

1808 REPUBLIC ST. / 1810 REPUBLIC ST.

CINCINNATI, OHIO, 45202

FINDLAY FLATS RENOVATION

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
(859) 261-0585

CIVIL ENGINEER

BAYER BECKER
1404 RACE STREET, SUITE 204
CINCINNATI, OH 45202
(513) 336-6600

ARCHITECT

PLATTE DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

CLIENT/DEVELOPER

3CDC
1203 WALNUT STREET
CINCINNATI, OH 45202
(513) 621-4400

PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC RESIDENTIAL BUILDING. THE BUILDING IS 5 STORIES WITH A FULL BASEMENT. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. ALL OTHER FLOORS WILL REMAIN USE R-2 APARTMENTS.

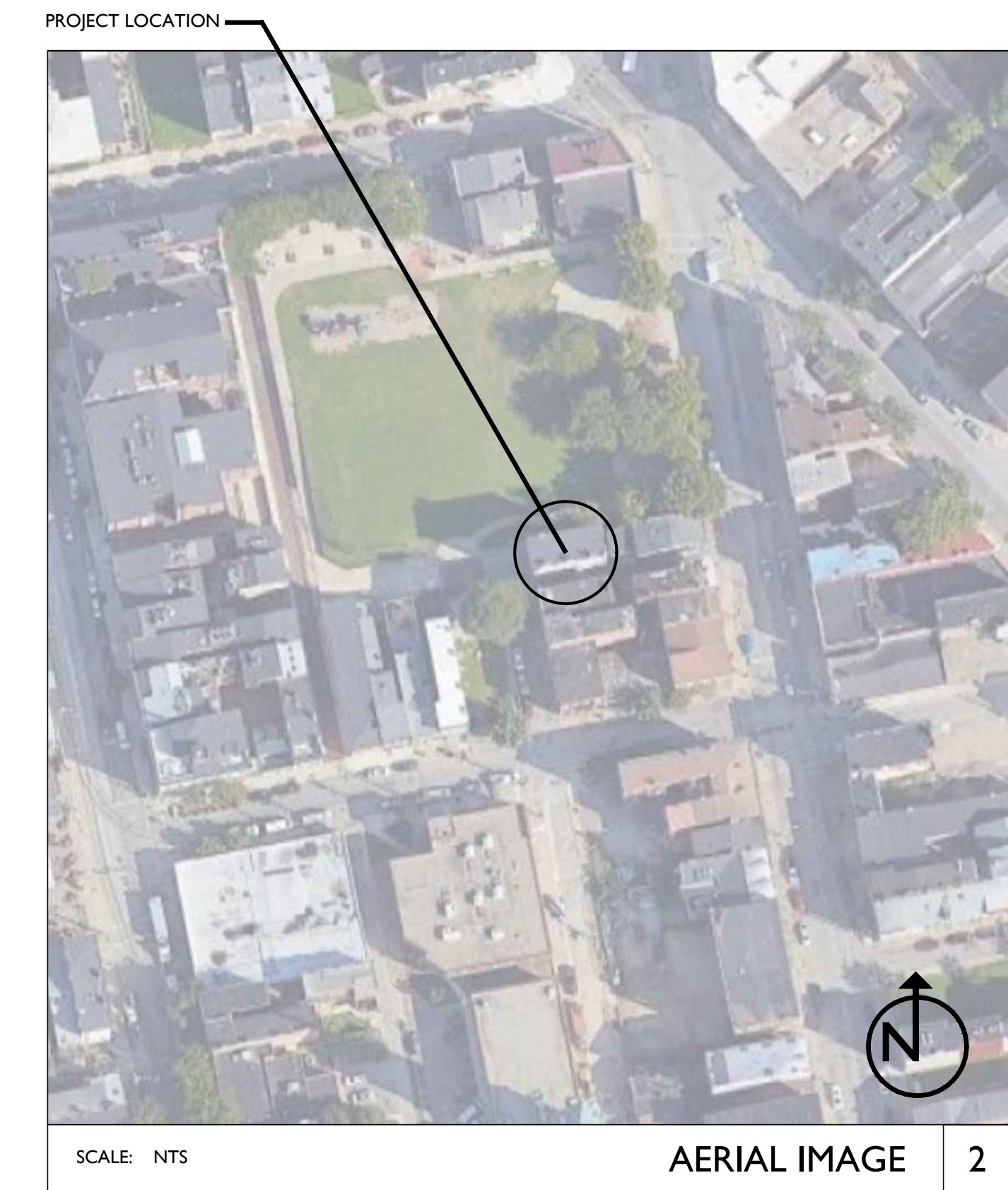
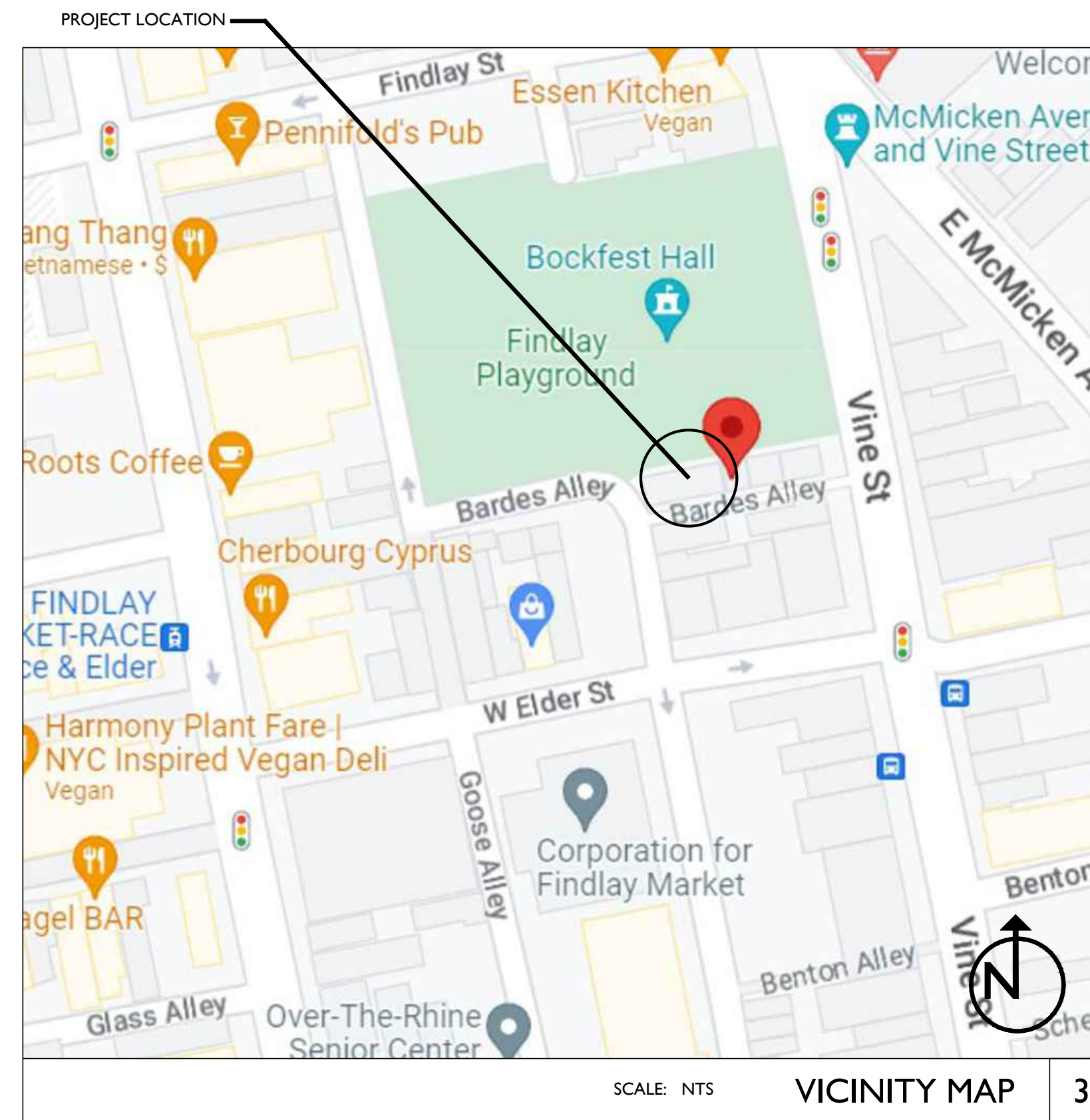
DEMOLITION WORK WILL INCLUDE NON-STRUCTURAL INTERIOR DEMOLITION AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS. NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THIS PROJECT HAS BEEN SUBMITTED FOR HISTORIC 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.

PLATTE
architecture + design

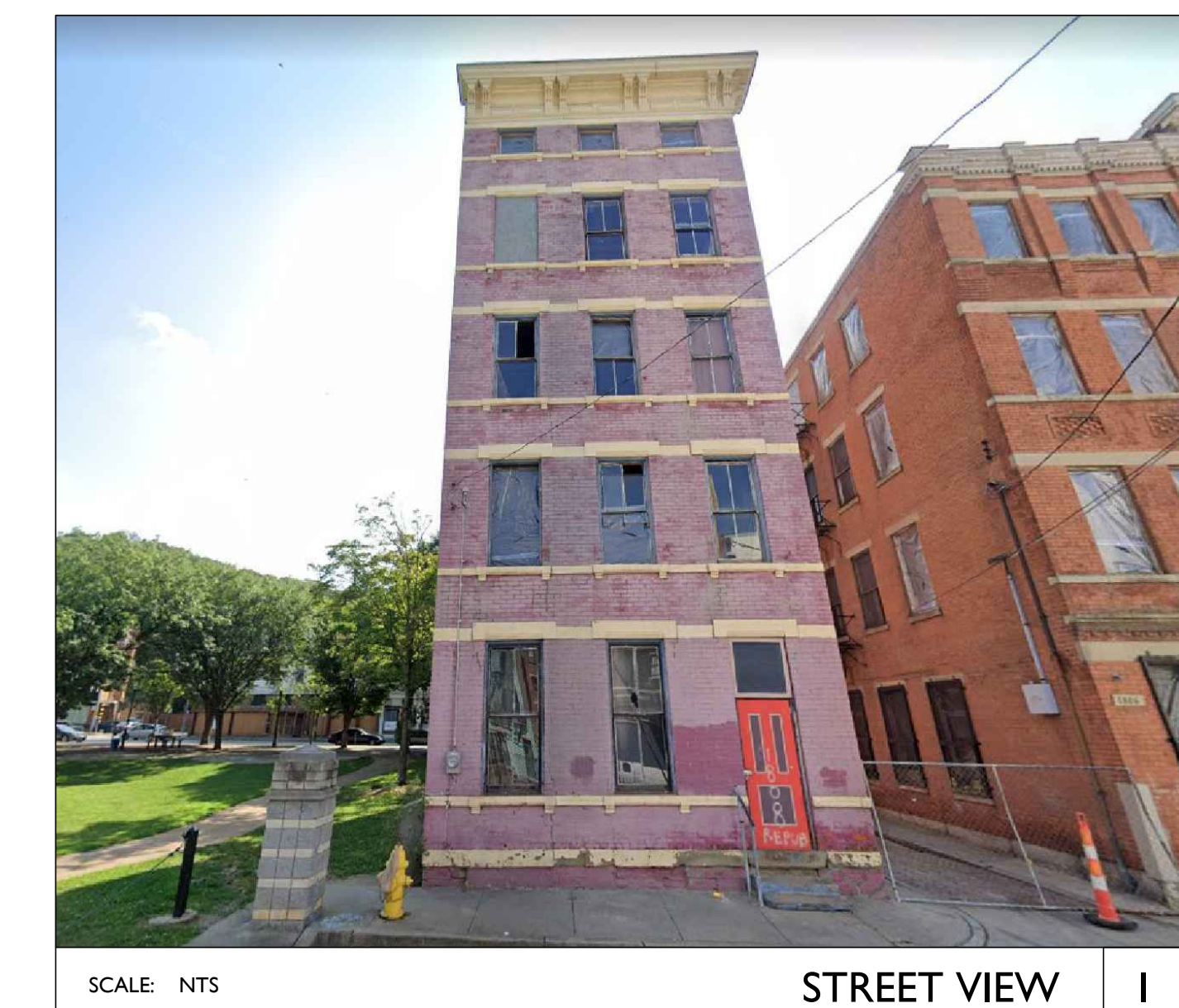
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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P2.00	PLUMBING DETAILS			



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



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

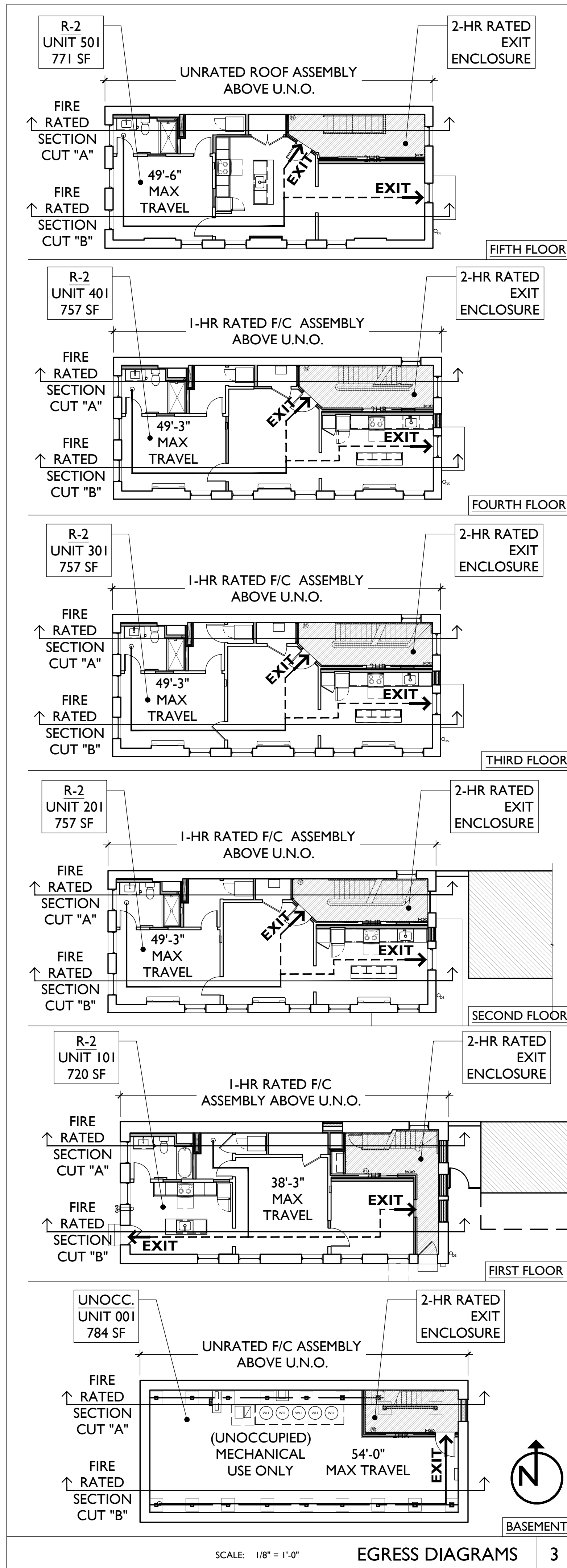
Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A0.00

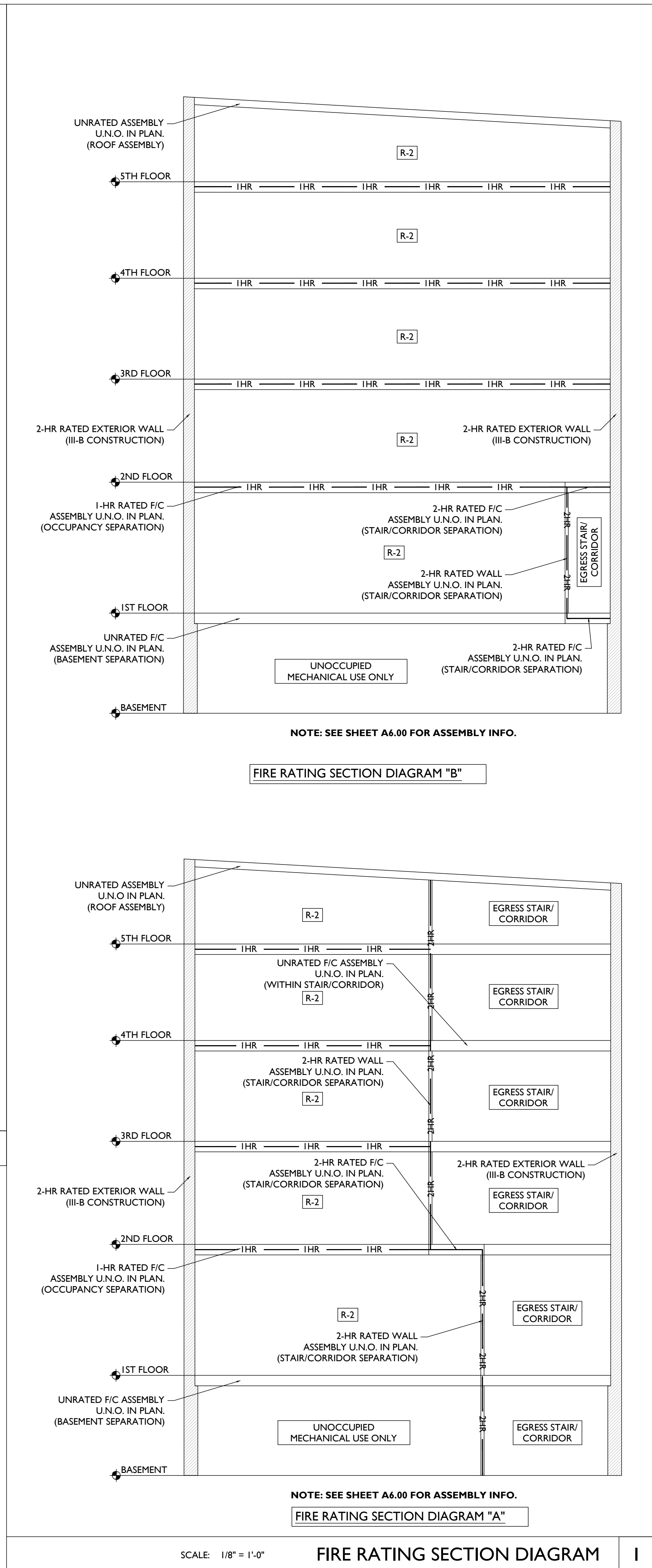


PROPOSED BUILDING RENOVATION

- LOCATION: 1808 REPUBLIC STREET / 1810 REPUBLIC STREET CINCINNATI, OH 45202
DESCRIPTION: THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC RESIDENTIAL BUILDING. THE BUILDING IS 5 STORIES WITH A FULL BASEMENT. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. ALL OTHER 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.
- PLUMBING, ELECTRIC, SPRINKLER + FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.
- GOVERNING CODE: 2017 OBC (OHIO BUILDING CODE) / CINCINNATI BUILDING CODE / CINCINNATI ZONING CODE
- ZONING DESIGNATION: CC-P URBAN PARKING OVERLAY DISTRICT - NO PARKING REQUIRED.
- CONSTRUCTION TYPE: EXISTING TYPE III-B EXIST. CONSTRUCTION MASONRY / 2HR INTERIOR BEARING: MASONRY / WOOD INTERIOR NON-BEARING: WOOD NON-BEARING FLOOR/ROOF: WOOD/0HR *
PROPOSED TYPE III-B CONSTRUCTION MASONRY / 2HR* 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
- USE GROUP/OCCUPANCY: BASEMENT UNOCCUPIED PROPOSED UNOCCUPIED #OCCUPANCY LANDLORD ACCESS ONLY
FIRST FLOOR R-2 R-2 UNIT 101 707 SF / 200 = 4
SECOND FLOOR R-2 R-2 UNIT 201 754 SF / 200 = 4
THIRD FLOOR R-2 R-2 UNIT 301 754 SF / 200 = 4
FOURTH FLOOR R-2 R-2 UNIT 401 754 SF / 200 = 4
FIFTH FLOOR R-2 R-2 UNIT 501 768 SF / 200 = 4
- HEIGHT + AREA: EXISTING III-B CONSTRUCTION USE HEIGHT - ALLOWABLE/PROPOSED R-2 75' / 56'-9" STORIES ABV GRADE - ALLOWABLE/PROPOSED 5 / 5
USE AREA - ALLOWABLE/PROPOSED R-2 48,000 SF / 5,460 SF
- OCCUPANCY: USE ABV. PLACE HOLDER FOR SOMETHING ELSE WE THINK MIGHT BE NEEDED?
- INTERIOR FINISH RATINGS: SPRINKLERED / TABLE 803.1.1 EXIT STAIRWAYS, USE R-2 CORRIDORS, USE R-2 ROOMS AND ENCLOSED SPACES, USE R-2 REQUIRED C C C
- FIRE RESISTANCE RATINGS: SPRINKLERED / TABLE 508.4 USE SEPARATION R-2/R-2 REQUIRED RATING 1/2HR (OBC 711) PROVIDED RATING 1 HR
STAIR ENCLOSURE 2HR (OBC1023.2) 2 HR
- EXIT REQUIREMENTS: TABLE 1017.2 SPRINKLERED, 2 EXITS ALLOWABLE (FT) 250' PROVIDED (MAX)(FT) 49'-6"
- FIRE PROTECTION: THE EXISTING BUILDING IS NOT CURRENTLY SPRINKLERED. A NEW SPRINKLER SYSTEM IS REQUIRED AND WILL BE PROVIDED THROUGHOUT PER THE REQUIREMENTS OF 903.3.1.1 NFPA 13 SPRINKLER SYSTEMS.
AN ALTERNATE ENGINEERED DESIGN (106.5 IN THE OBC) IS PROPOSED TO PROVIDE A WATER CURTAIN AS AN ALTERNATE TO THE FIRE-RATING REQUIREMENTS AT THE SOUTH FIRE ESCAPE WINDOWS. THE WATER CURTAIN WOULD SUPPRESS THE FIRE AT THE WINDOW FOR THE LENGTH OF TIME DESIGNED TO PROTECT THE OCCUPANTS. SMOKE DETECTORS WILL BE IN THE ROOMS THAT HAVE THE OPENINGS PROTECTIVES. THEY WILL BE WIRED WITH THE FIRE ALARM. THERE WILL NOT BE EXPOSED PLASTIC PIPE IN THE PROJECT. WHEN SPRINKLER DRAWINGS ARE SUBMITTED FOR PERMIT, A DRAWING WILL BE PROVIDED BY THE CONTRACTOR THAT WILL PROVIDE DOCUMENTATION THAT SUCH HEADS PROVIDE 100% COVERAGE OF THE ADJACENT WINDOWS. AN APPROPRIATE ALTERNATE ENGINEERED DESIGN LETTER WILL BE SUBMITTED WITH THESE DRAWINGS AT THAT TIME BY THE SPRINKLER ENGINEER.
A CLASS III STANDPIPE IS REQUIRED AND WILL BE PROVIDED AND APPLIED FOR UNDER A SEPARATE PERMIT.
FIRE EXTINGUISHERS WILL BE PROVIDED IN EACH DWELLING UNIT AND AS OTHERWISE REQUIRED BY SECTION 906 IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT. GC TO COORDINATE.
- 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

CODE NOTES 2

- EGRESS DIAGRAMS GENERAL NOTES:**
- HORIZONTAL FLOOR/CEILING + ROOF ASSEMBLIES ARE INDICATED ON THIS PAGE AND IN THE NEW WORK PLANS.
 - RATED PARTITIONS ARE INDICATED IN NEW WORK PLANS.
 - SEE SHEET A6.00 FOR ASSEMBLIES + PARTITION TYPES DETAILS.
- EGRESS DIAGRAMS GRAPHIC KEY:**
- EXIT → BUILDING EXIT
 - HATCH INDICATES FIRE-RATED EXIT STAIR/PATH
 - SPACE NAME # OCCUPANTS -OR- SF OCCUPANT LOAD
 - max path common egress remote point → EGRESS PATH
 - FE FIRE EXTINGUISHER



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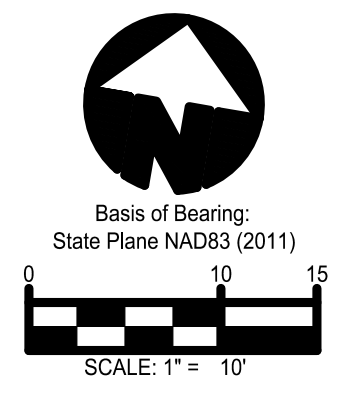
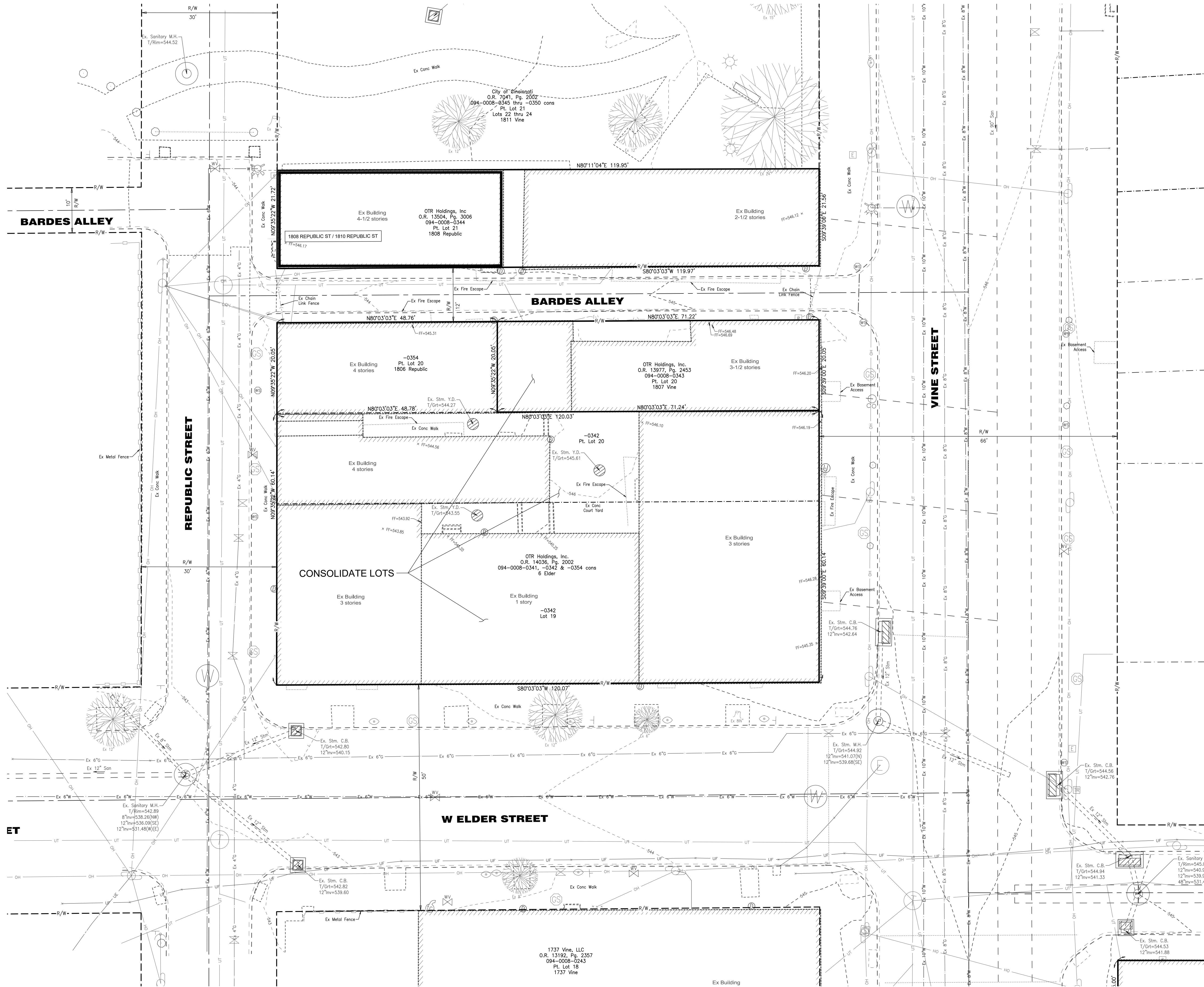
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Drawn by:
MR, AM

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A0.01



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



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

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 architecture + design



Progress Dates
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 08.30.2024 - BID SET 2

Revisions

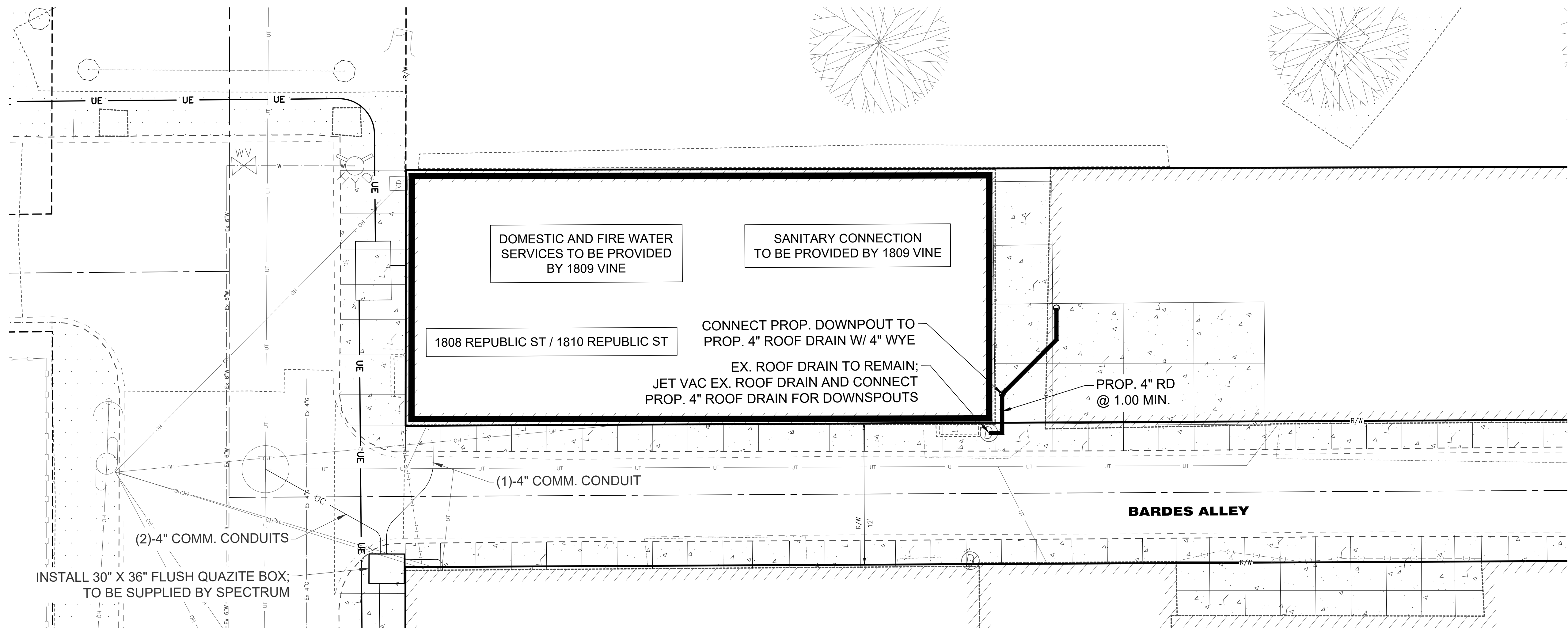
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Basis of Bearing:
 State Plane NAD83 (2011)



SCALE: 1" = 5'

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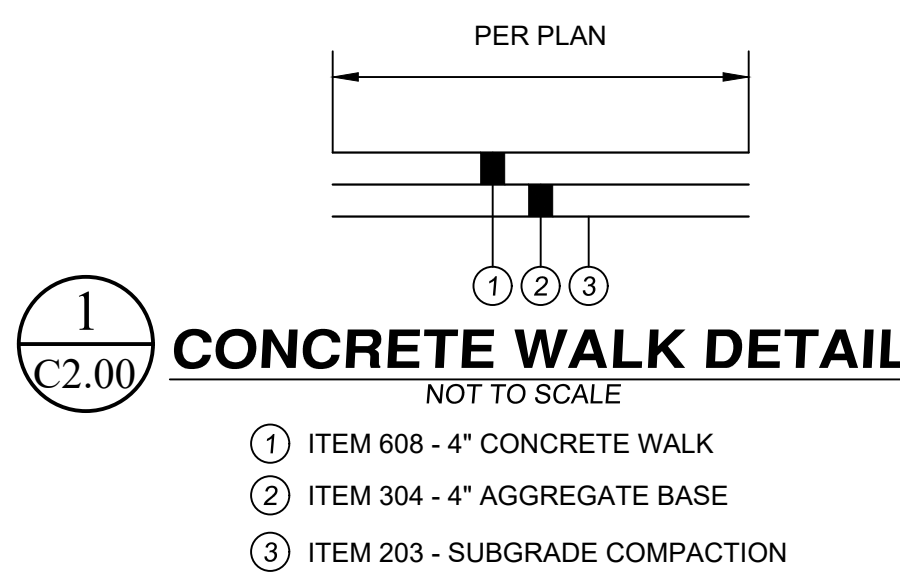


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Design Team:

Drawn by:
 EFS



LEGEND

- EXISTING CONCRETE WALK OR DRIVE (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL 1/C2.00)
- STREETSCAPE PROJECT BY OTHERS

MAINTENANCE OF TRAFFIC NOTES

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

SITE PERMITS NOTES

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

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

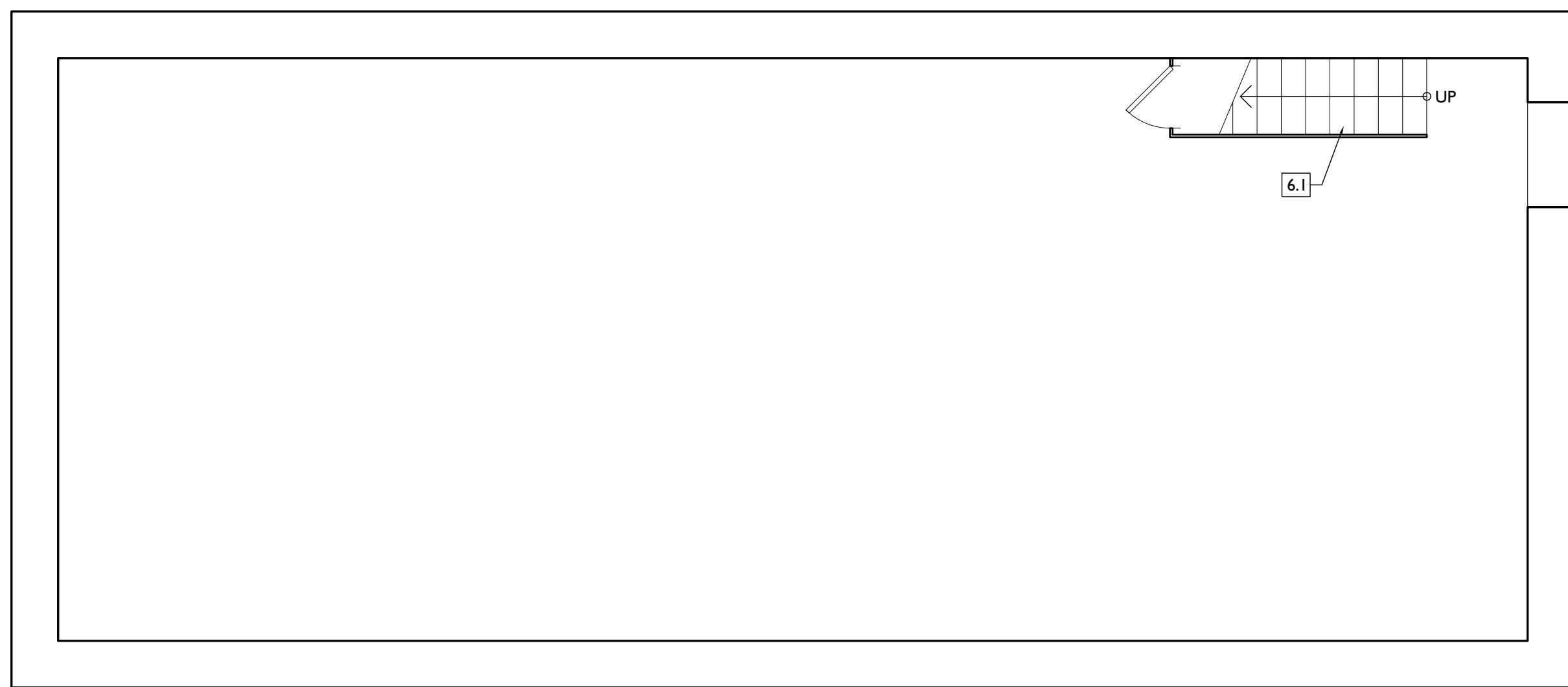
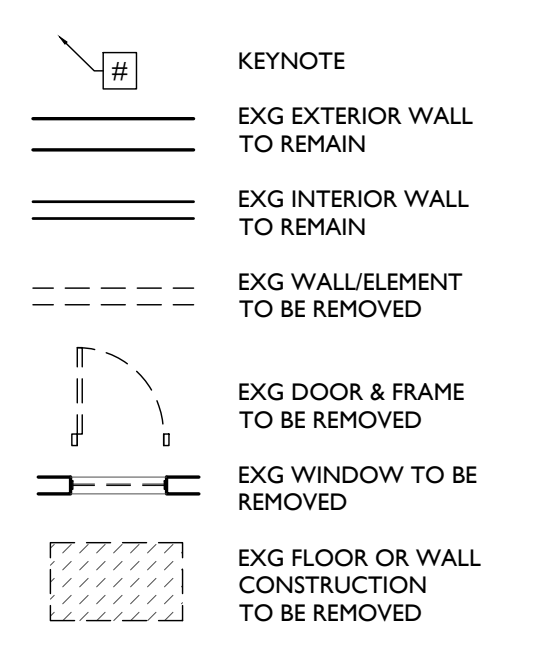
- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 REPAIR/RETAIN EXG FIRE ESCAPE.
 - 2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
 - 2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC).
 - 2.4 EXG SITE WALL/STRUCTURE TO BE REMOVED.
 - 2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETScape SCOPE.
- 3. CONCRETE**
 - 3.1 EXG CONCRETE STEPS TO BE RETAINED. REPAIR AS REQ.
- 4. MASONRY**
 - 4.1 EXG CHIMNEY TO REMAIN.
- 5. METALS**
 - 5.1 NOT USED.
- 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 NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
 - 6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REPAIR/RETAIN 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.
- 8. OPENINGS**
 - 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY. BACK TO MASONRY OPENING.
 - 8.2 REMOVE NON-HISTORIC 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. ALL WINDOW COMPONENTS ARE TO BE SALVAGED FOR RE-USE AT THE WEST ELEVATION.
 - 8.6 EXG HISTORIC DOOR, FRAME, AND TRANSOM TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
 - 8.7 EXG HISTORIC FRAME, AND TRANSOM TO REMAIN IN PLACE. DOOR IS TO BE RELOCATED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
- 9. FINISHES**
 - 9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.
 - 9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

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- 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

- DEMO GENERAL NOTES:**
- 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.

- 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.



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

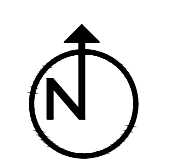
Revisions

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

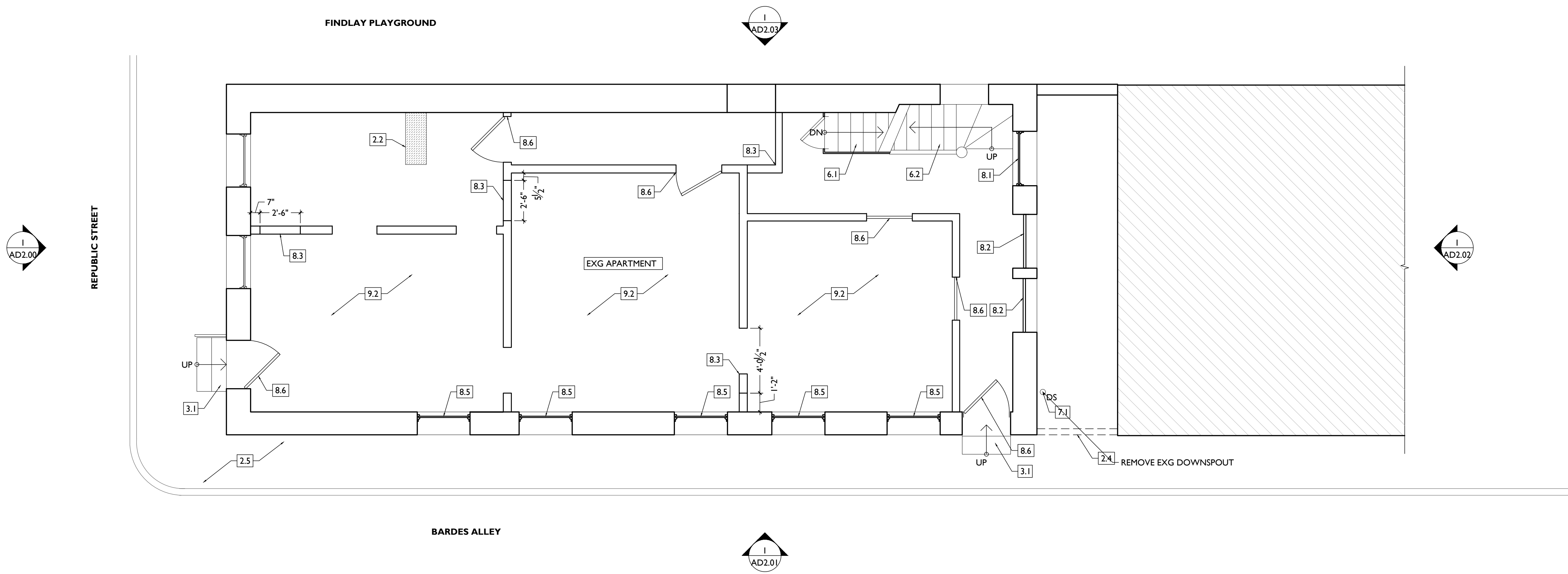
PROPOSED PROJECT:
**RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.00



DEMO WORK PLANS & ELEVATIONS [KEYED NOTES:		DEMO GENERAL NOTES:	DEMO WORK GRAPHIC KEY:	
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REMOVE NON-HISTORIC GUARDRAIL/HANDRAIL. 6.2 EXG HISTORIC WOOD STAIR TO REMAIN IN PLACE. REMOVE NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ. 6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.</p> <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>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</p>		<p>8. OPENINGS</p> <p>8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY. BACK TO MASONRY OPENING. 8.2 REMOVE NON-HISTORIC 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. 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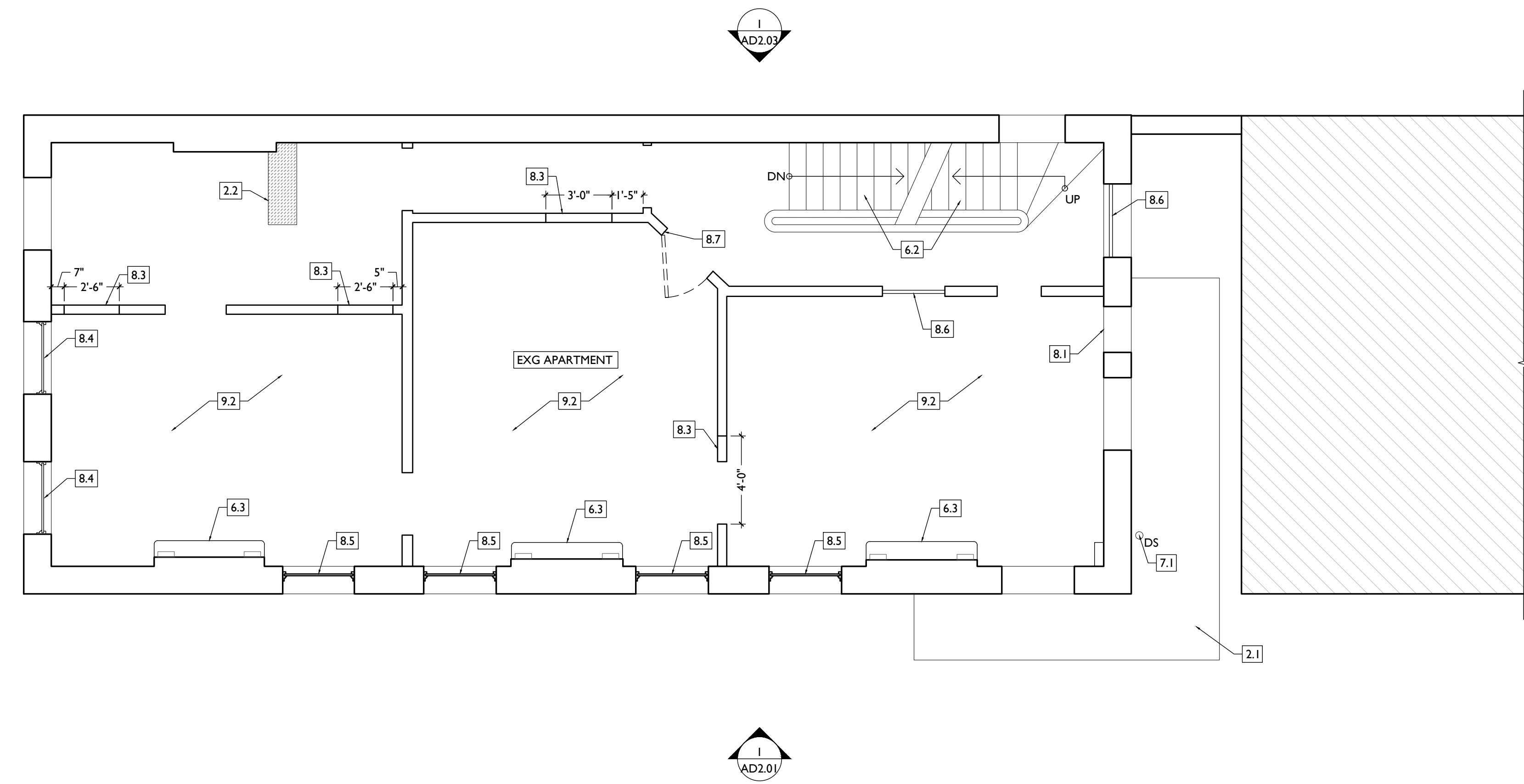
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- 1. GENERAL**
- 2. EXG CONDITIONS**
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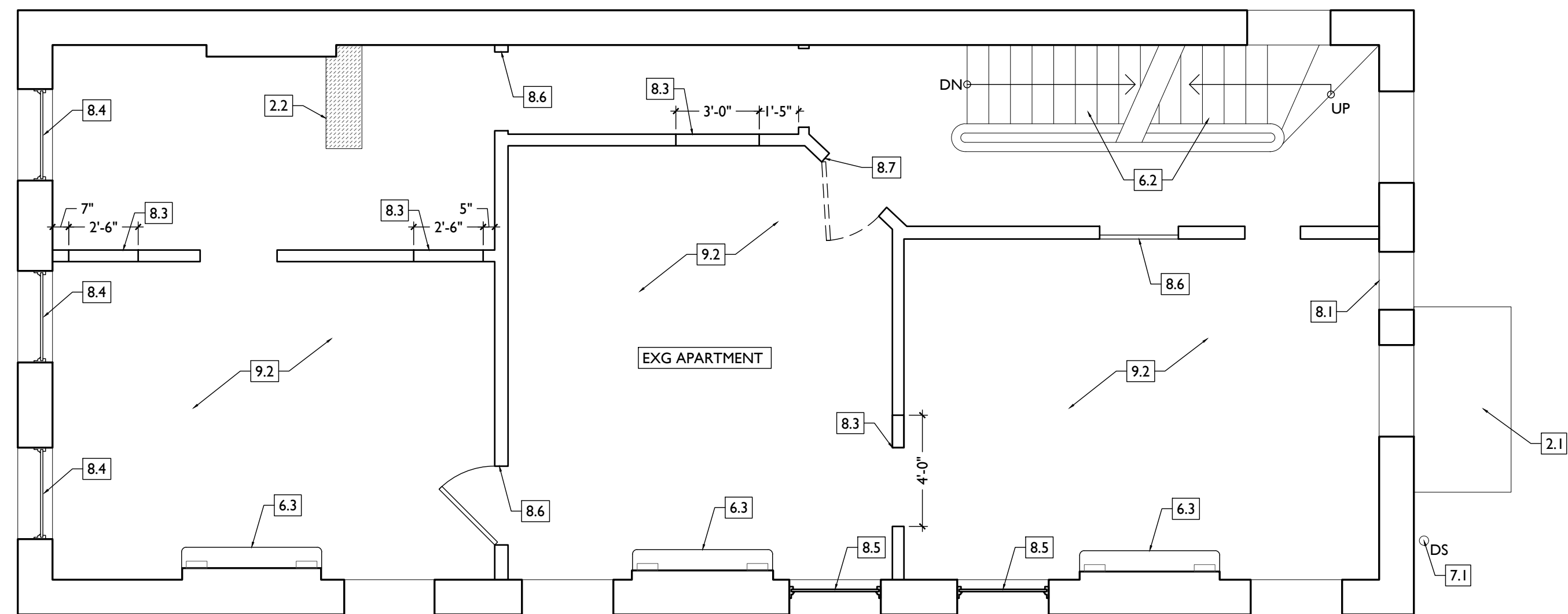
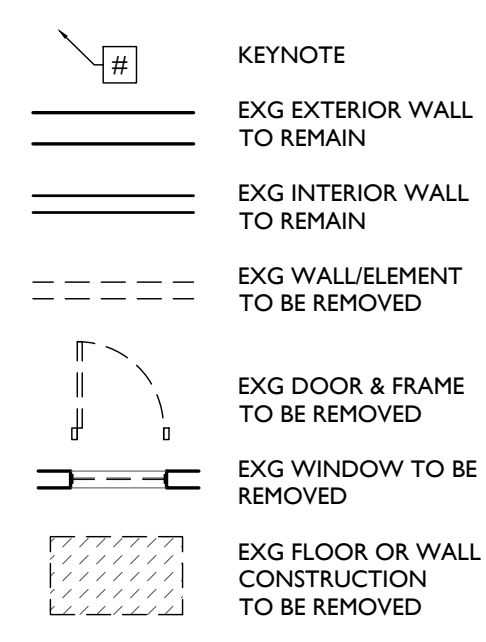
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- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.**
- C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:**
 - 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

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

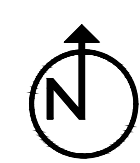
- R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.
- S. NON-HISTORIC CABINETRY.
- T. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.
- U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
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-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

DEMO WORK GRAPHIC KEY:



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

EXISTING + DEMOLITION PLAN - THIRD FLOOR



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

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.03

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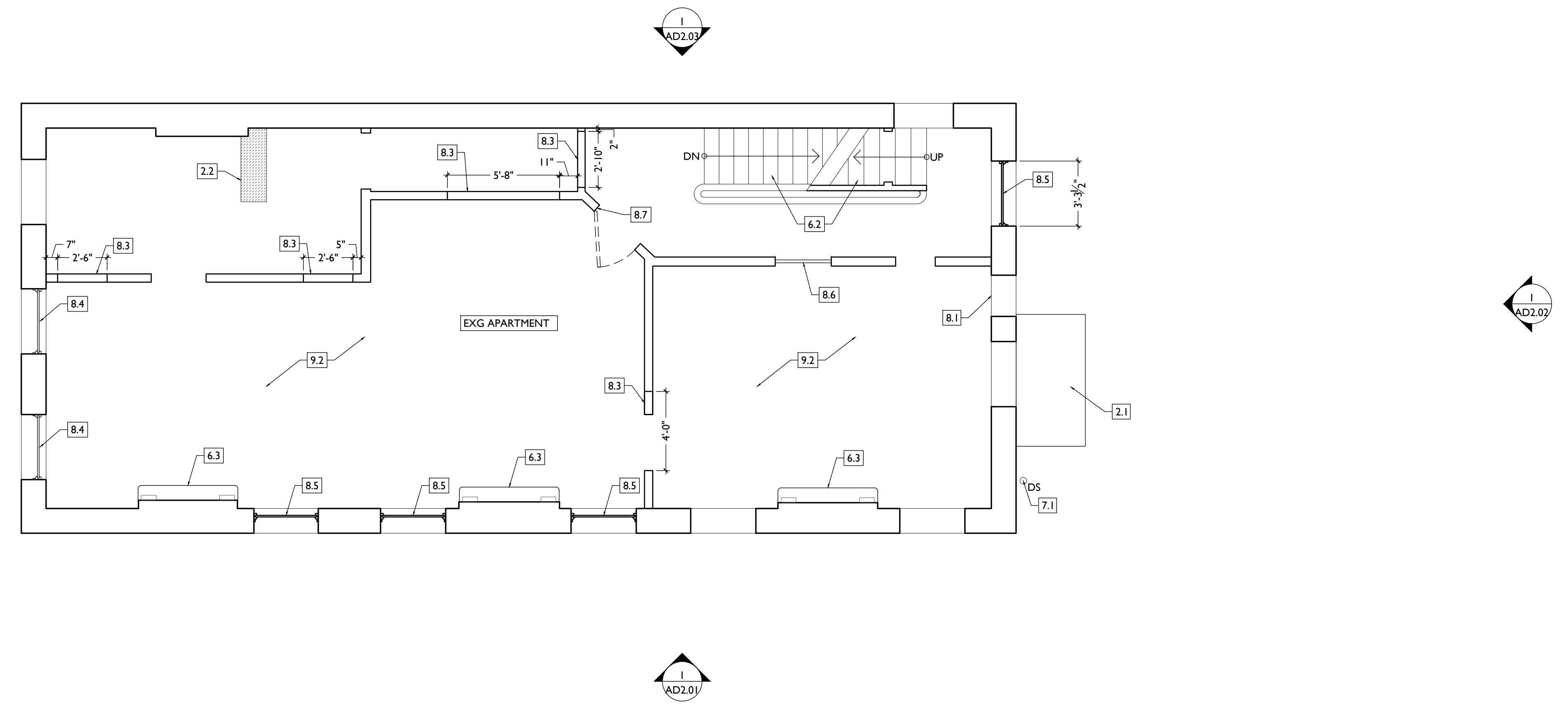
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- 2. EXG CONDITIONS**
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 - 2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
 - 2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC).
 - 2.4 EXG SITE WALL/STRUCTURE TO BE REMOVED.
 - 2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETScape SCOPE.
- 3. CONCRETE**
 - 3.1 EXG CONCRETE STEPS TO BE RETAINED. REPAIR AS REQ.
- 4. MASONRY**
 - 4.1 EXG CHIMNEY TO REMAIN.
- 5. METALS**
 - 5.1 NOT USED.
- 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 NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
 - 6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
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 - 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG

- ROOF DECKING AND REPAIR AS NEEDED.
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 - 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY. BACK TO MASONRY OPENING.
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 - 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

- R. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.**
- S. NON-HISTORIC CABINETRY.**
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Progress Dates
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Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
 1808 REPUBLIC / 1810 REPUBLIC**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.04

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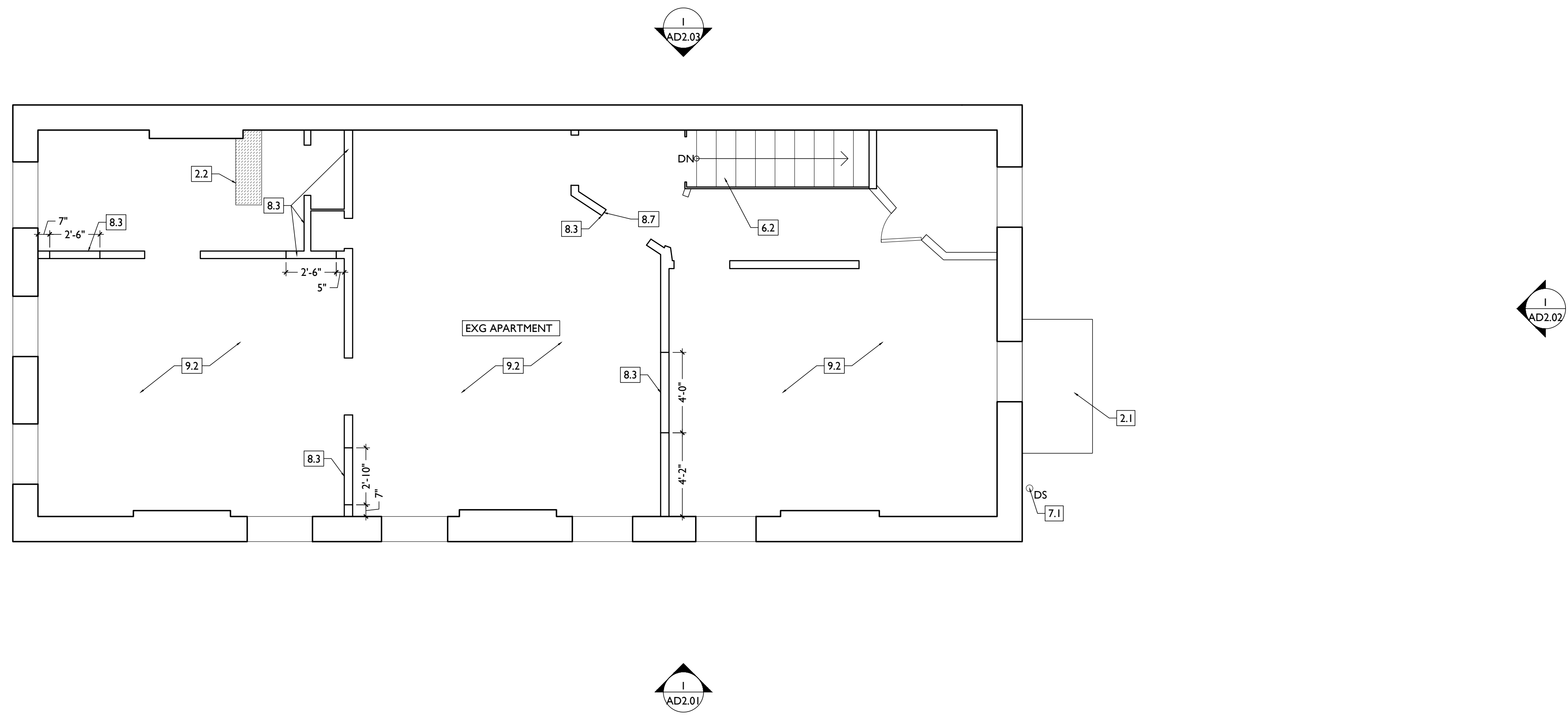
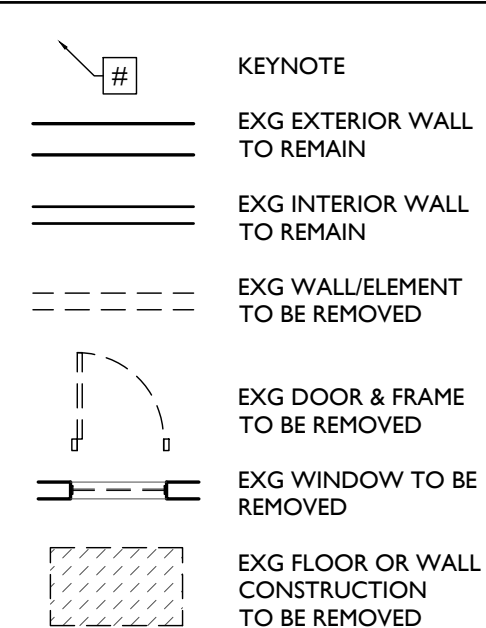
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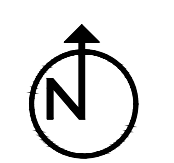
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FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.05

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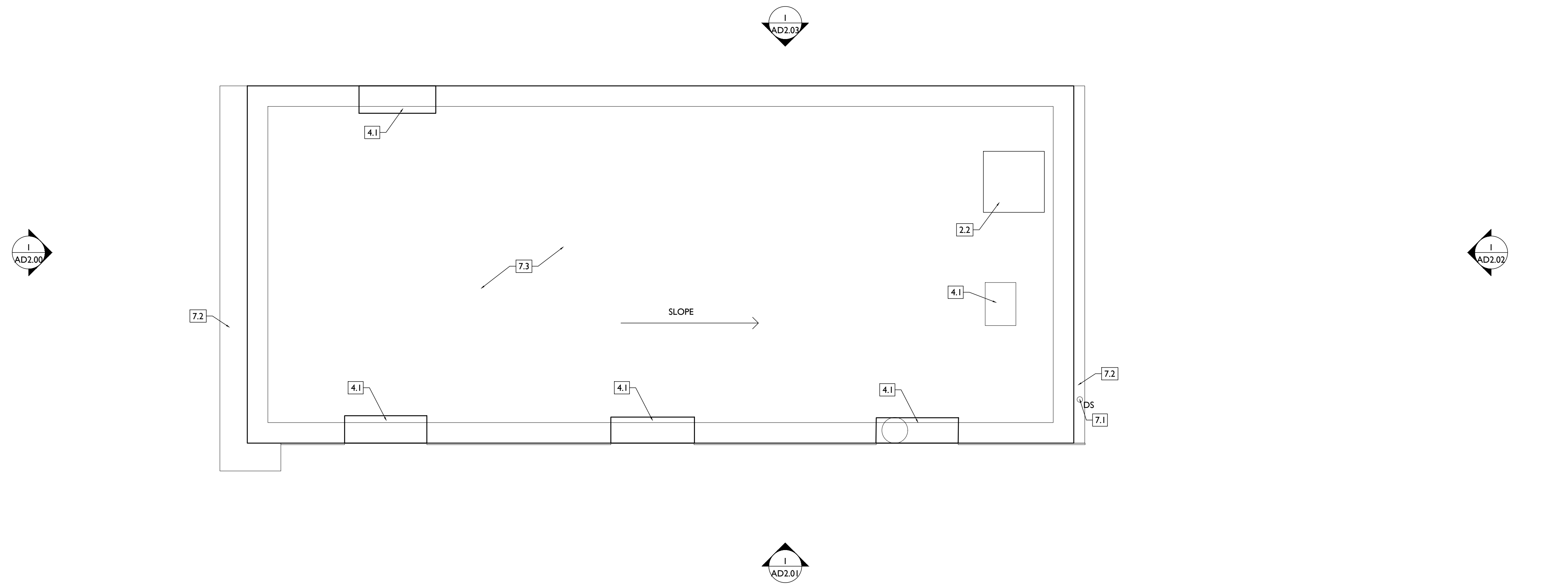
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 - 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY. BACK TO MASONRY OPENING.
 - 8.2 REMOVE NON-HISTORIC DOOR & FRAME ENTIRELY. BACK TO MASONRY OPENING.
 - 8.3 NEW OR EXPANDED OPENING IN EXG HISTORIC WALL. SEE NEW WORK PLANS.
 - 8.4 EXG 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. ALL WINDOW COMPONENTS ARE TO BE SALVAGED FOR RE-USE AT THE WEST ELEVATION.
 - 8.6 EXG HISTORIC DOOR, FRAME, AND TRANSOM TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
 - 8.7 EXG HISTORIC FRAME AND TRANSOM TO REMAIN IN PLACE. DOOR IS TO BE RELOCATED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
- 9. FINISHES**
 - 9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.
 - 9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

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

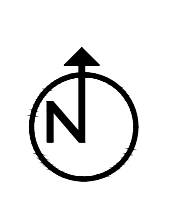
DEMO WORK GRAPHIC KEY:

- KEYNOTE**
- [#] EXG EXTERIOR WALL TO REMAIN
 - [---] EXG INTERIOR WALL TO REMAIN
 - [---] EXG WALLELEMENT TO BE REMOVED
 - [---] EXG DOOR & FRAME TO BE REMOVED
 - [---] EXG WINDOW TO BE REMOVED
 - [---] EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION PLAN - ROOF



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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

ADI.06

DEMO WORK PLANS & ELEVATIONS [KEYED NOTES]

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 - 2.2 REMOVE FRAMING & SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL DWGS & NEW WORK PLANS.
 - 2.3 EXG HISTORIC EXTERIOR ORNAMENT TO REMAIN (CORNICE, BRACKET, FRIEZE, ENTABLATURE, PLASTER, ETC).
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- 3. CONCRETE**
 - 3.1 EXG CONCRETE STEPS TO BE RETAINED. REPAIR AS REQ.
- 4. MASONRY**
 - 4.1 EXG CHIMNEY TO REMAIN.
- 5. METALS**
 - 5.1 NOT USED.
- 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 NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
 - 6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REPAIR/RETAIN HISTORIC GUTTER & DOWNSPOUTS.
 - 7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER.
 - 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG

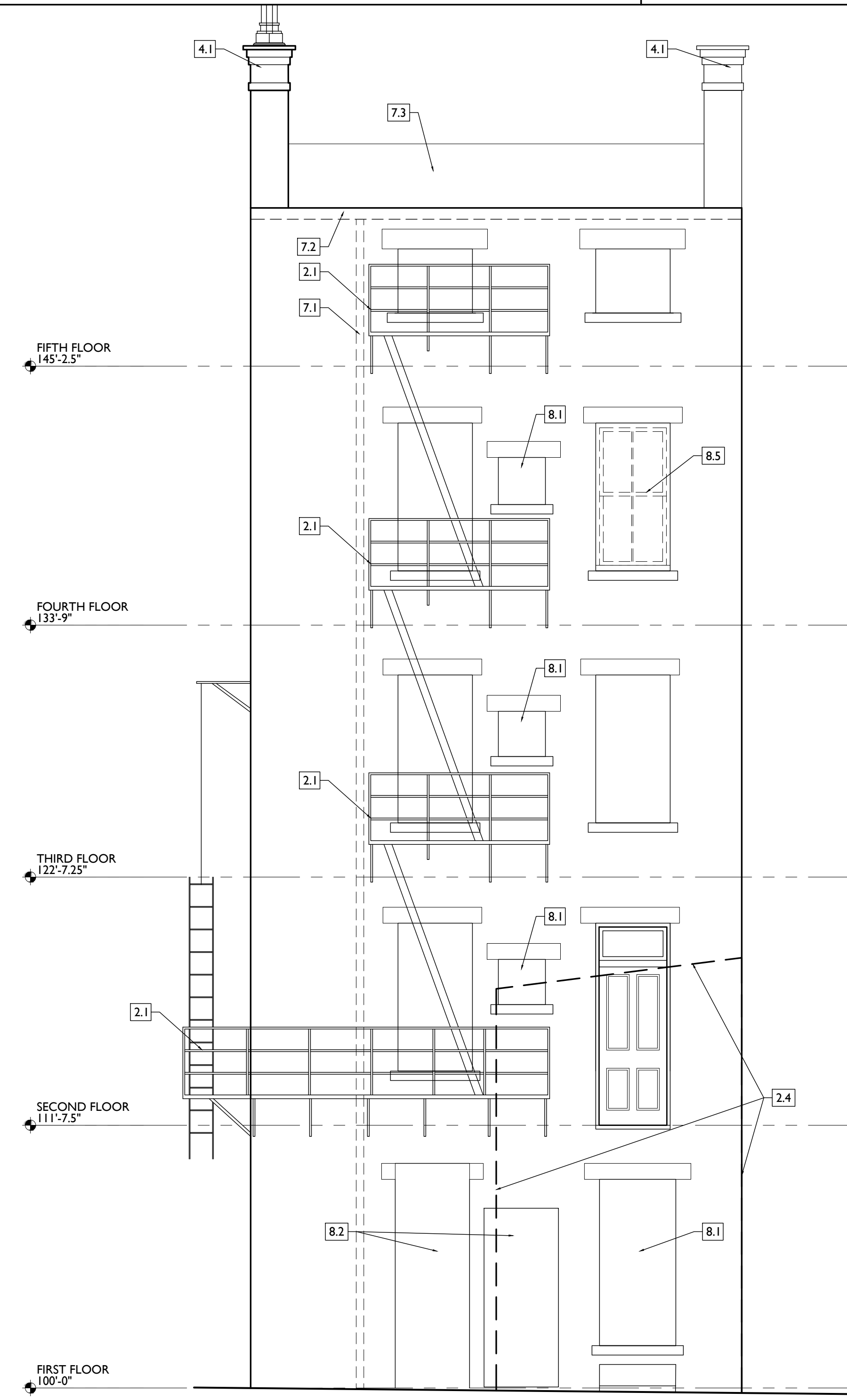
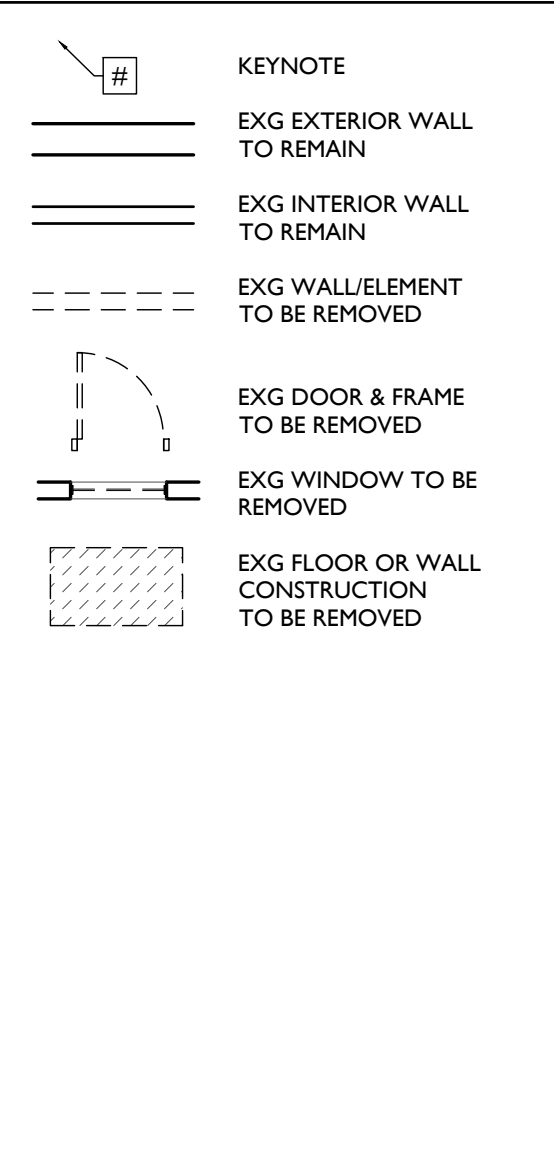
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EXISTING + DEMOLITION ELEVATION - EAST

1

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AD2.00

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DEMO WORK GRAPHIC KEY:

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	EXG INTERIOR WALL TO REMAIN
	EXG WALL/ELEMENT TO BE REMOVED
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SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION ELEVATION - SOUTH | 1

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 - 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG

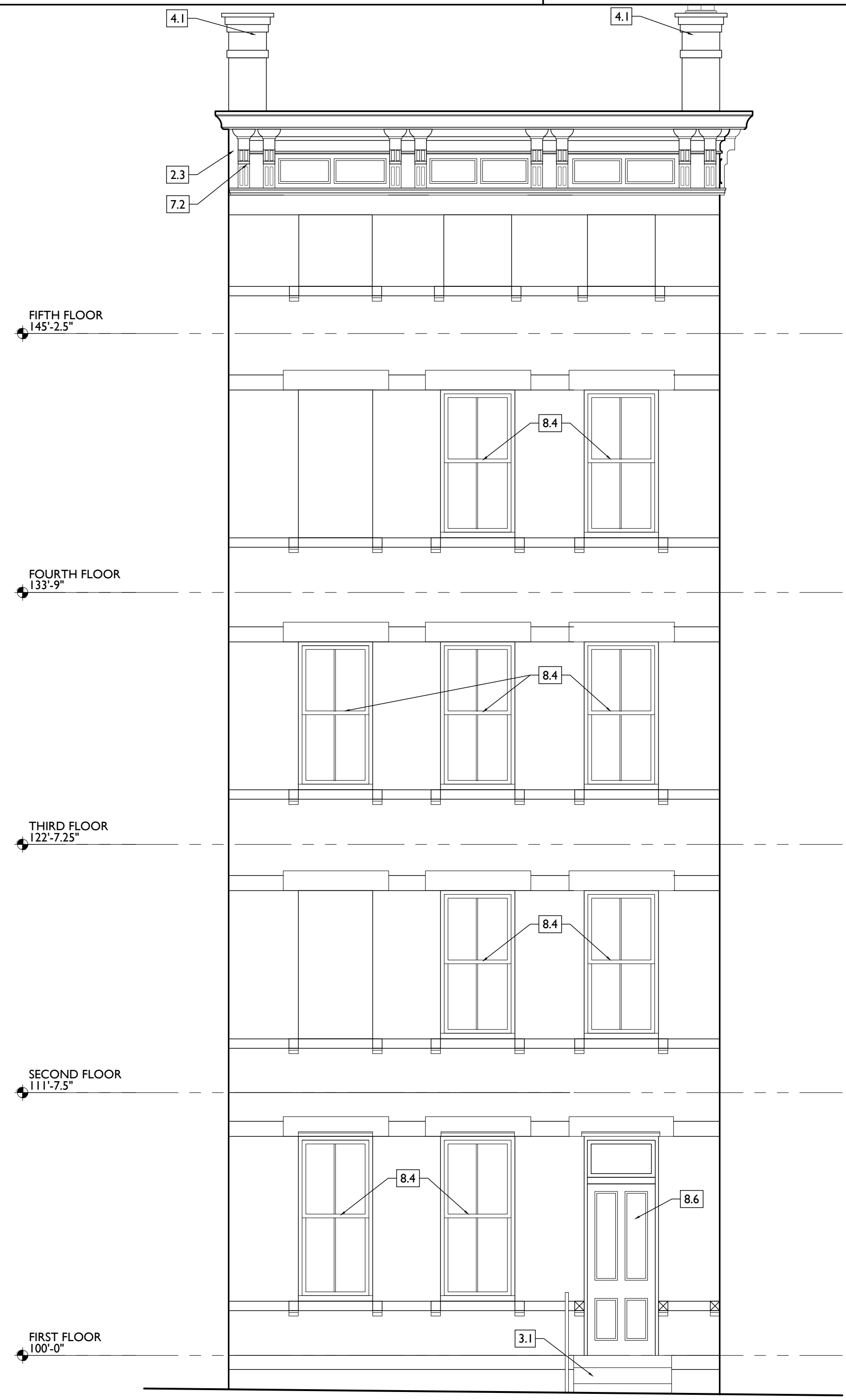
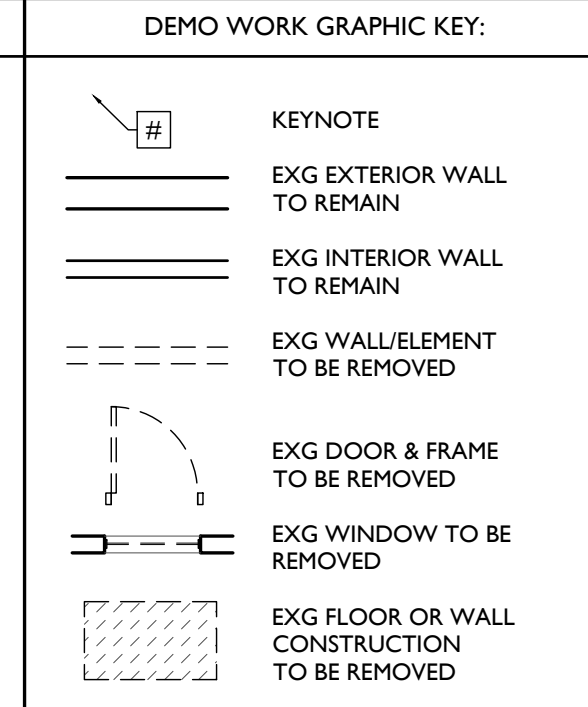
ROOF DECKING AND REPAIR AS NEEDED.

8. **OPENINGS**
 - 8.1 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY. BACK TO MASONRY OPENING.
 - 8.2 REMOVE NON-HISTORIC 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. ALL WINDOW COMPONENTS ARE TO BE SALVAGED FOR RE-USE AT THE WEST ELEVATION.
 - 8.6 EXG HISTORIC DOOR, FRAME, AND TRANSOM TO REMAIN IN PLACE. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
 - 8.7 EXG HISTORIC FRAME, AND TRANSOM TO REMAIN IN PLACE. DOOR IS TO BE RELOCATED. REPAIR AS REQ. SEE NEW WORK PLANS & DOOR TYPES/SCHEDULE FOR MORE INFORMATION.
9. **FINISHES**
 - 9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.
 - 9.2 REMOVE NON-HISTORIC FINISH FLOORING DOWN TO WOOD SUBFLOOR.

- A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.** THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO REMAIN OR BE SALVAGED FOR REUSE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.**
- C. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY AND EXTERIOR WALLS:**
1. VERIFY ANY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.
 2. VERIFY CONDITION OF ANY EXG LINTELS. IF DAMAGED, CONTACT ARCHITECT AND STRUCTURAL ENGINEER.
 3. PROVIDE SHORING AS REQUIRED.
 4. TOOTH OUT AND KEY IN MASONRY SO CUT BRICK IS NOT EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
 5. EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES UNLESS NOTED OTHERWISE.
- 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**

- DEMO GENERAL NOTES:**
- 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.**

- 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 - WEST

1

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Drawn by:
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1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AD2.02

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

- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 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 SITE WALL/STRUCTURE TO BE REMOVED.
 - 2.5 SEE CIVIL DRAWINGS FOR SIDEWALK/STREETScape SCOPE.
- 3. CONCRETE**
 - 3.1 EXG CONCRETE STEPS TO BE RETAINED. REPAIR AS REQ.
- 4. MASONRY**
 - 4.1 EXG CHIMNEY TO REMAIN.
- 5. METALS**
 - 5.1 NOT USED.
- 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 NON-HISTORIC HANDRAILS. RETAIN HISTORIC BALUSTERS. REPAIR HISTORIC ELEMENTS AS REQ.
 - 6.3 REPAIR/RETAIN EXG HISTORIC MANTLE & TRIM.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 REPAIR/RETAIN NON-HISTORIC GUTTER & DOWNSPOUTS.
 - 7.2 REPAIR/RETAIN EXG HISTORIC CORNICE & BOX GUTTER.
 - 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG

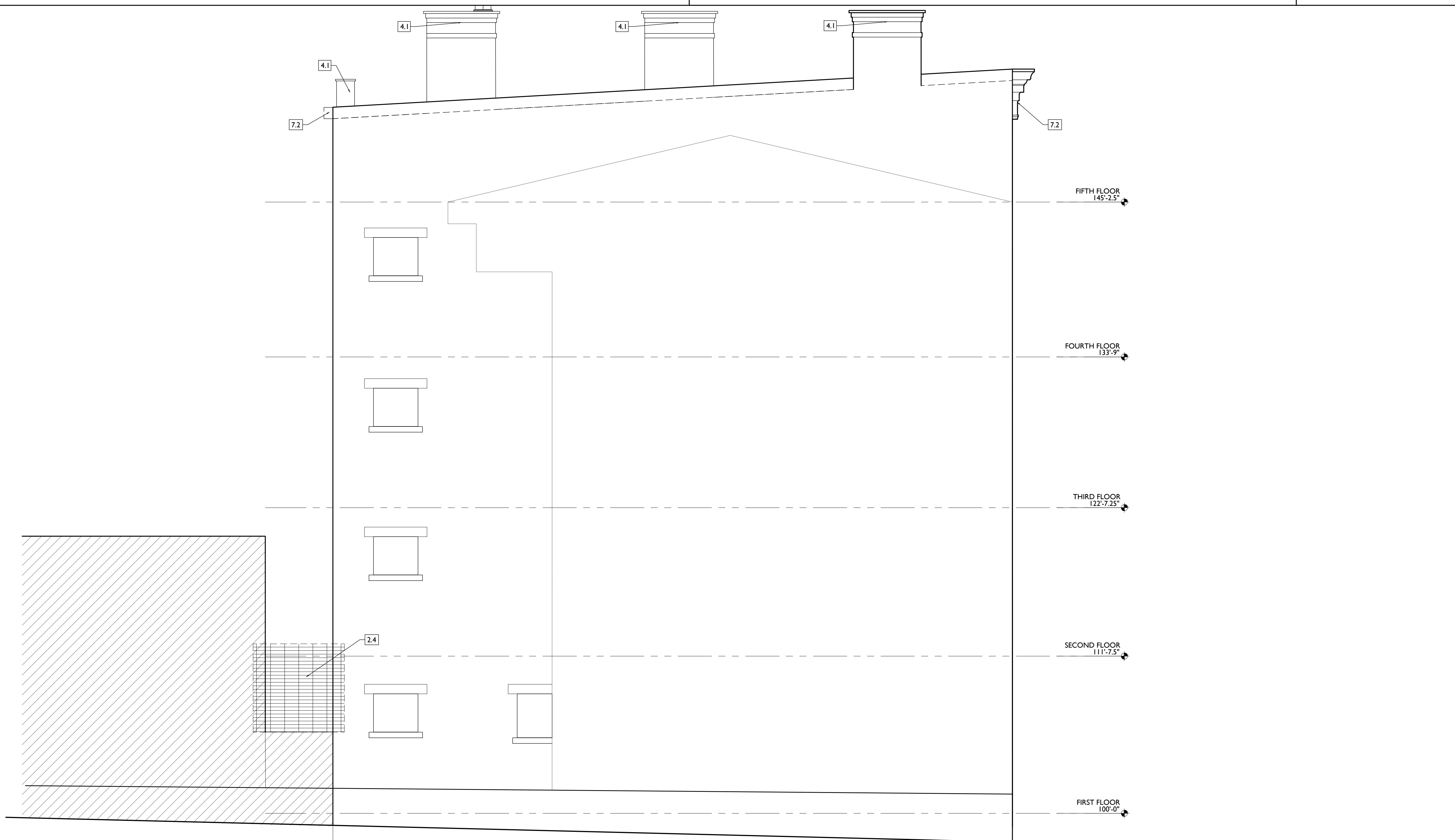
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DEMO WORK GRAPHIC KEY:

	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



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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 REQS. 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](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 "SENERGY 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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Revisions
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Design Team:
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Drawn by:
MR, AM

PROPOSED PROJECT:
RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.00

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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 FLOOR IN THIS AREA IS UNSTABLE. SEE STRUCTURAL DWGS.
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 - 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
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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.

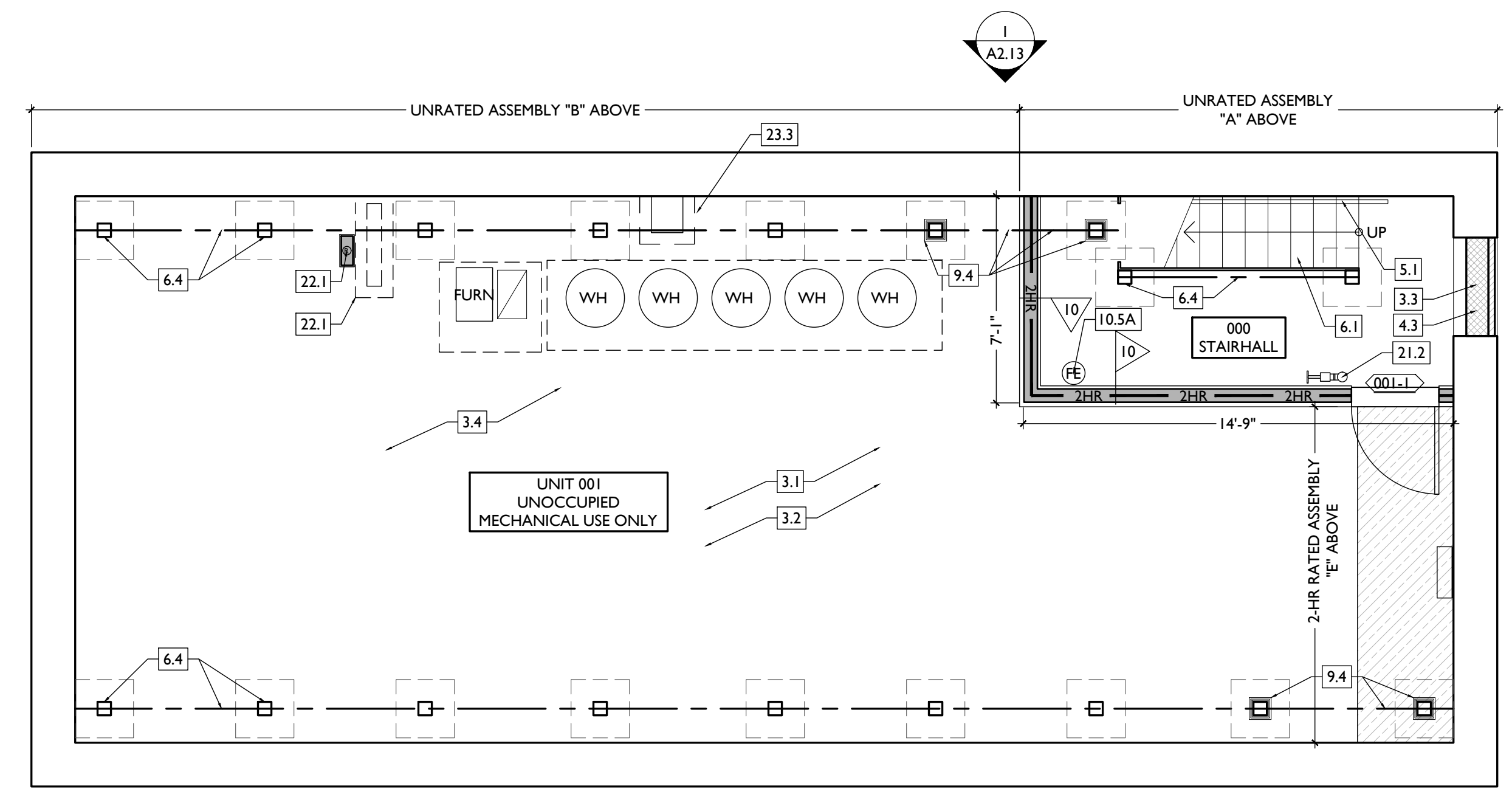
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 - 6.4 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
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- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 REPAIR/RE-LINE EXG BOX GUTTER.
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 - 7.3 NEW 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 ES07B, 36"x36".
 - 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
 - 7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

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 - 10.2 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.:
 - 10.3 A. TYP. REACH-IN CLOSET
 - 10.3 B. WALK-IN CLOSET.
 - 10.3 C. ABOVE W.I.D.
 - 10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL.
 - 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
 - 10.5 A. SURFACE MOUNTED.
 - 10.5 B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
 - 10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
 - 10.7 NOT USED.
 - 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
 - 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER 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 TAMPEREVIDENT NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

- 22. PLUMBING**
- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNERS 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.
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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.
 - 23.1 A. ROOF <3:12. INSTALL C.U. ON SOUND ISOLATING PADS
 - 23.1 B. ROOF >3:12. INSTALL C.U. ON MECHANICAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER SPACING.
 - 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
 - 23.3 NEW FIRE-RATED SHAFT FOR LINESETS, ABOVE. SEE 9/A6.02 AS REQ'D.
- 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 FIRE RATING.
- 2HR 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
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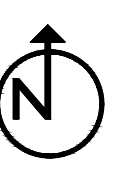
PROPOSED PROJECT:
**RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AI.10

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

PROPOSED PLAN - BASEMENT



1

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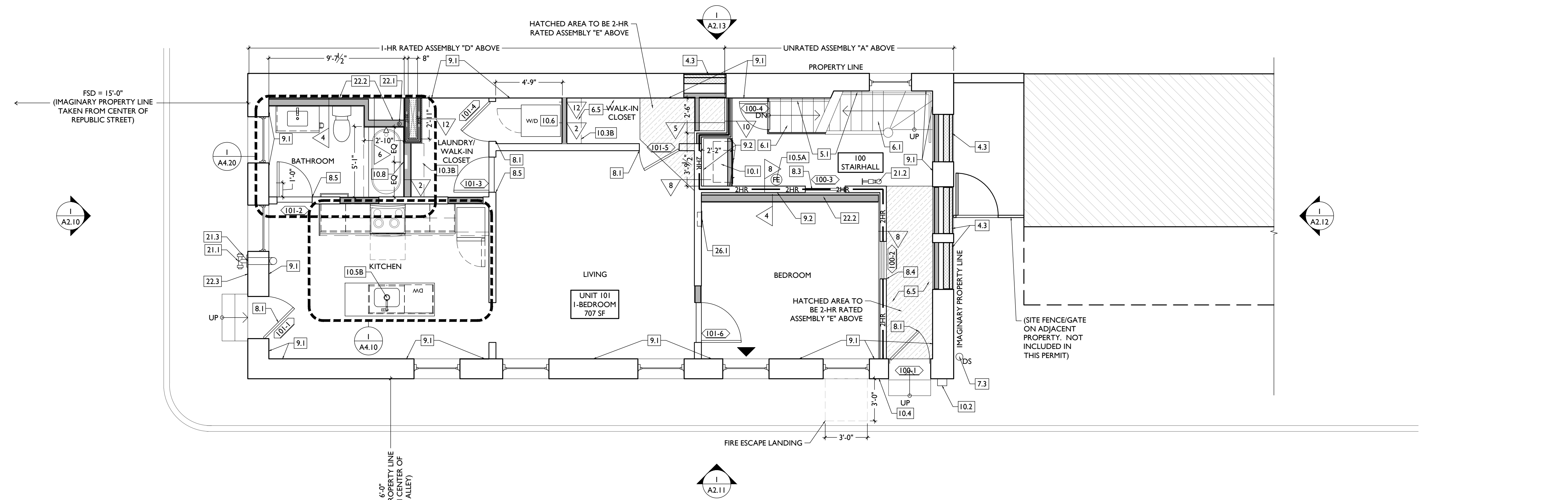
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- 3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU AND BRICK - SEE DETAILS AND KEYNOTE 4.3. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
- 3.4 FLOOR IN THIS AREA IS UNSTABLE. SEE STRUCTURAL DWGS.

4. MASONRY

- 4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
- 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
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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.

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. REPAIR.
- 6.4 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
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7. THERMAL AND MOISTURE PROTECTION

- 7.1 REPAIR/RE-LINE EXG BOX GUTTER.
- 7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.3 NEW PVC AT LOWER 6" OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE. B.O.D. - 60 MIL WHITE TPO. FULLY ADHERED ROOF SYSTEM. 20 YEAR WARRANTY, BY CARLISLE SYNTEC, CARLISLE, PA. OR EQUIVALENT.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO ES07B, 36"x36".
- 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY.
- 7.7 HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.

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- 8.1 EXG HISTORIC DOOR AND FRAME/TRANSOM TO REMAIN. SEE DOOR TYPES AND SCHEDULE.
- 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
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- 10.3 A. TYP. REACH-IN CLOSET
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- 10.5 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 1/A5.00.
- 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT. FIRE ESCAPE ACCESS WINDOW.

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- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
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- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNERS CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.
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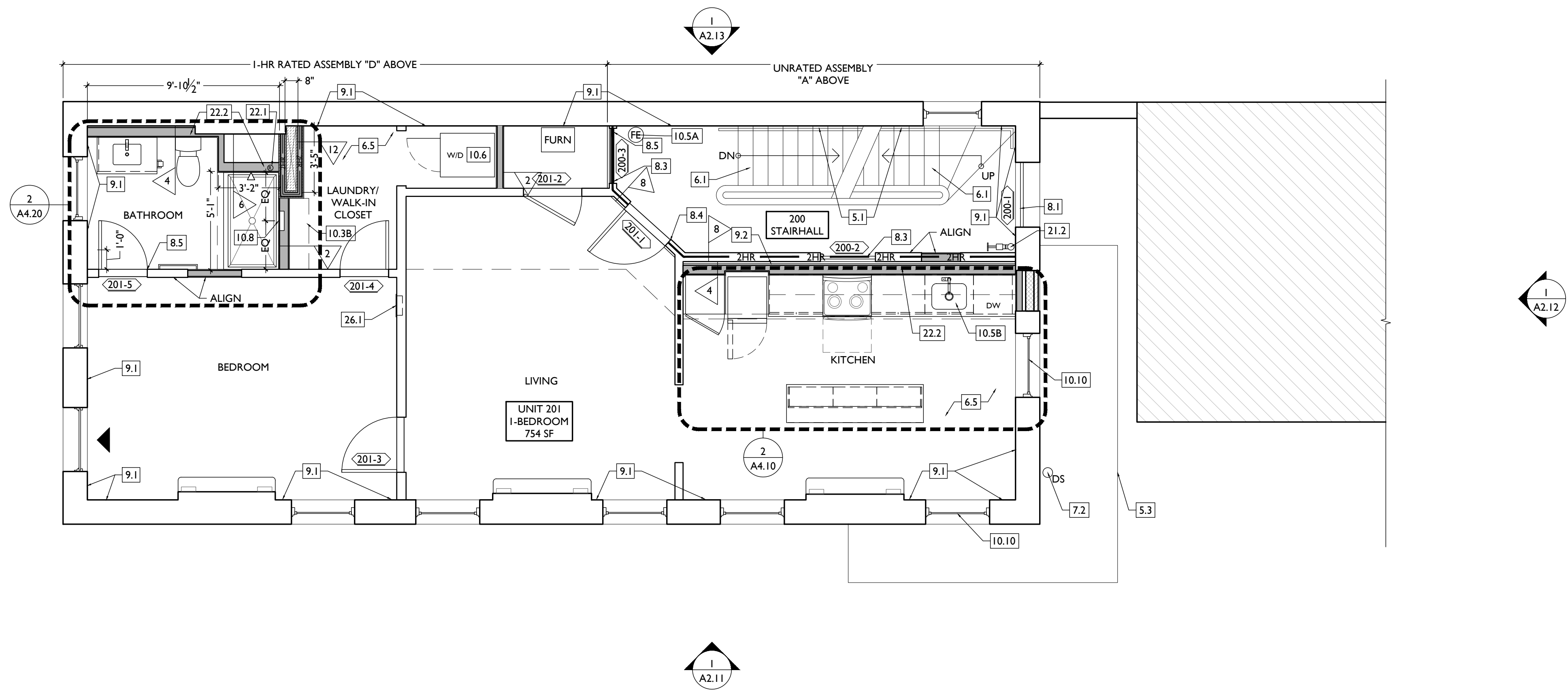
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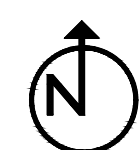
NEW WORK GRAPHIC KEY:

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- ELEVATION TAG.



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

PROPOSED PLAN - SECOND FLOOR



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

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

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
 1808 REPUBLIC / 1810 REPUBLIC**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A1.12

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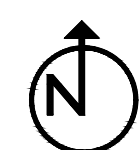
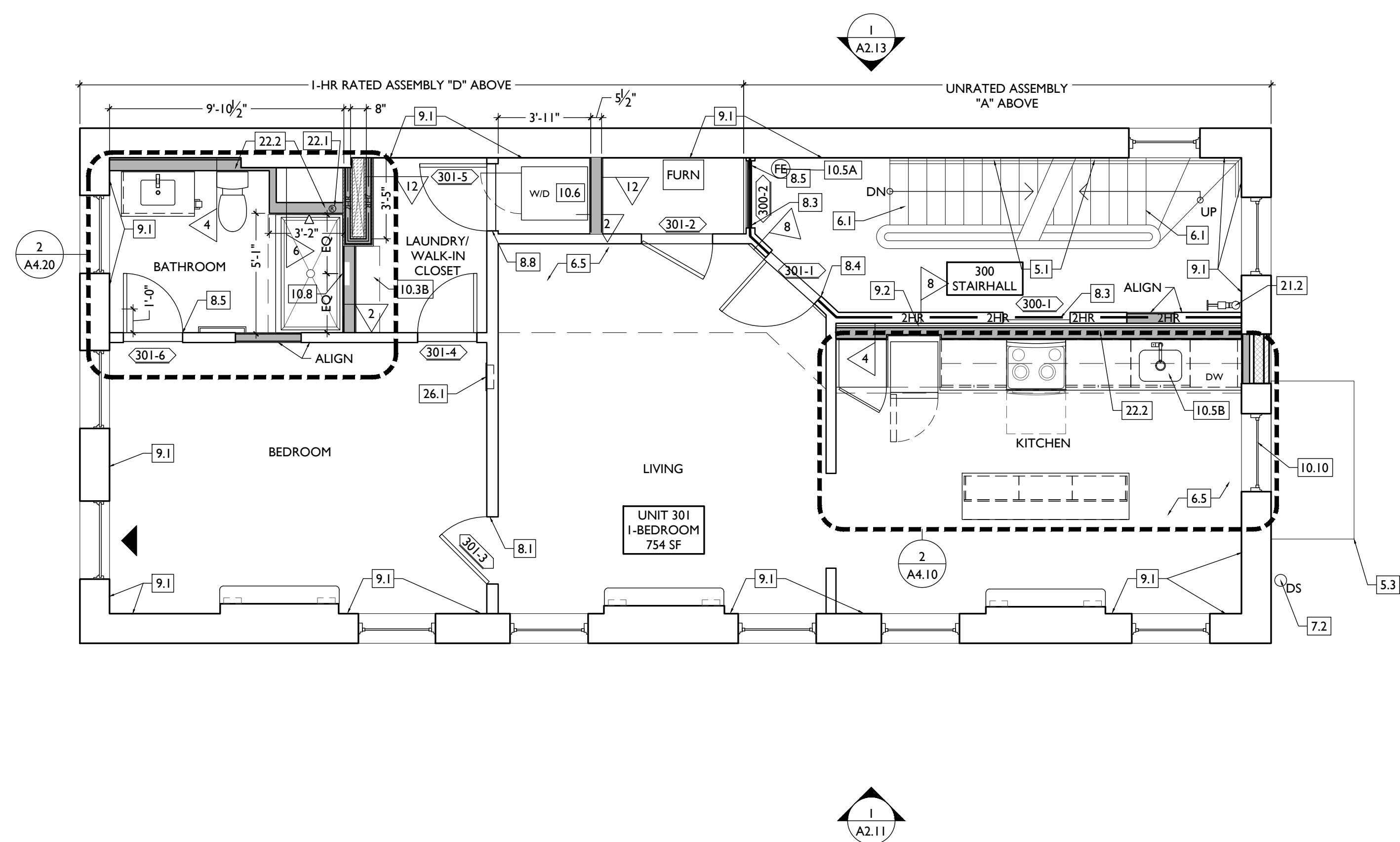
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Revisions

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

PROPOSED PROJECT:
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FINDLAY FLATS

Job No: 22042 08/30/2024

A1.13

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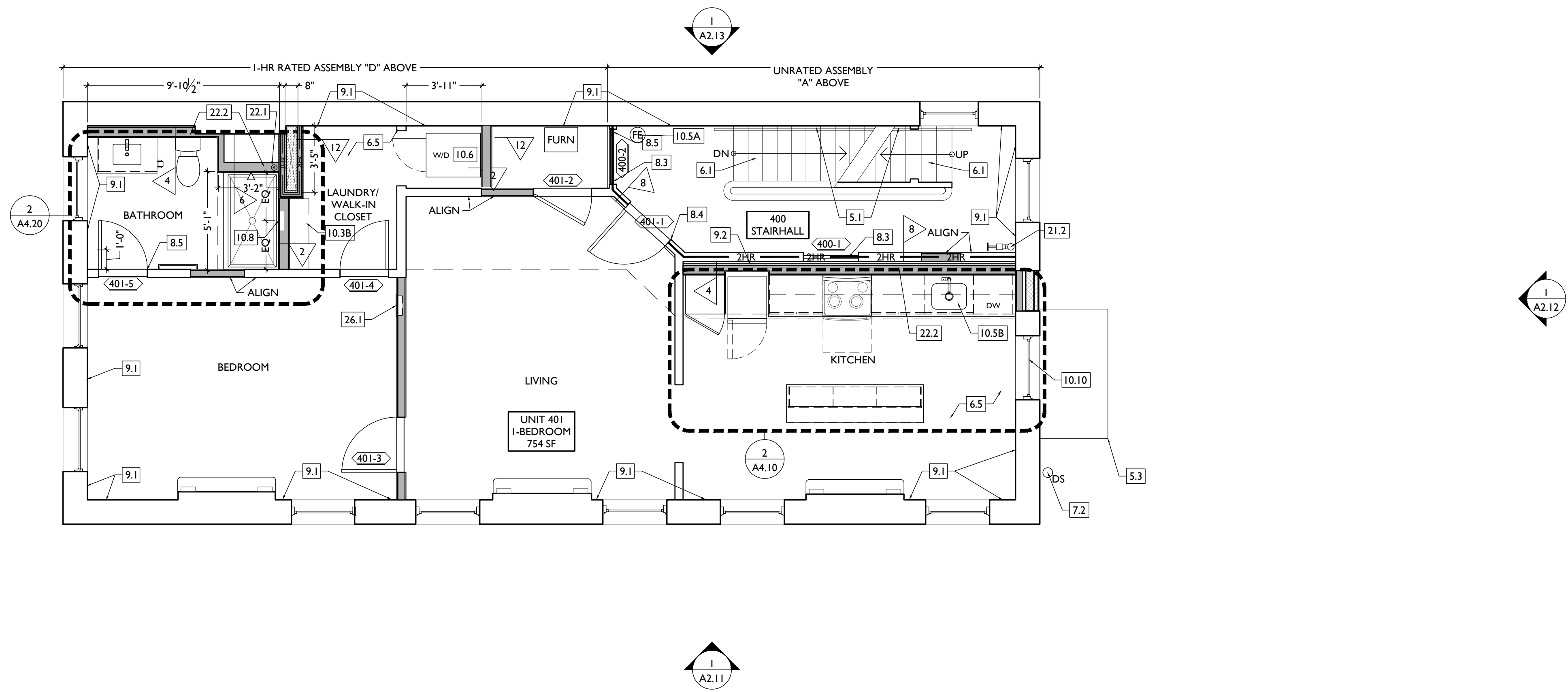
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 - 10.8 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
 - 10.9 NOT USED.
 - 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00.
 - 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT. FIRE ESCAPE ACCESS WINDOW.
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
 - 21.3 EXTERIOR TAMPDOWN WINDOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

- 22. PLUMBING**
- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNERS 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
 - B. ROOF >3:12. INSTALL C.U. ON MECHANICAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER SPACING.
 - 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
 - 23.3 NEW FIRE-RATED SHAFT FOR LINESETS, ABOVE. SEE 9/A6.02 AS REQ'D.
- 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
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- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1-HR FIRE RATING
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Progress Dates
2023.04.28 - BID/PERMIT
2024.08.30 - BID SET 2

Revisions

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

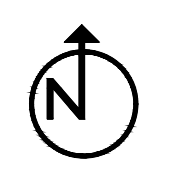
PROPOSED PROJECT:
**RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

AI.14

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

PROPOSED PLAN - FOURTH FLOOR



NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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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 AND BRICK - SEE DETAILS AND KEYNOTE 4.3. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
- 3.4 FLOOR IN THIS AREA IS UNSTABLE. SEE STRUCTURAL DWGS.
- 4. MASONRY**
- 4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
- 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
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- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
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- 5.3 REPAIR/RETAIN EXG FIRE ESCAPE. PAINT BLACK.

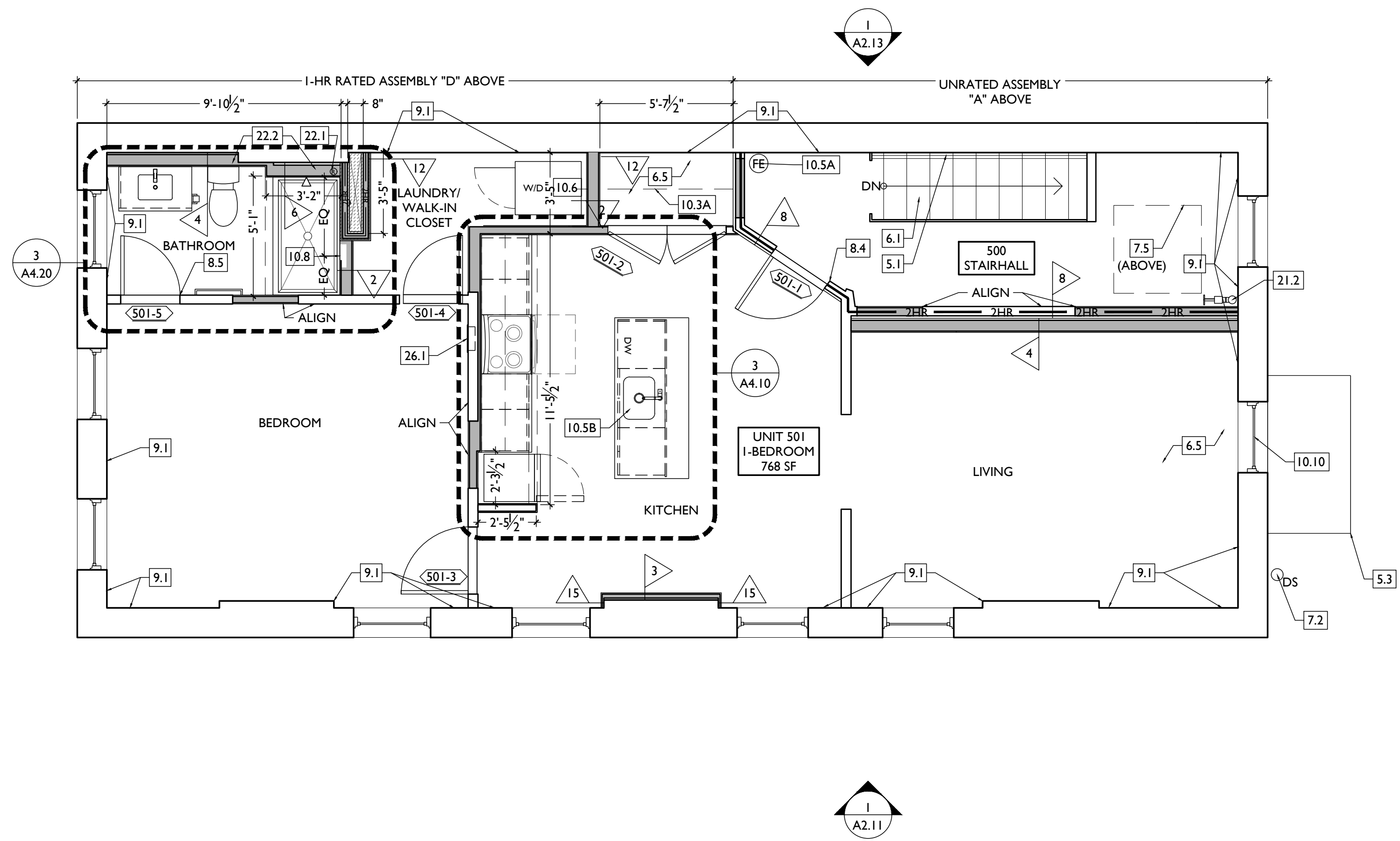
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- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO ES07B, 36"x36".
- 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY. HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
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SCALE: 1/4" = 1'-0"

PROPOSED PLAN - FIFTH FLOOR - OPTION A

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

A1.15

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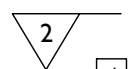
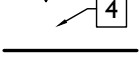

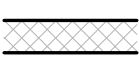
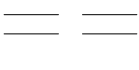
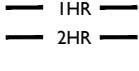
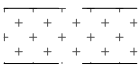
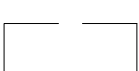


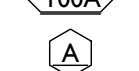


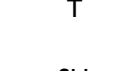
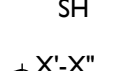
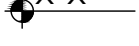
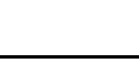

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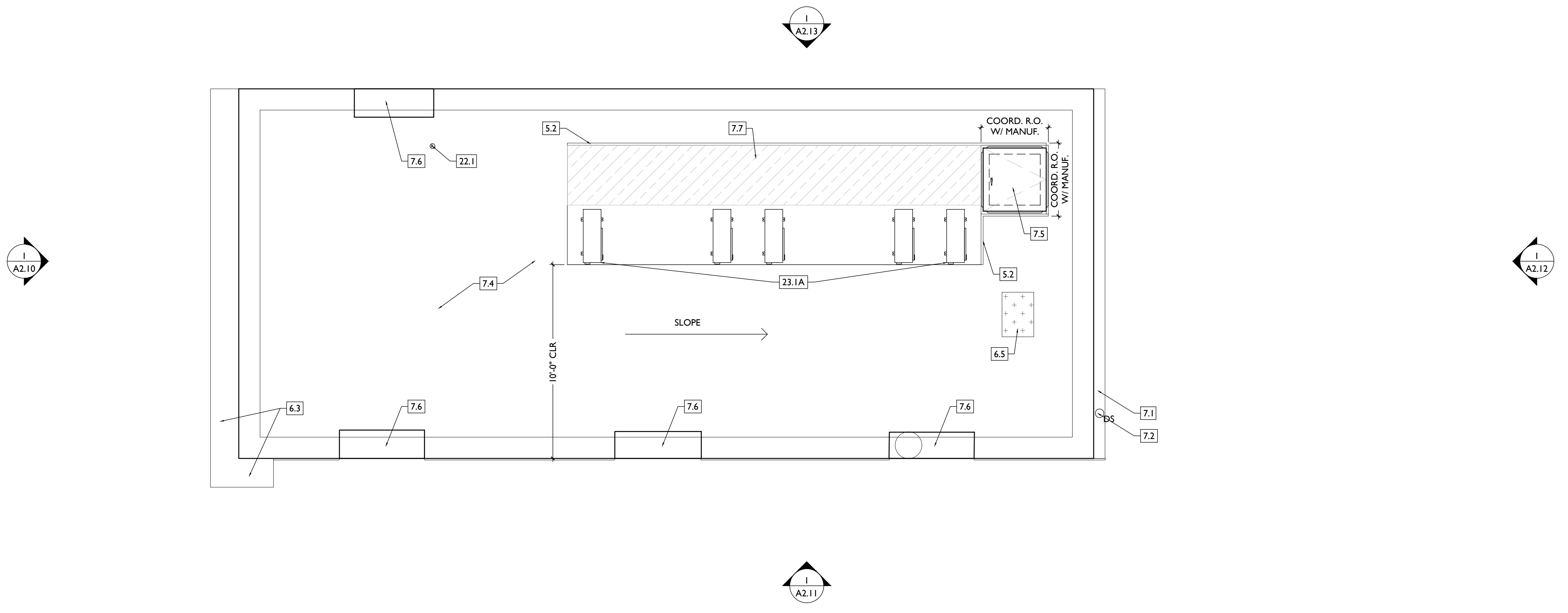
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 - 23.2 B. ROOF > 3:12. INSTALL C.U. ON MECHANICAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER SPACING.
 - 23.3 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
 - 23.3 NEW FIRE-RATED SHAFT FOR LINESETS, ABOVE. SEE 9/A6.02 AS REQ'D.
- 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.
-  A - WINDOW DESIGNATION.
-  SEA - STOREFRONT DESIGNATION.
-  E - EMERGENCY EGRESS EXIT.
-  T - OPG CONTAINS TEMPERED GLAZING.
-  SH - SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
-  X'-X" - ELEVATION TAG.



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

PROPOSED PLAN - ROOF |

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

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.16

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

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

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

REFLECTED CEILING PLAN GENERAL NOTES:

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

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

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

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

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

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

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

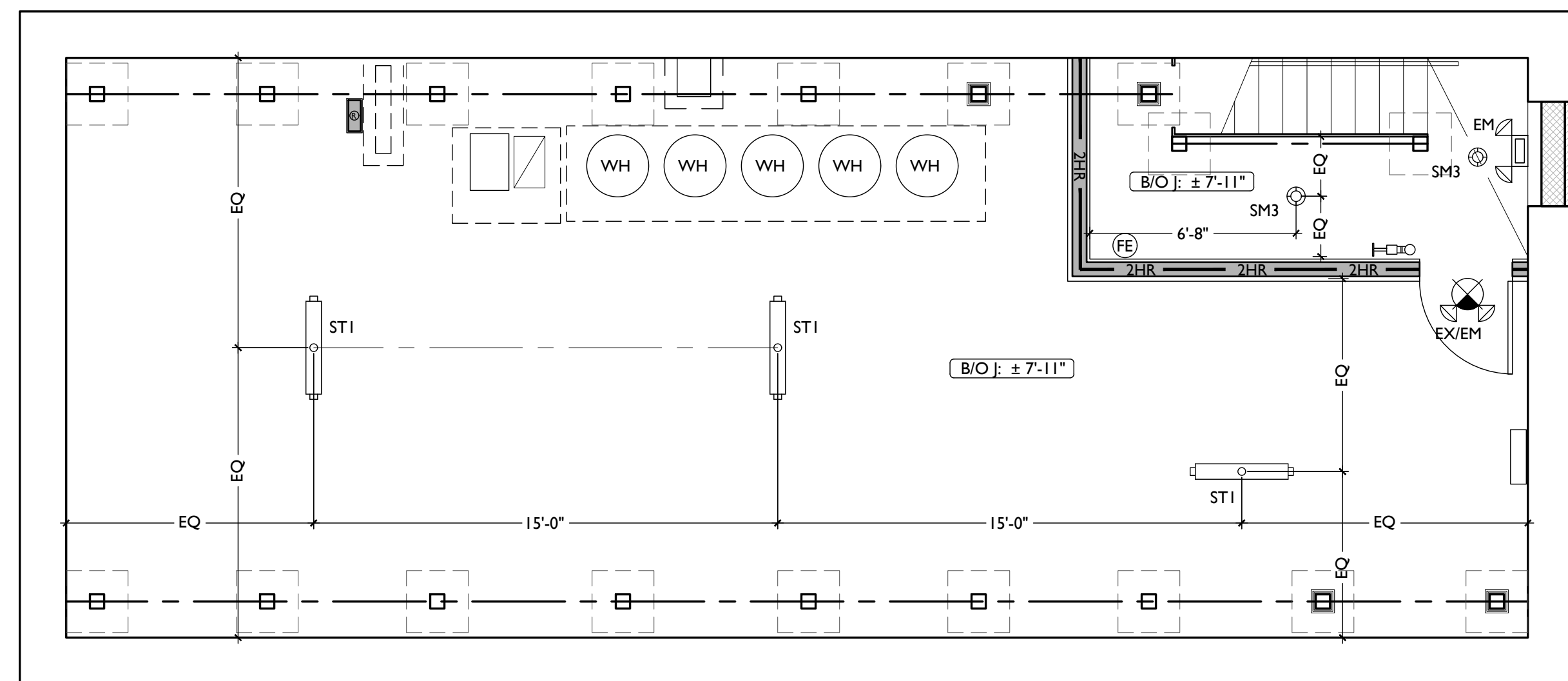
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

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

J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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

SYMBOL	REMARKS
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[Symbol]	SOFFIT/LOWERED GYP BD CEILING
[Symbol]	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
WC	WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. COORD W/ F.P PLANS
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[Symbol]	PHOTOELECTRIC
[Symbol]	CENTER ON ARCHITECTURAL FEATURE
[Symbol]	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

Revisions

Design Team:
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 Drawn by:
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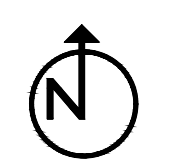
PROPOSED PROJECT:
**RENOVATION FOR
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 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A1.20

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

REFLECTED CEILING PLAN - BASEMENT



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REFLECTED CEILING PLAN GENERAL NOTES:

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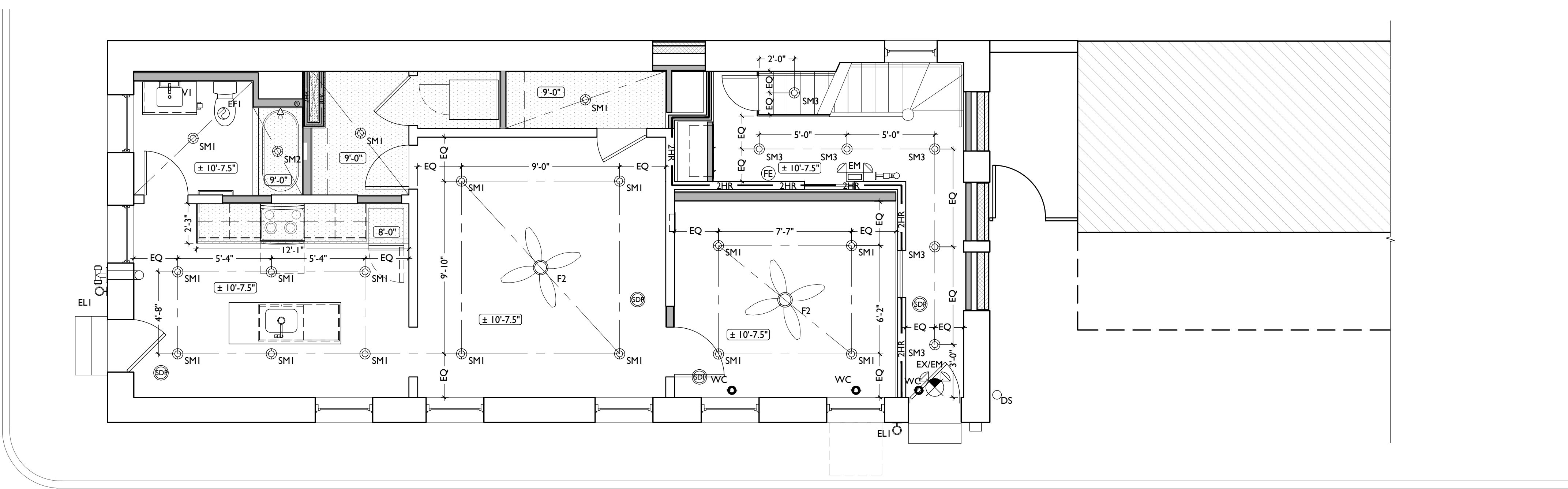
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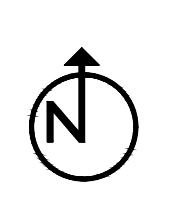
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SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - FIRST FLOOR



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Progress Dates
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Revisions

Design Team:
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Drawn by:
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PROPOSED PROJECT:
RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A1.21

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.
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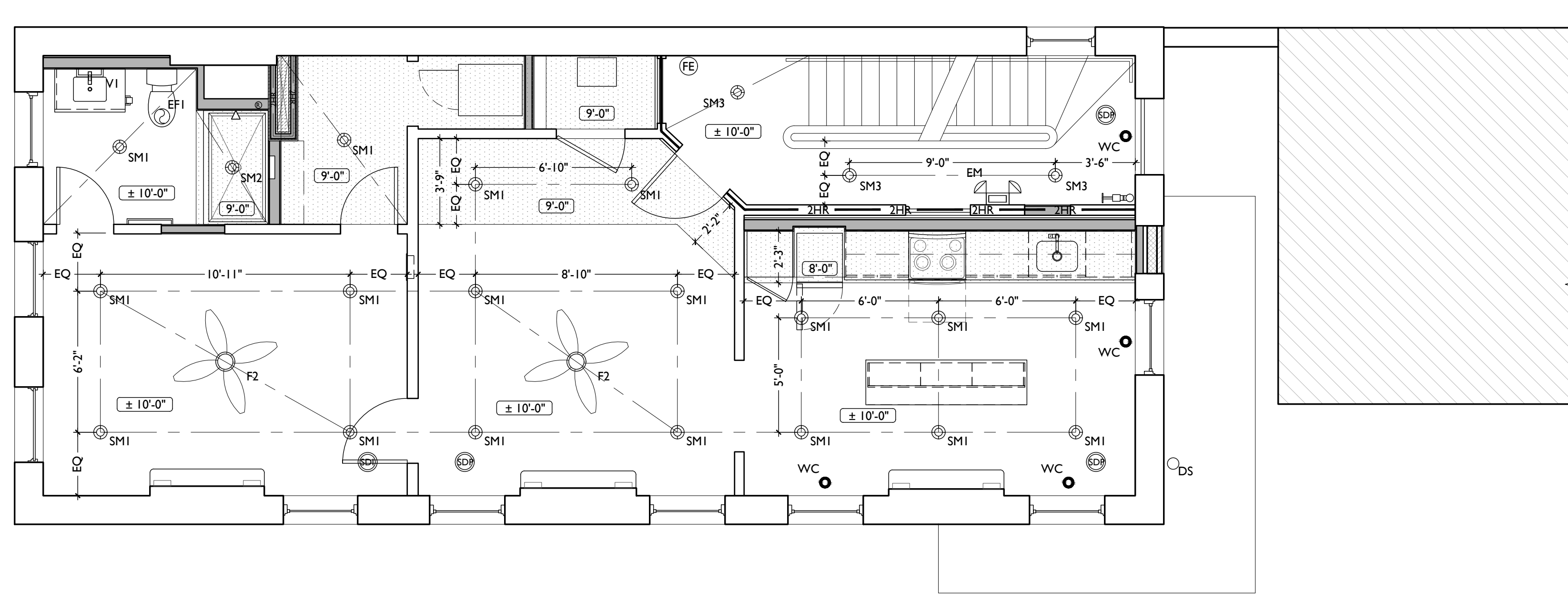
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Progress Dates
 2023.04.28 - BID/PERMIT
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Revisions

Design Team:
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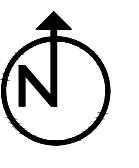
PROPOSED PROJECT:
**RENOVATION FOR
 1808 REPUBLIC / 1810 REPUBLIC**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A1.22

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

REFLECTED CEILING PLAN - SECOND FLOOR



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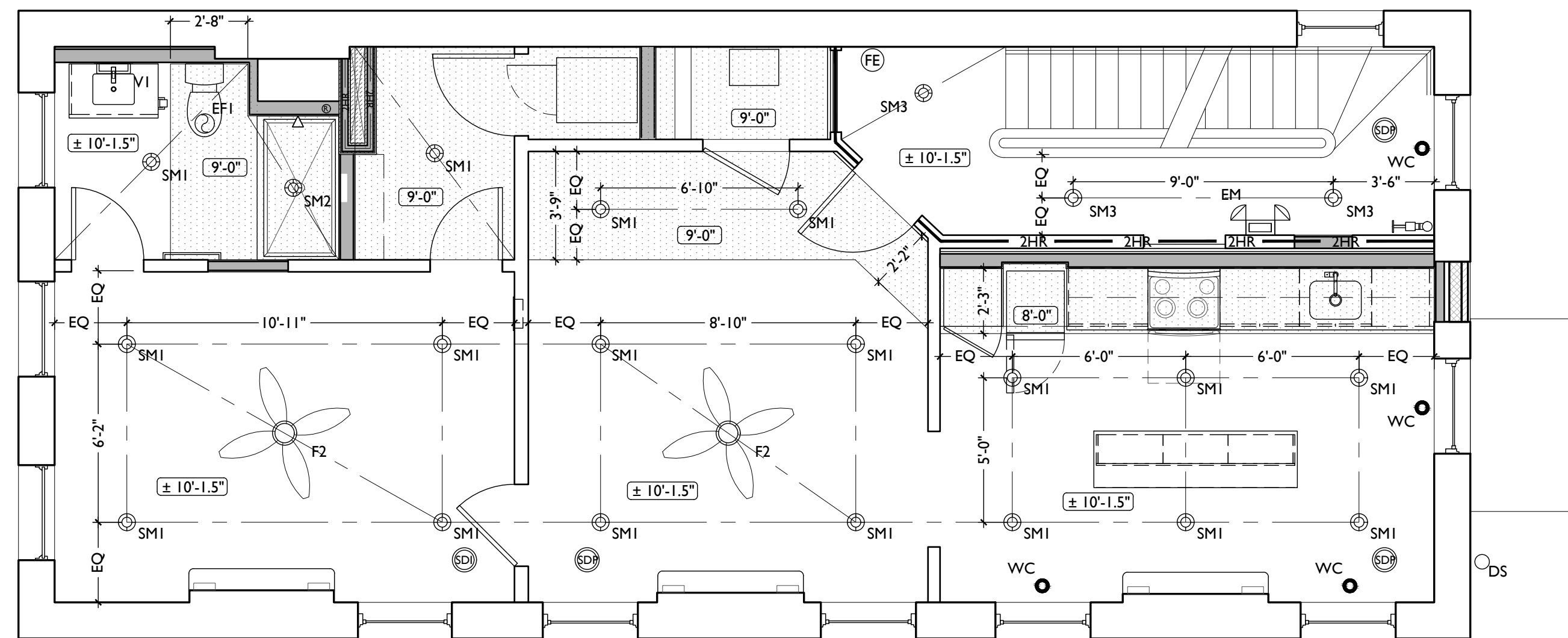
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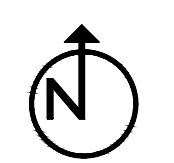
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A1.23

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

REFLECTED CEILING PLAN - THIRD FLOOR



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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:

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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 W.F.

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

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

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

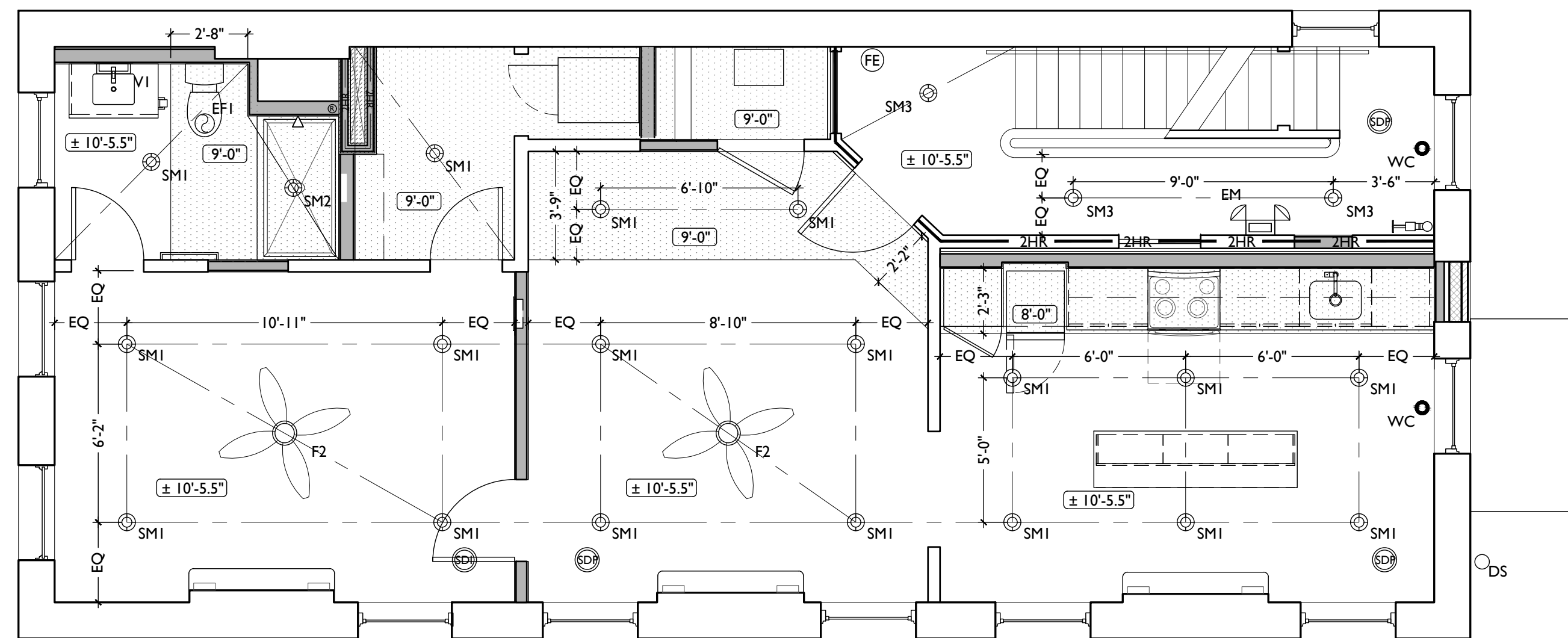
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

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

J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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

SYMBOL	REMARKS
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
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SDI	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
SDP	PHOTOELECTRIC
---	CENTER ON ARCHITECTURAL FEATURE
---	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

Revisions

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 Drawn by:
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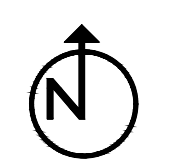
PROPOSED PROJECT:
**RENOVATION FOR
 1808 REPUBLIC / 1810 REPUBLIC**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 08/30/2024

A1.24

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

REFLECTED CEILING PLAN - FOURTH FLOOR



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

SYMBOL	FIXTURE TYPE	REMARKS
F1	CEILING FAN WITH LIGHT	SMALL FAN, TYPICAL IN BEDROOMS AND LIVING ROOMS
F2	CEILING FAN WITH LIGHT	LARGE FAN, TYPICAL IN BEDROOM AND LIVING ROOM
WM1	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
WM5	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT
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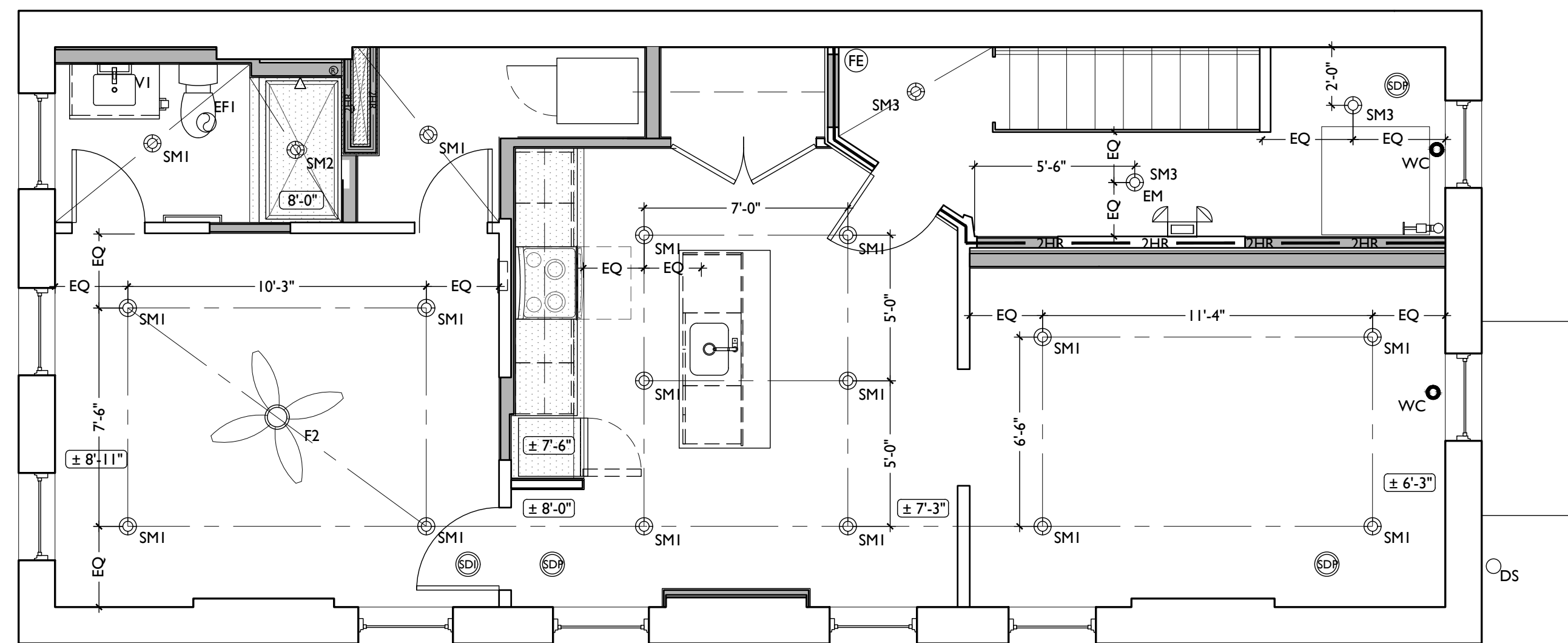
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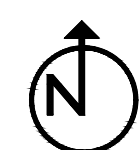
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REFLECTED CEILING PLAN - FIFTH FLOOR



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Revisions

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CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
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A1.25

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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 AND BRICK - SEE DETAILS AND KEYNOTE 4.3. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
- 3.4 FLOOR IN THIS AREA IS UNSTABLE. SEE STRUCTURAL DWGS.
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- 4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
- 4.2 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE.
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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.

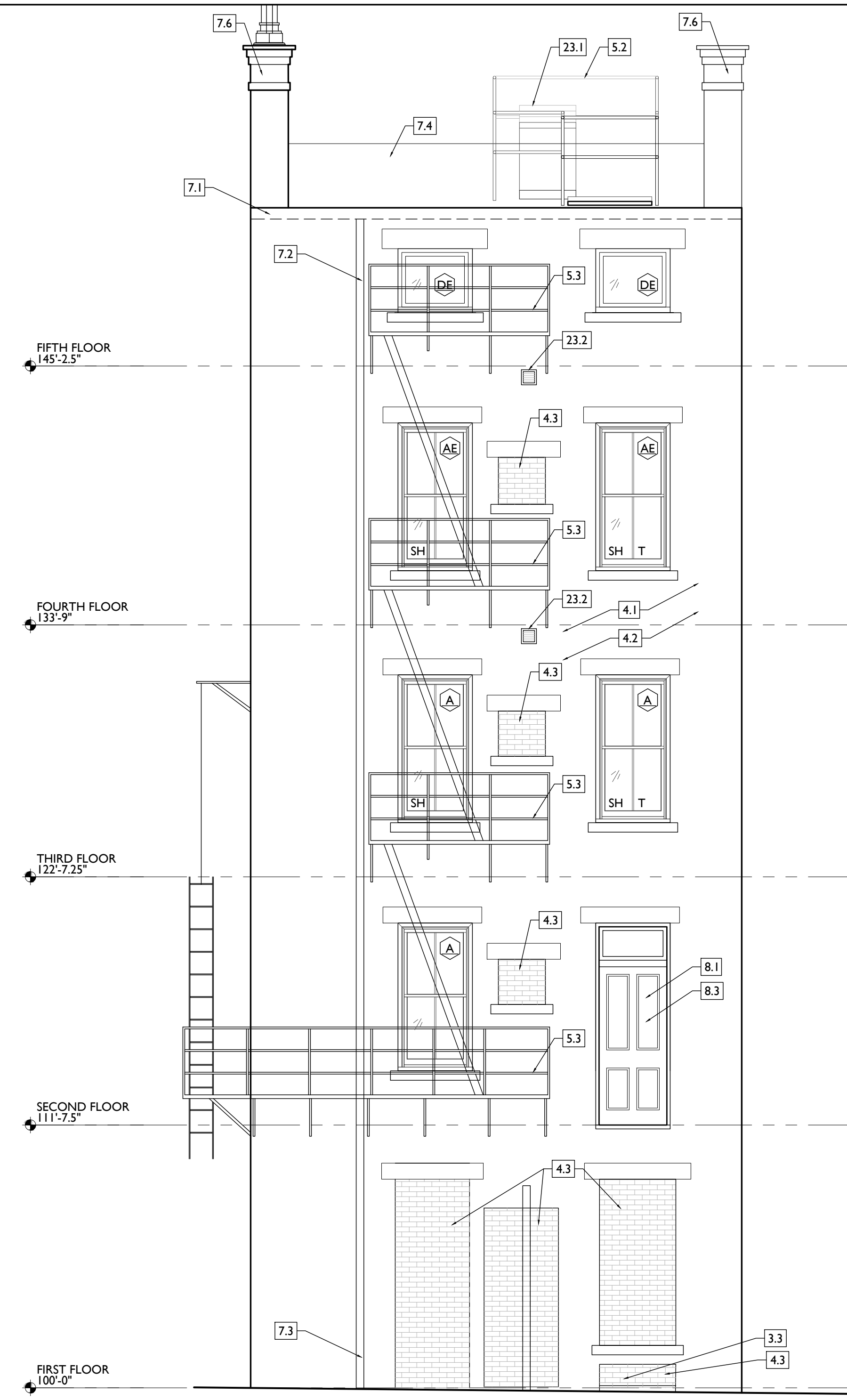
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
- 6.2 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
- 6.3 REPAIR/RETAIN EXG CORNICE. REPAIR.
- 6.4 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6.5 NEW FRAMING/SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL 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 MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO ES07B, 36"x36".
- 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY. HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 8. OPENINGS**
- 8.1 EXG HISTORIC DOOR AND FRAME/TRANSOM TO REMAIN. SEE DOOR TYPES AND SCHEDULE.
- 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 8.3 EXISTING HISTORIC DOOR TO REMAIN AND BE FIXED IN PLACE. FIRE RATING TO BE CONTINUOUS BEHIND DOOR. SEE DOOR SCHEDULE AND DETAILS.
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- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 NEW HARDWOOD FLOORING.
- 9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.
- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-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.I.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 1/A5.00.
- 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT. FIRE ESCAPE ACCESS WINDOW.
- 10.10
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 21.3 EXTERIOR TAMPERFLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

- 22. PLUMBING**
- 22.1 PROVIDE RADON RISER, AS REQUIRED BY OWNERS 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
- B. ROOF >3:12. INSTALL C.U. ON MECHANICAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER SPACING.
- 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
- 23.3 NEW FIRE-RATED SHAFT FOR LINESETS, ABOVE. SEE 9/A6.02 AS REQ'D.
- 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:

- 2/4 PARTITION TYPE - TYPE 1 U.N.O.
- KEYNOTE
- EXG WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD
- 1HR 1-HR FIRE RATING.
- 2HR 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE
- 100A DOOR TAG. SEE SCHEDULE
- WINDOW DESIGNATION.
- 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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A2.10

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- 10.3 B. WALK-IN CLOSET.
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- 10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
- 10.5 A. SURFACE MOUNTED.
- 10.5 B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
- 10.6 PROVIDE DRAIN PAN BENEATH WASHING MACHINE/ WATER HEATER. SEE PLUMBING DWGS.
- 10.7 NOT USED.
- 10.8 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL I/A5.00.
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- 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 OWNERS 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.
- 23.1 A. ROOF > 3:12. INSTALL C.U. ON SOUND ISOLATING PADS
- 23.1 B. ROOF > 3:12. INSTALL C.U. ON MECHANICAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR PROPER SPACING.
- 23.2 NEW EXHAUST/INTAKE LOUVERS ON EXTERIOR WALL. LOUVERS TO BE PAINTED TO MATCH ADJACENT BRICK. SEE ELEVATIONS AND MECHANICAL DWGS.
- 23.3 NEW FIRE-RATED SHAFT FOR LINESETS, ABOVE. SEE 9/A6.02 AS REQ'D.

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 ELEVATION - SOUTH |

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
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

NEW WORK PLANS & ELEVATIONS [K] 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 INFILLED W/ CMU AND BRICK - SEE DETAILS AND KEYNOTE 4.3. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
- 3.4 FLOOR IN THIS AREA IS UNSTABLE. SEE STRUCTURAL DWGS.
- 4. MASONRY**
- 4.1 TUCKPOINT BRICK AS SHOWN ON STRUCTURAL ELEVATIONS & PER SHPO NARRATIVE. SEE STRUCTURAL DWGS.
- 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.
- 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.

- 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. REPAIR.
- 6.4 NEW WOOD STRUCTURAL MEMBERS. SEE STRUCTURAL DWGS.
- 6.5 NEW FRAMING/SHEATHING/DECKING IN THIS AREA. SEE STRUCTURAL 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 MANUFS INSTRUCTS. BASIS OF DESIGN = BILCO ES07B, 36"x36".
- 7.6 PROVIDE NEW DARK BRONZE METAL CAP AT CHIMNEY. HATCHED AREA SHOWS APPROXIMATE LOCATION OF NEW FIXED ROOF WALKWAY PADS.
- 8. OPENINGS**
- 8.1 EXG HISTORIC DOOR AND FRAME/TRANSOM TO REMAIN. SEE DOOR TYPES AND SCHEDULE.
- 8.2 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
- 8.3 EXISTING HISTORIC DOOR TO REMAIN AND BE FIXED IN PLACE. FIRE RATING TO BE CONTINUOUS BEHIND DOOR. SEE DOOR SCHEDULE AND DETAILS.
- 8.4 NEW DOOR IN EXISTING HISTORIC FRAME/TRANSOM. FIRE RATING TO REMAIN CONTINUOUS BEHIND TRANSOM. SEE DOOR SCHEDULE AND DETAILS.
- 8.5 RELOCATED HISTORIC DOOR/OPG. SEE DOOR SCHEDULE.
- 8.6 RELOCATED HISTORIC WINDOW SEE WINDOW TYPES AND

- 9. FINISHES**
- 9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 NEW HARDWOOD FLOORING.
- 9.4 SUPPORTING CONSTRUCTION TO BE RATED. SEE DETAILS "4" & "5" ON SHEET A6.02.
- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-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.I.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 1/A5.00.
- 10.9 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT. FIRE ESCAPE ACCESS WINDOW.
- 10.10
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 21.3 EXTERIOR TAMPERFLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS.

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- 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
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Progress Dates
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Revisions

Design Team:
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PROPOSED PROJECT:
RENOVATION FOR
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FINDLAY FLATS

Job No: 22042 08/30/2024

A2.12

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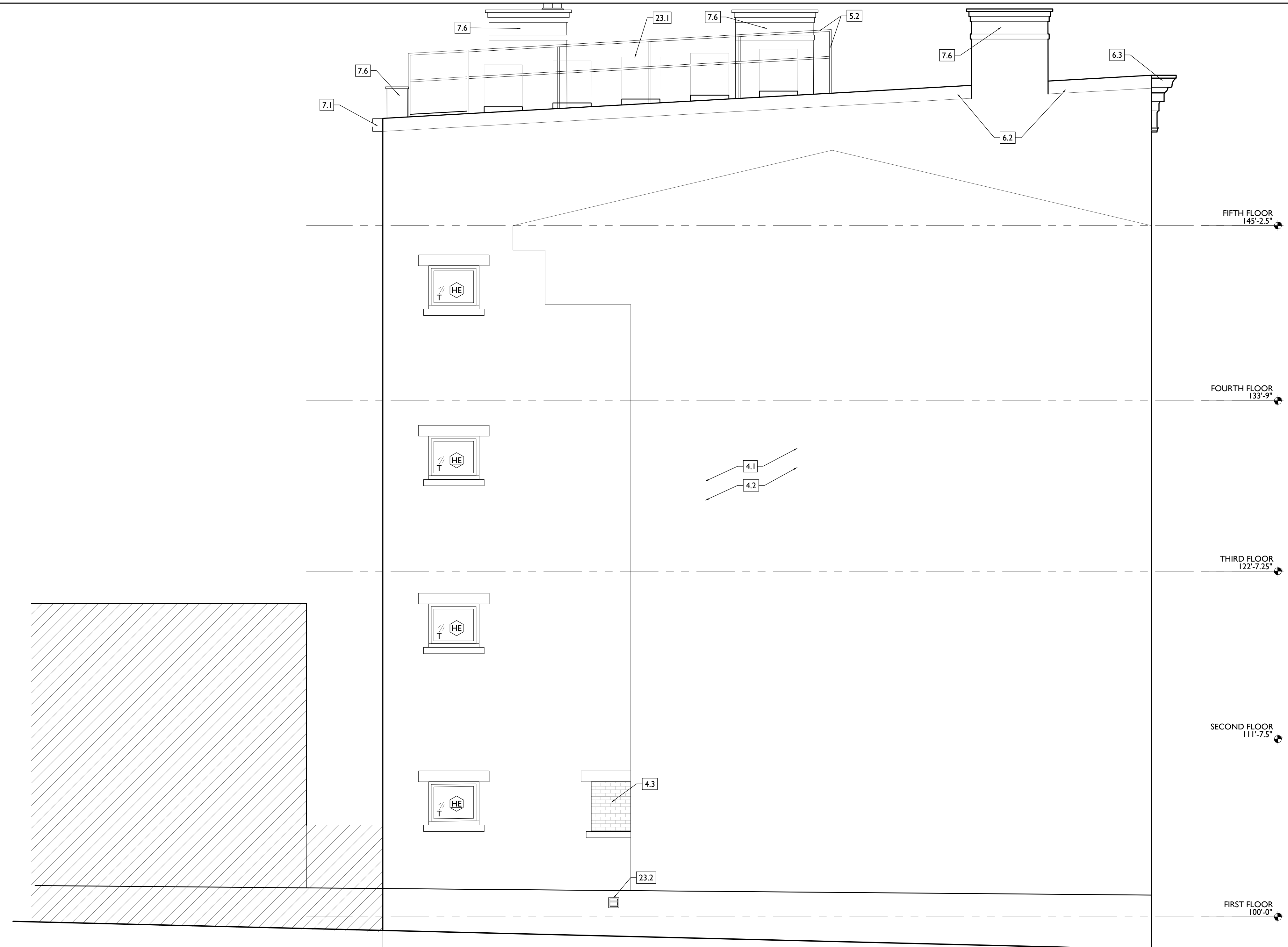
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- X'-X" ELEVATION TAG.



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

PROPOSED ELEVATION - NORTH

1

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
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A2.13

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TYPICAL UNIT FINISHES SCHEDULE

Table with columns: MATERIAL / LOCATION, CODE, DESCRIPTION, NOTES, SOURCE. Rows include FLOORING (WOOD, TILE, WALL TILE), PAINT (GENERAL, TRIM), and WALL BASE.

FLOOR GENERAL NOTES (1-4) and FLOOR FINISH LEGEND (FL-1 to FL-4) with corresponding floor plan icons.

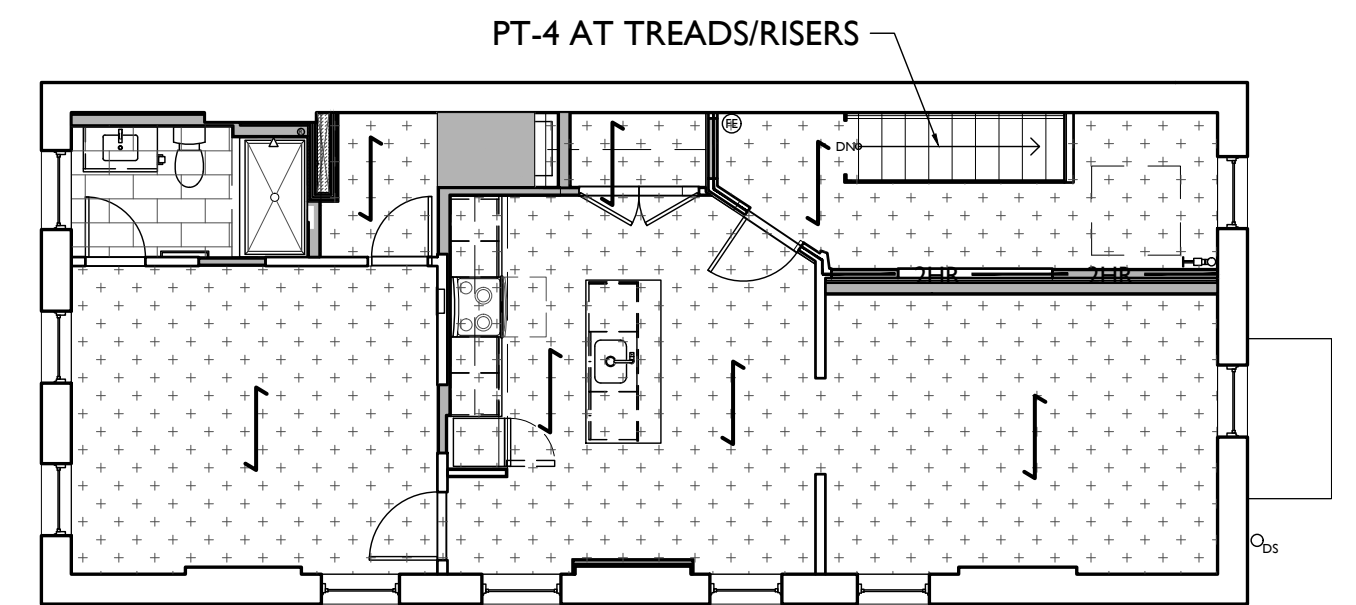
SOLID SURFACE, CASEGOODS, GLASS, OTHER. Specifications for Quartz, Cabinets, Glass Shower Enclosure, Blinds, and Unit Entry Signage.

BATHROOM EQUIPMENT SCHEDULE

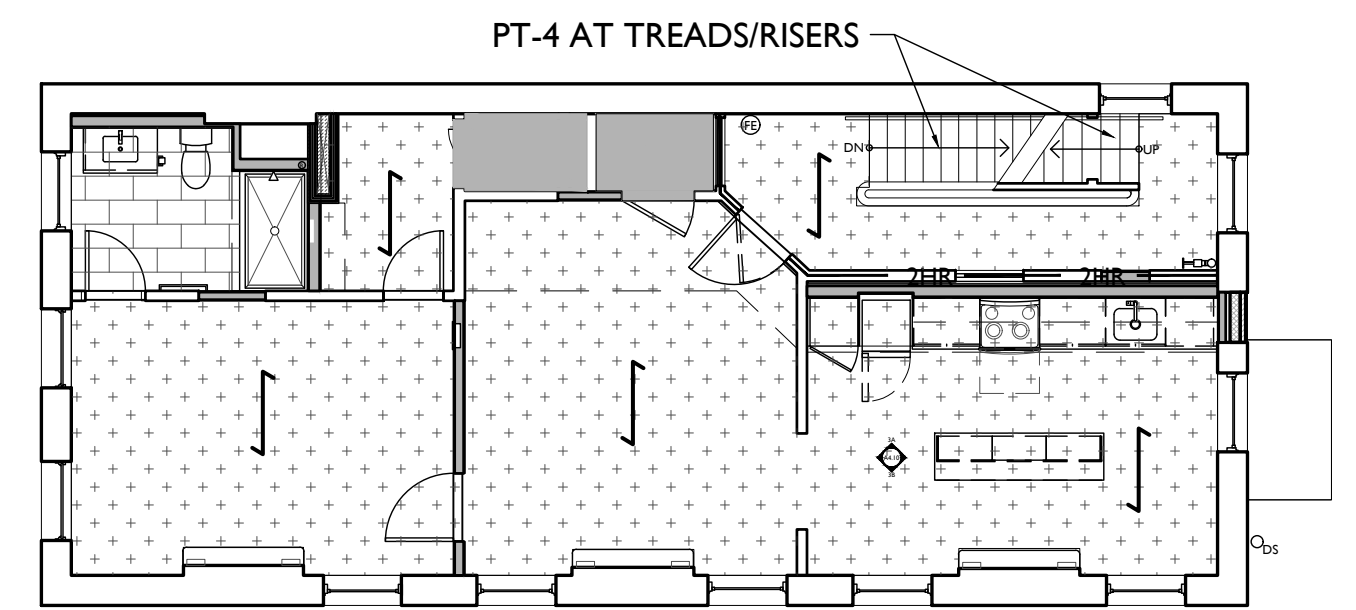
Table with columns: CODE, ITEM, MANUFACTURER & PRODUCT #, MOUNTING HEIGHT, REMARKS. Lists items like Grab Bars, Diaper Change Station, Medicine Cabinet, Paper Towel Dispenser, etc.

APPLIANCE/ EQUIPMENT SCHEDULE

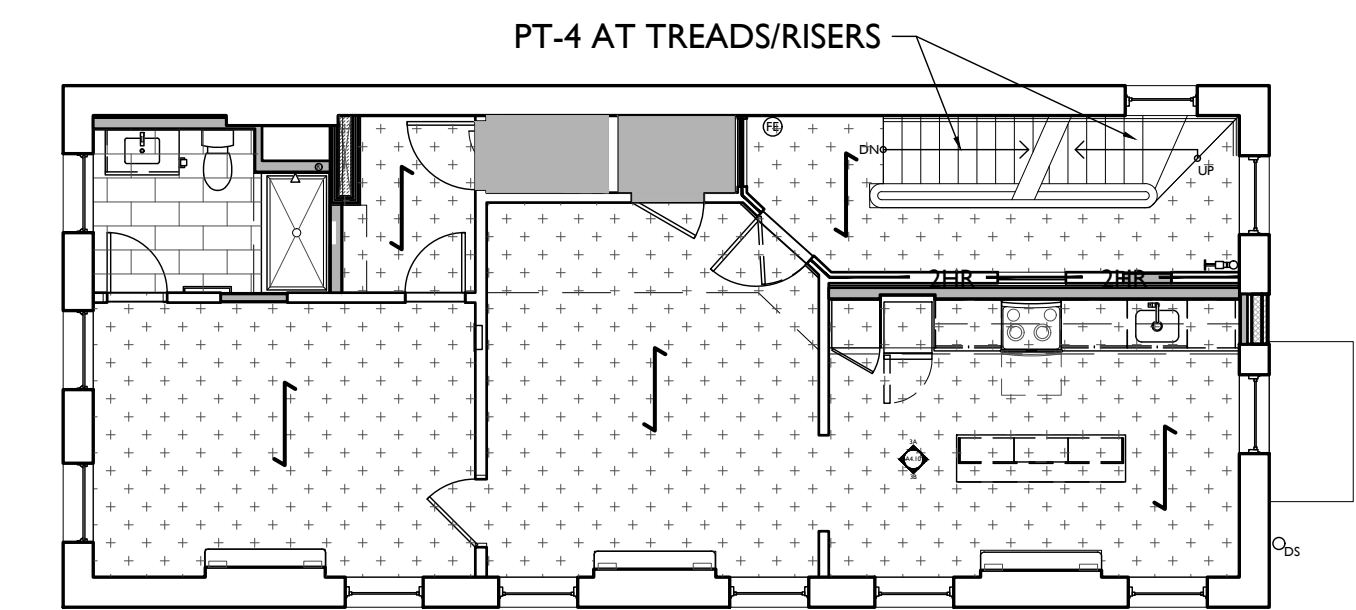
Table with columns: ITEM/ LOCATION, CODE, DESCRIPTION, FINISH, NOTES. Lists items like Microwave, Range/Oven, Dishwasher, Refrigerator, Washer, Dryer, etc.



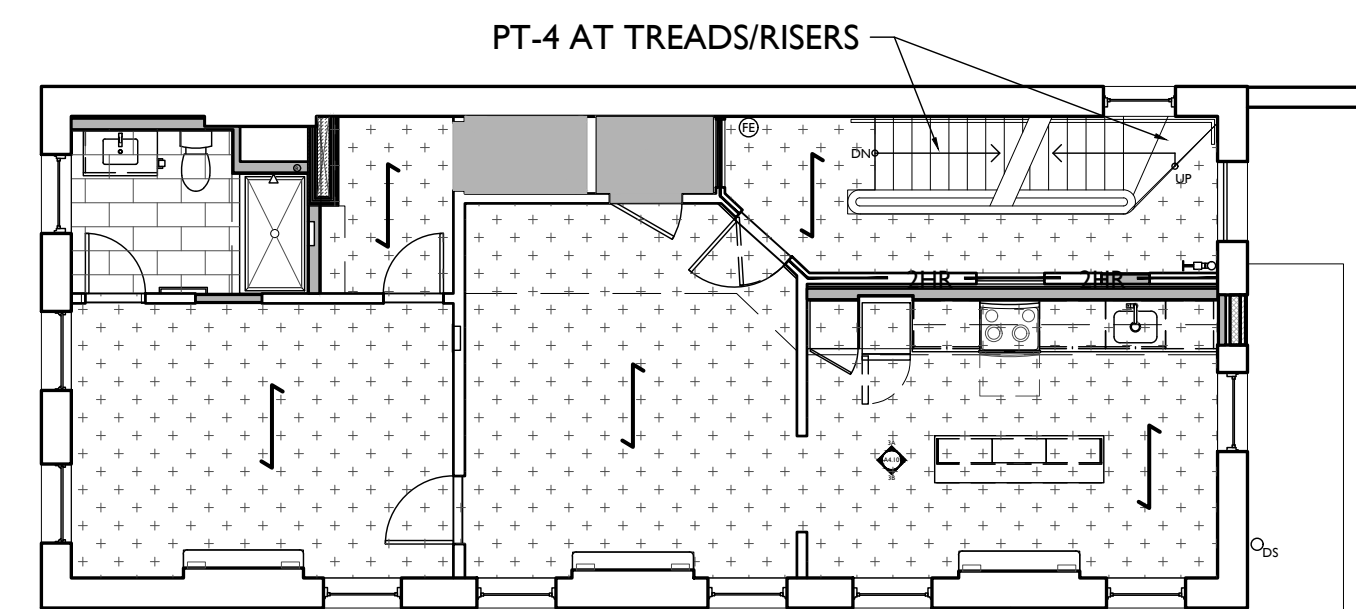
SCALE: 1/8" = 1'-0" FIFTH FLOOR 5



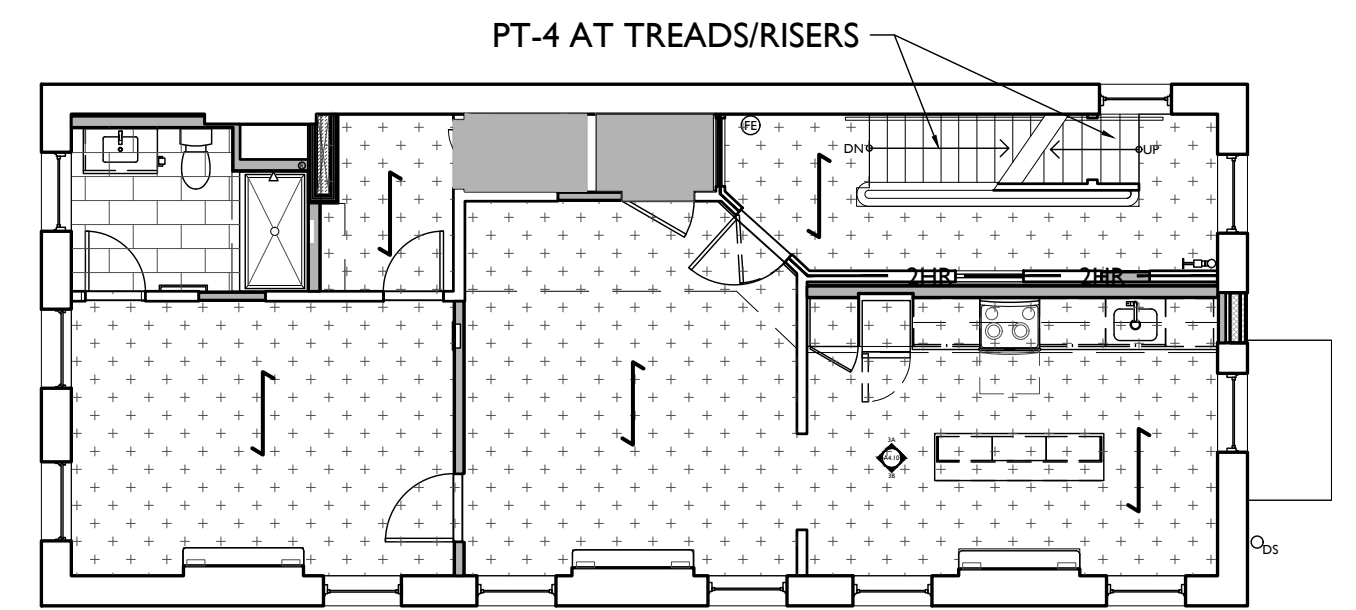
SCALE: 1/8" = 1'-0" FOURTH FLOOR 4



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



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



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

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

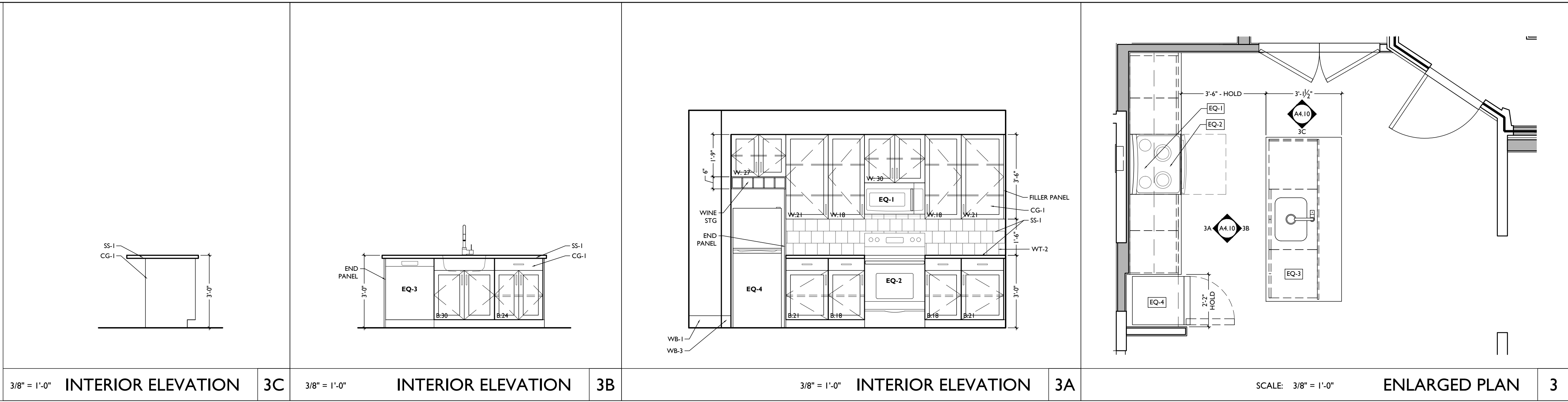
Revisions

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

PROPOSED PROJECT: RENOVATION FOR 1808 REPUBLIC / 1810 REPUBLIC CINCINNATI, OH, 45202 FINDLAY FLATS

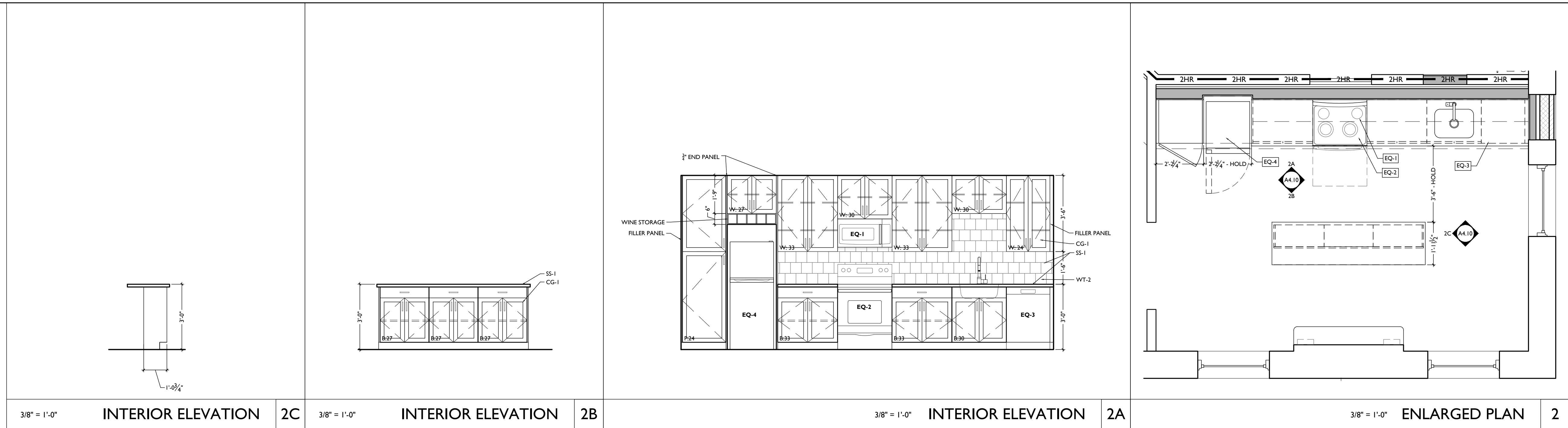
Job No: 22042 08/30/2024

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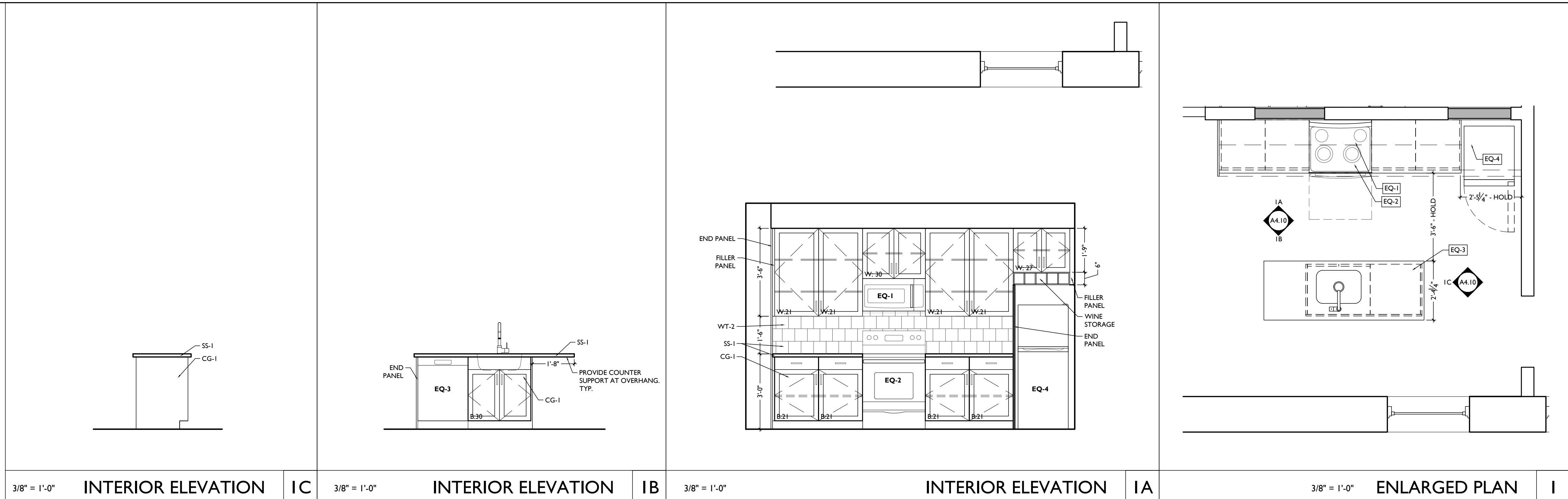
3/8" = 1'-0" INTERIOR ELEVATION 3C 3/8" = 1'-0" INTERIOR ELEVATION 3B 3/8" = 1'-0" INTERIOR ELEVATION 3A SCALE: 3/8" = 1'-0" ENLARGED PLAN 3

UNIT 501 KITCHEN ENLARGED PLANS & INT ELEVATIONS



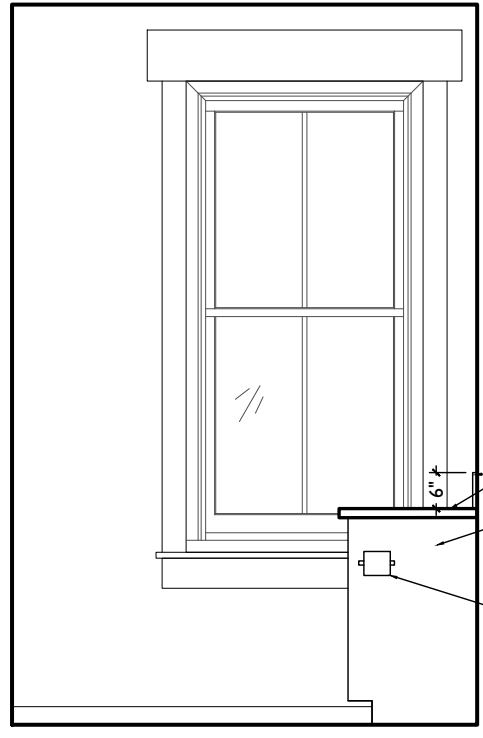
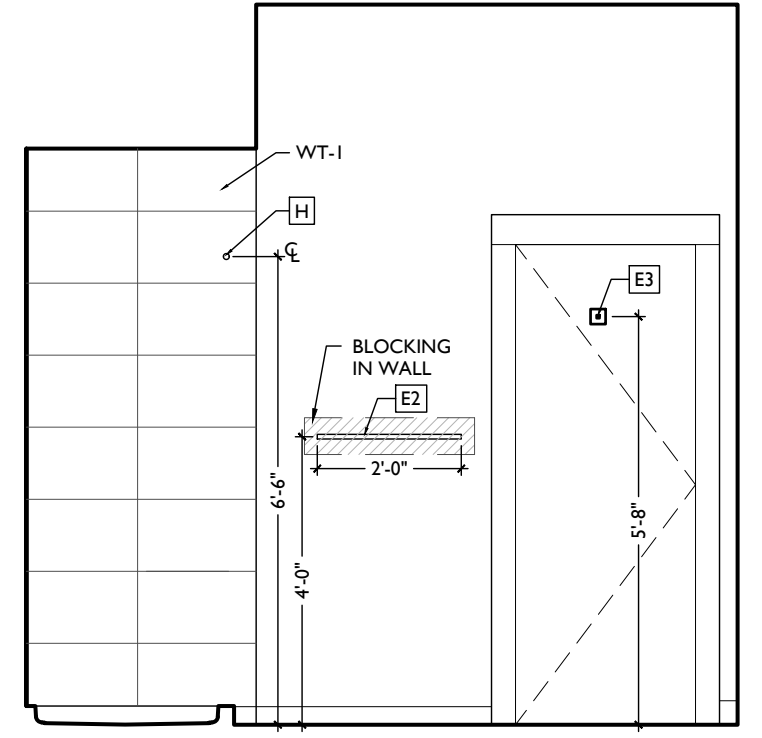
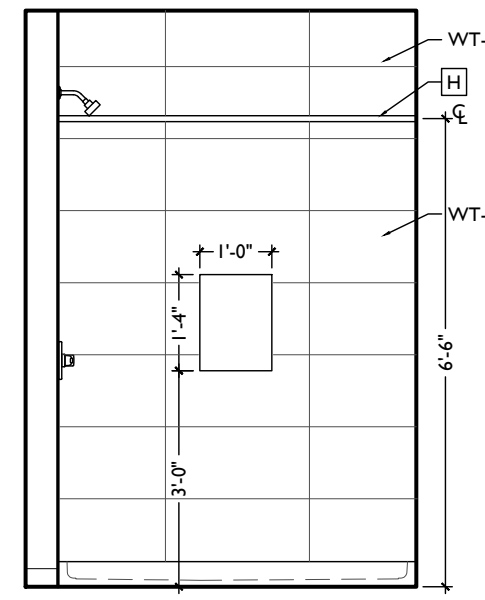
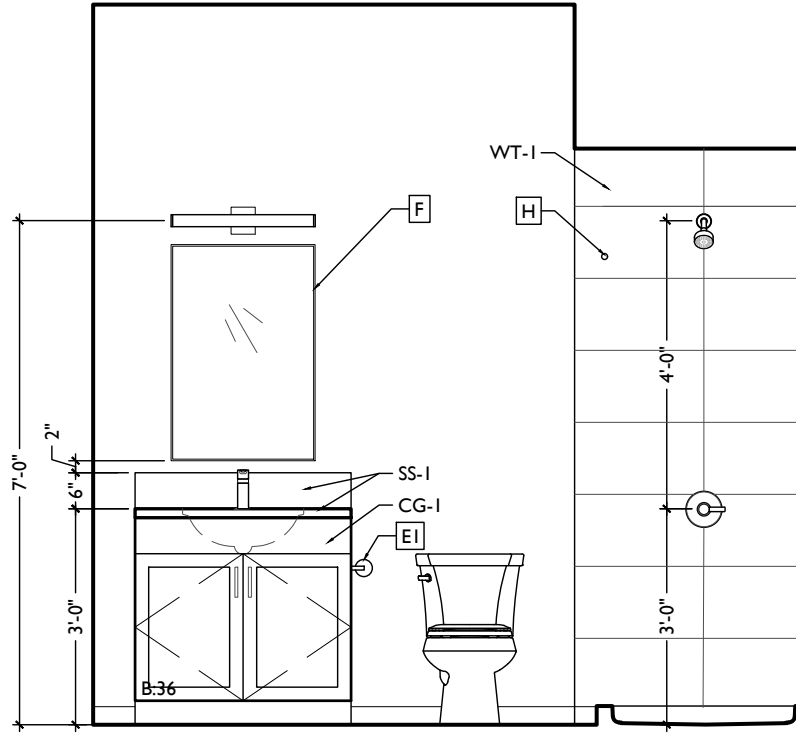
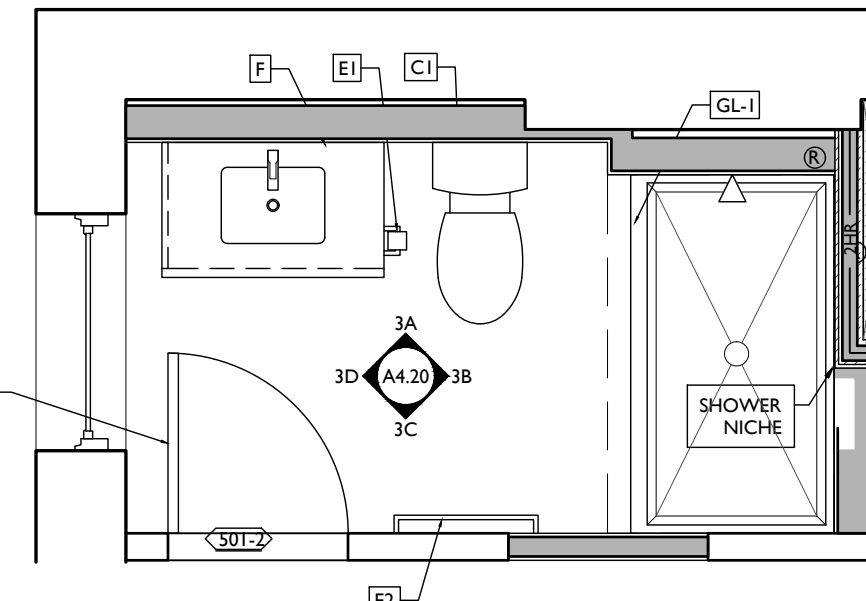
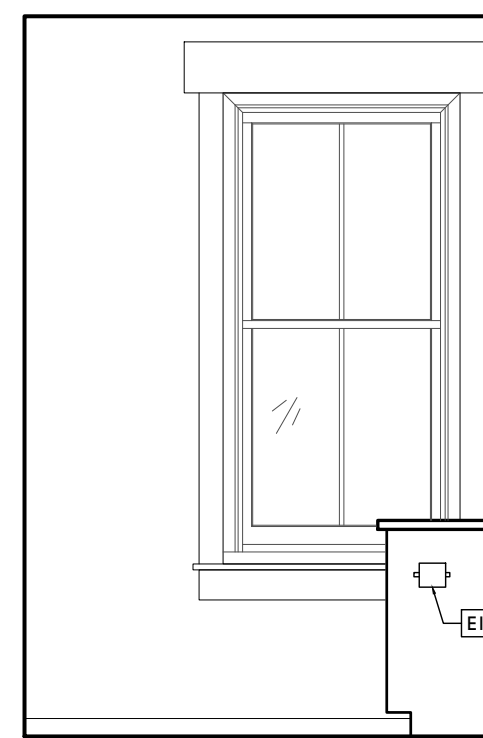
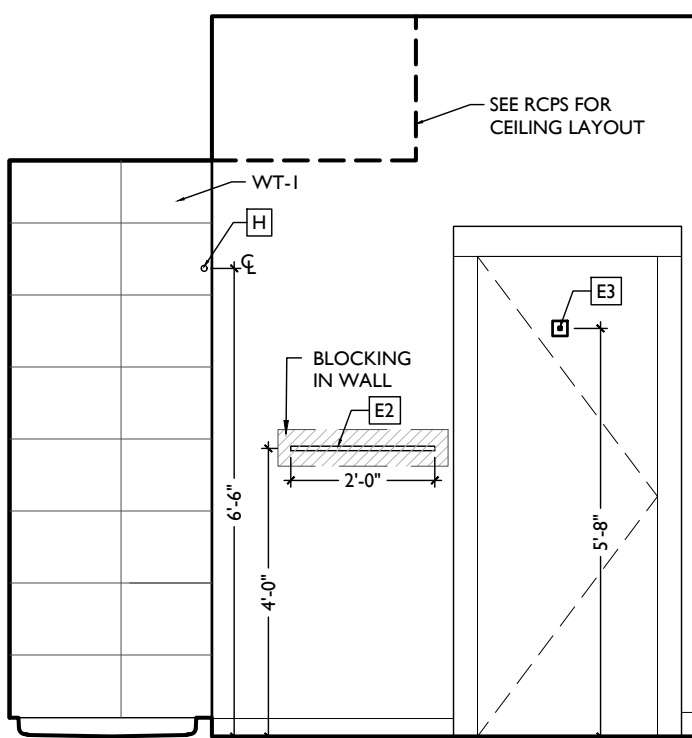
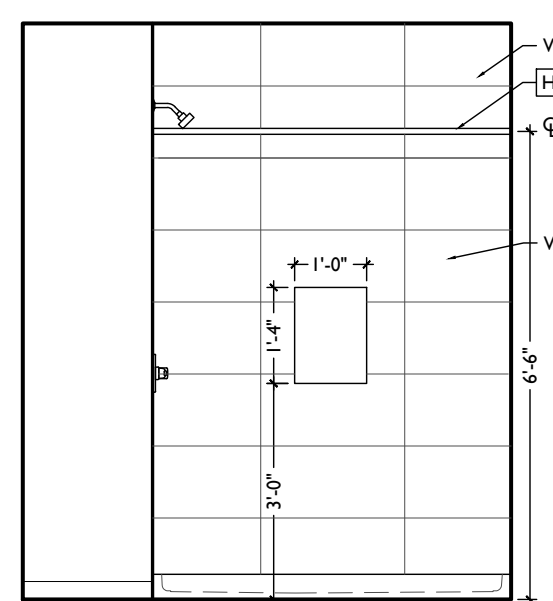
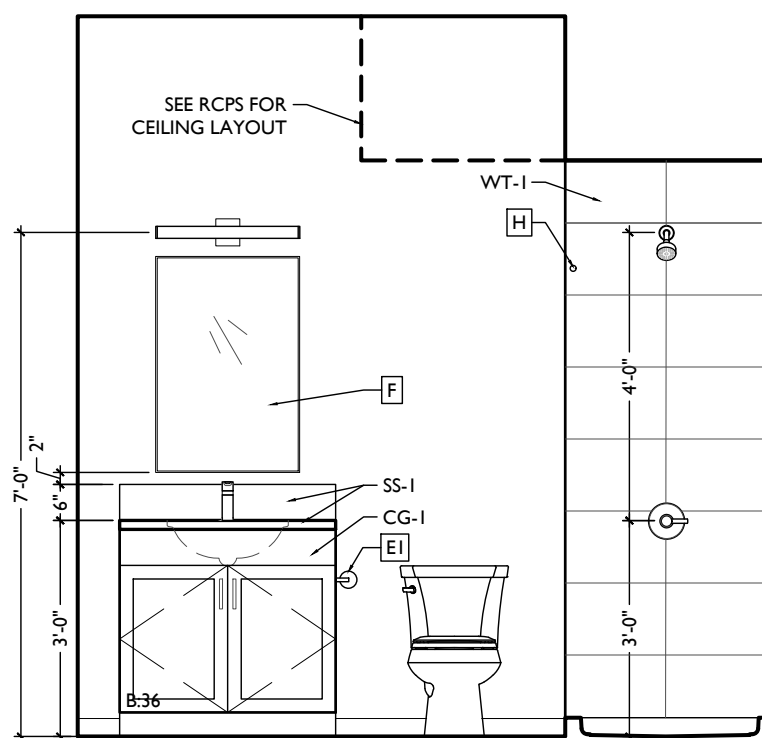
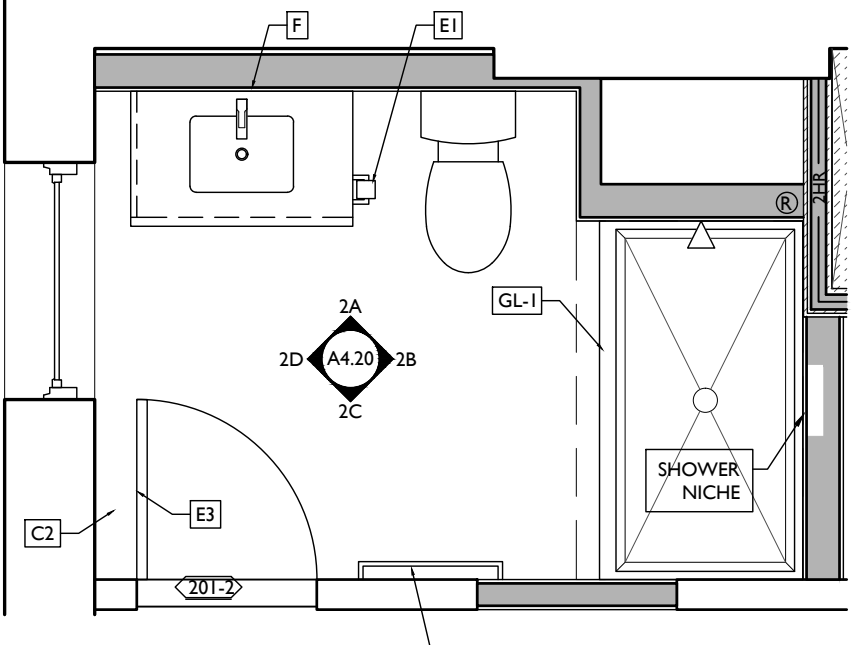
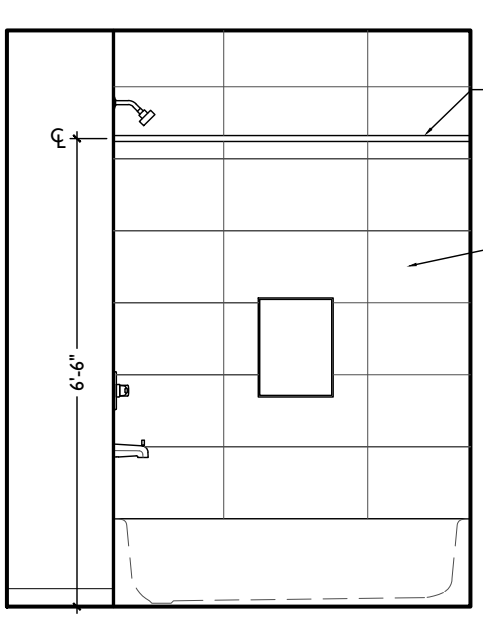
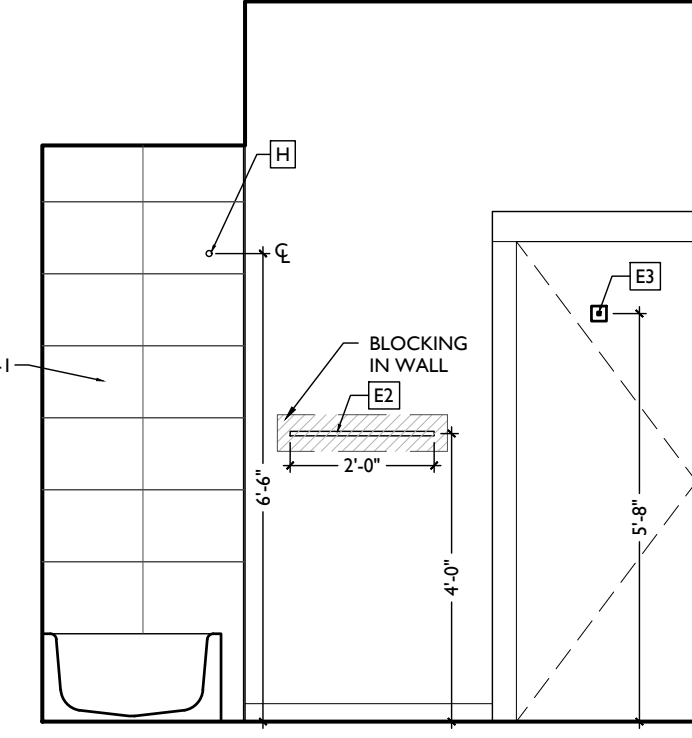
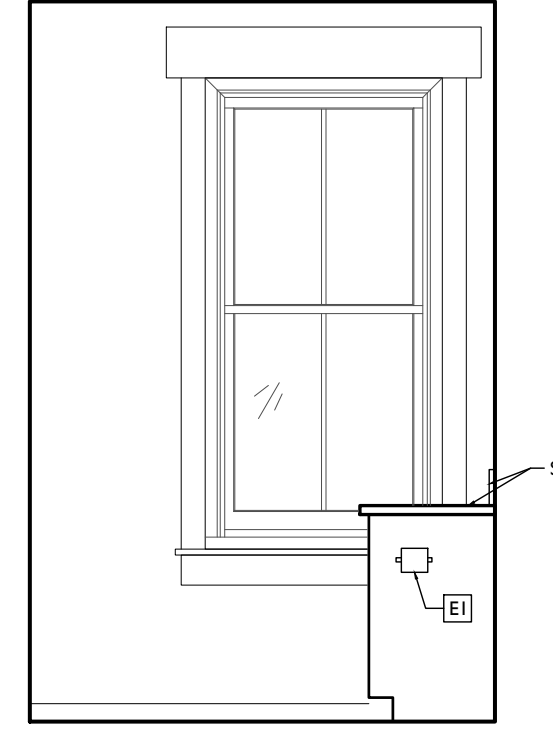
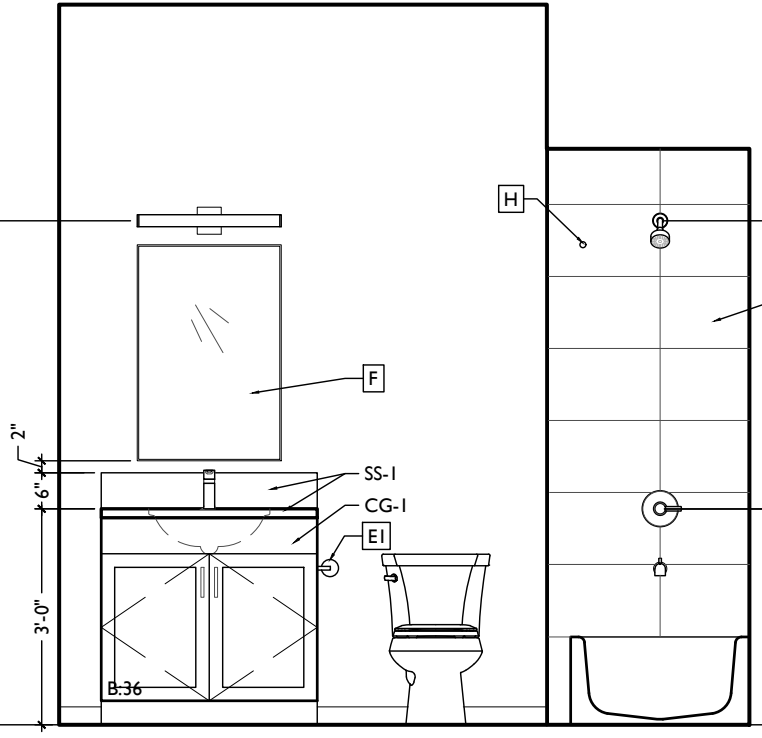
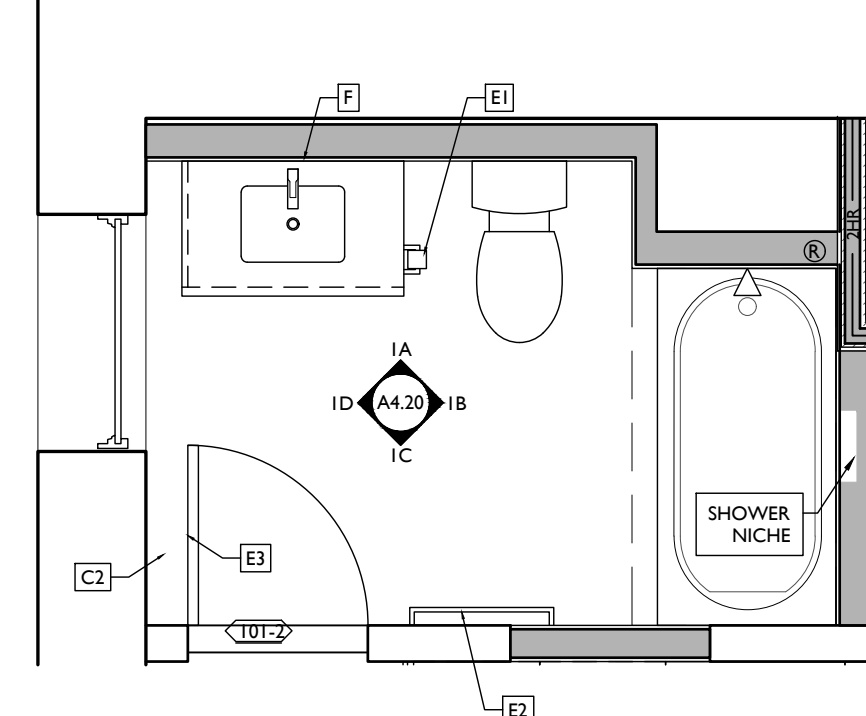
3/8" = 1'-0" INTERIOR ELEVATION 2C 3/8" = 1'-0" INTERIOR ELEVATION 2B 3/8" = 1'-0" INTERIOR ELEVATION 2A 3/8" = 1'-0" ENLARGED PLAN 2

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



3/8" = 1'-0" INTERIOR ELEVATION 1C 3/8" = 1'-0" INTERIOR ELEVATION 1B 3/8" = 1'-0" INTERIOR ELEVATION 1A 3/8" = 1'-0" ENLARGED PLAN 1

UNIT 101 KITCHEN ENLARGED PLANS & INT ELEVATIONS

					
3/8" = 1'-0"	INTERIOR ELEVATION 3D	3/8" = 1'-0" INTERIOR ELEVATION 3C	3/8" = 1'-0" INTERIOR ELEVATION 3B	3/8" = 1'-0" INTERIOR ELEVATION 3A	SCALE: 3/8" = 1'-0" ENLARGED PLAN 3
UNIT 501 BATHROOM ENLARGED PLANS & INT ELEVATIONS					
					SCALE: 3/8" = 1'-0" ENLARGED PLAN 2
3/8" = 1'-0"	INTERIOR ELEVATION 2D	3/8" = 1'-0" INTERIOR ELEVATION 2C	3/8" = 1'-0" INTERIOR ELEVATION 2B	3/8" = 1'-0" INTERIOR ELEVATION 2A	SCALE: 3/8" = 1'-0" ENLARGED PLAN 2
UNITS 201, 301, 401 BATHROOMS ENLARGED PLANS & INT ELEVATIONS					
					SCALE: 3/8" = 1'-0" ENLARGED PLAN 1
3/8" = 1'-0"	INTERIOR ELEVATION 1D	3/8" = 1'-0" INTERIOR ELEVATION 1C	3/8" = 1'-0" INTERIOR ELEVATION 1B	3/8" = 1'-0" INTERIOR ELEVATION 1A	SCALE: 3/8" = 1'-0" ENLARGED PLAN 1
UNITS 101 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

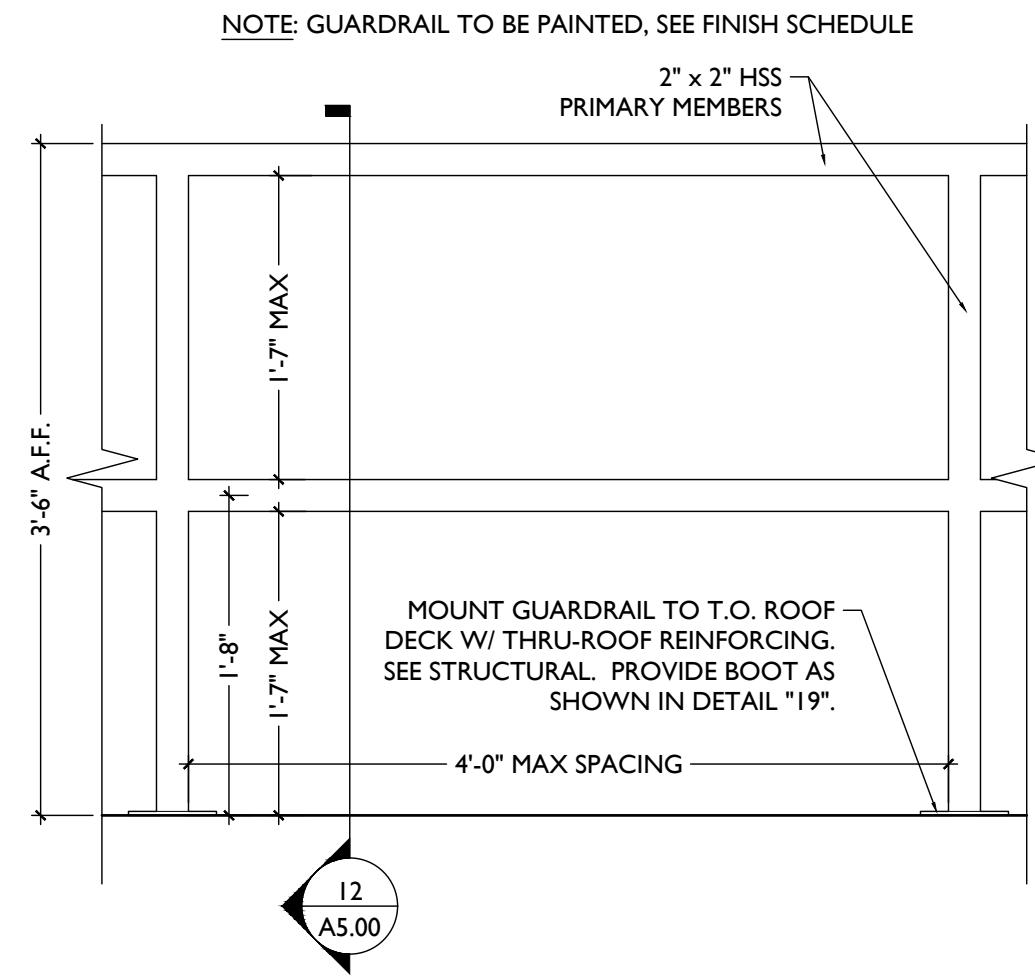
Job No: 22042 08/30/2024

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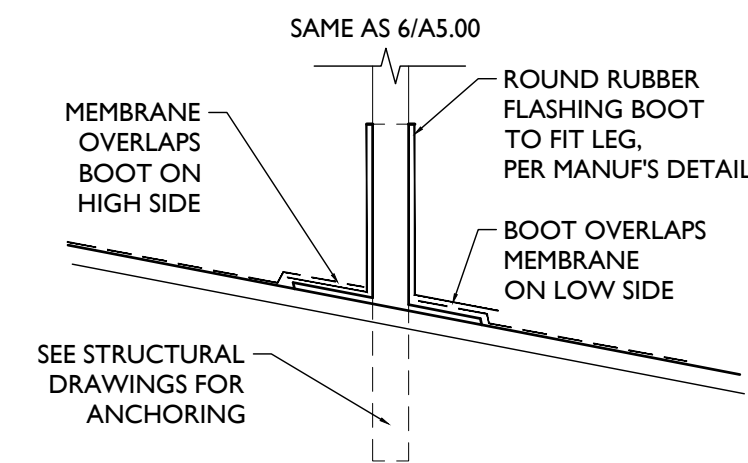
Revisions

Design Team:
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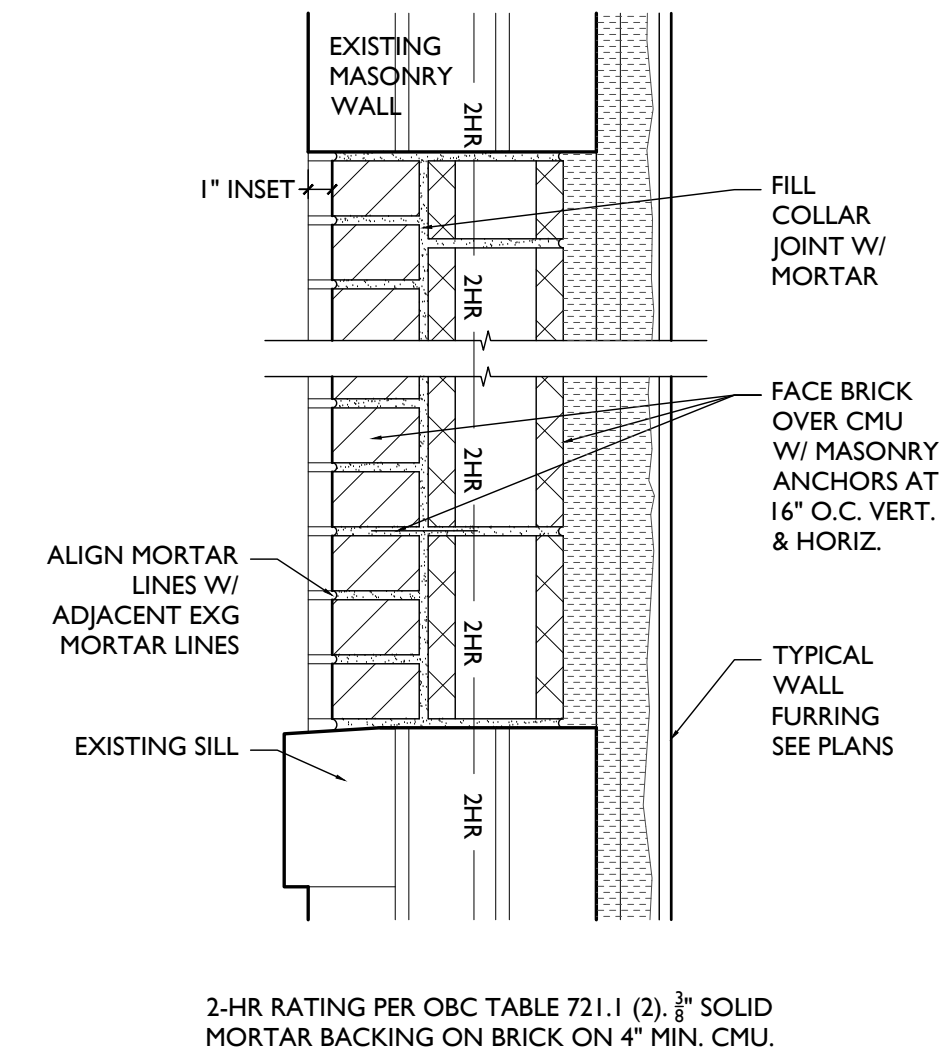
Job No: 22042 08/30/2024



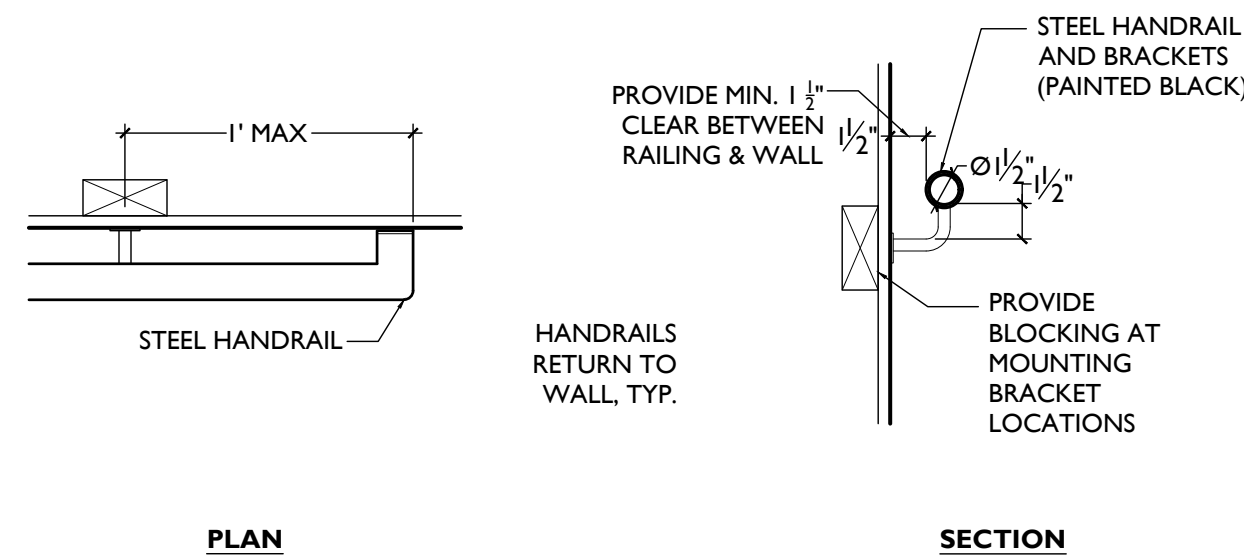
SCALE: 1" = 1'-0" **ROOF-TOP MECHANICAL GUARDRAIL** 24



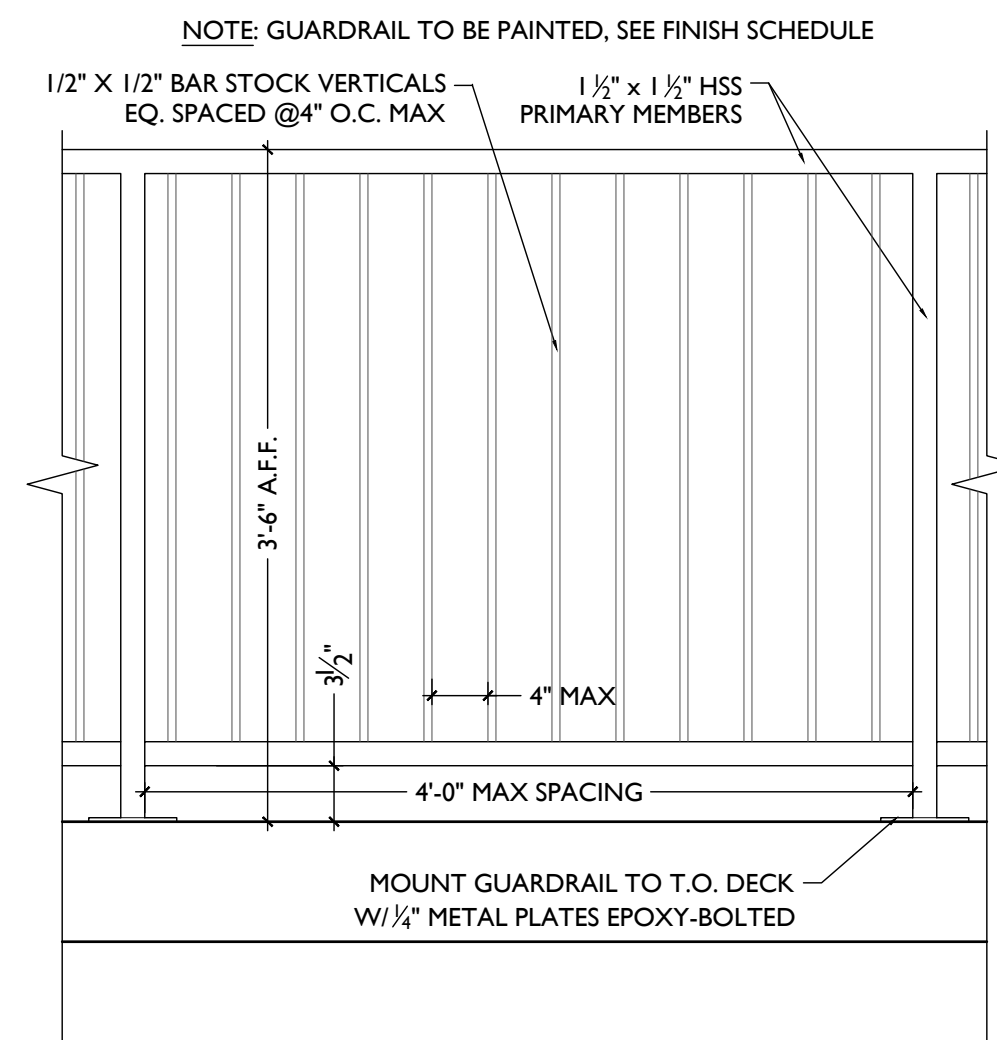
SCALE: 1/2" = 1'-0" **ROOF BOOT DETAIL** 19



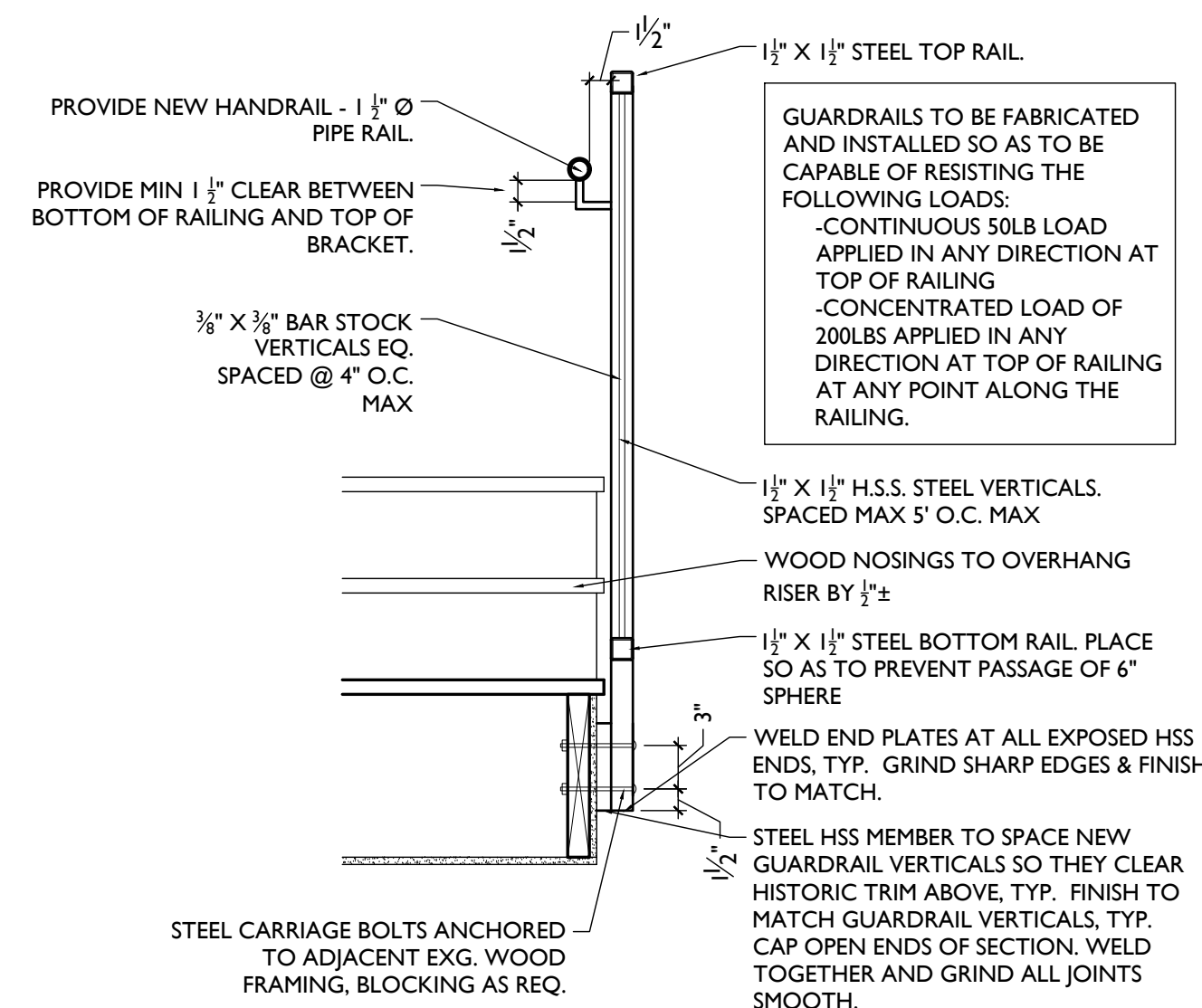
SCALE: 1/2" = 1'-0" **BRICK INFILL DETAIL** 13



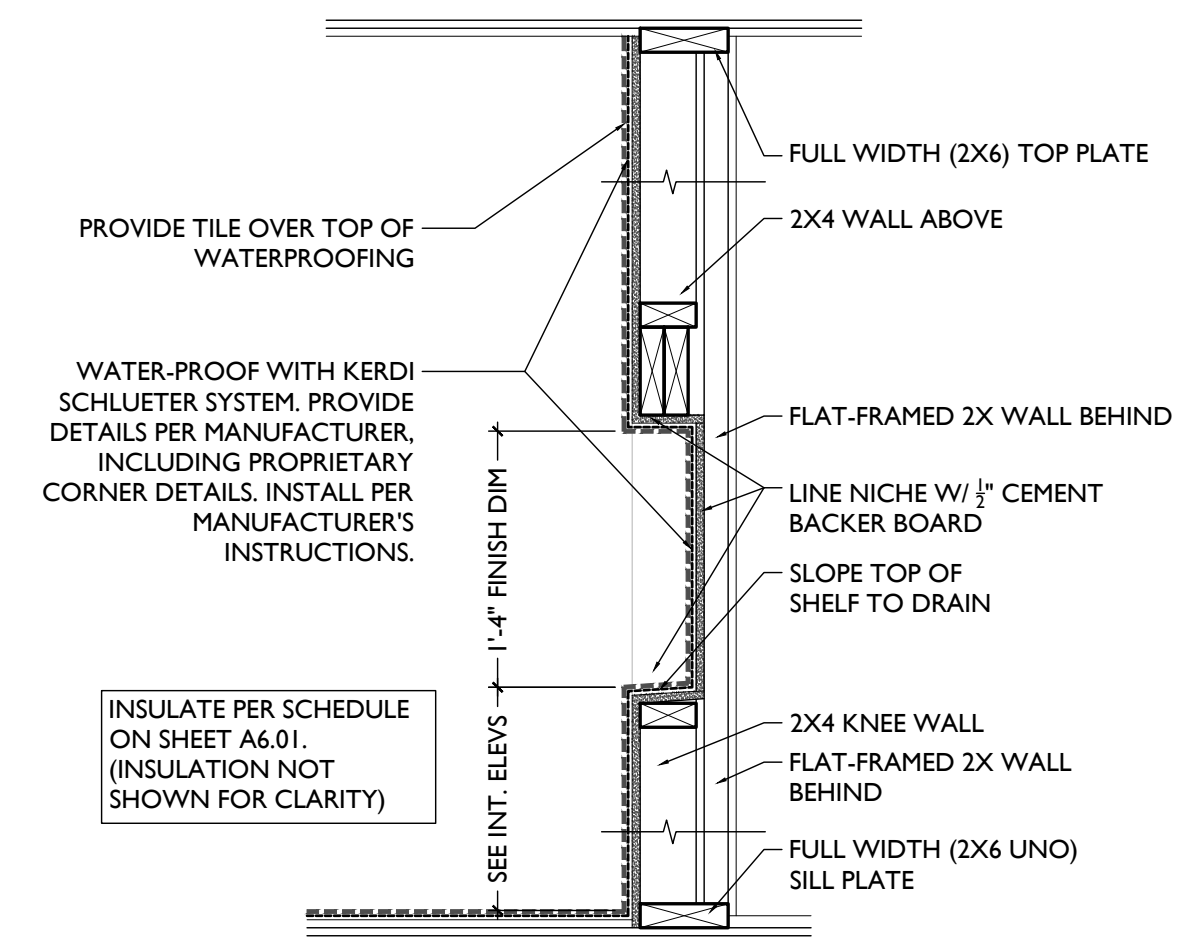
SCALE: 1/2" = 1'-0" **HANDRAIL** 5



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



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



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

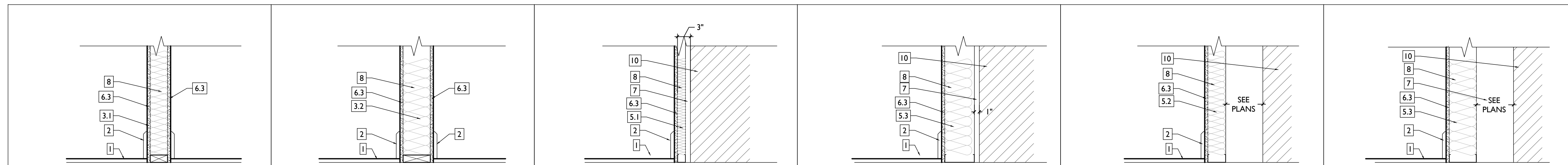
WALL ASSEMBLIES/ PARTITION TYPES

KEYED NOTES:

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

GENERAL NOTES

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



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

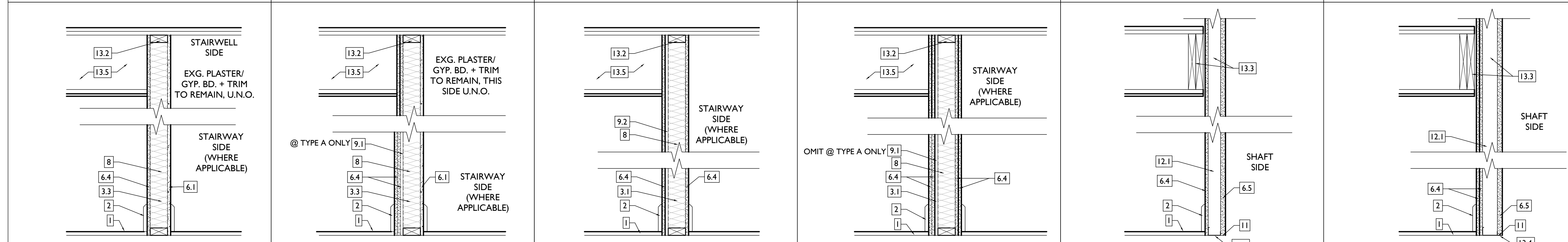
NOTES:
- PROVIDE MOISTURE RESISTANT DRYWALL ON BATHROOM/KITCHEN SIDE
-PROVIDE PT. SILL PLATE IN BASEMENT

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:
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-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

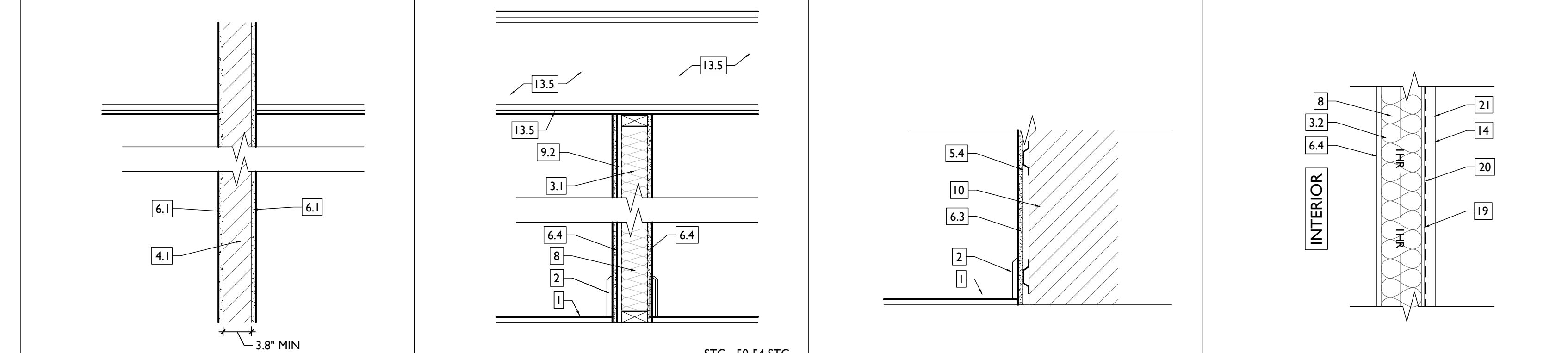
NOTE: SEE TABLES 721.1(2) AND 722.6 FOR PRESCRIPTIVE FIRE RATINGS. PER 721.1(2) EXCEPTION "E", PLASTER MAY BE SUBSTITUTED FOR GYPSUM WALLBOARD PROVIDED IT IS THE SAME SIZE/THICKNESS/CORE TYPE.

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" 3HR	3.8" 2HR
2. CONCRETE MASONRY UNIT	3-1.2	4.4" 3.8"	3.6" 2.7"



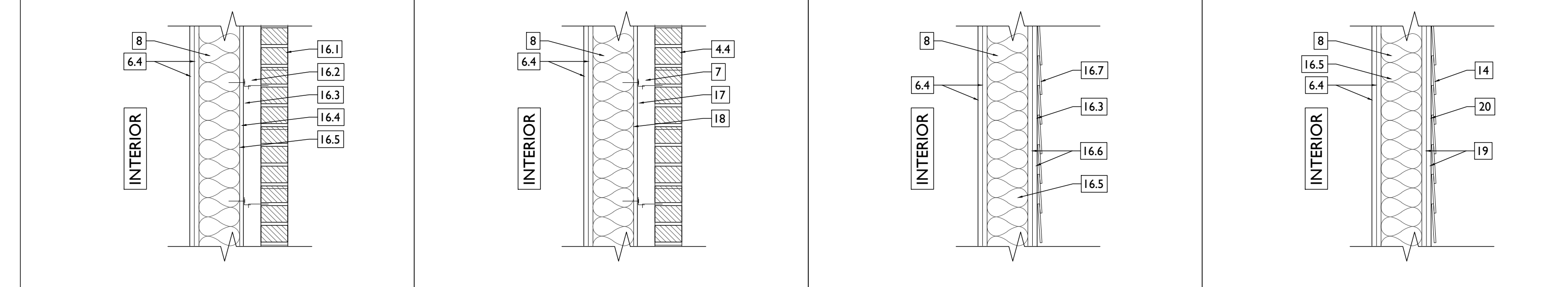
EXG. MASONRY WALL	13	NEW 1HR RATED UNIT SEPERATION	14	FURRING AT EXG WALLS	15	NEW 1HR RATED BREEZEWAY WALL	16
PERSCRPTIVE - FIRE BARRIER GYP/UL # 2-HR RATING		U309 - FIRE PARTITIONS GYP/UL # 1-HR RATING		N/A GYP/UL # NON RATED RATING		U305 - FIRE BARRIER GYP/UL # 1-HR RATING	

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

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Drawn by:
MR, AM

Job No: 22042 08/30/2024

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. - COORDINATE W/ INSULATION SCHEDULE							

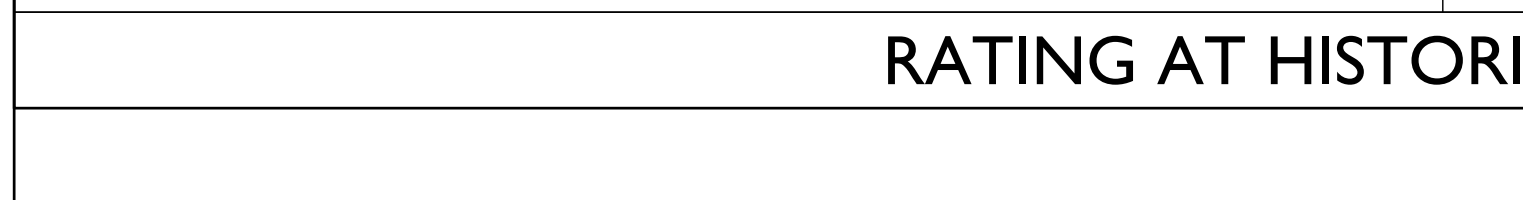
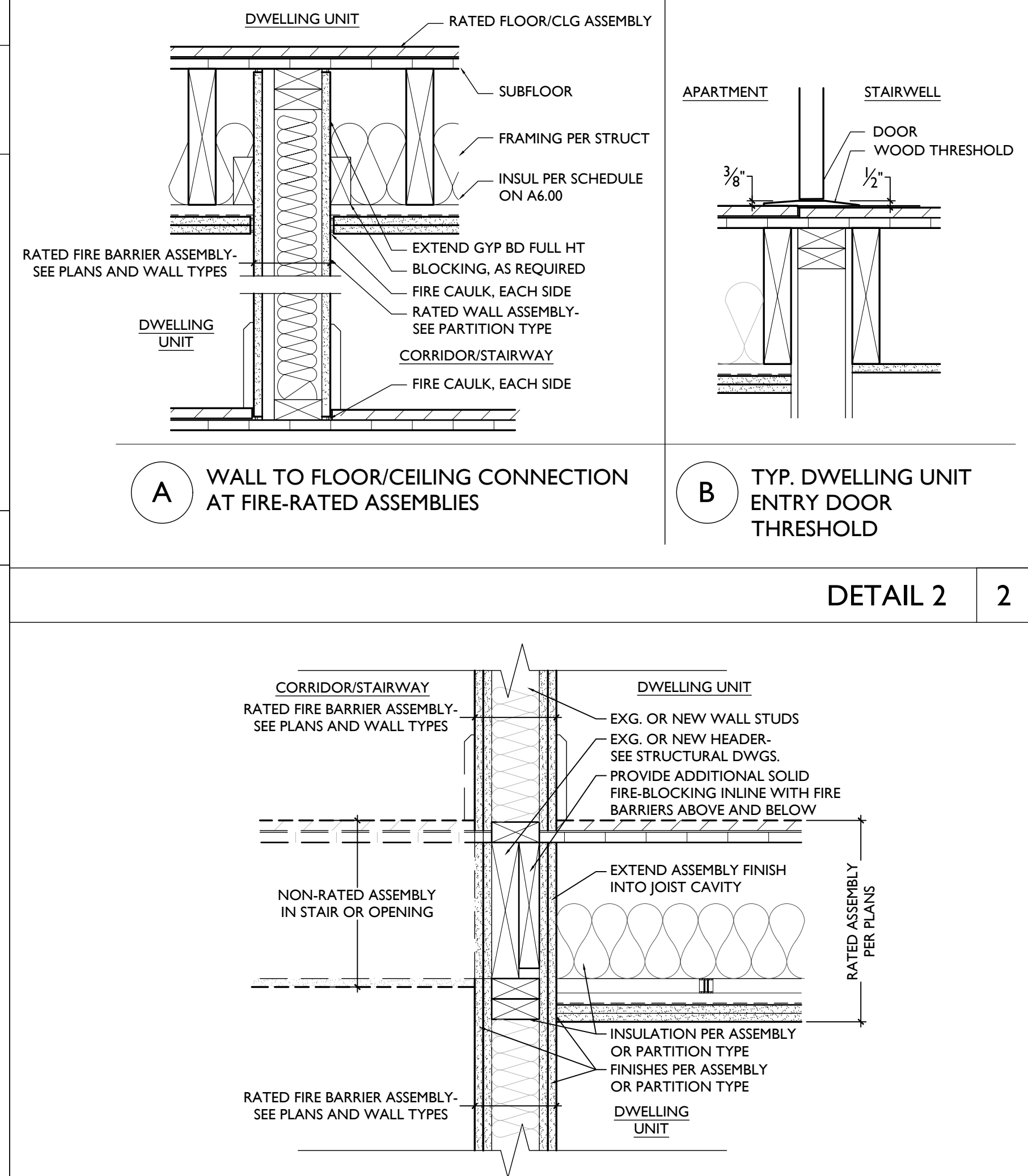
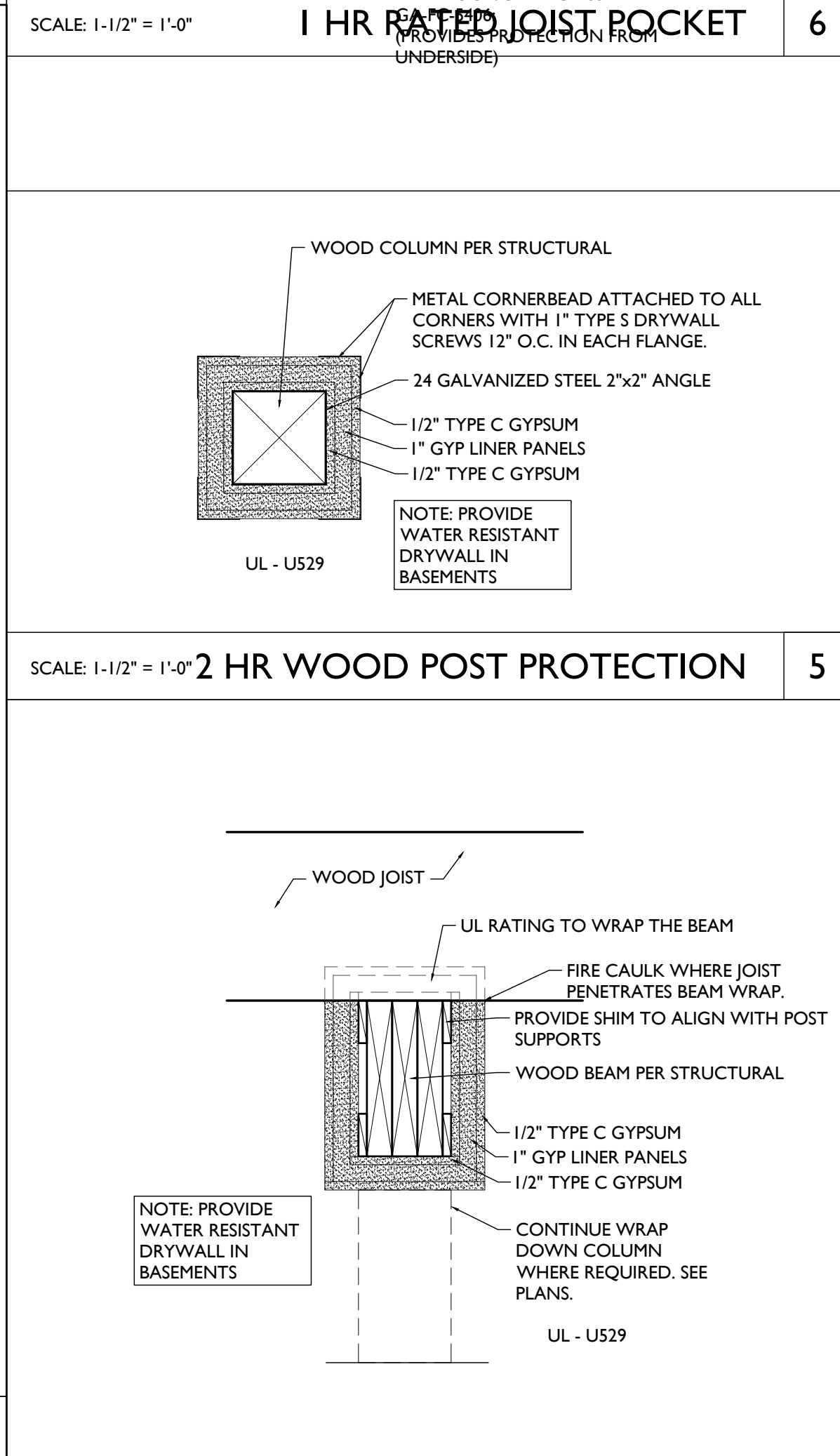
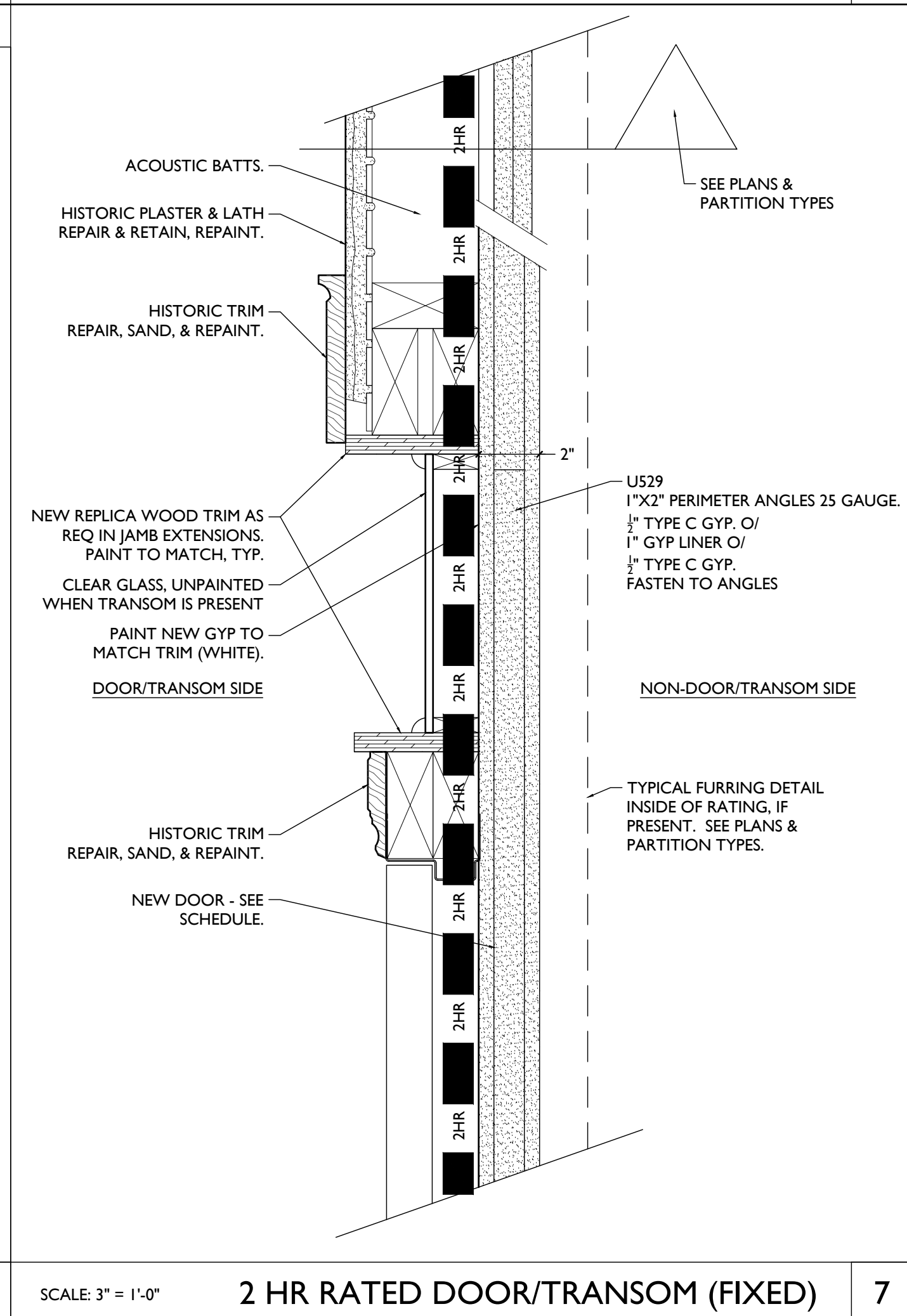
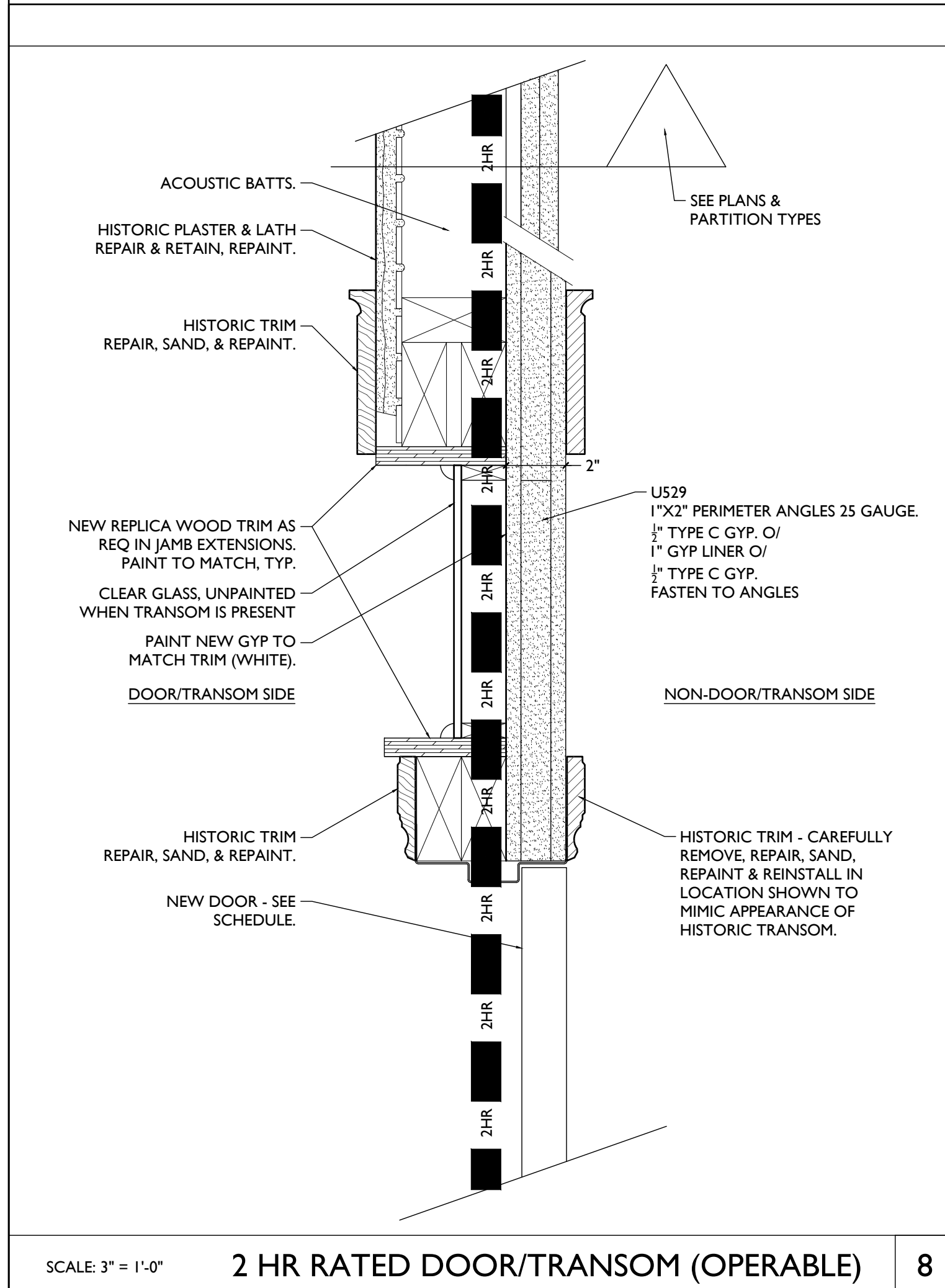
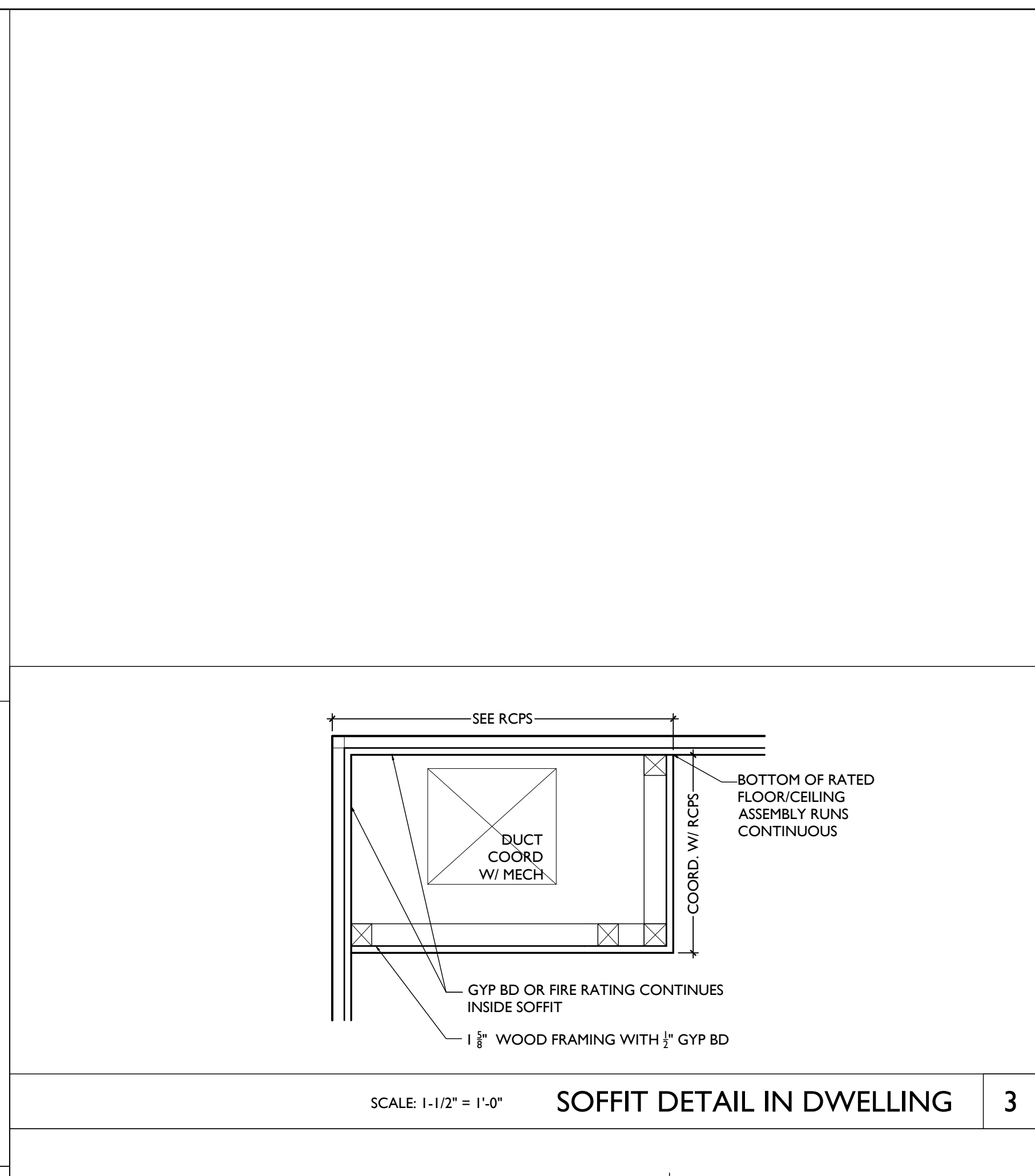
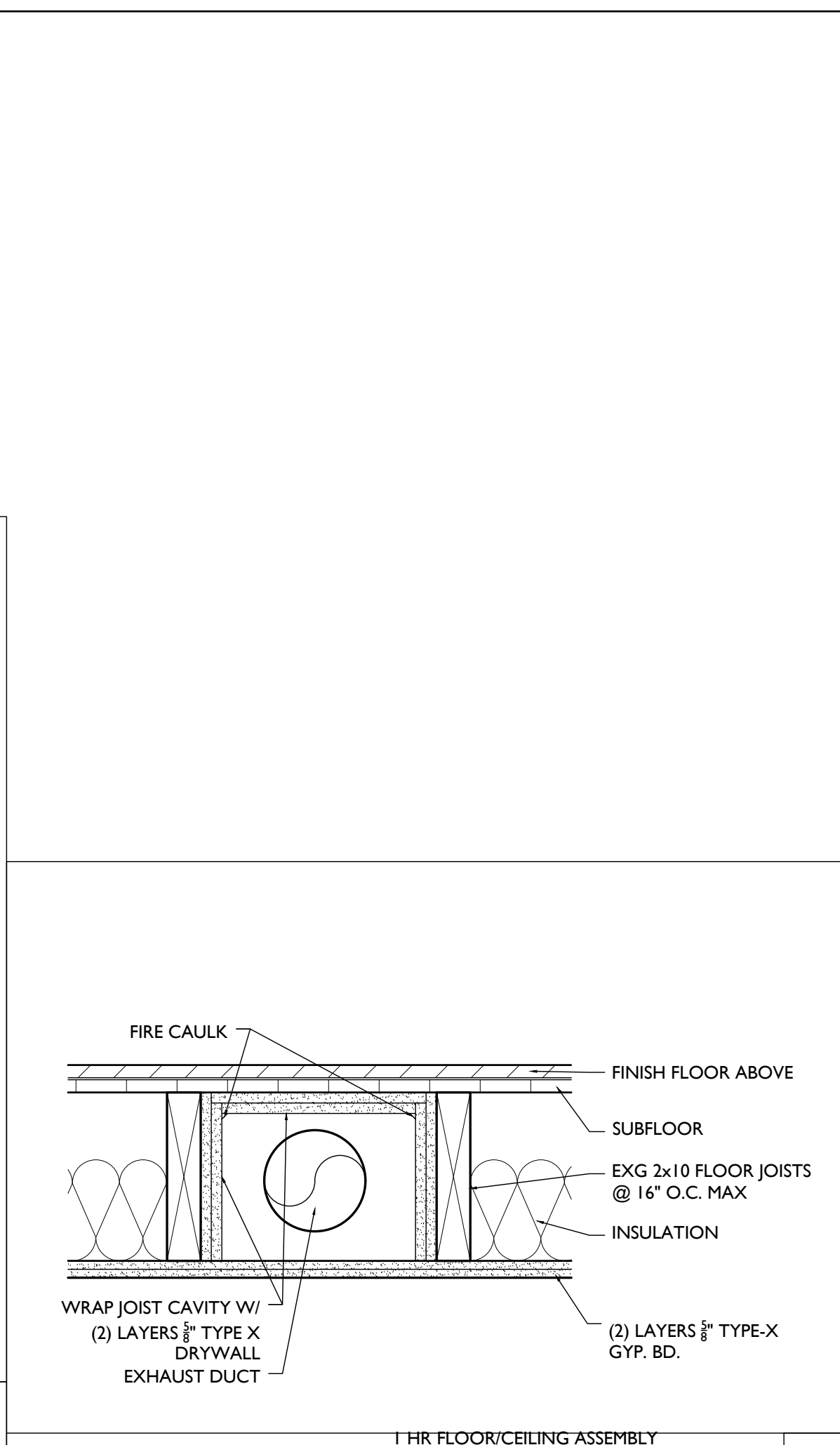
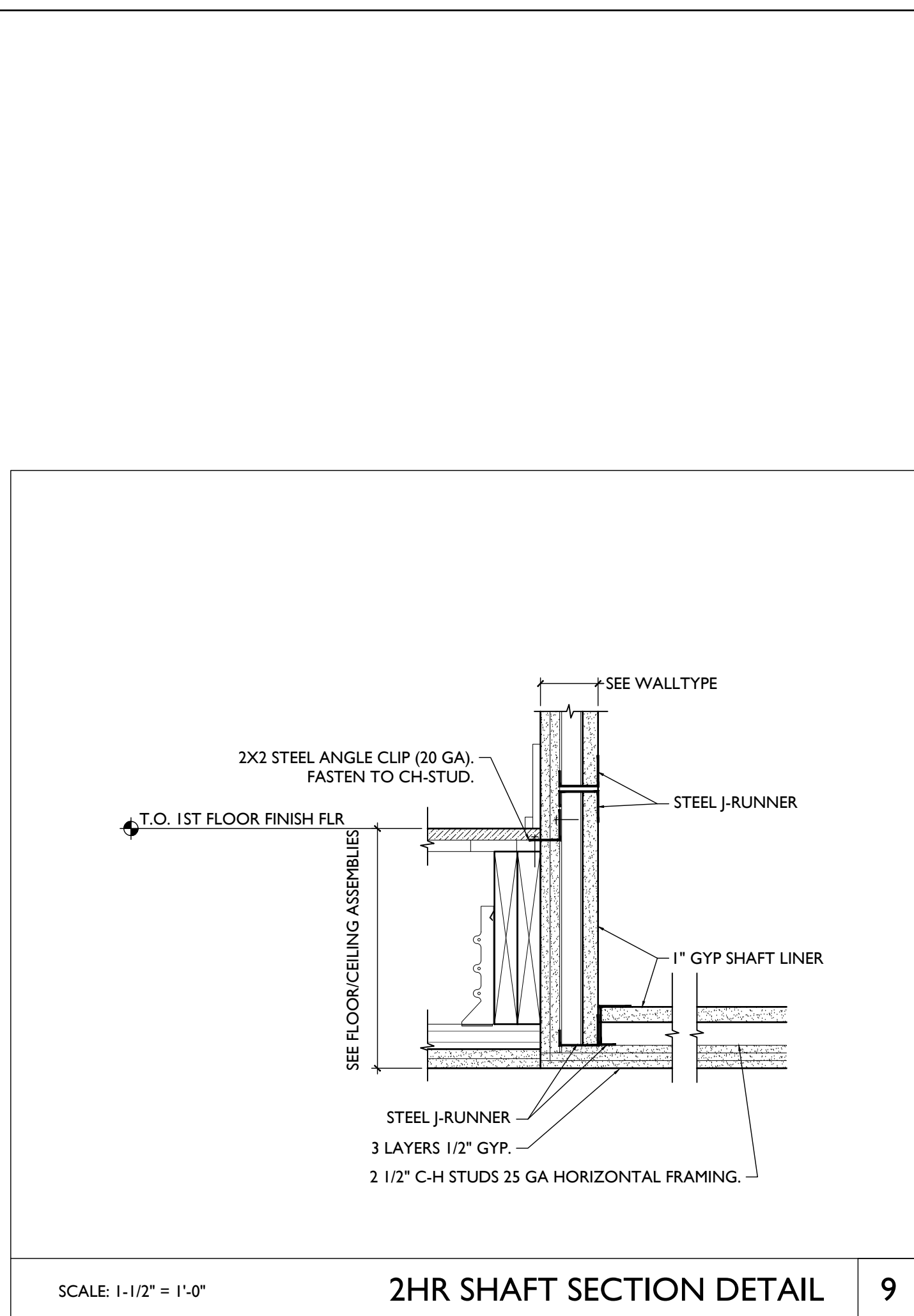
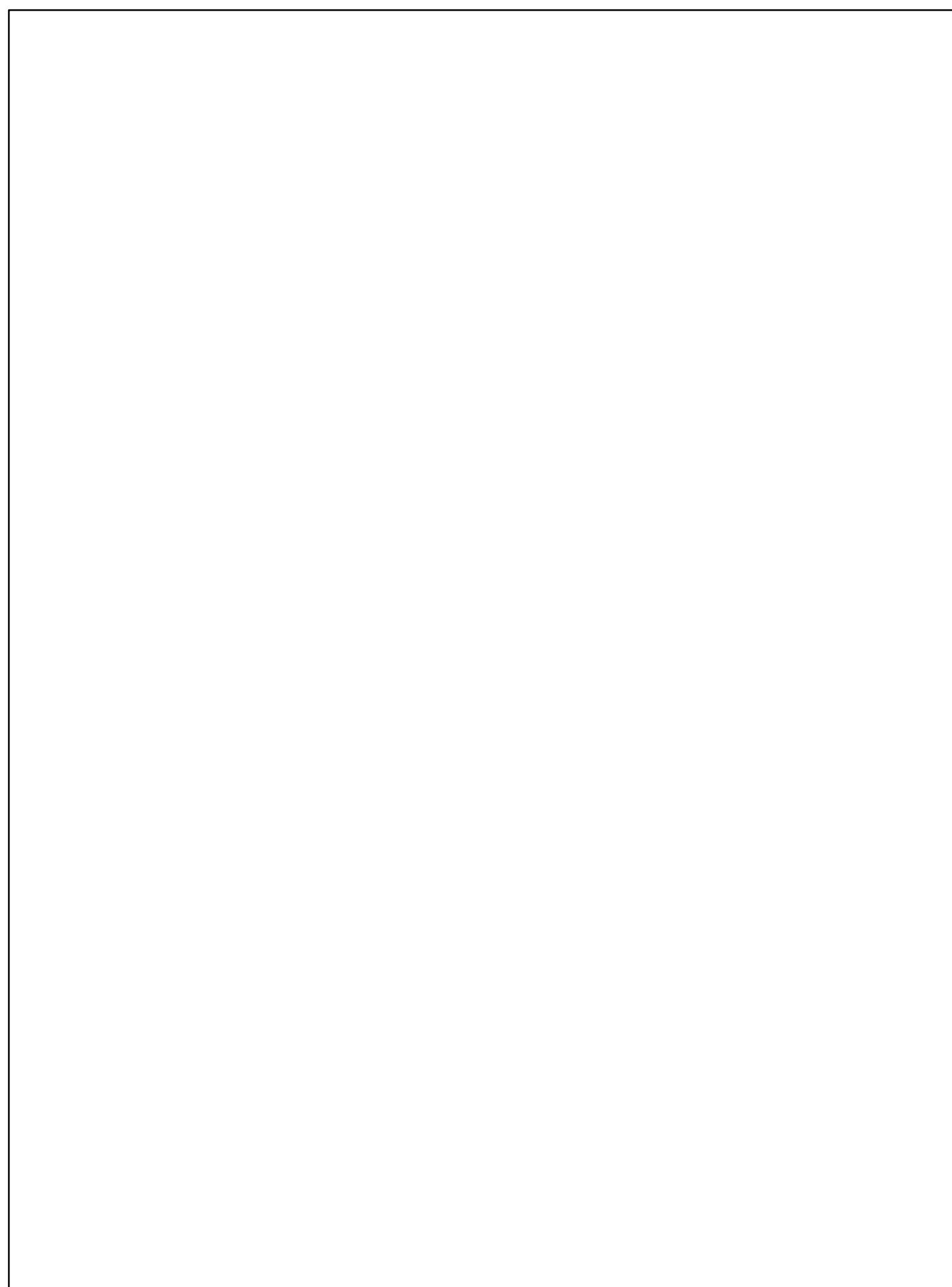
SCALE: 1/12" = 1'-0"

ASSEMBLY TYPES

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

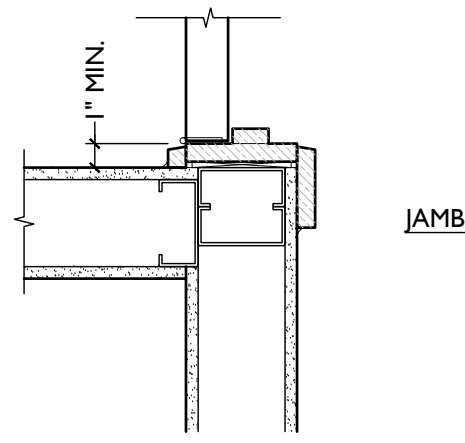
Revisions
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM

Job No: 22042 08/30/2024

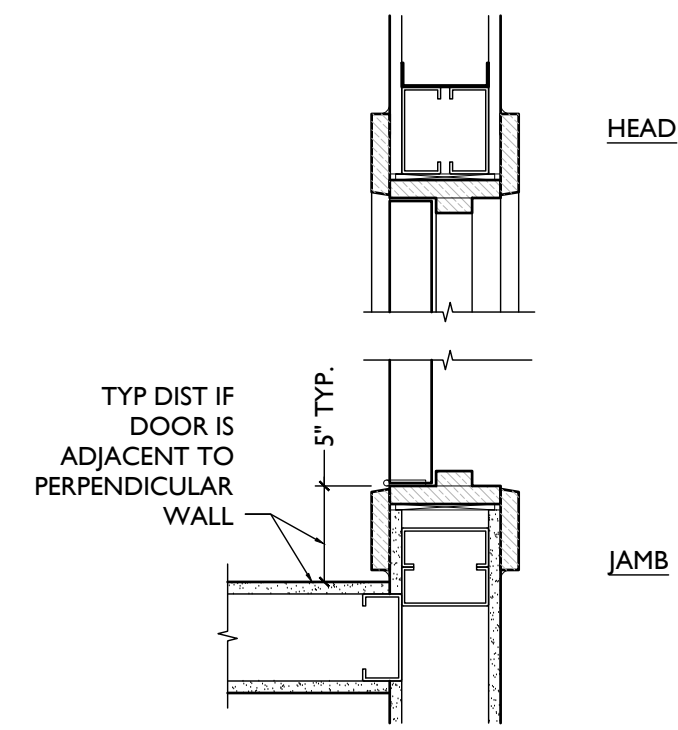


DOOR DETAILS NOTE:
SEE NEW PLANS & SHEET A6.00 FOR SPECIFIC
ASSEMBLY INFO AND FIRE-RATINGS.

TYPICAL DOOR DETAILS

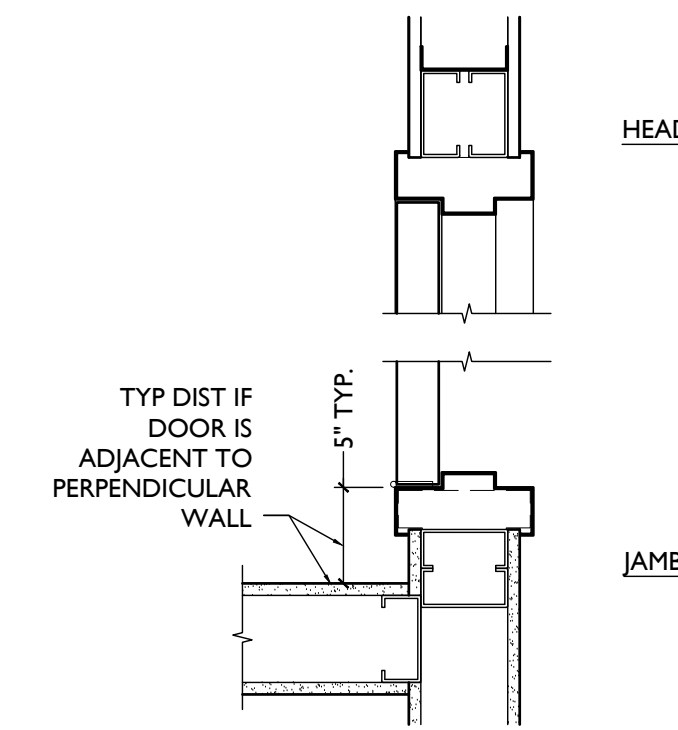


8 WD FRAME JAMB MIN.
SCALE: 1 1/2" = 1'-0"

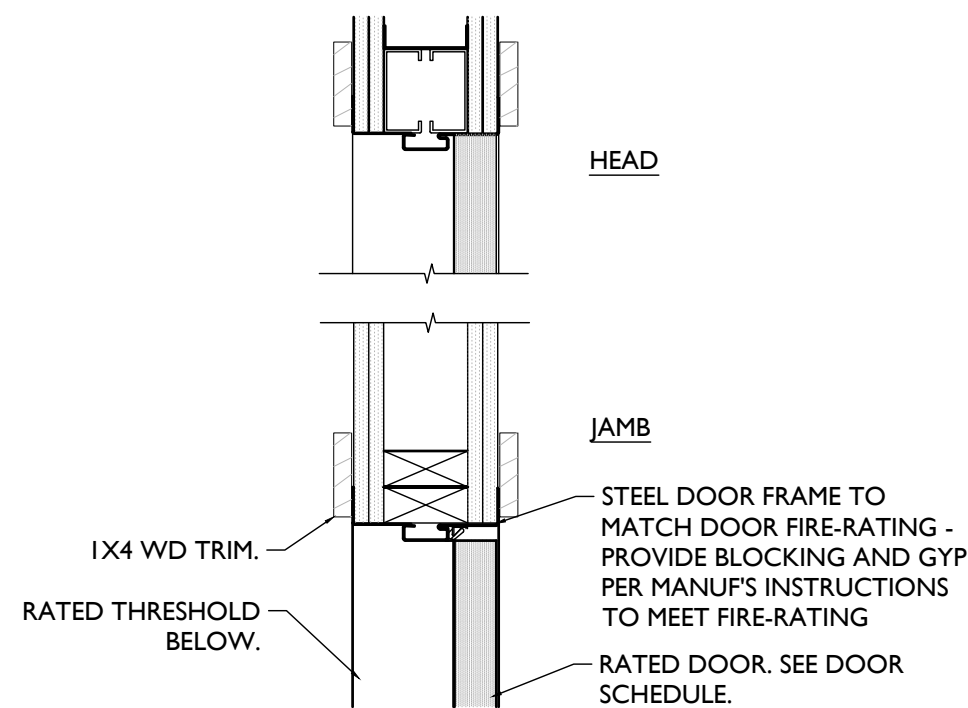


7 WD FRAME HEAD/JAMB
SCALE: 1 1/2" = 1'-0"

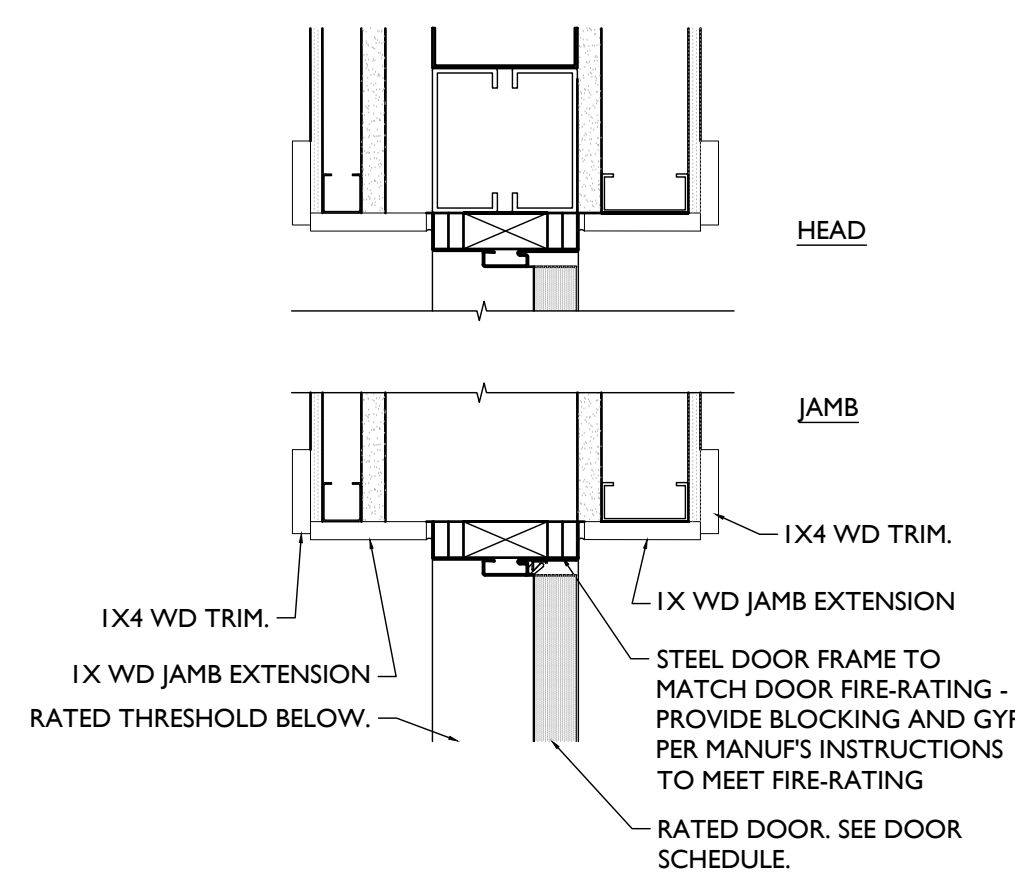
6 NOT USED
SCALE: 1 1/2" = 1'-0"



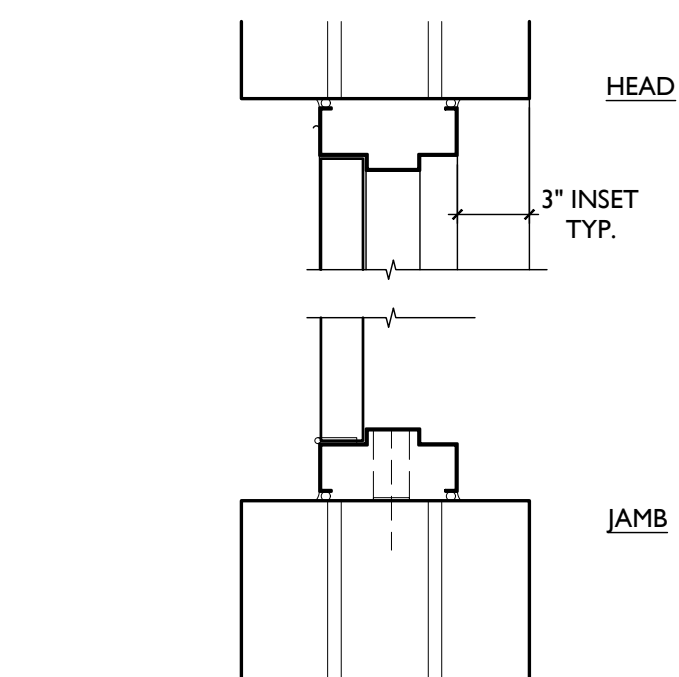
5 MTL FRAME @ STUD WALL
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"



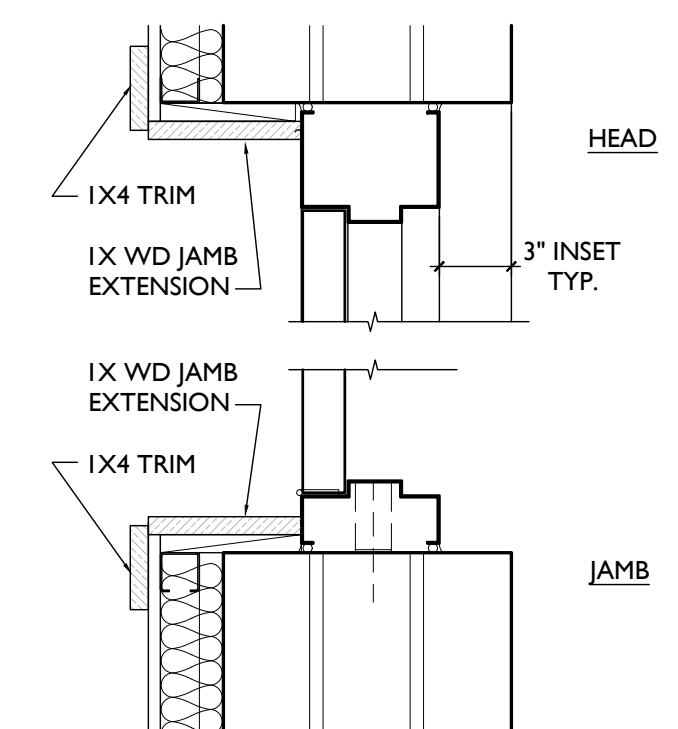
4 MTL FRAME @ STUD WALL
FIRE-RATED ONLY, ABOVE BASEMENT
SCALE: 1 1/2" = 1'-0"



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

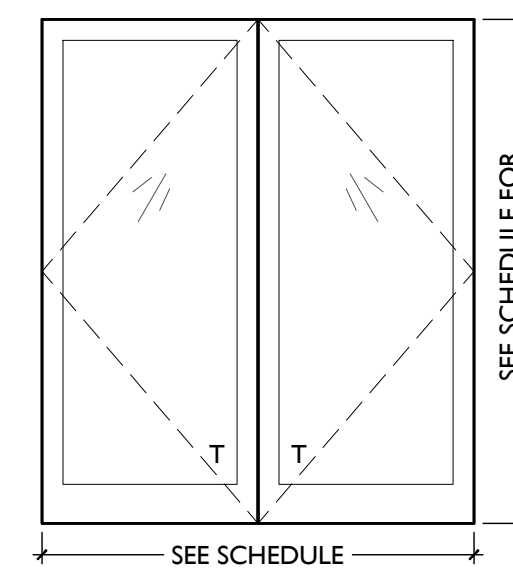


2 MTL FRAME @ MSNRY - INTERIOR
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"

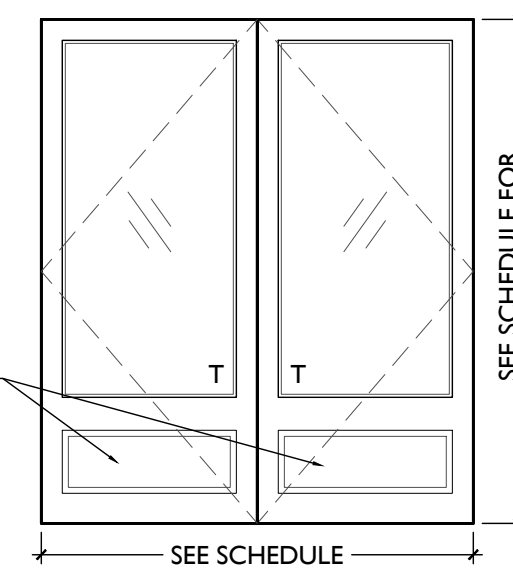


1 MTL FRAME @ MSNRY - EXTERIOR
SCALE: 1 1/2" = 1'-0"

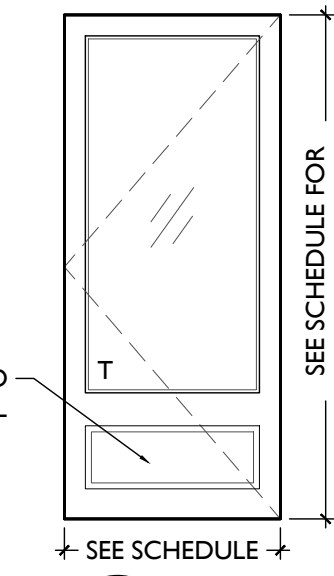
NOTE: SEE A6.12 FOR
STOREFRONT FRAMES



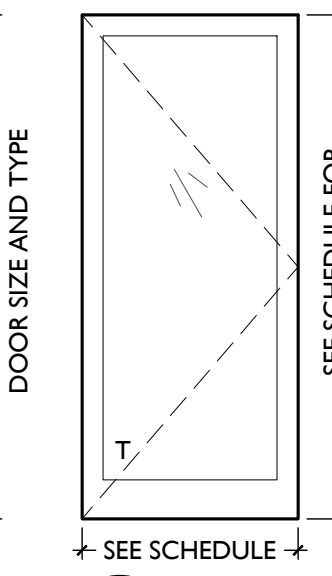
DA4 FULL LITE
ALUMINUM
DOUBLE
DOOR



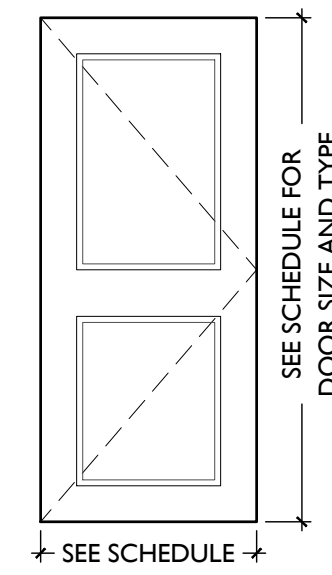
DA3 3/4 LITE
ALUMINUM
DOUBLE DOOR



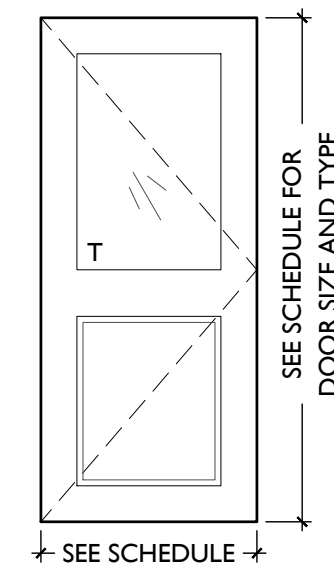
DA2 1/2 LITE
ALUMINUM
DOOR



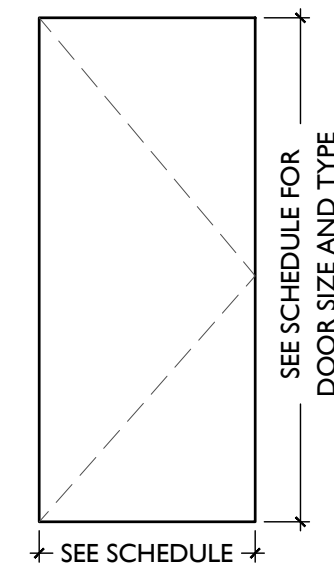
DA1 FULL LITE
ALUMINUM
STOREFRONT
DOOR



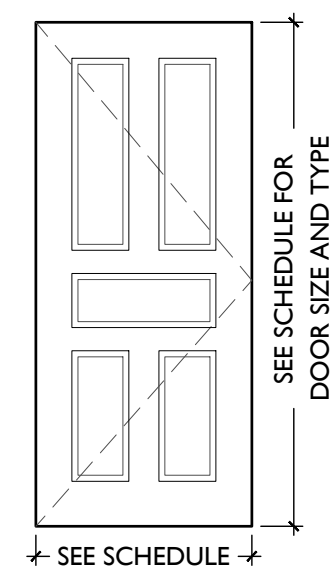
DM8 METAL
2 PANELS



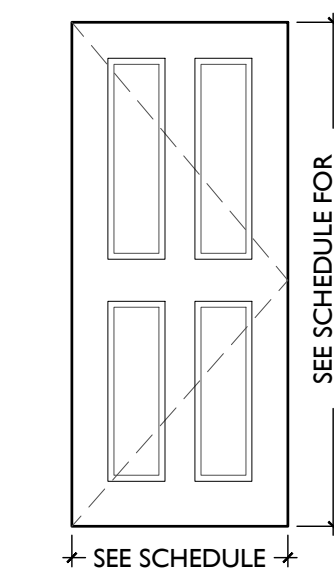
DM7 HALF LITE
METAL
1 PANELS



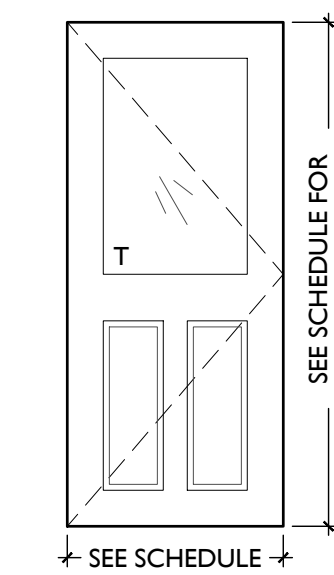
DM6 FLUSH METAL
DOOR



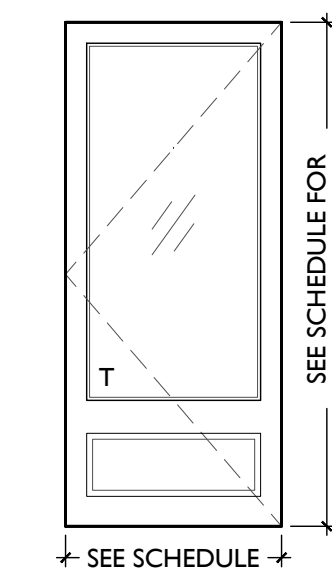
DM5 METAL
5 PANELS



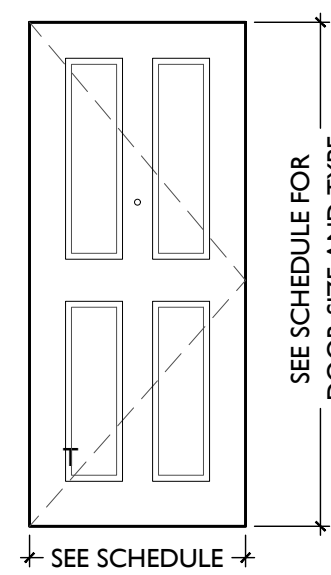
DM4 METAL
4 PANELS



DM3 HALF LITE
METAL
2 PANELS

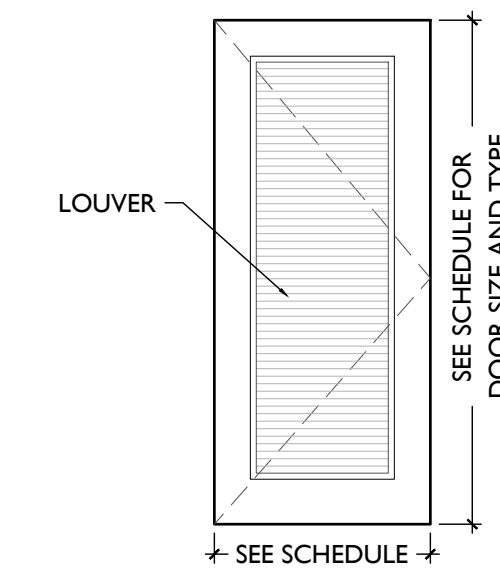


DM2 1/2 LITE
METAL
DOOR

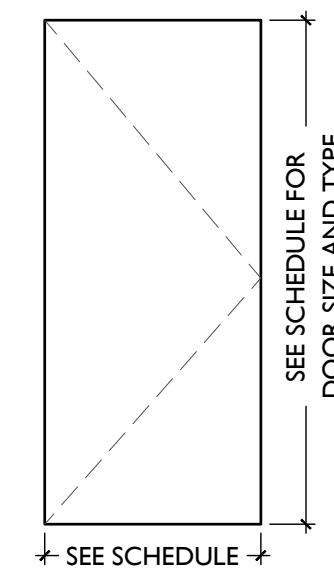


DM1 METAL
4 PANELS
INSULATED

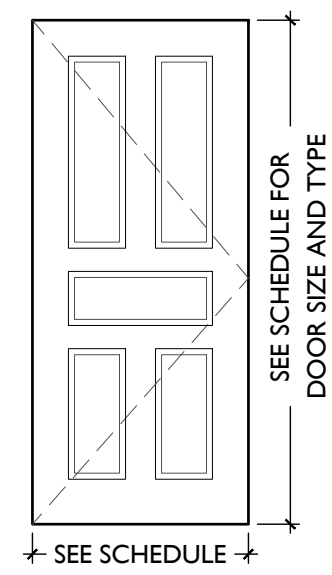
NOT USED
FOR REFERENCE ONLY



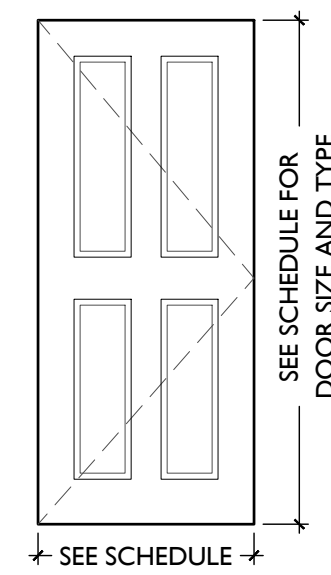
DW4 SOLID CORE
WOOD
1 PANEL
LOUVER



DW3 SOLID CORE
WOOD
FLUSH



DW2 SOLID CORE
WOOD
5 PANEL



DW1 SOLID CORE
WOOD
4 PANEL

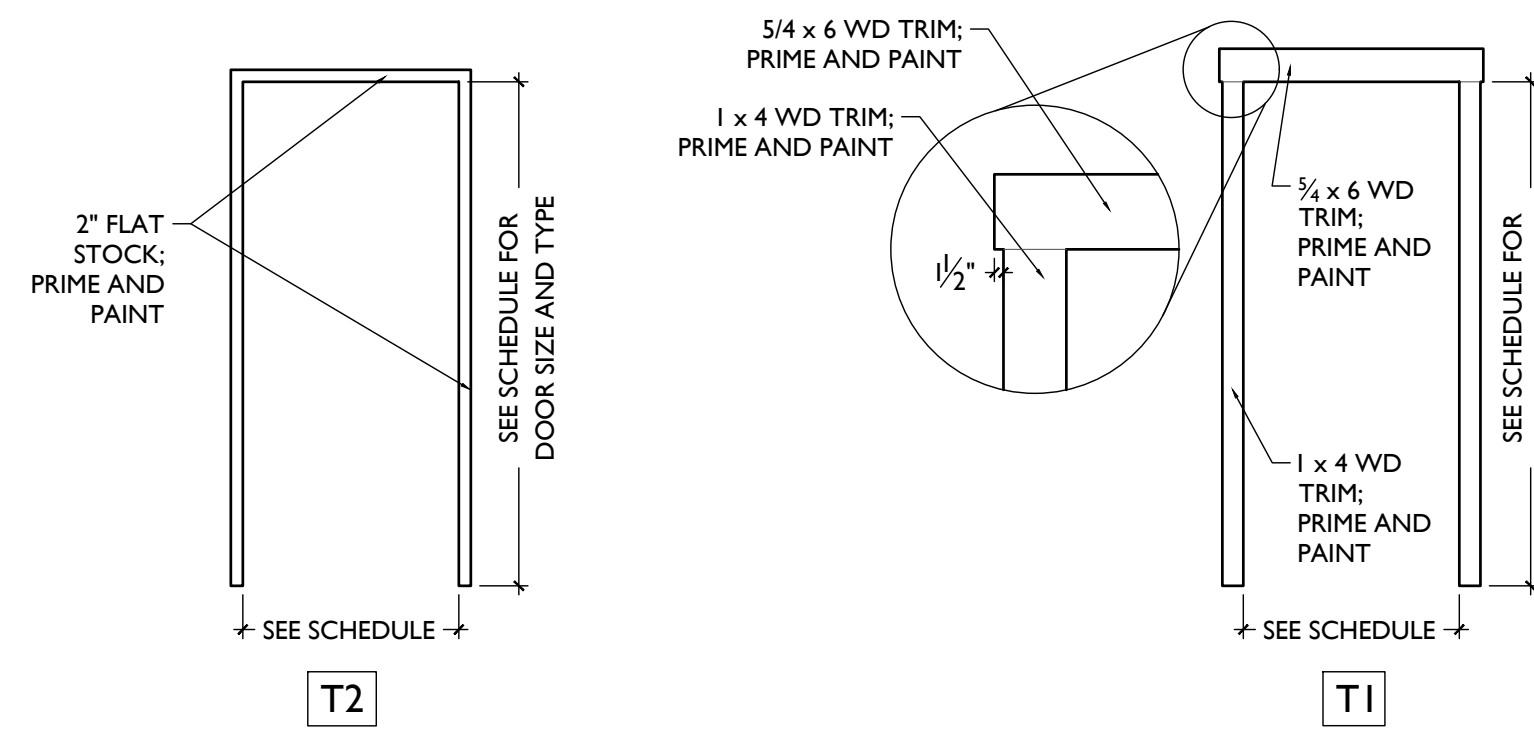
T = TEMPERED GLAZING
I = INSULATED GLAZING

ALUMINUM

METAL

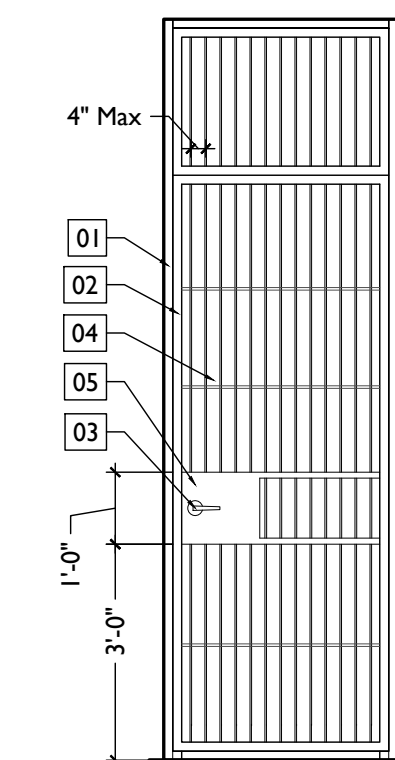
WOOD

TYPICAL NEW WD DOOR TRIM CASING



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

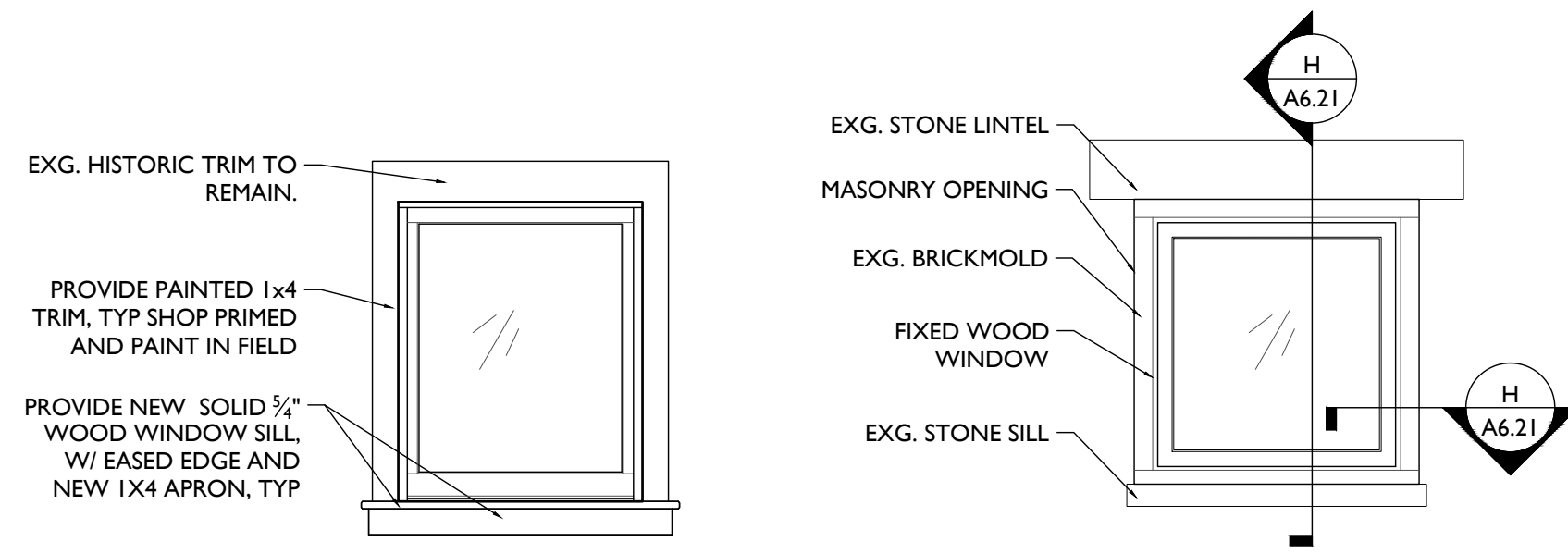
TYPICAL GATE TYPES



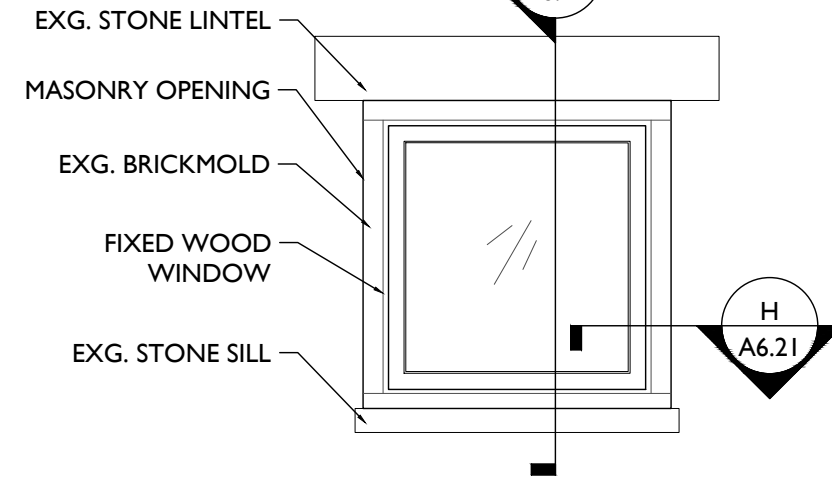
GA BREEZEWAY
GATE

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.



INTERIOR

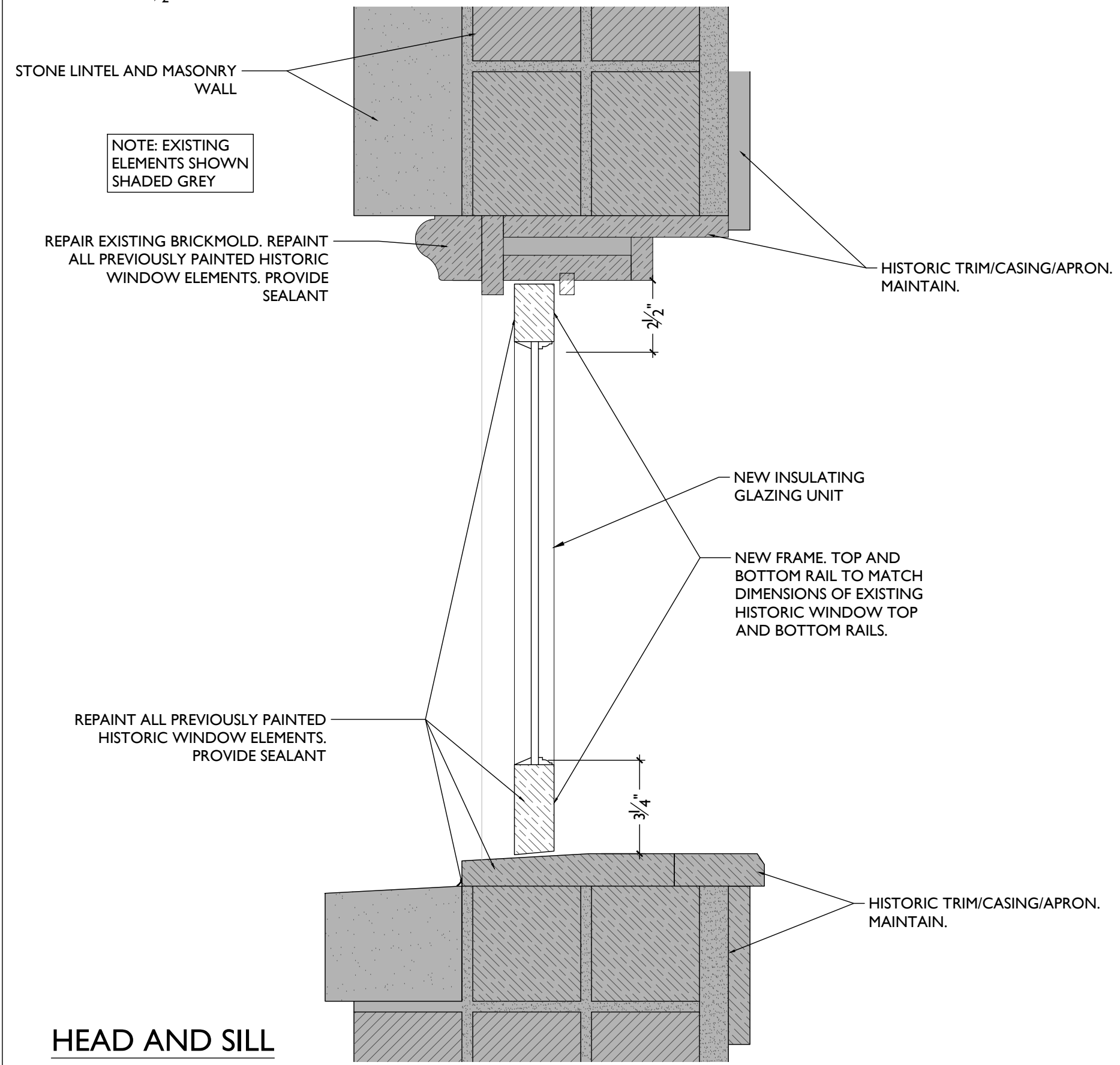


EXTERIOR

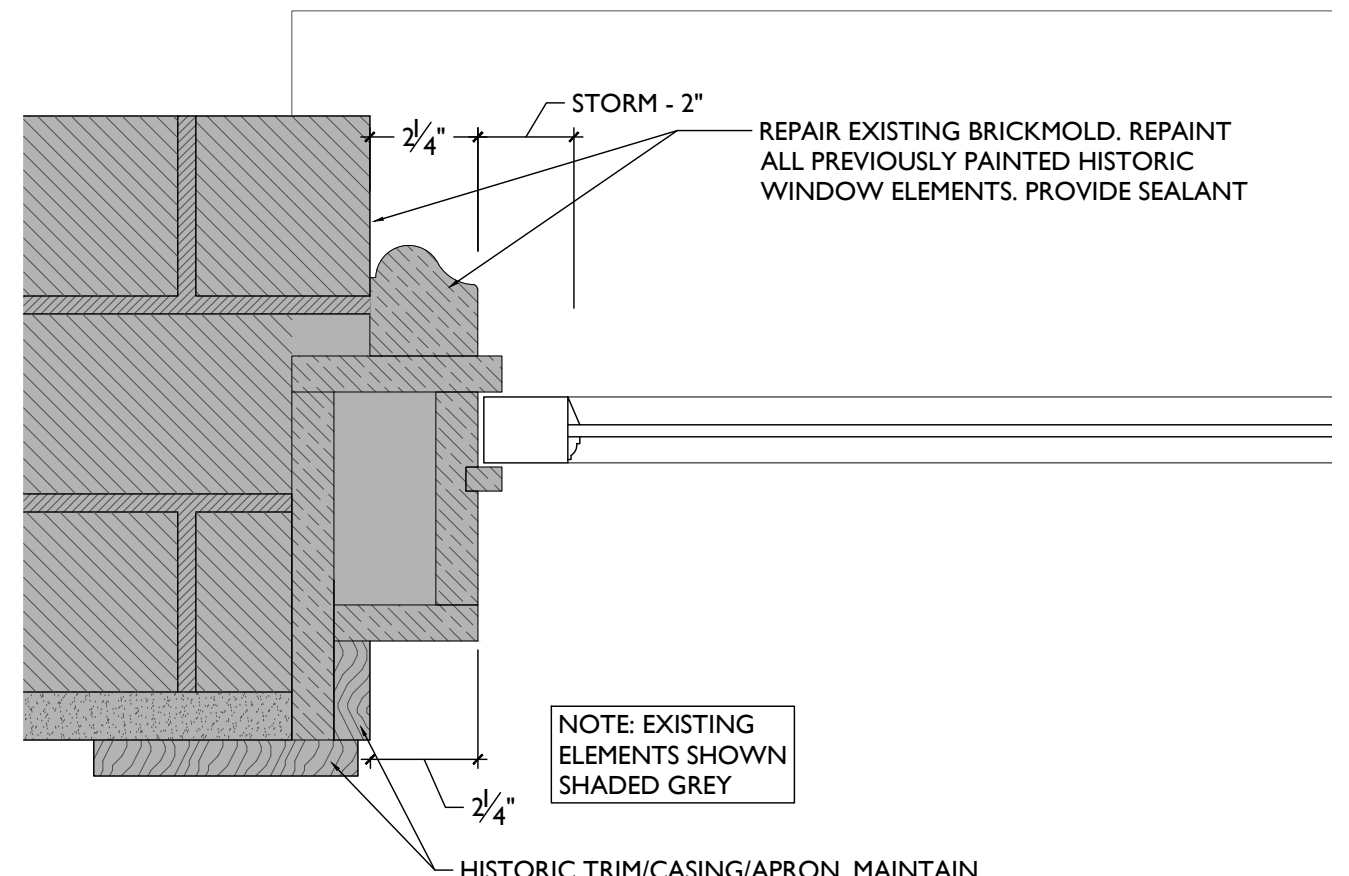
DETAILED ELEVATION

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

NOTE: SEE ELEVS FOR TEMPERING LOCATIONS TYP

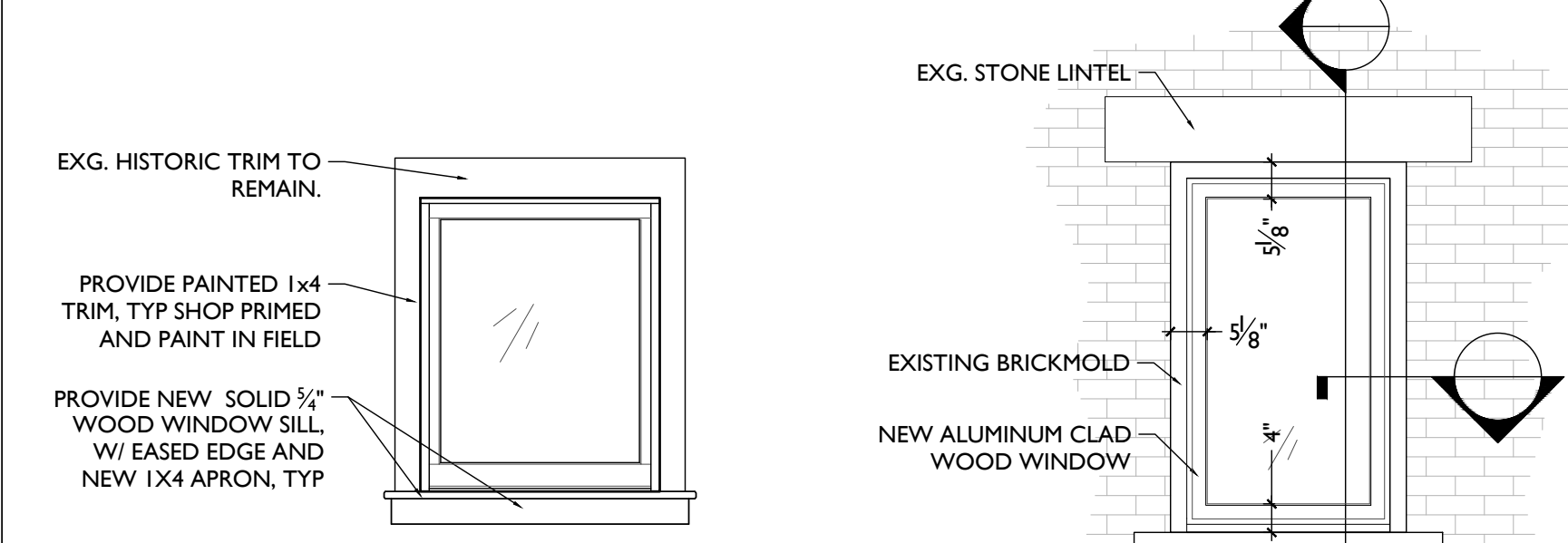


HEAD AND SILL

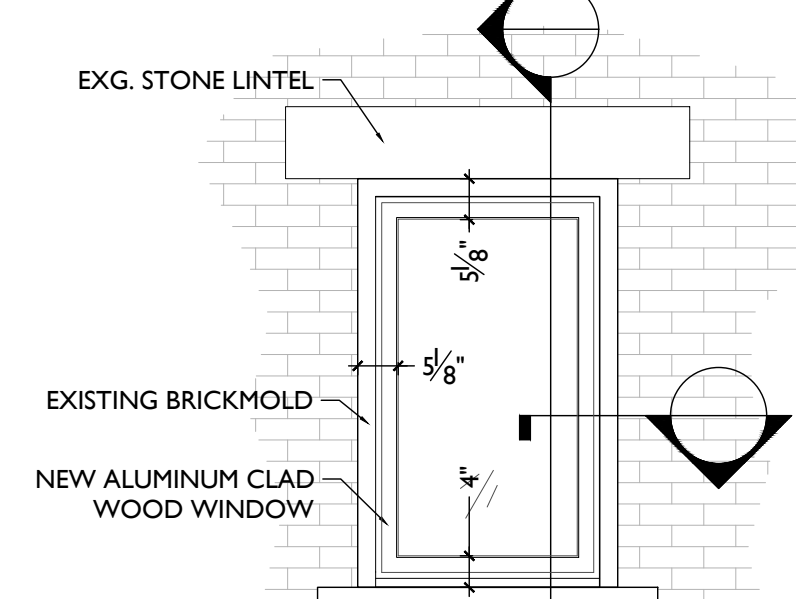


JAMB

TYPE 'HE'- FIXED REPLICA WINDOW W/ EXG. BRICKMOLD



INTERIOR

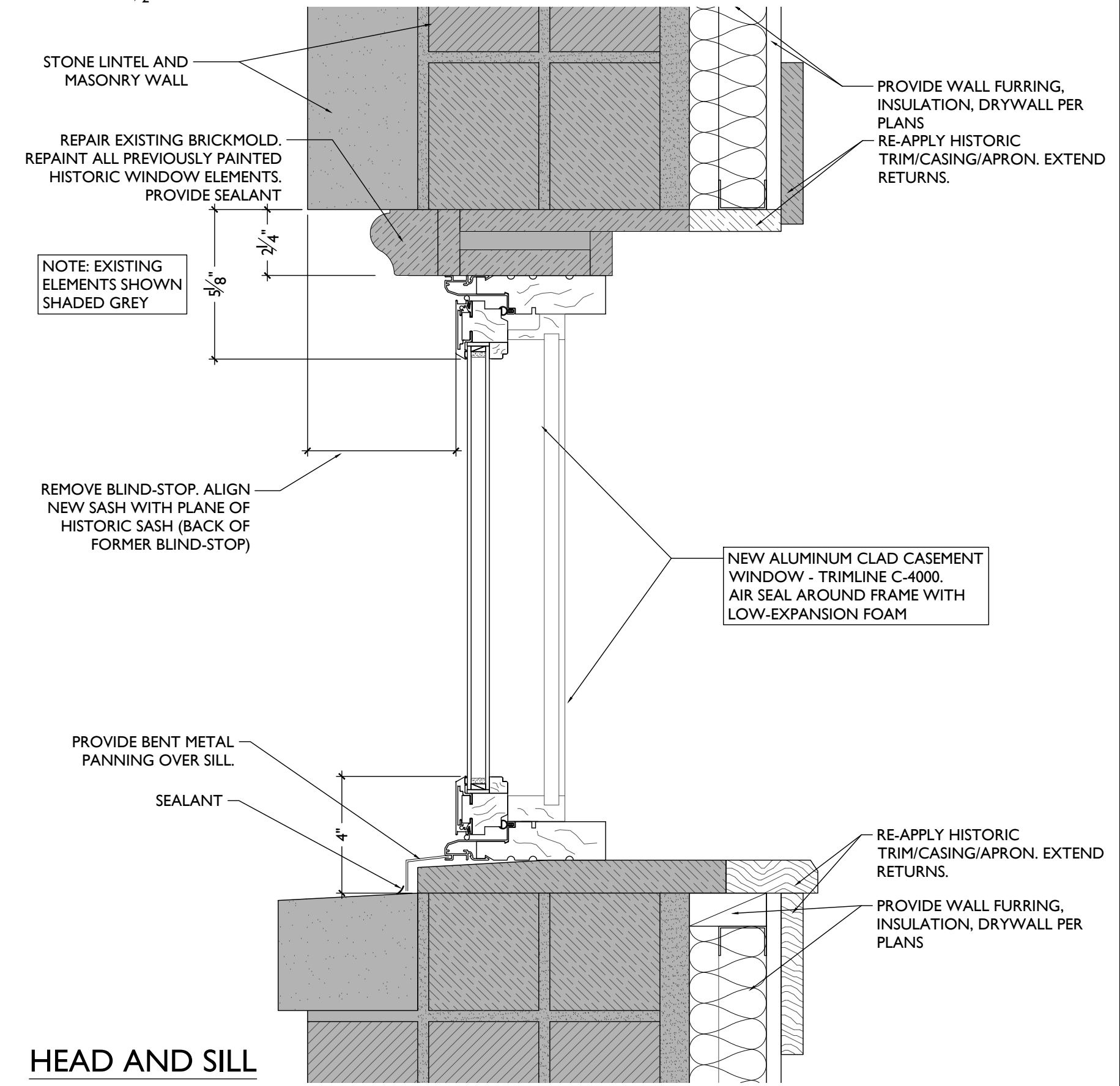


EXTERIOR

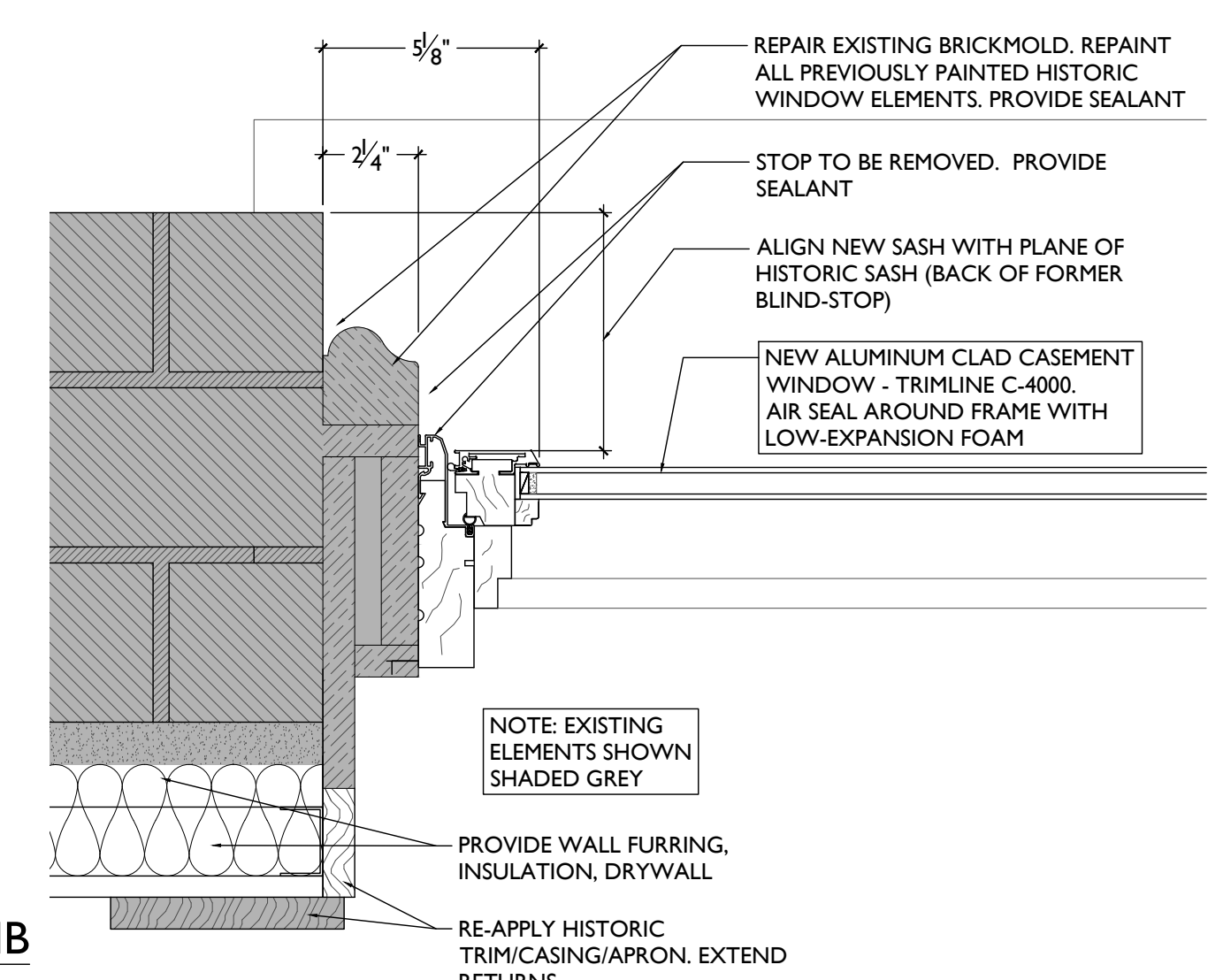
DETAILED ELEVATION

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

NOTE: SEE ELEVS FOR TEMPERING LOCATIONS

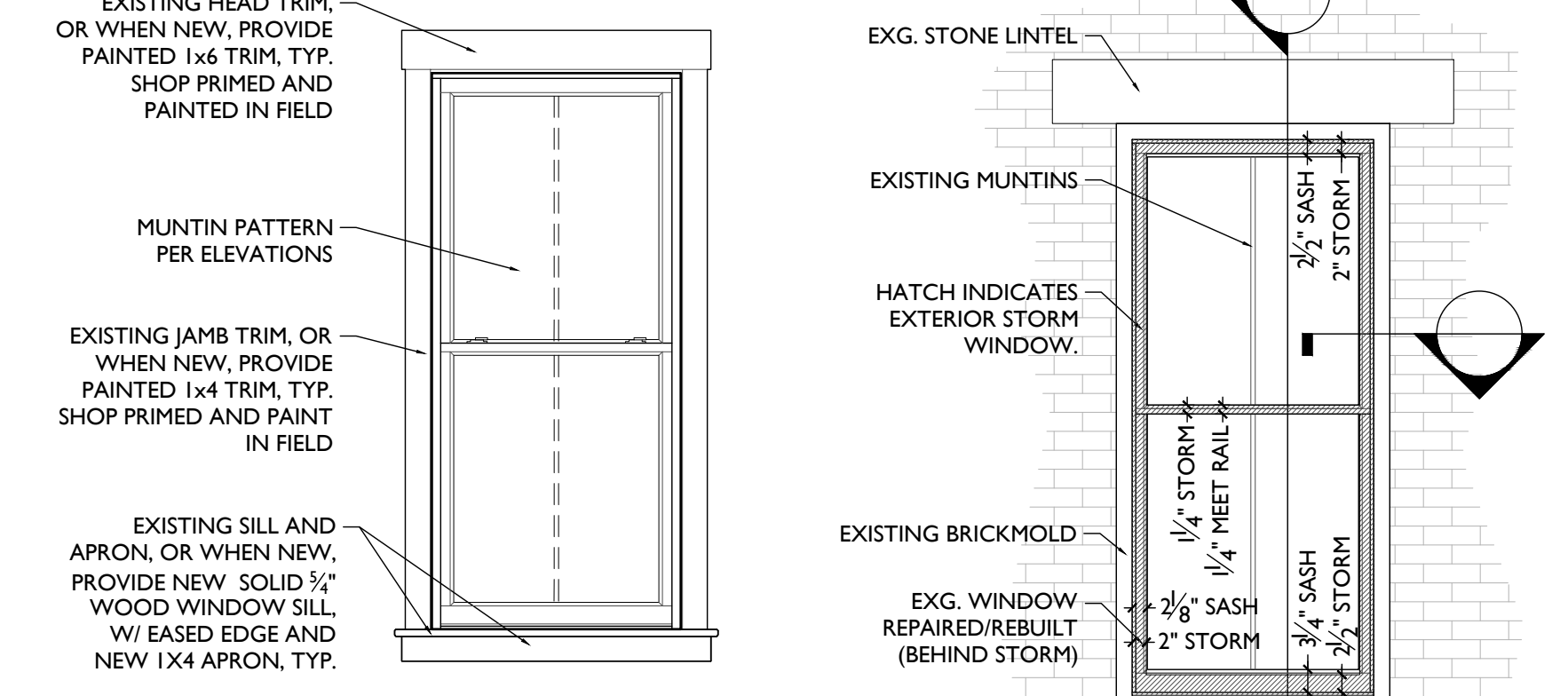


HEAD AND SILL



JAMB

TYPE 'DE'- TRIMLINE C-400 CASEMENT WINDOW W/ EXG. BRICKMOLD



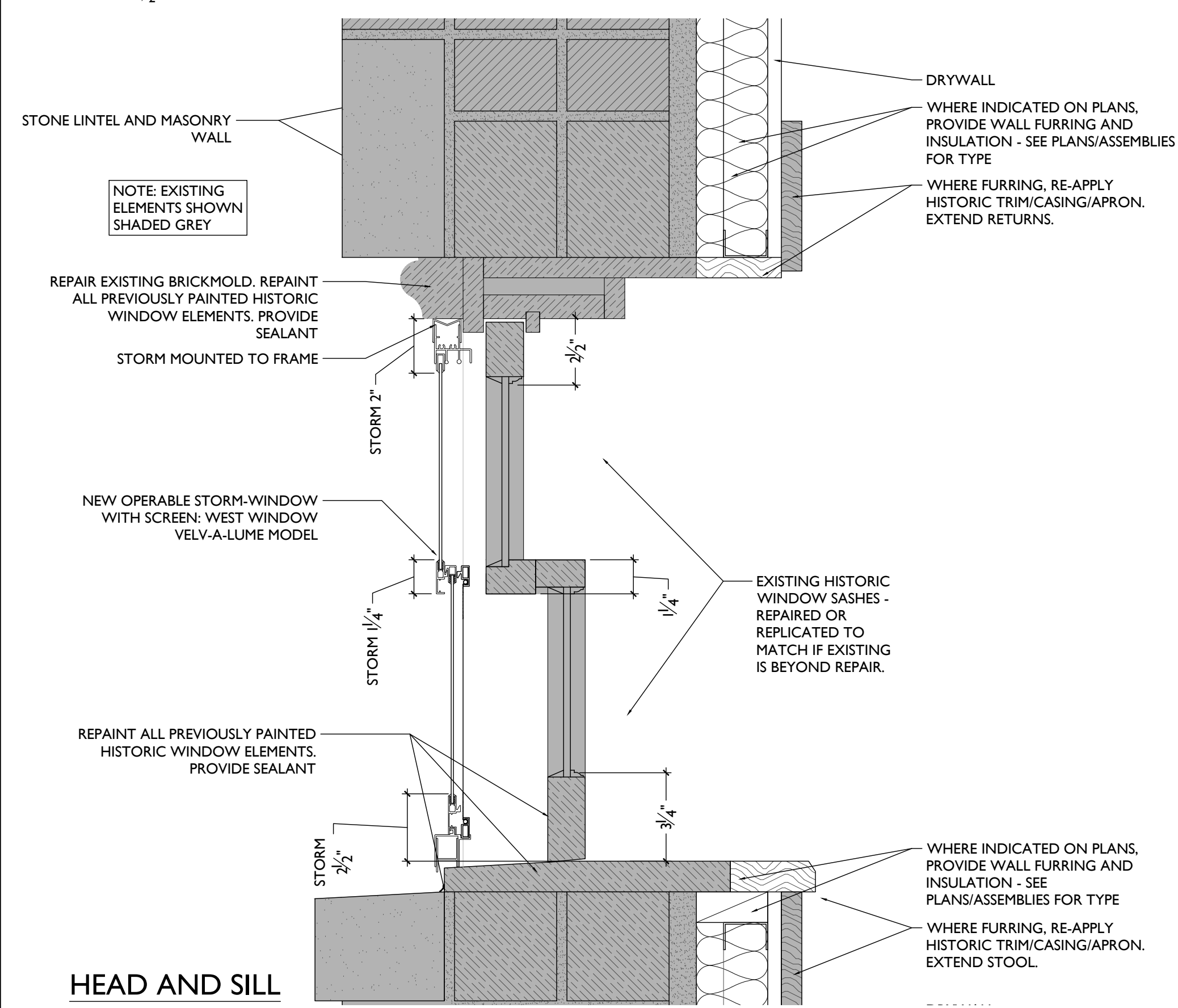
INTERIOR

EXTERIOR

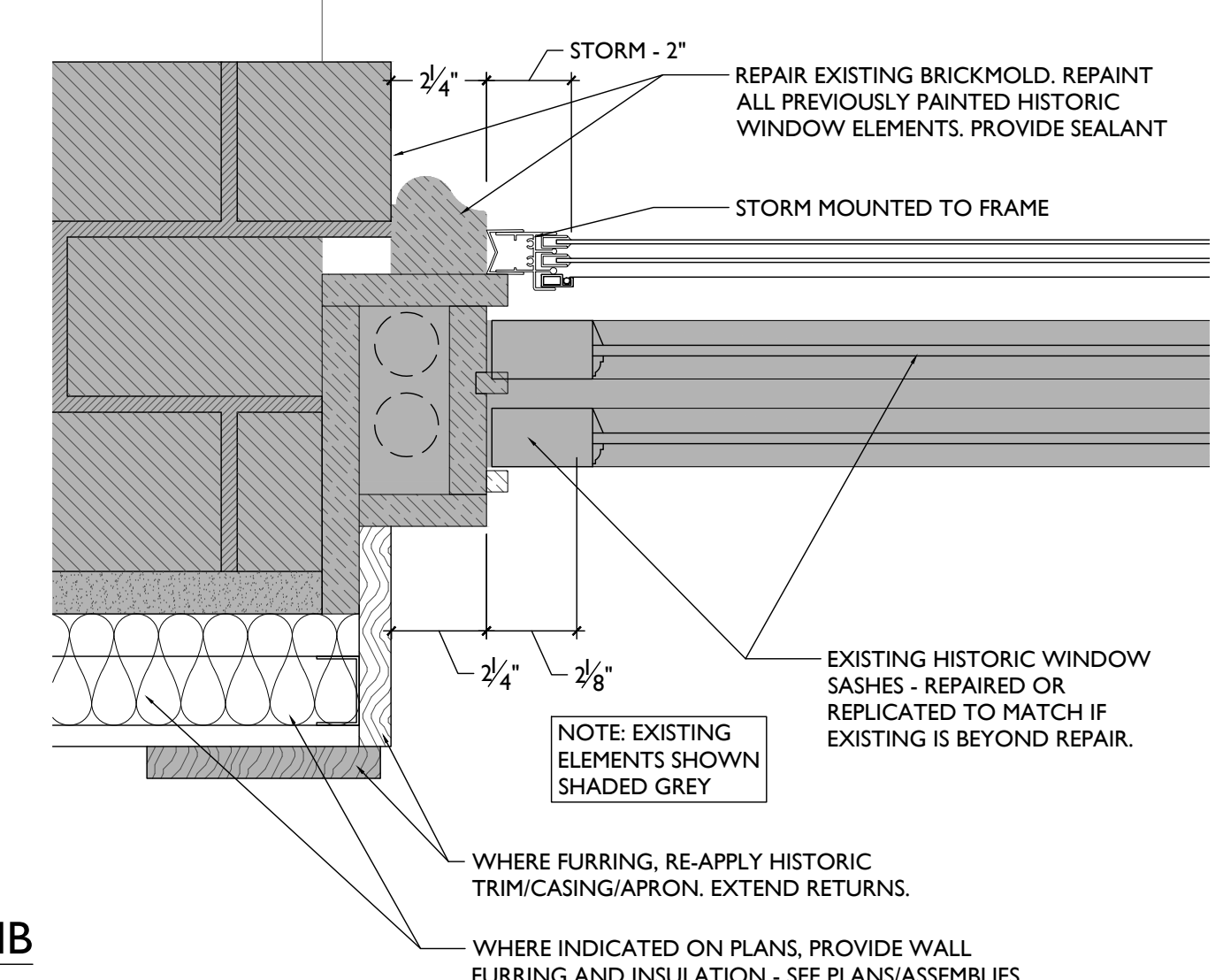
DETAILED ELEVATION

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

NOTE: SEE ELEVS FOR TEMPERING / SINGLE HUNG LOCATIONS TYP



HEAD AND SILL



JAMB

TYPE 'AE' / 'A' - EXG. / REPLICA WINDOW WITH NEW STORMS

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

WINDOW TYPES & DETAILS

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

Revisions

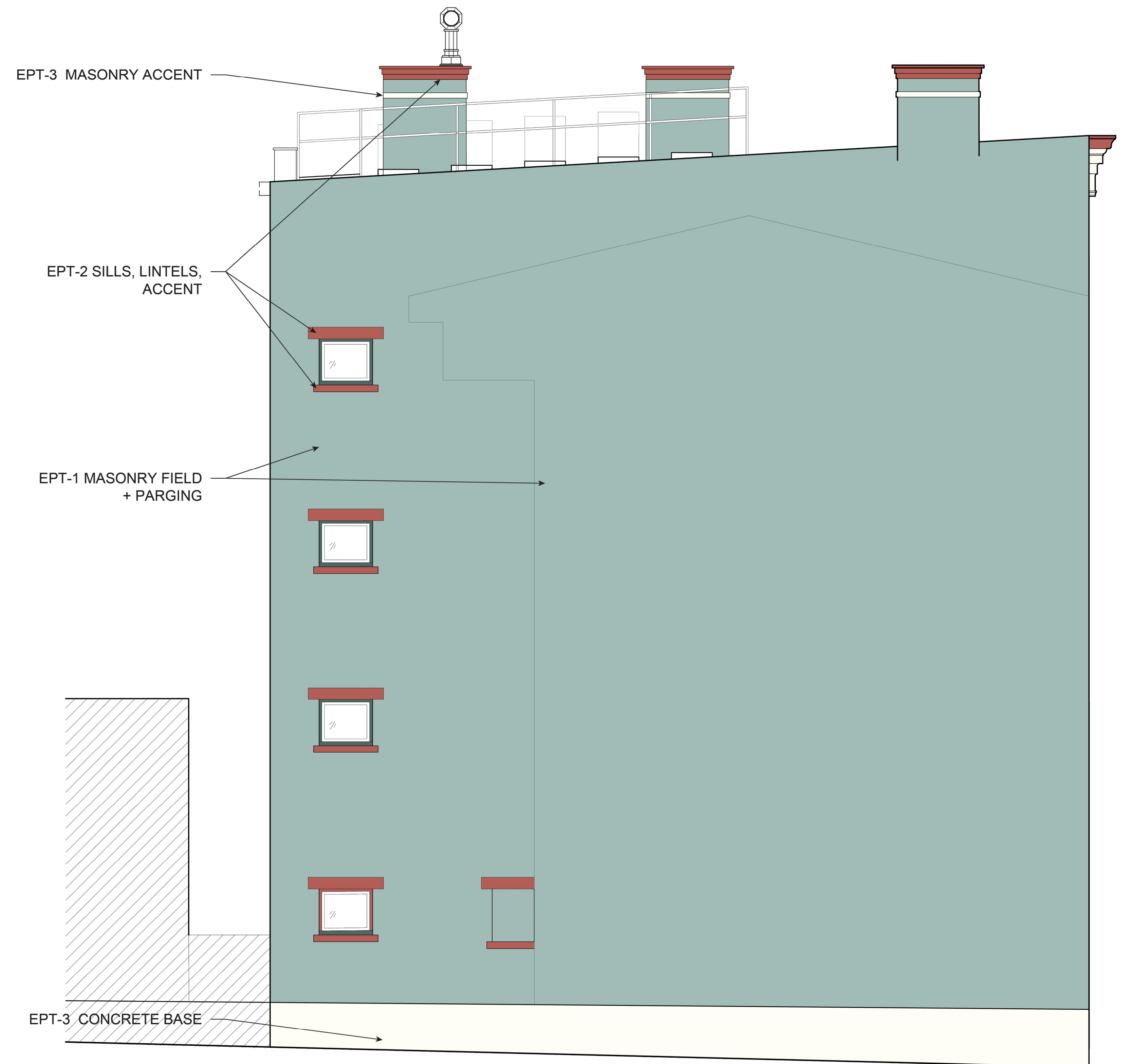
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM

PROPOSED PROJECT:
RENOVATION FOR 1808 REPUBLIC / 1810 REPUBLIC
CINCINNATI, OH, 45202
FINDLAY FLATS

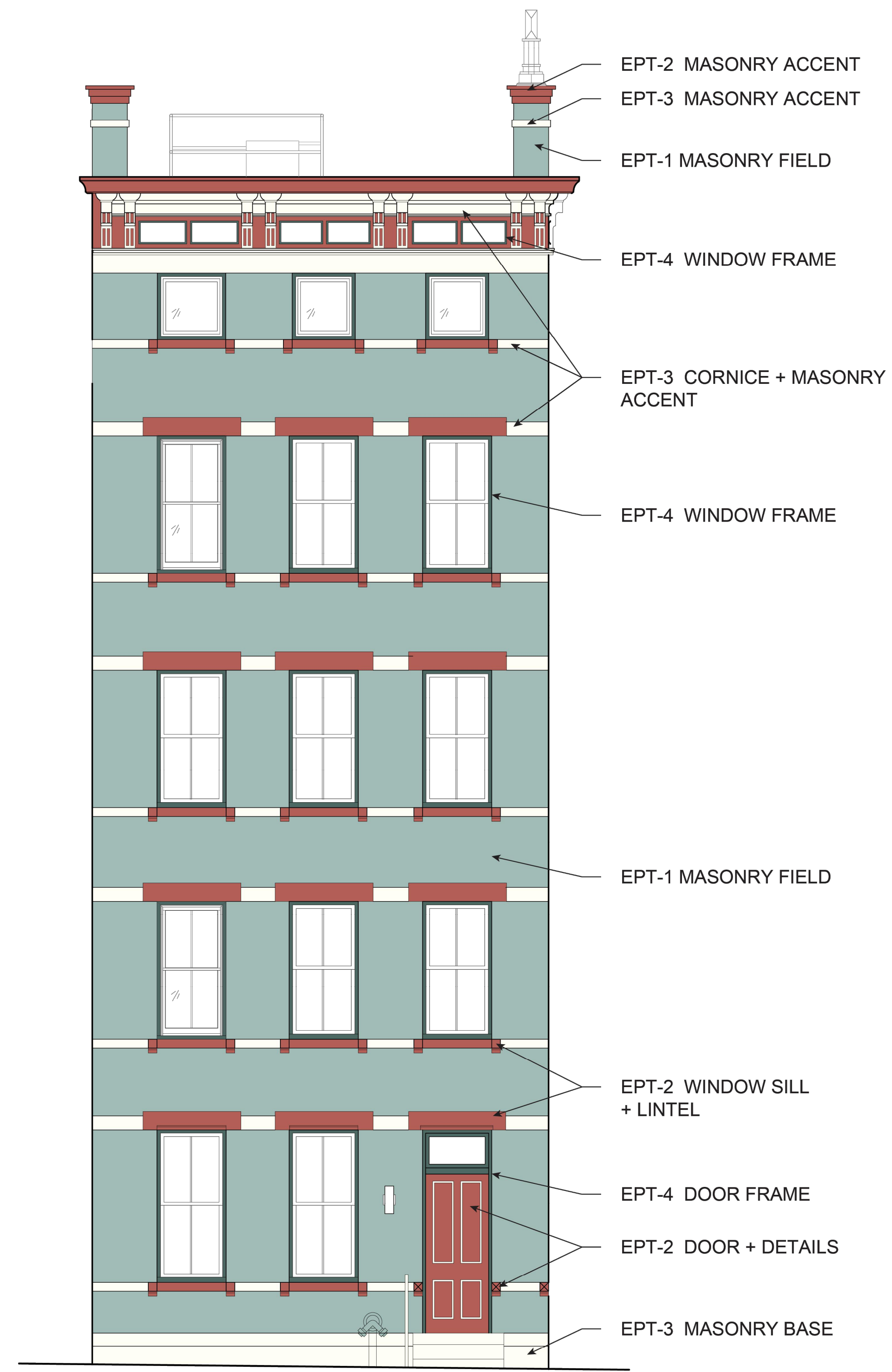
Job No: 22042 08/30/2024

1808 REPUBLIC STREET

- #PPG1144-4 HOLLY GLEN: EPT-1
- #PPG1058-6 PIZZA PIE: EPT-2
- #PPG1001-1 DELICATE WHITE: EPT-3
- #PPG1145-6 JUNIPER BERRY: EPT-4



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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

COLORED ELEVATION |

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

1808 REPUBLIC STREET

- #PPG1144-4 HOLLY GLEN: EPT-1
- #PPG1058-6 PIZZA PIE: EPT-2
- #PPG1001-1 DELICATE WHITE: EPT-3
- #PPG1145-6 JUNIPER BERRY: EPT-4



EPT-3 MASONRY ACCENT

EPT-4 WINDOW FRAME

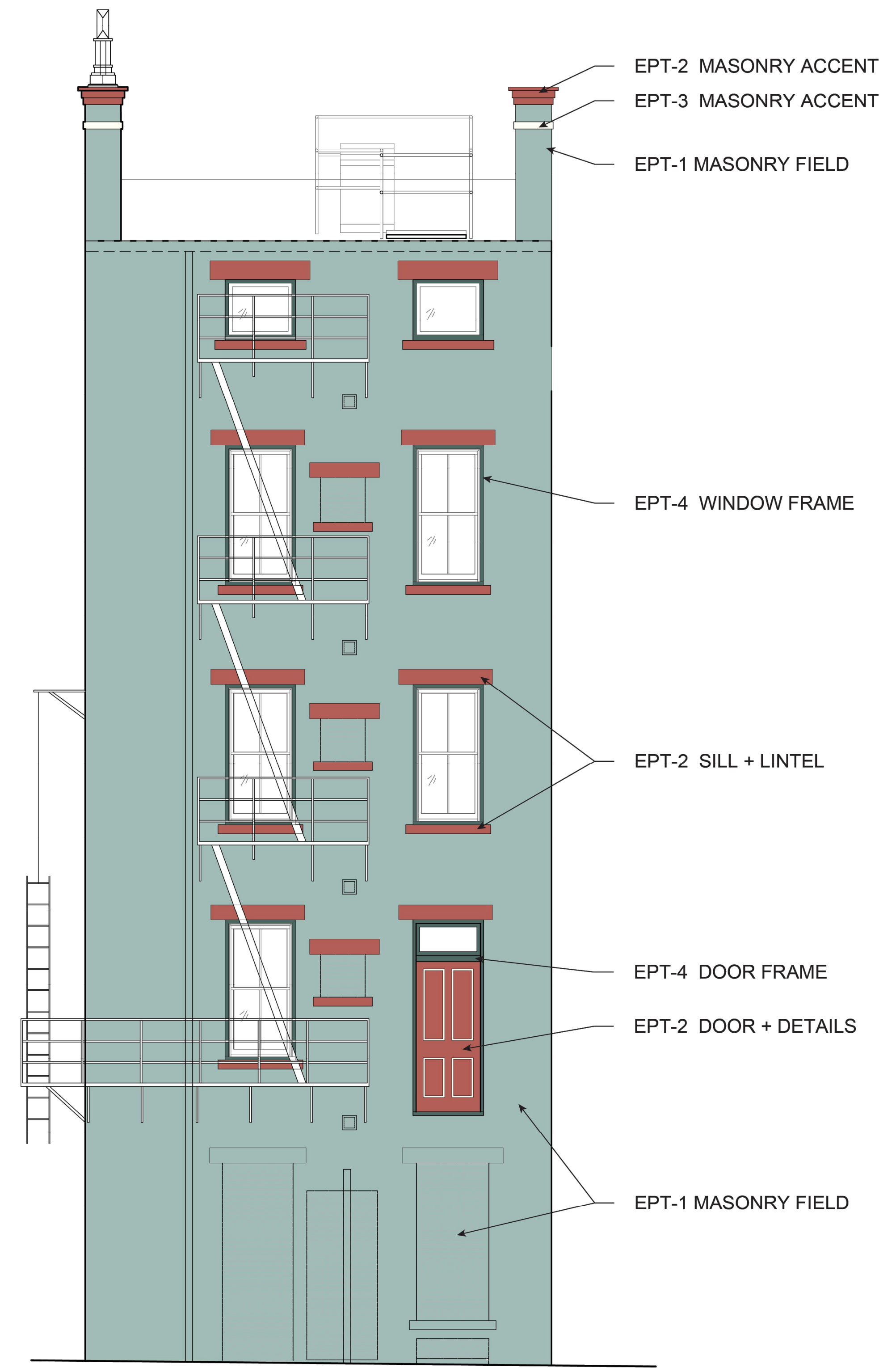
EPT-3 CORNICE,
SILL, + LINTEL

EPT-4 WINDOW FRAME

EPT-1 MASONRY FIELD

EPT-3 MASONRY BASE

PROPOSED SOUTH ELEVATION



EPT-2 MASONRY ACCENT

EPT-3 MASONRY ACCENT

EPT-1 MASONRY FIELD

EPT-4 WINDOW FRAME

EPT-2 SILL + LINTEL

EPT-4 DOOR FRAME

EPT-2 DOOR + DETAILS

EPT-1 MASONRY FIELD

PROPOSED EAST ELEVATION

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

COLORED ELEVATION

1

PLATTE
architecture + design

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

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

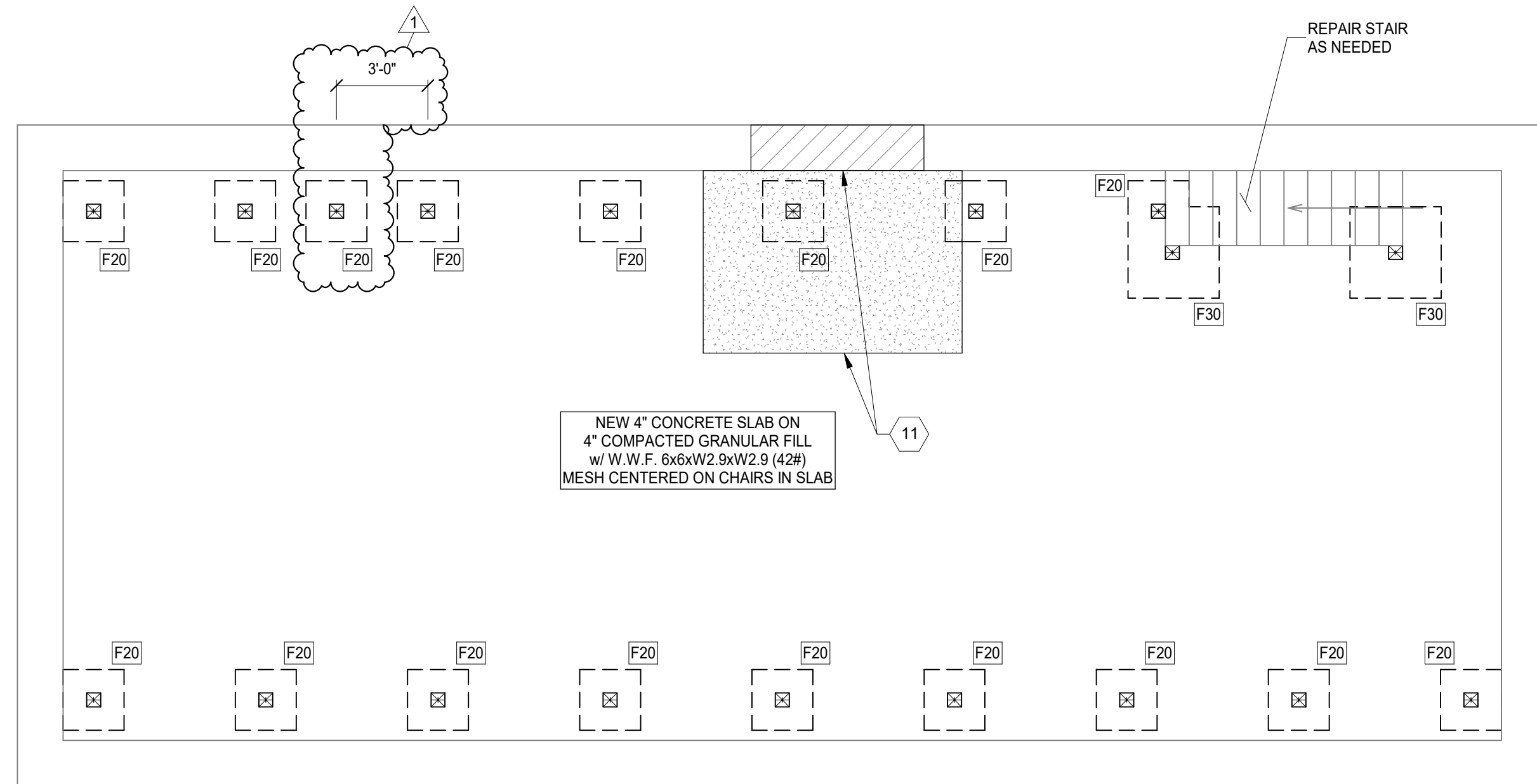
Revisions

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

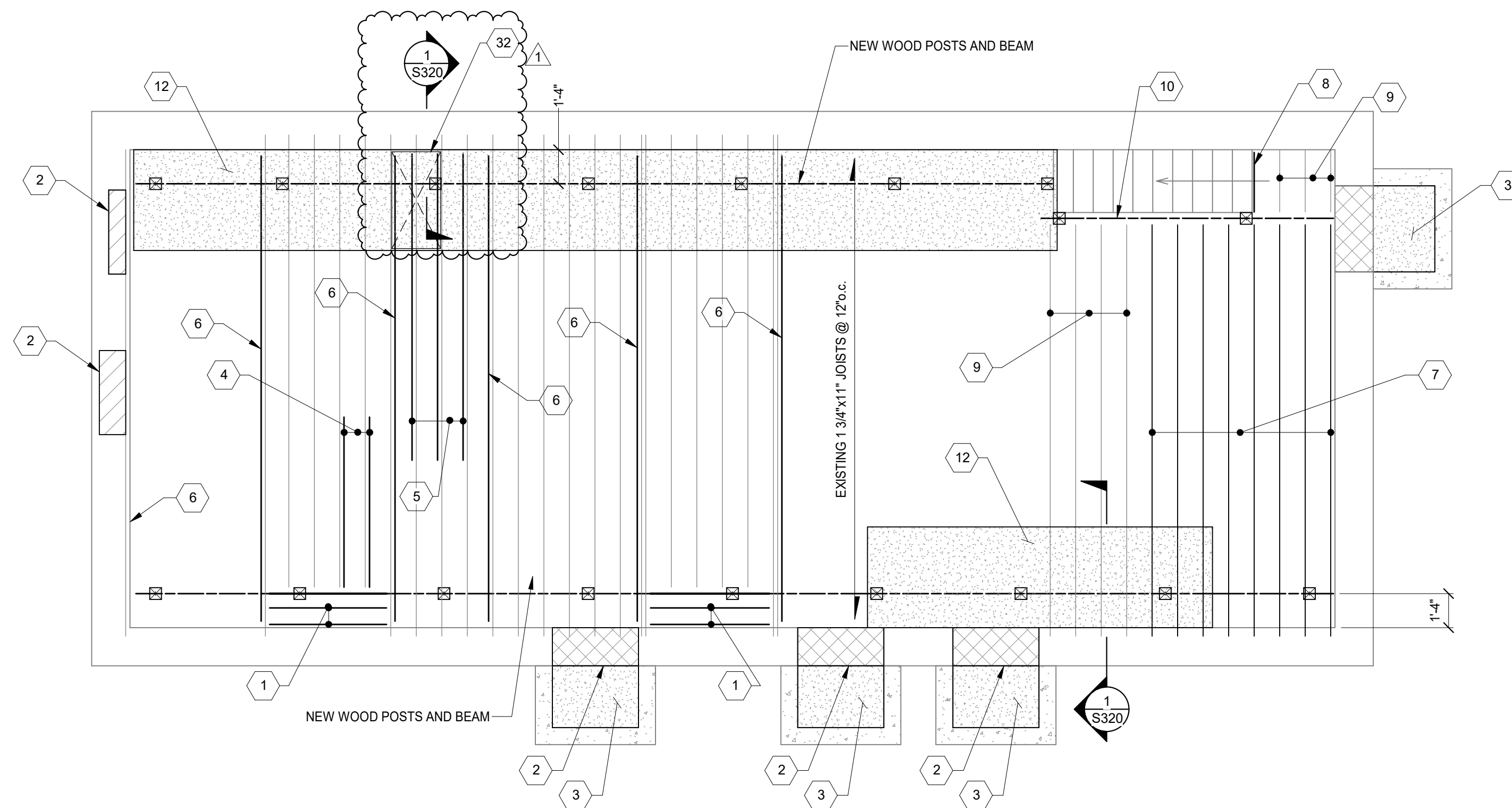
PROPOSED PROJECT:
**RENOVATION FOR
1808 REPUBLIC / 1810 REPUBLIC**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 08/30/2024

A8.01



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



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



PROJECT KEYNOTES:

- 1 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.
- 2 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.
- 3 REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 4 2x12x6' LONG END SISTERS. HANG TO HEADER w/ HUS48 HANGER.
- 5 2x12x12' SISTERS BEARING ON NEW BEAM, END 2" FROM NORTH WALL.
- 6 2x12 SISTER, FULL LENGTH.
- 7 REMOVE EXISTING FRAMING AND SHEATHING. NEW 2x12 JOISTS AT 12" o.c. HANG TO NEW BEAM w/ SIMPSON LUS210 HANGERS.
- 8 REMOVE EXISTING BEAM AND PROVIDE NEW (3) 2x12 BEAM. HANG TO BEAM w/ HU212-3 MAX. POCKET INTO EXISTING MASONRY WALL. NEW BEAM SHALL SUPPORT EXISTING STAIR STRINGERS. JACK UP EXISTING STAIR STRINGERS TO RE-LEVEL STAIR, AS FEASIBLE.
- 9 HANG EXISTING JOISTS TO NEW HEADER w/ LUS210R-18 HANGERS.
- 10 NEW (2) 1-3/4"x11-7/8" LVL BEAM, CANTILEVER AT 6x6 POST AND CONTINUE TO EAST MASONRY WALL. CONNECT TO POSTS w/ LPC6Z POST CAPS. EACH SIDE OF BEAM.
- 11 EXISTING FLOOR IS SUNKEN AND THERE IS AN EXISTING STONE ARCH NEAR THE BOTTOM OF THE EXISTING FOUNDATION WALL. REMOVE EXISTING DEBRIS AND SOIL AT THE FLOOR AND INVESTIGATE THE CAUSE OF THE COLLAPSE OF THE FLOOR. USE CAUTION AS THIS MAY BE AN EXISTING CISTERN WITH A COLLAPSED CAP.
- 12 REMOVE EXISTING FLOORING AND REPLACE WITH NEW APA RATED SHEATHING IN HATCHED AREA.
- 13 REBUILD MASONRY WALL w/ NEW 12" SOLID CMU AND 4" BRICK, PER GENERAL NOTES.
- 14 (2) 1-3/4"x11-7/8" LVL SISTER, ENDS WITHIN 2" OF WALL EACH END, w/ (4) 1/2"x6" SWS. FASTEN TO EX DOUBLE w/ (2) 1/2"x6" SWS @ 24" o.c., WITH AN ADDITIONAL (4) 1/2"x6" SWS EACH SIDE OF EXISTING NOTCH.
- 15 INFILL EXISTING OPENING w/ 12" SOLID CMU OR (2) 6" SOLID CMU AND NEW BRICK OUTSIDE WYTHE. PROVIDE 16" WIDE LADDER HORIZONTAL REINFORCING AT 8" o.c. REMOVE EXISTING WOOD LINTELS, MORTAR NEW MASONRY TIGHT ALL AROUND OPENING.
- 16 REPAIR EXISTING INTERIOR WYTHE/WYTHES. REMOVE ANY SOFT BRICK AND/MORTAR. PROVIDE NEW BRICK MASONRY AS NEEDED. MORTAR TO EXISTING HEADER COURSE. WHERE EXISTING HEADER COURSE IS DETERIORATED, PROVIDE SPIRLOK TIES AT 8" o.c. HORIZONTAL SPACING, ABOVE AND BELOW HEADER COURSE. REMOVE EXISTING PLASTER FOR FURTHER OBSERVATIONS.
- 17 NEW WALL TIE. SEE TYPICAL DETAILS.
- 18 CONNECT EXISTING EDGE JOIST TO WALL w/ 1/2" SLEEVE ANCHORS @ 48" o.c., STAGGERED, 2-1/2" MIN EMBED. ADDITIONALLY LOCATE ANCHOR WITHIN 12" OF EXISTING NOTCHS, EACH SIDE OF NOTCH.
- 19 2x12x12' LONG SISTER, BEARING ON NORTH MASONRY WALL. PROVIDE (2) 1/2"x3" SWS @ 24" o.c., ADDITIONALLY (4) SWS 5' FROM WALL AND AT SOUTH END OF SISTER.
- 20 REMOVE EXISTING INTERIOR WYTHE. REPLACE WITH NEW BRICK MASONRY. KEEP HEADER COURSES IF NOT DETERIORATED, PROVIDE SPIRLOK TIES AT 16" o.c. EACH WAY.
- 21 NEW 2x12 SISTER, END SHALL BE WITHIN 4" OF WALL EACH END.
- 22 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.
- 23 REMOVE AND REPLACE EXISTING INTERIOR WOOD LINTELS, SEE TYPICAL INTERIOR LINTEL REPLACEMENT DETAIL.
- 24 2x12 SISTER, BEARING ON NORTH MASONRY WALL, SOUTH END SHALL BE WITHIN 4" OF WALL. PROVIDE (2) 1/2"x3" SWS @ 24" o.c. ADDITIONALLY (4) SWS 6" FROM NORTH WALL AND AT SOUTH END OF SISTER.
- 25 REMOVE EXISTING HEADER AND PROVIDE NEW (2) 2x12 HEADER w/ LS90 ANGLE EACH END. ANCHOR TO BRICK w/ 1/2" SLEEVE ANCHOR AT 12" o.c., 2" MINIMUM EMBEDMENT. HANG EX JOISTS TO HEADER w/ LUS210R-18 HANGERS.
- 26 REMOVE EXISTING EXTERIOR WYTHE STONE LINTEL AND REPLACE WITH NEW PRECAST STONE LINTEL WITH #4 TOP AND BOTTOM.
- 27 CONNECT JOIST TO MASONRY WITH 1/2" SLEEVE ANCHORS @ 48" o.c. 2" MINIMUM EMBEDMENT.
- 28 PROVIDE 2x12x8'-0" SISTERS AND HANG WITH SIMPSON HU48.
- 29 NEW (2) 1 3/4"x9 1/4" LVL.
- 30 NEW (2) 2x10 HEADER WITH LUS210-2 HANGER EACH END. CUT AND HANG EXISTING JOISTS WITH LUS28R-18 HANGERS.
- 31 NEW 2x10 SISTERS IN AREA OF NEW CONDENSERS. END OF SISTER SHALL BE WITHIN 2" OF WALL EACH END WITH (2) 1/4"x3-1/2" SWS.
- 32 G.C. TO FIELD LOCATE NEW OPENING AND NOTIFY ADVANTAGE. ADVANTAGE TO FURTHER REVIEW WITH RESPECT TO EX CONDITIONS AND DETERMINE NEW FRAMING REQUIRED.

PLAN NOTES:

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

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

1808 Republic St / 1810 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.17
Drawing No.

S110

DRAWING TITLE: FLOOR PLANS

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	PERMIT / BID	04/28/23



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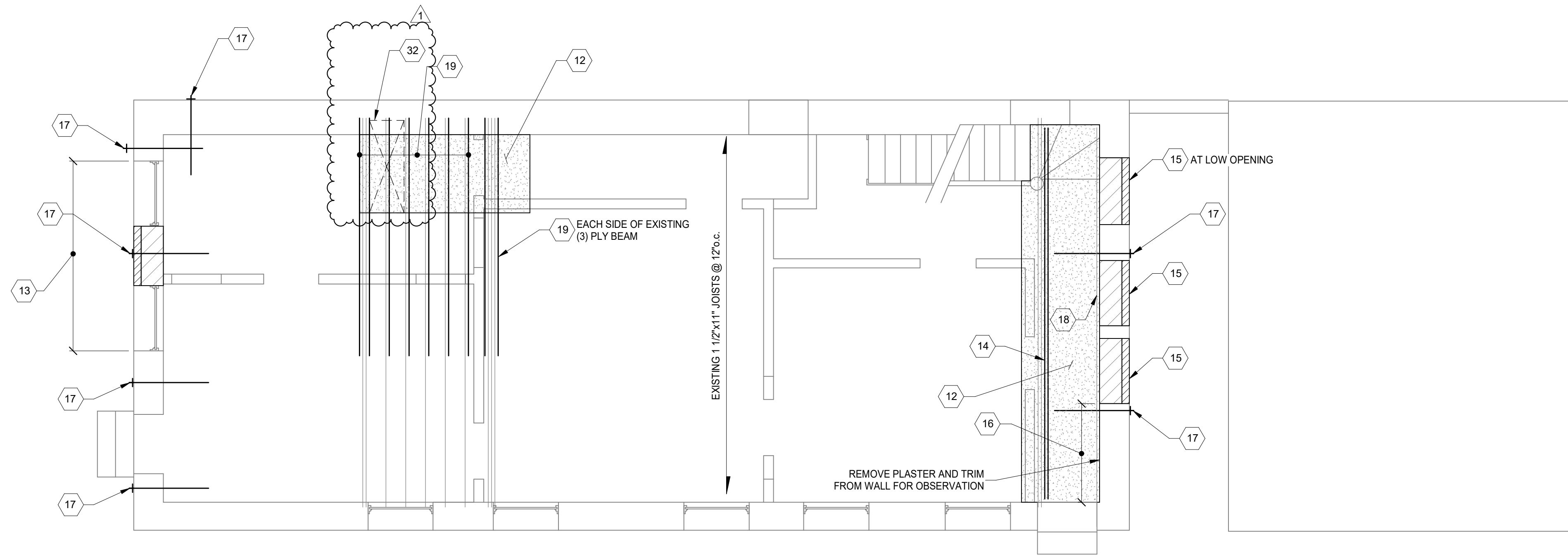
Design Team: KCJ / SJ
Date: 04/28/2023

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

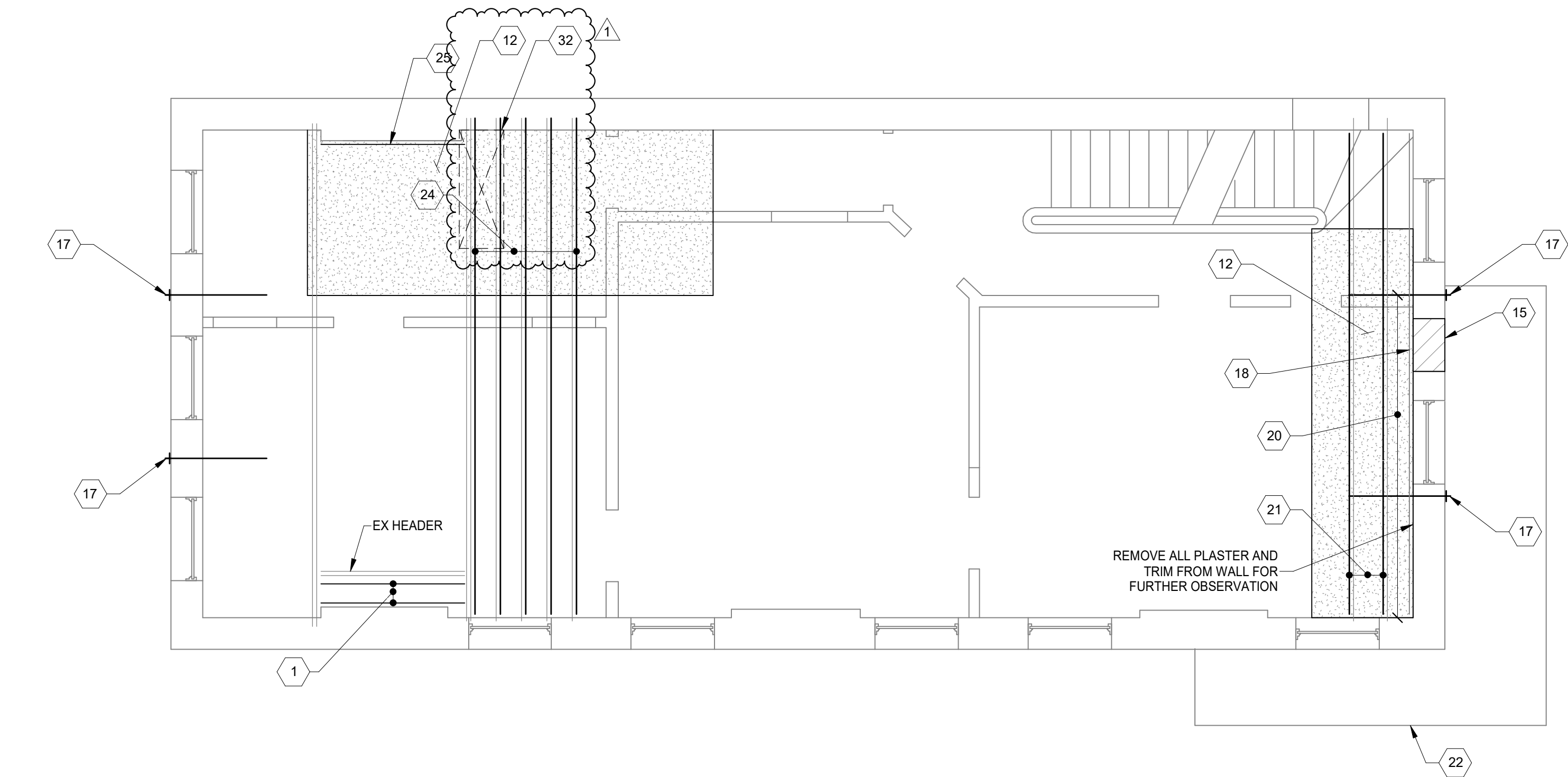
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Proj. No.: 22146.17
Drawing No.

S120



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



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



PROJECT KEYNOTES:

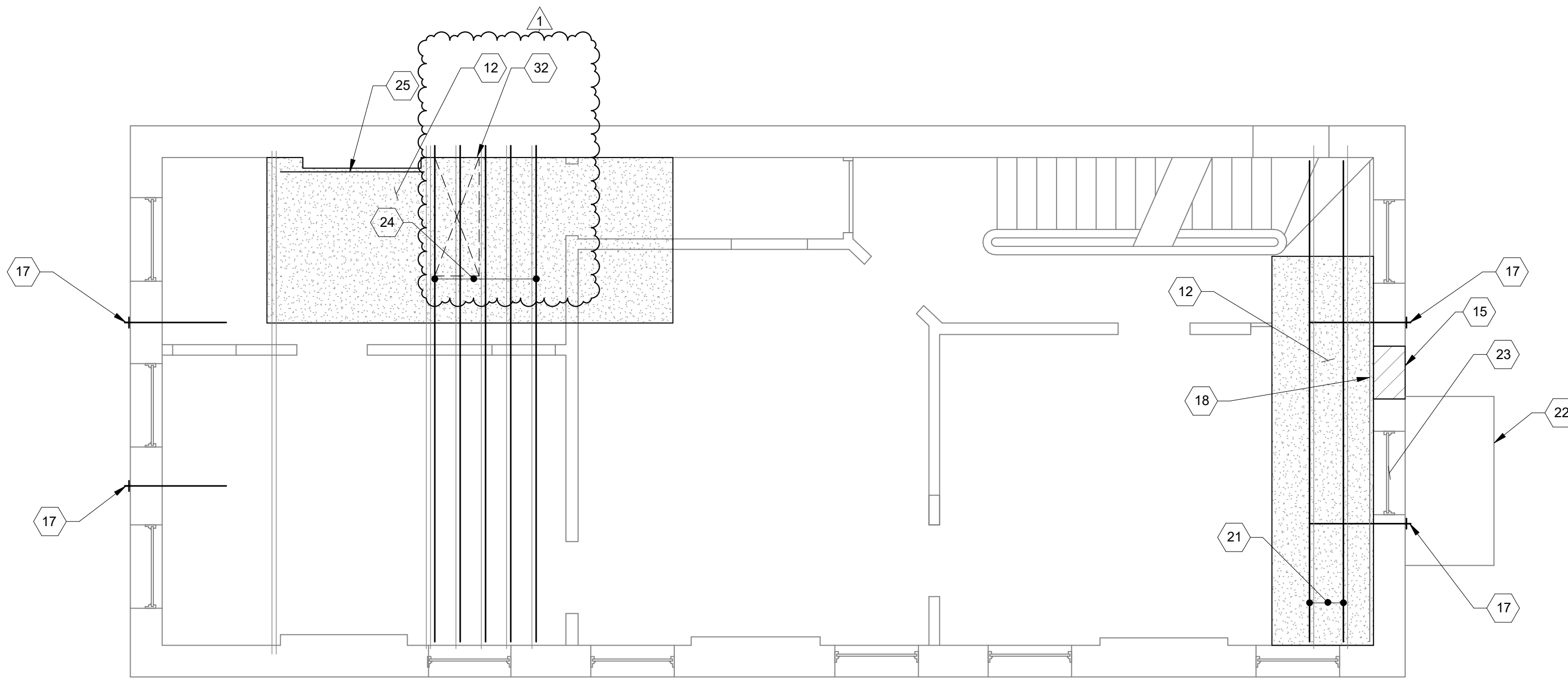
- 1 REMOVE EXISTING MASONRY HEARTH, REPLACE w/ NEW 2x JOISTS AT 16" o.c. MAX. DEPTH TO MATCH EXISTING. CONNECT TO EX BEAMS EACH END w/ SIMPSON L70 ANGLES OR LUS28 HANGERS.
- 2 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- 3 REMOVE DEBRIS FROM EXTERIOR WINDOW WELL OR STAIR. FILL WITH 250 PSI CONTROLLED DENSITY FILL (CDF). TOP WITH 4" CONCRETE SIDEWALK SLAB.
- 4 2x12x6" LONG END SISTERS. HANG TO HEADER w/ HUS48 HANGER.
- 5 2x12x12" SISTERS BEARING ON NEW BEAM, END 2" FROM NORTH WALL.
- 6 2x12 SISTER, FULL LENGTH.
- 7 REMOVE EXISTING FRAMING AND SHEATHING. NEW 2x12 JOISTS AT 12" o.c. HANG TO NEW BEAM w/ SIMPSON LUS210 HANGERS.
- 8 REMOVE EXISTING BEAM AND PROVIDE NEW (3) 2x12 BEAM, HANG TO BEAM w/ HU212-3 MAX. POCKET INTO EXISTING MASONRY WALL. NEW BEAM SHALL SUPPORT EXISTING STAIR STRINGERS. JACK UP EXISTING STAIR STRINGERS TO RE-LEVEL STAIR, AS FEASIBLE.
- 9 HANG EXISTING JOISTS TO NEW HEADER w/ LUS210R-18 HANGERS.
- 10 NEW (2) 1-3/4"x11-7/8" LVL BEAM, CANTILEVER AT 6x6 POST AND CONTINUE TO EAST MASONRY WALL. CONNECT TO POSTS w/ LPC6Z POST CAPS, EACH SIDE OF BEAM.
- 11 EXISTING FLOOR IS SUNKEN AND THERE IS AN EXISTING STONE ARCH NEAR THE BOTTOM OF THE EXISTING FOUNDATION WALL. REMOVE EXISTING DEBRIS AND SOIL AT THE FLOOR AND INVESTIGATE THE CAUSE OF THE COLLAPSE OF THE FLOOR. USE CAUTION AS THIS MAY BE AN EXISTING CISTERN WITH A COLLAPSED CAP.
- 12 REMOVE EXISTING FLOORING AND REPLACE WITH NEW APA RATED SHEATHING IN HATCHED AREA.
- 13 REBUILD MASONRY WALL w/ NEW 12" SOLID CMU AND 4" BRICK, PER GENERAL NOTES.
- 14 (2) 1-3/4"x11-7/8" LVL SISTER, ENDS WITHIN 2" OF WALL EACH END, w/ (4) 1/2"x6" SWS. FASTEN TO EX DOUBLE W/ (2) 1/2"x6" SWS @ 24" o.c., WITH AN ADDITIONAL (4) 1/2"x6" SWS EACH SIDE OF EXISTING NOTCH.
- 15 INFILL EXISTING OPENING w/ 12" SOLID CMU OR (2) 6" SOLID CMU AND NEW BRICK OUTSIDE WYTHE. PROVIDE 16" WIDE LADDER HORIZONTAL REINFORCING AT 8" o.c. REMOVE EXISTING WOOD LINTELS, MORTAR NEW MASONRY TIGHT ALL AROUND OPENING.
- 16 REPAIR EXISTING INTERIOR WYTHE/WYTHES. REMOVE ANY SOFT BRICK AND/MORTAR. PROVIDE NEW BRICK MASONRY AS NEEDED. MORTAR TO EXISTING HEADER COURSE. WHERE EXISTING HEADER COURSE IS DETERIORATED, PROVIDE SPIRLOK TIES AT 8" o.c. HORIZONTAL SPACING, ABOVE AND BELOW HEADER COURSE. REMOVE EXISTING PLASTER FOR FURTHER OBSERVATIONS.
- 17 NEW WALL TIE. SEE TYPICAL DETAILS.
- 18 CONNECT EXISTING EDGE JOIST TO WALL w/ 1/2" SLEEVE ANCHORS @ 48" o.c., STAGGERED, 2-1/2" MIN EMBED. ADDITIONALLY LOCATE ANCHOR WITHIN 12" OF EXISTING NOTCHS, EACH SIDE OF NOTCH.
- 19 2x12x12" LONG SISTER, BEARING ON NORTH MASONRY WALL. PROVIDE (2) 1/2"x3" SWS @ 24" o.c., ADDITIONALLY (4) SWS 5" FROM WALL AND AT SOUTH END OF SISTER.
- 20 REMOVE EXISTING INTERIOR WYTHE. REPLACE WITH NEW BRICK MASONRY. KEEP HEADER COURSES IF NOT DETERIORATED, PROVIDE SPIRLOK TIES AT 16" o.c. EACH WAY.
- 21 NEW 2x12 SISTER, END SHALL BE WITHIN 4" OF WALL EACH END.
- 22 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.
- 23 REMOVE AND REPLACE EXISTING INTERIOR WOOD LINTELS, SEE TYPICAL INTERIOR LINTEL REPLACEMENT DETAIL.
- 24 2x12 SISTER, BEARING ON NORTH MASONRY WALL, SOUTH END SHALL BE WITHIN 4" OF WALL. PROVIDE (2) 1/2"x3" SWS @ 24" o.c. ADDITIONALLY (4) SWS 6" FROM NORTH WALL AND AT SOUTH END OF SISTER.
- 25 REMOVE EXISTING HEADER AND PROVIDE NEW (2) 2x12 HEADER w/ LS90 ANGLE EACH END. ANCHOR TO BRICK w/ 1/2" SLEEVE ANCHOR AT 12" o.c., 2" MINIMUM EMBEDMENT. HANG EX JOISTS TO HEADER w/ LUS210R-18 HANGERS.
- 26 REMOVE EXISTING EXTERIOR WYTHE STONE LINTEL AND REPLACE WITH NEW PRECAST STONE LINTEL WITH #4 TOP AND BOTTOM.
- 27 CONNECT JOIST TO MASONRY WITH 1/2" SLEEVE ANCHORS @ 48" o.c. 2" MINIMUM EMBEDMENT.
- 28 PROVIDE 2x12x8-0" SISTERS AND HANG WITH SIMPSON HU48.
- 29 NEW (2) 1 3/4"x9 1/4" LVL.
- 30 NEW (2) 2x10 HEADER WITH LUS210-2 HANGER EACH END. CUT AND HANG EXISTING JOISTS WITH LUS28R-18 HANGERS.
- 31 NEW 2x10 SISTERS IN AREA OF NEW CONDENSERS. END OF SISTER SHALL BE WITHIN 2" OF WALL EACH END WITH (2) 1/4"x3 1/2" SWS.
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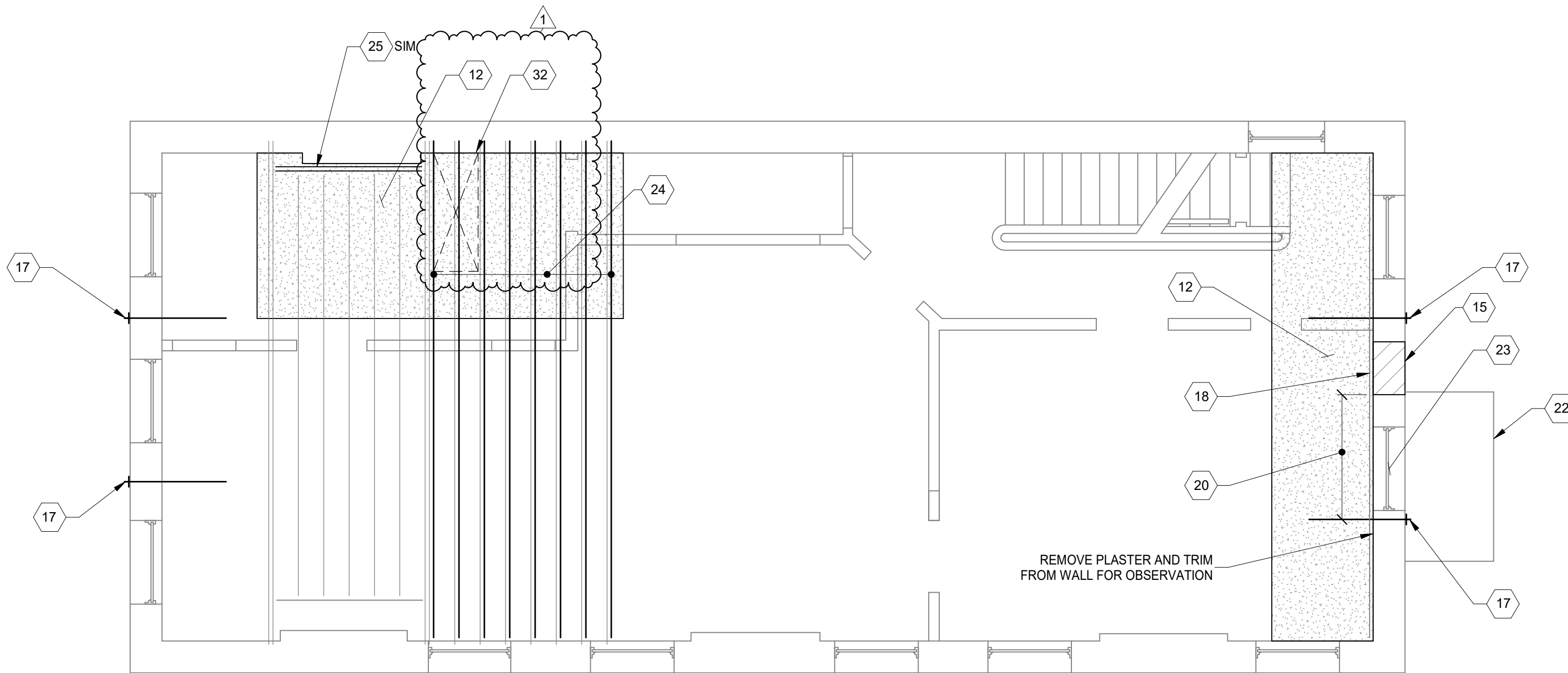
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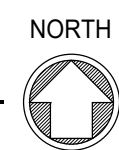
DRAWING TITLE: FLOOR FRAMING PLANS



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



5TH FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



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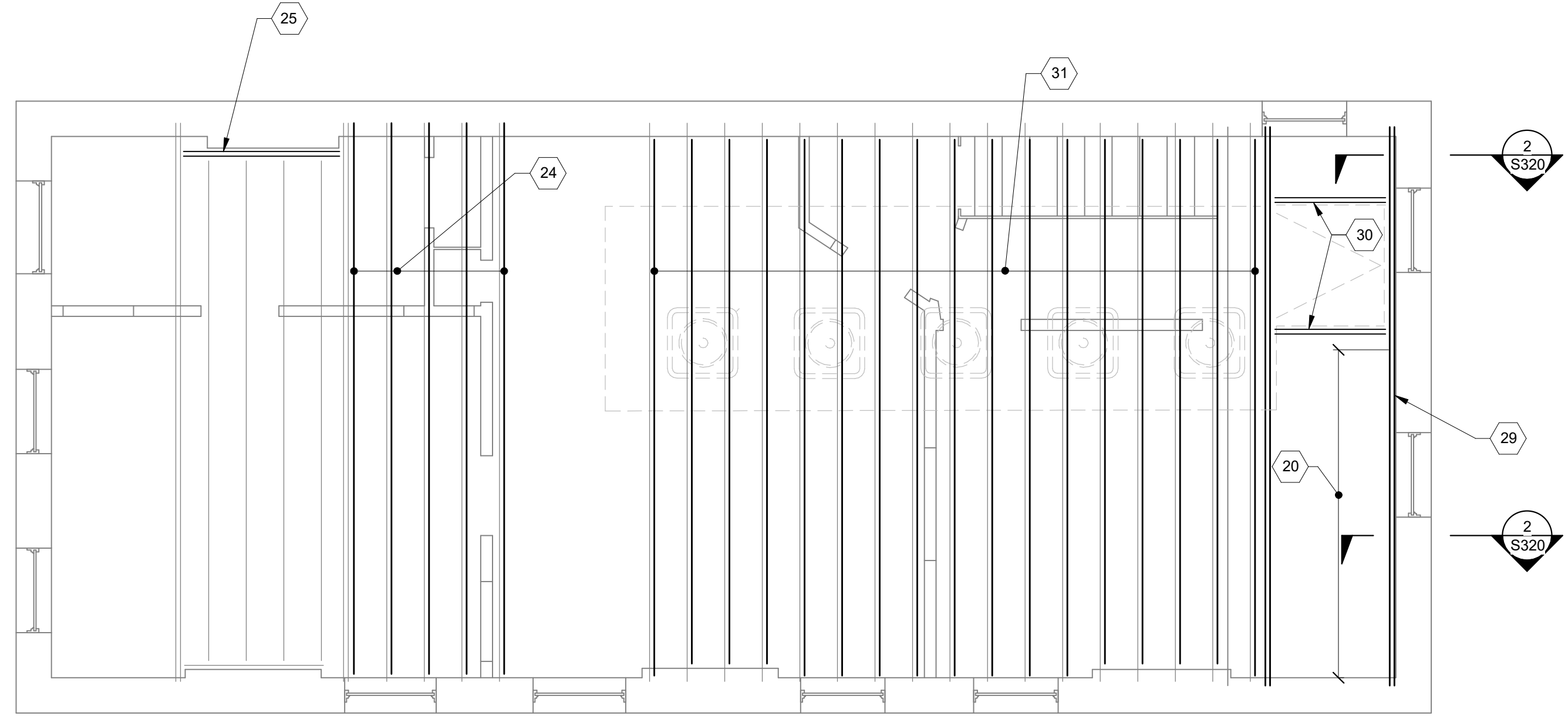
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CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.17
Drawing No.

S130

DRAWING TITLE: FLOOR FRAMING PLANS



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



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- 25 REMOVE EXISTING HEADER AND PROVIDE NEW (2) 2x12 HEADER W/ LUS90 ANGLE EACH END. ANCHOR TO BRICK W/ 1/2" SLEEVE ANCHOR AT 12" o.c., 2" MINIMUM EMBEDMENT. HANG EX JOISTS TO HEADER W/ LUS210R-18 HANGERS.
- 26 REMOVE EXISTING EXTERIOR WYTHE STONE LINTEL AND REPLACE WITH NEW PRECAST STONE LINTEL WITH #4 TOP AND BOTTOM.
- 27 CONNECT JOIST TO MASONRY WITH 1/2" SLEEVE ANCHORS @ 48" o.c. 2" MINIMUM EMBEDMENT.
- 28 PROVIDE 2x12x8-0" SISTERS AND HANG WITH SIMPSON HU48.
- 29 NEW (2) 1 3/4"x9 1/4" LVL.
- 30 NEW (2) 2x10 HEADER WITH LUS210-2 HANGER EACH END. CUT AND HANG EXISTING JOISTS WITH LUS28R-18 HANGERS.
- 31 NEW 2x10 SISTERS IN AREA OF NEW CONDENSERS. END OF SISTER SHALL BE WITHIN 2" OF WALL EACH END WITH (2) 1/4"x3 1/2" SWS.
- 32 G.C. TO FIELD LOCATE NEW OPENING AND NOTIFY ADVANTAGE. ADVANTAGE TO FURTHER REVIEW WITH RESPECT TO EX CONDITIONS AND DETERMINE NEW FRAMING REQUIRED.

PLAN NOTES:

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

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
1	BID SET PERMIT / BID	08/30/2024
	REVISIONS	04/28/23

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

1808 Republic St / 1810 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.17
Drawing No.

S140

DRAWING TITLE: ROOF FRAMING PLAN

PROJECT KEYNOTES:

- 15 INFILL EXISTING OPENING w/ 12" SOLID CMU OR (2) 6" SOLID CMU AND NEW BRICK OUTSIDE WYTHE. PROVIDE 16" WIDE LADDER HORIZONTAL REINFORCING AT 8" o.c. REMOVE EXISTING WOOD LINTELS, MORTAR NEW MASONRY TIGHT ALL AROUND OPENING.
- 17 NEW WALL TIE. SEE TYPICAL DETAILS.
- 26 REMOVE EXISTING EXTERIOR WYTHE STONE LINTEL AND REPLACE WITH NEW PRECAST STONE LINTEL WITH #4 TOP AND BOTTOM

BRICK REPAIR LEGEND:

- TUCKPOINT
- REBUILD MASONRY PER GENERAL NOTES
- 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.

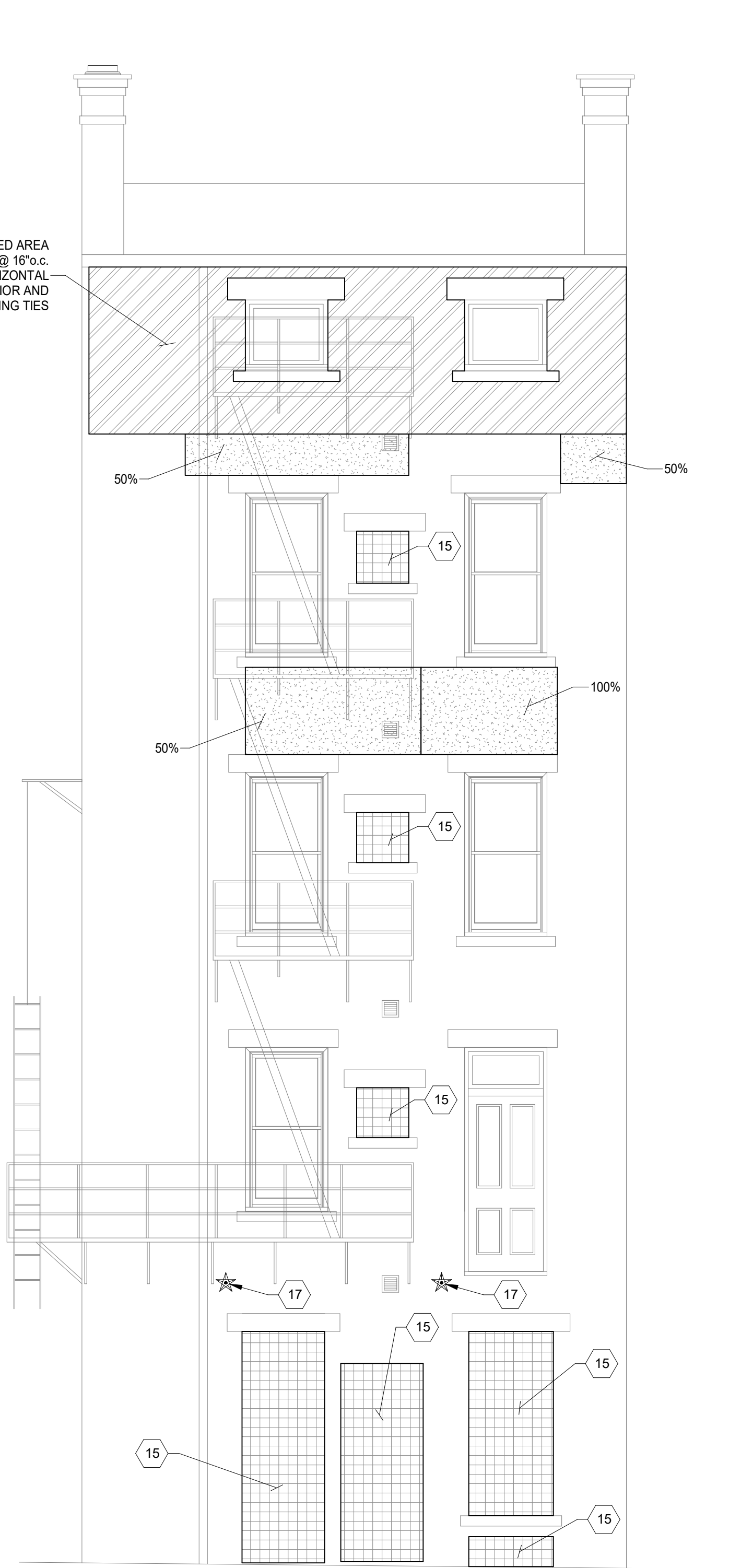


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IN HATCHED AREA PROVIDE SPIRALOK TIES @ 16" o.c. VERTICAL AND HORIZONTAL REPAIR AND TUCKPOINT INTERIOR AND EXTERIOR PRIOR TO INSTALLING TIES



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



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

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1808 REPUBLIC
CINCINNATI, OH 45202

1808 REPUBLIC ST / 1810 REPUBLIC ST

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FINDLAY FLATS

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Drawing No.

DRAWING TITLE: ELEVATIONS

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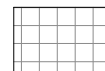
S200

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PROJECT KEYNOTES:

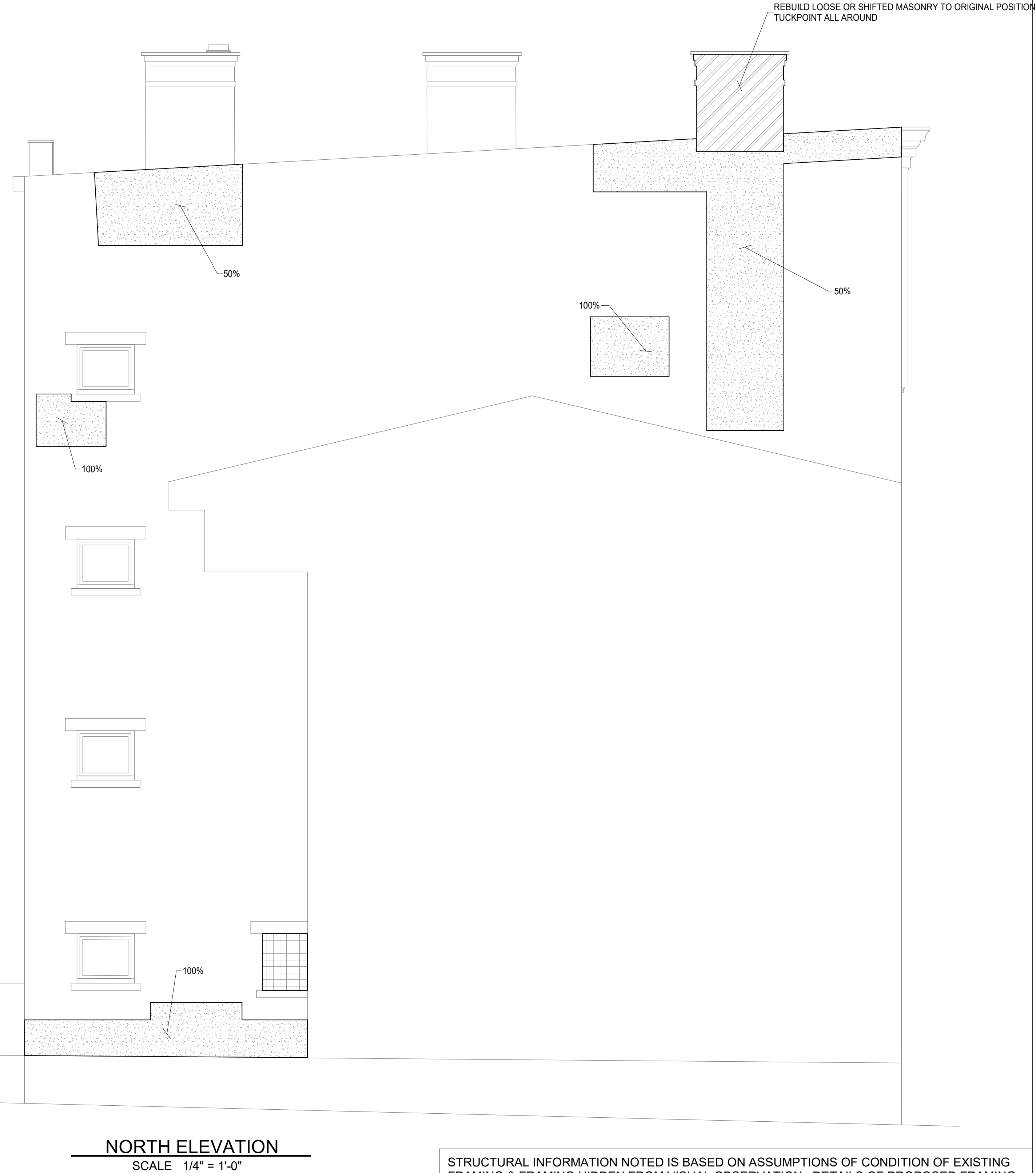
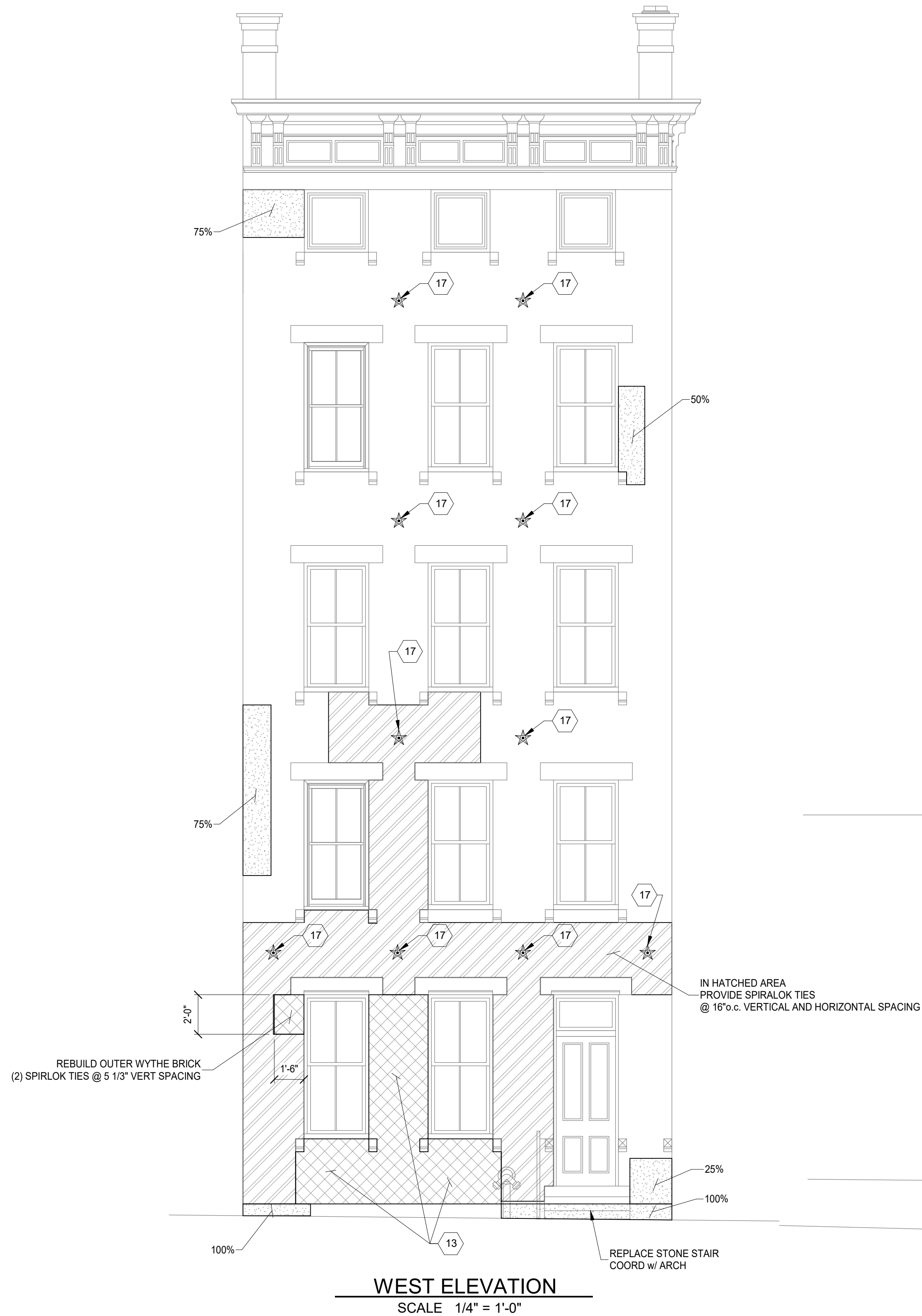
- 13 REBUILD MASONRY WALL w/ NEW 12" SOLID CMU AND 4" BRICK, PER GENERAL NOTES.
- 15 INFILL EXISTING OPENING w/ 12" SOLID CMU OR (2) 6" SOLID CMU AND NEW BRICK OUTSIDE WYTHE. PROVIDE 16" WIDE LADDER HORIZONTAL REINFORCING AT 8" o.c. REMOVE EXISTING WOOD LINTELS, MORTAR NEW MASONRY TIGHT ALL AROUND OPENING.
- 17 NEW WALL TIE. SEE TYPICAL DETAILS.

BRICK REPAIR LEGEND:

-  TUCKPOINT
-  REBUILD MASONRY PER GENERAL NOTES
-  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.
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PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
1808 Republic St / 1810 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.17
Drawing No.

S201

DRAWING TITLE: ELEVATIONS

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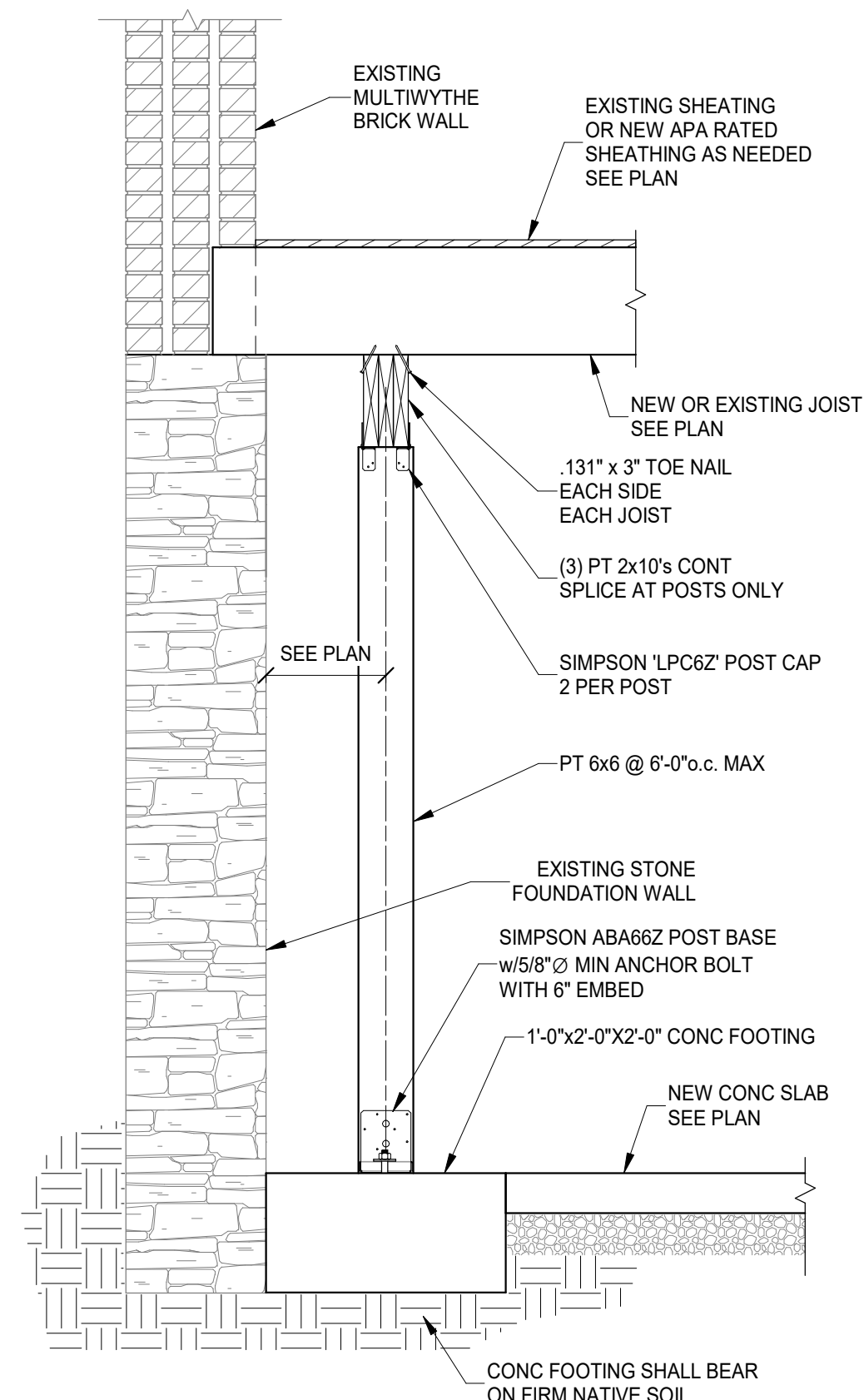
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Design Team: KCJ / SJ
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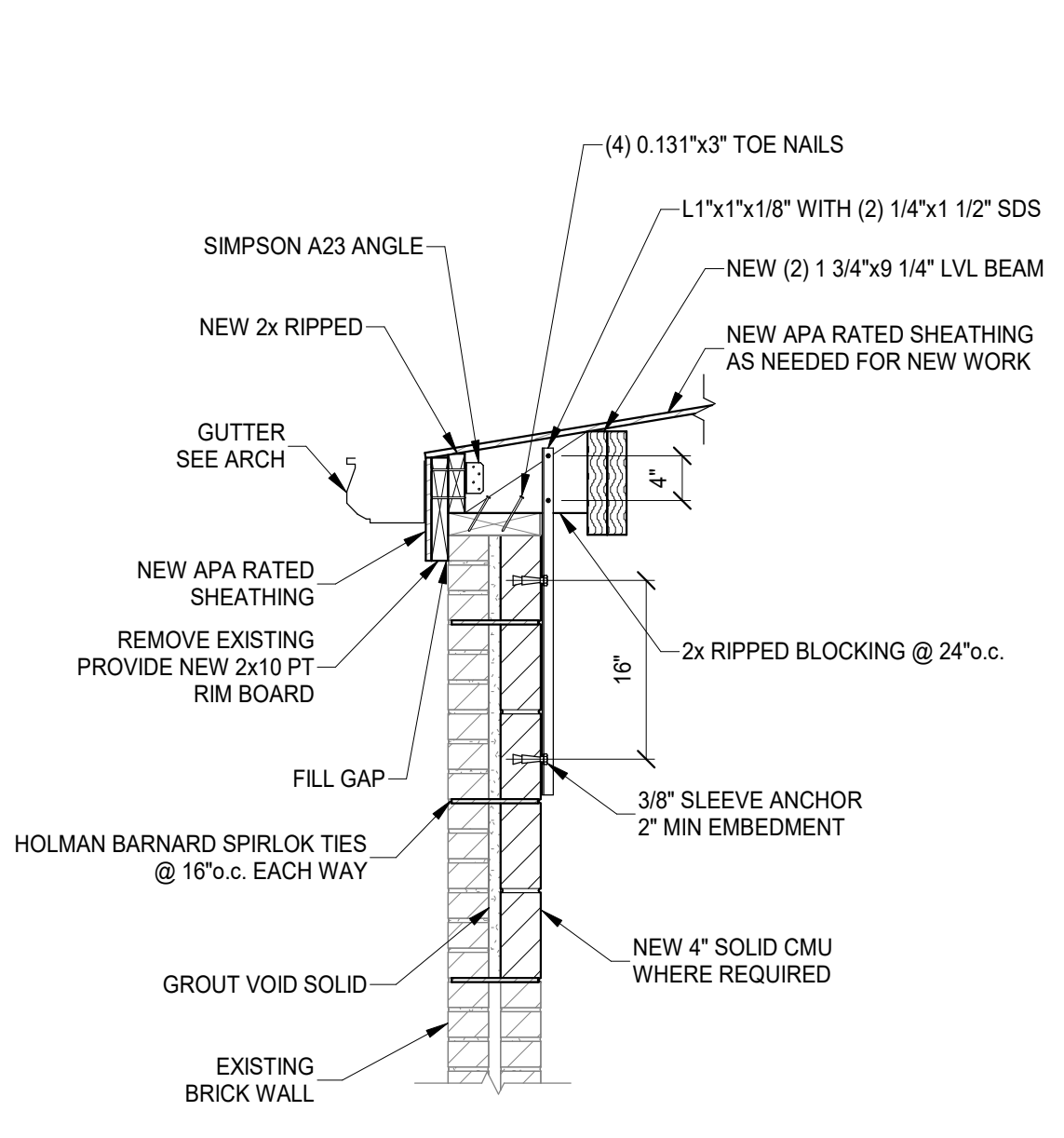
PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
1808 Republic St / 1810 Republic St
CINCINNATI, OH 45202
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Proj. No.: 22146.17
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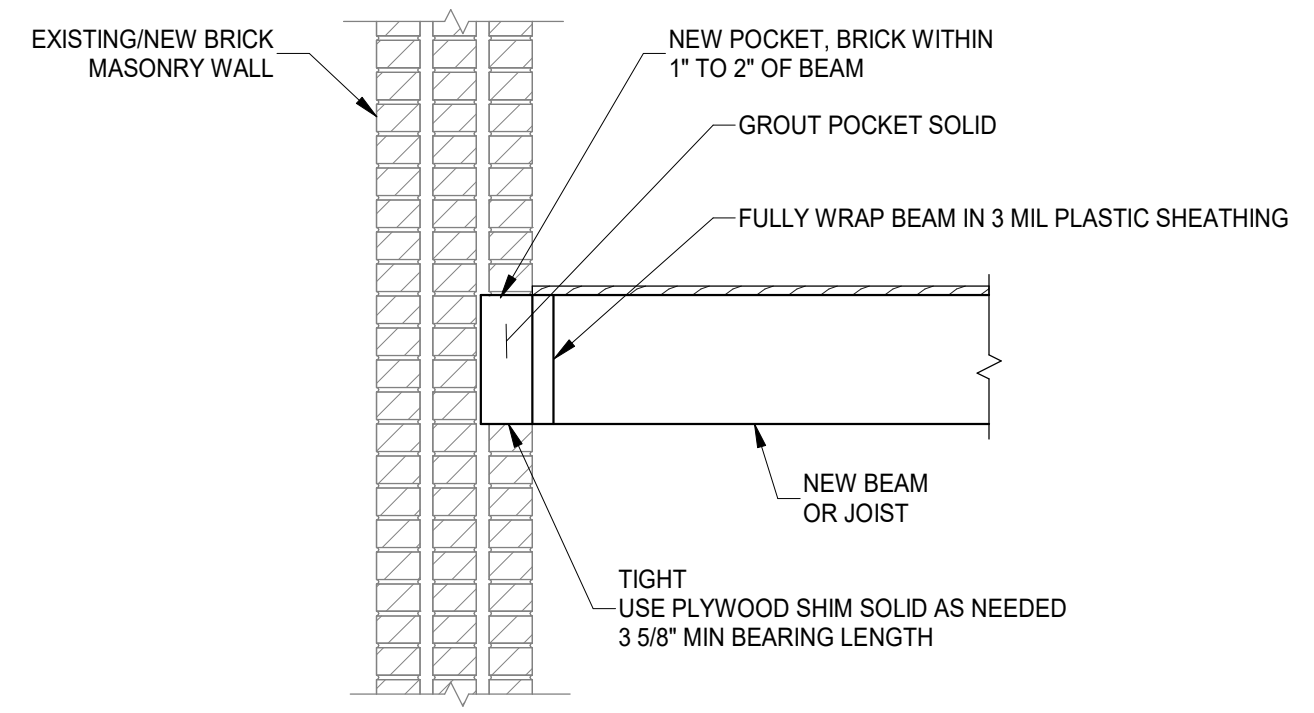
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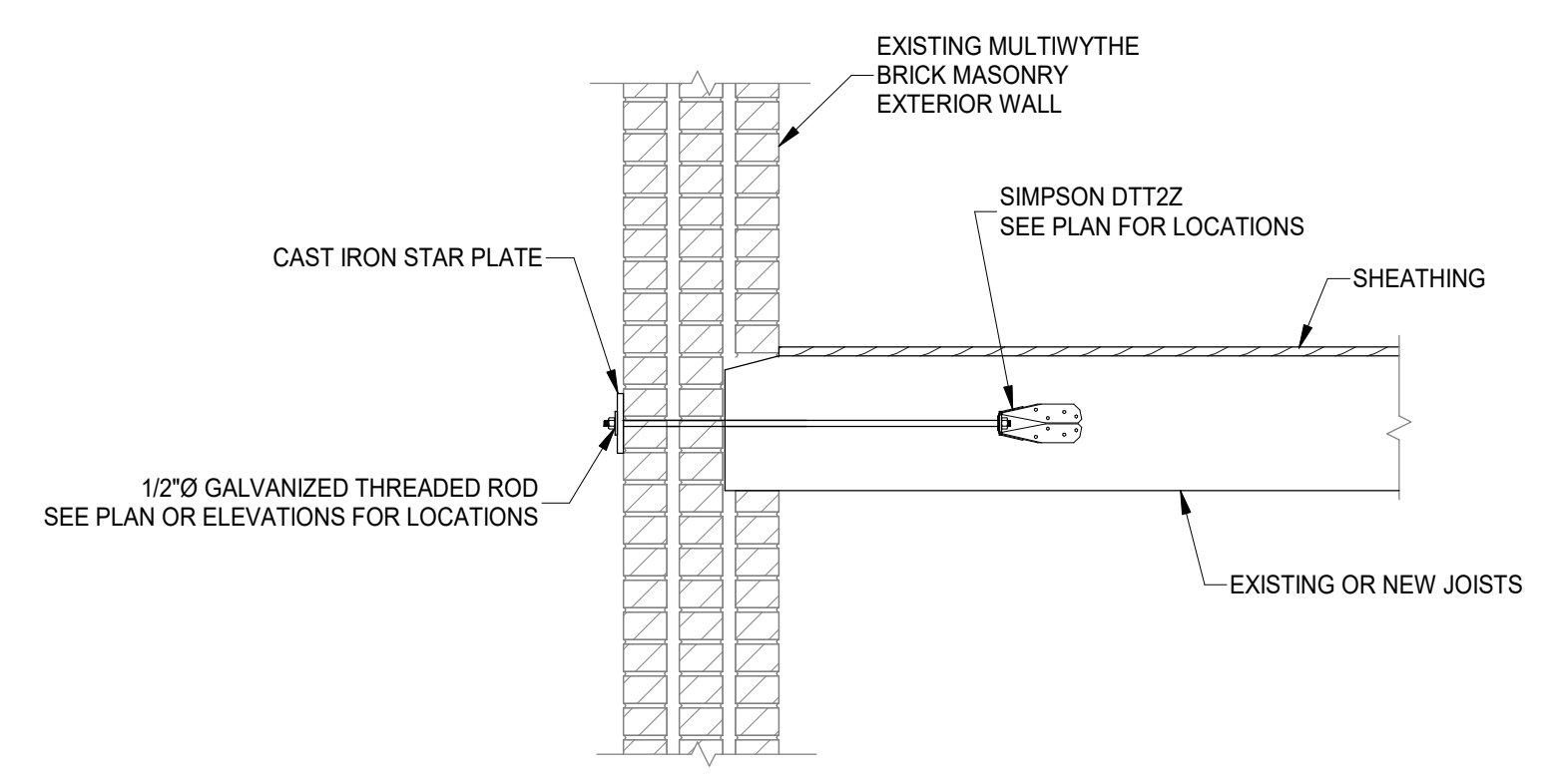
SECTION 1
SCALE 3/4" = 1'-0"
S320



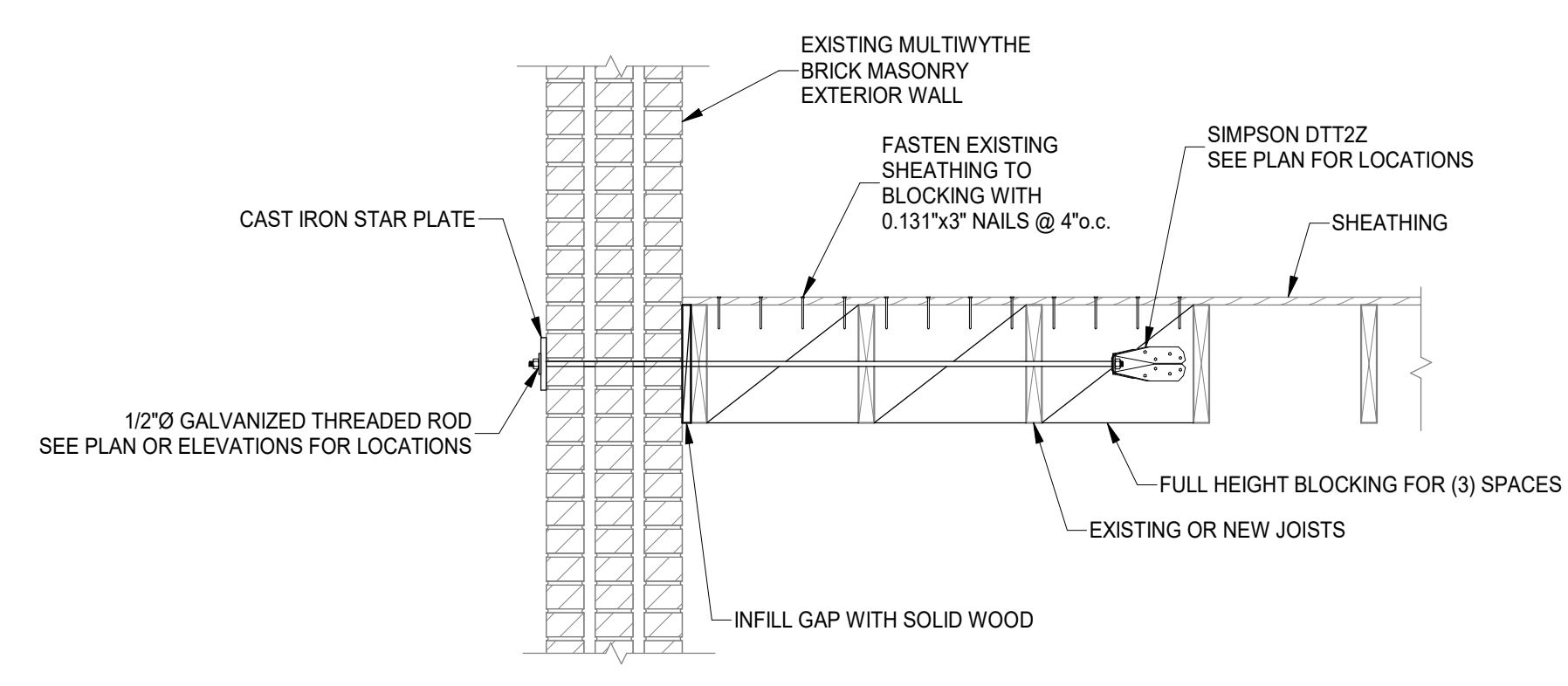
SECTION 2
SCALE 3/4" = 1'-0"
S320



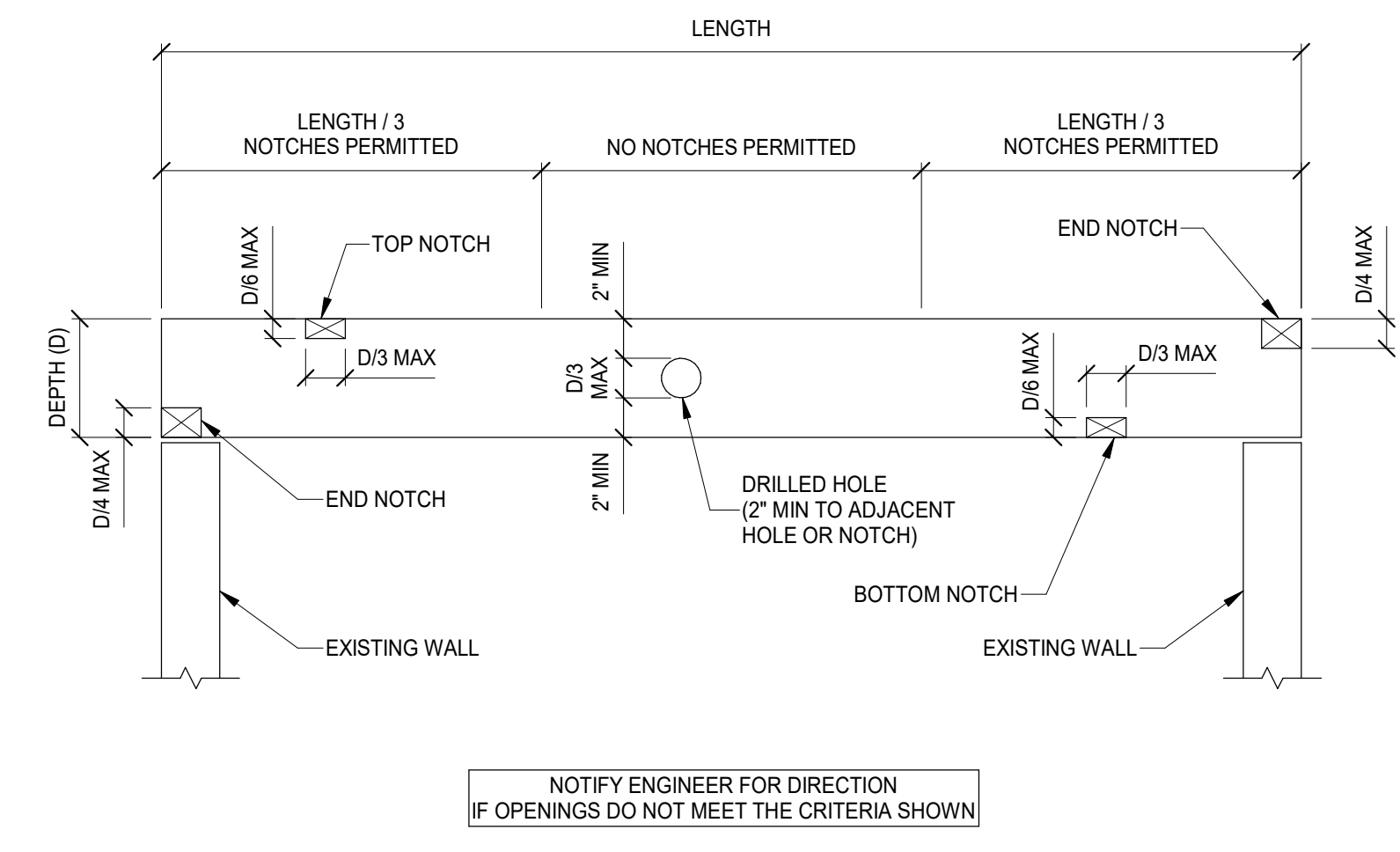
TYPICAL BEAM OR JOIST POCKET DETAIL
SCALE 3/4" = 1'-0"



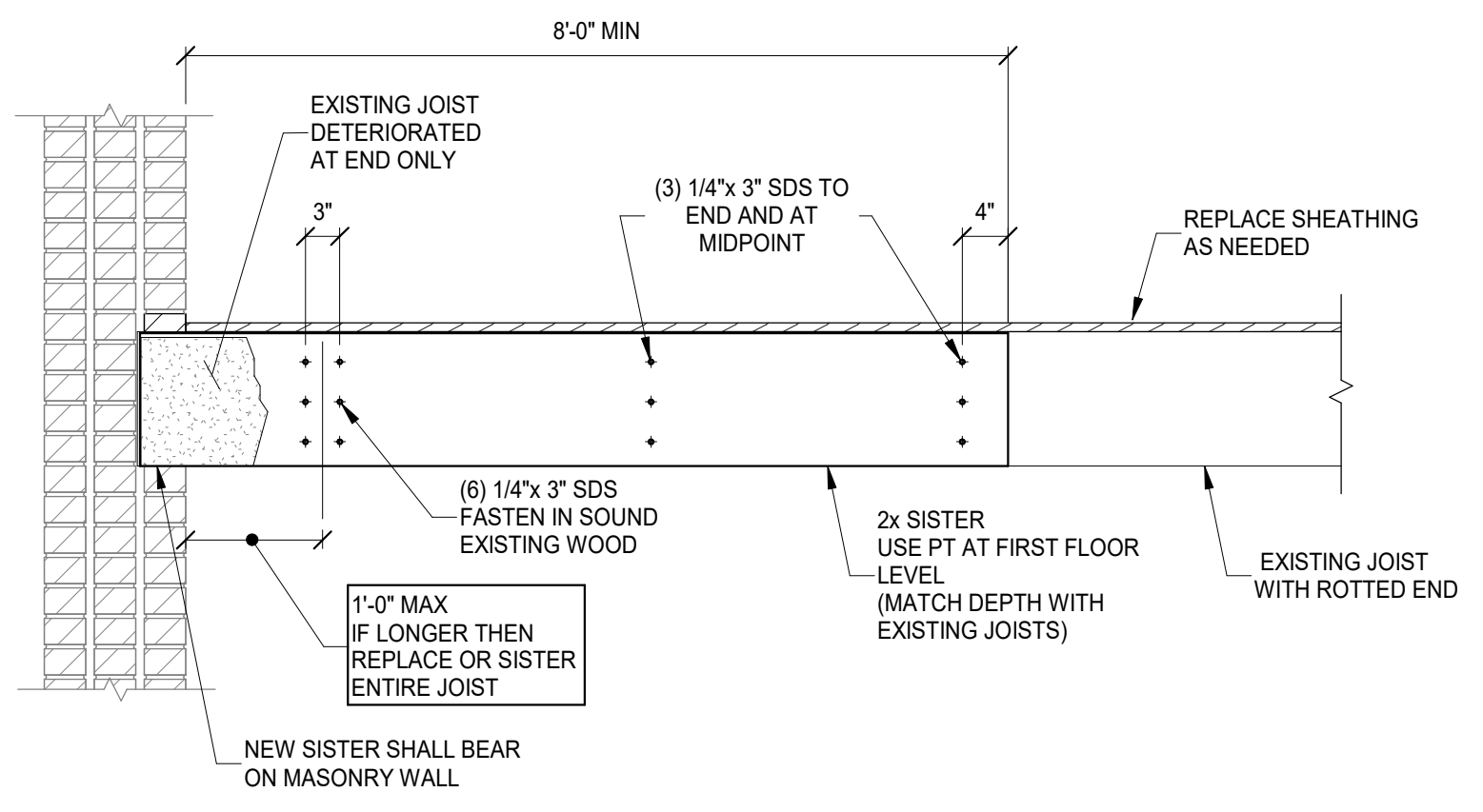
TYPICAL WALL TIE DETAIL, JOIST PERPENDICULAR TO WALL
SCALE 3/4" = 1'-0"



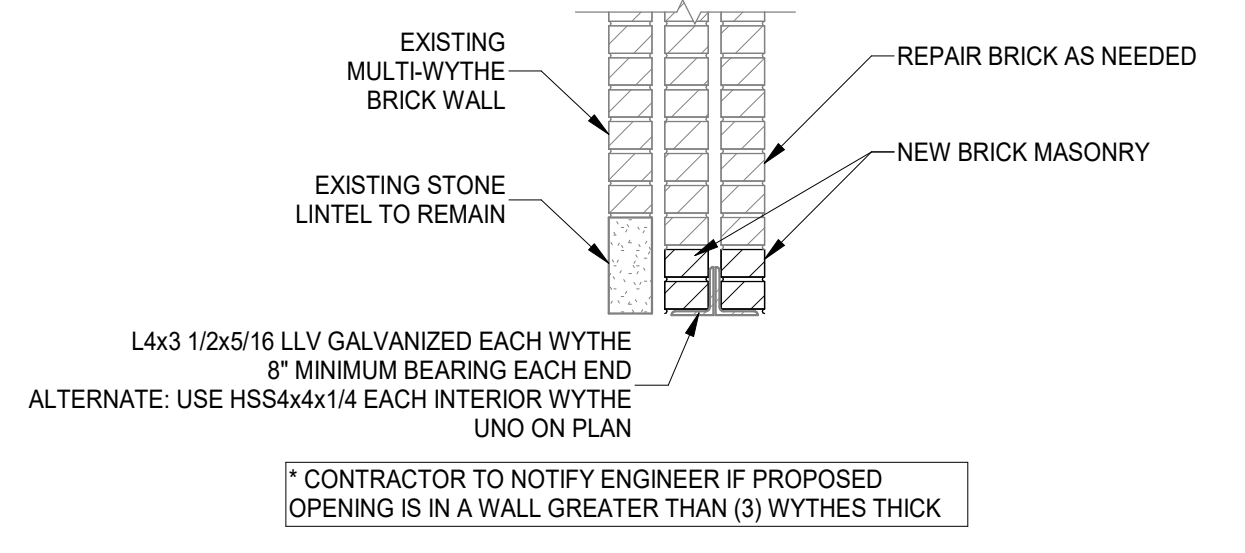
TYPICAL WALL TIE, JOIST PARALLEL TO WALL
SCALE 3/4" = 1'-0"



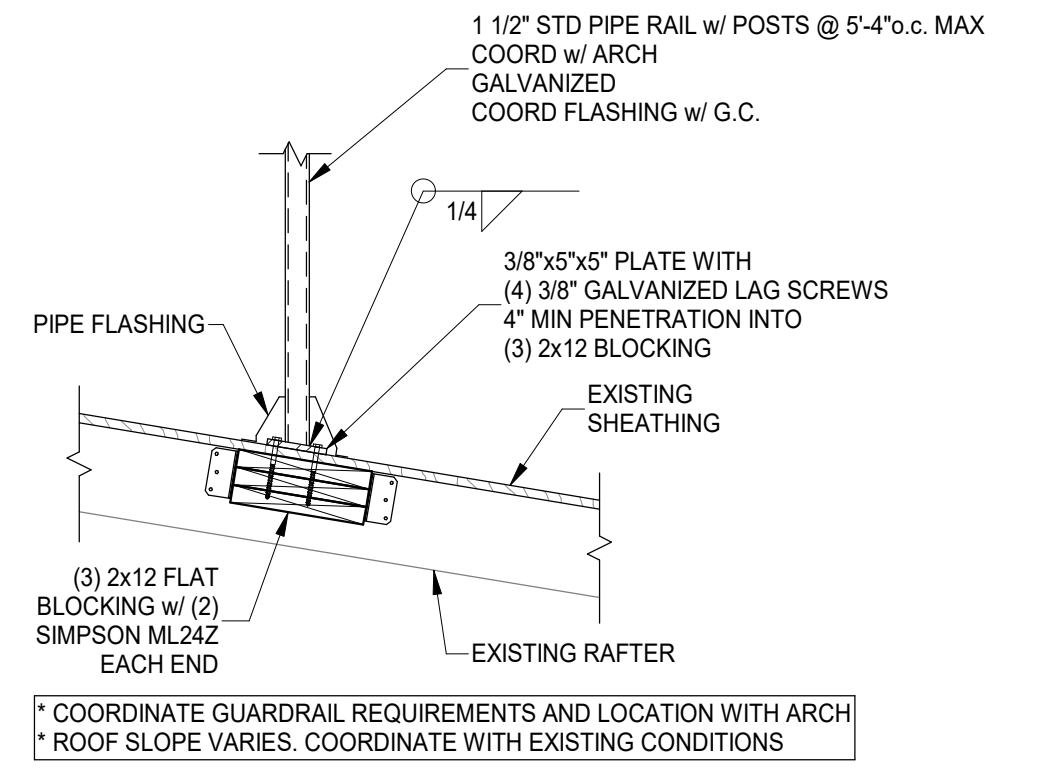
ALLOWABLE WOOD JOIST OPENINGS
SCALE 3/4" = 1'-0"



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



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



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

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DRAWING TITLE: SECTIONS

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Friday Porchside (Williamson 2 Phase II) - Construction Documents - Phase 1 (8 Buildings)\1808 REPLIC ST / 1810 REPUBLIC ST - MECH - 2024-10-49.dwg - By: derek.grundy
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED 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
DVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL. PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN.
FR-3	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	10x8	8x6	HART AND COOLEY/ 210	
FR-6	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	14x8	12x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	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-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x16	24x14	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
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-6	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	16x8	14x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	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 SHAFTS. SIZE PER MANUFACTURERS RECOMMENDATIONS.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
 - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
 - 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
 - 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
 - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN MAKE UP AIR.
 - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
 - ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3" FROM PROPERTY LINE.
 - 3" FROM OPERABLE OPENINGS INTO BUILDING.
 - 10" FROM MECHANICAL AIR INTAKE.
 - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
 - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
 - ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
 - FRESH AIR DUCT UP TO FIRST FLOOR.
 - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN WASHER CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH STRUCTURAL.
 - MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL NEW LOUVER. LOUVER SHOULD BE SIZED UNDER 550 FPM. COORDINATE COLOR WITH OWNER/ARCHITECT PRIOR TO PURCHASE.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

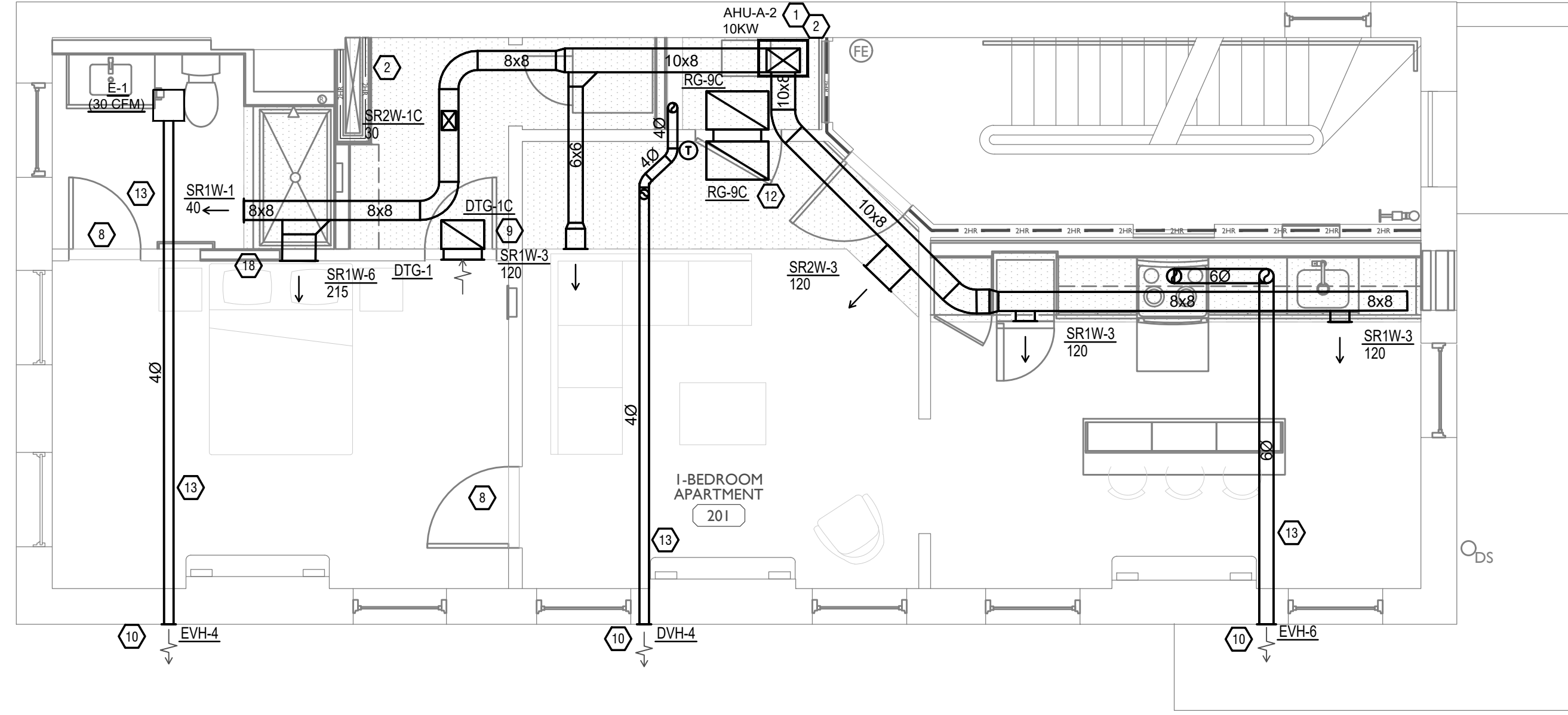
MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC EQUIPMENT TO RESIDENTIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

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

- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
 - COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
 - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
 - INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
 - PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
 - IN DWELLING UNITS, RETURN 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 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" 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 DRB4XZV 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'-0" 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
	MANIFOLD MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFFIT



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

MECHANICAL PLAN - SECOND FLOOR

PLATTE
 architecture + design

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

PROPOSED PROJECT:
 RENOVATION FOR
1808 REPUBLIC ST / 1810 REPUBLIC 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 1 (8 Buildings)\1808 REPLIC ST - ART.dwg - Model - Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy
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DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED 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
DVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
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FR-3	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	10x8	8x6	HART AND COOLEY/ 210	
FR-6	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	14x8	12x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x10	24x8	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-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	26x16	24x14	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
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
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SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
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- 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 SHAFTS. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
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 - 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
 - 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
 - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN MAKE UP AIR.
 - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
 - ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 3" FROM PROPERTY LINE.
 - 3" FROM OPERABLE OPENINGS INTO BUILDING.
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 - 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.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
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 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH STRUCTURAL.
 - MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL NEW LOUVER. LOUVER SHOULD BE SIZED UNDER 550 FPM. COORDINATE COLOR WITH OWNER/ARCHITECT PRIOR TO PURCHASE.

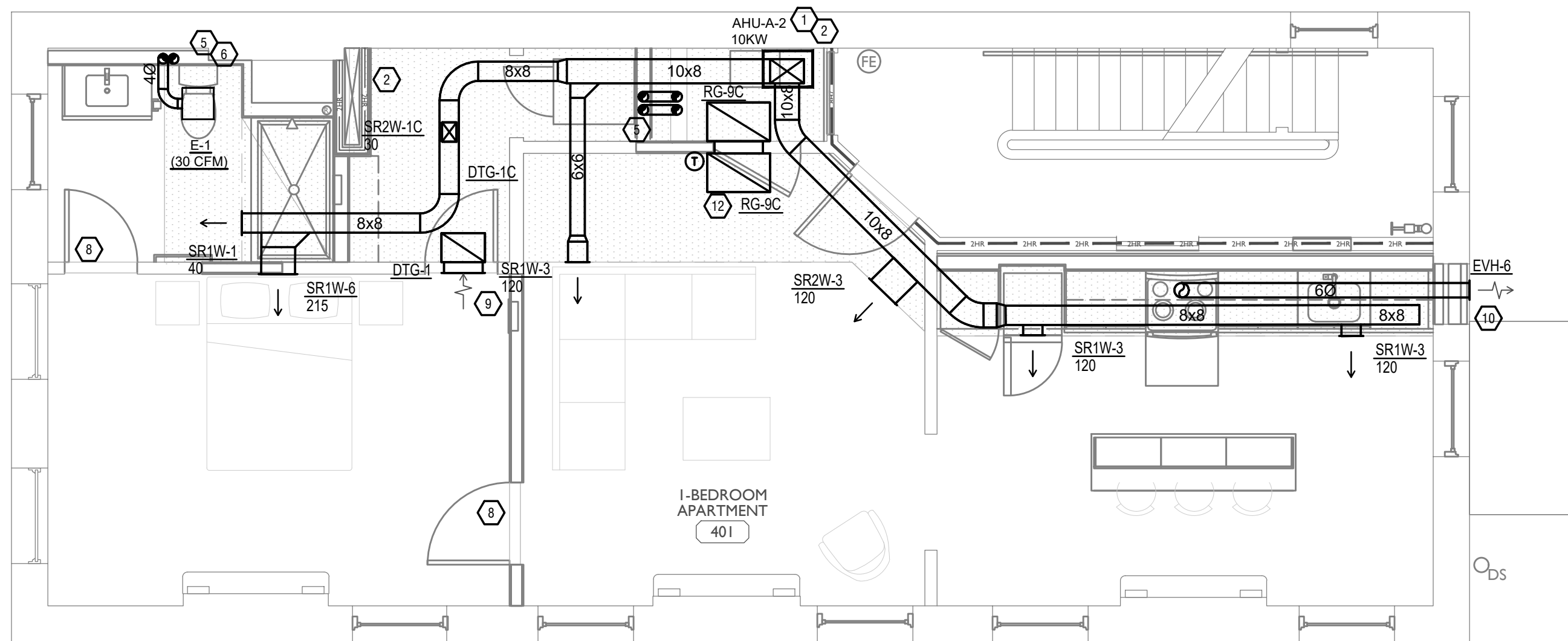
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HVAC DESIGN CONDITIONS

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

- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
 - 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 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" 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 DRB4XZ/W 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'-0" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



SYMBOLS LEGEND - HVAC

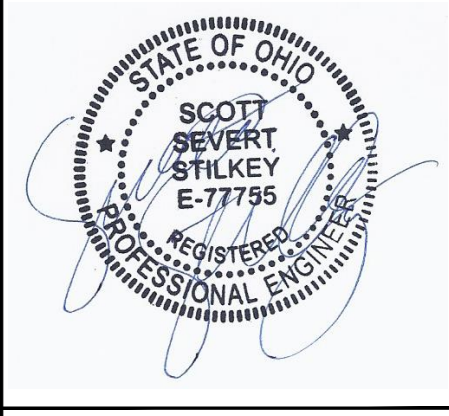
	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
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MECHANICAL PLAN - FOURTH FLOOR

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

Revisions

Checked By: SSS

Drawn by: RFG

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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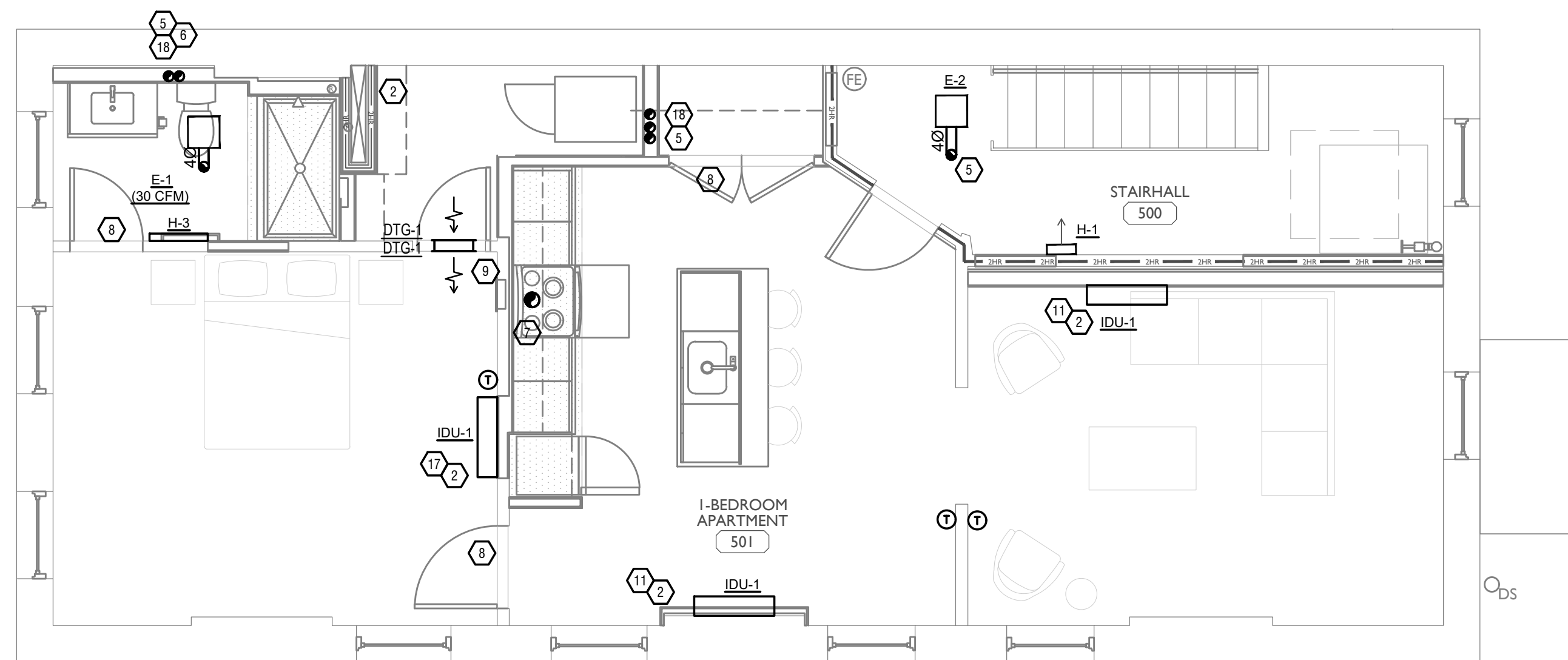
PROPOSED PROJECT:
 RENOVATION FOR
1808 REPUBLIC ST / 1810 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.04

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Friday Porchside (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1808 MEP\MECHANICAL-FIFTH-FLAT.dwg - EBS - Plot Date/Time: Aug 30, 2024 - 2:57pm - 4(+1)
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 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE 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 DRB4XZ/W 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'-0" 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
	MANUAL VOLUME DAMPER
	DROPPED CEILING/SOFFT



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

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

Revisions

Checked By: SSS

Drawn by: RFG

FR-09757
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 TEAMWORK • COLLABORATION
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PROPOSED PROJECT:
 RENOVATION FOR
1808 REPUBLIC ST / 1810 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.05

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Friday Porchside (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1808 MEP\MECHANICAL-ROOF-PLAN.dwg - EBS - Pld - Date/Time: Aug 30, 2024 - 2:56pm - (K14+)
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
DTG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DTG-1C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	18x12	16x10	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
DVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT.	6x7	4Ø	FAMCO DWVP	BACKDRAFT DAMPER/ANGLED HOOD.
EVH-4	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	6x7	4Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
EVH-6	28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT.	8x9	6Ø	FAMCO SDWVP	BACKDRAFT DAMPER/ANGLED HOOD, 1/4 INCH INSECT SCREEN.
FR-3	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	10x8	8x6	HART AND COOLEY/ 210	
FR-6	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	14x8	12x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FRG-1	RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x10	24x8	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-9C	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINNS AT 20 DEGREES	26x16	24x14	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
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-3	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x8	8x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-6	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	16x8	14x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	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 SHAFTS. SIZE PER MANUFACTURERS RECOMMENDATIONS.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
 - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
 - 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS. REFER TO DETAIL.
 - 6" EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
 - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN MAKE UP AIR.
 - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
 - ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 3" FROM PROPERTY LINE.
 - 3" FROM OPERABLE OPENINGS INTO BUILDING.
 - 10" FROM MECHANICAL AIR INTAKE.
 - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
 - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
 - ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
 - FRESH AIR DUCT UP TO FIRST FLOOR.
 - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN WASHER CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH STRUCTURAL.
 - MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL NEW LOUVER. LOUVER SHOULD BE SIZED UNDER 550 FPM. COORDINATE COLOR WITH OWNER/ARCHITECT PRIOR TO PURCHASE.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

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

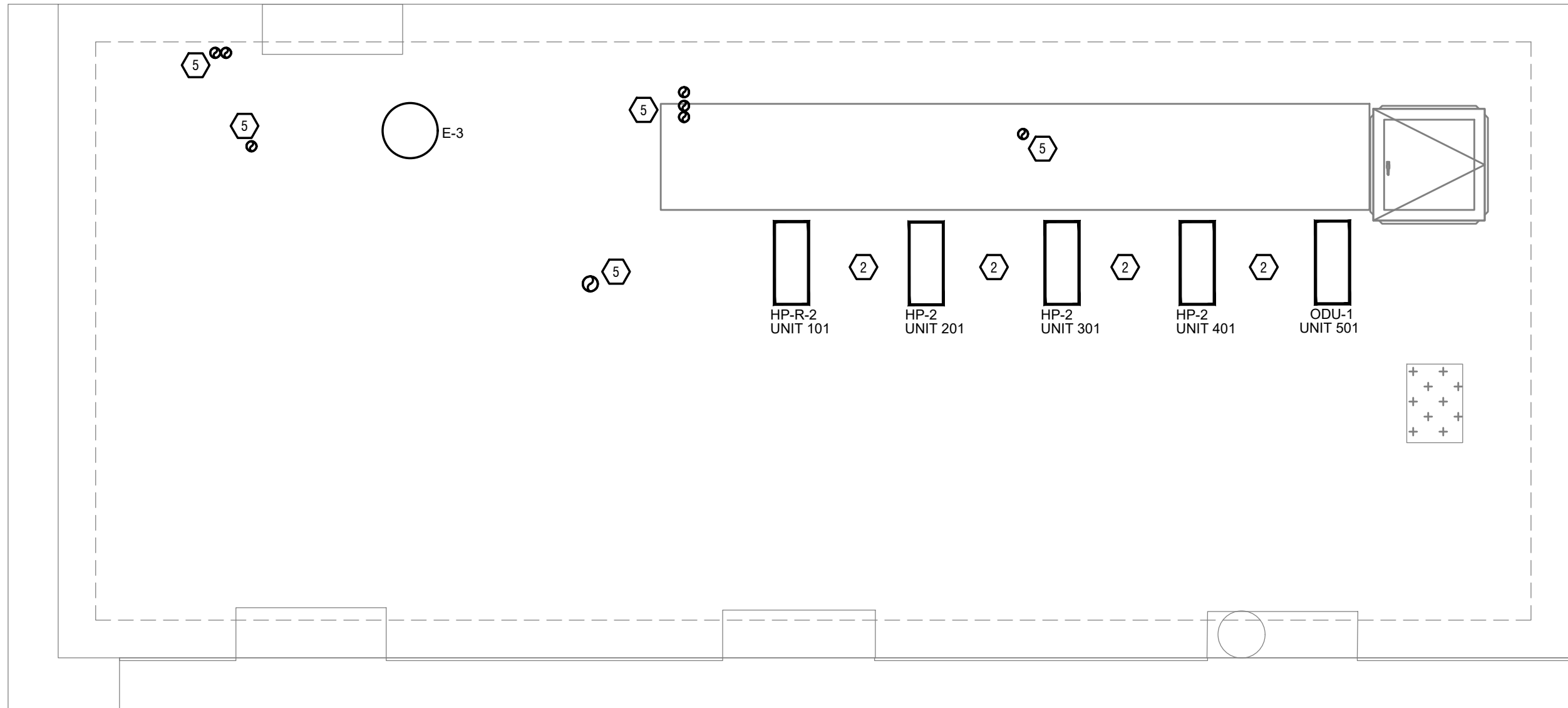
HVAC DESIGN CONDITIONS

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

- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
 - COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
 - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
 - INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
 - PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
 - IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
 - ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
 - MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
 - ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
 - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
 - THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS:
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAUGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FEET 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.
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 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90°. LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-0" 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
	MANUALLY OPERATED VOLUME DAMPER
	DROPPED CEILING/SOFFT



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

Revisions
 07/07/2023 ADDENDUM 1

Checked By: SSS

Drawn by: RFG

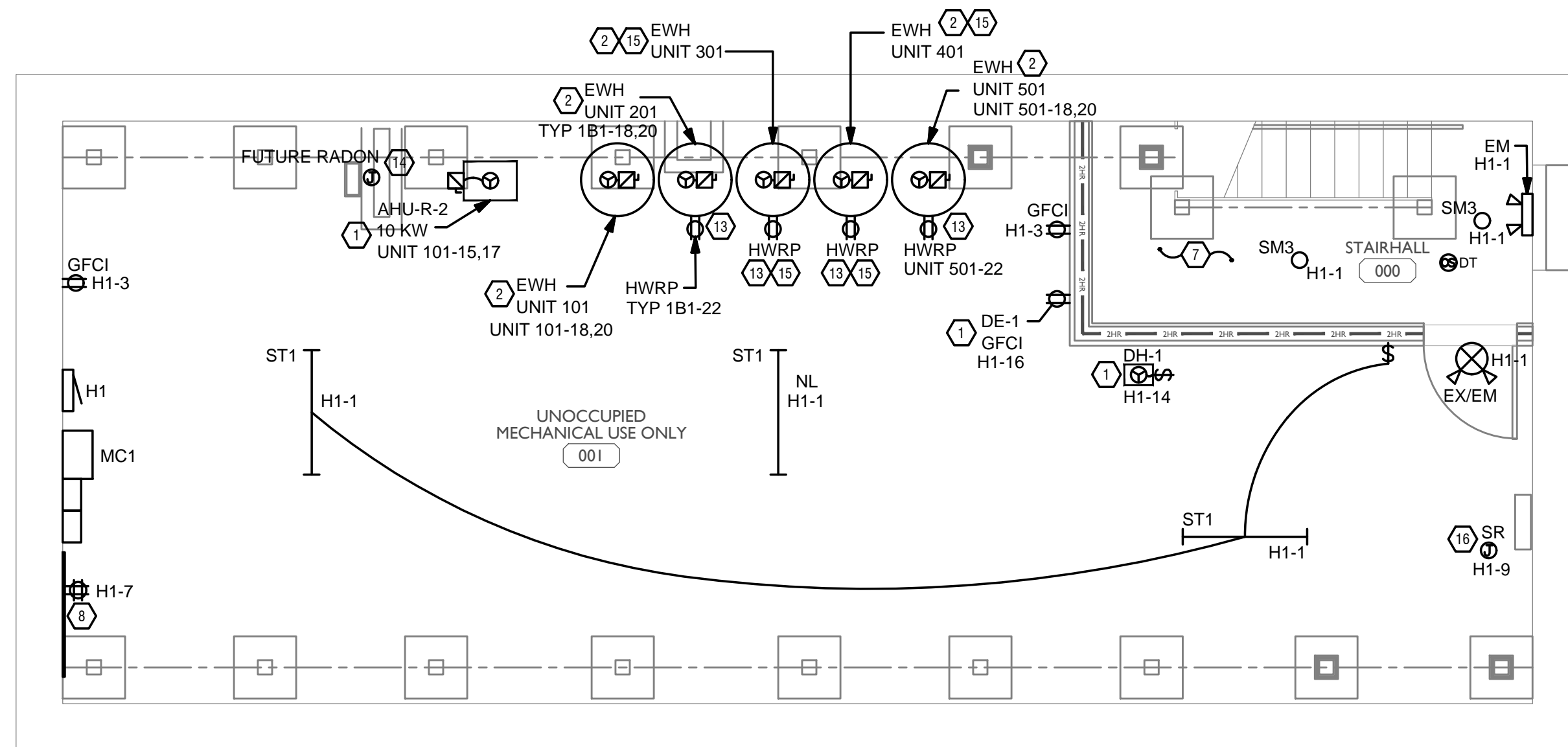
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PROPOSED PROJECT:
 RENOVATION FOR
1808 REPUBLIC ST / 1810 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Porcside (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1808 REPUBLIC ST - ART.dwg - Model, Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



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

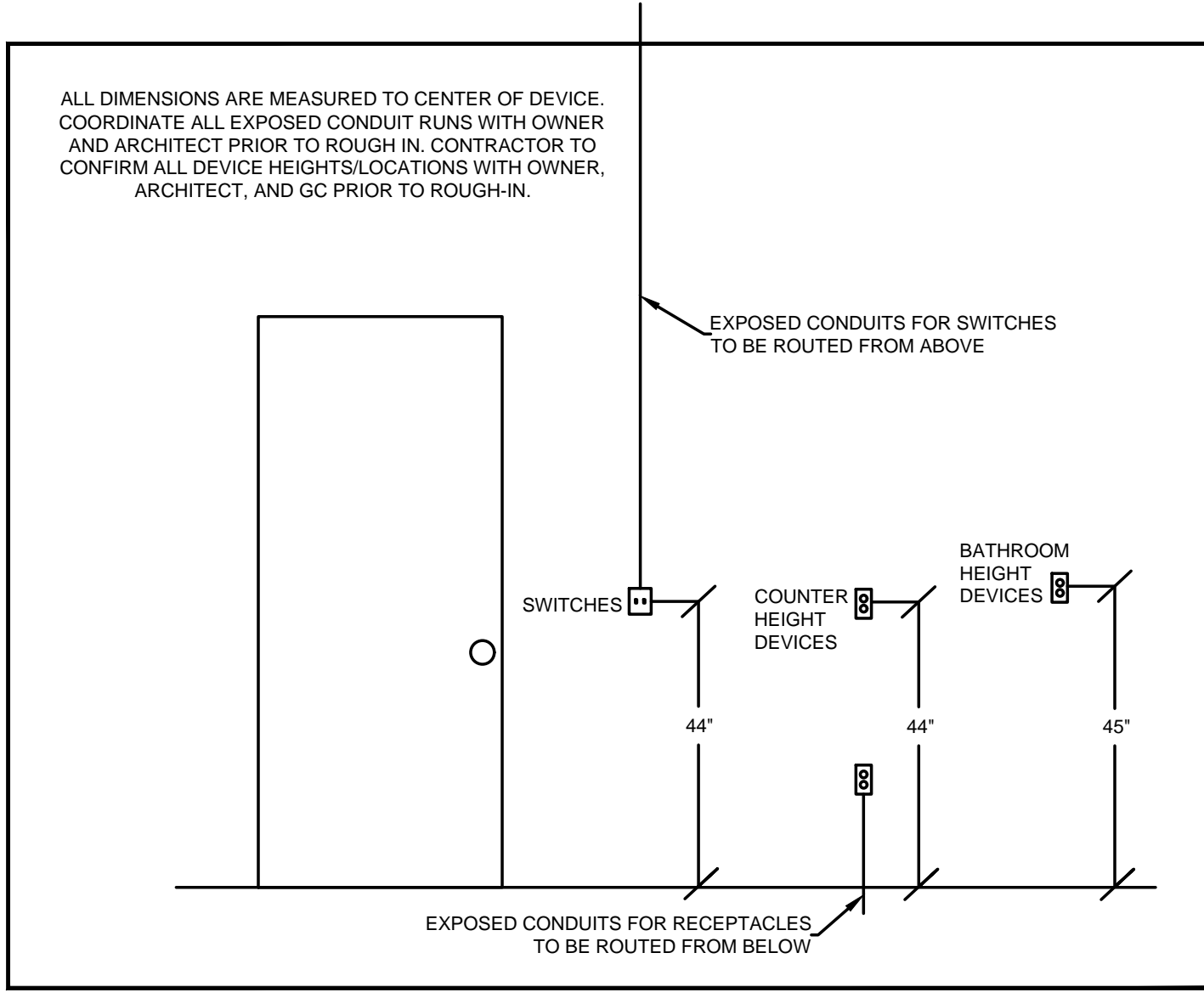
- ### SCOPE OF WORK
- RENOVATION OF EXISTING BUILDING MULTIFAMILY BUILDING WITH COMMERCIAL FIRST FLOOR. PROVIDE NEW ELECTRICAL DISTRIBUTION, POWER AND LIGHTING. SEE SINGLE LINE DIAGRAM FOR MORE DETAILS.

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

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

- ### 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 20' 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.

- ### 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.
 - 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 FIBER OPTIC 4-SIGNAL 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.
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STANDARD MOUNTING HEIGHTS

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

ELECTRICAL POWER PLAN - BASEMENT



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PROPOSED PROJECT:
**RENOVATION FOR
 1808 REPUBLIC ST / 1810 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS**

Job No: 22042 8/10/2022

EI.00

Progress Dates
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Revisions

Checked By: PRS

Drawn by: AJW

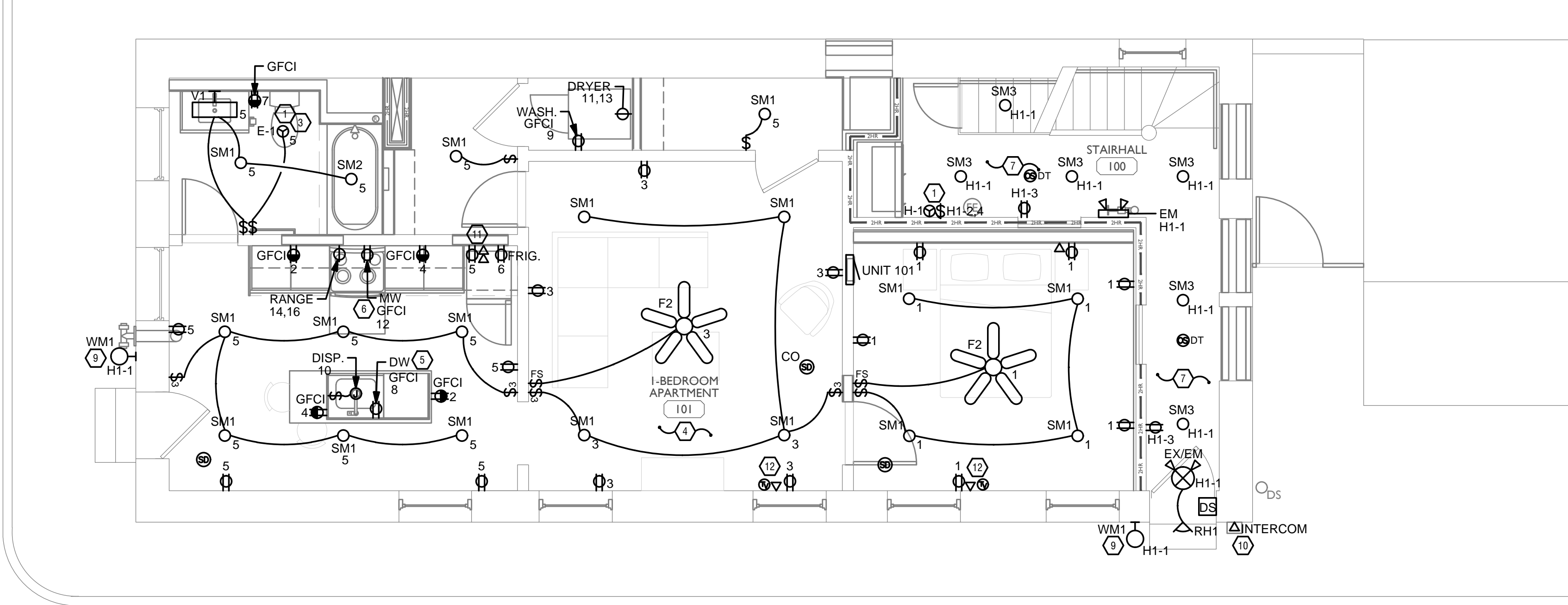
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**ENGINEERED
 BUILDING
 SYSTEMS INC.**

TEAMWORK COLLABORATION
 SHARED SUCCESS
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Z:\Projects\Director\9700-9789\9757 - Findlay Flats - Friday Porchside\Williamson 2 Phase II\Construction Documents\Phase 1 (8 Buildings)\1808 REPUBLIC\REF-ART.dwg - Model, Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy
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- 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).
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- 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.
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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

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

GENERAL NOTES-LIGHTING

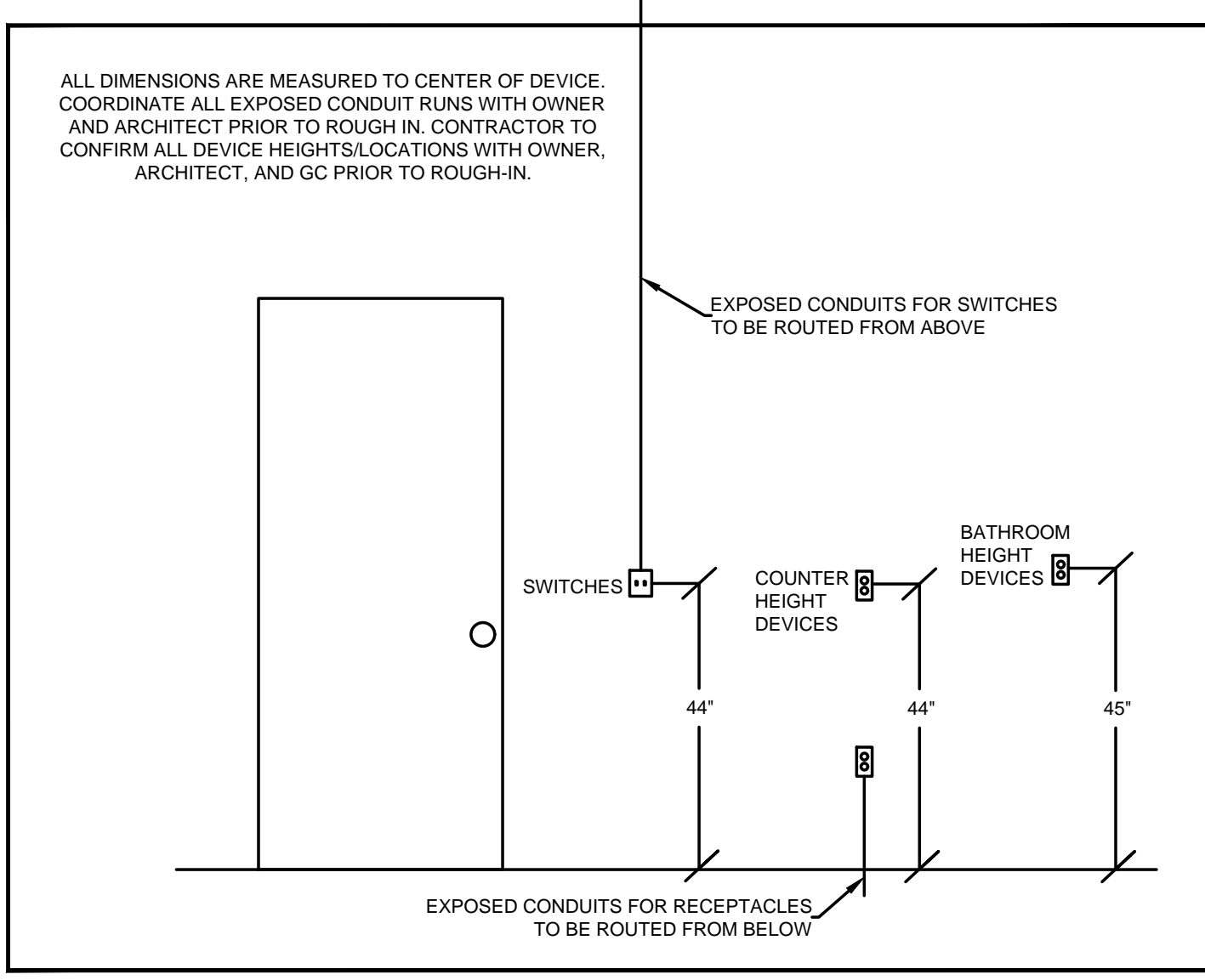
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- LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE VOLTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
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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.
- ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
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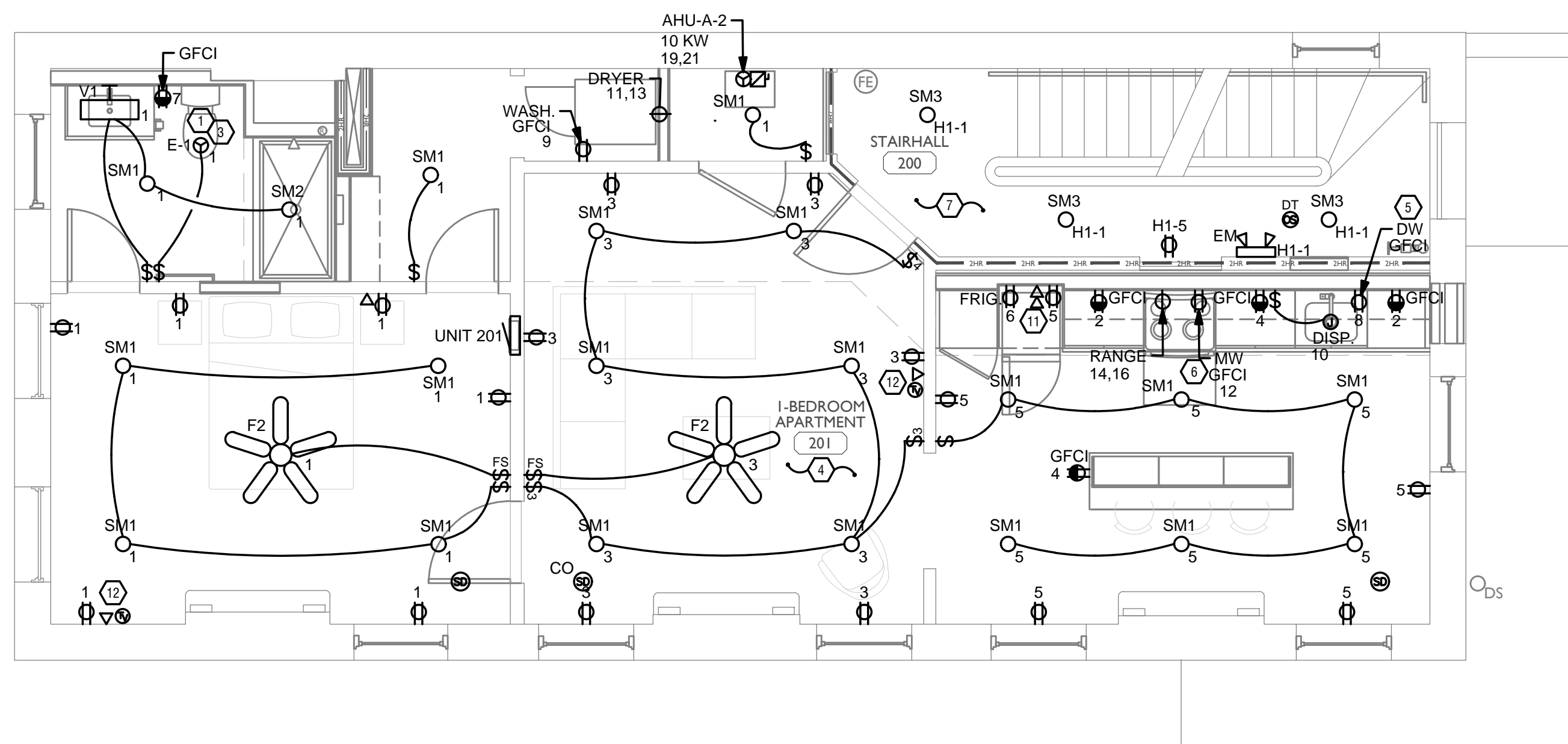
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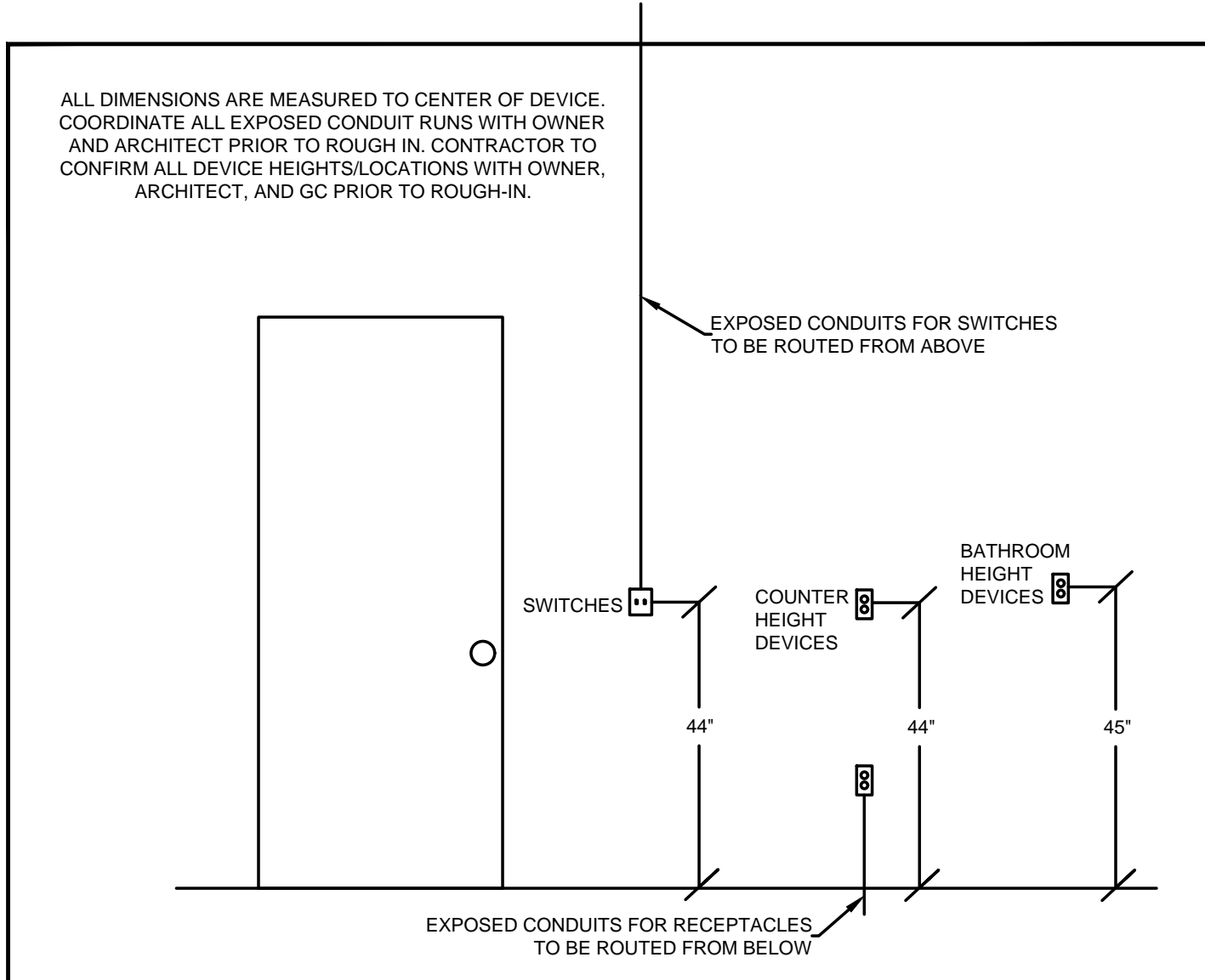
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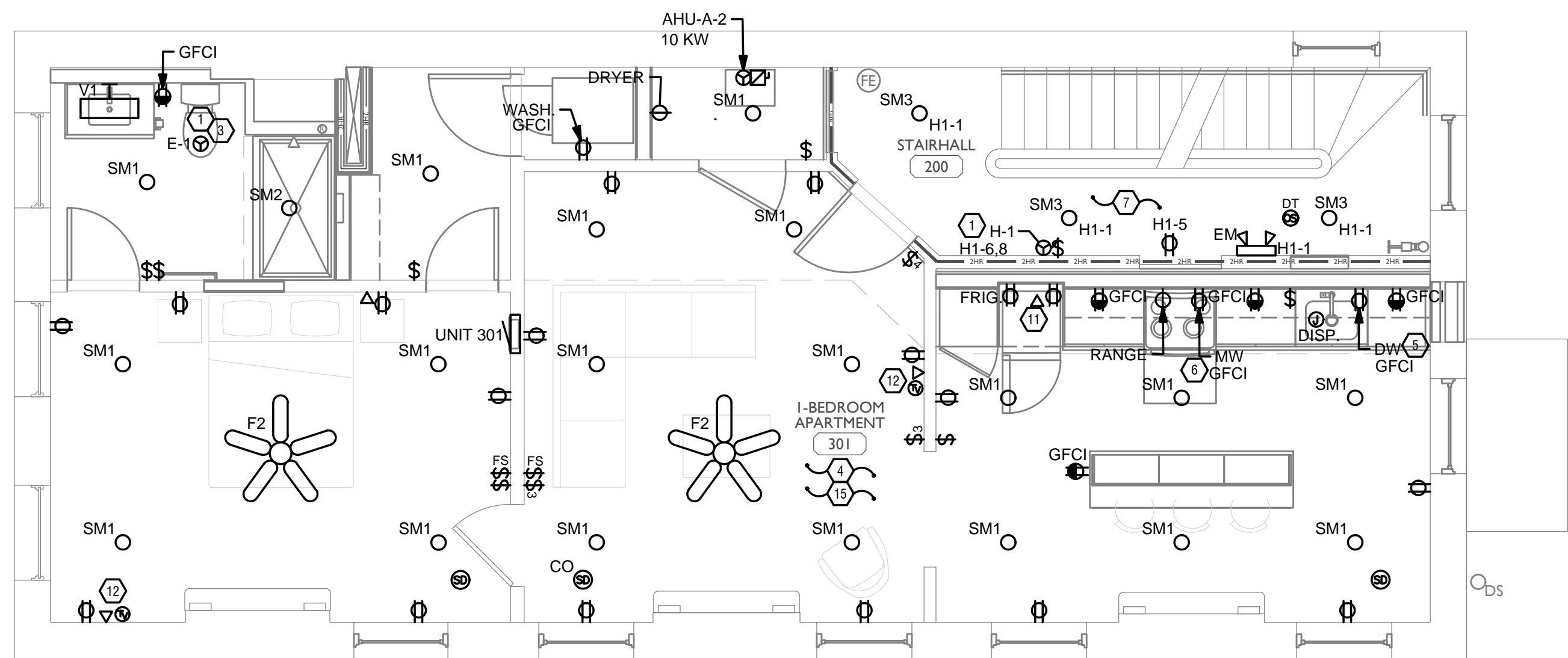
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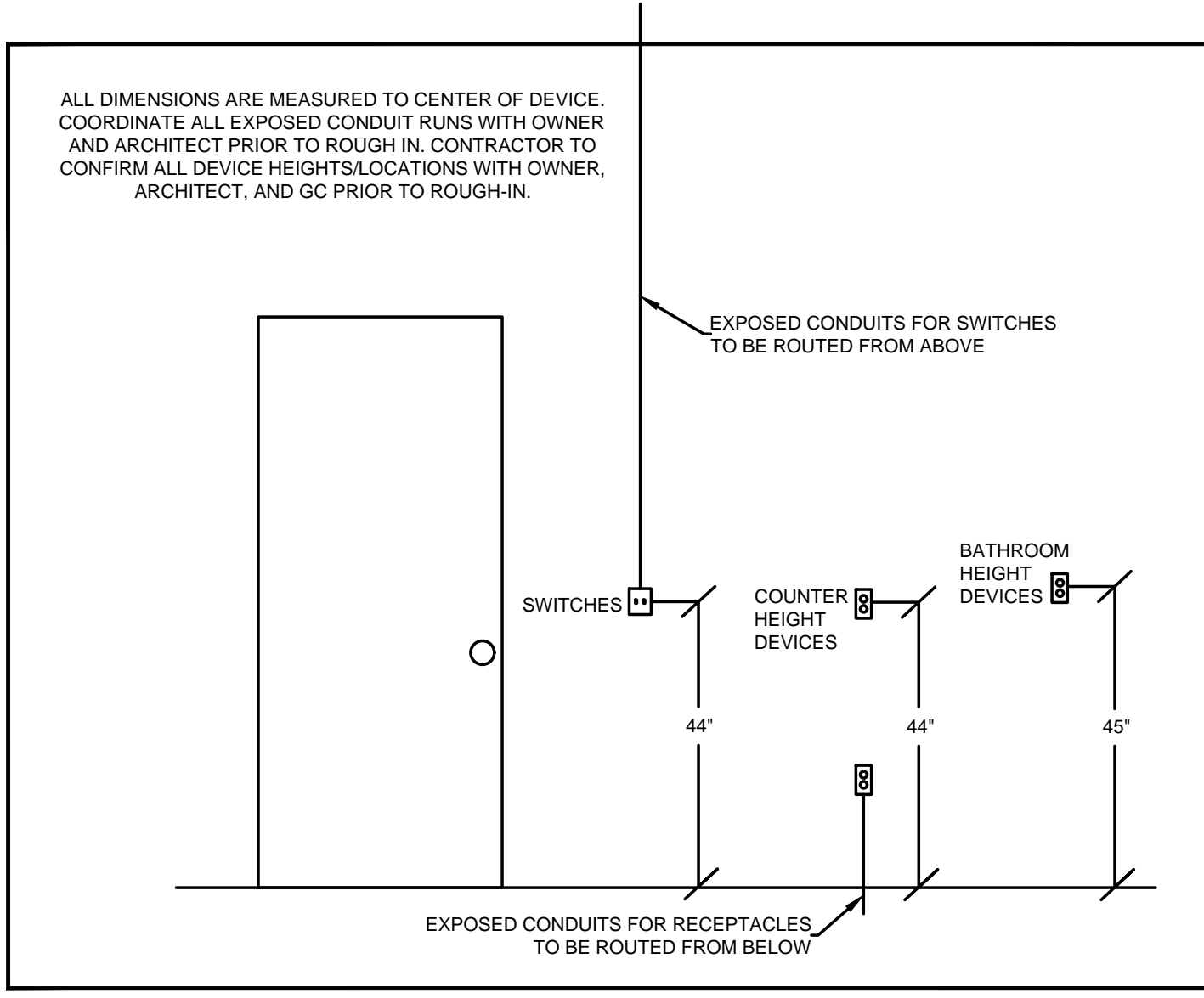
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STANDARD MOUNTING HEIGHTS

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

ELECTRICAL POWER PLAN - THIRD 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
 515 Monmouth Street, Suite 204
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 MEP Consulting Services, Inc. in OH
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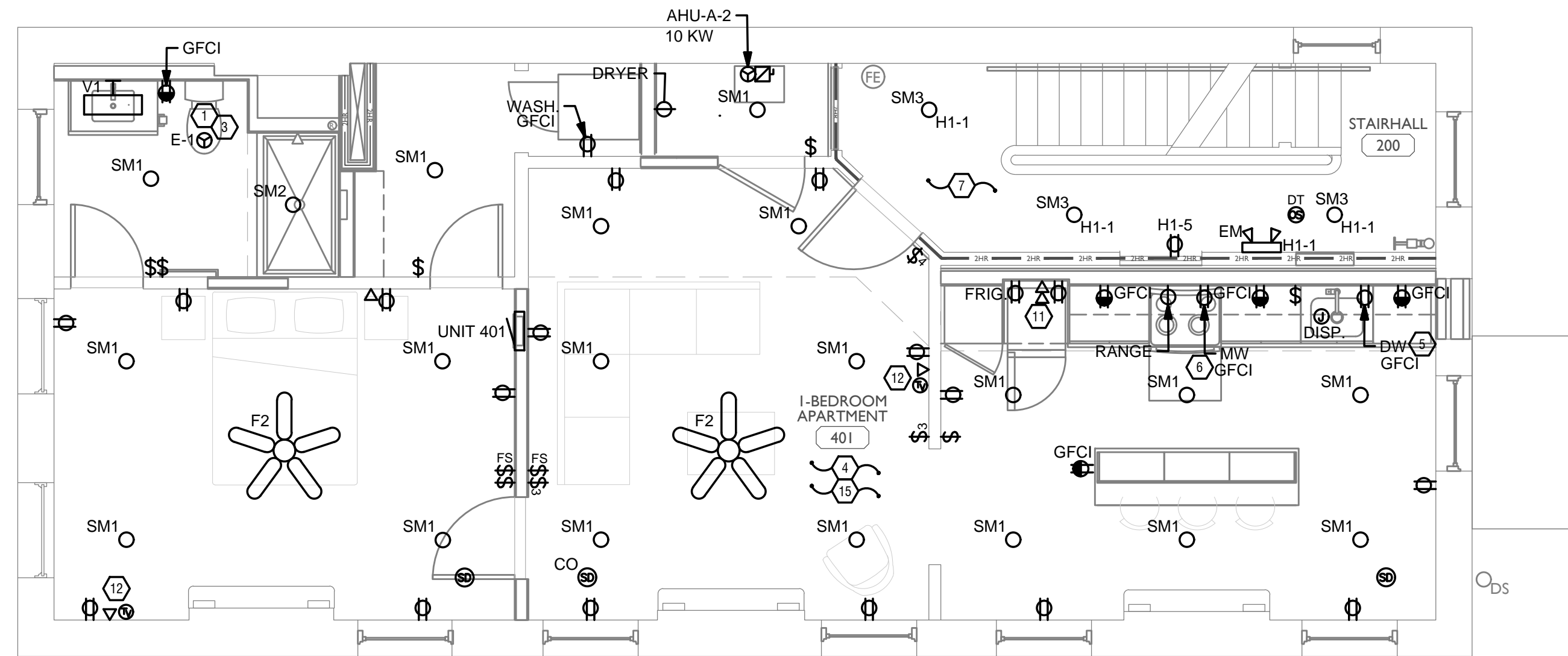
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PROPOSED PROJECT:
 RENOVATION FOR
1808 REPUBLIC ST / 1810 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

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Z:\Project_Directories\9700-9799\9757 - Findlay Flats - Findlay Flats - Construction Documents - Phase 1 (8 Buildings)\1808 REPUBLIC\REF-ART.dwg - Model, Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy
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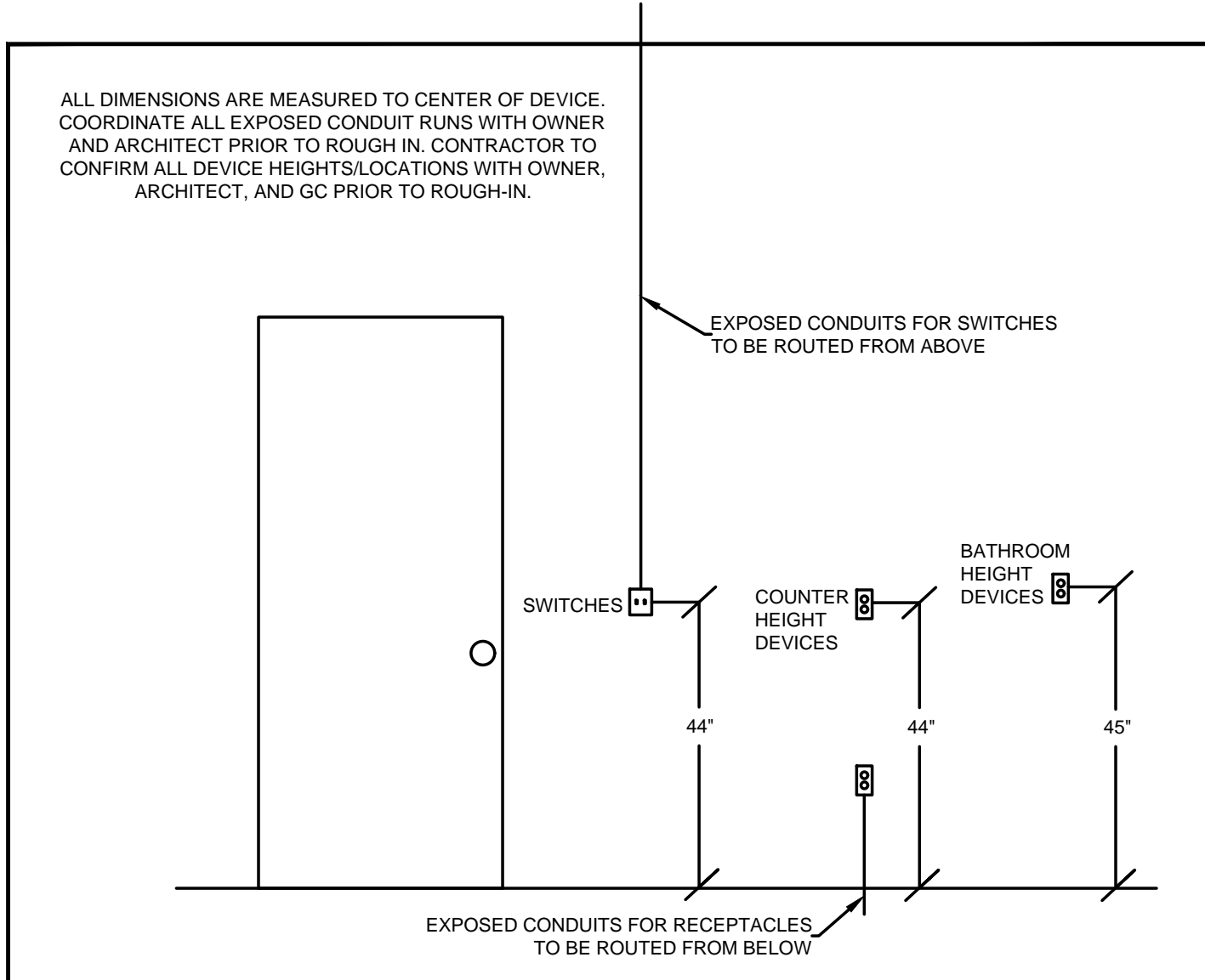
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CINCINNATI, OH, 45202

FINDLAY FLATS

Job No: 22042

8/10/2022

Checked By: PRS

Drawn by: AJW

Progress Dates

05/05/2023 BID P/E/FP

08/30/2024 BID SET 2

Revisions

Teamwork

Collaboration

Shared Success

515 Monmouth Street, Suite 204

Newport, KY 41071 (859) 261-0585

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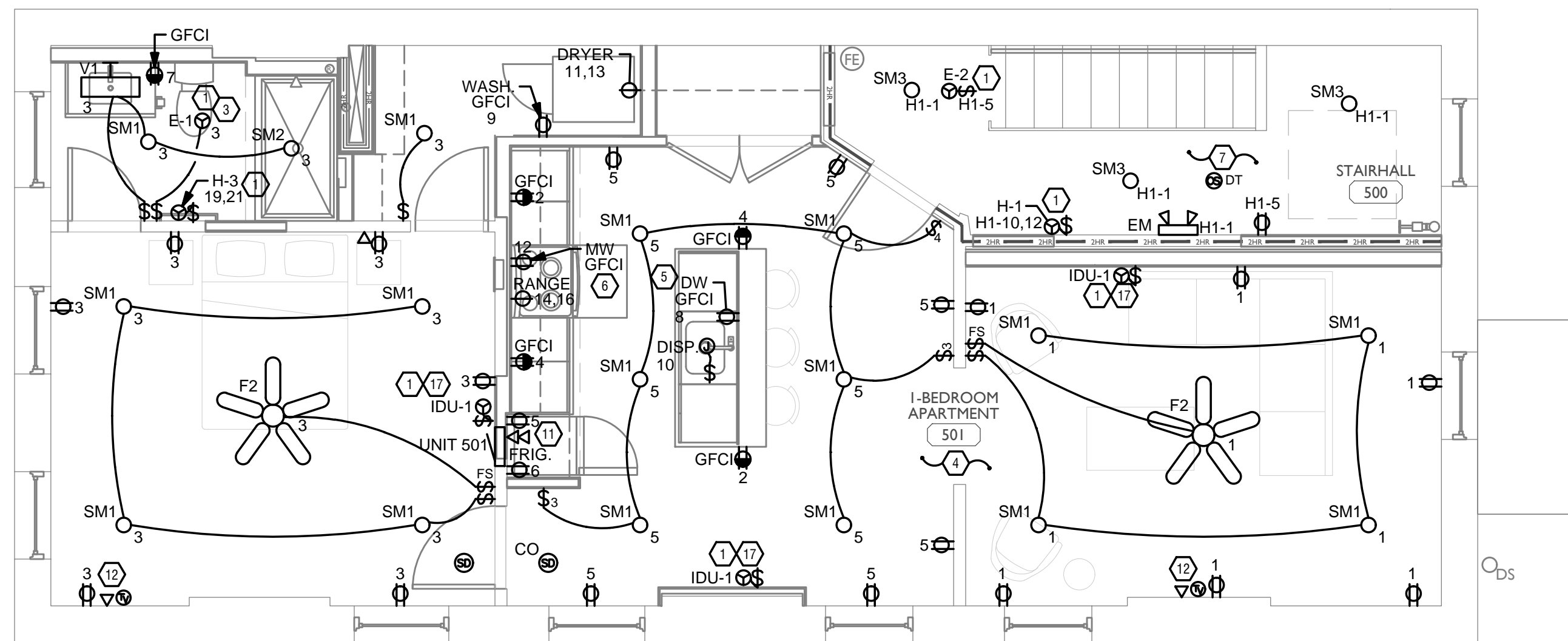
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Z:\Projects\Directors\9700-9799\9757 - Findlay Flats - Friday Parkside (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1808 REPUBLIC\REF-ART.dwg-Model, Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.gandy
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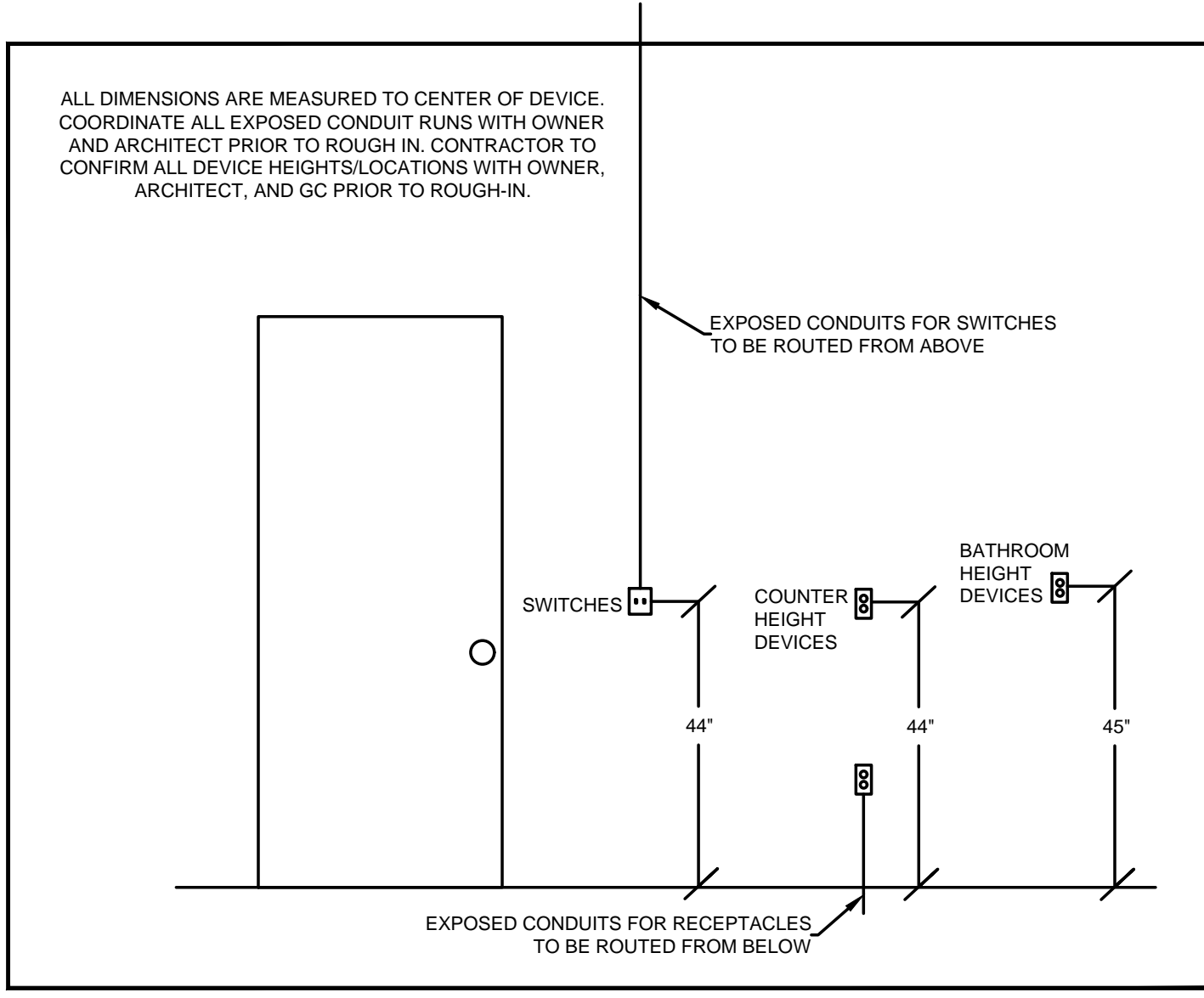
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- D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- E. ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 20' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- F. FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEViate FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- H. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
- I. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.

KEYED SHEET NOTES

1. MECHANICAL EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL REQUIREMENTS PRIOR TO ROUGH-IN.
2. PLUMBING EQUIPMENT PROVIDED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH PLUMBING REQUIREMENTS PRIOR TO ROUGH-IN.
3. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
4. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
5. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
6. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
7. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
8. 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.
9. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
13. COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX, 2N INTERCOM SYSTEM, WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
14. INSTALL FIBER OPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
15. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
16. HOT WATER CIRCULATION PUMP HARDWIRED CIRCUIT CONNECTION. COORDINATE LOCATION WITH PLUMBING CONTRACTOR. PRIOR TO ROUGH-IN.
17. LOCATION OF FUTURE RADON, PROVIDE JUNCTION BOX FOR FUTURE RADON FAN, FAN NOT TO BE INSTALLED AT THIS TIME.
18. UNIT WIRED TO TYPICAL "1B1" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 201 FOR CIRCUITRY LAYOUT.
19. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
20. DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.



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PROPOSED PROJECT: RENOVATION FOR 1808 REPUBLIC ST / 1810 REPUBLIC 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:

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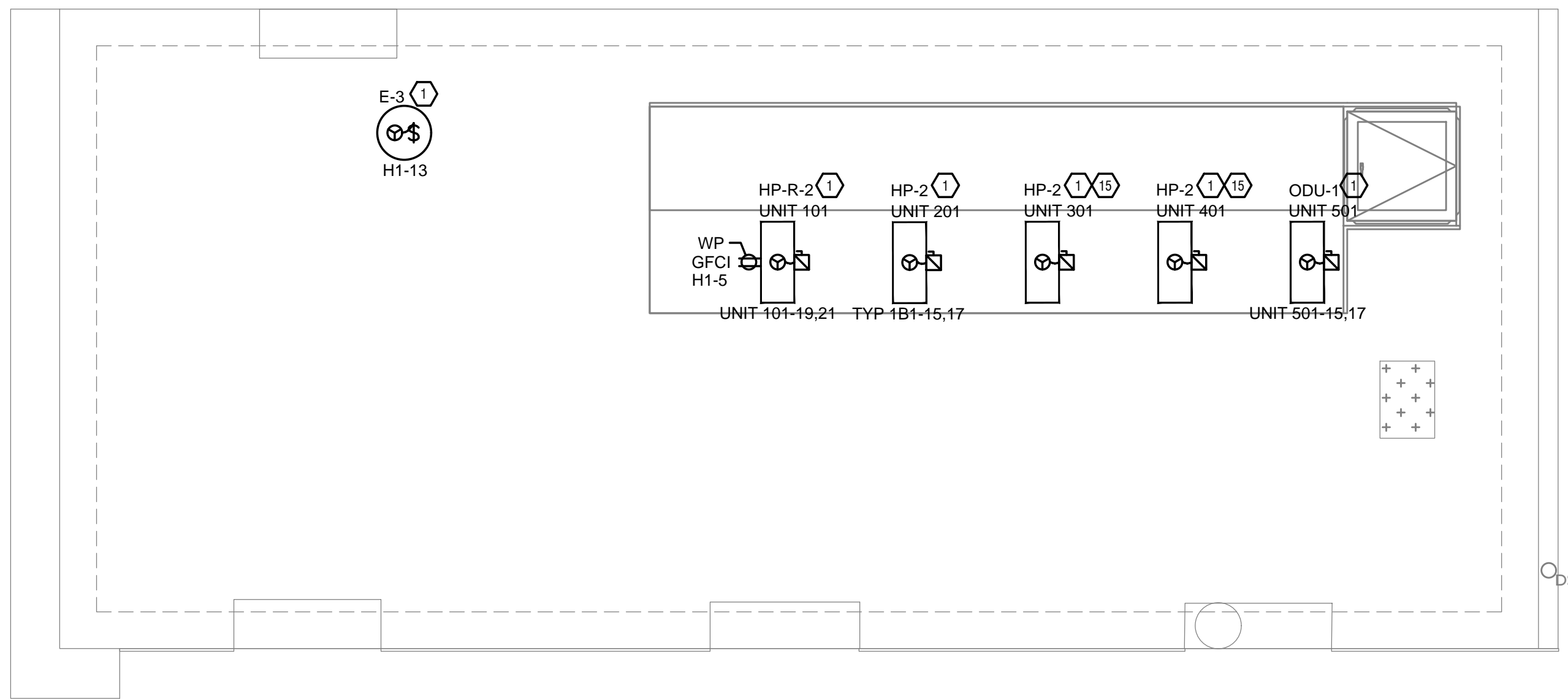
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- ### GENERAL NOTES-DWELLING UNITS
- PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL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

SCOPE OF WORK

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

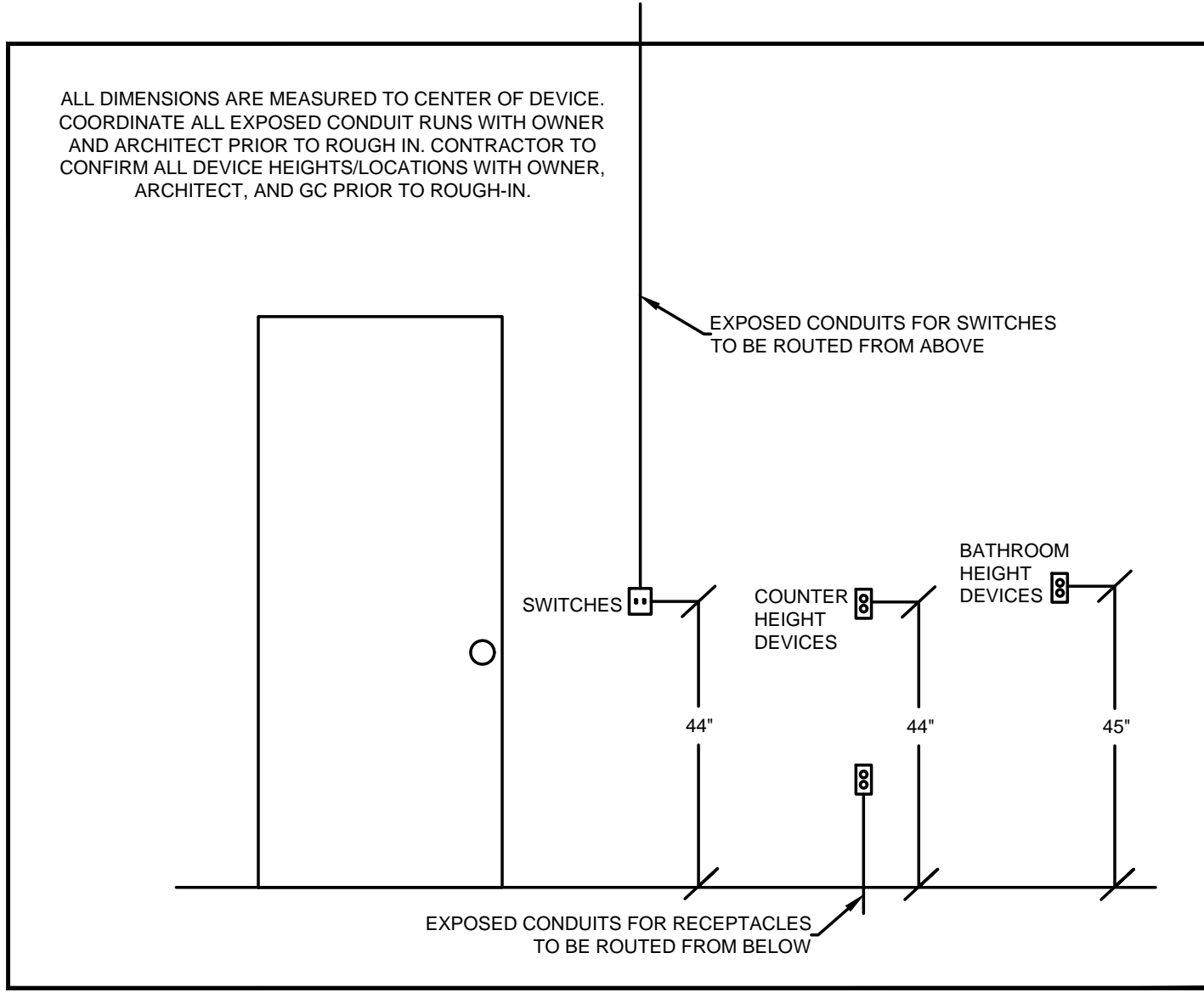
GENERAL NOTES-OVERALL PROJECT

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

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

- ### 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 20' 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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 - DUCTLESS INDOOR UNIT POWERED FROM OUTDOOR UNIT. CONFIRM LOCATION AND DISCONNECTING MEANS WITH INSTALLING CONTRACTOR.



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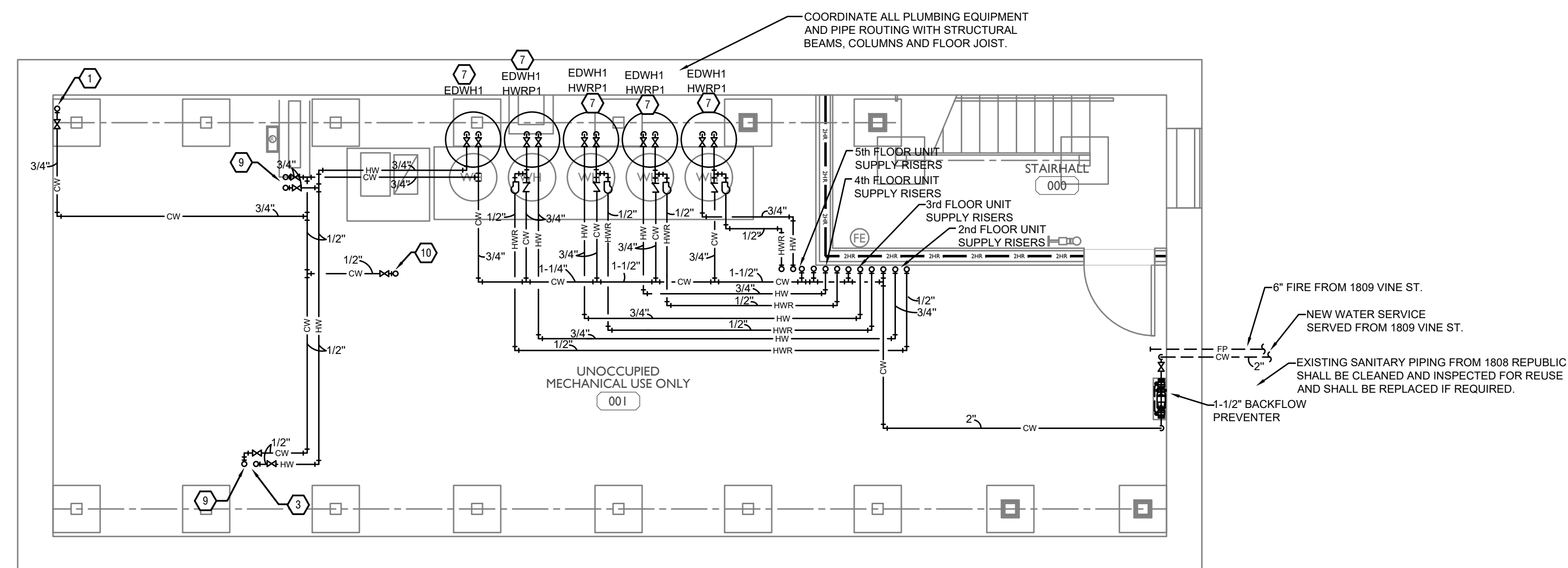
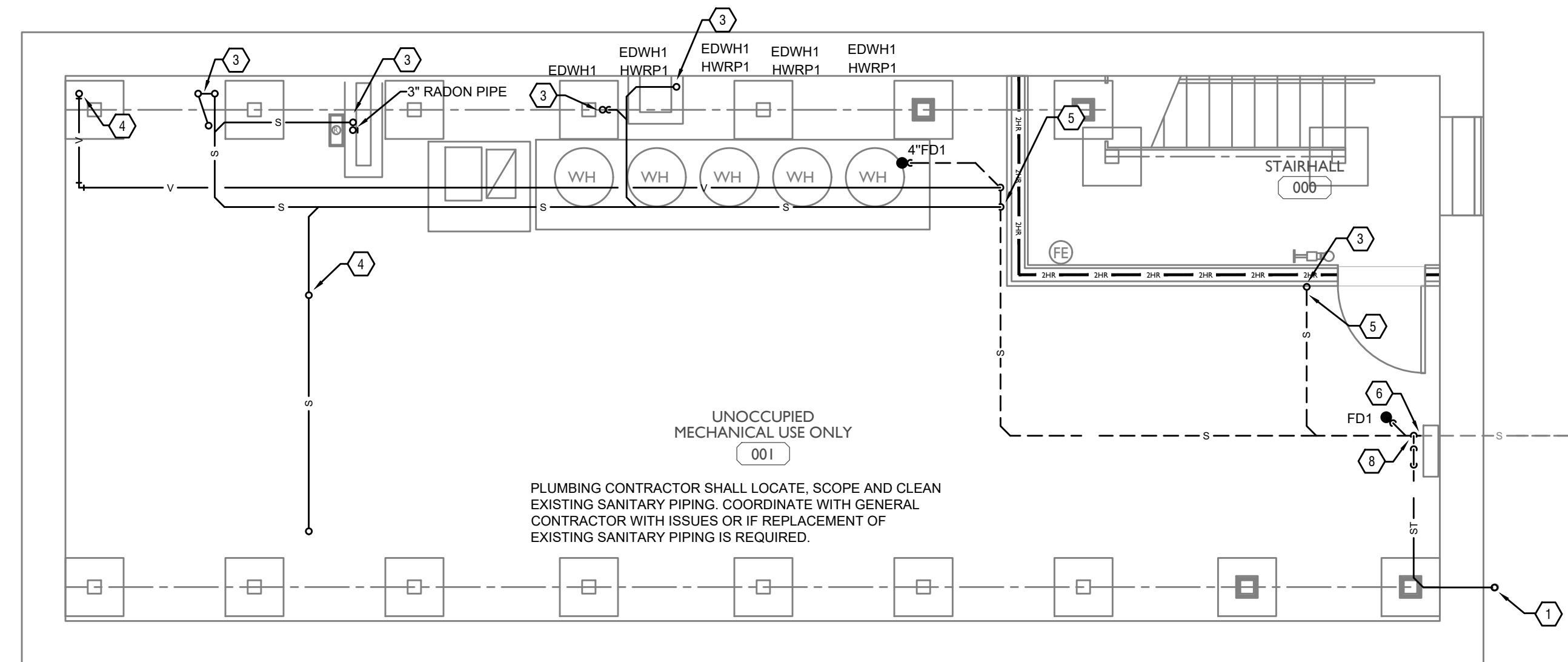
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 RENOVATION FOR
 1808 REPUBLIC ST / 1810 REPUBLIC ST

CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

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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

1. PROVIDE NEW DOWNSPOUT CONNECTION.
2. 3/4" COLD WATER PIPING UP TO SERVE WALL HYDRANT ON FLOOR ABOVE.
3. SANITARY PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
4. VENT PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
5. SANITARY PIPING DOWN UNDER SLAB. REFER TO ISOMETRICS FOR PIPE SIZES.
6. CONNECT NEW SANITARY PIPING TO EXISTING SANITARY PIPING.
7. 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.
8. CONNECT NEW STORM LEADERS WITH RUNNING TRAP TO EXISTING SANITARY PIPING.
9. HOT AND COLD WATER PIPING UP TO SERVE APARTMENT ON FLOOR ABOVE.
10. 1/2" COLD WATER PIPING UP TO FLOOR ABOVE.



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

PLUMBING PLAN - BASEMENT | 1

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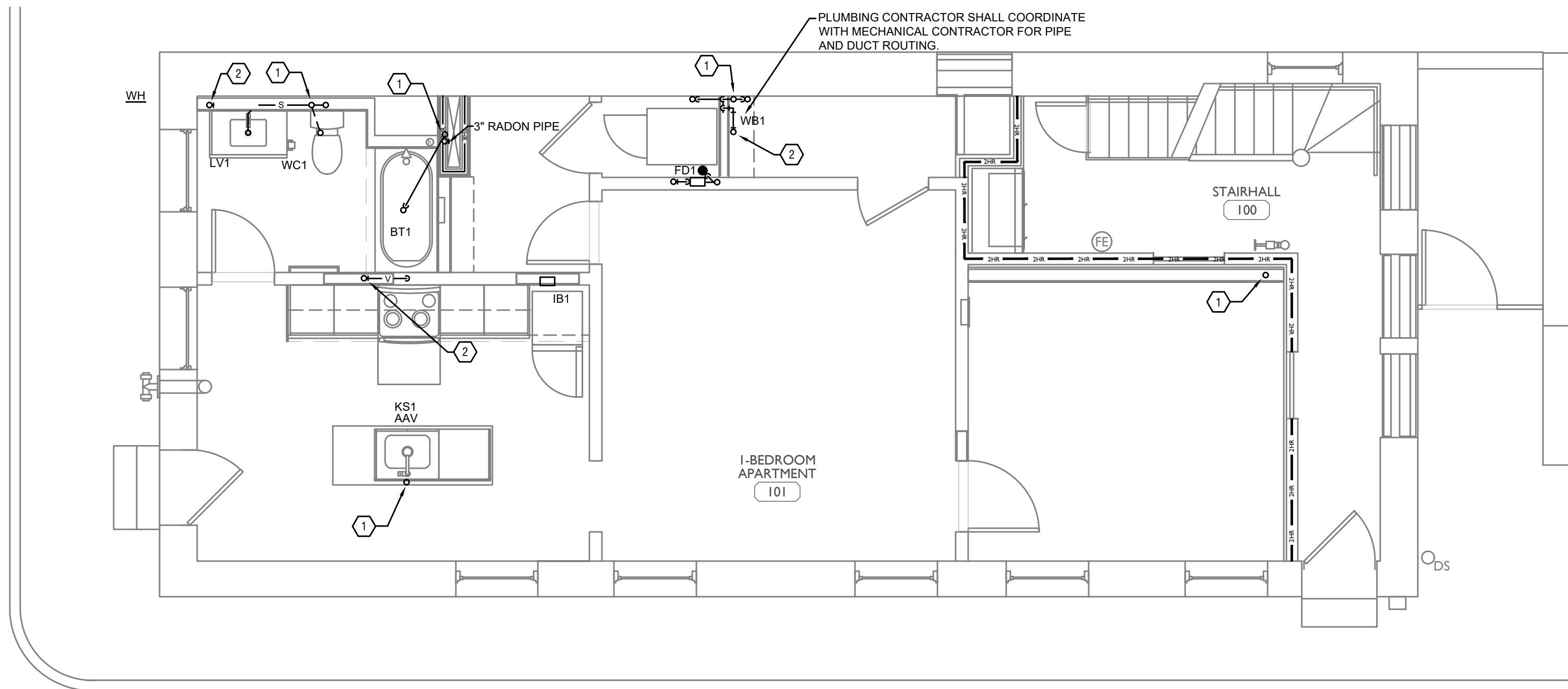
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PROPOSED PROJECT:
**RENOVATION FOR
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 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

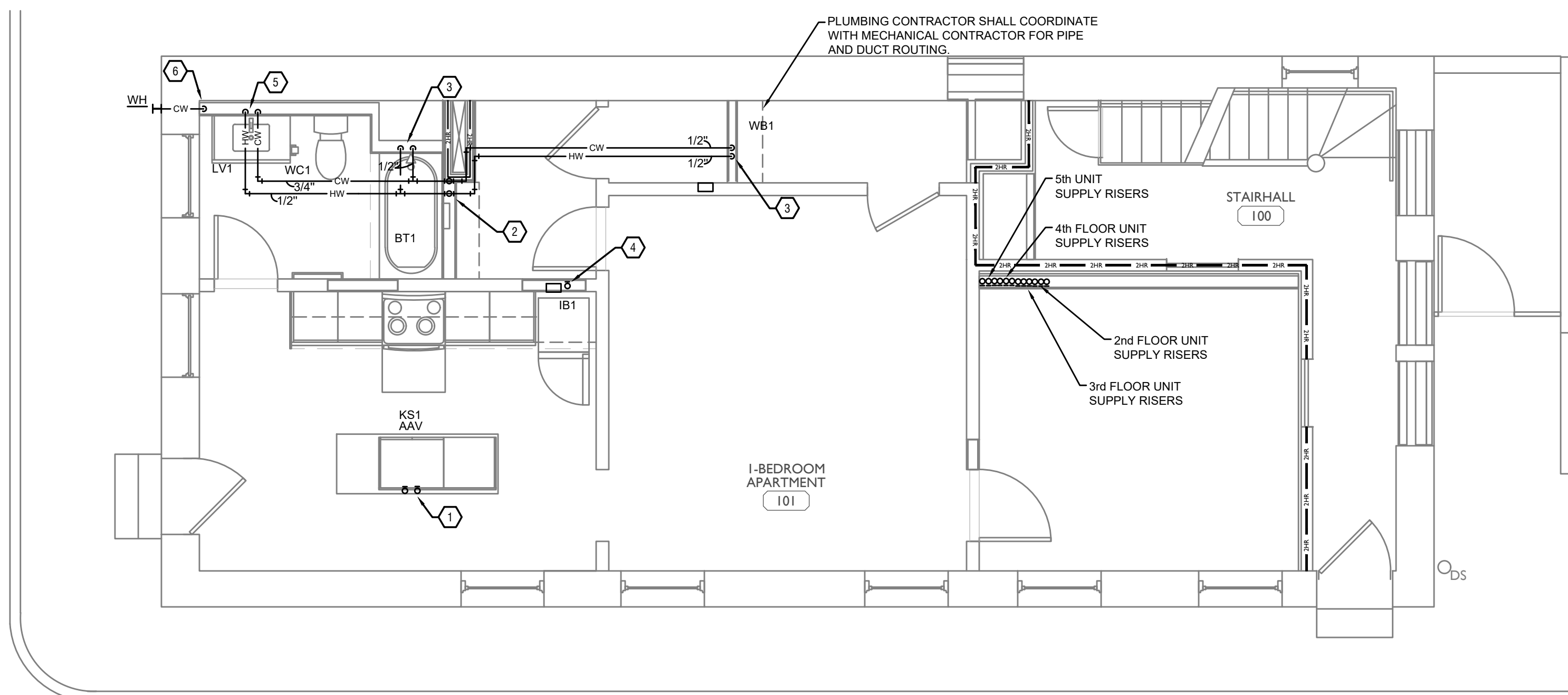
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PLUMBING FIRST FLOOR KEYED NOTES

1. SANITARY PIPING UP AND DOWN.
2. VENT PIPING UP AND DOWN.



PLUMBING FIRST FLOOR KEYED NOTES

1. 1/2" HOT AND COLD WATER UP FROM BELOW. 1/2" HOT AND COLD WATER TO KITCHEN SINK, 1/2" HOT WATER TO DISHWASHER.
2. 3/4" HOT AND COLD WATER PIPING UP FROM FLOOR BELOW.
3. 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
4. 1/2" COLD WATER PIPING UP FROM BELOW TO SERVE VALVE BOX FOR REFRIGERATOR.
5. 1/2" HOT WATER AND 3/4" COLD WATER DOWN. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER TO WATER CLOSET.
6. 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO SERVE WALL HYDRANT.

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

PLUMBING PLAN - FIRST FLOOR | 1



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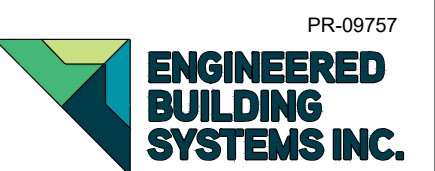


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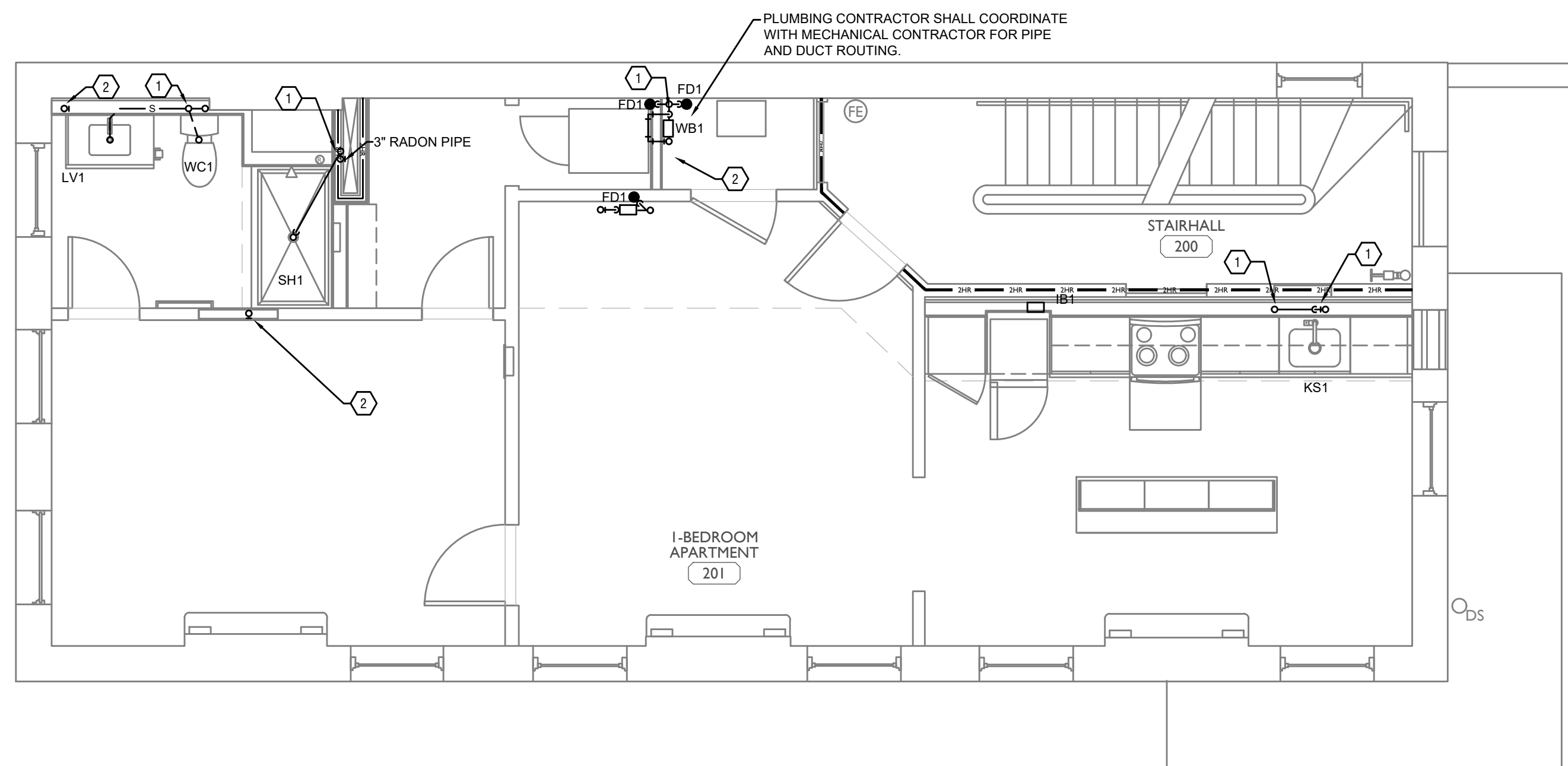
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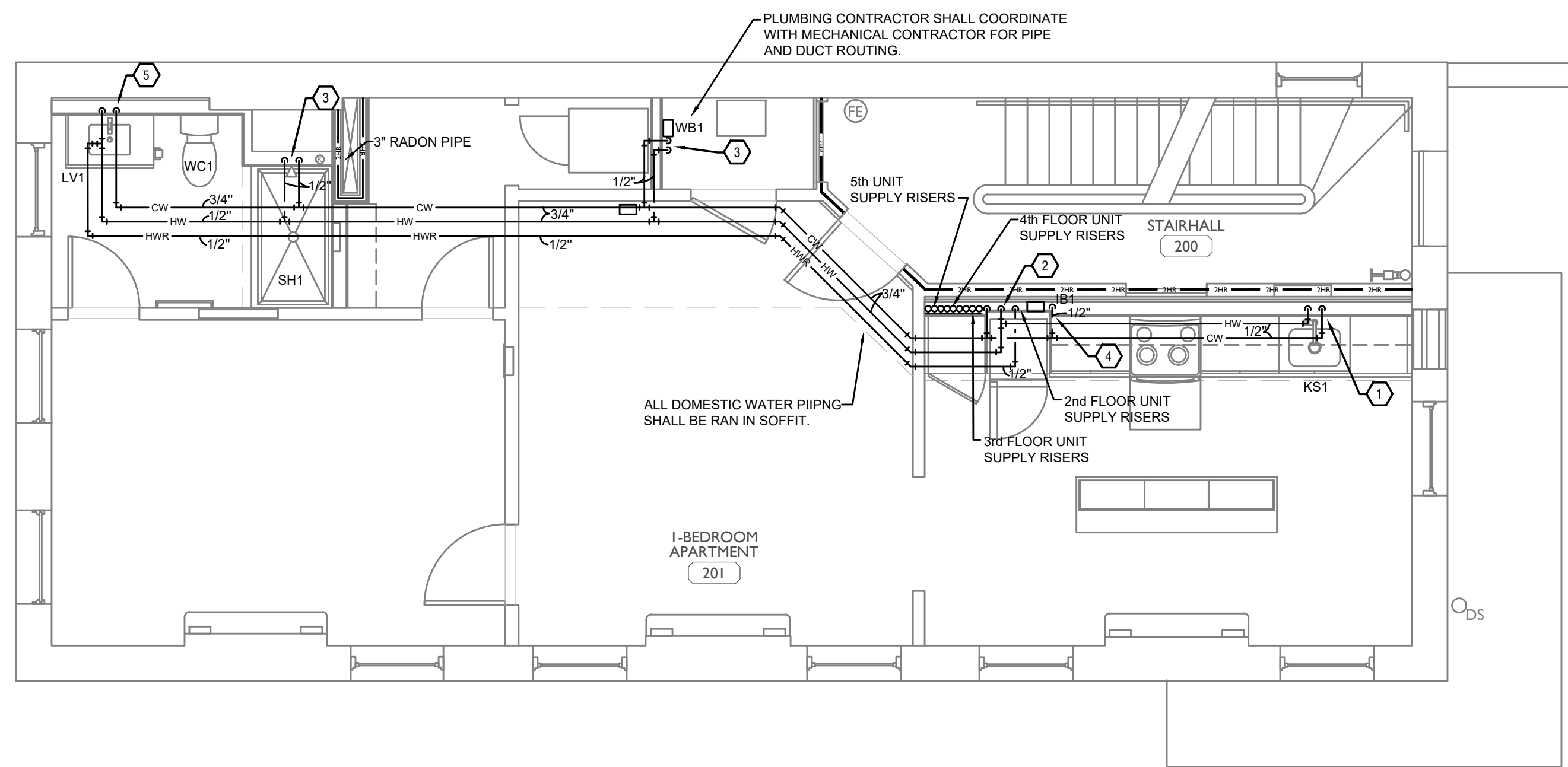
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PLUMBING SECOND FLOOR KEYED NOTES

1. SANITARY PIPING UP AND DOWN.
2. VENT PIPING UP AND DOWN.



PLUMBING SECOND FLOOR KEYED NOTES

1. 1/2" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO KITCHEN SINK, 1/2" HOT WATER TO DISHWASHER.
2. 3/4" HOT WATER, 3/4" COLD WATER AND 1/2" HOT WATER RETURN PIPING UP FROM FLOOR BELOW.
3. 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
4. 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
5. 1/2" HOT WATER AND 3/4" COLD WATER DOWN. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER TO WATER CLOSET.

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

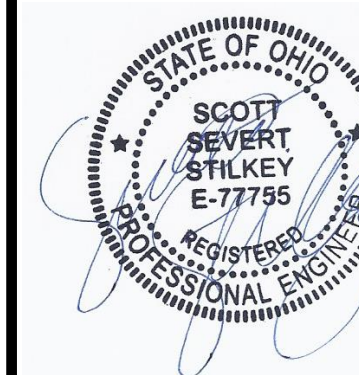
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PLUMBING PLAN - SECOND FLOOR |



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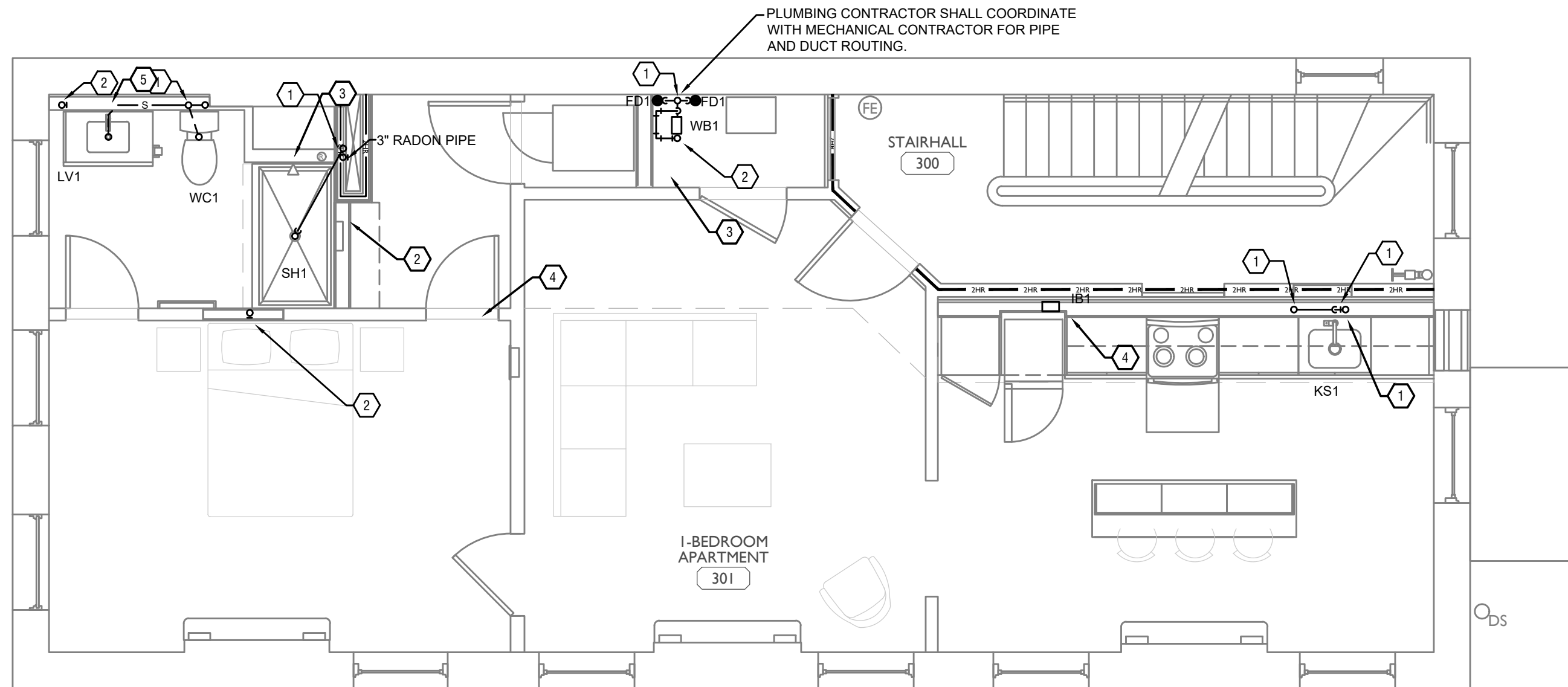
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PROPOSED PROJECT:
 RENOVATION FOR
 1808 REPUBLIC ST / 1810 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

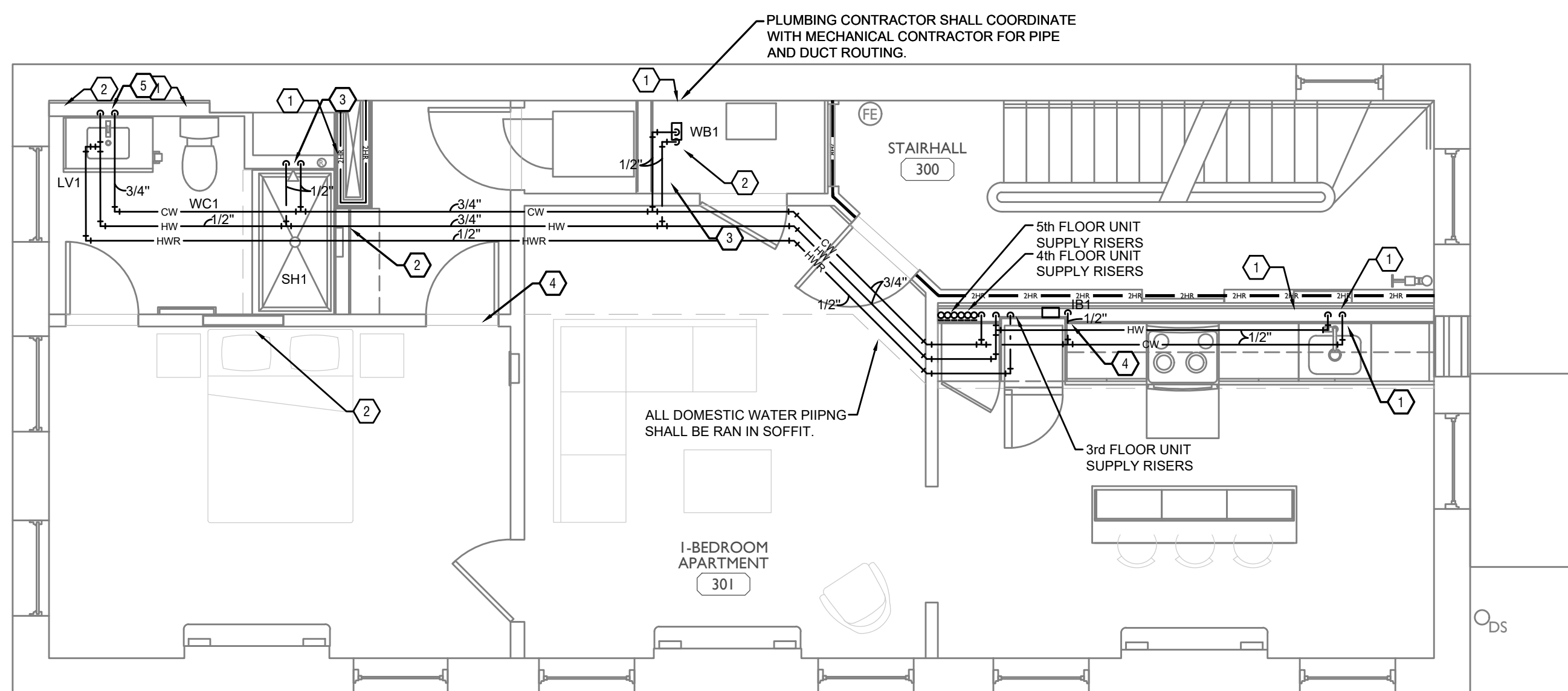
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PLUMBING THIRD FLOOR KEYED NOTES

1. SANITARY PIPING UP AND DOWN.
2. VENT PIPING UP AND DOWN.



PLUMBING THIRD FLOOR KEYED NOTES

1. 1/2" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO KITCHEN SINK, 1/2" HOT WATER TO DISHWASHER.
2. 3/4" HOT AND COLD WATER PIPING UP FROM FLOOR BELOW.
3. 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
4. 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
5. 1/2" HOT WATER AND 3/4" COLD WATER DOWN. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER TO WATER CLOSET.

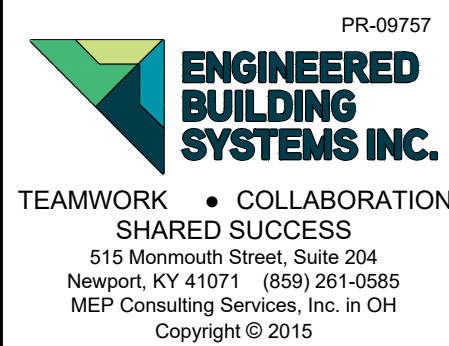
PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---S---	SANITARY/WASTE PIPING BELOW FLOOR
---S---	SANITARY/WASTE PIPING ABOVE CEILING
---V---	VENT PIPING
---CW---	COLD WATER PIPING
---HW---	HOT WATER PIPING
---HWR---	HOT WATER RETURN PIPING
---G---	NATURAL GAS PIPING
---ST---	STORM PIPING
FD ●	FLOOR DRAIN
RD ⊙	ROOF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



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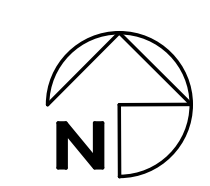
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PROPOSED PROJECT:
**RENOVATION FOR
 1808 REPUBLIC ST / 1810 REPUBLIC ST**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022



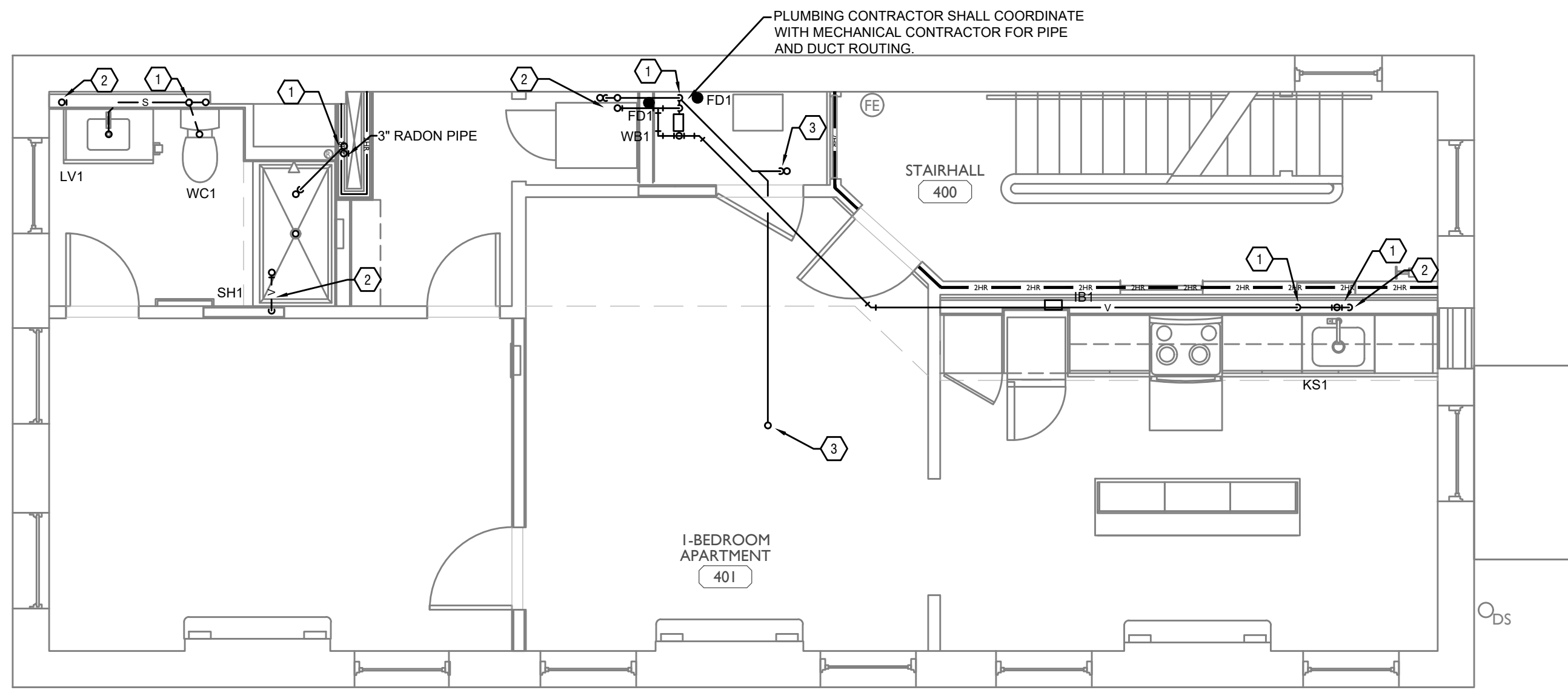
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PLUMBING PLAN - THIRD FLOOR | 1

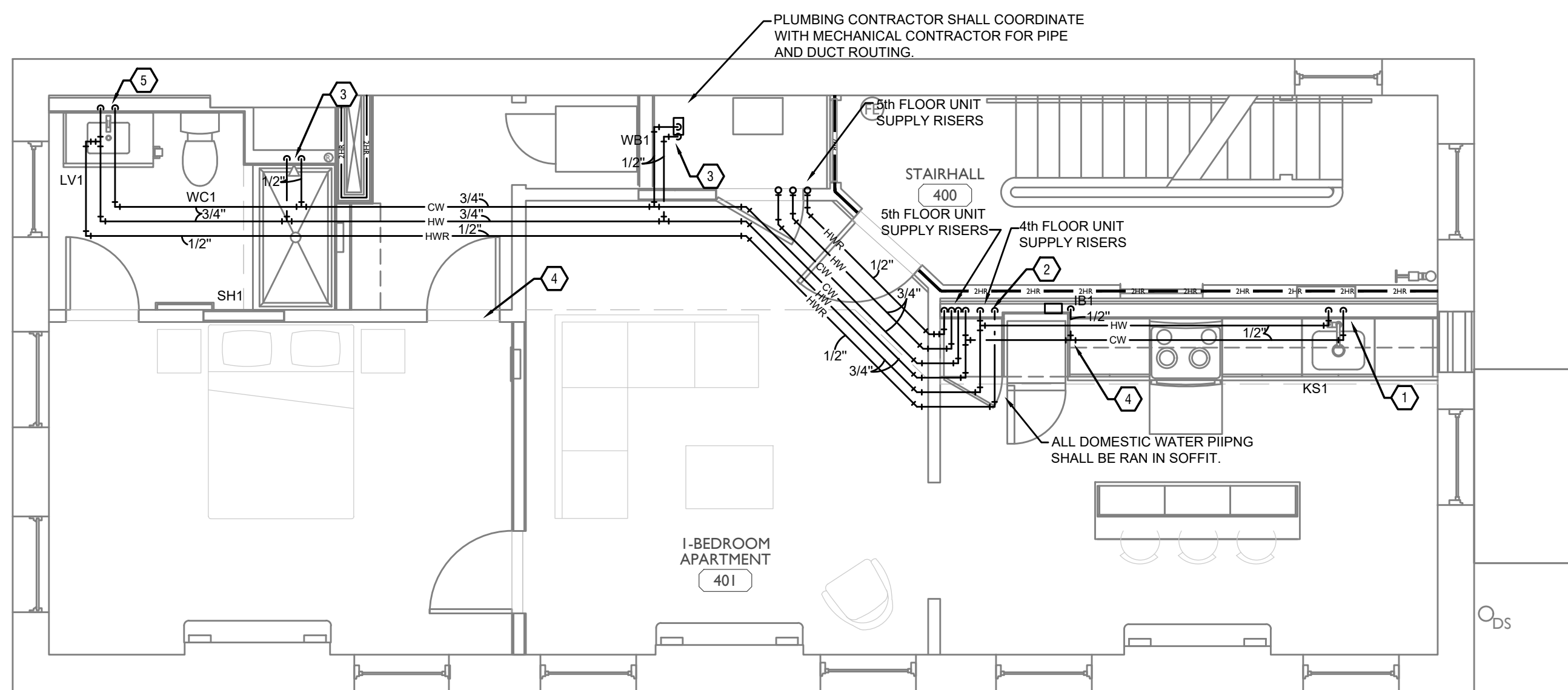
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- PLUMBING FOURTH FLOOR KEYED NOTES**
1. SANITARY PIPING UP AND DOWN.
 2. VENT PIPING UP AND DOWN.
 3. SANITARY PIPING UP TO FLOOR ABOVE.



- PLUMBING FOURTH FLOOR KEYED NOTES**
1. 1/2" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO KITCHEN SINK, 1/2" HOT WATER TO DISHWASHER.
 2. 3/4" HOT AND COLD WATER PIPING UP FROM FLOOR BELOW.
 3. 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
 4. 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
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⊘	CHECK VALVE
⊘	BALANCING VALVE
CO ●	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
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⊘	HOT WATER RETURN PUMP

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

PLUMBING PLAN - FOURTH FLOOR |



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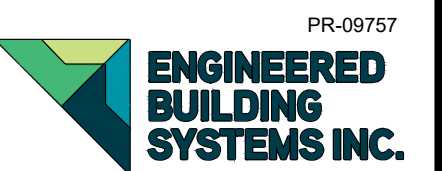


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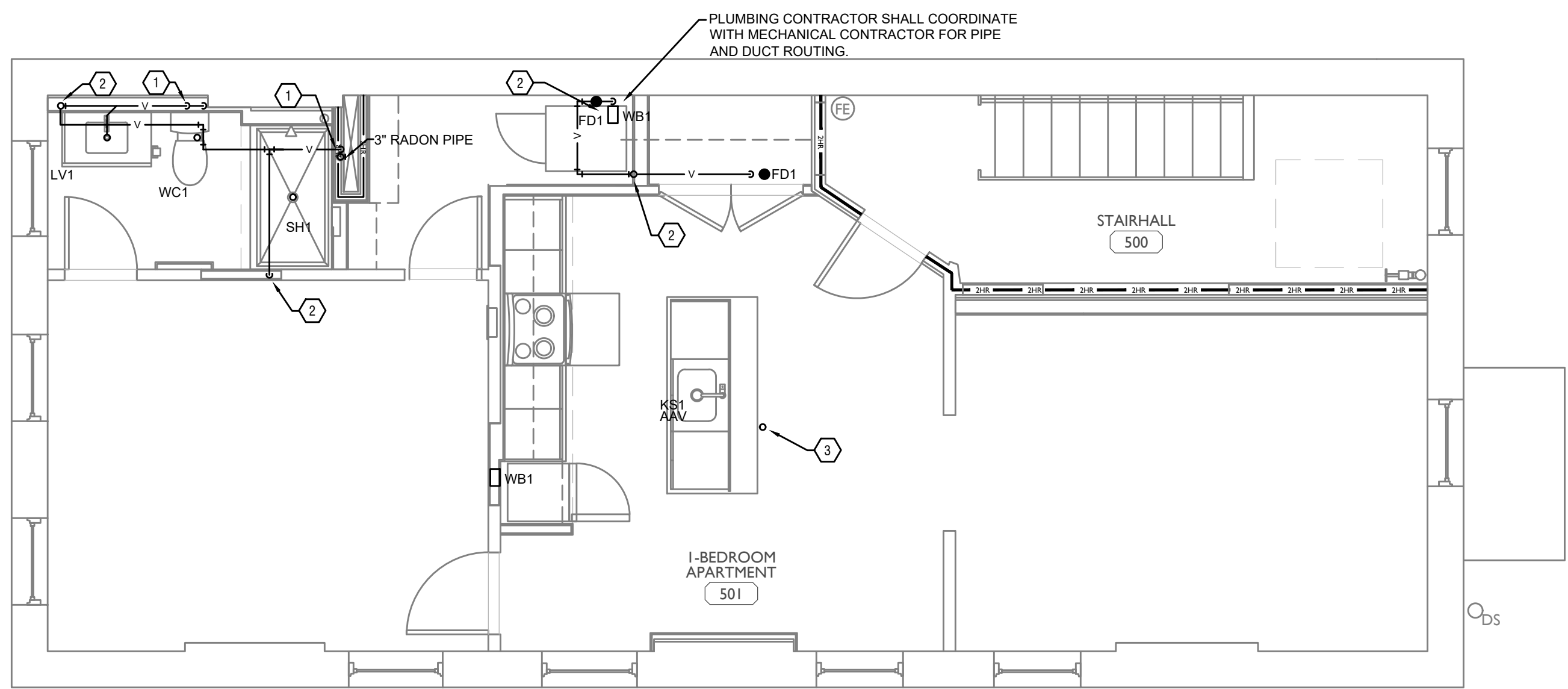
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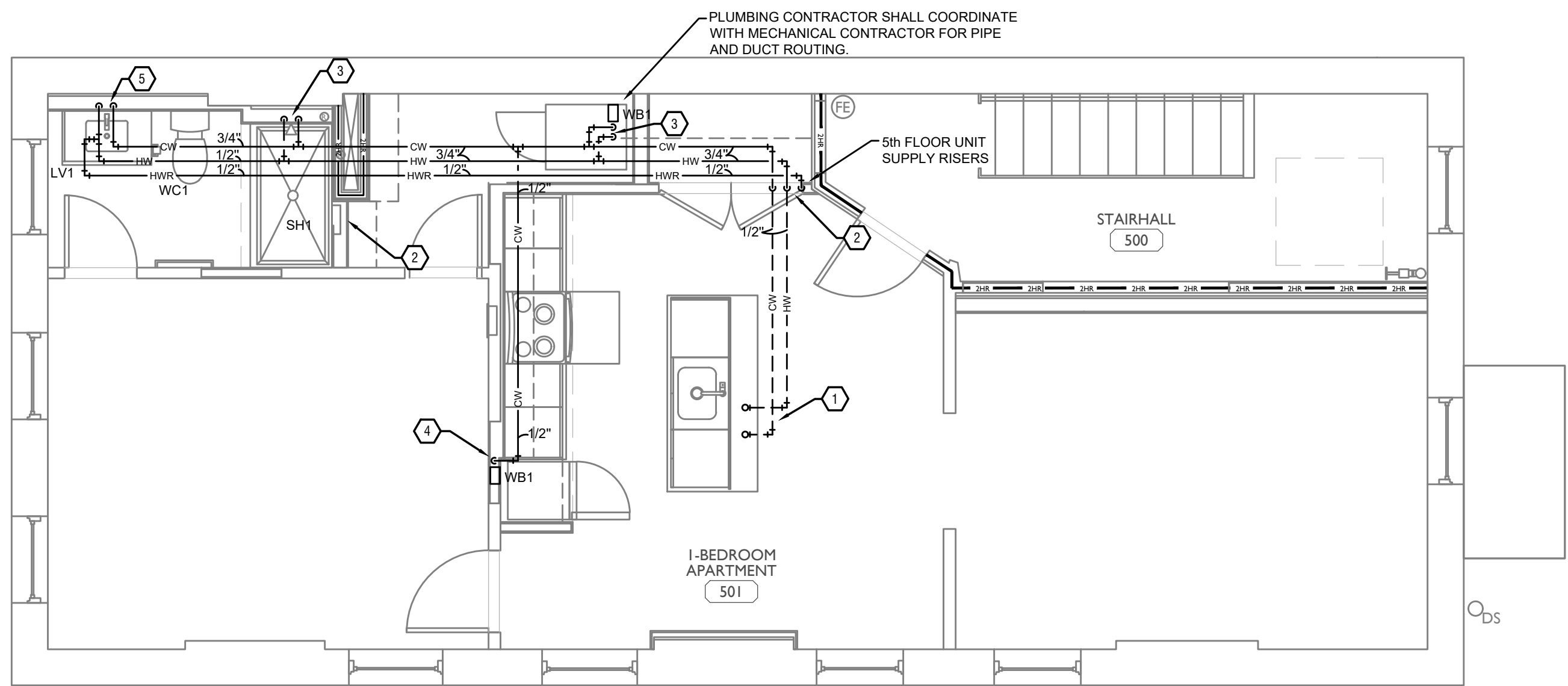
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PI.04

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- PLUMBING FOURTH FLOOR KEYED NOTES**
- SANITARY PIPING UP AND DOWN.
 - VENT PIPING UP AND DOWN.
 - SANITARY PIPING UP TO FLOOR ABOVE

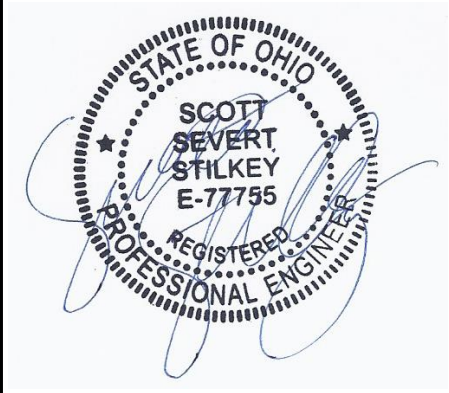


- PLUMBING FOURTH FLOOR KEYED NOTES**
- 1/2" HOT AND COLD WATER DOWN IN WALL. 1/2" HOT AND COLD WATER TO KITCHEN SINK, 1/2" HOT WATER TO DISHWASHER.
 - 3/4" HOT WATER, COLD WATER AND 1/2" HOT WATER RETURN PIPING UP FROM FLOOR BELOW.
 - 1/2" HOT AND COLD WATER TO SERVE PLUMBING FIXTURE.
 - 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
 - 1/2" HOT WATER AND 3/4" COLD WATER DOWN. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER TO WATER CLOSET.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---S---	SANITARY/WASTE PIPING BELOW FLOOR
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⊘	CHECK VALVE
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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

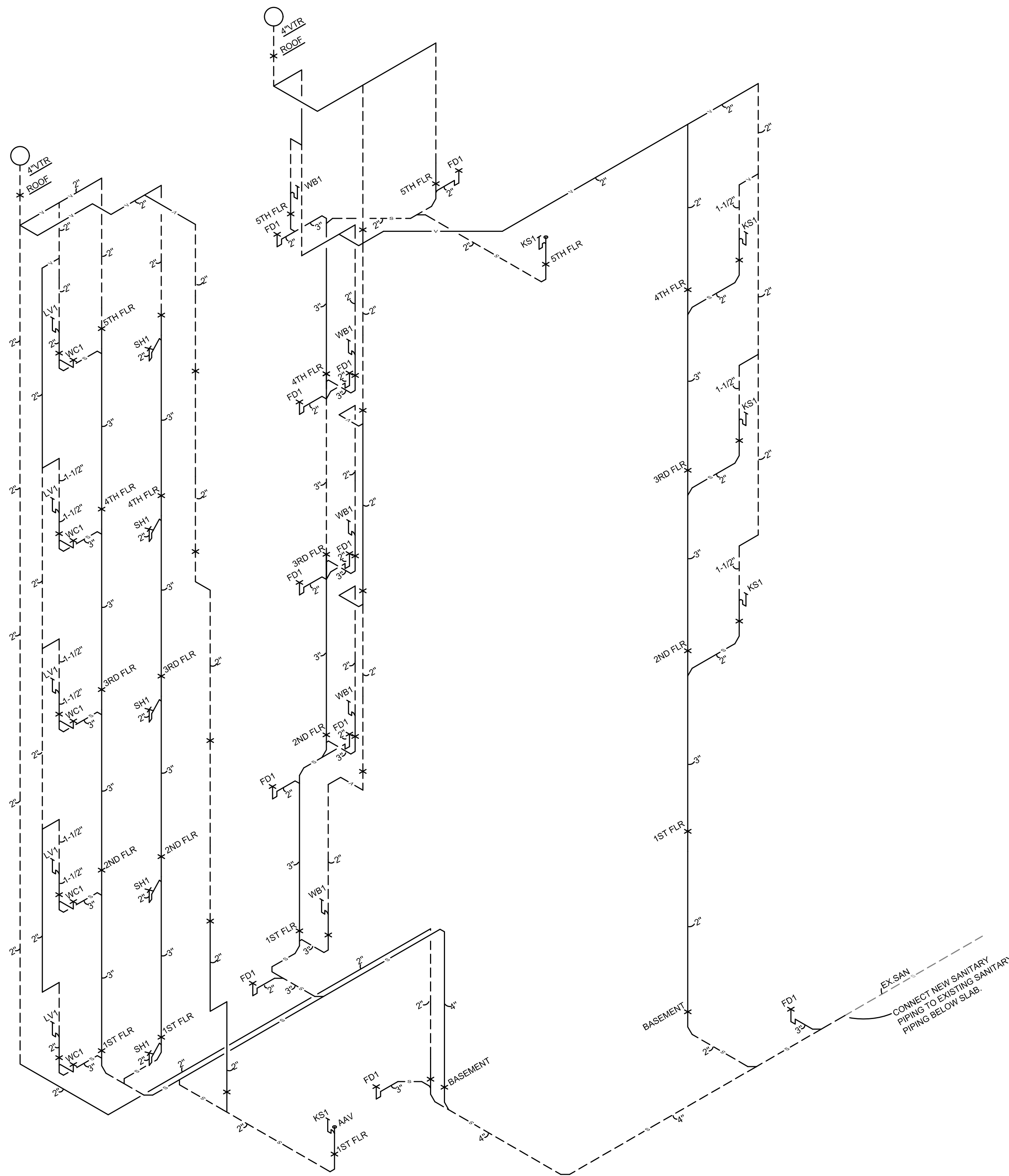


SCALE: 1/4" = 1'-0"

PLUMBING PLAN - FIFTH FLOOR |

PI.05

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WASTE AND VENT ISOMETRIC SCALE: NOT TO SCALE

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