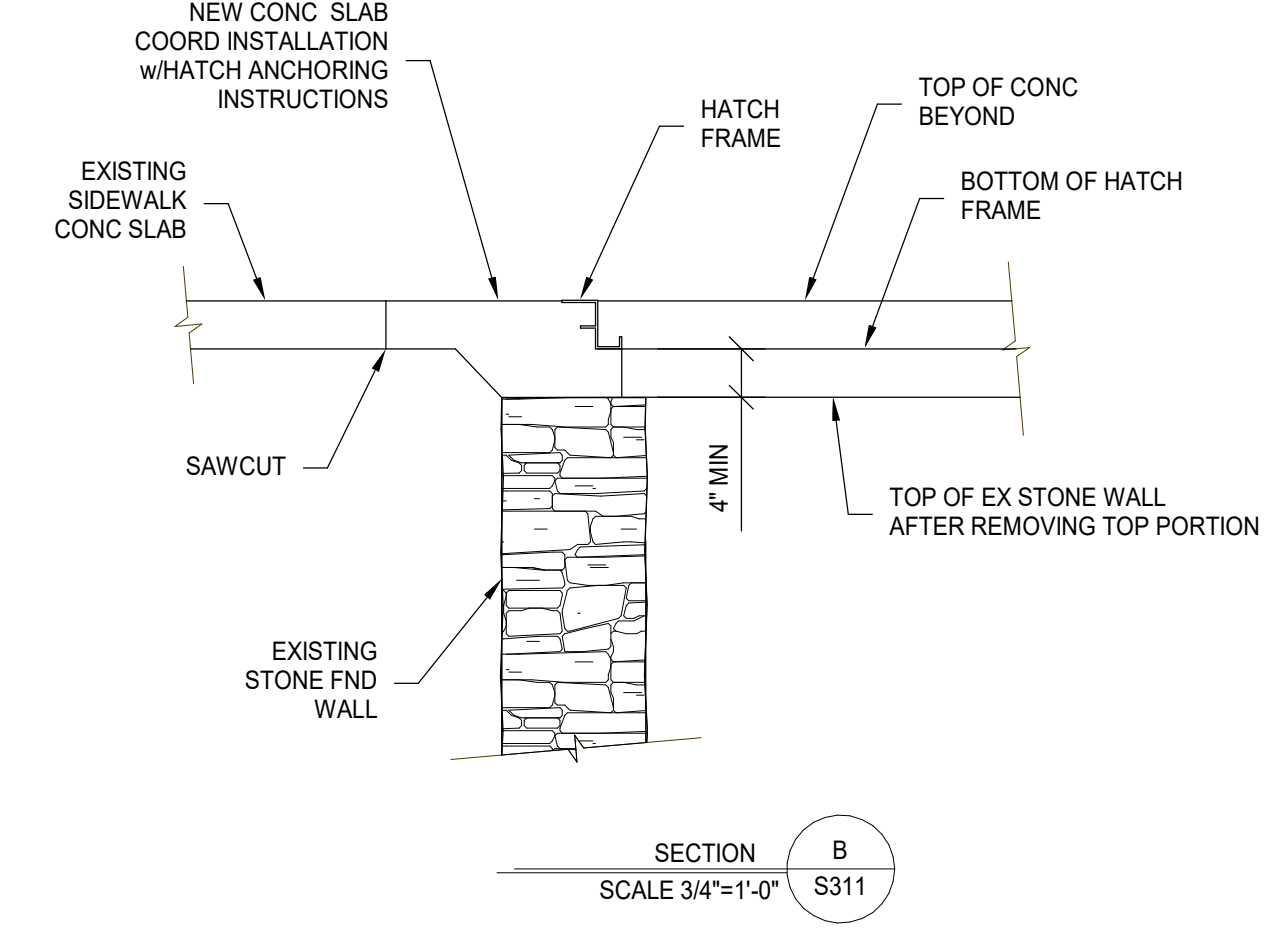
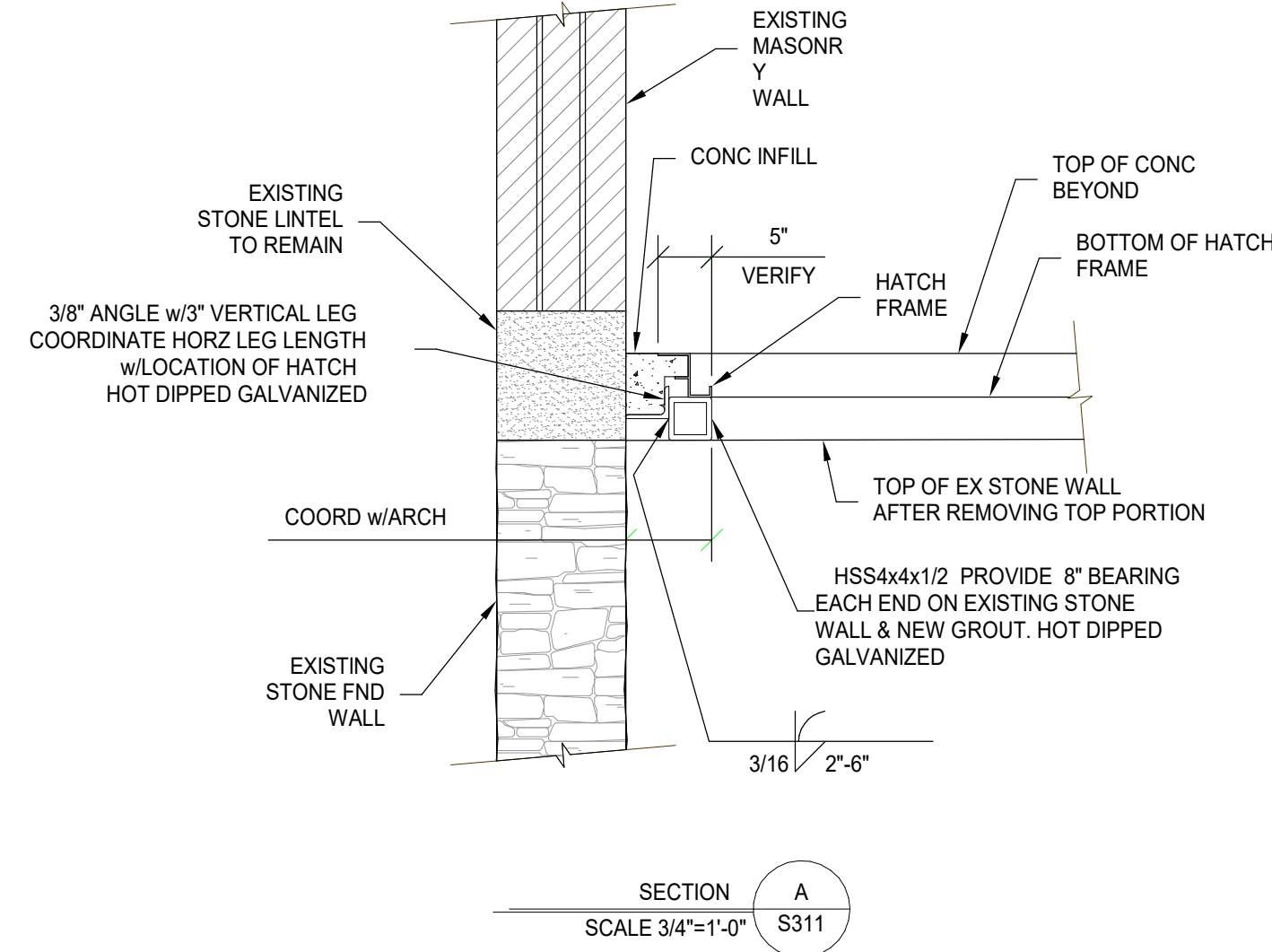
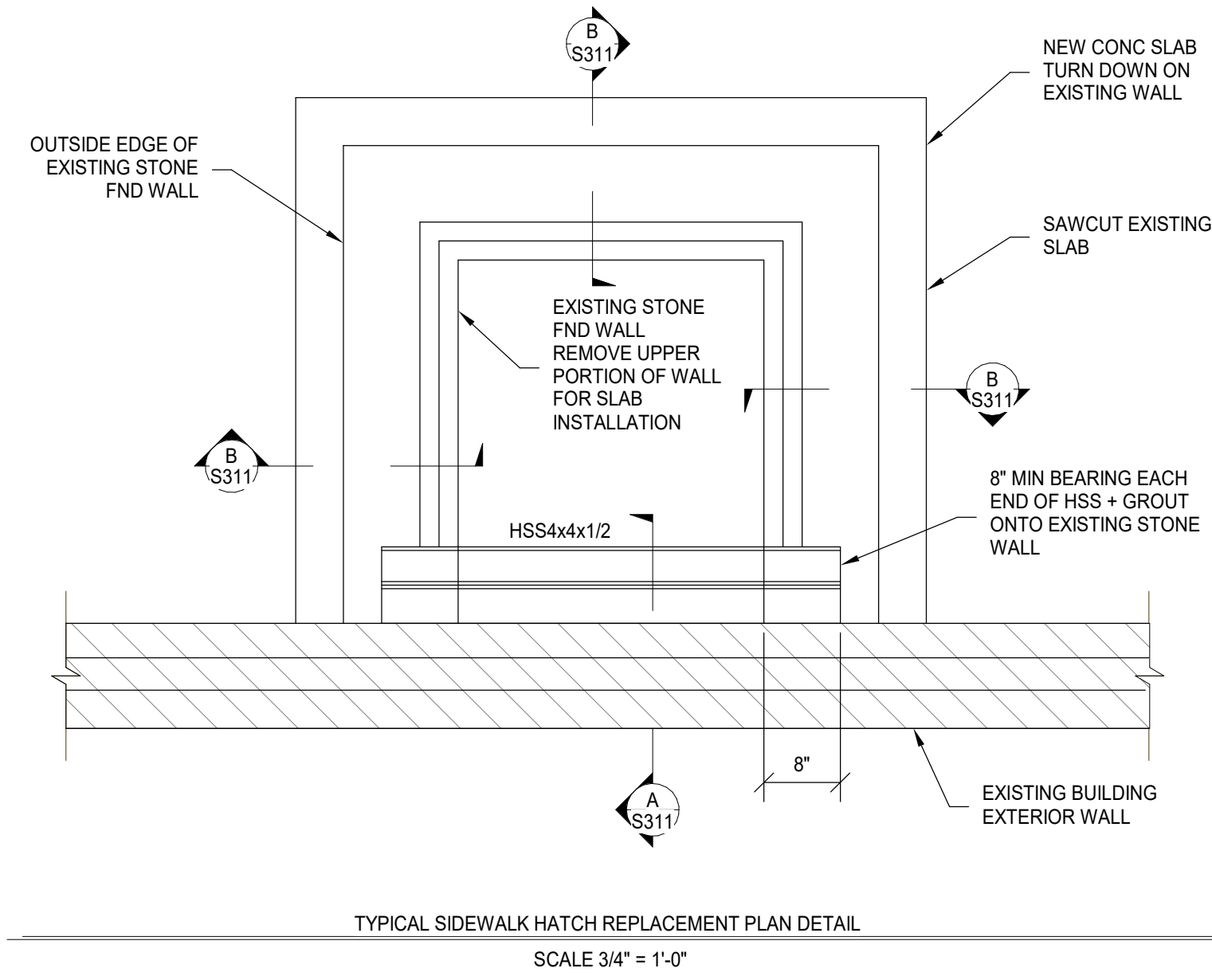
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PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

FINDLAY FLATS
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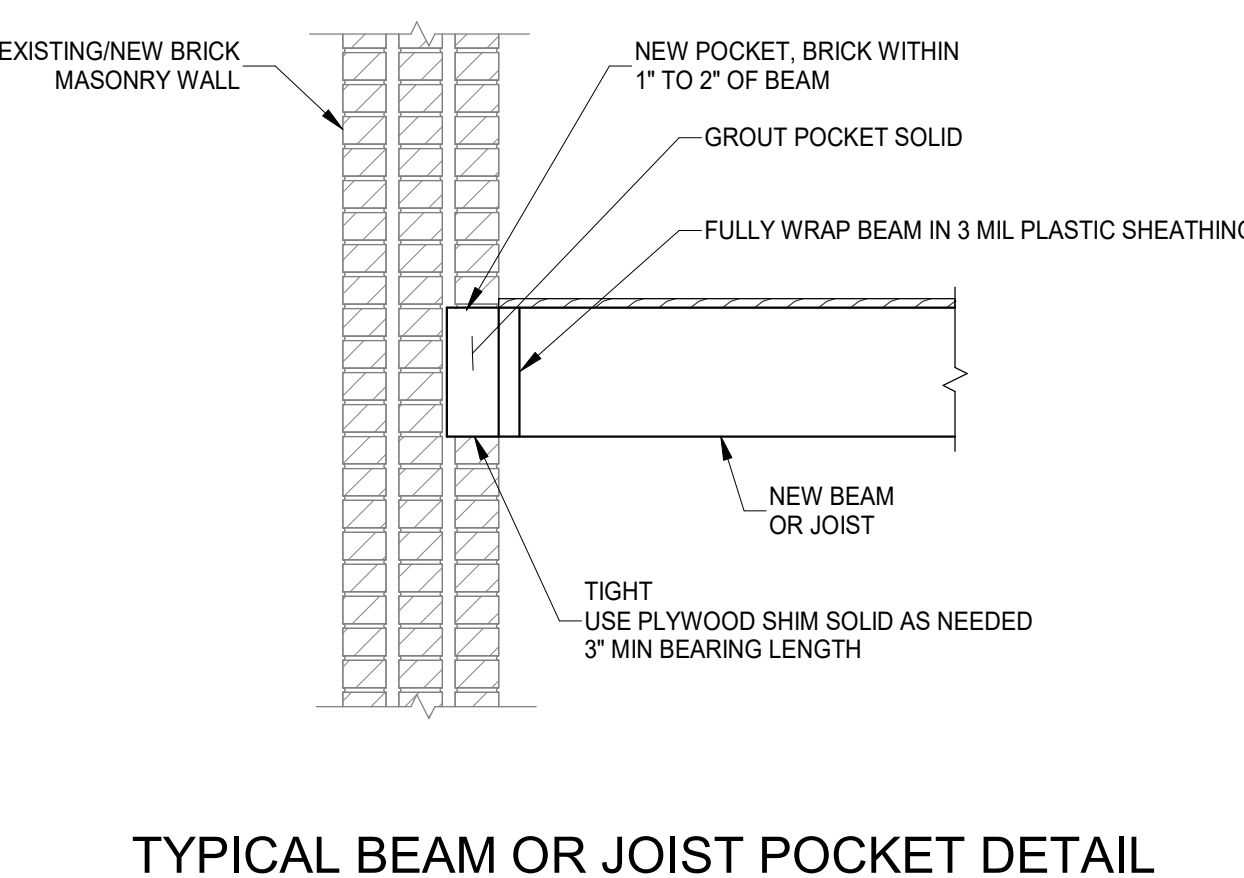
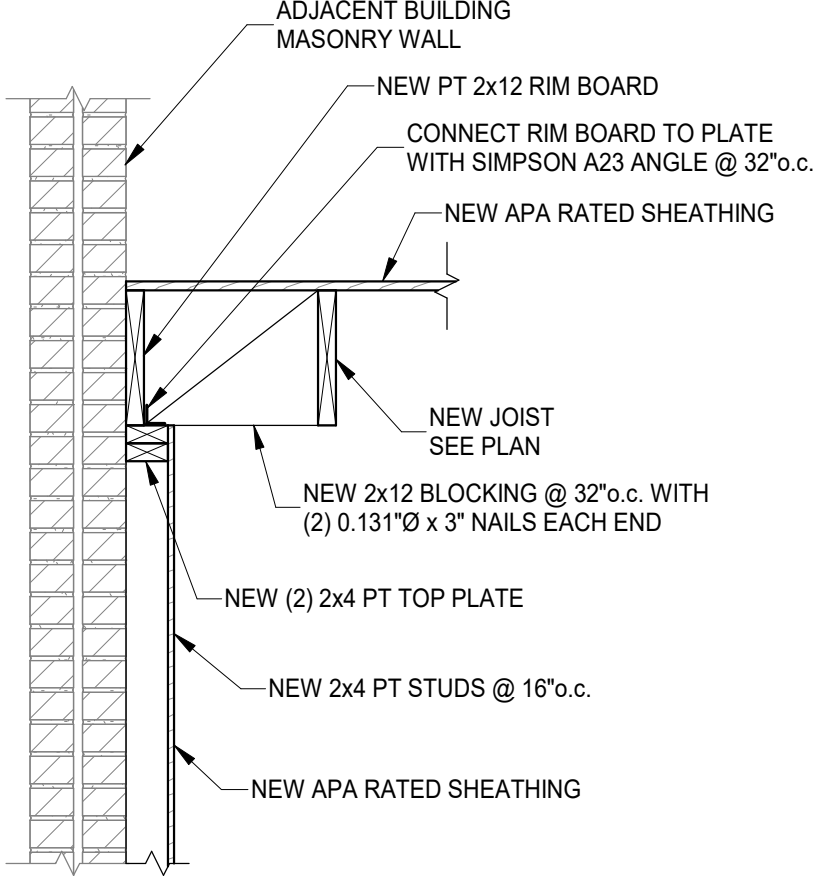
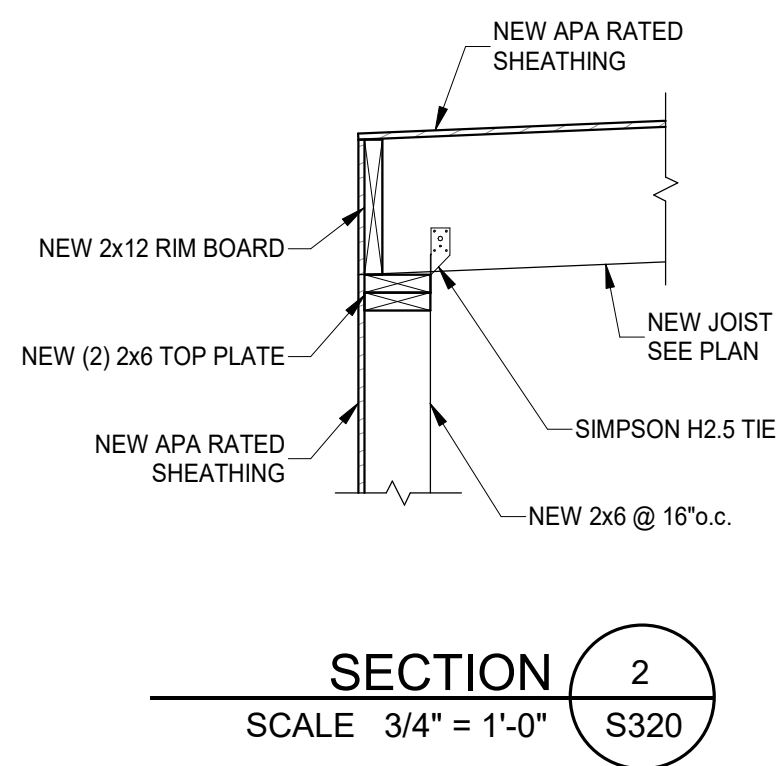
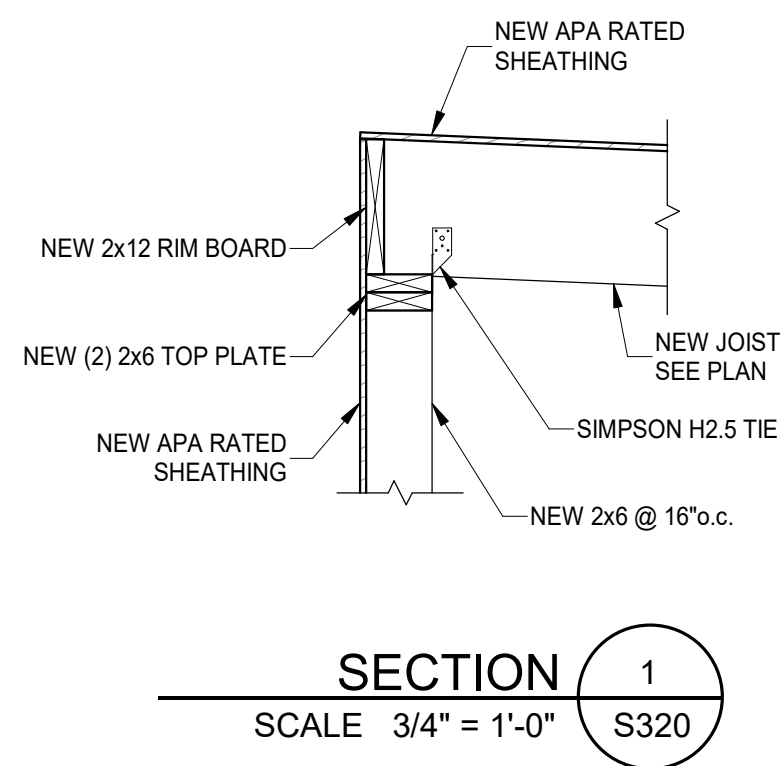
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Drawing No.

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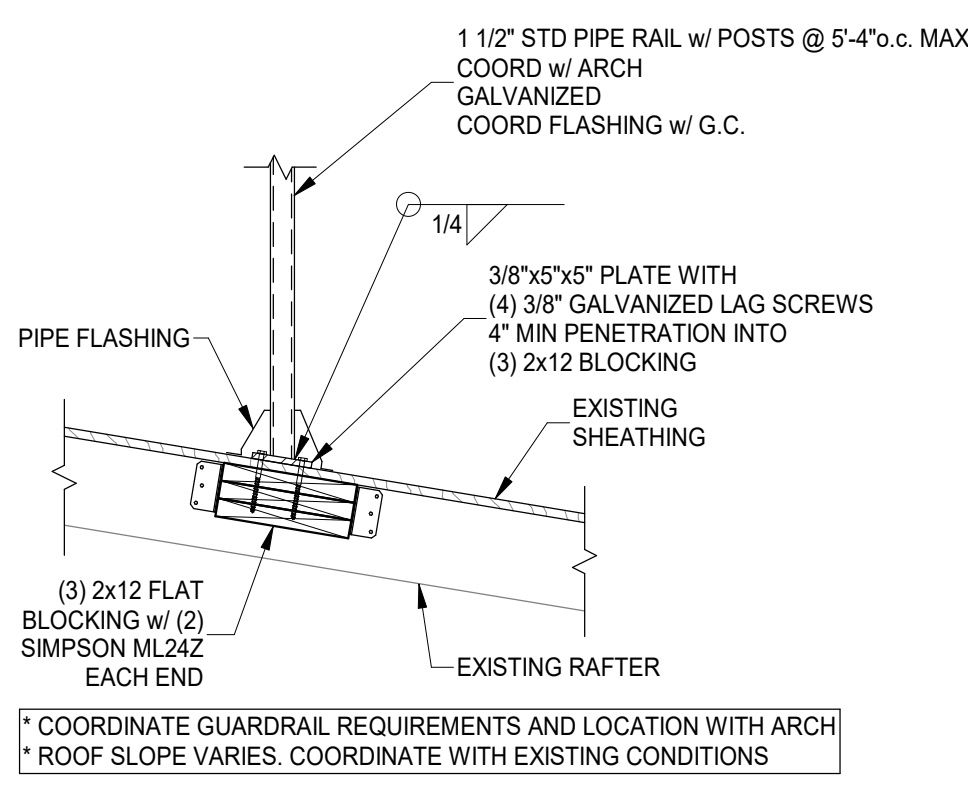


SECTION 1
SCALE 3/4" = 1'-0"
S320

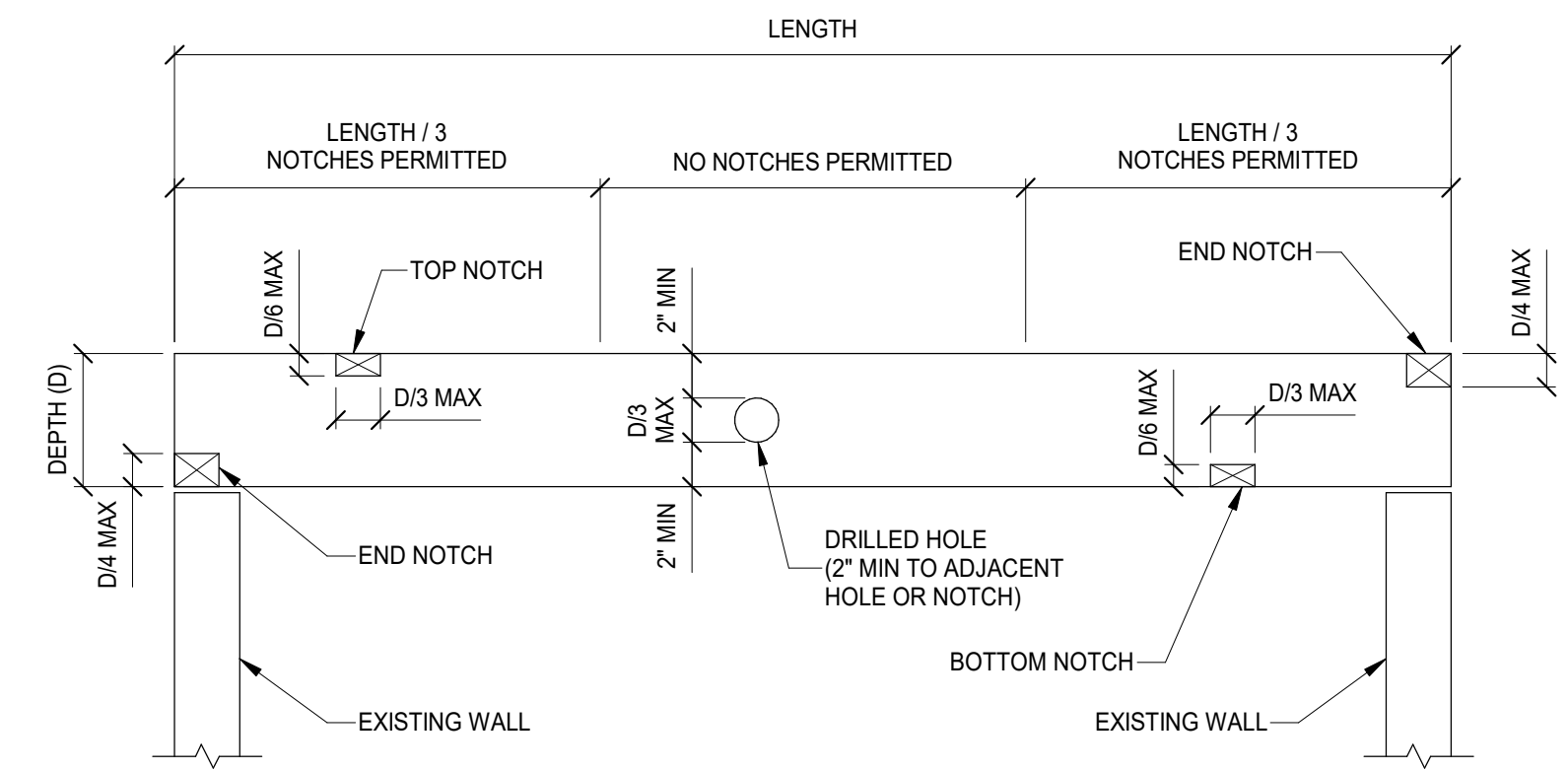
SECTION 2
SCALE 3/4" = 1'-0"
S320

SECTION 3
SCALE 3/4" = 1'-0"
S320

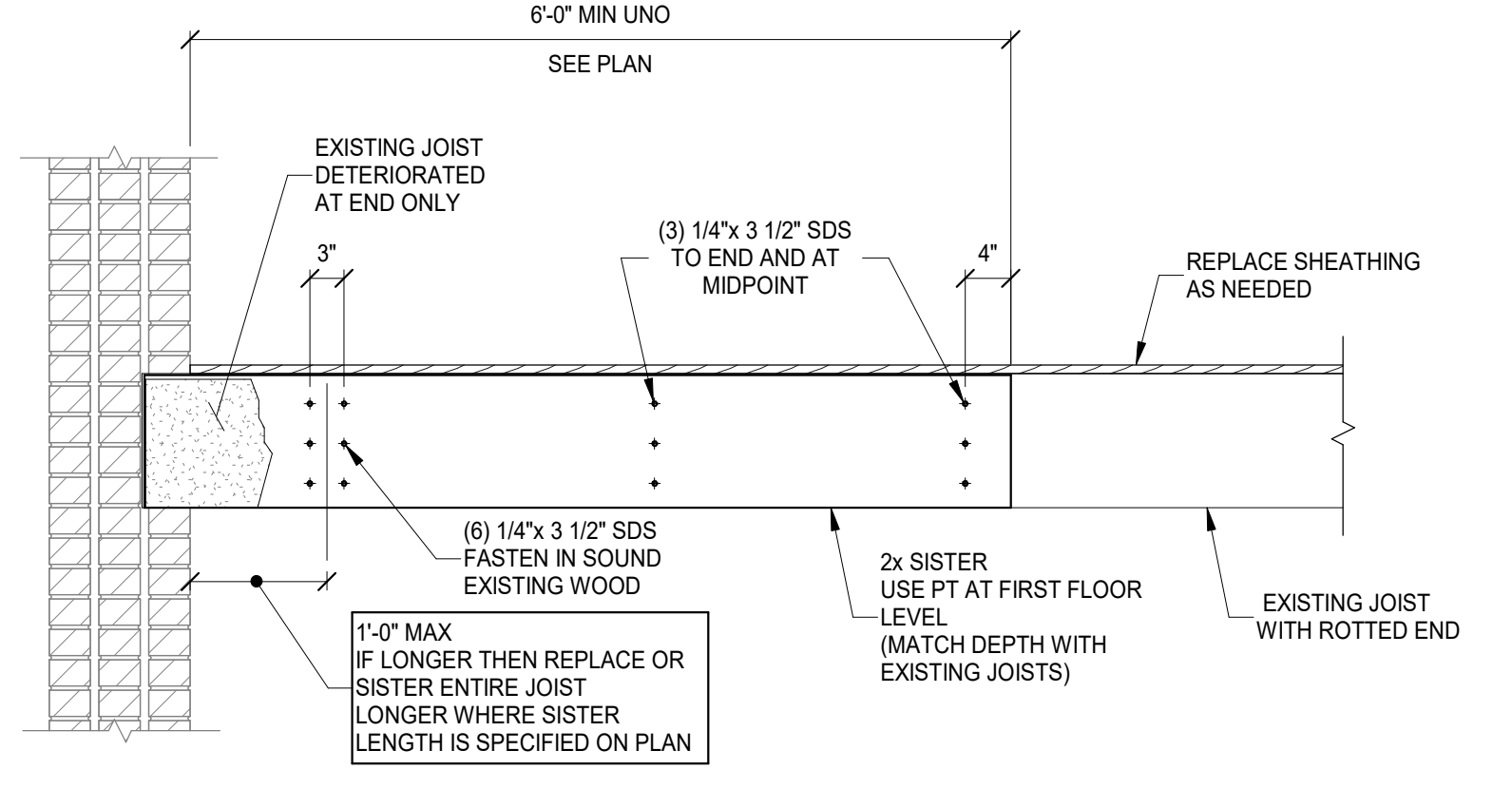
TYPICAL BEAM OR JOIST POCKET DETAIL
SCALE 3/4" = 1'-0"



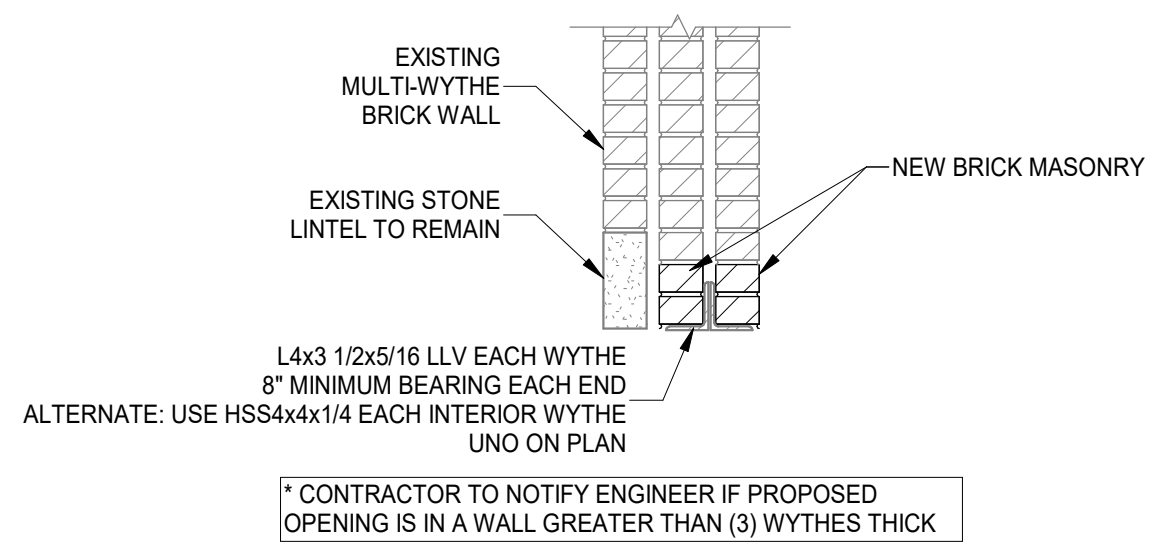
TYPICAL RAILING CONNECTION TO ROOF
SCALE 3/4" = 1'-0"



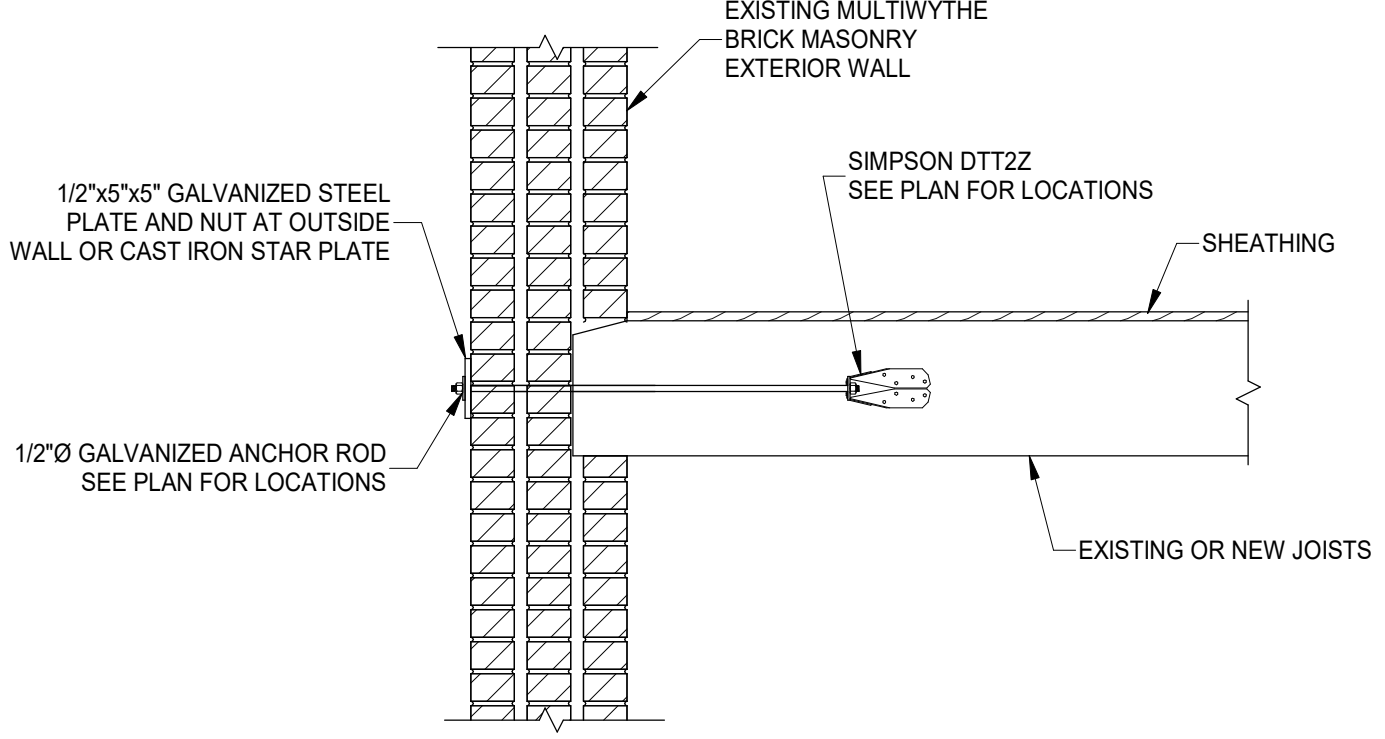
ALLOWABLE WOOD JOIST OPENINGS
SCALE 3/4" = 1'-0"



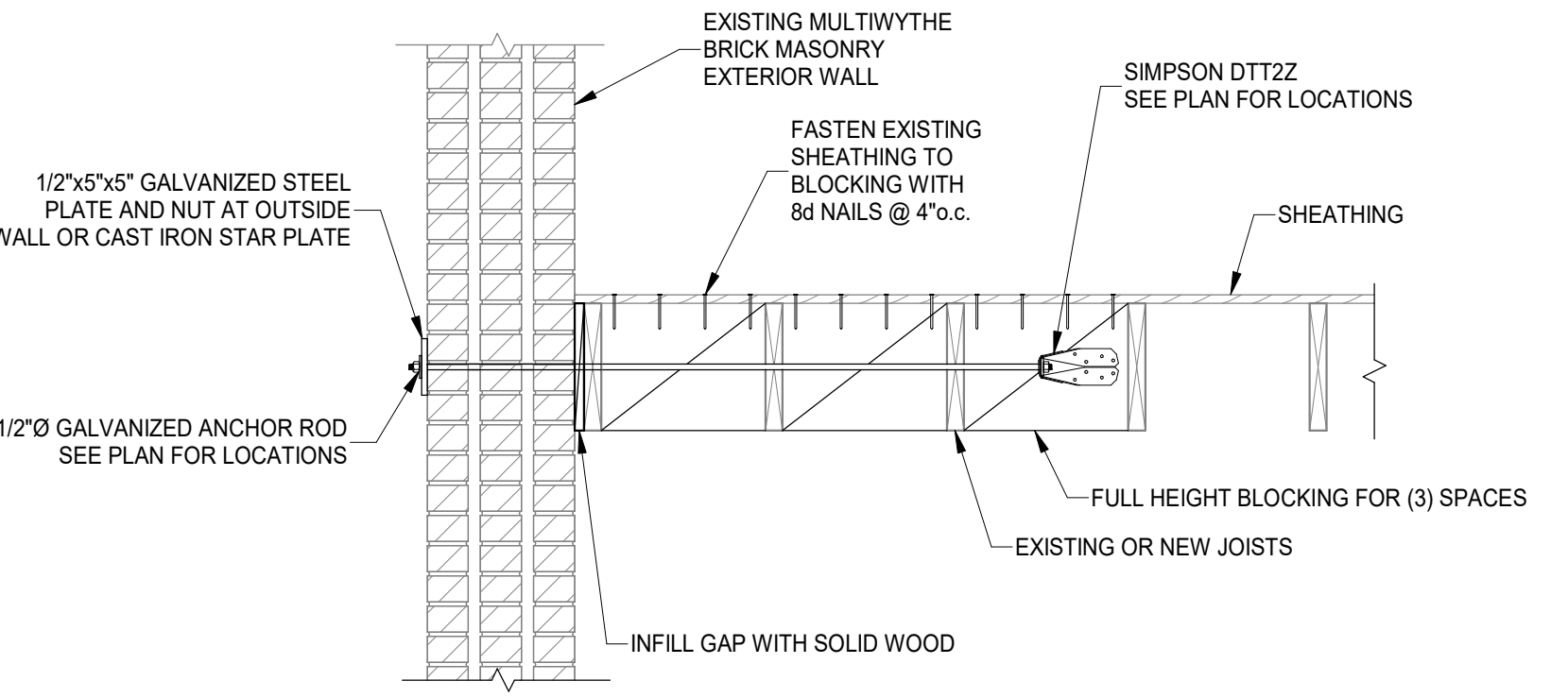
TYPICAL JOIST END SISTER DETAIL
SCALE 3/4" = 1'-0"



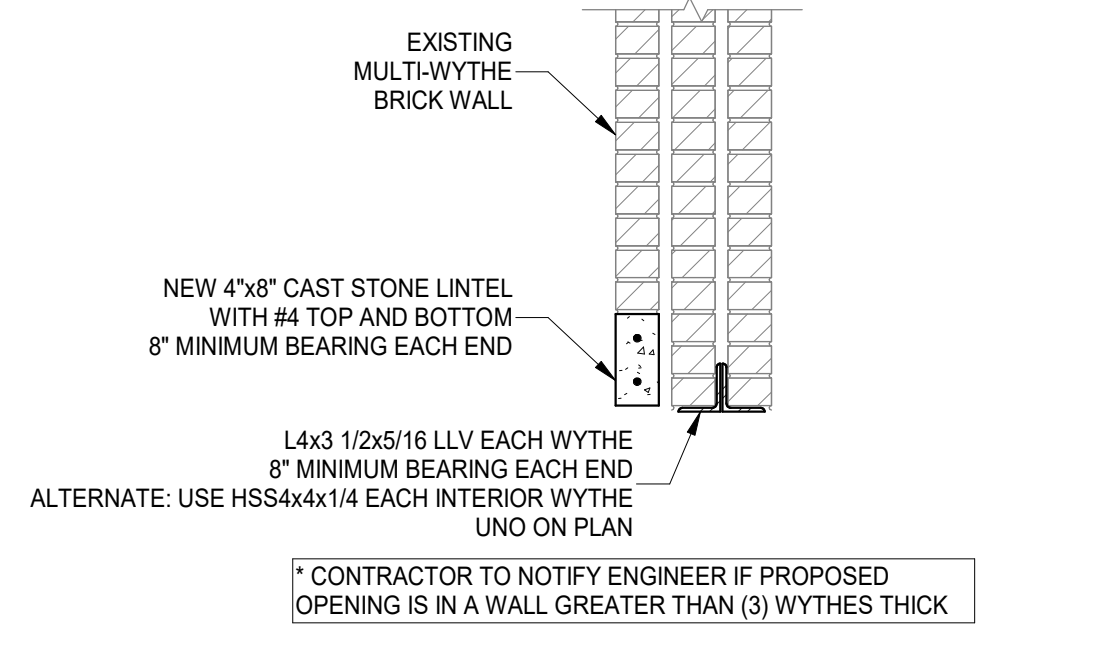
TYPICAL EXTERIOR WALL, INTERIOR LINTEL REPLACEMENT DETAIL
SCALE 3/4" = 1'-0"



TYPICAL WALL TIE JOIST PARALLEL
SCALE 3/4" = 1'-0"



TYPICAL WALL TIE JOIST PERPENDICULAR
SCALE 3/4" = 1'-0"



TYPICAL EXTERIOR LINTEL DETAIL
SCALE 3/4" = 1'-0"

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Design Team: KCJ / SJ
Date: 02/17/2023

DRAWING TITLE: FRAMING SECTIONS
PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
PROPOSED PROJECT: FINDLAY FLATS
1807 VINE STREET
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Proj. No.: 22146.20
Drawing No.

S320

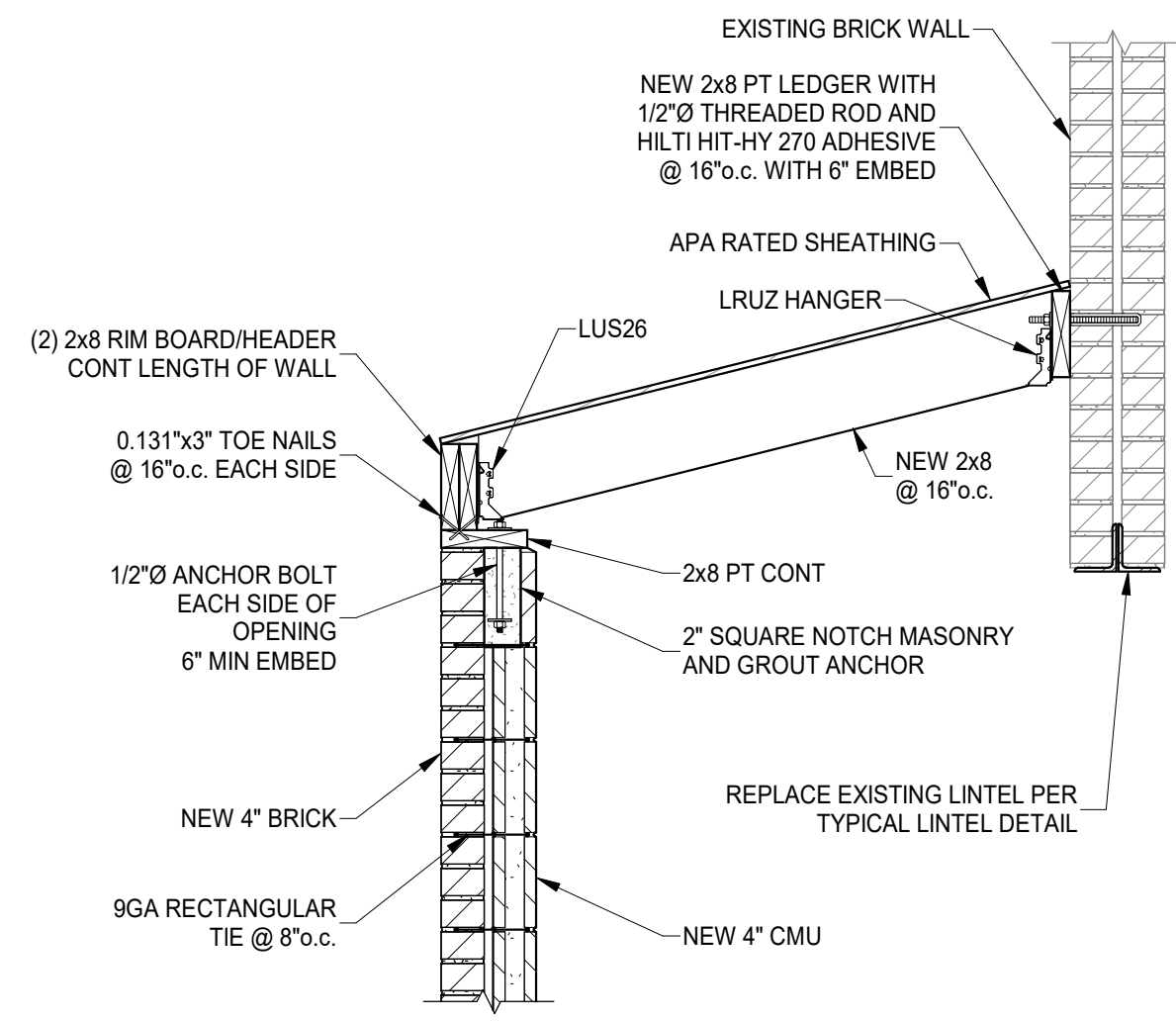
1807 VINE STREET

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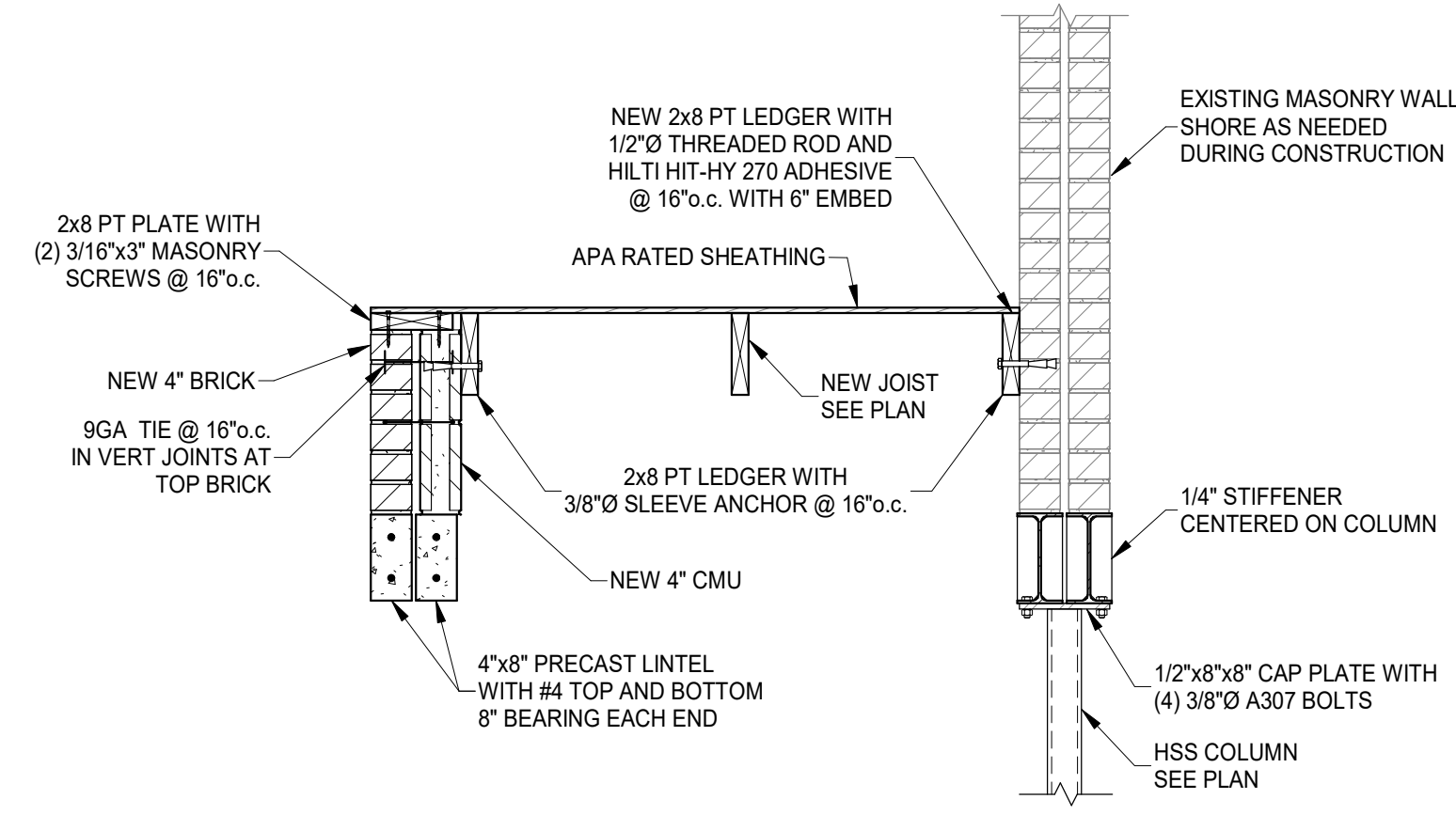
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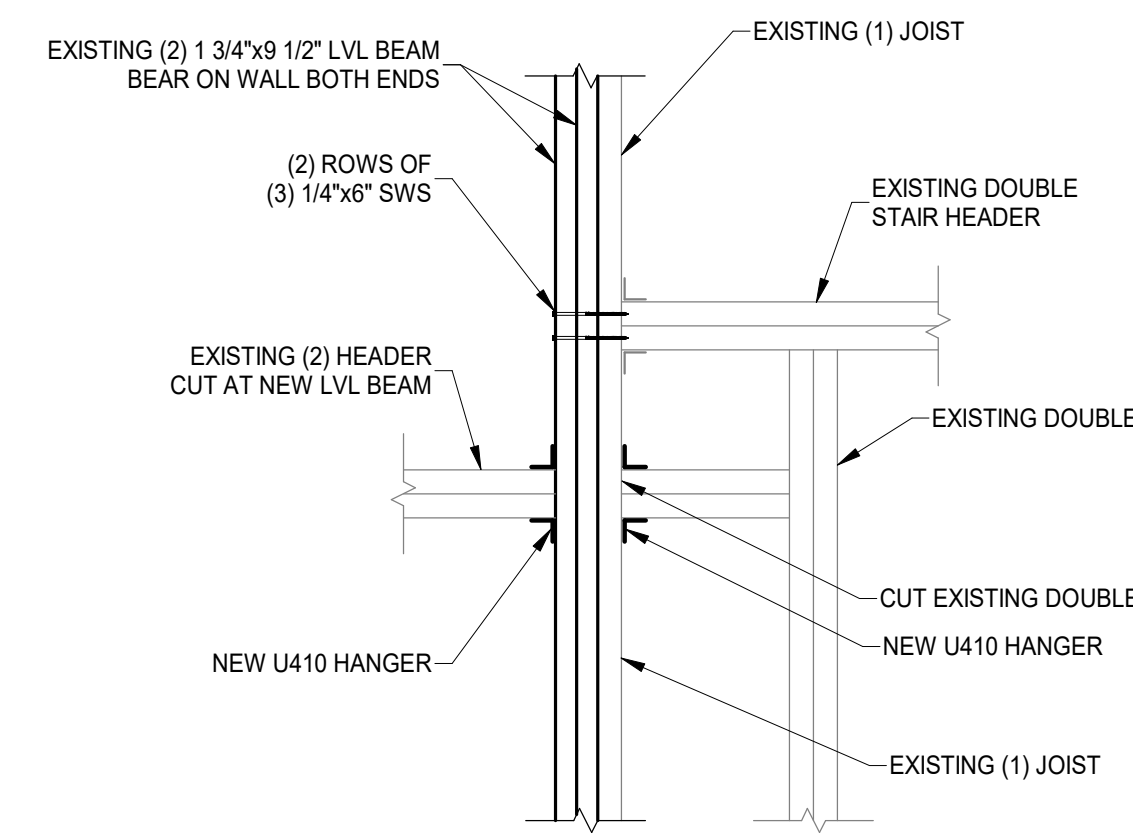
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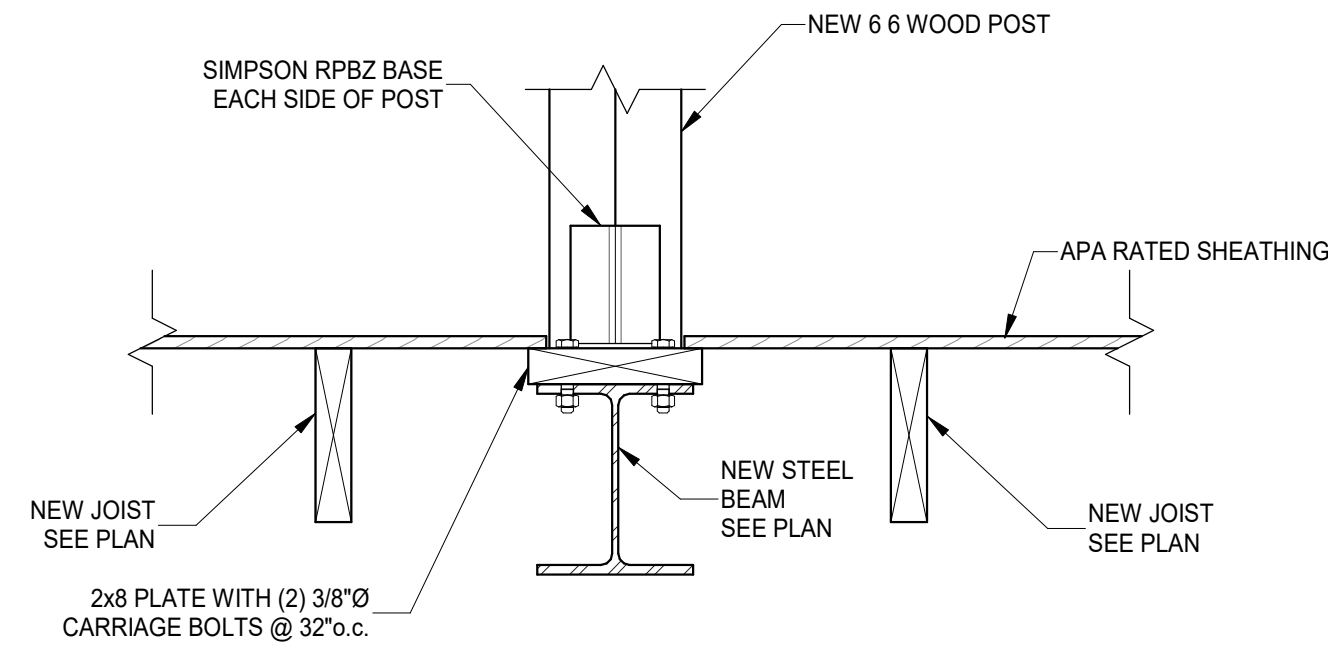
SECTION 4
SCALE 3/4" = 1'-0" S321



SECTION 5
SCALE 3/4" = 1'-0" S321



PLAN DETAIL A
SCALE 3/4" = 1'-0" S321



SECTION 6
SCALE 1 1/2" = 1'-0" S321



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Date: 02/17/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

FINDLAY FLATS
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Proj. No.: 22146.20
Drawing No.

S321

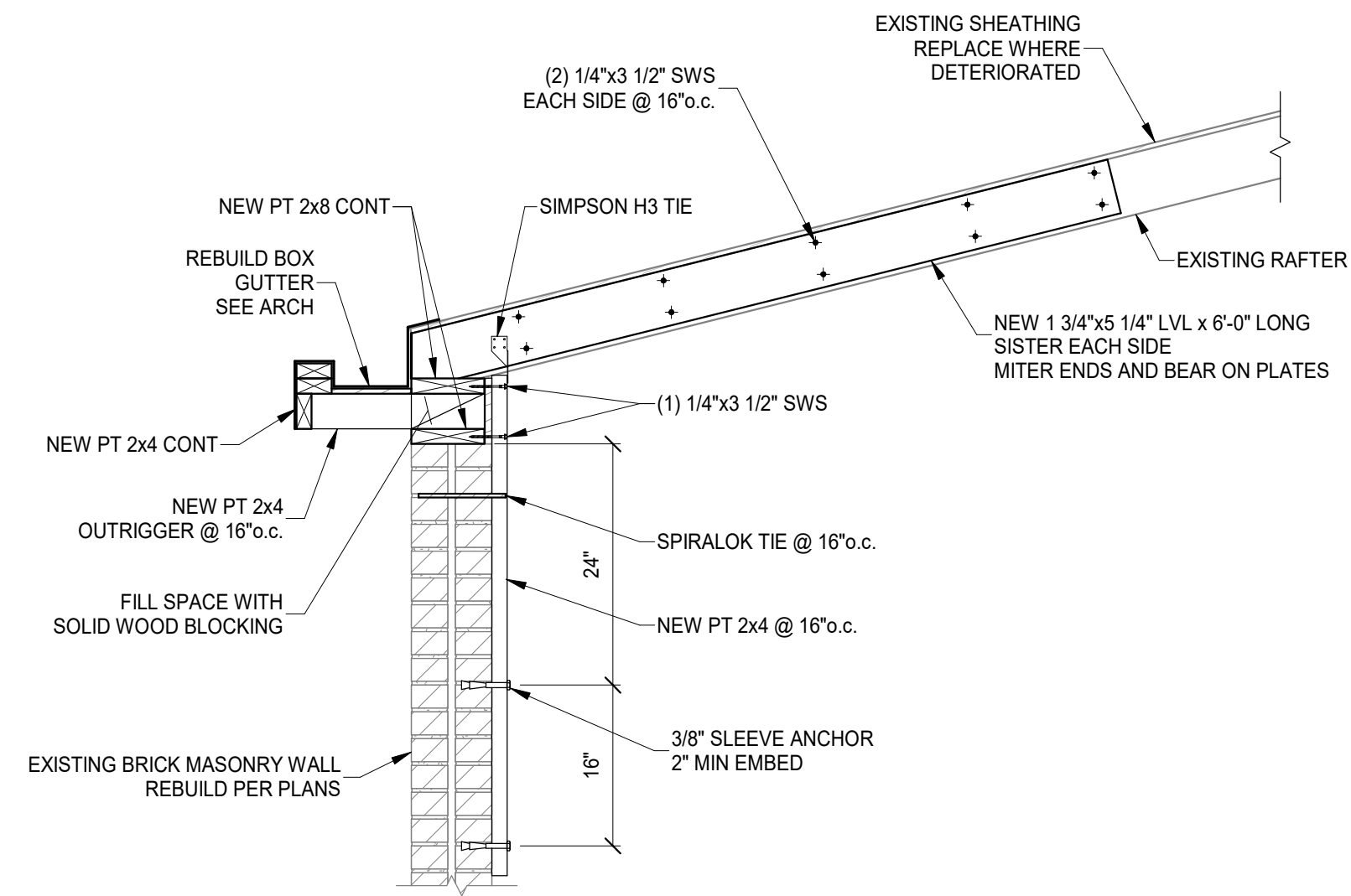
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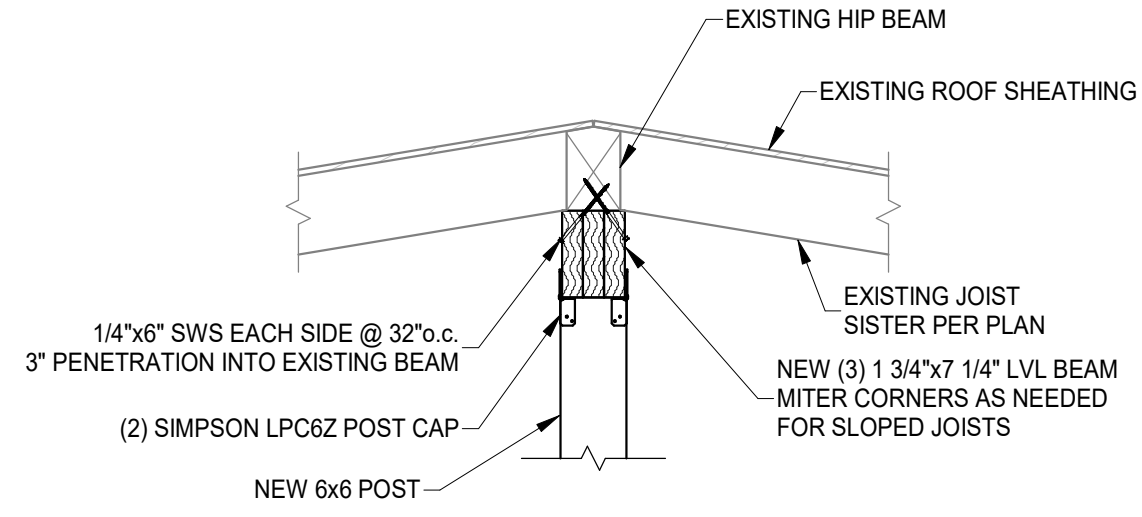
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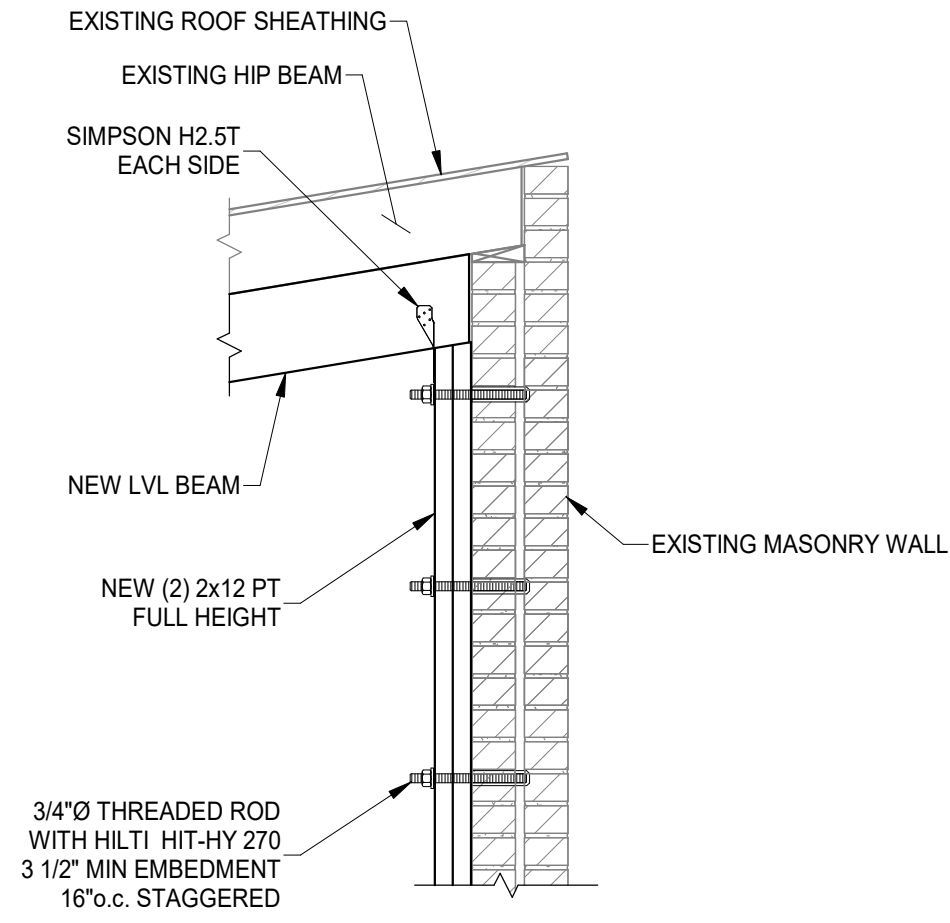
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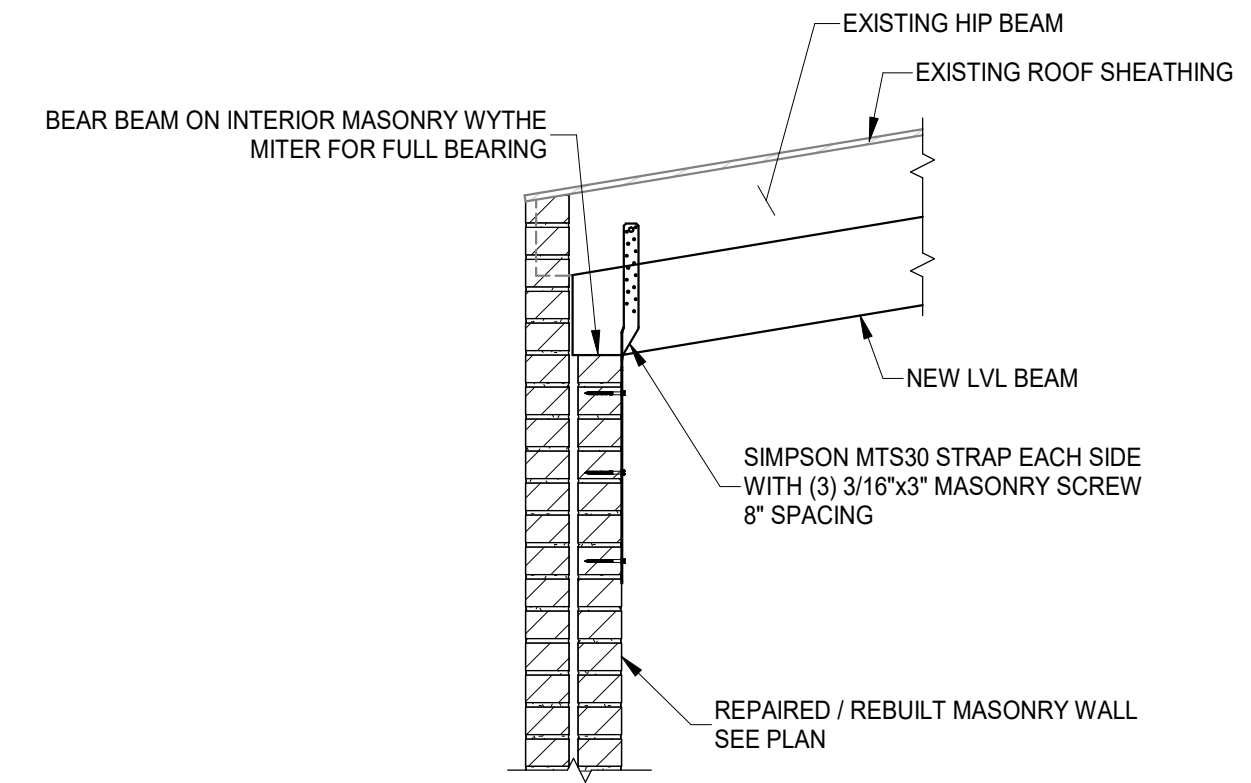
SECTION 1
SCALE 3/4" = 1'-0" S330



SECTION 2
SCALE 3/4" = 1'-0" S330



SECTION 3
SCALE 3/4" = 1'-0" S330



SECTION 4
SCALE 3/4" = 1'-0" S330



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DRAWING TITLE: SECTIONS

Z:\Project Directories\9700-9799\9757 - Findlay Flats - Findlay Paradise (Wilkommen ? Phase IV) - Construction Documents - Phase 2 (3 Buildings) 1807 VINE ST - MECHANICAL - BASEMENT - PLAN.dwg - EBS. Pk Date/Time: Aug 30, 2024 - 2:50pm - (K+)

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.

| EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE | | | | | |
|---|--|----------------|-----------------|----------------------|--|
| CALLOUT | DESCRIPTION | FACE SIZE (IN) | INLET SIZE (IN) | MODEL | NOTE 1 |
| DTG-1 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| EVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 6x7 | 40 | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 60 | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| FR-5 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 12x8 | 10x6 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| IVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT. | 8x9 | 60 | FAMCO SWVP | ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION | 8x8 | 6x6 | TITUS 350RL | STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE. |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SDG2W-3 | ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER | 14x6 | 12x4 | HART AND COOLEY/ SVH | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-4 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 12x8 | 10x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1WS-1 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 10x8 | 8x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR1WS-3 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 18x8 | 16x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR2W-2 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 12x6 | 10x4 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |
| SR2W-7 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 18x10 | 16x8 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |

- ### KEYED SHEET NOTES
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
 - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
 - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/ MAKE UP AIR.
 - ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 3" FROM PROPERTY LINE.
 - 3" FROM OPERABLE OPENINGS INTO BUILDING.
 - 10' FROM MECHANICAL AIR INTAKE.
 - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
 - 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER 717.6.1 EXCEPTION: DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
 - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
 - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
 - MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
 - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
 - ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

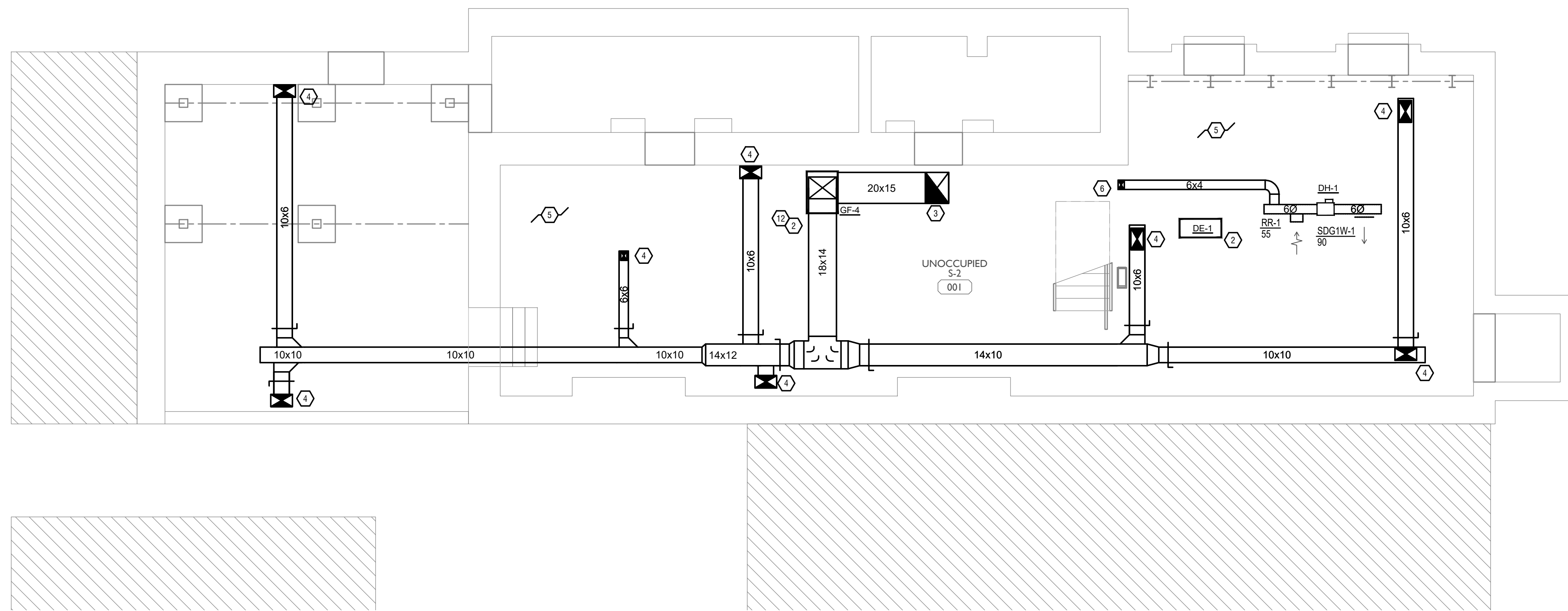
MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

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

HVAC DESIGN CONDITIONS

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

- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
 - COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
 - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
 - INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
 - PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
 - IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
 - ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
 - MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
 - ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM OR SERVICE, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
 - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
 - THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS:
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAUGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT. SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90. LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



SYMBOLS LEGEND - HVAC

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



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

MECHANICAL PLAN - BASEMENT | 1

PLATTE
architecture + design



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

Revisions

Checked By: SSS
Drawn by: RPG

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
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PROPOSED PROJECT:
RENOVATION FOR
1807 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

MI.00

Z:\Project_Directions\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamman - Phase II) - Construction Documents - Phase 2 (5 Buildings)\1807 VINE ST-REV-AKT-Acc-Model_Plot_Date/Time: Aug 29, 2024 - 10:50am - B: derek.grandy
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.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

| CALLOUT | DESCRIPTION | FACE SIZE (IN) | INLET SIZE (IN) | MODEL | NOTE 1 |
|---------|--|----------------|-----------------|----------------------|--|
| DTG-1 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| EVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 6x7 | 4Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| FR-5 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 12x8 | 10x6 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| IVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT. | 8x9 | 6Ø | FAMCO SWVP | ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION | 8x8 | 6x6 | TITUS 350RL | STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE. |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SDG2W-3 | ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER | 14x6 | 12x4 | HART AND COOLEY/ SVH | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-4 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 12x8 | 10x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1WS-1 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 10x8 | 8x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR1WS-3 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 18x8 | 16x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR2W-2 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 12x6 | 10x4 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |
| SR2W-7 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 18x10 | 16x8 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM CSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3' FROM PROPERTY LINE.
 - 3' FROM OPERABLE OPENINGS INTO BUILDING.
 - 1Ø FROM MECHANICAL AIR INTAKE.
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
- DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
- ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

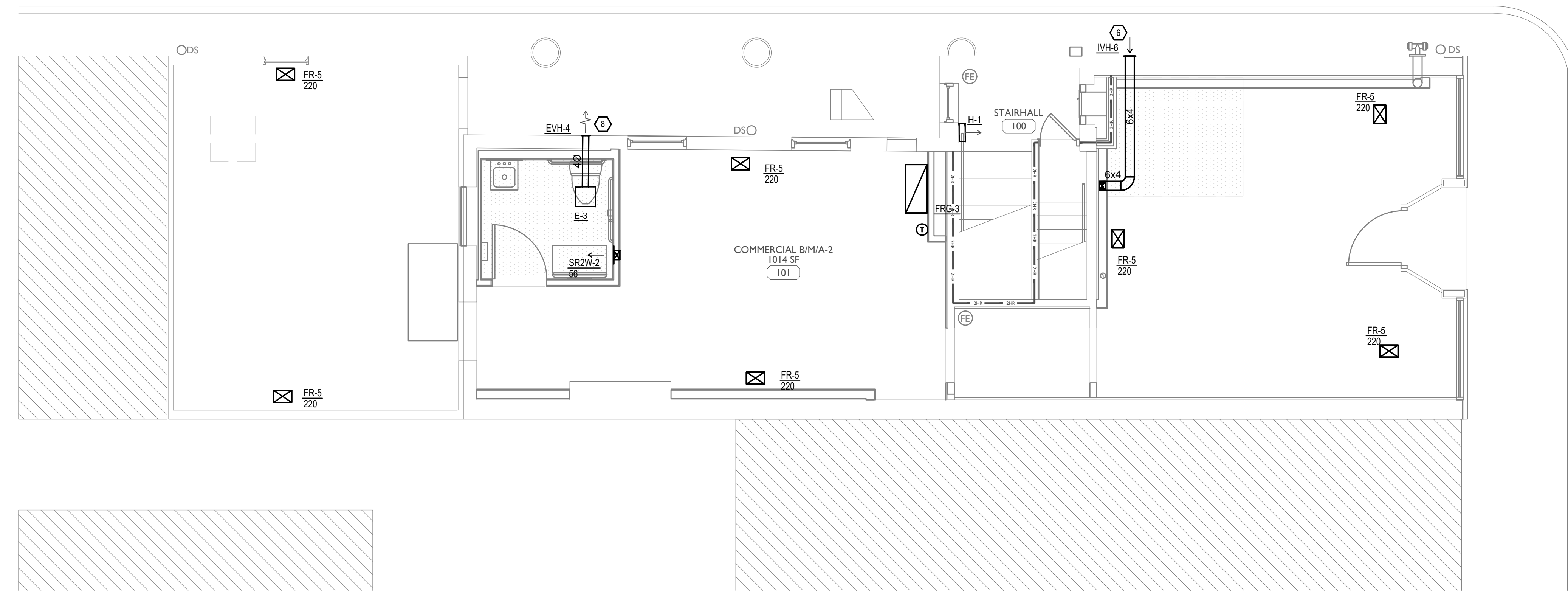
MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC EQUIPMENT TO RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

HVAC DESIGN CONDITIONS

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

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
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- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
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- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 26 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SHIELD PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



SYMBOLS LEGEND - HVAC

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

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

MECHANICAL PLAN - FIRST FLOOR



PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE ST.**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022



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

Revisions

Checked By: SSS
Drawn by: RFG

FR-09757
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TEAMWORK • COLLABORATION
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PROPOSED PROJECT:
**RENOVATION FOR
1807 VINE ST.**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

MI.01

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

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II) - Construction Documents - Phase 2 (3 Buildings) \1807 VINE ST. REF - ART. Auto-Model. Plot Date/Time: Aug 29, 2024 - 10:50am - Dr. Derek Grundy
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

| CALLOUT | DESCRIPTION | FACE SIZE (IN) | INLET SIZE (IN) | MODEL | NOTE 1 |
|---------|--|----------------|-----------------|----------------------|--|
| DTG-1 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| EVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 6x7 | 4Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| FR-5 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 12x8 | 10x6 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| IVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT. | 8x9 | 6Ø | FAMCO SWVP | ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
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| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SDG2W-3 | ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER | 14x6 | 12x4 | HART AND COOLEY/ SVH | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-4 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 12x8 | 10x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1WS-1 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 10x8 | 8x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR1WS-3 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 18x8 | 16x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR2W-2 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 12x6 | 10x4 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |
| SR2W-7 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 18x10 | 16x8 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/ MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3" FROM PROPERTY LINE
 - 3" FROM OPERABLE OPENINGS INTO BUILDING.
 - 10" FROM MECHANICAL AIR INTAKE
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER 717.6.1 EXCEPTION, DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CALK AROUND ALL PENETRATIONS. REFER TO DETAIL.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
- DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
- ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

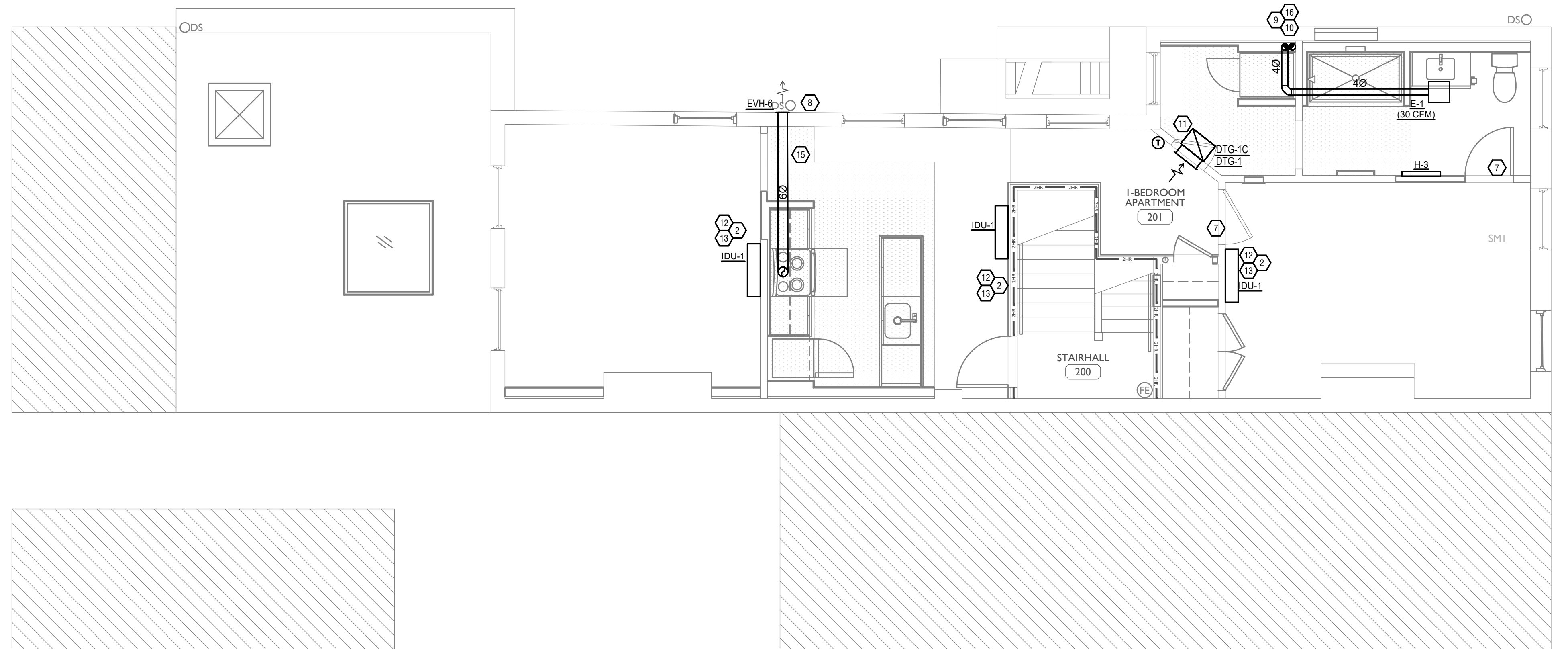
MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC EQUIPMENT TO RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

HVAC DESIGN CONDITIONS

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

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 26 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



SYMBOLS LEGEND - HVAC

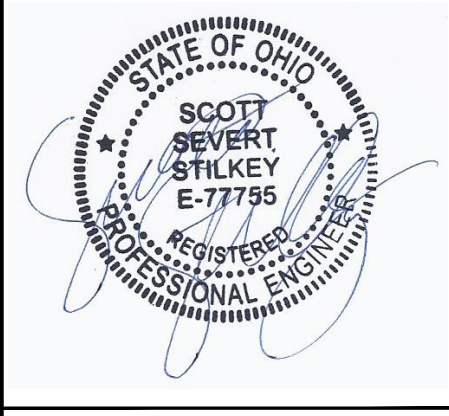
| | |
|--|--------------------------------|
| | THERMOSTAT |
| | CEILING DIFFUSER |
| | SIDE WALL GRILL |
| | RETURN WALL GRILL |
| | AIR FLOW DIRECTION |
| | DUCTWORK |
| | TYPICAL SUPPLY DUCT DN |
| | TYPICAL RETURN DUCT DN |
| | TYPICAL EXHAUST DUCT |
| | TURNING VANES |
| | FLEXIBLE DUCT, 8'-0" LONG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



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

MECHANICAL PLAN - SECOND FLOOR | 1

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

Revisions

Checked By: SSS

Drawn by: RFG

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ENGINEERING BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION SHARED SUCCESS
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 MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.02

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II) - Construction Documents - Phase 2 (3 Buildings)\1807 VINE ST. - AHU-A-1.5 Model - Plot Date/Time: Aug 29, 2024 - 10:50am - Bc_derek_grundy
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

| CALLOUT | DESCRIPTION | FACE SIZE (IN) | INLET SIZE (IN) | MODEL | NOTE 1 |
|---------|--|----------------|-----------------|----------------------|--|
| DTG-1 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| EVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 6x7 | 4Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| FR-5 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 12x8 | 10x6 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| IVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT. | 8x9 | 6Ø | FAMCO SWVP | ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION | 8x8 | 6x6 | TITUS 350RL | STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE. |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SDG2W-3 | ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER | 14x6 | 12x4 | HART AND COOLEY/ SVH | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-4 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 12x8 | 10x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1WS-1 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 10x8 | 8x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR1WS-3 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 18x8 | 16x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR2W-2 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 12x6 | 10x4 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |
| SR2W-7 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 18x10 | 16x8 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/ MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 1" 3" FROM PROPERTY LINE
 - 2" 3" FROM OPERABLE OPENINGS INTO BUILDING.
 - 3" 10" FROM MECHANICAL AIR INTAKE
 - 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
 - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
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MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

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

HVAC DESIGN CONDITIONS

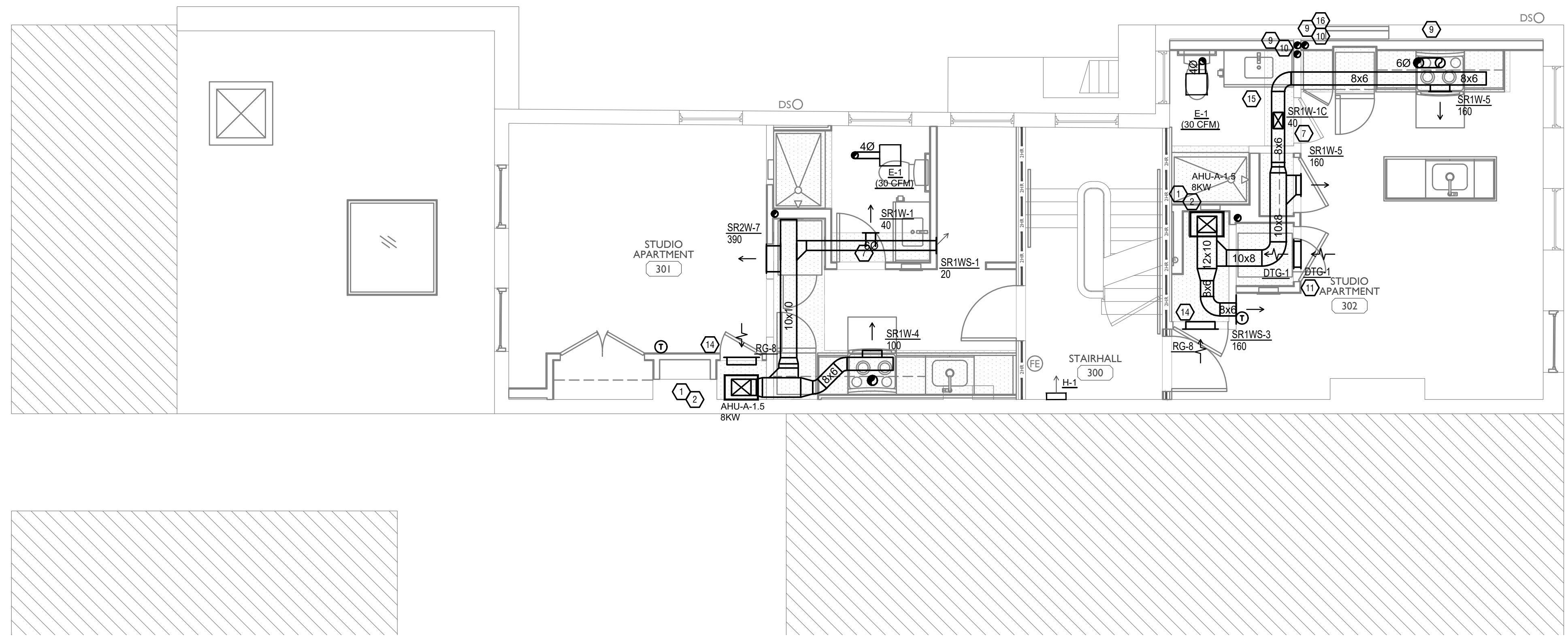
| COMMERCIAL | | RESIDENTIAL | |
|------------|---------------|-------------|---------------|
| COOLING | 93 DB / 75 WB | COOLING | 93 DB / 75 WB |
| HEATING | OUTDOOR: 0 DB | HEATING | OUTDOOR: 0 DB |
| INDOOR: 72 | INDOOR: 70 | INDOOR: 75 | INDOOR: 70 |

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
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- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
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 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 26 GAGE.
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 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SHIELD PLATES AND BELOW TOP PLATES.
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 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.

SYMBOLS LEGEND - HVAC

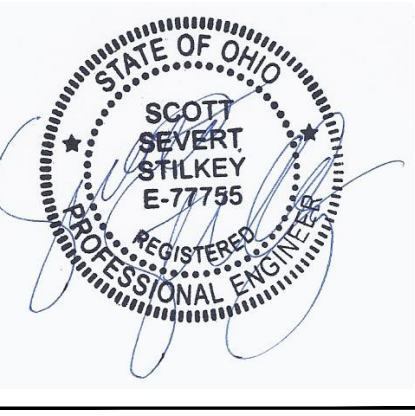
| | |
|--|--------------------------------|
| | THERMOSTAT |
| | CEILING DIFFUSER |
| | SIDE WALL GRILL |
| | RETURN WALL GRILL |
| | AIR FLOW DIRECTION |
| | DUCTWORK |
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| | MVD MANUAL VOLUME DAMPER |
| | DROPPED CEILING/SOFFT |



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

MECHANICAL PLAN - THIRD FLOOR | 1

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 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: RFG

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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.03

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)-Construction Documents-Phase 2 (3 Buildings)\1807 VINE ST-REF-ART-Arch-Model-Plot-Date/Time: Aug 29, 2024-10:50am - Bc_derek_grundy
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EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

| CALLOUT | DESCRIPTION | FACE SIZE (IN) | INLET SIZE (IN) | MODEL | NOTE 1 |
|---------|--|----------------|-----------------|----------------------|--|
| DTG-1 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
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| FR-5 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 12x8 | 10x6 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| IVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT. | 8x9 | 6Ø | FAMCO SWVP | ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION | 8x8 | 6x6 | TITUS 350RL | STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE. |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SDG2W-3 | ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER | 14x6 | 12x4 | HART AND COOLEY/ SVH | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-4 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 12x8 | 10x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1WS-1 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 10x8 | 8x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR1WS-3 | STEEL 1-WAY REGISTER, MS DAMPER, 1/2" FIN SPACING | 18x8 | 16x6 | HART AND COOLEY/ 681 | ADJUSTABLE DAMPER, SIDE DEFLECTION, BRIGHT WHITE FINISH |
| SR2W-2 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 12x6 | 10x4 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |
| SR2W-7 | STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING | 18x10 | 16x8 | HART AND COOLEY/ 661 | ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH |

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
- SUPPLY DUCT UP TO FIRST FLOOR.
- ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
- FRESH AIR INTAKE THRU WALL TO WALL CAP.
- UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN/ MAKE UP AIR.
- ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3" FROM PROPERTY LINE
 - 3" FROM OPERABLE OPENINGS INTO BUILDING.
 - 10" FROM MECHANICAL AIR INTAKE
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
- EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL LINE-SET COVERS FOR ALL EXPOSED REFRIGERANT PIPING AND CONDENSATE PIPING.
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- ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

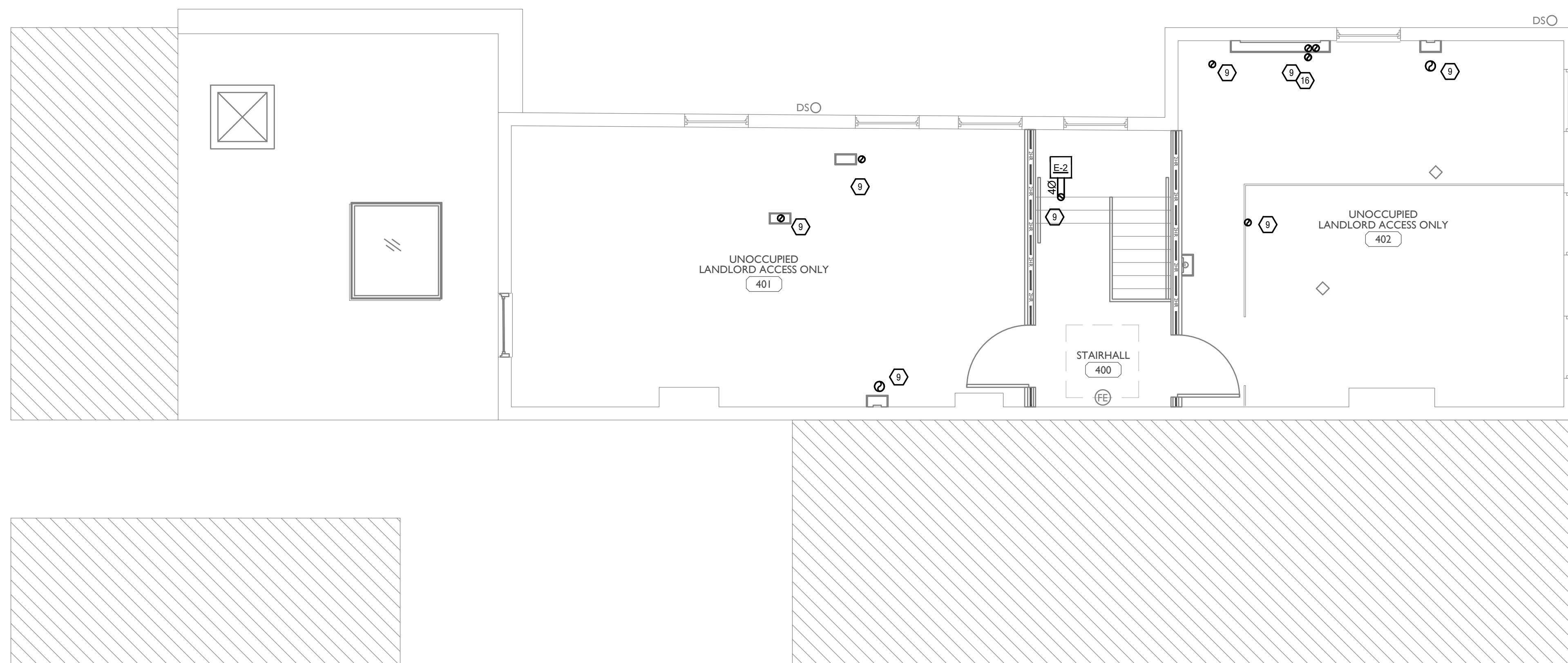
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HVAC DESIGN CONDITIONS

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

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
- ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
- MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SHIELD PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



SYMBOLS LEGEND - HVAC

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



MECHANICAL PLAN - FOURTH FLOOR

PLATTE
 architecture + design



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

Revisions

Checked By: SSS

Drawn by: RPG

FR-09757
ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
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 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.04

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Parcside (Williams) 2 Phase II - Construction Documents - Phase 2 (3 Buildings)\1807 VINE ST - 05-MECHANICAL-ROOF-PLAN.dwg - EBS - Plot Date/Time: Aug 30, 2024 - 2:46pm - Br. 4(+)

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.

EBS - RESIDENTIAL DIFFUSER, GRILLE, AND REGISTER SCHEDULE

| CALLOUT | DESCRIPTION | FACE SIZE (IN) | INLET SIZE (IN) | MODEL | NOTE 1 |
|---------|--|----------------|-----------------|----------------------|--|
| DTG-1 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| EVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 6x7 | 4Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| FR-5 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 12x8 | 10x6 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| IVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT. | 8x9 | 6Ø | FAMCO SWVP | ANGLED HOOD, 1/4 INCH INSECT SCREEN. |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | STEEL RETURN GRILLE, 3/4" BLADE SPACING, 35 DEGREE DEFLECTION, BLADES PARALLEL TO LONG DIMENSION | 8x8 | 6x6 | TITUS 350RL | STEEL OPPOSED-BLADE DAMPER OPERABLE FROM THE FACE OF THE GRILLE. |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SDG2W-3 | ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER | 14x6 | 12x4 | HART AND COOLEY/ SVH | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
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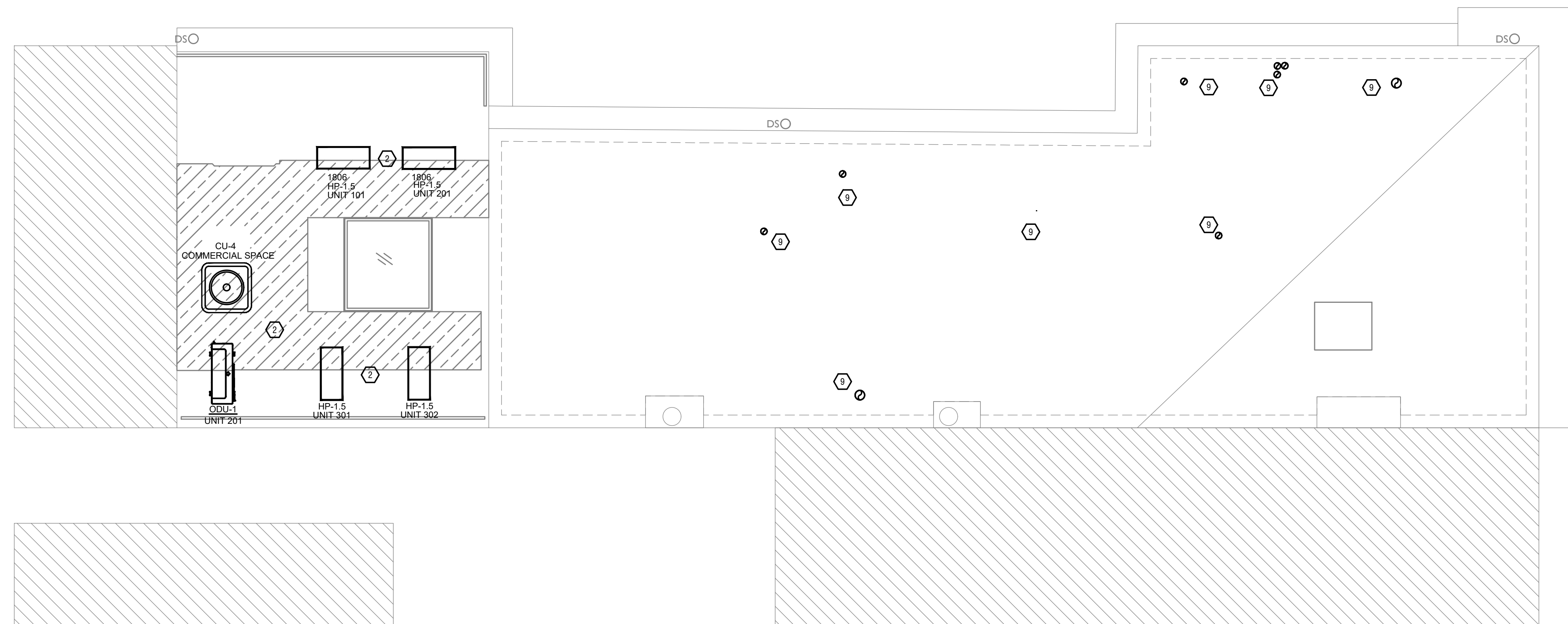
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|------------|---------------|-------------|---------------|
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| HEATING | OUTDOOR: 0 DB | HEATING | OUTDOOR: 0 DB |
| INDOOR: 72 | INDOOR: 70 | INDOOR: 75 | INDOOR: 70 |

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SYMBOLS LEGEND - HVAC

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



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

PLATTE
architecture + design



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

Revisions

Checked By: SSS

Drawn by: RFG

PR-09757
ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Moonmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH
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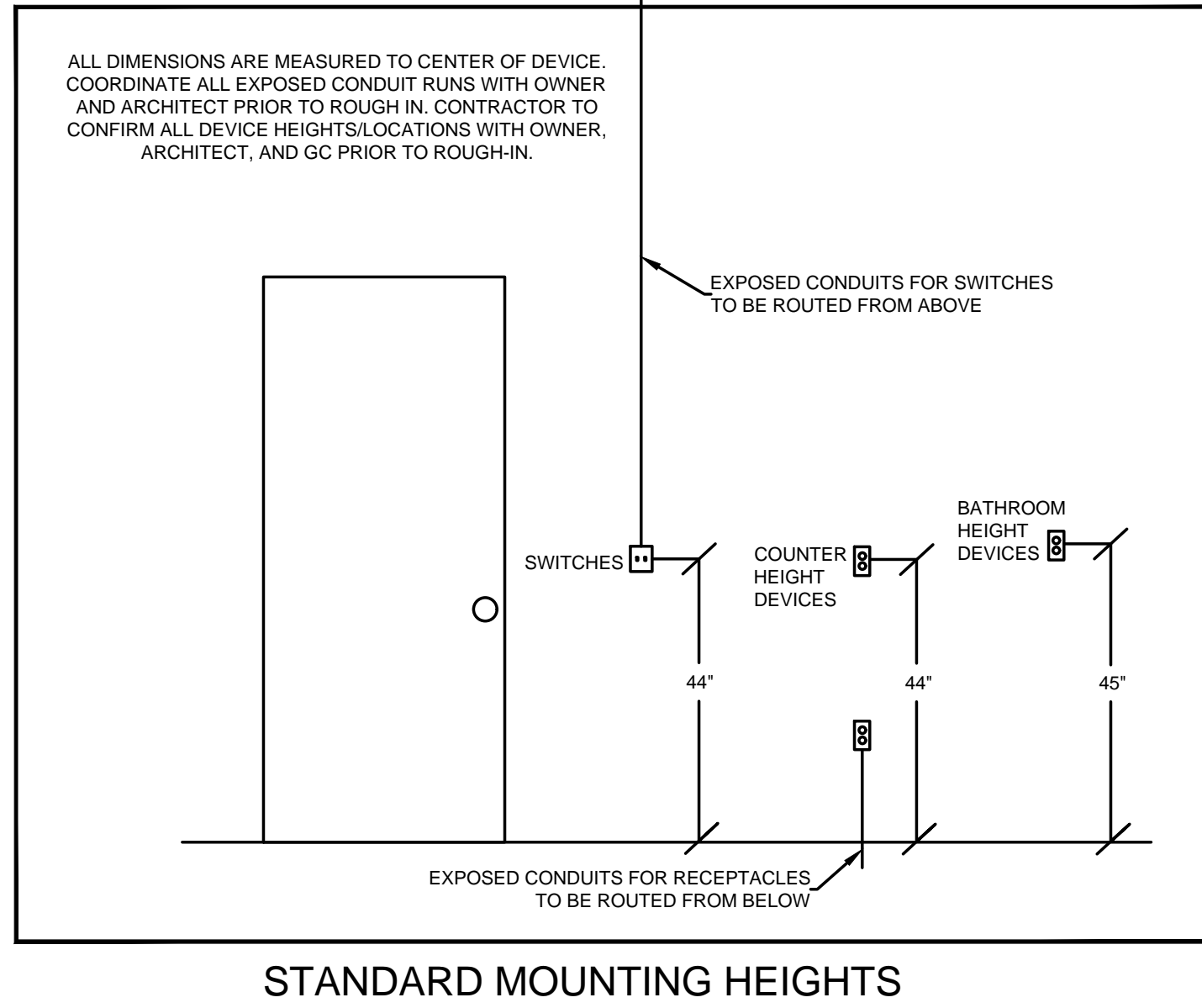
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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

MI.05

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II) - Construction Documents - Phase 2 (5 Buildings) \1807 Vine Vref - EIT-AEC-MOD-Model Plot Date/Time: Aug 29, 2024 - 10:50am - Bc_derek_gundy
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- KEYED SHEET NOTES**
- MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
 - PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
 - DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.
 - PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
 - PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
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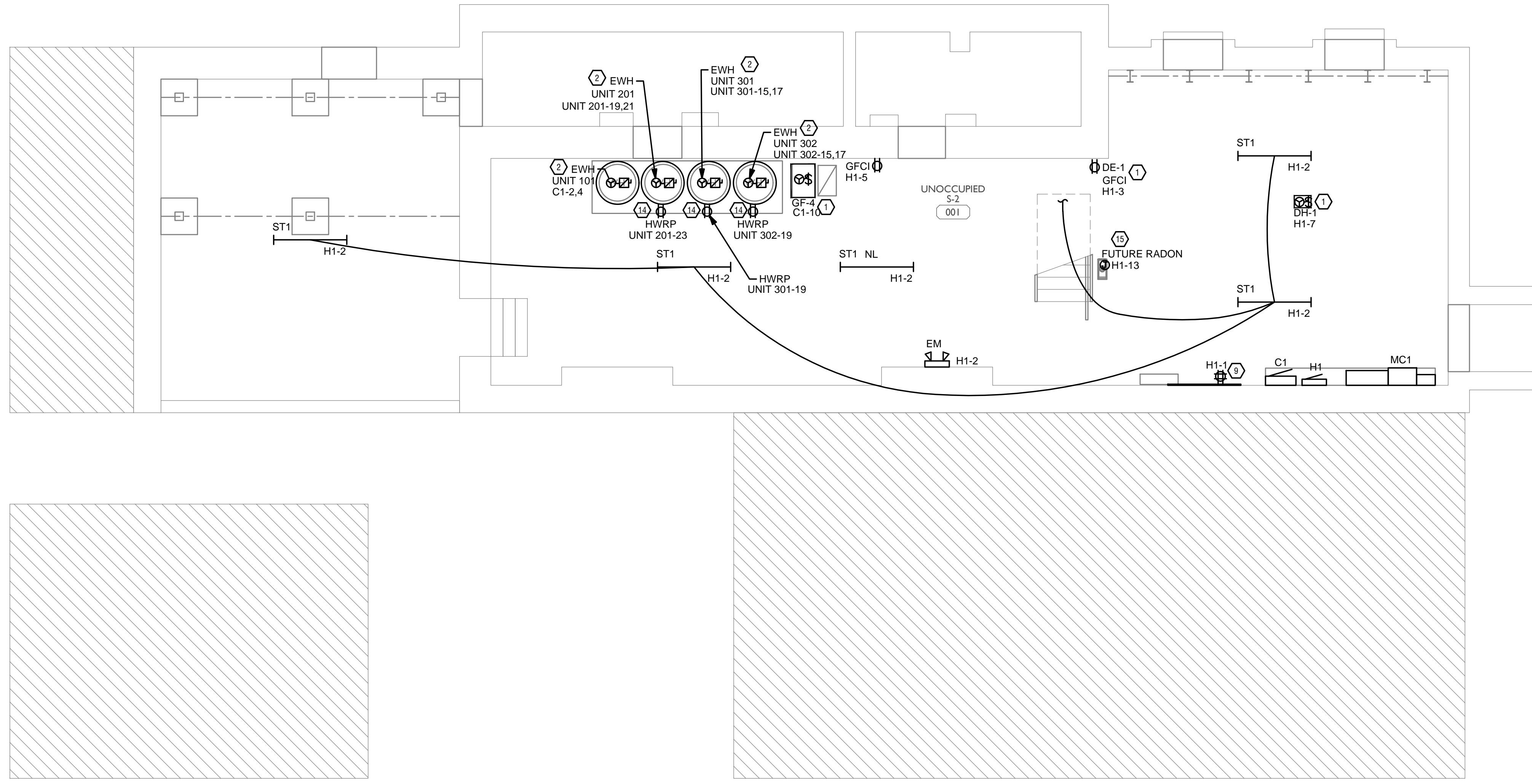
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

TEAMWORK COLLABORATION SHARED SUCCESS
 515 Monmouth Street, Suite 204
 Newport, KY 41071 (859) 261-0585
 MEP Consulting Services, Inc. in OH
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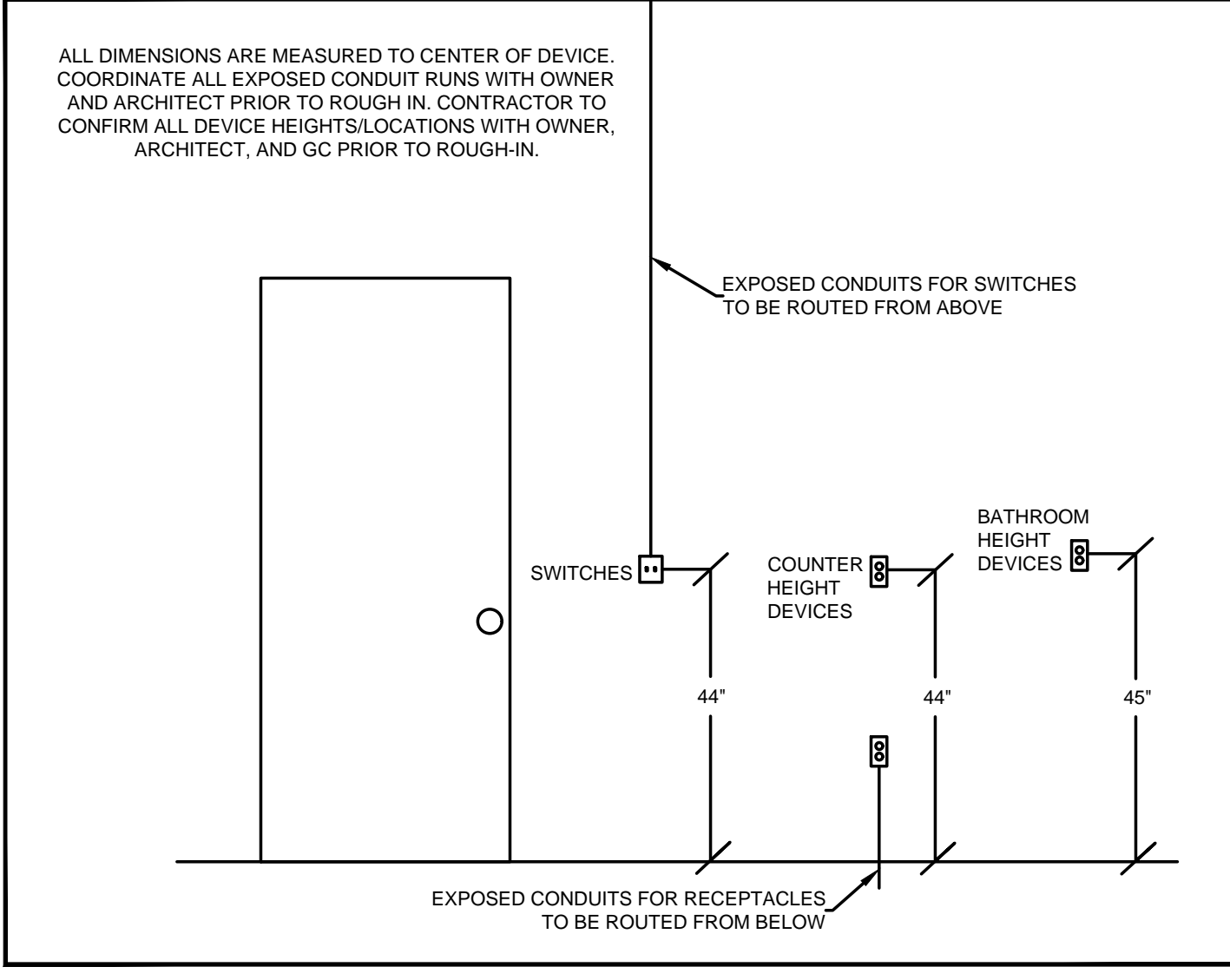
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Revisions

Checked By: PRS
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Z:\Project_Directories\9700-9793\9757 - Findlay Flats - Findlay Flats (Williamson 2 Phase II)-Construction Documents-Phase 2 (3 Buildings)\1807 VINE VRF-ART-App-Model Plot Date: Aug. 29, 2024-10:50am - Bc derek.gundy
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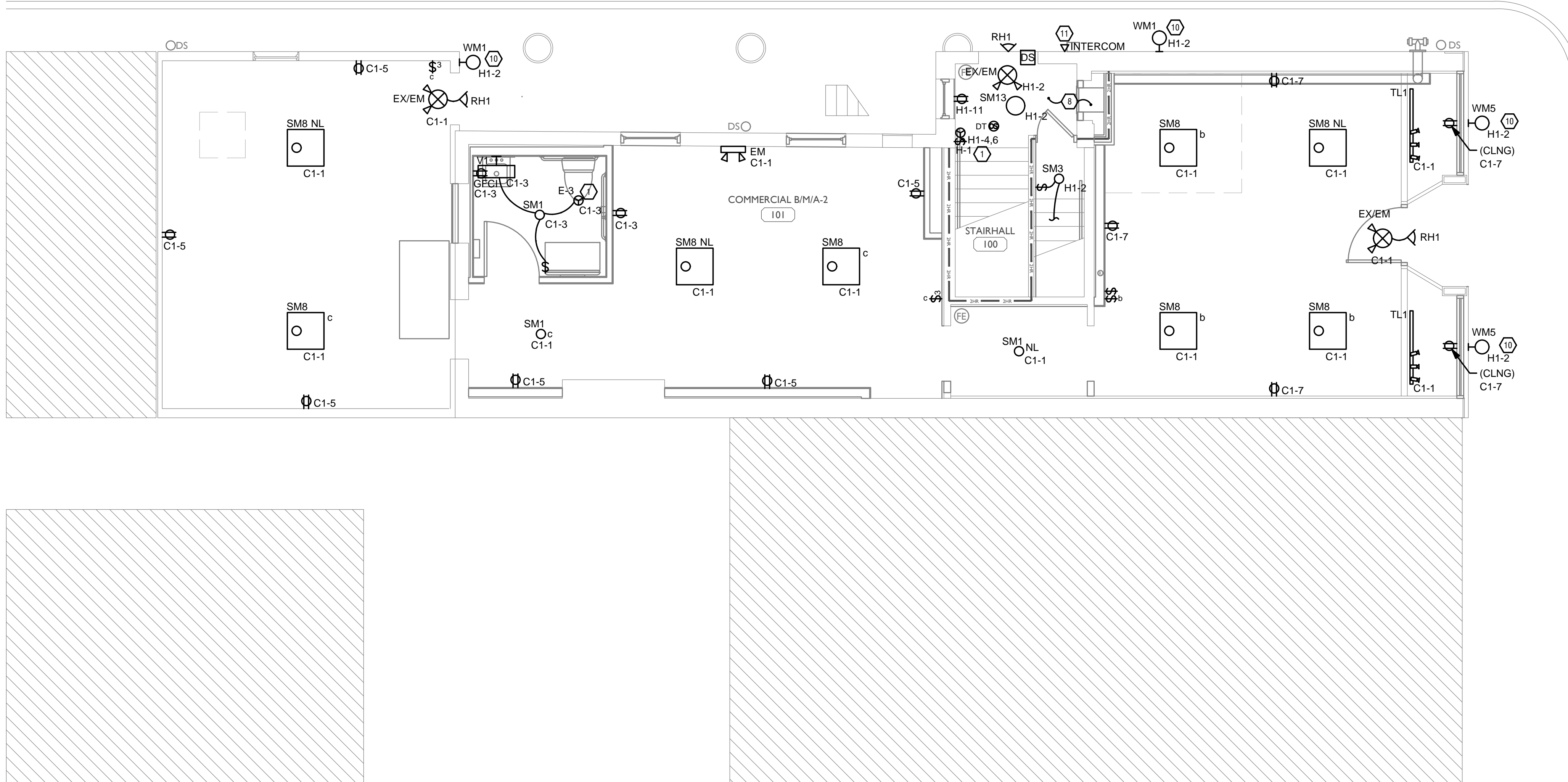
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SCALE: 1/4" = 1'-0"

ELECTRICAL POWER PLAN - FIRST FLOOR



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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
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 Newport, KY 41071 (859) 261-0585
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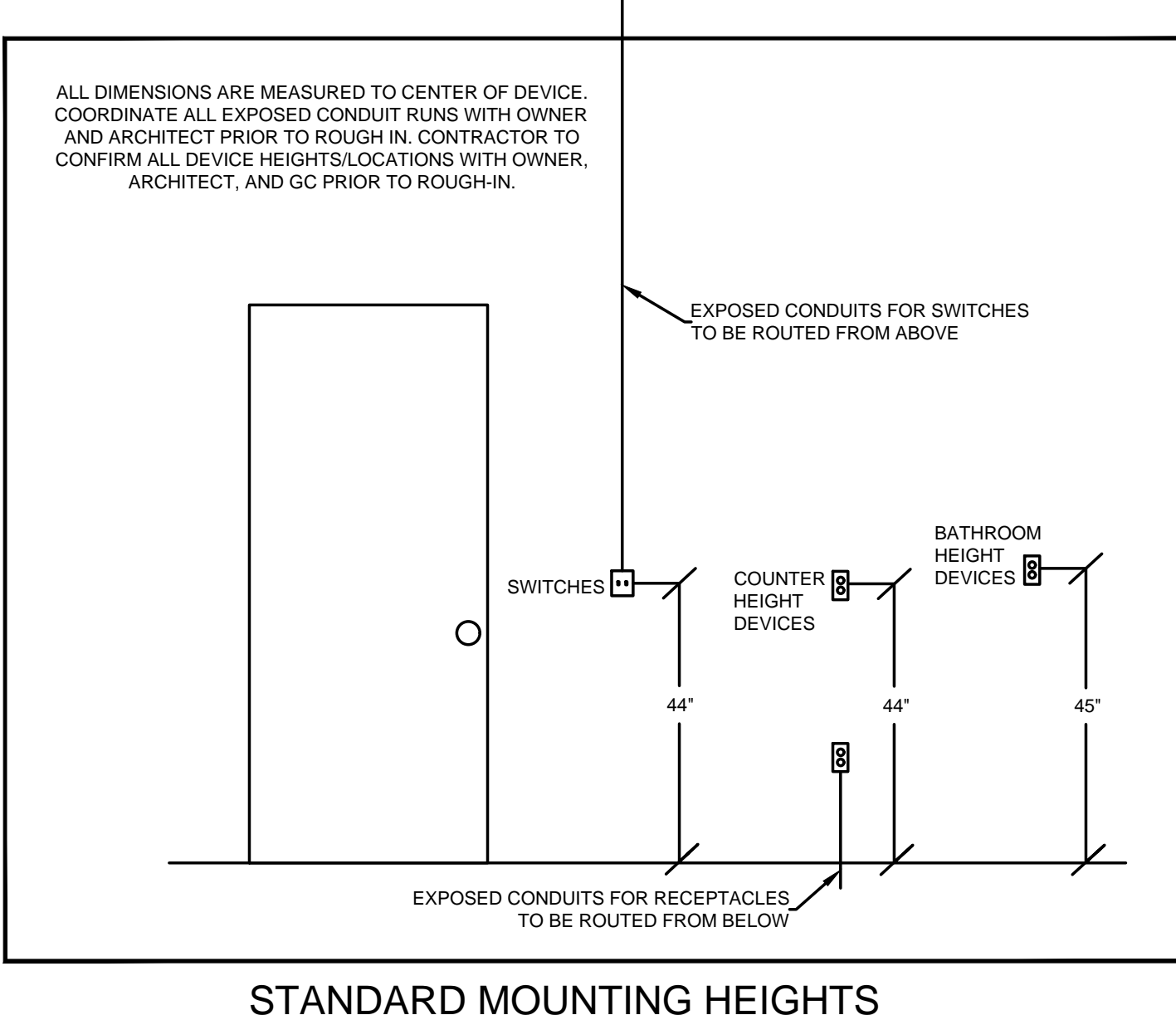
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

EI.01

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)-Construction Documents-Phase 2 (5 Buildings)\1807 VINE ST-REF-AT-App-Model_Plot_Date/Time: Aug 29, 2024-10:50am - Bx: derek.gandy
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 - SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
 - PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
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 - ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
 - FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
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SCOPE OF WORK

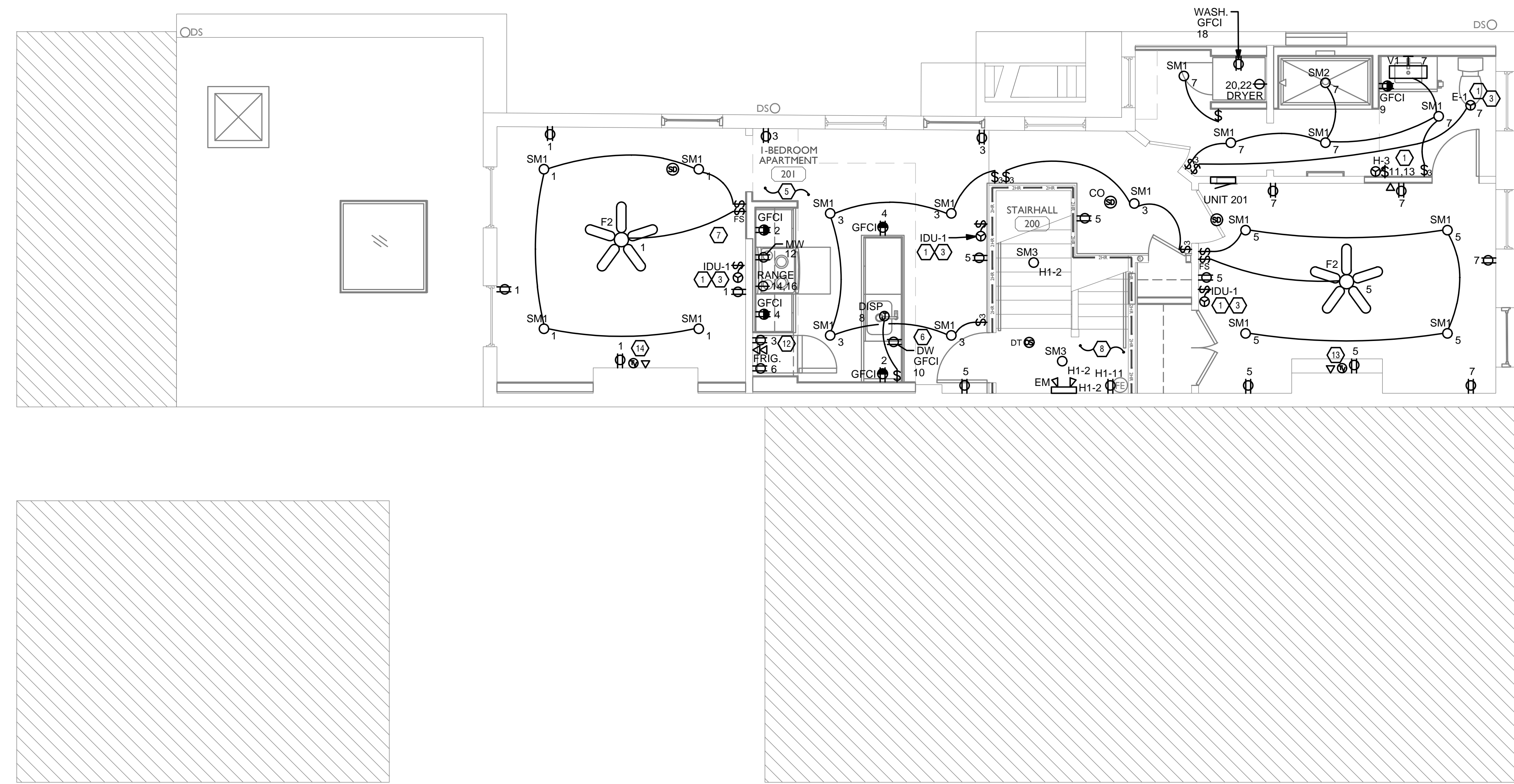
RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

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- 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.

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

Revisions

Checked By: PRS
 Drawn by: AJW

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ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK COLLABORATION
 SHARED SUCCESS
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 Newport, KY 41071 (859) 261-0585
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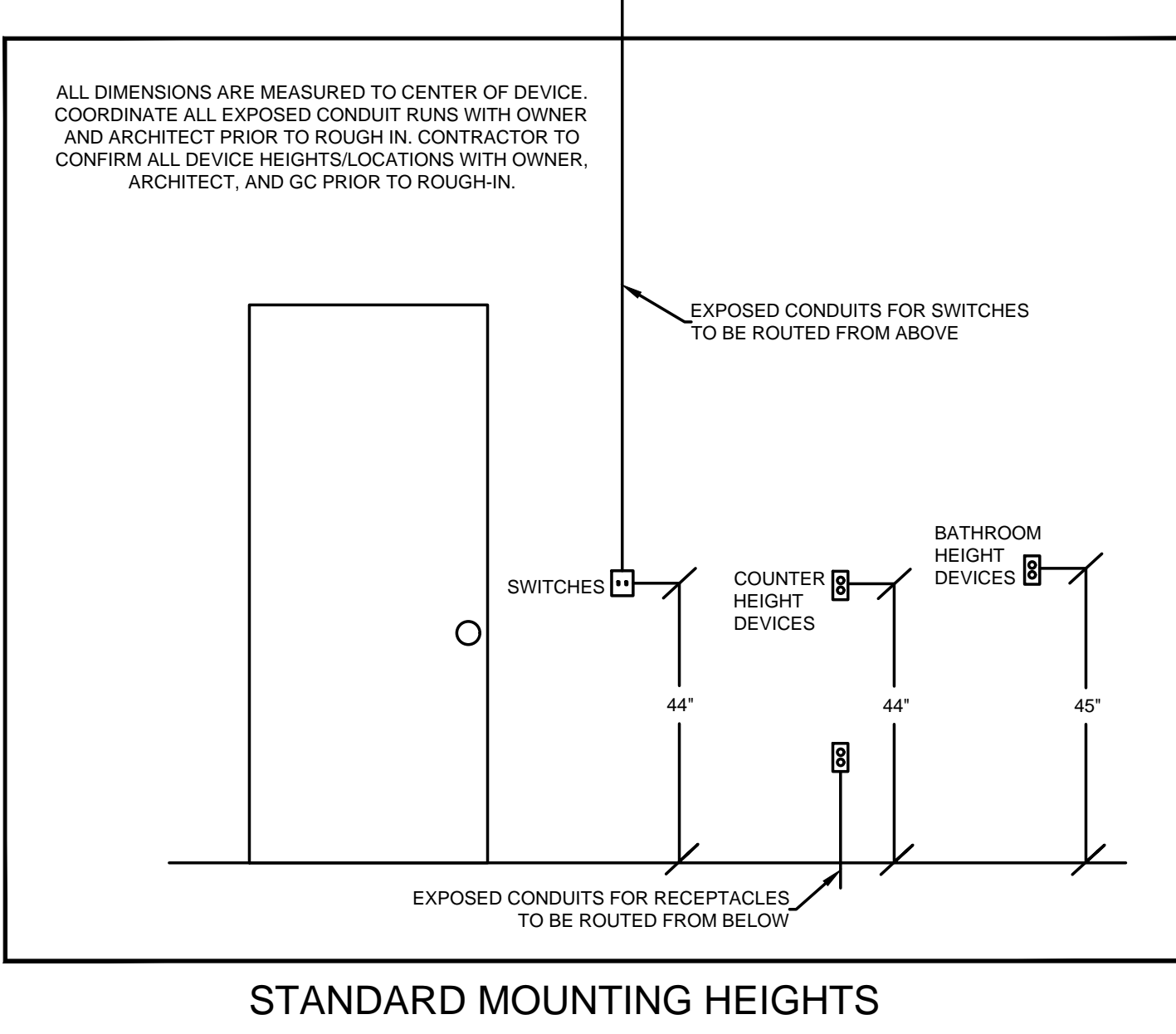
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PROPOSED PROJECT:
**RENOVATION FOR
 1807 VINE ST.**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

EI.02

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Outside (Williamson ? Phase II) - Construction Documents - Phase 2 (3 Buildings)\1807 VINE VRF - AET Aeg - Model Plot Date/Time: Aug 29, 2024 - 10:50am - Bc derek.gandy
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 - LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'x4'x1/2" PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
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SCOPE OF WORK

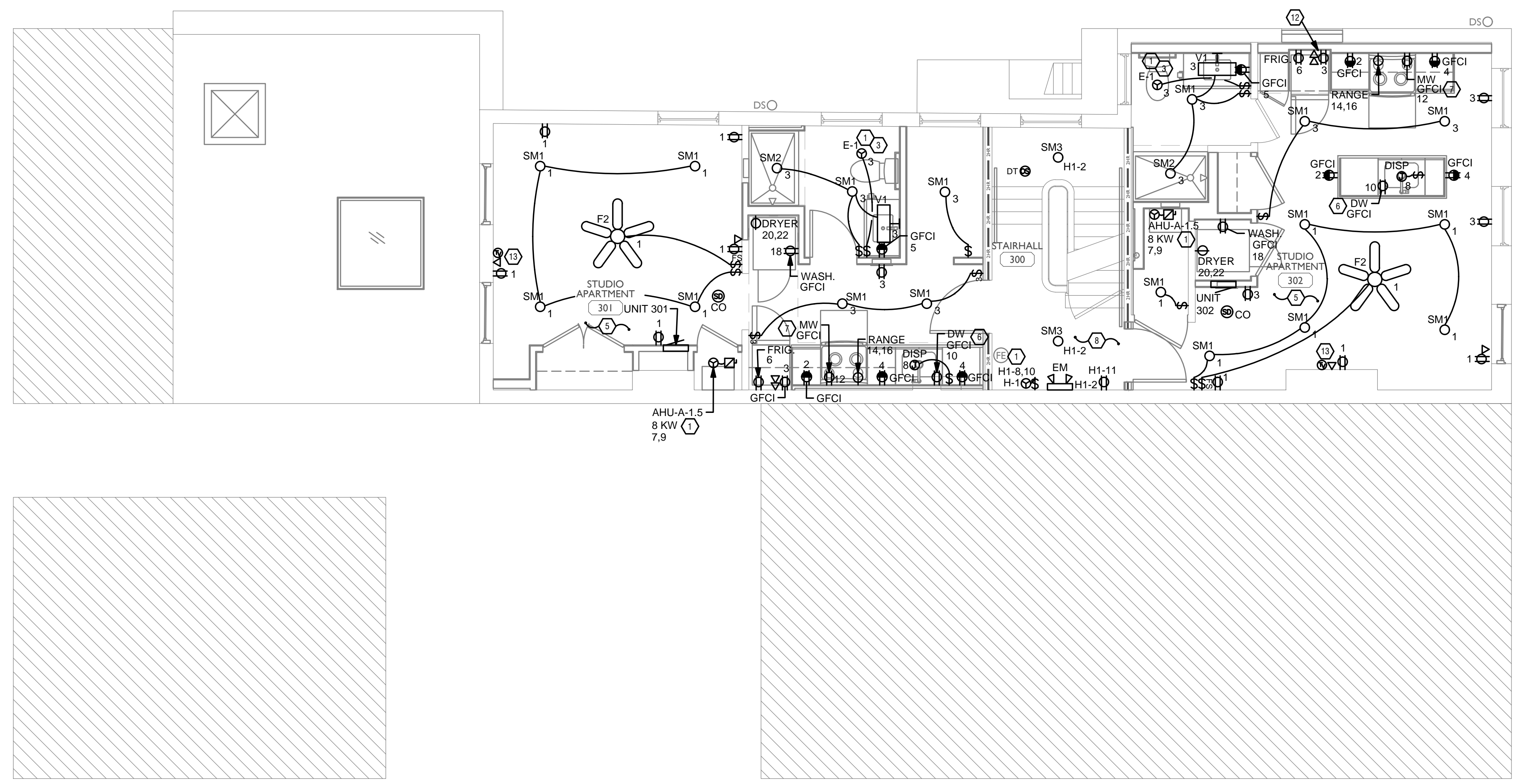
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Progress Dates
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 08/30/2024 BID SET 2

Revisions

Checked By: PRS
 Drawn by: AJW

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ENGINEERED BUILDING SYSTEMS INC.
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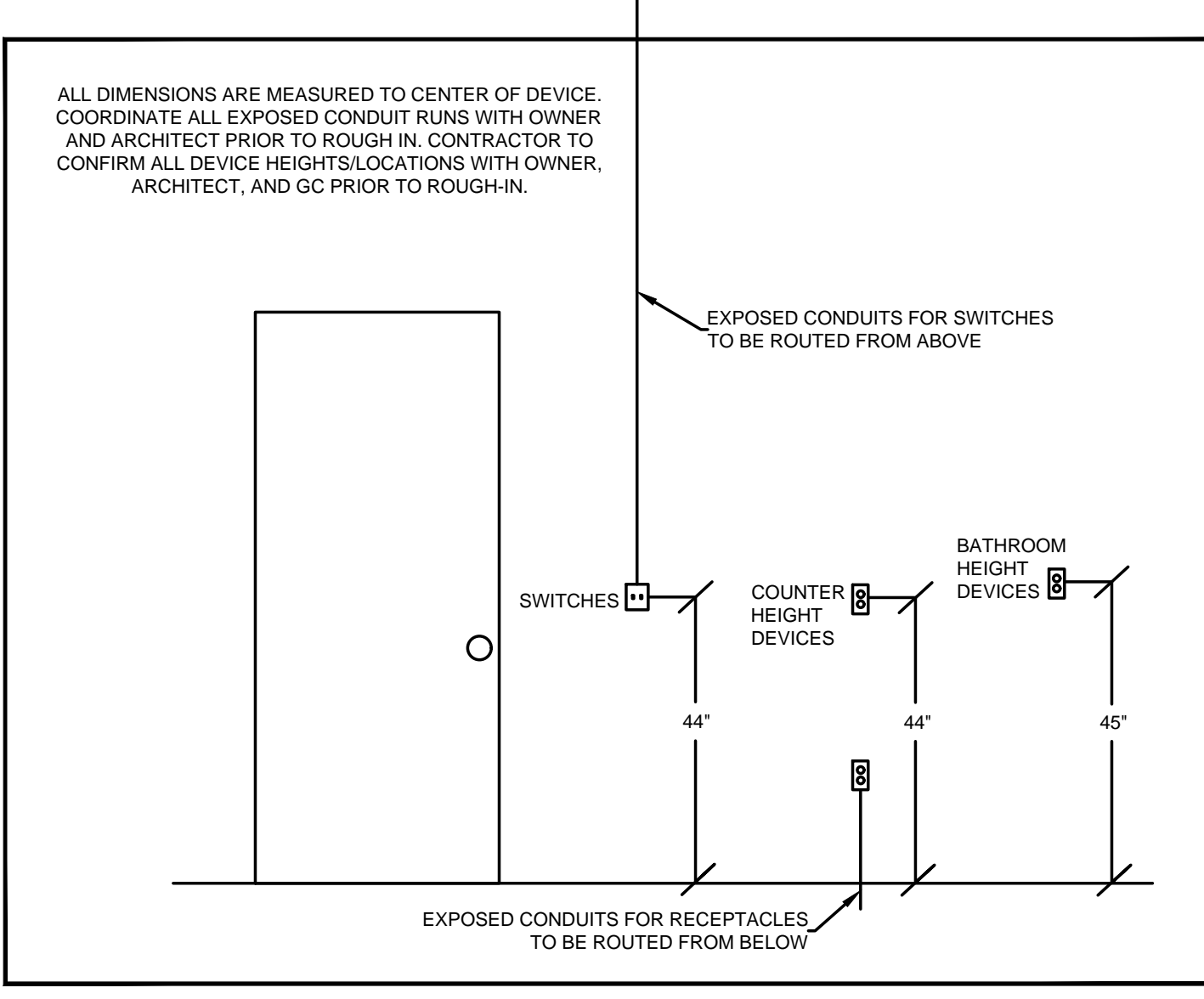
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PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

EI.03

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Flats (Williams) 1807 Vine Street - Phase II - Construction Documents - Phase 2 (5 Buildings) 1807 Vine Street - AET - Rev - Model - Plot - Date/Time: Aug 29, 2024 - 10:50am - Bx: derek.gandy
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STANDARD MOUNTING HEIGHTS

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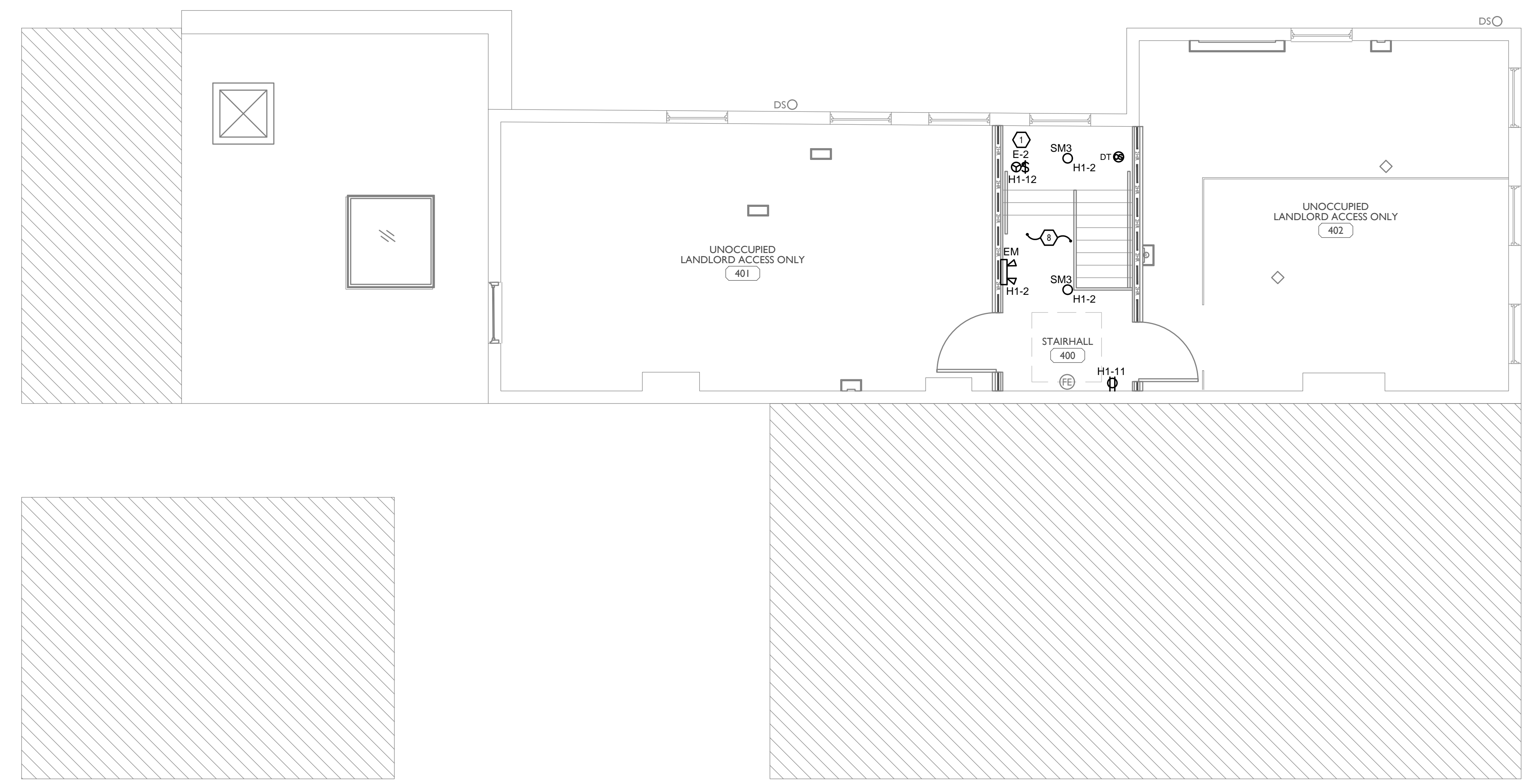
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RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

EI.04

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

Revisions

Checked By: PRS
 Drawn by: AJW

PR-09757

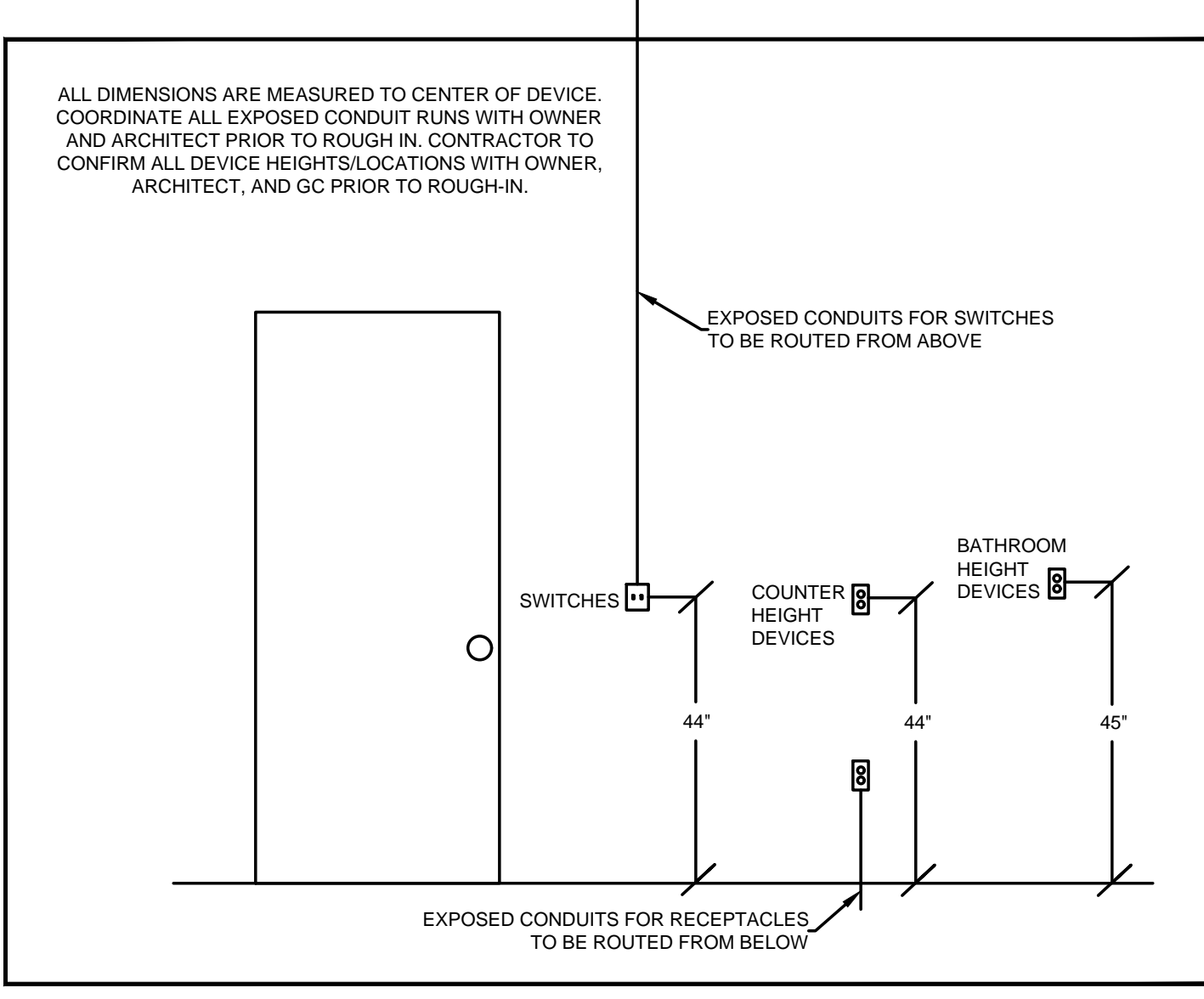
ENGINEERED BUILDING SYSTEMS INC.

TEAMWORK COLLABORATION
 SHARED SUCCESS
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Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson) ? Phase II\Construction Documents\Phase 2 (3 Buildings)\1807 VINE ST-ELECTRICAL-POWER-ROOF-PLAN.dwg-EBS, Plot Date/Time: Sep. 04, 2024-11:55am, \$4(+)

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.



STANDARD MOUNTING HEIGHTS

- ### KEYED SHEET NOTES
- MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
 - PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
 - DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.
 - PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
 - PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
 - DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
 - MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
 - CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
 - LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
 - EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
 - COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX, 2N INTERCOM SYSTEM, WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
 - INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
 - COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
 - HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
 - LOCATION OF FUTURE RADON. PROVIDE JUNCTION BOX FOR FUTURE RADON FAN, FAN NOT TO BE INSTALLED AT THIS TIME.
 - 1806 REPUBLIC STREET MECHANICAL UNIT SHOWN FOR REFERENCE ONLY. REFER TO 1806 REPUBLIC STREET ELECTRICAL PERMIT FOR CIRCUITRY INFORMATION. BRANCH CIRCUITS INSTALLED FOR MECHANICAL UNITS ARE TO BE INSTALLED SO THEY REMAIN OUTSIDE OF THE BUILDING.

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

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

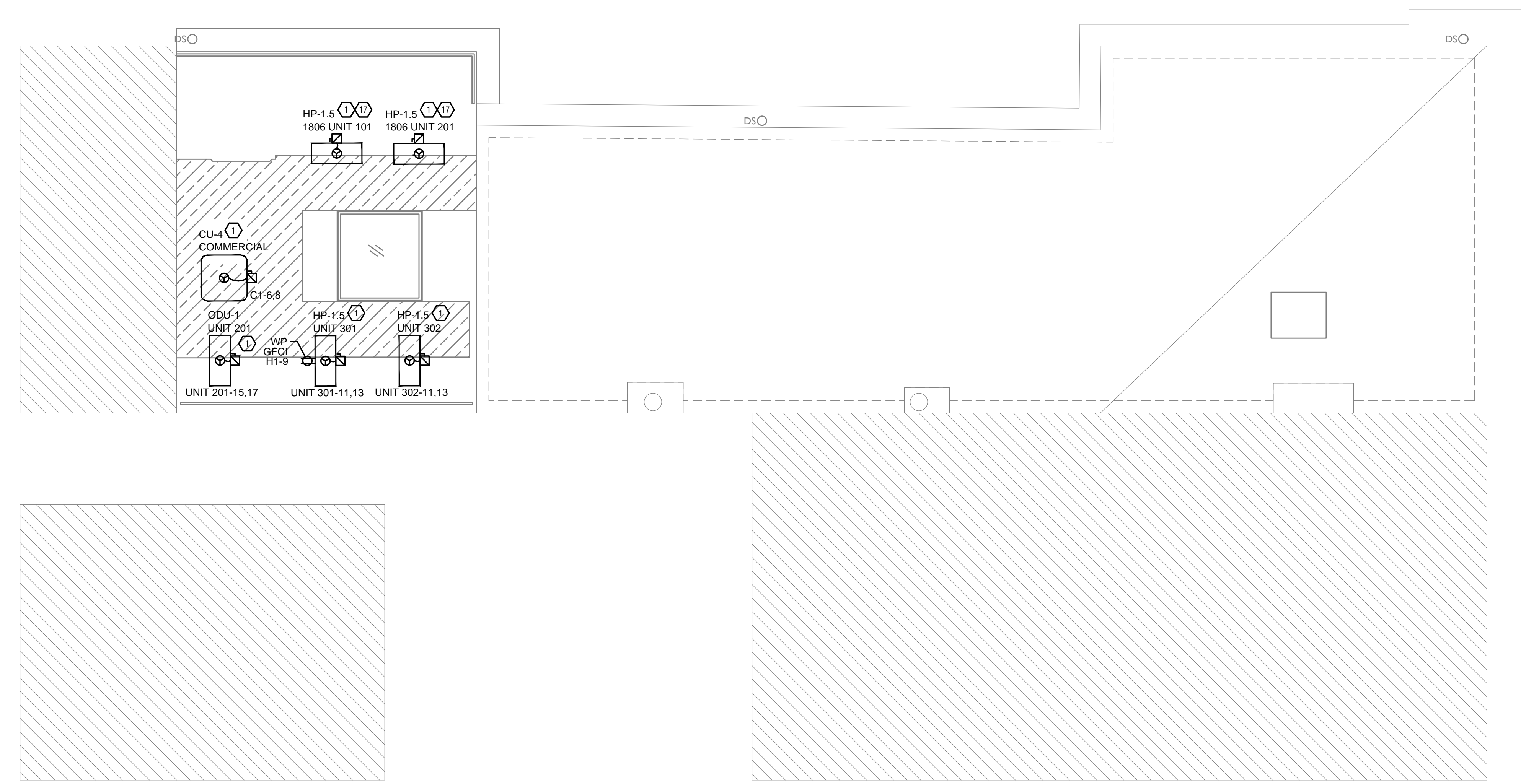
SCOPE OF WORK

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

GENERAL NOTES-OVERALL PROJECT

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

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



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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

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

Revisions

Checked By: PRS
Drawn by: AJW

PR-09757

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E1.05

Z:\Project Directories\9700-9793\9757 - Findlay Flats - Findlay Flats - Construction Documents - Phase 2 (5 Buildings)\1807 VINE VEF-ART-Apex-Model-Plan-Date-Time: Aug 29, 2024-10:50am - Bx: Derek Grundy
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTURAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

ELECTRICAL SPECIFICATIONS

- General Demolition
 - 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.
- Use of Drawings And Specifications
 - 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.
- Standards
 - Materials equipment and materials shall conform with appropriate provisions of NEC, ASTM, UL, ETL, NEMA, ANSI, as applicable to each individual unit or assembly.
- Codes
 - 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.
- Permits and Fees
 - The electrical contractor shall procure and pay for all permits, fees and inspections necessary to complete the electrical work.
- Warranty
 - 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.
- Site Examination
 - 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.
 - All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
 - Electrical contractor shall take his own measurements and be responsible for them.
 - Access panels are not shown on drawings. During site examination, contractor

- Contractor Coordination
 - 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.
 - 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.
 - If questions concerning design intent arise during coordination, EBS can assist where appropriate.
 - The architectural drawings shall take precedence over all other drawings. Do not scale distances off the electrical drawings, use actual building dimensions.
 - 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.
- Utility Coordination
 - 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.
- Submittals
 - 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.
- Record Drawing
 - The electrical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in AutoCAD 2004 format or later.
- Shop Drawings
 - Submit to the architect pdf file copies of complete & certified shop drawings, descriptive data, performance data & ratings, diagrams and specifications on all




- Testing
 - 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.
- Temporary Power
 - 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.
- Mechanical Equipment
 - All final connections to mechanical equipment shall be done by the electrical contractor.
- Demolition
 - 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.
- Power Outages
 - 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.
- Grounding and Bonding
 - 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.
 - Any gas piping systems must be bonded per utility provider's installation guidelines where required.
- Materials
 - 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.
 - 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.
- Cutting and Fitting
 - 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.
- Wiring Methods
 - 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.
 - Conduit runs on exterior of building shall be rigid steel conduit with weather tight, corrosion-resistant fittings. Schedule 40 PVC is acceptable where permitted by code and/or underground runs or concrete encasement where not exposed to physical damage.
 - 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.
 - Rigid conduit shall be hot dipped galvanized.
 - Where raceways are installed for others to use, or for future use, provide nylon pull string.
 - Penetrations through fire rated construction shall be sealed using 3M fire barrier caulk, Nelson Electric Flammesal or T&B Flammesafe or other approved method.
- Conductors and Terminations
 - 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.
- Motors and Other Wiring
 - 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.
 - 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.
- Devices
 - Hubbell, Leviton, or approved equal with matching coverplates.
 - 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 WD1 and other applicable UL and NEMA standards. Verify color selections with architect. Provide device plates to match device colors.
- 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.
- Service entrance and distribution equipment
 - 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.
- Disconnects and Fused Switches
 - 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 I time-delay, current limiting fuses.
- Nameplates
 - Provide permanent nameplate labeling on all disconnects. Include load served, voltage, phase, horsepower, fuse size, and type.
- Mounting
 - 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.
- Grounding and bonding for electrical systems and equipment
 - Provide grounding and bonding for electrical service in accordance with NEC article 250.
 - 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.
- Multi-tenant Meter Centers
 - Provide meter centers(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 served. 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.
- Panelboards
 - 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.
- Residential Load Centers
 - 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.
- Lighting
 - 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.
 - 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.
- Telephone System
 - 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.
- Security System Notes
 - 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.
- Data/Pos/A-V/System Notes
 - 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.
- Fire Alarm System
 - Fire alarm system to be design-build by contractor. Contractor shall provide all required drawings and submit to authorities. Refer to architect's code sheet for relevant design criteria. Submit drawings to Owner/Architect for review prior to submitting to authorities. Provide required items including but not limited to relay modules, monitor modules, return-air detectors, elevator recall, etc. Provide remote annunciator panel(s) at location(s) approved by Architect and authorities.

FINDLAY FLATS 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 |
| 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 | 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 | EFFECIENT 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 |  | (1) 10.5W LED | TRACK LIGHT - HEAD | HALO - L81208FL9027P L651P | 10.5 | | 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 |

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

Revisions

Checked By: PRS
 Drawn by: AJW

PR-99757

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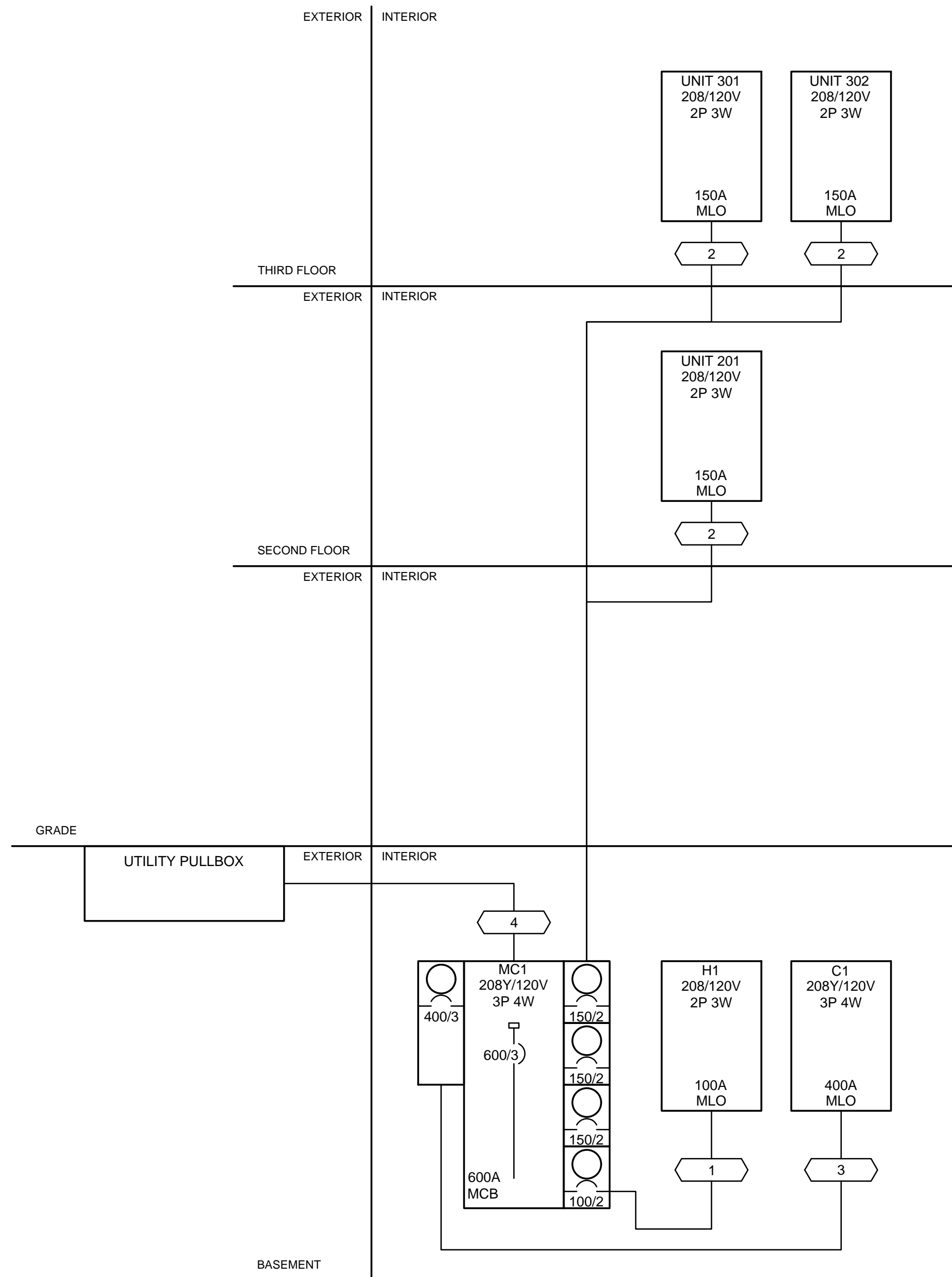
PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

E2.00

PLATTE
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Z:\Project_Directories\9700-9799\9757 - Friday Flats - Friday Porchside (Williamson 2 Phase II) - Construction Documents - Phase 2 (3 Buildings)\1807 VINE STREET - APT. #1807 - Model, Plot, Date, Time: Aug. 29, 2024 - 10:50am - Bc_derek_grundy
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SCOPE OF WORK

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

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.

| ID | CONDUIT AND FEEDER |
|----|--|
| 1 | 1-1/4" C, 2#1 AL, #1 AL N, #6 AL G |
| 2 | 2#2/0 AL, #2/0 AL N, #4 AL G |
| 3 | (2) 2-1/2" C, 3#250kcmil AL, #250kcmil AL N, #1 AL G |
| 4 | (2) 3" C, 3#500kcmil AL, #500kcmil AL N |

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

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.

| ROOM MOUNTING FLUSH | VOLTS 208Y/120V 3P 4W | AIC T.B.D. |
|--------------------------|-----------------------|---------------|
| FED FROM UTILITY PULLBOX | BUS AMPS 600 | MAIN BKR 600 |
| NOTE | NEUTRAL 100% | LUGS STANDARD |

| CKT # | BREAKER TRIP/POLES | CIRCUIT DESCRIPTION | LOAD KVA | | | FEEDER RACEWAY AND CONDUCTORS |
|------------------------------|--------------------|---------------------|----------|------|------|--|
| | | | A | B | C | |
| 1 | 400/3 | C1 | 6.86 | 4.82 | 4.49 | (2) 2-1/2" C, 3#250kcmil AL, #250kcmil AL N, #1 AL G |
| 2 | 100/2 | H1 | | 3.2 | 4.78 | 1-1/4" C, 2#1 AL, #1 AL N, #6 AL G |
| 3 | 150/2 | UNIT 201 | 16.9 | | 18 | 2#2/0 AL, #2/0 AL N, #4 AL G |
| 4 | 150/2 | UNIT 301 | 21.5 | 20.4 | | 2#2/0 AL, #2/0 AL N, #4 AL G |
| 5 | 150/2 | UNIT 302 | | 21.1 | 20.8 | 2#2/0 AL, #2/0 AL N, #4 AL G |
| TOTAL CONNECTED KVA BY PHASE | | | 45.3 | 49.6 | 48.1 | |

| DWELLING UNIT LOADS | |
|--------------------------|---------------------------|
| | KVA |
| LIGHTING AND RECEPTACLES | 4.75 (1,583 SF (3 VA/SF)) |
| SMALL-APPLIANCE | 9 |
| LAUNDRY | 4.5 |
| APPLIANCES | 42.3 |
| ELECTRIC COOKING | 25.5 |
| MOTORS | 0.75 |
| HEATING | 30.7 (100%) |
| COOLING | 10.6 (0%) |
| HOUSE LOADS | |
| TOTAL HOUSE LOAD | |
| TOTAL LOAD | |
| BALANCED 3-PHASE LOAD | |

| 220.84 Multi-Family Calculation | KVA | Qty | Total KVA |
|-------------------------------------|-------|-----|-----------|
| UNIT 201 | 33.69 | 1 | 33.69 |
| UNIT 301 | 41.41 | 1 | 41.41 |
| UNIT 302 | 41.38 | 1 | 41.38 |
| Total Quantity and Connected Load = | | 3 | 116.48 |

ELECTRICAL LEGEND

- \$ SINGLE POLE LIGHT SWITCH
- \$3 THREE WAY LIGHT SWITCH
- \$4 FOUR WAY LIGHT SWITCH
- \$D DIMMER SWITCH
- \$FS FAN SPEED CONTROL
- ⊖ OCC SENSOR - CEILING - DUAL TECHNOLOGY
- ⊙ OCC SENSOR - CEILING - PASSIVE INFRARED
- \$DT OCC SENSOR - WALL - DUAL TECHNOLOGY
- \$PIR OCC SENSOR - WALL - PASSIVE INFRARED
- ☑ OCC SENSOR POWER PACK
- ☑ OCC SENSOR POWER PACK - 2 CKT
- ◇ DUPLEX RECEPTACLE
- USD DUPLEX RECEPTACLE W/USB JACKS
- ◇ COUNTER HEIGHT DUPLEX RECEPTACLE
- ◇ QUAD RECEPTACLE
- ◇ COUNTER HEIGHT QUAD RECEPTACLE
- (CLNG) ◇ CEILING (SHOW WINDOW) RECEPTACLE
- GFCI ◇ DUPLEX - GFCI RECEPTACLE
- GFCI ◇ COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE
- WP GFCI ◇ WEATHER PROOF - GFCI RECEPTACLE
- DW GFCI ◇ DISHWASHER - GFCI RECEPTACLE
- GFCI ◇ GARBAGE DISPOSAL
- MW ◇ MICROWAVE RECEPTACLE
- FRIG ◇ REFRIGERATOR RECEPTACLE
- RANGE ◇ RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE
- WASH GFCI ◇ WASHER - GFCI RECEPTACLE
- DRYER ◇ DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE
- W/D 1-PHASE 30 AMP RECEPTACLE
- ◇ DUPLEX - MONUMENT FLOOR BOX
- ◇ DUPLEX - RECESSED FLOOR BOX
- ◇ PANELBOARD
- ◇ PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM
- ◇ TRANSFORMER - SINGLE LINE DIAGRAM
- ◇ TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM
- ◇ PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM
- ◇ AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM
- ◇ STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM
- ◇ * METER BASE - SINGLE LINE DIAGRAM
- ◇ FUSED DISCONNECT - SINGLE LINE DIAGRAM
- ◇ * CT CABINET - SINGLE LINE DIAGRAM
- * FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

- L5-20R 20 AMP RECEPTACLE
- L6-20R 250V/20 AMP (1-PHASE) RECEPTACLE
- L5-30R 30 AMP RECEPTACLE
- L6-30R 250V/20 AMP (1-PHASE) RECEPTACLE
- PP FURNITURE POWER POLE - RECEPTACLE
- RFF FURNITURE RECESSED FLOOR FEED
- WFF FURNITURE WALL FEED
- ◇ RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
- ◇ RECESSED FLOOR BOX - MULTI-SERVICE W/AV
- ◇ RECESSED MULTI-SERVICE POKE THRU
- ◇ SPECIAL CONNECTION
- ◇ SIMPLEX RECEPTACLE
- ◇ EQUIPMENT CONNECTION
- ◇ M MANUAL MOTOR STARTER
- ◇ NON-FUSED DISCONNECT
- ◇ FUSED DISCONNECT
- ◇ FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
- ◇ JUNCTION BOX
- HNE HOME NETWORK ENCLOSURE
- ◇ SECURITY CAMERA
- ◇ DATA LOCATION (RING & STRING, U.N.O.)
- ◇ VOICE DROP - LOCATION
- ◇ VOICE/DATA DROP - LOCATION
- ◇ CABLE TV (COAX) - LOCATION
- ◇ CARD READER
- ◇ DR DOOR RELEASE - ACCESS CONTROL
- ◇ DS DOOR STRIKE - ACCESS CONTROL
- ◇ ML MAG-LOCK - ACCESS CONTROL
- ◇ PS POSITION SWITCH
- ◇ PR PROXY READER
- ◇ RE REQUEST TO EXIT SWITCH
- ◇ WAP WIRELESS INTERNET ACCESS POINT
- ◇ DOOR HOLD - FIRE ALARM
- ◇ DSD DUCT SMOKE DETECTOR
- FABP FIRE ALARM BOOSTER PANEL
- FACR FIRE ALARM CONTROL PANEL
- FARA FIRE ALARM REMOTE ANNUCIATOR
- FS SPRINKLER FLOW SWITCH
- H DETECTOR - FIRE ALARM
- HORN - FIRE ALARM
- HORN/STROBE - FIRE ALARM
- PIV POST INDICATOR VALVE - (PIV)
- PRE-A PRE-ACTION PANEL
- PS PRESSURE SWITCH
- PULL STATION - FIRE ALARM
- SMOKE DAMPER
- SMOKE DETECTOR
- CO COMBINATION SMOKE/CO2 DETECTOR
- SPKAKER - FIRE ALARM
- SPKAKER/STROBE - FIRE ALARM
- STROBE - FIRE ALARM

| ROOM MOUNTING FLUSH | VOLTS 208/120V 2P 3W | AIC T.B.D. |
|---------------------|----------------------|---------------|
| FED FROM MC1 | BUS AMPS 100 | MAIN BKR MLO |
| NOTE | NEUTRAL 100% | LUGS STANDARD |

| CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | |
|-------|---------|----------|---------------------|-------|---------|----------|---------------------|----------|
| 1 | 20/1 | 0.36 | RECEPTACLE | a | 2 | 20/1 | 0.232 | LIGHTING |
| 3 | 20/1 | 0.96 | (DE-1) DEHUMIDIFIER | b | 4 | 20/2 | 2 | H-1 |
| 5 | 20/1 | 0.18 | RECEPTACLE | a | 6 | | | |
| 7 | 20/1 | 1 | DH-1 | b | 8 | 20/2 | 2 | H-1 |
| 9 | 20/1 | 0.18 | RECEPTACLE | a | 10 | | | |
| 13 | 20/1 | 0.25 | FUTURE RADON | b | 12 | 20/1 | 0.1 | E-2 |
| 15 | 20/1 | 0 | SPACE | a | 14 | 20/1 | 0 | SPACE |
| 17 | 20/1 | 0 | SPACE | b | 16 | 20/1 | 0 | SPACE |
| 19 | 20/1 | 0 | SPACE | a | 18 | 20/1 | 0 | SPACE |
| 21 | 20/1 | 0 | SPACE | b | 20 | 20/1 | 0 | SPACE |
| 23 | 20/1 | 0 | SPACE | a | 22 | 20/1 | 0 | SPACE |
| | | | | b | 24 | 20/1 | 0 | SPACE |

| | CONN KVA | CALC KVA | | CONN KVA | CALC KVA |
|---------------|----------|-------------|---------------|----------|---------------|
| LIGHTING | 0.232 | 0.29 (125%) | MOTORS | 0.35 | 0.35 (100%) |
| APPLIANCE | 1 | 1 (100%) | RECEPTACLES | 1.44 | 1.44 (50%>10) |
| LARGEST MOTOR | 0.25 | 0.063 (25%) | NONCONTINUOUS | 0.96 | 0.96 (100%) |
| | | | HEATING | 4 | 4 (100%) |
| | | | TOTAL LOAD | | 8.1 |
| | | | BALANCED LOAD | | 39 A |
| | | | PHASE A | | 81.8% |
| | | | PHASE B | | 118% |

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

Revisions

Checked By: PRS
Drawn by: AJW

PR-09757

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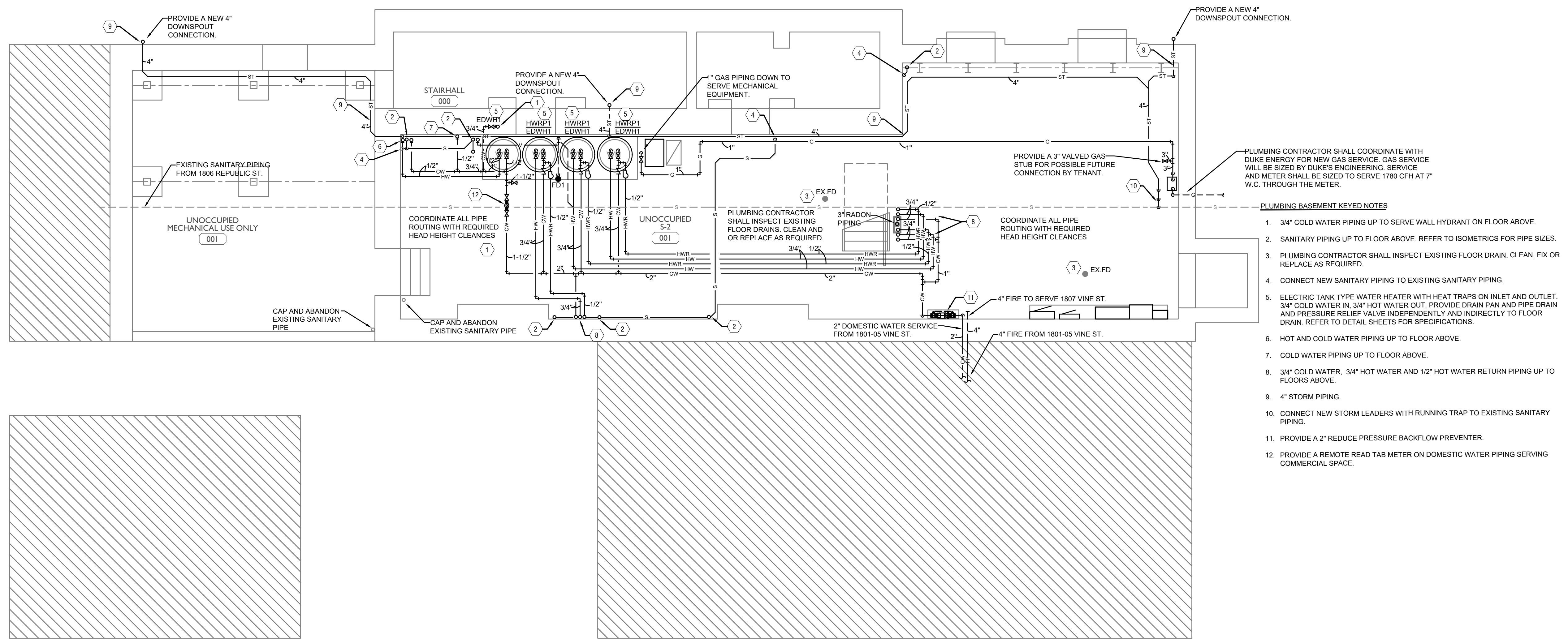
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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase II\Construction Documents\Phase 2 (3 Buildings)\1807 VINE ST-BASMENT-PLUMBING-PLAN-001-PI.00-PLUMBING-BASMENT-PLAN.dwg-ESS: Pkt. Date/Time: Aug 29, 2024-3:42pm - By: J(+)

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

- PLUMBING BASEMENT KEYED NOTES**
- 3/4" COLD WATER PIPING UP TO SERVE WALL HYDRANT ON FLOOR ABOVE.
 - SANITARY PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
 - PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAIN. CLEAN, FIX OR REPLACE AS REQUIRED.
 - CONNECT NEW SANITARY PIPING TO EXISTING SANITARY PIPING.
 - ELECTRIC TANK TYPE WATER HEATER WITH HEAT TRAPS ON INLET AND OUTLET. 3/4" COLD WATER IN, 3/4" HOT WATER OUT. PROVIDE DRAIN PAN AND PIPE DRAIN AND PRESSURE RELIEF VALVE INDEPENDENTLY AND INDIRECTLY TO FLOOR DRAIN. REFER TO DETAIL SHEETS FOR SPECIFICATIONS.
 - HOT AND COLD WATER PIPING UP TO FLOOR ABOVE.
 - COLD WATER PIPING UP TO FLOOR ABOVE.
 - 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP TO FLOORS ABOVE.
 - 4" STORM PIPING.
 - CONNECT NEW STORM LEADERS WITH RUNNING TRAP TO EXISTING SANITARY PIPING.
 - PROVIDE A 2" REDUCE PRESSURE BACKFLOW PREVENTER.
 - PROVIDE A REMOTE READ TAB METER ON DOMESTIC WATER PIPING SERVING COMMERCIAL SPACE.

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

PLUMBING PLAN - BASEMENT | 1



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

Revisions

Checked By: sss
Drawn by: DAG

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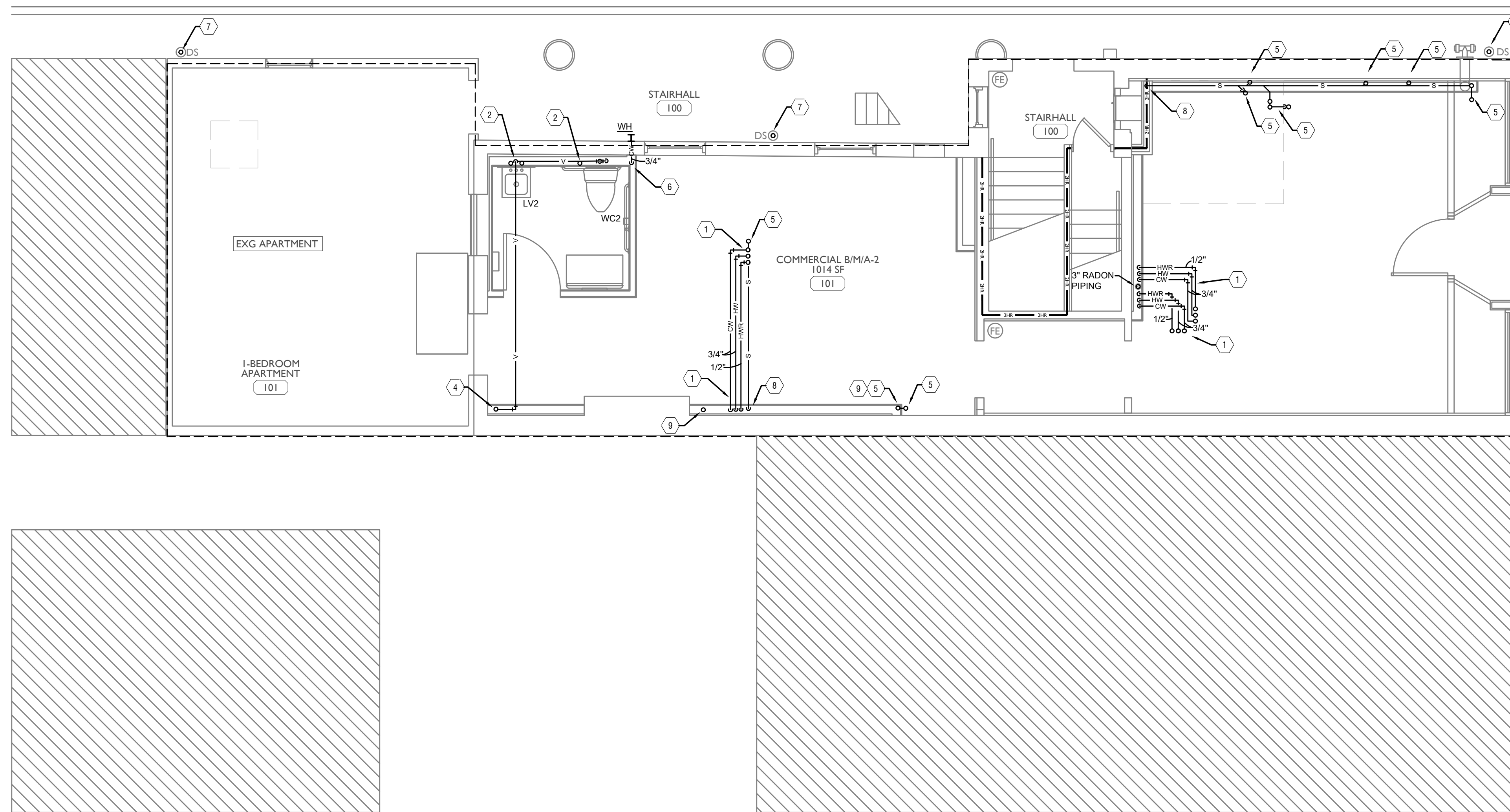
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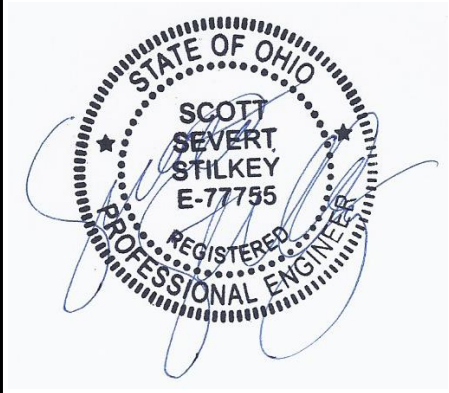
PLUMBING FIRST FLOOR KEYED NOTES

- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
- 1/2" HOT AND COLD WATER UP FROM FLOOR BELOW TO SERVE LAVATORY AND 1/2" COLD WATER UP FROM FLOOR BELOW TO SERVE WATER CLOSET. PROVIDE A POINT OF USE THERMOSTATIC MIXING VALVE ON SUPPLY LINES TO LAVATORY.
- SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
- VENT PIPING UP TO FLOOR ABOVE.
- WASTE PIPING DOWN FROM FLOOR ABOVE.
- 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO WALL HYDRANT.
- PROVIDE A 4" DOWNSPOUT CONNECTION AND ROUTE INTO BUILDING AND DOWN TO BASEMENT.
- WASTE PIPING DOWN TO FLOOR BELOW.
- SANITARY PIPING UP AND DOWN.

| PLUMBING LEGEND | |
|-----------------|-------------------------------------|
| SYMBOL | DESCRIPTION |
| ---S--- | SANITARY/WASTE PIPING BELOW FLOOR |
| —S— | SANITARY/WASTE PIPING ABOVE CEILING |
| —V— | VENT PIPING |
| —CW— | COLD WATER PIPING |
| —HW— | HOT WATER PIPING |
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| ⊕ | VENT THROUGH ROOF RISER INDICATOR |
| ⊖ | HOT WATER RETURN PUMP |

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

PLUMBING PLAN - FIRST FLOOR |



Progress Dates
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 08/30/2024 BID SET 2

Revisions
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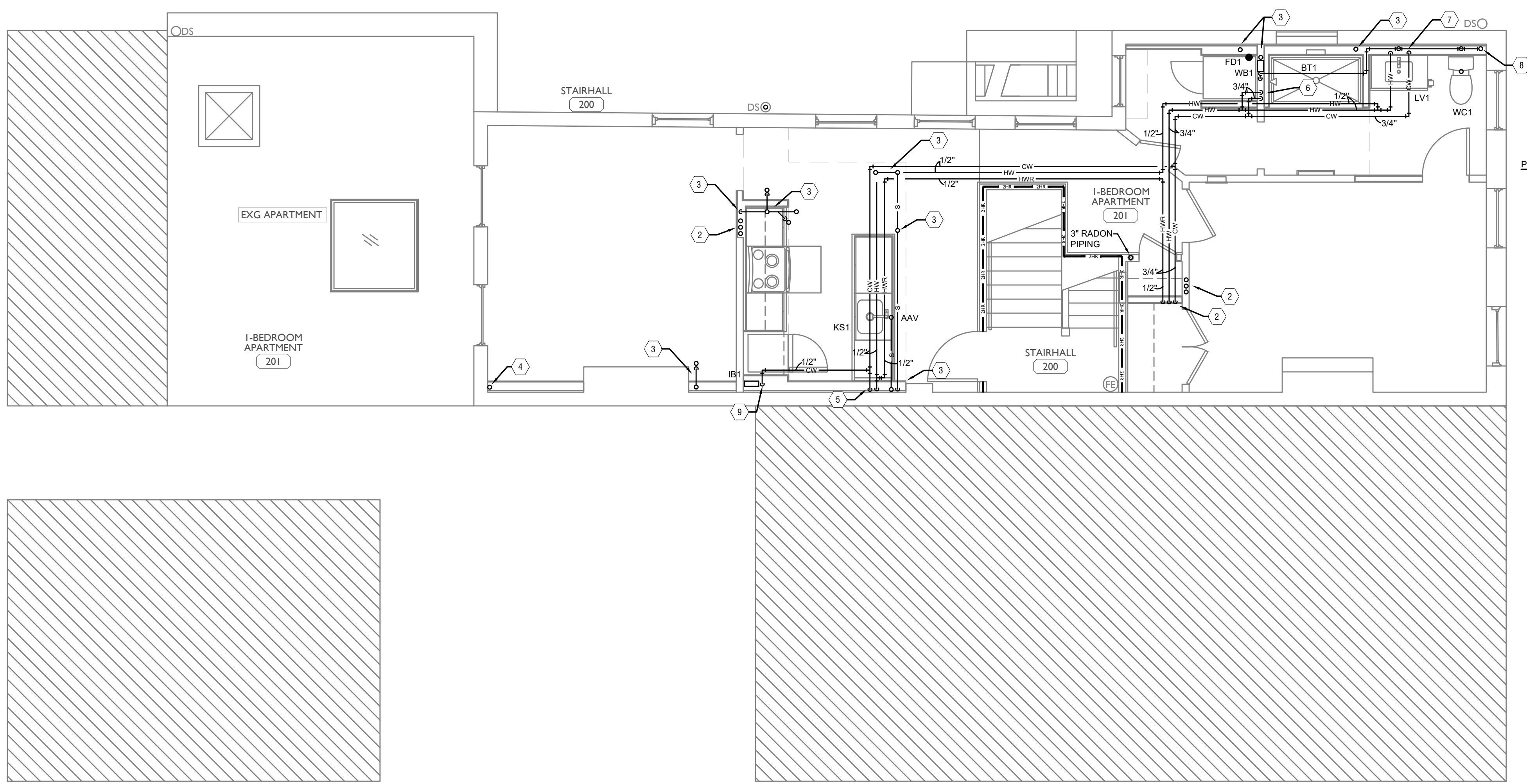
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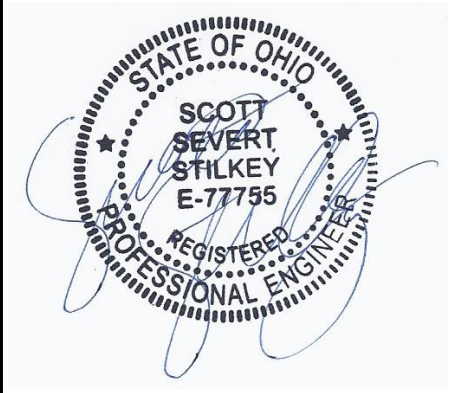
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- PLUMBING SECOND FLOOR KEYED NOTES**
- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
 - 3/4" HOT, COLD WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
 - SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
 - VENT PIPING UP AND DOWN.
 - 1/2" HOT AND COLD WATER PIPING DOWN TO SERVE KITCHEN SINK. EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
 - 3/4" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO EACH FIXTURE.
 - 3/4" COLD WATER AND 1/2" HOT WATER PIPING DOWN IN WALL. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER TO WATER CLOSET.
 - SANITARY PIPING DOWN TO FLOOR BELOW. VENT PIPING UP TO FLOOR ABOVE.
 - 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.

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



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

Revisions
 Checked By: sss
 Drawn by: DAG

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 TEAMWORK • COLLABORATION
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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

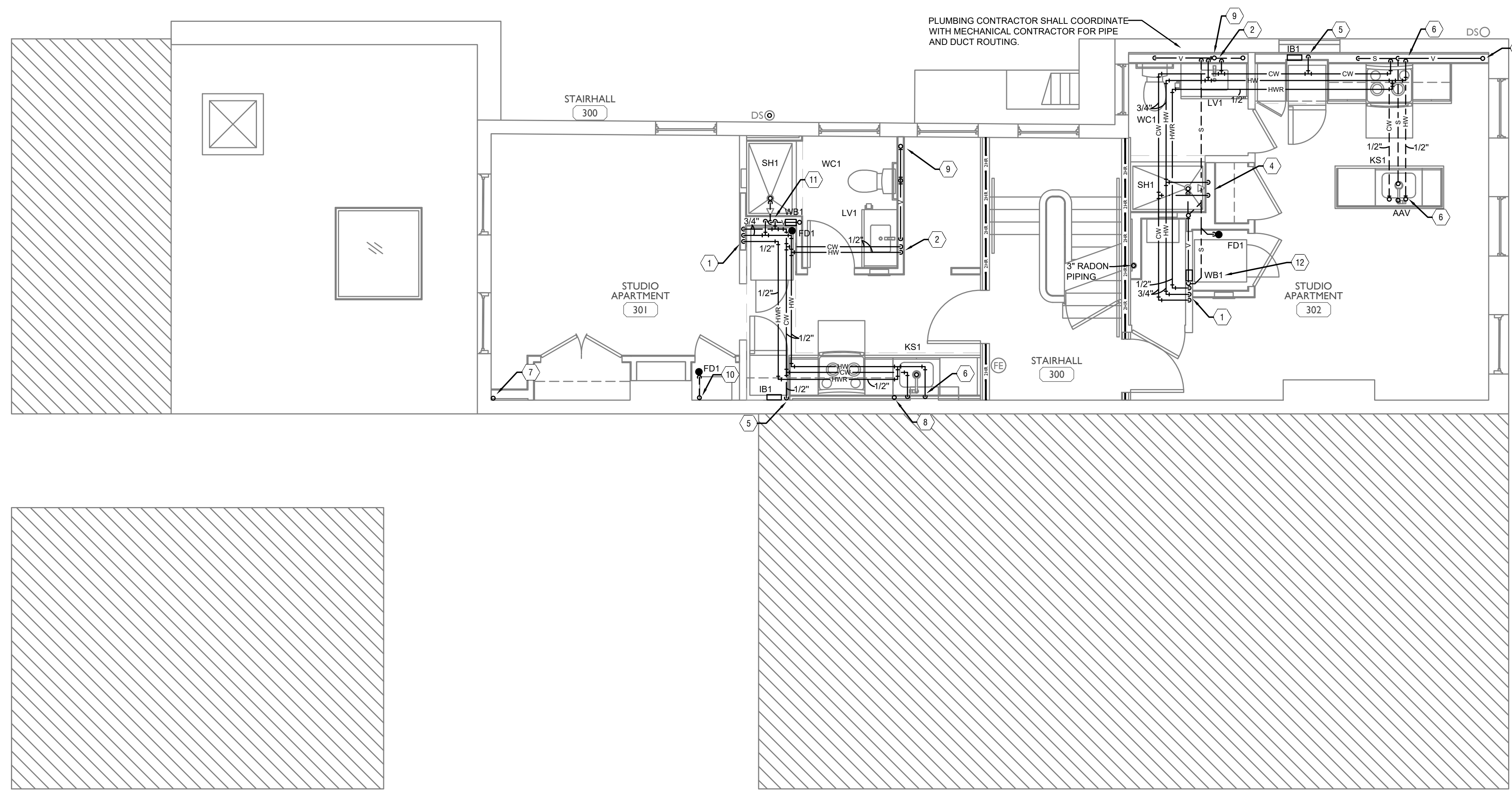
PI.02

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

PLUMBING PLAN - SECOND FLOOR |



Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williammen 2 Phase II)-Construction Documents-Phase 2 (5 Buildings)\1807 VINE-FLOOR-THIRD-PLUMBING-PLAN-Rev-FBS - Plot Date/Time: Aug 29, 2024-3:36pm - 1(1) - 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.

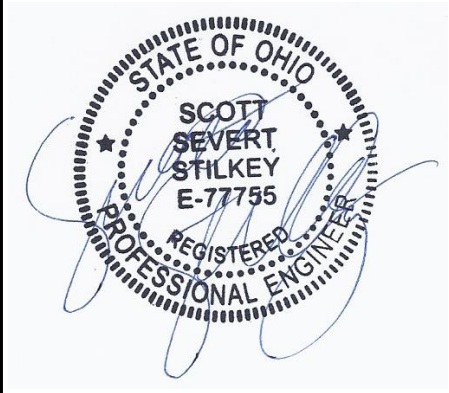


| PLUMBING LEGEND | |
|-----------------|-------------------------------------|
| SYMBOL | DESCRIPTION |
| --- S --- | SANITARY/WASTE PIPING BELOW FLOOR |
| --- S --- | SANITARY/WASTE PIPING ABOVE CEILING |
| --- V --- | VENT PIPING |
| --- CW --- | COLD WATER PIPING |
| --- HW --- | HOT WATER PIPING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

- PLUMBING THIRD FLOOR KEYED NOTES**
- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN IN WALL.
 - 3/4" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO LAVATORY AND SHOWER. 1/2" COLD WATER PIPING TO SERVE WATER CLOSET.
 - 1/2" HOT AND COLD WATER PIPING DOWN IN WALL. 1/2" COLD WATER TO VALVE BOX FRO REFRIGERATOR. 1/2" HOT AND COLD WATER PIPING TO SERVE KITCHEN SINK AND EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
 - 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
 - 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
 - 1/2" HOT AND COLD WATER PIPING DOWN. 1/2" HOT AND COLD WATER TO SERVE COUNTERTOP SINK. 1/2" HOT WATER TO SERVE DISHWASHER AND 1/2" COLD WATER TO SERVE VALVE BOX.
 - VENT PIPING UP AND DOWN.
 - STACK WASTE VENT PIPE UP AND DOWN.
 - VENT PIPING UP TO FLOOR ABOVE.
 - SANITARY PIPING DOWN AND VENT PIPING UP.
 - 3/4" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO SERVE SHOWER AND TO SERVE WASHER BOX.
 - EXTEND A 1/2" HOT AND COLD WATER PIPING IN WALL TO SERVE WASHER BOX.

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

Revisions
Checked By: sss
Drawn by: DAG

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PROPOSED PROJECT:
RENOVATION FOR 1807 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

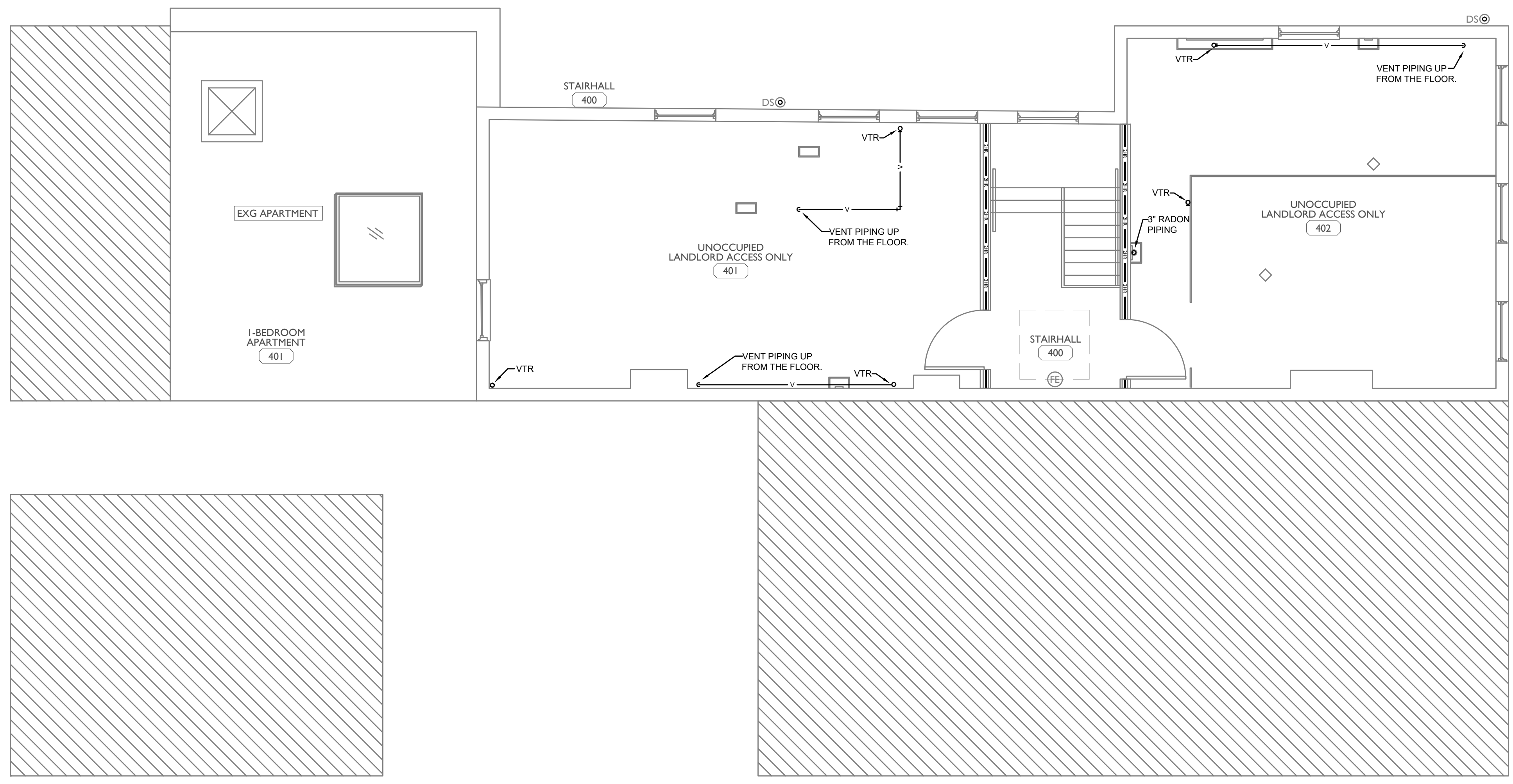
PI.03

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

PLUMBING PLAN - THIRD FLOOR | 1



Z:\Projects\Director\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II) - Construction Documents\Phase 2 (3 Buildings)\1807 VINE-FOURTH-FLOOR-PLUMBING-PLAN.dwg-ERS. Pk Date/Time: Aug 29, 2024-3:35pm 8(++)
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 08/30/2024 BID SET 2

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PROPOSED PROJECT:
 RENOVATION FOR
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 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

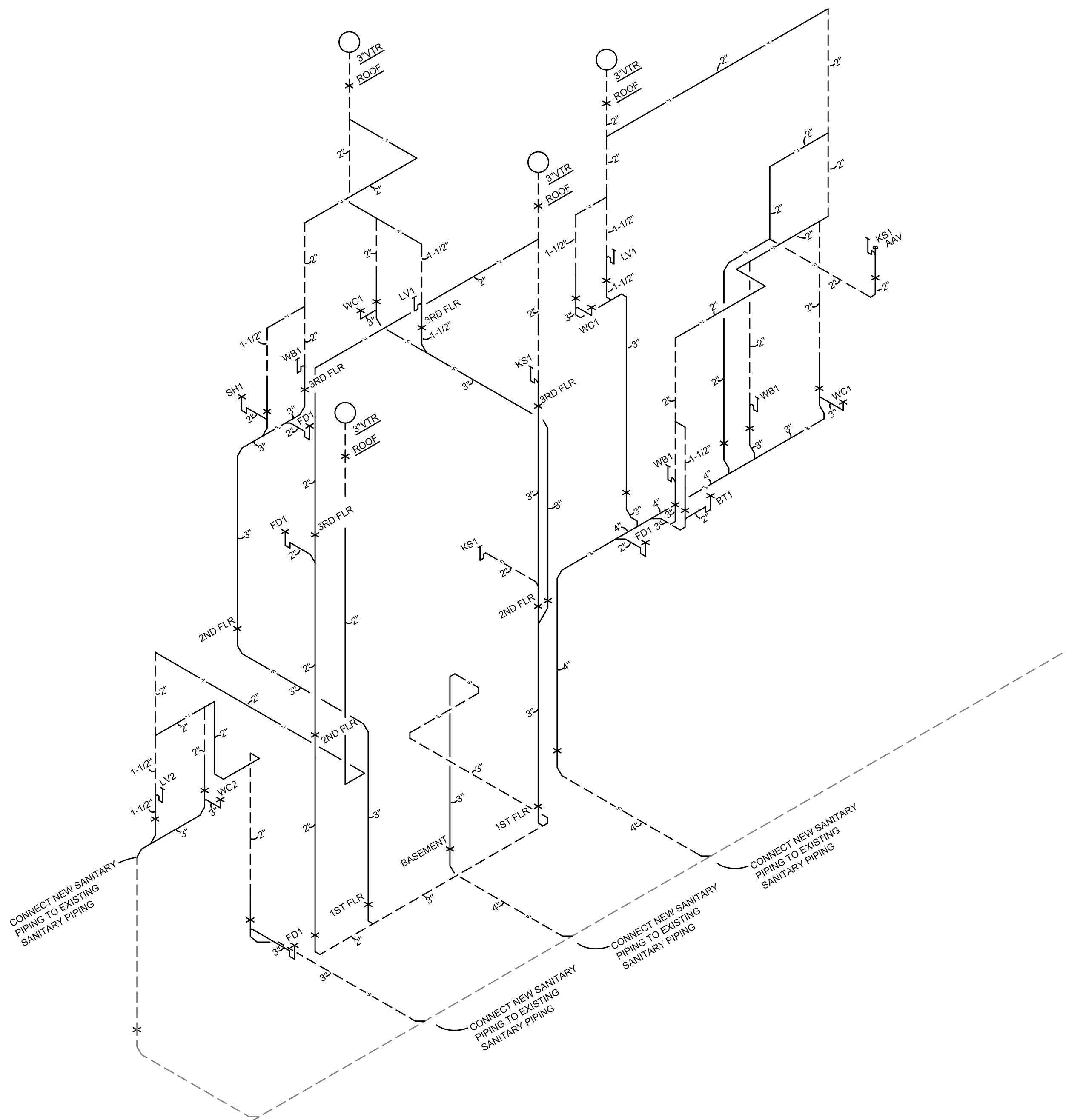
PI.04

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

PLUMBING PLAN - FOURTH FLOOR |



Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II) - Construction Documents - Phase 2 (3 Buildings)\1807 Vine St - Ref - Model - Plot Date/Time: Aug 29, 2024 - 10:50am - Bc derek.gandy
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WASTE AND VENT ISOMETRIC SCALE: NOT TO SCALE

PROPOSED PROJECT:
 RENOVATION FOR
1807 VINE ST.
 CINCINNATI, OH, 45202
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Job No: 22042 8/10/2022

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