

12 W ELDER ST / 1802 REPUBLIC ST

CINCINNATI, OHIO, 45202

FINDLAY FLATS RENOVATION

PLATTE
architecture + design

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

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
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MEP ENGINEER

ENGINEERED BUILDING SYSTEMS, INC.
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NEWPORT, KY 41071
(859) 261-0585

CIVIL ENGINEER

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

ARCHITECT

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

CLIENT/DEVELOPER

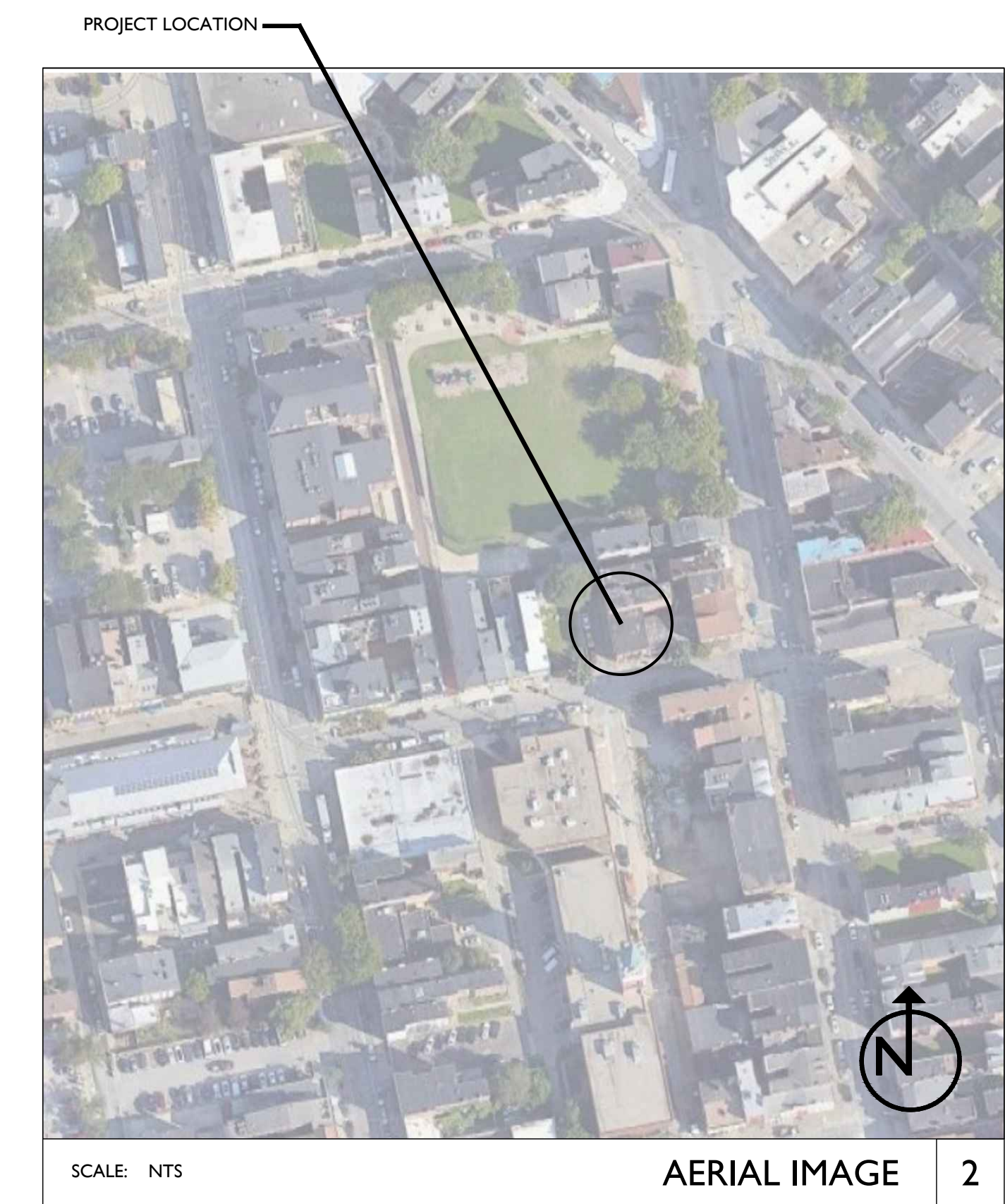
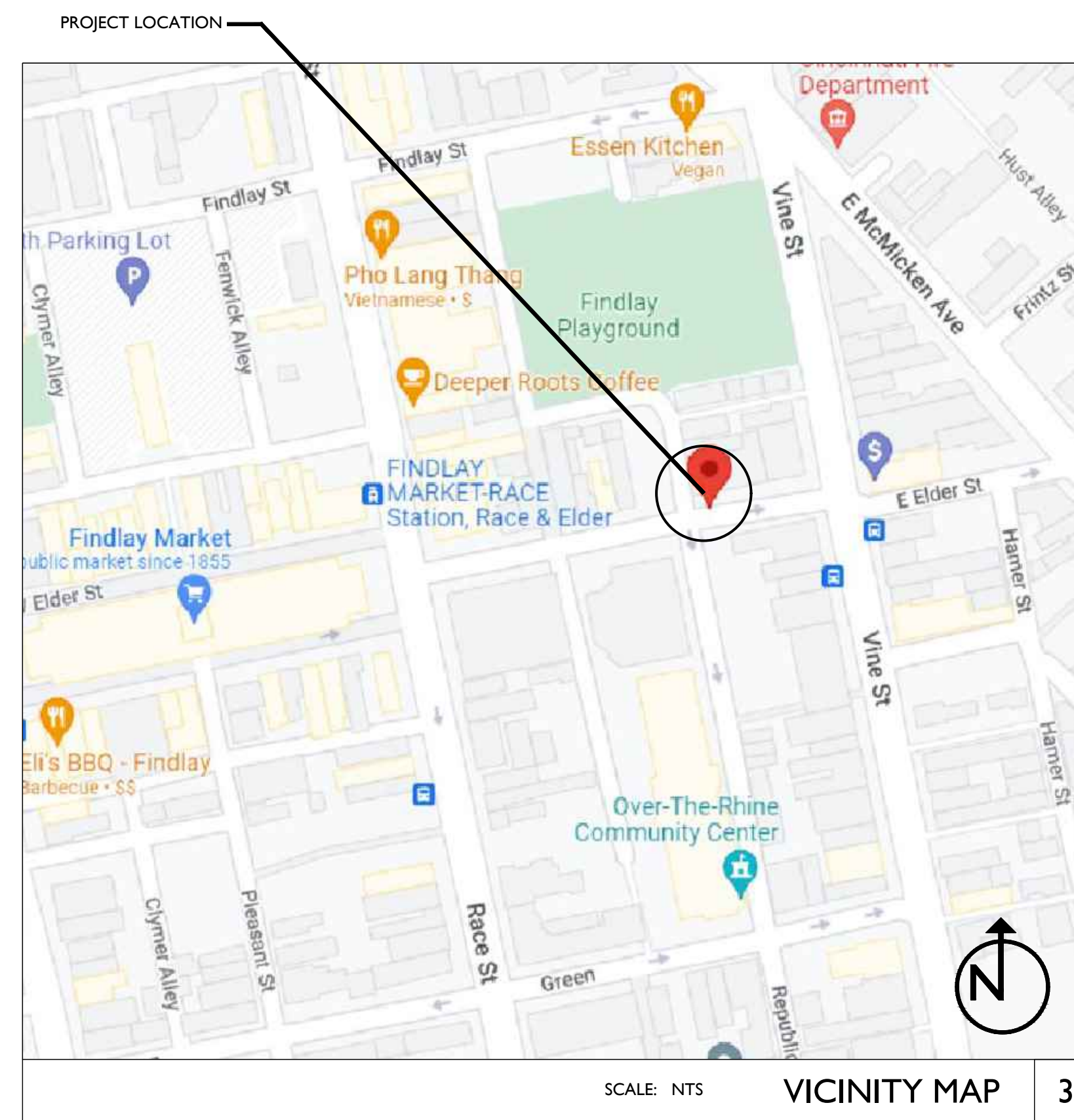
3CDC
1203 WALNUT STREET
CINCINNATI, OH 45202
(513) 621-4400

PROJECT DESCRIPTION

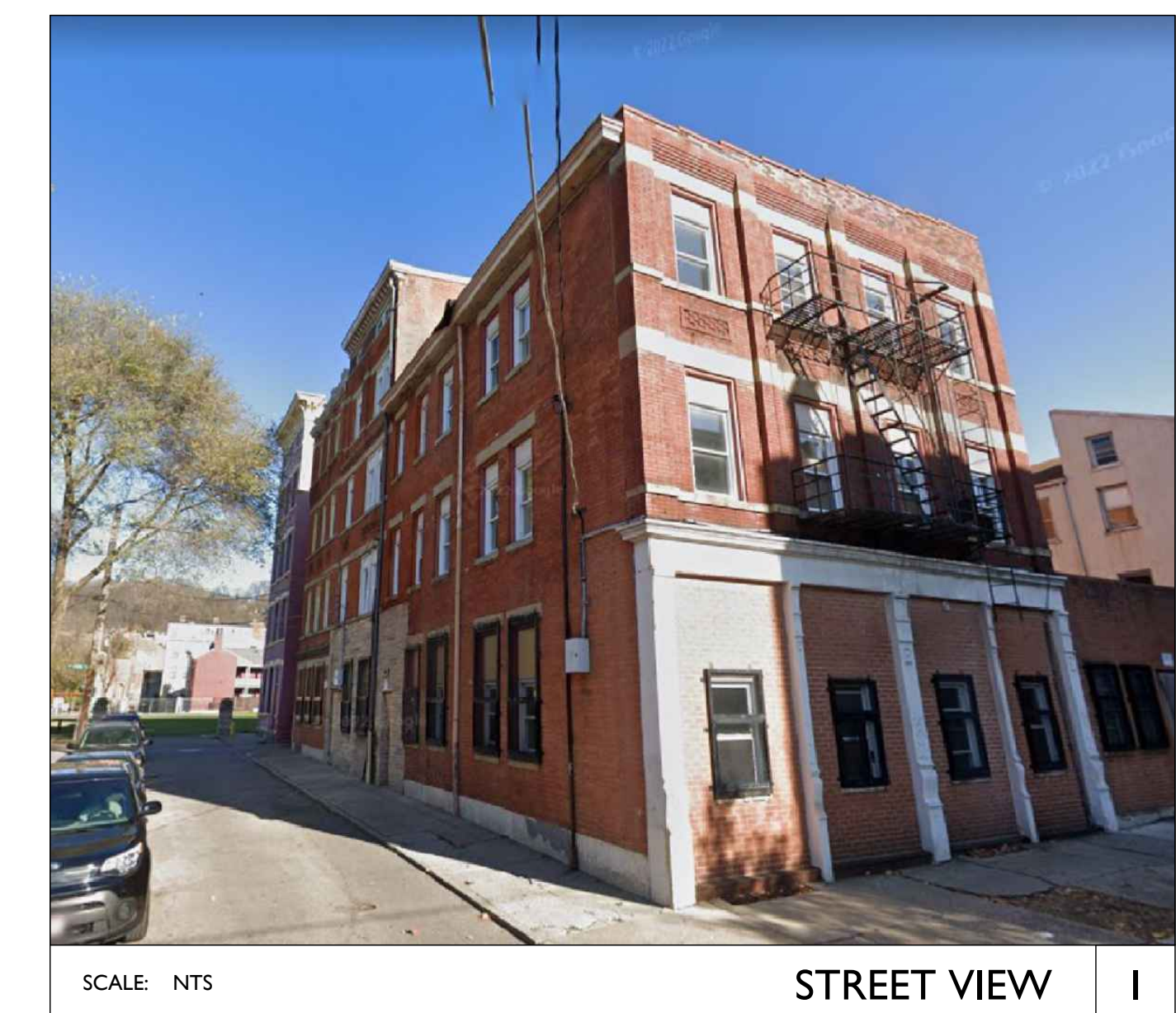
THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC COMMERCIAL / RESIDENTIAL BUILDING. 12 W ELDER ST. / 1802 REPUBLIC ST IS A 3 STORY BUILDING WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED. THE FIRST FLOOR WILL REMAIN OCCUPIED AND WILL BECOME B / M USES. THE UPPER FLOORS WILL BE USED FOR R-2 APARTMENTS. THE ATTIC WILL REMAIN UNOCCUPIED.

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| STRUCTURAL DRAWINGS | | | | | |
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| TYPICAL ABBREVIATIONS | | | | TYPICAL SYMBOLS | |
|-----------------------|--|--------|---|-----------------|------------------------|
| ADJ | ADJACENT | EXG | EXISTING | N.I.C. | NOT IN CONTRACT |
| A.F.F. | ABOVE FINISH FLOOR | EXT | EXTERIOR | N.I.S. | NOT IN SCOPE |
| ALT | ALTERNATE | FDC | FIRE DEPARTMENT CONNECTION | N.T.S. | NOT TO SCALE |
| ALUM | ALUMINUM | FDN | FOUNDATION | OBC | OHIO BUILDING CODE |
| APPROX | APPROXIMATELY | FEN | FIRE EXTINGUISHER | O.C. | ON CENTER |
| APT | APARTMENT | F.F.E. | FINISH FLOOR ELEVATION | OPNG | OPENING |
| BD | BOARD | FLR | FLOOR | OP | OPPOSITE |
| BLDG | BUILDING | FTG | FOOTING | O/ | OVER |
| C.L. | CENTER LINE | G.C. | GENERAL CONTRACTOR | PLWD | PLYWOOD |
| C.J. | CONTROL JOINT | H.M. | HOLLOW METAL | PLUMB | PLUMBING |
| CLG | CLEAR DIMENSION | HR | HOUR | PT. | PRESSURE TREATED |
| CLR | CONCRETE | HVAC | HORIZONTAL HEATING, VENTILATION, & AIR CONDITIONING | RCP | REFLECTED CEILING PLAN |
| C.M.U. | MASONRY UNIT | INCL | INCLUDING | REV | REVISED/REVISION |
| COL | COLUMN | INFO | INFORMATION | R.O. | ROUGH OPENING |
| CONC | CONCRETE | INSUL | INSULATED/INSULATING | R.O.W. | RIGHT OF WAY |
| CONT | CONTINUOUS/CONTINUED | INT | INTERIOR | SIM | SIMILAR |
| CONTR | CONTRACTOR | LL | LIVE LOAD | SF | SQUARE FEET |
| DIAG | DIAGONAL | MATL | MATERIAL | SPEC | SPECIFICATION |
| DIA or Ø | DIAMETER | MECH | MECHANICAL | STRUCT | STRUCTURAL |
| DIM(S) | DIMENSION(S) | MEP | MECHANICAL, ELECTRICAL & ENGINEERING | T.O. or T/ | TOP OF |
| D.O.T.E. | DEPARTMENT OF TRANSPORTATION & ENGINEERING | N/A | NOT APPLICABLE | T&G | TONGUE & GROOVE |
| D.L. | DEAD LOAD | | | 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 |
| EA | 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 | | | | |



NOT FOR CONSTRUCTION

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

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

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CODE NOTES 2

OF THE FIRE ESCAPE. A STANDPIPE IS NOT REQUIRED, AS THE FLOOR LEVEL OF THE HIGHEST STORY IS < 30' ABOVE LOWEST FIRE DEPARTMENT ACCESS. WHEN SUBMITTING FOR PERMIT, CONTRACTOR IS TO PROVIDE DOCUMENTATION FROM MANUFACTURER THAT SUCH HEADS PROVIDE 100% COVERAGE OF THE ADJACENT WINDOWS.

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

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

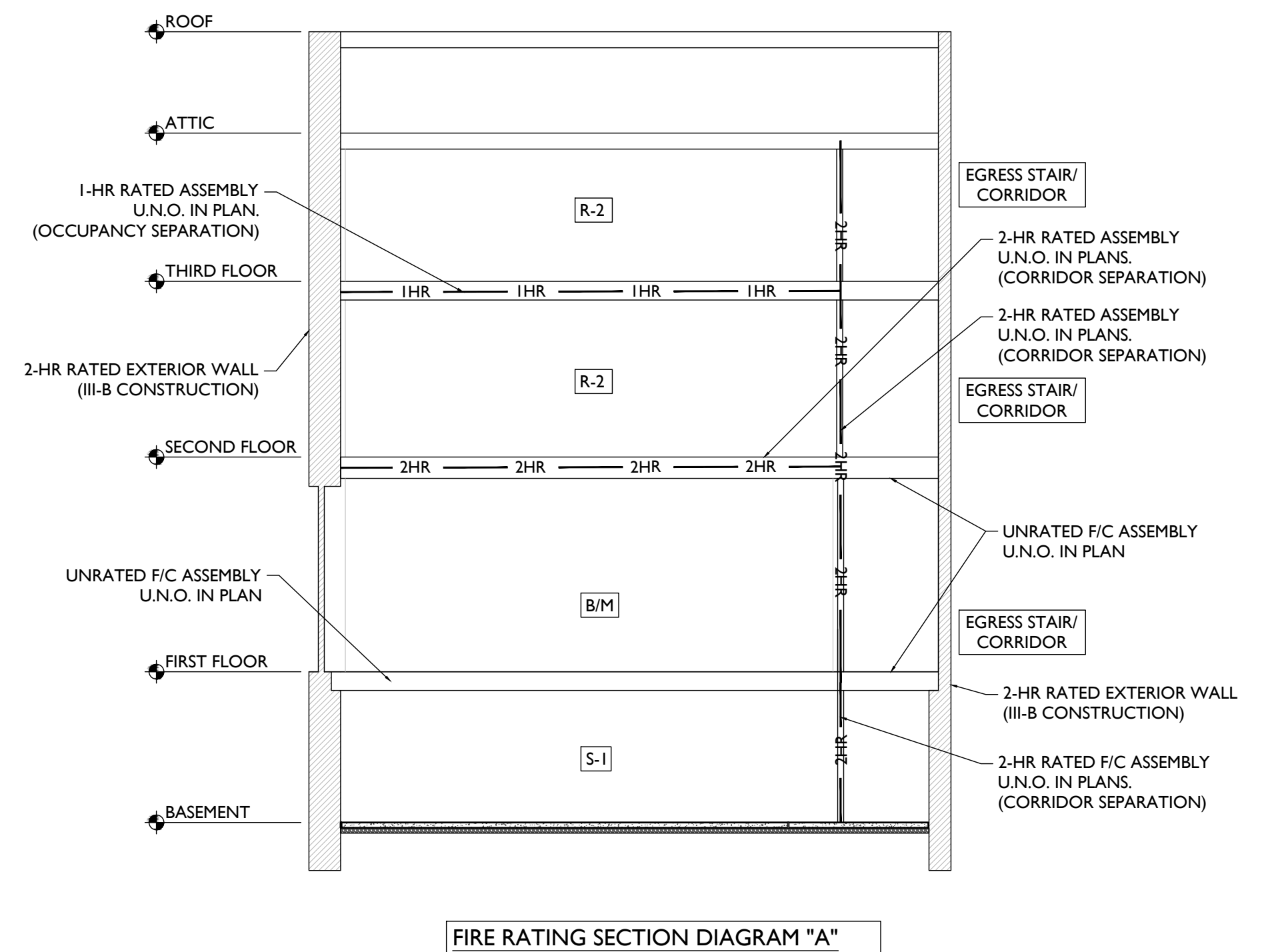
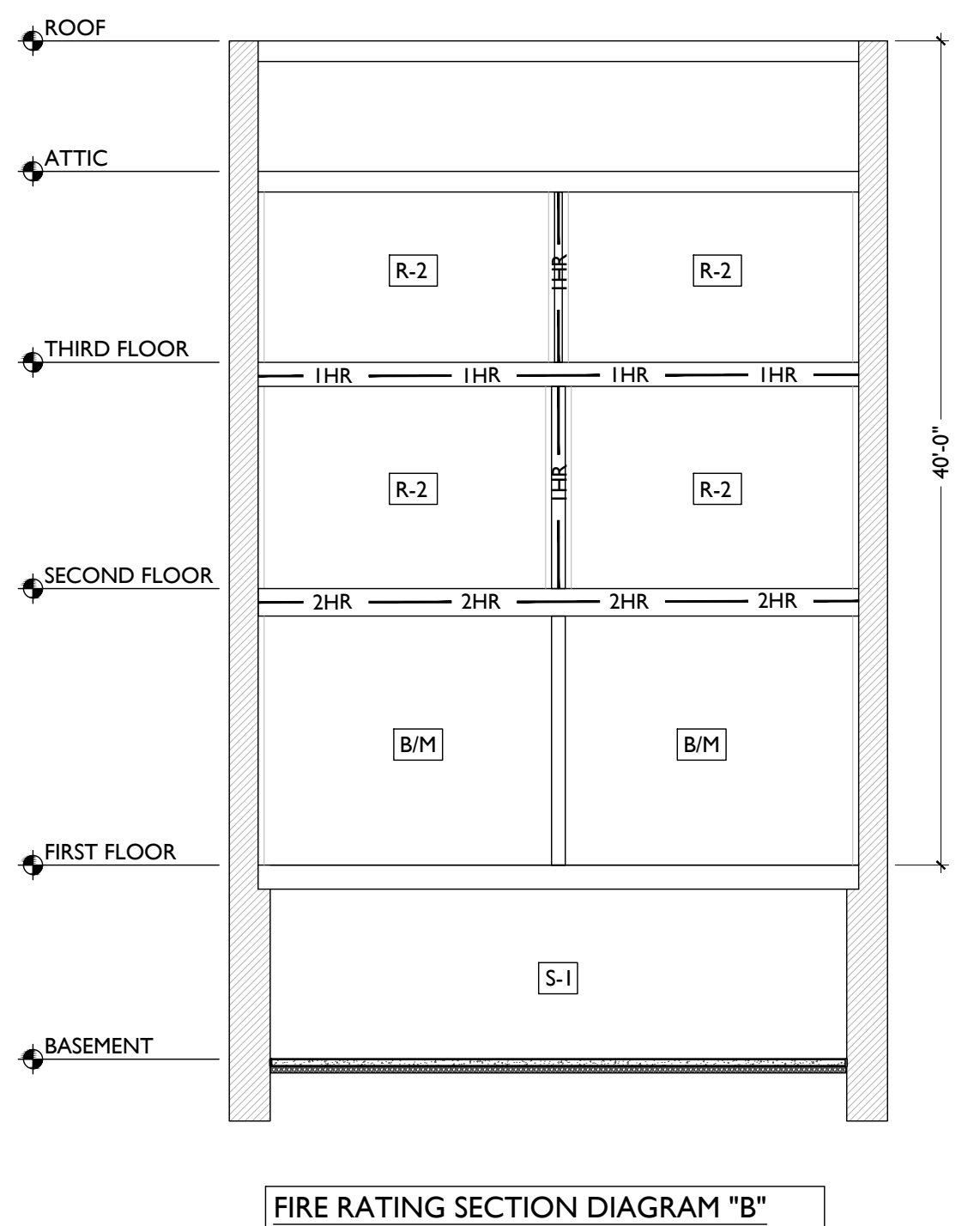
ALL FIRST FLOOR COMMERCIAL SPACES SHALL BE ACCESSIBLE TO THE EXTENT FEASIBLE. PLATTE ARCHITECTURE + DESIGN IN CONJUNCTION WITH OUR CONSULTANTS AND THE OWNER WILL ATTEMPT TO IMPROVE THE ACCESSIBILITY OF HISTORIC BUILDINGS TO THE EXTENT FEASIBLE AND WITHOUT ALTERING THE BUILDING STRUCTURE OR HISTORIC CHARACTER.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

OPENINGS AT EXTERIOR WALLS LIMITED TO PERCENTAGES PER TABLE 705.8, EXCEPT AT EXISTING NON-CONFORMING CONDITION WHERE NO NEW OPENINGS ADDED.

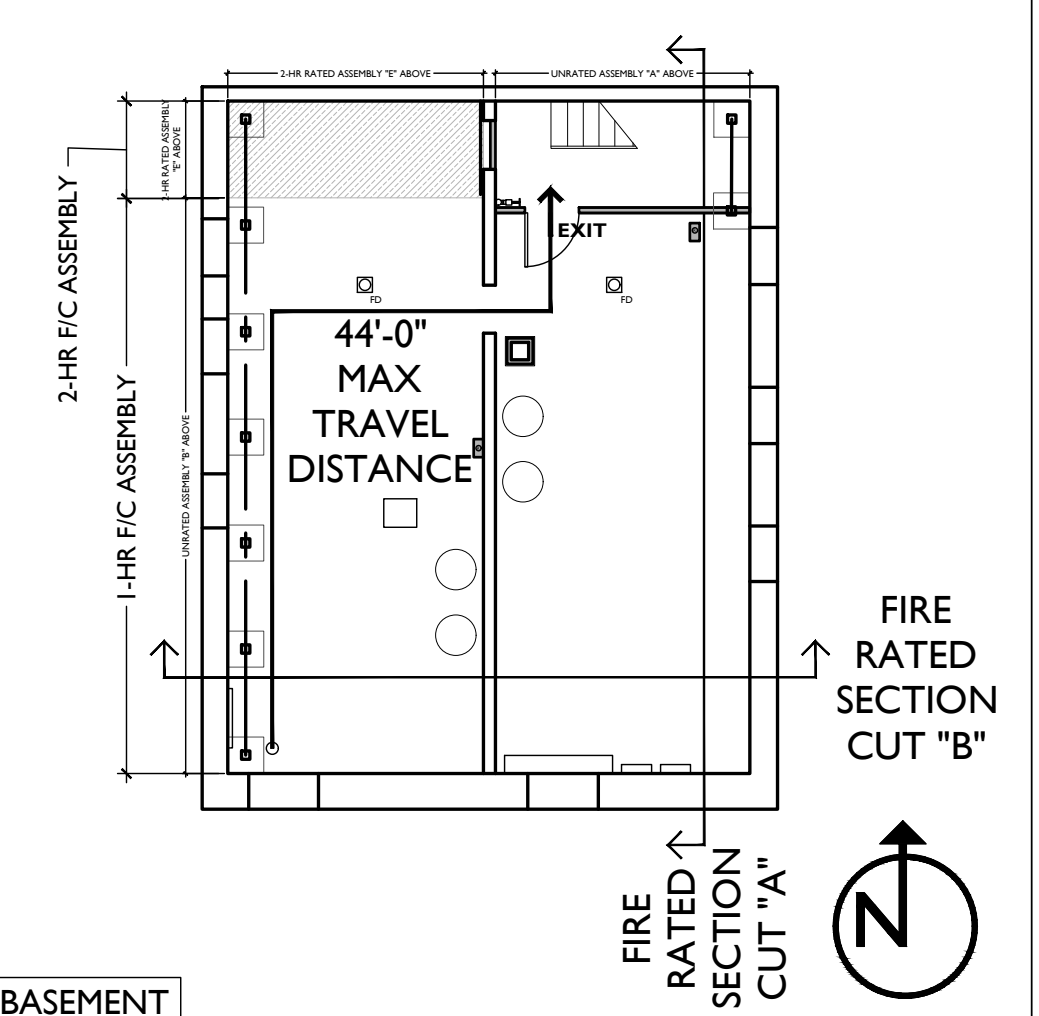
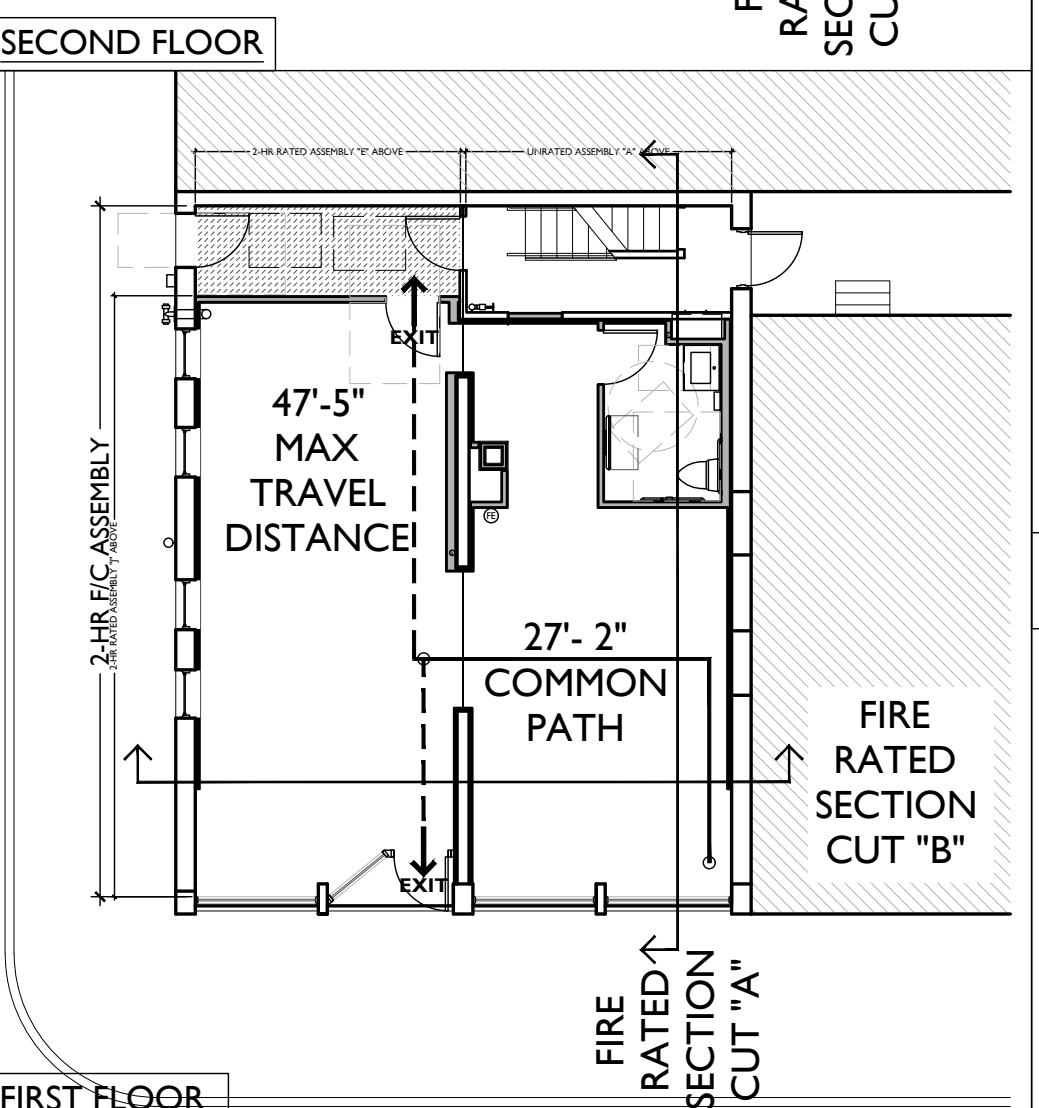
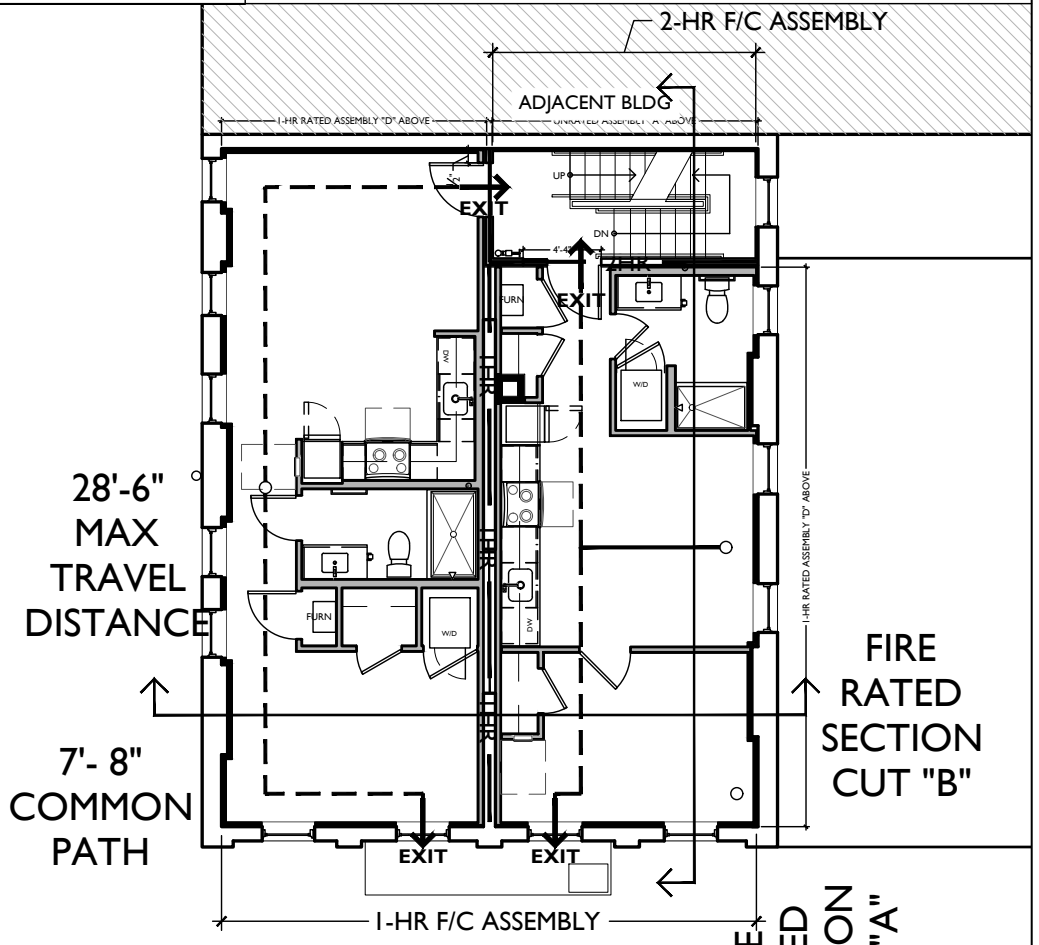
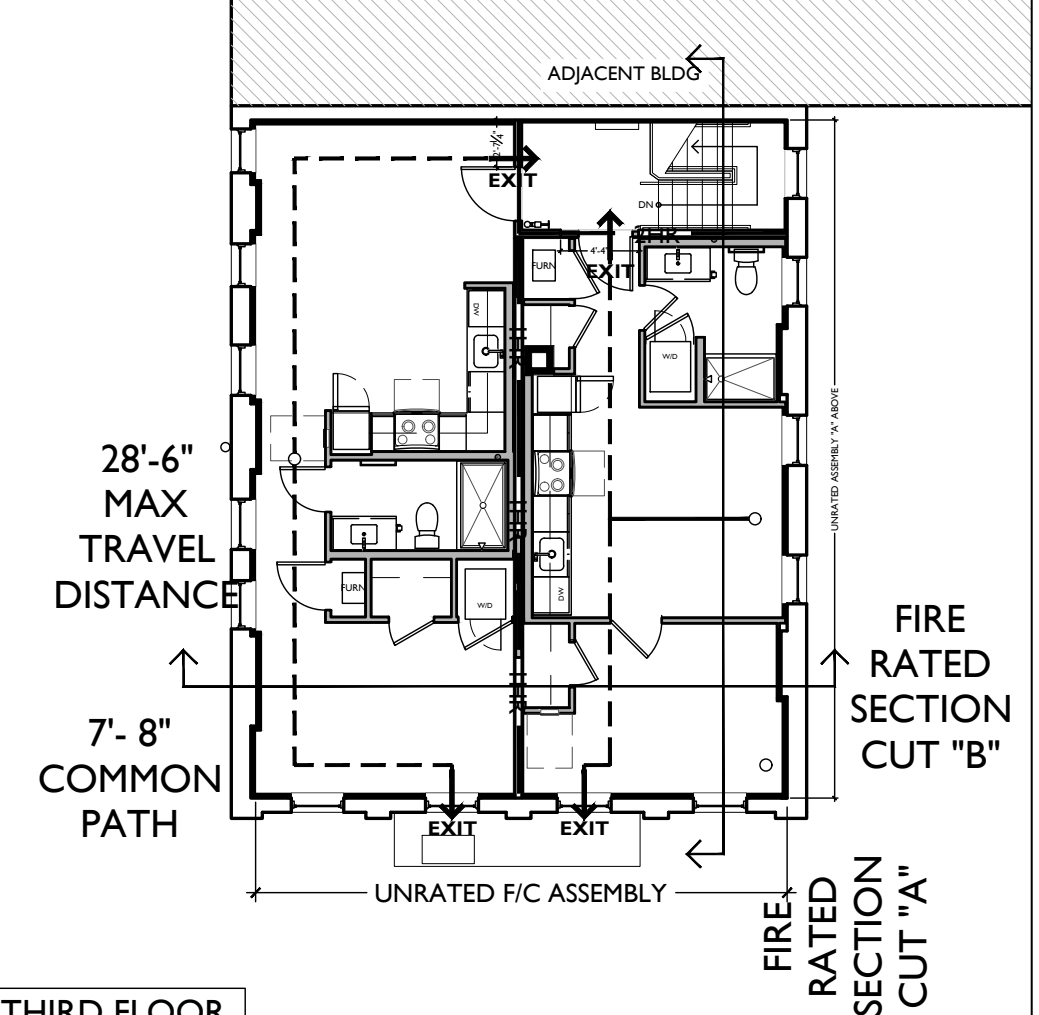
| ELEVATION | FSD | ALLOWABLE | PROVIDED |
|-----------|--------|-------------------|---|
| SOUTH | 24'-9" | 20'-X<25' = 45% | 32% |
| WEST | 15'-0" | 15'-X<20' = 25% | 16% |
| EAST | 38'-2" | 0 | 21% |
| | | X>30' = UNLIMITED | 11% (EXISTING NON-CONFORMING CONDITION) |
| | | 0-X<3' = 0% | |

PROPOSED BUILDING RENOVATION

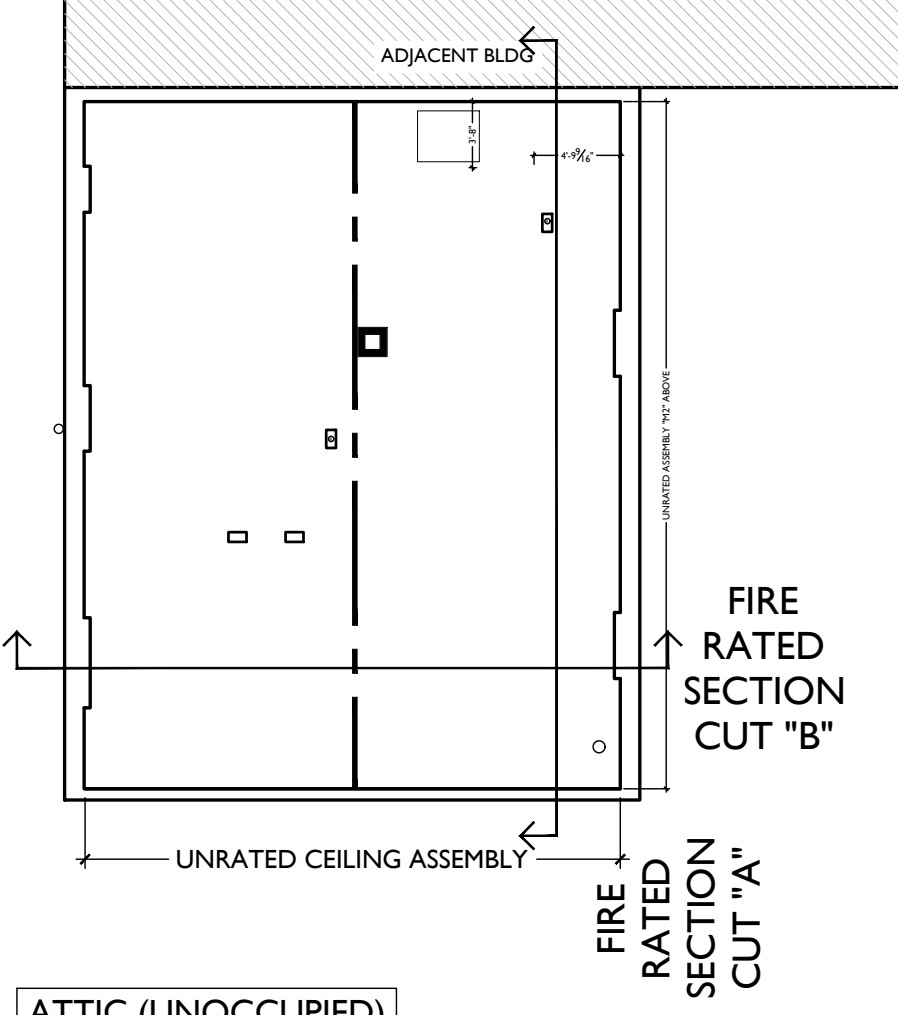
- LOCATION: 12 W ELDER ST. / 1802 REPUBLIC ST., CINCINNATI, OH 45202
- DESCRIPTION: THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC COMMERCIAL / RESIDENTIAL BUILDING. 12 W ELDER ST. / 1802 REPUBLIC ST IS A 3 STORY BUILDING WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. THE FIRST FLOOR WILL REMAIN OCCUPIED AND WILL BECOME B / M / A-2 USES. THE UPPER FLOORS WILL BE USE R-2 APARTMENTS. THE ATTIC WILL REMAIN UNOCCUPIED.
THERE IS A CHANGE OF USE ON THE FIRST FLOOR (PREVIOUSLY R-2).
THE 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 3-1-1 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 CONSTRUCTION
PROPOSED TYPE III-B CONSTRUCTION
EXTERIOR BEARING: MASONRY / 2HR
INTERIOR BEARING: MASONRY / WOOD
INTERIOR NON-BEARING: WOOD
NON-BEARING FL/ROOF: WOOD/OHR
*SEE CHAP. 10 FIRE RESISTANCE RATINGS AND PARTITION/ASSEMBLY TYPES SHEET WITHIN ARCH. SET
- USE GROUP/OCCUPANCY: EXISTING UNOCCUPIED S-1/UNOCCUPIED
PROPOSED #OCCUPANCY LANDLORD ACCESS ONLY
BASEMENT / 991 SF (TOTAL) UNOCCUPIED UNOCCUPIED LANDLORD ACCESS ONLY
FIRST FLOOR / 936 SF (TOTAL) B/M/A-2
B 936/100 = 10
M (3/4 MERCANTILE) 702/60 = 12
M (1/4 STORAGE) 234/300 = 1
A* (2/3 TABLES & CHAIRS) 624/15 = 42
A* (1/2 STORAGE) 312/200 = 2
*TOTAL ASSEMBLY OCCUPANCY < 50. B USE APPLIES. (OBC303.1.1)
2ND FLOOR / 991 SF (TOTAL) R-2 R-2 991 SF/200 = 5
3RD FLOOR / 993 SF (TOTAL) R-2 R-2 993 SF/200 = 5
ATTIC / 1137 SF (TOTAL) UNOCCUPIED UNOCCUPIED LANDLORD ACCESS ONLY
- HEIGHT + AREA: EXISTING III-B CONSTRUCTION - EXISTING HEIGHT TO REMAIN UNCHANGED.
USE HEIGHT - ALLOWABLE/PROPOSED STORIES ABV GRADE - ALLOWABLE/PROPOSED
A-2/M/S-1 55' / 38'-9" 2 / 3
B 75' / 38'-9" 4 / 3
R-2 75' / 38'-9" 5 / 3
USE AREA - ALLOWABLE/PROPOSED
B 57,000 SF / 1,265 SF
M 37,500 SF / 1,265 SF
R-2 48,000 SF / 1,265 SF
S-1 52,500 SF / 1,265 SF
- INTERIOR FINISH RATINGS: UNSPRINKLERED/ TABLE 803.1.1
CORRIDORS/ EXIT ACCESS, USE S, R-2
ROOMS & ENCLOSED SPACES, USES B, M, A, R-2
REQUIRED
B
C
- FIRE RESISTANCE RATINGS: UNSPRINKLERED/ TABLE 508.4
USE SEPARATION
B OR M / R-2 1HR 1 HR
B / M 0 HR 1 HR
R-2/R-2 1/2HR (OBC 711) 1 HR
STAIR ENCLOSURE 2HR (OBC1023.2) 2 HR
PROVIDED RATING
- EXIT REQUIREMENTS: TABLE 1017.2
UNSPRINKLERED, 2 EXITS
M / R-2 / A/B 200' 47'-5"
ALLOWABLE (FT)
PROVIDED (MAX)(FT)
- FIRE PROTECTION: **THE BUILDING IS CURRENTLY AN UNSPRINKLERED MIXED USE BUILDING, AND WILL REMAIN UNSPRINKLERED, EXCEPT AS REQUIRED AT FIRE ESCAPES. PER CMC 1121.05 AND 1121.11, EXG. OR REPLACEMENT WINDOWS ALONG A FIRE ESCAPE PATH ARE PERMITTED WHEN PROTECTED BY A SPRINKLER HEAD ON THE INTERIOR SIDE OF SUCH ORG. A LIMITED AREA SPRINKLER SYSTEM WILL PROVIDE COVERAGE AT EXG. OR REPLACEMENT WINDOWS ALONG A FIRE ESCAPE & AT WINDOWS WITHIN 10'-0"**



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

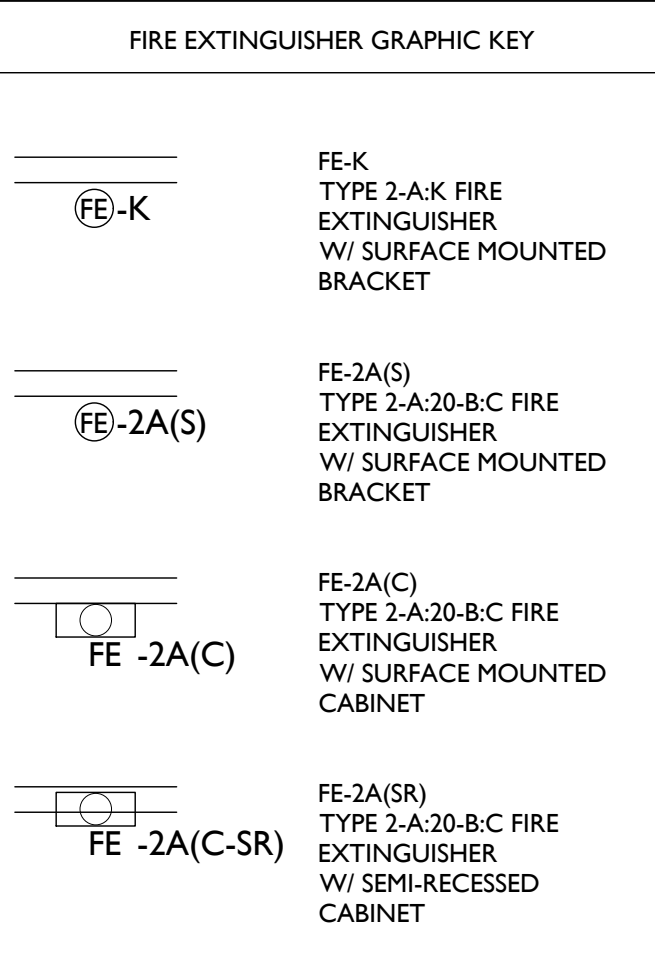
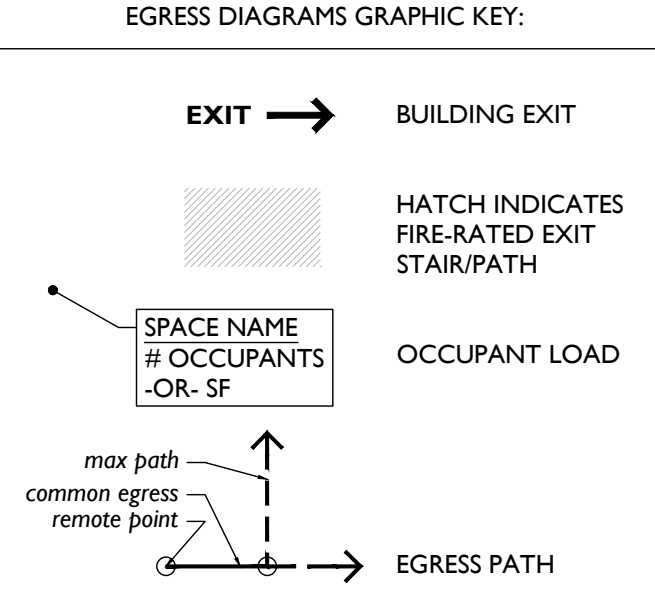


SCALE: 3/16" = 1'-0" EGRESS DIAGRAMS 3

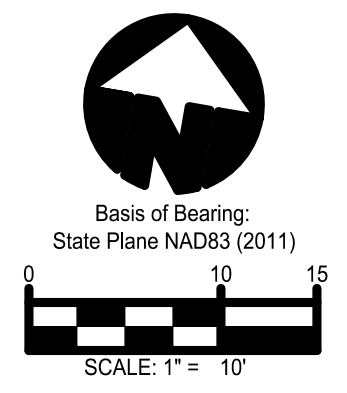
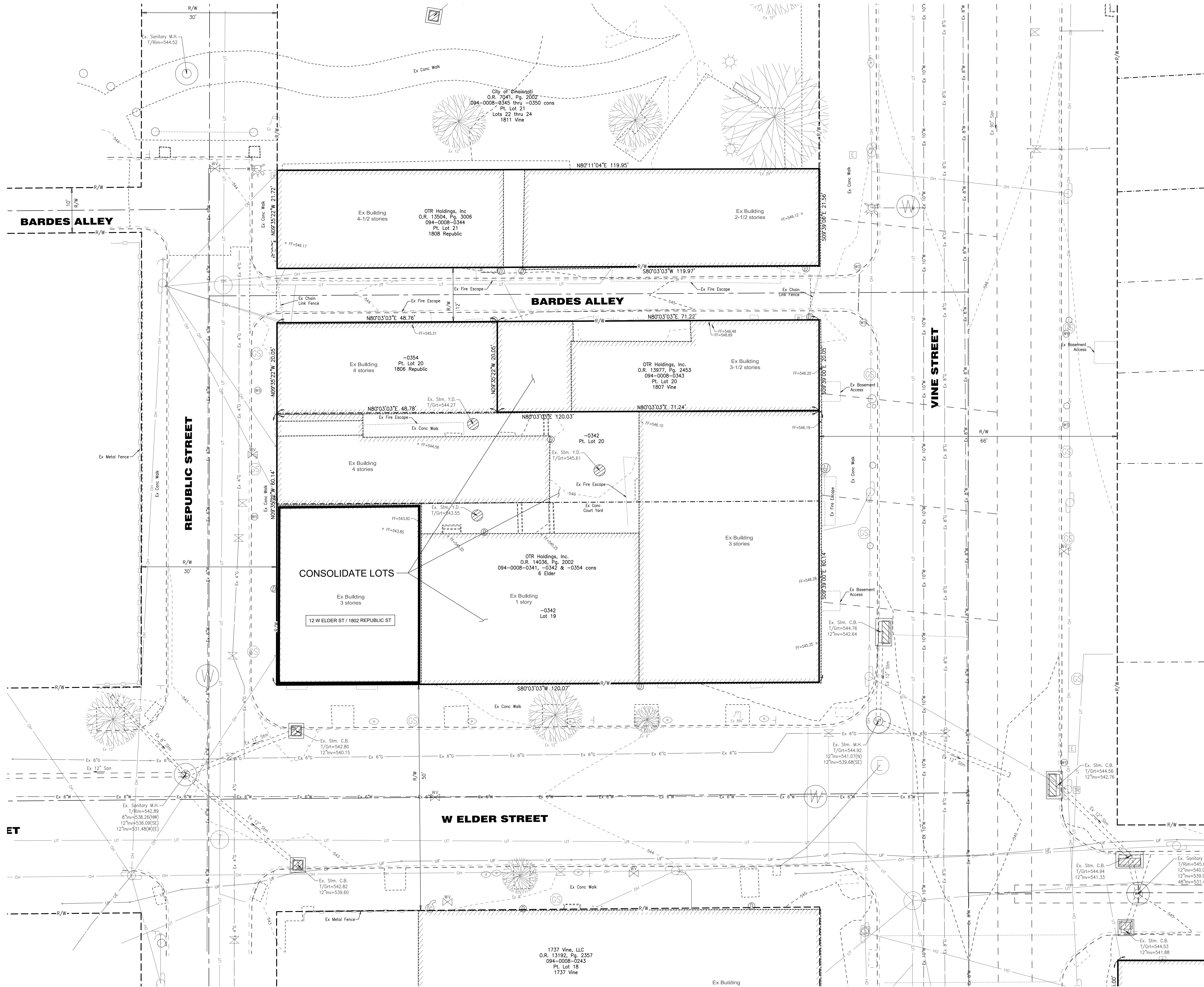


EGRESS DIAGRAMS GENERAL NOTES:

- 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.



SCALE: 3/16" = 1'-0" EGRESS DIAGRAMS 3



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

PLATTE
architecture + design
202 W. ELDER STREET, 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T. 513.971.1899 | P. 513.971.1899



Progress Dates
04.28.2023 - PERMIT SUBMISSION
08.30.2024 - BID SET 2

Revisions

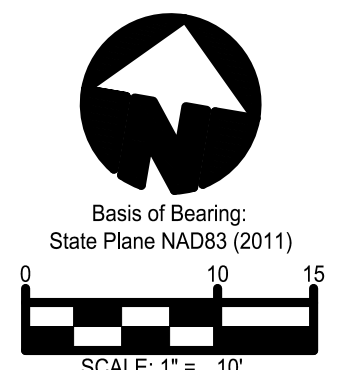
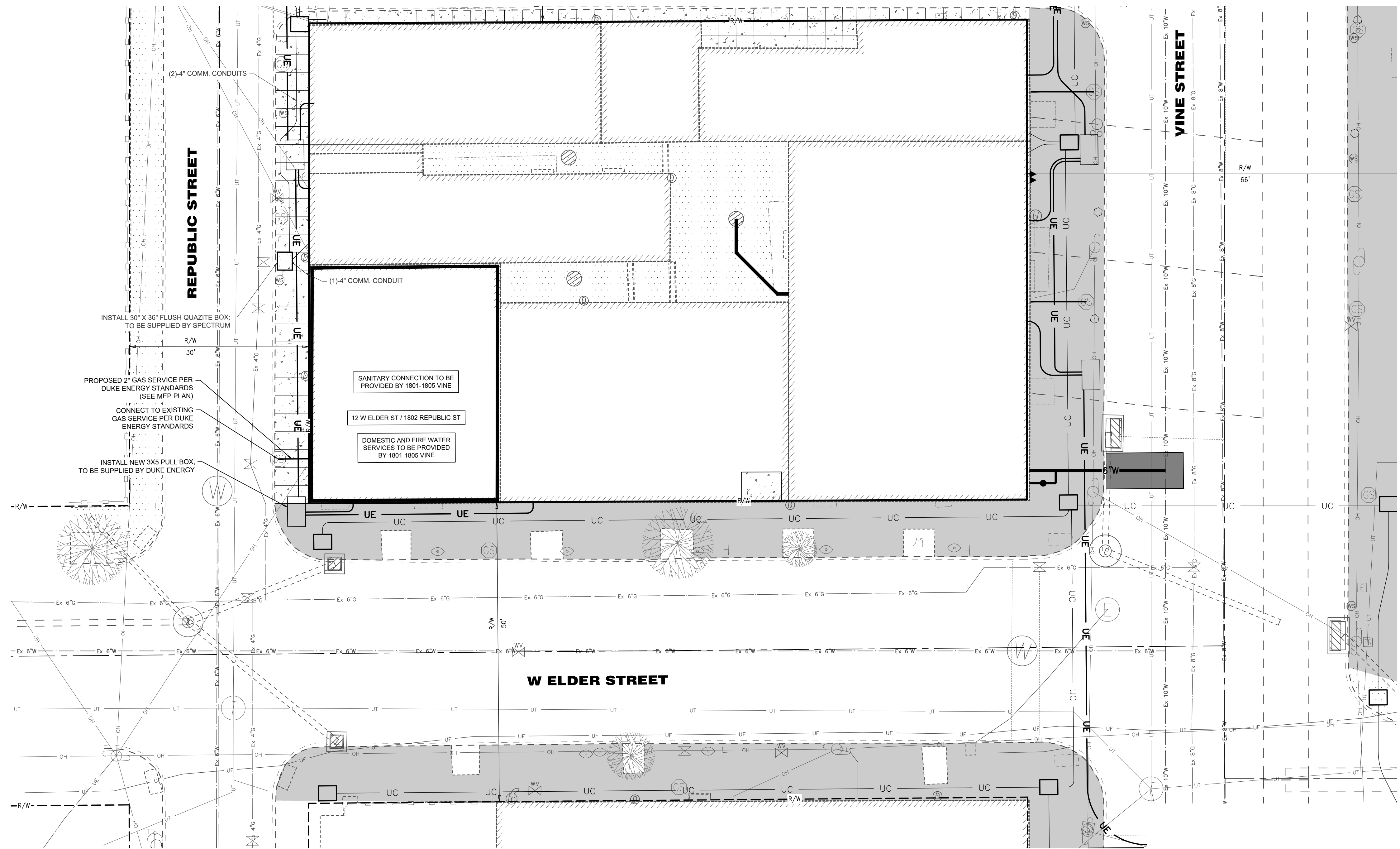
Design Team:

Drawn by:

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12 W ELDER ST / 1802 REPUBLIC ST**
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

CI.00



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



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SITE PERMITS NOTES

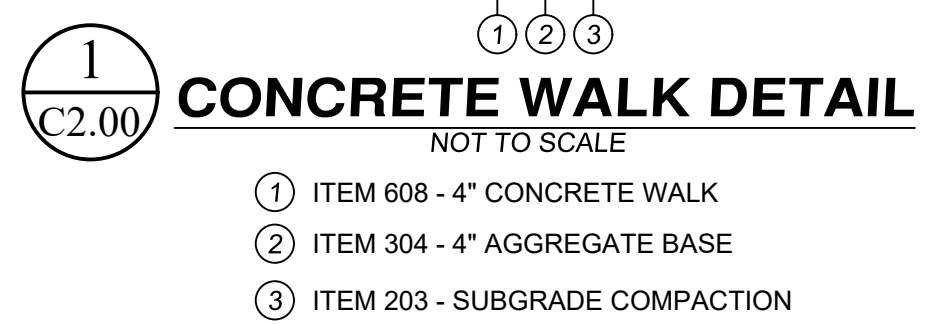
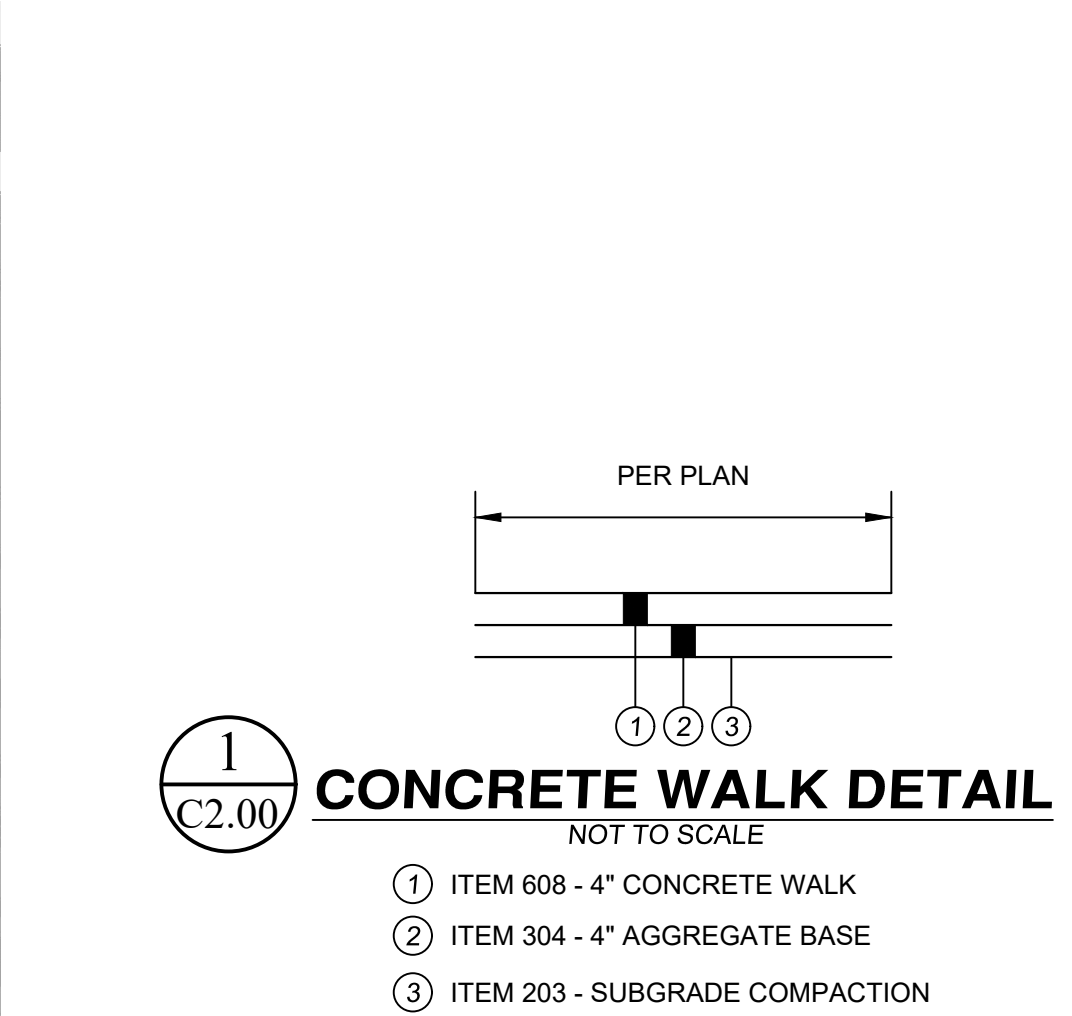
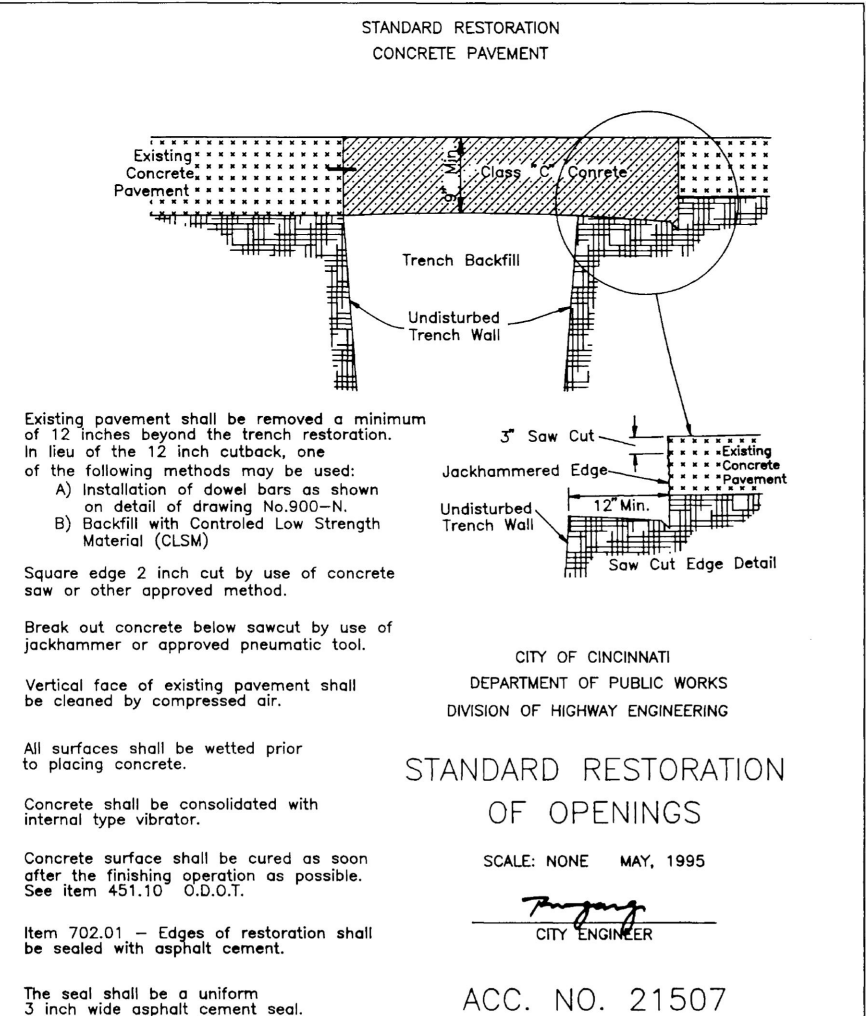
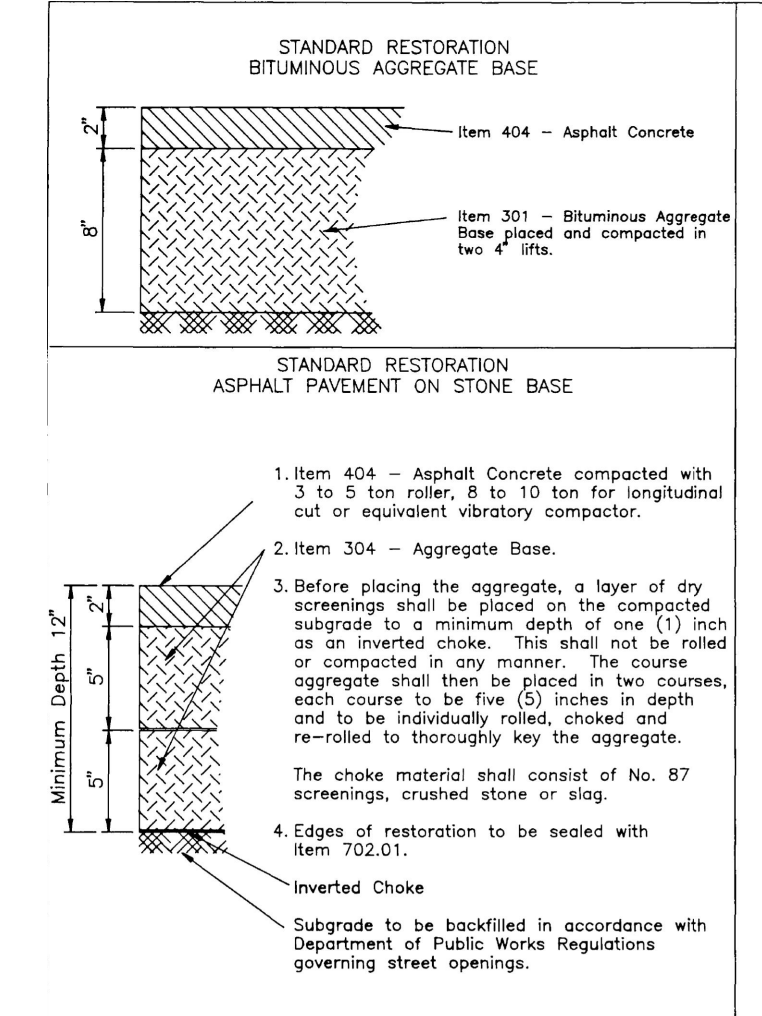
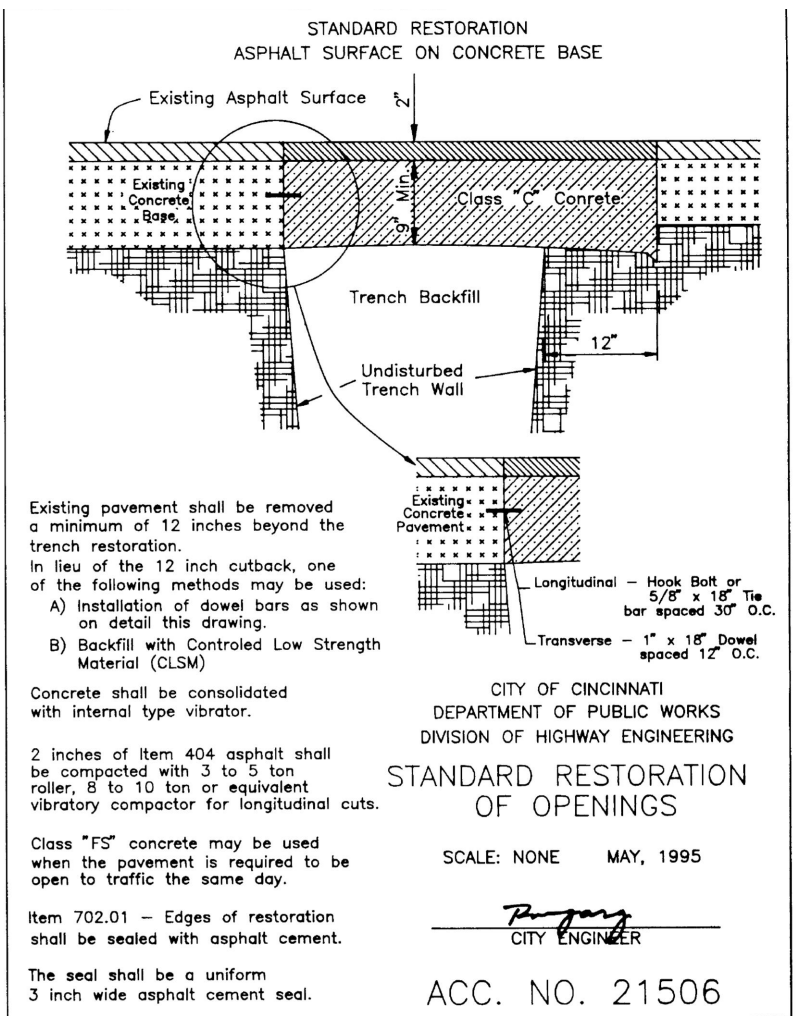
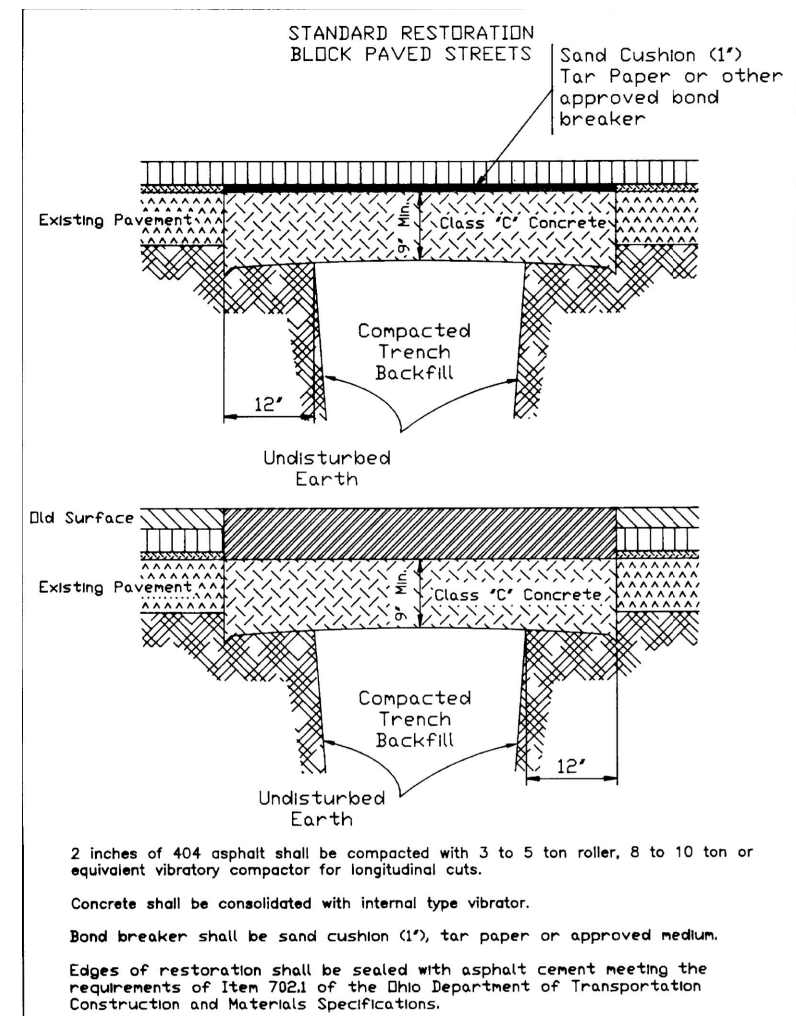
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF CINCINNATI PERMITS FOR PROPOSED SITE WORK, INCLUDING (BUT NOT LIMITED TO): GCWW BRANCH APPLICATION, MSD TAP PERMIT, DOTE RIGHT-OF-WAY PERMIT (FOR UTILITY CONNECTIONS, STREET/WALK CLOSURE, AND PAVEMENT INSTALLATION), DOTE BARRICADE PERMIT, DOTE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

MAINTENANCE OF TRAFFIC NOTES

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

LEGEND

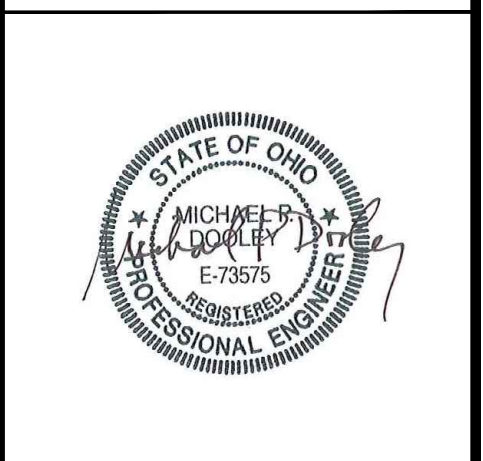
- EXISTING CONCRETE WALK OR DRIVE (TO REMAIN)
- PROPOSED CONCRETE WALK (SEE DETAIL 1/C2.00)
- REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS (SEE SHEET C2.00 FOR DETAILS)
- STREETSCAPE PROJECT BY OTHERS



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

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

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architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T. 513.971.1899 | P. 513.971.1899



Progress Dates
04.28.2023 - PERMIT SUBMISSION
08.30.2024 - BID SET 2

Revisions

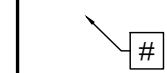
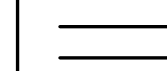
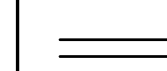

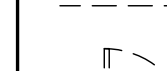

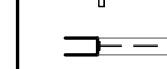
Design Team:
Drawn by:
EFS

PROPOSED PROJECT:
RENOVATION FOR 12 W ELDER ST/1802 REPUBLIC ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 04/28/2023

C2.00

- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 EXG BEAM ABOVE TO REMAIN. SEE STRUCT DWGS.
- 3. CONCRETE**
 - 3.1 NOT USED
 - 3.2 CONCRETE SLAB TO REMAIN.
- 4. MASONRY**
 - 4.1 REMOVE FAUX STONE CLADDING.
- 5. METALS**
 - 5.1 EXISTING HISTORIC CAST IRON STOREFRONT TO REMAIN.
 - 5.2 REMOVE METAL GRATES OVER WINDOW WELL. PREPARE OPENING FOR INFILL.
 - 5.3 EXG FIRE ESCAPE TO REMAIN.
 - 5.4 REMOVE METAL SECURITY GRATES. REPAIR ADJ. MASONRY AS REQ.
- 6. WOOD, PLASTICS, AND COMPOSITES**
 - 6.1 WOOD STAIR TO REMAIN IN PLACE.
 - A. REMOVE NON-HISTORIC BANISTER/GAURDRAIL.
 - B. REMOVE NON-HISTORIC FINISH ON TREADS.
 - 6.2 HISTORIC TRIM TO BE CAREFULLY REMOVED & SALVAGED FOR REUSE.
- 7. THERMAL AND MOISTURE PROTECTION**
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-  KEYNOTE
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-  EXG DOOR & FRAME TO BE REMOVED
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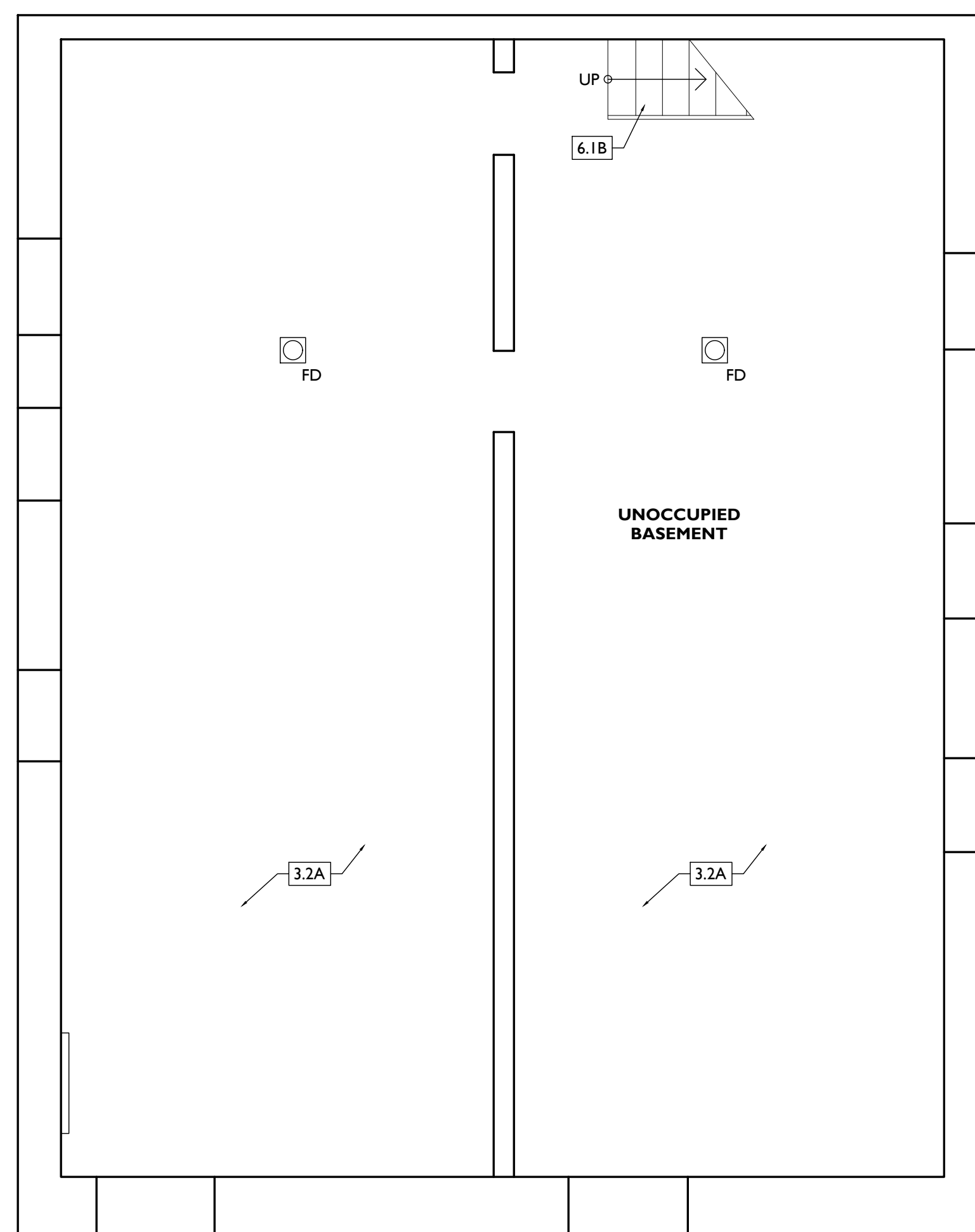
PLATTE
architecture + design

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:
TB, AM



NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

ADI.00



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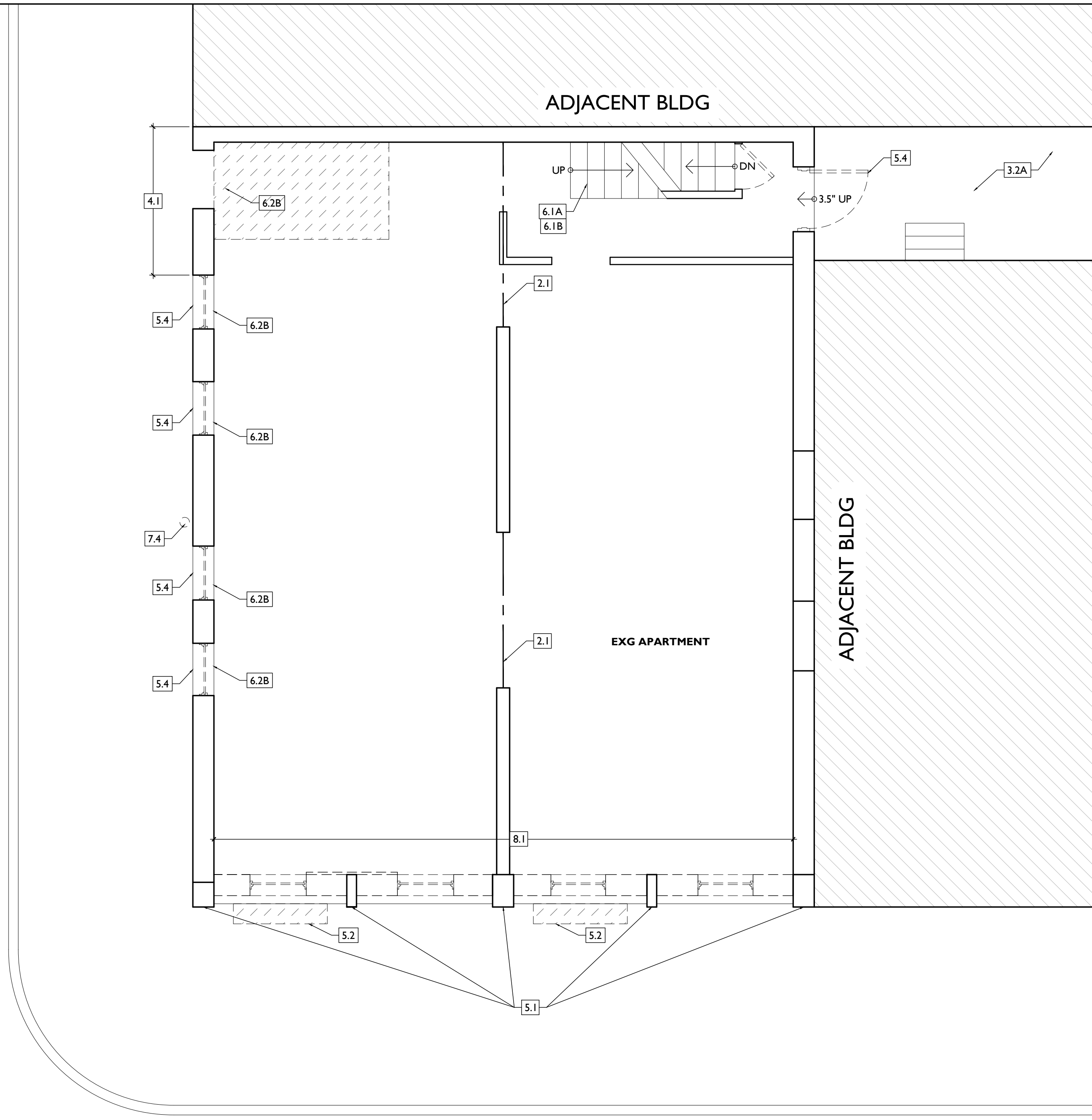
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2024.08.30 - BID SET 2

Revisions

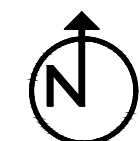
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
TB, AM



REPUBLIC STREET



ELDER STREET



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

EXISTING + DEMOLITION PLAN - FIRST FLOOR

1

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

ADI.01

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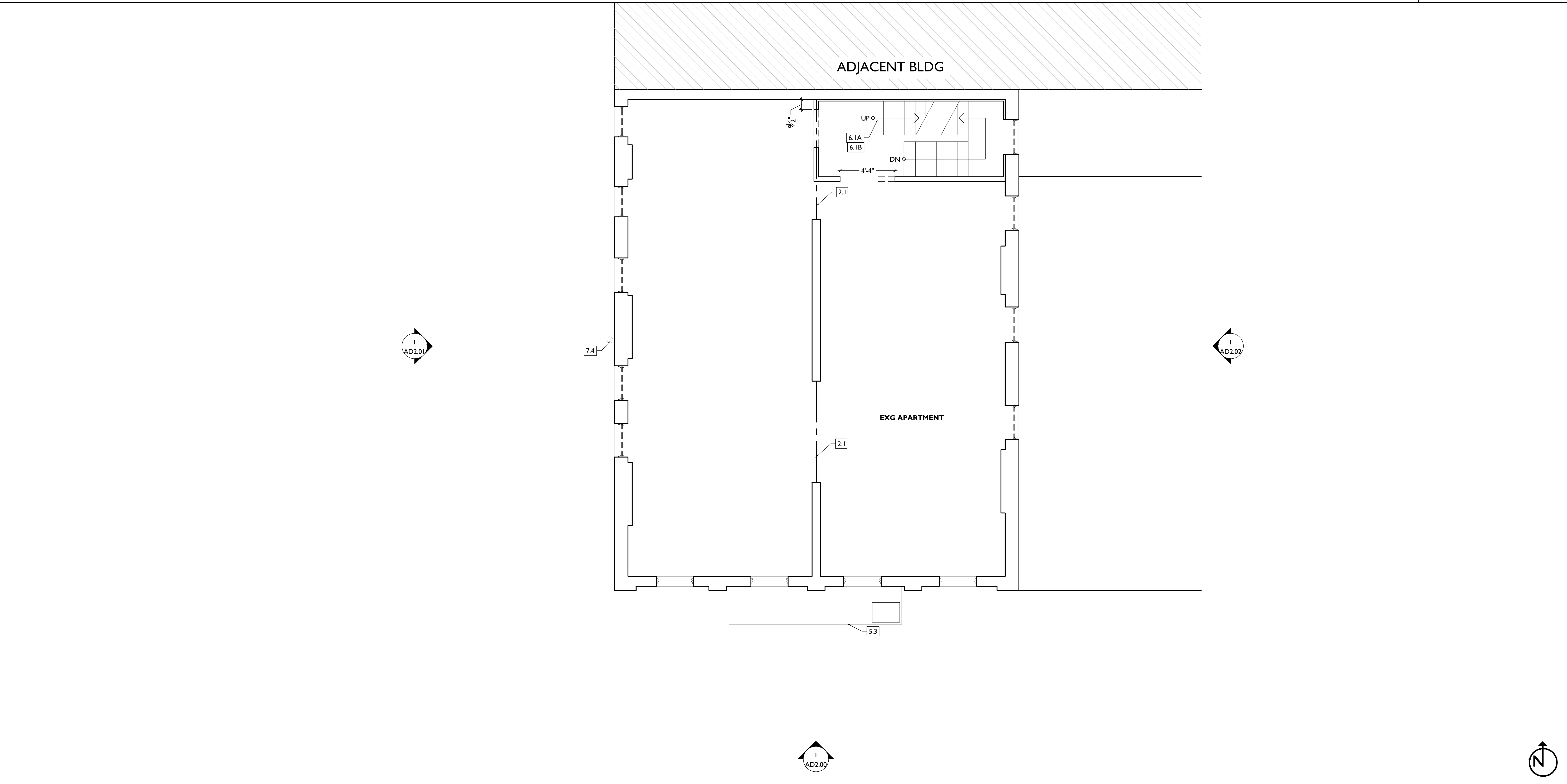
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Progress Dates
2023.04.28 - BID/PERMIT
2024.08.30 - BID SET 2

Revisions

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



NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

ADI.02

- 1. GENERAL**
- 2. EXG CONDITIONS**
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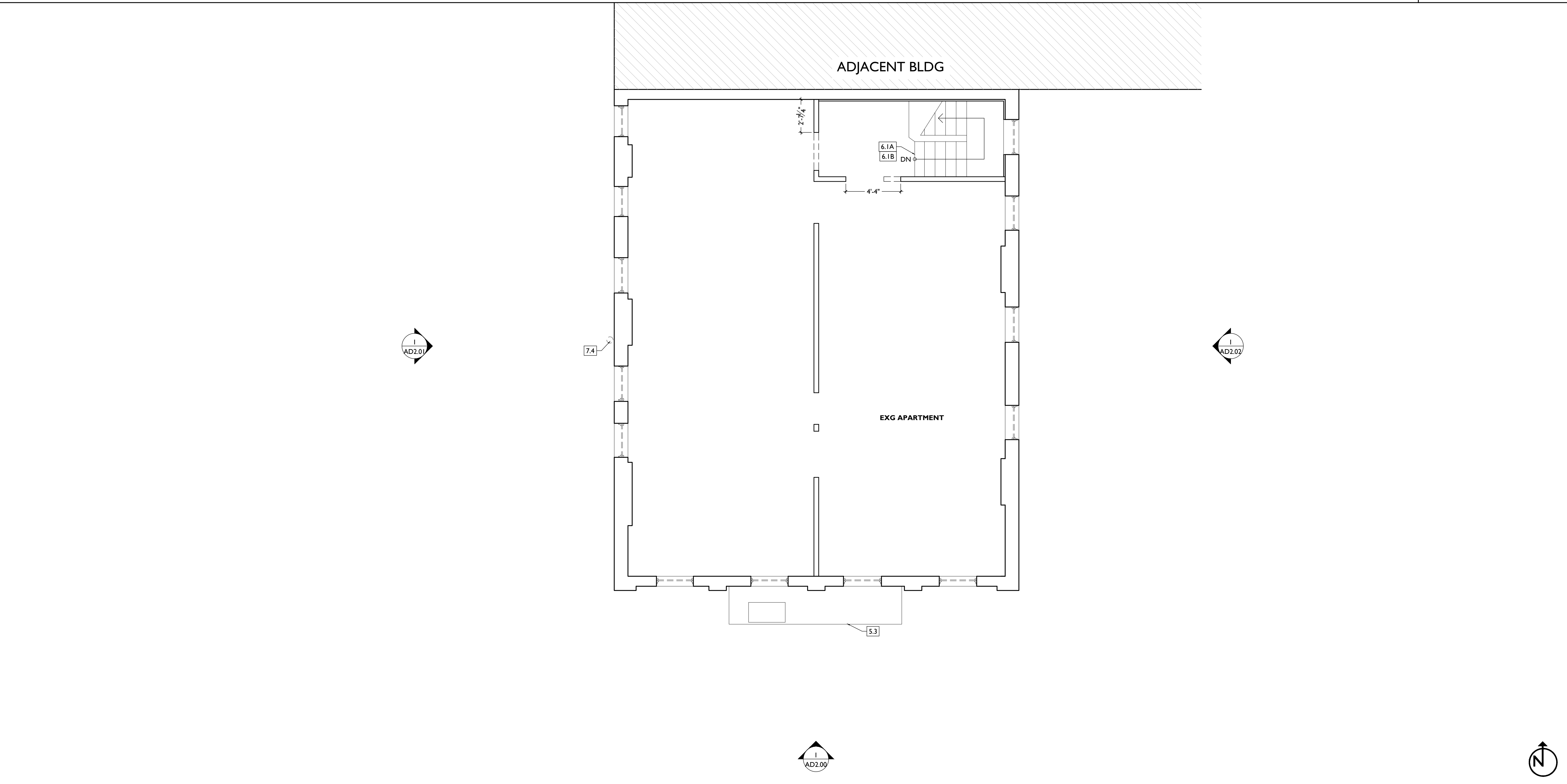
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Progress Dates
2023.04.28 - BID/PERMIT
2024.08.30 - BID SET 2

Revisions

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




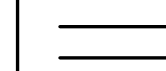
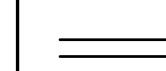



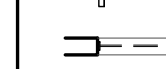
NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

ADI.03

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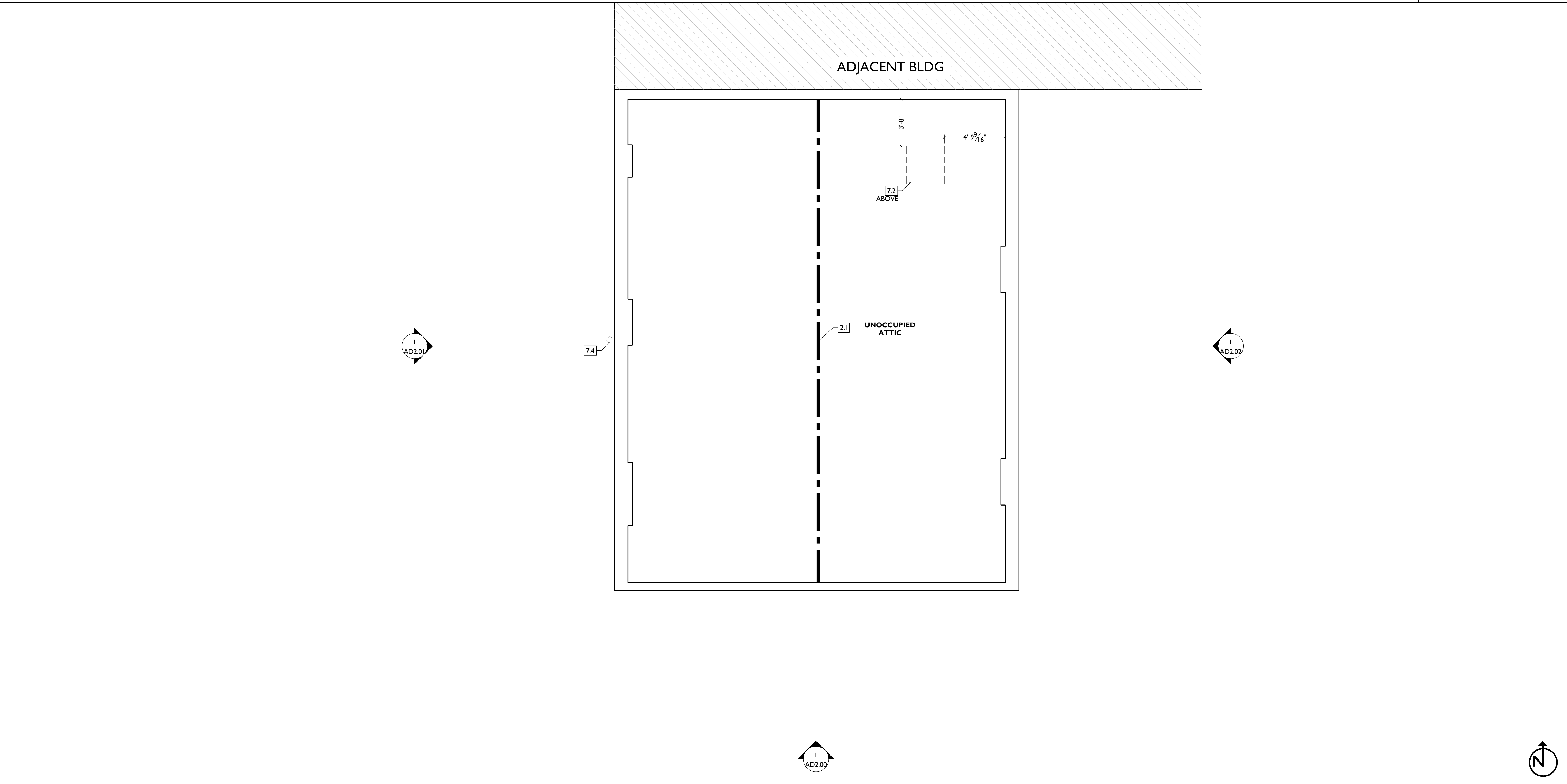
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2024.08.30 - BID SET 2

Revisions

Design Team:
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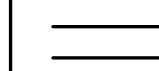
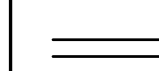

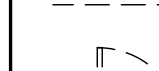

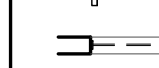
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PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

ADI.04

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Progress Dates
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2024.08.30 - BID SET 2

Revisions

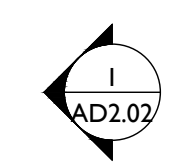
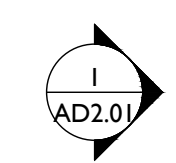
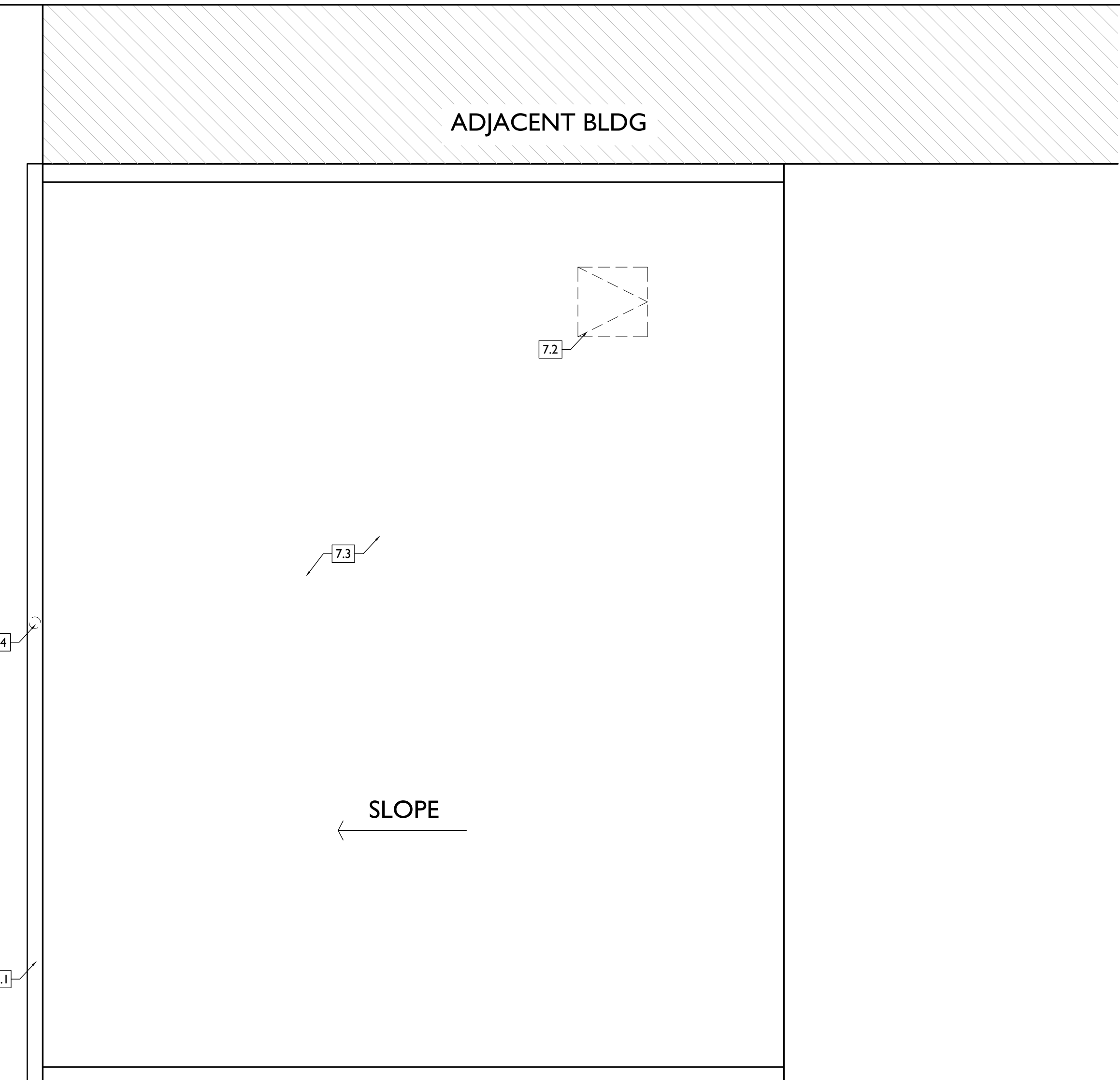
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
TB, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

ADI.05



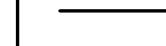
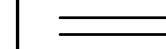
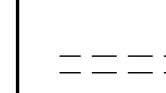
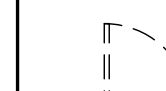
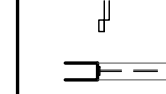


SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN - ROOF

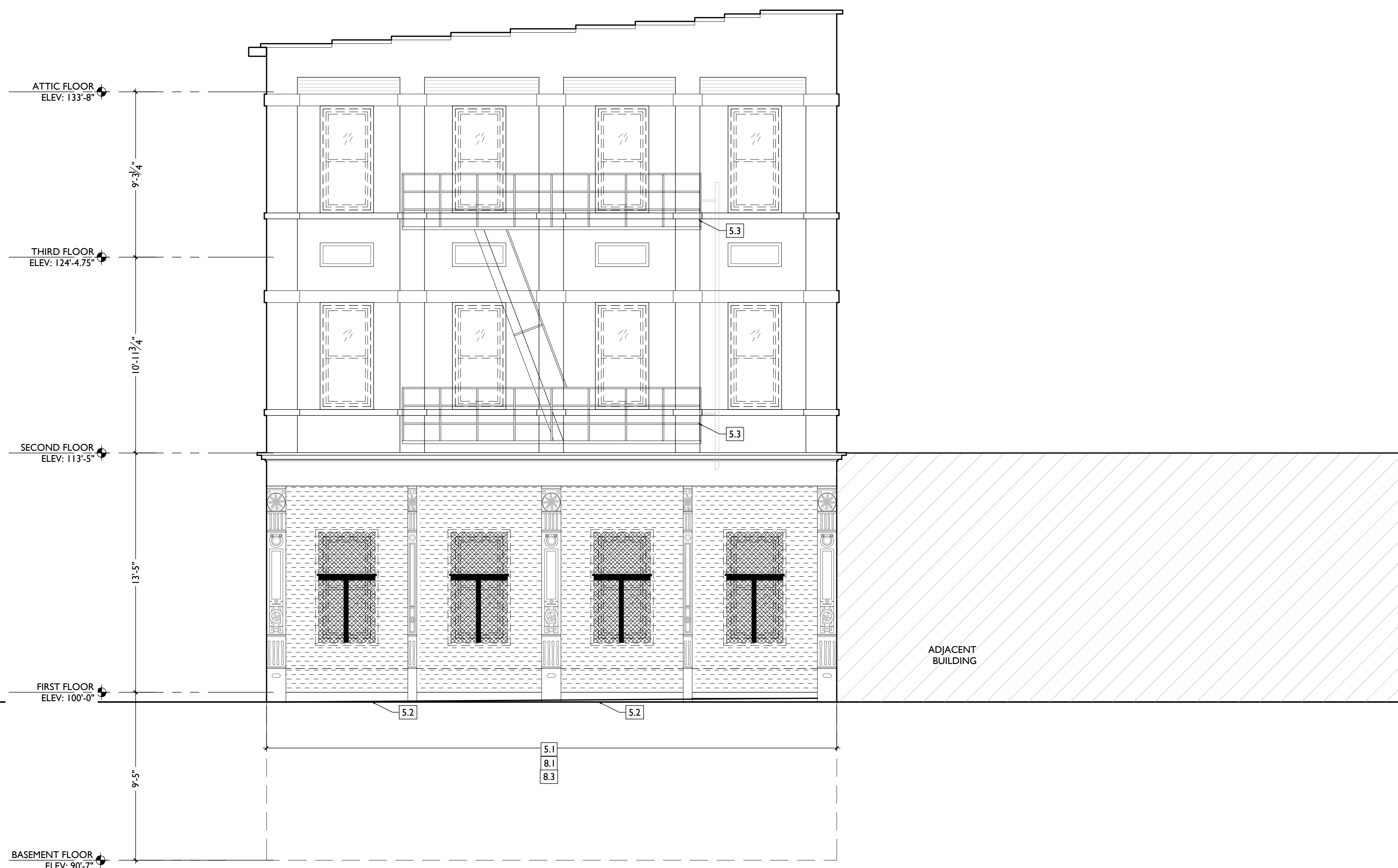
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- 1. GENERAL**
- 2. EXG CONDITIONS**
 - 2.1 EXG BEAM ABOVE TO REMAIN. SEE STRUCT DWGS.
- 3. CONCRETE**
 - 3.1 NOT USED
 - 3.2 CONCRETE SLAB TO REMAIN.
- 4. MASONRY**
 - 4.1 REMOVE FAUX STONE CLADDING.
- 5. METALS**
 - 5.1 EXISTING HISTORIC CAST IRON STOREFRONT TO REMAIN.
 - 5.2 REMOVE METAL GRATES OVER WINDOW WELL. PREPARE OPENING FOR INFILL.
 - 5.3 EXG FIRE ESCAPE TO REMAIN.
 - 5.4 REMOVE METAL SECURITY GRATES. REPAIR ADJ. MASONRY AS REQ.
- 6. WOOD, PLASTICS, AND COMPOSITES**
 - 6.1 WOOD STAIR TO REMAIN IN PLACE.
 - A. REMOVE NON-HISTORIC BANISTER/GAURDRAIL.
 - B. REMOVE NON-HISTORIC FINISH ON TREADS.
 - 6.2 HISTORIC TRIM TO BE CAREFULLY REMOVED & SALVAGED FOR REUSE.
- 7. THERMAL AND MOISTURE PROTECTION**
 - 7.1 BOX GUTTER TO REMAIN.
 - 7.2 REMOVE ROOF ACCESS HATCH.
 - 7.3 REMOVE EXG MEMBRANE ROOF. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.
 - 7.4 REMOVE DOWNSPOUT.
 - 7.5 NOT USED.
- 8. OPENINGS**
 - 8.1 REMOVE NON-HISTORIC STOREFRONT INFILL.
 - 8.2 NON-HISTORIC DOOR & FRAME TO BE REMOVED.
 - 8.3 EXG WINDOW AND FRAME TO BE REMOVED ENTIRELY, BACK TO MASONRY OPG. ALL WINDOWS THIS ELEVATION, TYP. U.N.O.

-  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

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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:
TB, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

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

EXISTING + DEMOLITION ELEVATION - WEST

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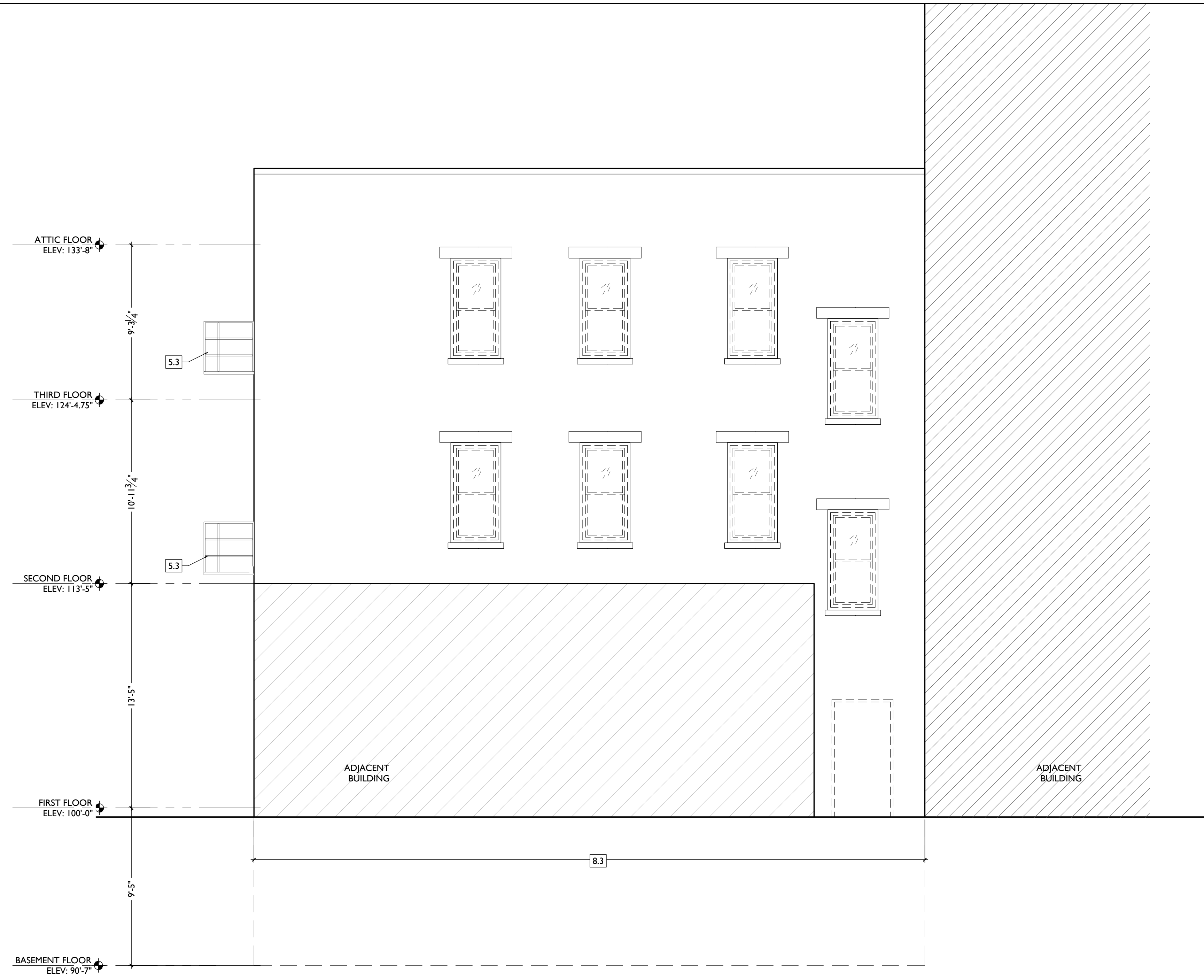
AD2.01

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Job No: 22042 08.30.2024

AD2.02

GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. IN THE EVENT OF ANY CONFLICT BETWEEN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND STRUCTURAL DRAWINGS OR SPECIFICATIONS, STRUCTURAL SHALL GOVERN.
12. 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

- 1. FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.
2. 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.
3. PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.
4. 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.
5. EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.
6. 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

- A. THIS IS A HISTORIC TAX CREDIT PROJECT. WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS.
B. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH PLANS.
C. REPAIR OR REPLACE EXG DAMAGED OR DETERIORATED FLOOR FRAMING &/OR WOOD SUBFLOOR - PER STRUCT DWGS
D. HISTORIC TRIM TO BE RETAINED. U.N.O. SEE DEMO & PROPOSED PLANS.
E. RETAIN ANY REMAINING HISTORIC WOOD WINDOW SASH, FRAMES, BRICKMOLD & SHUTTER HARDWARE, U.N.O. SEE DEMO & EXTERIOR ELEVATIONS.
F. 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.
G. SEE CODE SHEETS FOR ROOF/FLOOR/CEILING ASSEMBLY LOCATIONS & PARTITION SCHEDULE FOR TYPES.
H. PENETRATIONS OF RATED ASSEMBLIES TO BE PROTECTED PER SECTION 713.3 & 713.4 OBC. COORD W/ MEP DWGS.
I. PROVIDE FIRE BLOCKING PER 717.2 OBC.
J. PROVIDE DRAFTSTOPPING IN FLOORS, CLGS/ROOFS & ATTICS PER OBC.
K. PROVIDE BLOCKING FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS.
L. 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.
M. 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.
N. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION AND CONNECTIONS OF ALL MEP EQUIPMENT.
O. PROVIDE SLEEVES THROUGH EXG. BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
P. 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.
Q. PROVIDE FIRE EXTINGUISHERS PER CODE SUMMARY & NFPA REQS. COORD W/ FIRE MARSHALL.
R. FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
S. EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
T. REPAIR & RESEAL AROUND EXG. CHIMNEYS, TYP. AS REQ. PROVIDE NEW ALUM CAP, TYP.
U. EXTERIOR WOOD TO BE PRESSURE TREATED.
V. 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.
W. SHEET METAL WORK TO COMPLY WITH SPACNA ARCHITECTURAL SHEET METAL MANUAL.
X. 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.
Y. BASEMENTS TO BE TESTED FOR RADON EXPOSURE. PROVIDE VAPOR MITIGATION SYSTEM BELOW BASEMENT SLAB AS REQUIRED. CONNECT TO VERTICAL VENTS INDICATED IN FLOOR PLANS.
Z. 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.
AA. 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
AB. 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.
AC. GYPSUM BOARD: SEE PARTITION SCHEDULE. MOLD & MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS - RESTROOMS, KITCHENS, LAUNDRY, BASEMENTS.
AD. 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.
AE. 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.
AF. PROVIDE BLINDS AT RESIDENTIAL UNITS PER FINISH SCHEDULE. QUANTITY AND LOCATIONS BY OWNER.
AG. SUBCONTRACTOR TO PROVIDE RECOMMENDED ALLOWANCE FOR PLASTER REPAIR.
AH. 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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Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
TB, AM

PLATTE
architecture + design
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.

KEYED NOTES
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.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE CIVIL & STRUCT. FOR DETAILS.

4. MASONRY

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NOT USED.
5.3 REPAIR & REPAINT EXG. FIRE ESCAPE.
5.4 PROVIDE HSS FRAMING ABOVE PER STRUCTURAL.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.
A. TREADS & OR RISERS.
B. BALUSTRADE.
6.2 CONTRACTOR TO SLOPE FINISH FLOOR OF HALLWAY TO MAKE FLUSH TRANSITION TO FLOOR OF EXISTING STONE/CONCRETE ENTRY PER ADA GUIDELINES.
6.3 NEW POST AND BEAM PER STRUCT.
6.4 INSTALL NEW TILE FLOORING AT RECESSED ENTRY. SEE DETAIL 25/A5.00. SEE FINISH PLANS FOR SPEC.

7. THERMAL AND MOISTURE PROTECTION
7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED

ALUMINUM DOWNSPOUT. TIE INTO EXIST. STORM SYSTEM. NEW PVC AT LOWER 5' OF DOWNSPOUT. PAINT TO MATCH ADJACENT WALL.

7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.

7.3 NOT USED.

7.4 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.

8. OPENINGS
8.1 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.
8.2 NOT USED.
8.3 ATTIC ACCESS PANEL (22"x30" MIN.) W/ WALL MTD. LADDER. ADHERE RIGID INSULATION TO BACK OF ATTIC HATCH PANEL TO MATCH R-VALUE OF FLOOR-CEILING ASSEMBLY.
8.4 REAPPLY HISTORIC TRIM OVER NEW FURRING. PROVIDE HEAD, JAMB, & SILL EXTENSIONS.
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

9. FINISHES
9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.2 NEW HARDWOOD FLOORING.
9.3 STRINGER FLUSH TO EXG WALL FRAMING. MAINTAIN DRYWALL CONTINUITY @ STRINGER INSIDE STUD BAY TO MAINTAIN FIRE RATING.

10. SPECIALTIES
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT. FIRE-RATING BEHIND MAILBOXES, WHEN REQ.
10.2 ENTRY SYSTEM CALLBOX B.O.D. - "2N ACCESS CONTROL"
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET.
C. ABOVE WID.

10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
10.6 KNOX BOX
10.7 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION, SEE INTERIOR ELEVATIONS.
10.8 NOT USED.
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00
10.10 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
10.11 FIRE ESCAPE ACCESS WINDOW.

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

22. PLUMBING
22.1 PROVIDE RADON RISER, AS REQ'D BY OWNER'S CONSULTANT.
22.2 HOSEBIB LOCATION. SEE PLUMBING.
22.3 PROVIDE DRAIN PAN UNDER WASHING MACHINE / WATER HEATER.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED.
23.2 WALL CAVITY FOR FRESH AIR DUCT - COORDINATE W/ MECHANICAL DWGS.
23.3 NEW EXHAUST LOUVERS.

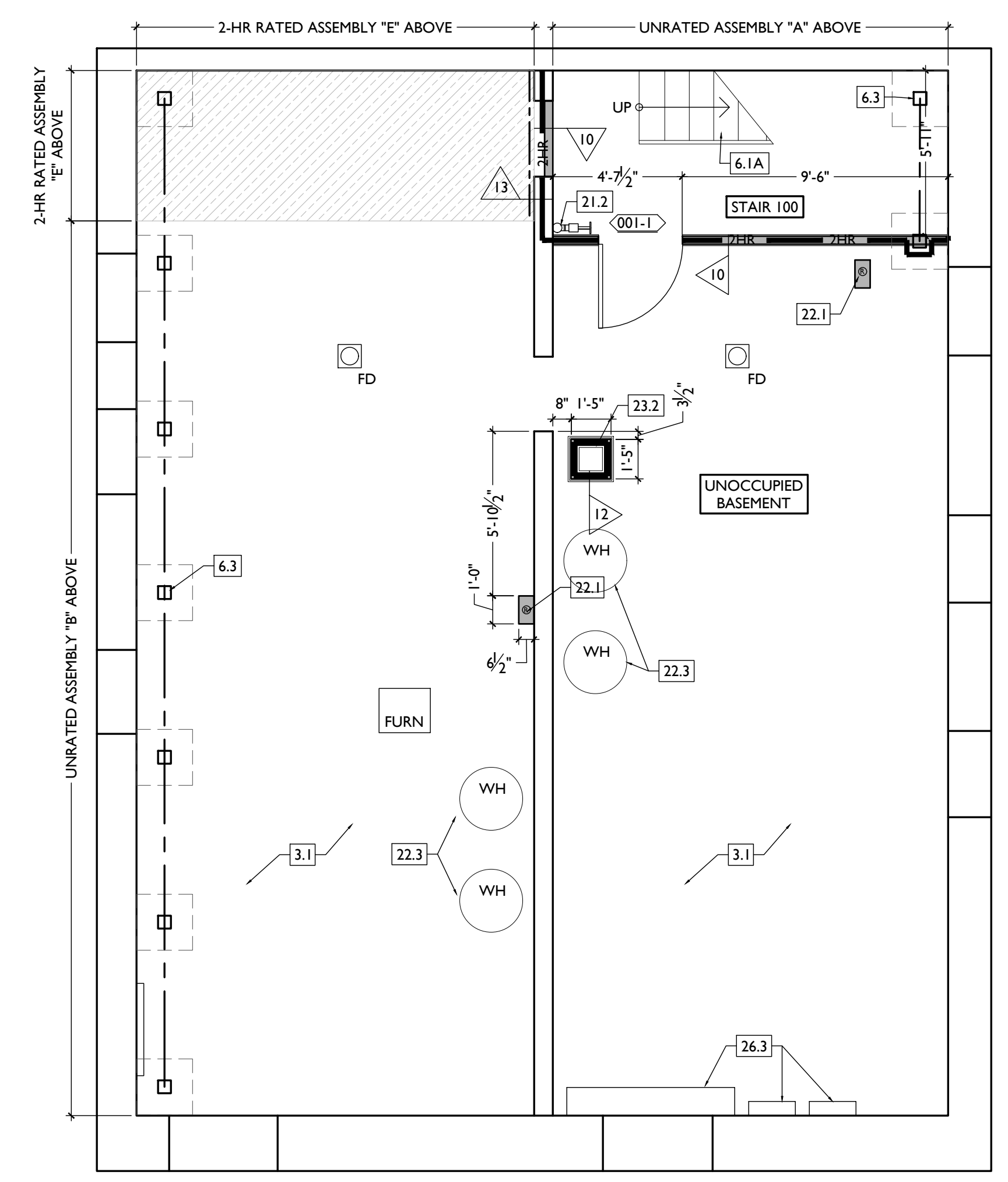
26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.

NEW WORK PLANS & ELEVATIONS [KEYED] KEYED NOTES:

26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.3 ELECTRICAL EQUIPMENT IN THIS AREA. SEE ELECTRICAL.

NEW WORK GRAPHIC KEY:

| | |
|--|---|
| | PARTITION TYPE - SEE A6.00. |
| | KEYNOTE. |
| | EXISTING WALL |
| | NEW PARTITION WALL |
| | NEW MASONRY WALL |
| | OBJECT OVERHEAD. |
| | 1-HR FIRE RATING. |
| | 2-HR FIRE RATING. |
| | NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS. |
| | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS. |
| | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01. |
| | AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS. |
| | DOOR TAG. SEE SCHEDULE / A6.10-13. |
| | WINDOW DESIGNATION. SEE A6.20-25. |
| | STOREFRONT DESIGNATION. SEE A6.13. |
| | EMERGENCY EGRESS EXIT. |
| | OPG CONTAINS SAFETY GLAZING. |
| | SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST. |
| | ELEVATION TAG. |



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Revisions

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TB, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

AI.10

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

PROPOSED PLAN - BASEMENT

1

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3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
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4. MASONRY

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
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C. ABOVE WID.

NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES:

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 KNOX BOX
10.7 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION, SEE INTERIOR ELEVATIONS.
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10.10 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
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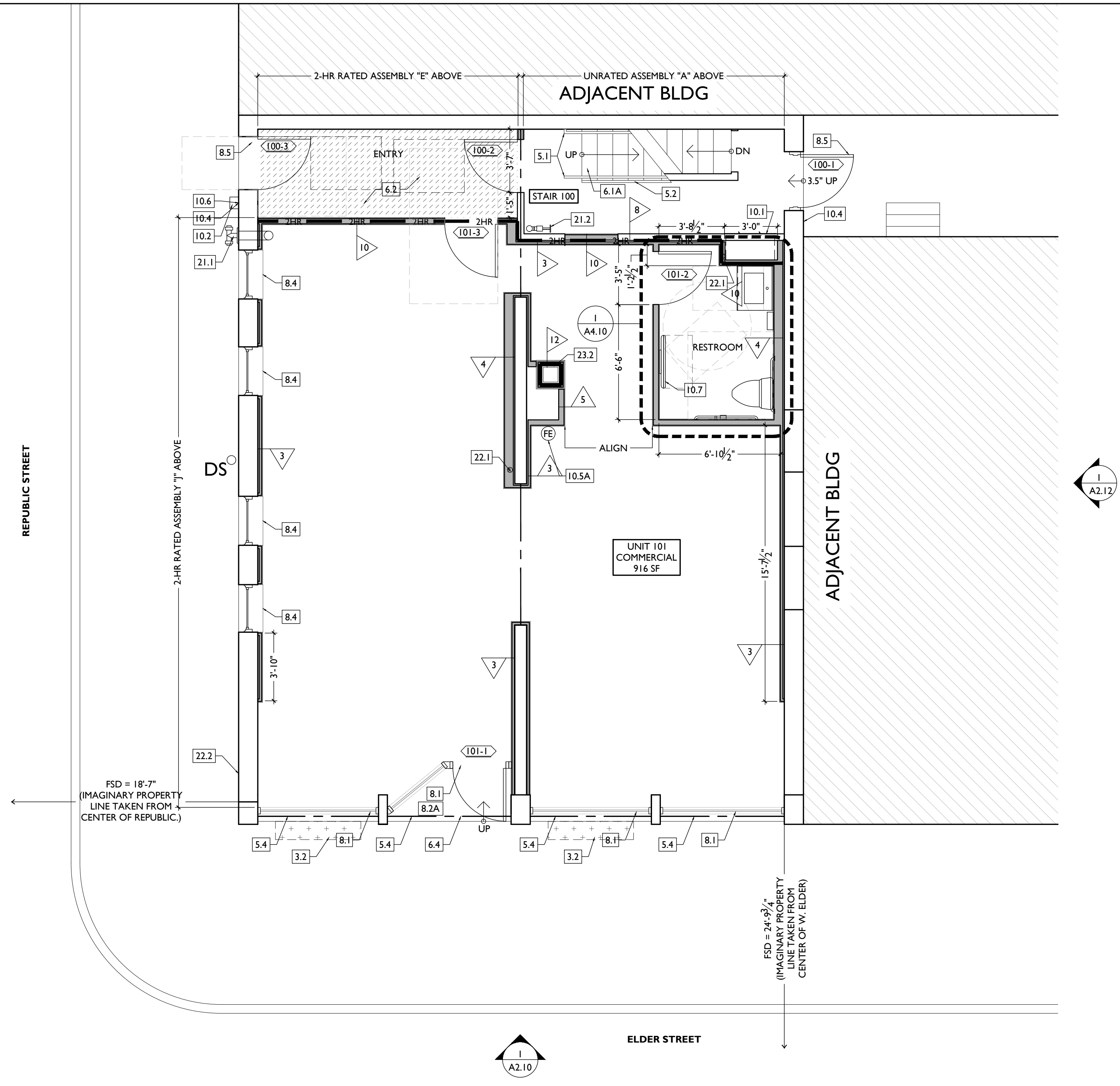
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NEW WORK GRAPHIC KEY:

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4 KEYNOTE.
EXISTING WALL
NEW PARTITION WALL
NEW MASONRY WALL
OBJECT OVERHEAD.
1HR 1-HR FIRE RATING.
2HR 2-HR FIRE RATING.
NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
100A DOOR TAG. SEE SCHEDULE / A6.10-13.
A WINDOW DESIGNATION. SEE A6.20-25.
SFA STOREFRONT DESIGNATION. SEE A6.13.
▲ EMERGENCY EGRESS EXIT.
SG OPG CONTAINS SAFETY GLAZING.
SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
X-X" ELEVATION TAG.



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

PROPOSED PLAN - FIRST FLOOR

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Revisions

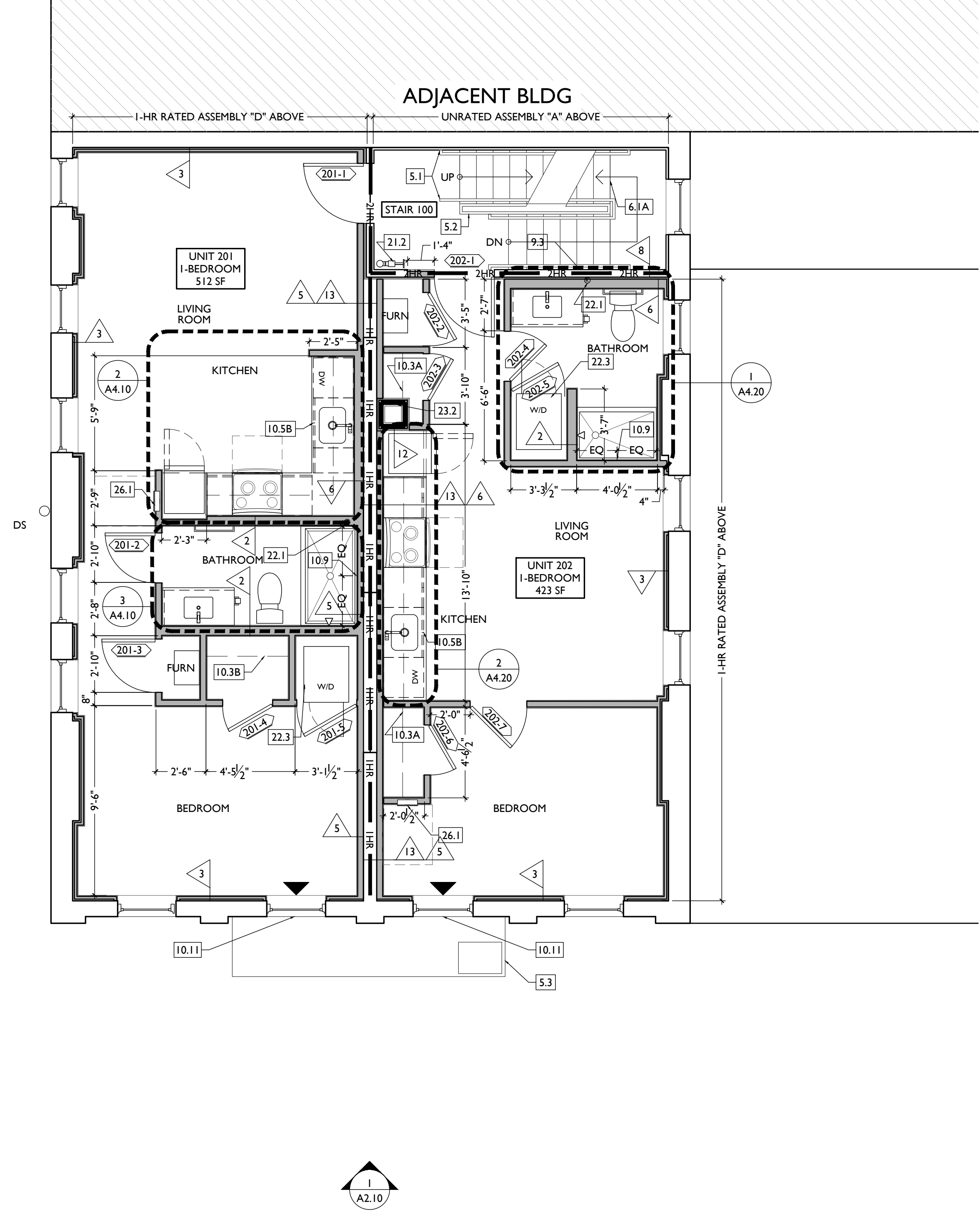
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
TB, AM

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A.I.I

| NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES: | | NEW WORK GRAPHIC KEY: | |
|---|---|---|--|
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| <p>3. CONCRETE</p> <p>3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.</p> <p>3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE CIVIL & STRUCT. FOR DETAILS.</p> <p>4. MASONRY</p> <p>5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.</p> <p>5.2 NOT USED.</p> <p>5.3 REPAIR & REPAINT EXG. FIRE ESCAPE.</p> <p>5.4 PROVIDE HSS FRAMING ABOVE PER STRUCTURAL.</p> <p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.</p> <p>A. TREADS & OR RISERS.</p> <p>B. BALUSTRADE.</p> <p>6.2 CONTRACTOR TO SLOPE FINISH FLOOR OF HALLWAY TO MAKE FLUSH TRANSITION TO FLOOR OF EXISTING STONE/CONCRETE ENTRY PER ADA GUIDELINES.</p> <p>6.3 NEW POST AND BEAM PER STRUCT.</p> <p>6.4 INSTALL NEW TILE FLOORING AT RECESSED ENTRY. SEE DETAIL 25/A5.00. SEE FINISH PLANS FOR SPEC.</p> <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED</p> | <p>ALUMINUM DOWNSPOUT. TIE INTO EXIST. STORM SYSTEM. NEW PVC AT LOWER 5' OF DOWNSPOUT. PAINT TO MATCH ADJACENT WALL.</p> <p>7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.</p> <p>7.3 NOT USED.</p> <p>7.4 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.</p> <p>8. OPENINGS</p> <p>8.1 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.</p> <p>8.2 NOT USED.</p> <p>8.3 ATTIC ACCESS PANEL (22"x30" MIN.) W/ WALL MTD. LADDER. ADHERE RIGID INSULATION TO BACK OF ATTIC HATCH PANEL TO MATCH R-VALUE OF FLOOR-CEILING ASSEMBLY.</p> <p>8.4 REAPPLY HISTORIC TRIM OVER NEW FURRING. PROVIDE HEAD, JAMB, & SILL EXTENSIONS.</p> <p>8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.</p> <p>9. FINISHES</p> <p>9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.</p> <p>9.2 NEW HARDWOOD FLOORING.</p> <p>9.3 STRINGER FLUSH TO EXG WALL FRAMING. MAINTAIN DRYWALL CONTINUITY @ STRINGER INSIDE STUD BAY TO MAINTAIN FIRE RATING.</p> <p>10. SPECIALTIES</p> <p>10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.</p> <p>10.2 ENTRY SYSTEM CALLBOX B.O.D. - "2N ACCESS CONTROL"</p> <p>10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:</p> <p>A. TYP. REACH-IN CLOSET</p> <p>B. WALK-IN CLOSET</p> <p>C. ABOVE WID.</p> | <p>26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.</p> <p>26.3 ELECTRICAL EQUIPMENT IN THIS AREA. SEE ELECTRICAL.</p> <p>10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL</p> <p>10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.</p> <p>A. SURFACE MOUNTED.</p> <p>B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.</p> <p>10.6 KNOX BOX</p> <p>10.7 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION, SEE INTERIOR ELEVATIONS.</p> <p>10.8 NOT USED.</p> <p>10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00</p> <p>10.10 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.</p> <p>A. SURFACE MOUNTED.</p> <p>B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.</p> <p>10.11 FIRE ESCAPE ACCESS WINDOW.</p> <p>21. FIRE SUPPRESSION</p> <p>21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.</p> <p>21.2 SPRINKLER RISER. SEE PLUMBING DWGS.</p> <p>21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS</p> <p>22. PLUMBING</p> <p>22.1 PROVIDE RADON RISER, AS REQ'D BY OWNER'S CONSULTANT.</p> <p>22.2 HOSEBIB LOCATION. SEE PLUMBING.</p> <p>22.3 PROVIDE DRAIN PAN UNDER WASHING MACHINE / WATER HEATER.</p> <p>23. HEATING, VENTILATING, AND AIR CONDITIONING</p> <p>23.1 NOT USED.</p> <p>23.2 WALL CAVITY FOR FRESH AIR DUCT - COORDINATE W/ MECHANICAL DWGS.</p> <p>23.3 NEW EXHAUST LOUVERS.</p> <p>26. ELECTRICAL</p> <p>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.</p> | |



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Revisions

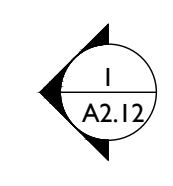
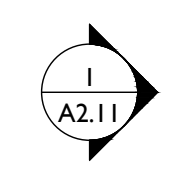
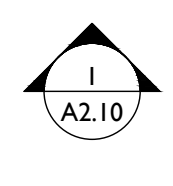
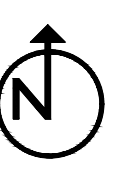
Design Team:
 CO, JK, MR, MR, RK, RO, SO, TB
 Drawn by:
 TB, AM

Job No: 22042 08.30.2024

A1.12

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

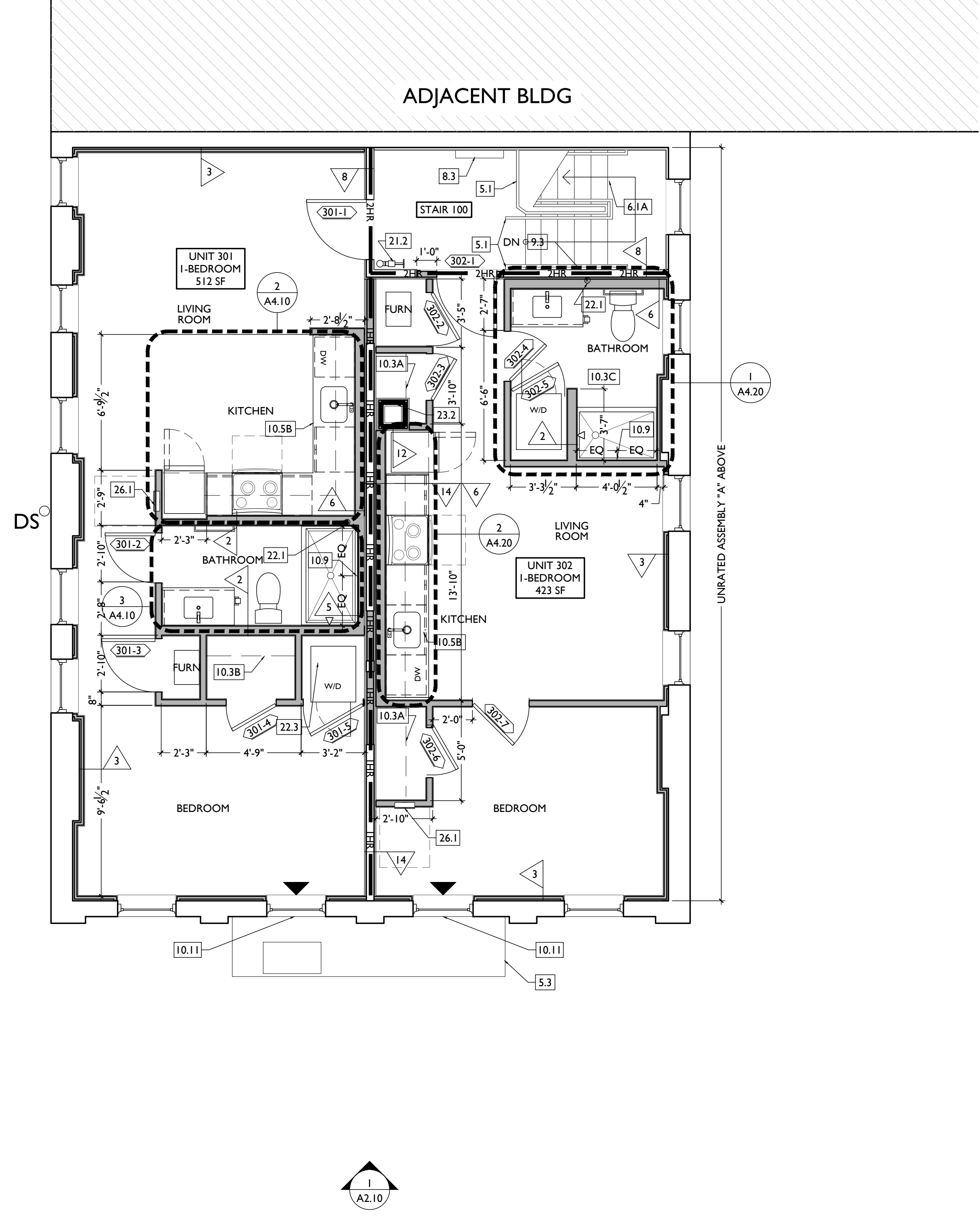
PROPOSED PLAN - SECOND FLOOR



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| NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES: | | NEW WORK GRAPHIC KEY: | |
|---|--|---|--|
| <p>THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.</p> <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.</p> <p>ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> | | <p>PARTITION TYPE - SEE A6.00.</p> <p>KEYNOTE.</p> <p>EXISTING WALL</p> <p>NEW PARTITION WALL</p> <p>NEW MASONRY WALL</p> <p>OBJECT OVERHEAD.</p> <p>1-HR FIRE RATING.</p> <p>2-HR FIRE RATING.</p> <p>NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.</p> <p>NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.</p> <p>AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.</p> <p>AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.</p> <p>100A DOOR TAG. SEE SCHEDULE / A6.10-13.</p> <p>WINDOW DESIGNATION. SEE A6.20-25.</p> <p>STOREFRONT DESIGNATION. SEE A6.13.</p> <p>EMERGENCY EGRESS EXIT.</p> <p>OPG CONTAINS SAFETY GLAZING.</p> <p>SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.</p> <p>ELEVATION TAG.</p> | |
| <p>3. CONCRETE</p> <p>3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.</p> <p>3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE CIVIL & STRUCT. FOR DETAILS.</p> <p>4. MASONRY</p> <p>5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.</p> <p>5.2 NOT USED.</p> <p>5.3 REPAIR & REPAINT EXG. FIRE ESCAPE.</p> <p>5.4 PROVIDE HSS FRAMING ABOVE PER STRUCTURAL.</p> <p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.</p> <p>A. TREADS & OR RISERS.</p> <p>B. BALUSTRADE.</p> <p>6.2 CONTRACTOR TO SLOPE FINISH FLOOR OF HALLWAY TO MAKE FLUSH TRANSITION TO FLOOR OF EXISTING STONE/CONCRETE ENTRY PER ADA GUIDELINES.</p> <p>6.3 NEW POST AND BEAM PER STRUCT.</p> <p>6.4 INSTALL NEW TILE FLOORING AT RECESSED ENTRY. SEE DETAIL 25/A5.00. SEE FINISH PLANS FOR SPEC.</p> <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED</p> | <p>ALUMINUM DOWNSPOUT. TIE INTO EXIST. STORM SYSTEM. NEW PVC AT LOWER 5' OF DOWNSPOUT. PAINT TO MATCH ADJACENT WALL.</p> <p>7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.</p> <p>7.3 NOT USED.</p> <p>7.4 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.</p> <p>8. OPENINGS</p> <p>8.1 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.</p> <p>8.2 NOT USED.</p> <p>8.3 ATTIC ACCESS PANEL (22"x30" MIN.) W/ WALL MTD. LADDER. ADHERE RIGID INSULATION TO BACK OF ATTIC HATCH PANEL TO MATCH R-VALUE OF FLOOR-CEILING ASSEMBLY.</p> <p>8.4 REAPPLY HISTORIC TRIM OVER NEW FURRING. PROVIDE HEAD, JAMB, & SILL EXTENSIONS.</p> <p>8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.</p> <p>9. FINISHES</p> <p>9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.</p> <p>9.2 NEW HARDWOOD FLOORING.</p> <p>9.3 STRINGER FLUSH TO EXG WALL FRAMING. MAINTAIN DRYWALL CONTINUITY @ STRINGER INSIDE STUD BAY TO MAINTAIN FIRE RATING.</p> <p>10. SPECIALTIES</p> <p>10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.</p> <p>10.2 ENTRY SYSTEM CALLBOX B.O.D. - "2N ACCESS CONTROL"</p> <p>10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:</p> <p>A. TYP. REACH-IN CLOSET</p> <p>B. WALK-IN CLOSET.</p> <p>C. ABOVE WID.</p> | <p>26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.</p> <p>26.3 ELECTRICAL EQUIPMENT IN THIS AREA. SEE ELECTRICAL.</p> <p>10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL</p> <p>10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.</p> <p>A. SURFACE MOUNTED.</p> <p>B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.</p> <p>10.6 KNOX BOX</p> <p>10.7 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION, SEE INTERIOR ELEVATIONS.</p> <p>10.8 NOT USED.</p> <p>10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00</p> <p>10.10 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.</p> <p>A. SURFACE MOUNTED.</p> <p>B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.</p> <p>10.11 FIRE ESCAPE ACCESS WINDOW.</p> <p>21. FIRE SUPPRESSION</p> <p>21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.</p> <p>21.2 SPRINKLER RISER. SEE PLUMBING DWGS.</p> <p>21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS</p> <p>22. PLUMBING</p> <p>22.1 PROVIDE RADON RISER, AS REQ'D BY OWNER'S CONSULTANT.</p> <p>22.2 HOSEBIB LOCATION. SEE PLUMBING.</p> <p>22.3 PROVIDE DRAIN PAN UNDER WASHING MACHINE / WATER HEATER.</p> <p>23. HEATING, VENTILATING, AND AIR CONDITIONING</p> <p>23.1 NOT USED.</p> <p>23.2 WALL CAVITY FOR FRESH AIR DUCT - COORDINATE W/ MECHANICAL DWGS.</p> <p>23.3 NEW EXHAUST LOUVERS.</p> <p>26. ELECTRICAL</p> <p>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.</p> | |



NOT FOR CONSTRUCTION

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

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A1.13

NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES:

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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.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE CIVIL & STRUCT. FOR DETAILS.

4. MASONRY

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NOT USED.
5.3 REPAIR & REPAINT EXG. FIRE ESCAPE.
5.4 PROVIDE HSS FRAMING ABOVE PER STRUCTURAL.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.
A. TREADS & OR RISERS.
B. BALUSTRADE.
6.2 CONTRACTOR TO SLOPE FINISH FLOOR OF HALLWAY TO MAKE FLUSH TRANSITION TO FLOOR OF EXISTING STONE/CONCRETE ENTRY PER ADA GUIDELINES.
6.3 NEW POST AND BEAM PER STRUCT.
6.4 INSTALL NEW TILE FLOORING AT RECESSED ENTRY. SEE DETAIL 25/A5.00. SEE FINISH PLANS FOR SPEC.

7. THERMAL AND MOISTURE PROTECTION
7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED

ALUMINUM DOWNSPOUT. TIE INTO EXIST. STORM SYSTEM. NEW PVC AT LOWER 5' OF DOWNSPOUT. PAINT TO MATCH ADJACENT WALL.

7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.

7.3 NOT USED.

7.4 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.

8. OPENINGS
8.1 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.
8.2 NOT USED.
8.3 ATTIC ACCESS PANEL (22"x30" MIN.) W/ WALL MTD. LADDER. ADHERE RIGID INSULATION TO BACK OF ATTIC HATCH PANEL TO MATCH R-VALUE OF FLOOR-CEILING ASSEMBLY.
8.4 REAPPLY HISTORIC TRIM OVER NEW FURRING. PROVIDE HEAD, JAMB, & SILL EXTENSIONS.
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

9. FINISHES
9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.2 NEW HARDWOOD FLOORING.
9.3 STRINGER FLUSH TO EXG WALL FRAMING. MAINTAIN DRYWALL CONTINUITY @ STRINGER INSIDE STUD BAY TO MAINTAIN FIRE RATING.

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"
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.;
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET.
C. ABOVE WID.

10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
10.6 KNOX BOX
10.7 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION, SEE INTERIOR ELEVATIONS.
10.8 NOT USED.
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00
10.10 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
10.11 FIRE ESCAPE ACCESS WINDOW.

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

22. PLUMBING
22.1 PROVIDE RADON RISER, AS REQ'D BY OWNER'S CONSULTANT.
22.2 HOSEBIB LOCATION. SEE PLUMBING.
22.3 PROVIDE DRAIN PAN UNDER WASHING MACHINE / WATER HEATER.

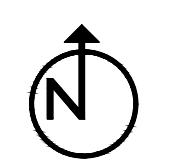
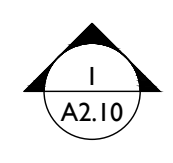
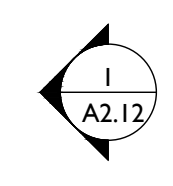
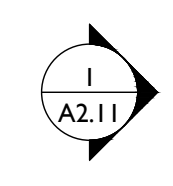
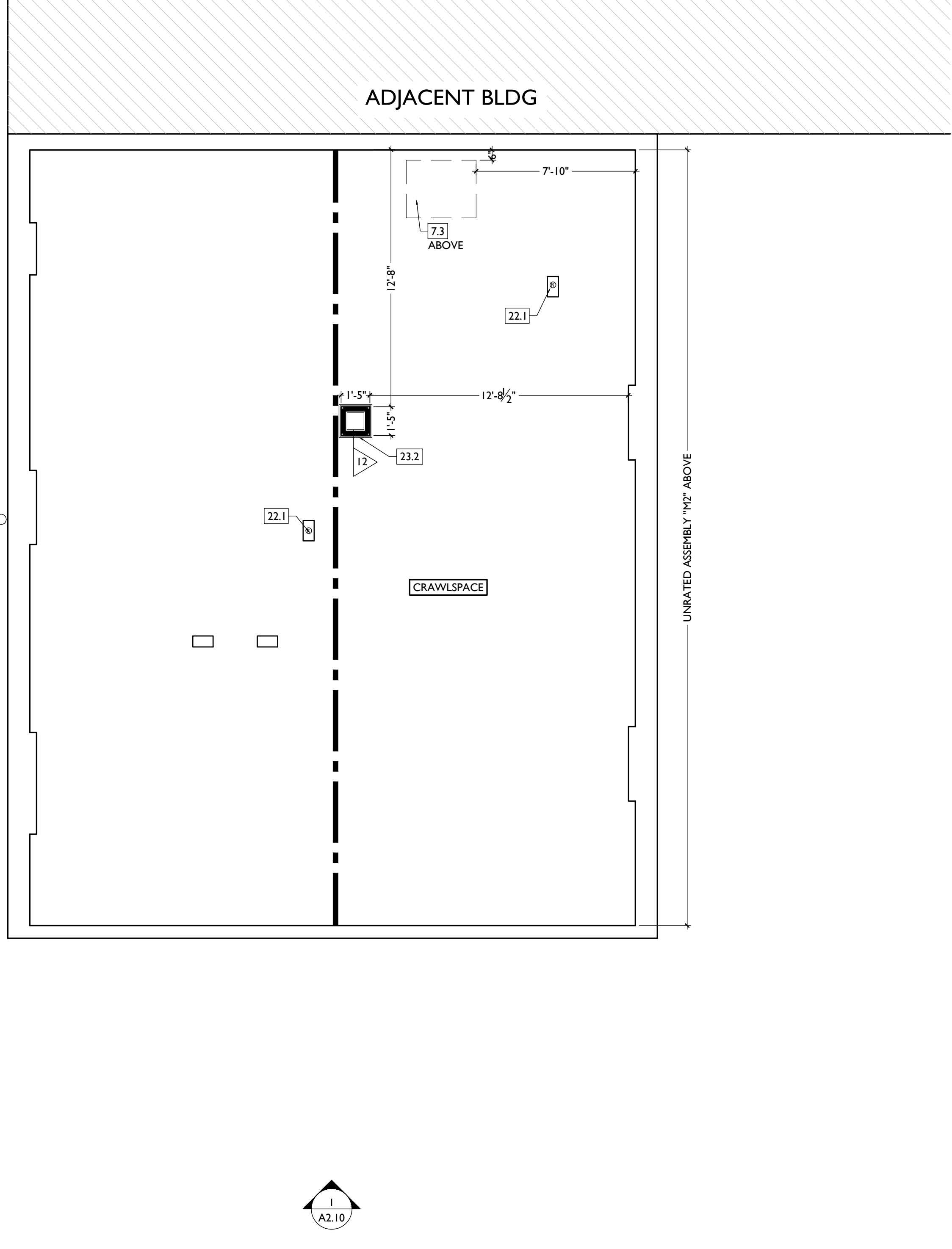
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED.
23.2 WALL CAVITY FOR FRESH AIR DUCT - COORDINATE W/ MECHANICAL DWGS.
23.3 NEW EXHAUST LOUVERS.

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 ELECTRICAL EQUIPMENT IN THIS AREA. SEE ELECTRICAL.

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- OPG CONTAINS SAFETY GLAZING.
- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.



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

PROPOSED PLAN - FOURTH FLOOR | 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:
TB, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
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CINCINNATI, OHIO, 45202
FINDLAY FLATS

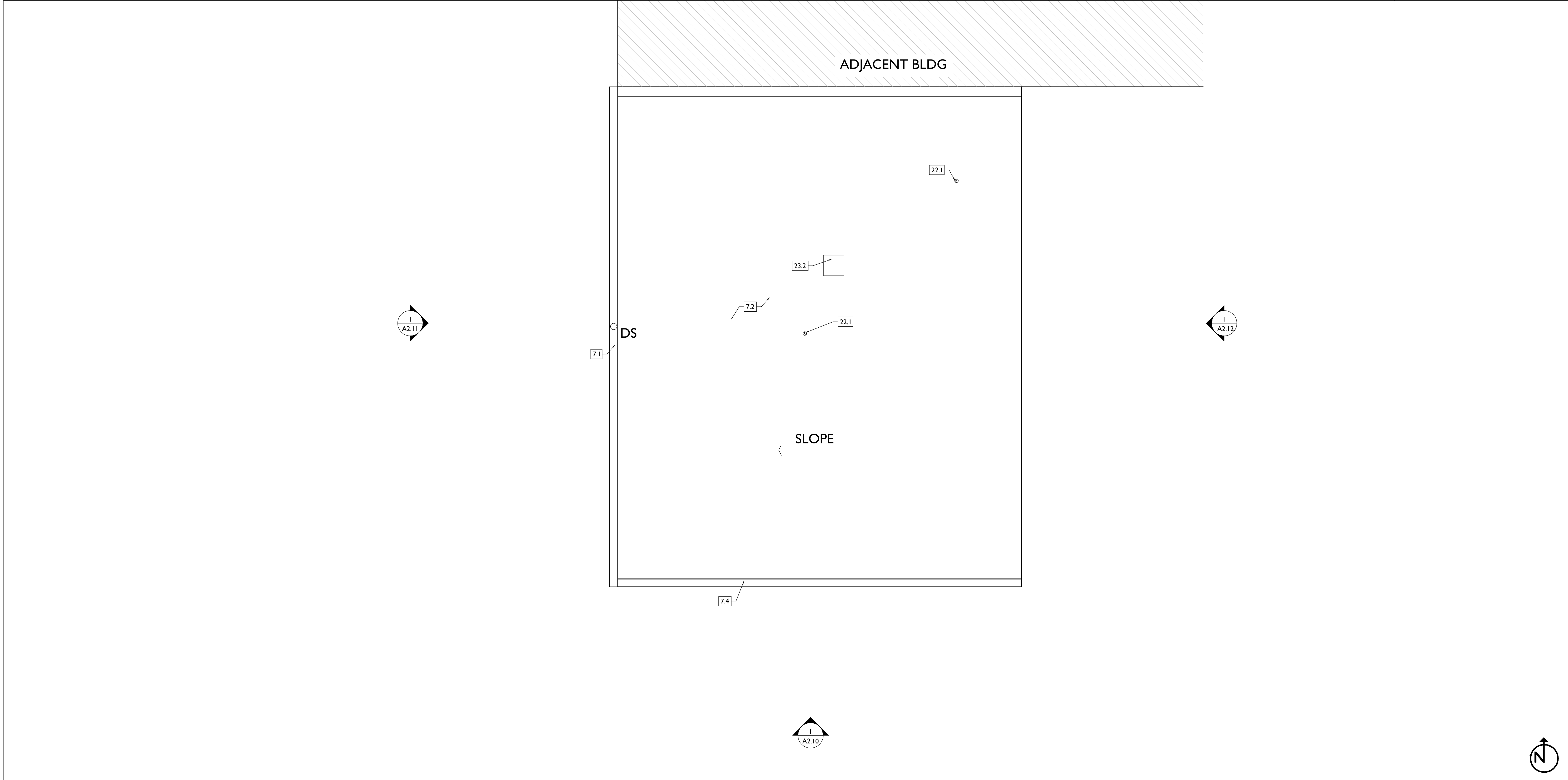
Job No: 22042 08.30.2024

AI.14

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architecture + design

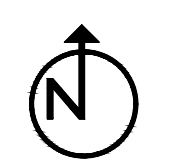
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SEE SCHEDULE / A6.10-13.</p> <p>A WINDOW DESIGNATION. SEE A6.20-25.</p> <p>SFA STOREFRONT DESIGNATION. SEE A6.13.</p> <p>EMERGENCY EGRESS EXIT.</p> <p>SG OPG CONTAINS SAFETY GLAZING.</p> <p>SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.</p> <p>X'-X" ELEVATION TAG.</p> |



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

PROPOSED PLAN - ROOF



NOT FOR CONSTRUCTION

| |
|--|
| <p>Progress Dates</p> <p>2023.04.28 - BID/PERMIT</p> <p>2024.08.30 - BID SET 2</p> |
| <p>Revisions</p> |
| <p>Design Team:</p> <p>CO, JK, MR, MR, RK, RO, SO, TB</p> <p>Drawn by:</p> <p>TB, AM</p> |

PROPOSED PROJECT:

RENOVATION FOR

12 W ELDER / 1802 REPUBLIC ST.

CINCINNATI, OHIO, 45202

FINDLAY FLATS

Job No: 22042 08.30.2024

A1.15

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architecture + design

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| 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 |
| SMB | SURFACE MOUNT LINEAR LED | TYPICAL IN COMMERCIAL TURNKEY SPACES |
| ST1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN ATTICS AND IN BASEMENTS |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. |
| V2 | WALL MOUNT VANITY LIGHT | V2 - TYPICAL ON SIDES OF BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. |
| TLI | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES |
| PI | SURFACE MOUNT PENDANT | TYPICAL OVER KITCHEN ISLANDS |

REFLECTED CEILING PLAN FIXTURE LEGEND:

| SYMBOL | FIXTURE TYPE | REMARKS |
|--------|---------------------------|---|
| F1 | CEILING FAN WITH LIGHT | SMALL FAN, TYPICAL IN BEDROOMS AND LIVING ROOMS |
| F2 | CEILING FAN WITH LIGHT | LARGE FAN, TYPICAL IN BEDROOM AND LIVING ROOM |
| WM1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT |
| WMS | 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.

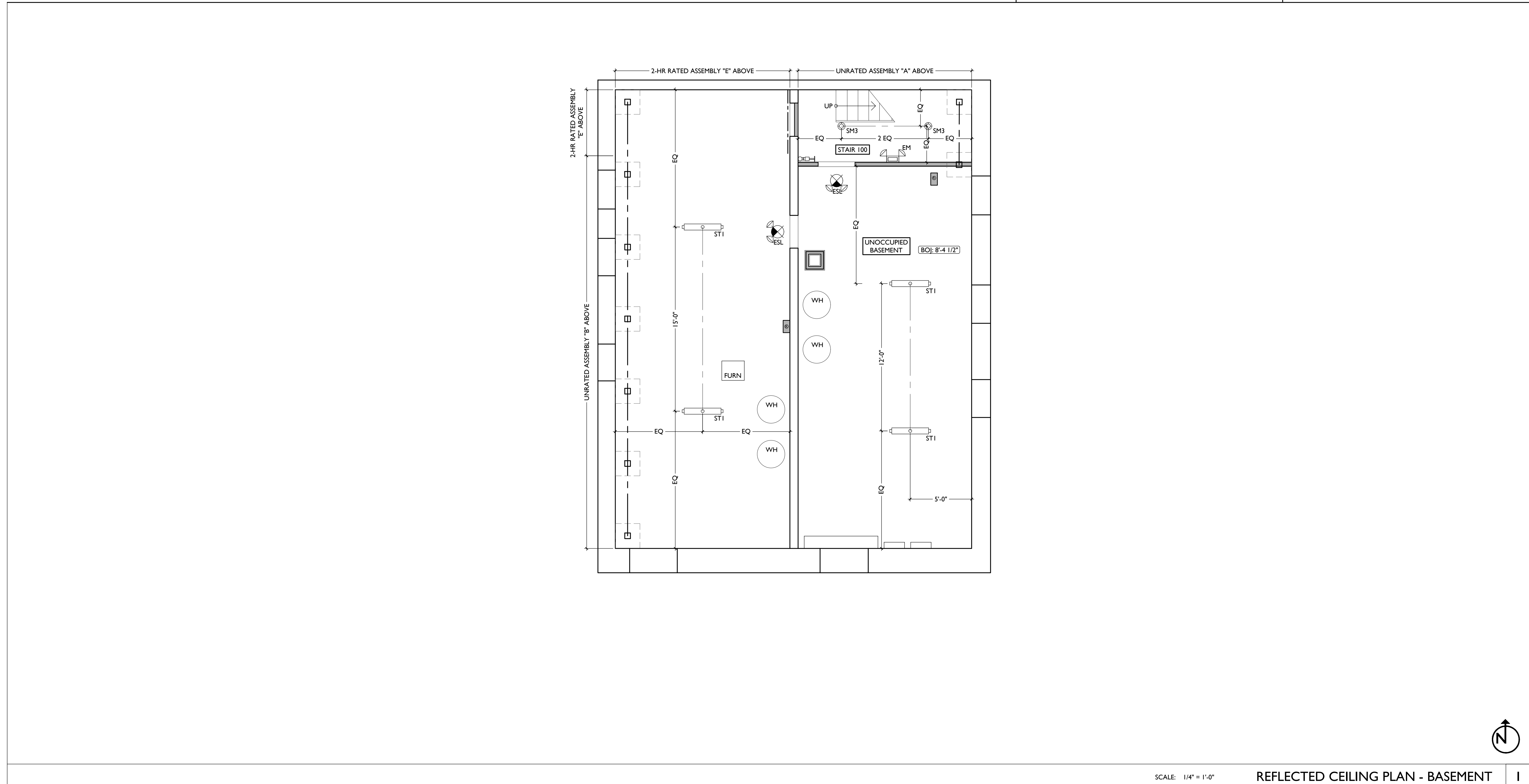
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

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.

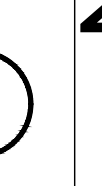
REFLECTED CEILING PLAN GRAPHIC KEY:

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



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

REFLECTED CEILING PLAN - BASEMENT



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Progress Dates
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2024.08.30 - BID SET 2

Revisions

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

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A1.20

| SYMBOL | FIXTURE TYPE | REMARKS |
|--------|-------------------------------|--|
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. |
| SM2 | SURFACE MOUNT LED CAN LIGHT | SM2 - DAMP RATED, TYPICAL IN SHOWERS. |
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| SM13 | SURFACE MOUNT ENTRY LIGHT | STAIR HALL ENTRY VESTIBULE, 1ST FLOOR ONLY |
| SM8 | SURFACE MOUNT LINEAR LED | TYPICAL IN COMMERCIAL TURNKEY SPACES |
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| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. |
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| F1 | CEILING FAN WITH LIGHT | SMALL FAN, TYPICAL IN BEDROOMS AND LIVING ROOMS |
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| WM1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT |
| WMS | 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 |
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|--------|------------------------|--|
| RH1 | EMERGENCY EGRESS LIGHT | LED REMOTE HEAD EMERGENCY EGRESS LIGHT |
| EM | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS LIGHT WALL PACK |

REFLECTED CEILING PLAN GENERAL NOTES:

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

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

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

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

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

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

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

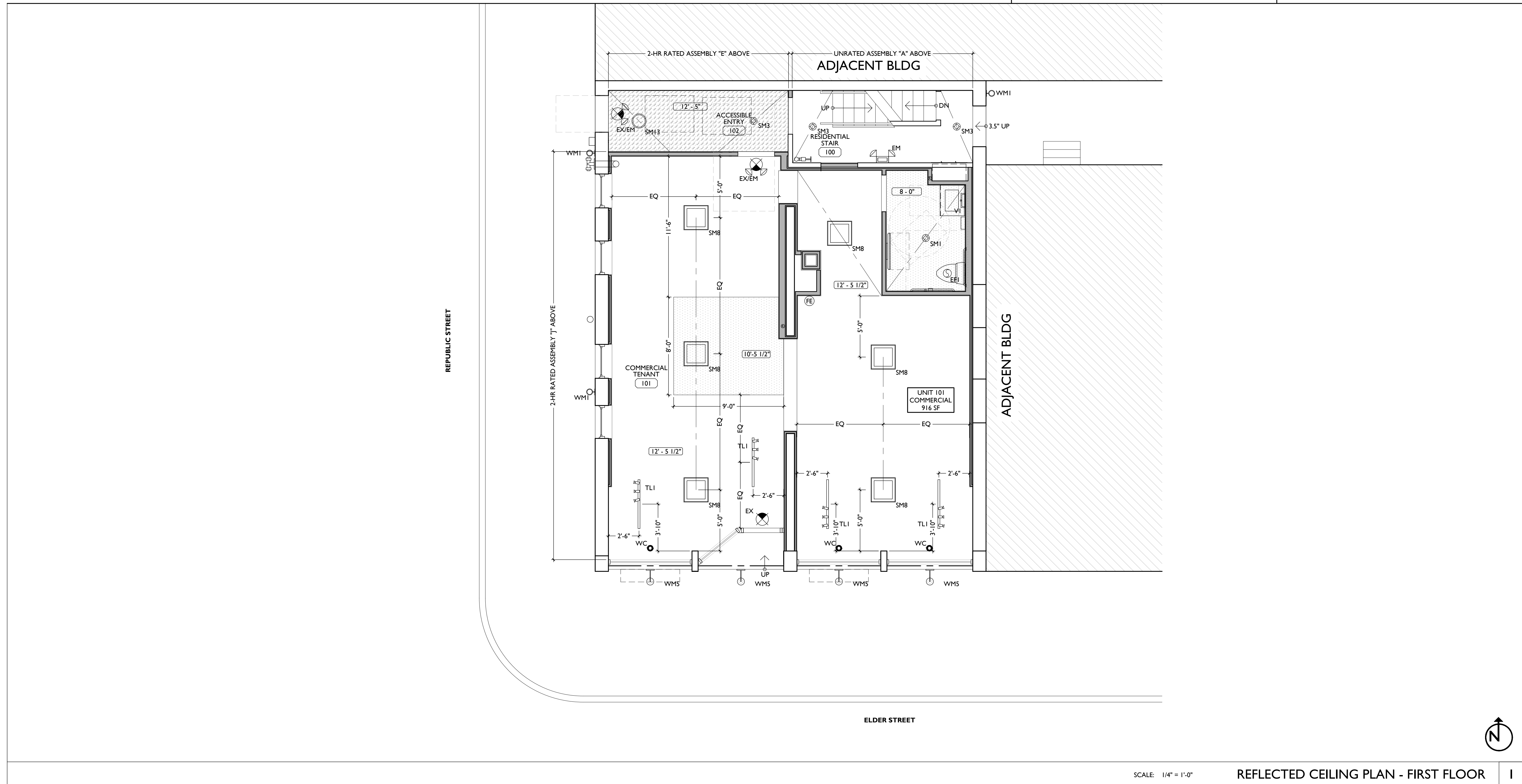
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

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

J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

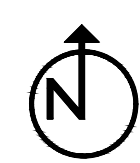
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| WC | WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW. COORD W/ F.P PLANS |
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| SDP | PHOTOELECTRIC |
| --- | CENTER ON ARCHITECTURAL FEATURE |
| --- | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS |



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

REFLECTED CEILING PLAN - FIRST FLOOR



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2024.08.30 - BID SET 2

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 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. |
| SM3 | | SM3 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. |
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| 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 |
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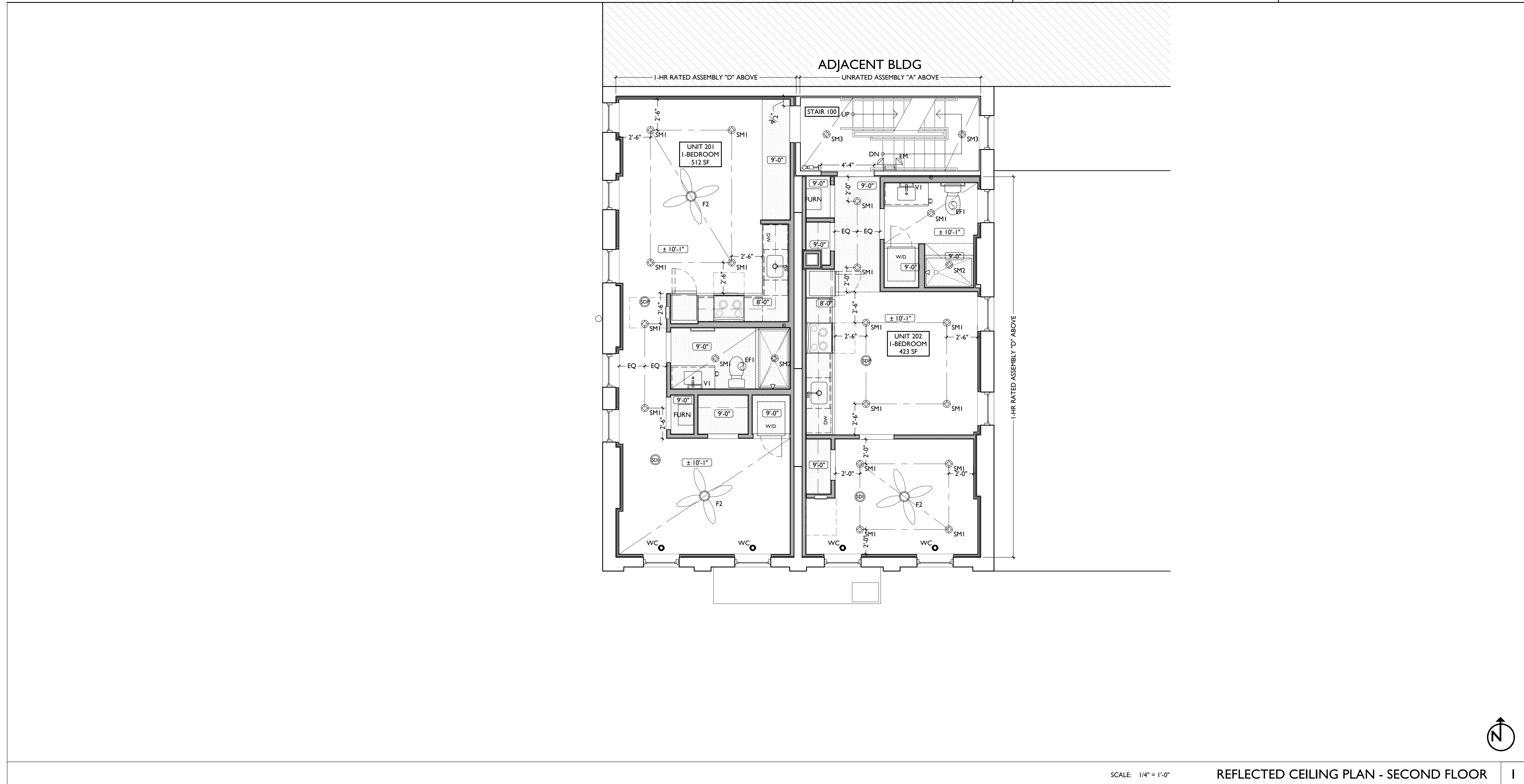
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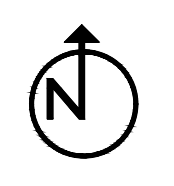
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| --- | CENTER ON ARCHITECTURAL FEATURE |
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SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - SECOND FLOOR



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Drawn by:
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PROPOSED PROJECT:
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12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A1.22

| 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. |
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| WM1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT |
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| 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 |
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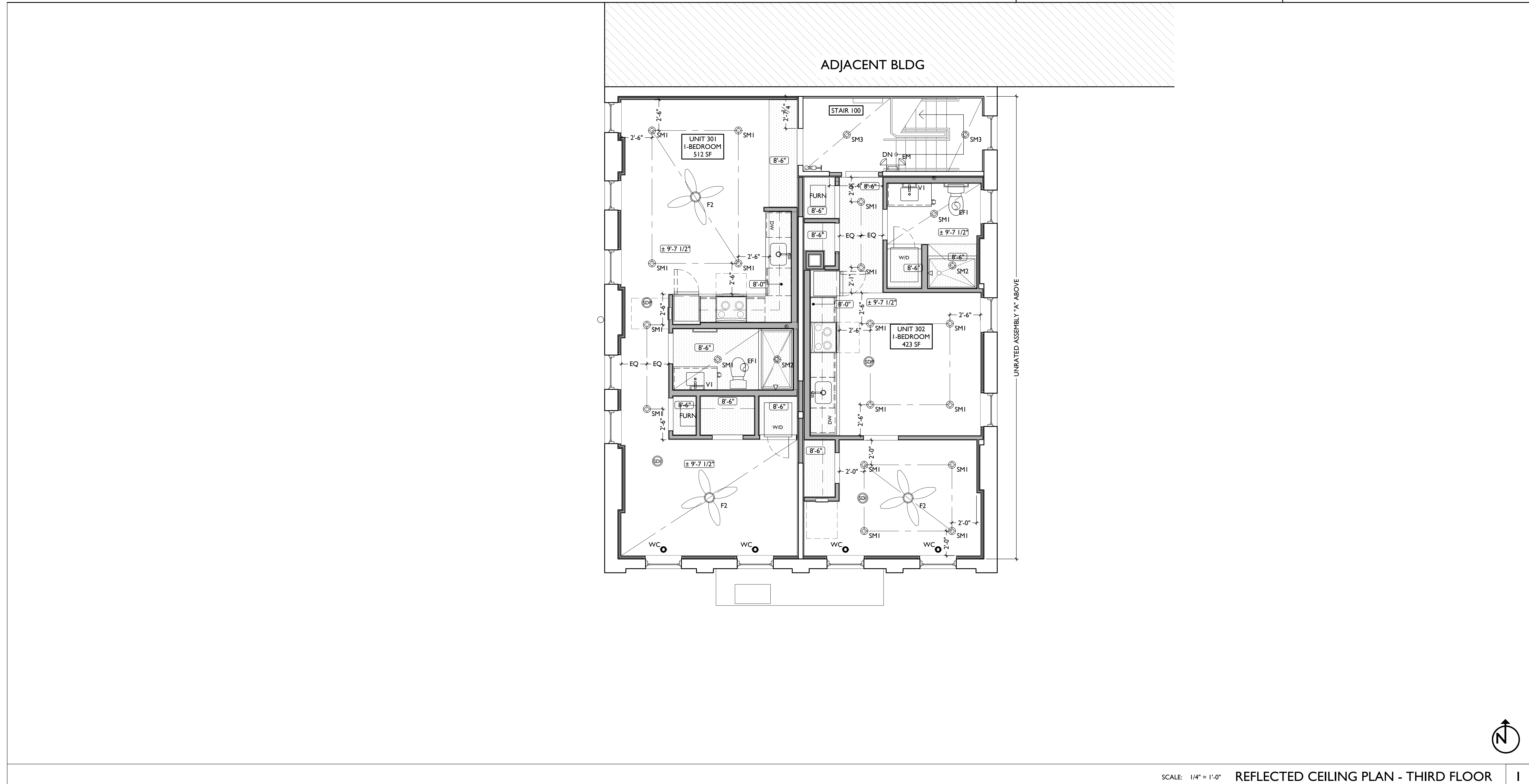
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REFLECTED CEILING PLAN GRAPHIC KEY:

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FINDLAY FLATS

Job No: 22042 08.30.2024

A1.23

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|--------|-------------------------------|--|
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. |
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|--------|------------------------|--|
| RH1 | EMERGENCY EGRESS LIGHT | LED REMOTE HEAD EMERGENCY EGRESS LIGHT |
| EM | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS LIGHT WALL PACK |

REFLECTED CEILING PLAN GENERAL NOTES:

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

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

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

D. CLG HTS AT EXG FLOORS ARE TO BE 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.

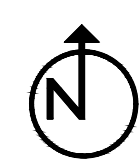
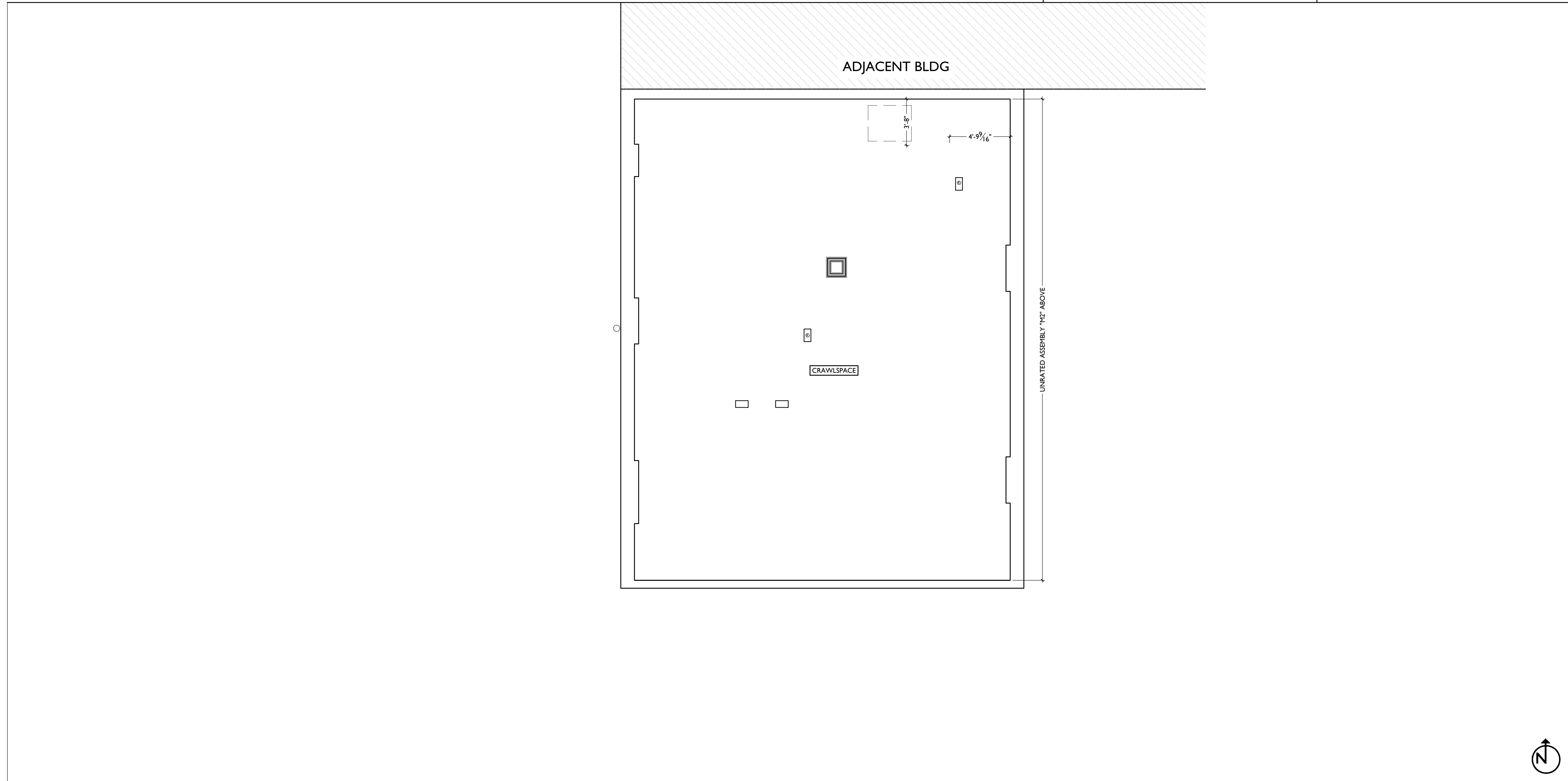
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

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.

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



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

REFLECTED CEILING PLAN - FOURTH 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:
TB, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A1.24

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3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE CIVIL & STRUCT. FOR DETAILS.

4. MASONRY

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NOT USED.
5.3 REPAIR & REPAINT EXG. FIRE ESCAPE.
5.4 PROVIDE HSS FRAMING ABOVE PER STRUCTURAL.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.
A. TREADS & OR RISERS.
B. BALUSTRADE.
6.2 CONTRACTOR TO SLOPE FINISH FLOOR OF HALLWAY TO MAKE FLUSH TRANSITION TO FLOOR OF EXISTING STONE/CONCRETE ENTRY PER ADA GUIDELINES.
6.3 NEW POST AND BEAM PER STRUCT.
6.4 INSTALL NEW TILE FLOORING AT RECESSED ENTRY. SEE DETAIL 25/A5.00. SEE FINISH PLANS FOR SPEC.

7. THERMAL AND MOISTURE PROTECTION
7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED

ALUMINUM DOWNSPOUT. TIE INTO EXIST. STORM SYSTEM. NEW PVC AT LOWER 6" OF DOWNSPOUT. PAINT TO MATCH ADJACENT WALL.

7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.

7.3 NOT USED.

7.4 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.

8. OPENINGS
8.1 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.
8.2 NOT USED.
8.3 ATTIC ACCESS PANEL (22"x30" MIN.) W/ WALL MTD. LADDER. ADHERE RIGID INSULATION TO BACK OF ATTIC HATCH PANEL TO MATCH R-VALUE OF FLOOR-CEILING ASSEMBLY.
8.4 REAPPLY HISTORIC TRIM OVER NEW FURRING. PROVIDE HEAD, JAMB, & SILL EXTENSIONS.
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.

9. FINISHES
9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.2 NEW HARDWOOD FLOORING.
9.3 STRINGER FLUSH TO EXG WALL FRAMING. MAINTAIN DRYWALL CONTINUITY @ STRINGER INSIDE STUD BAY TO MAINTAIN FIRE RATING.

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"
10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.:
A. TYP. REACH-IN CLOSET
B. WALK-IN CLOSET
C. ABOVE WID.

10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL
10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
10.6 KNOX BOX
10.7 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION, SEE INTERIOR ELEVATIONS.
10.8 NOT USED.
10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00
10.10 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.
10.11 FIRE ESCAPE ACCESS WINDOW.

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

22. PLUMBING
22.1 PROVIDE RADON RISER, AS REQ'D BY OWNER'S CONSULTANT.
22.2 HOSEBIB LOCATION. SEE PLUMBING.
22.3 PROVIDE DRAIN PAN UNDER WASHING MACHINE / WATER HEATER.

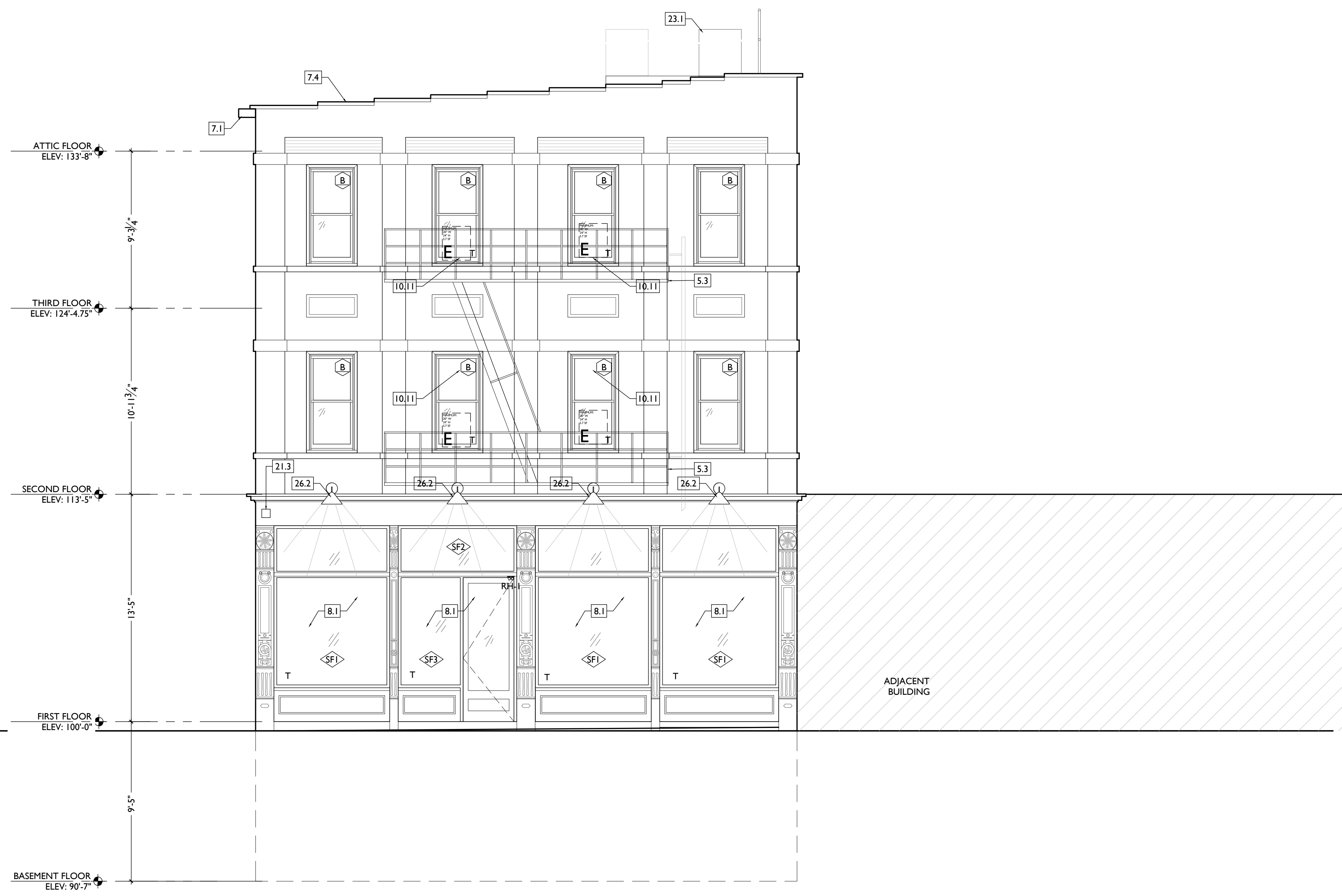
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 NOT USED.
23.2 WALL CAVITY FOR FRESH AIR DUCT - COORDINATE W/ MECHANICAL DWGS.
23.3 NEW EXHAUST LOUVERS.

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 ELECTRICAL EQUIPMENT IN THIS AREA. SEE ELECTRICAL.

NEW WORK PLANS & ELEVATIONS [KEYED] KEYED NOTES:

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
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- SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.



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2024.08.30 - BID SET 2

Revisions

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

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A2.10

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

PROPOSED ELEVATION - SOUTH

1

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NEW WORK PLANS & ELEVATIONS [KEYED] KEYED NOTES:

26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.3 ELECTRICAL EQUIPMENT IN THIS AREA. SEE ELECTRICAL.

NEW WORK GRAPHIC KEY:

- 2 PARTITION TYPE - SEE A6.00.
- 4 KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD.
- 1HR 1-HR FIRE RATING.
- 2HR 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
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- EMERGENCY EGRESS EXIT.
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- 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 - WEST |

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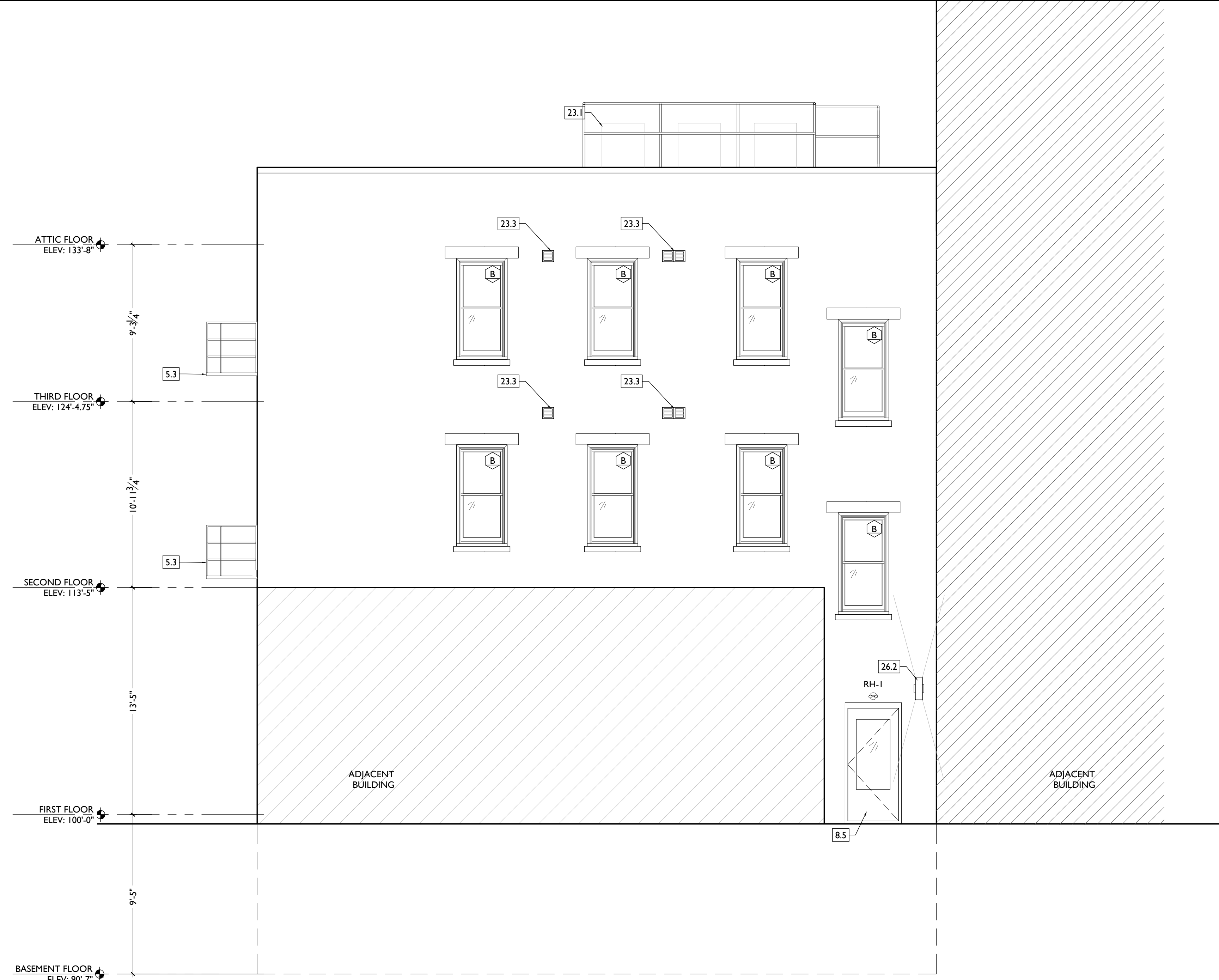
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CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A2.11

| NEW WORK PLANS & ELEVATIONS [KEYED] NOTES: | | NEW WORK GRAPHIC KEY: | |
|---|---|--|--|
| <p>THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.</p> <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.</p> <p>ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> | | <p>PARTITION TYPE - SEE A6.00.</p> <p>KEYNOTE.</p> <p>EXISTING WALL</p> <p>NEW PARTITION WALL</p> <p>NEW MASONRY WALL</p> <p>OBJECT OVERHEAD.</p> <p>1HR 1-HR FIRE RATING.</p> <p>2HR 2-HR FIRE RATING.</p> <p>NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.</p> <p>NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.</p> <p>AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.</p> <p>AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.</p> <p>100A DOOR TAG. SEE SCHEDULE / A6.10-13.</p> <p>A WINDOW DESIGNATION. SEE A6.20-25.</p> <p>SFA STOREFRONT DESIGNATION. SEE A6.13.</p> <p>▲ EMERGENCY EGRESS EXIT.</p> <p>SG OPG CONTAINS SAFETY GLAZING.</p> <p>SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.</p> <p>X-X" ELEVATION TAG.</p> | |
| <p>3. CONCRETE</p> <p>3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.</p> <p>3.2 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE CIVIL & STRUCT. FOR DETAILS.</p> <p>4. MASONRY</p> <p>5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.</p> <p>5.2 NOT USED.</p> <p>5.3 REPAIR & REPAINT EXG. FIRE ESCAPE.</p> <p>5.4 PROVIDE HSS FRAMING ABOVE PER STRUCTURAL.</p> <p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.</p> <p>A. TREADS & OR RISERS.</p> <p>B. BALUSTRADE.</p> <p>6.2 CONTRACTOR TO SLOPE FINISH FLOOR OF HALLWAY TO MAKE FLUSH TRANSITION TO FLOOR OF EXISTING STONE/CONCRETE ENTRY PER ADA GUIDELINES.</p> <p>6.3 NEW POST AND BEAM PER STRUCT.</p> <p>6.4 INSTALL NEW TILE FLOORING AT RECESSED ENTRY. SEE DETAIL 25/A5.00. SEE FINISH PLANS FOR SPEC.</p> <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 REPAIR AND RELINE EXG BOX GUTTER; NEW PRE-FINISHED</p> | <p>ALUMINUM DOWNSPOUT. TIE INTO EXIST. STORM SYSTEM. NEW PVC AT LOWER 6" OF DOWNSPOUT. PAINT TO MATCH ADJACENT WALL.</p> <p>7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND WATERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.</p> <p>7.3 NOT USED.</p> <p>7.4 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.</p> <p>8. OPENINGS</p> <p>8.1 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.</p> <p>8.2 NOT USED.</p> <p>8.3 ATTIC ACCESS PANEL (22"x30" MIN.) W/ WALL MTD. LADDER. ADHERE RIGID INSULATION TO BACK OF ATTIC HATCH PANEL TO MATCH R-VALUE OF FLOOR-CEILING ASSEMBLY.</p> <p>8.4 REAPPLY HISTORIC TRIM OVER NEW FURRING. PROVIDE HEAD, JAMB, & SILL EXTENSIONS.</p> <p>8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.</p> <p>9. FINISHES</p> <p>9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.</p> <p>9.2 NEW HARDWOOD FLOORING.</p> <p>9.3 STRINGER FLUSH TO EXG WALL FRAMING. MAINTAIN DRYWALL CONTINUITY @ STRINGER INSIDE STUD BAY TO MAINTAIN FIRE RATING.</p> <p>10. SPECIALTIES</p> <p>10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.</p> <p>10.2 ENTRY SYSTEM CALLBOX B.O.D. - "2N ACCESS CONTROL"</p> <p>10.3 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" MELAMINE SHELF & CLOTHES ROD @ 66" A.F.F.; TYP U.N.O.: A. TYP. REACH-IN CLOSET B. WALK-IN CLOSET. C. ABOVE WID.</p> | <p>26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.</p> <p>26.3 ELECTRICAL EQUIPMENT IN THIS AREA. SEE ELECTRICAL.</p> <p>10.4 PROVIDE "NO SMOKING" SIGN AT EXTERIOR WALL</p> <p>10.5 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL. A. SURFACE MOUNTED. B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.</p> <p>10.6 KNOX BOX</p> <p>10.7 PROVIDE BLOCKING FOR WALL-MOUNTED CHANGING STATION, SEE INTERIOR ELEVATIONS.</p> <p>10.8 NOT USED.</p> <p>10.9 SHOWER NICHE. SEE ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAIL 1/A5.00</p> <p>10.10 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL. A. SURFACE MOUNTED. B. IN SINK CABINET IN RESIDENTIAL UNIT, TYPICAL.</p> <p>10.11 FIRE ESCAPE ACCESS WINDOW.</p> <p>21. FIRE SUPPRESSION</p> <p>21.1 APPROX. LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.</p> <p>21.2 SPRINKLER RISER. SEE PLUMBING DWGS.</p> <p>21.3 EXTERIOR TAMPER/FLOW NOTIFICATION DEVICE - COORDINATE WITH ELECTRICAL AND FIRE PROTECTION SYSTEMS</p> <p>22. PLUMBING</p> <p>22.1 PROVIDE RADON RISER, AS REQ'D BY OWNER'S CONSULTANT.</p> <p>22.2 HOSEBIB LOCATION. SEE PLUMBING.</p> <p>22.3 PROVIDE DRAIN PAN UNDER WASHING MACHINE / WATER HEATER.</p> <p>23. HEATING, VENTILATING, AND AIR CONDITIONING</p> <p>23.1 NOT USED.</p> <p>23.2 WALL CAVITY FOR FRESH AIR DUCT - COORDINATE W/ MECHANICAL DWGS.</p> <p>23.3 NEW EXHAUST LOUVERS.</p> <p>26. ELECTRICAL</p> <p>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.</p> | |



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PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

PROGRESS DATES:
2023.04.28 - BID/PERMIT
2024.08.30 - BID SET 2

DESIGN TEAM:
CO, JK, MR, MR, RK, RO, SO, TB
DRAWN BY:
TB, AM

JOB NO: 22042 08.30.2024

A2.12

| APPLIANCE/ EQUIPMENT SCHEDULE | | | | |
|---|-------|---|---------------------------------|----------------------------------|
| ITEM/ LOCATION | CODE | DESCRIPTION | FINISH | NOTES |
| MICROWAVE HOOD, RESIDENTIAL KITCHENS | EQ-1 | MANU: GE - 1.7 CU.FT. OVER-THE-OVEN MICROWAVE OVEN OUTSIDE EXHAUST - VERTICAL VENT MODEL: JYM3162RJSS | STAINLESS | MOUNTING HEIGHT, SEE ELEVATIONS. |
| RANGE/OVEN, RESIDENTIAL KITCHENS | EQ-2 | MANU: GE-PROFILE-30" WIDE 5.3 CU.FT. FREE STANDING ELECTRIC FINGERPRINT RESISTANT RANGE WITH CONVECTION OVEN MODEL: PB935TPFS | STAINLESS | MOUNTING HEIGHT, SEE ELEVATIONS. |
| DISHWASHER, RESIDENTIAL KITCHENS | EQ-3 | MANU: GE-24" WIDE DISHWASHER WITH FRONT CONTROLS MODEL: GDF510PSRSS | STAINLESS | MOUNTING HEIGHT, SEE ELEVATIONS. |
| REFRIGERATOR, 1 BEDROOM & EFFICIENCY UNITS | EQ-4 | MANU: GE - 34" WIDE SMALL SPACE TOP-FREEZER REFRIGERATOR - 11.6 CU.FT. MODEL: GPE12FSK5B | STAINLESS WITH BLACK HANDLES | MOUNTING HEIGHT, SEE ELEVATIONS. |
| REFRIGERATOR 2&3 BEDROOM UNITS | EQ-5 | MANU: GE - 30" WIDE TOP-FREEZER REFRIGERATOR - 19.2 CU.FT. MODEL: GPE12FSK8 | FINGERPRINT RESISTANT STAINLESS | MOUNTING HEIGHT, SEE ELEVATIONS. |
| WASHER, RESIDENTIAL UNITS | EQ-6 | MANU: GE - 27" WIDE FRONT LOAD WASHER 4.5 DOE CU.FT. MODEL: GFW430SSMWW | WHITE | MOUNTING HEIGHT, SEE PLANS |
| DRYER, RESIDENTIAL UNITS | EQ-7 | MANU: GE - 27" WIDE FRONT LOAD DRYER 7.5 CU.FT. CAPACITY | WHITE | MOUNTING HEIGHT, SEE PLANS |
| WASHER, SHARED LAUNDRY FACILITIES | EQ-8 | MANU: SPEED QUEEN QUANTUM GOLD FRONT CONTROL FRONT LOAD WASHER | WHITE | MOUNTING HEIGHT, SEE PLANS |
| DRYER, SHARED LAUNDRY FACILITIES | EQ-9 | MANU: SPEED QUEEN QUANTUM GOLD PRO FRONT CONTROL SINGLE DRYER | WHITE | MOUNTING HEIGHT, SEE PLANS |
| MICROWAVE, ACCESSIBLE RESIDENTIAL KITCHENS | EQ-10 | MANU: FRIGIDAIRE GALLERY - 2.2 CU.FT. BELOW COUNTERTOP BUILT-IN MICROWAVE OVEN (#GMB53068AF) W/ 27" TRIM KIT | STAINLESS | MOUNTING HEIGHT, SEE ELEVATIONS. |
| RANGE HOOD, ACCESSIBLE RESIDENTIAL KITCHENS | EQ-11 | MANU: GE - 30" WIDE OVER THE RANGE CONVERTIBLE HOOD | FINGERPRINT RESISTANT STAINLESS | MOUNTING HEIGHT, SEE ELEVATIONS. |

| TYPICAL UNIT FINISHES SCHEDULE | | | | |
|---|------|--|---|---|
| MATERIAL / LOCATION | CODE | DESCRIPTION | NOTES | SOURCE |
| FLOORING | | | | |
| EXISTING WOOD FLOORING - WHERE MAINTAINED | FL-1 | EXISTING WOOD FLOORING FINISH: MINWAX STAIN COLOR: HEIRLOOM OAK MW441 | STRIP, SAND AND STAIN PER MANUFACTURER'S SPECIFICATIONS | |
| NEW WOOD FLOORING - WHERE REQUIRED | FL-2 | MANU: WOODWARD FLOORING FINISH: NATURAL WHITE OAK PLANK WIDTH: 3.25" | SEE FINISH PLANS FOR INSTALL DIRECTION. | |
| FLOOR TILE - BATHROOMS AND ADJACENT MEPLAUNDRY ROOMS | FL-3 | MANU: FLORIDA TILE COLLECTION: AURA COLOR: EARTH BEIGE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE; COLOR: 97 IRON INSTALL: RUNNING BOND WITH 1/3 OFFSET | PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE BELOW TILE AND FIRESTOP SEALANT AT FLOOR PENETRATIONS | FLORIDA TILE EMILY FISCHER EMILY.FISCHER@FLORIDATILE.COM 513.824.1791 |
| VCT - MEPLAUNDRY ROOM FLOORS | FL-4 | MANU: ARMSTRONG COLLECTION: EXCELON VCT COLOR: 51861 SOFT WARM GRAY | USE IN LAUNDRY AND MEP ONLY IF ROOM IS NOT ADJACENT TO BATHROOM. UNDERLAYMENT AS REQ'D. | PAUL MCKAY PAMCKAY@ARMSTRONGFLOORING.COM 513.515.0228 |
| FLOOR TILE - KITCHENS WHERE REQUIRED | FL-5 | MANU: FLORIDA TILE COLLECTION: AURA COLOR: EARTH BEIGE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE; COLOR: 97 IRON INSTALL: RUNNING BOND WITH 1/3 OFFSET | PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE BELOW TILE AND FIRESTOP SEALANT AT FLOOR PENETRATIONS | FLORIDA TILE EMILY FISCHER EMILY.FISCHER@FLORIDATILE.COM 513.824.1791 |
| FLOOR TILE - RECESSED EXTERIOR ENTRY WHERE REQUIRED | FL-6 | MANU: FIRE EARTH COLLECTION: BLACK PORCELAIN FINISH: MATTE SIZE: 1X1 GROUT: LATICRETE; COLOR: 24 NATURAL GRAY INSTALL: STRAIGHT JOINT | SEE FINISH PLANS FOR LOCATION. SEE DETAILS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. | THE TILE SHOP ITEM #615819 |
| WALL TILE | | | | |
| TILE - SHOWER WALLS | WT-1 | MANU: FLORIDA TILE COLLECTION: ALUSTRRA SIZE: 12x24 COLOR: MAJESTIC WHITE GROUT: MAPEI 11; COLOR: 93 WARM GREY INSTALL: HORIZONTAL RUNNING BOND | BLACK SCHLUTER EDGE | LOUISVILLE TILE ROBYN VIDIC RVIDIC@LOUISVILLE-TILE.COM 513-276-4840 |
| TILE - KITCHEN BACKSPLASH | WT-2 | MANU: MOSA COLLECTION: COLORS SIZE: 6X6 COLOR: ACCENT WHITE GROUT: MAPEI 11; COLOR: WARM GREY INSTALL: HORIZONTAL RUNNING BOND | | |
| PAINT | | | | |
| GENERAL PAINT - UNIT AND CORRIDOR WALLS AND CEILING | PT-1 | MANU: PPG ARCHITECTURAL COATINGS COLOR: SILVER FEATHER - PPG 1002-1 | WALL FINISH: SATIN CEILING FINISH: FLAT | |
| PAINT - UNIT TRIM | PT-2 | MANU: PPG ARCHITECTURAL COATINGS COLOR: IN THE CLOUD - PPG 0999-1 | BASE, TRIM, MILLWORK FINISH: SEMI-GLOSS | |
| PAINT - UNIT ENTRY DOORS CORRIDOR: HISTORIC MILLWORK & STAIR RISERS AS REQ'D PER BUILDING | PT-3 | MANU: PPG ARCHITECTURAL COATINGS COLOR: IN THE CLOUD - PPG 0999-1 | FINISH: SEMI-GLOSS | |
| PAINT - STAIR TREADS AND/OR RISERS, AND RAILING BALUSTER AS REQ'D PER BUILDING | PT-4 | MANU: PPG ARCHITECTURAL COATINGS COLOR: STONEHENGE GREIGE - PPG 1024-5 | FINISH: SEMI-GLOSS SEE FINISH FLOOR PLANS | |
| WALL BASE | | | | |
| HISTORIC WOOD BASE - WHERE ABLE TO RETAIN | WB-1 | IN-UNIT: PT-2 STAIR HALL: PT-3 | KEEP ALL HISTORIC BASE - REPAIR/RETAIN WHEN PRESENT. PATCH TO MATCH ADJACENT. CLEAN, SAND, AND PAINT. | |
| TILE BASE - BATHROOMS | WB-2 | MANU: FLORIDA TILE COLLECTION: AURA COLOR: EARTH BEIGE SIZE: 12 X 24 - 3/8" THICKNESS GROUT: LATICRETE - 97 IRON | TILE TO ALIGN WITH WALL BASE 3 X 24" BLACK SCHLUTER EDGE | LOUISVILLE TILE ROBYN VIDIC RVIDIC@LOUISVILLE-TILE.COM 513-276-4840 |
| TYPICAL NEW PAINTED WOOD BASE - WHERE REQUIRED. | WB-3 | IN-UNIT: PT-2 STAIR HALL: PT-3 | CONTRACTOR PROVIDED 1X6 POPLAR W/ TOE MOLDING | |

| SOLID SURFACE | | | | |
|---|------|--|--|---|
| QUARTZ - KITCHEN COUNTERTOPS & COUNTERTOPS THROUGHOUT | SS-1 | MANU: CORIAN - QUARTZ COLOR: CALCATTA VILLA - 2CM | | BRIAN FORTIN BRIAN.FORTIN@OVSCO.COM 513.582.2528 |
| CASEGOODS | | | | |
| CABINETS - IN UNITS/ COMMERCIAL RR | CG-1 | MANU: SMART CABINETS W/ PLYWOOD BOX DOOR STYLE: SUMMIT (SOLID WOOD) MAPLE, FULL OVERLAY FINISH: STAIN - FAWN | DOOR PULLS - MANU: AMEROCK MONUMENT 5-1/16" CENTER TO CENTER CABINET PULL MODEL: BP36571FB FINISH: BLACK | SMART CABINETRY SALES@SMARTCABINETRY.COM 574.831.5010 |
| GLASS | | | | |
| GLASS SHOWER ENCLOSURE - UNIT BATHROOMS | GL-1 | CELESTA FRAMELESS 3/8" GLASS SWING DOOR & PANEL SHOWER DOOR MODEL: CELA-935 GLASS: AQUA GLIDE GLASS FINISH: CHROME | | |
| OTHER | | | | |
| BLINDS | | 2" FAUX WOOD BLINDS AT ALL RESIDENTIAL UNITS, WHITE FINISH. VERIFY ALL LOCATIONS WITH OWNER. | | |
| UNIT ENTRY SIGNAGE | | BECIZY 4" L X 2.5" W FLOATING WALL MOUNT MODERN HOUSE NUMBER, BLACK. VERIFY ALL LOCATIONS WITH OWNER. COORDINATE LOCATIONS WITH ACCESSIBILITY REQUIREMENTS A117.1-2009 | FINAL LOCATION TO BE DETERMINED BY OWNER | AMAZON https://tinyurl.com/mr37xxwn |

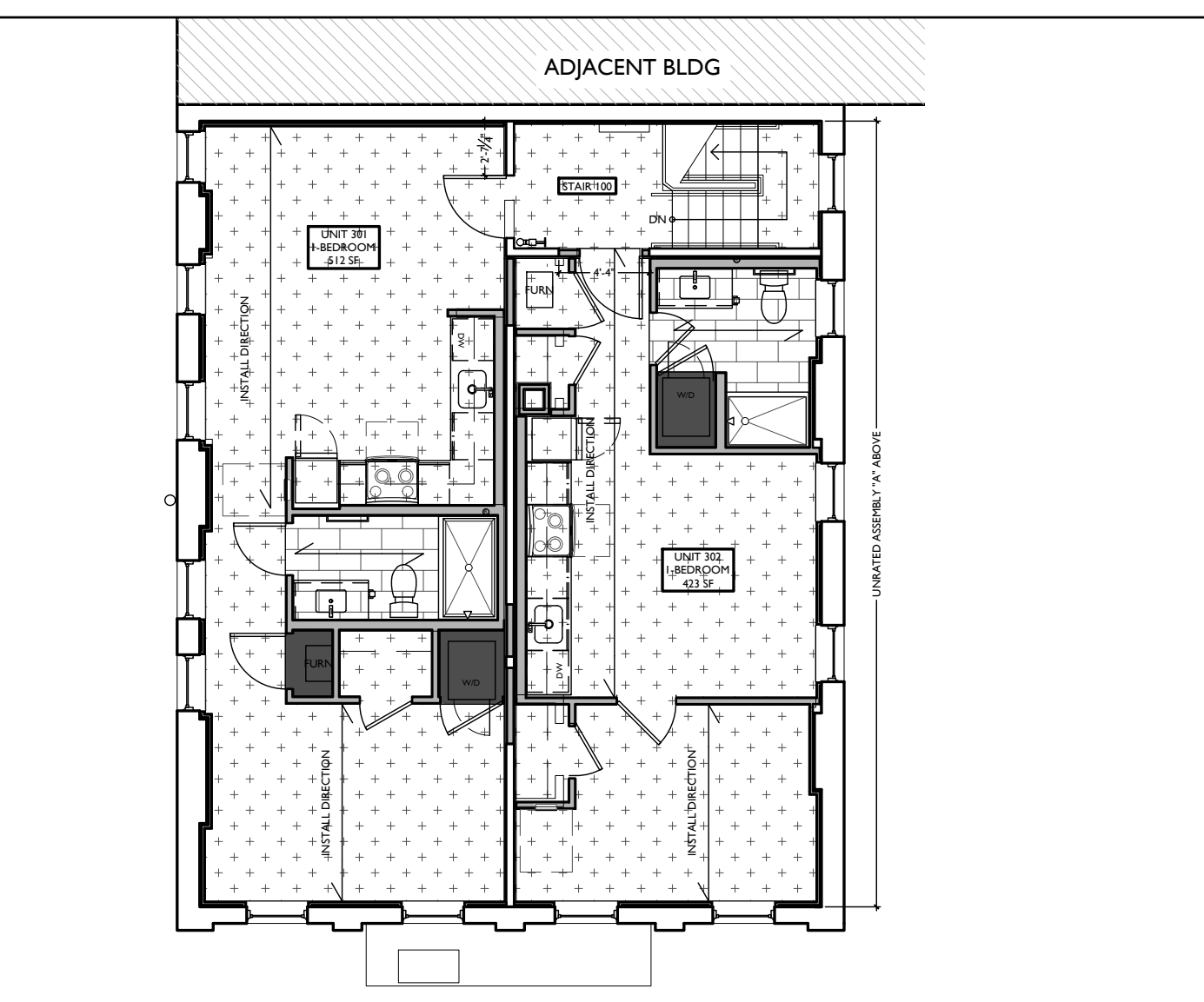
| BATHROOM EQUIPMENT SCHEDULE | | | | |
|-----------------------------|-------------------------|--|--|---------------------------|
| CODE | ITEM | MANUFACTURER & PRODUCT # | MOUNTING HEIGHT | REMARKS |
| A | GRAB BARS | MANU: BOBRICK LINE: B-5806X18 SIZE: (18") X 36 (36") & 42 (42") | PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS | COMMERCIAL BATHROOM |
| B | DIAPER CHANGE STATION | MANU: KOALA KARE MODEL: KB200-SS HORIZONTAL WALL MOUNTED FINISH: GREY 01 | 48" A.F.F. MAX MOUNTING HEIGHT TO T.O. STATION. WORKSURFACE WHEN OPEN TO BE 34" MAX - 28" MIN. | COMMERCIAL BATHROOM |
| C1 | MEDICINE CABINET | RECESSED: MANU: KOHLER 16"X20" SINGLE DOOR REVERSIBLE HINGE FRAMELESS MIRROR/MEDICINE CABINET MODEL: K-CB-CLR1620FS | PER ELEVATIONS | UNIT BATHROOMS |
| C2 | | SURFACE MOUNTED: RANGAIRE SURFACE MOUNT 16"X22" SINGLE DOOR MEDICINE CABINET WITH REVERSIBLE DOOR SWING MODEL: 4565MX | | |
| D | PAPER TOWEL DISPENSER | ASI TRADITIONAL PAPER TOWEL DISPENSER MULTI, C-FOLD, SURFACE MOUNTED BLACK MODEL: ASI 0210-41 | PER ACCESSIBILITY REQUIREMENTS. 48" MAX TO HIGHEST OPERABLE PART | COMMERCIAL BATHROOM |
| E1 | TOILET TISSUE DISPENSER | HARNEY HARDWARE COLLECTION: CLEARWATER TOILET PAPER HOLDER FINISH: MATTE BLACK PRODUCT #10220 | PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS | UNIT/COMMERCIAL BATHROOMS |
| E2 | TOWEL HOOK | HARNEY HARDWARE COLLECTION: CLEARWATER 24" TOWEL BAR FINISH: MATTE BLACK PRODUCT #10222 | 48" A.F.F. | UNIT BATHROOMS |
| E3 | ROBE HOOK | HARNEY HARDWARE COLLECTION: CLEARWATER ROBE HOOK FINISH: MATTE BLACK PRODUCT #10218" | 48" A.F.F. | UNIT/COMMERCIAL BATHROOMS |
| F | MIRROR | MANU: NUTYPE (HOME DEPOT) COLLECTION: MEDIUM RECTANGLE BLACK SHELVES AND DRAWERS MODERN MIRROR SIZE: 24 X 36 FINISH: BLACK | PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS | UNIT/COMMERCIAL BATHROOM |
| G | TOILET PARTITION | MANU: ASI ACCURATE PARTITIONS MATERIAL: SOLID PLASTIC (HDPE) | PER ELEVATIONS & ACCESSIBILITY REQUIREMENTS | COMMERCIAL BATHROOM |
| H | SHOWER CURTAIN ROD | TBD | PER ELEVATIONS | UNIT BATHROOMS |

FLOOR GENERAL NOTES

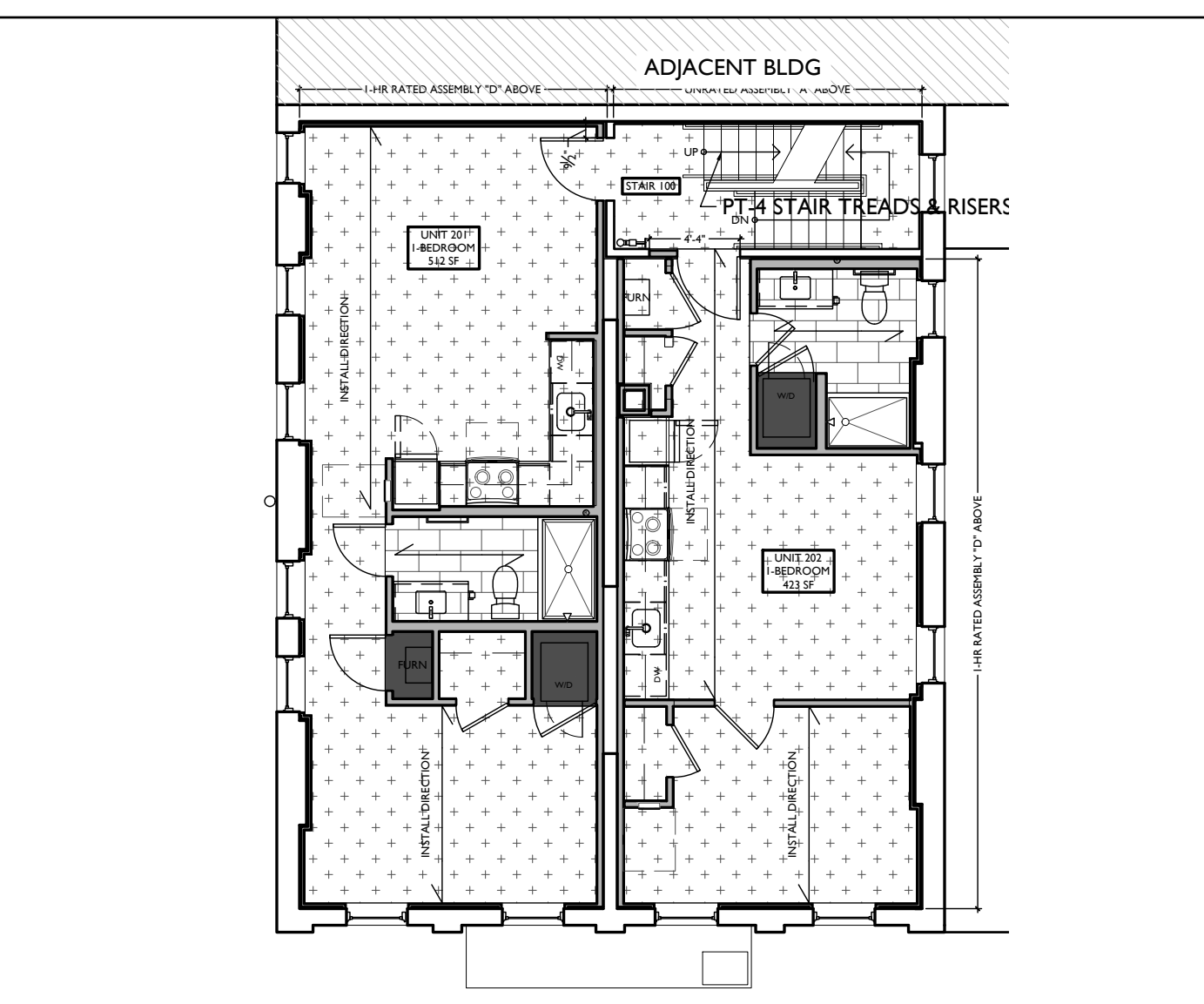
- WHERE EXG. HEARTH TILE IS PRESENT, PROTECT AND MAINTAIN AS IS.
- WHERE EXG. HEARTH IS CONCRETE, PATCH / PROVIDE SOME SKIM COAT, PAINT CONCRETE. COLOR TBD.
- TRANSITION TYPES:
 - PROVIDE TRANSITION STRIPS WHERE CHANGES IN MATERIAL OCCUR.
 - PROVIDE NEW WOOD TRANSITIONS WHERE NEW WOOD FLOOR MEETS HISTORIC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

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

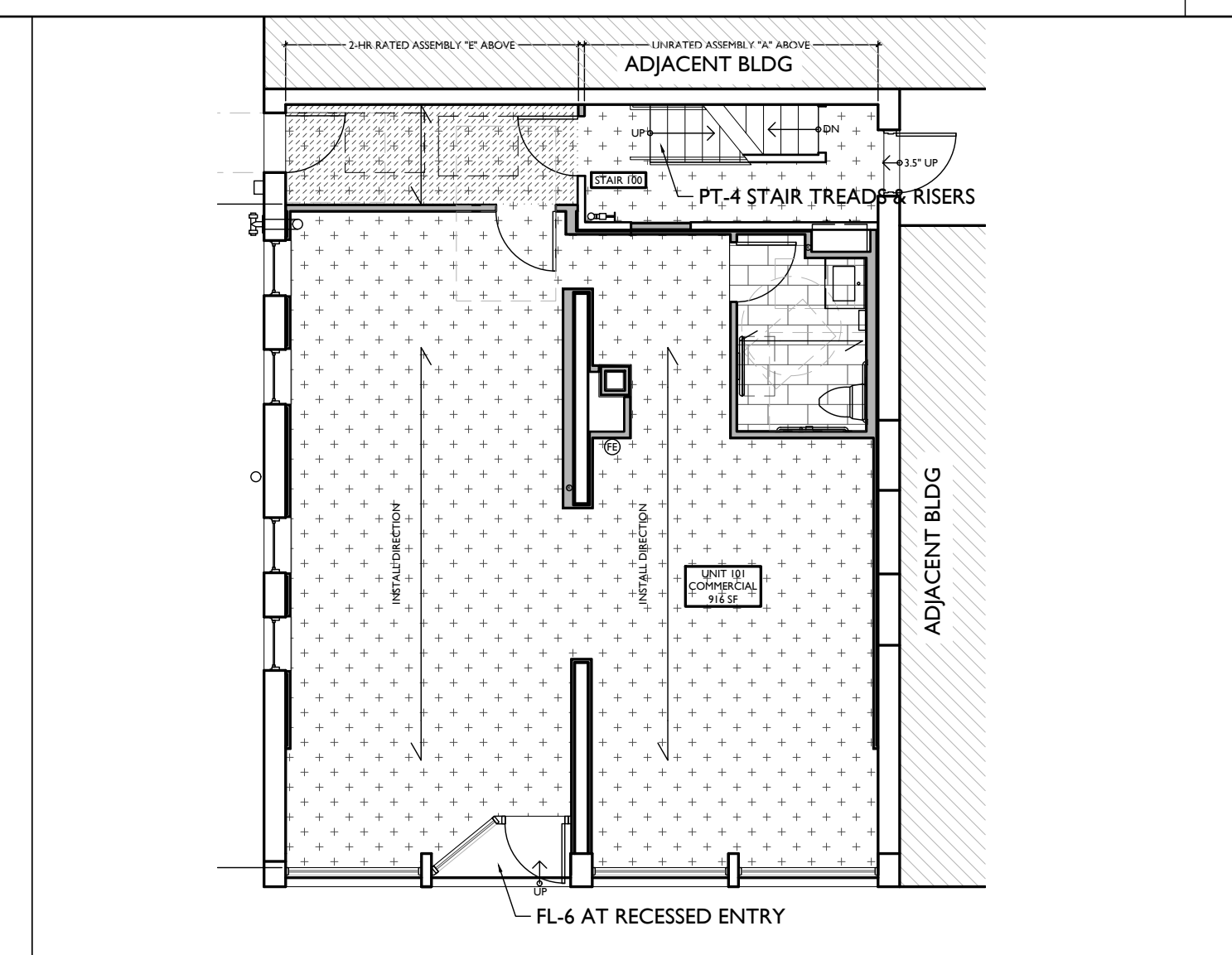
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|--|---|
| | FL-1 EXG HISTORIC FINISH FLOORS TO REMAIN |
| | FL-2 NEW WOOD FLOORS |
| | FL-3 RESTROOMS |
| | FL-4 RESIDENTIAL LAUNDRY/ MECH ROOMS BUILDING STORAGE ROOMS |



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



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



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

FINISH FLOOR PLANS

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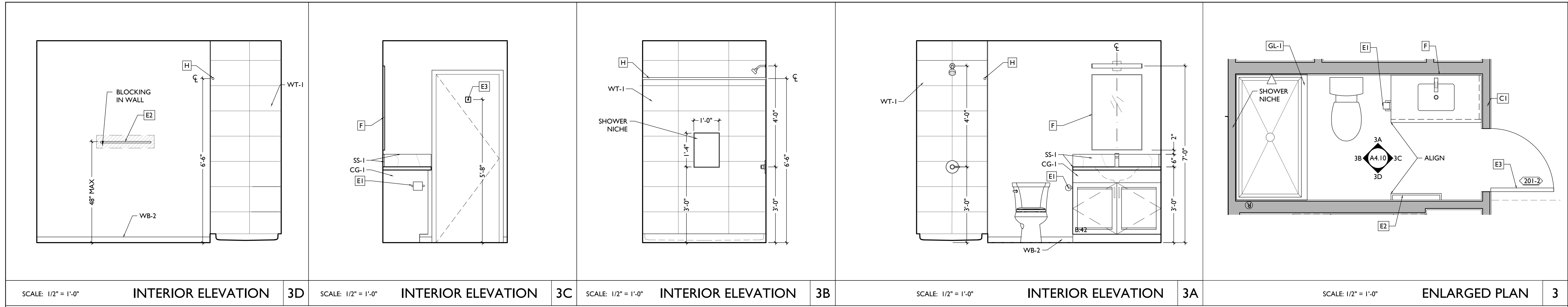
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| | |
|----------------|--|
| Progress Dates | 2023.04.28 - BID/PERMIT 2024.08.30 - BID SET 2 |
| Revisions | |
| Design Team: | CO, JK, MR, MR, RK, RO, SO, TB Drawn by: TB, AM |

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12 W ELDER / 1802 REPUBLIC ST.
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FINDLAY FLATS

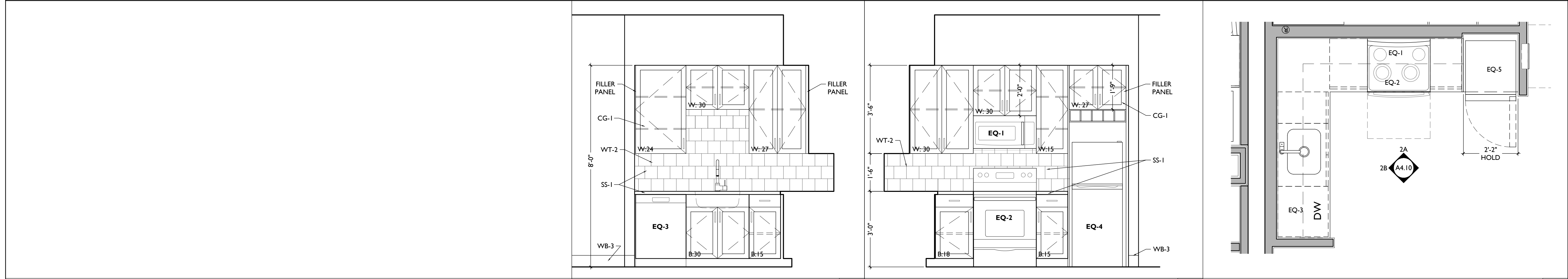
Job No: 22042 08.30.2024

A4.00



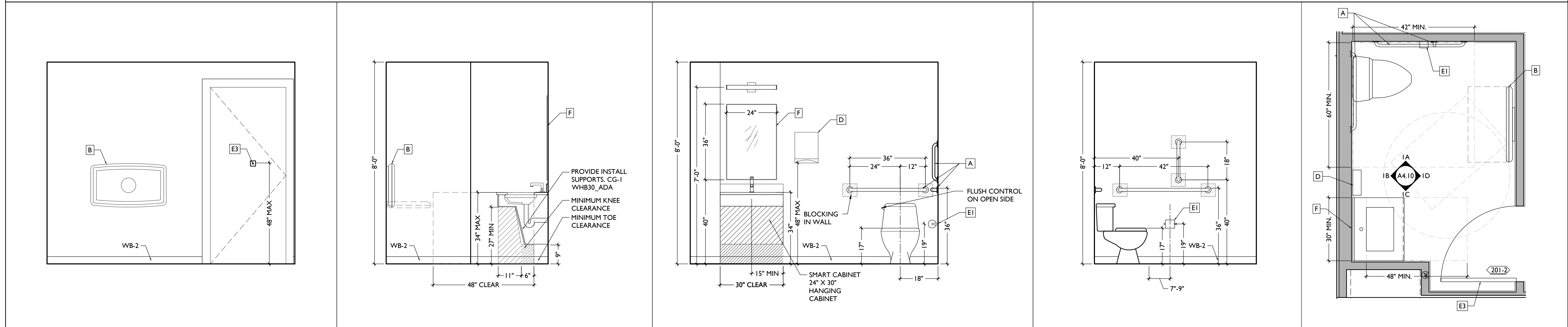
SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 3D SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 3C SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 3B SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 3A SCALE: 1/2" = 1'-0" ENLARGED PLAN 3

UNIT 201, 301 BATHROOM - ENLARGED PLANS & INT ELEVATIONS



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

UNIT 201, 301 KITCHEN - ENLARGED PLANS & INT ELEVATIONS



SCALE: 1/2" = 1'-0" INTERIOR ELEVATION ID SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IC SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IB SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IA SCALE: 1/2" = 1'-0" ENLARGED PLAN I

COMMERCIAL RESTROOM - ENLARGED PLANS & INT ELEVATIONS

NOT FOR CONSTRUCTION

Progress Dates
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2024.08.30 - BID SET 2

Revisions

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
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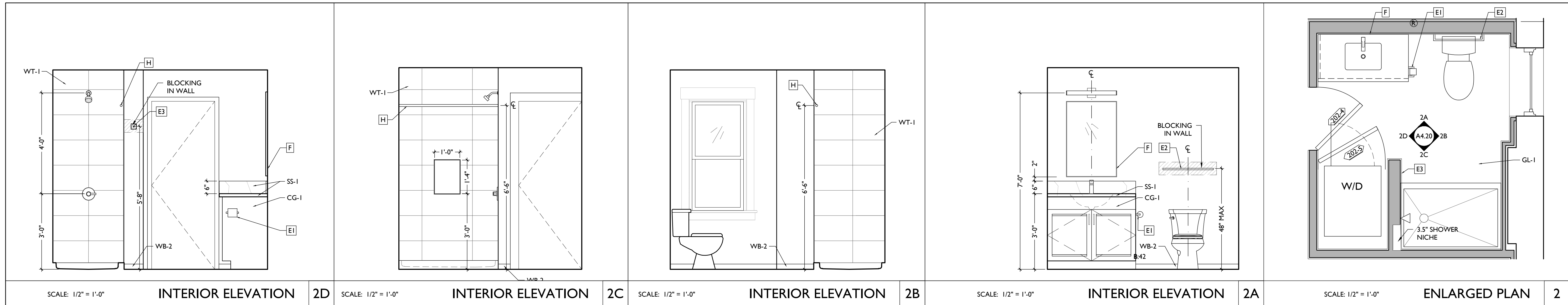
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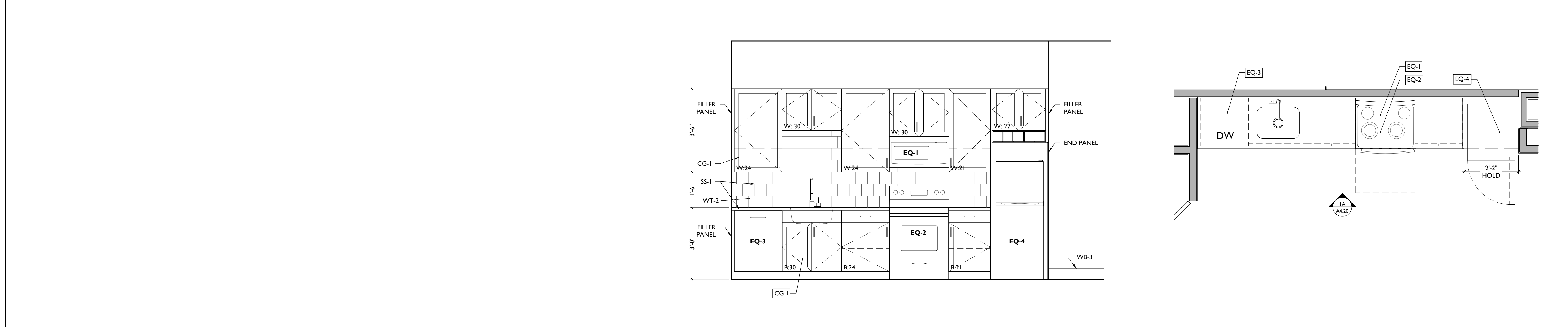
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2024.08.30 - BID SET 2

Revisions

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



UNIT 202, 302 BATHROOM - ENLARGED PLANS & INT ELEVATIONS



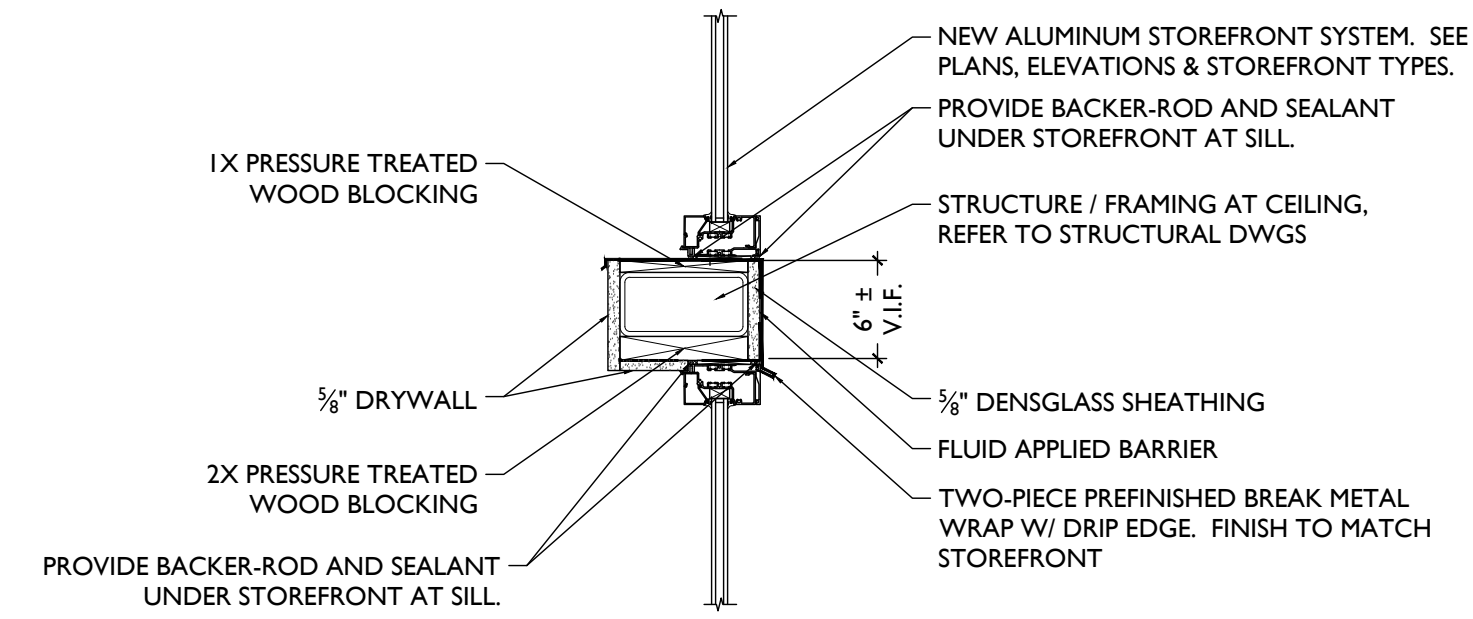
202, 302 KITCHEN - ENLARGED PLANS & INT ELEVATIONS

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.**
CINCINNATI, OHIO, 45202
FINDLAY FLATS

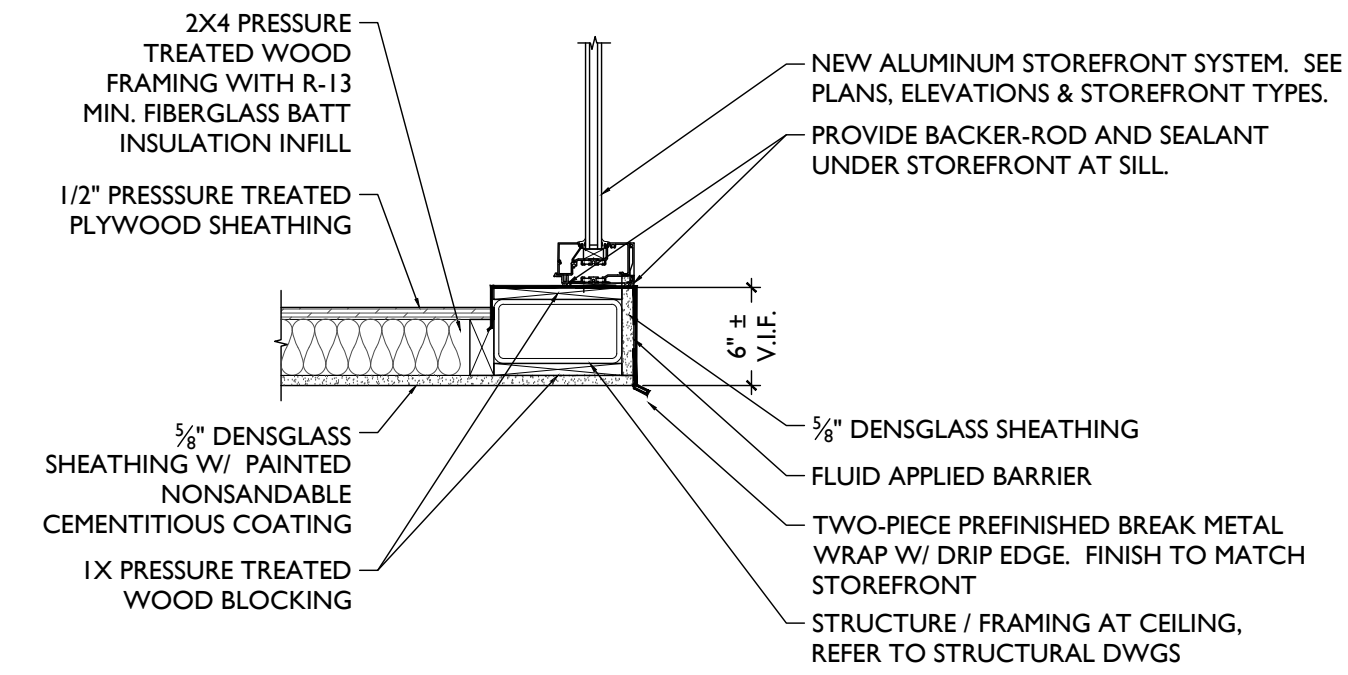
Job No: 22042 08.30.2024

A4.20



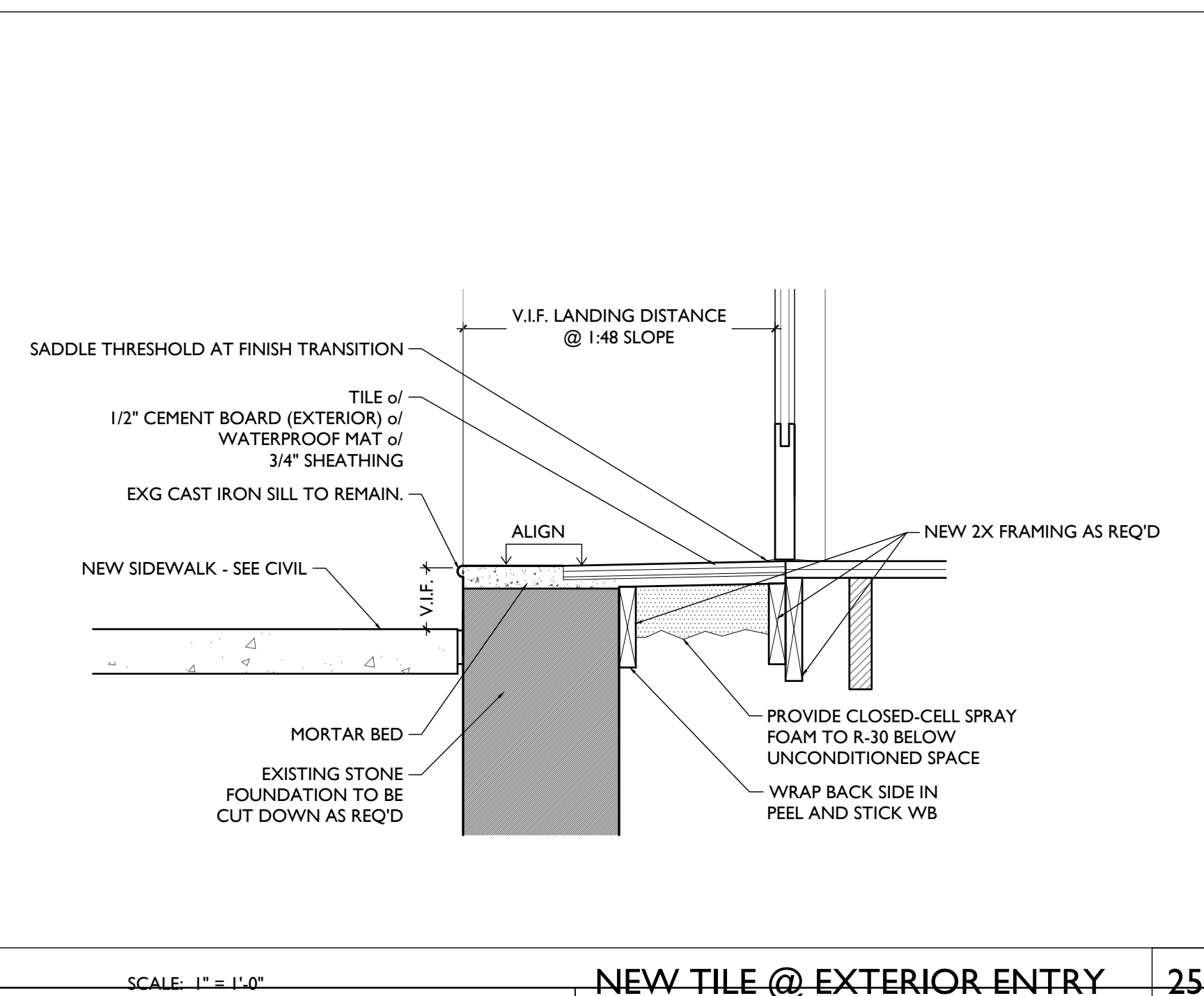
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NEW STOREFRONT 28



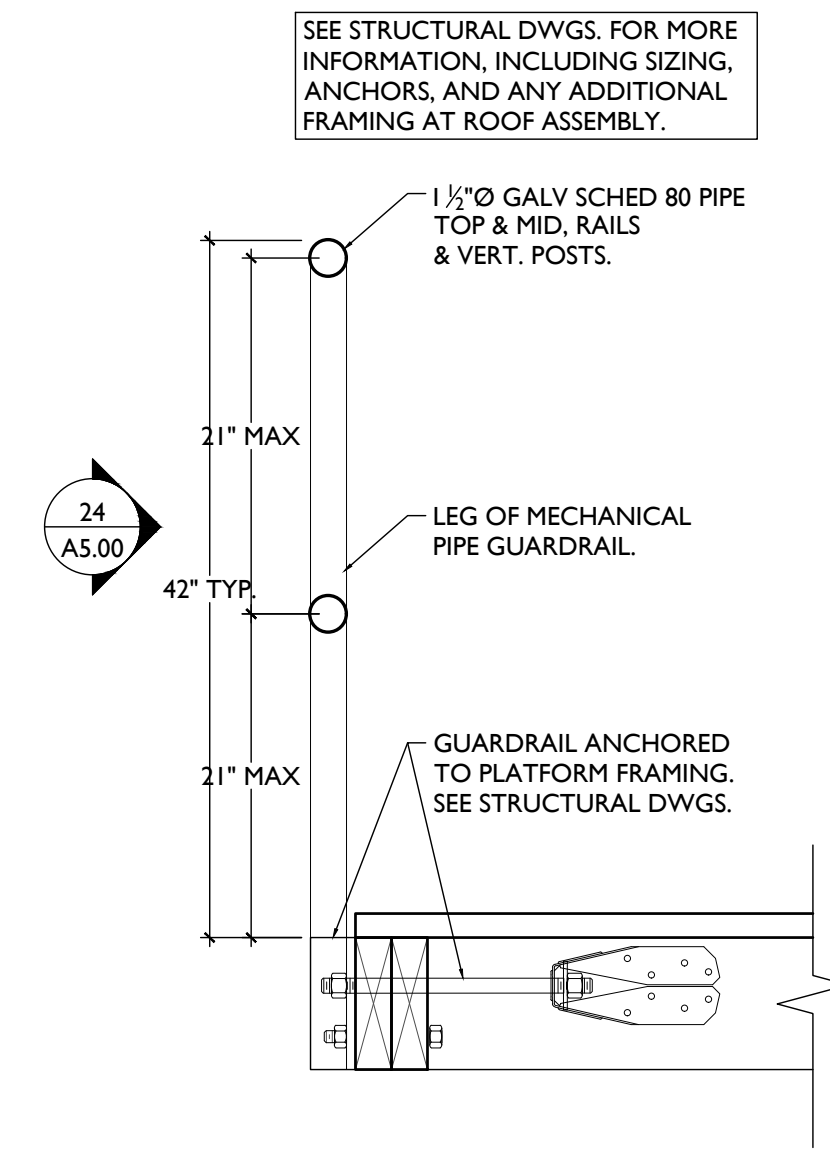
SCALE: 1" = 1'-0"

NEW STOREFRONT 27



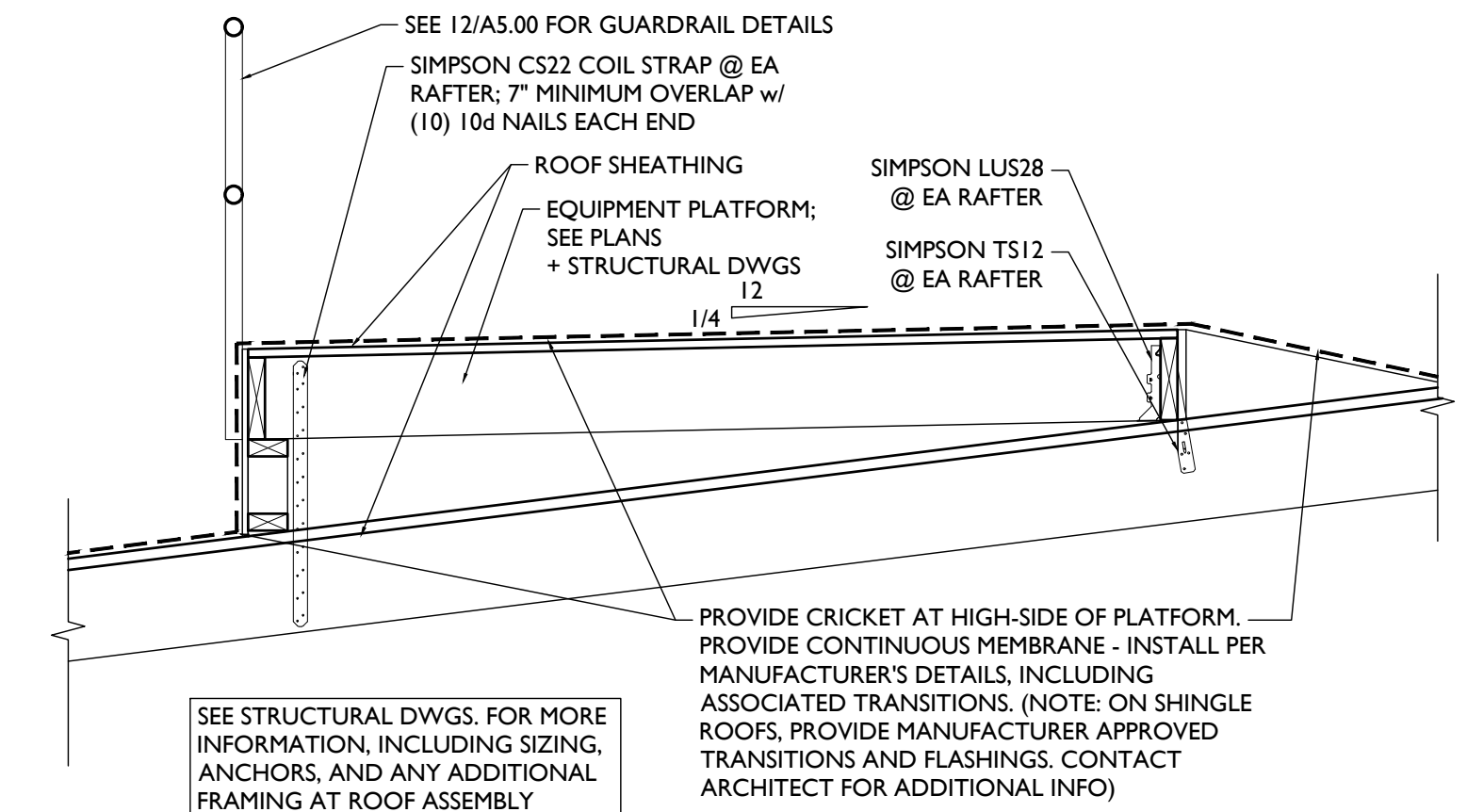
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NEW TILE @ EXTERIOR ENTRY 25



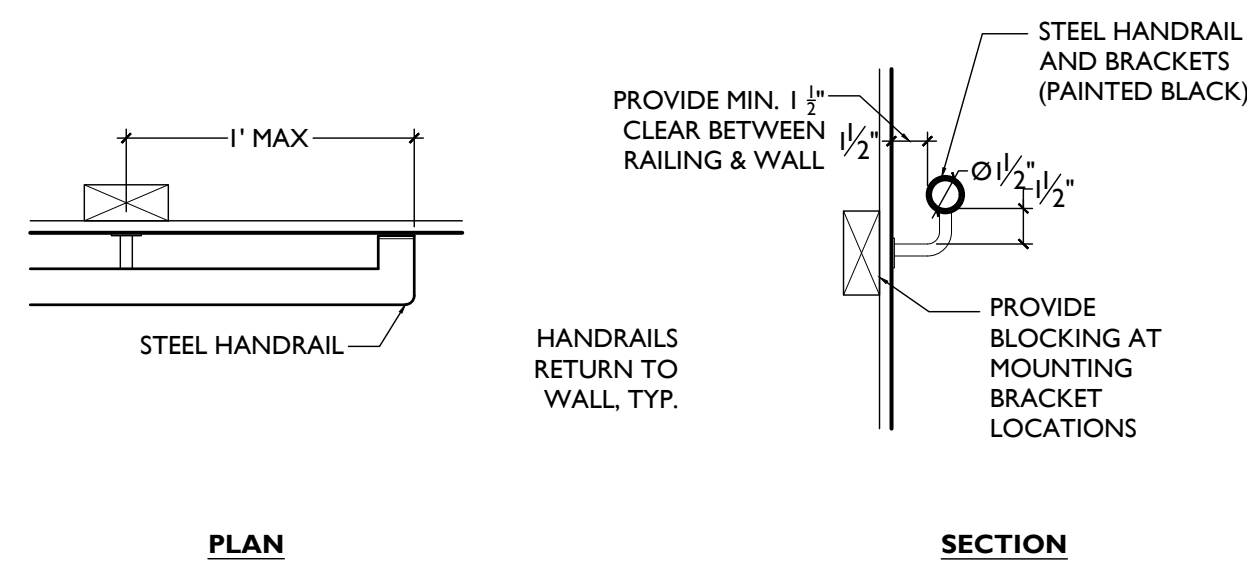
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MECHANICAL PLATFORM GUARDRAIL 12



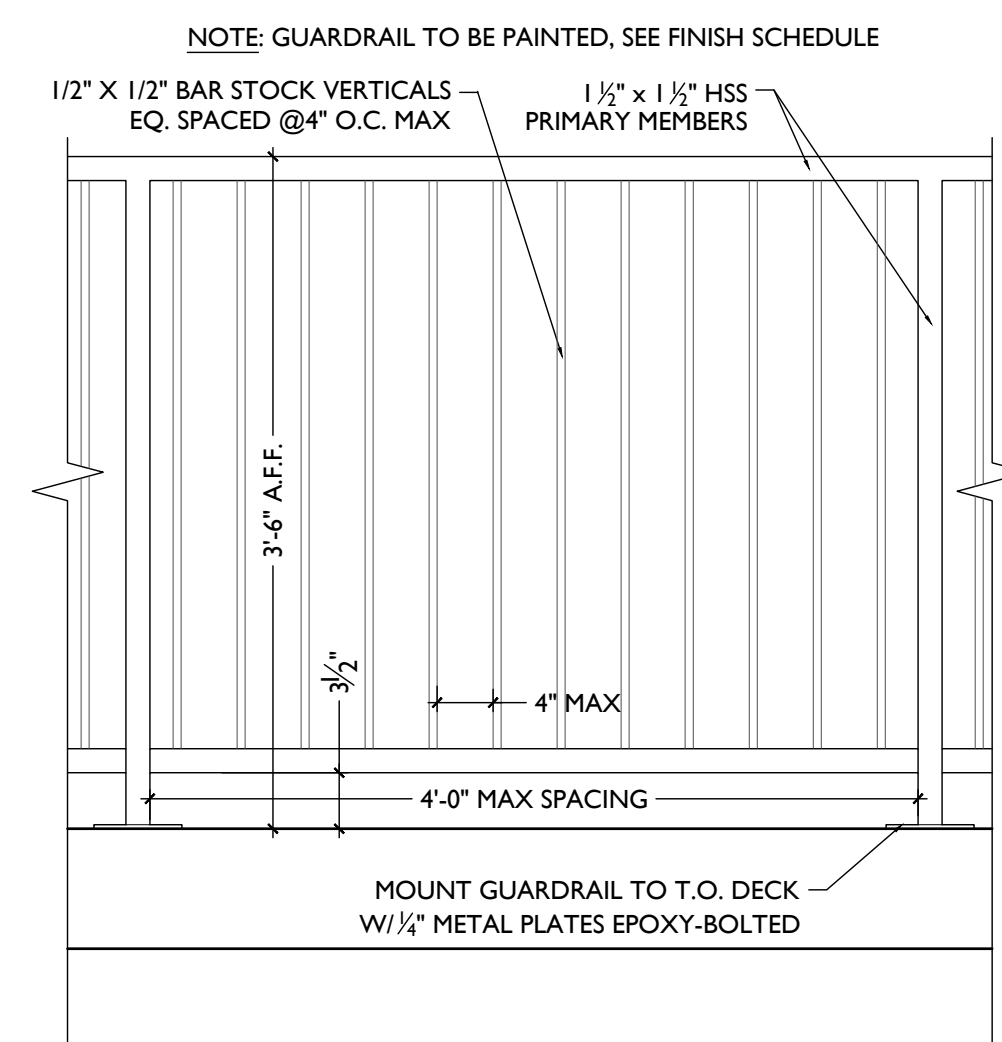
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MECHANICAL PLATFORM 11



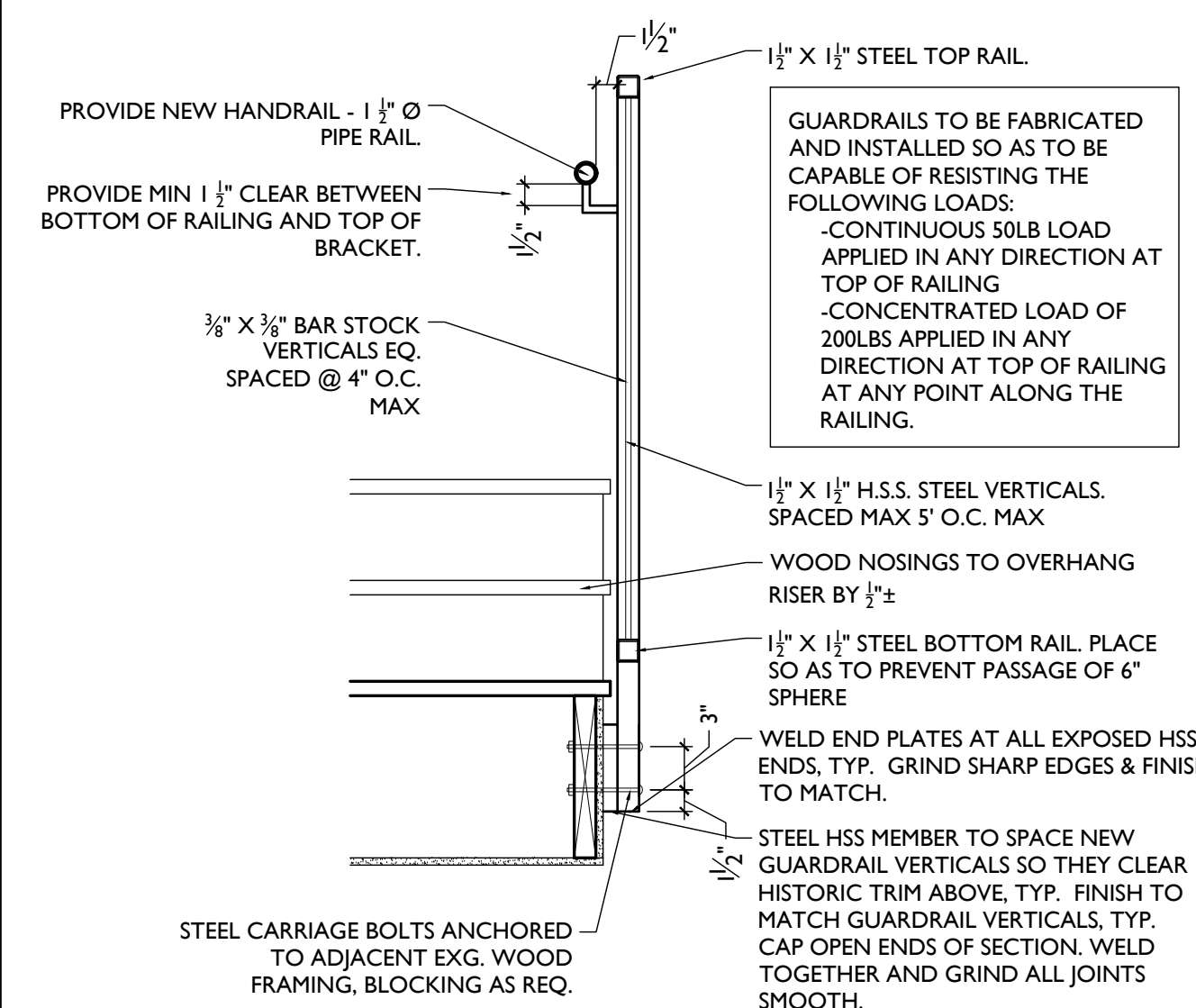
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HANDRAIL 3



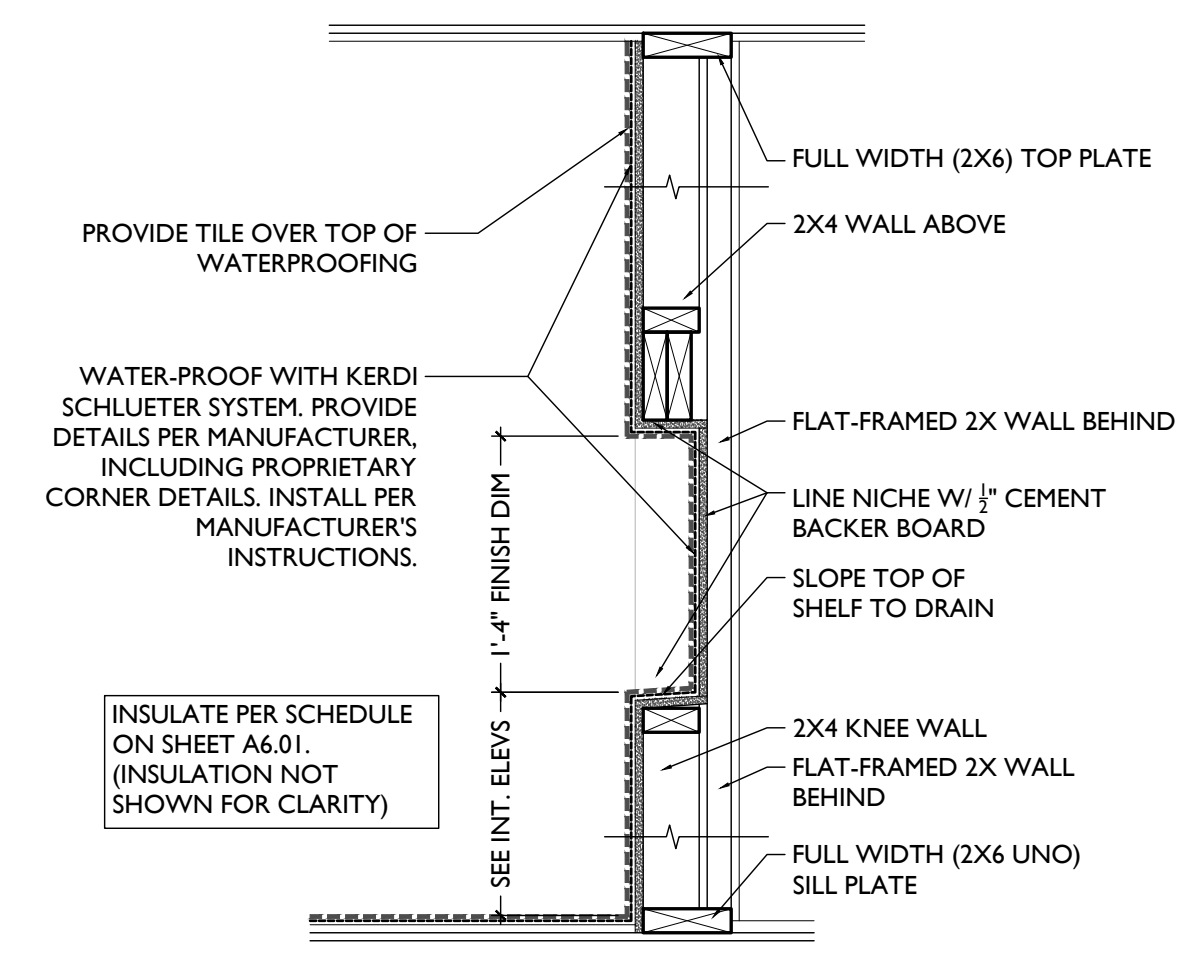
SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL 3



SCALE: 1" = 1'-0"

HANDRAIL / GUARDRAIL 2



SCALE: 1" = 1'-0"

SHOWER NICHE 1
TYPICAL DETAILS

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

Revisions

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

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A5.00

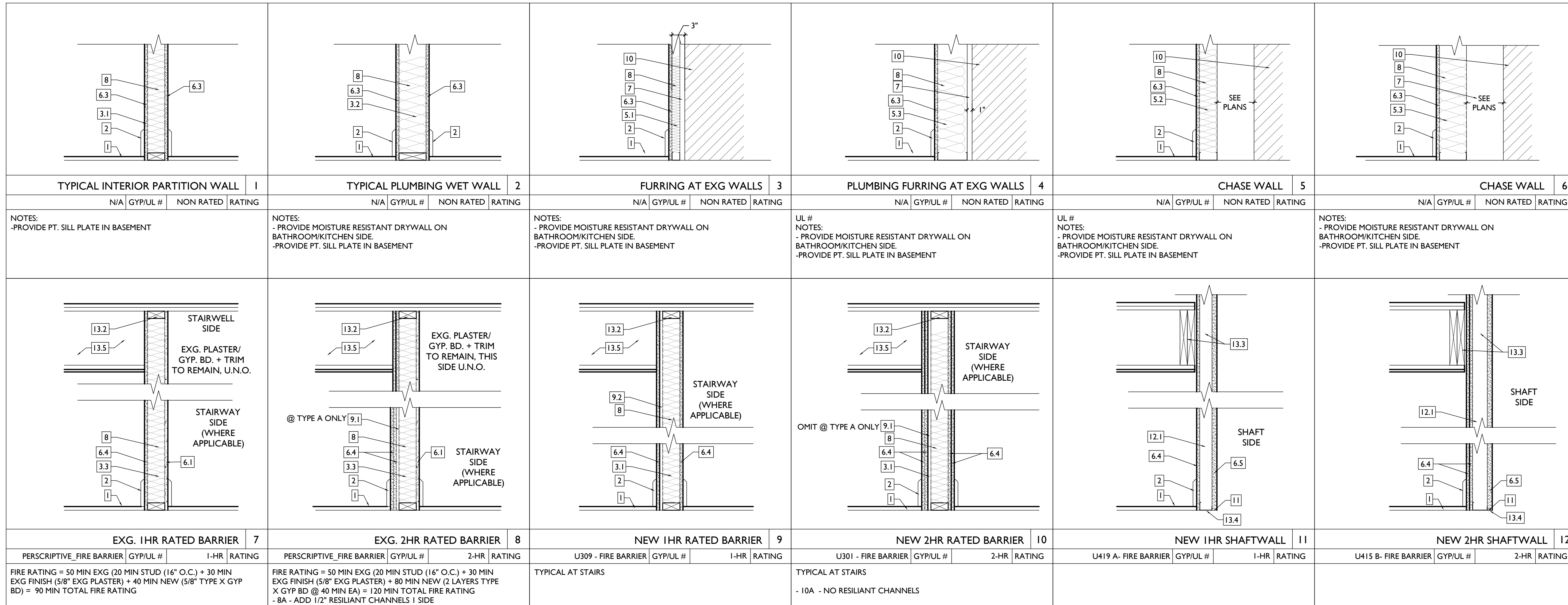
WALL ASSEMBLIES/ PARTITION TYPES

KEYED NOTES:

1. FINISHED FLOOR - SEE FINISH SCHEDULE
2. SCHEDULED BASE - SEE FINISH SCHEDULE
3. WOOD WALL FRAMING
 - 3.1. 2X4 WALL FRAMING @ 16" O.C.
 - 3.2. 2X6 WALL FRAMING @ 16" O.C.
 - 3.3. EXG. FRAMED WALL
4. MASONRY WALL
 - 4.1. EXISTING MASONRY WALL (SEAL WHERE EXPOSED)
 - 4.2. 8" CMU
 - 4.3. 6" CMU
 - 4.4. BRICK VENEER
5. METAL WALL FRAMING (NEW OR EXG)
 - 5.1. 1 5/8" METAL STUD FURRING @ 16" O.C.
 - 5.2. 3 5/8" METAL STUD @ 16" O.C.
 - 5.3. 6" METAL STUD @ 16" O.C.
 - 5.4. 7/8" HAT CHANNEL @ 16" O.C.
6. GYPSUM BOARD
 - 6.1. EXG. GYP/PLASTER
 - 6.2. 1/2"
 - 6.3. 5/8" GYP.
 - 6.4. 5/8" TYPE X
 - 6.5. 1" NOMINAL GYP. LINER
 - 6.6. 1/2" TYPE
7. AIR GAP AS REQUIRED PER ASSEMBLY TYPE
8. INSULATION PER SCHEDULE
9. RESILIENT CHANNELS
 - 9.1. 1/2" METAL CHANNELS @ 24" O.C. RUN HORIZONTAL
 - 9.2. 5/8" METAL CHANNELS @ 16" O.C. RUN HORIZONTAL
10. EXG. WALL
11. J-TRACK
12. C-H STUD
 - 12.1. 2 1/2" C-H @ 24" O.C.
 - 12.2. 4" C-H @ 24" O.C.
13. FLR/CLG FRAMING
 - 13.1. RATED ASSEMBLY TO BE CONTINUOUS TO RATED PARTITION OR WALL. REFER TO FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR DTLS
 - 13.2. EXTEND RATED ASSEMBLY TO UNDERSIDE OF FLOOR SHEATHING ABOVE
 - 13.3. WALL STRUCTURE TO BE INDEPENDENT OF AND CONTINUE THROUGH FLR/CLG ASSEMBLY. SEE STRUCTURAL FOR FRAMING OF FLR/CLG ASSEMBLY. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR FLR/CLG ASSEMBLY DTLS.
 - 13.4. FRAMING TO BEAR ON FLOOR OF EQUAL RATING. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS.
 - 13.5. SEE FLR/CLG ASSEMBLIES AND RATING DIAGRAMS FOR HORIZONTAL ASSEMBLY DTLS
14. HARDIE BOARD SIDING
15. 1/2" OSB SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER
16. EXG WALL - CONTRACTOR TO VERIFY
 - 16.1. BRICK VENEER
 - 16.2. AIR CAVITY
 - 16.3. AIR/MOISTURE BARRIER
 - 16.4. 1/2" APA RATED GYPSUM SHEATHING
 - 16.5. 2X6 FRTW STUD FRAMING
 - 16.6. 5/8" TYPE X MAT GYPSUM SHEATHING
 - 16.7. HARDIE BOARD SIDING
 - 16.8. 1/2" APA RATED GYPSUM SHEATHING WITH INTEGRAL AIR/MOISTURE BARRIER
 - 16.9. 2X6 FRTW STUD FRAMING
 - 16.10. 5/8" TYPE X MAT GYPSUM SHEATHING
 - 16.11. WEATHER-RESISTANT BARRIER
 - 16.12. 3-COAT STUCCO SYSTEM

GENERAL NOTES

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



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.

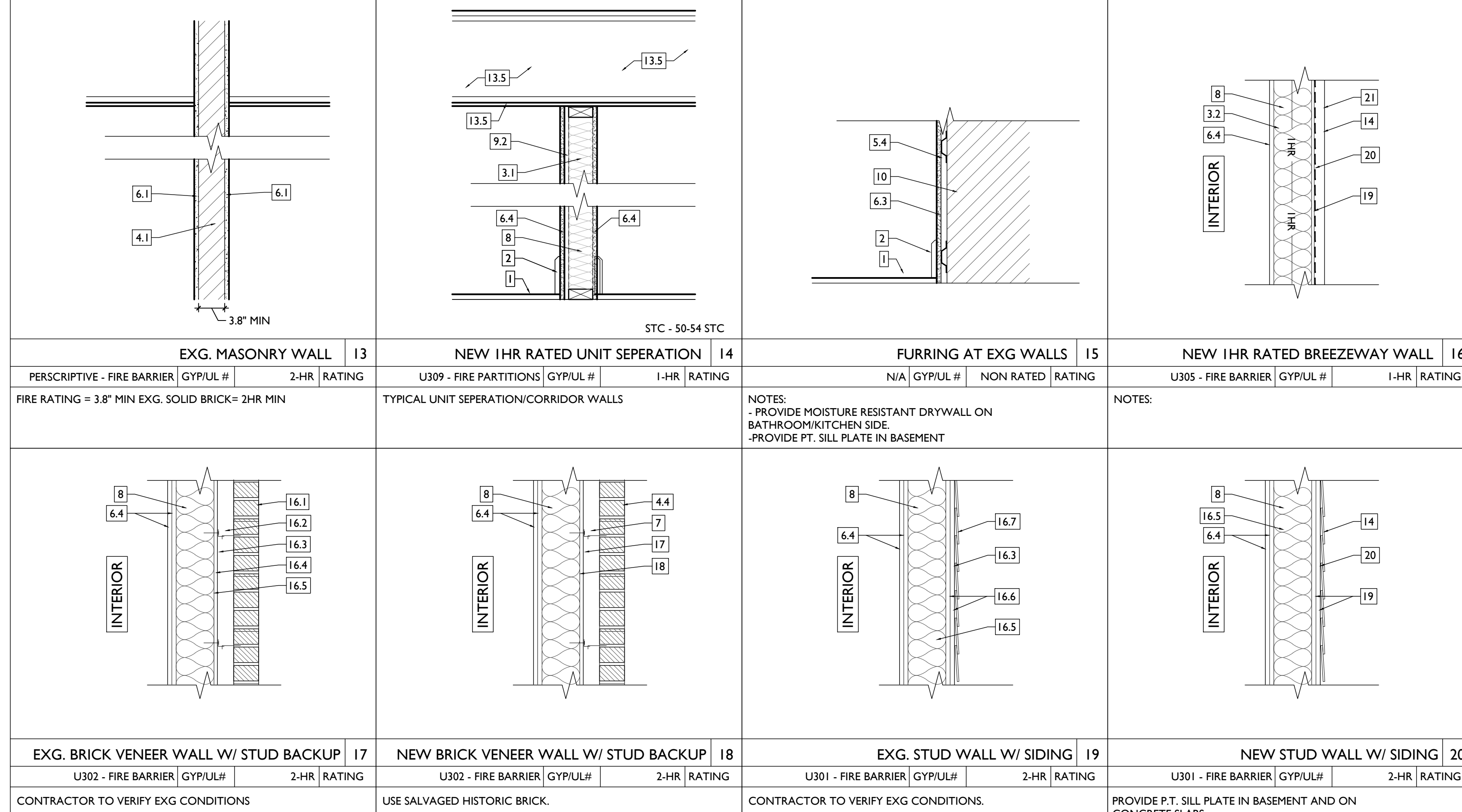
INSULATION SCHEDULE

| 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 |
| 2. CONCRETE MASONRY UNIT | 3-1.2 | 4.4" 3.8" 2.7" 3.6" 2.6" |



SCALE: 1" = 1'-0"

ASSEMBLY TYPES

PLATTE
architecture + design

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

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

Revisions

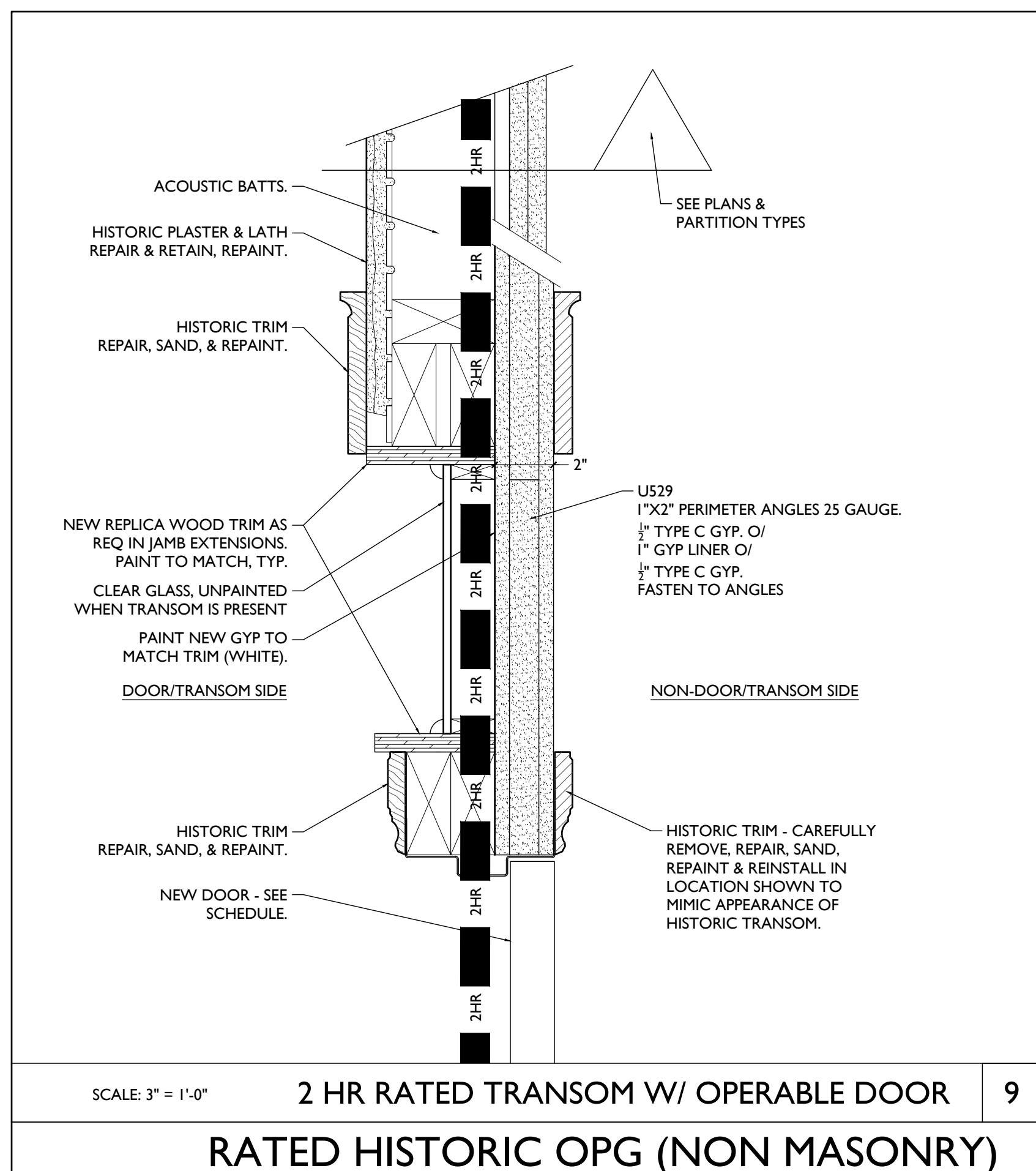
Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
TB, AM

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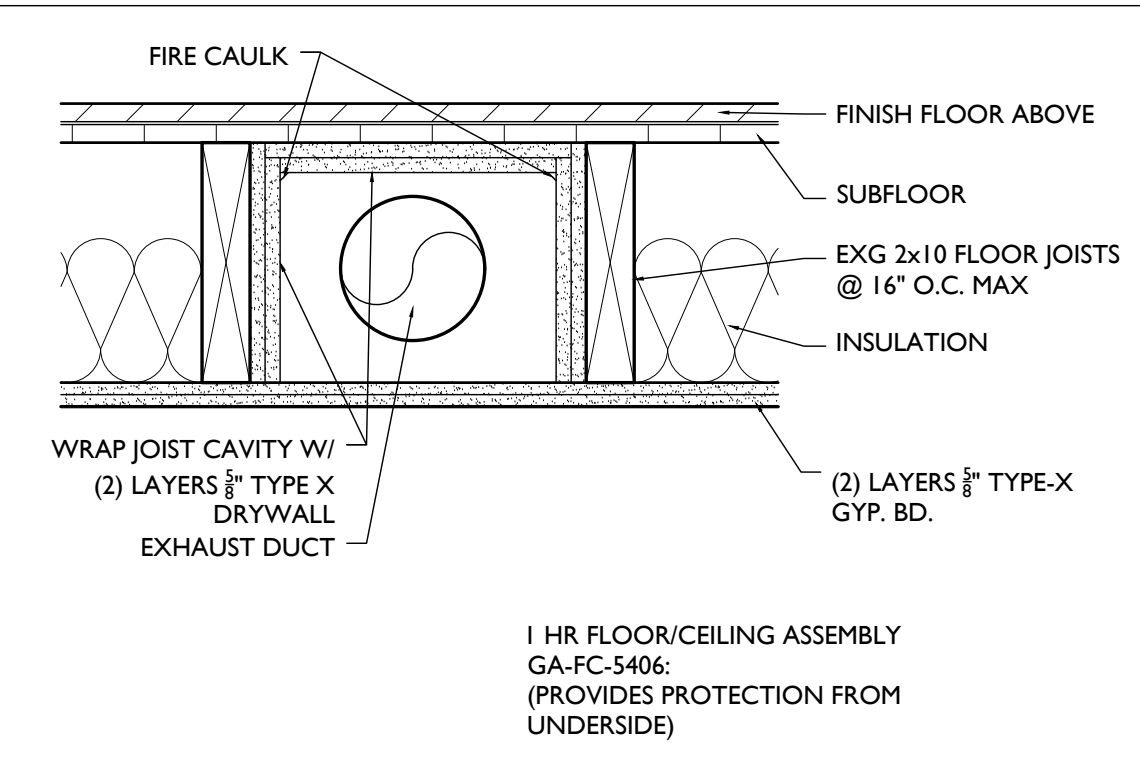
PROPOSED PROJECT:
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CINCINNATI, OHIO, 45202
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Job No: 22042 08.30.2024

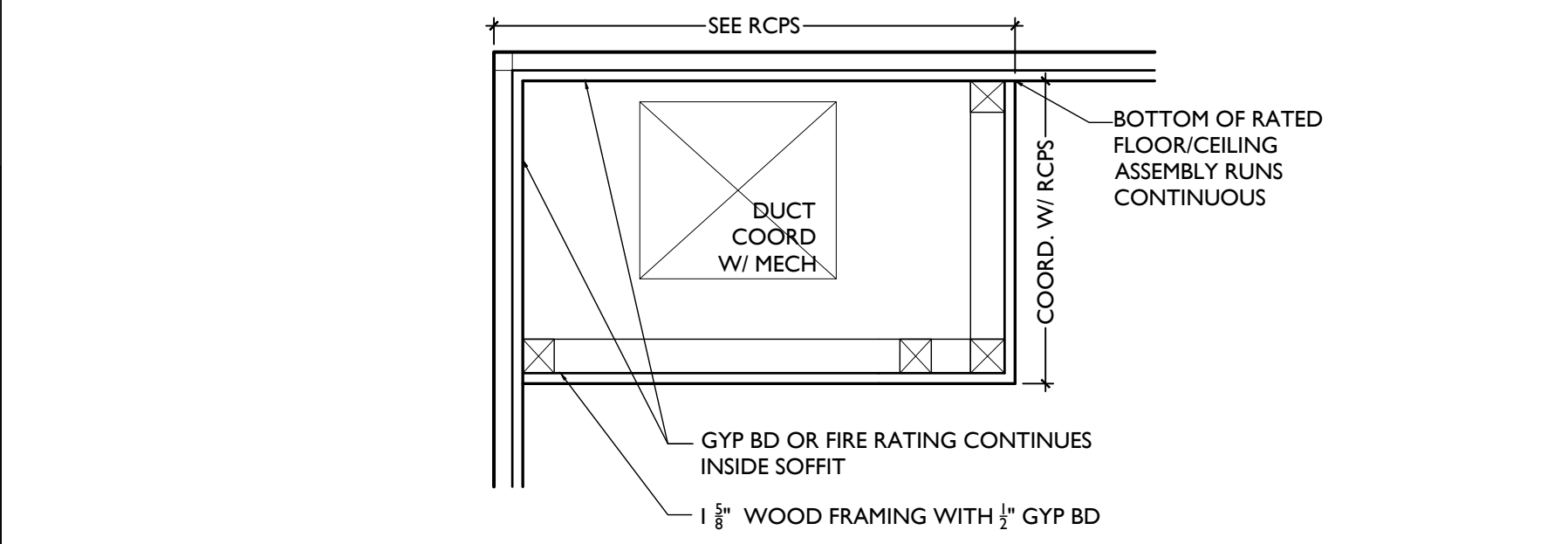
A6.00



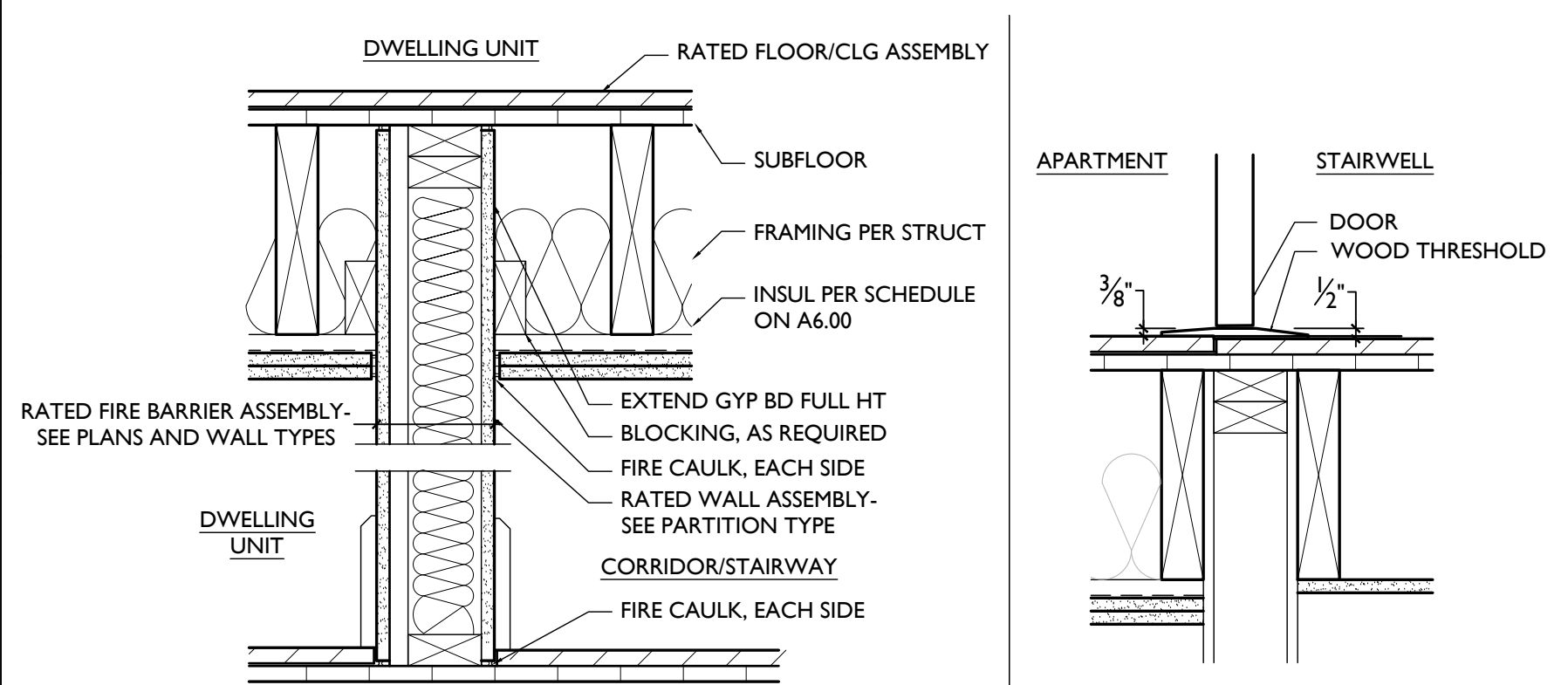
SCALE: 3" = 1'-0" 2 HR RATED TRANSOM W/ OPERABLE DOOR 9
RATED HISTORIC OPG (NON MASONRY)



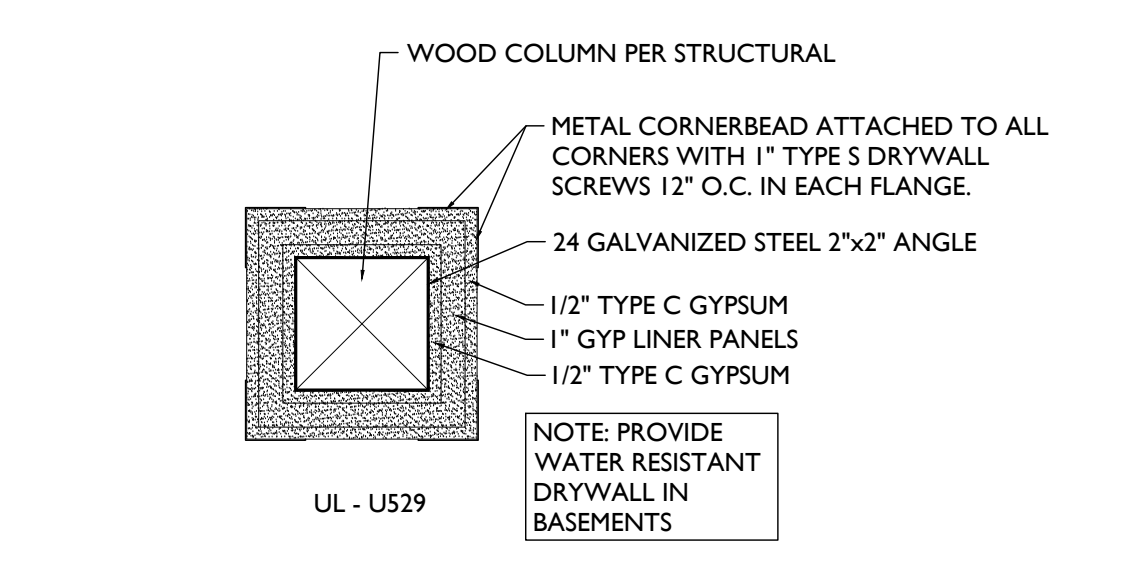
SCALE: 1-1/2" = 1'-0" 1 HR RATED JOIST POCKET 6



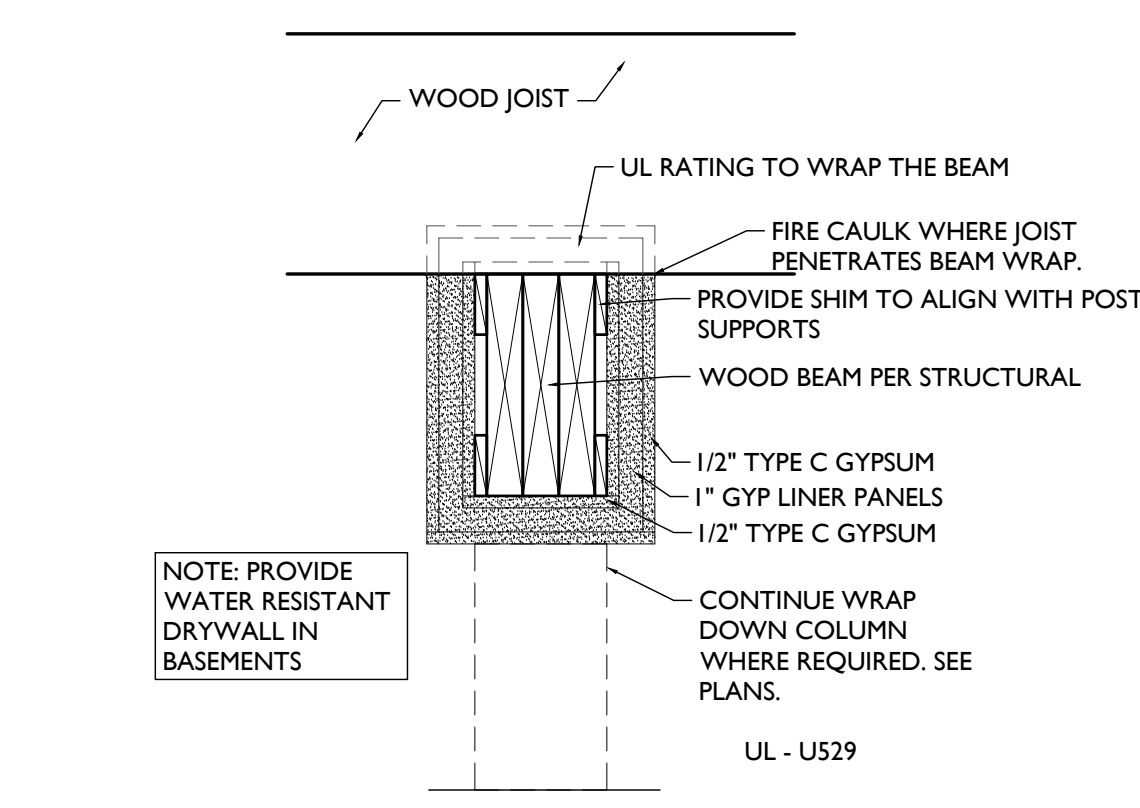
SCALE: 1-1/2" = 1'-0" SOFFIT DETAIL IN DWELLING 3



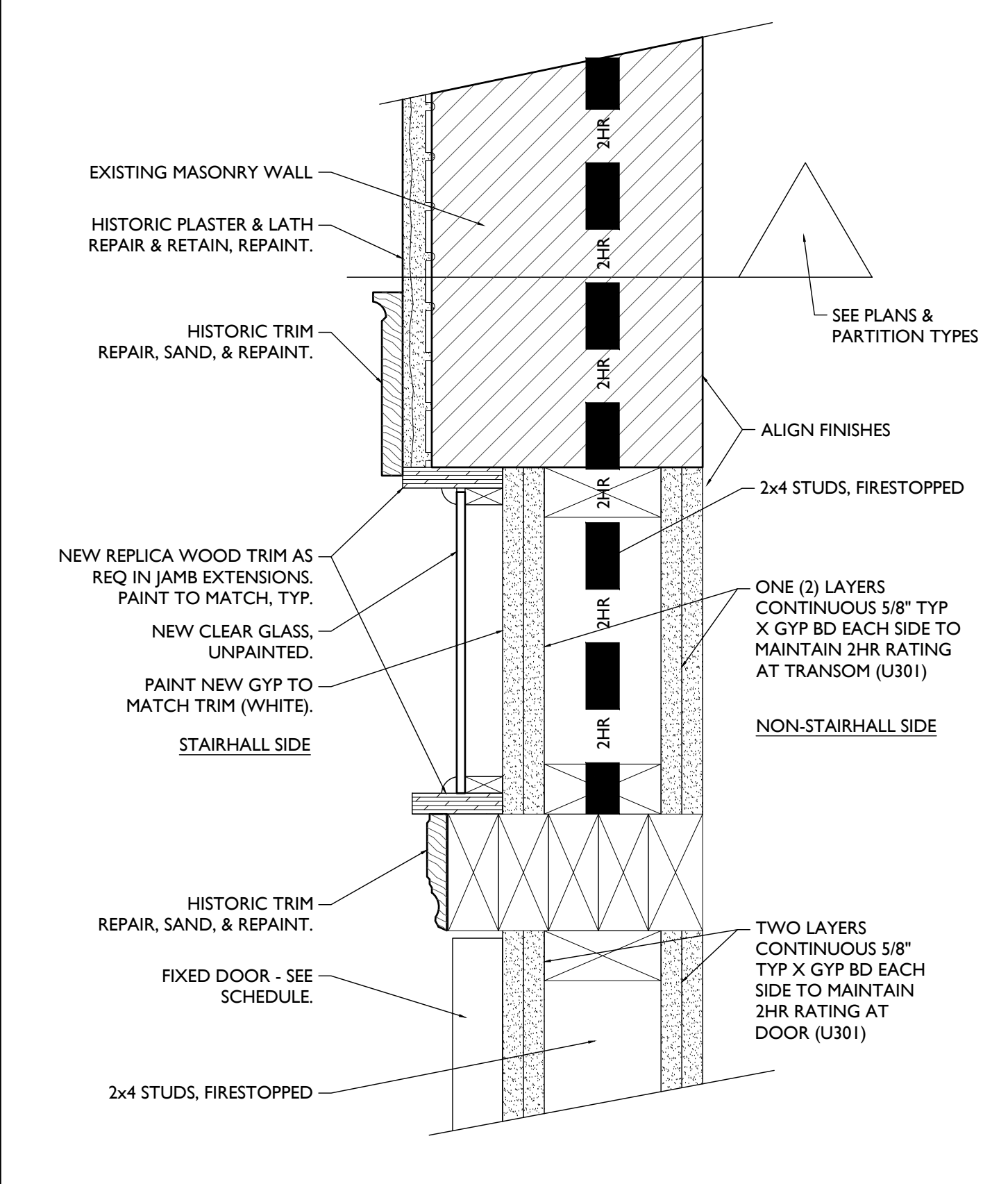
A WALL TO FLOOR/CEILING CONNECTION AT FIRE-RATED ASSEMBLIES B TYP. DWELLING UNIT ENTRY DOOR THRESHOLD



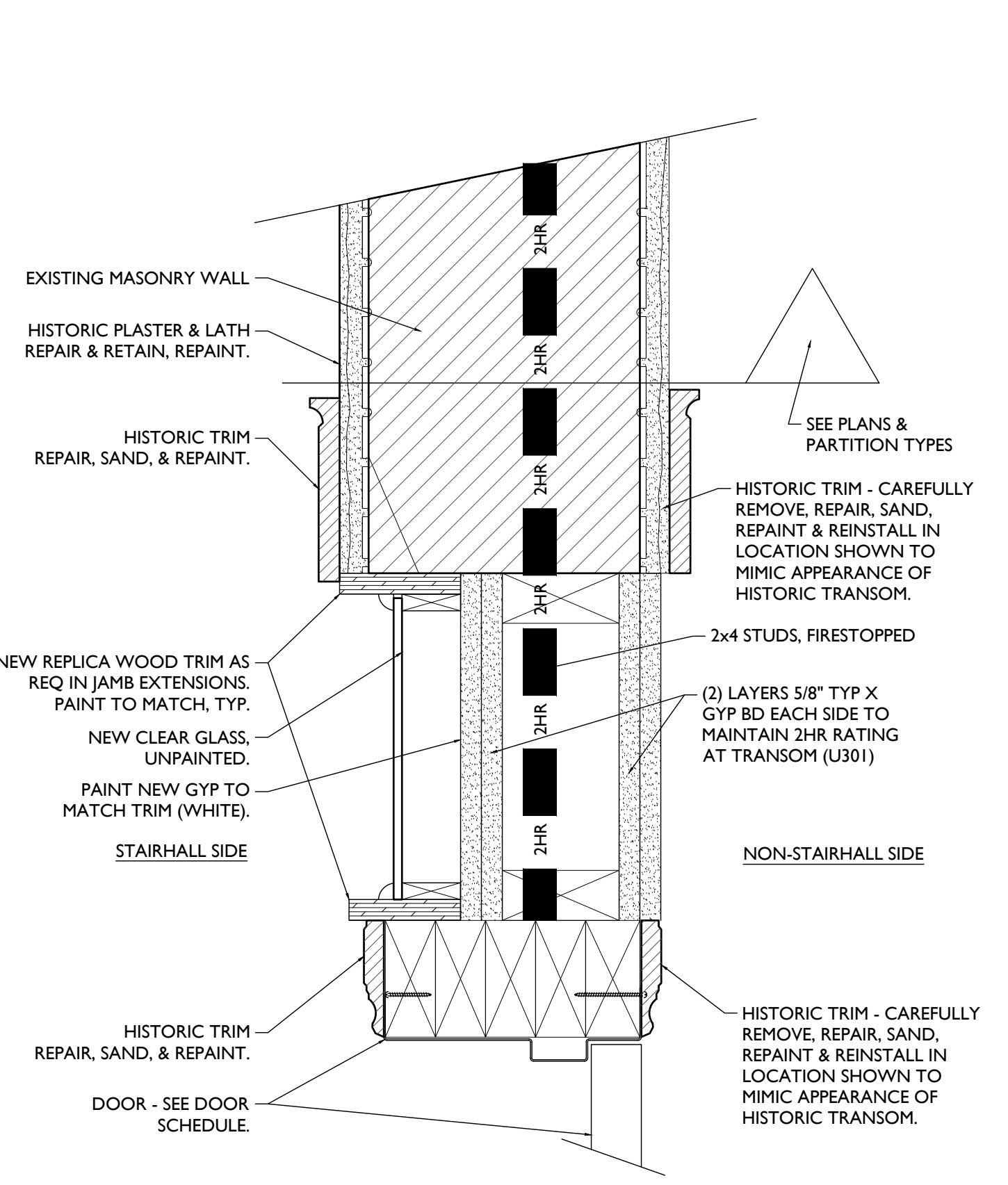
SCALE: 1-1/2" = 1'-0" 2 HR WOOD POST PROTECTION 5



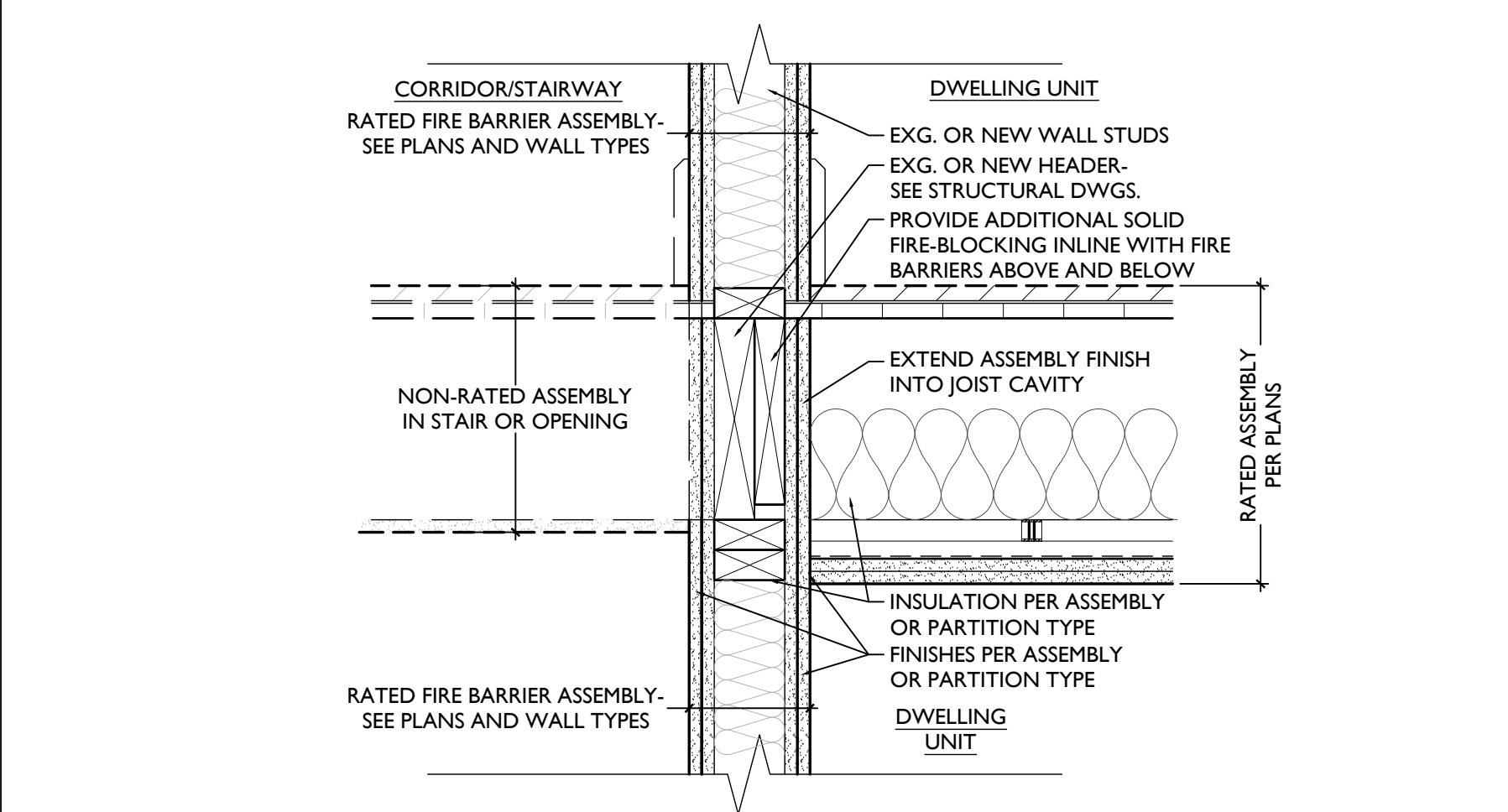
SCALE: 1-1/2" = 1'-0" 2 HR WOOD BEAM PROTECTION 4



SCALE: 3" = 1'-0" 2 HR RATED TRANSOM W/ OPERABLE DOOR 7



SCALE: 3" = 1'-0" 2 HR RATED TRANSOM W/ OPERABLE DOOR 7



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

SCALE: 3" = 1'-0" 2 HR RATED OPG W/ TRANSOM/ FIXED DOOR 8

RATING AT HISTORIC MASONRY COORIDOR OPENINGS

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:
 TB, AM

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
**RENOVATION FOR
 12 W ELDER / 1802 REPUBLIC ST.**
 CINCINNATI, OHIO, 45202
 FINDLAY FLATS

Job No: 22042 08.30.2024

A6.02

| HARDWARE SCHEDULE | | |
|--|---|--|
| HDWR | M | DESCRIPTION |
| EXISTING DOORS TO REMAIN | | |
| H01 | EXISTING TO REMAIN | EXISTING HARDWARE SET TO REMAIN |
| NEW COMMERCIAL DOORS | | |
| H02 | EXTERIOR COMMERCIAL DOOR (TYPICAL) | ENTRY LOCKSET • OUTSIDE KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 1-1/2" PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS |
| H03 | INTERIOR COMMERCIAL DOOR | ENTRY LOCKSET • OUTSIDE KEY LOCK (LOCKED FROM OUTSIDE) • LEVER HANDLES • INSIDE KEY LOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. • 1-1/2" PAIR HINGES • (1) CLOSER • SMOKE SEAL • WALL/FLOOR STOP |
| H05 | COMMERCIAL RESTROOM (SINGLE USER) | PRIVACY LOCKSET • INSIDE THUMB LOCK • LEVER HANDLES • (3) HINGES • KICK/MOP PLATE • WALL/FLOOR STOP |
| H06 | DOOR TO BASEMENT/MECHANICAL CLOSET | STORAGE LOCKSET • RATED HARDWARE WHERE REQUIRED • OUTSIDE KEY LOCK. INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP |
| NEW COMMON RESIDENTIAL DOORS | | |
| H10 | DOOR FROM STAIR/CORRIDOR TO EXTERIOR | EGRESS LOCKSET W/ ELECTRONIC ACCESS CONTROL • OUTSIDE ALWAYS LOCKED, INSIDE ALWAYS UNLOCKED • LEVER HANDLES • ELECTRONIC ACCESS CONTROL (INTERCOM OR KEY FOB) • ELECTRIC STRIKE • 1 LOCKSET • 1-1/2" PAIR HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS |
| H10B | INTERIOR DOOR FROM STAIR CORRIDOR TO PUBLIC CORRIDOR | PASSAGE LOCKSET • OUTSIDE ALWAYS LOCKED, INSIDE ALWAYS UNLOCKED • LEVER HANDLES • ELECTRONIC ACCESS CONTROL (INTERCOM OR KEY FOB) • ELECTRIC STRIKE • 1 LOCKSET • (3) HINGES • (1) CLOSER • WALL/FLOOR STOP • WEATHER SEALS • SMOKE SEAL |
| NEW PRIVATE RESIDENTIAL DOORS | | |
| HR01 | RESIDENTIAL UNIT ENTRY DOOR | ENTRY LOCKSET • RATED HARDWARE • LOCKSET VV • THUMB TURN DEADBOLT. • (3) HINGES • (1) SPRING CLOSER • WIDE ANGLE VIEWER • WALL/FLOOR STOP • SMOKE SEAL • DOOR SWEEP • RUBBER THRESHOLD (LOW PROFILE) |
| HR02 | TYPICAL BEDROOM AND BATHROOM | PRIVACY LOCKSET • (1) LOCKSET • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD |
| HR03 | DOOR TO MECHANICAL CLOSET | STORAGE LOCKSET • OUTSIDE KEY LOCK, INSIDE ALWAYS UNLOCKED • ACCESSIBLE BY LANDLORD ONLY • (3) HINGES • WALL/FLOOR STOP • WOOD "T" THRESHOLD |
| HR04 | SINGLE DOOR TO CLOSET/STORAGE/LAUNDRY/ BEDROOM EGRESS | PASSAGE LOCKSET • (3) HINGES • WALL/FLOOR STOP |
| GENERAL HARDWARE NOTES: | | |
| 1. ALL HARDWARE TO BE OPERABLE IN THE DIRECTION OF EGRESS ALWAYS WITHOUT KNOWLEDGE, KEY OR TIGHT PINCHING OR GRASPING THE DEVICE. | | |
| 2. ALL HARDWARE TO BE SATIN CHROME, STAINLESS STEEL AND POWDER COAT TO MATCH. EXIT DEVICES, EXTERIOR HINGES, KICK PLATES TO BE US3ZD, INTERIOR HINGES, LOCKSETS, WALL STOPS US26D, DOOR CLOSERS TO BE POWDER COAT TO MATCH. | | |
| 3. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL. A. LOCKSETS ARE BASED ON BEST CYLINDRICAL GRADE 1 (MORTISE LOCK FOR TOILETS WITH INDICATOR). COORDINATE KEYING REQUIREMENTS WITH OWNER. APPROVED MANUFACTURERS: BEST (9K3 SERIES), SCHLAGE (ND SERIES), SARGENT (10 LINE), KEY SYSTEM - PROVIDE MASTER SYSTEM KEY INTO OWNER'S EXISTING SMALL FORMAT KEY SYSTEM), 5 MASTER KEYS, 3 CHANGE KEYS PER CYLINDER. B. EXIT DEVICES ARE BASED ON PRECISION 2100 SERIES GRADE 1. APPROVED MANUFACTURERS: PRECISION (2100 SERIES), VON DUPRIN (98 SERIES) C. DOOR CLOSERS ARE BASED ON DORMA 8900 SERIES GRADE 1. PROVIDE WITH FULL COVER. APPROVED MANUFACTURERS: DORMA (8900 SERIES), LCN (4040XP SERIES). | | |
| 4. HINGES: A. HINGE SIZE, DOORS UP TO 3 FEET WIDE 4-1/2" X 4-1/2", DOORS WIDER THAN 3 FEET TO BE 5" X 4-1/2". B. HINGE QUANTITY - 3 HINGES PER DOOR LEAF FOR DOORS UP TO 76" PROVIDE 4 HINGES FOR DOORS TALLER THAN 76". | | |
| 5. COORDINATE KEYING REQUIREMENTS WITH OWNER. | | |
| 6. COORDINATE ELECTRONIC ACCESS CONTROL REQUIREMENTS WITH OWNER | | |
| 7. PROVIDE INTERCHANGEABLE CORES | | |

| CALL OUT LEGENDS | |
|---|---|
| DOOR FINISHES (ALSO SEE A4.00 AND A8.00-8.01) | |
| FF | DOOR TO BE FACTORY FINISHED AS PART OF NEW STOREFRONT SYSTEM. SEE STOREFRONT TYPES ON A6.12. |
| PT | AT EXTERIOR DOORS: SEE EXTERIOR PAINT SCHEDULE ON A8.00-A8.01. AT INTERIOR DOORS: SEE FINISH SCHEDULE ON A4.00. |
| WL | WOOD LOOK |
| ST | STAINED |
| FRAME TYPES (ALSO SEE A6.11) | |
| F1 | HISTORIC FRAME/TRIM TO REMAIN - REPAIR/REPLICATE MISSING PIECES AS REQ |
| F2 | NEW METAL FRAME - SEE DTLS 1-5/A6.11 AND TYPICAL TRIM DTLS A6.11 |
| F3 | NEW METAL FRAME - SEE DTLS 1-5/A6.11 - TRIM TO MATCH EXG ADJ. HISTORIC TRIM |
| F4 | NEW WOOD FRAME - SEE DTLS 7-8/A6.11 AND TYPICAL DOOR TRIM DTLS A6.11 |
| F5 | NEW WOOD FRAME - SEE DTLS 7-8/A6.11 - TRIM TO MATCH EXG ADJ. HISTORIC TRIM |
| SF | PART OF STOREFRONT SYSTEM - SEE A6.12 |
| NOTE: FRAMES TO BE PAINTED, UNO. SEE FINISH SCHEDULE AND EXTERIOR PAINT SCHEDULE FOR MORE INFORMATION. | |
| TRANSOM TYPES | |
| TR1 | NEW HOLLOW METAL FRAMED TRANSOM |
| TR2 | HISTORIC TRANSOM TRIM & GLAZING TO REMAIN. REPAIR/REPLICATE MISSING PIECES AS REQ |
| TR3 | NEW WOOD TRANSOM TRIM TO MATCH EXG ADJACENT HISTORIC TRIM OF DOOR - WITH NEW TEMPERED GLAZING |
| TR4 | HISTORIC TRANSOM TRIM TO REMAIN. REPAIR/REPLICATE MISSING PIECES AS REQ'D. INSTALL NEW CLEAR GLAZING. |
| SF | NEW TRANSOM TO BE PART OF STOREFRONT SYSTEM. SEE STOREFRONT TYPES. |
| GA | NEW TRANSOM TO BE PART OF METAL BREEZEWAY GATE. SEE A6.11 |
| SCHEDULE NOTES | |
| 1. EXISTING HISTORIC OPENING: I.A. EXISTING HISTORIC DOOR (& TRANSOM, IF APPLICABLE) TO REMAIN IN SITU. REPAIR AS REQ. CONTRACTOR TO PROVIDE ALLOWANCE FOR DOOR REPAIR FOR ALL EXG. DOORS TO REMAIN. I.B. EXISTING HISTORIC DOOR IS TO BE FIXED IN PLACE. SEE PLANS. I.C. OPENING TO HAVE RELOCATED HISTORIC DOOR. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION. I.D. OPENING TO HAVE RELOCATED HISTORIC FRAME/TRIM. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION. I.E. NEW OPERABLE DOOR IN HISTORIC OPENING. I.F. HISTORIC POCKET DOORS TO BE RESTORED TO ORIGINAL FUNCTION AND OPERATION. 2. EXISTING TRANSOM TO BE INFILLED BEHIND WITH GYP. BD. TO MAINTAIN FIRE RATING. SEE DETAILS ON A6.02. 3. PROVIDE HOLD OPEN FOR THIS DOOR - SEE HARDWARE SCHEDULE. 4. PROVIDE HINGES THAT ALLOW FOR EASY DOOR REMOVAL DURING LAUNDRY UNIT INSTALLATION & MAINTENANCE. 5. DOOR TO BE UNDERCUT. SEE MECHANICAL DRAWINGS. 6. DOOR(S) TO BE FIXED IN PLACE AND INOPERABLE. 7. PROVIDE VIEW HOLE AT 48" A.F.F., CENTERED IN DOOR. 8. TIME DELAY FOR ELECTRIC STRIKE TRIGGERED BY INTERCOM OR KEY FOB AT EXTERIOR ENTRY. 9. GATE TO BE PART OF SPECIFIED FENCE SYSTEM. SEE PLANS FOR KEYNOTE WITH B.O.D. | |
| GENERAL NOTES | |
| THIS IS A HISTORIC TAX CREDIT PROJECT WITH SENSITIVE HISTORIC MATERIALS, INCLUDING DOORS & TRIM. DO NOT REMOVE ANY HISTORIC DOORS OR TRIM UNLESS INDICATED IN THESE DRAWINGS & IN THE SHPO NARRATIVE. | |
| DOOR FRAMES | |
| A. | FURNISH AND INSTALL ALL DOOR FRAMES AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS. |
| B. | SUBMIT SHOP DRAWINGS FOR FABRICATION AND INSTALLATION OF FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, LOCATION, AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS, AND DETAILS OF JOINTS AND CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS. PROVIDE SCHEDULE OF FRAMES USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS. |
| C. | NEW FRAMES SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE. |
| D. | SET AND BRACE ALL DOOR FRAMES. FRAMES SHALL BE PREPARED FOR HARDWARE PER TEMPLATES FURNISHED BY HARDWARE SUPPLIER. |
| E. | COORDINATE LOCATIONS FOR OTHER TRADES TO BUILD IN THEIR WORK AS REQUIRED. |
| DOORS | |
| F. | FURNISH AND INSTALL ALL DOORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS. |
| G. | SUBMIT DOOR MANUFACTURER'S PRODUCT DATA SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF DOOR. PROVIDE SCHEDULE OF DOORS USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS. |
| H. | EXTERIOR DOORS TO BE INSULATED, WITH WEATHERSTRIPPING, AND PROVIDED WITH ACCESSIBLE THRESHOLD. ALL EXTERIOR STOREFRONT DOORS TO BE INSULATED, THERMALLY BROKEN AND WITH WEATHER STRIPPING AND PROVIDED WITH ACCESSIBLE THRESHOLD. |
| I. | GLAZING IN DOOR LITES AND SIDE LITES SHALL BE CLEAR TEMPERED GLASS, 1/4" THICKNESS, UNLESS OTHERWISE NOTED. WIRED GLASS, IS NOT ALLOWED. GLASS FRAMES IN DOORS SHALL HAVE FLUSH STOPS. |
| J. | SEE DOOR SCHEDULE FOR REQUIRED FIRE RATINGS. |
| K. | FIT DOORS TO FRAMES WITH MINIMUM UNIFORM CLEARANCES AND BEVELS. DOORS SHALL BE PREPARED FOR HARDWARE AS REQUIRED BY HARDWARE SCHEDULE. SEAL DOOR EDGE SURFACES AFFECTED BY FITTING AND MACHINING. PROVIDE DOOR CLEARANCES SO THAT DOOR MAY FREELY MOVE ABOVE FINISH FLOOR MATERIAL. |
| L. | VERIFY SIZE OF ALL EXISTING DOORS AND DOOR OPENINGS IN FIELD. WHERE HISTORIC DOORS ARE BEING RELOCATED, VERIFY DOOR FITS IN NEW LOCATION. IF DOOR DOES NOT FIT, CONTACT ARCHITECT. |
| M. | ALL MECHANICAL CLOSETS ARE TO BE LOCKED AT ALL TIMES WITH MECHANICAL ACCESS BY LANDLORD ONLY. CLOSET SHALL BE USED FOR MECHANICAL/WATER HEATING EQUIPMENT ONLY. NO STORAGE OF ANY KIND IS TO BE PERMITTED WITHIN. |

| DOOR SCHEDULE | | | | | | | | | | | |
|---------------------|-----------------------|--------|--------|------|--------|-------|---------|--------|------|---------|--------|
| DOOR NO. | LOCATION | DOOR | | | | FRAME | | | HDW | REMARKS | |
| | | WIDTH | HEIGHT | TYPE | FINISH | TYPE | TRANSOM | FINISH | | TYPE | RATING |
| BASEMENT | | | | | | | | | | | |
| 001-1 | BASEMENT REAR STAIR | 3'-0" | 6'-8" | DW1 | PT | F2 | - | PT | H06 | 90 MIN | |
| FIRST FLOOR | | | | | | | | | | | |
| 100-1 | STAIR ENTRY | 3'-0" | 6'-8" | DM2 | PT | F2 | - | PT | H10 | | |
| 100-2 | STAIR | 3'-0" | 6'-8" | DM4 | PT | F2 | - | PT | H10B | | |
| 100-3 | ENTRY HALL | 3'-0" | 7'-0" | DM2 | PT | F2 | TRI | PT | H10 | | |
| 101-1 | COMMERCIAL ENTRY | 3'-0" | 8'-6" | DA2 | FF | SF | SF | FF | H02 | | |
| 101-2 | RESTROOM | 3'-0" | 6'-8" | DW1 | PT | F4 | - | PT | H05 | | |
| 101-3 | COMMERCIAL REAR ENTRY | 3'-0" | 6'-8" | DM4 | PT | F2 | - | PT | H03 | 90 MIN | 7 |
| SECOND FLOOR | | | | | | | | | | | |
| 201-1 | UNIT ENTRY | 3'-0" | 6'-8" | DM4 | PT | F2 | - | PT | HR01 | 90 MIN | |
| 201-2 | BATHROOM | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR02 | | 5 |
| 201-3 | MECHANICAL | 2'-8" | 6'-8" | DW1 | PT | F4 | - | PT | HR03 | | |
| 201-4 | CLOSET | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |
| 201-5 | LAUNDRY | 3'-0" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | 4 | |
| 202-1 | UNIT ENTRY | 3'-0" | 6'-8" | DM4 | PT | F2 | - | PT | HR01 | 90 MIN | |
| 202-2 | MECHANICAL | 3'-0" | 6'-8" | DW1 | PT | F4 | - | PT | HR03 | 5 | |
| 202-3 | CLOSET | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |
| 202-4 | BATHROOM | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR02 | | |
| 202-5 | LAUNDRY | 2'-8" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | 4 | |
| 202-6 | CLOSET | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |
| 202-7 | BEDROOM | 2'-10" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |
| THIRD FLOOR | | | | | | | | | | | |
| 301-1 | UNIT ENTRY | 3'-0" | 6'-8" | DM4 | PT | F2 | - | PT | HR01 | 90 MIN | |
| 301-2 | BATHROOM | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR02 | | |
| 301-3 | MECHANICAL | 2'-8" | 6'-8" | DW1 | PT | F4 | - | PT | HR03 | 5 | |
| 301-4 | CLOSET | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |
| 301-5 | LAUNDRY | 3'-0" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | 4 | |
| 302-1 | UNIT ENTRY | 3'-0" | 6'-8" | DM4 | PT | F2 | - | PT | HR01 | 90 MIN | |
| 302-2 | MECHANICAL | 3'-0" | 6'-8" | DW1 | PT | F4 | - | PT | HR03 | 5 | |
| 302-3 | CLOSET | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |
| 302-4 | BATHROOM | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR02 | | |
| 302-5 | LAUNDRY | 2'-8" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | 4 | |
| 302-6 | CLOSET | 2'-6" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |
| 302-7 | BEDROOM | 2'-10" | 6'-8" | DW1 | PT | F4 | - | PT | HR04 | | |

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2024.08.30 - BID SET 2

Revisions

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

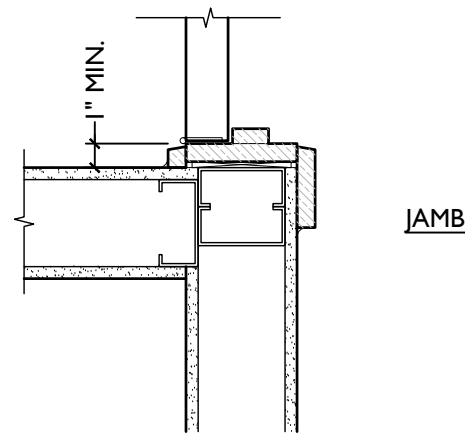
PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

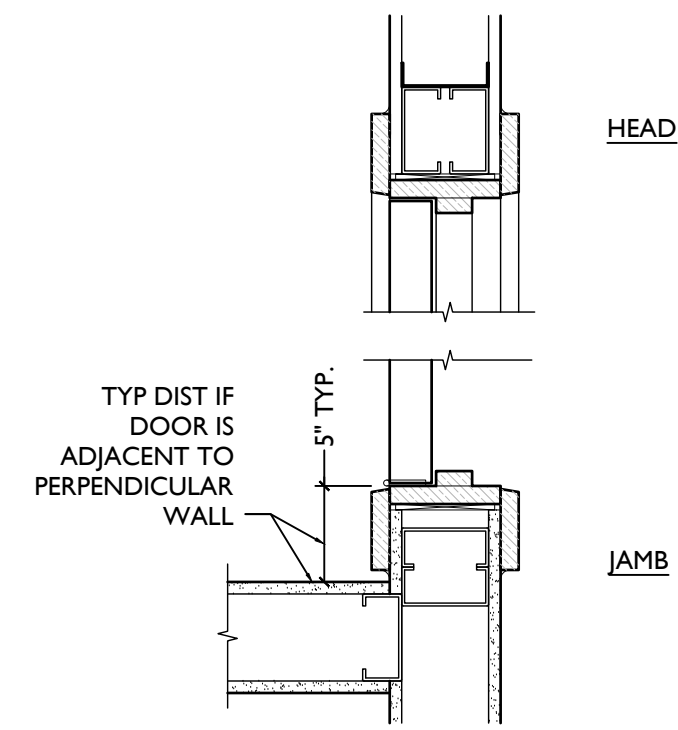
A6.10

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

TYPICAL DOOR DETAILS

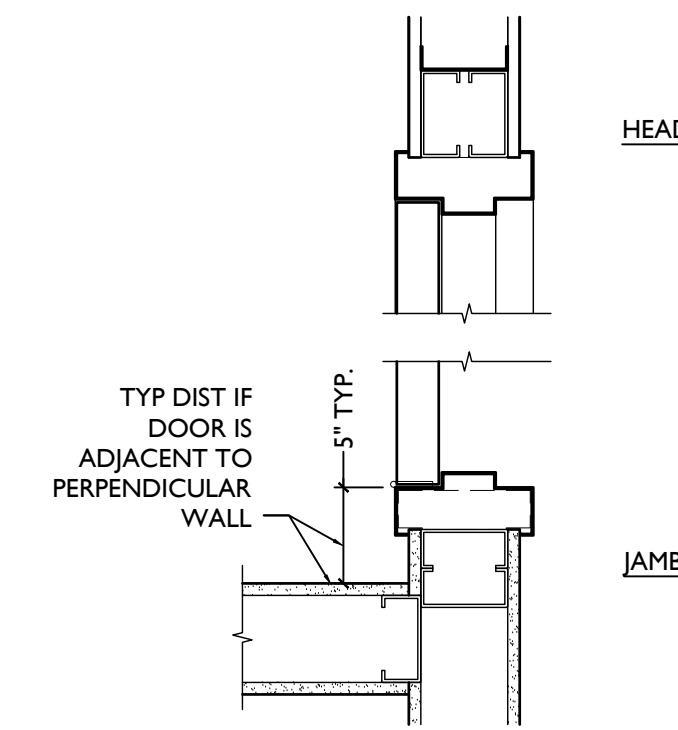


8 WD FRAME JAMB MIN.
SCALE: 1 1/2" = 1'-0"

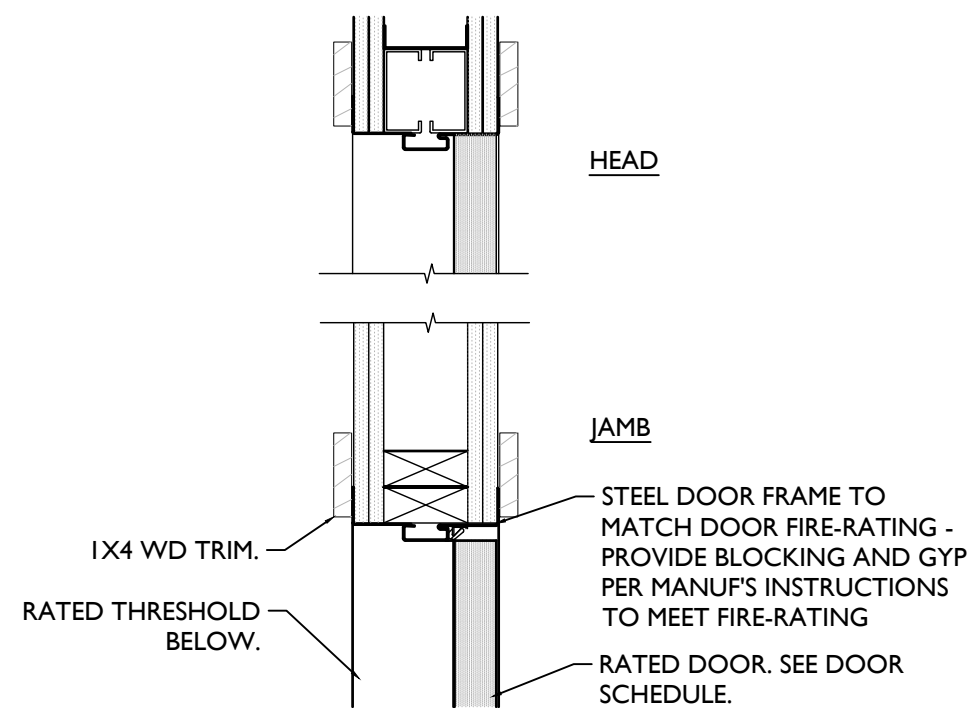


7 WD FRAME HEAD/JAMB
SCALE: 1 1/2" = 1'-0"

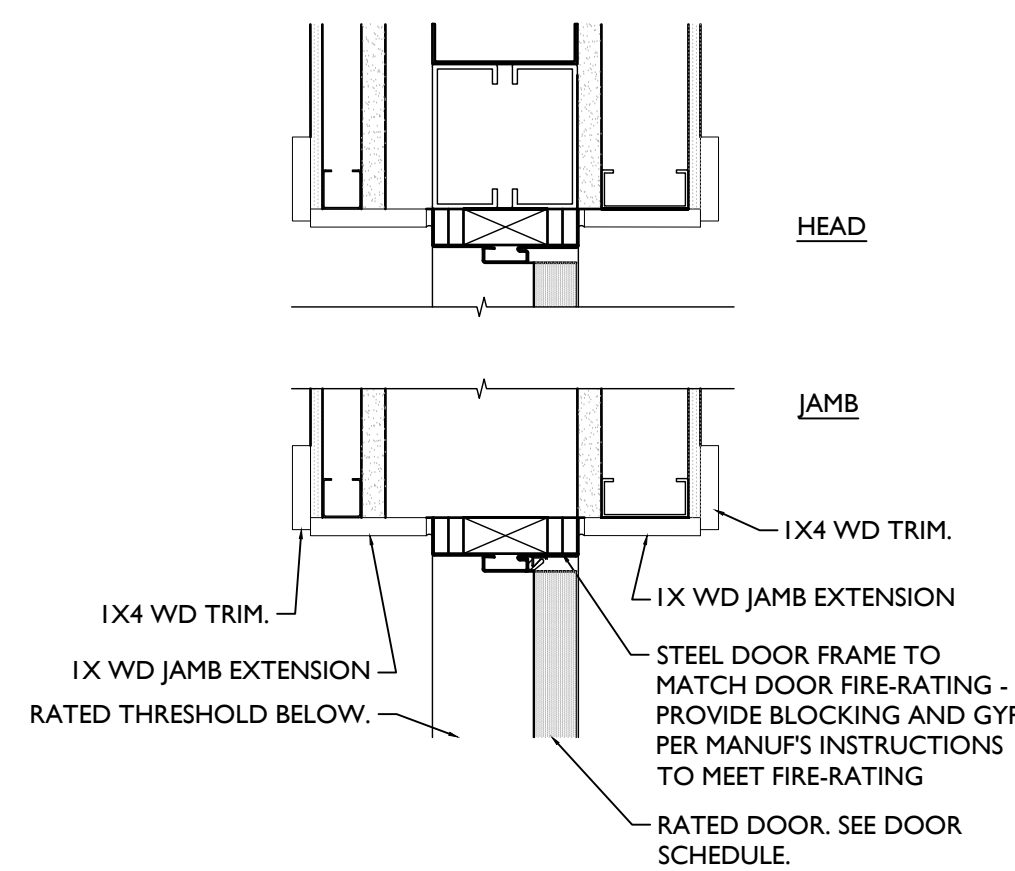
6 NOT USED
SCALE: 1 1/2" = 1'-0"



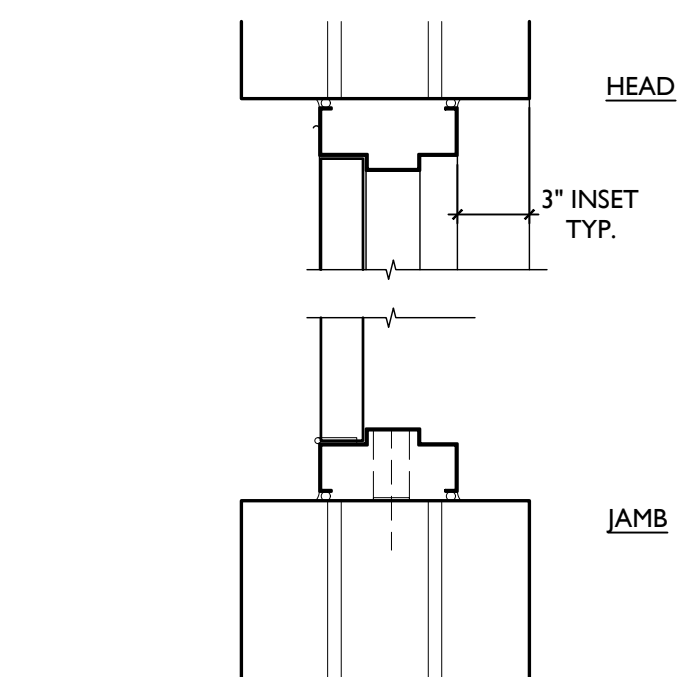
5 MTL FRAME @ STUD WALL
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"



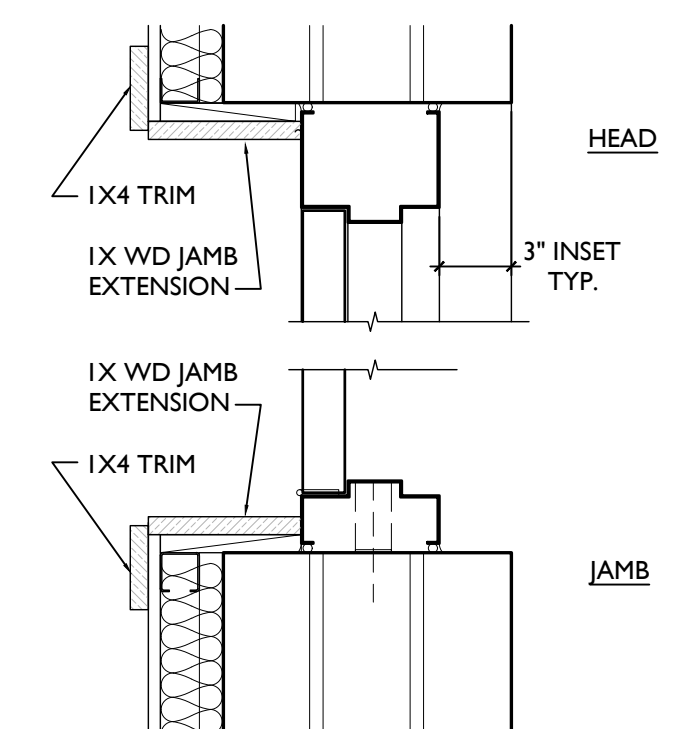
4 MTL FRAME @ STUD WALL
FIRE-RATED ONLY, ABOVE BASEMENT
SCALE: 1 1/2" = 1'-0"



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

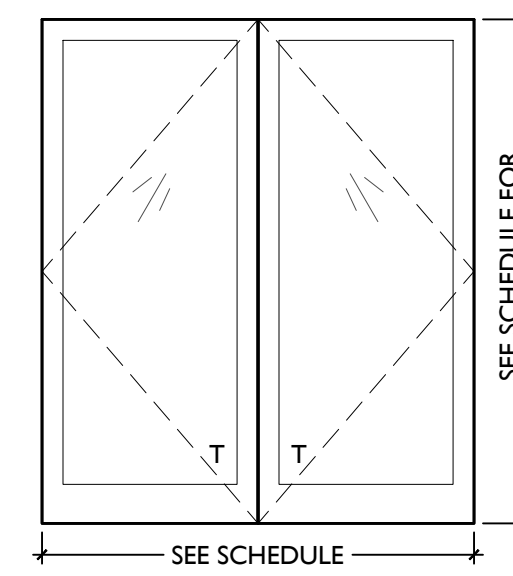


2 MTL FRAME @ MSNRY - INTERIOR
BASEMENT ONLY
SCALE: 1 1/2" = 1'-0"

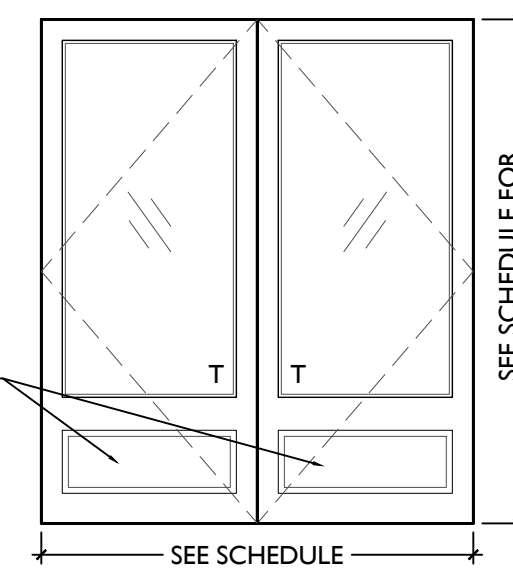


1 MTL FRAME @ MSNRY - EXTERIOR
SCALE: 1 1/2" = 1'-0"

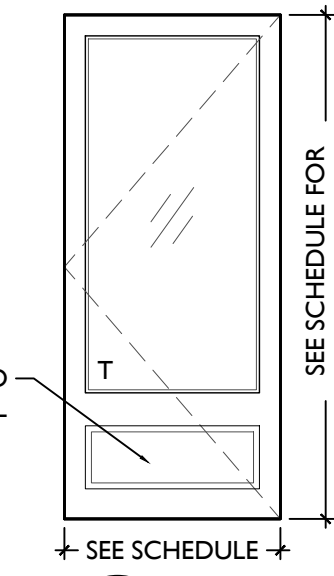
NOTE: SEE A6.12 FOR
STOREFRONT FRAMES



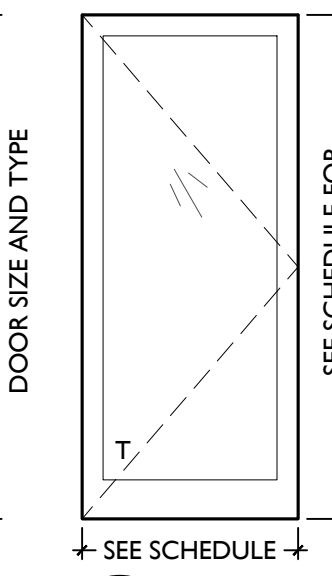
DA4 FULL LITE
ALUMINUM
DOUBLE
DOOR



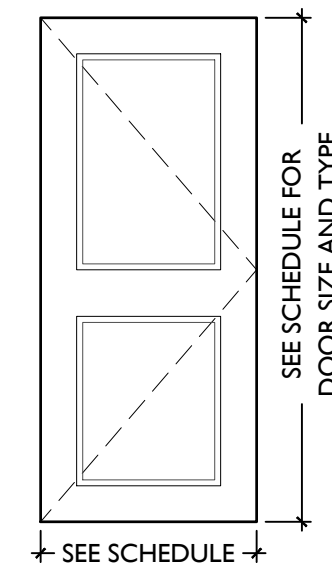
DA3 3/4 LITE
ALUMINUM
DOUBLE DOOR



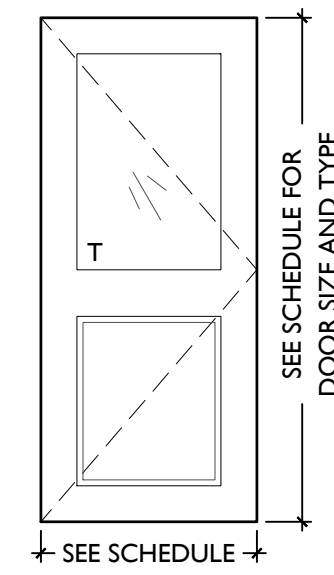
DA2 1/2 LITE
ALUMINUM
DOOR



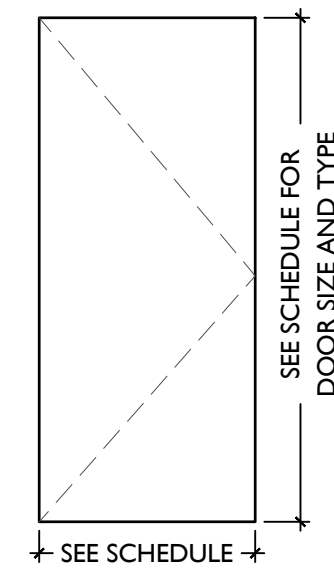
DA1 FULL LITE
ALUMINUM
STOREFRONT
DOOR



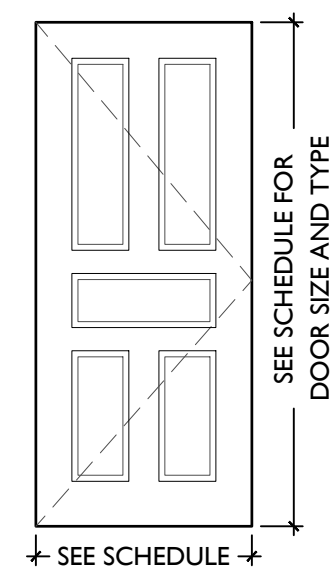
DM8 METAL
2 PANELS



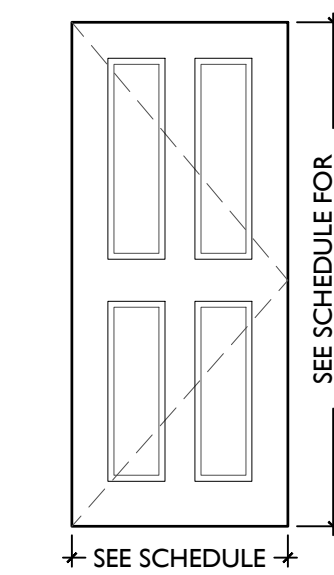
DM7 HALF LITE
METAL
1 PANELS



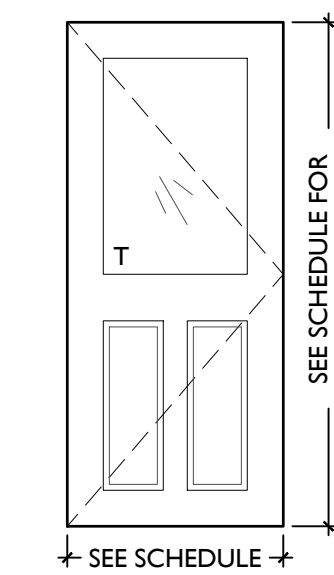
DM6 FLUSH METAL
DOOR



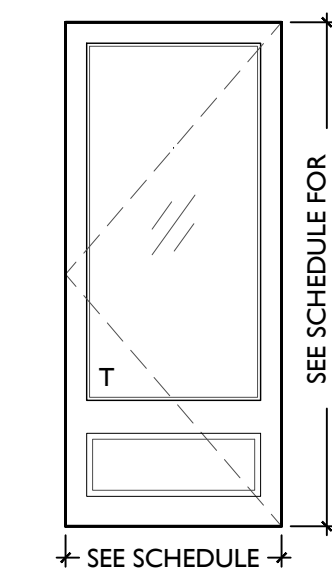
DM5 METAL
5 PANELS



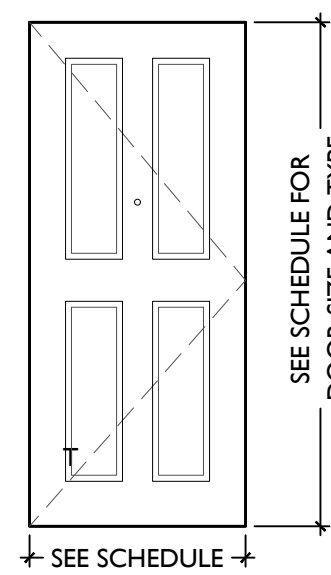
DM4 METAL
4 PANELS



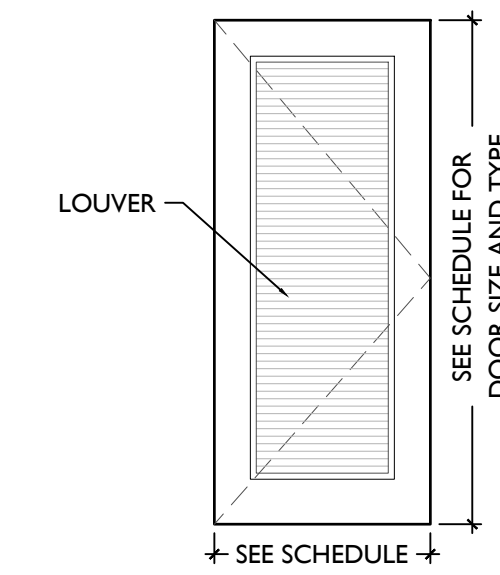
DM3 HALF LITE
METAL
2 PANELS



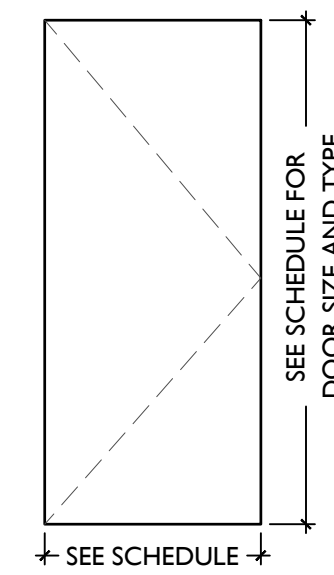
DM2 1/2 LITE
METAL
DOOR



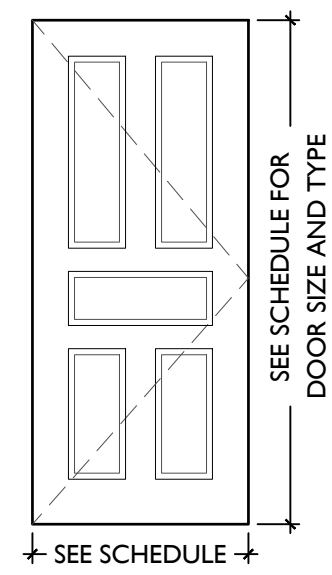
DM1 METAL
4 PANELS
INSULATED



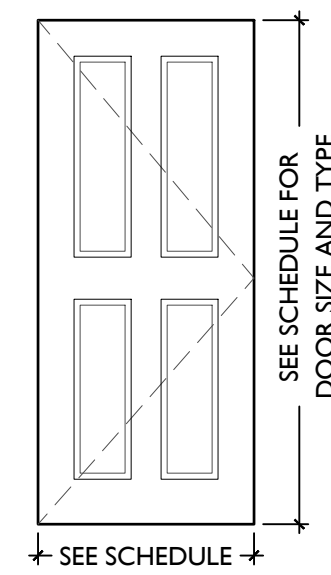
DW4 SOLID CORE
WOOD
1 PANEL
LOUVER



DW3 SOLID CORE
WOOD
FLUSH



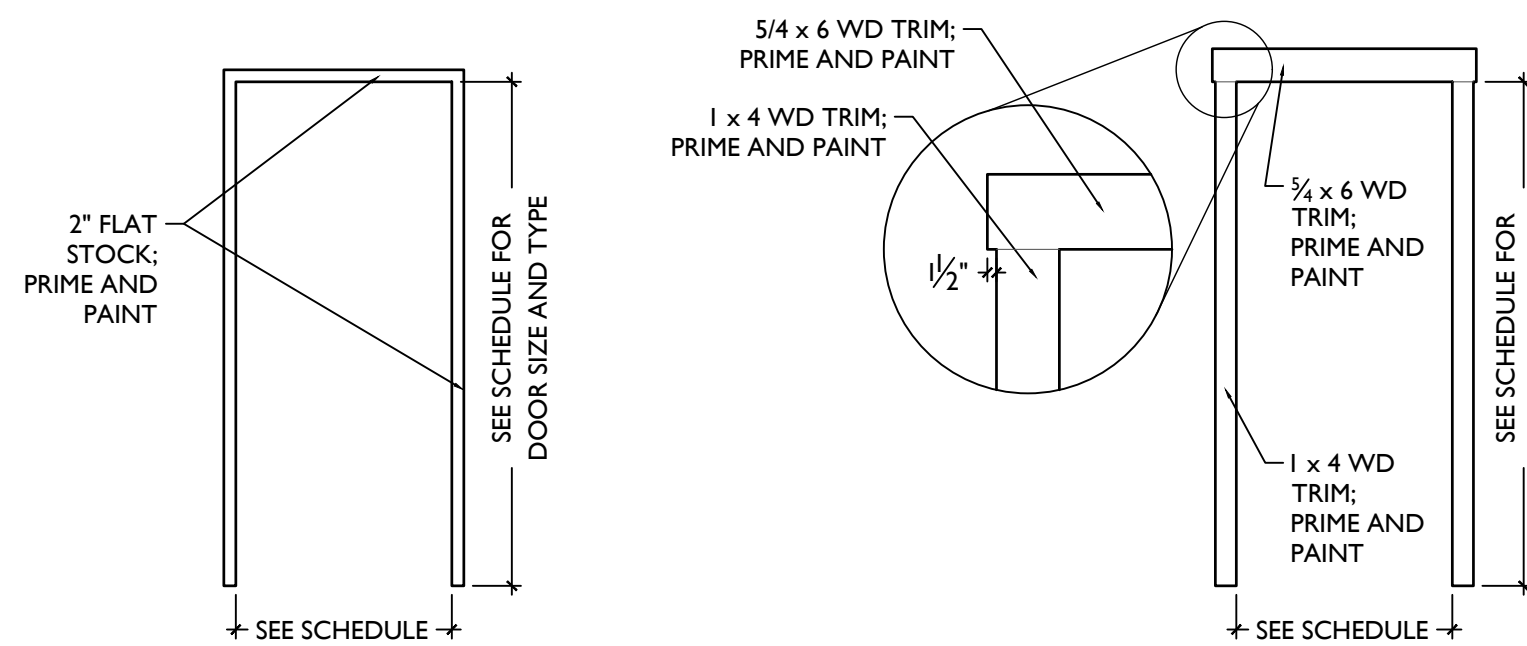
DW2 SOLID CORE
WOOD
5 PANEL



DW1 SOLID CORE
WOOD
4 PANEL

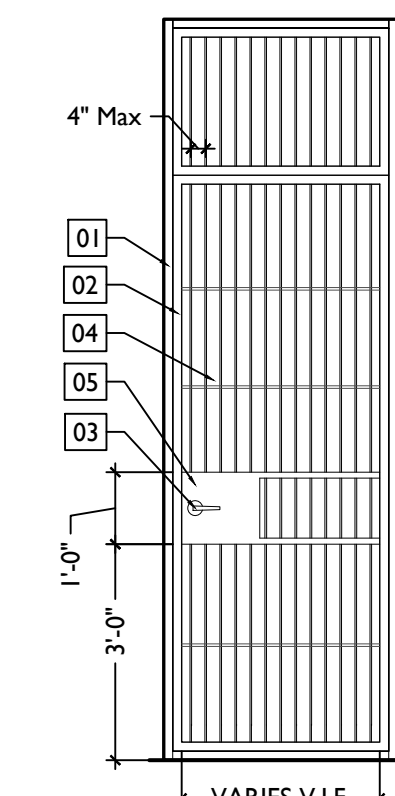
T = TEMPERED GLAZING
I = INSULATED GLAZING

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.

ALUMINUM

METAL

WOOD

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2024.08.30 - BID SET 2

Revisions

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

PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER / 1802 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS

Job No: 22042 08.30.2024

A6.11

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

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

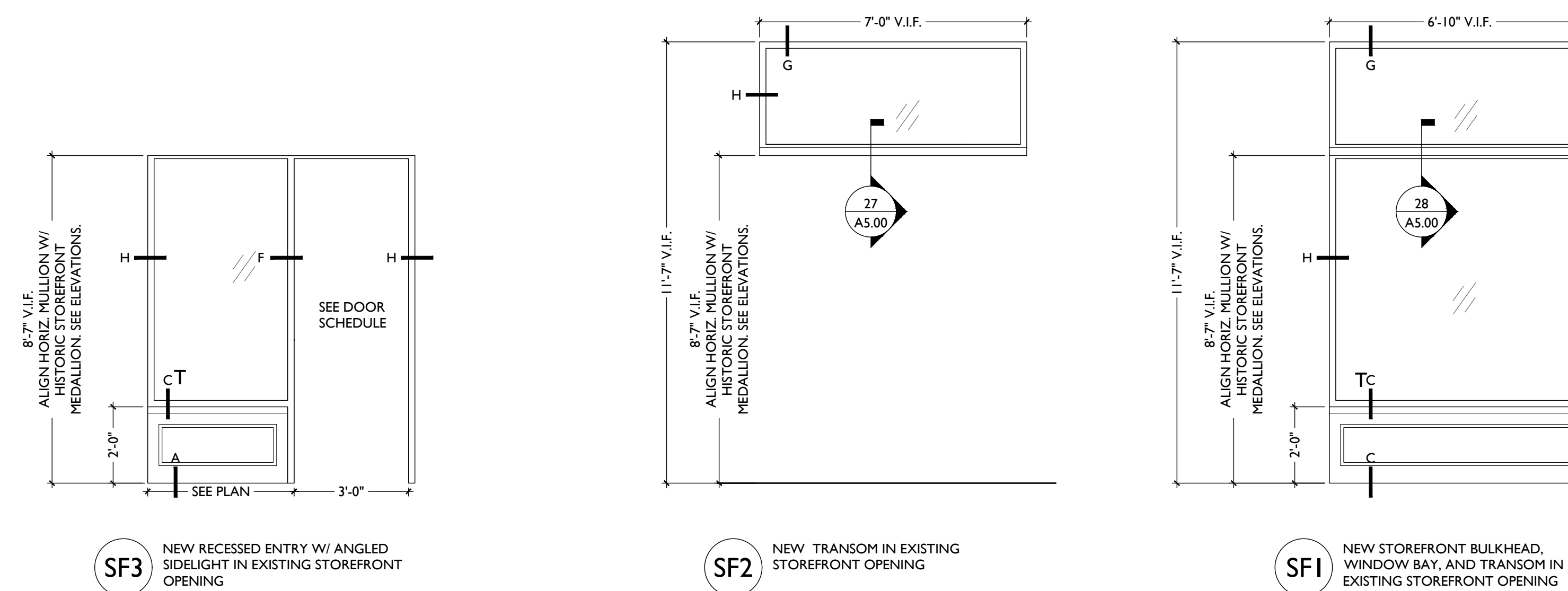
IMPORTANT: DRAWINGS IN THIS GROUPING ARE ASSOCIATED. EACH DRAWING MAY NOT BE FULLY NOTED. NOTES SHOWN APPLY TO LIKE CONDITIONS IN ALL DRAWINGS WITHIN THE GROUP.

| | |
|--|---|
| | |
| <p>VERTICAL END JAMB H</p> | <p>HEAD JAMB G</p> |
| | |
| <p>VERTICAL MULLION F</p> | <p>INTERMEDIATE HORIZONTAL MULLION E</p> |
| | |
| <p>SILL JAMB AT EXG KNEE WALL D</p> | <p>SILL JAMB C</p> |
| | |
| <p>EXG BASE AT FOUNDATION B</p> | <p>BASE AT FOUNDATION A</p> |

T = TEMPERED GLAZING

STOREFRONT TYPES

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



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A6.12

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Revisions

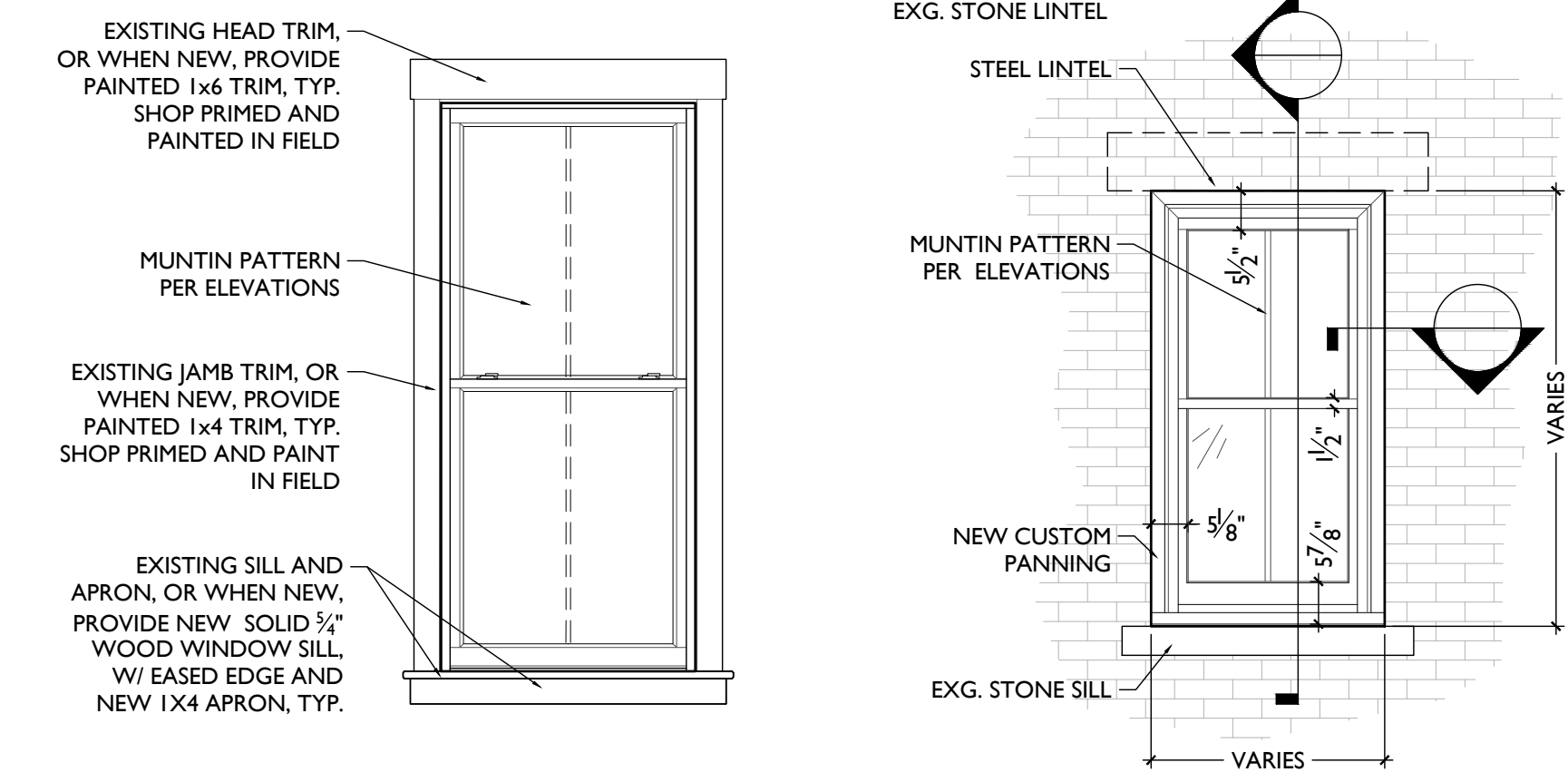
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Drawn by:
TB, AM

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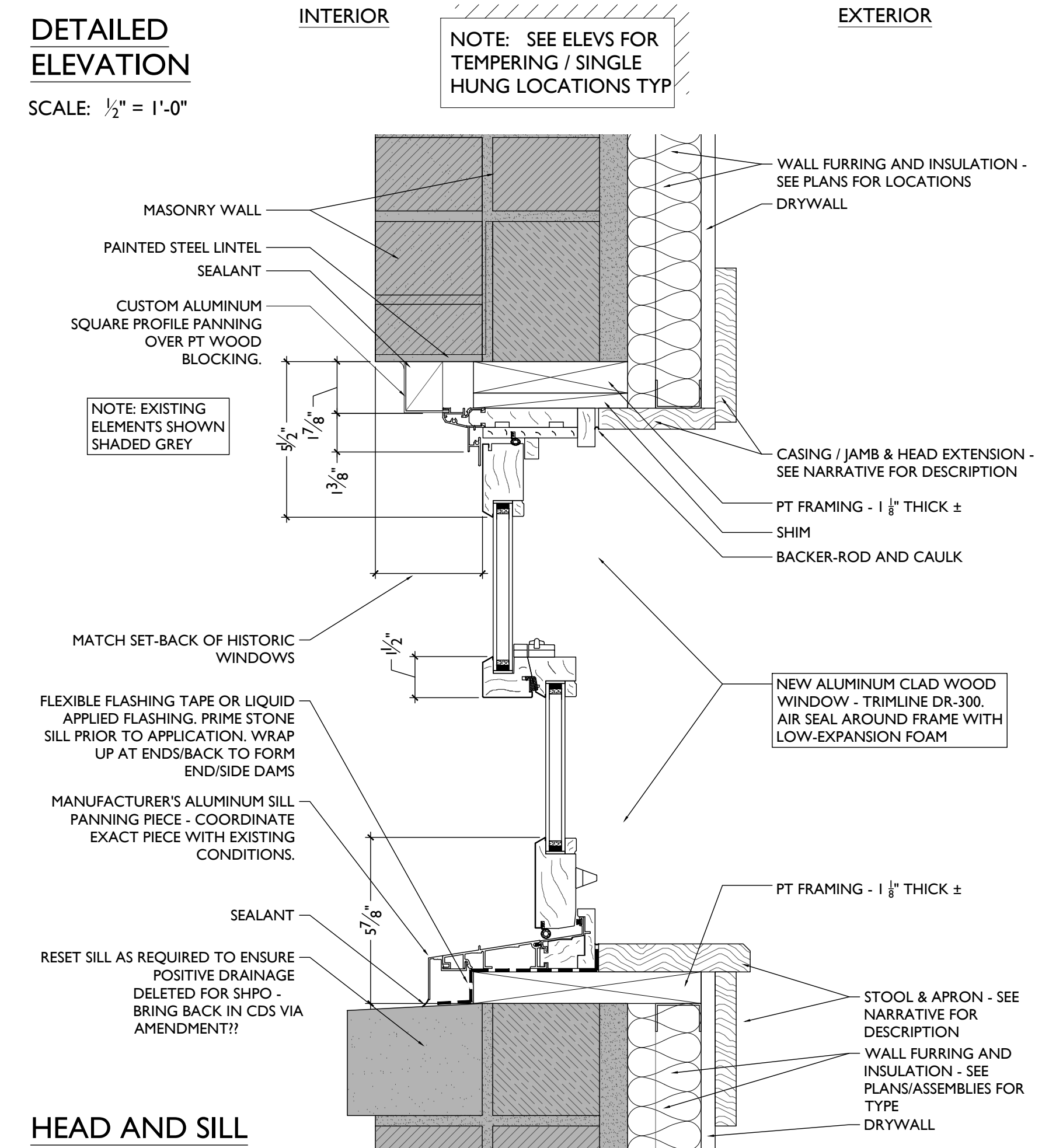
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A6.20

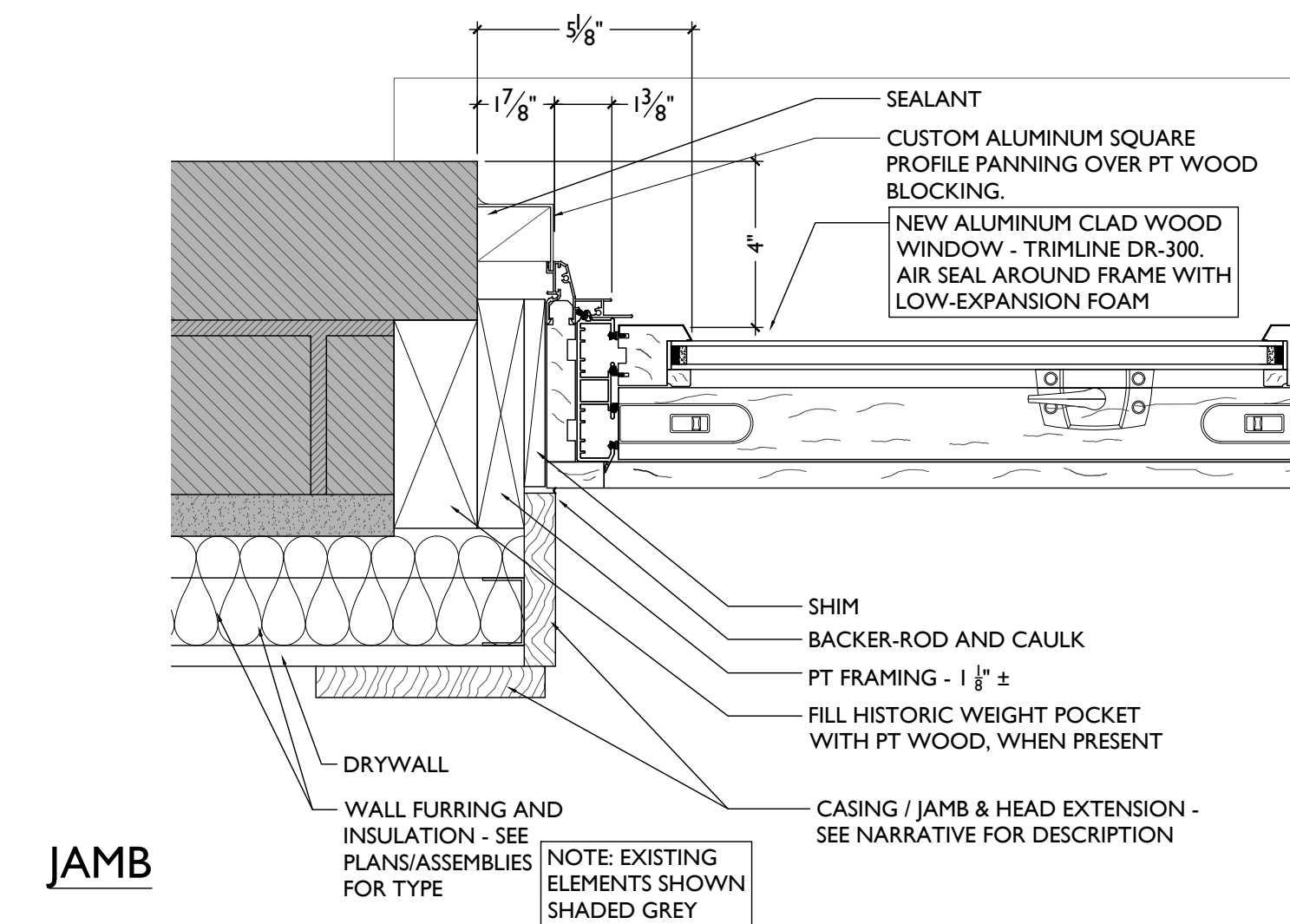


DETAILED ELEVATION

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



HEAD AND SILL



JAMB

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

SCALE: 3" = 1'-0"

WINDOW TYPES & DETAILS

1800 REPUBLIC STREET

- UNPAINTED BRICK
- #PPG11001-6 KNIGHTS ARMOR: EPT-1
- #PPG1003-5 SHINING ARMOR: EPT-2
- #PPG1001-7 BLACK MAGIC: EPT-3



PROPOSED SOUTH ELEVATION

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PROPOSED PROJECT:
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 CINCINNATI, OHIO, 45202
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Job No: 22042 08.30.2024

A8.00

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Revisions

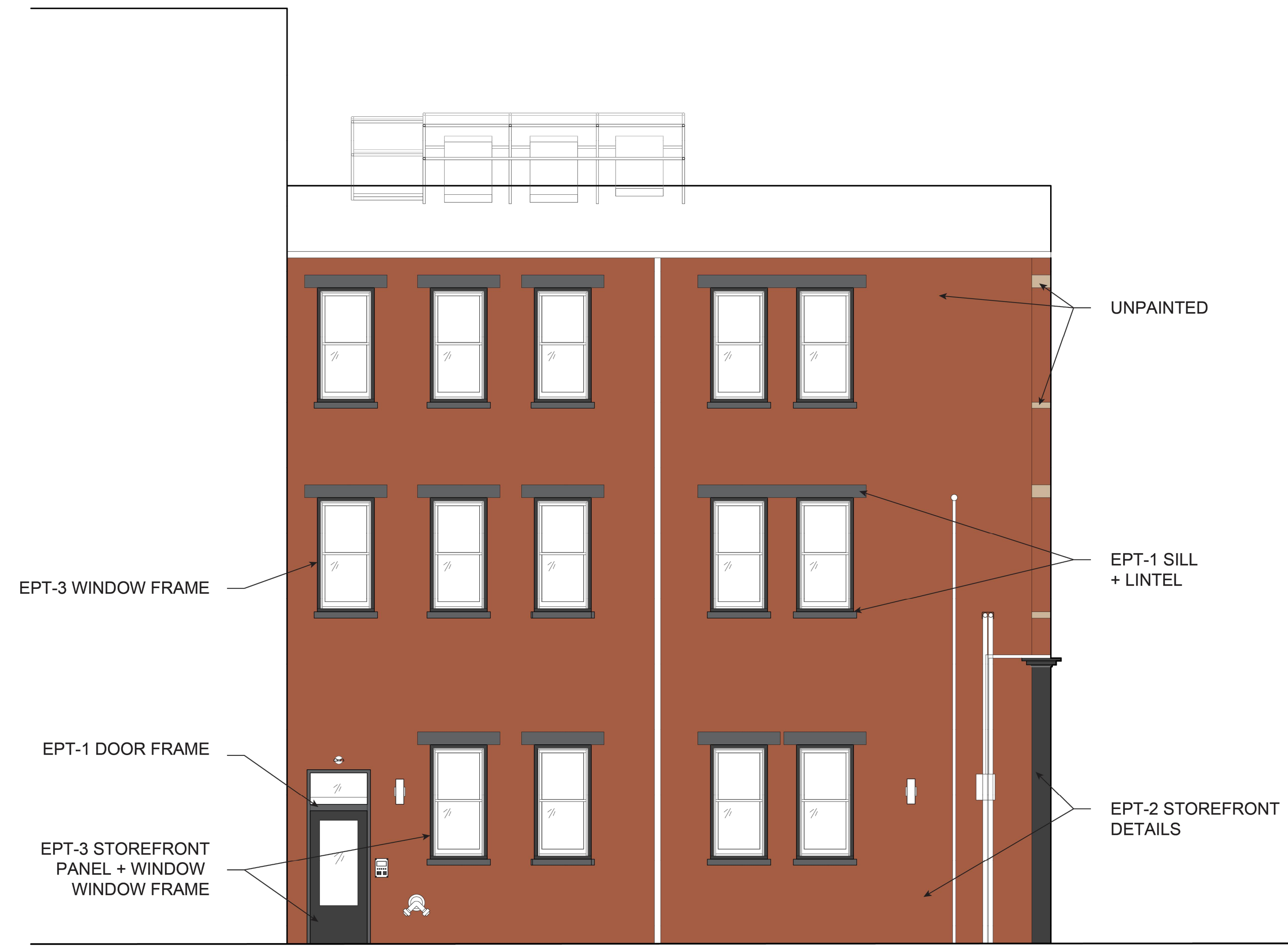
Design Team:
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Drawn by:
TB, AM

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1800 REPUBLIC STREET

- UNPAINTED BRICK
- #PPG11001-6 KNIGHTS ARMOR: EPT-1
- #PPG1003-5 SHINING ARMOR: EPT-2
- #PPG1001-7 BLACK MAGIC: EPT-3



PROPOSED EAST ELEVATION

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
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Job No: 22042 08.30.2024

A8.01

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Revisions

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GENERAL STRUCTURAL NOTES

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GOVERNING CODE

OHIO BUILDING CODE – 2017, BASED ON 2015 IBC

CLASSIFICATION OF THE BUILDING STRUCTURE:
RISK CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD:

- A. MINIMUM LIVE LOAD OR SNOW LOAD: 20 PSF*
- B. DEAD LOAD = 20 PSF IN ADDITION TO STRUCTURE SELF WEIGHT

*MINIMUM LIVE / SNOW LOAD GOVERNED BY MINIMUM SNOW LOAD, $P_n = I_s * P_g$

2. SNOW LOAD:

- A. GROUND SNOW LOAD, $P_g = 20$ PSF.
- B. FLAT ROOF SNOW LOAD, $P_f = 14$ PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
- C. MINIMUM ROOF SNOW LOAD, $P_m = 20$ PSF.
- D. SNOW LOAD IMPORTANCE FACTOR, $I_s = 1.0$
- E. SNOW EXPOSURE FACTOR, $C_e = 1.0$
- F. THERMAL FACTOR, $C_t = 1.0$
- G. COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS.

3. FLOOR LOAD:

- A. LIVE LOAD: 100 PSF
- B. LIVE LOAD = 40 PSF AT RESIDENTIAL
- C. DEAD LOAD ALLOWANCE: 20 PSF IN ADDITION TO STRUCTURE SELF WEIGHT

4. WIND LOAD:

- A. MAIN WIND FORCE RESISTING SYSTEM: 115 MPH PER ASCE 7-10 (3-SECOND GUST - LOAD AND RESISTANCE FACTOR DESIGN).
- B. WIND EXPOSURE:
- C. BASIC WIND VELOCITY PRESSURE, $q_h = 19.21$ PSF (LRFD), 11,526 PSF (ASD)
- D. INTERNAL GUST PRESSURE COEFFICIENT, $G_{CP} = 0.18$ (ENCLOSED BUILDING).

5. SPECIAL LOADS:

- A. INTERIOR FINISH: 5 PSF HORIZONTAL LOAD.
- B. HANDRAILS: 200 POUND CONCENTRATED LOAD AT ANY POINT, IN ANY DIRECTION, OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.
- C. GUARDRAILS:
 - a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION, OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.
 - b. IN-FILL AREAS: 50 POUNDS APPLIED OVER A 1 SQUARE FOOT AREA.

SPECIAL INSPECTIONS

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

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

SUBSTITUTIONS, SUBMITTALS, AND RFIS

1. CONTRACTOR SHALL SUBMIT ALL SUBSTITUTIONS FOR APPROVAL PRIOR TO CONSTRUCTION WITH THE FOLLOWING INFORMATION:

- A. THE SCOPE, EXTENT, AND ALL LOCATIONS AFFECTED BY THE PROPOSED SUBSTITUTION.
- B. SPECIFIC DRAWING OR SPECIFICATION REFERENCES FOR THE ORIGINAL PRODUCT OR SYSTEM SPECIFIED.
- C. THE REASON FOR THE PROPOSED CHANGE.
- D. COST SAVINGS AND/OR IMPACT ON THE SCHEDULE
- E. IMPACT ON ANY GUARANTEES OR WARRANTIES ASSOCIATED WITH THE PRODUCT OR SYSTEM.
- F. COORDINATION REQUIRED WITH OTHER TRADES OR ADJACENT MATERIALS.
- G. ANY AND ALL DEVIATIONS FROM THE SPECIFIED REQUIREMENTS.

2. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR IN A TIMELY MANNER TO PROVIDE AN ADEQUATE AMOUNT OF TIME FOR REVIEW.

- A. ALL SUBMITTALS MUST BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING FOR REVIEW. ANY SHOP DRAWINGS RECEIVED DO NOT BEAR THE STAMP OF THE GENERAL CONTRACTOR AS WELL AS CLEAR EVIDENCE THAT THE SUBMITTAL HAS BEEN REVIEWED WILL BE REJECTED WITHOUT REVIEW.
- B. REVIEW BY STRUCTURAL ENGINEER OF RECORD WILL BE FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS AND CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW DOES NOT IN ANYWAY RELIEVE THE CONTRACTOR AND/OR THE CONTRACTOR'S SUBCONTRACTORS FROM RESPONSIBILITY FOR ERRORS OR DEVIATIONS FROM THE CONTRACT REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, PROPER FIT, QUALITIES OF THE MATERIALS, AND COORDINATION WITH OTHER TRADES AND SUPPLIERS.
- C. IF CHANGES ARE MADE TO A PREVIOUSLY REVIEWED SUBMITTAL, DENOTE ALL REVISED AREAS WITH REVISION CLOUD AND TAGS.
- D. STRUCTURAL SUBMITTAL REQUIREMENTS:

| Submittal/Shop Drawing | Submittal | Calculations | PE/SE Seal & Signature |
|--------------------------------------|------------|--------------|------------------------|
| Concrete Mix – Conforming to ACI 318 | For Review | N/a | N/a |

| Structural Steel | For Review | N/a | N/a |
|---------------------|------------|-----|-----|
| Miscellaneous Steel | For Review | N/a | N/a |

- For Review denotes the contractor must submit to the design team for review. The contractor shall not fabricate or install until all design team comments have been resolved in writing.
- For Record denotes the contractor must submit to the design team for record. The contractor's engineer is responsible for all loading and coordination of loads to be resisted by the building's structural elements. Any load resisted by the building's structural elements must be approved by the EOR.
- N/a denotes not applicable.

- 3. REQUESTS FOR INFORMATION (RFIS) SHALL BE SUBMITTED IN A TIMELY MANNER WHEN INFORMATION IS MISSING FROM THE CONSTRUCTION DOCUMENTS, INFORMATION IS CONFLICTING WITHIN THE CONSTRUCTION DOCUMENTS, OR IS AMBIGUOUS.
 - A. THE CONTRACTOR MUST USE DUE DILIGENCE IN ATTEMPTING TO FIND ANY ANSWER PRIOR TO SUBMITTING AN RFI.
 - B. IF THE INFORMATION REQUESTED IN AN RFI IS APPARENT FROM FIELD OBSERVATION, IS CONTAINED IN THE CONSTRUCTION DOCUMENTS, OR IS REASONABLY INFERRABLE FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL REASONABLE COSTS CHARGED RELATED TO ADDITIONAL SERVICES INCURRED DUE TO ANSWERING THE RFI.

CONSTRUCTION AND SAFETY

- 1. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- 2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
- 3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
- 4. THE CONTRACTOR SHALL ONLY USE STRUCTURAL PLANS ISSUED AS "FOR CONSTRUCTION" OR ISSUES THEREAFTER. PRIOR ISSUES SHALL ONLY BE USED FOR PERMITTING OR BIDDING PURPOSES.
- 5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
- 6. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- 7. THE CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER.
- 8. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.
- 9. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.

MISCELLANEOUS STRUCTURAL NOTES

- 1. THESE STRUCTURAL DRAWINGS DEPICT A STRUCTURAL SYSTEM AND THE MAJOR COMPONENTS OF THAT SYSTEM. MINOR ITEMS, INCLUDING BUT NOT LIMITED TO, POUR STOPS, DECK SUPPORT ANGLES, FRAMES AT FLOOR AND ROOF DECK OPENINGS, CFS AT ARCHITECTURAL FEATURES, ETC. SHALL BE SUPPLIED BY THE CONTRACTOR AS NEEDED TO PROVIDE A COMPLETE SYSTEM.
- 2. WHERE DETAILS ARE CALLED FOR IN ONE AREA OF THE BUILDING, THEY SHALL BE DUPLICATED AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- 3. STRUCTURAL AND ARCHITECTURAL PLANS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS. CONTRACTORS, DETAILERS AND SUPPLIERS ARE RESPONSIBLE FOR THE DETERMINATION OF ALL DIMENSIONS, PITCHES, ELEVATIONS, ETC. BEYOND THOSE NOTED AS NECESSARY TO THOROUGHLY DETAIL/FABRICATE THEIR WORK. CONTACT ARCHITECT WITH ANY DISCREPANCIES FOUND.

FOUNDATIONS

- 1. SOIL CONDITIONS:
 - A. PER THE CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS.
- 2. THE BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSF) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.
- 3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF BELOW STRIP FOOTINGS AND 1500 PSF BELOW ISOLATED COLUMN FOOTINGS.
- 4. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
- 5. COMPACTION:
 - A. ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.
 - B. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.
- 6. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

- 1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.
- 2. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R "COLD WEATHER CONCRETING".
- 3. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305R "HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND VELOCITY SHALL BE ENTERED INTO THE NOMOGRAPH OF THIS REFERENCE TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
- 4. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.
- 5. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL.
- 6. MATERIALS (ALSO SEE CONCRETE MIX SCHEDULE):
 - A. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A1064 MESH, FLAT SHEETS ONLY.
 - B. FLY ASH: ASTM C618, TYPE F OR C. FLY ASH-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 25% MAXIMUM.
 - C. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989. TOTAL GROUND GRANULATED BLAST FURNACE SLAG-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.
 - D. HIGH RANGE WATER REDUCER (HRWR) ADMIXTURE: ASTM C494.
 - E. CHLORIDE CONTENT OF CONCRETE: LIMIT TOTAL CHLORIDE ION CONTENT TO AMOUNT INDICATED IN TABLE 4.2.2.6 OF ACI 318. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
- 7. CONCRETE MIX SCHEDULE:

| Application | f _c @ 28 days (psi) | Air Content ¹ | Max w/c ratio ² | Max Agg. Size ³ (in) | F Class | S Class | W Class | C Class |
|------------------------------------|--------------------------------|--------------------------|----------------------------|---------------------------------|---------|---------|---------|---------|
| Footings | 3000 | N/a | 0.55 | 3/4 | F0 | S0 | W0 | C0 |
| Interior Floor Slab on Grade | 4000 | N/a | 0.5 | 3/4 | F0 | S0 | W0 | C0 |
| Exterior Flatwork (Plain Concrete) | 4500 | 6% ± 1.5% | 0.45 | 3/4 | F3 | S0 | W1 | C1 |

- 8. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.
- 9. LAP SPlice REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- 10. BAR CLEARANCES BETWEEN ADJACENT BARS AND FORMWORK SHALL BE AS NOTED ON THE DRAWINGS OR A MINIMUM AS PER ACI REQUIREMENTS.

EXPANSION AND EPOXY ADHESIVE ANCHORS

- 1. EXPANSION ANCHORS:
 - A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
- 2. EPOXY ADHESIVE ANCHORS:
 - B. EPOXY ADHESIVE SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
 - A. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.
 - B. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY WALL REPAIR

- 1. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NEEDED. CONTRACTOR SHALL PERFORM AN OBSERVATION OF ALL WALLS AND EXISTING LINTELS TO DETERMINE DAMAGED AREAS THAT REQUIRE REPAIR.
- 2. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED, OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
- 3. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY. ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.
- 4. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
- 5. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OR 8" WYTHE OF CONCRETE MASONRY, TO MATCH EXISTING WALL WIDTH. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING (GALVANIZED) @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS.
- 6. SPIRA-LOK TIES ARE MANUFACTURED BY HOHMANN & BARNARD SHALL BE 8MM, 304 STAINLESS STEEL. INSTALL IN MORTAR JOINTS, LENGTH AS NEEDED SO END OF TIE WITH WITHIN 1" OF EXTERIOR AND INTERIOR FACE OF MASONRY. WHERE TIE IS INSTALLED INTO INTERIOR WOOD FRAMING, PENETRATE WOOD A MINIMUM OF 3". ALTERNATES WILL BE CONSIDERED UPON SUBMITTING MANUFACTURER INFORMATION.

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



PLATTE
 architecture + design



| # | REVISION/SUBMISSION | Date |
|---|-------------------------|------------|
| 2 | BID SET | 06/30/2024 |
| 1 | ADDENDUM 1 PERMIT / BID | 07/07/2023 |
| | | 04/28/2023 |

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

DRAWING TITLE: GENERAL STRUCTURAL NOTES

PROPOSED PROJECT: RENOVATION FOR 12 W Elder St / 1802 Republic St CINCINNATI, OH 45202 FINDLAY FLATS

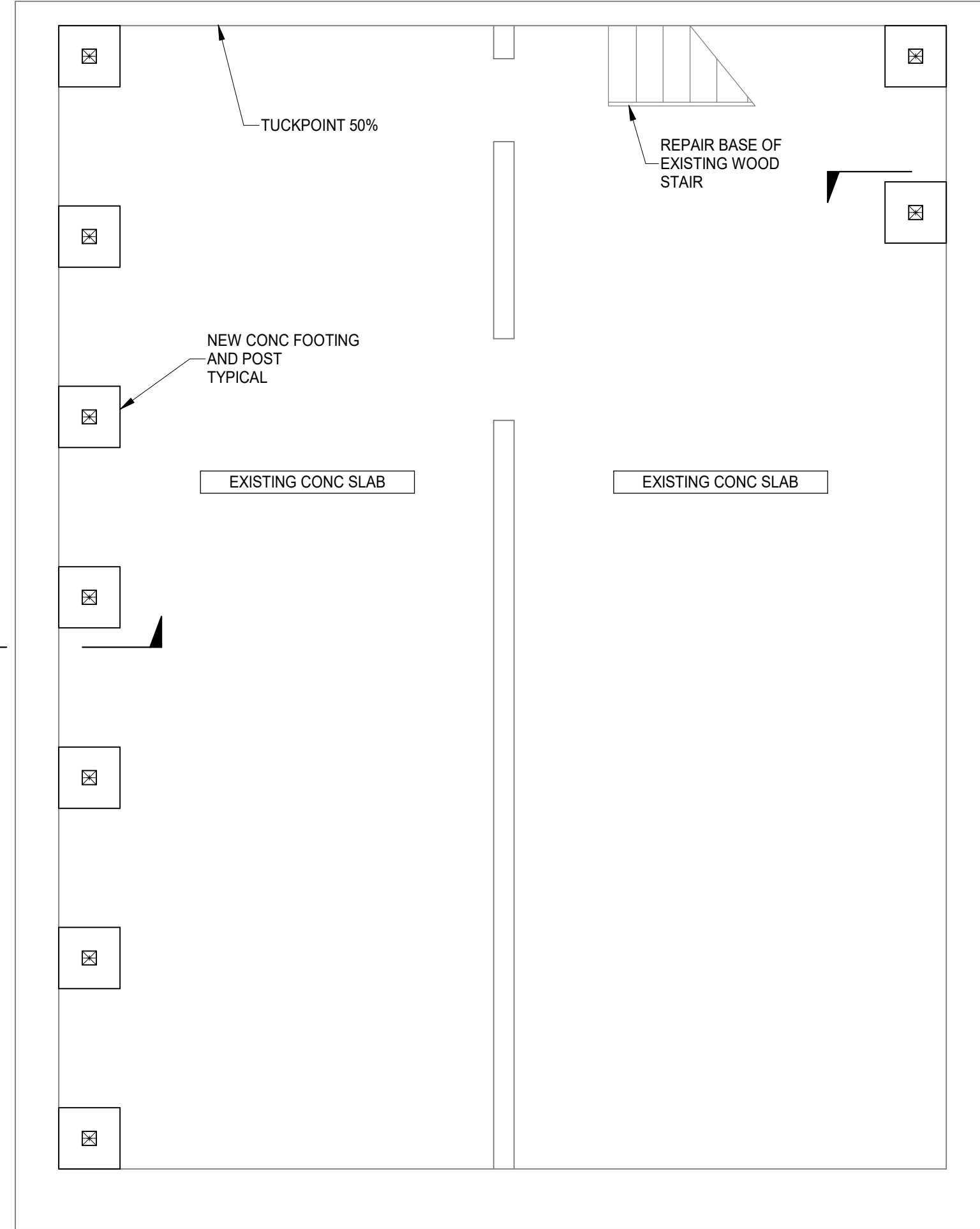
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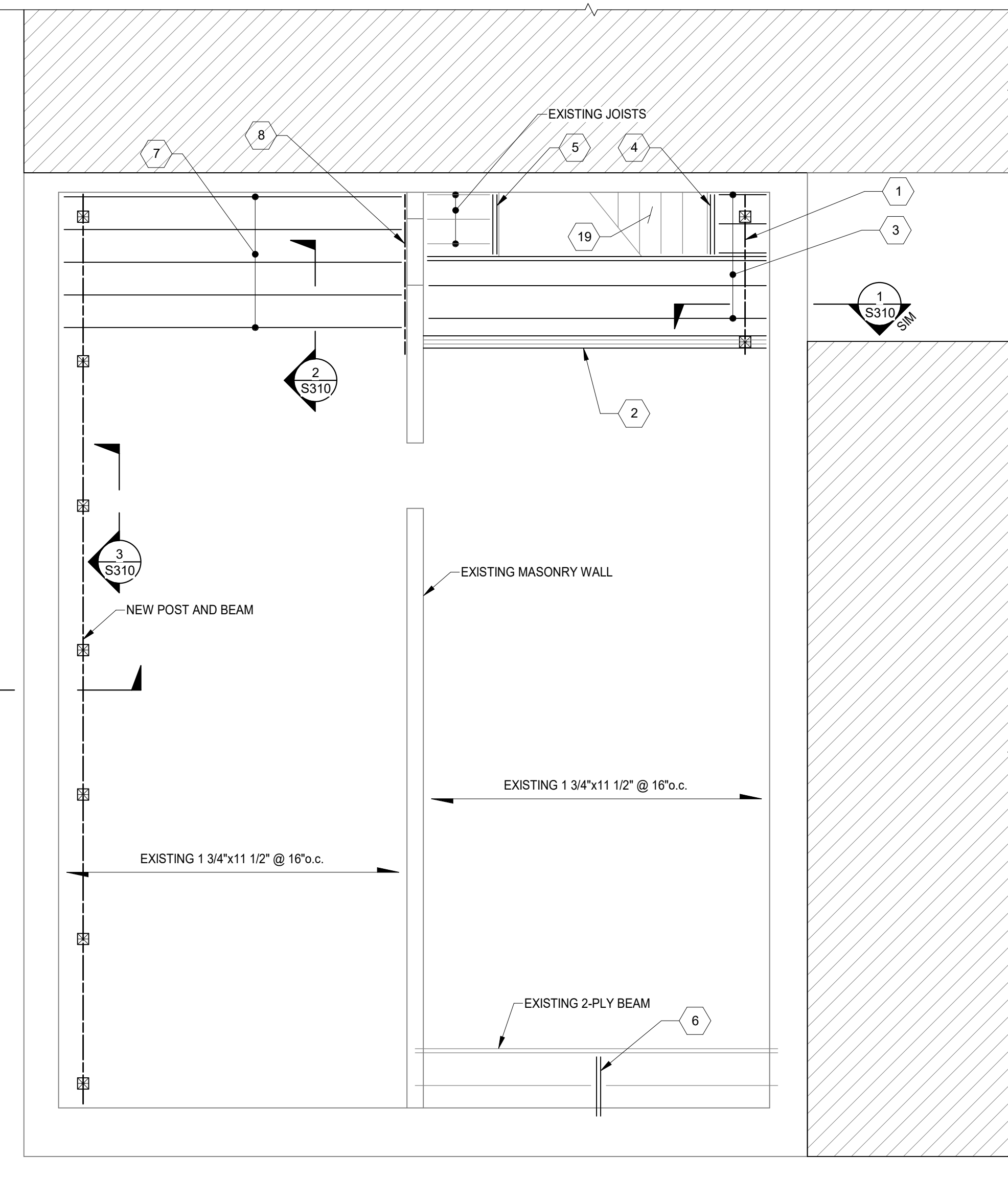


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Design Team: KCJ / SJ
Date: 04/28/2023



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



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

PROJECT KEYNOTES:

- 1 (3) 2x10 DROPPED BEAM w/ 6x6 POSTS WHERE SHOWN ON PLAN. CANTILEVER BEAM AND EXTEND TO SUPPORT EXISTING DOUBLE JOIST AND SISTERS.
- 2 2x12 SISTER EACH SIDE OF EXISTING DOUBLE. BEAR ON NEW WOOD BEAM. WEST END SHALL END WITHIN 4" OF MASONRY WALL w/ (3) SWS.
- 3 REMOVE EXISTING FRAMING AND PROVIDE NEW 2x12 JOIST @ 16" o.c. PROVIDE (2) 2x12 BEAM AT STAIR EDGE. HANG JOIST TO HEADER w/ LUS28 HANGERS AND BEAR ON WEST MASONRY WALL WHERE APPLICABLE.
- 4 PROVIDE NEW (2) 2x12 HEADER, BEAR ON MASONRY WALL AND HANG TO WOOD BEAM w/ LUS210-2 HANGER. RE-HANG EXISTING STAIR STINGERS OR CONNECT NEW STAIR STRINGERS w/ L90 ANGLES.
- 5 EX HDR, REHANG TO NEW DOUBLE JOIST w/ LUS48 HANGER.
- 6 REMOVE EX HDR AND REPLACE w/ NEW (2) 2x12. LUS210-2 HANGER TO BEAM, AND POCKET INTO EX MASONRY WALL. RE-HANG EX JOSITS w/ LUS28-18 HANGERS OR L90 ANGLES.
- 7 NEW 2x12 JOISTS @ 16" o.c., w/ RIPPED WOOD SISTERS ABOVE TO CREATE SLOPED RAMP. NEW APA RATED SHEATHING. HANG TO LEDGER w/ LUS210 HANGERS.
- 8 NEW (2) 2x12 LEDGER w/ 1/2" THRU BOLT @ 16" o.c.
- 9 PROVIDE NEW L70 ANGLES TO EXISTING 2x JOIST AT HEARTH INFILL.
- 10 EXISTING FIRE ESCAPE. EVALUATION IS NOT PART OF SCOPE. INSPECTION AND REPAIR DOCUMENTS SHALL BE PREPARED BY A DESIGN PROFESSIONAL HIRED BY OWNER. SUBMITTED UNDER THE CITY OF CINCINNATI FIRE ESCAPE INSPECTION PROGRAM, IF NOT PREVIOUSLY DONE.
- 11 NOTE NOT USED
- 12 NOTE NOT USED
- 13 NOTE NOT USED
- 14 NOTE NOT USED

- 15 REMOVE EXISTING SHEATHING. PROVIDE NEW APA RATED SHEATHING.
- 16 CONNECT EXISTING LANDING HEADER TO MASONRY WALL w/ 1/2" EXPANSION ANCHOR AT 16" o.c. STAGGERED, 3" MIN EMBEDMENT.
- 17 NEW 2x12 SISTER. END OF SISTER SHALL BE WITHIN 4" OF BEARING EACH SIDE, w/ (3) 1/2"x4-1/2" EACH END.
- 18 NEW 2x8 SISTER w/ ML24Z ANGLE EACH END.
- 19 EXISTING STAIR. REMOVE EXISTING GUARDRAIL AND PROVIDE NEW GUARDRAIL PER ARCHITECTURAL DRAWINGS. GUARDRAIL TOP AND BOTTOM RAIL SHALL CONSIST OF HSS1.5x1.5x3/16 SPANNING FROM LANDING TO LANDING. SEE TYPICAL GUARDRAIL BASE DETAIL FOR POST BASE CONNECTION AT EACH LANDING/FLOOR.
- 20 NEW HSS6x4x3/16 LONG SIDE HORIZONTAL GIRT. CONNECT TO EXISTING CAST IRON COLUMNS w/ L3x3x1/4 x 4" BOTTOM, w 3-SIDED 3/16" WELD TO HSS AND COLUMN. WELD TO CAST IRON COLUMN IS CONSIDERED BRAZED. IF THIS IS UNACHIEVABLE, THEN NOTIFY ADVANTAGE FOR ADDITIONAL DIRECTION.

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"x6" PRECAST CONCRETE LINTEL WITH #5 TOP AND BOTTOM EACH 4" WYTHE, OR AN L4x3-1/2x5/16" LINTEL LLY, 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

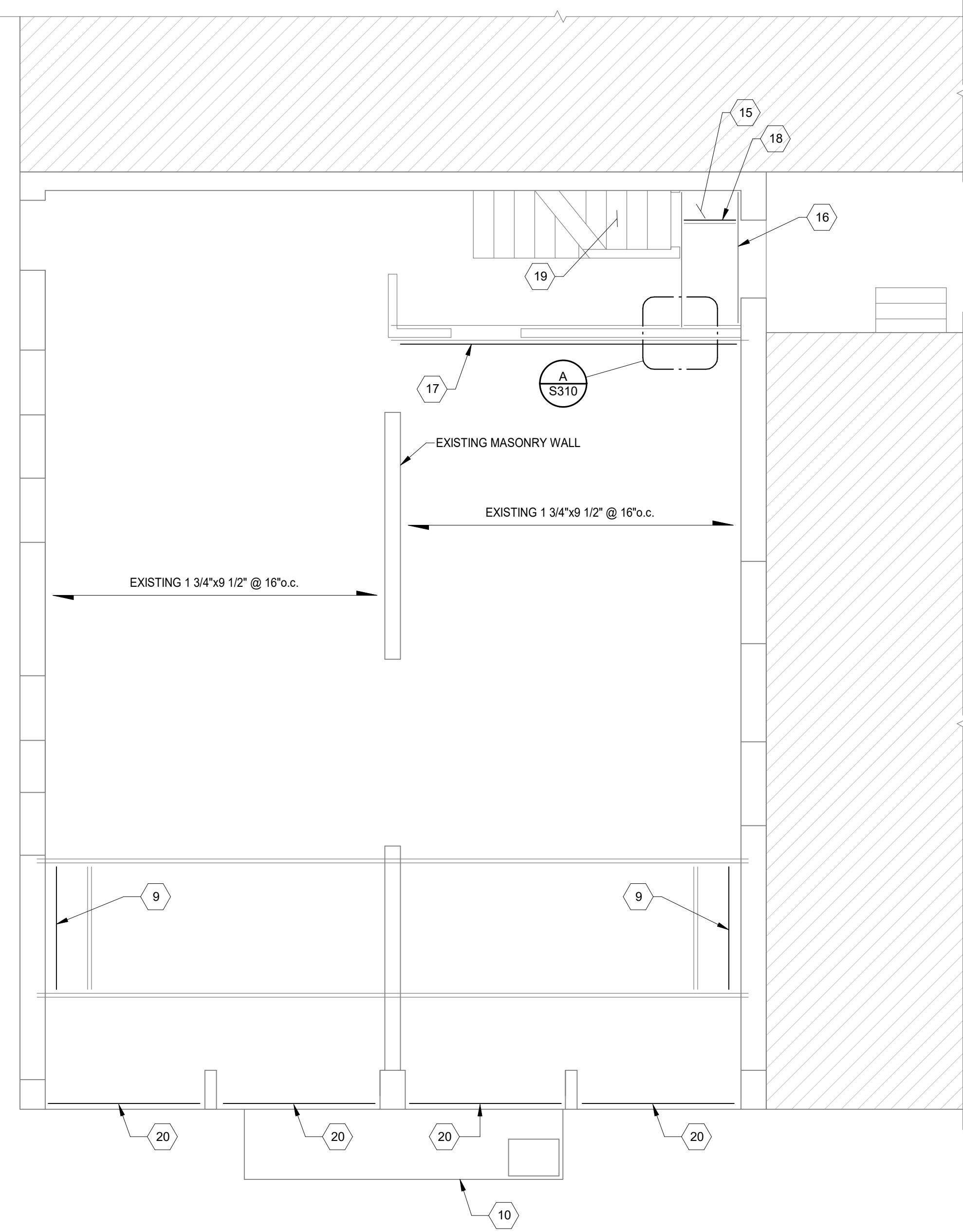
DRAWING TITLE: PLANS

PROPOSED PROJECT: RENOVATION FOR PLATTE ARCHITECTURE + DESIGN

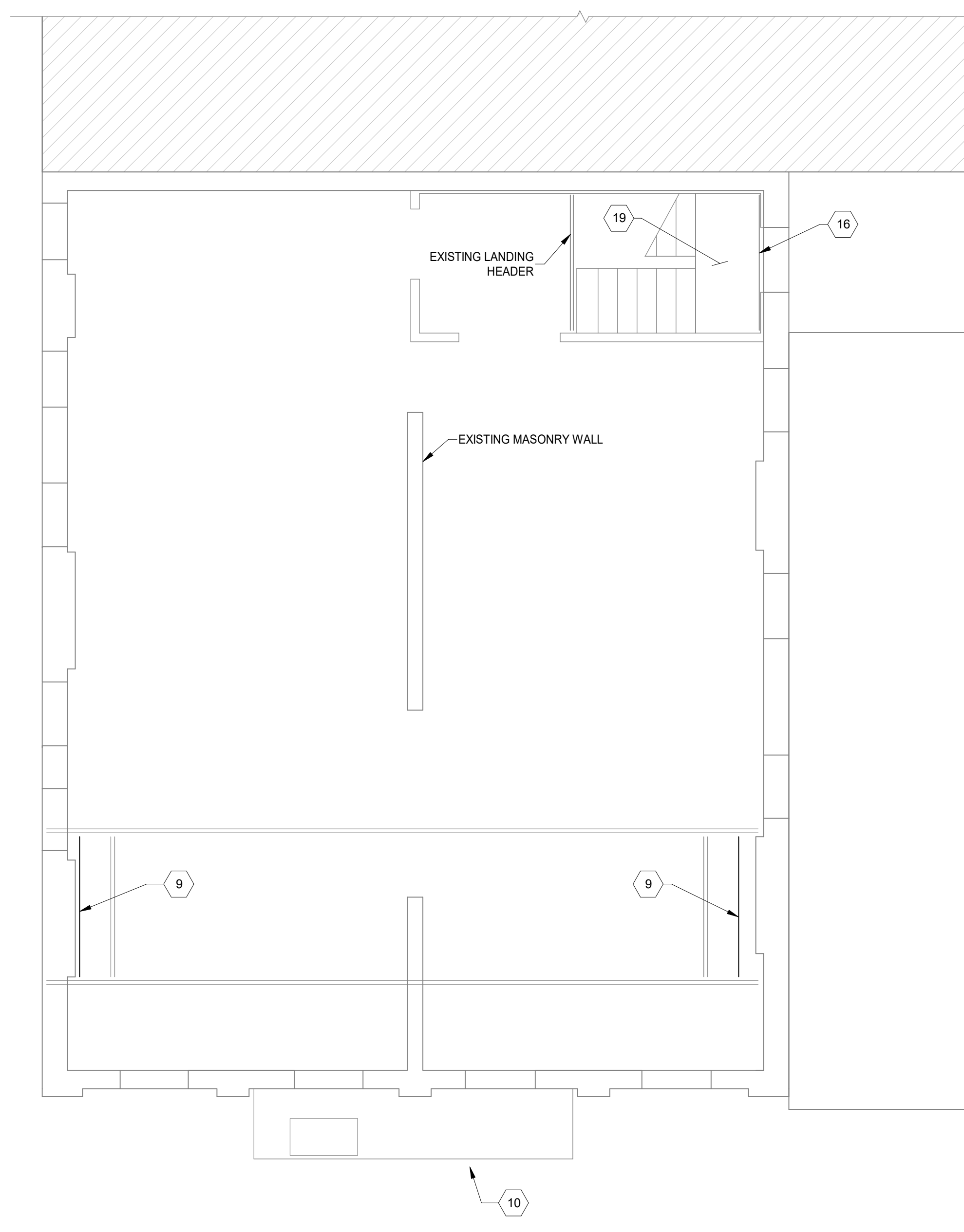
12 W Elder St / 1802 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.22

S110



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



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

PROJECT KEYNOTES:

- 1 (3) 2x10 DROPPED BEAM w/ 6x6 POSTS WHERE SHOWN ON PLAN. CANTILEVER BEAM AND EXTEND TO SUPPORT EXISTING DOUBLE JOIST AND SISTERS.
- 2 2x12 SISTER EACH SIDE OF EXISTING DOUBLE. BEAR ON NEW WOOD BEAM. WEST END SHALL END WITHIN 4' OF MASONRY WALL w/ (3) SWS.
- 3 REMOVE EXISTING FRAMING AND PROVIDE NEW 2x12 JOIST @ 16" o.c. PROVIDE (2) 2x12 BEAM AT STAIR EDGE. HANG JOIST TO HEADER w/ LUS28 HANGERS AND BEAR ON WEST MASONRY WALL WHERE APPLICABLE.
- 4 PROVIDE NEW (2) 2x12 HEADER, BEAR ON MASONRY WALL AND HANG TO WOOD BEAM w/ LUS210-2 HANGER. RE-HANG EXISTING STAIR STINGERS OR CONNECT NEW STAIR STINGERS w/ L90 ANGLES.
- 5 EX HDR, REHANG TO NEW DOUBLE JOIST w/ LUS48 HANGER.
- 6 REMOVE EX HDR AND REPLACE w/ NEW (2) 2x12 LUS210-2 HANGER TO BEAM, AND POCKET INTO EX MASONRY WALL. RE-HANG EX JOISTS w/ LUS28R-18 HANGERS OR L90 ANGLES.
- 7 NEW 2x12 JOISTS @ 16" o.c. w/ RIPPED WOOD SISTERS ABOVE TO CREATE SLOPED RAMP. NEW APA RATED SHEATHING. HANG TO LEDGER w/ LUS210 HANGERS.
- 8 NEW (2) 2x12 LEDGER w/ 3/4" THRU BOLT @ 16" o.c.
- 9 PROVIDE NEW L70 ANGLES TO EXISTING 2x JOIST AT HEARTH INFILL.

EXISTING FIRE ESCAPE. EVALUATION IS NOT PART OF SCOPE. INSPECTION AND REPAIR DOCUMENTS SHALL BE PREPARED BY A DESIGN PROFESSIONAL HIRED BY OWNER, SUBMITTED UNDER THE CITY OF CINCINNATI FIRE ESCAPE INSPECTION PROGRAM, IF NOT PREVIOUSLY DONE.

- 11 NOTE NOT USED
- 12 NOTE NOT USED
- 13 NOTE NOT USED
- 14 NOTE NOT USED

- 15 REMOVE EXISTING SHEATHING. PROVIDE NEW APA RATED SHEATHING.
- 16 CONNECT EXISTING LANDING HEADER TO MASONRY WALL w/ 1/2" EXPANSION ANCHOR AT 16" o.c. STAGGERED, 3" MIN EMBEDMENT.
- 17 NEW 2x12 SISTER. END OF SISTER SHALL BE WITHIN 4" OF BEARING EACH SIDE, w/ (3) 1/2"x4-1/2" EACH END.
- 18 NEW 2x8 SISTER w/ ML24Z ANGLE EACH END.
- 19 EXISTING STAIR. REMOVE EXISTING GUARDRAIL AND PROVIDE NEW GUARDRAIL PER ARCHITECTURAL DRAWINGS. GUARDRAIL TOP AND BOTTOM RAIL SHALL CONSIST OF HSS1.5x1.5x3/16 SPANNING FROM LANDING TO LANDING. SEE TYPICAL GUARDRAIL BASE DETAIL FOR POST BASE CONNECTION AT EACH LANDING/FLOOR.
- 20 NEW HSS6x4x3/16 LONG SIDE HORIZONTAL GIRT. CONNECT TO EXISTING CAST IRON COLUMNS w/ L3x3x1/4 x 4" BOTTOM, w 3-SIDED 3/16" WELD TO HSS AND COLUMN. WELD TO CAST IRON COLUMN IS CONSIDERED BRAZED. IF THIS IS UNACHIEVABLE, THEN NOTIFY ADVANTAGE FOR ADDITIONAL DIRECTION.

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



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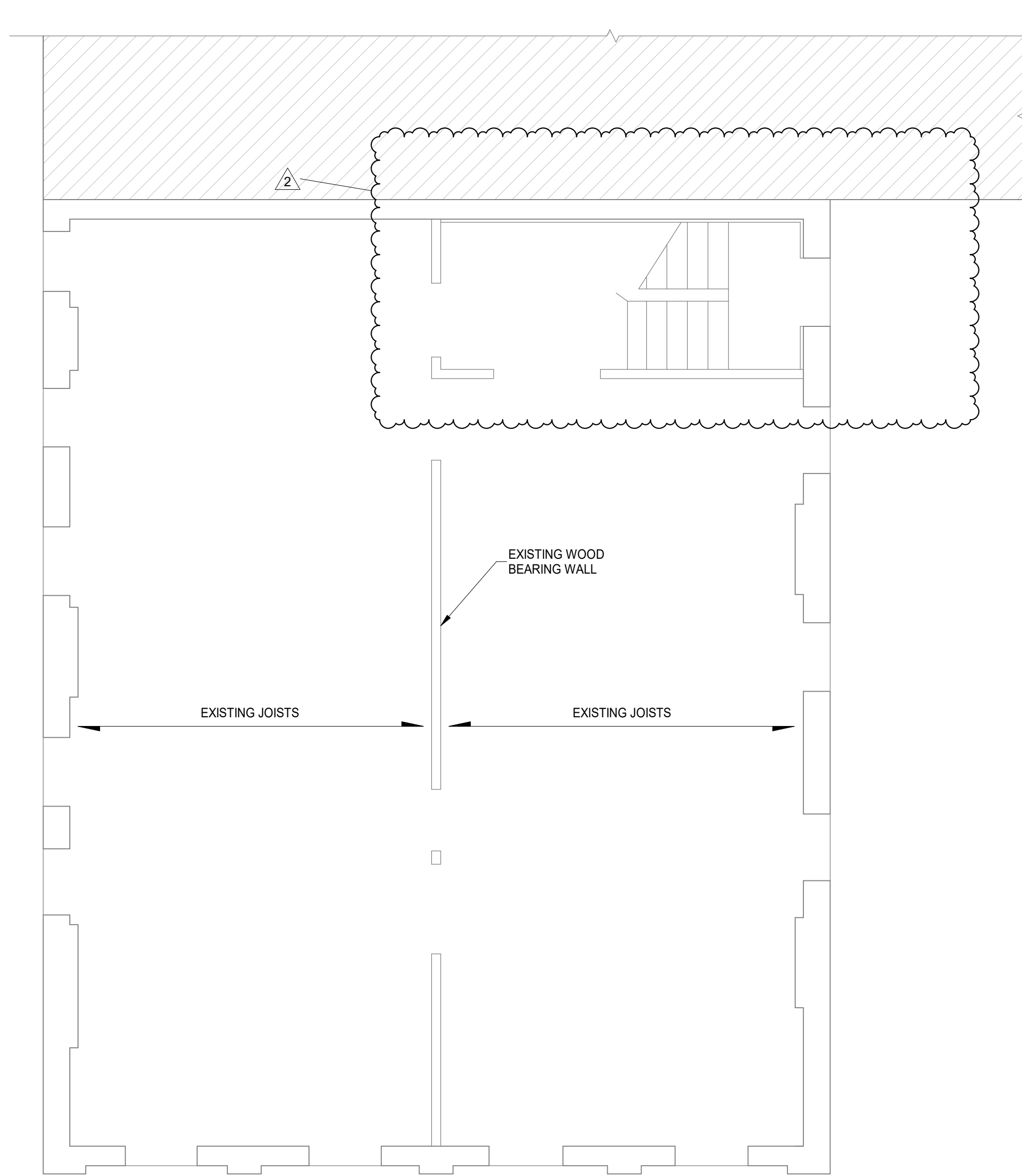
Design Team: KCJ / SJ
Date: 04/28/2023

PROPOSED PROJECT: RENOVATION FOR
12 W Elder St / 1802 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS

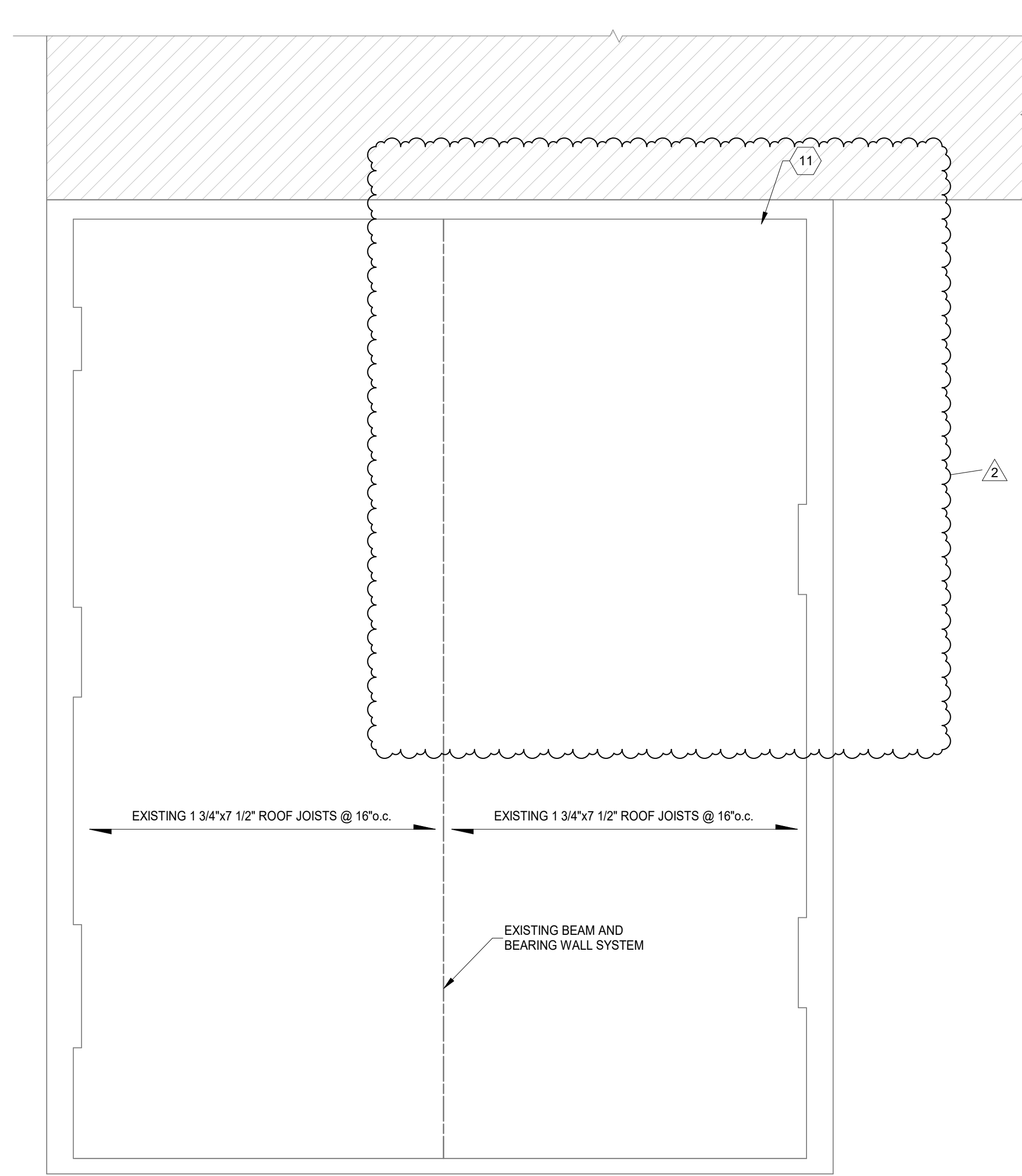
Proj. No.: 22146.22

S120

DRAWING TITLE: PLANS



CEILING/ATTIC FRAMING PLAN
SCALE 1/4" = 1'-0"



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

PROJECT KEYNOTES:

- 1 (3) 2x10 DROPPED BEAM w/ 6x6 POSTS WHERE SHOWN ON PLAN. CANTILEVER BEAM AND EXTEND TO SUPPORT EXISTING DOUBLE JOIST AND SISTERS.
- 2 2x12 SISTER EACH SIDE OF EXISTING DOUBLE. BEAR ON NEW WOOD BEAM. WEST END SHALL END WITHIN 4" OF MASONRY WALL w/ (3) SWS.
- 3 REMOVE EXISTING FRAMING AND PROVIDE NEW 2x12 JOIST @ 16" o.c. PROVIDE (2) 2x12 BEAM AT STAIR EDGE. HANG JOIST TO HEADER w/ LUS28 HANGERS AND BEAR ON WEST MASONRY WALL WHERE APPLICABLE.
- 4 PROVIDE NEW (2) 2x12 HEADER, BEAR ON MASONRY WALL AND HANG TO WOOD BEAM w/ LUS210-2 HANGER. RE-HANG EXISTING STAIR STRINGERS OR CONNECT NEW STAIR STRINGERS w/ L90 ANGLES.
- 5 EX HDR, REHANG TO NEW DOUBLE JOIST w/ LUS48 HANGER.
- 6 REMOVE EX HDR AND REPLACE w/ NEW (2) 2x12. LUS210-2 HANGER TO BEAM, AND POCKET INTO EX MASONRY WALL. RE-HANG EX JOISTS w/ LUS28-18 HANGERS OR L90 ANGLES.
- 7 NEW 2x12 JOISTS @ 16" o.c. w/ RIPPED WOOD SISTERS ABOVE TO CREATE SLOPED RAMP. NEW APA RATED SHEATHING. HANG TO LEDGER w/ LUS210 HANGERS.
- 8 NEW (2) 2x12 LEDGER w/ 1/2" THRU BOLT @ 16" o.c.
- 9 PROVIDE NEW L70 ANGLES TO EXISTING 2x JOIST AT HEARTH INFILL.
- 10 EXISTING FIRE ESCAPE. EVALUATION IS NOT PART OF SCOPE. INSPECTION AND REPAIR DOCUMENTS SHALL BE PREPARED BY A DESIGN PROFESSIONAL HIRED BY OWNER, SUBMITTED UNDER THE CITY OF CINCINNATI FIRE ESCAPE INSPECTION PROGRAM, IF NOT PREVIOUSLY DONE.
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PLAN NOTES:

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



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

PROPOSED PROJECT: RENOVATION FOR PLATTE ARCHITECTURE + DESIGN

12 W Elder St / 1802 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS

Proj. No.: 22146.22

S130

DRAWING TITLE: PLANS



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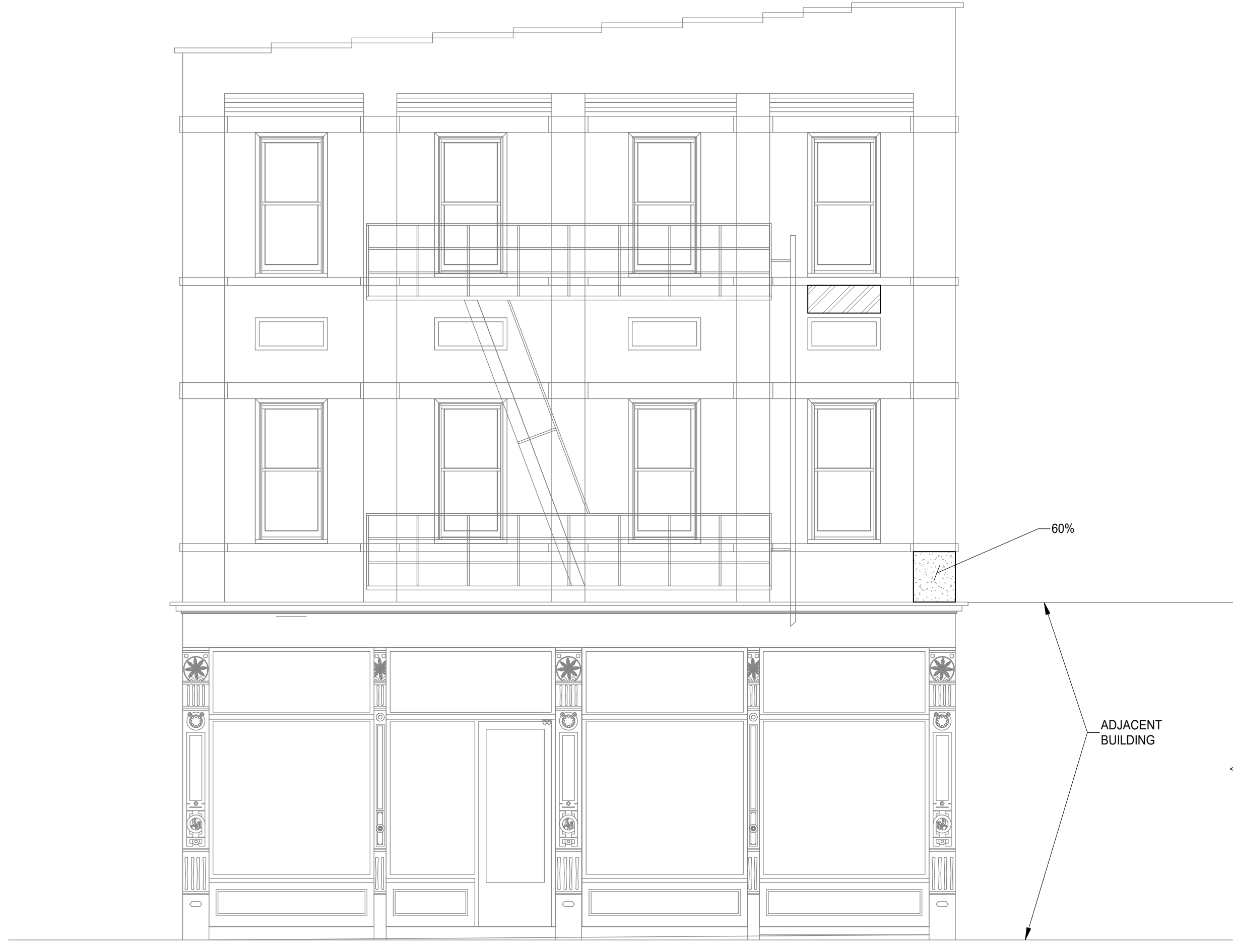
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**RENOVATION FOR
12 W Elder St / 1802 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS**

Proj. No.: 22146.22

S200

DRAWING TITLE: ELEVATIONS







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



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

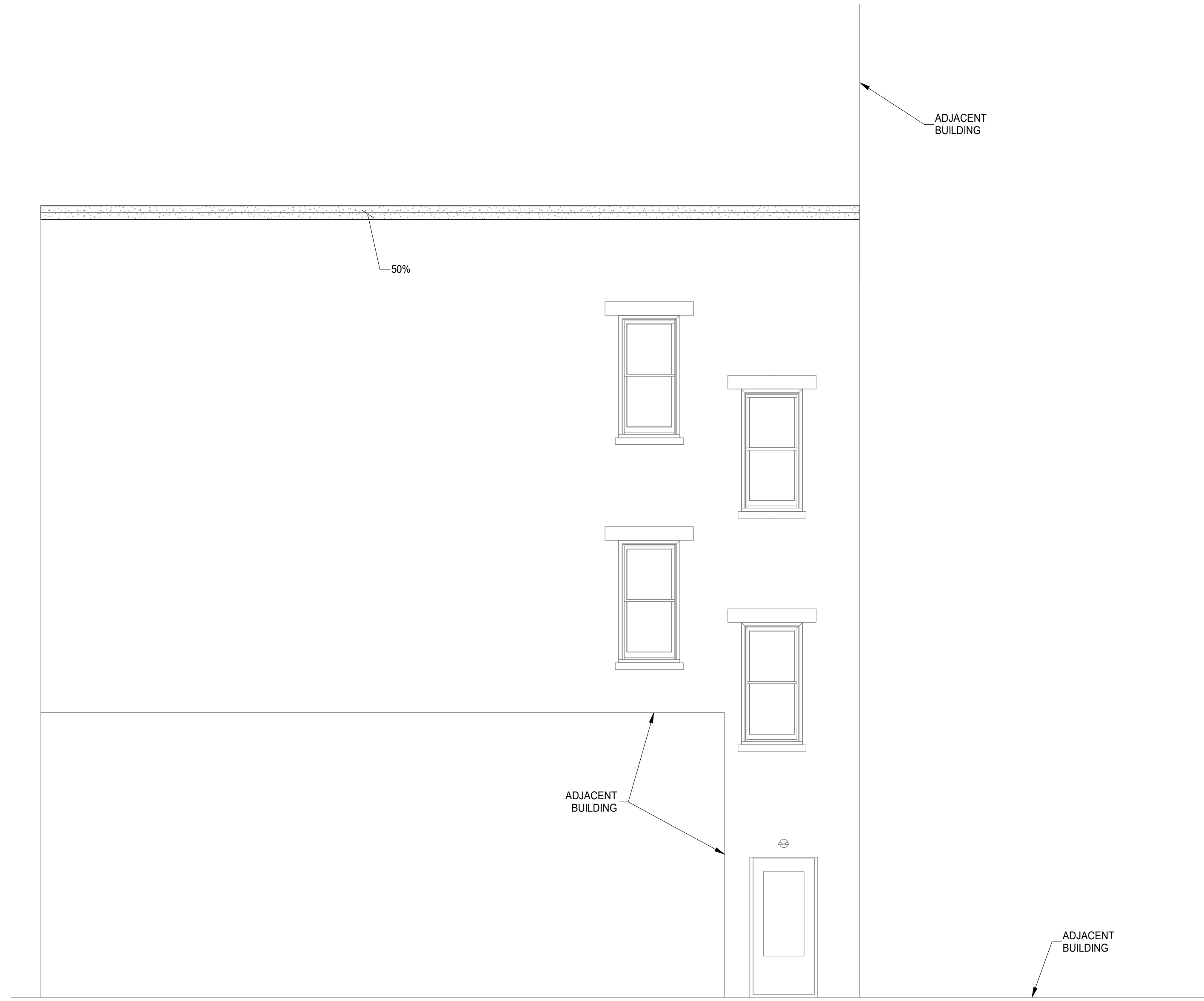
BRICK REPAIR LEGEND:

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

ELEVATION NOTES:

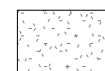


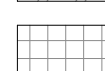
1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
4. ALL OBSERVATIONS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

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



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

BRICK REPAIR LEGEND:

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

ELEVATION NOTES:

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

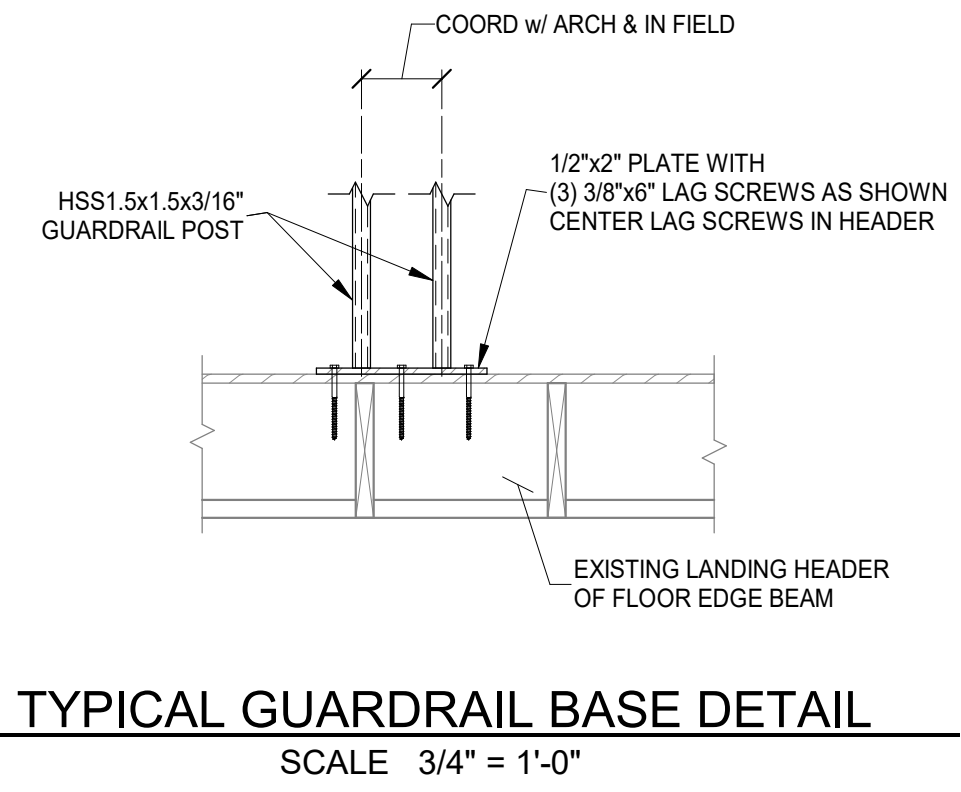
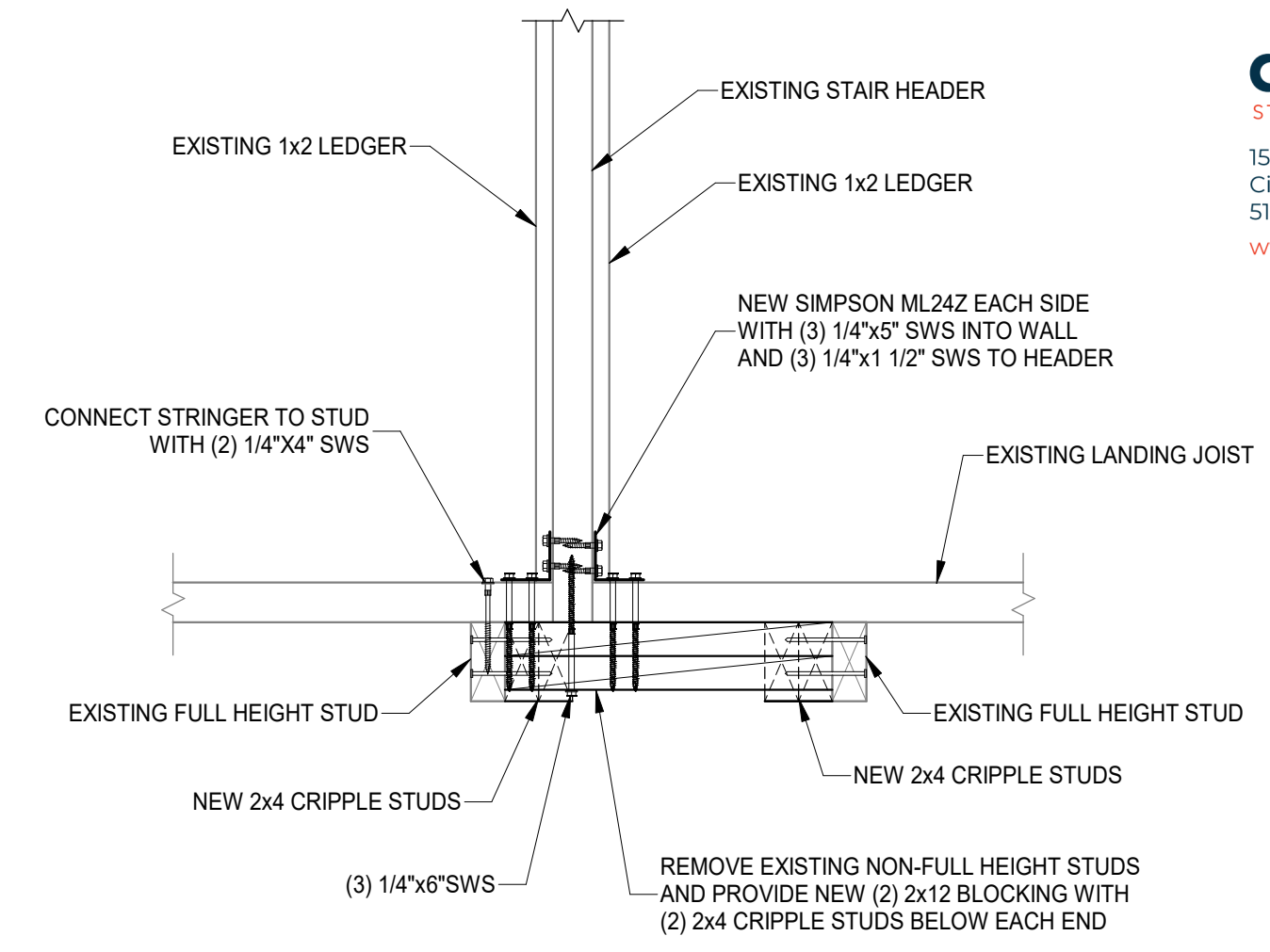
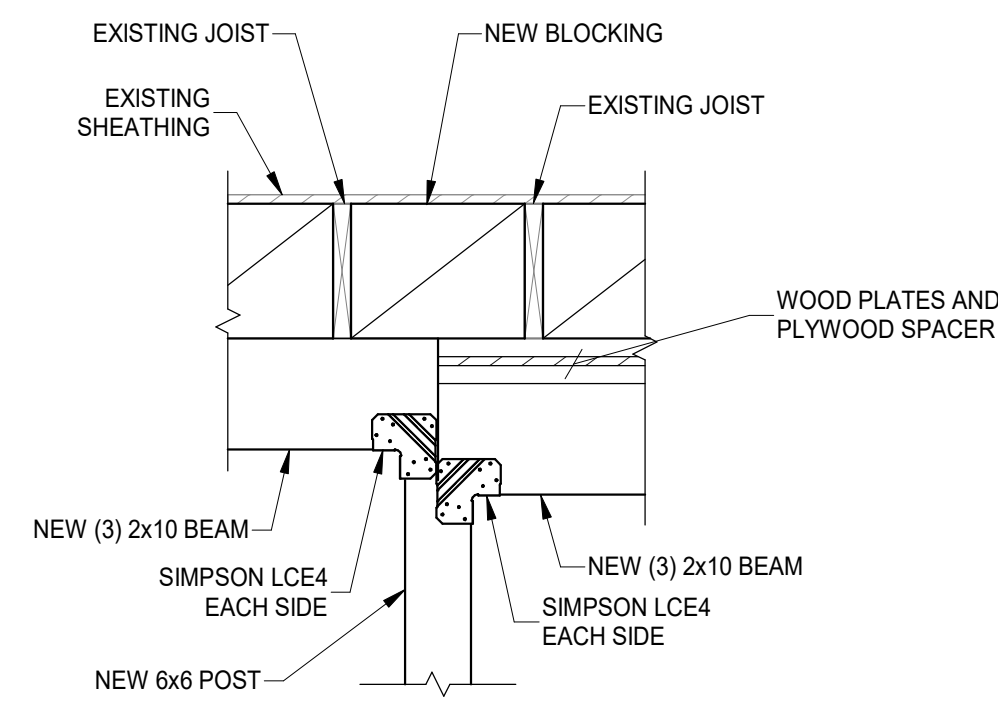
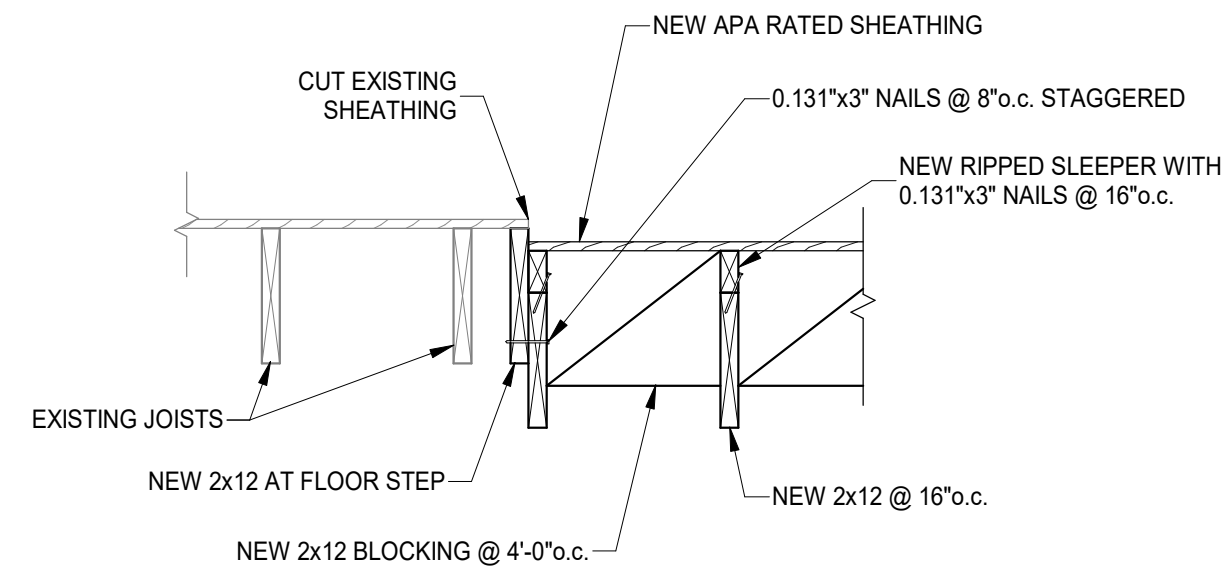
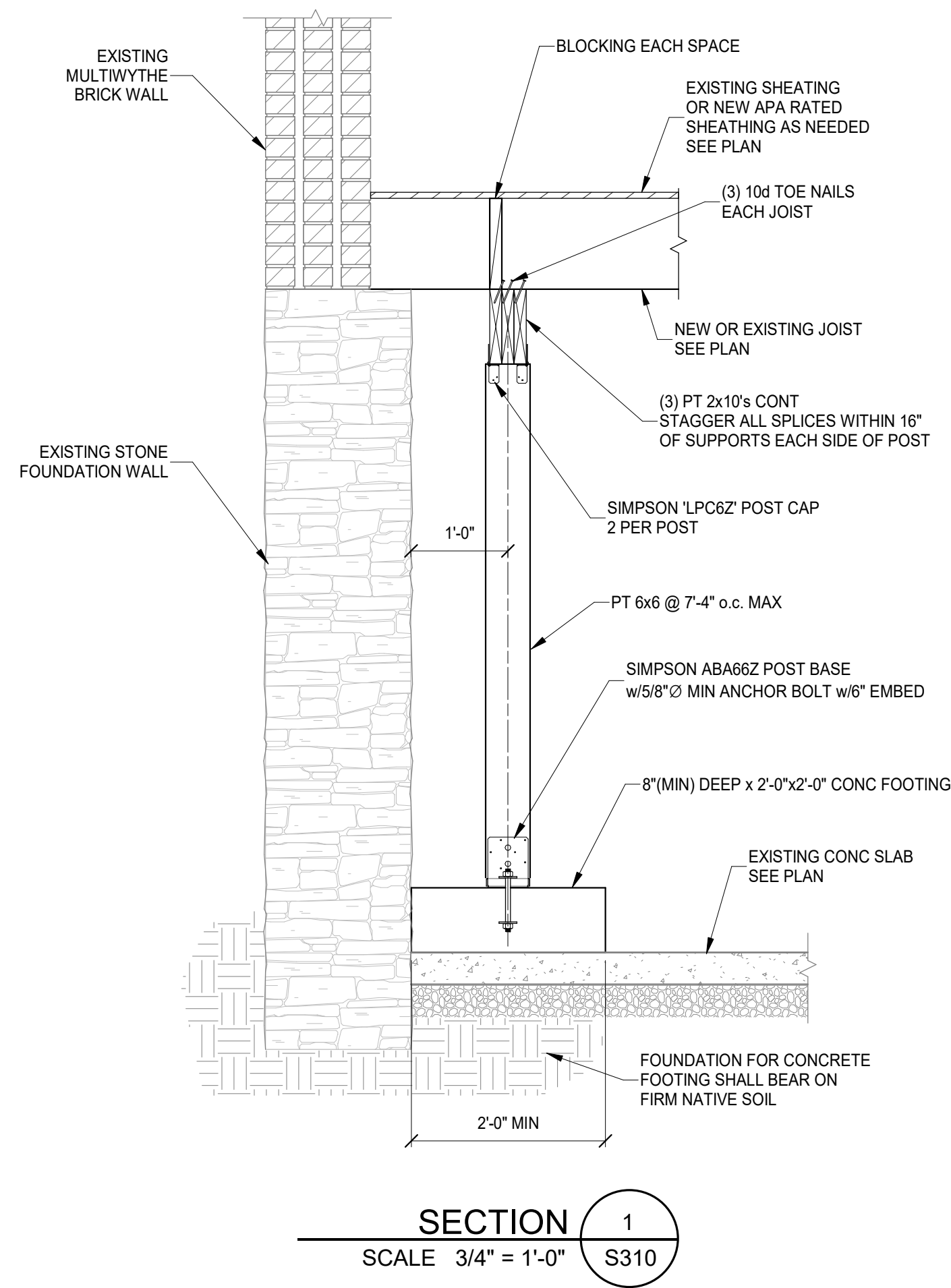
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**RENOVATION FOR
12 W Elder St / 1802 Republic St
CINCINNATI, OH 45202
FINDLAY FLATS**

Proj. No.: 22146.22

S201

DRAWING TITLE: ELEVATIONS



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| | PERMIT / BID | 04/28/2023 |

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

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

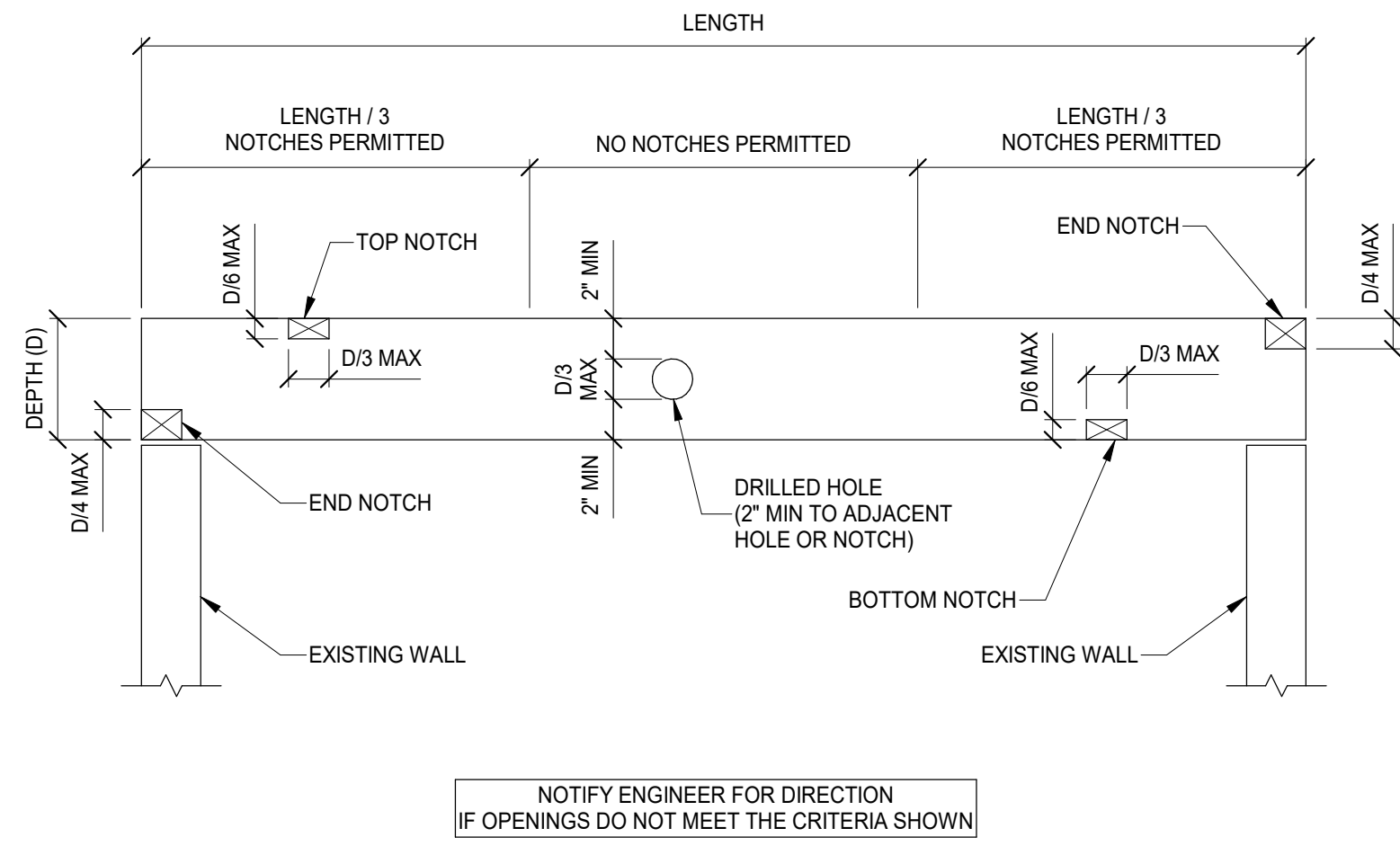
Proj. No.: 22146.22

S310

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DRAWING TITLE: SECTIONS

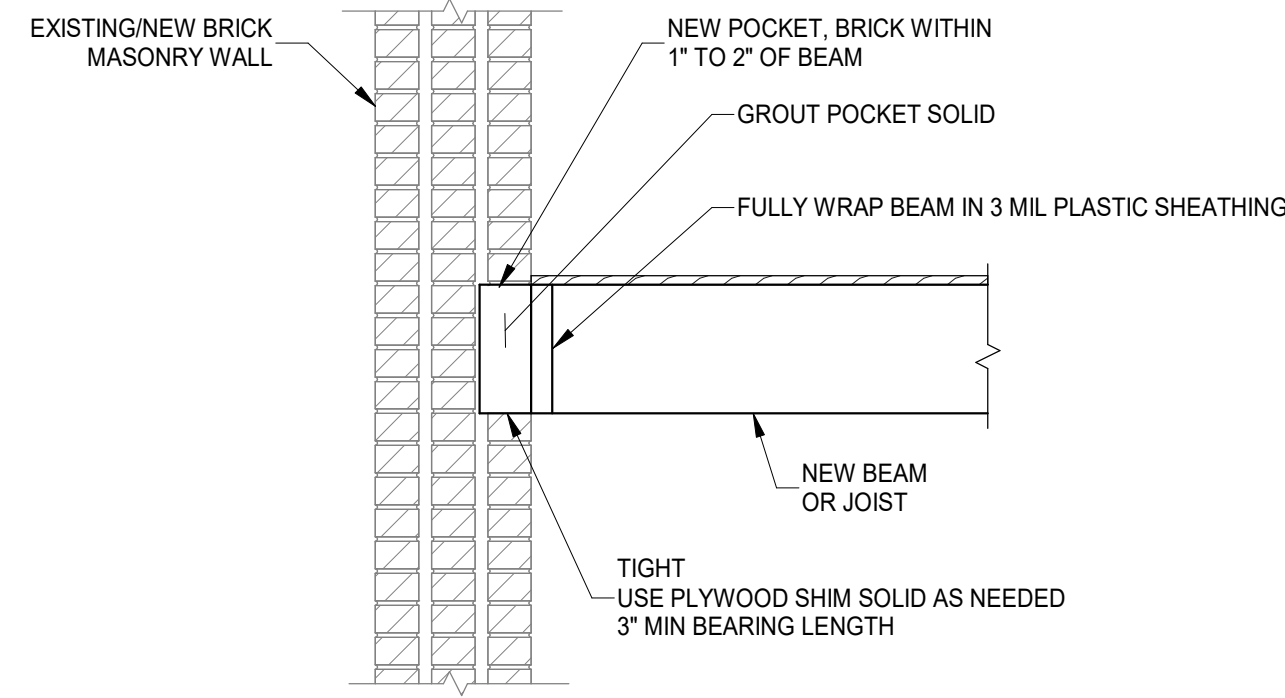
THIS DOCUMENT AND THE DEAS AND DESIGN INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IS THE PROPERTY OF ADVANTAGE GROUP ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ADVANTAGE GROUP ENGINEERS, INC. COPYRIGHT © 2024 ADVANTAGE GROUP ENGINEERS, INC. ALL RIGHTS RESERVED.



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

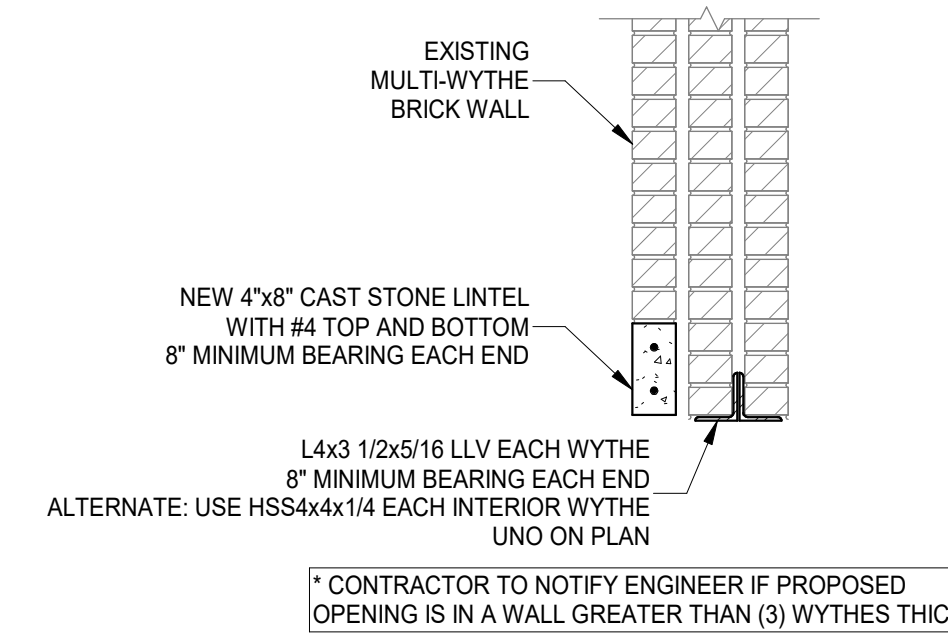
ALLOWABLE WOOD JOIST OPENINGS

SCALE 3/4" = 1'-0"



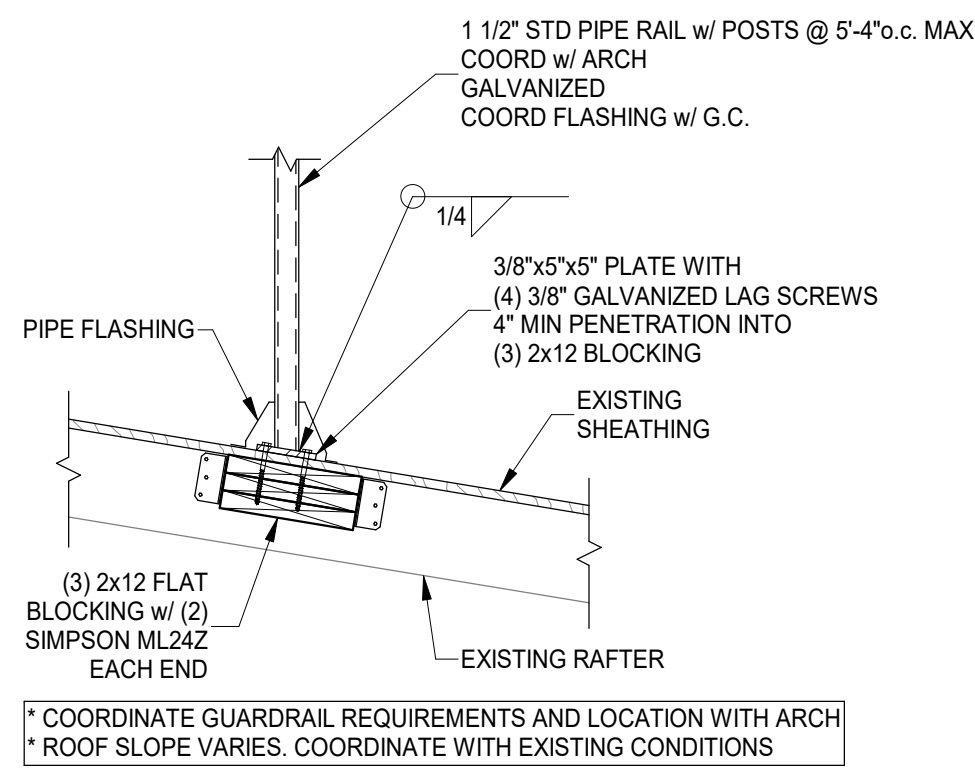
TYPICAL BEAM OR JOIST POCKET DETAIL

SCALE 3/4" = 1'-0"



TYPICAL EXTERIOR LINTEL DETAIL

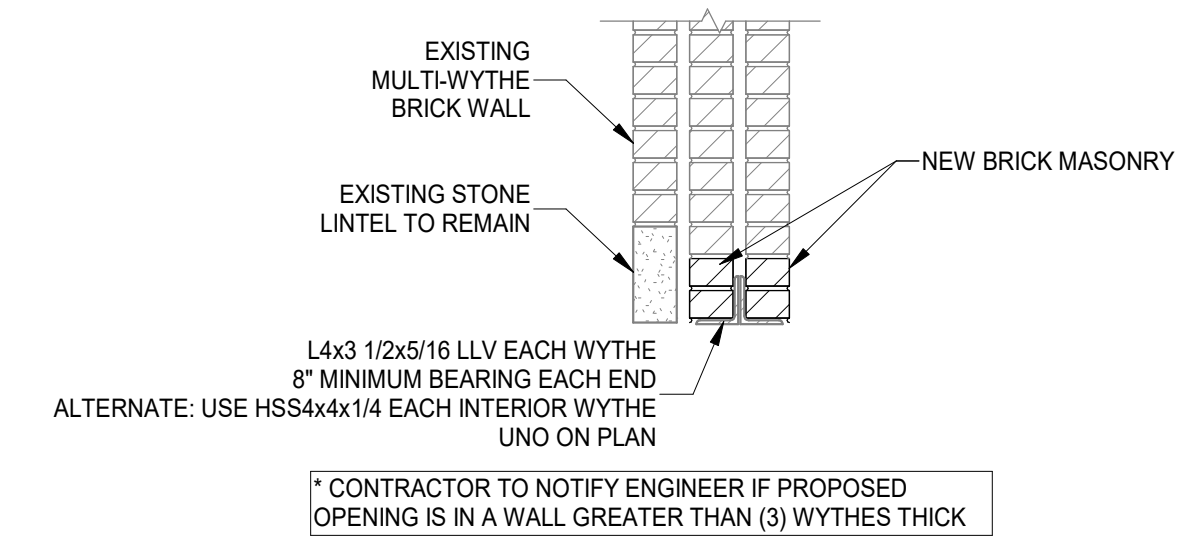
SCALE 3/4" = 1'-0"



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

TYPICAL RAILING CONNECTION TO ROOF

SCALE 3/4" = 1'-0"



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

TYPICAL EXTERIOR WALL, INTERIOR LINTEL REPLACEMENT DETAIL

SCALE 3/4" = 1'-0"



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FINDLAY FLATS

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S320

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Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Flats (Williamson 2 Phase II) - Construction Documents - Phase 1 (8 Buildings) 1800 REPUBLIC ST / 1802 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.

| DIFFUSER, GRILLE, AND REGISTER SCHEDULE | | | | | |
|---|---|----------------|-----------------|------------------------|---|
| CALLOUT | DESCRIPTION | FACE SIZE (IN) | INLET SIZE (IN) | MODEL | NOTES |
| DTG-1 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT. | 6x7 | 4Ø | FAMCO DWVP | BACKDRAFT DAMPER/ANGLED HOOD. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN. |
| FR-4 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 16x6 | 14x4 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER | 10x6 | 8x4 | HART AND COOLEY/ 92VHV | BRIGHT WHITE FINISH |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |

| 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 |
| | MFD MANUAL VOLUME DAMPER |
| | DROPPED CEILING/SOFFT |

- ### KEYED SHEET NOTES
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
 - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
 - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
 - EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CALK AROUND ALL PENETRATIONS. REFER TO DETAIL.
 - EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER OBC 714.4.1 EXCEPTION 1.
 - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN 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.
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 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

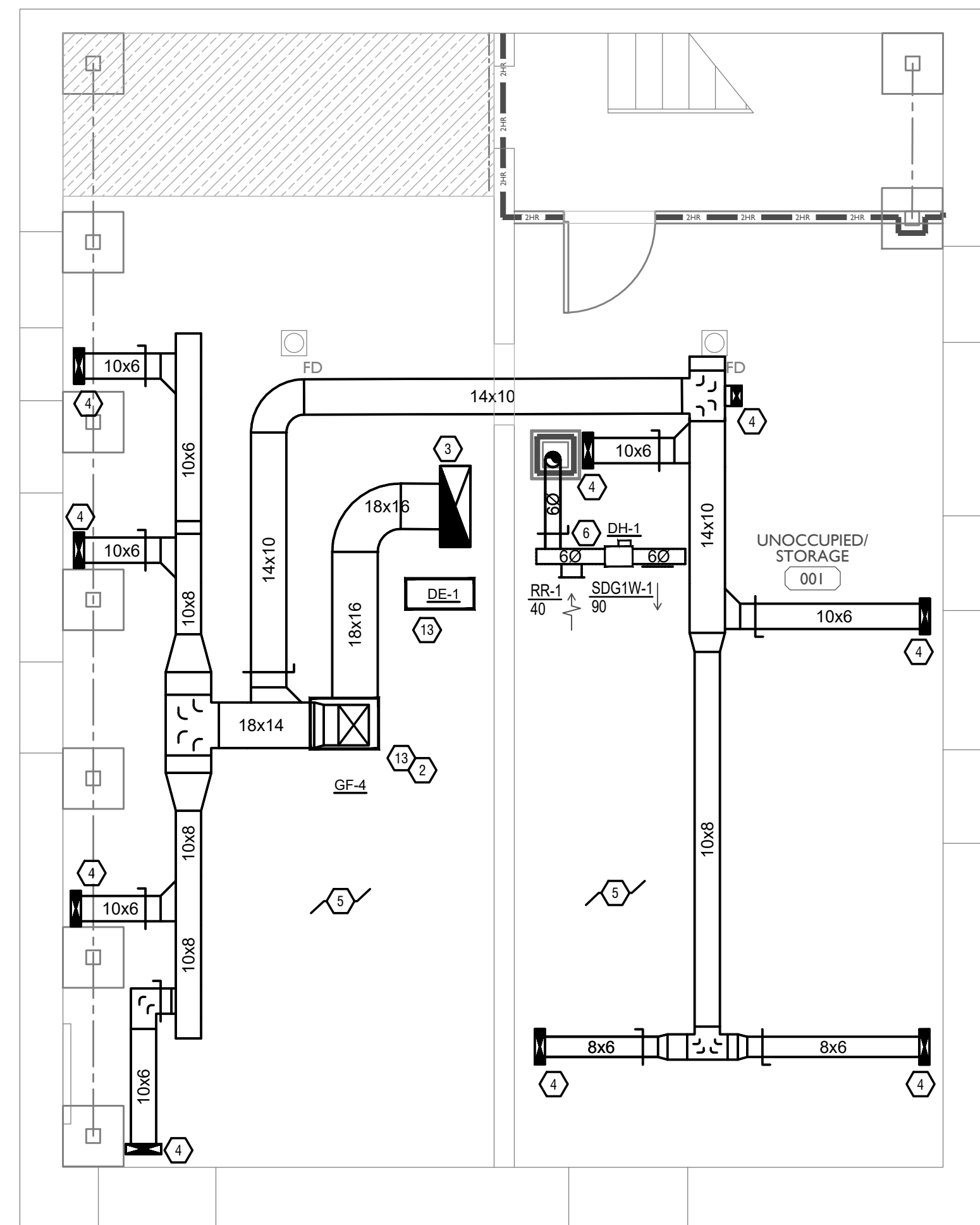
MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

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

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

GENERAL NOTES

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



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

MECHANICAL PLAN - BASEMENT | 1

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



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

Revisions

Checked By: SSS
 Drawn by: RFG

PR-09/07/20
ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK • COLLABORATION
 SHARED SUCCESS
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 MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
 RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.00

Z:\Projects\Director\9700-9793\9757 - Findlay Flats - Findlay Periside (Williamson ? Phase II) - Construction Documents - Phase 1 (8 Buildings) 1800 REPUBLIC 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 FINN AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT. | 6x7 | 4Ø | FAMCO DWVP | BACKDRAFT DAMPER/ANGLED HOOD. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN. |
| FR-4 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 16x6 | 14x4 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER | 10x6 | 8x4 | HART AND COOLEY/ 92VHV | BRIGHT WHITE FINISH |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFUSER | 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-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |

| 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 |
| | MFD MANUAL VOLUME DAMPER |
| | DROPPED CEILING/SOFFT |

- ### KEYED SHEET NOTES
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
 - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
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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 CALK 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 AIR.
 - DUCTED RETURN BETWEEN TRANSFER FLOOR 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.
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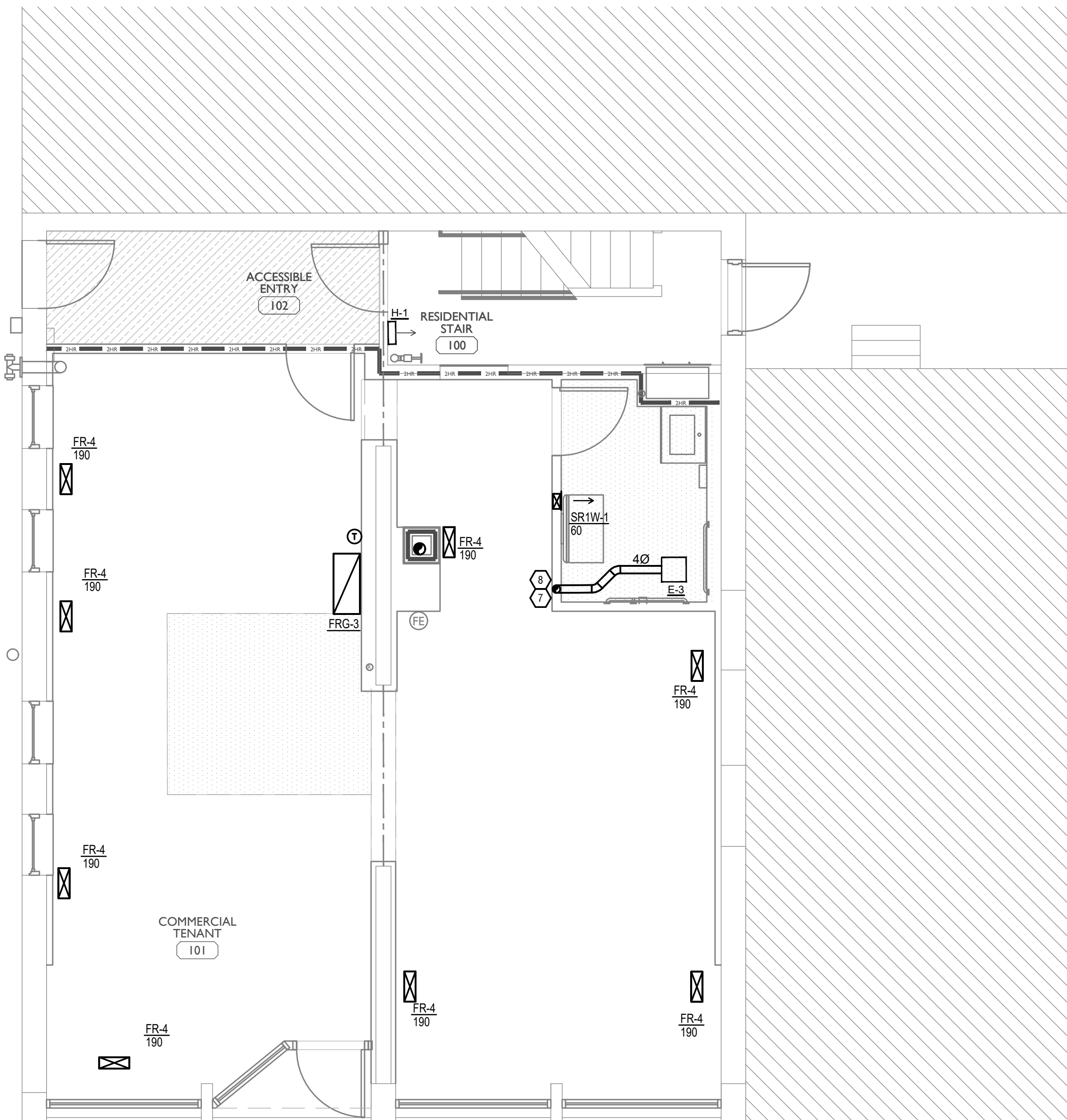
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MECHANICAL PLAN - FIRST FLOOR | 1

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Revisions

Checked By: SSS
 Drawn by: RPG

PR-09/07
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PROPOSED PROJECT:
 RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS
 Job No: 22042 8/10/2022

MI.OI

Z:\Project_Directories\9700-9793\9757 - Findlay Flats - Findlay Flats (Williamson ? Phase II) - Construction Documents - Phase 1 (8 Buildings)\1800 REPIBIBUCYREF-ART.dwg - Model - Plot Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy
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| SYMBOLS LEGEND -- HVAC | |
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| | THERMOSTAT |
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- ### KEYED SHEET NOTES
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 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
 - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
 - 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CALK AROUND ALL PENETRATIONS. REFER TO DETAIL.
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 - UNDERCUT DOOR 1" ABOVE FINISHED FLOOR FOR RETURN AIR.
 - DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
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MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

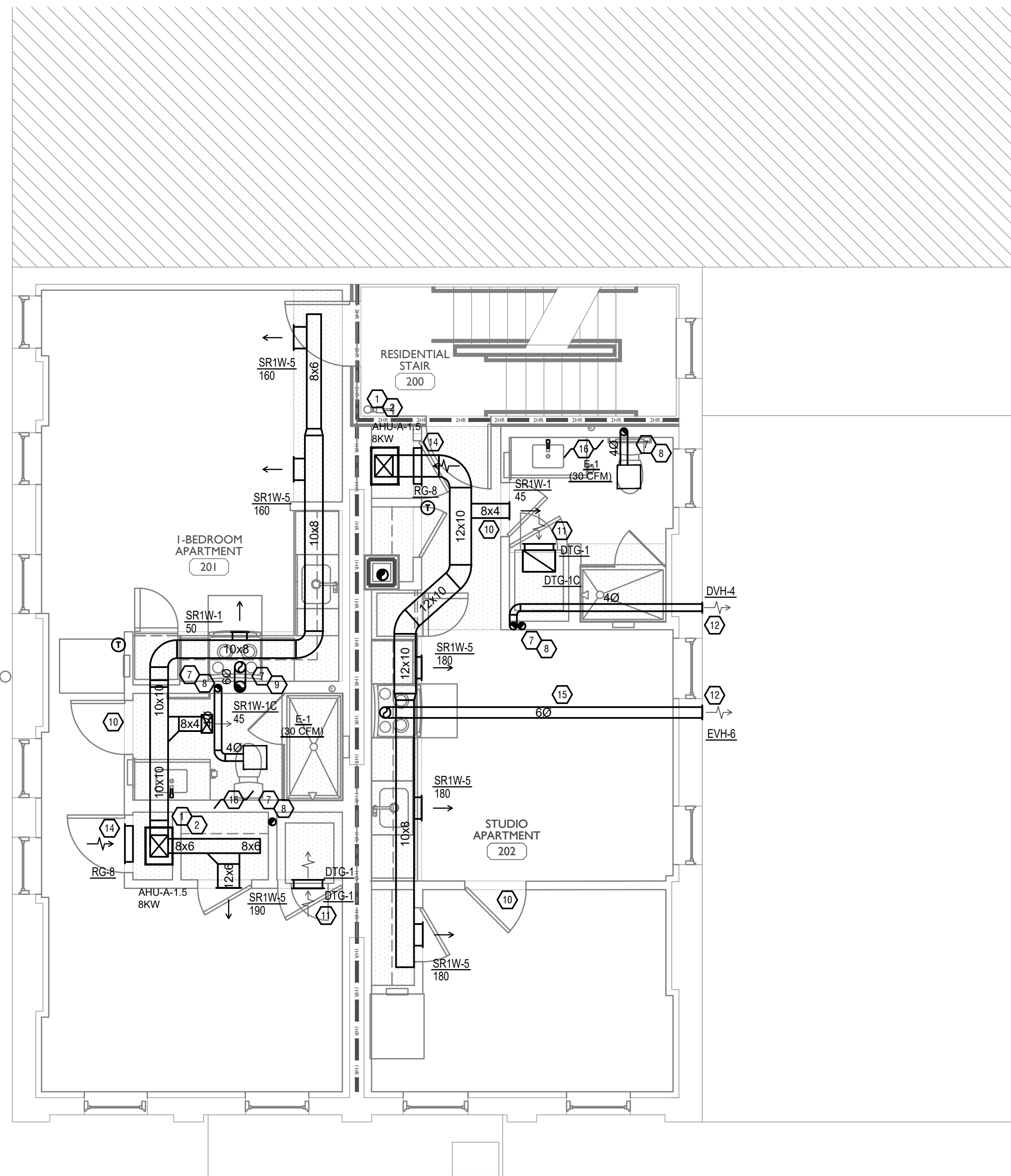
MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC EQUIPMENT TO RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

HVAC DESIGN CONDITIONS

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

GENERAL NOTES

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



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

MECHANICAL PLAN - SECOND FLOOR

1



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

Revisions

Checked By: SSS
 Drawn by: RFG

PR-09/07
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
 12 W ELDER ST / 1802 REPUBLIC ST**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.02

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

Z:\Projects\Director\9700-9789\9757 - Findlay Flats - Findlay Flats (Williamson ? Phase II) - Construction Documents - Phase II (8 Buildings) 1800 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.

| 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 FINES AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT. | 6x7 | 4Ø | FAMCO DWVP | BACKDRAFT DAMPER/ANGLED HOOD. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN. |
| FR-4 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 16x6 | 14x4 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER | 10x6 | 8x4 | HART AND COOLEY/ 92VHV | BRIGHT WHITE FINISH |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |

| 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 |
| | MFD MANUAL VOLUME DAMPER |
| | DROPPED CEILING/SOFFT |

- ### KEYED SHEET NOTES
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
 - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURERS RECOMMENDATIONS.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
 - 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 CALK 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 AIR.
 - DUCTED RETURN BETWEEN TRANSFER FLOOR 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.
 - 3" FROM MECHANICAL AIR INTAKE.
 - ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN IN BASEMENT. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT. PROVIDE CONDENSATE PUMP AS REQUIRED.
 - DUCTED RETURN SLEEVE TO AVOID EXPOSED WALL CAVITY.
 - ROUTE EXHAUST DUCT UP IN JOIST POCKET. RATING SHALL BE MAINTAINED AROUND JOIST TO PREVENT FIRE DAMPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

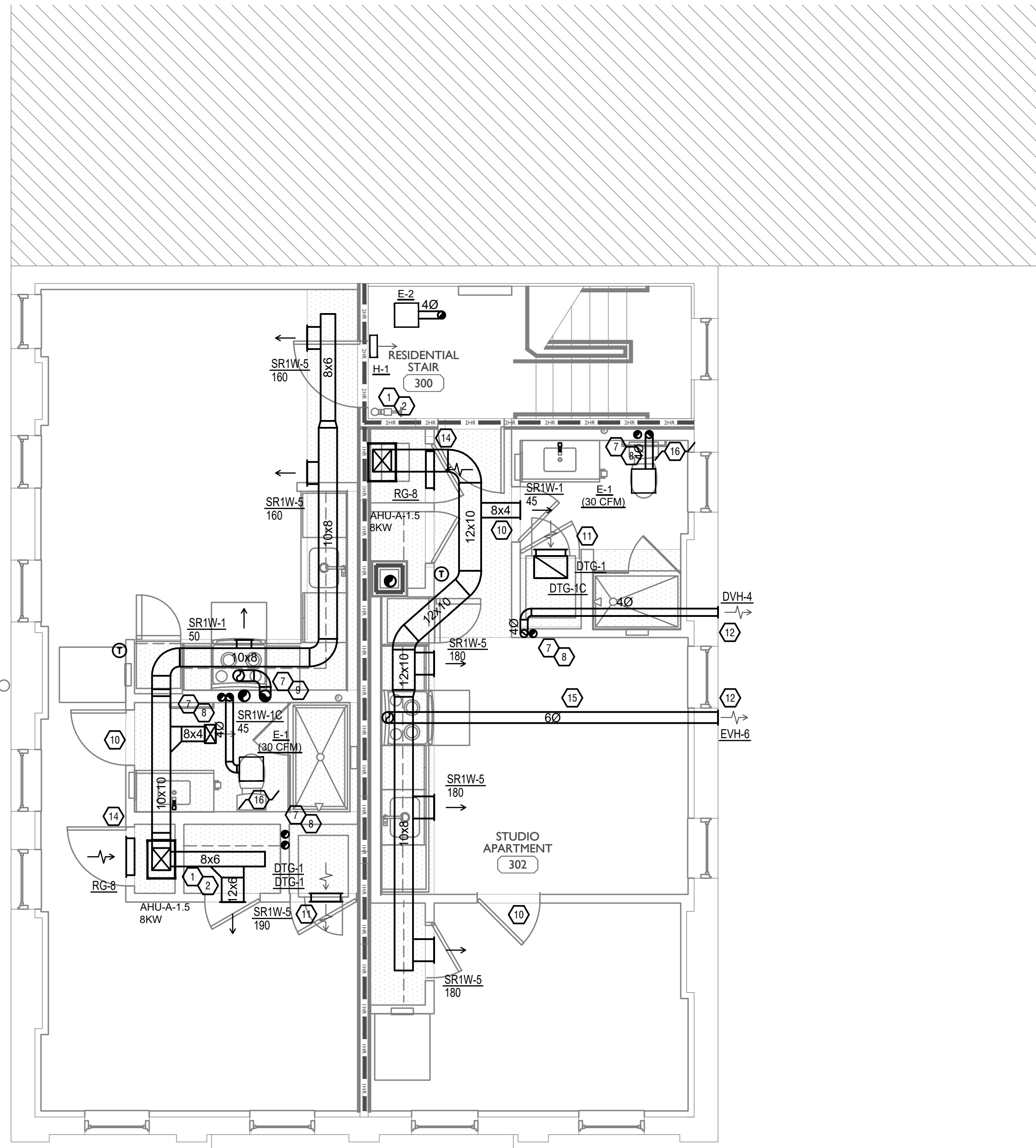
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HVAC DESIGN CONDITIONS

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

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURERS 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 80" ABOVE FINISHED FLOOR. MOUNT THERMOSTATS IN ADA UNITS 40" ABOVE FINISHED FLOOR.
- ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
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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 9" FOR 90° LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



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

MECHANICAL PLAN - THIRD FLOOR

PLATTE
 architecture + design



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

Revisions

Checked By: SSS
 Drawn by: RPG

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
12 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.03

Z:\Projects\Directorate\9700-9789\9757 - Findlay Flats - Findlay Porchside (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1800 MEP\IBLIC\9757-M1-04-MECHANICAL-ATTIC-PLAN.dwg - EBS - Pld. Date/Time: Aug 30, 2024 - 1:55pm - \$444
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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-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN. |
| FR-4 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 16x6 | 14x4 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER | 10x6 | 8x4 | HART AND COOLEY/ 92VHV | BRIGHT WHITE FINISH |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
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| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |

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 |
| | MFD MANUAL VOLUME DAMPER |
| | DROPPED CEILING/SOFFT |

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- RETURN DUCT UP TO FIRST FLOOR.
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- 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 CALK 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 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.
- MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

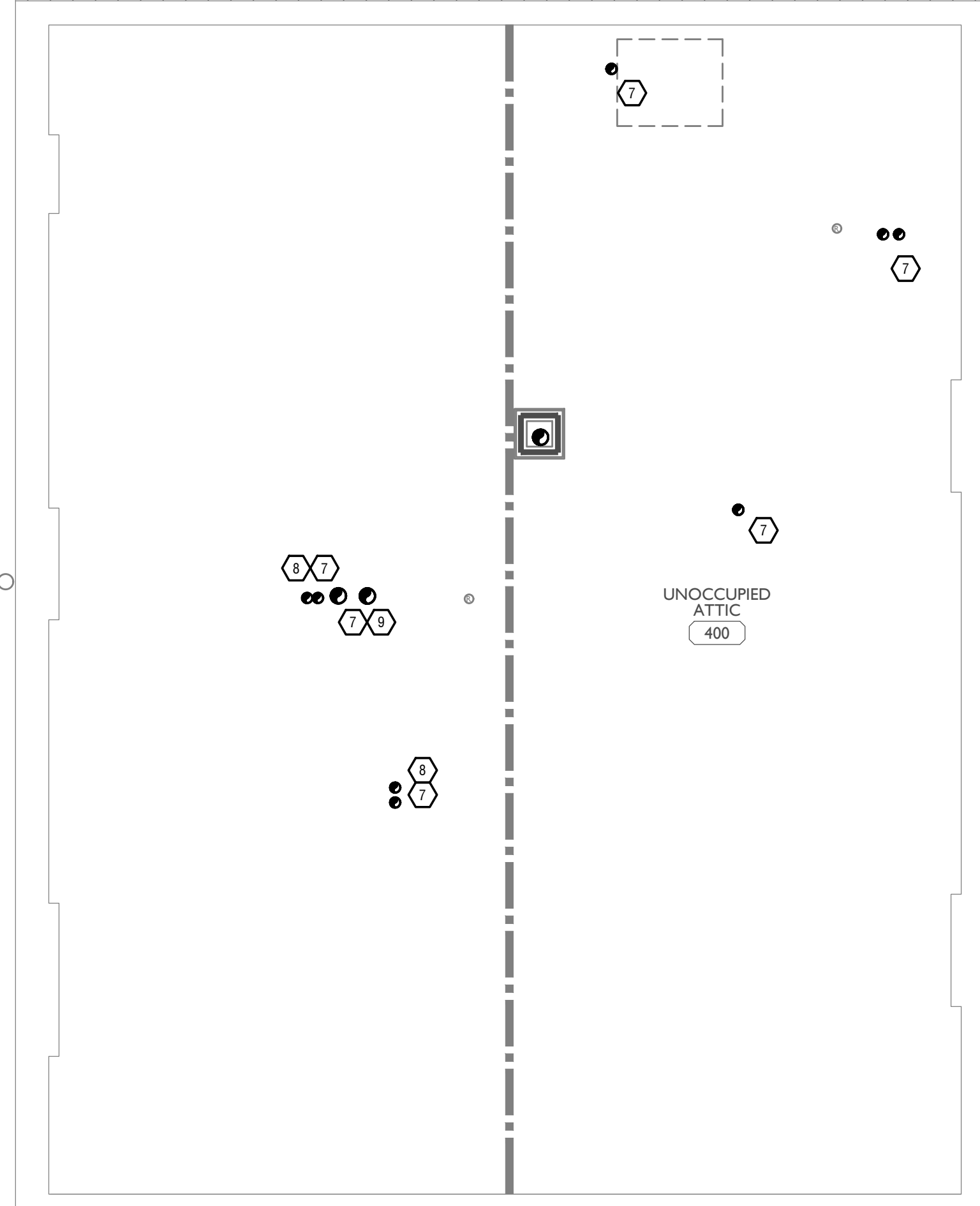
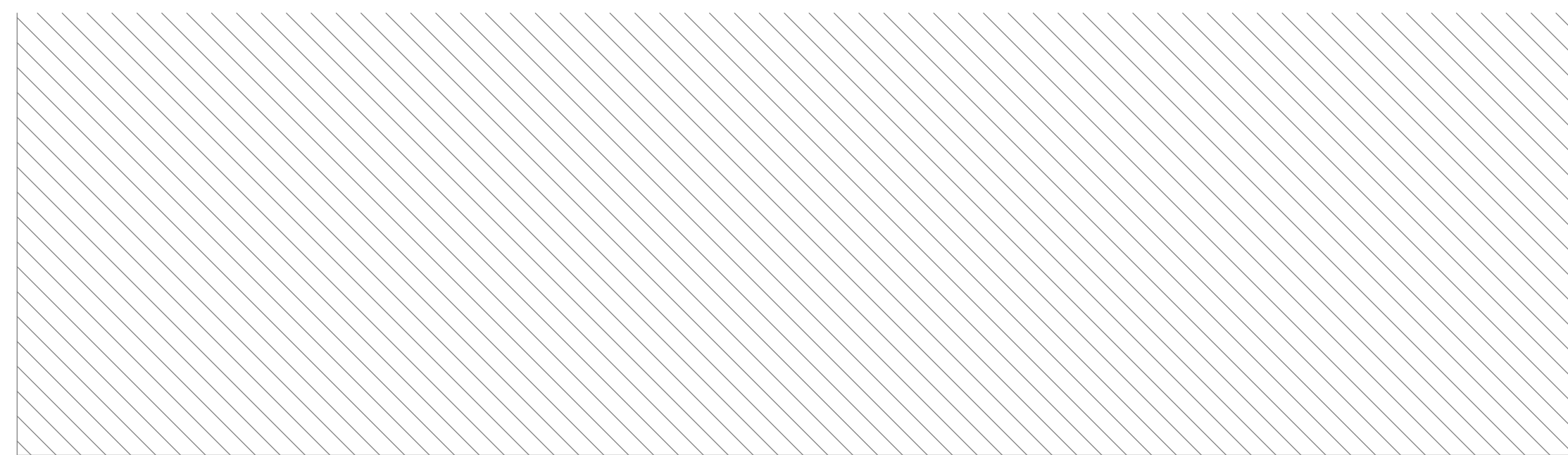
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HVAC DESIGN CONDITIONS

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

GENERAL NOTES

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- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
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- 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.
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 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 26 GAGE.
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 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 9" FOR 90° LABEL/TAG MUST BE WITHIN 6" OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



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

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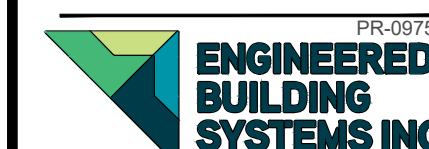


Progress Dates
05/05/2023 BID P/E/FP
08/30/2024 BID SET 2

Revisions

Checked By: SSS

Drawn by: RPG



PR-09/07
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PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

MI.04

Z:\Projects\Director\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson ? Phase II) - Construction Documents - Phase 1 (8 Buildings) 1800 REPUBLIC ST - MECHANICAL - ROOF - PLAN.dwg - EBS - Pkg. Date/Time: Aug 30, 2024 - 15:46m - \$144
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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 FINES AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DTG-1C | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 18x12 | 16x10 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| DVH-4 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED DRYER VENT. | 6x7 | 4Ø | FAMCO DWVP | BACKDRAFT DAMPER/ANGLED HOOD. |
| EVH-6 | 28 GAUGE GALVANIZED STEEL, PRE-PAINTED EXHAUST VENT. | 8x9 | 6Ø | FAMCO SDWVP | BACKDRAFT DAMPER/ANGLED HOOD. 1/4 INCH INSECT SCREEN. |
| FR-4 | FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL | 16x6 | 14x4 | HART AND COOLEY/ 210 | GOLDEN SAND ENAMEL FINISH |
| FRG-3 | RETURN AIR FILTER GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 32x14 | 30x12 | HART AND COOLEY/ 265 | GOLDEN SAND ENAMEL FINISH |
| RG-8 | RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINES AT 20 DEGREES | 22x16 | 20x14 | HART AND COOLEY/ 650 | BRIGHT WHITE FINISH |
| RR-1 | RETURN REGISTER, ALL-STEEL CONSTRUCTION, OPPOSED-BLADE DAMPER | 10x6 | 8x4 | HART AND COOLEY/ 92VHV | BRIGHT WHITE FINISH |
| SDG1W-1 | ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER | 12x5 | 10x3 | HART AND COOLEY/ SV | ADJUSTABLE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-1C | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 10x6 | 8x4 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |
| SR1W-5 | STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING | 14x8 | 12x6 | HART AND COOLEY/ 651 | ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH |

| 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 |
| | MFD MANUAL VOLUME DAMPER |
| | DROPPED CEILING/SOFFT |

- ### KEYED SHEET NOTES
- ROUTE 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN MECHANICAL CLOSET. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
 - ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
 - RETURN DUCT UP TO FIRST FLOOR.
 - SUPPLY DUCT UP TO FIRST FLOOR.
 - ALL BASEMENTS SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
 - FRESH AIR INTAKE THRU WALL TO WALL CAP.
 - 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 CALK 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 AIR.
 - DUCTED RETURN BETWEEN TRANSFER FLOORS 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.
 - MECHANICAL CONTRACTOR TO COORDINATE DUCT ROUTING WITH PLUMBING CONTRACTOR.

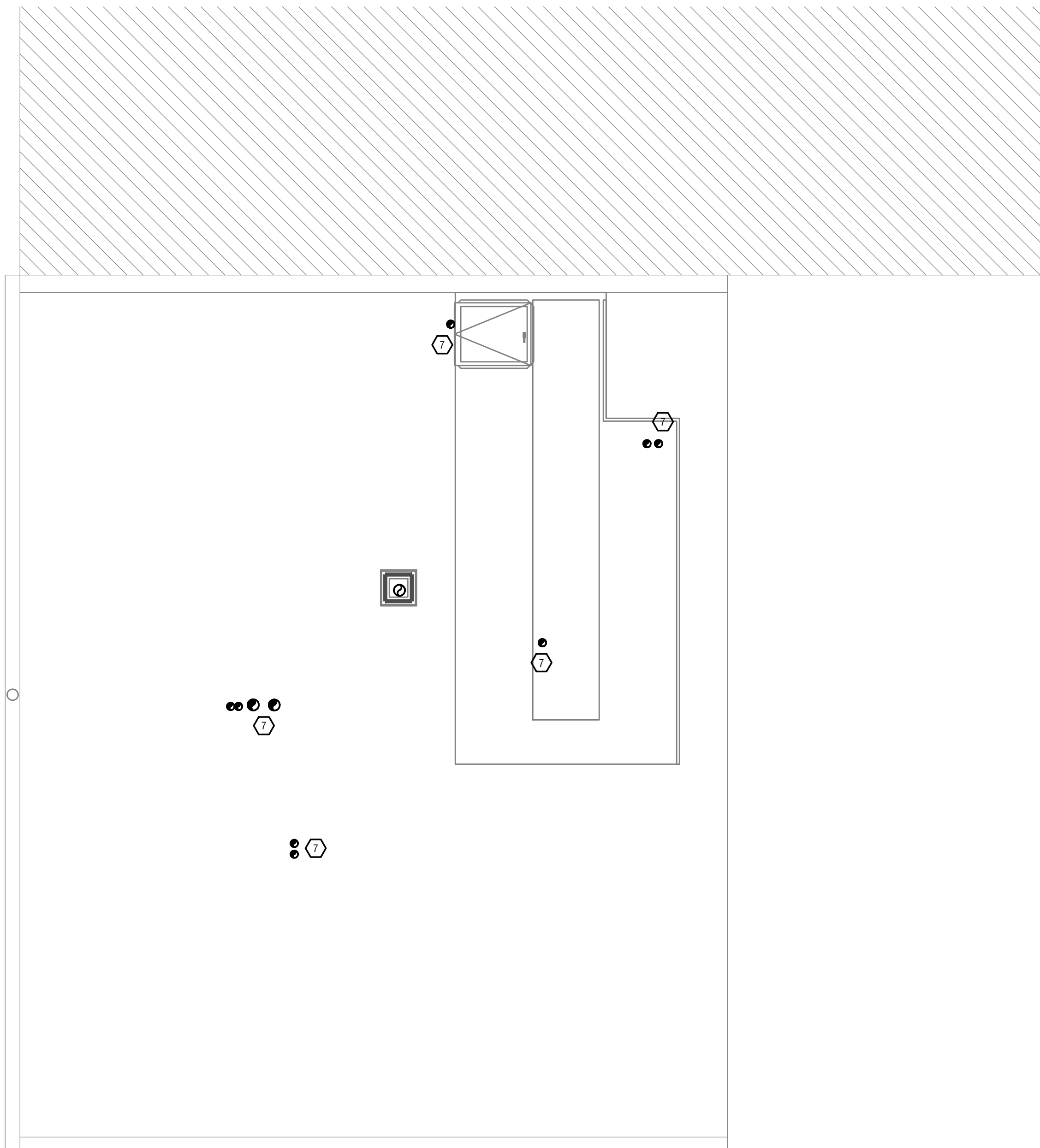
MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

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

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

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

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Progress Dates
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 08/30/2024 BID SET 2

Revisions

Checked By: SSS

Drawn by: RFG

PR-09/07
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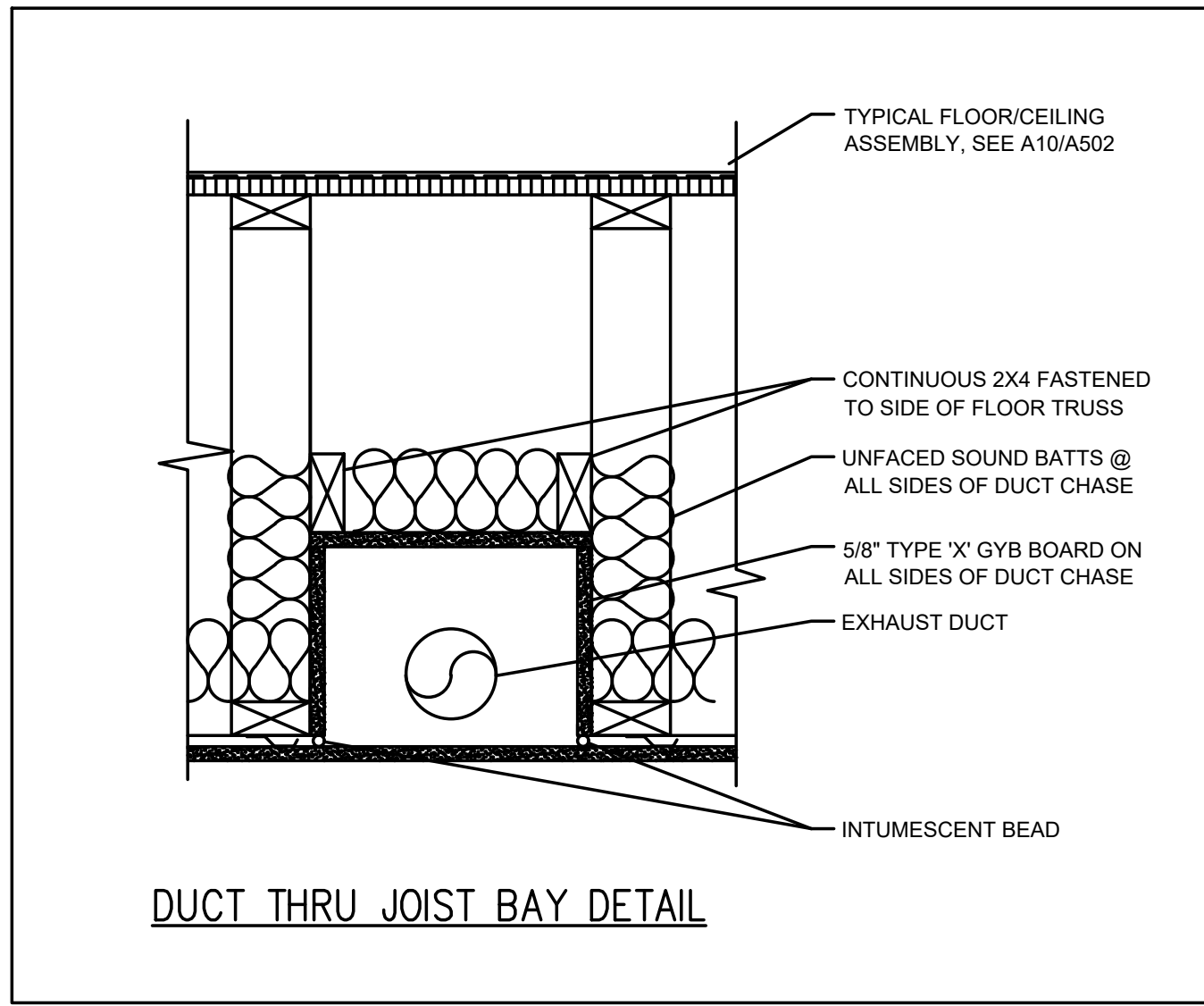
PROPOSED PROJECT:
 RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

MI.05

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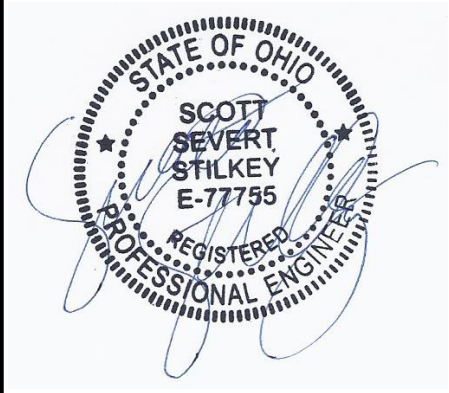


DUCT THRU JOIST BAY DETAIL

MECHANICAL SPECIFICATIONS

1. General
 - a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work.
2. Use of Drawings And Specifications
 - a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational mechanical system are the responsibility of the mechanical contractor.
3. Standards
 - a. Equipment and materials shall conform with appropriate provisions of AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, as applicable to each individual unit or assembly. All equipment must bear UL label.
4. License / Experience
 - a. Contractor must be licensed by the state to install HVAC systems/equipment. Contractor must also have a minimum of 5 years of experience and have installed at least (5) successful project installations of similar size and scope. References must be provided upon request.
5. Codes
 - a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. The mechanical contractor shall satisfy code requirements at a minimum without any extra cost to the owner. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply.
6. Permits and Fees
 - a. The mechanical contractor shall procure and pay for all permits, fees, taxes, and inspections necessary to complete the mechanical work. Furnish certificate of approval for work from inspection authority to owner before final acceptance for work. Certificate of final inspection and approval shall be submitted with the contractor's request for payment. No final payment will be approved without this certificate.
7. Site Examination
 - a. The mechanical contractor shall thoroughly examine all areas of work where equipment, ductwork, and piping will be installed and shall report any condition that, in his opinion, prevents the proper installation of the mechanical work prior to bid. Contractor shall also examine the drawings and specifications of other branches of work, making reference to them for details of new or existing building conditions. No extras will be allowed for failure to include all required work in bid.
 - b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
 - c. Mechanical contractor shall take their own measurements and be responsible for them.
 - d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.
8. Contractor Coordination
 - a. Coordination drawings showing system and component installation layout, routing, details, etc. Shall be produced by the mechanical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable.
 - b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication.
 - c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
 - d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the mechanical drawings; use actual building dimensions.
9. Shop Drawings / Submittals
 - a. Submit to the architect electronic copies of complete and certified shop drawings, descriptive data, performance data and ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review. The make, model number, type, finish and accessories of all equipment and materials shall be reviewed and approved by the mechanical contractor and general contractor prior to submitting to the architect for their review and approval. Approval of shop drawings does not relieve the mechanical contractor/vendor from compliance with the requirements of the contract drawings, specifications and applicable codes.
 - b. Shop drawings shall be required for the following:
 - HVAC equipment
 - Fans
 - Diffusers, registers, grilles, dampers, louvers, and all sheet metal accessories
 - Temperature controls
 - Sheet metal coordination drawings
 - Duct Sealants
 - c. Products installed by the mechanical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
10. Record Drawing
 - a. The mechanical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
 - b. The mechanical contractor shall be responsible for creating record drawings in a format agreed upon by 3CDC, ZHx, and the contracting parties.
11. Testing
 - a. All mechanical systems shall be tested for proper operation.
12. Fire Stopping
 - a. Provide fire stopping at all penetrations through rated separations per local codes & regulations & per UL recommendations for assemblies encountered in project.
 - b. The fire stopping material shall meet the integrity of the fire rated wall, floor, ceiling & roof being penetrated. Refer to architect's drawings for wall, floor, ceiling & roof fire ratings prior to bidding work.
 - c. Refer to architect's drawings for wall, floor, ceiling, and roof fire ratings prior to bidding work.
13. Access Panels
 - a. Provide ceiling and wall access panel quantities & locations to the general contractor prior to bidding. Access panels are required for all concealed appliances, controls devices, heat exchangers and HVAC system components that utilize energy. Where access panels are used, the access panel should be sized to allow accessibility for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. There shall be no extras for having to add access panels after bids are awarded.
14. Cutting and Patching
 - a. Neatly do all cutting as required and patch all cut surfaces to match building construction. The contractor shall employ and pay a trade trained and qualified to perform the required patching work. All surfaces disturbed shall be restored with like materials to the satisfaction of the owner. All penetrations through roof shall be made by bonded roofer. Mechanical contractor shall pay all fees required.
15. Flashing & Counterflashing
 - a. Roof flashing shall be furnished and installed by the roofing contractor. Roof counterflashing shall be furnished and installed by the mechanical contractor. Coordinate work with roofing contractor and pay all fees.
 - b. Obtain approval from general contractor, construction manager, owner and/or roofing contractor prior to making any penetrations so that warranties are not compromised or voided.
16. Warranty
 - a. The mechanical contractor shall unconditionally warrant all work to be free of defects in equipment, material and workmanship for a period of one (1) year from the date of final acceptance by owner. The mechanical contractor will repair or replace any defective work promptly and without charge to the owner.
 - b. Restore any other existing work damaged in the course of repairing defective equipment, materials and workmanship.
17. Mechanical Work
 - a. The mechanical contractor shall provide new hvac equipment, fans, ductwork, piping, air devices, controls as indicated on drawings and as specified. Startup and 1st year parts and labor warranty shall be included and manufacturer's extended warranties. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions, and the applicable code.
18. Owner's Instructions
 - a. Provide two sets of complete operating and maintenance instructions with drawings, typewritten instructions and operating sequences and descriptive data sheets. Assemble each set in a hard-bound cover. Provide pdf files of all documentation.
19. Final
 - a. Put all equipment in service and demonstrate that all conditions of the contract have been fulfilled. Remove all tools, debris, etc. occasioned by work under this contract. Mechanical Contractor to provide a new set of filters in all HVAC units prior to turnover. Submit all warranties, test reports, operating and maintenance manuals for HVAC systems, log sheets and charts, and guarantees as previously specified. Provide all reports, forms, etc. required by inspectors to the satisfaction of the owner. Provide as-built record drawings (in Autocad 2007 or later) showing an accurate account of the final installed systems. Systems including but not limited to all equipment and associated controls, ductwork/piping, air devices, etc.
20. Sheetmetal Ductwork
 - a. All sizes of ducts shown on the drawings are interior duct dimensions. All ductwork shall be rigid sheetmetal constructed from galvanized sheet steel in accordance with SMACNA low velocity duct construction standards. All exposed ductwork shall be round, spiral, or rectangular lock-seam type, as shown on HVAC drawings. Assemble and install ductwork in accordance with recognized industry practice for achieving air tight (5% leakage) and noiseless (no objectionable noise) systems, capable of performing each indicated service. Furnish all required dampers, transitions, offsets, connections to air devices, and other accessories necessary for a complete operating system. Flexible ductwork shall not exceed 8'-0" long.
 - b. All 90-degree duct turns must be 1.5 radius elbows. If a 1.5 radius elbow will not fit, square elbows with turning vanes can be provided in lieu of radius but should be limited to only areas where there are space constraints.
 - c. All takeoff/branch ductwork must utilize boot or conical tee fittings.
21. Adhesives and Sealants
 - a. Seal all longitudinal and transverse duct joints with a UL 181A or 181B non-hardening, non-migrating mastic or liquid elastic sealant of a type recommended by the manufacturer for sealing joints and seams in sheet metal ductwork. Cover all field joints, joints around spin-in fittings and fastening screws with mastic. All sealants and gaskets shall have

- surface-burning characteristics with a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723.
 - b. Exposed Ductwork: trim duct sealants flush with metal. Create a smooth and uniform exposed bead. Do not use two-part tape sealing system.
 - c. All duct boots sealed to drywall/finished floor (any interface with another material).
22. Duct Supports
 - a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim, and angles for support of ductwork.
 23. Flexible Connections
 - a. Furnish and install neoprene flexible duct connections at the inlet and discharge of units and fans.
 24. Duct Manual Volume Dampers
 - a. Furnish and install opposed-blade, leak-proof volume control dampers where indicated on drawings and locations in supply, return and exhaust ducts where branches are taken from larger ducts or at each individual duct register in order to achieve system air balance quantities. Balancing devices must be provided in accordance with IMC 603.16. All manual volume dampers must be shown on coordination drawings when submitted for review.
 25. Duct Access Doors
 - A. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.
 26. Diffusers, Grilles and Registers
 - A. Diffusers, grilles and registers shall be manufactured by this, price, or engineered approved equal and shall be furnished and installed by the mechanical contractor. Diffusers shall be installed as indicated on the drawings and schedules. The mechanical contractor shall provide all miscellaneous items necessary for a complete and proper installation in the type of ceiling and walls used in this project.
 27. Exhaust Fan
 - A. Fan manufacturer shall be Broan, Cook, Panasonic, Greenheck, or engineered approved equal. Refer to drawings and schedules for unit location, technical data, and any applicable accessories.
 28. Ducted Split Systems
 - a. Split systems shall consist of high efficient air handling unit and associated heat pump. Equipment shall have manufacturer's standard warranty.
 - b. Split system manufacturer shall be Tempstar, Carrier, Goodman, or engineered equal.
 29. Indoor Furnace
 - A. Split systems shall consist of high efficient condensing gas furnace and associated condensing unit. Furnace shall be a 4-way multipose design and installed per manufacturer's requirements. Refer to drawings and schedules for unit location, technical data, and accessories.
 30. Condensate Drain Piping
 - A. The mechanical contractor shall furnish and install condensate drains, p-traps with removable cleanout caps for air equipment per manufacturer's recommendations. The p-trap depth shall be at least the depth specified for the respective pressure drop of the unit. Condensate drain piping shall be schedule 40 CPVC pipe with solvent weld fittings (insulate condensate walls of pipe with Armaflex AP, flexible closed cell elastomeric foam, self-sealing insulation. Provide 1/2" thick insulation on piping < 1" in diameter and 1" thick insulation on piping between 1" and 1-1/2" in diameter. Pipe insulation shall not exceed 2550 flame-smoke ratings). All condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut. For condensate pumps located in uninhabitable spaces (i.e. attics and crawl spaces), provide controls that will shut down the equipment if the condensate pump fails.
 - B. All cooling equipment shall have a wet switch in the primary drain line, or in the equipment-supplied drain (located at a point higher than the primary drain line connection and below the overflow rim of the pan) that will shut down the unit when the condensate is clogged.
 31. Piping Supports (Metal Pipe)
 - A. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.
 32. Piping Supports (Plastic Pipe)
 - A. Furnish and install hangers for plastic piping per manufacturer's requirements.
 33. Temperature Controls and Control Wiring
 - A. The mechanical contractor shall provide all control wiring necessary for the complete and proper operating temperature control system. Programmable thermostats shall be provided with equipment packages unless otherwise noted.
 - B. Exposed wiring: All wiring exposed to the space shall be run in conduit. Coordinate requirements with architectural drawings.
 34. Commissioning
 - a. 3CDC has hired ZHCx to act as their commissioning provider. The commissioning process will be implemented on the HVAC systems.
 - b. ZHCx will conduct onsite observations throughout construction. ZHCx shall be notified prior to any ductwork being covered.
 - c. ZHCx shall be notified prior to any equipment start up. ZHCx will witness start up of all split systems. If a start up occurs without notifying ZHCx the responsible contractor is required to perform another start up in the presence of ZHCx.
 - d. ZHCx will conduct functional performance testing on all HVAC equipment. Any findings will be reported to 3CDC, project architect, mechanical contractor, and the engineer of record. The responsible party is required to document the correction so that ZHCx can verify the correction has been made. ZHCx will perform one back check of the correction to ensure it has been implemented in its entirety.
 35. Sequence of Operation
 - Heaters
 - H-X: heater shall be controlled from the integral thermostat. When the temperature of the space drops below the thermostat setpoint, the heater fan shall run and the electric heating element shall engage to maintain temperature setpoint.
 - Exhaust Fans
 - E-X: exhaust fan shall run on a wall switch (provided by the electrical contractor).
 - Split Systems
 - AHU/HP-1.5:
 - Heating mode - indoor air handler shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the heat pump in heating mode shall run to maintain temperature setpoint. If the heat pump cannot maintain temperature in the space, the electric heat kit shall energize until set point is reached. When the setpoint is reached the unit shall shut off.
 - Cooling mode - when the thermostat calls for cooling the heat pump unit shall run in cooling mode, the air handler fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint.
 - GF/ICU-4:
 - Heating mode - indoor furnaces shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the gas fired heat exchanger shall fire to maintain temperature setpoint. When the setpoint is reached the unit shall shut off.
 - Cooling mode - when the thermostat calls for cooling the condensing unit shall engage, the furnace fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint.
 - Dehumidifier
 - DEH-1:
 - Dehumidifier shall be controlled from an integral humidistat. When the humidity of the space rises above set point the dehumidifier shall energize and begin to dehumidify the space. When the humidity setpoint is reached the dehumidifier shall shut off.



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

Revisions

Checked By: SSS
 Drawn by: RFG

PR-09/07/20
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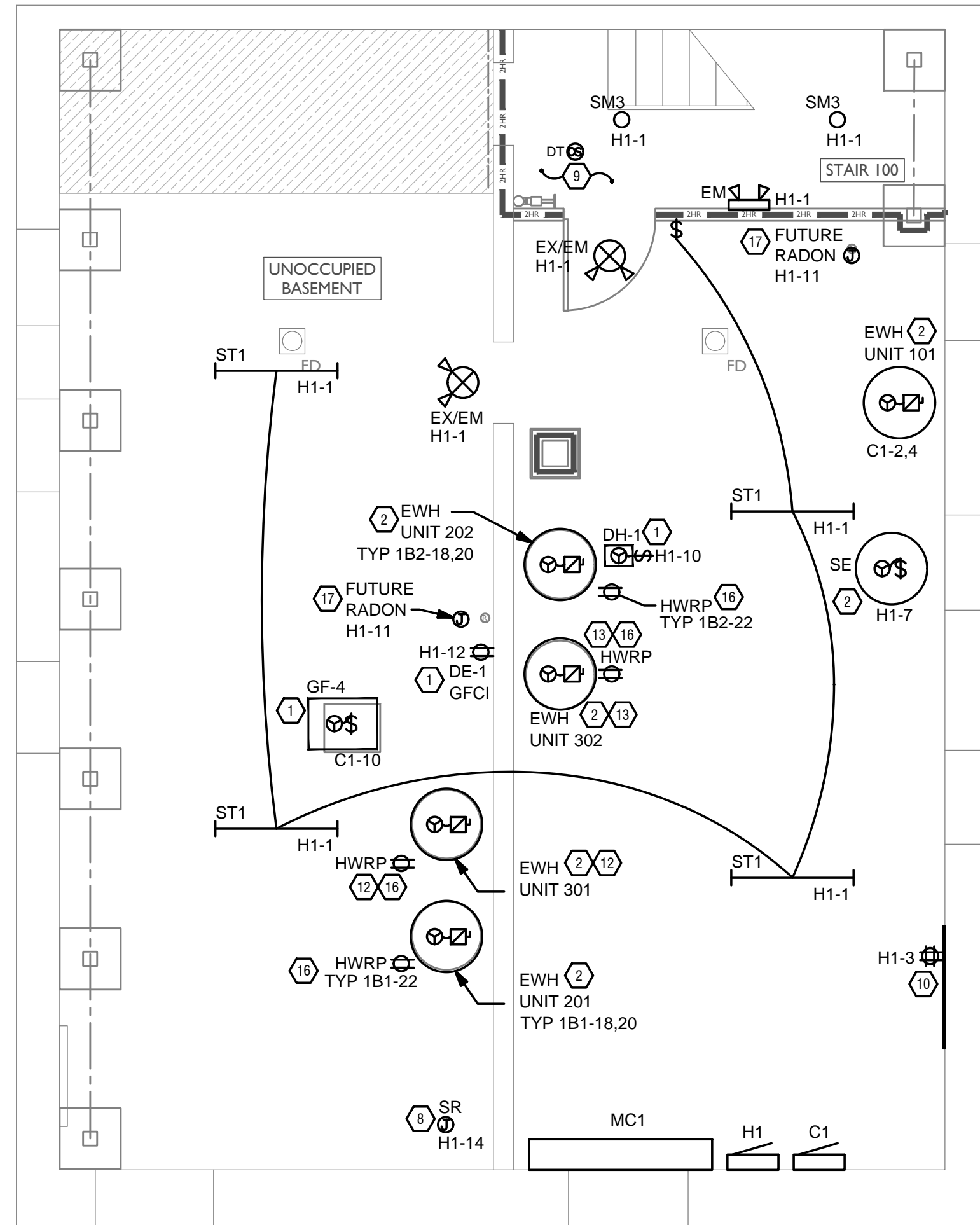
PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

M2.01

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Z:\Project Directories\9700-9789\9757 - Findlay Flats - Findlay Flats (Williamson 2 Phase II) - Construction Documents - Phase II - Construction Documents - These drawings and specifications are not authorized to be used as contract documents. These drawings have been prepared to demonstrate compliance with applicable codes, and are intended to provide the authorities having jurisdiction with information to determine code compliance. The installing contractor is responsible to ensure that means, methods, and materials used in construction are installed in accordance with any contractual agreement that may exist with an owner, construction manager, general contractor, etc.



GENERAL NOTES-DWELLING UNITS

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

SCOPE OF WORK

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

GENERAL NOTES-OVERALL PROJECT

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

GENERAL NOTES-LIGHTING

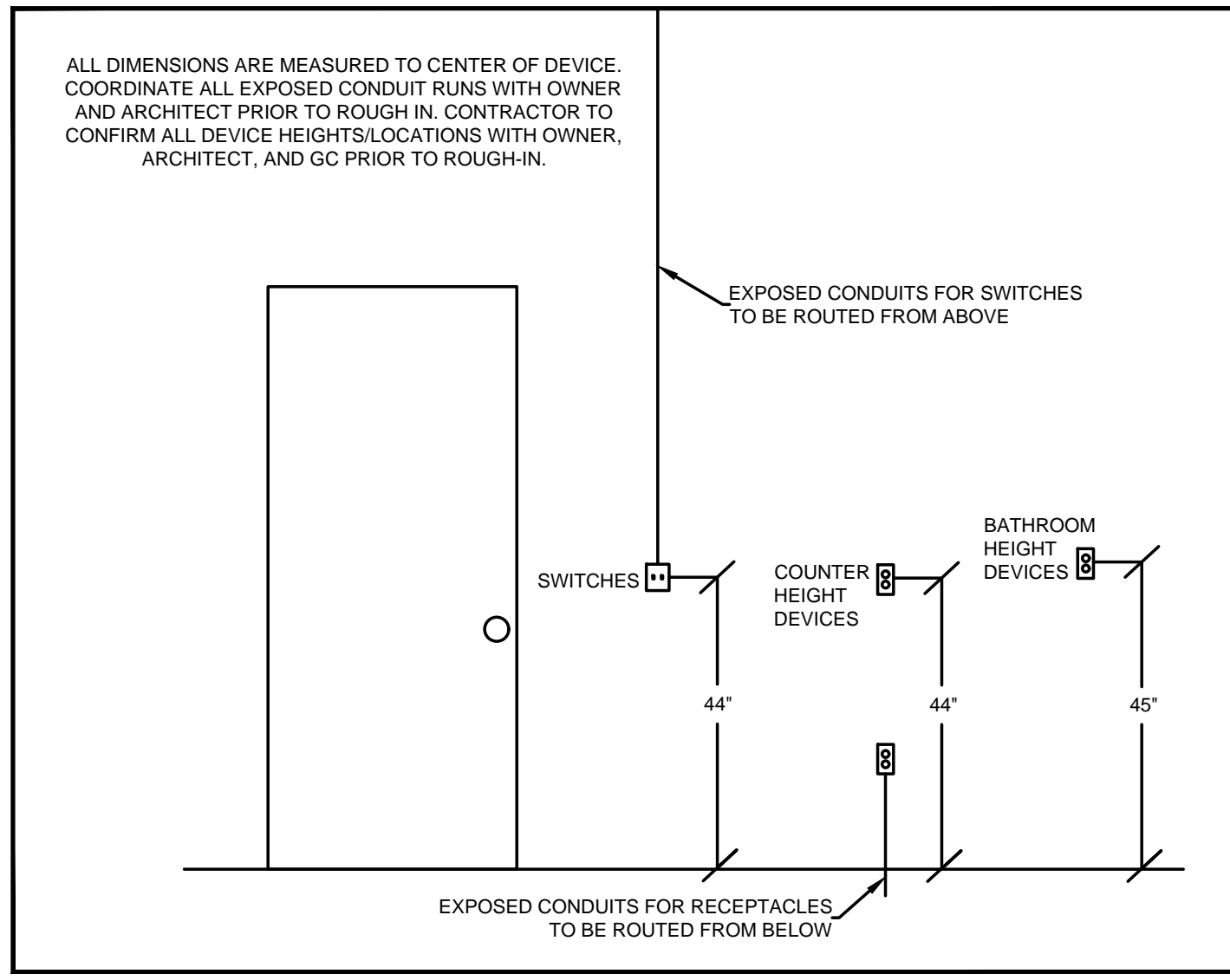
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE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

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. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
- 6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
- 7. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE, COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
- 8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
- 9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
- 10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
- 11. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 12. UNIT WIRED TO TYPICAL "1B1" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 201 FOR CIRCUITRY LAYOUT.
- 13. UNIT WIRED TO TYPICAL "1B2" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 202 FOR CIRCUITRY LAYOUT.
- 14. COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX, 2N INTERCOM SYSTEM, WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 15. INSTALL FIBROTEC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
- 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. MECHANICAL UNITS SHOWN FOR CIRCUITRY REFERENCE ONLY. REFER TO 6 WEST ELDER PERMIT FOR LOCATION OF MECHANICAL UNITS.

GENERAL NOTES-POWER

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



STANDARD MOUNTING HEIGHTS

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

ELECTRICAL POWER PLAN - BASEMENT



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

Revisions

Checked By: PRS

Drawn by: AJW

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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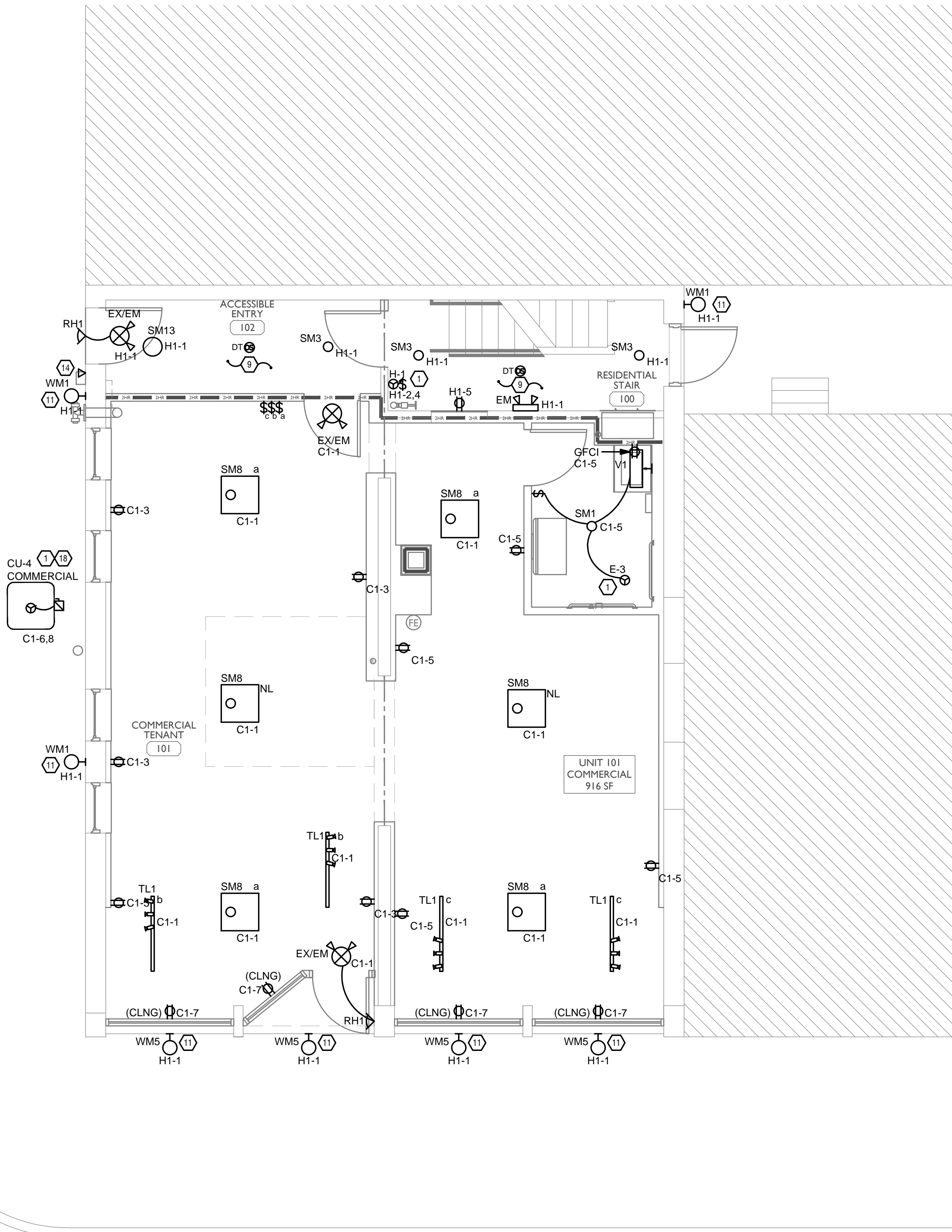
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PROPOSED PROJECT:
RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

E1.00

Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Flats (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1800 REPLICATED\REF-ART.dwg-Model, Plot Date/Time: Aug 29, 2024, 10:49am - By: derek.grundy
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



GENERAL NOTES-DWELLING UNITS

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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

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GENERAL NOTES-LIGHTING

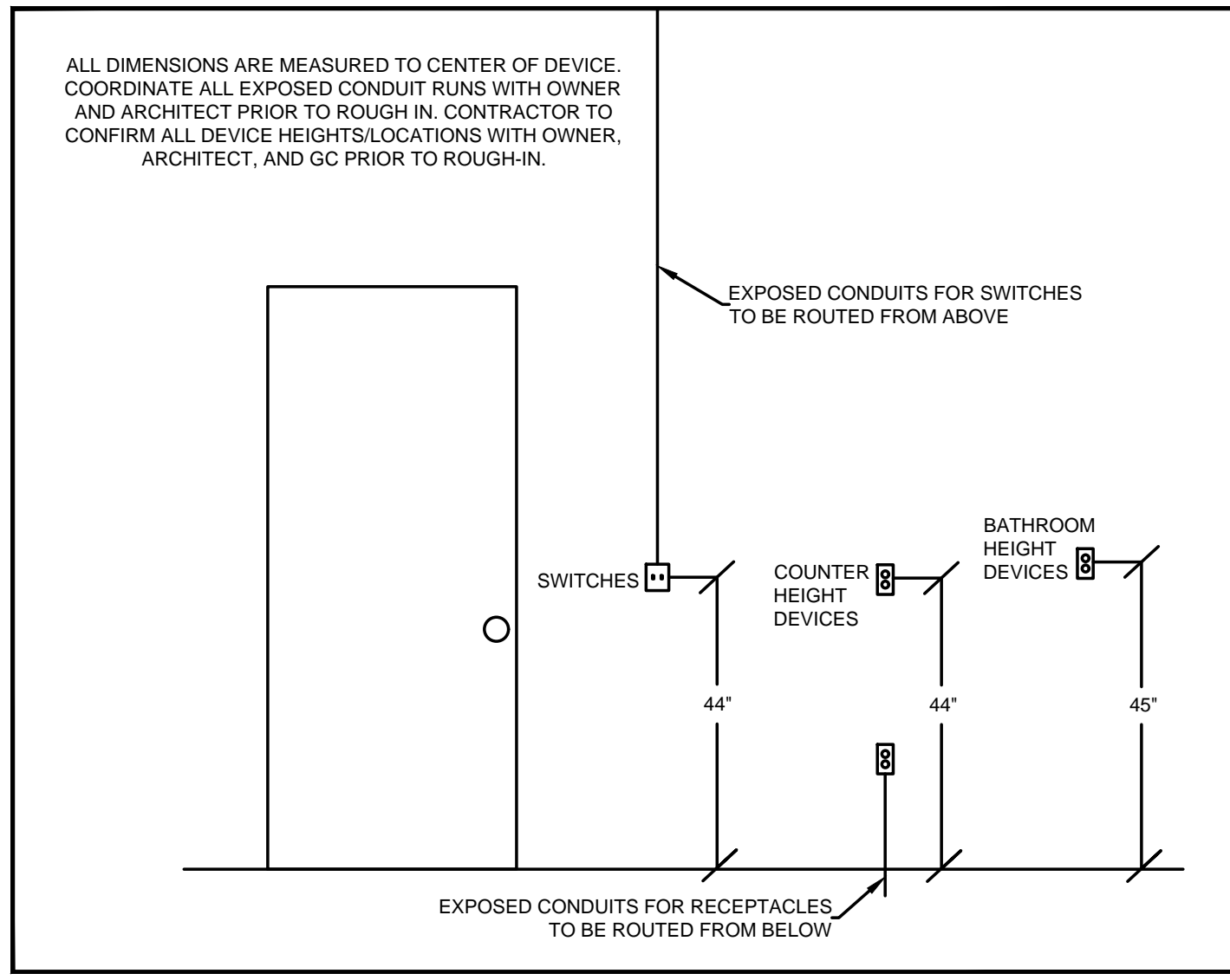
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
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- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
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- 4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
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- 9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
- 10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4X4 PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
- 11. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 12. UNIT WIRED TO TYPICAL "1B1" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 201 FOR CIRCUITRY LAYOUT.
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- 15. INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
- 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. MECHANICAL UNITS SHOWN FOR CIRCUITRY REFERENCE ONLY. REFER TO 6 WEST ELDER PERMIT FOR LOCATION OF MECHANICAL UNITS.

GENERAL NOTES-POWER

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



STANDARD MOUNTING HEIGHTS

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

ELECTRICAL POWER PLAN - FIRST FLOOR



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Progress Dates

05/05/2023 BID P/E/P/P

08/30/2024 BID SET 2

Revisions

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Drawn by: AJW

PR-09/07/24
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SHARED SUCCESS
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Newport, KY 41071 (859) 261-0585
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PROPOSED PROJECT:

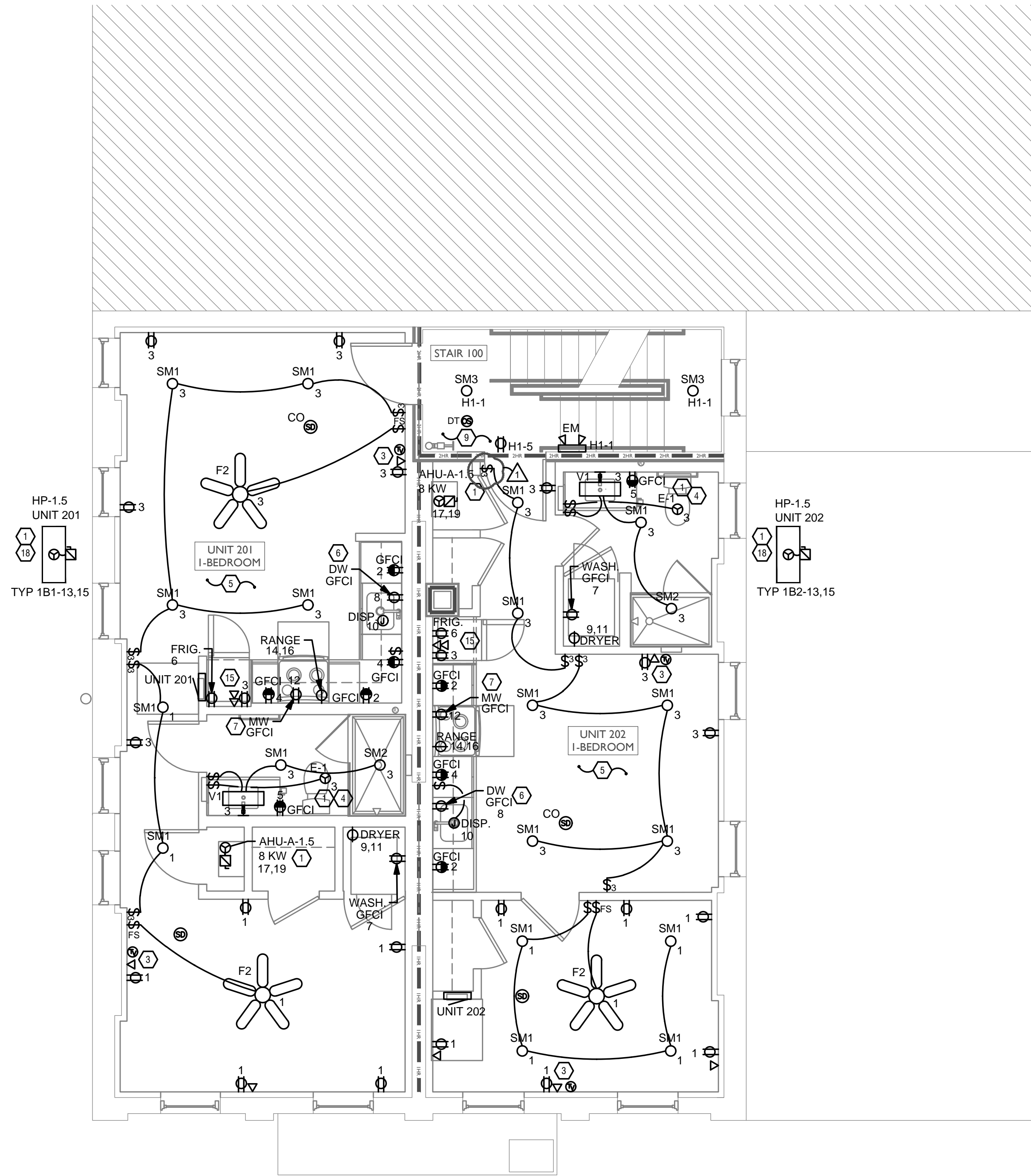
RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042

8/10/2022

E1.01

Z:\Projects\Director\9700-9793\9757 - Findlay Flats - Findlay Flats (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1800 REBUILD\REF-ART.dwg-Model, Plot Date/Time: Aug 29, 2024, 10:49am - By: derek.grundy
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GENERAL NOTES-DWELLING UNITS

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

SCOPE OF WORK

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

GENERAL NOTES-OVERALL PROJECT

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

GENERAL NOTES-LIGHTING

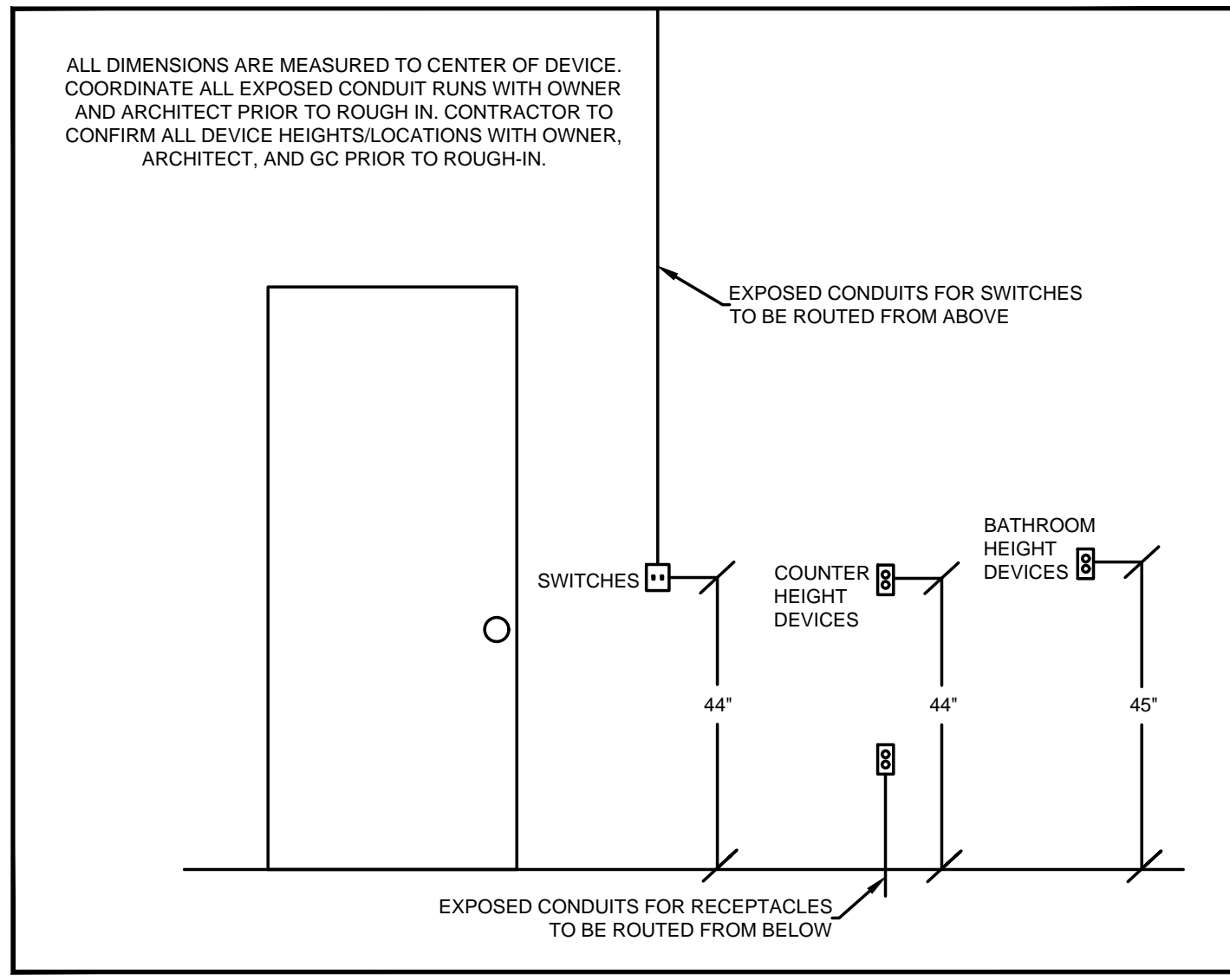
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
- E. ELECTRICAL SWITCHES ON OPPOSITE SIDES OF A WALL ARE TO BE SPACED SO THAT THEIR ELECTRICAL BOX ARE A MINIMUM OF ONE STUD BETWEEN BOXES.
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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. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
- 6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
- 7. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE, COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
- 8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
- 9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
- 10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
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Revisions

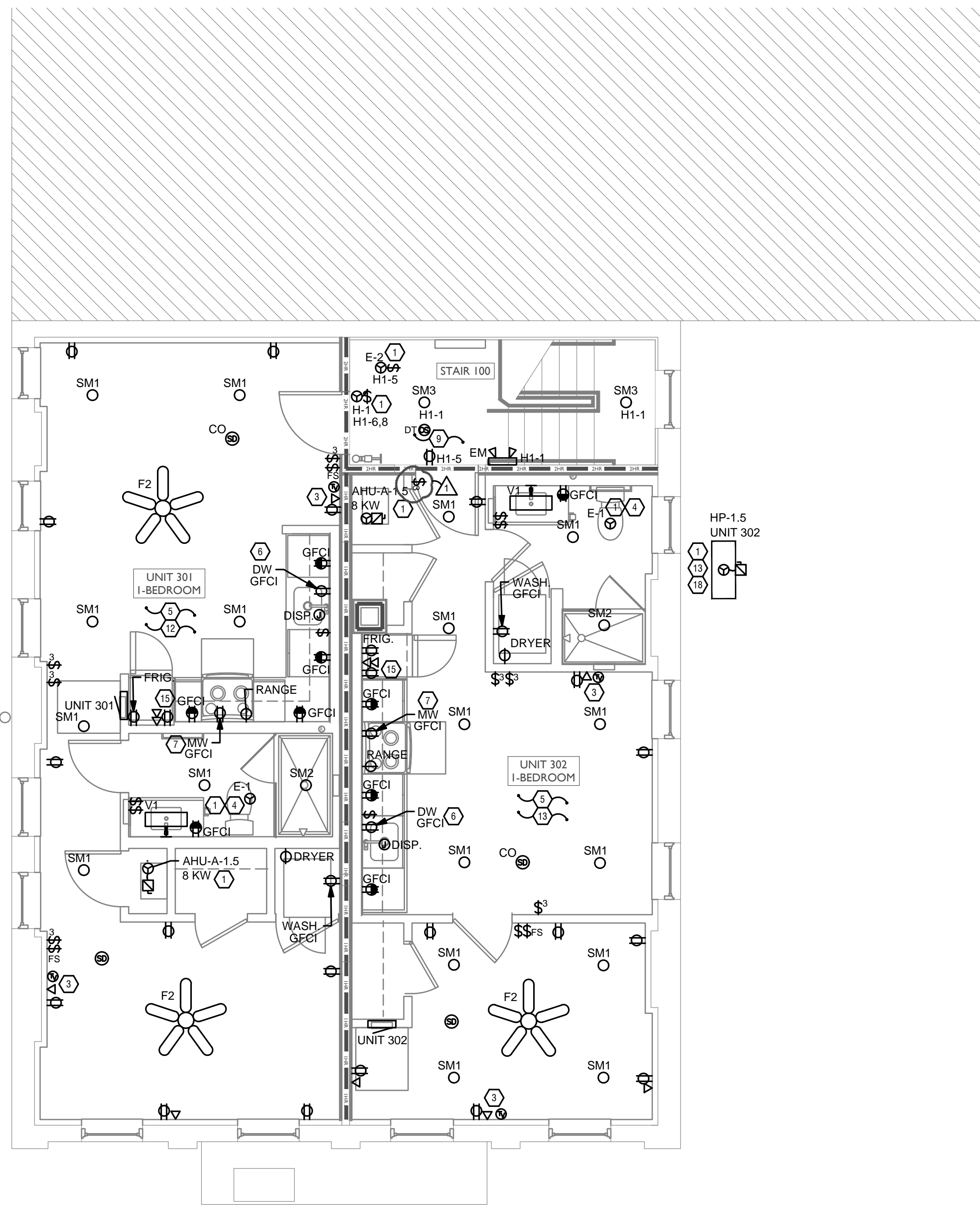
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 Drawn by: AJW

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
I2 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)-Construction Documents-Phase 1 (8 Buildings)\1800 EPHIBLIC\REF-ART.dwg-Model_Plot_Date/Time: Aug 29, 2024 - 10:49am - By: derek.grundy
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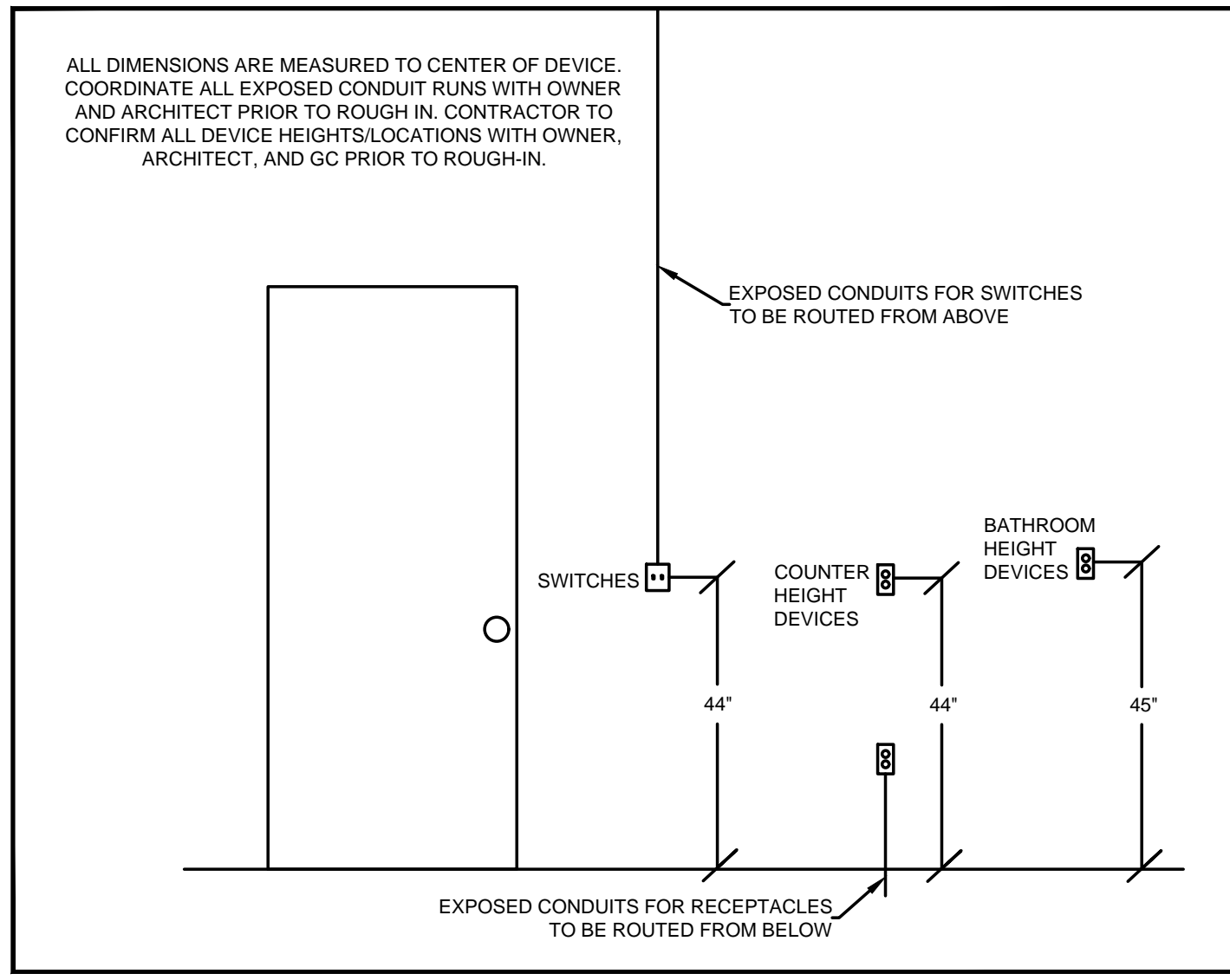
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Revisions

Checked By: PRS

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PR-09/07/24
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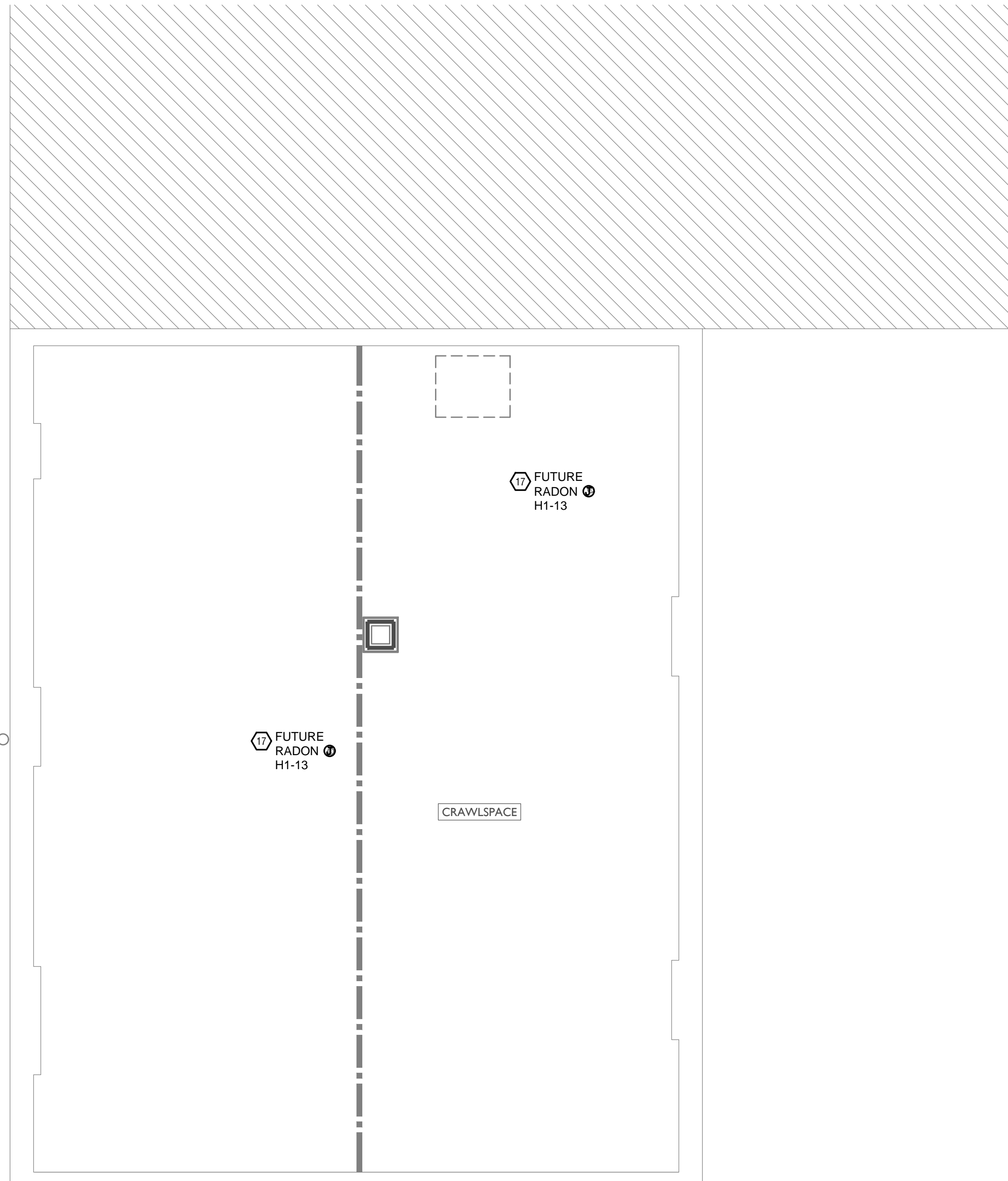
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**RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
CINCINNATI, OH, 45202
FINDLAY FLATS**

PROPOSED PROJECT:
Job No: 22042 8/10/2022

EI.03

Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Porchside (Williamson 2 Phase II)\Construction Documents-Phase 1 (8 Buildings)\1800 EPHIBLIC\REF-ART.dwg-Model, Plot Date/Time: Aug 29, 2024, 10:49am - By: derek.grundy
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GENERAL NOTES-DWELLING UNITS

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

SCOPE OF WORK

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

GENERAL NOTES-OVERALL PROJECT

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

GENERAL NOTES-LIGHTING

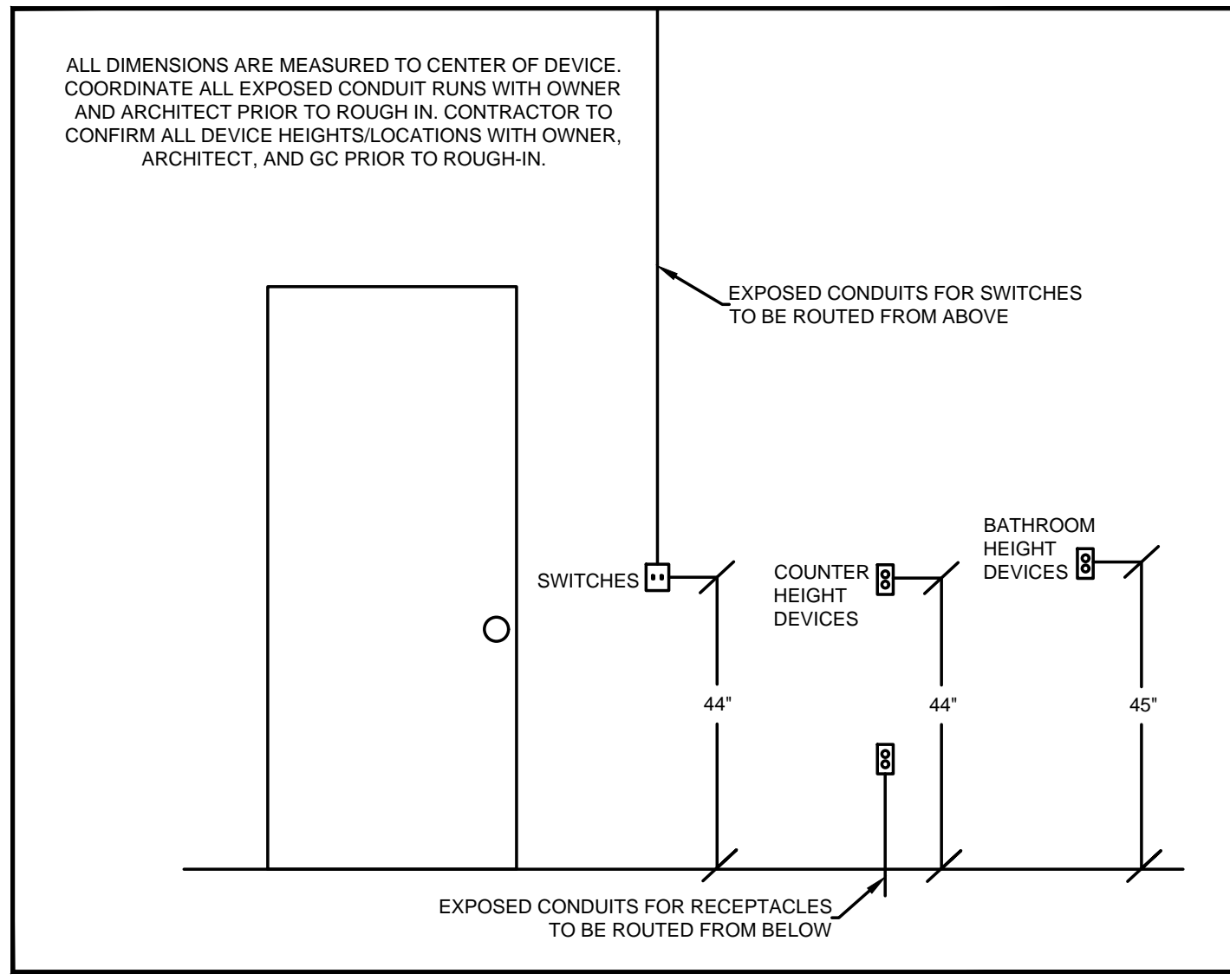
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- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- D. WHERE DIMMERS AND/OR DIMMING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

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. COORDINATE TV RECEPTACLE AND DATA LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 4. PROVIDE SWITCH AND CONNECTION FOR CONTINUOUSLY RUNNING 2-SPEED BATHROOM FAN. VERIFY REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 5. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED. ONE SMOKE DETECTOR IN EACH UNIT MUST BE A SMOKE/CO DETECTOR COMBO.
- 6. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D) RECEPTACLE SHALL BE LOCATED IN AN ACCESSIBLE LOCATION.
- 7. MICROWAVE RECEPTACLE LOCATED IN CABINET ABOVE. COORDINATE LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
- 8. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER TAMPER AND FLOW SWITCH. COORDINATE LOCATION WITH FIRE PROTECTION CONTRACTOR.
- 9. CORRIDOR LIGHTS TO BE CONTROLLED BY OCCUPANCY SENSOR UNLESS OTHERWISE NOTED.
- 10. LOCATION OF BUILDING UTILITY DATA DEMARC. PROVIDE A 4'X4' PLYWOOD BACKBOARD FOR DATA/PHONE UTILITIES. COORDINATE ALL REQUIREMENTS WITH OWNER, ARCHITECT, AND ALTA FIBER PRIOR TO ROUGH-IN. PROVIDE DEDICATED QUAD RECEPTACLE AS SHOWN.
- 11. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 12. UNIT WIRED TO TYPICAL "1B1" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 201 FOR CIRCUITRY LAYOUT.
- 13. UNIT WIRED TO TYPICAL "1B2" REFER TO PANEL SCHEDULE FOR LOAD DATA. SEE UNIT 202 FOR CIRCUITRY LAYOUT.
- 14. COORDINATE LOCATION AND REQUIREMENTS OF BUILDING CALL BOX, 2N INTERCOM SYSTEM, WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 15. INSTALL FIBROPTIC 4-GANG AND QUAD OUTLET IN CABINET ABOVE REFRIGERATOR AS SHOWN.
- 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. MECHANICAL UNITS SHOWN FOR CIRCUITRY REFERENCE ONLY. REFER TO 6 WEST ELDER PERMIT FOR LOCATION OF MECHANICAL UNITS.

GENERAL NOTES-POWER

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

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

Revisions

Checked By: PRS

Drawn by: AJW

PR-09/07
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 TEAMWORK COLLABORATION
 SHARED SUCCESS
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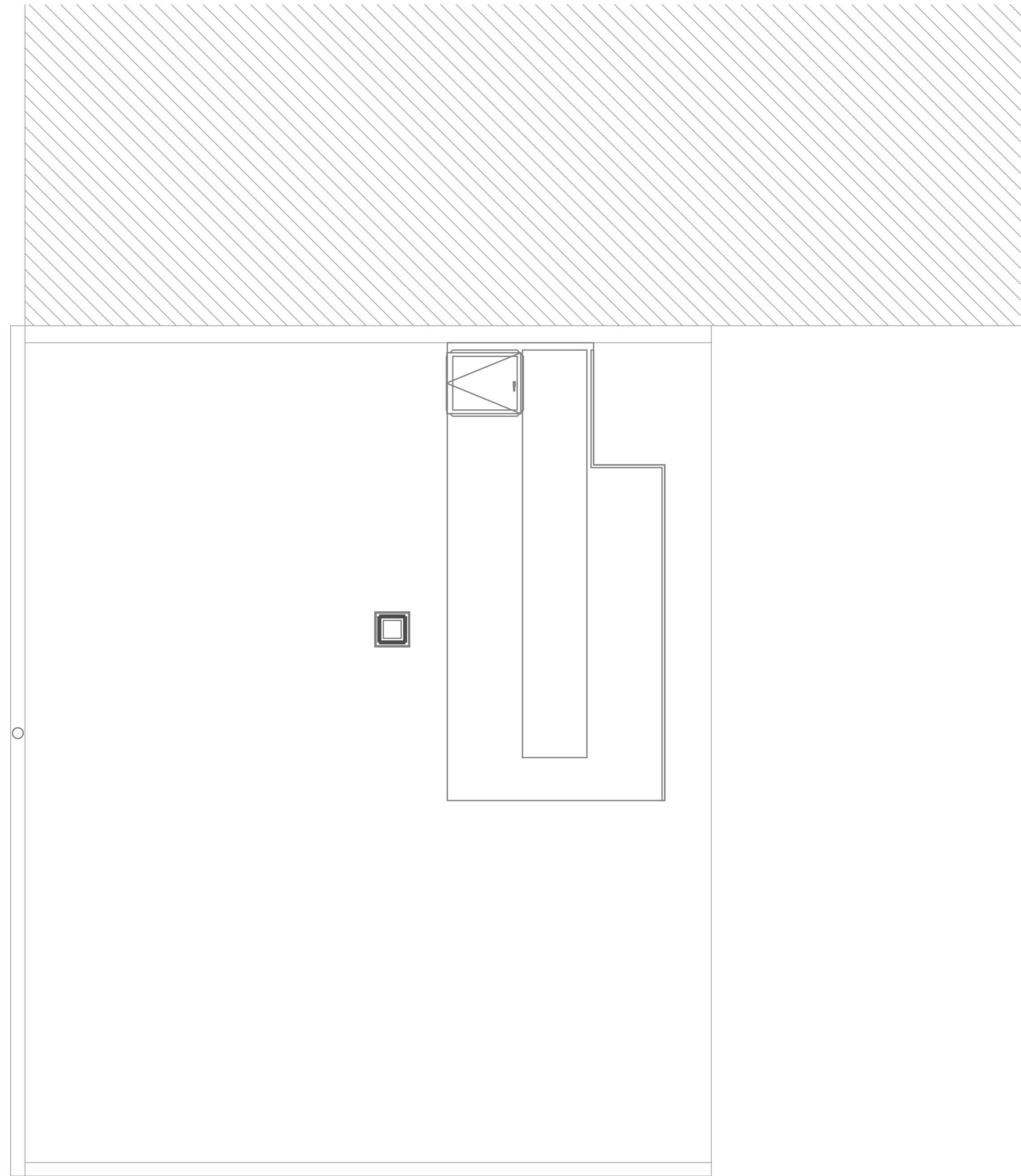
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EI.04



Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents-Phase 1 (8 Buildings)\1800 EPHIBLIC\REF-ART.dwg-Model_Plot Date/Time: Aug 29, 2024, 10:49am - By: derek.grundy
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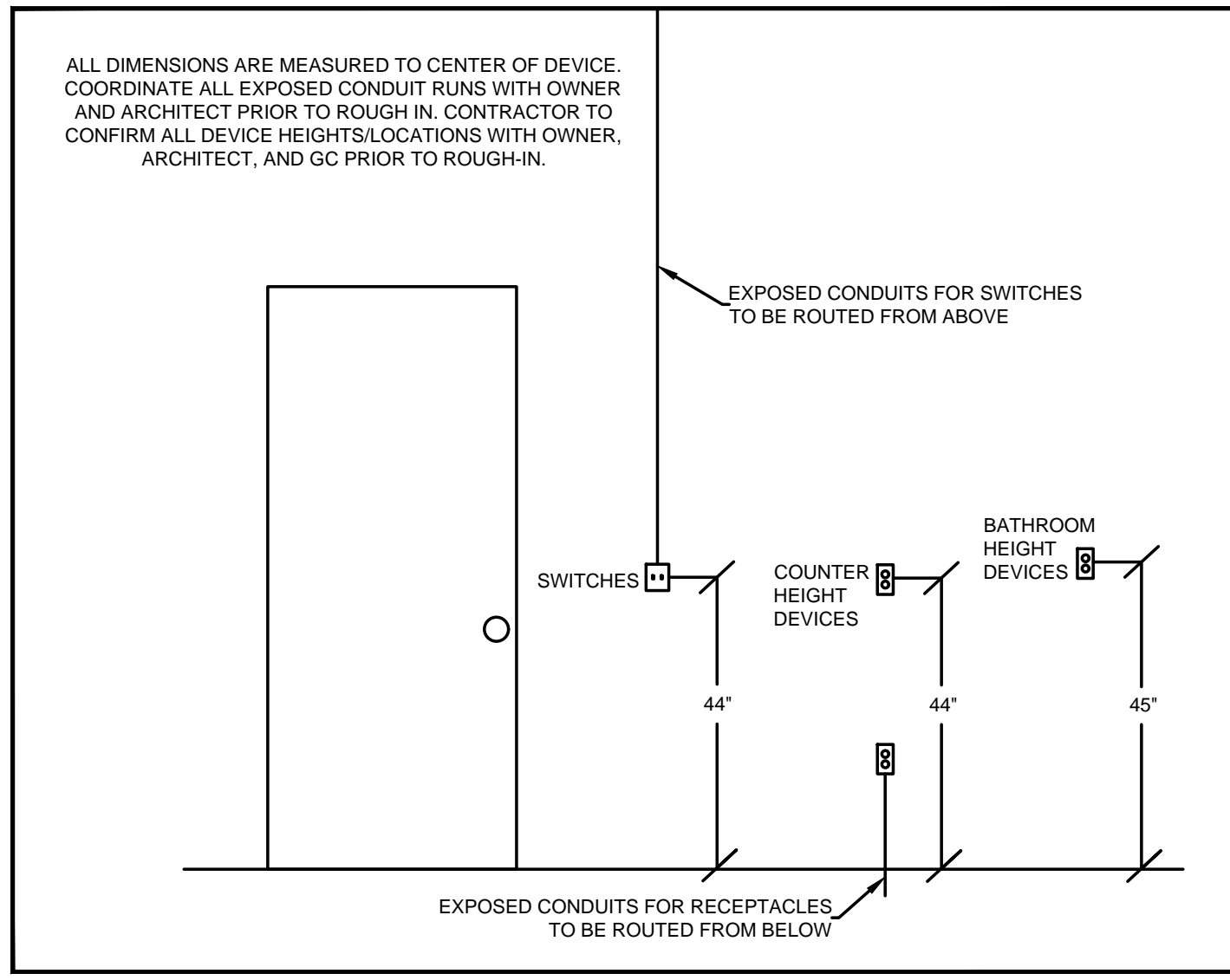
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Revisions

Checked by: PRS
 Drawn by: AJW

ENGINEERED BUILDING SYSTEMS INC.
 TEAMWORK COLLABORATION
 SHARED SUCCESS
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| H1 | | | | | | | | | |
|----------------|---------|----------------------|---------------------|---------------|---------|---------------|--|--|--|
| ROOM | | VOLTS 208/120V 2P 3W | | | | AIC T.B.D. | | | |
| MOUNTING FLUSH | | BUS AMPS 100 | | | | MAIN BKR MLO | | | |
| FED FROM MC1 | | NEUTRAL 100% | | | | LUGS STANDARD | | | |
| NOTE | | | | | | | | | |
| CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | | |
| 1 | 20/1 | 0.281 | LIGHTING | a 2 | 20/2 | 2 | H-1 | | |
| 3 | 20/1 | 0.36 | RECEPTACLE | b 4 | | | | | |
| 5 | 20/1 | 0.82 | E-2, RECEPTACLE | a 6 | 20/2 | 2 | H-1 | | |
| 7 | 20/1 | 1.2 | (SE) SEWAGE EJECTOR | b 8 | | | | | |
| 9 | 20/1 | 0.5 | FUTURE RADON | a 10 | 20/1 | 1 | DH-1 | | |
| 11 | 20/1 | 0.5 | FUTURE RADON | b 12 | 20/1 | 0.96 | (DE-1) DEHUMIDIFIER | | |
| 13 | 20/1 | 0 | SPACE | a 14 | 20/1 | 0.5 | (SR) SPRINKLER RISER MONITORING SYSTEM | | |
| 15 | 20/1 | 0 | SPACE | b 16 | 20/1 | 0 | SPACE | | |
| 17 | 20/1 | 0 | SPACE | a 18 | 20/1 | 0 | SPACE | | |
| 19 | 20/1 | 0 | SPACE | b 20 | 20/1 | 0 | SPACE | | |
| 21 | 20/1 | 0 | SPACE | a 22 | 20/1 | 0 | SPACE | | |
| 23 | 20/1 | 0 | SPACE | b 24 | 20/1 | 0 | SPACE | | |
| | | CONN KVA | CALC KVA | | | CONN KVA | CALC KVA | | |
| LIGHTING | | 0.281 | 0.352 (125%) | MOTORS | | 2.3 | 2.3 (100%) | | |
| APPLIANCE | | 1 | 1 (100%) | RECEPTACLES | | 1.08 | 1.08 (50%>10) | | |
| LARGEST MOTOR | | 1.2 | 0.3 (25%) | NONCONTINUOUS | | 1.46 | 1.46 (100%) | | |
| | | | | HEATING | | 4 | 4 (100%) | | |
| | | | | TOTAL LOAD | | 10.5 | | | |
| | | | | BALANCED LOAD | | 50.4 A | | | |
| | | | | PHASE A | | 101% | | | |
| | | | | PHASE B | | 99.2% | | | |

| C1 | | | | | | | | | |
|----------------|---------|-----------------------|---------------------------|-----------------------|---------|---------------|---------------------|--|--|
| ROOM | | VOLTS 208Y/120V 3P 4W | | | | AIC T.B.D. | | | |
| MOUNTING FLUSH | | BUS AMPS 400 | | | | MAIN BKR MLO | | | |
| FED FROM MC1 | | NEUTRAL 100% | | | | LUGS STANDARD | | | |
| NOTE | | | | | | | | | |
| CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | | |
| 1 | 20/1 | 0.233 | LIGHTING | a 2 | 30/2 | 4.5 | EWH | | |
| 3 | 20/1 | 0.9 | RECEPTACLE | b 4 | | | | | |
| 5 | 20/1 | 1.06 | E-3, LIGHTING, RECEPTACLE | c 6 | 50/2 | 6.82 | CU-4 | | |
| 7 | 20/1 | 0.72 | RECEPTACLE | a 8 | | | | | |
| 9 | 20/1 | 0 | SPACE | b 10 | 20/1 | 2.08 | GF-4 | | |
| 11 | 20/1 | 0 | SPACE | c 12 | 20/1 | 0 | SPACE | | |
| 13 | 20/1 | 0 | SPACE | a 14 | 20/1 | 0 | SPACE | | |
| 15 | 20/1 | 0 | SPACE | b 16 | 20/1 | 0 | SPACE | | |
| 17 | 20/1 | 0 | SPACE | c 18 | 20/1 | 0 | SPACE | | |
| 19 | 20/1 | 0 | SPACE | a 20 | 20/1 | 0 | SPACE | | |
| 21 | 20/1 | 0 | SPACE | b 22 | 20/1 | 0 | SPACE | | |
| 23 | 20/1 | 0 | SPACE | c 24 | 20/1 | 0 | SPACE | | |
| 25 | 20/1 | 0 | SPACE | a 26 | 20/1 | 0 | SPACE | | |
| 27 | 20/1 | 0 | SPACE | b 28 | 20/1 | 0 | SPACE | | |
| 29 | 20/1 | 0 | SPACE | c 30 | 20/1 | 0 | SPACE | | |
| 31 | 20/1 | 0 | SPACE | a 32 | 20/1 | 0 | SPACE | | |
| 33 | 20/1 | 0 | SPACE | b 34 | 20/1 | 0 | SPACE | | |
| 35 | 20/1 | 0 | SPACE | c 36 | 20/1 | 0 | SPACE | | |
| 37 | 20/1 | 0 | SPACE | a 38 | 20/1 | 0 | SPACE | | |
| 39 | 20/1 | 0 | SPACE | b 40 | 20/1 | 0 | SPACE | | |
| 41 | 20/1 | 0 | SPACE | c 42 | 20/1 | 0 | SPACE | | |
| | | CONN KVA | CALC KVA | | | CONN KVA | CALC KVA | | |
| LIGHTING | | 0.268 | 0.335 (125%) | MOTORS | | 2.2 | 2.2 (100%) | | |
| LARGEST MOTOR | | 6.82 | 1.71 (25%) | RECEPTACLES | | 2.52 | 2.52 (50%>10) | | |
| | | | | CONTINUOUS | | 4.5 | 5.63 (125%) | | |
| | | | | COOLING | | 6.82 | 6.82 (100%) | | |
| | | | | TOTAL LOAD | | 19.2 | | | |
| | | | | BALANCED 3-PHASE LOAD | | 53.3 A | | | |
| | | | | PHASE A | | 118% | | | |
| | | | | PHASE B | | 95.5% | | | |
| | | | | PHASE C | | 86.6% | | | |

| TYP 1B1 | | | | | | | | | |
|--------------------------|---------|----------------------|---------------------------|---------------------------|---------|---------------|---------------------|--|--|
| ROOM | | VOLTS 208/120V 2P 3W | | | | AIC T.B.D. | | | |
| MOUNTING FLUSH | | BUS AMPS 150 | | | | MAIN BKR MLO | | | |
| FED FROM | | NEUTRAL 100% | | | | LUGS STANDARD | | | |
| NOTE | | | | | | | | | |
| CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | | |
| 1 | 15/1 | 0.973 | LIGHTING, RECEPTACLE | a 2 | 20/1 | 1.5 | SMALL APPLIANCE | | |
| 3 | 15/1 | 1.23 | E-1, LIGHTING, RECEPTACLE | b 4 | 20/1 | 1.5 | SMALL APPLIANCE | | |
| 5 | 15/1 | 0.18 | BATH | a 6 | 15/1 | 0.5 | FRIG. | | |
| 7 | 20/1 | 1.5 | LAUNDRY | b 8 | 15/1 | 1.2 | DISHWASHER | | |
| 9 | 30/2 | 5 | DRYER | a 10 | 15/1 | 0.75 | DISPOSAL | | |
| 11 | | | | b 12 | 20/1 | 1.8 | MICROWAVE | | |
| 13 | 25/2 | 3.33 | HP-1.5 | a 14 | 50/2 | 8.5 | RANGE | | |
| 15 | | | | b 16 | | | | | |
| 17 | 50/2 | 7.55 | AHU-A-1.5 | a 18 | 30/2 | 4.5 | EWH | | |
| 19 | | | | b 20 | | | | | |
| 21 | 20/1 | 0 | SPACE | a 22 | 15/1 | 0.25 | HWRP | | |
| 23 | 20/1 | 0 | SPACE | b 24 | 20/1 | 0 | SPACE | | |
| 25 | 20/1 | 0 | SPACE | a 26 | 20/1 | 0 | SPACE | | |
| 27 | 20/1 | 0 | SPACE | b 28 | 20/1 | 0 | SPACE | | |
| 29 | 20/1 | 0 | SPACE | a 30 | 20/1 | 0 | SPACE | | |
| | | CONN KVA | CALC KVA | | | CONN KVA | CALC KVA | | |
| LIGHTING AND RECEPTACLES | | 1.36 | 453 SF (3 VA/SF) | GENERAL LOAD UP TO 10 KVA | | 10 | 10 (100%) | | |
| SMALL-APPLIANCE | | 3 | | OVER 10 KVA | | 18.4 | 7.34 (40%) | | |
| LAUNDRY | | 1.5 | | MAX HEATING OR COOLING | | 8.24 | (220.82(C)(3)) | | |
| APPLIANCES | | 13.8 | | TOTAL LOAD | | 25.6 | | | |
| ELECTRIC COOKING | | 8.5 | | BALANCED LOAD | | 123 A | | | |
| MOTORS | | 0.25 | | PHASE A | | 93.5% | | | |
| TOTAL GENERAL LOAD | | 28.4 | | PHASE B | | 107% | | | |

| APPLIANCE BREAKDOWN | | | | HVAC Load Calculation | | KVA | NEC Code |
|-----------------------|--------------|--|--|---|--|-------|-------------|
| TYPE | LOAD KVA | | | | | | |
| REFRIGERATOR | 0.5 | | | Heating | | 10.88 | |
| DISHWASHER | 1.2 | | | Cooling | | 3.33 | |
| DISPOSAL | 0.75 | | | Mini Split | | 0.00 | |
| MICROWAVE | 1.8 | | | 100% of Nameplate Rating of AC and Cooling | | 3.33 | 220.82 C(1) |
| WATER HEATER | 4.5 | | | 100% of Nameplate Rating of Heat Pump w/o Supplemental Heat | | 0.00 | 220.82 C(2) |
| DRYER | 5 | | | Heat Pump plus 65% of Supplemental Heat | | 8.24 | 220.82 C(3) |
| HOW WATER RECIRC PUMP | 0.25 | | | Largest Heating or Cooling Load | | 10.88 | 220.84 C(5) |
| TOTAL | 14.00 | | | | | | |

| Multi-Family Dwelling Unit Calc | KVA |
|--|--------------|
| Total General Load | 28.36 |
| Largest Heating or Cooling Load 220.84 | 10.88 |
| 220.84 CONNECTED LOAD CALC | 39.24 |

| TYP 1B2 | | | | | | | | | |
|--------------------------|---------|----------------------|---------------------------|---------------------------|---------|---------------|---------------------|--|--|
| ROOM | | VOLTS 208/120V 2P 3W | | | | AIC T.B.D. | | | |
| MOUNTING FLUSH | | BUS AMPS 150 | | | | MAIN BKR MLO | | | |
| FED FROM | | NEUTRAL 100% | | | | LUGS STANDARD | | | |
| NOTE | | | | | | | | | |
| CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | CKT # | CKT BKR | LOAD KVA | CIRCUIT DESCRIPTION | | |
| 1 | 15/1 | 1.17 | LIGHTING, RECEPTACLE | a 2 | 20/1 | 1.5 | SMALL APPLIANCE | | |
| 3 | 15/1 | 0.833 | E-1, LIGHTING, RECEPTACLE | b 4 | 20/1 | 1.5 | SMALL APPLIANCE | | |
| 5 | 15/1 | 0.18 | BATH | a 6 | 15/1 | 0.5 | FRIG. | | |
| 7 | 20/1 | 1.5 | LAUNDRY | b 8 | 15/1 | 1.2 | DISHWASHER | | |
| 9 | 30/2 | 5 | DRYER | a 10 | 15/1 | 0.75 | DISPOSAL | | |
| 11 | | | | b 12 | 20/1 | 1.8 | MICROWAVE | | |
| 13 | 25/2 | 3.33 | HP-1.5 | a 14 | 50/2 | 8.5 | RANGE | | |
| 15 | | | | b 16 | | | | | |
| 17 | 50/2 | 7.55 | AHU-A-1.5 | a 18 | 30/2 | 4.5 | EWH | | |
| 19 | | | | b 20 | | | | | |
| 21 | 20/1 | 0 | SPACE | a 22 | 15/1 | 0.25 | HWRP | | |
| 23 | 20/1 | 0 | SPACE | b 24 | 20/1 | 0 | SPACE | | |
| 25 | 20/1 | 0 | SPACE | a 26 | 20/1 | 0 | SPACE | | |
| 27 | 20/1 | 0 | SPACE | b 28 | 20/1 | 0 | SPACE | | |
| 29 | 20/1 | 0 | SPACE | a 30 | 20/1 | 0 | SPACE | | |
| | | CONN KVA | CALC KVA | | | CONN KVA | CALC KVA | | |
| LIGHTING AND RECEPTACLES | | 1.65 | 550 SF (3 VA/SF) | GENERAL LOAD UP TO 10 KVA | | 10 | 10 (100%) | | |
| SMALL-APPLIANCE | | 3 | | OVER 10 KVA | | 18.7 | 7.46 (40%) | | |
| LAUNDRY | | 1.5 | | MAX HEATING OR COOLING | | 8.24 | (220.82(C)(3)) | | |
| APPLIANCES | | 13.8 | | TOTAL LOAD | | 25.7 | | | |
| ELECTRIC COOKING | | 8.5 | | BALANCED LOAD | | 124 A | | | |
| MOTORS | | 0.25 | | PHASE A | | 94.7% | | | |
| TOTAL GENERAL LOAD | | 28.7 | | PHASE B | | 105% | | | |

| APPLIANCE BREAKDOWN | | | | HVAC Load Calculation | | KVA | NEC Code |
|-----------------------|--------------|--|--|---|--|-------|-------------|
| TYPE | LOAD KVA | | | | | | |
| REFRIGERATOR | 0.5 | | | Heating | | 10.88 | |
| DISHWASHER | 1.2 | | | Cooling | | 3.33 | |
| DISPOSAL | 0.75 | | | Mini Split | | 0.00 | |
| MICROWAVE | 1.8 | | | 100% of Nameplate Rating of AC and Cooling | | 3.33 | 220.82 C(1) |
| WATER HEATER | 4.5 | | | 100% of Nameplate Rating of Heat Pump w/o Supplemental Heat | | 0.00 | 220.82 C(2) |
| DRYER | 5 | | | Heat Pump plus 65% of Supplemental Heat | | 8.24 | 220.82 C(3) |
| HOW WATER RECIRC PUMP | 0.25 | | | Largest Heating or Cooling Load | | 10.88 | 220.84 C(5) |
| TOTAL | 14.00 | | | | | | |

| Multi-Family Dwelling Unit Calc | KVA |
|--|--------------|
| Total General Load | 28.65 |
| Largest Heating or Cooling Load 220.84 | 10.88 |
| 220.84 CONNECTED LOAD CALC | 39.53 |

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 08/30/2024 BID SET 2

Revisions

Checked By: PRS
 Drawn by: AJW

PR-09/07/24

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 TEAMWORK COLLABORATION SHARED SUCCESS
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PROPOSED PROJECT:
 RENOVATION FOR
12 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

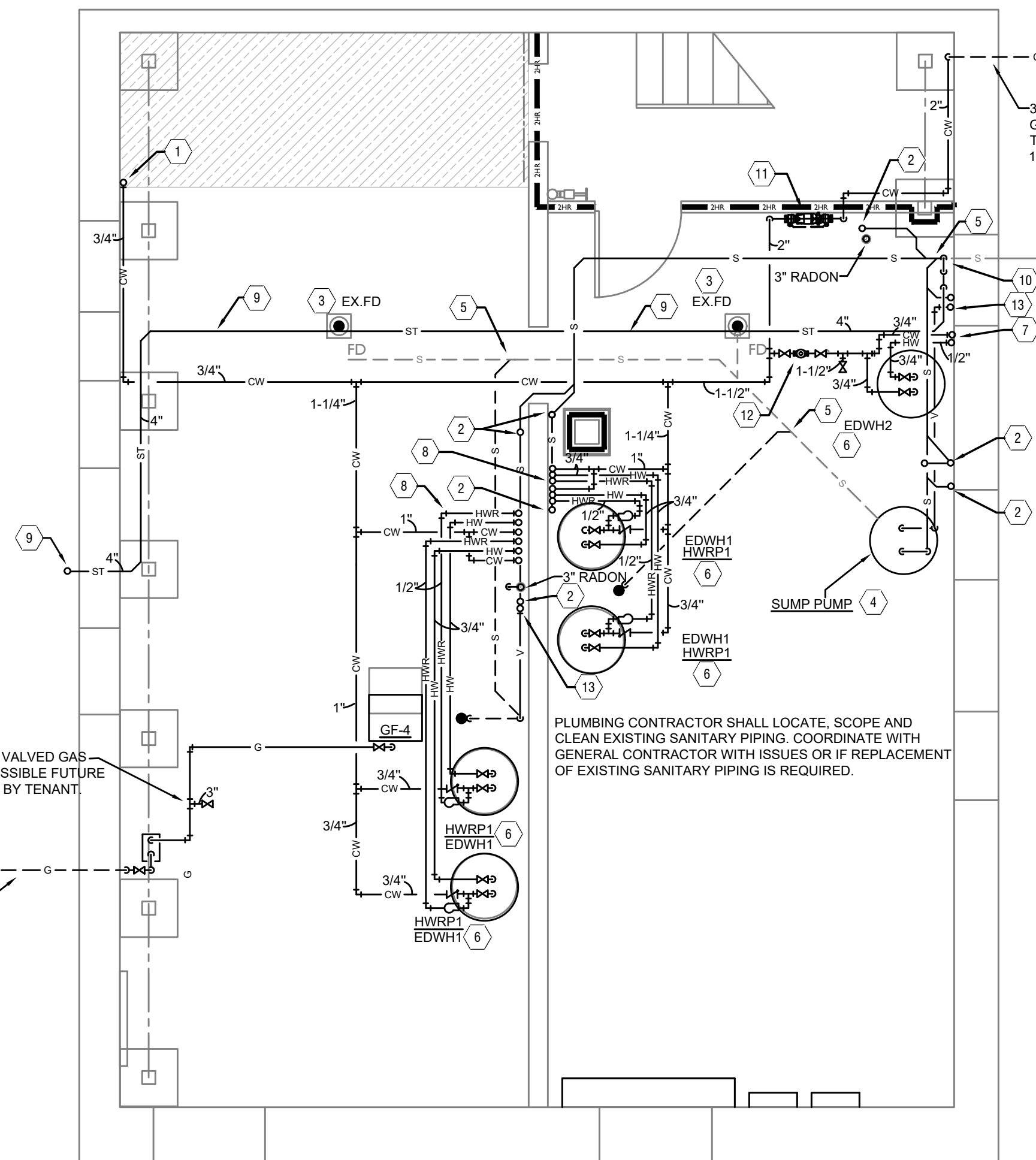
Job No: 22042 8/10/2022

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Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase (1) - Construction Documents - Phase 1 (B Buildings) 1800 REPUBLIC\9757-P1-00-PLUMBING-BASEMENT-PLUMBING-ERS. Plot Date/Time: Aug 29, 2024-2:39pm. \$1.11
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PLUMBING CONTRACTOR SHALL COORDINATE WITH OWNER AND DUKE ENERGY TO PROVIDE COORDINATE NEW GAS SERVICE TO BUILDING. NEW GAS LOAD IS UNKNOWN.

PROVIDE A 3" VALVED GAS STUB FOR POSSIBLE FUTURE CONNECTION BY TENANT.



3" DOMESTIC WATER PIPING UNDER GROUND FROM 1801-05 VINE ST THROUGH COURTYARD TO SERVE 1800 REPUBLIC ST.

PLUMBING CONTRACTOR SHALL LOCATE, SCOPE AND CLEAN EXISTING SANITARY PIPING. COORDINATE WITH GENERAL CONTRACTOR WITH ISSUES OR IF REPLACEMENT OF EXISTING SANITARY PIPING IS REQUIRED.

PLUMBING BASEMENT KEYED NOTES

- 3/4" COLD WATER PIPING UP TO SERVE WALL HYDRANT ON FLOOR ABOVE.
- SANITARY PIPING UP TO FLOOR ABOVE. REFER TO ISOMETRICS FOR PIPE SIZES.
- PLUMBING CONTRACTOR SHALL INSPECT EXISTING FLOOR DRAIN. CLEAN, FIX OR REPLACE AS REQUIRED.
- PROVIDE NEW SUMP PUMP. NEW SUMP PUMP SHALL BE ZOELLER M137 WITH POLYETHYLENE BASIN WITH SEALED LID.
- CONNECT NEW SANITARY PIPING TO EXISTING SANITARY PIPING.
- ELECTRIC TANK TYPE WATER HEATER WITH HEAT TRAPS ON INLET AND OUTLET. 3/4" COLD WATER IN, 3/4" HOT WATER OUT. PROVIDE DRAIN PAN AND PIPE DRAIN AND PRESSURE RELIEF VALVE INDEPENDENTLY AND INDIRECTLY TO FLOOR DRAIN. REFER TO DETAIL SHEETS FOR SPECIFICATIONS.
- HOT AND COLD WATER PIPING UP TO FLOOR ABOVE.
- 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP TO FLOORS ABOVE.
- 4" STORM PIPING.
- CONNECT NEW STORM LEADERS WITH RUNNING TRAP TO EXISTING SANITARY PIPING.
- PROVIDE A 2" REDUCE PRESSURE BACKFLOW PREVENTER.
- PROVIDE A REMOTE READ TAB METER ON DOMESTIC WATER PIPING SERVING LAUNDRY.
- VENT PIPING UP TO FLOOR ABOVE.

1800 REP

| 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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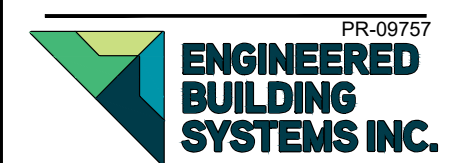
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Progress Dates
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Revisions

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 Drawn by: DAG



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PROPOSED PROJECT:
 RENOVATION FOR
I2 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

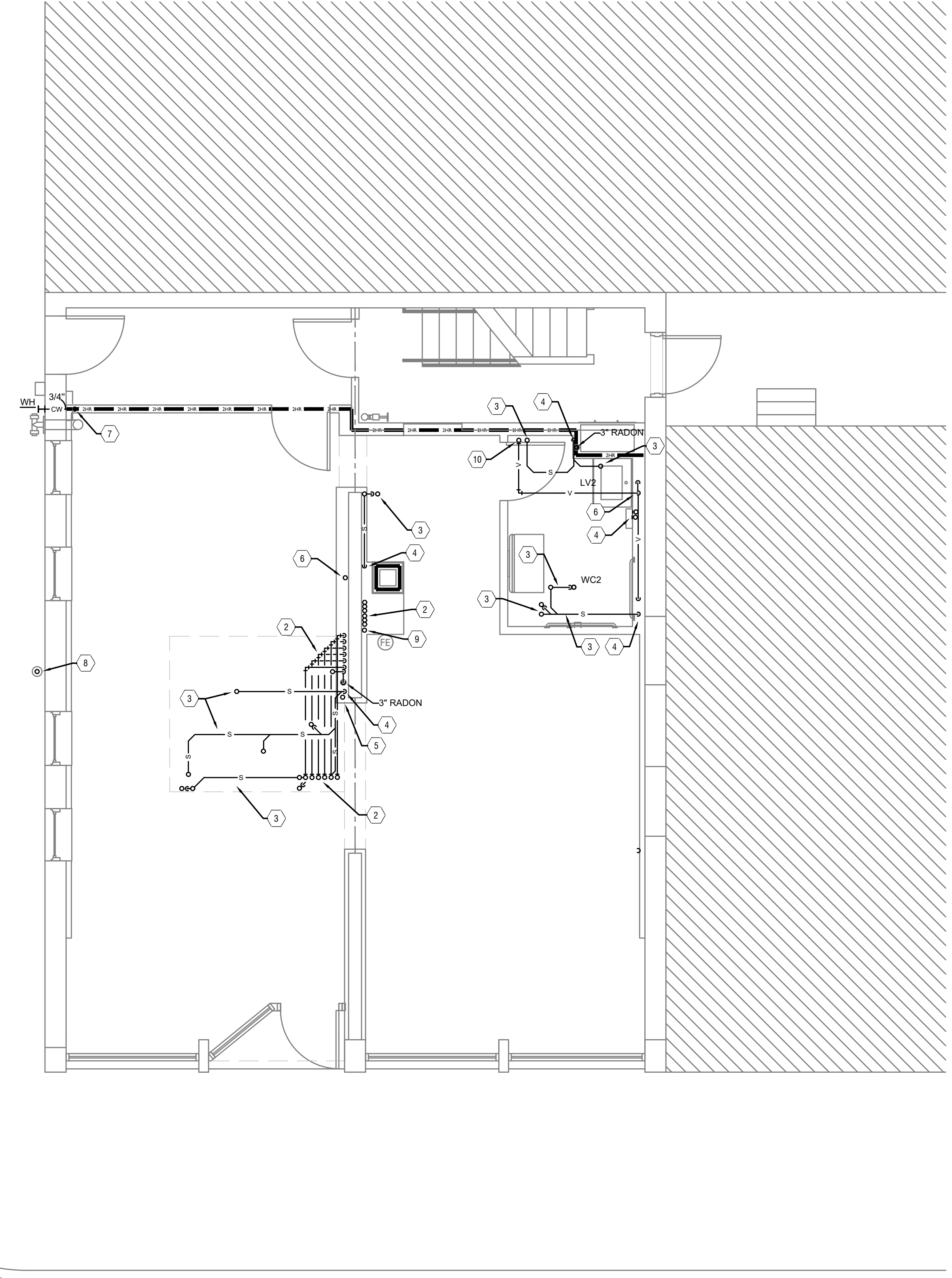
P1.00

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

PLUMBING PLAN - BASEMENT |



Z:\Project Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents\Phase 1 (B Buildings)\1800 REPLIC\REF-ART.dwg - Model - Plot Date/Time: Aug 29, 2024 - 10:48am - By: derek.grandy
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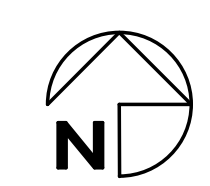
PLUMBING FIRST FLOOR KEYED NOTES

1. 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO SERVE WALL HYDRANT.
2. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
3. SANITARY PIPING UP TO SERVE PLUMBING FIXTURE ON FLOOR ABOVE.
4. SANITARY PIPING DOWN TO FLOOR BELOW.
5. VENT PIPING UP FROM FLOOR BELOW AND UP TO FLOOR ABOVE.
6. VENT PIPING UP FROM FLOOR BELOW.
7. 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO WALL HYDRANT.
8. PROVIDE A 4" DOWNSPOUT CONNECTION AND ROUTE INTO BUILDING AND DOWN TO BASEMENT.
9. SANITARY PIPING UP AND DOWN.
10. VENT PIPING UP TO FLOOR ABOVE.
11. 1/2" HOT WATER AND 3/4" COLD WATER PIPING UP FROM FLOOR BELOW TO SERVE RESTROOM. PROVIDE A POINT OF USE THERMOSTATIC MIXING VALVE ON SUPPLY LINES SERVING LAVATORY.

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

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

PLUMBING PLAN - FIRST FLOOR | 1



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 08/30/2024 BID SET 2

Revisions

Checked By: sss
 Drawn by: DAG

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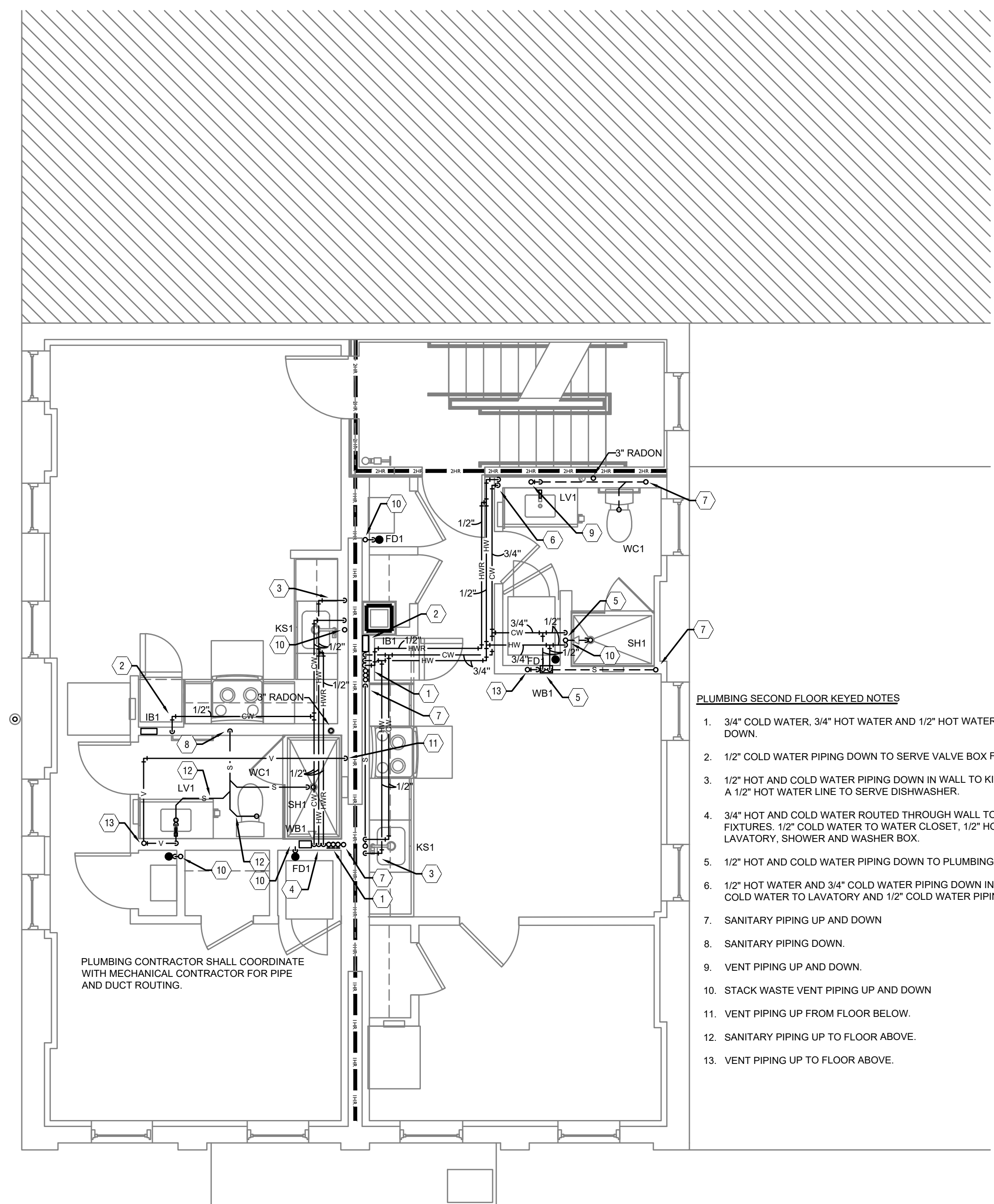
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PROPOSED PROJECT:
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I2 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

P1.01

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PLUMBING SECOND FLOOR KEYED NOTES

1. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
2. 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
3. 1/2" HOT AND COLD WATER PIPING DOWN IN WALL TO KITCHEN SINK AND EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
4. 3/4" HOT AND COLD WATER ROUTED THROUGH WALL TO SERVE PLUMBING FIXTURES. 1/2" COLD WATER TO WATER CLOSET, 1/2" HOT AND COLD WATER TO LAVATORY, SHOWER AND WASHER BOX.
5. 1/2" HOT AND COLD WATER PIPING DOWN TO PLUMBING FIXTURE.
6. 1/2" HOT WATER AND 3/4" COLD WATER PIPING DOWN IN WALL. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER PIPING TO WATER CLOSET.
7. SANITARY PIPING UP AND DOWN
8. SANITARY PIPING DOWN.
9. VENT PIPING UP AND DOWN.
10. STACK WASTE VENT PIPING UP AND DOWN
11. VENT PIPING UP FROM FLOOR BELOW.
12. SANITARY PIPING UP TO FLOOR ABOVE.
13. VENT PIPING UP TO FLOOR ABOVE.

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

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

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

PLUMBING PLAN - SECOND FLOOR |



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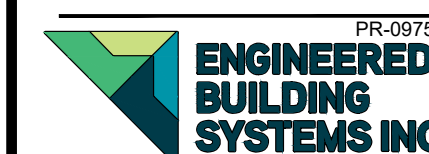


Progress Dates
 05/05/2023 BID P/E/P
 08/30/2024 BID SET 2

Revisions

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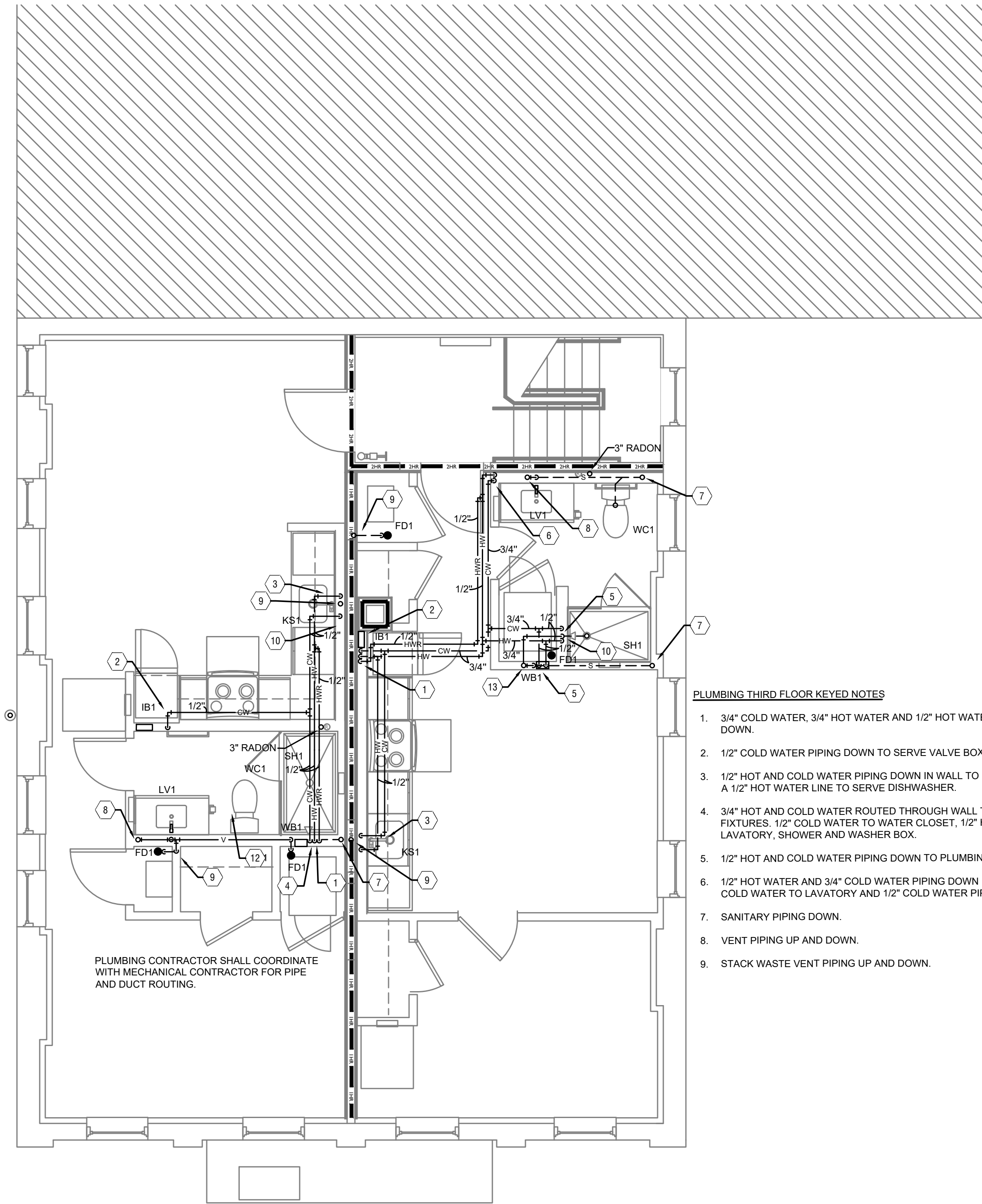
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PROPOSED PROJECT:
 RENOVATION FOR
I2 W ELDER ST / 1802 REPUBLIC ST
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

PI.02

Z:\Project_Directories\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson 2 Phase II)\Construction Documents\Phase 1 (8 Buildings)\1800 REPIBLCY\REF-ART.dwg - Model - Plot Date/Time: Aug 29, 2024 - 10:48am - By: derek.grandy
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PLUMBING THIRD FLOOR KEYED NOTES

1. 3/4" COLD WATER, 3/4" HOT WATER AND 1/2" HOT WATER RETURN PIPING UP AND DOWN.
2. 1/2" COLD WATER PIPING DOWN TO SERVE VALVE BOX FOR REFRIGERATOR.
3. 1/2" HOT AND COLD WATER PIPING DOWN IN WALL TO KITCHEN SINK AND EXTEND A 1/2" HOT WATER LINE TO SERVE DISHWASHER.
4. 3/4" HOT AND COLD WATER ROUTED THROUGH WALL TO SERVE PLUMBING FIXTURES. 1/2" COLD WATER TO WATER CLOSET, 1/2" HOT AND COLD WATER TO LAVATORY, SHOWER AND WASHER BOX.
5. 1/2" HOT AND COLD WATER PIPING DOWN TO PLUMBING FIXTURE.
6. 1/2" HOT WATER AND 3/4" COLD WATER PIPING DOWN IN WALL. 1/2" HOT AND COLD WATER TO LAVATORY AND 1/2" COLD WATER PIPING TO WATER CLOSET.
7. SANITARY PIPING DOWN.
8. VENT PIPING UP AND DOWN.
9. STACK WASTE VENT PIPING UP AND DOWN.

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

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

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

PLUMBING PLAN - THIRD FLOOR |



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

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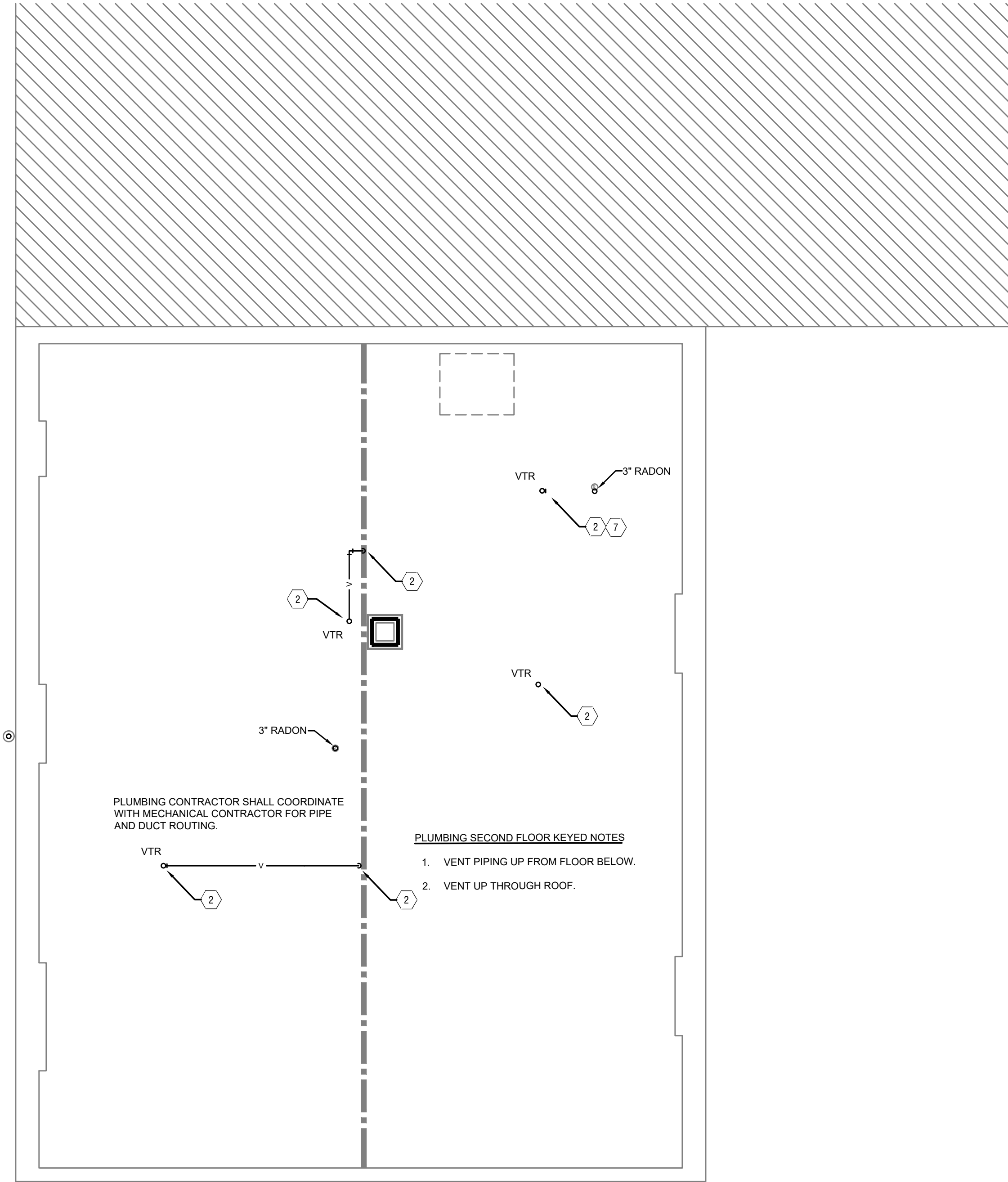
PROPOSED PROJECT:
**RENOVATION FOR
 12 W ELDER ST / 1802 REPUBLIC ST**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

PI.03

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

PLUMBING SECOND FLOOR KEYED NOTES

1. VENT PIPING UP FROM FLOOR BELOW.
2. VENT UP THROUGH ROOF.

| 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 |
| DD ⊙ | OVERFLOW DRAIN |
| — X — | 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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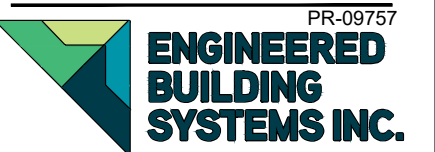


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PROPOSED PROJECT:
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Job No: 22042 8/10/2022

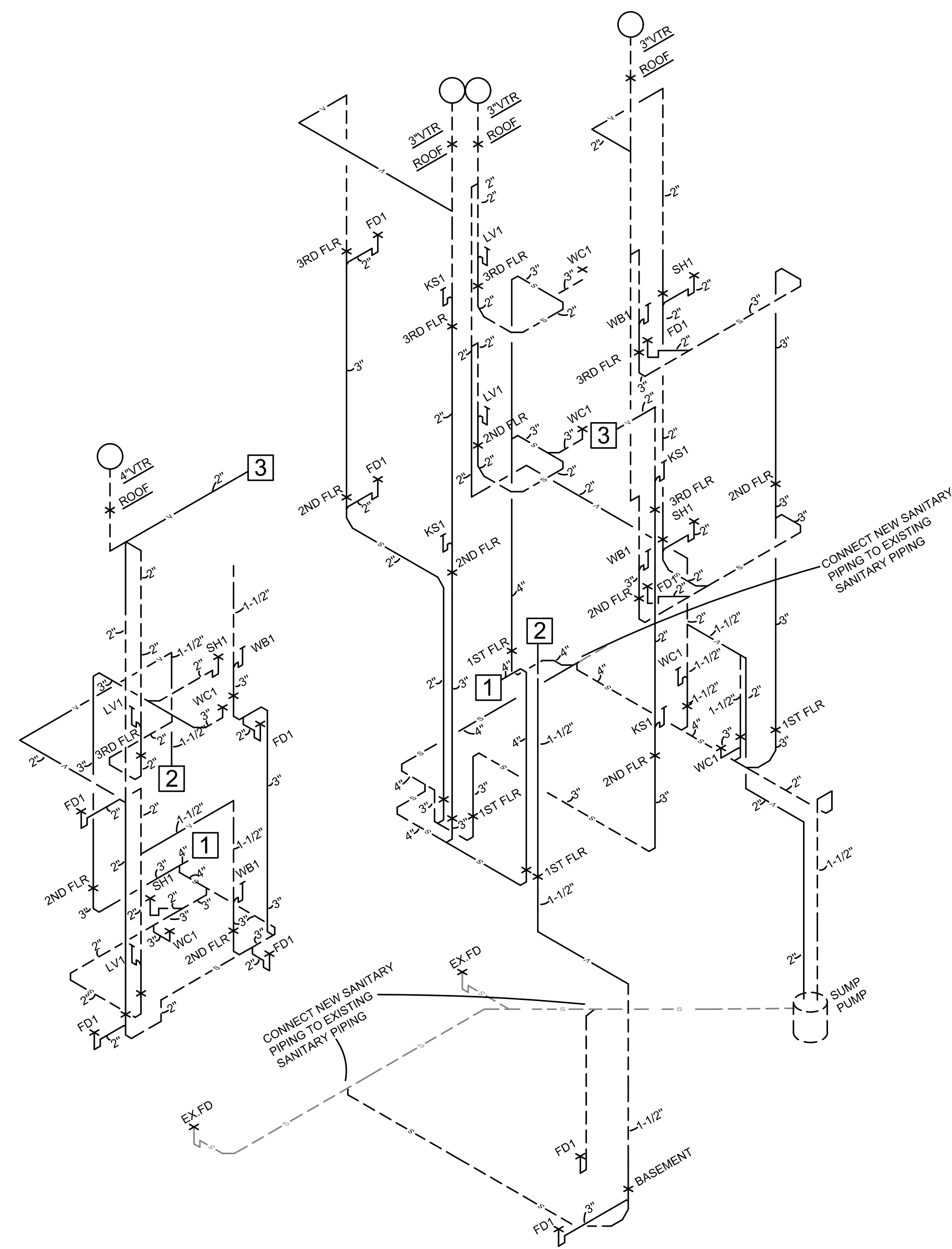
PI.04



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

PLUMBING PLAN - ATTIC | 1

Z:\Projects\Director\9700-9789\9757 - Findlay Flats - Findlay Periside (Williamson) 2 Phase II\Construction Documents\Phase 1 (B Buildings)\1800 REPLIC\19757-P2-01-PLUMBING-DETAILS.dwg - EBS - Plot Date/Time: Aug 29, 2024-2:27pm - Bc (44)
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WASTE AND VENT ISOMETRIC SCALE: NOT TO SCALE

PROPOSED PROJECT:
**RENOVATION FOR
 12 W ELDER ST / 1802 REPUBLIC ST**
 CINCINNATI, OH, 45202
 FINDLAY FLATS

Job No: 22042 8/10/2022

P2.01

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