

# NEW APARTMENT BUILDING

# LEBANON APARTMENTS

OWNER: NEW HOUSING OHIO, INC.

1160 E. MAIN ST.

LEBANON, OH 45036

LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036

CONTACT INFORMATION		
CITY OF LEBANON ELECTRIC 210 SOUTH SYCAMORE STREET LEBANON, OH 45036 ATTN: SHAWN COFFEY 513-228-3200	CENTRURY-LINK 20 NORTH MECHANIC STREET LEBANON, OH 45036 ATTN: JORDAN LANGSTON 513-933-3502	DESIGNER - DS2 ARCHITECTS 107 WEST SECOND STREET MAYSVILLE, KY 41056 ATTN: TODD CLUXTON P.E. P.S. 937-690-9448
CITY OF LEBANON PUBLIC WORKS 50 SOUTH BROADWAY LEBANON, OH 45036 ATTN: DARREN OWENS 513-228-3701	WARREN COUNTY TELECOMMUNICATIONS 500 JUSTICE DRIVE LEBANON, OH 45036 ATTN: ADELA DINGMAN 513-695-1320	OWNER 1160 EAST MAIN STREET LEBANON, OH 45036 ATTN: NEW HOUSING OHIO 513-554-4567
DUKE ENERGY GAS 139 EAST FOURTH STREET PO BOX 960 CINCINNATI, OH 45201 ATTN: RICHARD HACKER 513-614-8648	WINDSTREAM COMMUNICATIONS 312 PLUMB STREET CINCINNATI, OH 12002 ATTN: JOE GREEN 319-790-7510	DEVELOPER 1160 EAST MAIN STREET LEBANON, OH 45036 ATTN: DALE WHITE 513-623-5185
TIME WARNER 11252 CORNELL PARK DRIVE CINCINNATI, OH 45201 ATTN: KENT RIEGER 513-489-5067	OHIO UTILITY PROTECTION SERVICE (OUPS) 811 OR 1-800-362-2764	
CINCINNATI BELL EXTENDED TERRITORIES - COAX 201 EAST FOURTH STREET CINCINNATI, OH 45202 ATTN: BRECK COWAN 513-489-5067	CINCINNATI BELL EXTENDED TERRITORIES - FIBER 201 EAST FOURTH STREET CINCINNATI, OH 45202 ATTN: MIKE WILLIAMS 513-565-6024	

REVISIONS

NONE

PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B

LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036

CLIENT: NEW HOUSING OHIO INC.

ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036

COUNTY: WARREN

PROJECT #: 21-164

DATE: FEBRUARY 3, 2026

SHEET: SP1/1

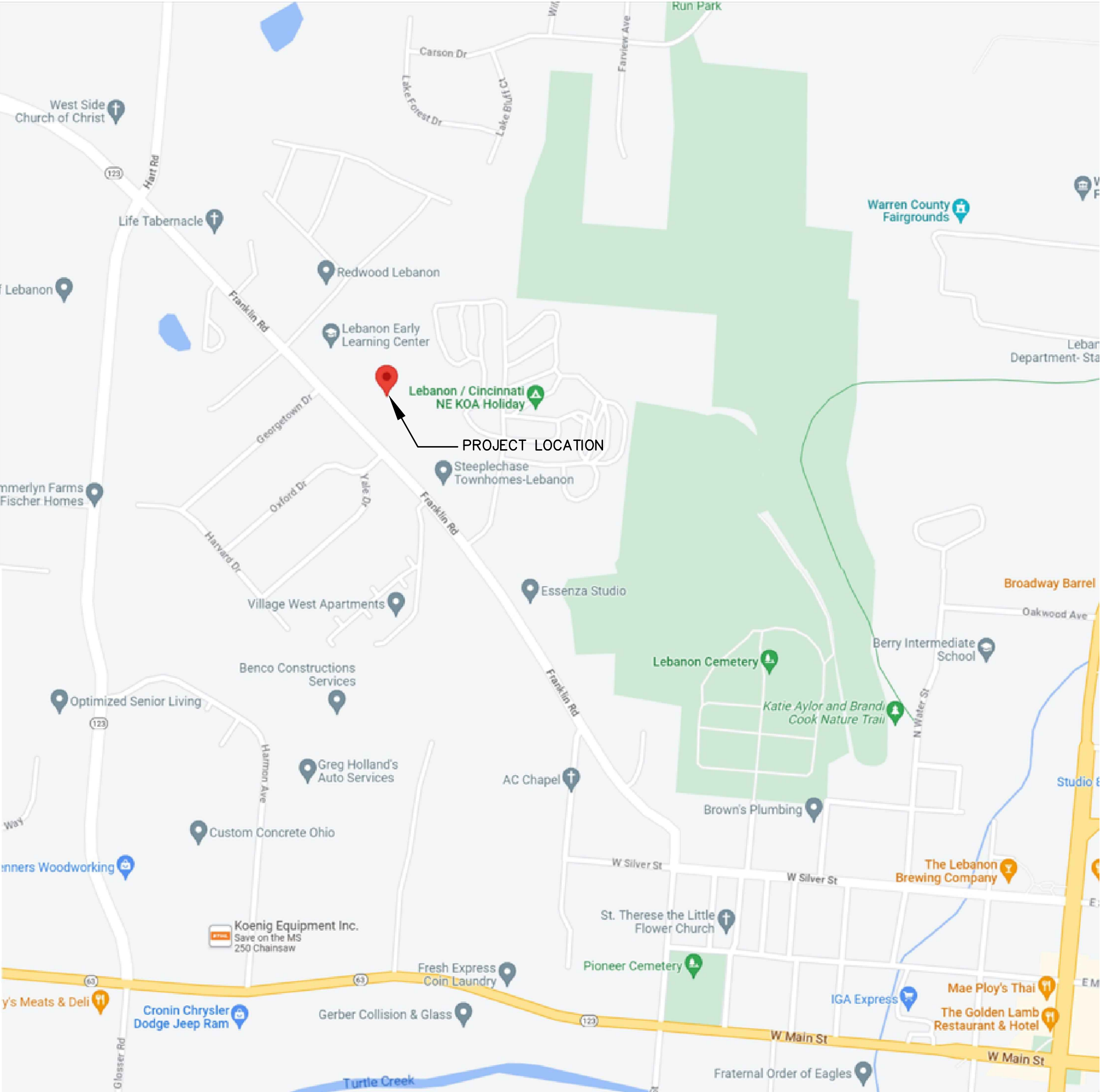
DS2 architects

107 West Second Street-Maysville, KY 41056

100 South High Street Suite 206 Hillsboro, OH 45133

Phone: 888-564-0961 Fax: 606.564.0962

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VICINITY MAP

NOT TO SCALE

APPROVED THIS\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY THE OWNER.

OWNER, NEW HOUSING OHIO, INC.

APPROVED THIS\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY THE CITY ENGINEER, LEBANON, STATE OF OHIO.

CITY ENGINEER, LEBANON

APPROVED THIS\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY THE CITY PLANNER, LEBANON, STATE OF OHIO.

CITY PLANNER, LEBANON



DESIGN LOAD DATA TABLE		
FOUNDATION	ASSUMED (PSF)	1500
FLOOR LIVE LOAD	UNIFORMLY DISTRIBUTED (PSF)- ATTIC W/OUT STORAGE/ALL OTHER	10/40
	CONCENTRATED (LBS)	-
	IMPACT	-
	REDUCTION	-
ROOF LIVE LOAD	(PSF)	20.0
ROOF SNOW LOAD	GROUND SNOW LOAD (Pg)	20
	FLAT-ROOF SNOW LOAD (Pf)	-
	SNOW EXPOSURE FACTOR (Ce)	1.0
	SNOW LOAD IMPORTANCE FACTOR (Is)	1.0
	THERMAL FACTOR (Ci)	1.0
WIND LOAD	BASIC WIND SPEED (MPH)	115
	WIND IMPORTANCE FACTOR (I)	1.0
	BUILDING CATEGORY	I
	WIND EXPOSURE	B
	INTERNAL PRESSURE COEFFICIENT	0.18
	COMPONENTS AND CLADDING DESIGN WIND PRESSURE (PSF)	23.2
EARTHQUAKE DESIGN DATA	Lebanon, OH 45036, USA Latitude, Longitude: 39.4553373, -84.2029922	
	Date	6/25/2025, 12:25:24 PM
	Design Code Reference Document	ASCE7-22
	Risk Category	II
	Site Class	Default
	Type Value Description (Data)	
	S <sub>S</sub>	0.2 The MCE <sub>s</sub> spectral response acceleration at 0.2 seconds for Site Class BC, in units of g.
	S <sub>1</sub>	0.082 The MCE <sub>s</sub> spectral response acceleration at 1 second for Site Class BC, in units of g.
	S <sub>MSS</sub>	0.25 S <sub>MSS</sub> = 1.5 x S <sub>D5</sub> , the Risk-Targeted Maximum Considered Earthquake (MCE <sub>s</sub> ) spectral response acceleration for short periods (of the two-period spectrum) and the user-specified Site Class.
	S <sub>M1</sub>	0.17 S <sub>M1</sub> = 1.5 x S <sub>D1</sub> , the MCE <sub>s</sub> spectral response acceleration for 1 second (of the two-period spectrum) and the user-specified Site Class.
	S <sub>D5</sub>	0.17 The design spectral response acceleration for short periods (of the two-period spectrum) and the user-specified Site Class, in units of g.
	S <sub>D1</sub>	0.12 The design spectral response acceleration for 1 second (of the two-period spectrum) and the user-specified Site Class, in units of g.
	Type Value Description (Data Contd.)	
	SDC	B Seismic design category
	PGA <sub>M</sub>	0.11 PGA <sub>M</sub> , the Geometric-Mean Maximum Considered Earthquake (MCE <sub>0</sub> ) peak ground acceleration for the user-specified Site Class, in units of g.
	T <sub>S</sub>	0.688 T <sub>S</sub> = S <sub>D2</sub> /S <sub>D5</sub> , in seconds, for construction of the two-period design spectrum
	T <sub>0</sub>	0.138 T <sub>0</sub> = 0.2 x T <sub>S</sub> , in seconds, for construction of the two-period design response spectrum
	T <sub>L</sub>	12 T <sub>L</sub> , the long-period transition period, in seconds, for construction of the two-period design response spectrum
	Type	Value Description (Underlying Data and Metadata)
	PGA <sub>M</sub>	See underlying data for Site Classes C, CD, and D Probabilistic uniform-hazard (2%-in-50-years), geometric-mean peak ground acceleration, in units of g.
	PGA <sub>44h</sub>	See underlying data for Site Classes C, CD, and D Deterministic 84th-percentile, geometric-mean peak ground acceleration (without deterministic lower limit), in units of g.
	V <sub>S30</sub>	260 The shear-wave velocity used for the user-specified Site Class, in units of m/s
	Spatial Interpolation Method	linearloglinear Identifier for spatial interpolation method used to obtain values for location of interest from underlying gridded values: "linearloglinear" for bilinear of natural logarithm of values.
	PGA <sub>gr100</sub>	Deterministic lower limit peak ground acceleration (PGA <sub>0</sub> ) for the user-specified Site Class, in units of g.
	riskTargetedSpectrum	Probabilistic risk-targeted, maximum direction response spectrum (for 1%-in-50-years collapse risk)
	eightyFourthSpectrum	Deterministic 84 <sup>th</sup> -percentile, maximum-direction response spectrum (without deterministic lower limit)

GENERAL BUILDING DATA TABLE	
USE GROUP	R2*
CONSTRUCTION TYPE	5B
AREA	
COMMUNITY AREA	3,334 SF
GROUP HOME	3,624 SF
SINGLE BEDROOM APARTMENT WING	13,509 SF
TOTAL	18,193 SF
OCCUPANT LOAD	
COMMUNITY AREA	16
GROUP HOME	18
SINGLE BEDROOM APARTMENT WING	68
TOTAL	102
*SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13	

APPLICABLE CODES

2024 OHIO BUILDING CODE  
2024 OHIO MECHANICAL CODE  
2024 OHIO PLUMBING CODE  
2017 OHIO ENERGY CODE  
2017 OHIO FIRE CODE  
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (SAFE HARBOR)

504 MATH

20 UNITS X 5% = 1 X 2 = 2 MOBILITY UNITS REQUIRED

UNITS TO BE UNIT 1 AND UNIT 2

1 SENSORY UNIT REQUIRED

UNIT TO BE UNIT 3

GENERAL NOTES AND SPECIFICATIONS

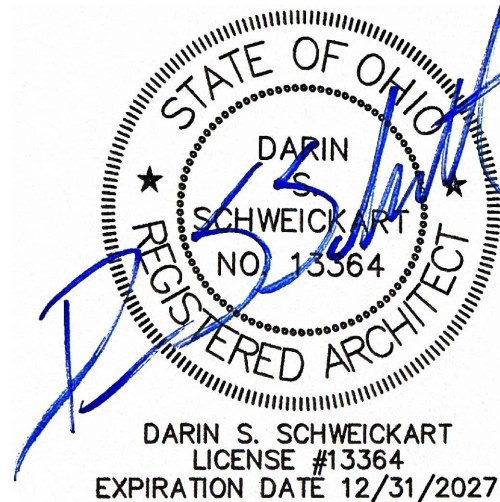
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- THESE PLANS ARE INTENDED TO DELINEATE THE CONSTRUCTION DETAILS AS REGULATED BY THE OHIO BUILDING CODE. ARCHITECTURAL DETAILS AND CONSTRUCTION MATERIAL SPECIFICATIONS NOT REGULATED BY THE BUILDING CODE ARE NOT NECESSARILY INCLUDED IN THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY SUCH DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOP DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE TO COORDINATE SPACE AVAILABILITY FOR THE VARIOUS COMPONENTS INDICATED ON THESE DRAWINGS.
- ALL LUMBER TO BE NO. 2 SYP UNLESS OTHERWISE NOTED.
- ALL LUMBER TO BE CONSTRUCTION GRADE SPF OR BETTER, UNLESS OTHERWISE SPECIFIED.
- ALL LUMBER CONNECTIONS AND GYPSUM WALLBOARD CONNECTIONS SHALL BE MADE IN CONFORMANCE WITH TABLE 2304.10.1 OBC, "FASTENING SCHEDULE" UNLESS OTHERWISE NOTED ON THE PLANS.
- LUMBER DESIGNATED "P.T." SHALL BE PRESSURE TREATED AND APPROVED FOR DIRECT GROUND CONTACT.
- PROVIDE ACCESS TO HANDICAPPED PER CHAPTER 11, OBC AND ADAAG.
- CONCRETE WALKS TO BE GRADED TO PERMIT ACCESS TO FRONT DOOR PER ADAAG.
- PANIC DOOR HARDWARE SHALL BE IN CONFORMANCE WITH SECTION 1008.1.9, OBC.
- EGRESS DOOR HARDWARE TO BE READILY OPENABLE FROM THE DIRECTION OF EGRESS WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE IN ACCORDANCE WITH SECTION 1010.1.10, OBC.
- SLEEPERS AND SILLS ON CONCRETE OR MASONRY SLABS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE OF APPROVED NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD AS PER SECTION 2304.11.2.3 OBC
- ALL HOLES AND PENETRATIONS ARE TO BE SEALED IN ACCORDANCE WITH DAS-2024 SEC. 13 P. 23.

PROJECT SCOPE

CONSTRUCTION OF NEW RESIDENTIAL BUILDING CONTAINING 20 SINGLE BEDROOMS APARTMENTS, 4 GROUP HOME UNITS WITH 4 BEDROOMS EACH AND A COMMON SPACE AREA WITH KITCHEN, OFFICE, AND COUNSELING ROOMS

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ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: G1/1





PLANTING REQUIREMENTS  
\*R-2 DISTRICT PER TABLE 1138-2 OF LEBANON ZONING CODE  
2 CANOPY TREES + 5 SHRUBS PER DWELLING UNIT

PHASE 1A- 20 UNITS= 40 CANOPY TREES AND 100 SHRUBS REQUIRED  
PHASE 1B- 4 UNITS= 8 CANOPY TREES AND 20 SHRUBS REQUIRED  
PHASE 2- 22 UNITS= 44 CANOPY TREES AND 110 SHRUBS REQUIRED (FUTURE)  
TOTAL REQUIRED FOR ENTIRE PROJECT = 92 CANOPY TREES 230 SHRUBS  
TOTAL PROVIDED WITH THIS SUBMISSION = 48 CANOPY TREES 120 SHRUBS  
TOTAL PROVIDED WITH THIS SUBMISSION = 35 CANOPY TREES 175 SHRUBS  
TOTAL TO BE PROVIDED WITH FUTURE PLAN = 13 CANOPY TREES 61 SHRUBS

\*LANDSCAPE PARKING ISLANDS- 1 CANOPY TREE AND 2 SHRUBS REQUIRED PER ISLAND

6 ISLANDS PROVIDED= 6 CANOPY TREES AND 12 SHRUBS REQUIRED

\*PERIMETER SCREENING

THE PLANTING STRIP SHALL CONTAIN TWO CONTINUOUS ROWS COMPOSED OF ONE ROW OF A MIX OF 75% EVERGREEN SHRUBS WITH A MINIMUM PLANTING HEIGHT OF 15 INCHES AND A ROW OF MIXED PERENNIALS, ORNAMENTAL GRASSES, OR BLOOMING SHRUBS WITH MAXIMUM ON-CENTER SPACING OF FOUR (4) FEET, UP TO 50 PERCENT OF THE PLANT MATERIAL SHALL BE DECIDUOUS, PERENNIALS, OR ORNAMENTAL GRASSES. IN ADDITION TO THE REQUIRED SHRUBS, THE PLANTING STRIP SHALL INCLUDE CANOPY TREES WHICH SHALL BE PROVIDED AT A RATE OF TWO (2) CANOPY TREES PER 100 LINEAL FEET OF THE PERIMETER.

PERIMETER LANDSCAPE STRIPS ASSOCIATED WITH A VEHICULAR USE AREA SHALL NOT BE REQUIRED IF THE VEHICLE USE AREA IS CONTIGUOUS TO A BUFFER REQUIRED AS PART OF SUBSECTION 1138.07 (BUFFER REQUIREMENTS), AND THE SCREENING INTENT OF THIS CHAPTER IS MET.

ALL LANDSCAPE AREAS ARE TO RECEIVE MIN. 4" DOUBLE SHREDDED BLACK- EDGES TO BE IN ACCORDANCE WITH EDGE DETAIL.

PLANT QUALITY

a. PLANT MATERIALS USED TO COMPLY WITH THIS CHAPTER SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN SOUTHWESTERN OHIO AND SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1, AS AMENDED). PLANT MATERIAL SHALL BE OF STANDARD QUALITY OR BETTER, TRUE TO NAME AND TYPE OF SPECIES OR VARIETY.

b. PLANTS SHALL BE FREE OF DISEASE, INSECTS AND/OR DAMAGE, AND SHALL BE CORRECTLY LABELED INDICATING GENUS, SPECIES AND CULTIVAR. NO LABEL SHALL BE REMOVED UNTIL AFTER THE FINAL INSPECTION BY THE CITY IS COMPLETED.

c. ALL TREES AND SHRUBS MUST BE TRANSPORTED TO/WITHIN THE CITY FROM THE NURSERY OR HOLDING AREA IN A COVERED FASHION TO PREVENT WIND DAMAGE.

d. THE CRITICAL ROOT ZONE AREA OF ALL PLANTS WILL HAVE TOPSOIL TO A DEPTH OF AT LEAST EIGHT INCHES AT PLANTING.

e. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 15 FEET TO SUCH PUBLIC WORKS.

TREE INSTALLATION

a. NEW TREES SHALL BE PROPERLY PLANTED IN ACCORDANCE WITH RECOMMENDED PLANTING PROCEDURES BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. SEE FIGURE 26 AND THE FOLLOWING INSTRUCTIONS.

b. MINIMUM PROCEDURES

i. ALL ROPES AND TIES SHALL BE REMOVED FROM AROUND THE TREE AND ROOT BALL.

ii. REMOVE AT A MINIMUM THE TOP HALF OF THE WIRE BASKET.

iii. CUT ANY BURLAP AWAY FROM AT LEAST THE TOP HALF OF THE ROOT BALL.

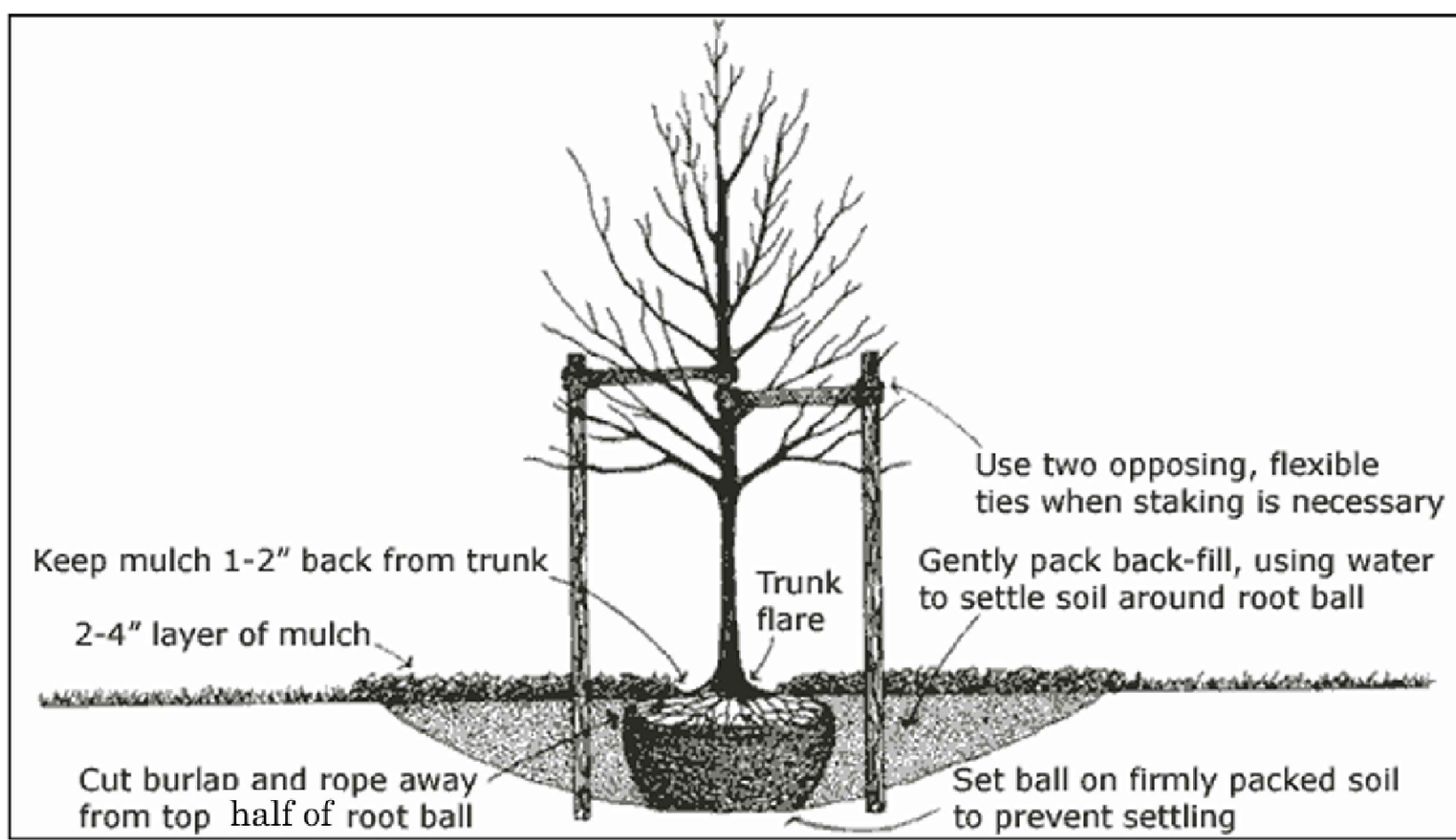
iv. DIG A SHALLOW, BROAD PLANTING HOLE THAT WHERE ROOM ALLOWS, IS AS MUCH AS 3 TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL.

v. IDENTIFY THE TRUNK FLARE THAT SHOULD BE PARTIALLY VISIBLE AFTER THE TREE HAS BEEN PLANTED.

vi. PLACE TREE AT THE PROPER HEIGHT AND SET ROOT BALL ON FIRMLY PACKED SOIL TO PREVENT SETTLING.

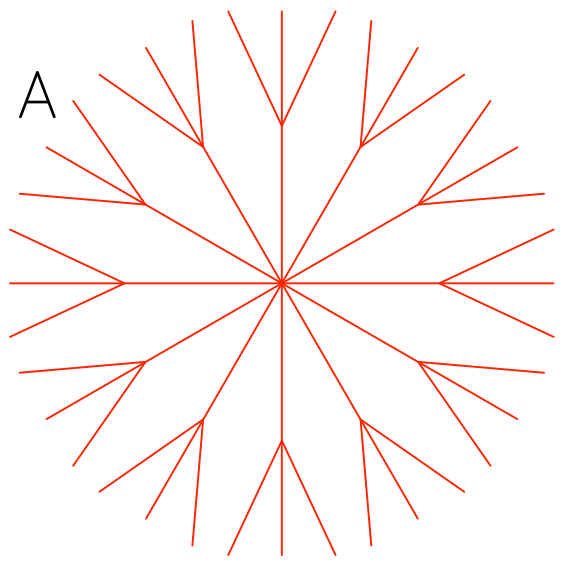
vii. STRAIGHTEN THE TREE AND THEN FILL THE HOLE, GENTLY BUT FIRMLY, USING WATER TO SETTLE THE SOIL AROUND THE ROOT BALL.

- viii. STAKE THE TREE, IF NECESSARY, USING TWO OPPOSING, FLEXIBLE TIES.
- ix. MULCH THE BASE OF THE TREE USING A TWO TO FOUR INCH LAYER OF MULCH, KEEPING MULCH TWO INCHES FROM TRUNK OF TREE.
- VEGETATION SIZE AND QUALITY REQUIREMENTS
- a. DECIDUOUS CANOPY OR SHADE TREES SHALL HAVE A MINIMUM DBH OF 2 INCHES AT THE TIME OF PLANTING. MULTI-STEM VARIETIES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
- b. UNDERSTORY, SMALL MATURING, OR ORNAMENTAL TREES SHALL HAVE A MINIMUM DBH OF 1 3/4 INCHES AT TIME OF PLANTING. MULTI-STEM VARIETIES SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
- c. EVERGREEN TREES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AT THE TIME OF PLANTING. SHRUBS OR HEDGES WHICH ARE UPRIGHT IN NATURE SHALL BE A MINIMUM OF TWO FEET TALL IN HEIGHT AT THE TIME OF PLANTING. SHRUBS OR HEDGES WHICH ARE SPREADING IN NATURE SHALL BE A MINIMUM OF 15 INCHES IN HEIGHT AT THE TIME OF PLANTING. ALL SHRUBS AND HEDGES SHALL ATTAIN PROPER OPACITY WITHIN FOUR YEARS AFTER PLANTING.
- d. VINES, WHICH ARE GENERALLY USED IN CONJUNCTION WITH WALLS OR FENCES, SHALL BE AT LEAST TWELVE INCHES TALL AT PLANTING.
- e. GRASS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN SOUTHWESTERN OHIO, AND MAY BE SODDED OR SEEDED; EXCEPT IN SWALES OR OTHER AREAS SUBJECT TO EROSION.

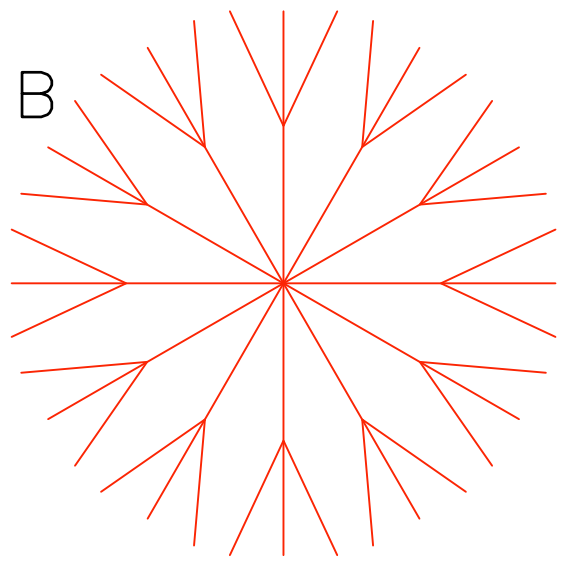


TREE PLANTING DETAIL  
NTS

STREET TREES (SMALL)

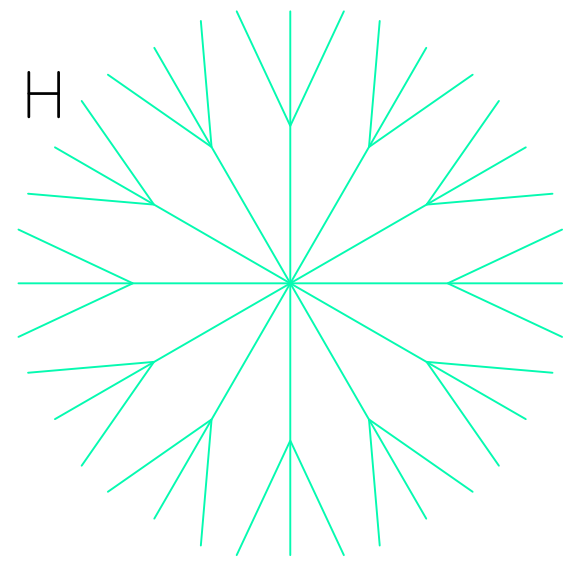


PLANT A- QUANTITY = 9  
APPLE SERVICEBERRY

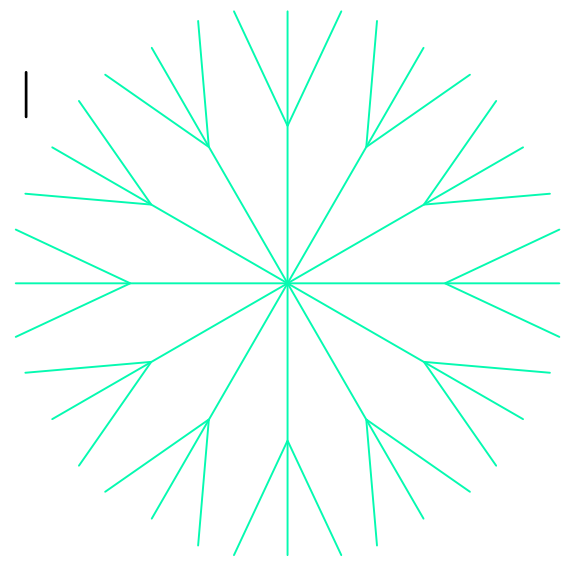
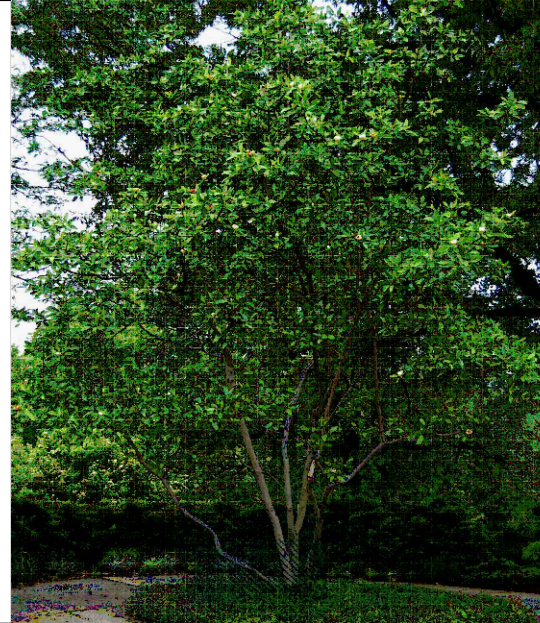


PLANT B- QUANTITY = 7  
CORNELIAN-CHERRY DOGWOOD

GENERAL LANDSCAPING (SMALL TREE)

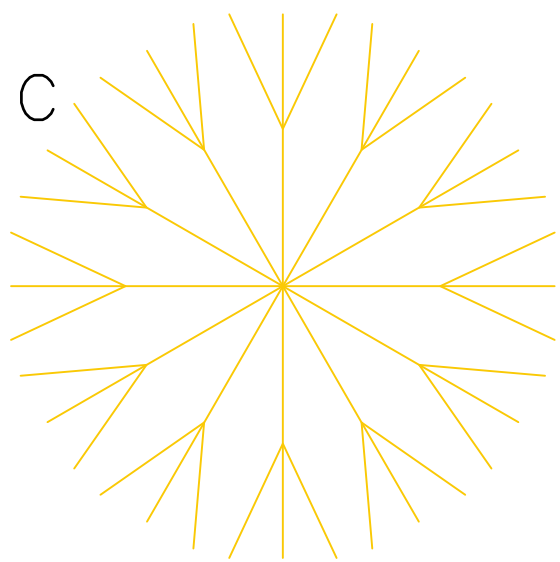


PLANT H- QUANTITY = 9 + 5 FUTURE  
EMPEROR JAPANESE RED MAPLE

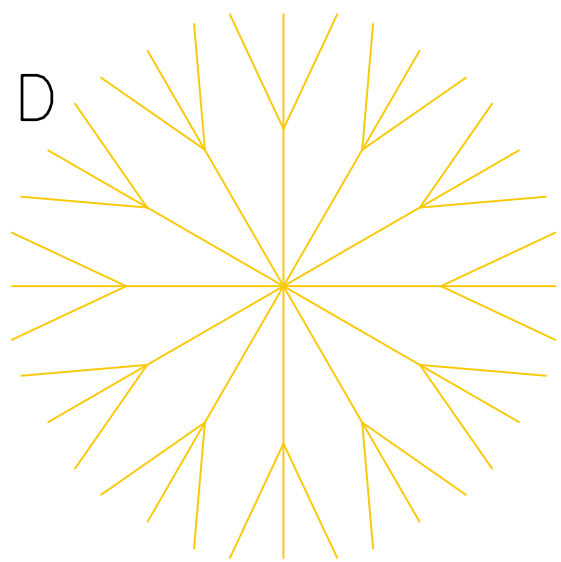


PLANT I- QUANTITY = 5 + 6 FUTURE  
EMPEROR SWEETBAY MAGNOLIA

STREET TREES (MEDIUM)

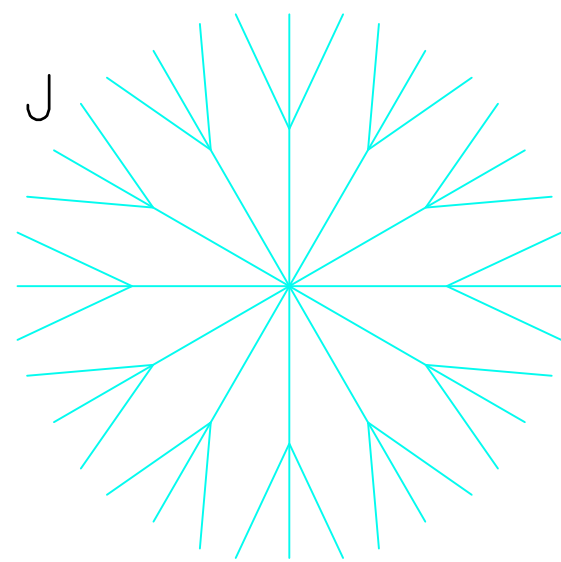


PLANT C- QUANTITY = 8  
BLACK GUM

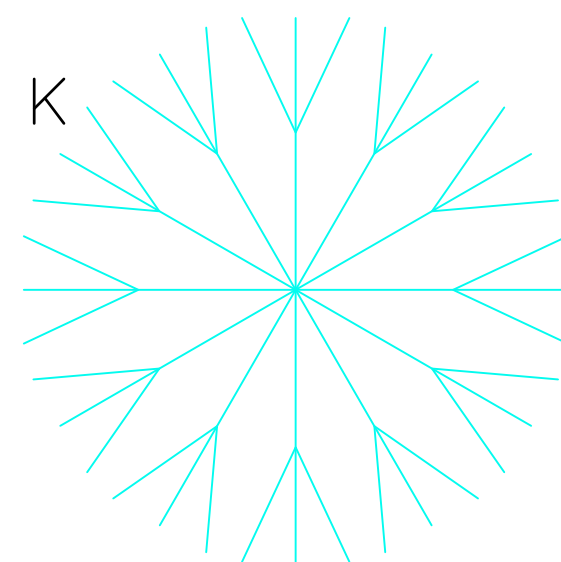


PLANT D- QUANTITY = 8  
YELLOWWOOD

GENERAL LANDSCAPING (MEDIUM TREE)

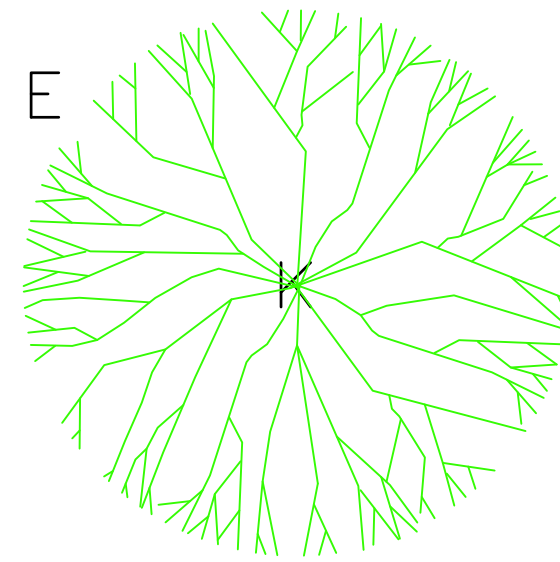


PLANT J- QUANTITY = 5  
RIVER BIRCH

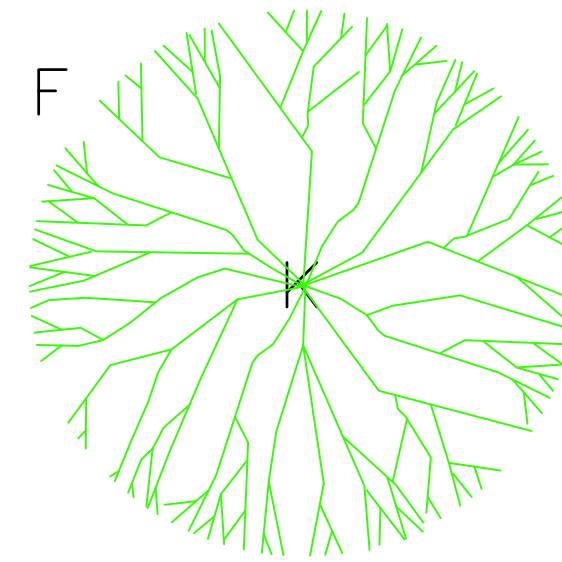


PLANT K- QUANTITY = 5  
FRONTIER ELM

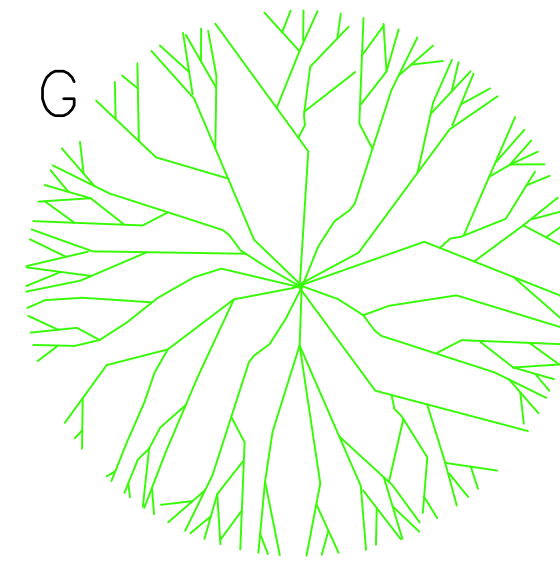
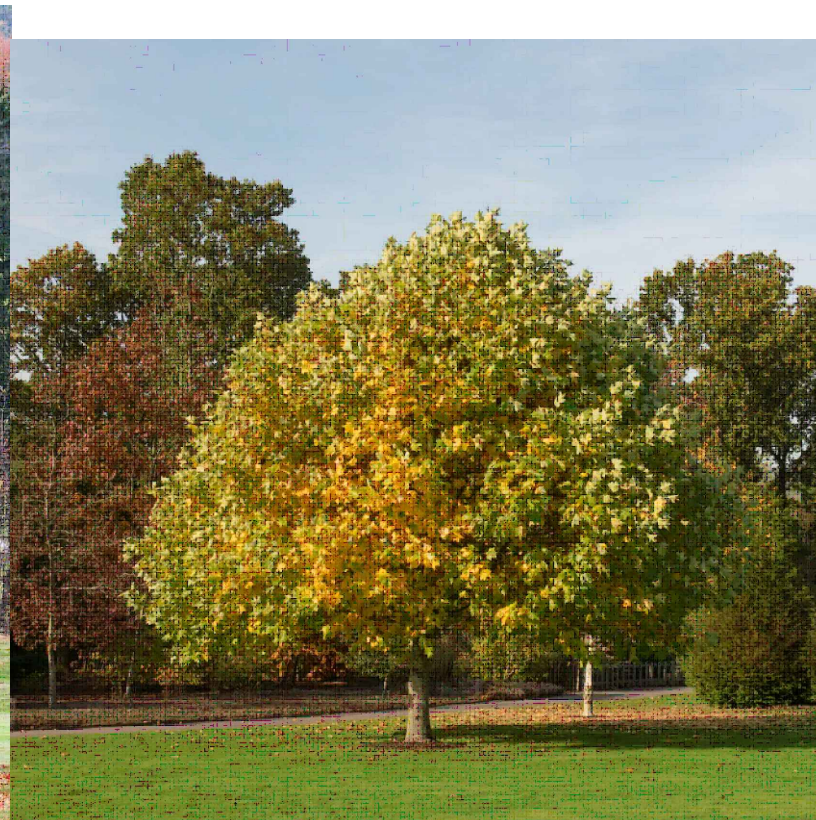
STREET TREES (LARGE)



PLANT E- QUANTITY = 3 + 1 FUTURE  
6' SWAMP WHITE OAK

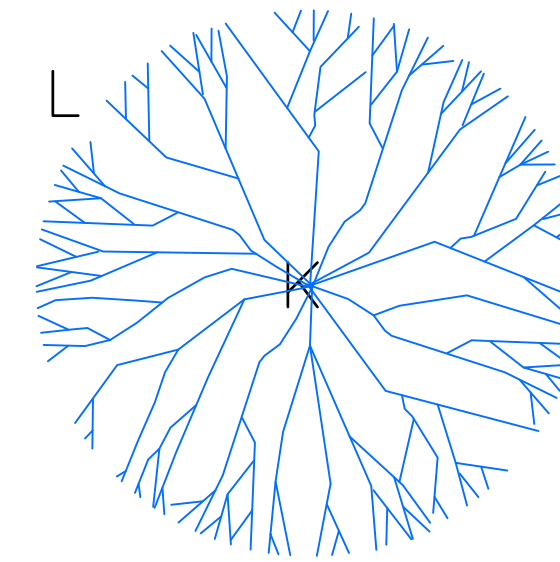


PLANT F- QUANTITY = 2  
6' SUGAR MAPLE

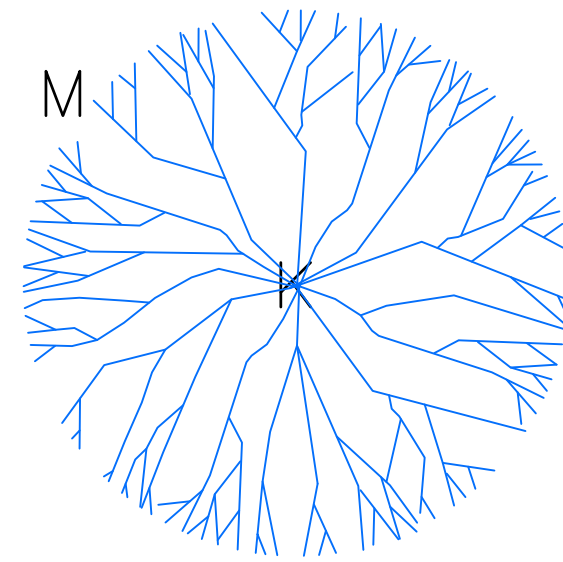
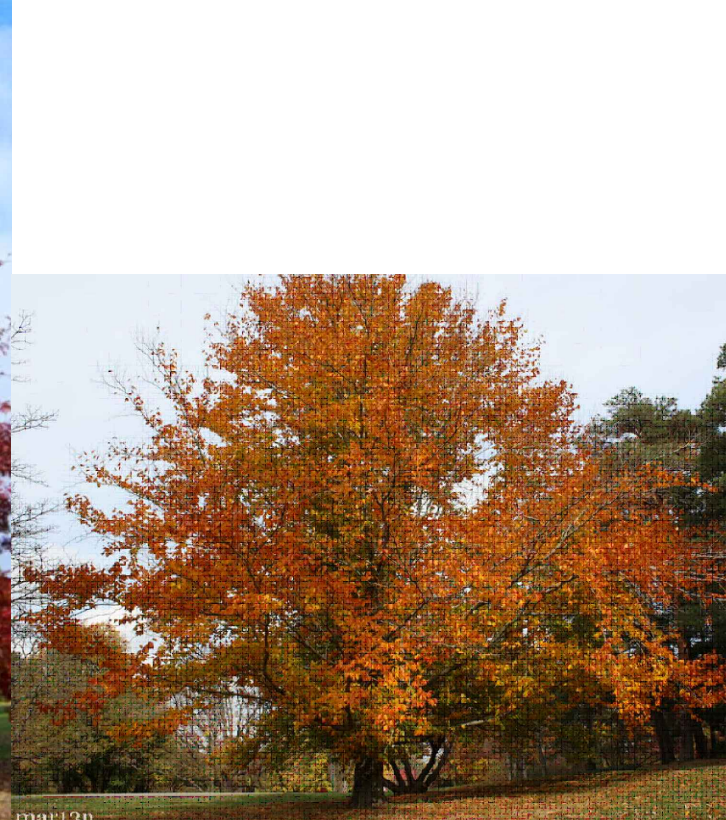


PLANT G- QUANTITY = 2  
6' TULIP TREE

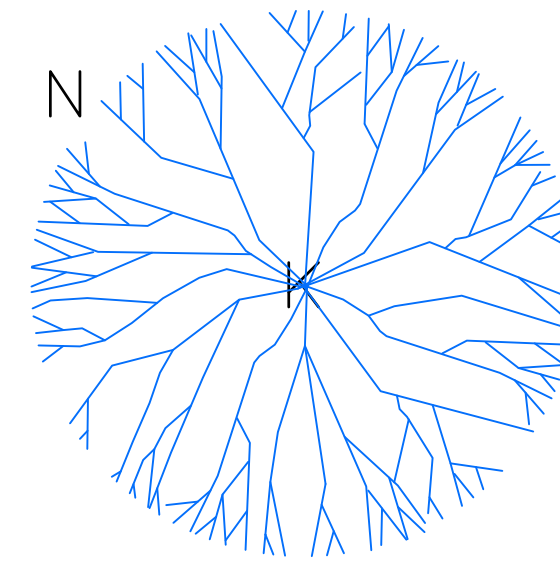
GENERAL LANDSCAPING (LARGE TREE)



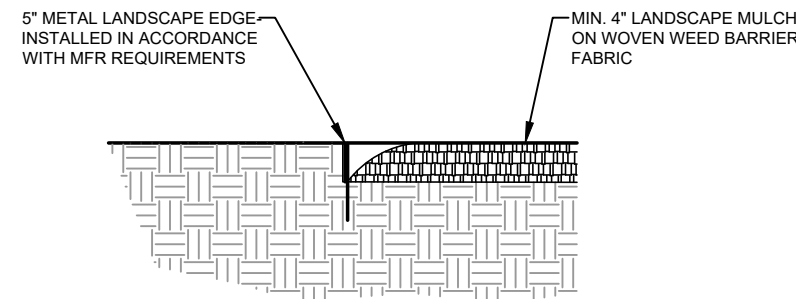
PLANT L- QUANTITY = 2  
6' NORTHERN RED OAK



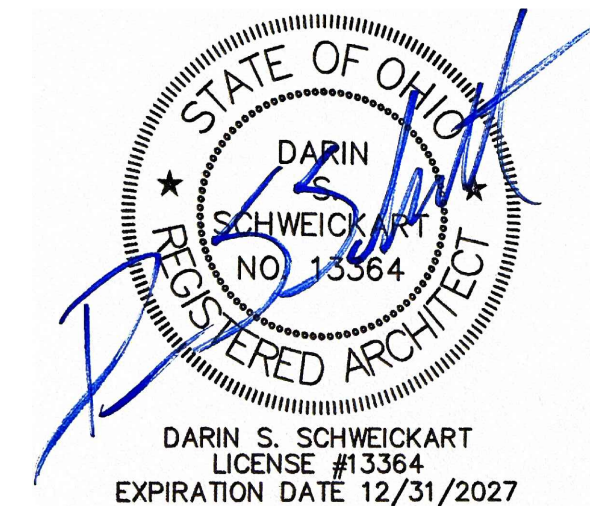
PLANT M- QUANTITY = 3 + 1 FUTURE  
6' AMERICAN BEECH



PLANT N- QUANTITY = 2  
6' PATRIOT ELM



EDGE DETAIL  
NTS

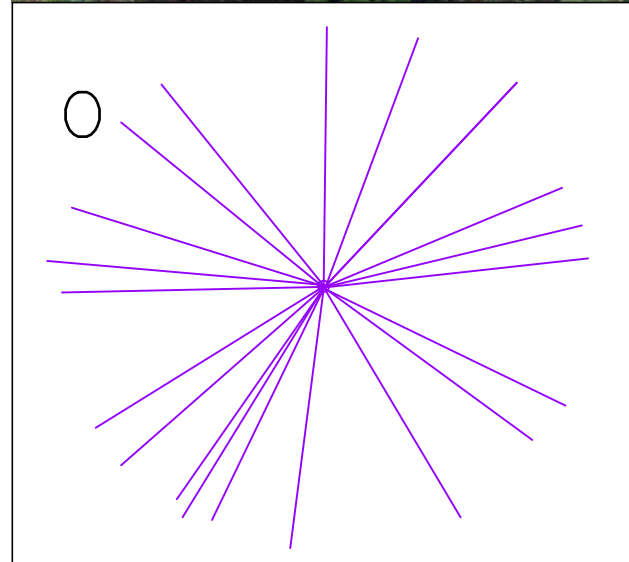



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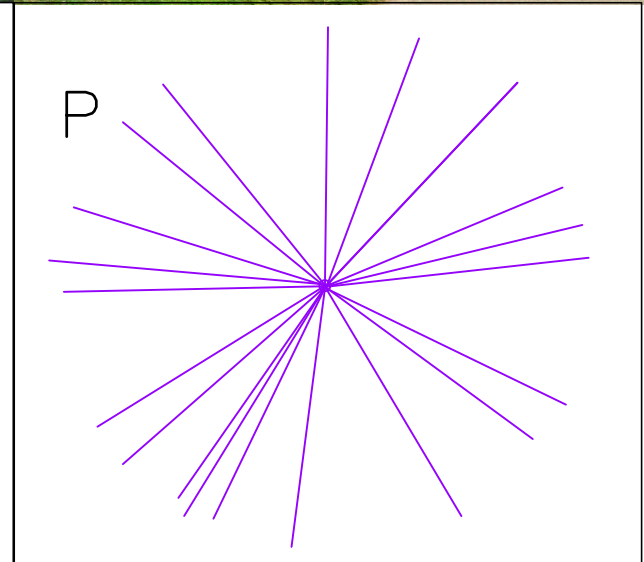

REVISIONS  
NONE



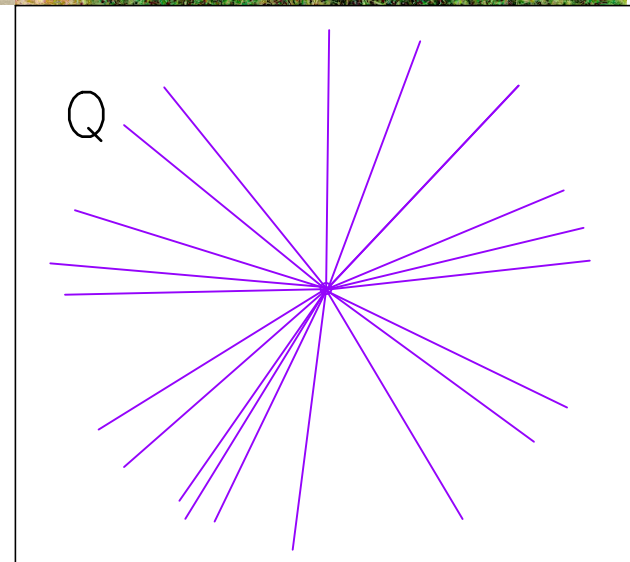

GENERAL LANDSCAPING (EVERGREEN TREE)



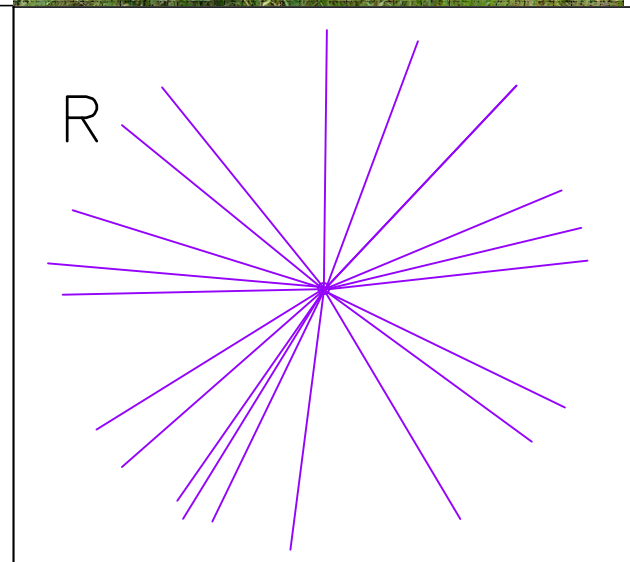

PLANT O— QUANTITY = 3  
6' NORWAY SPRUCE



PLANT P— QUANTITY = 3  
6' WHITE FIR

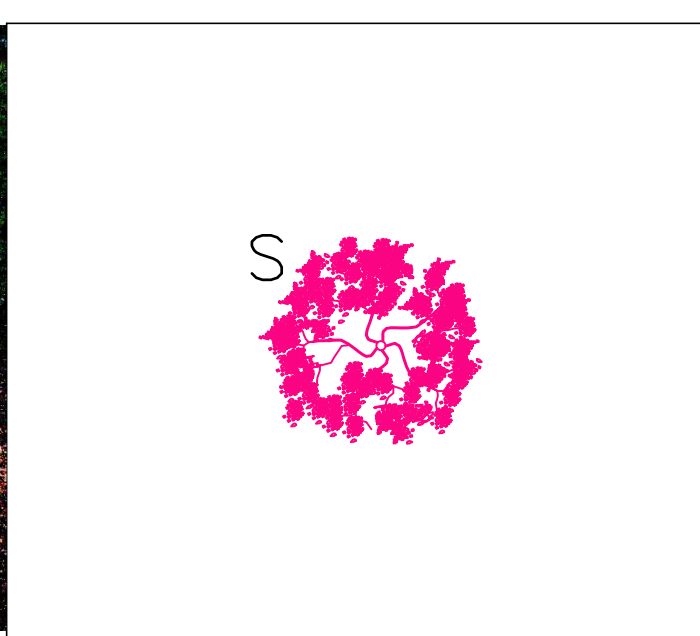
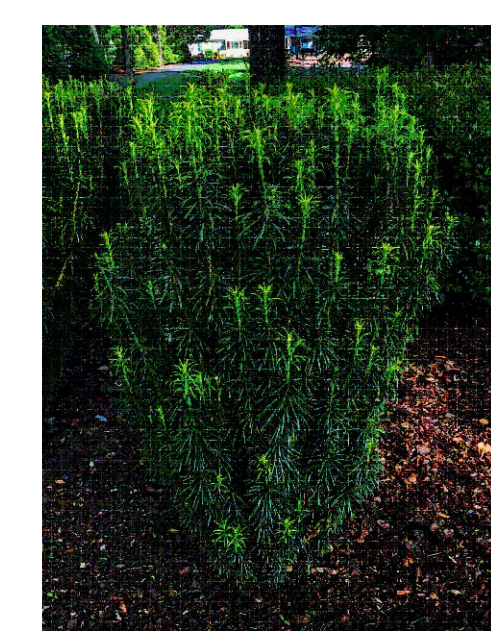


PLANT Q— QUANTITY = 3  
6' SCOTCH PINE

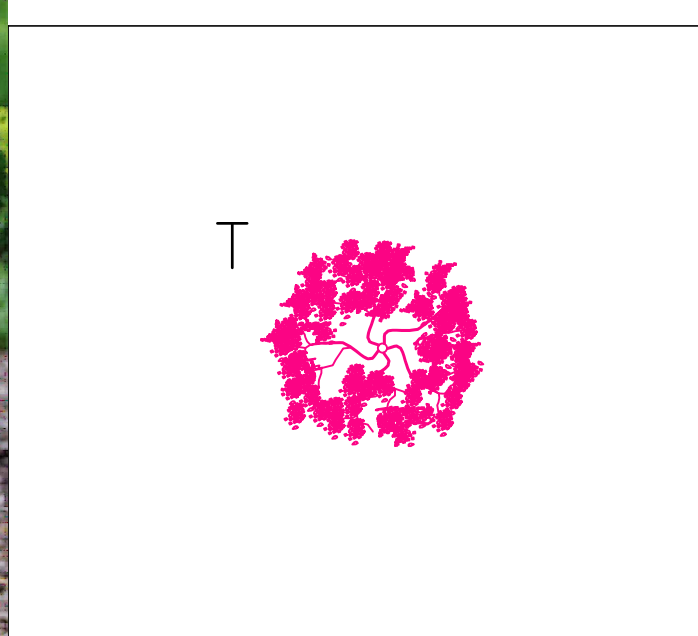



PLANT R— QUANTITY = 3  
6' EASTERN HEMLOCK


GENERAL LANDSCAPING (EVERGREEN SHRUB)



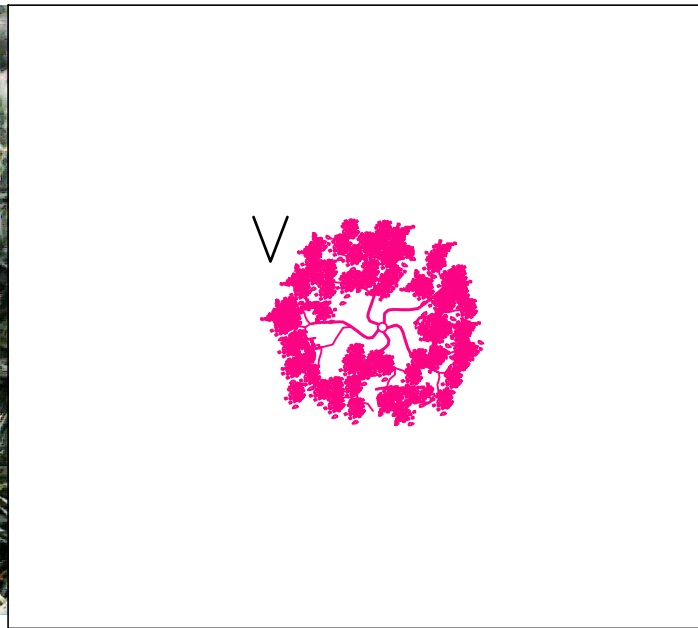

PLANT S— QUANTITY = 47  
JAPANESE YEWE




PLANT T— QUANTITY = 62  
JAPANESE HOLLY




PLANT U— QUANTITY = 46  
CHINESE JUPITER



PLANT V— QUANTITY = 49  
SINGLESEED JUNIPER

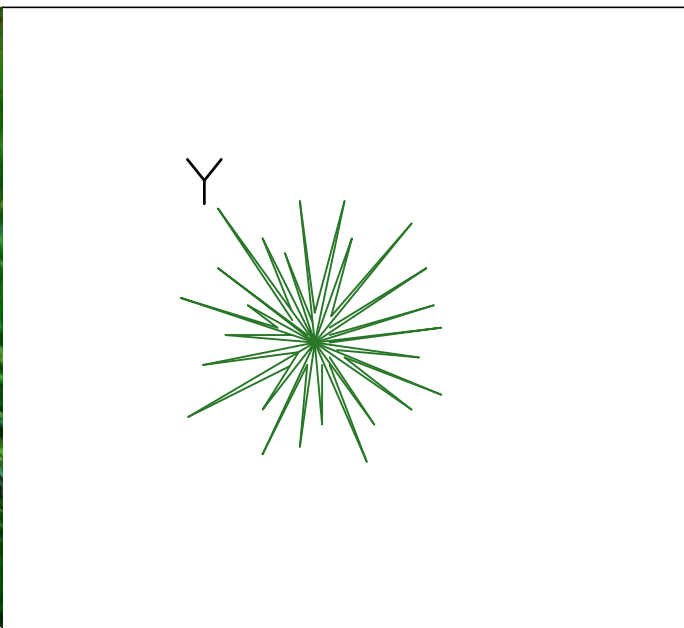
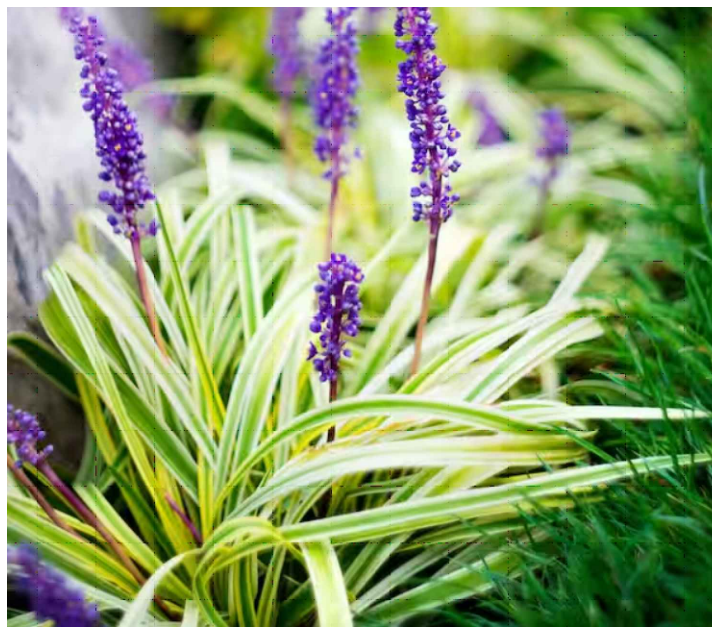


PLANT W— QUANTITY = 28  
MUGO PINE



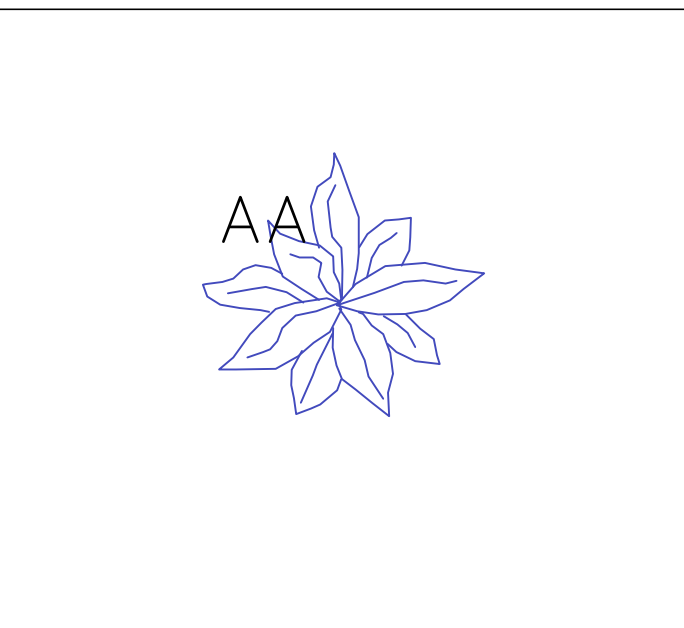

PLANT X— QUANTITY = 3  
SINGLESEED JUNIPER

GENERAL LANDSCAPING (PLANTS)

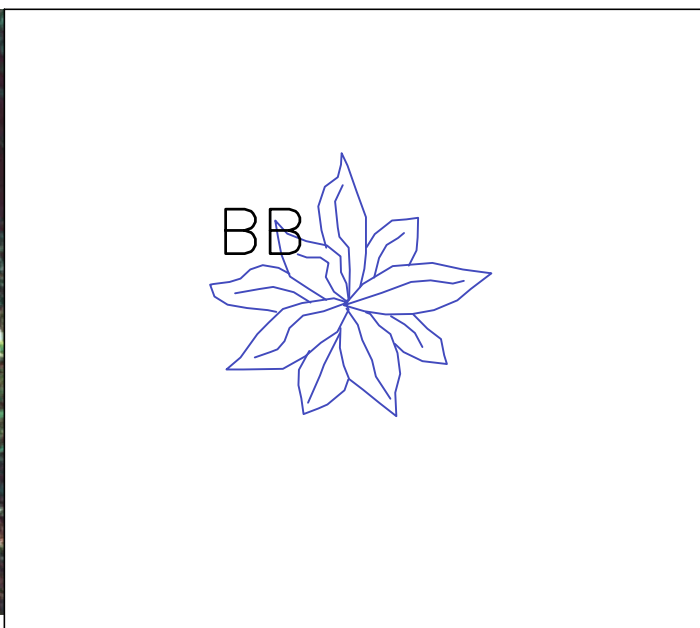



PLANT W  
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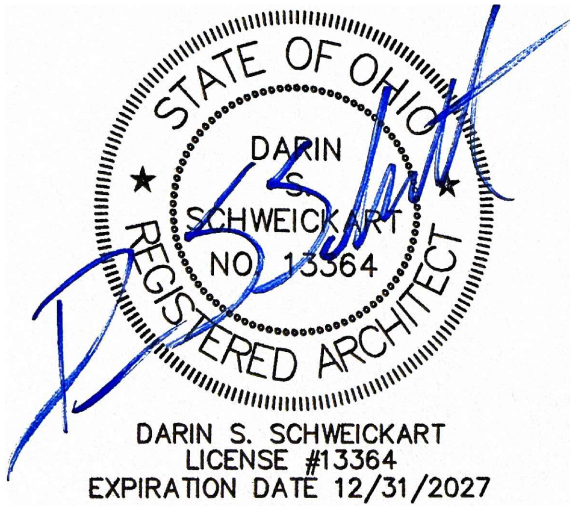
PLANT X  
DWARF WHITE FOUNTAIN GRASS HAMELN



PLANT Y  
BLUE HOSTA



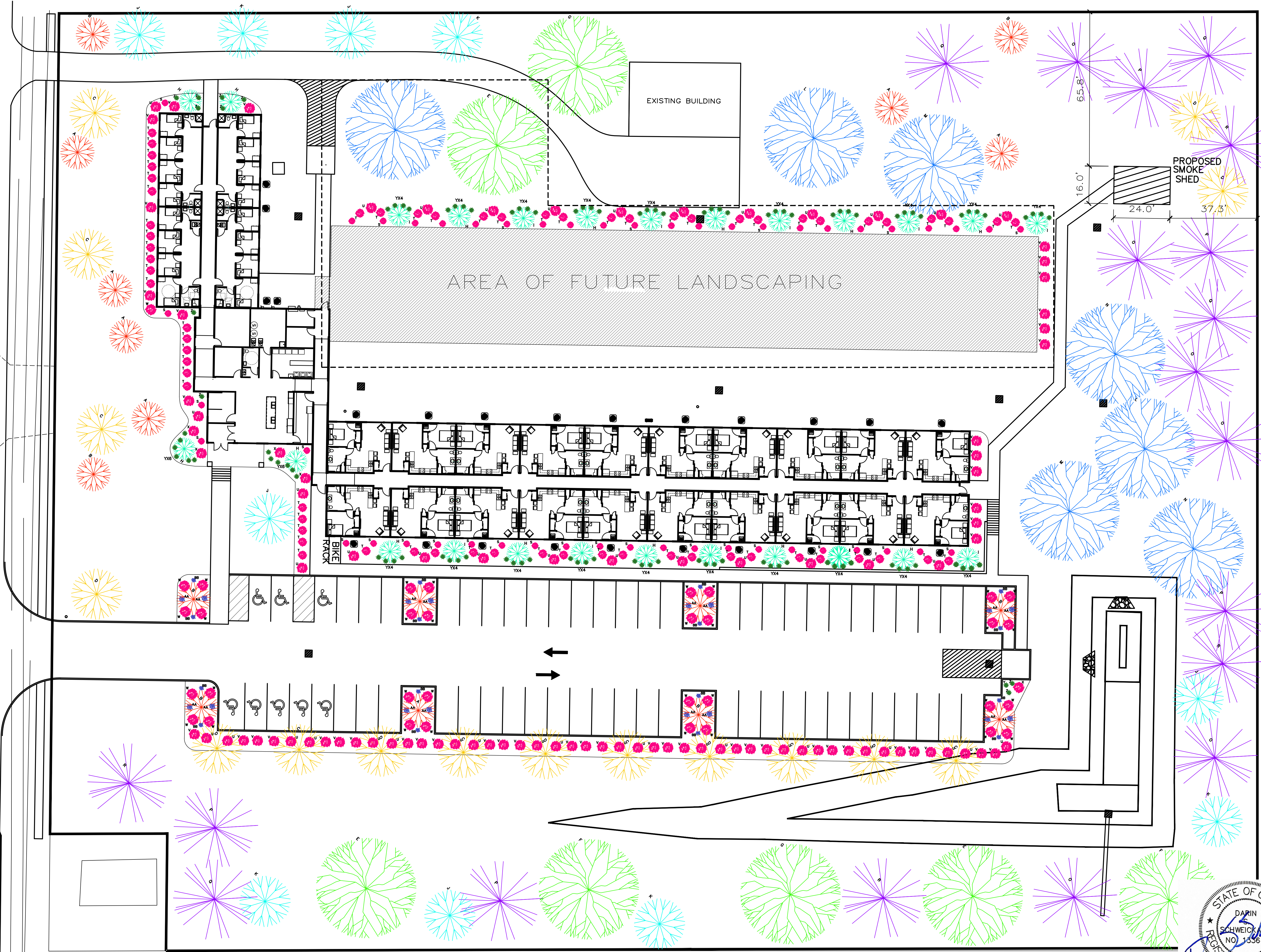
PLANT Z  
HOSTA MEDIOVAREGATA



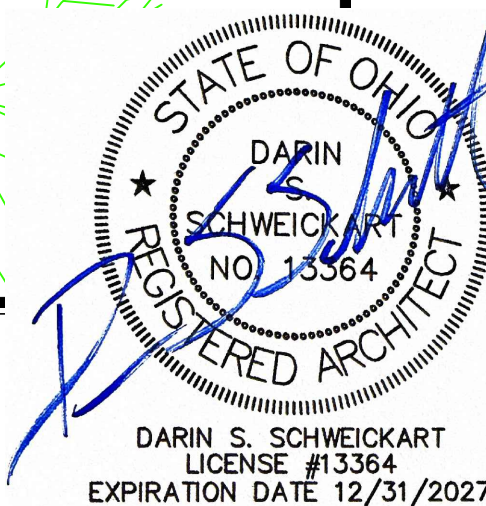
PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
CLIENT: NEW HOUSING OHIO INC.  
ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

REVISIONS  
NONE





LANDSCAPE PLAN  
NOT TO SCALE

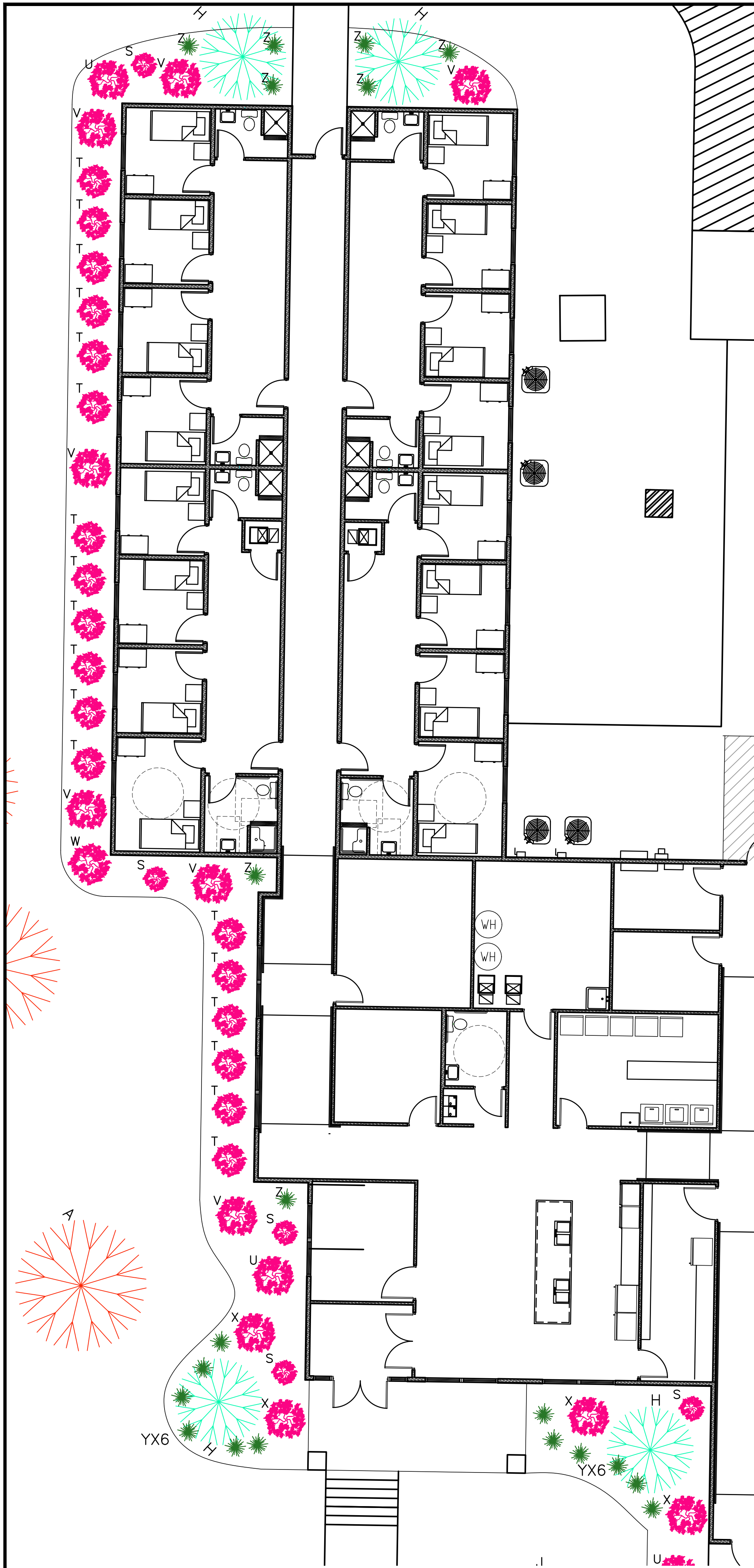


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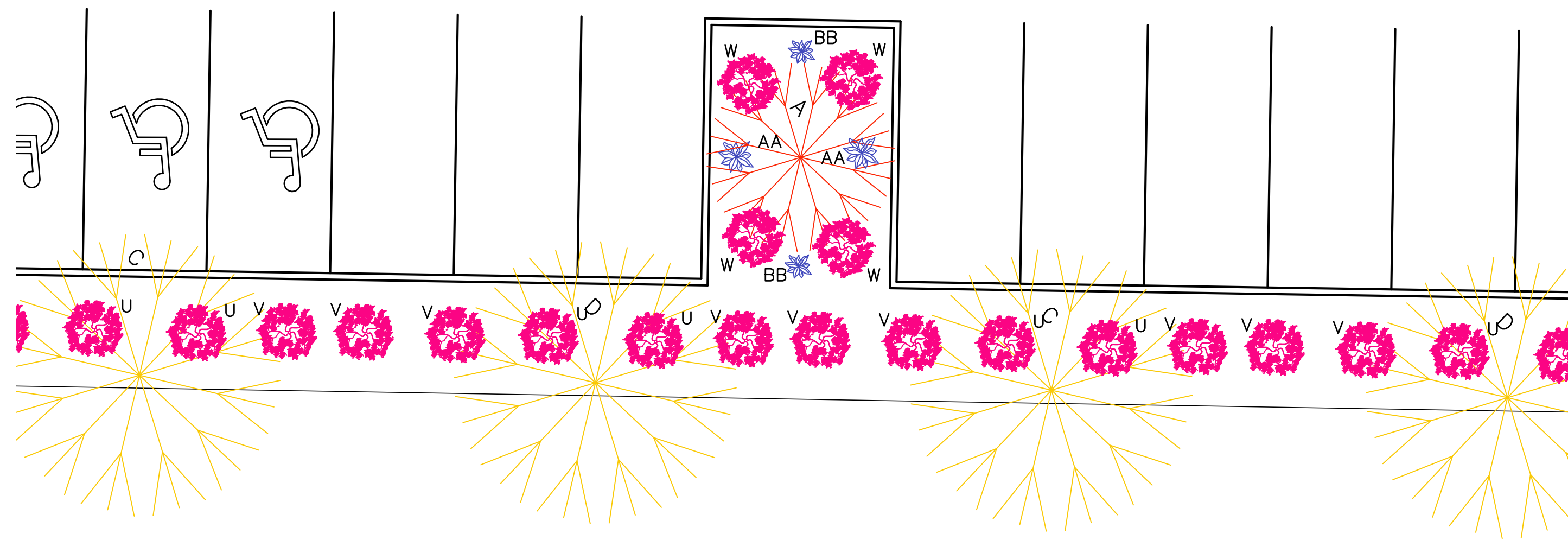
REVISIONS  
NONE

**DS2 architects**  
107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133  
Phone: 888-564-0961 Fax: 606.564.0962

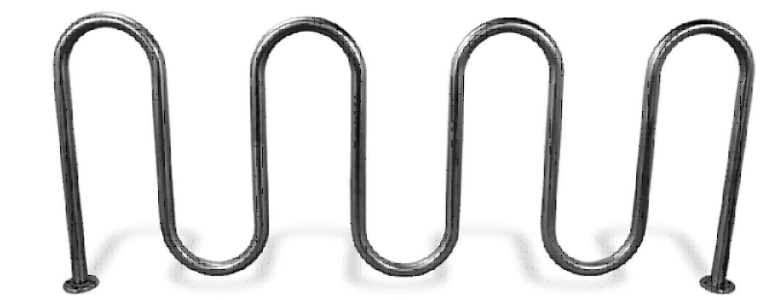




LANDSCAPE PLAN- ENLARGED FRONT LAWN  
1/8" = 1'-0"

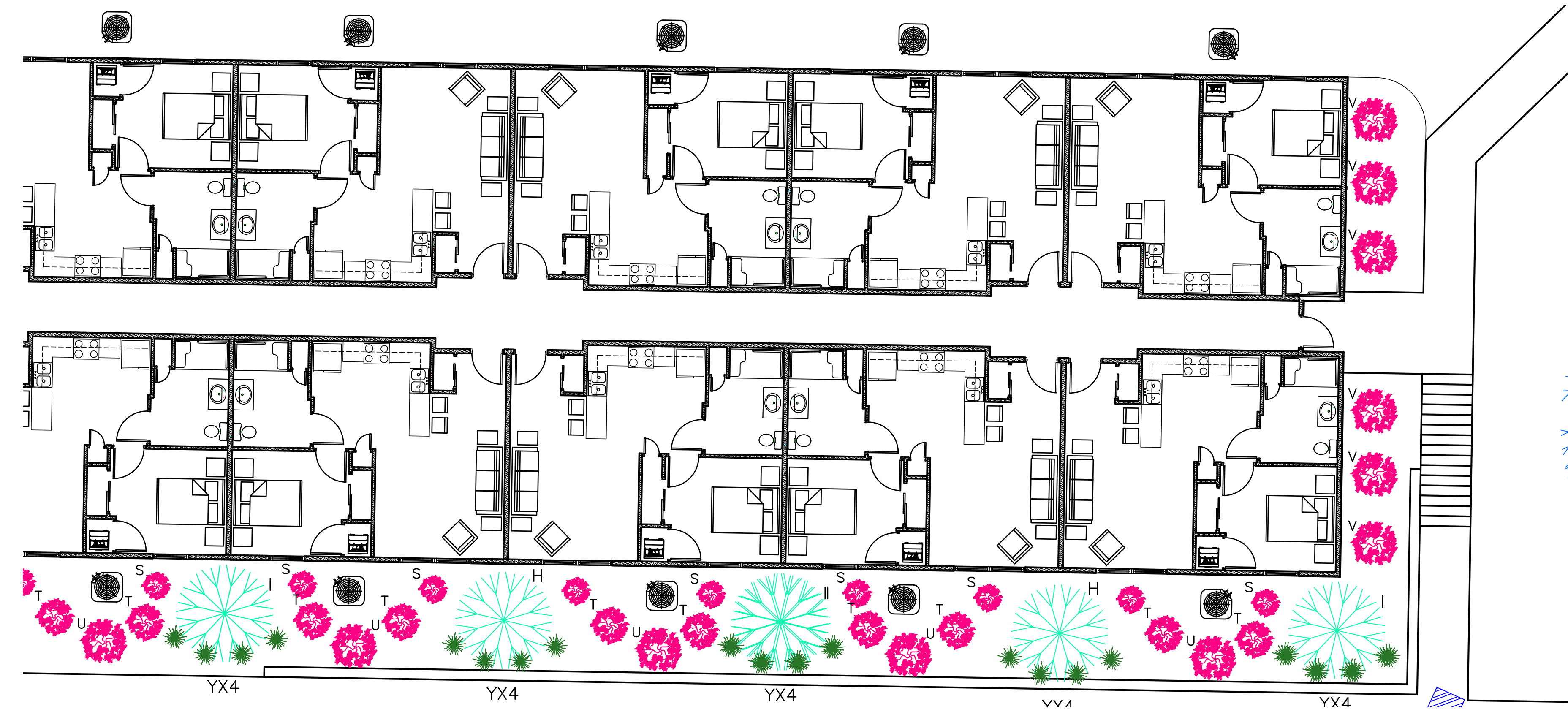


LANDSCAPE PLAN- ISLAND/PARKING SCREEN  
1/8" = 1'-0"



BIKE RACK  
ROUND TUBE WAVE 3 LOOP 5 BIKE RACK  
MODEL MODEL CBBR-9UR-SS

BIKE RACK  
NTS



LANDSCAPE PLAN- BUILDING SIDEWALL  
1/8" = 1'-0"



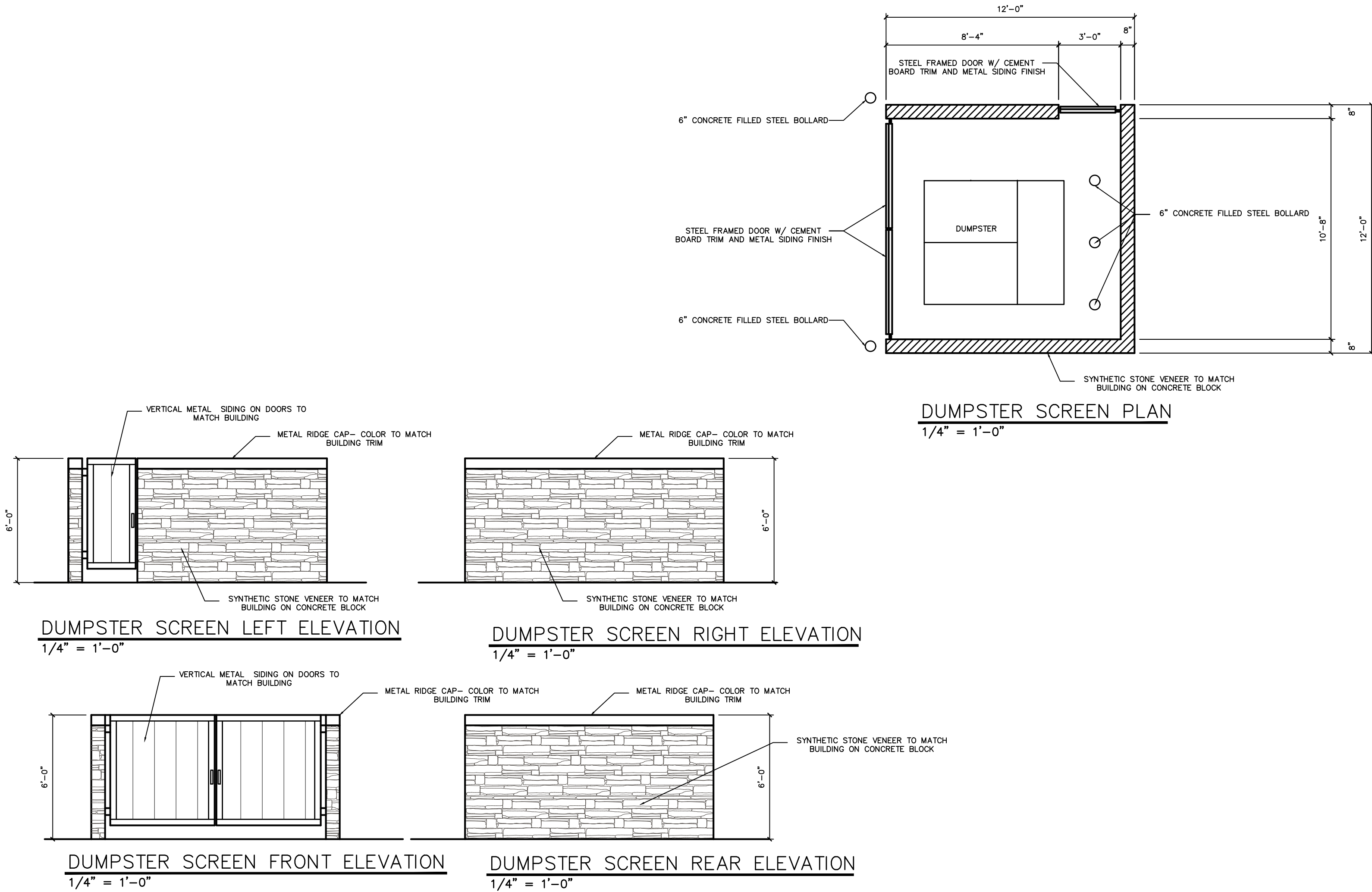
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PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: LSP4/5

REVISIONS  
NONE

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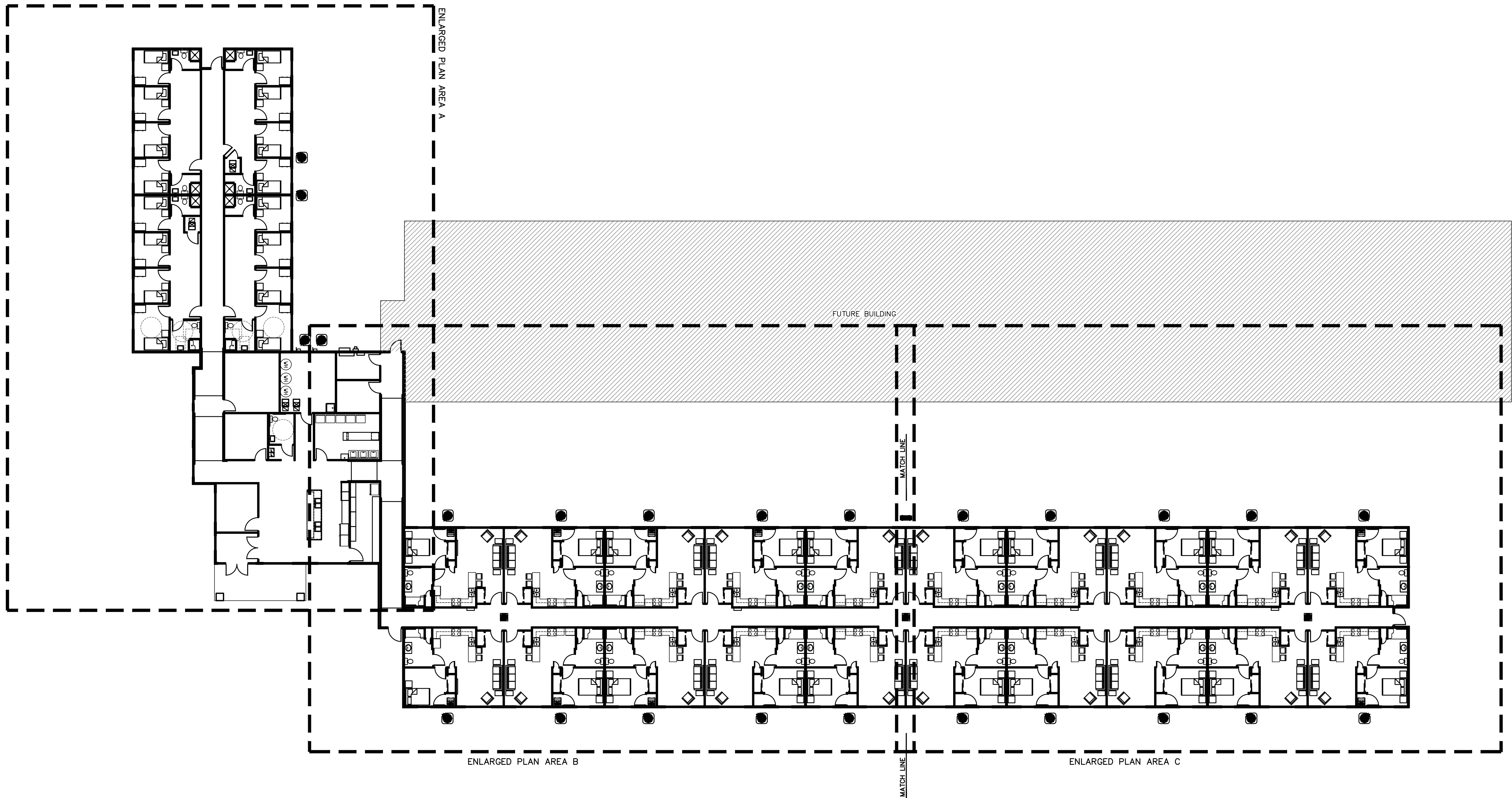
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COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

REVISIONS  
NONE

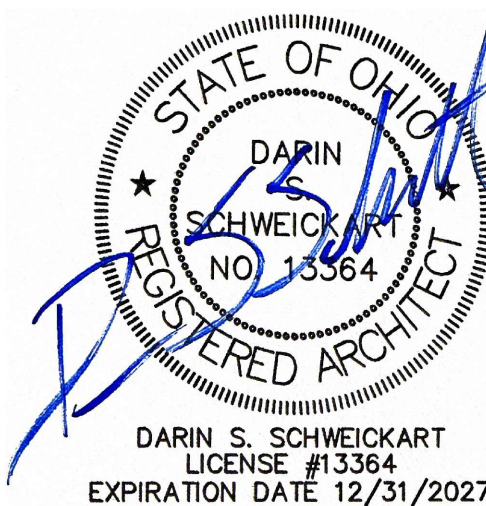
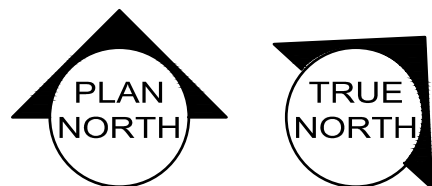








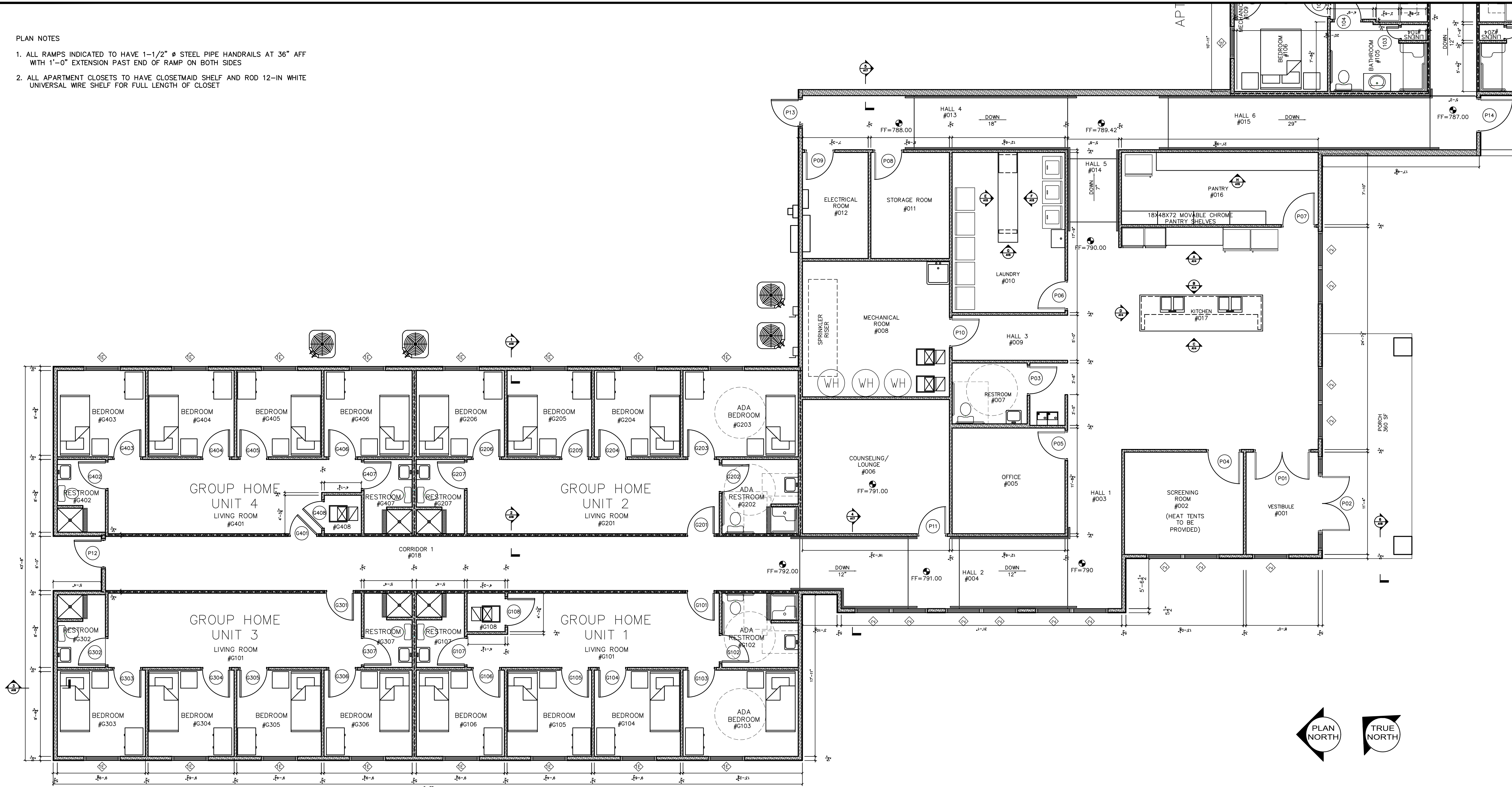
FLOOR PLAN- OVERALL  
1/16" = 1'-0"





PLAN NOTES

- ALL RAMPS INDICATED TO HAVE 1-1/2" Ø STEEL PIPE HANDRAILS AT 36" AFF WITH 1'-0" EXTENSION PAST END OF RAMP ON BOTH SIDES
- ALL APARTMENT CLOSETS TO HAVE CLOSETMAID SHELF AND ROD 12-IN WHITE UNIVERSAL WIRE SHELF FOR FULL LENGTH OF CLOSET



ENLARGED PLAN 'A'  
3/16" = 1'-0"

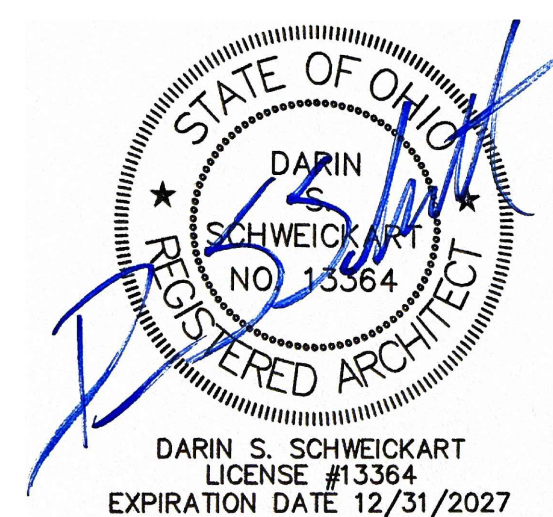
GA FILE NO. WP 3341	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND	GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE
<p><b>GYPSON WALLBOARD, WOOD STUDS</b></p> <p>Base layer 1/4" gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 4d coated nails, 1 1/2" long, 0.099" shank, 1/4" heads, 12" o.c. Joints staggered 16" on opposite sides. Face layer 1/2" type X plain or predecorated gypsum wallboard or gypsum veneer base applied parallel to each side with 1/4" beads of adhesive 2" o.c. and 6d coated nails, 1 1/8" long, 0.0915" shank, 1/4" heads, 6" o.c. at top and bottom plates only. Offset joints 24" from base layer joints. (LOAD-BEARING)</p>				<p><b>WOOD TRUSSES, GYPSON WALLBOARD</b></p> <p>Base layer 1/4" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 1/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1st wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.</p>		
<p>Thickness: 5 1/8"</p> <p>Approx. Weight: 7 psf</p> <p>Fire Test: FM WP-147, 1-2-69</p> <p>Sound Test: NGC 2321, 8-29-68</p>				<p>Approx. Ceiling Weight: 5 psf</p> <p>Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98</p>		

1 HOUR WALL SEPARATION OF ALL UNITS  
NTS

1 HOUR CEILING SEPARATION OF ALL UNITS  
NTS

WALL LEGEND

- HARDE CEMENT BOARD AND BATTEN OR TRUSS METAL BOARD AND BATTEN SING ON TYVEK BUILDING WRAP (OR EQUAL) ON 7/8" CUB OR 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN. W/ SYNTHETIC STONE MANOCCOT ON 2" CEMENT BOARD - SEE ELEVATIONS FOR CEMENT BOARD SINGING AND METAL SING LOCATIONS
- 1/2" GYP. BD. ON BOTH SIDES 2 X 4 FRAMING @ 16" O.C. W/ 3 1/2" F.G. BATT INSUL. BTWN.
- 1/2" GYP. BD. ON BOTH SIDES 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN.
- 1/4" GYP. BD. ON 1" GYPSON BOARD ON BOTH SIDES 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN. - UL DETAIL ON SHEET A2



DARIN S. SCHWEICKART  
LICENSE #13364  
EXPIRATION DATE 12/31/2027

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DATE: FEBRUARY 3, 2026

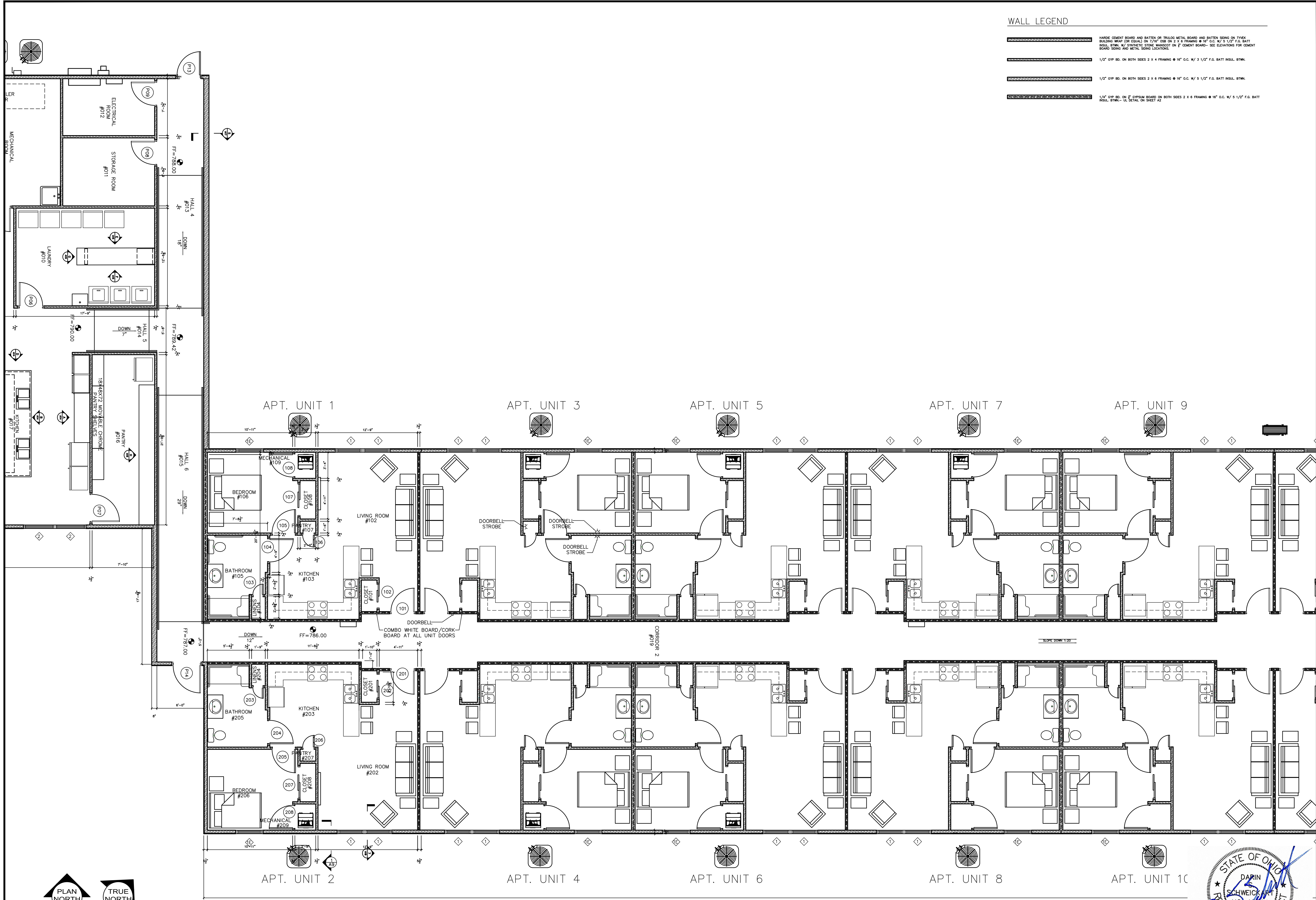
SHEET: A2/18

REVISIONS  
NONE

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107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133

Phone: 888-564-0961 Fax: 606-564-0962





WALL LEGEND	
	HARDE CEMENT BOARD AND BATTEN OR TRUSS METAL BOARD AND BATTEN SENG ON TYPEX BUILDING WRAP (OR EQUAL) ON 7/16" OSB ON 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN. W/ SYNTHETIC STONE MANSOIT ON 7" CEMENT BOARD- SEE ELEVATIONS FOR CEMENT BOARD SENG AND METAL SENG LOCATIONS.
	1/2" GYP. BD. ON BOTH SIDES 2 X 4 FRAMING @ 16" O.C. W/ 3 1/2" F.G. BATT INSUL. BTWN.
	1/2" GYP. BD. ON BOTH SIDES 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN.
	1/4" GYP. BD. ON 7" GYPSUM BOARD ON BOTH SIDES 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN.- UL DETAIL ON SHEET A2



ENLARGED PLAN 'B'  
3/16" = 1'-0"

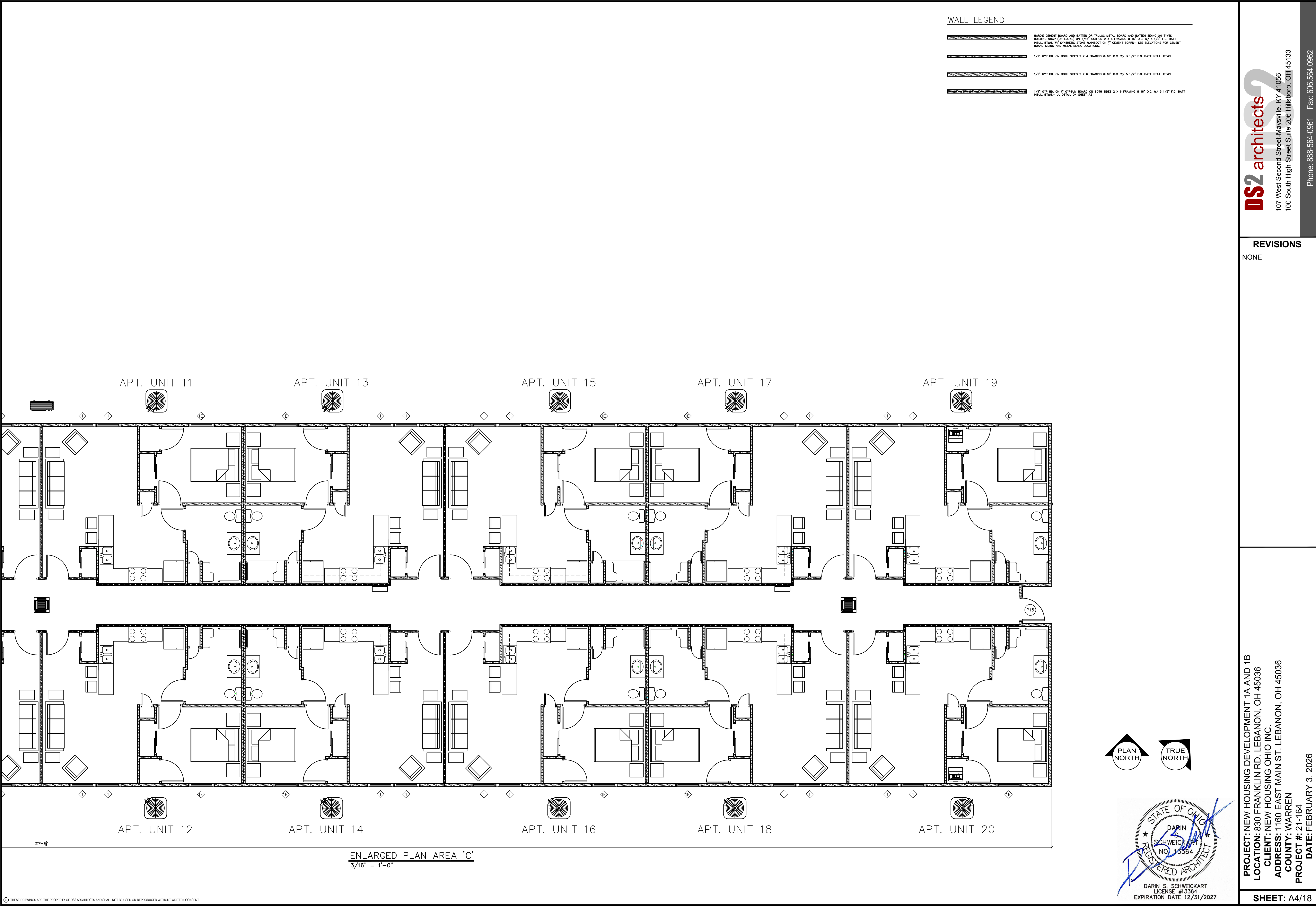
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SHEET: A3/18

REVISIONS  
NONE

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WALL LEGEND

- HARDBOARD CEMENT BOARD AND BATTEN OR TRUSS METAL BOARD AND BATTEN SING ON TYPEX BUILDING WRAP (OR EQUAL) ON 7/16" OSB ON 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN. W/ SYNTHETIC STONE MANGROVE ON 7" CEMENT BOARD- SEE ELEVATIONS FOR CEMENT BOARD SING AND METAL SING LOCATIONS.
- 1/2" GYP. BD. ON BOTH SIDES 2 X 4 FRAMING @ 16" O.C. W/ 3 1/2" F.G. BATT INSUL. BTWN.
- 1/2" GYP. BD. ON BOTH SIDES 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN.
- 1/4" GYP. BD. ON 7" GYPSUM BOARD ON BOTH SIDES 2 X 6 FRAMING @ 16" O.C. W/ 5 1/2" F.G. BATT INSUL. BTWN.- UL DETAIL ON SHEET A2

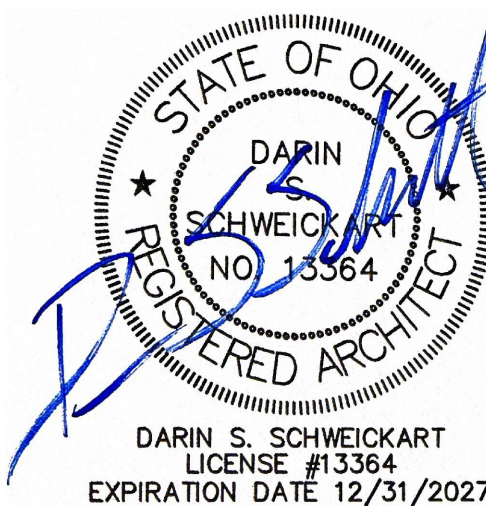
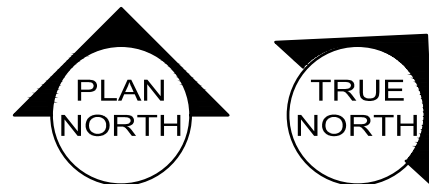
REVISIONS

NONE

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SHEET: A4/18

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REVISIONS

NONE

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BASE/WALL FINISH SCHEDULE												
ROOM		SF	OCC RATE	OCC	BASE				WALL			
NUMBER	NAME				NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST
001	VESTIBULE	91	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
002	SCREENING ROOM	149	15	9.9	SR	SR	SR	SR	PGB	PGB	PGB	PGB
003	HALL 1	58	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
004	HALL 2	276	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
005	OFFICE	147	100	1.5	SR	SR	SR	SR	PGB	PGB	PPGB	PGB
006	COUNSELING/LOUNGE	242	100	2.4	SR	SR	SR	SR	PGB	PGB	PGB	PGB
007	RESTROOM	56	0	0.0	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
008	MECHANICAL ROOM	245	300	0.8	SR	SR	SR	SR	PGB	PGB	PGB	PGB
009	HALL 3	64	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
010	LAUNDRY	222	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
011	STORAGE ROOM	102	0	0.0	SR	SR	SR	SR	FRP	FRP	FRP	FRP
012	ELECTRICAL ROOM	86	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
013	HALL 4	176	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
014	HALL 5	61	0	0.0		SR	SR		PGB	PGB	PGB	PGB
015	HALL 6	271	0	0.0					PGB	PGB	PGB	PGB
016	PANTRY	174	0	0.0	SR	SR	SR	SR	FRP	FRP	FRP	FRP
017	KITCHEN	683	15	45.5		SR	SR		PGB	PGB	PGB	PGB
018	CORRIDOR 1	462	0	0.0					PGB	PGB	PGB	PGB
019	CORRIDOR 2	1344	0	0.0	SR	SR	SR	SR	PGB	PGB	PGB	PGB
		4909.00		530.00								
				60.17								

X01	CLOSET	7.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
X02	LIVING ROOM	206.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
X03	KITCHEN	103.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
X04	LINENS	5.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
X05	BATHROOM	96.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
X06	BEDROOM	106.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
X07	PANTRY	3.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
X08	CLOSET	10.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
X09	MECHANICAL	9.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
		545.00		200.00								
				2.7								
				54.5								
				114.7								
				TOTAL								

X = APARTMENT NUMBER

G101	LIVING ROOM	205.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G102	RESTROOM	68.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G103	ADA BEDROOM	118.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G104	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G105	BEDROOM	90.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
G106	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G107	RESTROOM	90.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
G108	MECHANICAL	17.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
		768.00		200.00								
				3.8								

G201	LIVING ROOM	226.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G202	RESTROOM	68.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G203	ADA BEDROOM	118.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G204	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G205	BEDROOM	90.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
G206	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G207	RESTROOM	43.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
		725.00		200.00								
				3.6								

G301	LIVING ROOM	226.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G302	RESTROOM	43.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G303	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G304	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G305	BEDROOM	90.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
G306	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G307	RESTROOM	43.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
		672.00		200.00								
				3.4								

G401	LIVING ROOM	205.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G402	RESTROOM	43.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G403	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G404	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G405	BEDROOM	90.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
G406	BEDROOM	90.00	-	-	SR	SR	SR	SR	PGB	PGB	PGB	PGB
G407	RESTROOM	43.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
G408	MECHANICAL	17.00	-	-	SR	SR	SR	SR	PPGB	PPGB	PPGB	PPGB
		668.00		200.00								
				3.3								

X = UNIT NUMBER

BASE		Note:
SR	0.25" X 4.5" SCULPTED THERMOPLASTIC	
	RUBBER BASE	
N	NONE	
WALL		
PGB	PAINT 1/2" GYPSUM BOARD	
PPGB	PAINTED 1/2" PAPERLESS GYPSUM BOARD	
FRP	FRP ON 1/2" PAPERLESS GYPSUM BOARD	

NOTE: UNITS 1 AND 2 ARE TO HAVE 8" WALL BASES

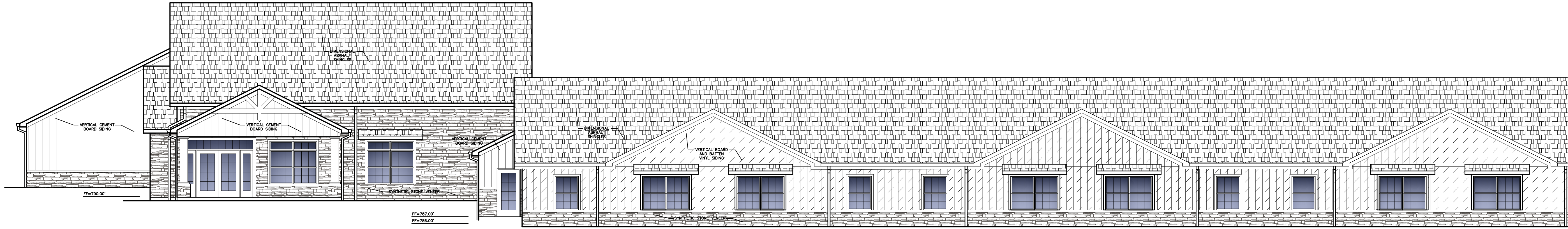
NOTE: ALL DOOR CLOSERS MUST HAVE A DELAYED ACTION FEATURE THAT HOLDS THE DOOR FOR A MINIMUM OF 5 SECONDS

DOOR LOCKSETS TO BE SCHLAGE MODEL NEPTUNE COMMERCIAL HEAVY DUTY

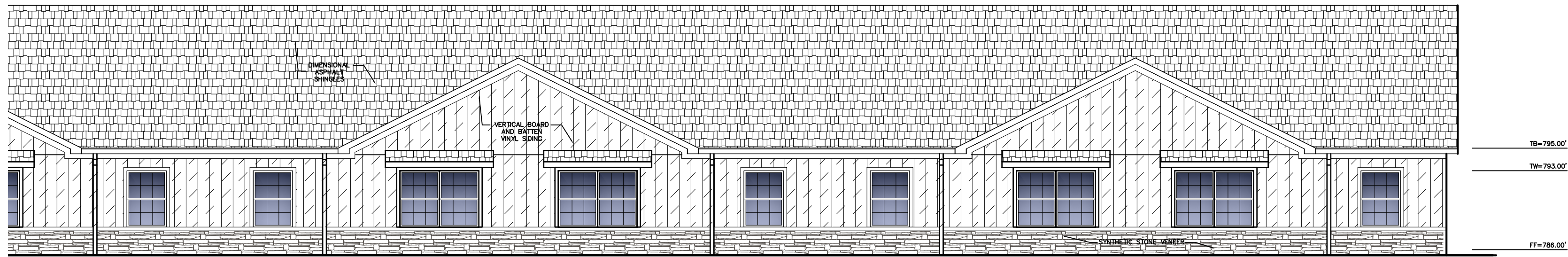
NOTE: ALL WINDOWS TO HAVE LEVOLOR TRIM+GO 2-IN SLAT WIDTH CORDLESS WHITE FAUX WOOD ROOM DARKENING HORIZONTAL BLINDS



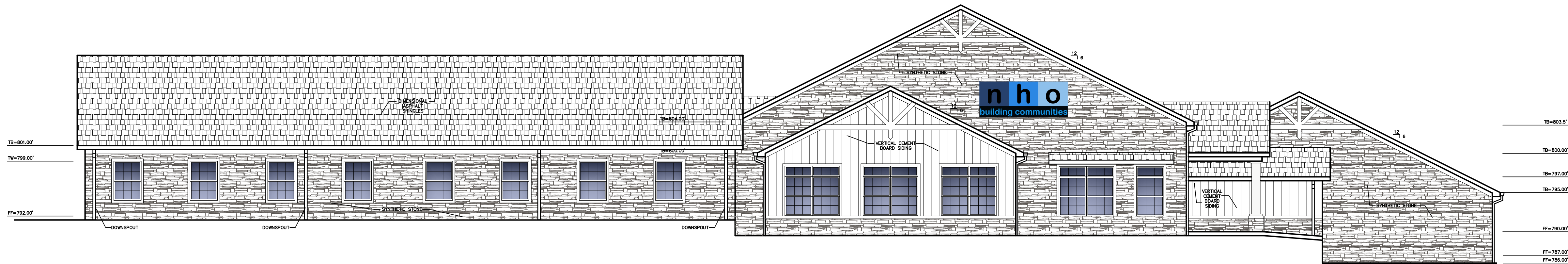




SOUTHEAST ELEVATION- A  
1/8" = 1'-0"



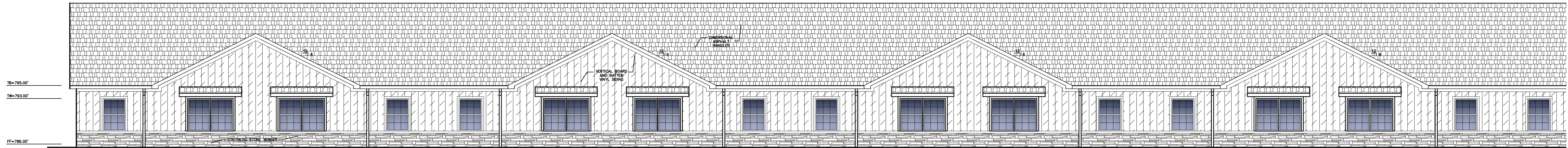
SOUTHEAST ELEVATION- B  
1/8" = 1'-0"



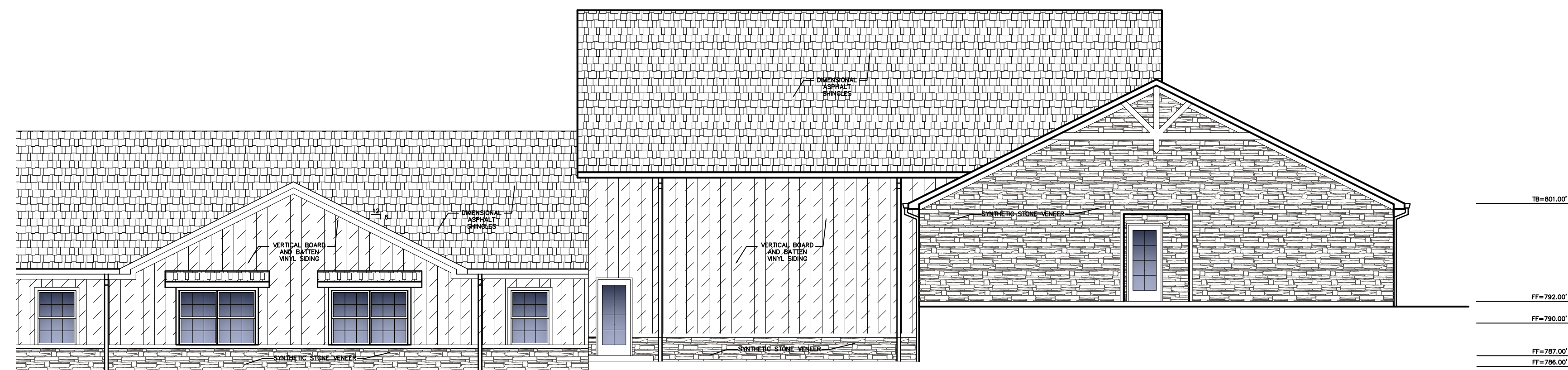
SOUTHWEST ELEVATION  
1/8" = 1'-0"



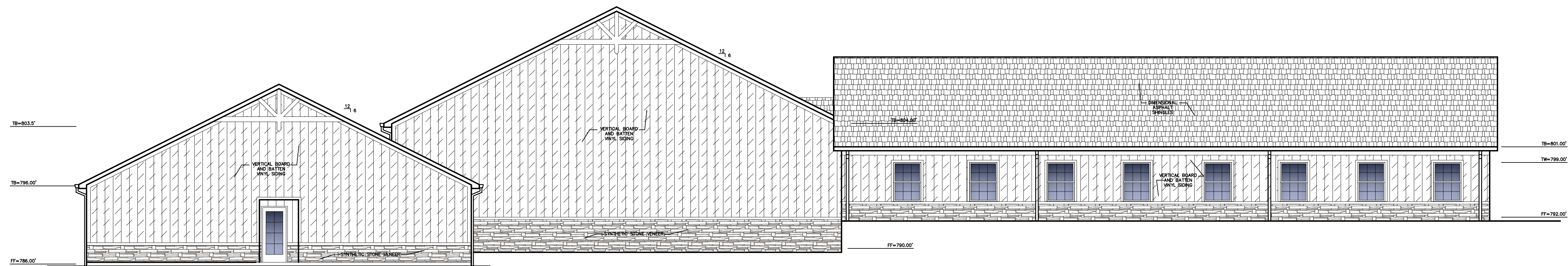




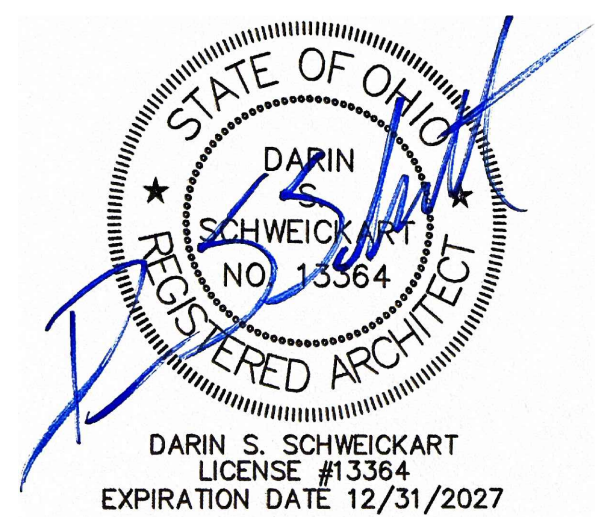
NORTHWEST ELEVATION- A  
1/8" = 1'-0"



NORTHWEST ELEVATION- B  
1/8" = 1'-0"

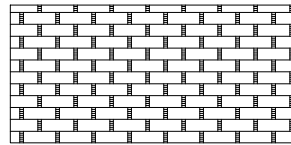
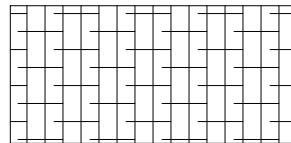
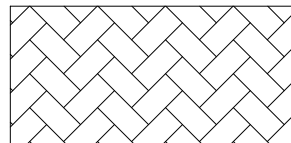
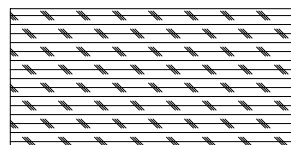
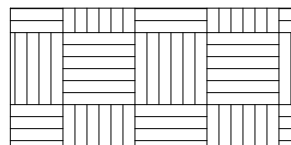
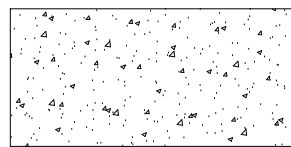


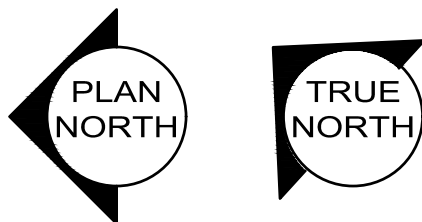
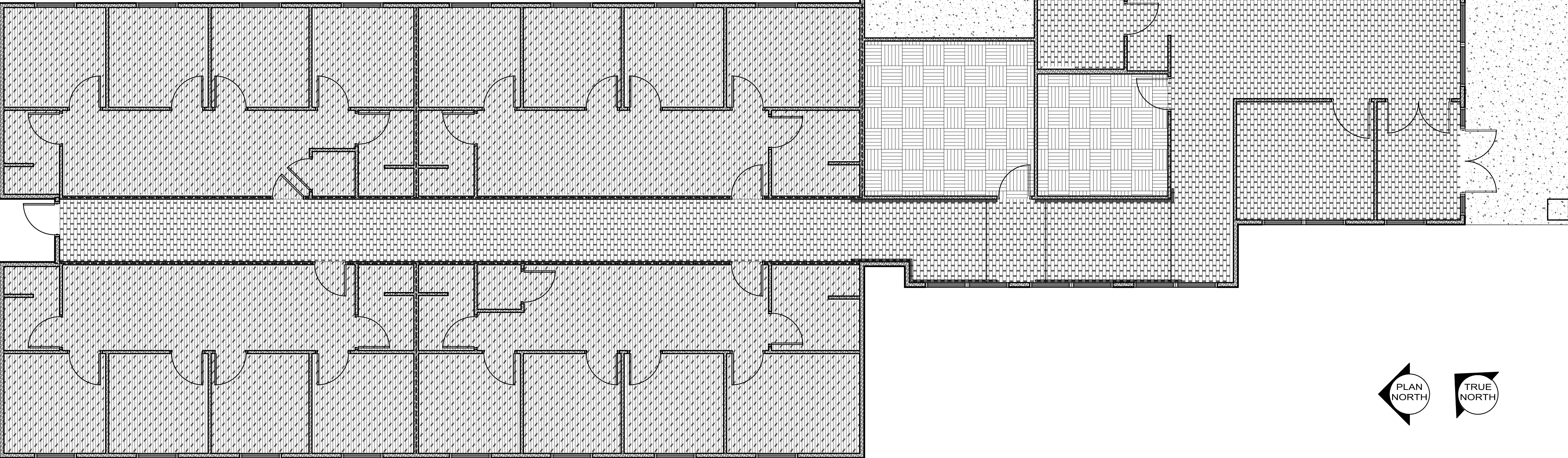
NORTHEAST ELEVATION  
1/8" = 1'-0"





FLOOR FINISH SCHEDULE

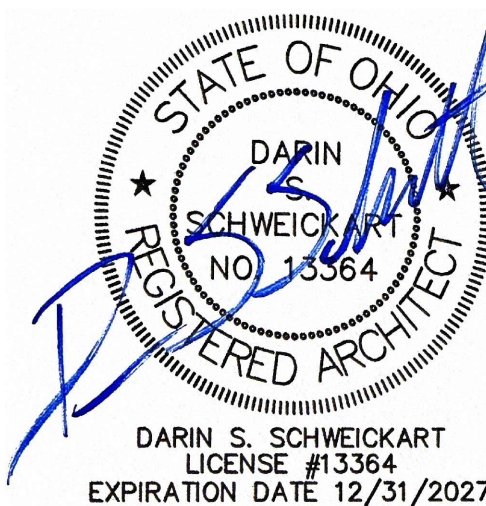
	VINYL PLANK FLOORING A
	VINYL PLANK FLOORING B
	VINYL PLANK FLOORING C
	VINYL PLANK FLOORING D
	CARPET TILE E
	SEALED CONCRETE



FINISH PLAN A

3/16" = 1'-0"

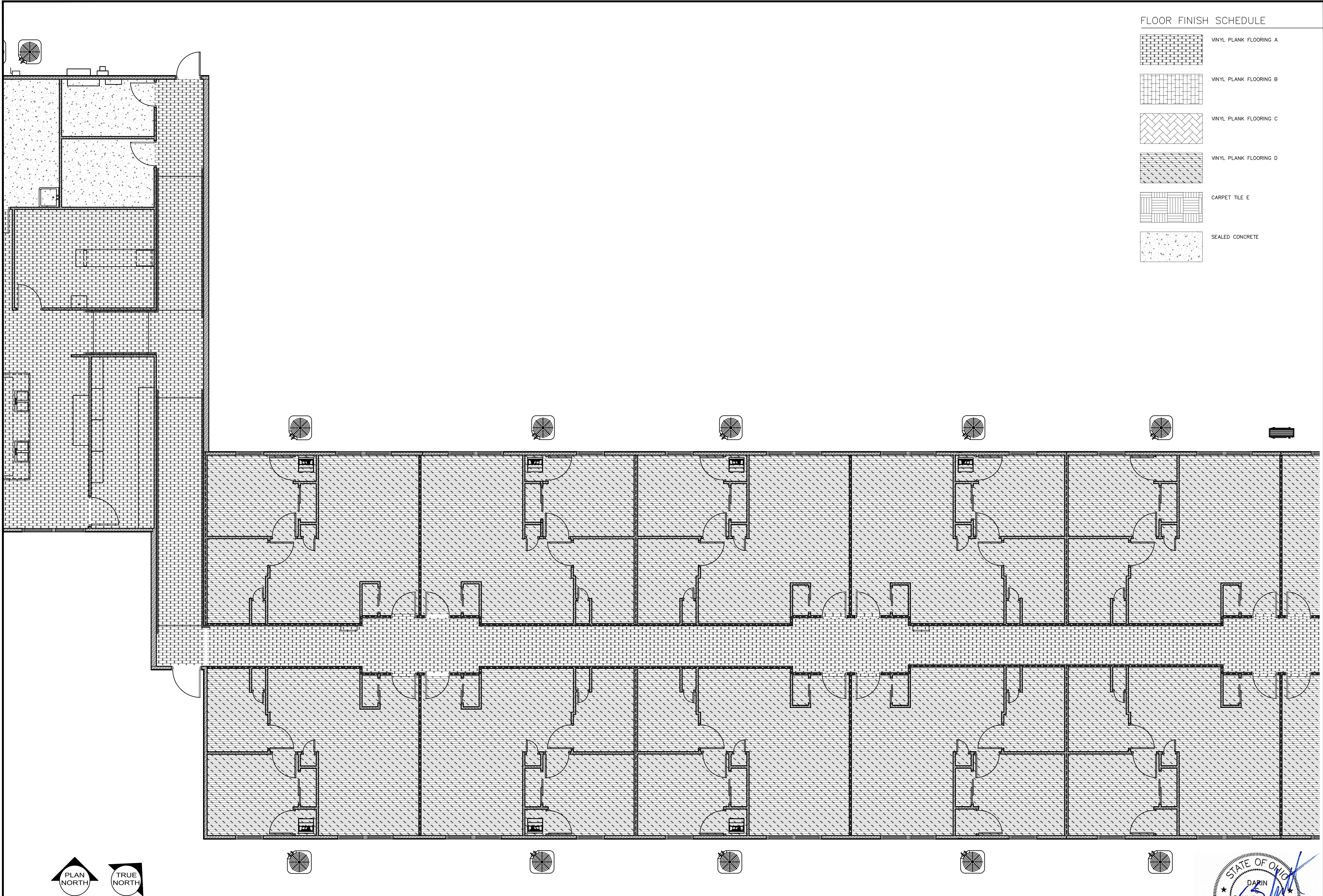
Note all units are finished  
as units 1 and 2



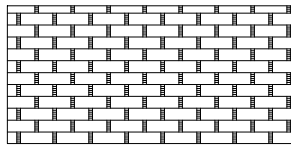
PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
CLIENT: NEW HOUSING OHIO INC.  
ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

REVISIONS  
NONE

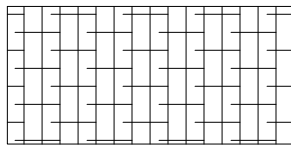




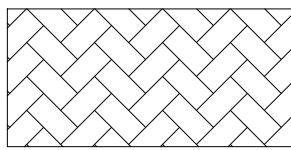
FLOOR FINISH SCHEDULE



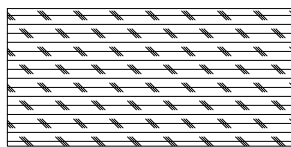
VINYL PLANK FLOORING A



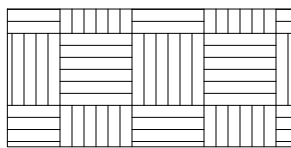
VINYL PLANK FLOORING B



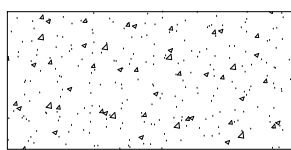
VINYL PLANK FLOORING C



VINYL PLANK FLOORING D



CARPET TILE E

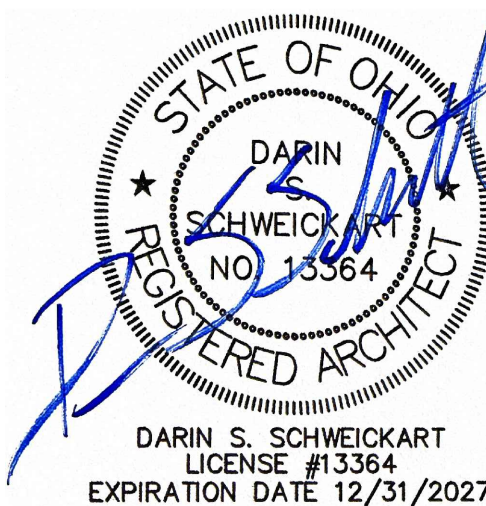


SEALED CONCRETE

FINISH PLAN B

3/16" = 1'-0"

Note all units are finished the same

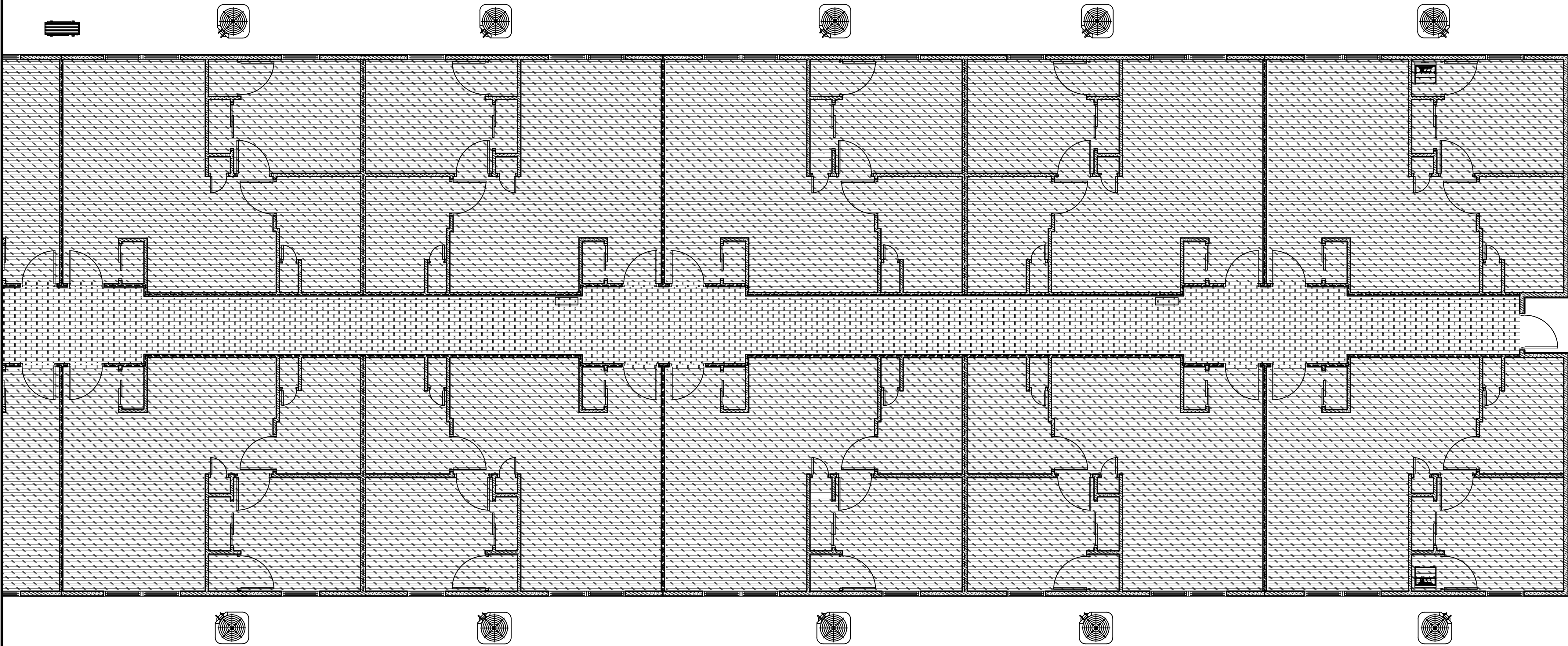


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DATE: FEBRUARY 3, 2026

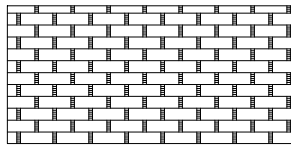
SHEET: A9/15

REVISIONS  
NONE

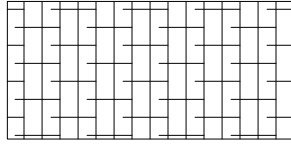




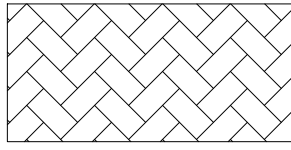
FLOOR FINISH SCHEDULE



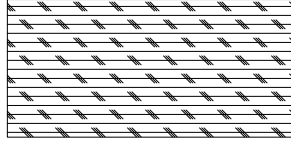
VINYL PLANK FLOORING A



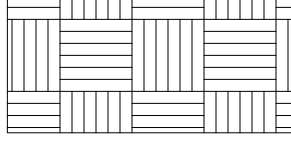
VINYL PLANK FLOORING B



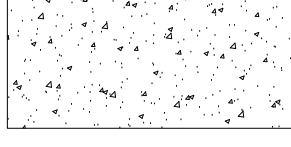
VINYL PLANK FLOORING C



VINYL PLANK FLOORING D



CARPET TILE E

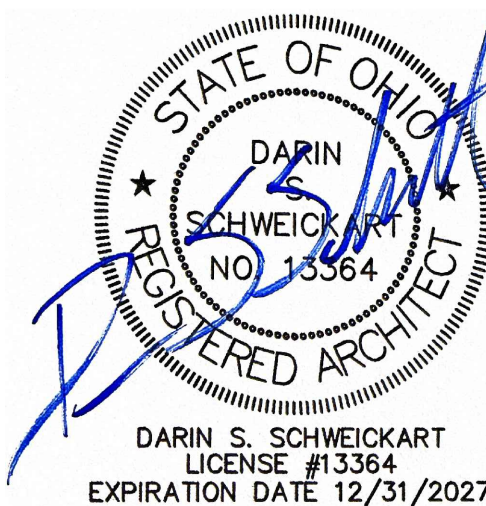


SEALED CONCRETE

FINISH PLAN C

3/16" = 1'-0"

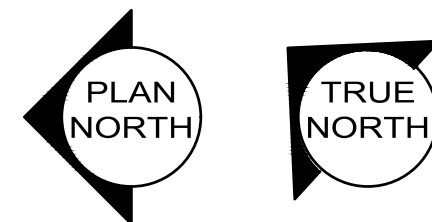
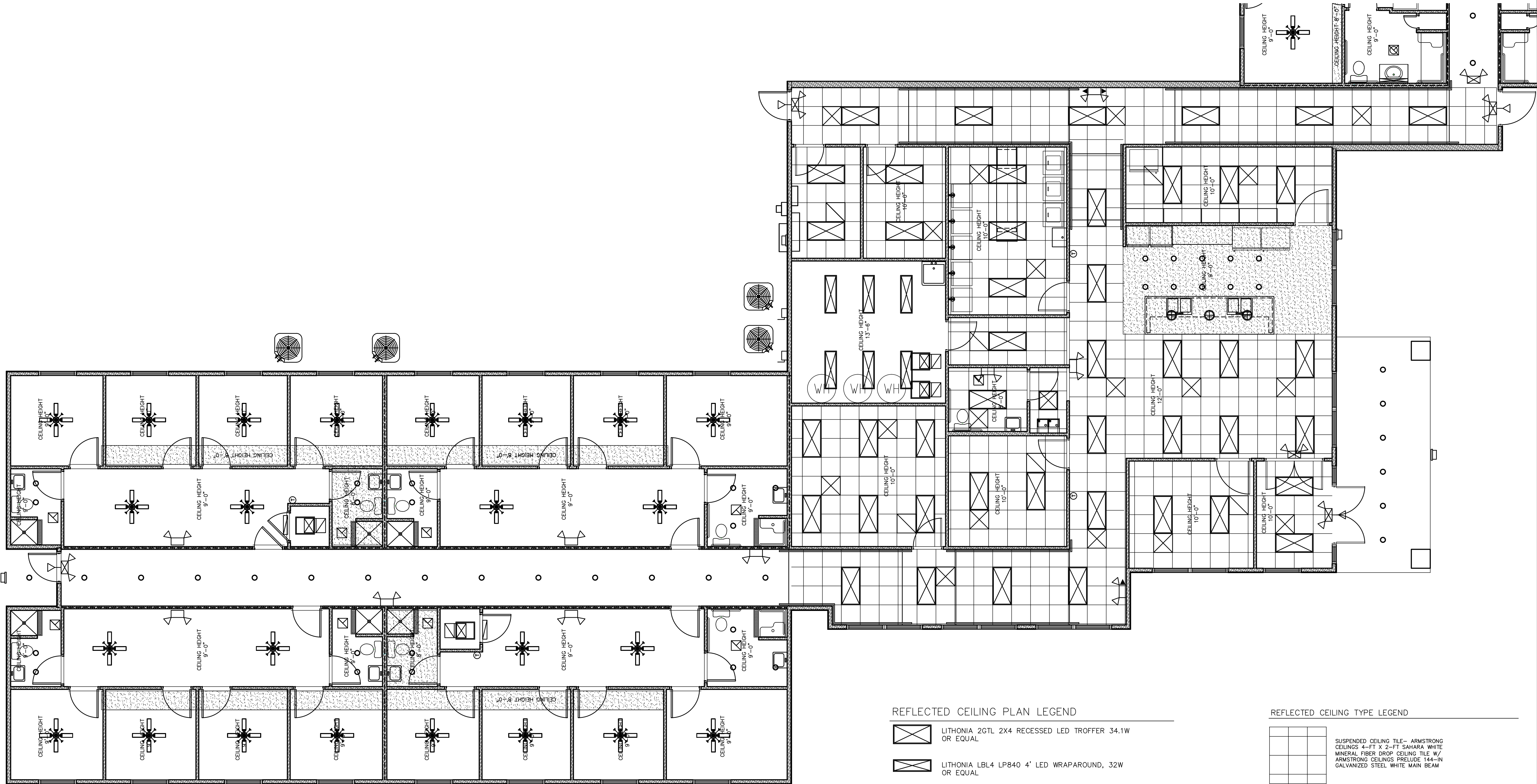
Note all units are finished the same



REVISIONS

NONE





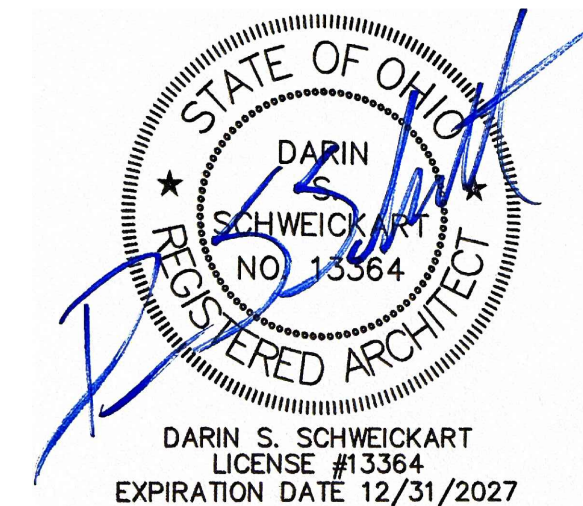
REFLECTED CEILING PLAN A  
3/16" = 1'-0"  
Note all unit ceilings are same as units 1 and 2

REFLECTED CEILING PLAN LEGEND

- LITHONIA 20TL 2X4 RECESSED LED TROFFER 34.1W OR EQUAL
- LITHONIA LBL4 LP840 4' LED WRAPAROUND, 32W OR EQUAL
- 30" WALL MOUNTED 32W LED VANITY LIGHT
- 75 CFM EXHAUST FAN
- COMBINATION 75 CFM EXHAUST FAN AND 12W LED LIGHT
- LITHONIA WALL PACK TWR2 LED P1 40K MVOLT DBTxD M2 64W OR EQUAL
- LITHONIA LDN6 CAN LIGHT OR EQUAL
- EXTERIOR WALL MOUNTED SINGLE BULB INCANDESCENT LIGHT FIXTURE- 75W
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO
- LITHONIA QUANTUM ELM6L EMERGENCY EGRESS LIGHTS OR EQUAL
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO W/ ELA LED M12 HEAD OR EQUAL
- SQUARE CEILING MOUNTED SUPPLY AIR DIFFUSER- SIZE AS INDICATED
- CEILING MOUNTED RETURN AIR GRILL- SIZE AS INDICATED
- LIGHTED CEILING FAN
- DECORATIVE SUSPENDED PENDENT 10W LED FIXTURE

REFLECTED CEILING TYPE LEGEND

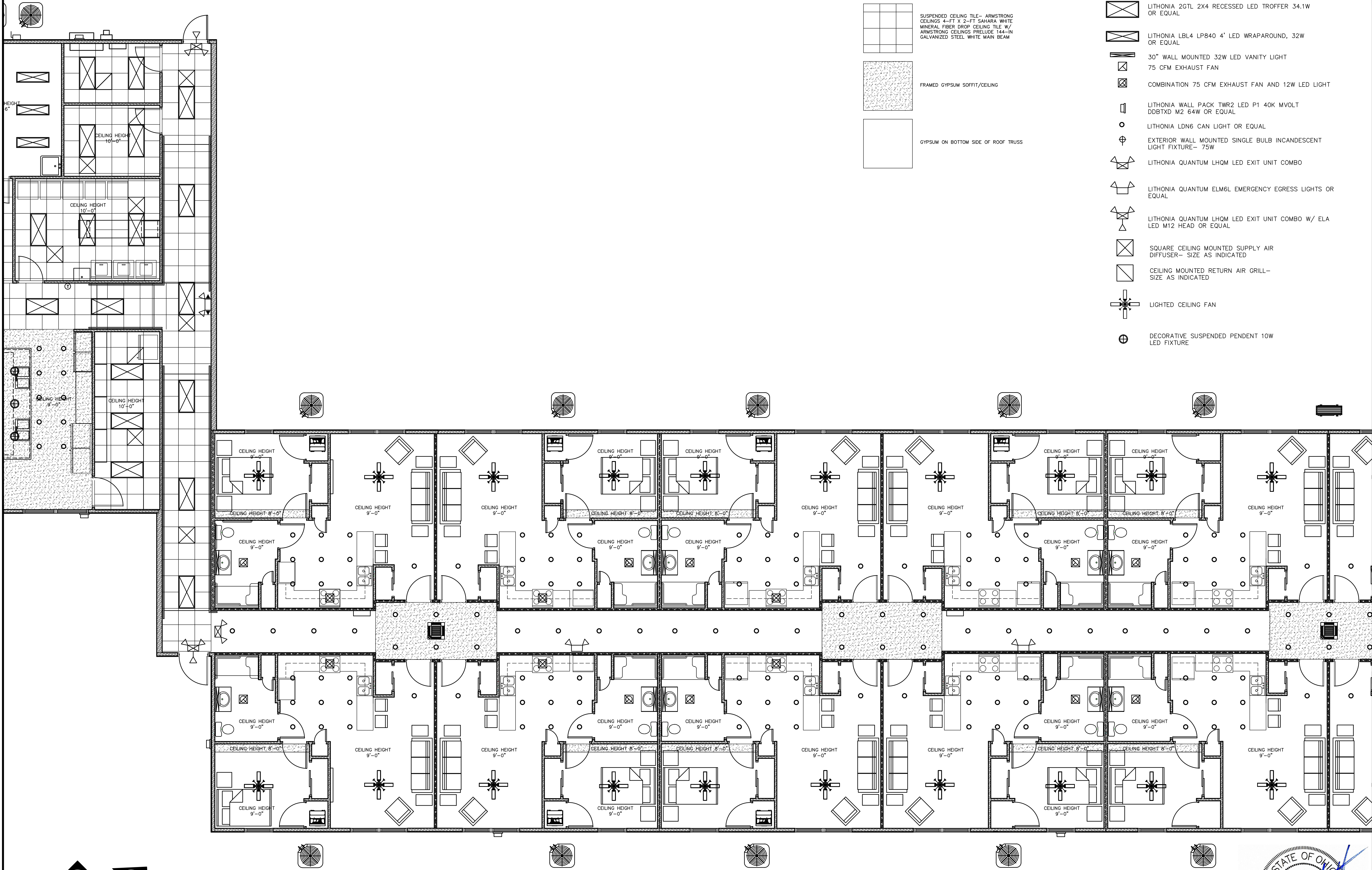
- SUSPENDED CEILING TILE- ARMSTRONG CEILING 4'-FT X 2'-FT SAHARA WHITE MINERAL FIBER DROP CEILING TILE W/ ARMSTRONG CEILING PRELUDE 144-IN GALVANIZED STEEL WHITE MAIN BEAM
- FRAMED GYPSUM SOFFIT/CEILING
- GYPSUM ON BOTTOM SIDE OF ROOF TRUSS



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COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

REVISIONS  
NONE



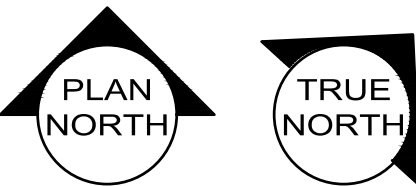


REFLECTED CEILING TYPE LEGEND

- SUSPENDED CEILING TILE- ARMSTRONG  
CEILINGS 4'-FT X 2'-FT SAHARA WHITE  
MINERAL FIBER DROP CEILING TILE W/  
ARMSTRONG CEILINGS PRELUDE 144-IN  
GALVANIZED STEEL WHITE MAIN BEAM
- FRAMED GYPSUM SOFFIT/CEILING
- GYPSUM ON BOTTOM SIDE OF ROOF TRUSS

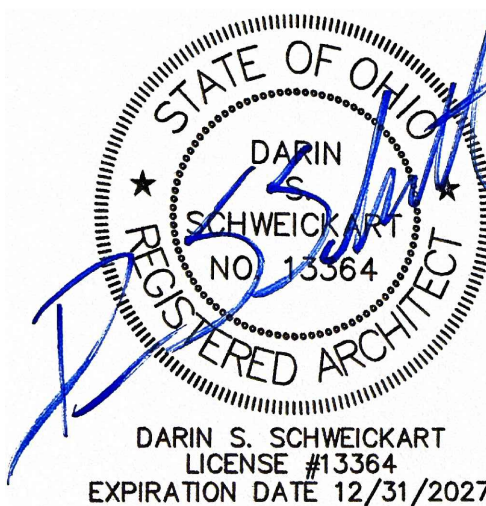
REFLECTED CEILING PLAN LEGEND

- LITHONIA 26TL 2X4 RECESSED LED TROFFER 34.1W  
OR EQUAL
- LITHONIA LBL4 LP840 4' LED WRAPAROUND, 32W  
OR EQUAL
- 30" WALL MOUNTED 32W LED VANITY LIGHT  
75 CFM EXHAUST FAN
- COMBINATION 75 CFM EXHAUST FAN AND 12W LED LIGHT
- LITHONIA WALL PACK TWR2 LED P1 40K MVOLT  
DBTXD M2 64W OR EQUAL
- LITHONIA LDN6 CAN LIGHT OR EQUAL
- EXTERIOR WALL MOUNTED SINGLE BULB INCANDESCENT  
LIGHT FIXTURE- 75W
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO
- LITHONIA QUANTUM ELM6L EMERGENCY EGRESS LIGHTS OR  
EQUAL
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO W/ ELA  
LED M12 HEAD OR EQUAL
- SQUARE CEILING MOUNTED SUPPLY AIR  
DIFFUSER- SIZE AS INDICATED
- CEILING MOUNTED RETURN AIR GRILL-  
SIZE AS INDICATED
- LIGHTED CEILING FAN
- DECORATIVE SUSPENDED PENDENT 10W  
LED FIXTURE



REFLECTED CEILING PLAN B

3/16" = 1'-0"  
Note all unit ceilings are the same



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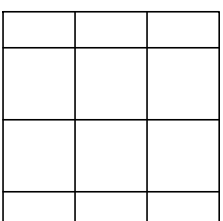
SHEET: A12/15

REVISIONS  
NONE

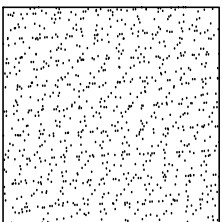
**DS2 architects**  
107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133  
Phone: 888-564-0961 Fax: 606-564-0962



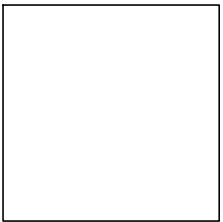
REFLECTED CEILING TYPE LEGEND



SUSPENDED CEILING TILE- ARMSTRONG  
CEILINGS 4'-FT X 2'-FT SAHARA WHITE  
MINERAL FIBER DROP CEILING TILE W/  
ARMSTRONG CEILINGS PRELUDE 144-IN  
GALVANIZED STEEL WHITE MAIN BEAM

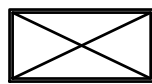


FRAMED GYPSUM SOFFIT/CEILING

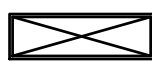


GYPSUM ON BOTTOM SIDE OF ROOF TRUSS

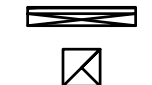
REFLECTED CEILING PLAN LEGEND



LITHONIA 2GTL 2X4 RECESSED LED TROFFER 34.1W  
OR EQUAL



LITHONIA LBL4 LP840 4' LED WRAPAROUND, 32W  
OR EQUAL



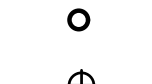
30" WALL MOUNTED 32W LED VANITY LIGHT  
75 CFM EXHAUST FAN



COMBINATION 75 CFM EXHAUST FAN AND 12W LED LIGHT



LITHONIA WALL PACK TWR2 LED P1 40K MVOLT  
DBBTXD M2 64W OR EQUAL



LITHONIA LDN6 CAN LIGHT OR EQUAL



EXTERIOR WALL MOUNTED SINGLE BULB INCANDESCENT  
LIGHT FIXTURE- 75W



LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO



LITHONIA QUANTUM ELM6L EMERGENCY EGRESS LIGHTS OR  
EQUAL



LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO W/ ELA  
LED M12 HEAD OR EQUAL



SQUARE CEILING MOUNTED SUPPLY AIR  
DIFFUSER- SIZE AS INDICATED



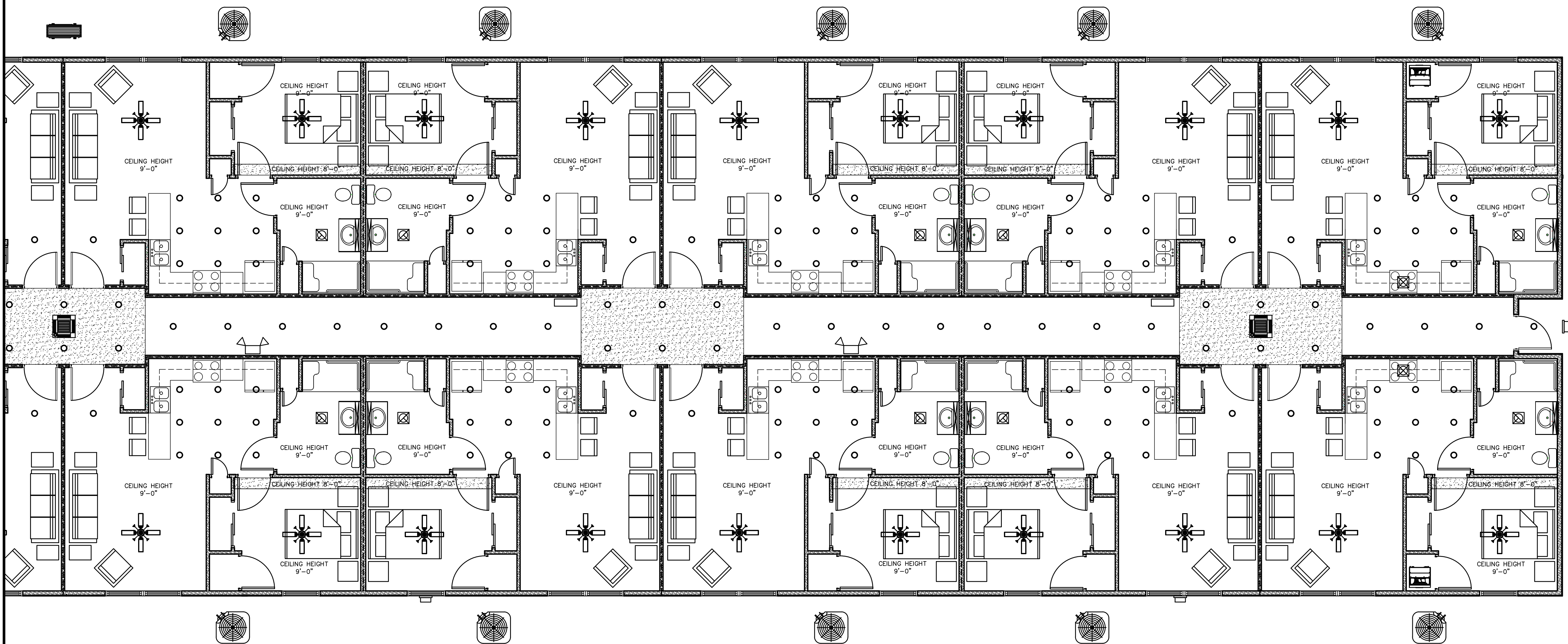
CEILING MOUNTED RETURN AIR GRILL-  
SIZE AS INDICATED



LIGHTED CEILING FAN



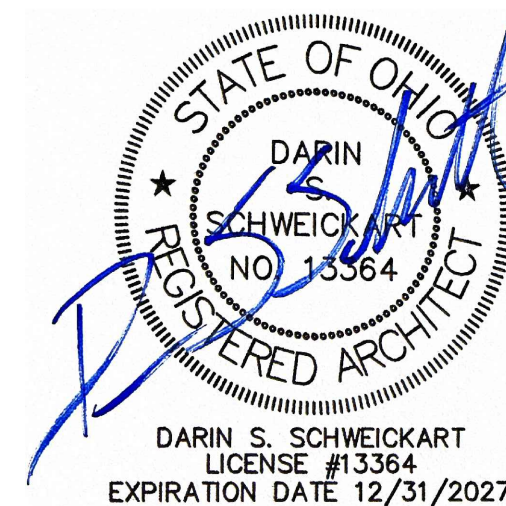
DECORATIVE SUSPENDED PENDENT 10W  
LED FIXTURE



REFLECTED CEILING PLAN C

3/16" = 1'-0"

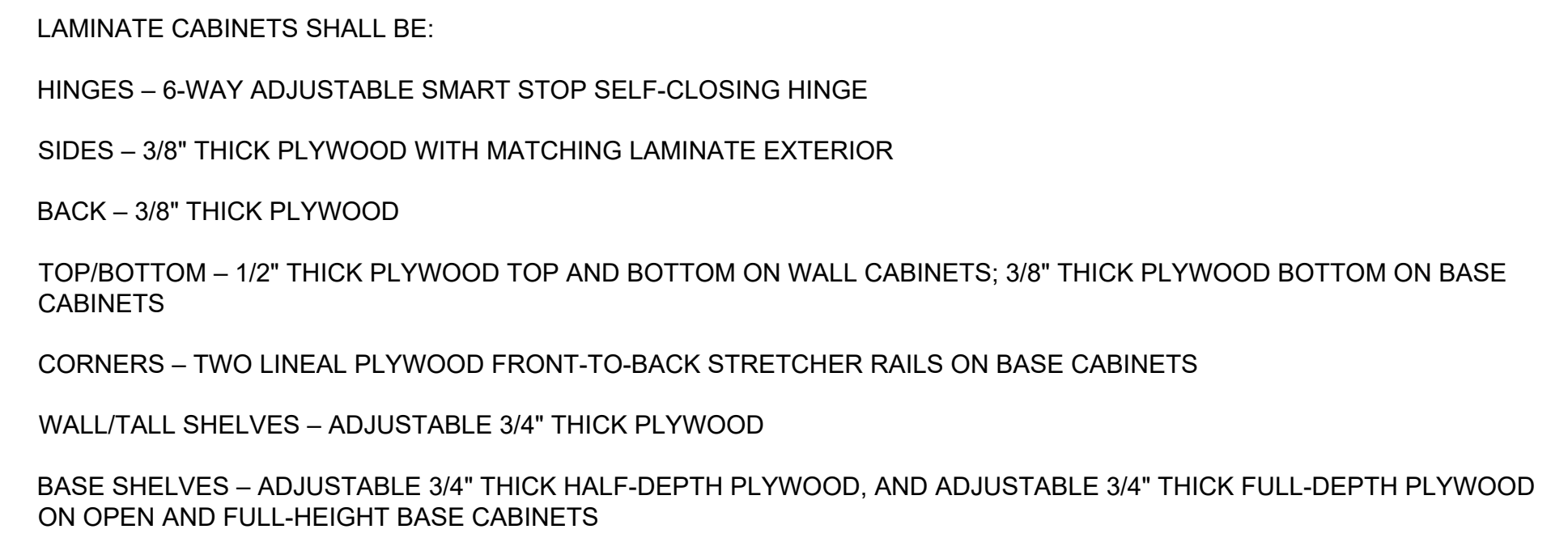
Note all unit ceilings are the same



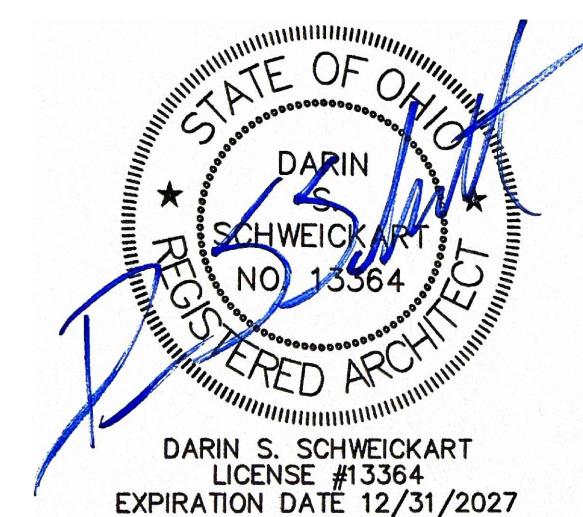
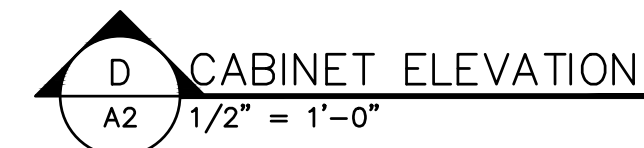
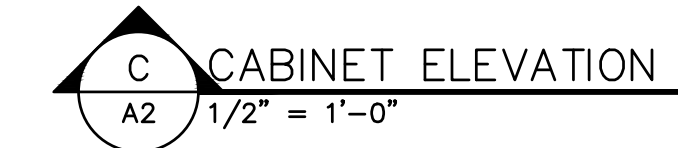
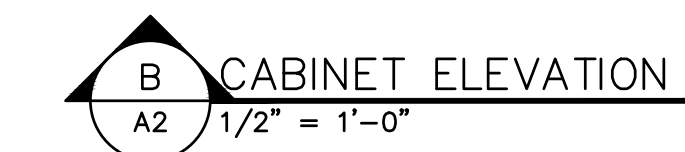
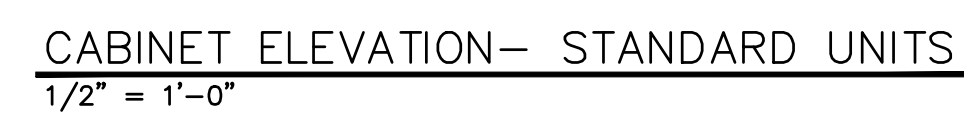
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SHEET: A13/15





ALL COUNTERTOPS TO BE RADIUSSED FOR FALL PROTECTION



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**PROJECT #:** 21-164  
**DATE:** FEBRUARY 3, 2026

**SHEET: A14/15**

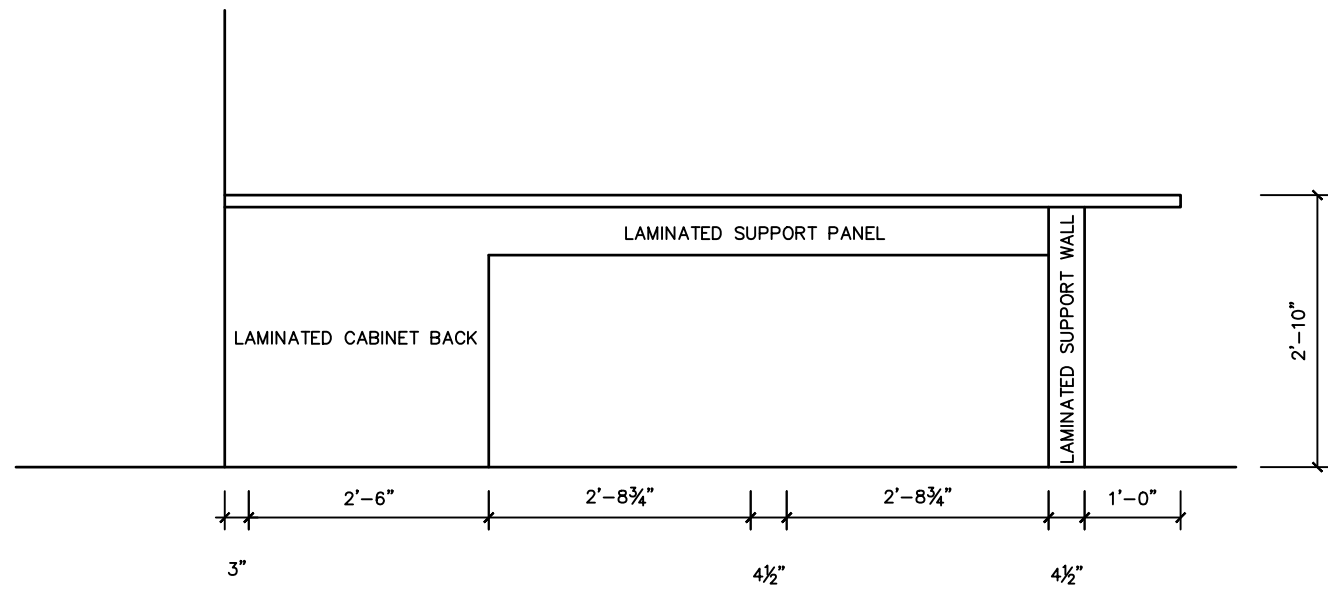
## REVISIONS

**US2 architects**  
107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133  
Phone: 888-564-0961 Fax: 606.564.0962

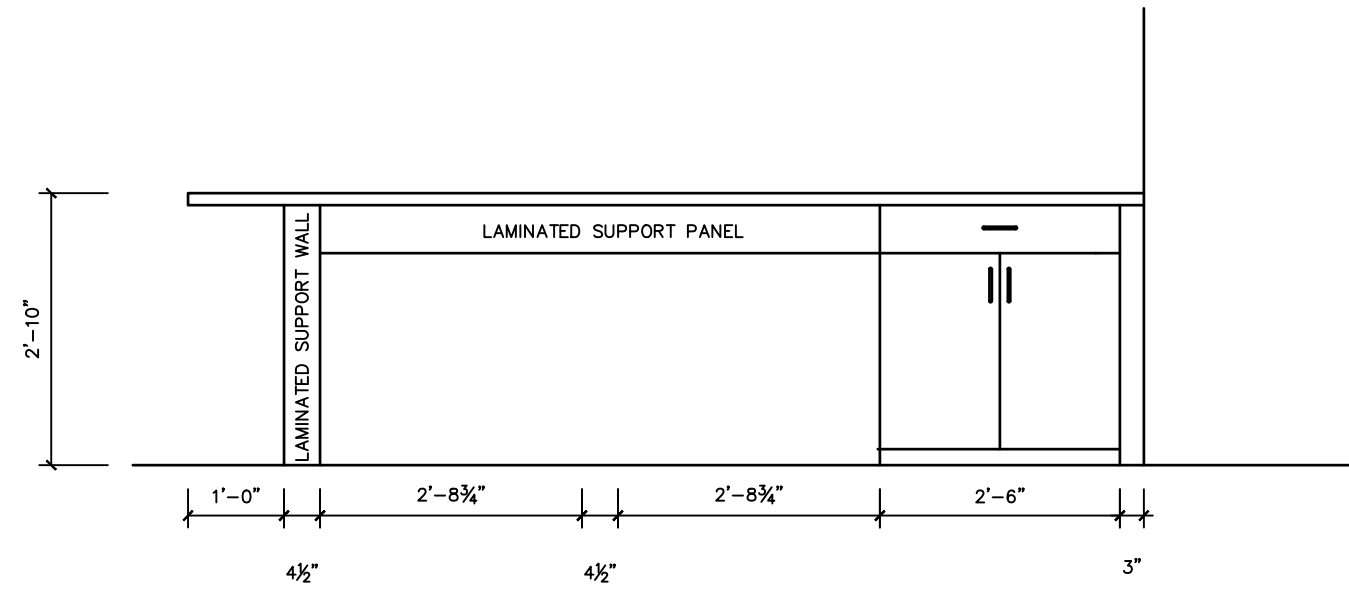
Phone: 888-564-0961 Fax: 606.564.0962

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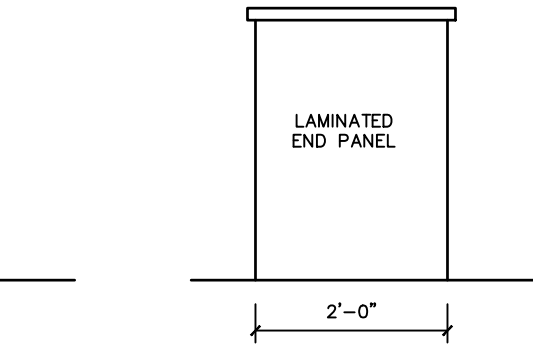




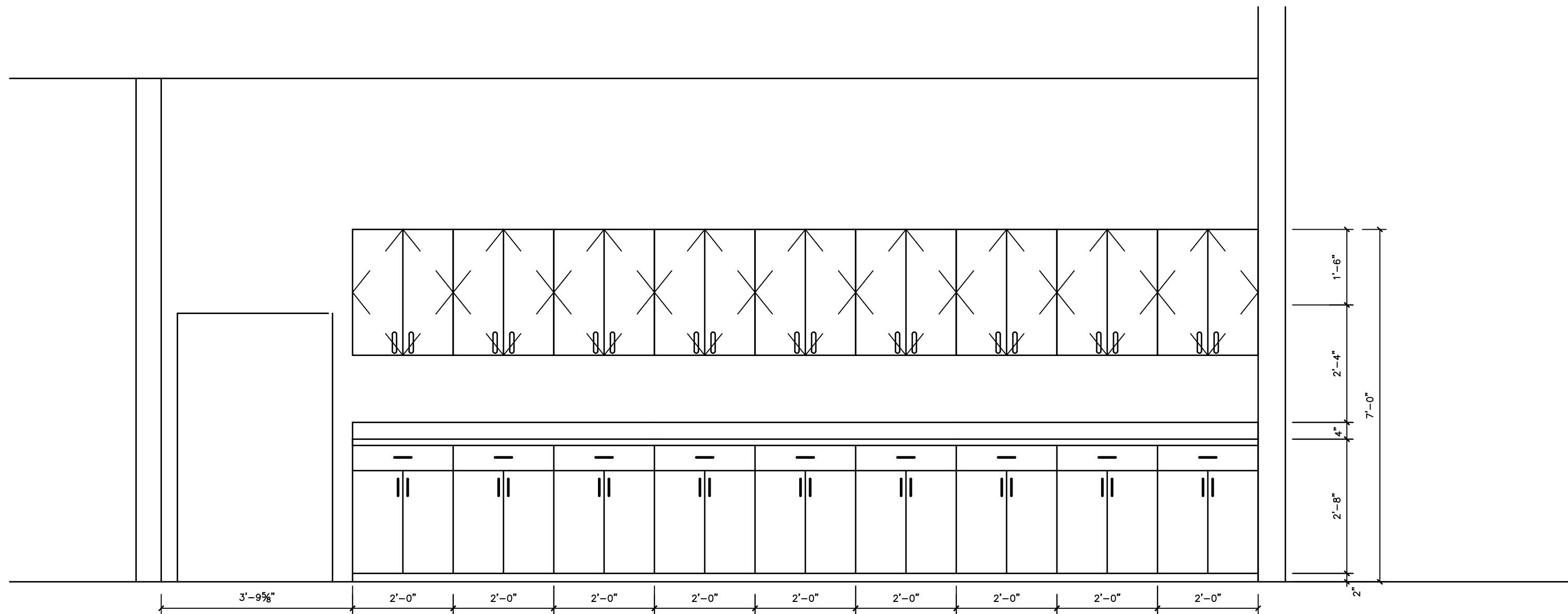
E CABINET ELEVATION  
A2 1/2" = 1'-0"



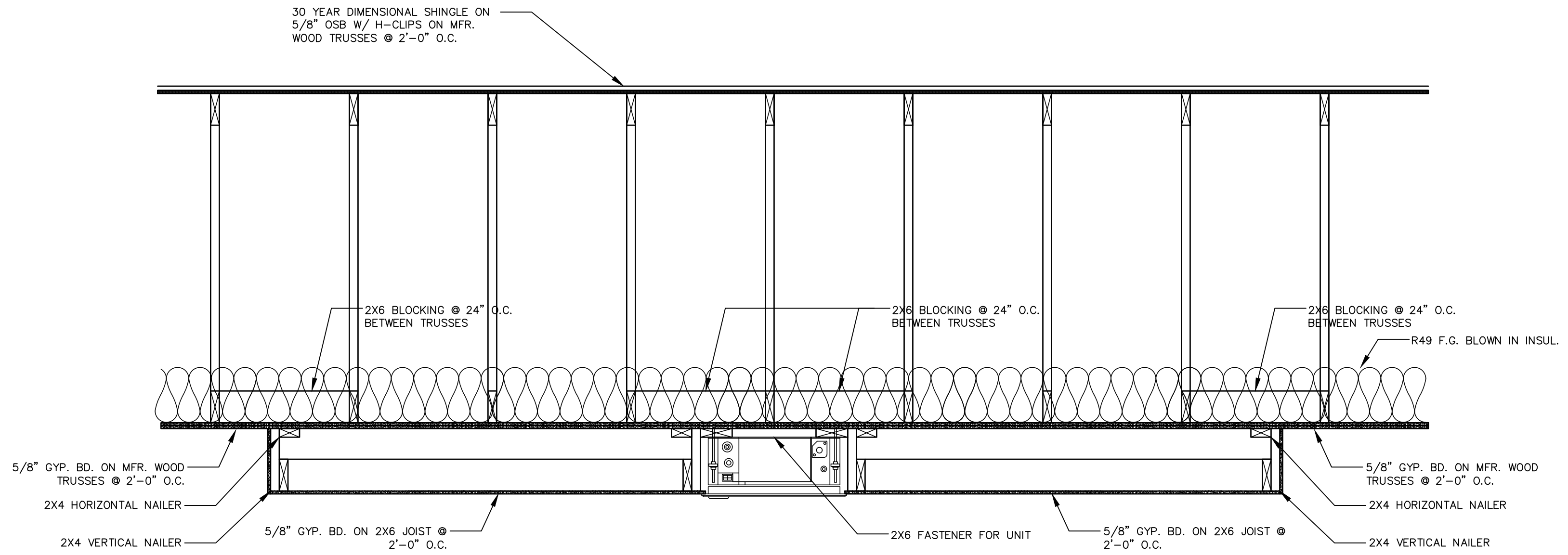
F CABINET ELEVATION  
A2 1/2" = 1'-0"



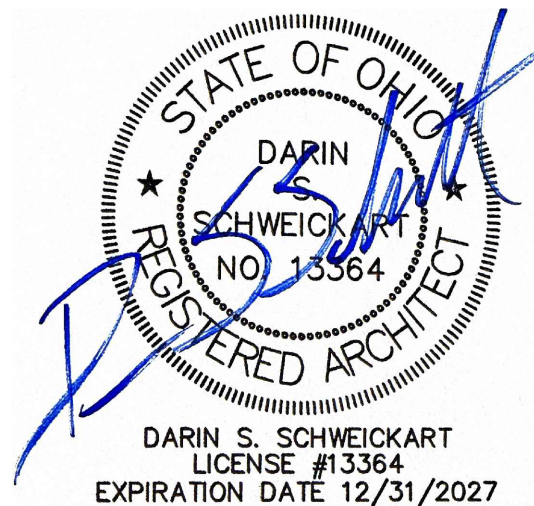
G CABINET ELEVATION  
A2 1/2" = 1'-0"



H CABINET ELEVATION  
A2 1/2" = 1'-0"

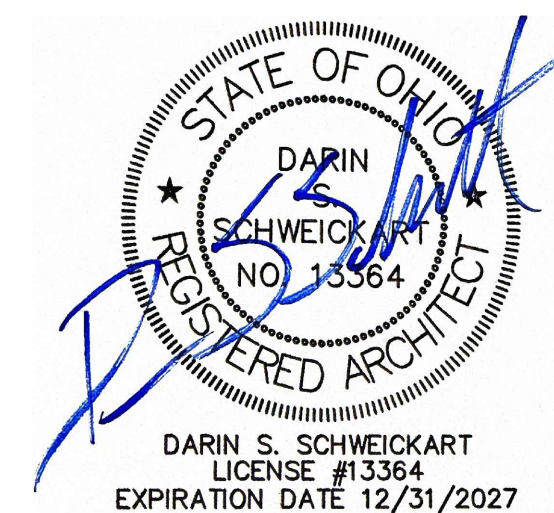
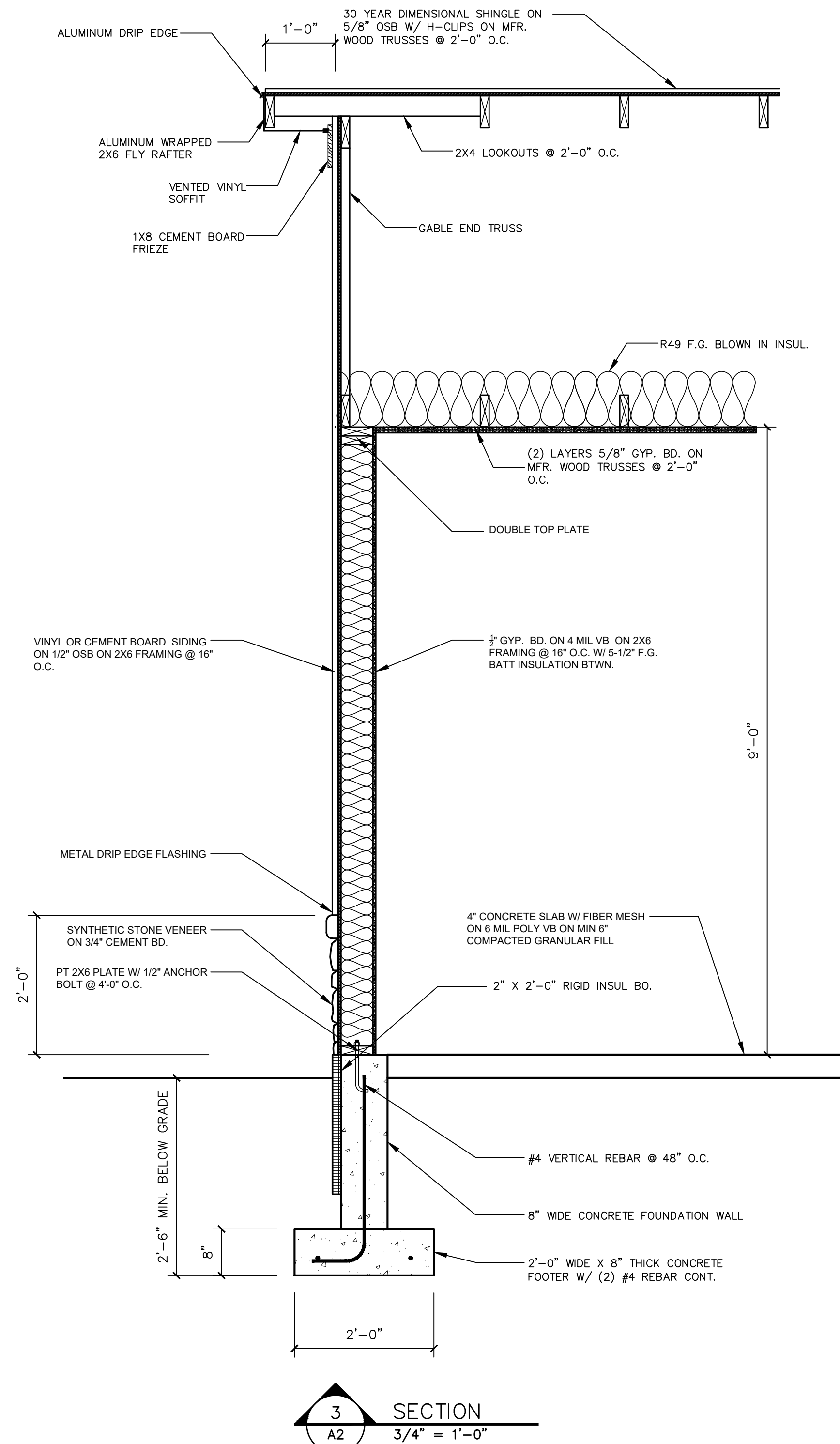
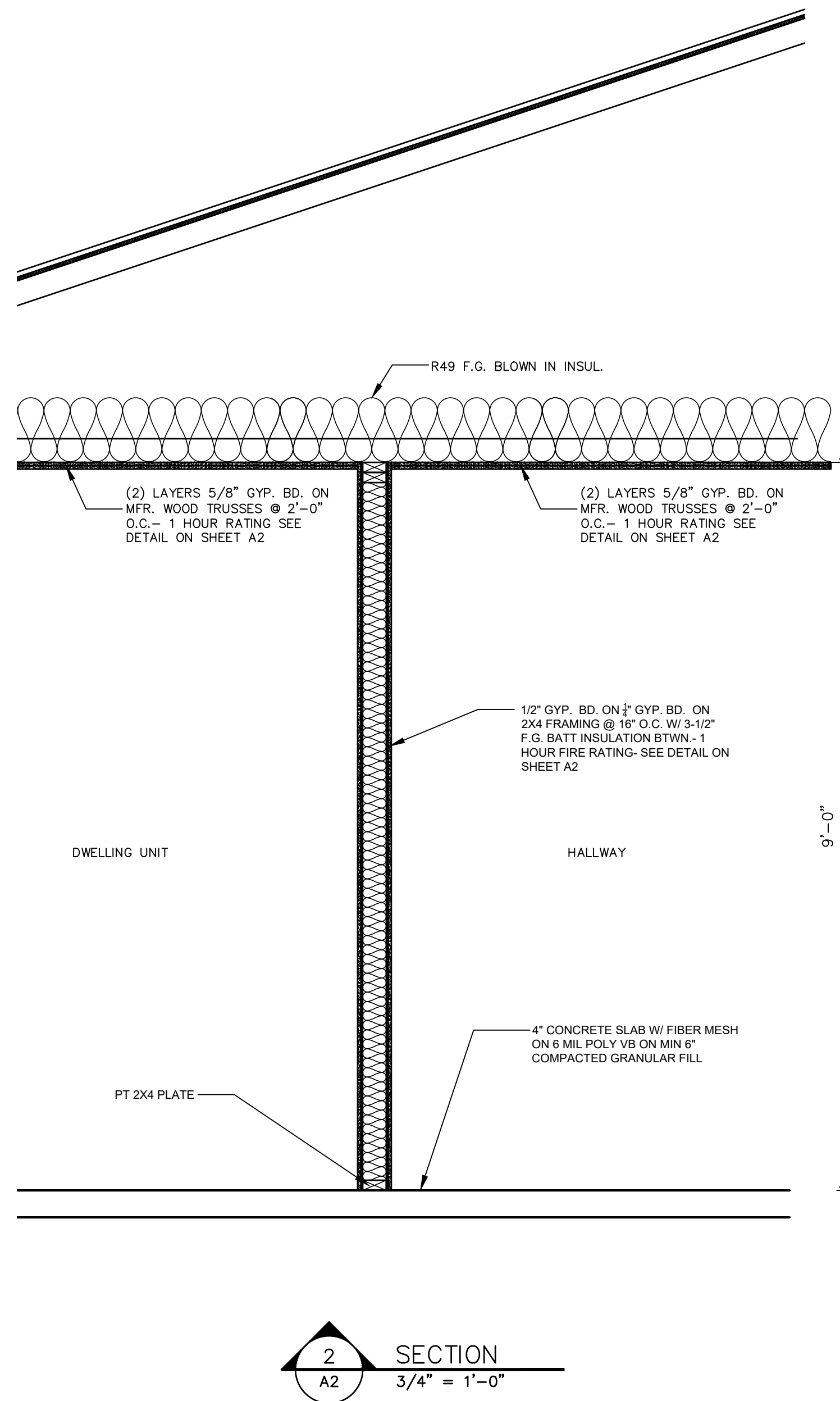
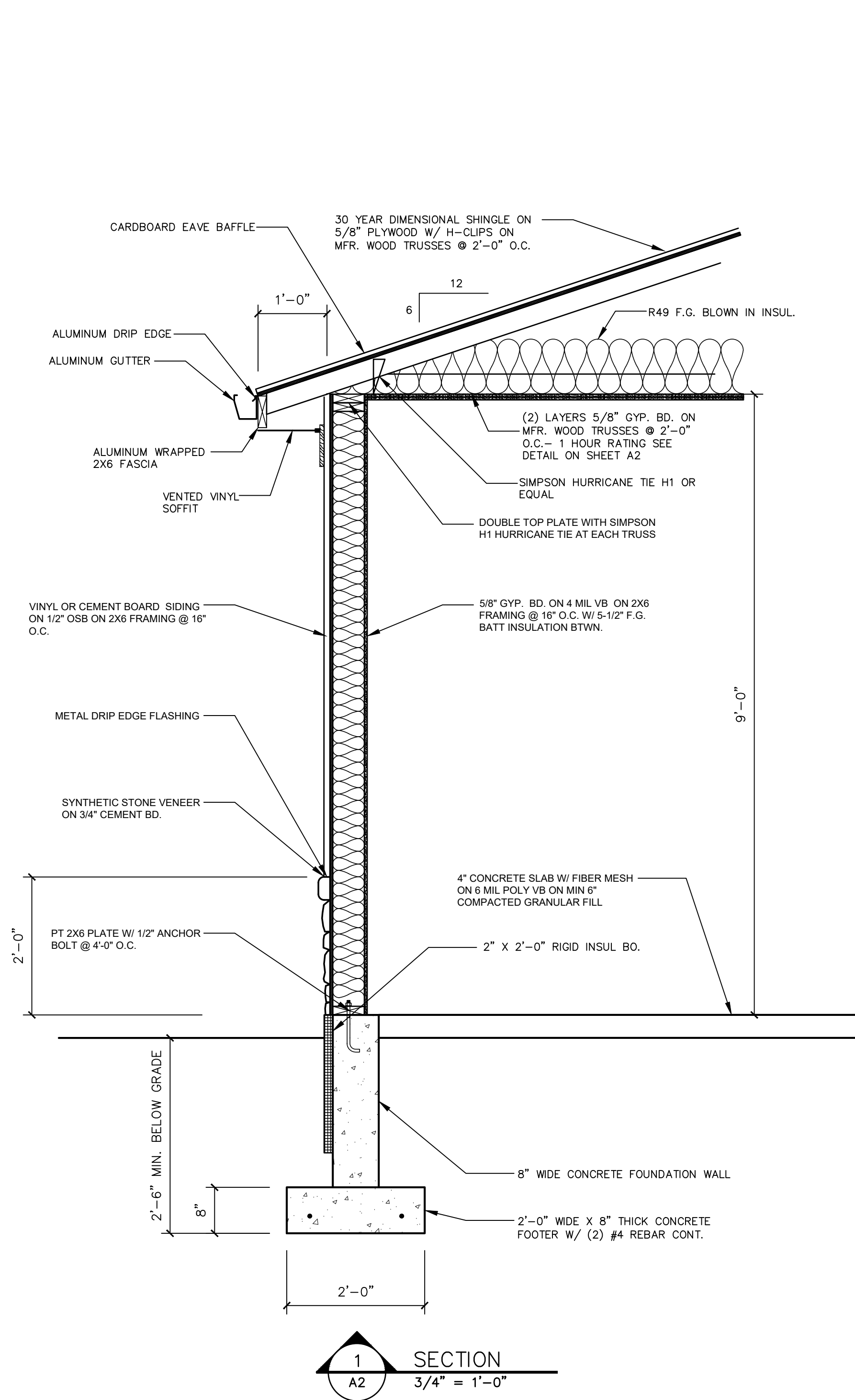


CEILING CASSETTE INSTALLATION DETAIL  
1/2" = 1'-0"



PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
CLIENT: NEW HOUSING OHIO INC.  
ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026



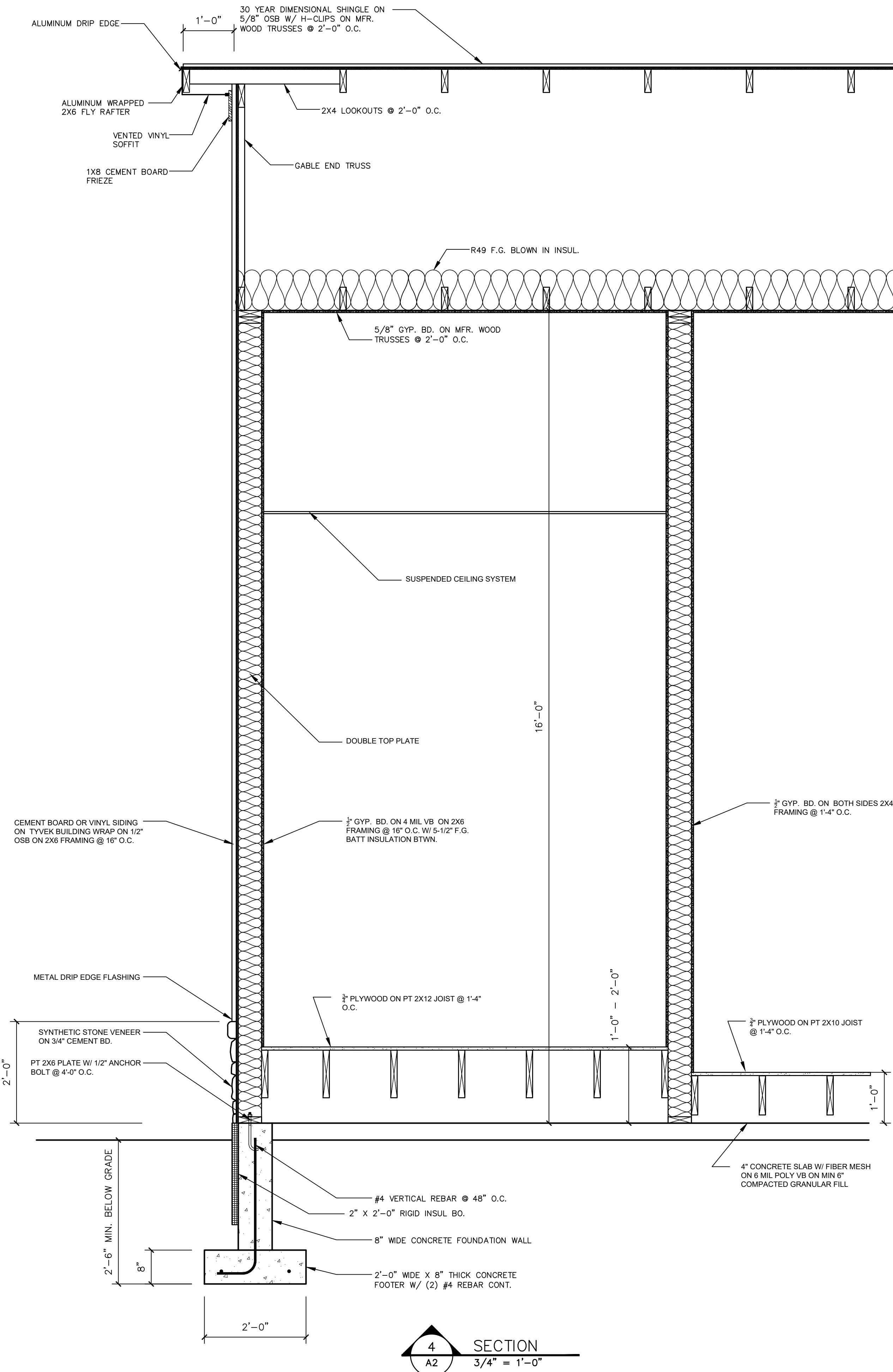


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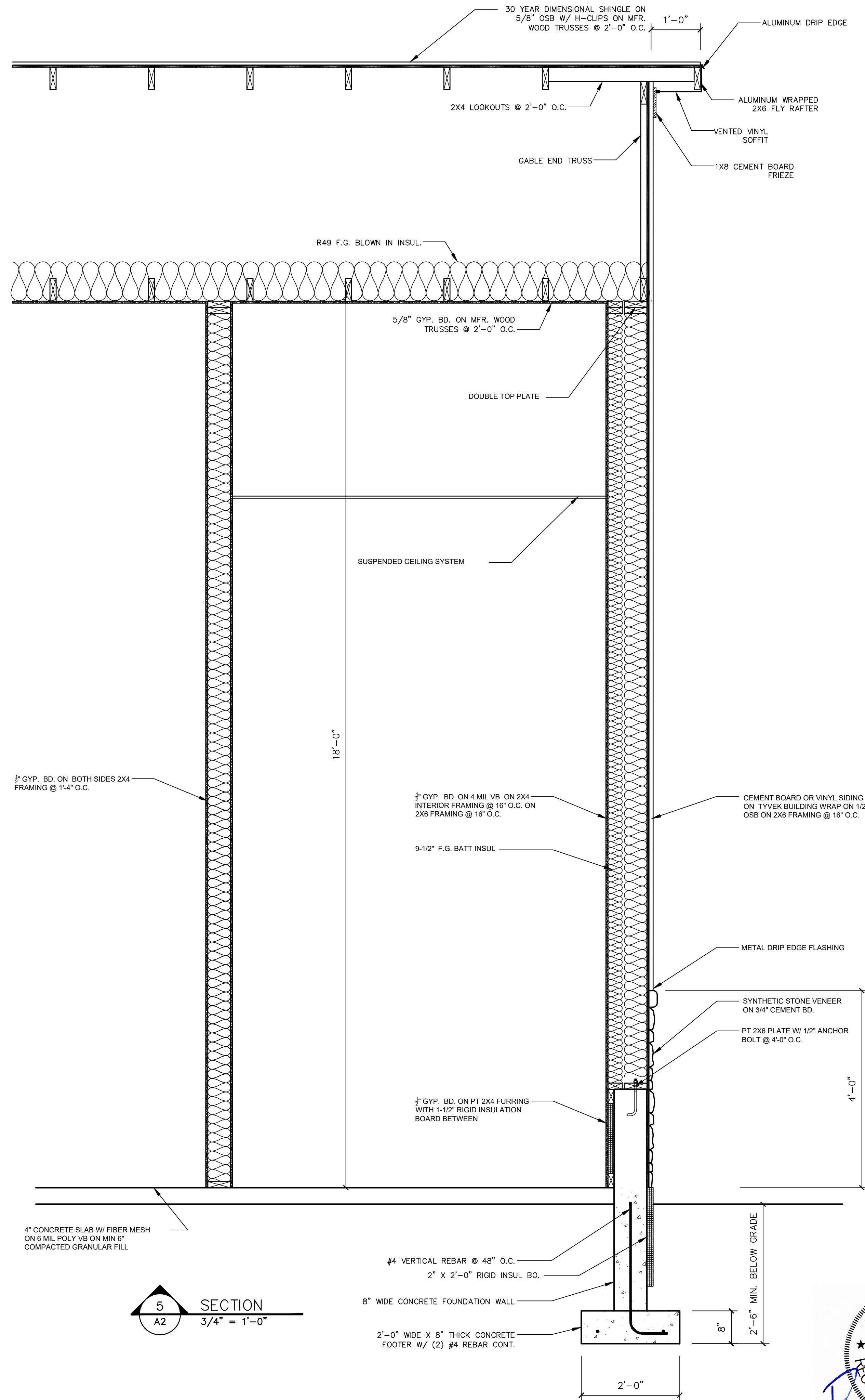
SHEET: A15/15

REVISIONS  
NONE

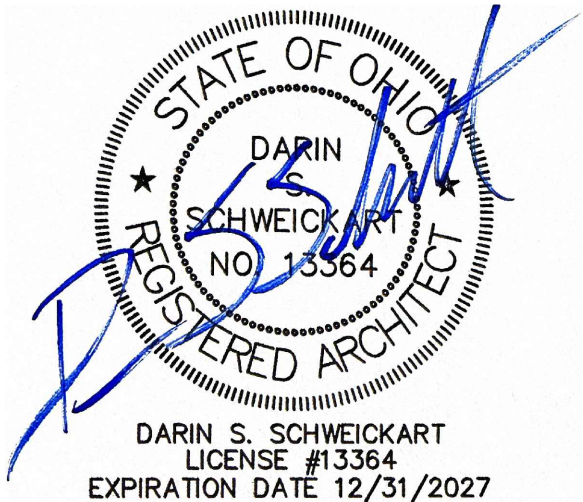




SECTION  
4  
A2  
3/4" = 1'-0"



SECTION  
5  
A2  
3/4" = 1'-0"



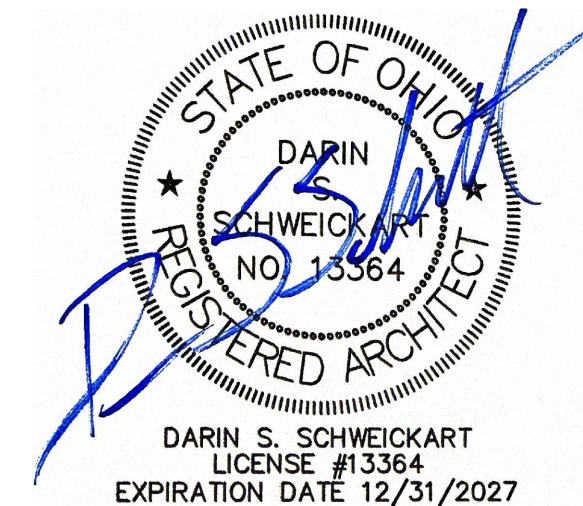
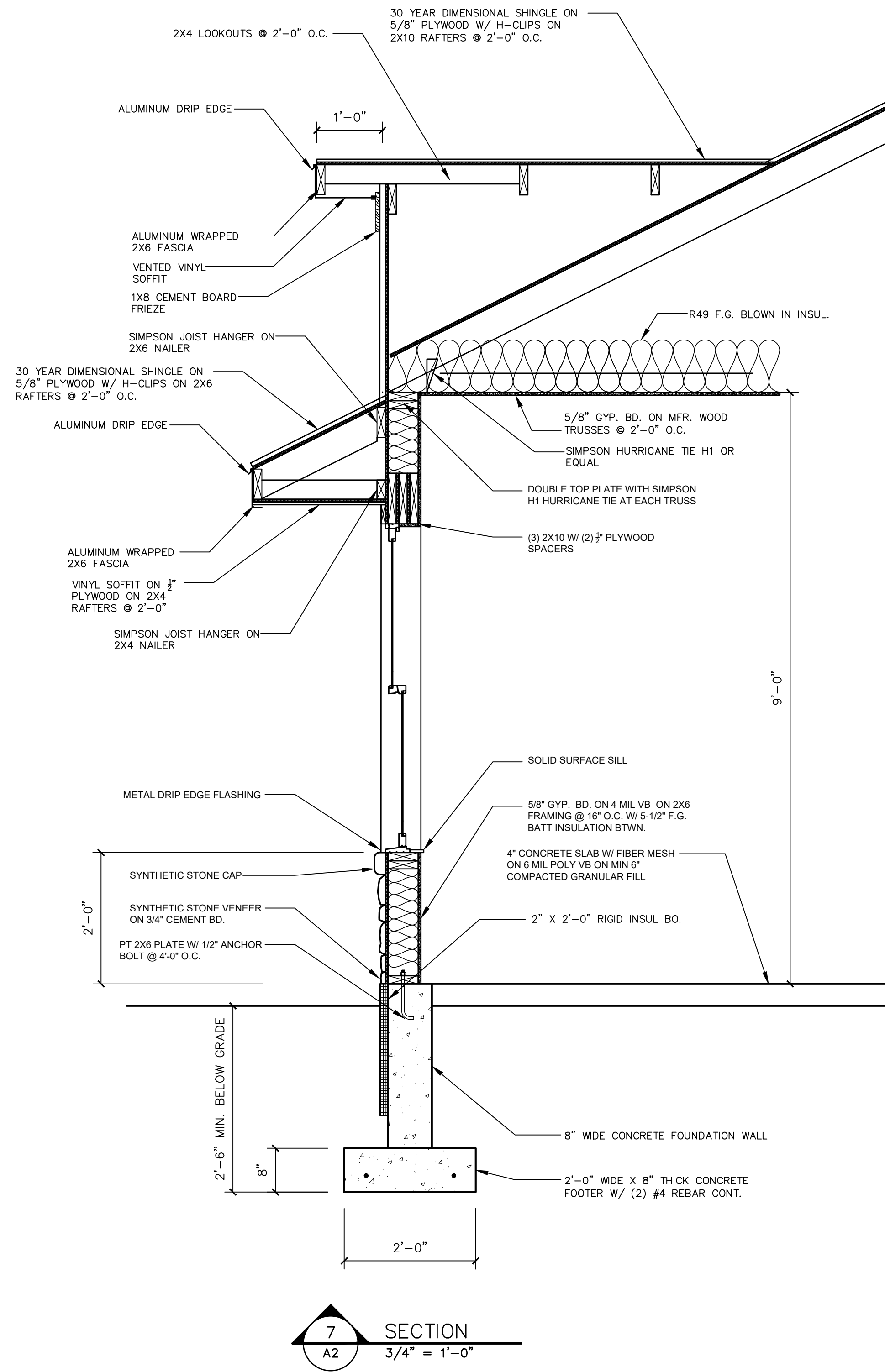
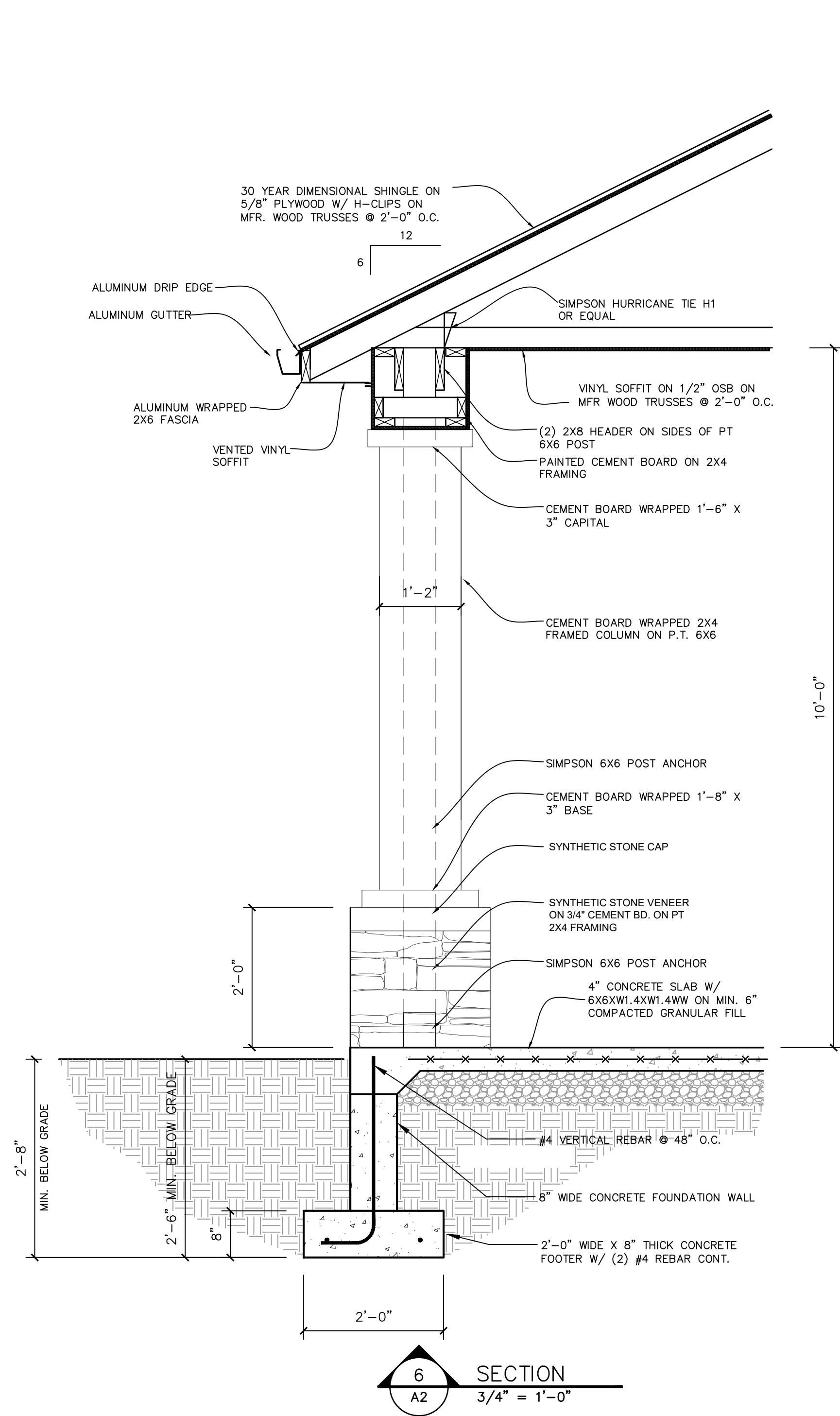
PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
CLIENT: NEW HOUSING OHIO INC.  
ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: A17/18

REVISIONS  
NONE

**DS2 architects**  
107 West Second Street Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133  
Phone: 888-564-0961 Fax: 606.564.0962





PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD., LEBANON, OH 45036  
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ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

REVISIONS  
NONE

SHEET: A18/18

**DS2 architects**  
107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133  
Phone: 888-564-0961 Fax: 606.564.0962

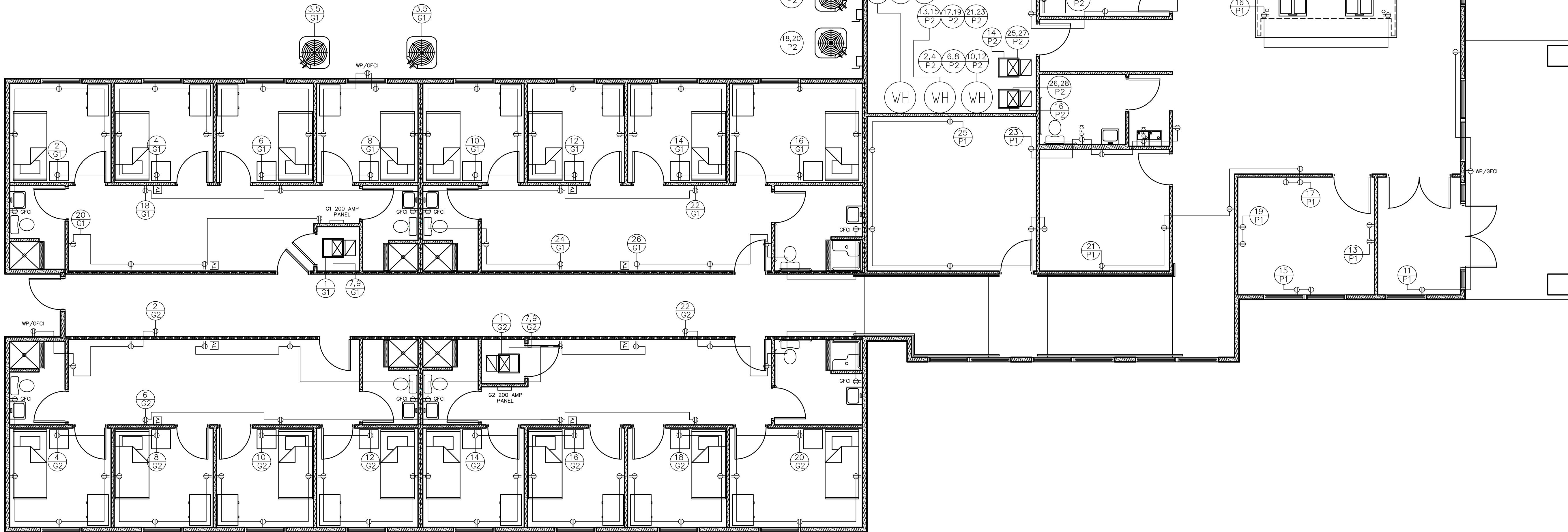


ELECTRICAL LEGEND

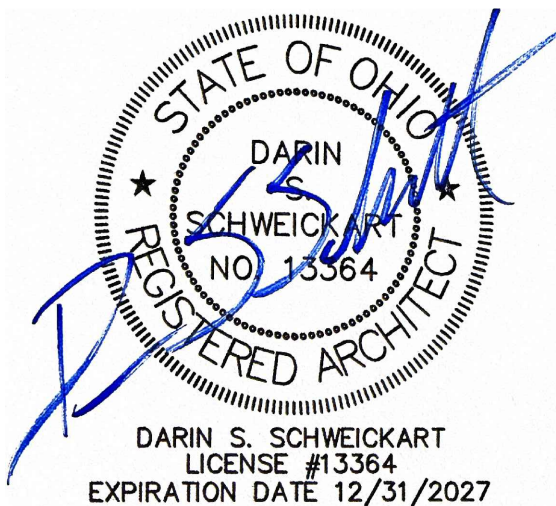
- ⊕ DUPLEX RECEPTACLE  
GFCI ⊕ DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER  
WP/GFCI ⊕ WEATHERPROOF DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER  
C ⊕ POP UP COUNTERTOP RECEPTACLE APPROVED FOR COUNTERTOP INSTALLATION  
⊕ QUADPLEX RECEPTACLE  
● 22V RECEPTACLE  
9 P1 ⊕ DENOTES CIRCUIT NUMBER AND PANEL  
⊕ WEATHERPROOF ELECTRIC DISCONNECT  
◀ TELEPHONE JACK  
□ COMPUTER NETWORK JACK  
TV COAX TELEVISION JACK

ELECTRICAL NOTES AND SPECIFICATIONS

1. ELECTRICAL WIRING AND EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH NFPA70, (NATIONAL ELECTRIC CODE) AND WITH ARTICLE 27, OBC.
2. ALL CONDUCTORS TO BE COPPER, TYPE THW, THWN, OR THHN INSULATION.
3. ALL NEW SECONDARY CIRCUITS TO BE RUN IN METAL CONDUIT OR ARMORED CABLE SIZED PER TABLE 3-A, NEC.
4. EXIT SIGNS SHALL CONFORM TO SECTION 1011.1, OBC AND SHALL BE FURNISHED WITH AN APPROVED BATTERY PACK EMERGENCY POWER SUPPLY WHICH IS CAPABLE TO FURNISHING FULL ILLUMINATION FOR AT LEAST 90 MINUTES IN THE CASE OF PRIMARY POWER LOSS. EMERGENCY EGRESS LIGHTS TO BE INSTALLED IN COMPLIANCE WITH SECTION 1006.0, OBC AND SHALL BE LOCATED AS SHOWN AND SIZED TO PROVIDE A MINIMUM OF ONE FOOT CANDLE ILLUMINATION. EMERGENCY POWER SUPPLY TO BE WIRED TO THE SAME CIRCUIT AS THE ROOM AREA LIGHTS AND AHEAD OF THE LOCAL SWITCH AND SHALL CONFORM TO SECTION 2702.0, OBC.
5. CONTRACTOR TO VERIFY THE POINT OF SERVICE, SERVICE VOLTAGE, PHASE, TRANSFORMER CHARACTERISTICS, AND SHORT CIRCUIT AMPACITY WITH THE ELECTRIC COMPANY PRIOR TO COMMENCING ANY WORK. PROVIDE SERVICE EQUIPMENT COMPATIBLE WITH SERVICE TO BE PROVIDED.
6. ELECTRICAL CONTRACTOR TO VERIFY SIZE OF CIRCUIT REQUIRED BY HVAC. FURNISH SIZE AND WIRE RECOMMENDED BY HVAC MANUFACTURER.
7. OUTDOOR DISCONNECTS, PANELS AND OUTLETS TO HAVE RAIN-PROOF ENCLOSURES.
8. METAL SIDING SHALL BE BONDED AND GROUNDED AS SHOWN USING THE METHODS SPECIFIED IN ARTICLE 250 NEC.



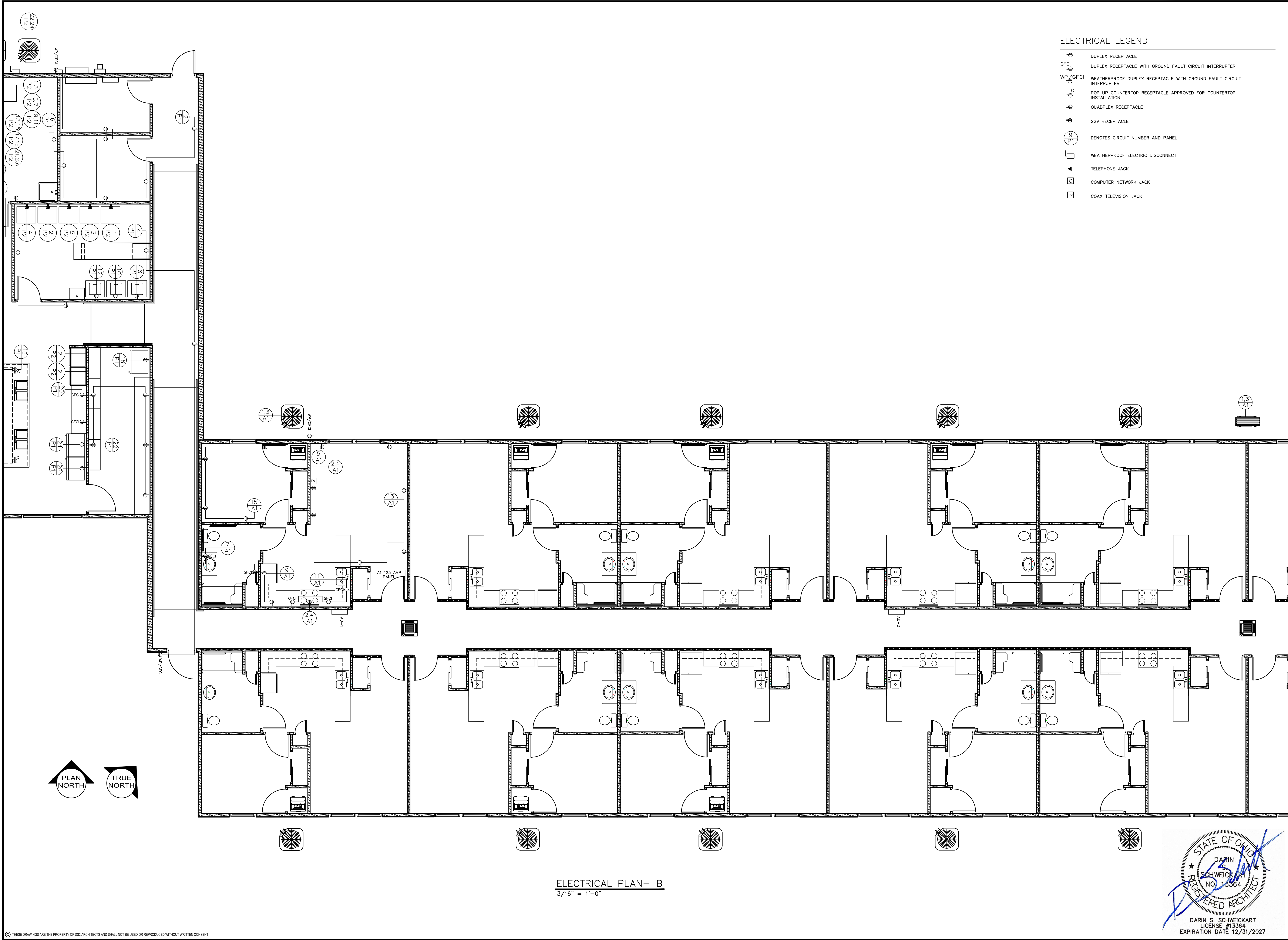
ELECTRICAL PLAN A  
3/16" = 1'-0"



PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
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REVISIONS  
NONE





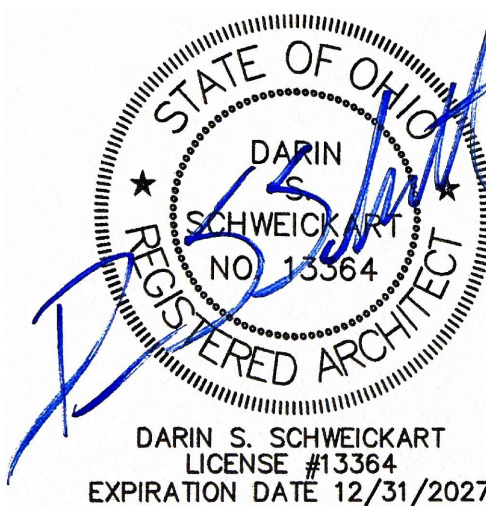
ELECTRICAL LEGEND

- ⊖ DUPLEX RECEPTACLE
- ⊖ GFCI DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
- ⊖ WP/GFCI WEATHERPROOF DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
- ⊖ C POP UP COUNTERTOP RECEPTACLE APPROVED FOR COUNTERTOP INSTALLATION
- ⊖ QUADPLEX RECEPTACLE
- 22V RECEPTACLE
- 9 P1 DENOTES CIRCUIT NUMBER AND PANEL
- ⊖ WEATHERPROOF ELECTRIC DISCONNECT
- ▲ TELEPHONE JACK
- ⊖ COMPUTER NETWORK JACK
- ⊖ COAX TELEVISION JACK

REVISIONS

NONE

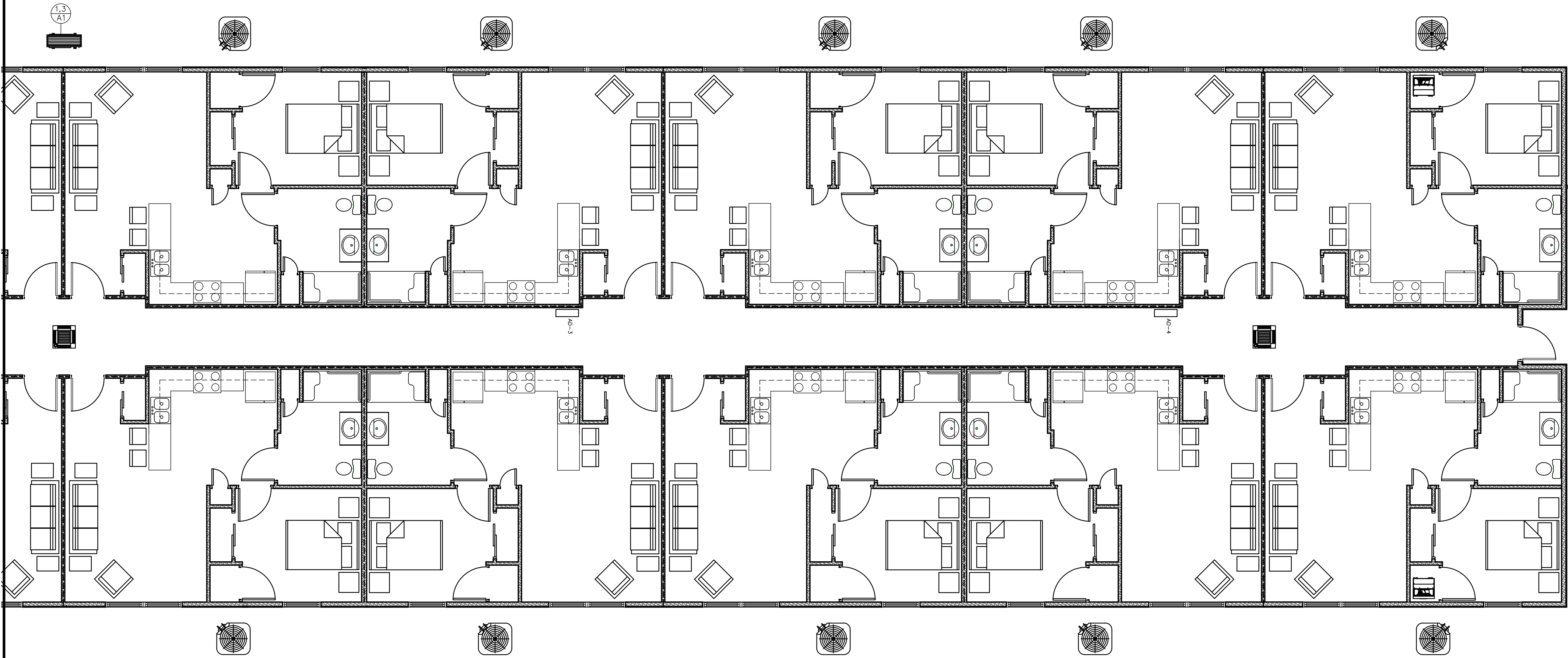
PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
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ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
- WEATHERPROOF DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
- POP UP COUNTERTOP RECEPTACLE APPROVED FOR COUNTERTOP INSTALLATION
- QUADPLEX RECEPTACLE
- 22V RECEPTACLE
- DENOTES CIRCUIT NUMBER AND PANEL
- WEATHERPROOF ELECTRIC DISCONNECT
- TELEPHONE JACK
- COMPUTER NETWORK JACK
- COAX TELEVISION JACK

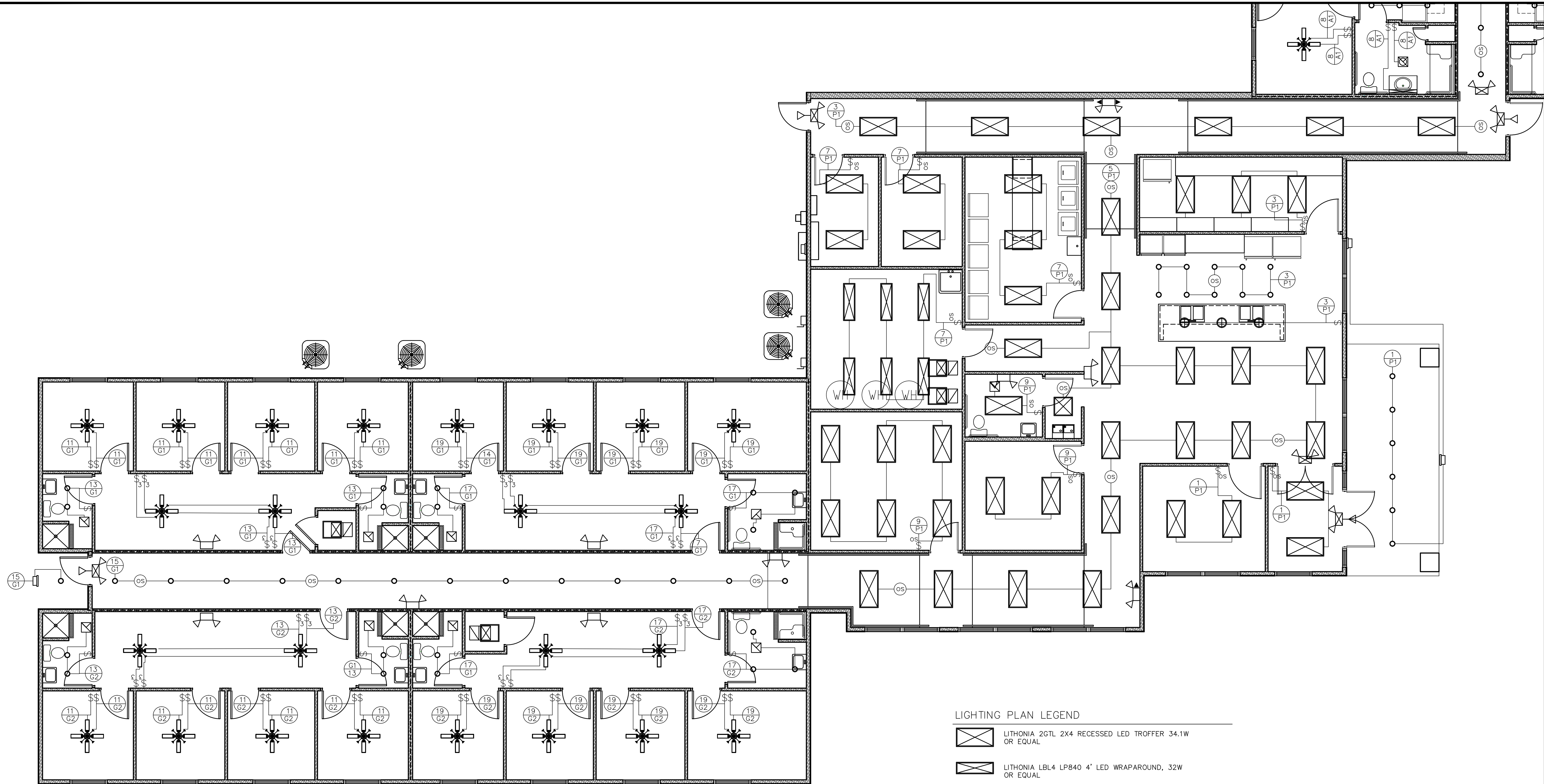


ELECTRIC PLAN- C  
3/16" = 1'-0"

REVISIONS  
NONE

PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
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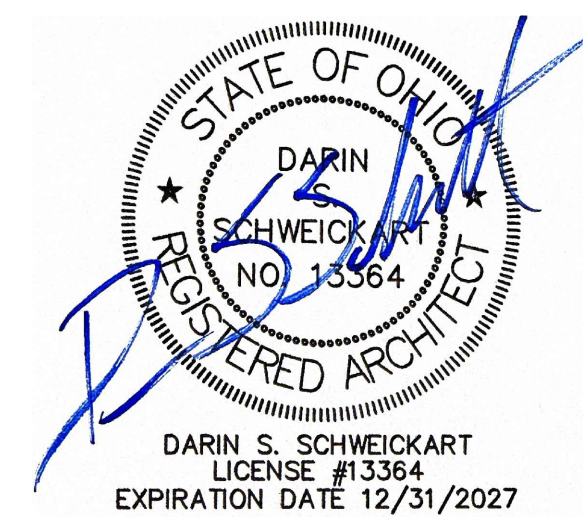




#### LIGHTING PLAN LEGEND

- LITHONIA 2GTL 2X4 RECESSED LED TROFFER 34.1W OR EQUAL
- LITHONIA LBL4 LP840 4' LED WRAPAROUND, 32W OR EQUAL
- 30" WALL MOUNTED 32W LED VANITY LIGHT
- 75 CFM EXHAUST FAN
- COMBINATION 75 CFM EXHAUST FAN AND 12W LED LIGHT
- LITHONIA WALL PACK TWR2 LED P1 40K MVOLT DBTXD M2 64W OR EQUAL
- LITHONIA WF6 LED 27K30K35K MVOLT 90CRI MW 6" ROUND WAFER OR EQUAL
- EXTERIOR WALL MOUNTED SINGLE BULB INCANDESCENT LIGHT FIXTURE- 75W
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO
- LITHONIA QUANTUM ELM6L EMERGENCY EGRESS LIGHTS OR EQUAL
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO W/ ELA LED M12 HEAD OR EQUAL
- LIGHTED CEILING FAN
- DECORATIVE SUSPENDED PENDENT 10W LED FIXTURE
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- OCCUPANCY SENSOR SWITCH
- OCCUPANCY SENSOR

NOTE ALL EXTERIOR LIGHTS ARE TO BE ON PHOTOCELL

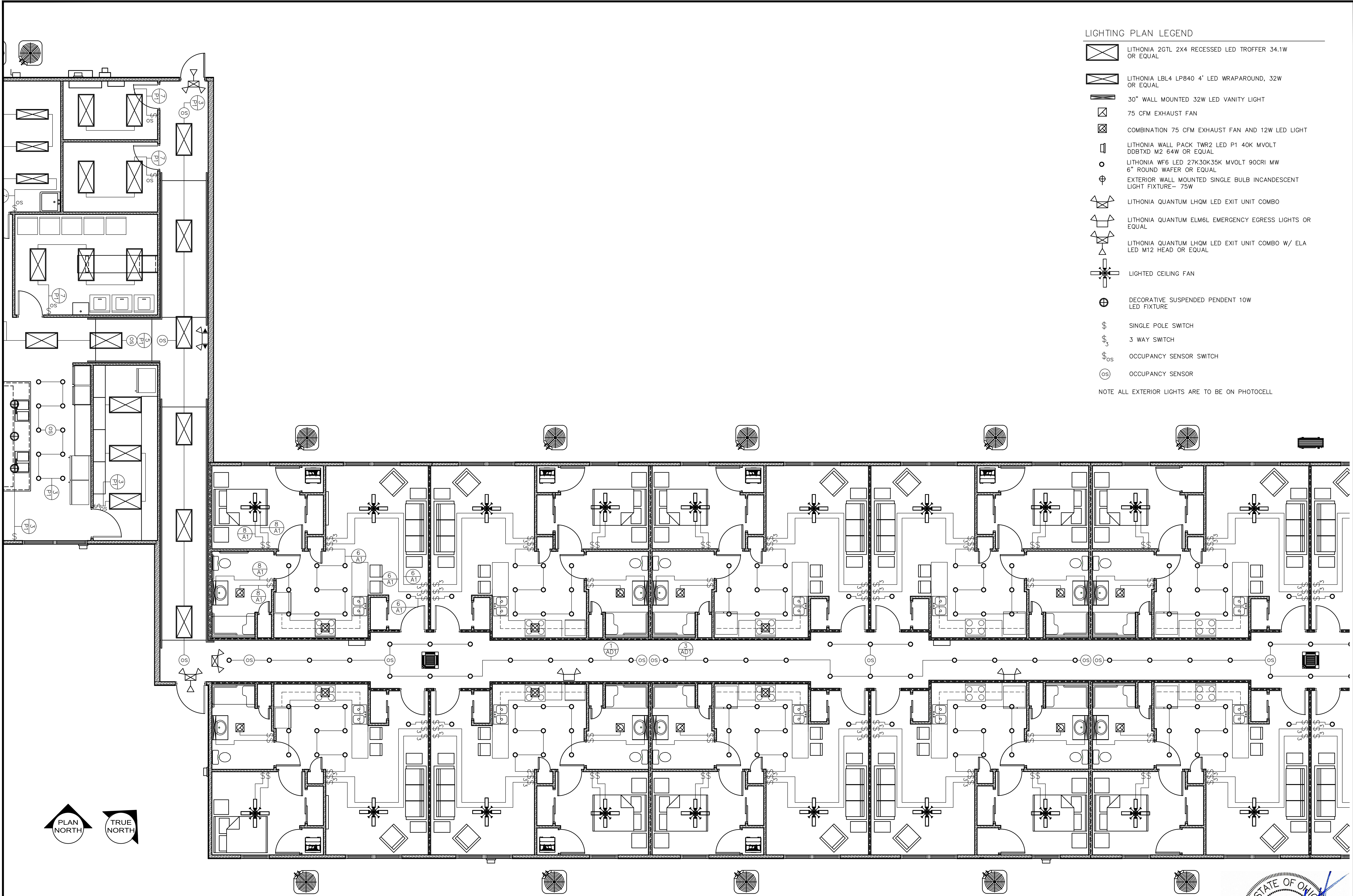


PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
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PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: E4/7

REVISIONS  
NONE





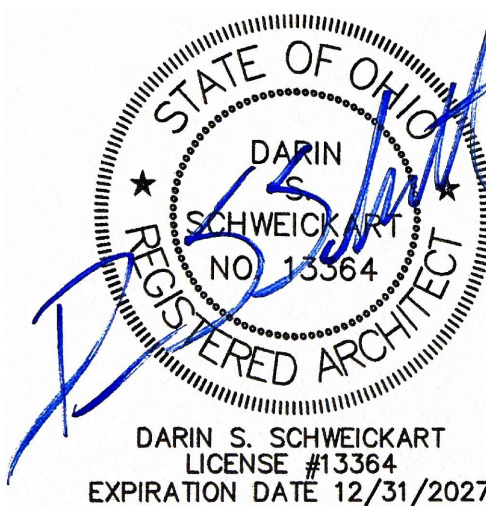
LIGHTING PLAN LEGEND

- LITHONIA 2GTL 2X4 RECESSED LED TROFFER 34.1W OR EQUAL
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- 30" WALL MOUNTED 32W LED VANITY LIGHT
- 75 CFM EXHAUST FAN
- COMBINATION 75 CFM EXHAUST FAN AND 12W LED LIGHT
- LITHONIA WALL PACK TWR2 LED P1 40K MVOLT DDBTXD M2 64W OR EQUAL
- LITHONIA WF6 LED 27K30K35K MVOLT 90CRI MW 6" ROUND WAFER OR EQUAL
- EXTERIOR WALL MOUNTED SINGLE BULB INCANDESCENT LIGHT FIXTURE- 75W
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO
- LITHONIA QUANTUM ELM6L EMERGENCY EGRESS LIGHTS OR EQUAL
- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO W/ ELA LED M12 HEAD OR EQUAL
- LIGHTED CEILING FAN
- DECORATIVE SUSPENDED PENDENT 10W LED FIXTURE
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- OCCUPANCY SENSOR SWITCH
- OCCUPANCY SENSOR

NOTE ALL EXTERIOR LIGHTS ARE TO BE ON PHOTOCELL

PLAN NORTH

TRUE NORTH

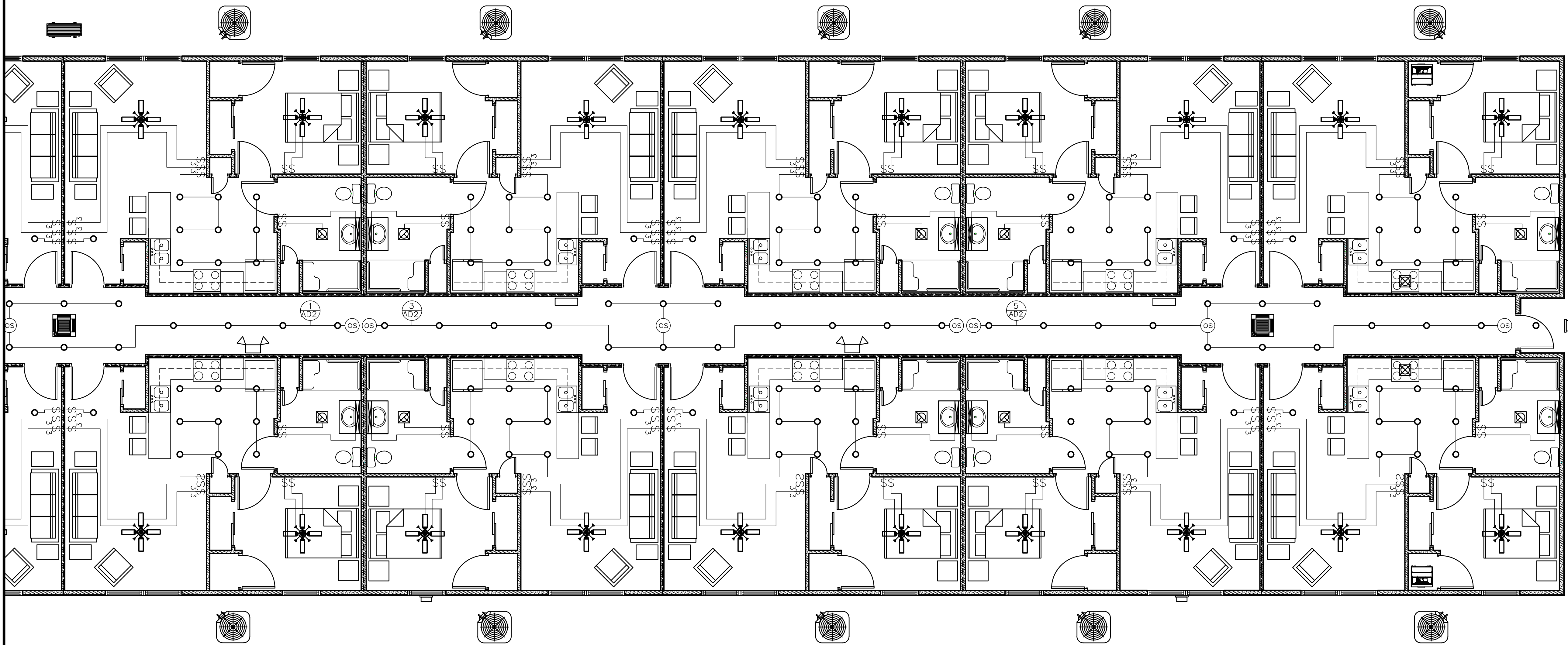


PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
CLIENT: NEW HOUSING OHIO INC.  
ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: E5/7

REVISIONS  
NONE

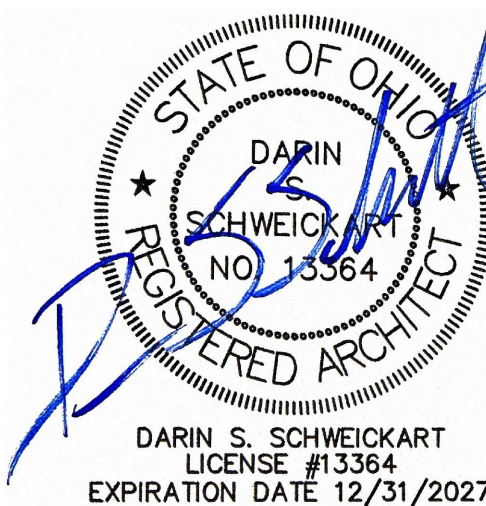
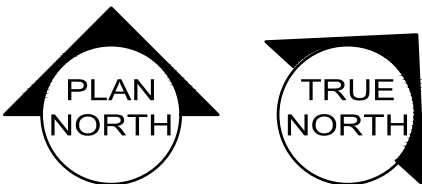




LIGHTING PLAN LEGEND

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- LITHONIA LBL4 LP840 4' LED WRAPAROUND, 32W OR EQUAL
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- LITHONIA QUANTUM LHQM LED EXIT UNIT COMBO W/ ELA LED M12 HEAD OR EQUAL
- LIGHTED CEILING FAN
- DECORATIVE SUSPENDED PENDENT 10W LED FIXTURE
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- OCCUPANCY SENSOR SWITCH
- OCCUPANCY SENSOR

NOTE ALL EXTERIOR LIGHTS ARE TO BE ON PHOTOCELL



PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
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PROJECT #: 21-164  
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REVISIONS  
NONE



CIRCUIT BREAKER SCHEDULE 120/208V 3ø 100 AMP UNIT PANEL G1

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
FURNACE	1.44	12	20	1	2	20	12	0.72 RECEPTACLES
HEAT PUMP	8.35	4	60	3	4	20	12	0.90 RECEPTACLES
		4	60	5	6	20	12	0.72 RECEPTACLES
ELECTRIC HEAT	15.00	4	60	7	8	20	12	0.72 RECEPTACLES
		4	60	9	10	20	12	0.72 RECEPTACLES
LIGHTS	0.32	12	20	11	12	20	12	0.72 RECEPTACLES
LIGHTS	0.20	12	20	13	14	20	12	0.72 RECEPTACLES
LIGHTS	0.22	12	20	15	16	20	12	0.72 RECEPTACLES
LIGHTS	0.20	12	20	17	18	20	12	0.54 RECEPTACLES
LIGHTS	0.32	12	20	19	20	20	12	0.72 RECEPTACLES
				21	22	20	12	0.90 RECEPTACLES
				23	24	20	12	0.72 RECEPTACLES
				25	26	20	12	0.72 RECEPTACLES
				27	28			
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
				39	40			

LIGHTS = 1.26kw  
 RECEPTACLES = 10.26kw  
 EQUIPMENT = 16.44kw  
 TOTAL = 27.96kw =116.5amps

CIRCUIT BREAKER SCHEDULE 120/208V 3ø 200 AMP UNIT PANEL P1

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
LIGHTS	0.21	12	20	1	2	20	12	1.08 RECEPTACLES
LIGHTS	0.43	12	20	3	4	20	12	0.54 RECEPTACLES
LIGHTS	0.54	12	20	5	6	20	12	0.90 RECEPTACLES
LIGHTS	0.44	12	20	7	8	20	12	0.50 WASHER
LIGHTS	0.34	12	20	9	10	20	12	0.50 WASHER
RECEPTACLES	0.54	12	20	11	12	20	12	0.50 WASHER
RECEPTACLES	0.36	12	20	13	14			
RECEPTACLES	0.36	12	20	15	16	20	12	0.36 RECEPTACLES
RECEPTACLES	0.36	12	20	17	18	20	12	0.40 FRIG
RECEPTACLES	0.36	12	20	19	20	20	12	0.36 RECEPTACLES
RECEPTACLES	0.72	12	20	21	22	20	12	0.90 RECEPTACLES
RECEPTACLES	0.90	12	20	23	24	20	12	0.40 FRIG
RECEPTACLES	1.08	12	20	25	26	20	12	0.40 FRIG
DRYER	5.00	8	40	27	28	40	8	5.00 DRYER
		8	40	29	30	40	8	
DRYER	5.00	8	40	31	32	40	8	5.00 DRYER
		8	40	33	34	40	8	
DRYER	5.00	8	40	35	36	20	12	0.40 EXTERIOR POLE LIGHTS
		8	40	37	38			
				39	40			

LIGHTS = 2.36kw  
 RECEPTACLES = 11.52kw  
 EQUIPMENT = 25.00kw  
 TOTAL = 38.88kw =107.92amps

CIRCUIT BREAKER SCHEDULE 120/208V 3ø 400 AMP UNIT PANEL AD-1

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
LIGHTS	0.14	12	20	1	2			
LIGHTS	0.14	12	20	3	4			
A-1	14.82	4	80	5	6	80	4	14.82 A-2
		4	80	7	8	80	4	
A-3	14.82	4	80	9	10	80	4	14.82 A-4
		4	80	11	12	80	4	
A-5	14.82	4	80	13	14			
		4	80	15	16			
				17	18			
				19	20			
				21	22			
				23	24			
				25	26			
				27	28			
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
				39	40			

LIGHTS = 0.28kw  
 EQUIPMENT = 74.10kw  
 TOTAL = 74.38kw =206.49amps

CIRCUIT BREAKER SCHEDULE 120/208V 3ø 100 AMP UNIT PANEL G2

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
FURNACE	1.44	12	20	1	2	20	12	0.72 RECEPTACLES
HEAT PUMP	8.35	4	60	3	4	20	12	0.90 RECEPTACLES
		4	60	5	6	20	12	0.72 RECEPTACLES
ELECTRIC HEAT	15.00	4	60	7	8	20	12	0.72 RECEPTACLES
		4	60	9	10	20	12	0.72 RECEPTACLES
LIGHTS	0.32	12	20	11	12	20	12	0.72 RECEPTACLES
LIGHTS	0.20	12	20	13	14	20	12	0.72 RECEPTACLES
LIGHTS	0.22	12	20	15	16	20	12	0.72 RECEPTACLES
LIGHTS	0.20	12	20	17	18	20	12	0.72 RECEPTACLES
LIGHTS	0.32	12	20	19	20	20	12	0.72 RECEPTACLES
				21	22	20	12	0.72 RECEPTACLES
				23	24	20	12	0.72 RECEPTACLES
				25	26	20	12	0.72 RECEPTACLES
				27	28			
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
				39	40			

LIGHTS = 1.04kw  
 RECEPTACLES = 9.54kw  
 EQUIPMENT = 16.44kw  
 TOTAL = 27.02kw =112.6amps

CIRCUIT BREAKER SCHEDULE 120/208V 3ø 400 AMP UNIT PANEL P2

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
WH-1	5.50	8	40	1	2	40	8	5.50 WH-3
		8	40	3	4	40	8	
WH-1	5.50	8	40	5	6	40	8	5.50 WH-3
		8	40	7	8	40	8	
WH-1	5.50	8	40	9	10	40	8	5.50 WH-3
		8	40	11	12	40	8	
WH-2	5.50	8	40	13	14	20	12	1.44 FURNACE A-4
		8	40	15	16	20	12	1.44 FURNACE A-3
WH-2	5.50	8	40	17	18	40	8	6.14 HP-3
		8	40	19	20	40	8	
WH-2	5.50	8	40	21	22	60	4	8.35 HP-4
		8	40	23	24	60	4	
ELECTRIC HEAT A-4	15.00	4	60	25	26	60	4	10.00 ELECTRIC HEAT A-3
		4	60	27	28	60	4	
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
				39	40			

EQUIPMENT = 77.38kw =214.8amps

CIRCUIT BREAKER SCHEDULE 120/208V 3ø 400 AMP UNIT PANEL AD-2

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
LIGHTS	0.14	12	20	1	2	45	8	6.96 MINI SPLIT
LIGHTS	0.14	12	20	3	4	45	8	
A-6	14.82	4	80	5	6	80	4	14.82 A-7
		4	80	7	8	80	4	
A-8	14.82	4	80	9	10	80	4	14.82 A-9
		4	80	11	12	80	4	
A-10	14.82	4	80	13	14			
		4	80	15	16			
		4	80	17	18			
		4	80	19	20			
		4	80	21	22			
		4	80	23	24			
				25	26			
				27	28			
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
				39	40			

LIGHTS = 0.28kw  
 EQUIPMENT = 81.06kw  
 TOTAL = 81.34kw =225.78amps

CIRCUIT BREAKER SCHEDULE 120/208V 3ø 400 AMP UNIT PANEL AD-3

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
A-11	14.82	4	80	1	2	80	4	14.82 A-12
		4	80	3	4	80	4	
A-13	14.82	4	80	5	6	80	4	14.82 A-14
		4	80	7	8	80	4	
A-15	14.82	4	80	9	10			
		4	80	11	12			
				13	14			
				15	16			
				17	18			
				19	20			
				21	22			
				23	24			
				25	26			
				27	28			
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
				39	40			

EQUIPMENT = 74.81kw =311.71amps

CIRCUIT BREAKER SCHEDULE 120/208V 3ø 400 AMP UNIT PANEL AD-4

DESCRIPTION	LOAD (KVA)	WIRE SIZE	CIRCUIT BREAKER			WIRE SIZE	LOAD (KVA)	DESCRIPTION
			SIZE (AMPS) NO.	A	B	SIZE (AMPS) NO.		
A-16	14.82	4	80	1	2	80	4	14.82 A-17
		4	80	3	4	80	4	
A-18	14.82	4	80	5	6	80	4	14.82 A-19
		4	80	7	8	80	4	
A-20	14.82	4	80	9	10			
		4	80	11	12			
				13	14			
				15	16			
				17	18			
				19	20			
				21	22			
				23	24			
				25	26			
				27	28			
				29	30			
				31	32			
				33	34			
				35	36			
				37	38			
				39	40			

EQUIPMENT = 74.81kw =207.65amps

G1 = 27.96kW  
 G2 = 27.02kW  
 P1 = 38.88kW  
 P2 = 77.38kW  
 AD1 = 74.38kW x28% =20.83kW  
 AD2 = 81.34kW x28% =22.78kW  
 AD3 = 74.81kW x28% =20.95kW  
 AD4 = 74.81kW x28% =20.95kW  
 AD5-FUTURE = 74.38kW x28% =20.83kW  
 AD6-FUTURE = 81.34kW x28% =22.78kW  
 AD7-FUTURE = 89.63kW x28% =25.01kW  
 AD8-FUTURE = 89.63kW x28% =25.01kW  
 =350.38kW = 972 amps



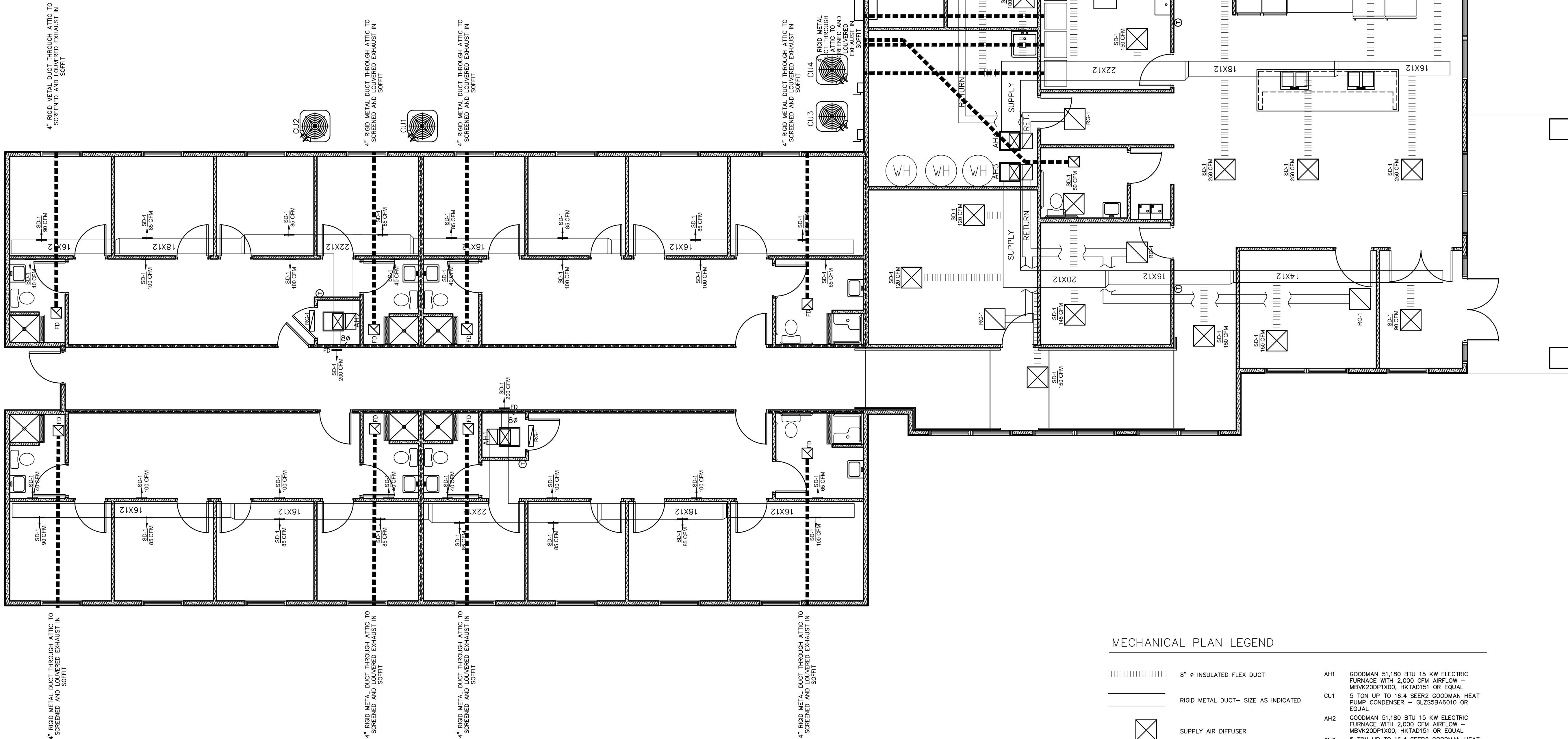
MECHANICAL NOTES AND SPECIFICATIONS:

1. BUILDING TO HAVE NATURAL VENTILATION WITH OPENABLE DOORS AND WINDOWS IN CONFORMANCE WITH SECTION 1203.4 OBC.

2. SMOKE DETECTORS SHALL BE INSTALLED (COMMON AREA UNITS) IN THE RETURN AIR DUCT UPSTREAM OF ANY FILTERS EXHAUST AIR CONNECTIONS, OR DECONTAMINATION EQUIPMENT. ACCESS SHALL BE PROVIDED TO SMOKE DETECTORS FOR INSPECTION AND MAINTENANCE UPON ACTUATION, THE SMOKE DETECTORS SHALL SHUT DOWN THE AIR DISTRIBUTION SYSTEM. ACTUATION OF A SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SIGNAL IN AN APPROVED LOCATION.

3. DRAWINGS ARE DIAGRAMMATIC IN NATURE. EXACT LOCATIONS OF DEVICES AND ROUTING OF DUCTWORK SHALL BE DETERMINED BY CONTRACTOR AFTER COORDINATION WITH ALL OTHER TRADES AND FIELD DETERMINATION OF FINAL CONSTRUCTION DETAILS. MINOR ADJUSTMENTS TO DUCT ROUTING AND CONFIGURATION TO AVOID CONFLICT WITH BUILDING STRUCTURE OR OTHER TRADES SHALL BE INCLUDED IN CONTRACTORS PRICE. CONTRACTOR SHALL OBTAIN ARCHITECT/ENGINEERS APPROVAL FOR ANY MODIFICATION TO SYSTEM DESIGN PRIOR TO INSTALLATION.

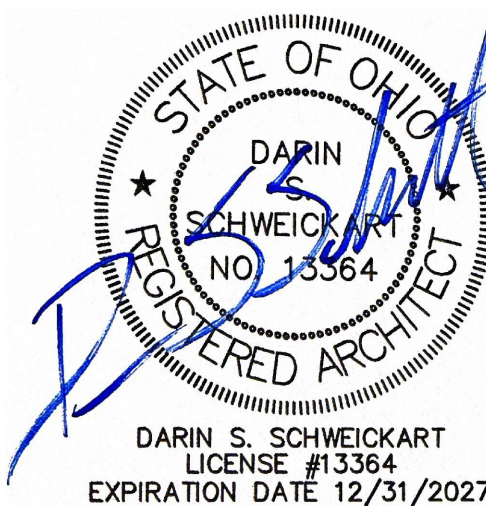
4. ALL DUCTWORK THROUGH FIRE UNIT FIRE SEPARATION WALLS SHALL BE EQUIPPED WITH UL APPROVED FIRE DAMPERS



MECHANICAL PLAN AREA 'A'  
3/16" = 1'-0"

MECHANICAL PLAN LEGEND

	8" Ø INSULATED FLEX DUCT	AH1	GOODMAN 51,180 BTU 15 KW ELECTRIC FURNACE WITH 2,000 CFM AIRFLOW - MBVK20DP1X00, HKTAD151 OR EQUAL
----	RIGID METAL DUCT- SIZE AS INDICATED	CU1	5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA6010 OR EQUAL
⊗	SUPPLY AIR DIFFUSER	AH2	GOODMAN 51,180 BTU 15 KW ELECTRIC FURNACE WITH 2,000 CFM AIRFLOW - MBVK20DP1X00, HKTAD151 OR EQUAL
⊗	RETURN AIR GRILL	CU2	5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA6010 OR EQUAL
⊗	WALL MOUNTED RETURN AIR GRILL	AH3	GOODMAN 34,120 BTU 10 KW ELECTRIC FURNACE WITH 1,600 CFM AIRFLOW - MBVK16CP1X00, HKTAD101
⊗	BATHROOM EXHAUST FAN	CU3	4 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA4810
⊗	BATHROOM EXHAUST FAN IN FIRE RATED HOUSING	AH4	GOODMAN 51,180 BTU 15 KW ELECTRIC FURNACE WITH 2,000 CFM AIRFLOW - MBVK20DP1X00, HKTAD151 OR EQUAL
⊗	THERMOSTAT	CU4	5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA6010 OR EQUAL
⊗	FIRE DAMPER	AH5	GOODMAN 17,060 BTU 5 KW ELECTRIC FURNACE WITH 1,200 CFM AIRFLOW - MBVK12BP1X00, HKTAD051
		CU5	1.5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55B1810



PROJECT: NEW HOUSING DEVELOPMENT 1A AND 1B  
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CLIENT: NEW HOUSING OHIO INC.  
ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: M1/3

REVISIONS  
NONE

DS2 architects

107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133

Phone: 888-564-0961 Fax: 606-564-0962



L DUCT THROUGH ATTIC TO  
ND LOUVERED EXHAUST IN  
SOFFIT

CU4  
RIGID METAL  
DUCT THROUGH  
ATTIC TO  
SCREENED AND  
LOUVERED  
EXHAUST IN  
SOFFIT

TURN  
PPLY

SD-1  
100 CFM

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150 CFM

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#### KEYNOTE LEGEND

- (A) 4" RIGID METAL DUCT THROUGH ATTIC TO SCREENED AND LOUVERED EXHAUST IN SOFFIT  
(B) 8" RIGID METAL DUCT THROUGH ATTIC TO SCREENED AND LOUVERED EXHAUST IN SOFFIT  
(C) FILTERED RETURN AIR GRILL WITH ACCESS PANEL  
(D) 200 CFM EXHAUST RANGE HOOD  
(E) CLOSET CEILING FRAMED 8" 7'-0" FOR DUCT  
(F) WALL SOFFIT FOR DUCT

CU-5 -ALL UNITS TO BE LOCATED  
BETWEEN APARTMENT WINDOWS

CU-5 -ALL UNITS TO BE LOCATED  
BETWEEN APARTMENT WINDOWS

CU-5 -ALL UNITS TO BE LOCATED  
BETWEEN APARTMENT WINDOWS

CU-5 -ALL UNITS TO BE LOCATED  
BETWEEN APARTMENT WINDOWS

CU-5 -ALL UNITS TO BE LOCATED  
BETWEEN APARTMENT WINDOWS

MITSUBISHI 3.5  
TON MULTI  
ZONE INVERTER  
HEAT PUMP  
MXZSC42NA3

4" RIGID METAL DUCT THROUGH ATTIC TO  
SCREENED AND LOUVERED EXHAUST IN  
SOFFIT

MITSUBISHI  
M-SERIES  
SLZ-KF15NA

MITSUBISHI  
M-SERIES  
SLZ-KF15NA



#### MECHANICAL PLAN- B

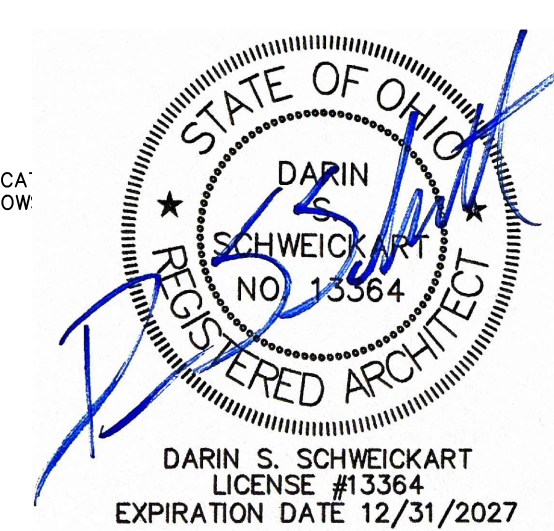
3/16" = 1'-0"

NOTE ALL UNITS ARE SAME

#### MECHANICAL PLAN LEGEND

- 8" # INSULATED FLEX DUCT  
RIGID METAL DUCT- SIZE AS INDICATED  
SUPPLY AIR DIFFUSER  
RETURN AIR GRILL  
WALL MOUNTED  
RETURN AIR GRILL  
BATHROOM EXHAUST FAN  
BATHROOM EXHAUST FAN IN FIRE RATED  
HOUSING  
THERMOSTAT  
FIRE DAMPER

- AH1 GOODMAN 51,180 BTU 15 KW ELECTRIC  
FURNACE WITH 2,000 CFM AIRFLOW -  
MBVK20DP1X00, HKTAD151 OR EQUAL  
5 TON UP TO 16.4 SEER2 GOODMAN HEAT  
PUMP CONDENSER - GLZ5SBA6010 OR  
EQUAL  
AH2 GOODMAN 51,180 BTU 15 KW ELECTRIC  
FURNACE WITH 2,000 CFM AIRFLOW -  
MBVK20DP1X00, HKTAD151 OR EQUAL  
5 TON UP TO 16.4 SEER2 GOODMAN HEAT  
PUMP CONDENSER - GLZ5SBA6010 OR  
EQUAL  
AH3 GOODMAN 34,120 BTU 10 KW ELECTRIC  
FURNACE WITH 1,600 CFM AIRFLOW -  
MBVK16CP1X00, HKTAD101  
4 TON UP TO 16.4 SEER2 GOODMAN HEAT  
PUMP CONDENSER - GLZ5SBA4810  
AH4 GOODMAN 51,180 BTU 15 KW ELECTRIC  
FURNACE WITH 2,000 CFM AIRFLOW -  
MBVK20DP1X00, HKTAD151 OR EQUAL  
5 TON UP TO 16.4 SEER2 GOODMAN HEAT  
PUMP CONDENSER - GLZ5SBA6010 OR  
EQUAL  
CU4 GOODMAN 17,060 BTU 5 KW ELECTRIC  
FURNACE WITH 1,200 CFM AIRFLOW -  
MBVK12BP1X00, HKTAD051  
1.5 TON UP TO 16.4 SEER2 GOODMAN HEAT  
PUMP CONDENSER - GLZ5SB1810  
CU5



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PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: M1/3

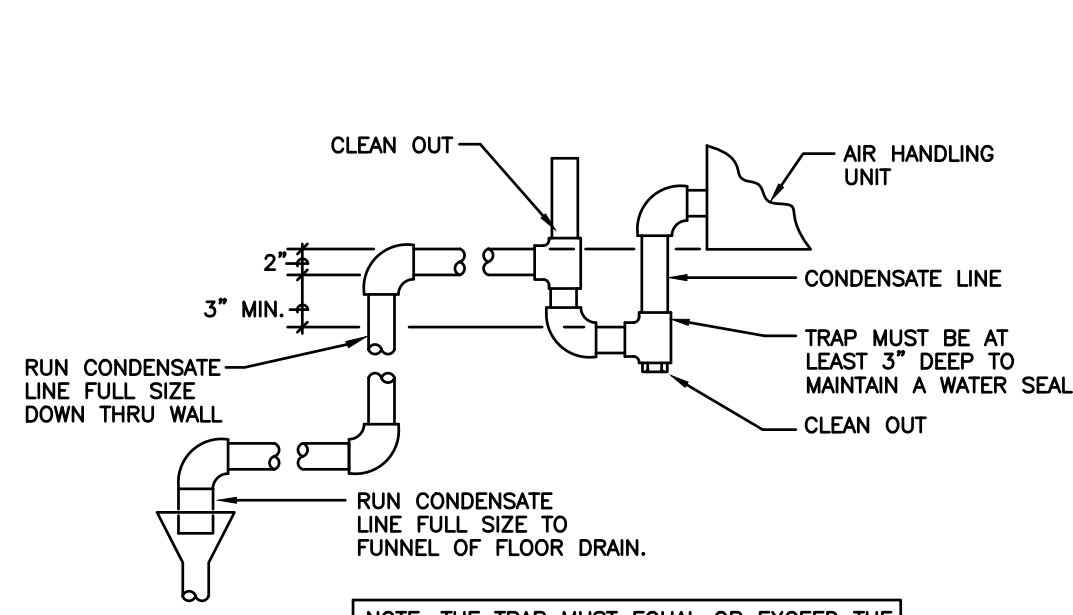
DS2 architects

107 West Second Street-Maysville, KY 41056  
107 South High Street Suite 206 Hillsboro, OH 45133

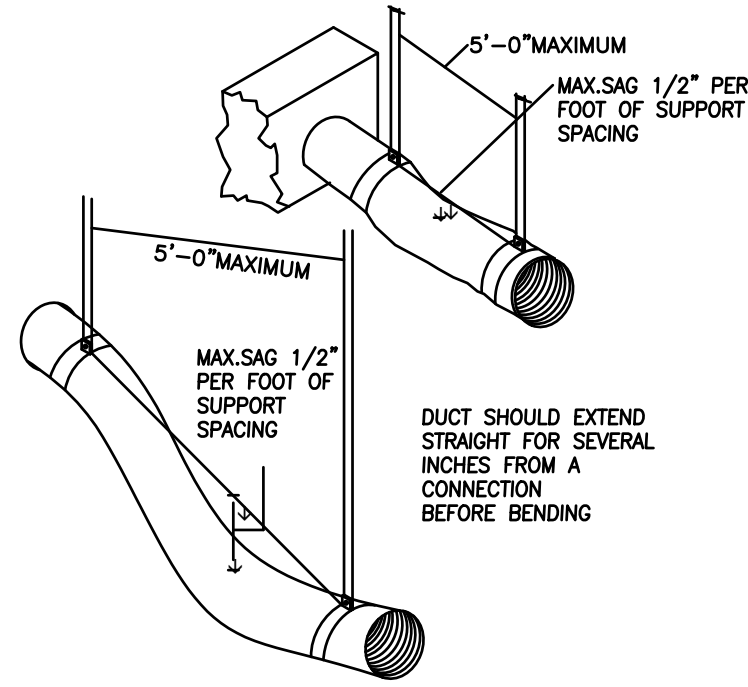
Phone: 888-564-0961 Fax: 606-564-0962

REVISIONS  
NONE





CONDENSATE DRAIN PIPING DETAIL  
NTS



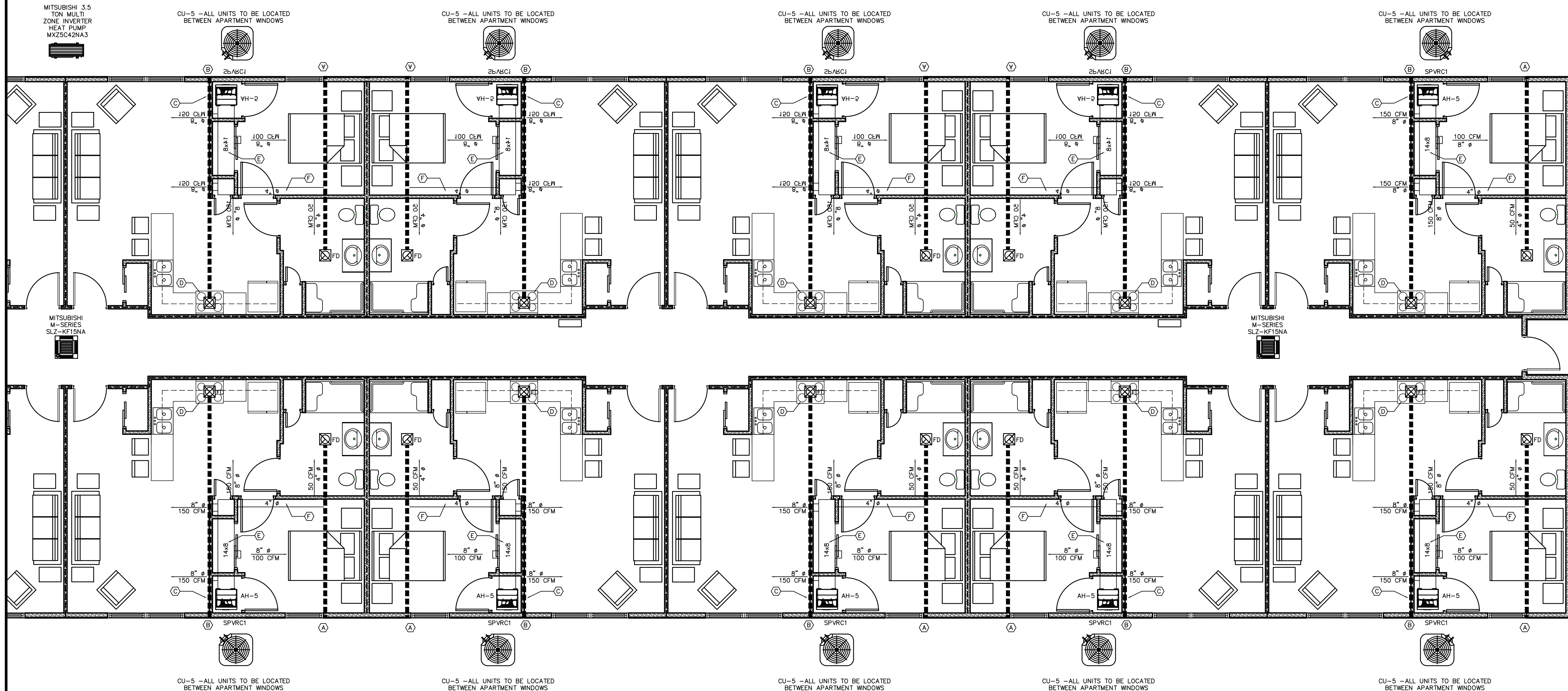
FLEX BRANCH DUCT SUPPORT DETAIL  
NTS

#### MECHANICAL PLAN LEGEND

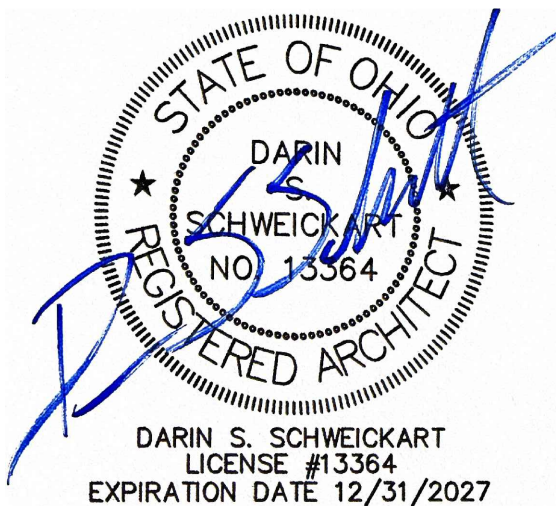
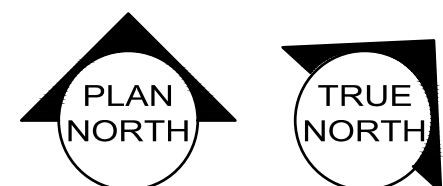
8" # INSULATED FLEX DUCT	AH1	GOODMAN 51,180 BTU 15 KW ELECTRIC FURNACE WITH 2,000 CFM AIRFLOW - MBVK20DP1X00, HKTAD151 OR EQUAL
RIGID METAL DUCT- SIZE AS INDICATED	CU1	5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA6010 OR EQUAL
SUPPLY AIR DIFFUSER	AH2	GOODMAN 51,180 BTU 15 KW ELECTRIC FURNACE WITH 2,000 CFM AIRFLOW - MBVK20DP1X00, HKTAD151 OR EQUAL
RETURN AIR GRILL	CU2	5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA6010 OR EQUAL
WALL MOUNTED RETURN AIR GRILL	AH3	GOODMAN 34,120 BTU 10 KW ELECTRIC FURNACE WITH 1,600 CFM AIRFLOW - MBVK16CP1X00, HKTAD101
BATHROOM EXHAUST FAN	CU3	4 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA6010 OR EQUAL
BATHROOM EXHAUST FAN IN FIRE RATED HOUSING	AH4	GOODMAN 51,180 BTU 15 KW ELECTRIC FURNACE WITH 2,000 CFM AIRFLOW - MBVK20DP1X00, HKTAD151 OR EQUAL
THERMOSTAT	CU4	5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55BA6010 OR EQUAL
FIRE DAMPER	AH5	GOODMAN 17,060 BTU 5 KW ELECTRIC FURNACE WITH 1,200 CFM AIRFLOW - MBVK12BP1X00, HKTAD051
	CU5	1.5 TON UP TO 16.4 SEER2 GOODMAN HEAT PUMP CONDENSER - GLZ55B1610

#### KEYNOTE LEGEND

- A) 4" RIGID METAL DUCT THROUGH ATTIC TO SCREENED AND LOUVERED EXHAUST IN SOFFIT
- B) 8" RIGID METAL DUCT THROUGH ATTIC TO SCREENED AND LOUVERED EXHAUST IN SOFFIT
- C) FILTERED RETURN AIR GRILL WITH ACCESS PANEL
- D) 200 CFM EXHAUST RANGE HOOD
- E) CLOSET CEILING FRAMED @ 7'-0" FOR DUCT
- F) WALL SOFFIT FOR DUCT



MECHANICAL PLAN C  
3/16" = 1'-0"



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COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026

SHEET: M3/3

REVISIONS  
NONE

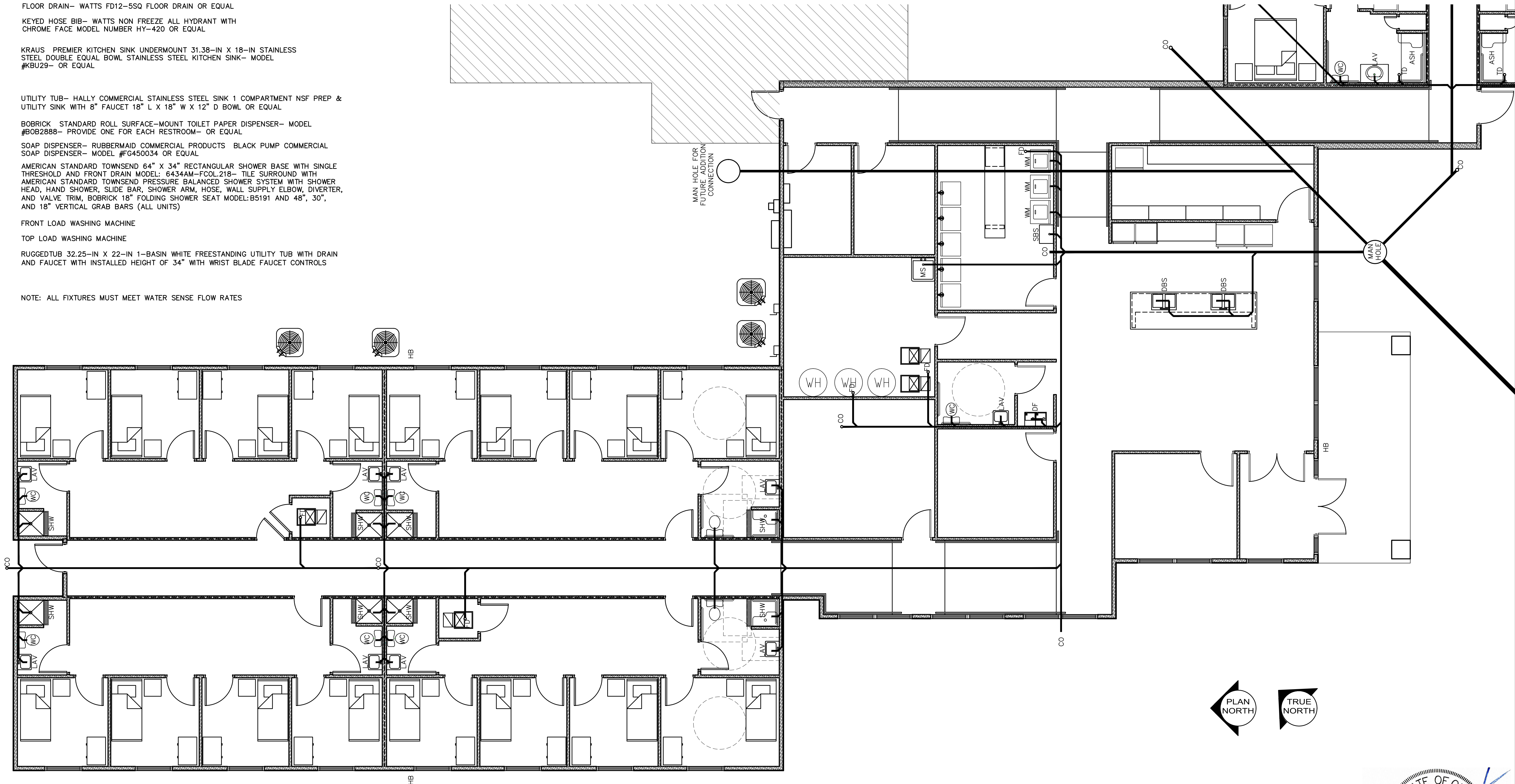
DS2 architects  
107 West Second Street  
Maysville, KY 41056  
Phone: 606.564.0961 Fax: 606.564.0962



LEGEND

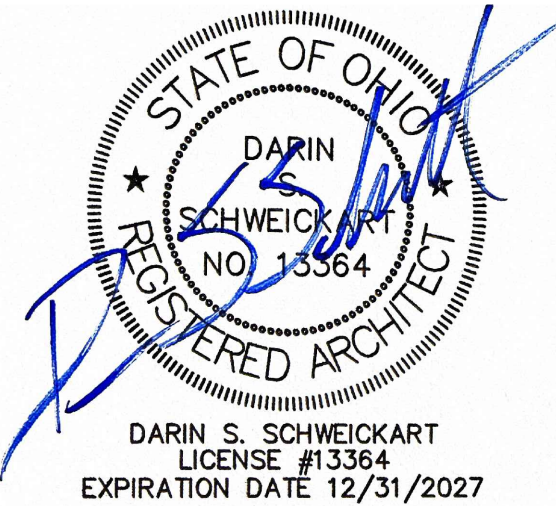
- WC KOHLER ELLISTON MODEL #43202-0 TALL WHITE ELONGATED TALL HEIGHT 12-IN ROUGH-IN WATERSENSE 1.28 GPF SINGLE SLOW CLOSE FEATURE 2-PIECE OR EQUAL
- LAV 1 LAVATORY- KOHLER WALL MOUNTED BATHROOM SINK CHESAPEAKE K-1728 WITH K-8998 P-TRAP AND SLOAN BATTERY OPERATED SENSOR FAUCET SF-2350-BAT-BDM-CP-0.35GPM-MLM-IR-FCT OR EQUAL (PUBLIC AREAS)
- LAV 2 LAVATORY- CERASTYLE 081000-U OR EQUAL WITH REMER L11USNL-CR FAUCET, REMER HT32 DURABLE ROUND BRASS SINK P-TRAP AND REMER S2077 BRASS CLICK CLACK POP-UP WASTE WITH OVERFLOW (ALL UNITS)
- LAV 3 KOHLER FARMINGTON 19-1/4" OVAL CAST IRON DROP IN BATHROOM SINK WITH OVERFLOW AND 3 FAUCET HOLES AT 4" CENTERS WHITE- MODEL: K-2905-4-0 W/ KOHLER HINT 1.2 GPM CENTERSET BATHROOM FAUCET WITH POP-UP DRAIN ASSEMBLY
- CO CLEAN OUT
- MS MOP SINK- MUSTEE 63M DURASTONE 24X24 INCH MOP SINK WITH MOEN 8230 COMMERCIAL M-DURA TWO HANDLE SERVICE SINK FAUCET
- DF HIGH LOW DRINKING FOUNTAIN- ELKAY WATER COLLER 2-BASIN PUSH BUTTON WALL MOUNTED DRINKING FOUNTAIN MODEL # EZSTL8LC OR EQUAL
- FD FLOOR DRAIN- WATTS FD12-5SQ FLOOR DRAIN OR EQUAL
- HB KEYED HOSE BIB- WATTS NON FREEZE ALL HYDRANT WITH CHROME FACE MODEL NUMBER HY-420 OR EQUAL
- DBS KRAUS PREMIER KITCHEN SINK UNDERMOUNT 31.38-IN X 18-IN STAINLESS STEEL DOUBLE EQUAL BOWL STAINLESS STEEL KITCHEN SINK- MODEL #KB29- OR EQUAL
- UT UTILITY TUB- HALLY COMMERCIAL STAINLESS STEEL SINK 1 COMPARTMENT NSF PREP & UTILITY SINK WITH 8" FAUCET 18" L X 18" W X 12" D BOWL OR EQUAL
- TPD BOBRICK STANDARD ROLL SURFACE-MOUNT TOILET PAPER DISPENSER- MODEL #B0B2B88- PROVIDE ONE FOR EACH RESTROOM- OR EQUAL
- SD SOAP DISPENSER- RUBBERMAID COMMERCIAL PRODUCTS BLACK PUMP COMMERCIAL SOAP DISPENSER- MODEL #FG450034 OR EQUAL
- SH AMERICAN STANDARD TOWNSEND 64" X 34" RECTANGULAR SHOWER BASE WITH SINGLE THRESHOLD AND FRONT DRAIN MODEL: 6434AM-FCOL.218- TILE SURROUND WITH AMERICAN STANDARD TOWNSEND PRESSURE BALANCED SHOWER SYSTEM WITH SHOWER HEAD, HAND SHOWER, SLIDE BAR, SHOWER ARM, HOSE, WALL SUPPLY ELBOW, DIVERTER, AND VALVE TRIM, BOBRICK 18" FOLDING SHOWER SEAT MODEL:B5191 AND 48", 30", AND 18" VERTICAL GRAB BARS (ALL UNITS)
- WM1 FRONT LOAD WASHING MACHINE
- WM2 TOP LOAD WASHING MACHINE
- LS RUGGEDTUB 32.25-IN X 22-IN 1-BASIN WHITE FREESTANDING UTILITY TUB WITH DRAIN AND FAUCET WITH INSTALLED HEIGHT OF 34" WITH WRIST BLADE FAUCET CONTROLS

NOTE: ALL FIXTURES MUST MEET WATER SENSE FLOW RATES

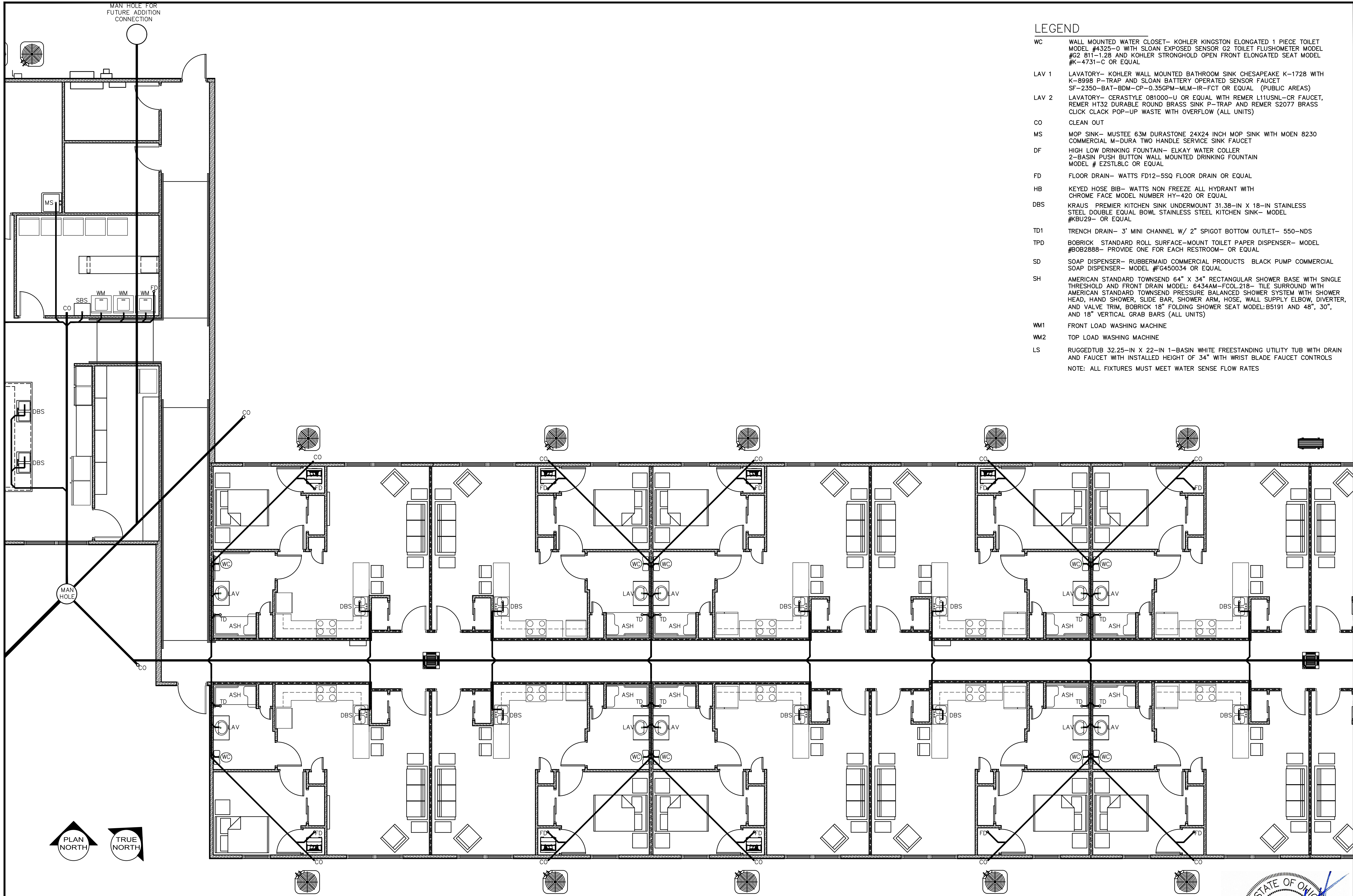


PLUMBING PLAN A  
1/4" = 1'-0"

REVISIONS  
NONE







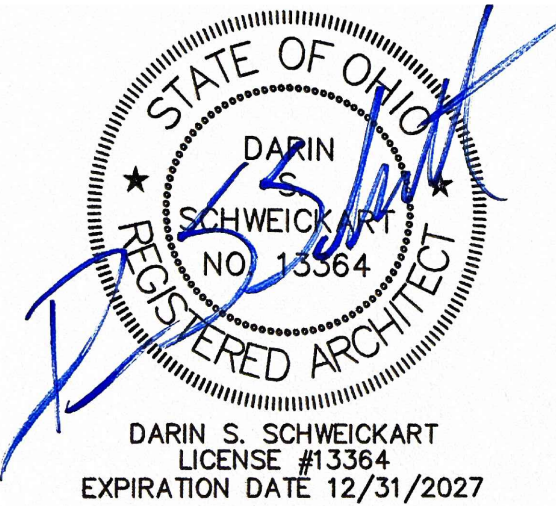
LEGEND

- WC WALL MOUNTED WATER CLOSET- KOHLER KINGSTON ELONGATED 1 PIECE TOILET MODEL #4325-0 WITH SLOAN EXPOSED SENSOR G2 TOILET FLUSHOMETER MODEL #G2 811-1.28 AND KOHLER STRONGHOLD OPEN FRONT ELONGATED SEAT MODEL #K-4731-C OR EQUAL
- LAV 1 LAVATORY- KOHLER WALL MOUNTED BATHROOM SINK CHESAPEAKE K-1728 WITH K-8998 P-TRAP AND SLOAN BATTERY OPERATED SENSOR FAUCET SF-2350-BAT-BDM-CP-0.35GPM-MLM-IR-FCT OR EQUAL (PUBLIC AREAS)
- LAV 2 LAVATORY- CERASTYLE 081000-U OR EQUAL WITH REMER L11USNL-CR FAUCET, REMER HT32 DURABLE ROUND BRASS SINK P-TRAP AND REMER S2077 BRASS CLICK CLACK POP-UP WASTE WITH OVERFLOW (ALL UNITS)
- CO CLEAN OUT
- MS MOP SINK- MUSTEE 63M DURASTONE 24X24 INCH MOP SINK WITH MOEN 8230 COMMERCIAL M-DURA TWO HANDLE SERVICE SINK FAUCET
- DF HIGH LOW DRINKING FOUNTAIN- ELKAY WATER COLLER 2-BASIN PUSH BUTTON WALL MOUNTED DRINKING FOUNTAIN MODEL # EZSTL8LC OR EQUAL
- FD FLOOR DRAIN- WATTS FD12-5SQ FLOOR DRAIN OR EQUAL
- HB KEYED HOSE BIB- WATTS NON FREEZE ALL HYDRANT WITH CHROME FACE MODEL NUMBER HY-420 OR EQUAL
- DBS KRAUS PREMIER KITCHEN SINK UNDERMOUNT 31.38-IN X 18-IN STAINLESS STEEL DOUBLE EQUAL BOWL STAINLESS STEEL KITCHEN SINK- MODEL #KBU29- OR EQUAL
- TD1 TRENCH DRAIN- 3' MINI CHANNEL W/ 2" SPIGOT BOTTOM OUTLET- 550-NDS
- TPD BOBRICK STANDARD ROLL SURFACE-MOUNT TOILET PAPER DISPENSER- MODEL #BOB2888- PROVIDE ONE FOR EACH RESTROOM- OR EQUAL
- SD SOAP DISPENSER- RUBBERMAID COMMERCIAL PRODUCTS BLACK PUMP COMMERCIAL SOAP DISPENSER- MODEL #G450034 OR EQUAL
- SH AMERICAN STANDARD TOWNSEND 64" X 34" RECTANGULAR SHOWER BASE WITH SINGLE THRESHOLD AND FRONT DRAIN MODEL: 6434AM-FCOL.218- TILE SURROUND WITH AMERICAN STANDARD TOWNSEND PRESSURE BALANCED SHOWER SYSTEM WITH SHOWER HEAD, HAND SHOWER, SLIDE BAR, SHOWER ARM, HOSE, WALL SUPPLY ELBOW, DIVERTER, AND VALVE TRIM, BOBRICK 18" FOLDING SHOWER SEAT MODEL:B5191 AND 48", 30", AND 18" VERTICAL GRAB BARS (ALL UNITS)
- WM1 FRONT LOAD WASHING MACHINE
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- LS RUGGEDTUB 32.25-IN X 22-IN 1-BASIN WHITE FREESTANDING UTILITY TUB WITH DRAIN AND FAUCET WITH INSTALLED HEIGHT OF 34" WITH WRIST BLADE FAUCET CONTROLS
- NOTE: ALL FIXTURES MUST MEET WATER SENSE FLOW RATES

REVISIONS

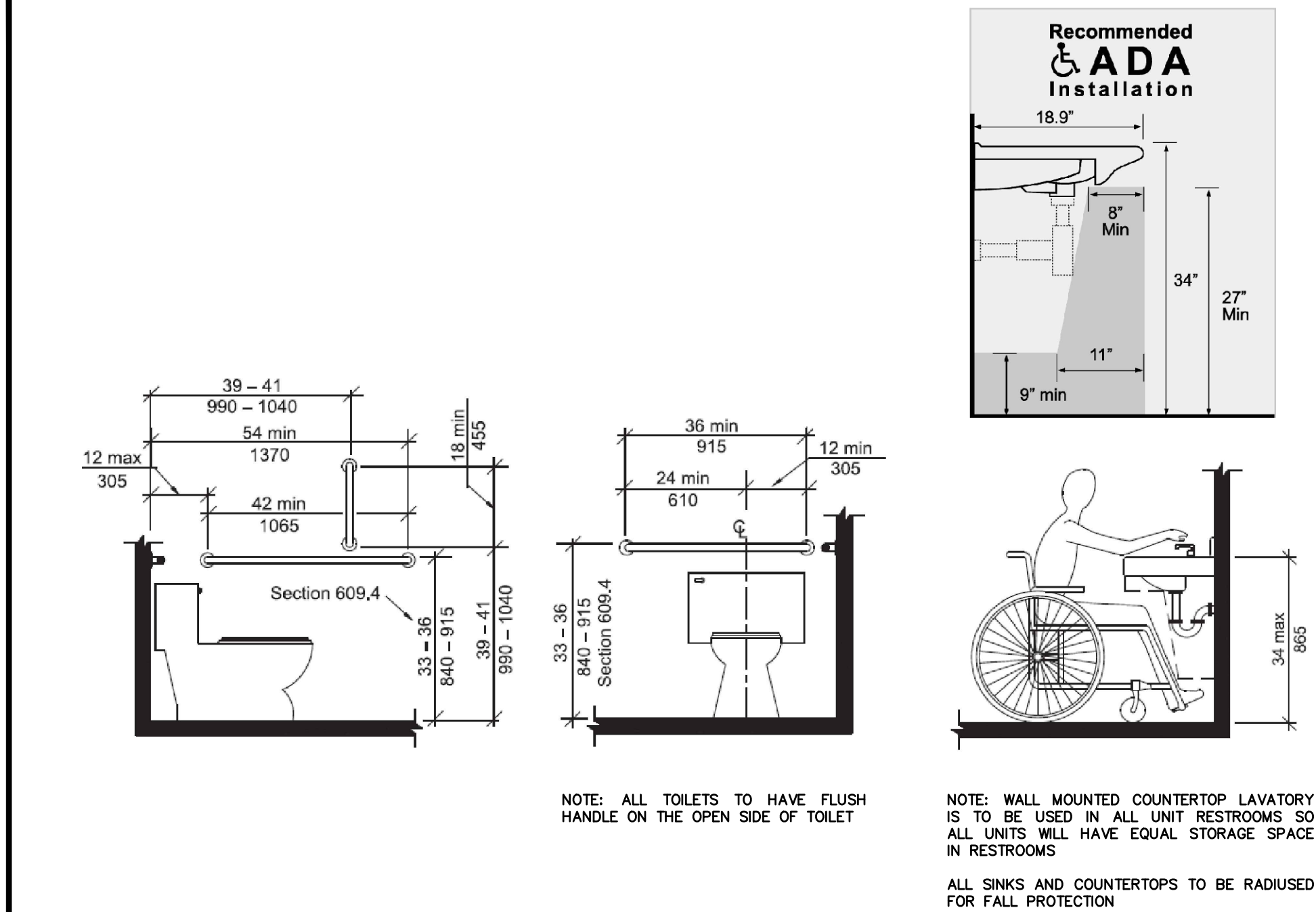
NONE

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LOCATION: 830 FRANKLIN RD. LEBANON, OH 45036  
CLIENT: NEW HOUSING OHIO INC.  
ADDRESS: 1160 EAST MAIN ST. LEBANON, OH 45036  
COUNTY: WARREN  
PROJECT #: 21-164  
DATE: FEBRUARY 3, 2026



PLUMBING PLAN B  
3/16" = 1'-0"





**HCP FIXTURE DETAILS-  
NO SCALE**

FIG. 608.2.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS SHALL COMPLY WITH SECTION 608.2.2.

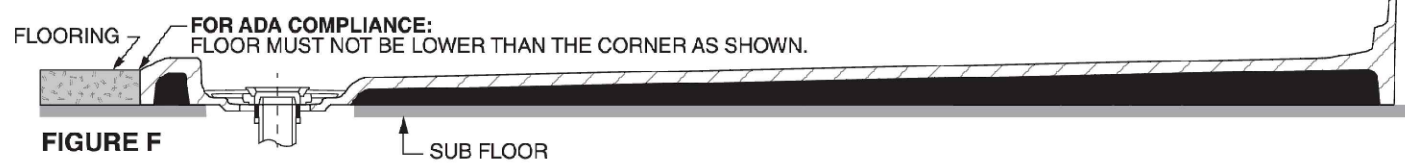
608.2.2.1 SIZE: STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS SHALL HAVE A CLEAR INSIDE DIMENSION OF 60 INCHES (1525 MM) MINIMUM IN WIDTH AND 30 INCHES (760 MM) MINIMUM IN DEPTH, MEASURED AT THE CENTER POINT OF OPPOSING SIDES. AN ENTRY 60 INCHES (1525 MM) MINIMUM IN WIDTH SHALL BE PROVIDED.

608.2.2.2 CLEARANCE: A CLEARANCE OF 60 INCHES (1525 MM) MINIMUM IN LENGTH ADJACENT TO THE 60-INCH (1525 MM) WIDTH OF THE OPEN FACE OF THE SHOWER COMPARTMENT, AND 30 INCHES (760 MM) MINIMUM IN DEPTH, SHALL BE PROVIDED. EXCEPTION: A LAVATORY COMPLYING WITH SECTION 606 SHALL BE PERMITTED AT THE END OF THE CLEARANCE OPPOSITE THE SEAT.

608.2.2.3 SEAT: A FOLDING SEAT COMPLYING WITH SECTION 610 SHALL BE PROVIDED ON AN END WALL.

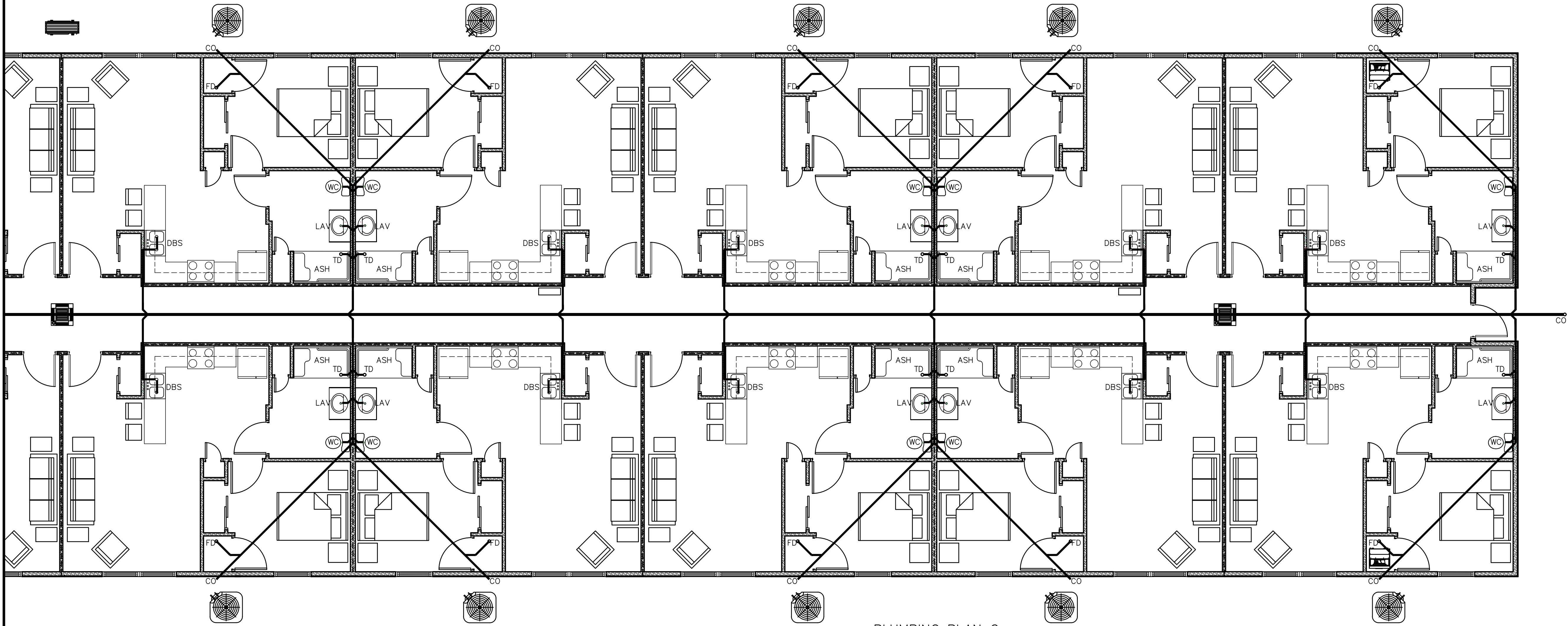
EXCEPTIONS:

1. A SEAT IS NOT REQUIRED TO BE INSTALLED IN A SHOWER FOR A SINGLE OCCUPANT ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE, PROVIDED REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED 50 AS TO PERMIT THE INSTALLATION OF A SHOWER SEAT.
2. A FIXED SEAT SHALL BE PERMITTED WHERE THE SEAT DOES NOT OVERLAP THE MINIMUM CLEAR INSIDE DIMENSION

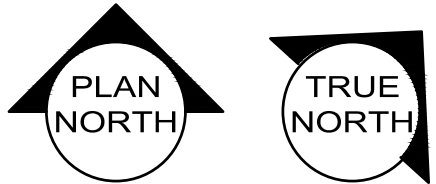


NOTE: SHOWER PAN WITH TRENCH DRAIN AND WAND SHOWER HEAD TO BE PROVIDED IN ALL UNITS. ONLY UNITS 1 AND 2 ARE TO HAVE GRAB BARS AND SINK

- PLUMBING NOTES
1. ALL D/W/V PIPE TO BE SCH 40 PVC, SLOPED 1/8"/FT. MINIMUM.
  2. ALL WATER SUPPLY PIPE TO BE CPVC MAIN LINES WITH PEX SECONDARY LINES. PIPE SERVING MORE THAN ONE FIXTURE IS 3/4".
  3. FIXTURE SUPPLY TO COMPLY WITH TABLE 604.5 OPC.
  4. NO CLEANOUTS OR PIPE ACCESS CAPS SHALL BE LOCATED IN WALKING PATH OF HALLWAYS, SIDEWALKS, ENTRY WAYS OR IN THE MIDDLE OF RESIDENTIAL FLOORS OR KITCHENS. PIPE CLEANOUT ACCESS CAN BE WITHIN 12" OF WALLS OR IN WALL OR ON AN OUTSIDE ACCESS POINT/WALL.
  5. HOT WATER IS TO BE PROVIDED BY CENTRAL HOT WATER CIRCULATION SYSTEM.
  6. MASTER PEX MANIFOLD SYSTEM IS TO BE PROVIDED IN MECHANICAL ROOM WITH SUB MANIFOLD SYSTEM PROVIDED FOR EACH UNIT.

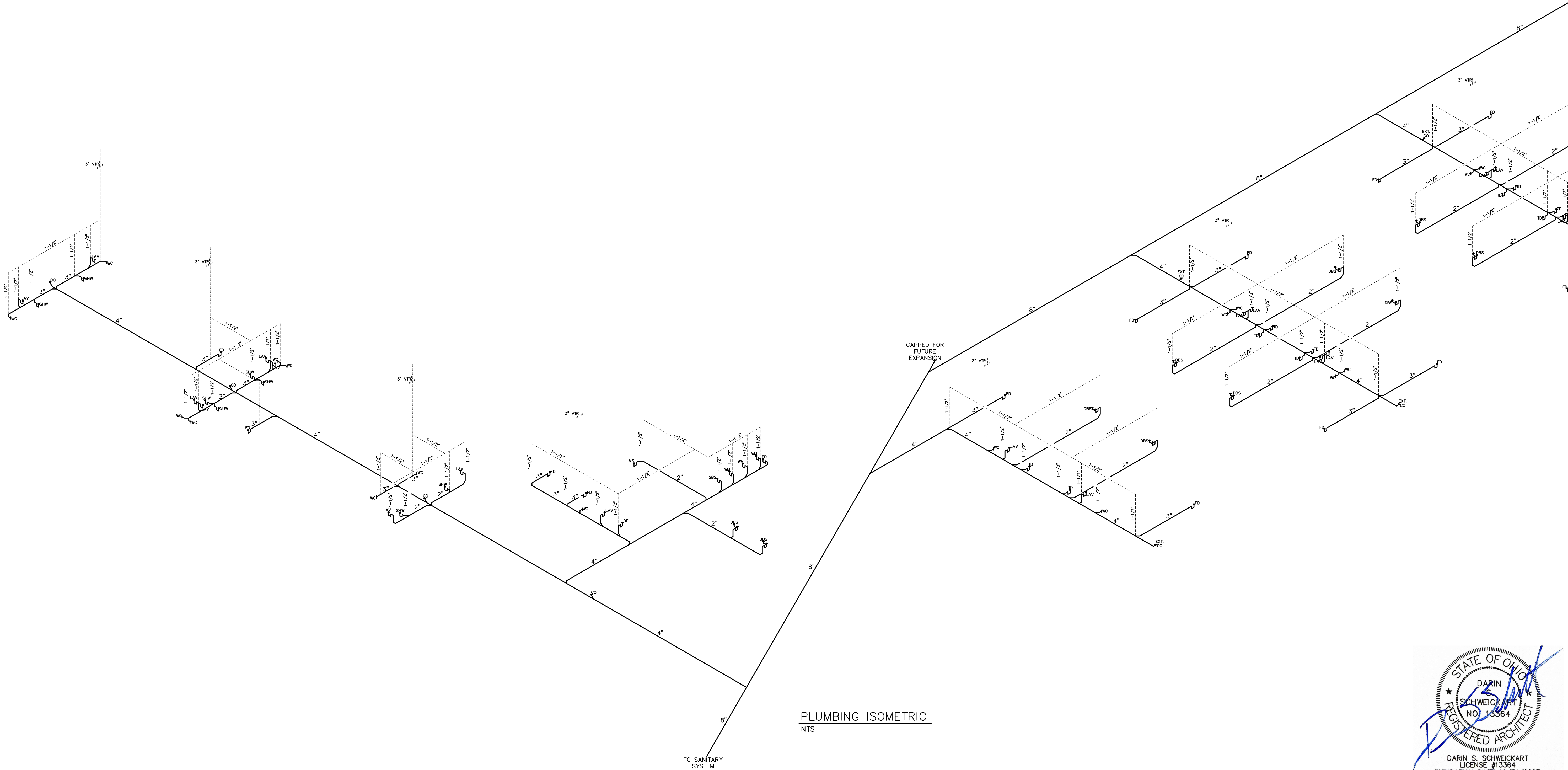


PLUMBING PLAN C  
3/16" = 1'-0"

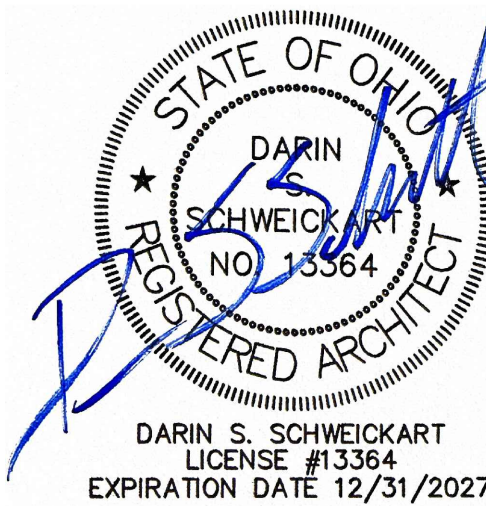


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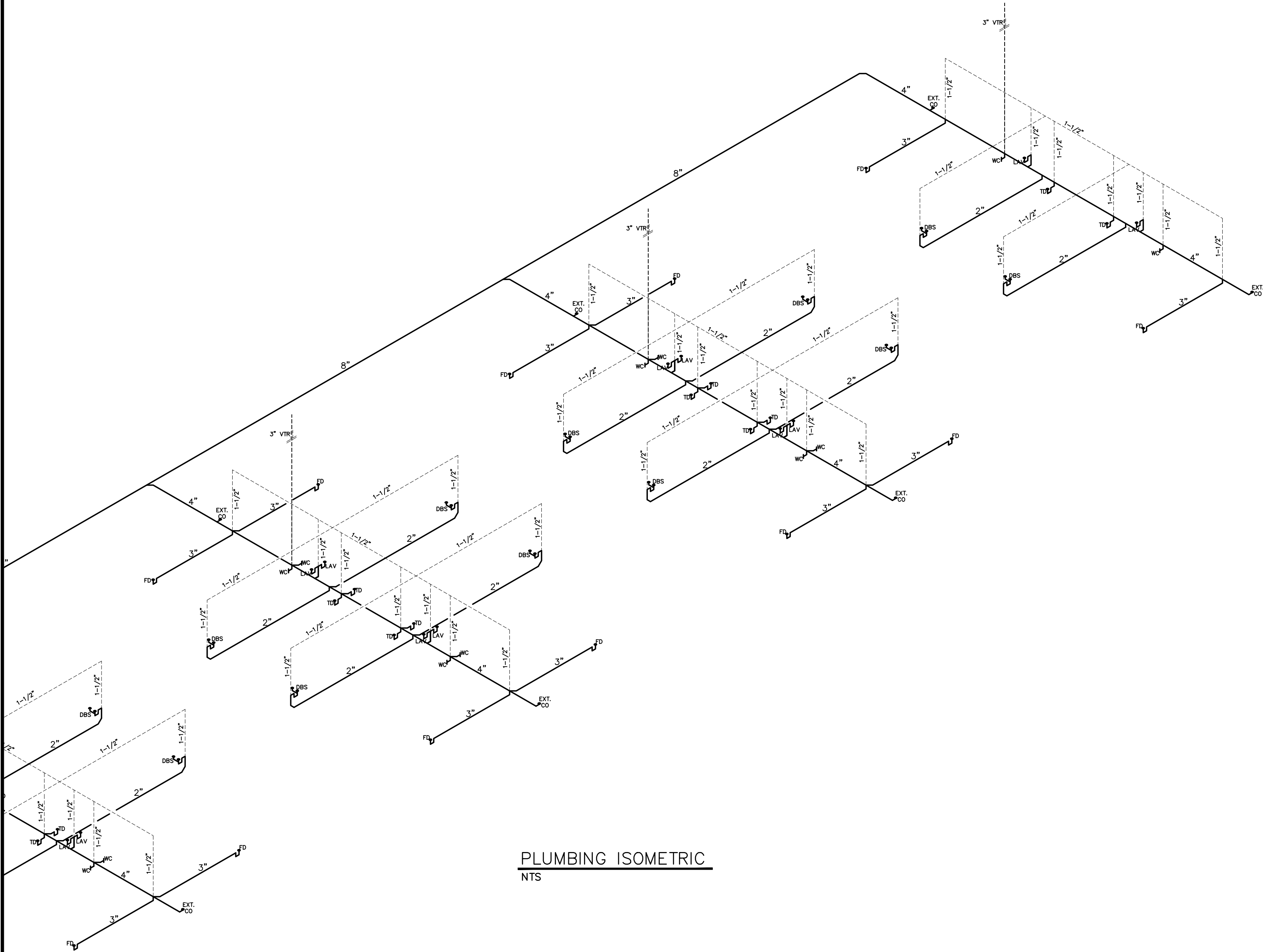


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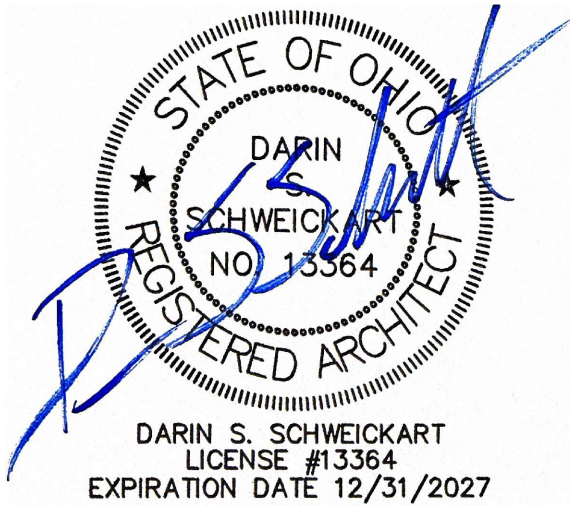
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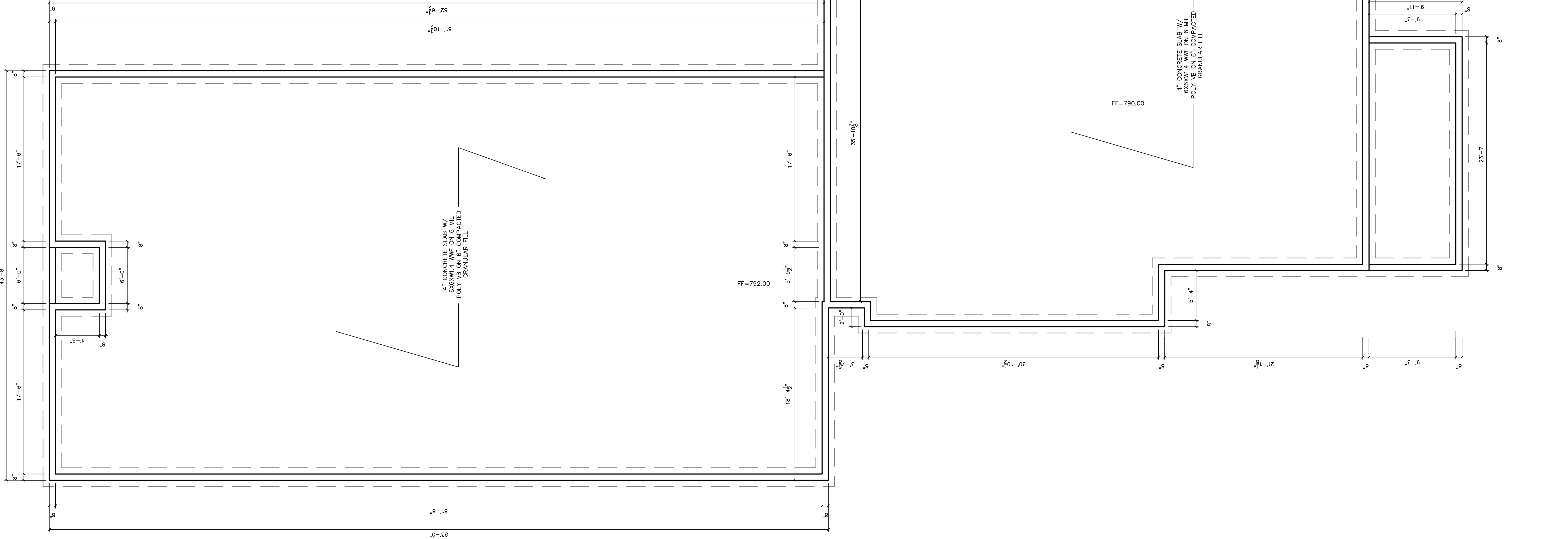
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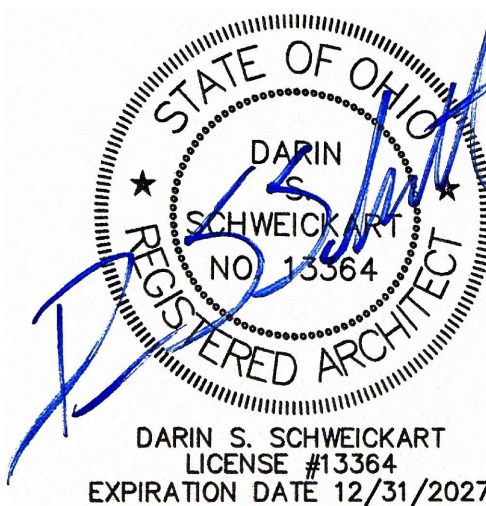


FOUNDATION AND CONCRETE NOTES AND SPECIFICATIONS

1. ALL FOOTER CONCRETE TO HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS
2. ALL FLATWORK CONCRETE TO HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED ACCORDING TO ACI 318 SECTION 4.2.1.
3. THE AIR ENTRAINMENT OF INTERIOR FLATWORK RECEIVING A STEEL TROWEL FINISH CAN BE REDUCED TO NOT LESS THAN 3% PROVIDED 4,000 PSI CONCRETE IS USED.
4. ALL REINFORCING STEEL SHALL BE ASTM, GRADE 60.
5. CONSTRUCTION JOINTS SHALL COMPLY WITH THE PROVISIONS OF ACI 318 SECTION 6.4.
6. CONCRETE QUALITY MIXING AND PLACING SHALL CONFORM TO SECTION 1905 OF THE OHIO BUILDING CODE.
7. FOOTER SIZES ARE BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 1,500 PSF.
8. GLASS FIBER REINFORCING SHALL COMPLY TO PCI MNL 128 STANDARD.
9. REINFORCEMENT COVERAGE SHALL BE AS FOLLOWS:  
3 INCHES FOR CONCRETE CAST AGAINST EARTH  
1 1/2 INCHES FOR ≤ NO. 5 BARS IN REMOVABLE FORMS AND EXPOSED TO EARTH OR WEATHER  
2 INCHES FOR ≥NO. 6 BARS IN REMOVABLE FORMS AND EXPOSED TO EARTH OR WEATHER  
3/4 INCHES IN REMOVABLE FORMS THAT WILL NOT BE EXPOSED TO THE EARTH OR WEATHER, AND FOR CONCRETE CAST IN STAY-IN-PLACE FORMS



FOUNDATION PLAN A  
3/16" = 1'-0"



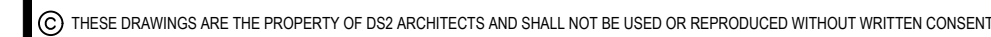
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SHEET: S1/7

REVISIONS  
NONE

**DS2 architects**  
107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133  
Phone: 888-564-0961 Fax: 606-564-0962





STATE OF OHIO  
DARIN S. SCHWEICKART  
NO. 13364  
REGISTERED ARCHITECT

DARIN S. SCHWEICKART  
LICENSE #13364  
EXPIRATION DATE 12/31/2027

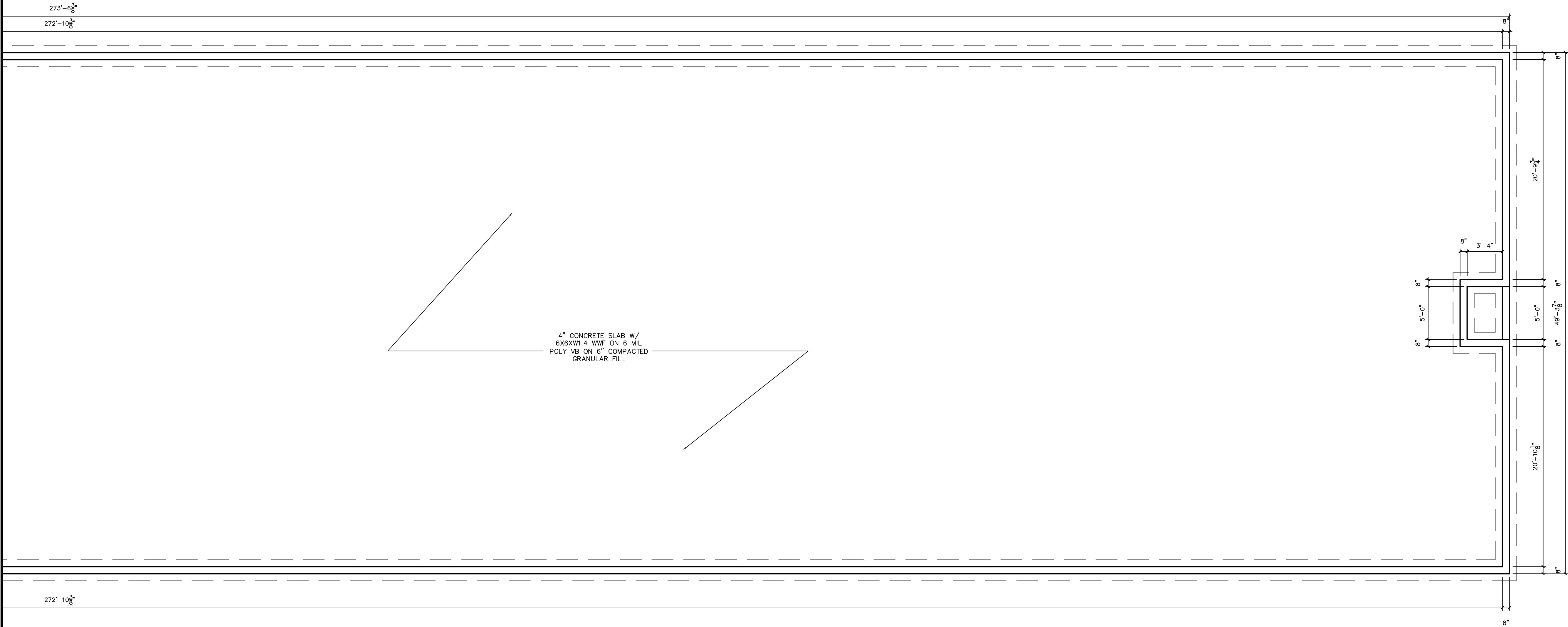
**SHEET: S2/7**

**DS2** architects

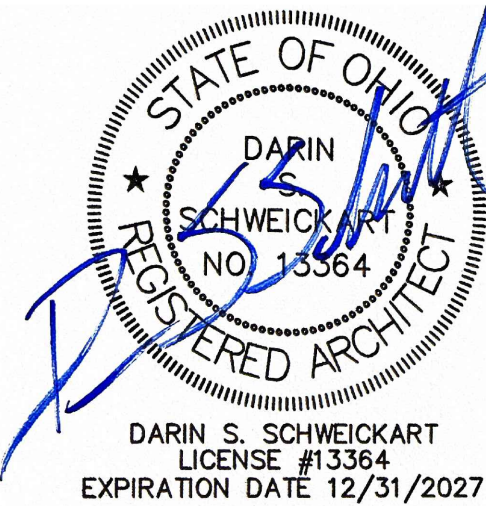
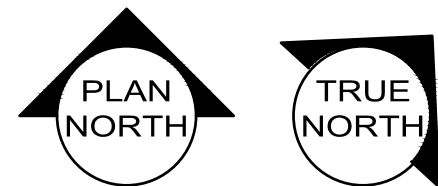
107 West Second Street-Maysville, KY 41056  
100 South High Street Suite 206 Hillsboro, OH 45133

Phone: 888-564-0961 Fax: 606-564-0962





FOUNDATION PLAN C  
3/16" = 1'-0"



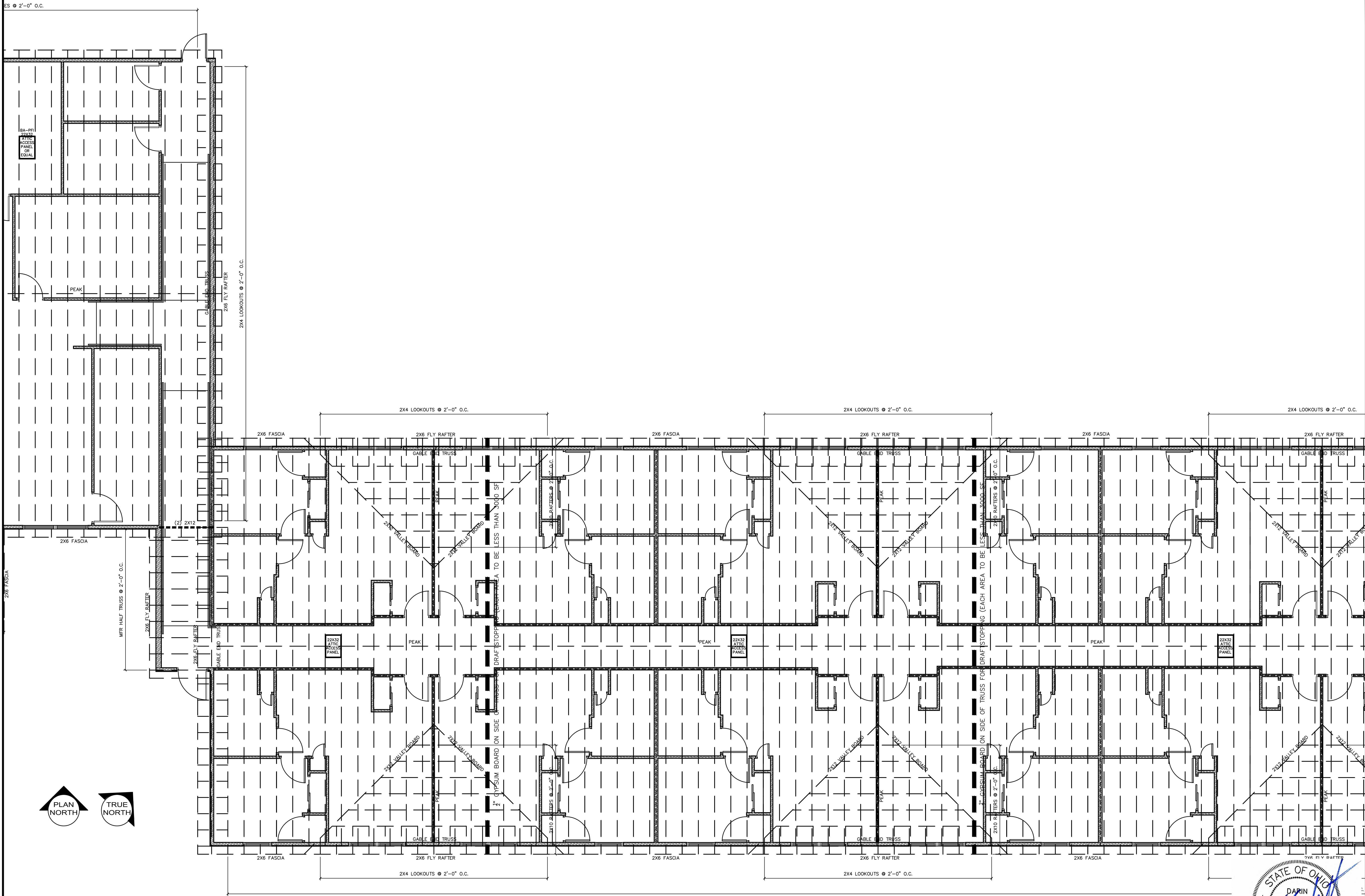
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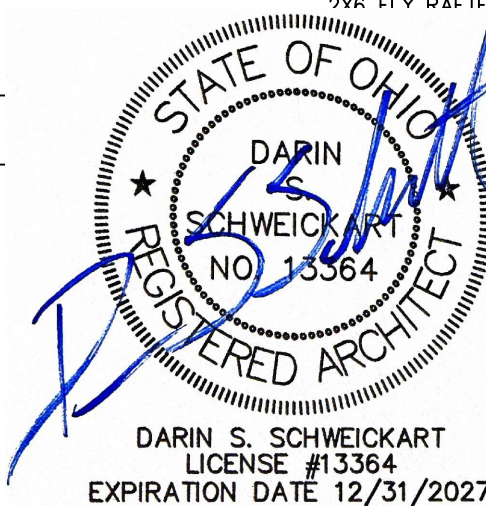








ROOF FRAMING PLAN B  
3/16" = 1'-0"



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SHEET: S5/7

REVISIONS  
NONE

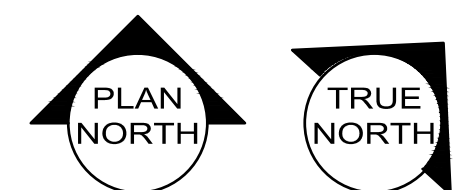


1. ROOF TRUSS DESIGN FURNISHED BY AND IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. FOR DETAILS AND REQUIREMENTS FOR LATERAL SUPPORT BRACING AND SPECIAL ERECTION PRECAUTIONS SEE TRUSS MANUFACTURER'S DRAWINGS. THE CONTRACTOR SHALL CAREFULLY REVIEW TRUSS SHOP DRAWINGS FOR CONFORMANCE WITH ACTUAL FIELD MEASUREMENTS AND ALIGNMENTS.

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100 South High Street Suite 206 Hillsboro, OH 45133

Phone: 888-564-0961 Fax: 606.564.0962

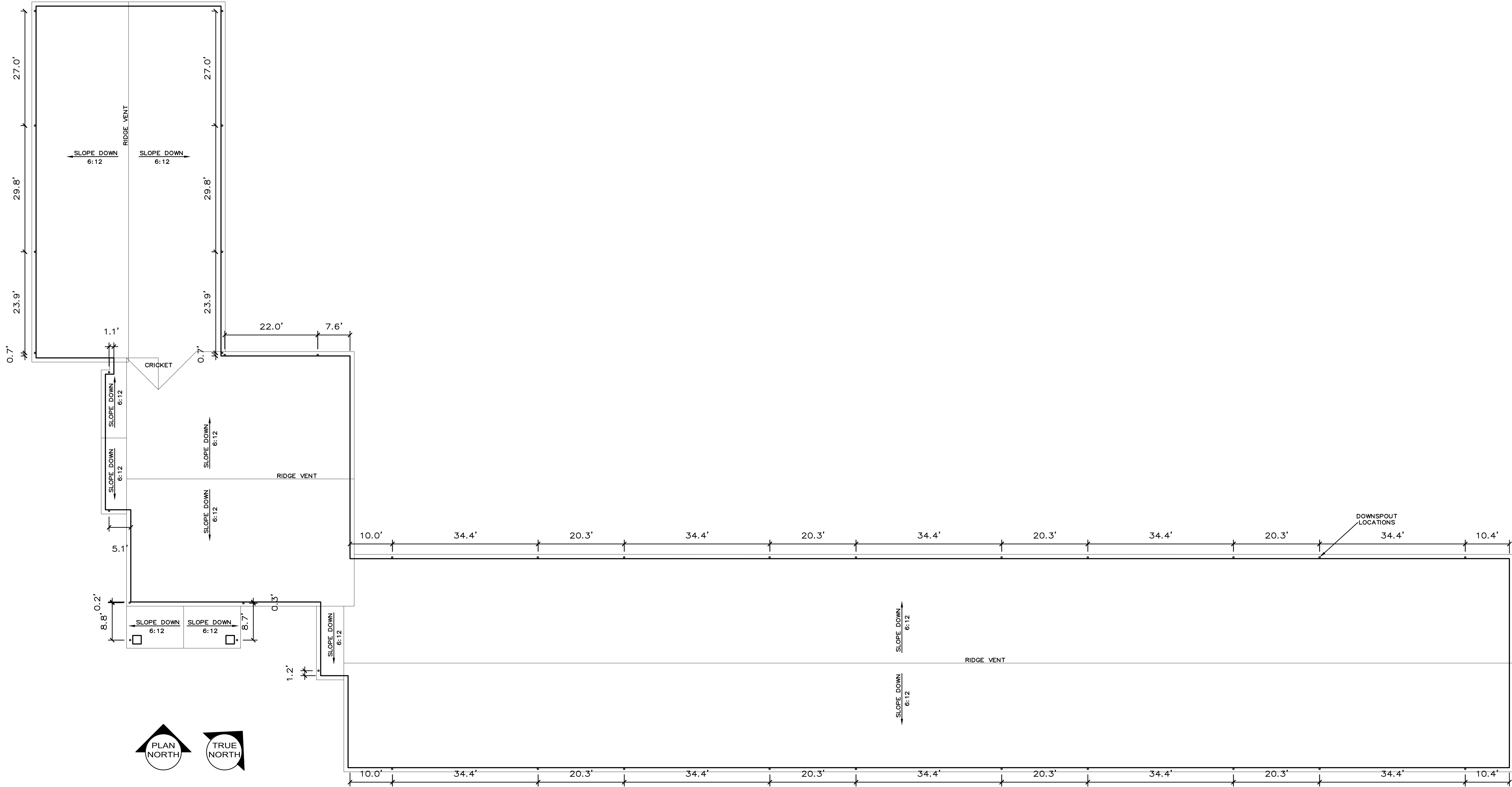
## ONE



SHEET: S6/7

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ROOF PLAN  
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