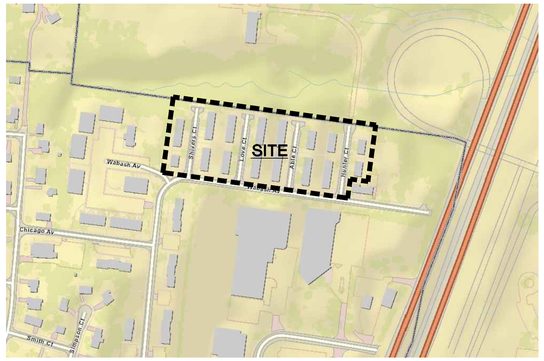
VICINITY MAP



PLAN NORTH NTS

VICINITY MAP

GENERAL PROJECT NOTES

- THE DRAWINGS ARE INTENDED TO GRAPHICALLY SHOW THE GENERAL REQUIREMENTS FOR THE SCOPE OF WORK REQUIRED TO COMPLETE THIS RENOVATION. THE DRAWINGS DO NOT SHOW OR IDENTIFY ALL COMPONENTS, MATERIALS, ITEMS OR INSTALLATION METHOD NECESSARY TO MEET MANUFACTURERS, REGULATORY OR CODE REQUIREMENTS. SPECIFIC REGULATORY COMPLIANCE ITEMS OR PROVISIONS ARE IDENTIFIED AND/OR REFERRED TO BY INDICATION OF THE APPROPRIATE ASSEMBLY DESIGNATION OR GENERAL TERMINOLOGY, THE CONTRACTOR SHALL BE REQUIRED TO FAMILIARIZE THEMSELVES WITH THE APPLICABLE CODE PROVISIONS, ASSEMBLY DESIGNATION OR MATERIAL IDENTIFIED AND SHALL COMPLETE THIS PROJECT IN COMPLIANCE WITH THE APPLIANCE REQUIREMENTS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCING, AND SAFETY REQUIREMENTS FOR THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR, LABORER, OR OTHER PERSONS PERFORMING WORK ON THE PROJECT SITE SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE WORKPLACE AND CONSTRUCTION SAFETY REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSURING THAT SIRE SPECIFIC SAFETY REQUIREMENTS ARE DOCUMENTS AND DISSEMINATED TO ALL PARTIES AND SHALL MAINTAIN ALL REQUIRED RECORDS, FORMS, MANUALS, RULES OR OTHER DOCUMENTS AT THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES, PUBLIC OR PRIVATE, IN THE AREAS OF WORK PRIOR TO THE START OF WORK. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING THE COMPLETION OF THE PROJECT.
- EACH SHEET CONTAINED IN THIS DRAWING SET IS AN INTEGRAL COMPONENT OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. PORTIONS OF THE WORK DESCRIBED ON ONE SHEET MAY IMPACT, BE IMPACTED BY, OR RELY UPON INFORMATION OR WORK SHOWN ON THE OTHER SHEETS WITHIN DRAWINGS OR WITHIN THE SPECIFICATIONS. EACH CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK REQUIRED FOR THE ENTIRE PROJECT AND SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR RESPECTIVE PORTIONS WITH OTHER TRADES TO ASSURE THAT THE WORK PROGRESSES IN AN ORDERLY AND TIMELY MANNER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR PERFORMING WORK ON THE PROJECT SHALL REFER TO THE APPROVED DOCUMENTS FOR THE SCOPE OF WORK REQUIRED, USE OF BID SETS, LOOSE SHEETS OR OTHER ITEMS/DOCUMENTS NOT PART OF THE APPROVED DOCUMENTS IS DONE AT THE RESPECTIVE PARTIES SOLE RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND SAFEKEEPING OF THE APPROVED DOCUMENTS.
- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCY IS FOUND OR ANY INFORMATION OR CLARIFICATION IS NEEDED WHICH CANNOT BE REASONABLY DETERMINED BY THE CONSTRUCTION DOCUMENTS, CONTRACT THE ARCHITECT FOR RESOLUTION. IN CASE OF DISCREPANCY REGARDING THE QUANTITY OR QUALITY, THE HIGHER QUALITY OR GREATER QUANTITY SHALL BE PROVIDED UNLESS DIRECTED OTHERWISE BY THE OWNER OR ARCHITECT.
- ALL WORK DESCRIBED HEREIN IS DESIGNED AND INTENDED TO COMPLY WITH THE PROVISIONS OF ICC/ANSI A117.1 AND THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS. THE CONTRACTOR SHALL ENSURE THE WORK IS COMPLETED TO MEET THE APPLICABLE REQUIREMENTS AND SHALL BECOME FAMILIAR WITH THE APPLICABLE PROVISIONS BEFORE COMPLETE THE WORK DESCRIBED HEREIN.

CHAPTER 34 COMPLIANCE

Chapter 34 describes the thresholds that distinguish alterations, repairs, and construction. In particular, Section 3411.8.9 uses the 50% alteration threshold as its baseline as to when to apply the requirements of Section 1107 for Type B units. To illustrate compliance with Section 3411.8.9, we have listed building square footages, areas of alteration (as defined above), and the percent of aggregate area the alteration encompasses. I am happy to provide a plan with hatched areas denoting areas of alteration.

- Building Type “A”: existing area is 5,936 square feet, area of alteration totals 728.2 square feet. This is 12.2% of the aggregate area of the building.
- Building Type “B”: existing area is 3,975 square feet, area of alteration totals 1,590.3 square feet. This is 40% of the aggregate area of the building.
- Building Type “C”: existing area is 3,075 square feet, area of alteration totals 359.6 square feet. This is 11.6% of the aggregate area of the building.
- Building Type “D”: existing area is 2,481 square feet, area of alteration totals 562 square feet. This is 22.7% of the aggregate area of the building.
- Building Type “B”: existing area is 1,256 square feet, area of alteration totals 170 square feet. This is 13.5% of the aggregate area of the building.

RENOVATION
MARIANNA TERRACE APARTMENTS

10100 SHIVERS TO 10137 HUNTER - CINCINNATI, OH

CODE INFORMATION

PROJECT DESCRIPTION:

INTERIOR FINISH UPDATES TO FLOORING AND COUNTERTOPS, GENERAL MAINTENANCE AND REPAIR ON DAMAGED DRYWALL, DOORS, FIXTURES IN (76) APARTMENT UNITS OVER (16) EXISTING BUILDINGS, AND NEW PORCHES AT ALL BUILDINGS.

PROVIDE MINOR MODIFICATIONS TO (4) EXISTING ACCESSIBLE UNITS TO BRING INTO COMPLIANCE.

PROVIDE MODIFICATIONS TO 10112 HUNTER COURT AND 10120 HUNTER COURT TO CREATE CODE COMPLIANT HEARING AND VISUALLY IMPAIRED UNITS.

PROVIDE MODIFICATIONS TO 10124 HUNTER COURT TO CREATE AN ACCESSIBLE GROUND FLOOR UNIT. INCLUDING A NEW ACCESS

BUILDING CODE:

1. 2017 OHIO BUILDING CODE
   PER SECTION 310.5.5 MULTI-FAMILY ALTERNATIVE COMPLIANCE. CHAPTERS 2 TO 10 AND 44 OF THE RESIDENTIAL CODE OF OHIO FOR ONE, TWO, AND THREE-FAMILY DWELLINGS (RCO) ARE PERMITTED TO BE USED IN PLACE OF THE REQUIREMENTS OF THIS CODE FOR THE GROUP R-3 OCCUPANCIES.
2. 2019 RESIDENTIAL CODE OF OHIO
3. UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND/OR ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. THE MORE STRINGENT CODE APPLIES.
4. ZONING CODE AND REGULATIONS: VILLAGE OF LINCOLN HEIGHTS.
5. BUILDING CODE COMPLIANCE: HAMILTON COUNTY, OHIO.

USE CLASSIFICATION:

EXISTING AND PROPOSED:
SINGLE FAMILY DWELLING UNITS (NO CHANGE IN USE) WITHIN TOWNHOUSES.

CONSTRUCTION TYPE:

5B = CONSTRUCTED OF ANY MATERIAL ALLOWED BY THIS CODE.

BUILDING AREAS:

BUILDING TYPE "A"		BUILDING TYPE "A" ADDRESS:
(2) LEVELS AT 2,968 SF:	5,936 SF	10113-10133 SHIVERS, 10124-10144 SHIVERS, 10125-10145 LOVE, 10100-10120 LOVE, 10124-10144 LOVE, 10101-10121 ABLE, 10125-10145 ABLE, 10100-10120 ABLE, 10101-10121 HUNTER
# OF BUILDINGS:	9	
TOTAL SF:	53,424 SF	
BUILDING TYPE "B"		BUILDING TYPE "B" ADDRESS:
(2) LEVELS AT 1,988 SF:	3,975 SF	10124-10136 ABLE, 10125-10137 HUNTER
# OF BUILDINGS:	2	
TOTAL SF:	7,950 SF	
BUILDING TYPE "C"		BUILDING TYPE "C" ADDRESS:
(2) LEVELS AT 1,537 SF:	3,075 SF	10112-10120 HUNTER, 10128-10136 HUNTER
# OF BUILDINGS:	2	
TOTAL SF:	6,150 SF	
BUILDING TYPE "D"		BUILDING TYPE "D" ADDRESS:
(1) LEVEL AT 2,481 SF:	2,481 SF	10100-10112 SHIVERS, 10101-10116 LOVE
# OF BUILDINGS:	2	
TOTAL SF:	4,962 SF	
BUILDING TYPE "E"		BUILDING TYPE "E" ADDRESS:
(1) LEVEL AT 1,256 SF:	1,256 SF	10101-10105 SHIVERS
# OF BUILDINGS:	1	
TOTAL SF:	1,256 SF	
MAINTENANCE AND OFFICE BUILDING (PREVIOUSLY RENOVATED)		
(1) LEVEL AT 2,111 SF:		
TOTAL SF:	2,111 SF	

FIRE SEPARATION:

EXISTING 1-HOUR SEPARATION BETWEEN UNITS.
ALL EXISTING SEPARATIONS WILL BE MAINTAINED. NO WORK IS PROPOSED THAT WOULD AFFECT THE EXISTING RATINGS. ANY PATCH AND REPAIR WORK AT DEMISING OR OTHER RATED ASSEMBLIES WILL BE REPLACED WITH 1-HOUR MINIMUM FIRE RATED ASSEMBLY. INFORMATION REGARDING TYPICAL ONE HOUR RATED ASSEMBLY CAN BE FOUND ON SHEET A001.

FIRE PROTECTION:

NO SPRINKLER SYSTEM IS PROVIDED. EXISTING USES, EXISTING NON-COMPLIANCE.

PROJECT TEAM

OWNER

CMHA
1627 WESTERN AVENUE
CINCINNATI, OH 45214
(513) 721-4580

ARCHITECT

HUB + WEBER ARCHITECTS, PLC
200 WEST PIKE STREET
COVINGTON, KENTUCKY 41011
(859) 491-3844

CIVIL ENGINEER

ABERCROMBIE AND ASSOCIATES
8111 CHEVIOT ROAD, SUITE 200
CINCINNATI, OHIO 45247
(513) 245-5161

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

ENGINEERED BUILDING SYSTEMS
515 MONMOUTH STREET
NEWPORT, KENTUCKY 41071
(859) 261-0585

LANDSCAPE ARCHITECT

PLACE WORKSHOP
250 EAST FIFTH STREET, 15TH FLOOR
CINCINNATI, OHIO 45202
(513) 512-2366

STRUCTURAL ENGINEER

ROENKER ENGINEERING
3276 HIGHRIDGE DRIVE
TAYLOR MILL, KY 41015
(85) 331-0084

DRAWING INDEX

CURRENT DATE	SHEET NUMBER	SHEET DESCRIPTION
06.01.2021	G001	COVER SHEET AND CODE INFORMATION
06.16.2020	C-1	SITE AND UTILITY SURVEY
06.16.2020	C-2	SITE AND UTILITY SURVEY
06.16.2020	C-3	SITE PLAN SHIVERS AND LOVE COURT
06.16.2020	C-4	SITE PLAN ABLE AND HUNTER COURT
06.01.2021	C101	ARCHITECTURAL SITE PLAN
06.01.2021	C102	SHIVERS AND LOVE COURT
06.01.2021	C103	ABLE AND HUNTER COURT
06.01.2021	C104	GAZEBO PLANS AND DETAILS (LARGER)
06.01.2021	C105	GAZEBO PLANS AND DETAILS (SMALLER)
06.01.2021	C106	MONUMENT SIGN PLANS AND DETAILS
06.16.2020	L101	LANDSCAPE PLAN, SHIVERS AND LOVE
06.16.2020	L102	LANDSCAPE PLAN, ABLE AND HUNTER
06.01.2021	D101	TYPE E DEMO PLANS
06.01.2021	D102	TYPE A DEMO PLANS
06.01.2021	D103	TYPE D DEMO PLANS
06.01.2021	D104	TYPE B DEMO PLANS
06.01.2021	D105	TYPE C DEMO PLANS
06.01.2021	A001	FIRE RATED ASSEMBLIES
06.01.2021	A101	BUILDING 1, TYPE E
06.01.2021	A102	BUILDING 2, TYPE A
06.01.2021	A103	BUILDING 3, TYPE D
06.01.2021	A104	BUILDING 4, TYPE A
06.01.2021	A105	BUILDING 5, TYPE D
06.01.2021	A106	BUILDING 6, TYPE A
06.01.2021	A107	BUILDING 7, TYPE A
06.01.2021	A108	BUILDING 8, TYPE A
06.01.2021	A109	BUILDING 9, TYPE A
06.01.2021	A110	BUILDING 10, TYPE A
06.01.2021	A111	BUILDING 11, TYPE A
06.01.2021	A112	BUILDING 12, TYPE B
06.01.2021	A113	BUILDING 13, TYPE A
06.01.2021	A114	BUILDING 14, TYPE B
06.01.2021	A115	BUILDING 15, TYPE C
06.01.2021	A116	BUILDING 16, TYPE C
06.01.2021	A121	TYPE E ROOF PLAN
06.01.2021	A122	TYPE A ROOF PLAN
06.01.2021	A123	TYPE D ROOF PLAN
06.01.2021	A124	TYPE B ROOF PLAN
06.01.2021	A125	TYPE C ROOF PLAN
06.01.2021	D201	TYPE E DEMO ELEVATIONS
06.01.2021	D202	TYPE A DEMO ELEVATIONS
06.01.2021	D203	TYPE D DEMO ELEVATIONS
06.01.2021	D204	TYPE B DEMO ELEVATIONS
06.01.2021	D205	TYPE C DEMO ELEVATIONS
06.01.2021	A201	TYPE E PROPOSED ELEVATIONS
06.01.2021	A202	TYPE A PROPOSED ELEVATIONS
06.01.2021	A203	TYPE D PROPOSED ELEVATIONS
06.01.2021	A204	TYPE B PROPOSED ELEVATIONS
06.01.2021	A205	TYPE C PROPOSED ELEVATIONS
06.01.2021	A211	PROPOSED WALL SECTIONS
06.01.2021	A212	PROPOSED WALL SECTIONS
06.01.2021	A213	PROPOSED WALL SECTIONS
06.01.2021	A501	TYPE E INTERIOR ELEV. AND SCHEDULES
06.01.2021	A502	TYPE A INTERIOR ELEVATIONS
06.01.2021	A503	TYPE D INTERIOR ELEVATIONS
06.01.2021	A504	TYPE B INTERIOR ELEVATIONS
06.01.2021	A505	TYPE C INTERIOR ELEVATIONS
06.16.2020	S100	SPECIAL INSPECTIONS
06.16.2020	S101	TYPE E FRAMING / FOUNDATION PLANS
06.16.2020	S102	TYPE A FRAMING / FOUNDATION PLANS
06.16.2020	S103	TYPE D FRAMING / FOUNDATION PLANS
06.16.2020	S104	TYPE B FRAMING / FOUNDATION PLANS
06.16.2020	S105	TYPE C FRAMING / FOUNDATION PLANS
05.20.2020	P101	PLUMBING PLAN BUILDING A FIRST FLOOR
05.20.2020	P102	PLUMBING PLAN BUILDING A SEOND FLOOR
06.26.2020	P111	PLUMBING PLAN BUILDING B FIRST FLOOR
06.26.2020	P112	PLUMBING PLAN BUILDING B FIRST FLOOR
05.20.2020	P200	PLUMBING DETAILS - TYPE A
06.26.2020	P201	PLUMBING DETAILS - TYPE B
05.20.2020	M101	MECHANICAL PLAN BUILDING A 1ST FLOOR
05.20.2020	M102	MECHANICAL PLAN BUILDING A 2ND FLOOR
06.26.2020	M111	MECHANICAL PLAN BUILDING B 1ST FLOOR
06.26.2020	M112	MECHANICAL PLAN BUILDING B 2ND FLOOR
05.20.2020	M200	MECHANICAL DETAILS - TYPE A
06.26.2020	M201	MECHANICAL DETAILS - TYPE B
05.20.2020	E101	ELECTRICAL PLAN BUILDING A FIRST FLOOR
05.20.2020	E102	ELECTRICAL PLAN BUILDING A SECOND FLR
06.26.2020	E111	ELECTRICAL PLAN BUILDING B FIRST FLOOR
06.26.2020	E112	ELECTRICAL PLAN BUILDING B SECOND FLR
06.26.2020	E300	ELECTRICAL DETAILS

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STATE OF OHIO · JAMES DAULTON GUTHRIE · 10422 · REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

SIGNATURE BOX

SIGNATURE DATE
OWNER: MARIANNA TERRACE

SIGNATURE DATE
ARCHITECT: HUB+WEBER ARCHITECTS PLC

SIGNATURE DATE
GENERAL CONTRACTOR: TBD

SIGNATURE DATE
MORTGAGE LENDER: TBD

SIGNATURE DATE
BONDING COMPANY: TBD

HUD PROJECT NUMBER:
TBD

APARTMENT RENOVATION
MARIANNA TERRACE
10100 SHIVERS COURT TO 10137 HUNTER COURT
CINCINNATI, OH

Hub + Weber
Architects, PLC
200 West Pike Street
Covington, KY 41011
Ph: 859-491-3844
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hw@hubweber.com

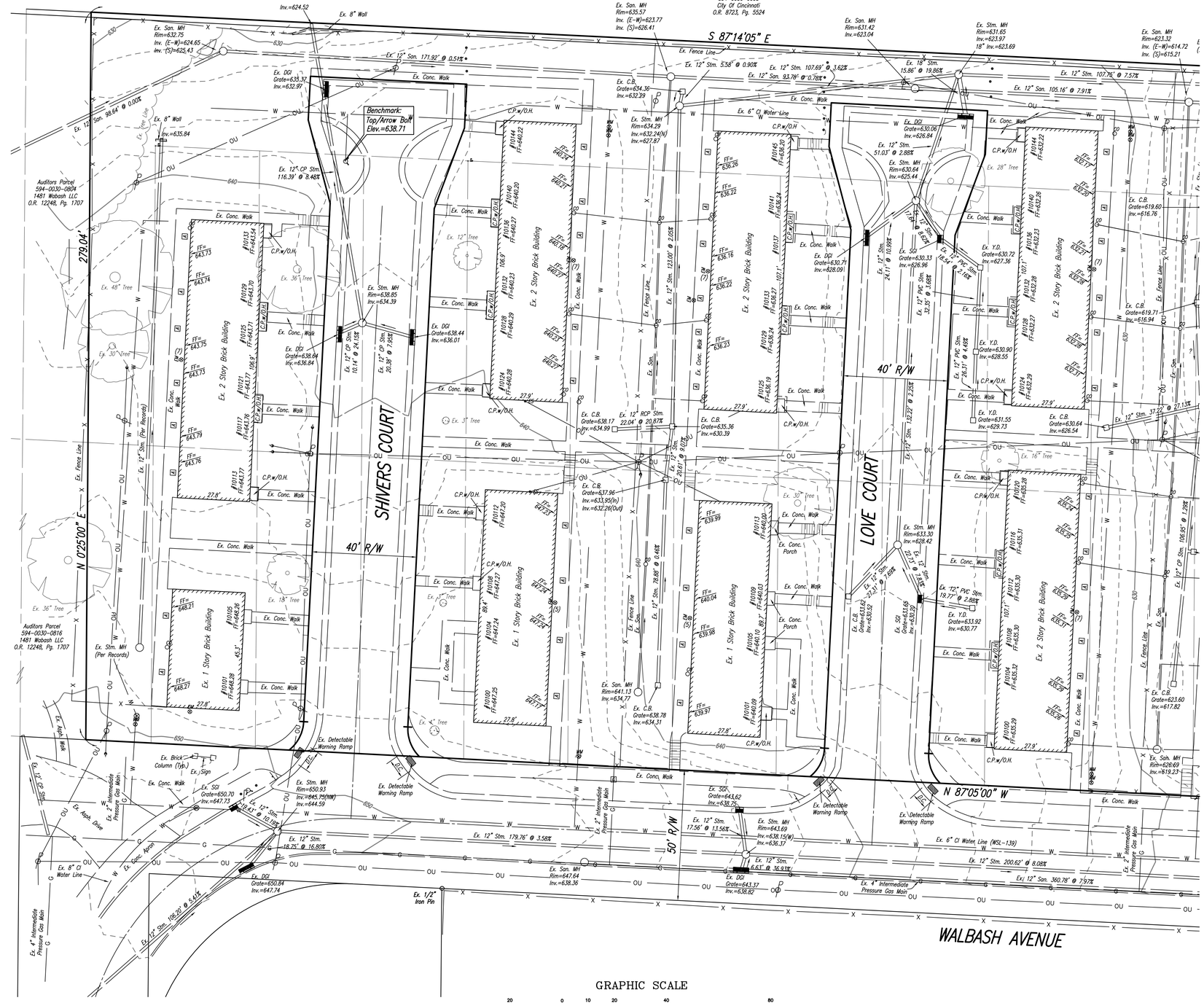
Issued: 06.16.2020 - BIDDING

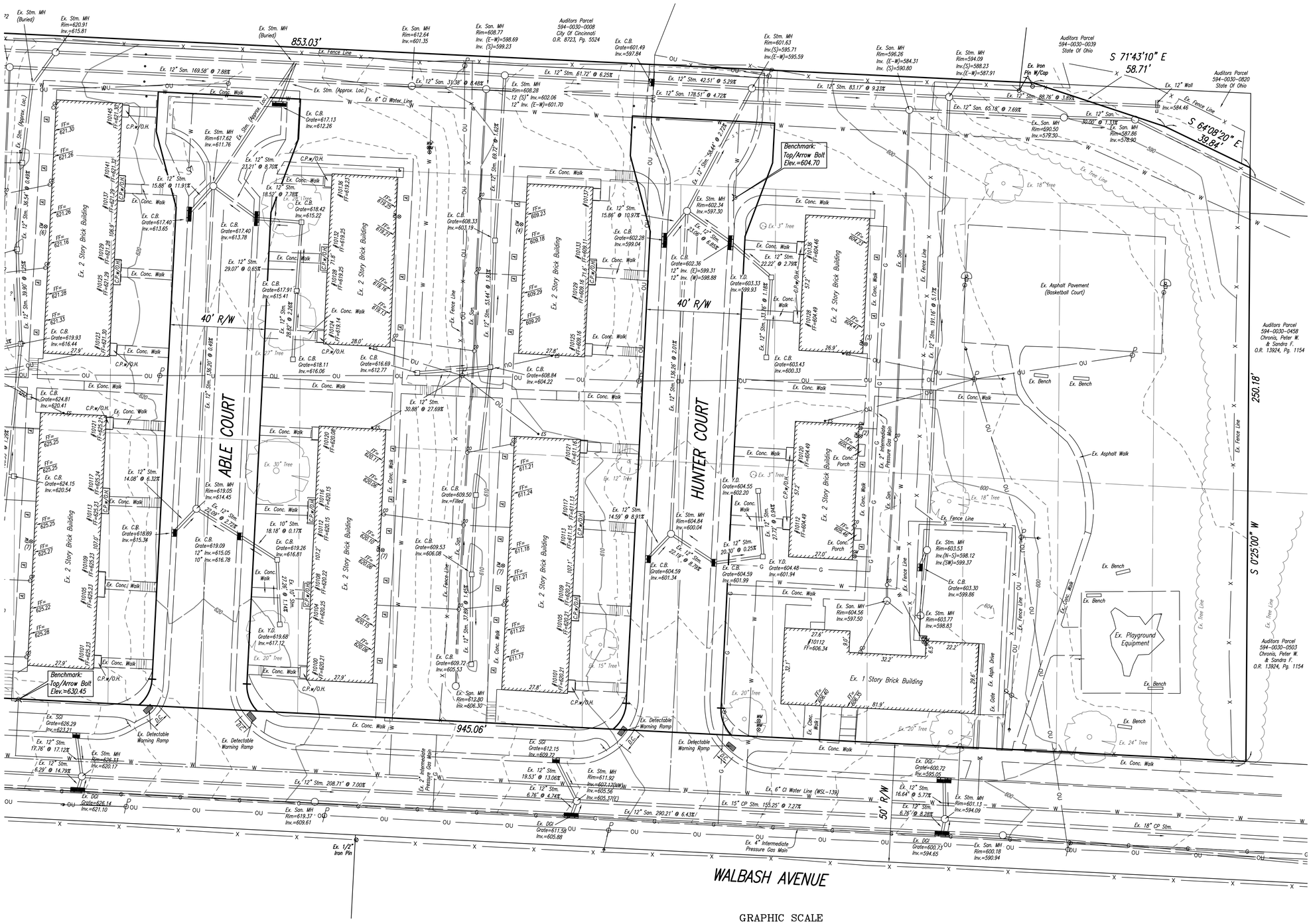
Revised:
1. 2020.06.26 – PERMIT
2. 2020.07.20 – ADDENDUM #1
3. 2020.08.03 – ADDENDUM #2
4. 2020.08.19 – HUD REVIEW
5. 2020.09.23 – EGC REVIEW
6. 2021.03.03 – PLAN REVIEW
7. 2021.06.01 – REBID

COVER SHEET

G001

1904.043


S 87°14'05" E
N 0°25'00" E
N 87°05'00" W
SHIVERS COURT
LOVE COURT
WALBASH AVENUE
279.04'
40' R/W
50' R/W
Benchmark:
Top/Arrow Bolt
Elev.=638.71
Auditors Parcel
594-0030-0804
1481 Wabash LLC
O.R. 12248, Pg. 1707
Auditors Parcel
594-0030-0816
1481 Wabash LLC
O.R. 12248, Pg. 1707
Auditors Parcel
594-0030-0008
City Of Cincinnati
O.R. 8723, Pg. 5524
Ex. 2 Story Brick Building
Ex. 1 Story Brick Building
Ex. Fence Line
Ex. Conc. Walk
Ex. Fence Line
Ex. Fence Line
Ex. Fence Line



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Electric Meter
ES	Ex. Electric Service
A	Ex. A.C. Unit
	Ex. Sign
	Ex. Bollard
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Water Meter
	Ex. Water Manhole
	Ex. Gas Box
	Ex. Gas Meter
	Ex. Clean Out
D.C.	Ex. Depressed Curb
C.P.w/O.H.	Ex. Conc. Porch W/Overhang
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. Stm. MH	Ex. Storm Sewer Manhole
Ex. C.B.	Ex. Catch Basin
Ex. Y.D.	Ex. Yard Drain
	Ex. Basketball Pole
	Ex. Double Gutter Inlet
	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.

ELEVATION DATUM SHOWN IS RELATIVE TO NAVD 88 BASED ON VRS GPS OBSERVATIONS.

***NOTE:** LOCATION OF INDIVIDUAL UNIT UTILITY SERVICES ARE APPROXIMATE LOCATION ONLY BASED ON FIELD LOCATIONS.*

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
811
Know what's below. Call before you dig.

Date	1-30-20
Drawn By	G.R.
Checked By	D.P.
Scale	1" = 20'

REVISIONS

DWG: BNTP\DP-BNTP

Sheet Title: TOPOGRAPHIC & UTILITY SURVEY

Project Title: MARIANNA TERRACE
SECTION-34, TOWN-4, E.RANGE-1
SYCAMORE TOWNSHIP, LINCOLN HEIGHTS
HAMILTON COUNTY, OHIO

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www.abercrombie-associates.com

Job No. 19-0235

2 / 2

MARIANNA TERRACE

GENERAL CONSTRUCTION NOTES

OVERALL:
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION."

UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION."

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE. IF A DISCREPANCY IS FOUND TO EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

EACH INSTALLING CONTRACTOR IS RESPONSIBLE FOR THEIR OWN COORDINATION OF INSTALLATION OF THEIR SYSTEMS UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY. ABERCROMBIE & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS & METHODS OF CONSTRUCTION ON DRAWINGS.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

A GEOTECHNICAL INSPECTION IS RECOMMENDED AND ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

PAVEMENT MARKINGS TO BE HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS, LEAD & CHROMATE FREE, READY MIXED, COMPLYING WITH FED. TT-P-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PARKING & LANE PARKERS STRIPING TO BE WHITE, HANDICAP SPACES TO BE BLUE, PEDESTRIAN CROSSING LANES & NO PARKING ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM WET FILM THICKNESS OF 15 MILS.

UTILITY SPECIFICATION:
ALL STORM SEWER TO BE PRIVATE, MAINTAINED BY THE OWNER AND BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ODOT ITEM 707.33 OR PVC CORRUGATED SMOOTH INTERIOR PIPE, CONFORMING TO ODOT ITEM 707.42 AND INSTALLED PER ODOT ITEM 603.

UNDERGROUND DETENTION SYSTEM TO EITHER BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE OR CORRUGATED METAL PIPE. CORRUGATED METAL TO BE 12 GAUGE UNDER PAVED AREAS & 14 GAUGE UNDER GRASS/LANDSCAPE AREAS. PIPES SHALL CONFORM TO ODOT ITEMS 707.01 & 707.02. ALL PIPE SHALL BE INSTALLED PER ODOT ITEM 603 AND INSTALLATION SHALL AGREE WITH MANUFACTURERS' RECOMMENDED SHOP DRAWINGS.

RCP INDICATES ITEM 601, ROCK CHANNEL PROTECTION. THE DIMENSIONS ON THE PLANS INDICATE WIDTH, LENGTH AND DEPTH OF THE ROCK CHANNEL PROTECTION. PLANS ALSO INDICATE THE TYPE (SIZE) OF ROCK PER ODOT ITEM 601.09.

STEPS SHALL BE REQUIRED IN ALL CATCH BASINS WHERE THE DEPTH EXCEEDS FOUR (4) FEET AND SHALL MEET THE REQUIREMENTS OF THE STATE OF OHIO STANDARD CONSTRUCTION DRAWING MH-1.

ALL CATCH BASINS, INLETS & MANHOLES IN PAVED AREAS SHALL BE SLOPED ACCORDINGLY WITH FINAL PAVEMENT SURFACE PER GRADING PLAN.

ALL CATCH BASINS 2-3 OR LARGER IN PAVED AREAS TO HAVE 8" HEAVY DUTY TOP SLABS.

ALL DOWNSPOUTS ARE TO TIE IN TO THE STORM SEWER SYSTEM.

DOMESTIC AND IRRIGATION WATER SERVICE TO BE TYPE "K" COPPER, UNLESS OTHERWISE NOTED. FIRE LINE TO BE DUCTILE IRON CLASS 53 (O.D.O.T. ITEM 748.01) OR PVC AWWA C900, (ODOT ITEM 748.02) UNLESS OTHERWISE NOTED. FIRE HYDRANTS TO BE "MUELLER" OR "KENNEDY" OR APPROVED EQUAL.

PROPERLY SIZED THRUST BLOCKS SHALL BE PROVIDED FOR FIRE LINE AT EVERY CHANGE IN DIRECTION SUCH THAT IS PROVIDES ADEQUATE RESISTANCE TO MAINTAIN THE INTEGRITY OF THE JOINTS. SEE DETAILS ON PLANS FOR BLOCKING DETAILS.

ALL SANITARY SEWER PIPE SHALL BE P.V.C., SDR 35, ASTM D-3034.

UTILITY TRENCH BACKFILL SHALL BE PER THE DETAILS SHOWN ON THE PLANS.

EROSION CONTROL:
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING ROCK CHECK DAMS, MULCH, BERMS AND/OR SILT FENCES IN SWALES AND RUNOFF AREAS, SUCH ITEMS TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" INCHES BELOW GRADE, AND FOLDED ACCORDING TO THE DETAIL AS SHOWN.

ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT PRODUCING GREATER THAN 1/2 INCH OF RAIN IN A 24 HOUR PERIOD. ALL EROSION CONTROLS MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE. SEEDING AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH OHIO RAINWATER AND LAND DEVELOPMENT MANUAL TO ALL DISTURBED AREAS WITHIN 7 DAYS IF THE AREA IS AT FINAL GRADE OR IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS.

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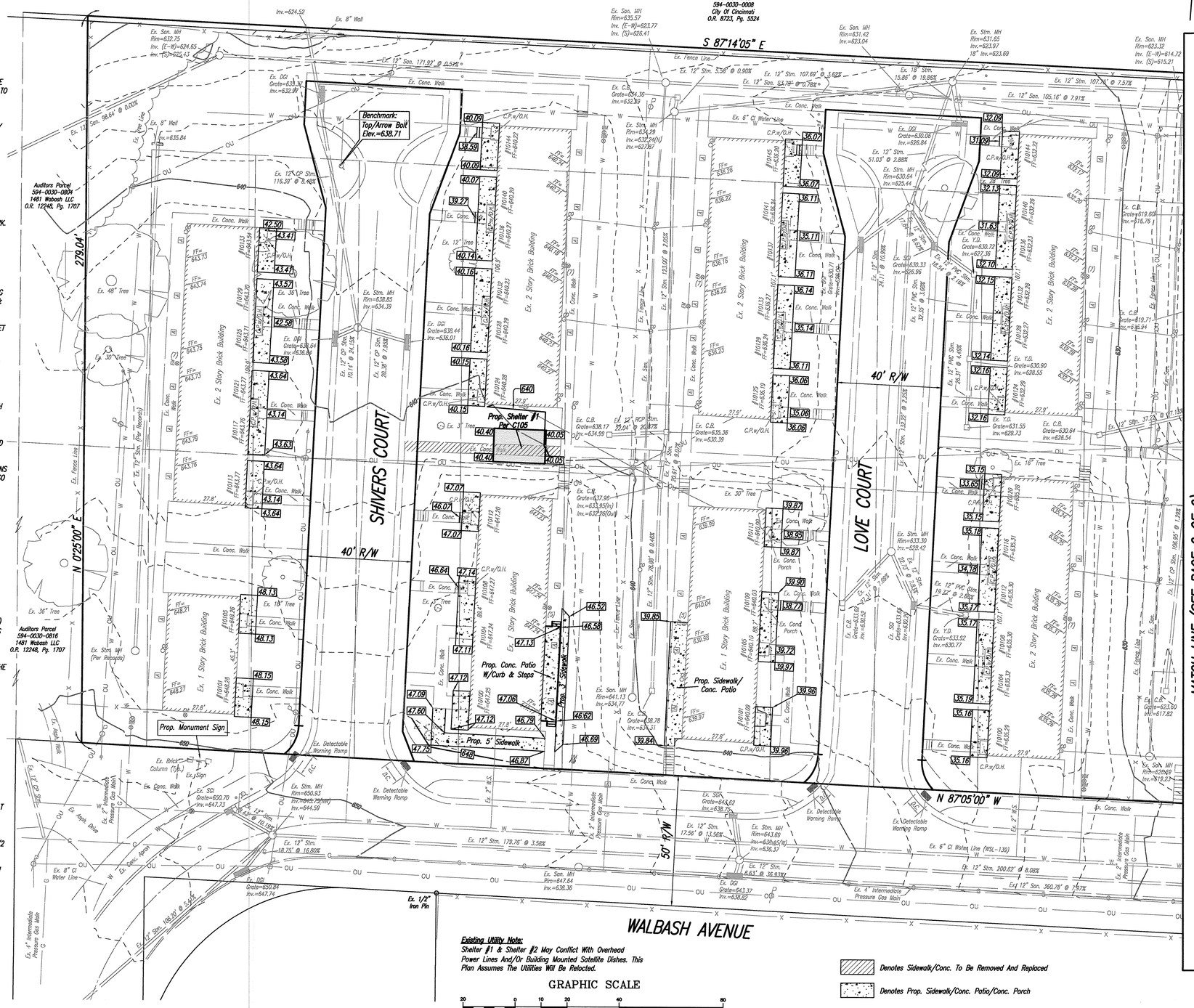
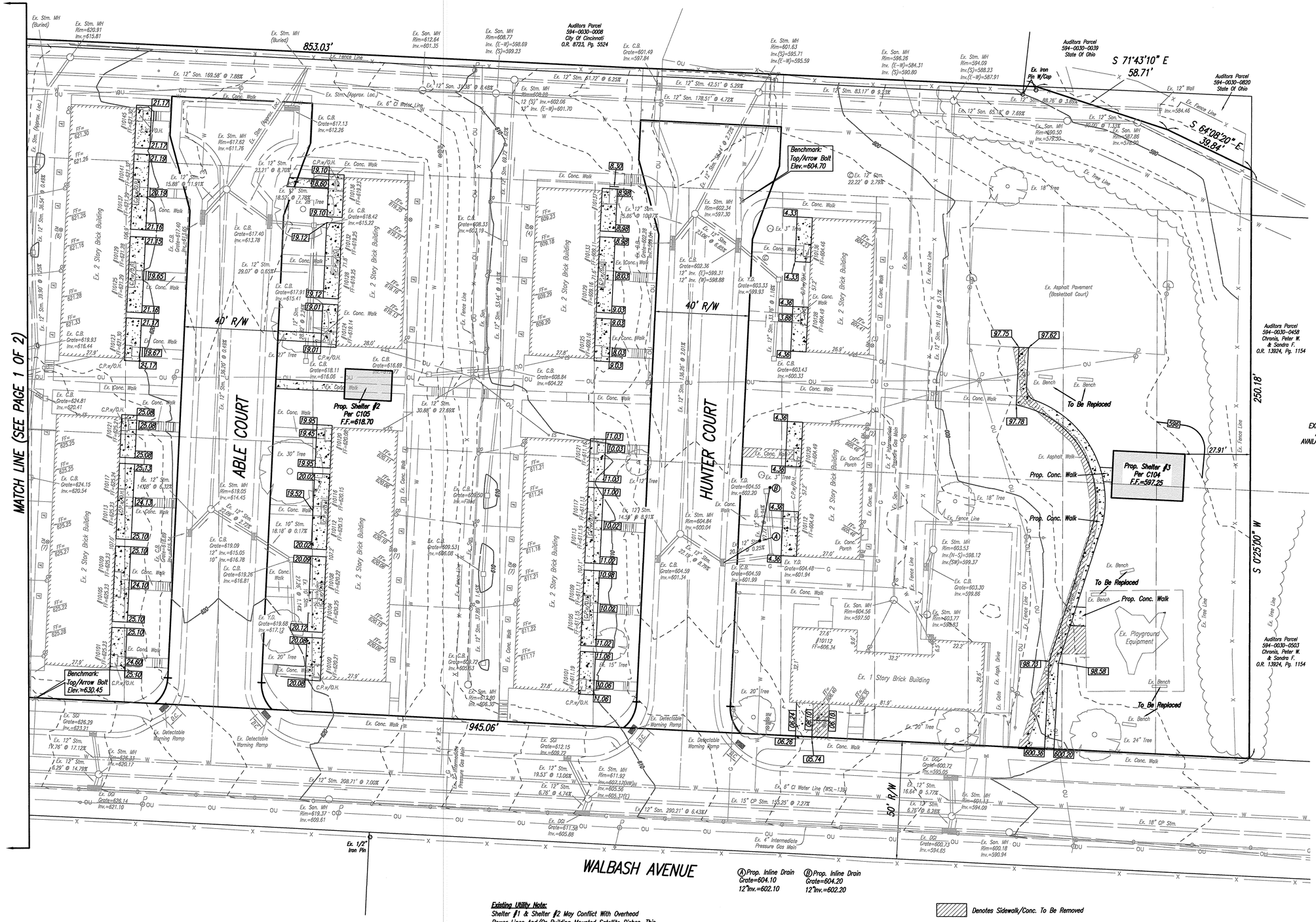

S 87°14'05" E
N 0°25'00" E
N 87°05'00" W
279.04'
SHIVERS COURT
LOVE COURT
WALBASH AVENUE
40' R/W
50' R/W
Benchmark: Top/Arrow Bolt Elev.=638.71
Auditors Parcel 594-0030-0804 1481 Wabash LLC O.R. 12248, Pg. 1707
Auditors Parcel 594-0030-0816 1481 Wabash LLC O.R. 12248, Pg. 1707
Auditors Parcel 594-0030-0008 City Of Cincinnati O.R. 8723, Pg. 5524
Prop. Shelter #1 Per C105
Prop. Conc. Patio W/Curb & Steps
Prop. 3' Sidewalk
Prop. Sidewalk/ Conc. Patio
Prop. 5' Sidewalk
Prop. Monument Sign
Ex. 1/2" Iron Pin
Ex. 2 Story Brick Building
Ex. 1 Story Brick Building
Ex. 6" CI Water Line
Ex. 8" Water Line
Ex. 4" Intermediate Pressure Gas Main
Ex. 2" Intermediate Pressure Gas Main
Ex. Fence Line
Ex. Asph. Drive
Ex. Conc. Apron
Ex. Detectable Warning Ramp
Ex. Brick Column (Typ.)
Ex. Sign
Ex. Trees
Ex. Conc. Walk
Ex. Conc. Porch
Ex. Cond. Porch
Ex. Tree Line
Ex. Stm. MH Rim=632.75 Inv. (E-W)=624.65 Inv. (S)=622.43
Ex. San. MH Rim=635.57 Inv. (E-W)=623.77 Inv. (S)=626.41
Ex. San. MH Rim=631.42 Inv.=623.04
Ex. Stm. MH Rim=631.65 Inv.=623.97 18" Inv.=623.69
Ex. San. MH Rim=623.32 Inv. (E-W)=614.72 Inv. (S)=615.21
Ex. Stm. MH Rim=634.29 Inv.=632.24(N) Inv.=627.87
Ex. Stm. MH Rim=638.85 Inv.=634.39
Ex. Stm. MH Rim=641.13 Inv.=634.77
Ex. Stm. MH Rim=643.60 Inv.=639.65(E) Inv.=636.37
Ex. San. MH Rim=647.64 Inv.=638.36
Ex. San. MH Rim=633.30 Inv.=628.42
Ex. San. MH Rim=630.64 Inv.=625.44
Ex. San. MH Rim=630.33 Inv.=626.96
Ex. San. MH Inv.=619.03
Ex. San. MH Inv.=619.23
Ex. SDI Grate=650.70 Inv.=647.73
Ex. SDI Grate=638.44 Inv.=636.01
Ex. SDI Grate=633.69 Inv.=630.53
Ex. SDI Grate=633.69 Inv.=629.69
Ex. DGI Grate=650.84 Inv.=647.74
Ex. DGI Grate=643.37 Inv.=638.82
Ex. C.B. Grate=637.96 Inv.=633.95(N) Inv.=632.26(Out)
Ex. C.B. Grate=644.35 Inv.=632.93
Ex. C.B. Grate=638.17 Inv.=634.99
Ex. C.B. Grate=635.36 Inv.=630.39
Ex. C.B. Grate=643.62 Inv.=638.76
Ex. C.B. Grate=638.78 Inv.=633.31
Ex. C.B. Grate=630.71 Inv.=626.23
Ex. C.B. Grate=632.64 Inv.=626.54
Ex. C.B. Grate=819.71 Inv.=616.94
Ex. C.B. Grate=623.20 Inv.=617.82
Ex. Y.D. Grate=630.72 Inv.=627.36
Ex. Y.D. Grate=630.90 Inv.=628.55
Ex. Y.D. Grate=631.55 Inv.=626.73
Ex. Y.D. Grate=633.92 Inv.=630.77
Ex. 12" Stm. 116.39' @ 8.40%
Ex. 12" CP Stm. 10.14' @ 24.58%
Ex. 12" CP Stm. 20.38' @ 7.55%
Ex. 12" Stm. 123.00' @ 2.05%
Ex. 12" Stm. 107.69' @ 3.62%
Ex. 12" Stm. 53.78' @ 10.78%
Ex. 12" Stm. 107.16' @ 7.57%
Ex. 12" Stm. 105.16' @ 7.91%
Ex. 12" Stm. 51.03' @ 2.88%
Ex. 12" Stm. 37.23' @ 1.33%
Ex. 12" Stm. 108.65' @ 1.29%
Ex. 12" Stm. 179.76' @ 3.58%
Ex. 12" Stm. 18.75' @ 16.80%
Ex. 12" Stm. 17.50' @ 13.56%
Ex. 12" Stm. 6.61' @ 36.93%
Ex. 12" RCP Stm. 22.04' @ 20.87%
Ex. 12" Stm. 1.83' @ 2.05%
Ex. 12" Stm. 78.88' @ 0.48%
Ex. 12" Stm. 105.28' @ 5.49%
Ex. 12" PVC Stm. 24.11' @ 10.99%
Ex. 12" PVC Stm. 32.35' @ 1.68%
Ex. 12" PVC Stm. 26.31' @ 4.48%
Ex. 12" PVC Stm. 19.27' @ 2.80%
Ex. 12" Stm. 27.35' @ 1.78%
Ex. 12" Stm. 2.85' @ 5.00%
Ex. 12" Stm. 2.85' @ 5.00%
Ex. 12" Stm. 2.85' @ 5.00


MATCH LINE (SEE PAGE 1 OF 2)
853.03'
945.06'
250.18'
S 71°43'10" E
58.71'
S 64°08'20" E
39.84'
S 0°25'00" W
40' R/W
50' R/W
HUNTER COURT
ABLE COURT
WALBASH AVENUE
Benchmark:
Top/Arrow Bolt
Elev.=630.45
Benchmark:
Top/Arrow Bolt
Elev.=604.70
Ex. Iron Pin W/Cap
Ex. 1/2" Iron Pin
Prop. Shelter #2
Per C105
F.F.=618.70
Prop. Shelter #3
Per C104
F.F.=597.25
To Be Replaced
Ex. Asphalt Pavement
(Basketball Court)
Ex. Playground Equipment
Ex. 1 Story Brick Building
Ex. 2 Story Brick Building
Auditors Parcel
594-0030-0008
City Of Cincinnati
O.R. 8723, Pg. 5524
Auditors Parcel
594-0030-0039
State Of Ohio
Auditors Parcel
594-0030-0820
State Of Ohio
Auditors Parcel
594-0030-0458
Chronis, Peter W.
& Sondra F.
O.R. 13924, Pg. 1154
Auditors Parcel
594-0030-0503
Chronis, Peter W.
& Sondra F.
O.R. 13924, Pg. 1154
Ex. Tree Line
Ex. Fence Line
Ex. Conc. Walk
Prop. Conc. Walk
Ex. Conc. Porch
Ex. Bench
Ex. Asph. Drive
Ex. Gate
Ex. Sign
Ex. Utility Pole
Ex. Guy Wire
Ex. Light Pole
Ex. Fire Hydrant
Ex. Water Valve
Ex. Water Meter
Ex. Water Manhole
Ex. Gas Box
Ex. Gas Meter
Ex. Clean Out
Ex. Bollard
Ex. A.C. Unit
Ex. Electric Meter
Ex. Electric Service
Ex. Tree
Ex. 3" Tree
Ex. 20" Tree
Ex. 30" Tree
Ex. 27" Tree
Ex. 15" Tree
Ex. 24" Tree
Ex. 18" Tree
Ex. 1" Tree
Ex. 12" Tree
Ex. Storm Sewer Manhole
Ex. Sanitary Sewer Manhole
Ex. Catch Basin
Ex. Yard Drain
Ex. Basketball Pole
Ex. Double Gutter Inlet
Ex. Single Gutter Inlet
Ex. Overhead Utility Lines
Ex. Conc. Porch W/Overhang
Ex. Depressed Curb
Ex. Water Line
Ex. Sewer Line
Ex. Gas Line
Ex. Telephone Line
Ex. Electric Line
Ex. Fiber Optic Line
Ex. Cable Line
Ex. Detectable Warning Ramp
Ex. 2" Intermediate Pressure Gas Main
Ex. 4" Intermediate Pressure Gas Main
Ex. 2" Pipeline Gas Main
Prop. Conc. Walk
Prop. Bench
Prop. Playground Equipment
Ex. Tree Line
Ex. Fence Line
Ex. Conc. Walk
Ex. Conc. Porch
Ex. Asphalt Walk
Ex. Asph. Drive
Ex. Gate
Ex. Bench
Ex. Sign
Ex. Utility Pole
Ex. Guy Wire
Ex. Light Pole
Ex. Fire Hydrant
Ex. Water Valve
Ex. Water Meter
Ex. Water Manhole
Ex. Gas Box
Ex. Gas Meter
Ex. Clean Out
Ex. Bollard
Ex. A.C. Unit
Ex. Electric Meter
Ex. Electric Service
Ex.

GENERAL SITE DEMO NOTES

1. CONTRACTOR SHALL ASSUME THE REMOVAL AND DISPOSAL OF EXISTING MATERIALS WHERE NEW WORK IS SHOWN. ANY NEW CONCRETE STAIRS AND SIDEWALKS WILL REVIEW THE REMOVAL OF EXISTING, DAMAGED ELEMENTS.
2. ANY HOLES IN SOIL CREATED BY THE REMOVAL OF FENCE POSTS SHALL BE FILLED AND LEVELED WITH SURROUNDING GRADE.

GENERAL SITE DEMO NOTES

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GENERAL SITE NOTES

2. EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
3. VERIFY TRANSITIONS BETWEEN ASPHALT, CONCRETE, AND OTHER WALKING SURFACES ON ACCESSIBLE ROUTES ARE A MAXIMUM OF ½". ACCESSIBLE ROUTES ARE IDENTIFIED ON PLANS BELOW.
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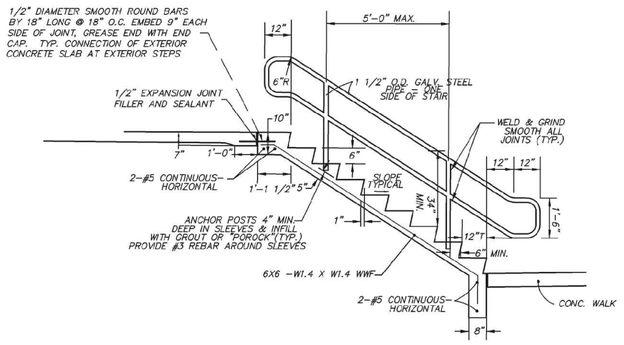
5. REFER TO LANDSCAPE DRAWING L101 FOR MORE SPECIFIC INFORMATION REGARDING LANDSCAPING AND PLANTING REQUIREMENTS.
6. REFER TO CIVIL DRAWINGS FOR MORE SPECIFIC INFORMATION REGARDING SITE GRADING, PROPOSED CONCRETE, AND OTHER SITE REQUIREMENTS.

CONTINUED

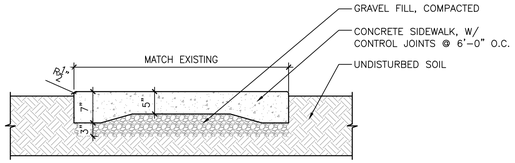
7. CLEAN ALL EXISTING STORM WATER AND CATCH BASIN PITS, REPLACE ALL MISSING SEWER CLEANOUTS CAPS. AT ALL EXISTING LOCATIONS NOTED ON CIVIL DRAWINGS.
8. REMOVE ANY CAULK THAT IS BLOCKING WEEP HOLES AT EXISTING BRICK VENEER ON ALL BUILDINGS.
9. CLEAN AND CLEAR ALL VEGETATION AT PERIMETER FENCE LINE, CLEAR 2'-0" BACK FROM FENCE LINE.
10. WATER JET CLEAN ALL MAIN WASTE SEWER LINES, TYPICAL THROUGHOUT THE PROPERTY. CAMERA ALL MAIN WASTE LINES TO IDENTIFY AREAS OF REPAIR OR BLOCKAGE BELOW COMMENCING WATER JET CLEAN.
11. PATCH AND REPAIR ALL AREAS OF DAMAGED GRASS WITH HYDROSEEDING.

LEGEND

- HATCH DENOTES AREAS OF ACCESSIBLE ROUTES. SLOPE IN DIRECTION OF TRAVEL SHALL BE NO GREATER THAN 5%; SLOPE IN CROSS DIRECTION SHALL BE NO GREATER THAN 2%.
- FENCE TO BE REMOVED AND HOLES FILLED
- FENCE TO BE REPLACE WITH VINYL COATED CHAIN LINK
- NEW CONCRETE SIDEWALK, PATIO OR STAIR; SIDEWALKS TO MATCH WIDTH OF ADJACENT WALKS AND STAIRS, SEE FOUNDATION PLAN FOR PATIO WIDTHS.



B / C101 **STANDARD STAIR AND RAILING**
3/8" = 1'0"

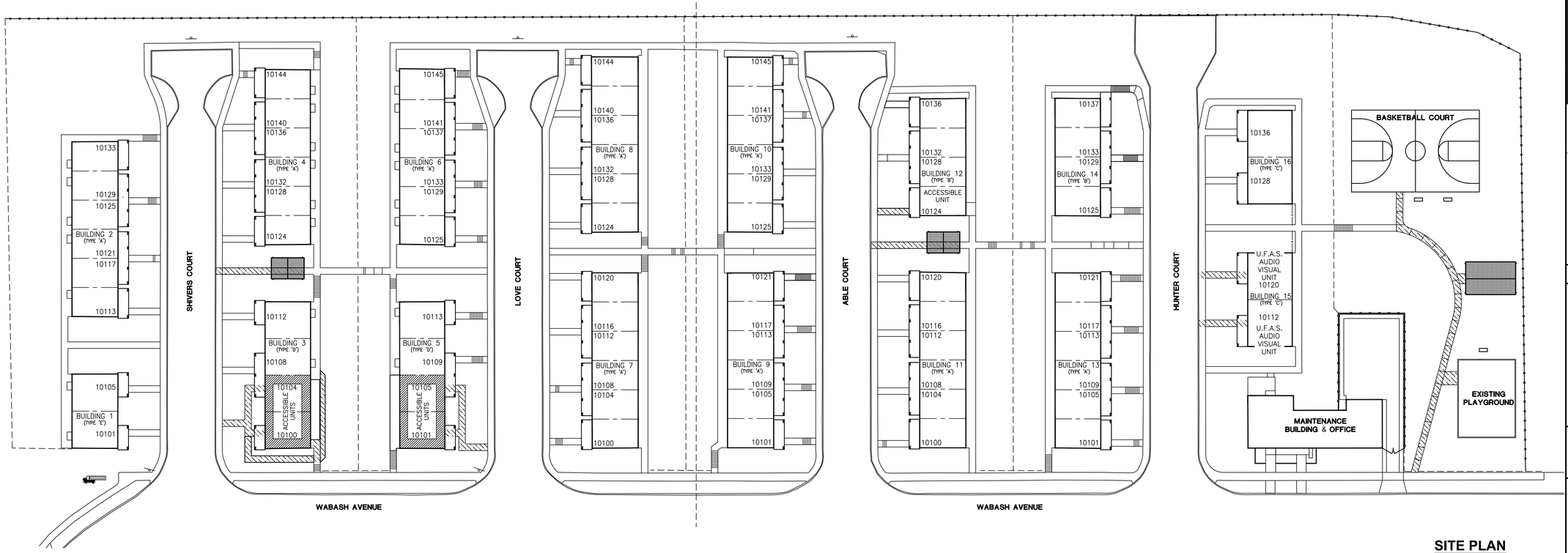


A / C101 **STANDARD SIDEWALK DETAIL**
3/4" = 1'0"

BUILDING TABLE

BUILDING	ADDRESS	TYPE	UNITS	PLAN SHEET	NOTES
1	10101 – 10105 SHIVERS COURT	TYPE E	2	A101	
2	10113 – 10133 SHIVERS COURT	TYPE A	6	A102	
3	10100 – 10112 SHIVERS COURT	TYPE D	4	A103	(2) ACCESSIBLE UNITS; UFAS COMPLIANT
4	10124 – 10144 SHIVERS COURT	TYPE A	6	A104	
5	10101 – 10113 LOVE COURT	TYPE D	4	A105	(2) ACCESSIBLE UNITS; UFAS COMPLIANT
6	10125 – 10145 LOVE COURT	TYPE A	6	A106	
7	10100 – 10120 LOVE COURT	TYPE A	6	A107	
8	10124 – 10144 LOVE COURT	TYPE A	6	A108	
9	10101 – 10121 ABLE COURT	TYPE A	6	A109	
10	10125 – 10145 ABLE COURT	TYPE A	6	A110	
11	10100 – 10120 ABLE COURT	TYPE A	6	A111	
12	10124 – 10136 ABLE COURT	TYPE B	4	A112	
13	10101 – 10121 HUNTER COURT	TYPE A	6	A113	
14	10125 – 10137 HUNTER COURT	TYPE B	4	A114	
15	10112 – 10120 HUNTER COURT	TYPE C	2	A115	(2) HEARING & SENSORY IMPAIRED UNITS; UFAS
16	10128 – 10136 HUNTER COURT	TYPE C	2	A116	

SEE SHEET C102 FOR DETAILS | SEE SHEET C103 FOR DETAILS



SITE PLAN
1/32" = 1'-0"

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STATE OF OHIO · JAMES DAULTON GUTHRIE · 10422 · REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

APARTMENT RENOVATION

MARIANNA TERRACE

10100 SHIVERS COURT TO
10137 HUNTER COURT
CINCINNATI, OH

Hub + Weber
Architects, PLC
200 West Pike Street
Covington, KY 41011
Ph: 859-491-3844
Fx: 859-655-3243
hw@hubweber.com

Issued: 06.16.2020 - BIDDING

Revised:
1. 2020.07.20 – ADDENDUM #1
2. 2020.08.19 – HUD REVIEW
3. 2021.03.03 – PLAN REVIEW
4. 2021.06.01 – REBID

ARCHITECTURAL SITE KEY PLAN

C101

1904.043

GENERAL SITE DEMO NOTES

1. CONTRACTOR SHALL ASSUME THE REMOVAL AND DISPOSAL OF EXISTING MATERIALS WHERE NEW WORK IS SHOWN. ANY NEW CONCRETE STAIRS AND SIDEWALKS WILL REVIEW THE REMOVAL OF EXISTING, DAMAGED ELEMENTS.
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GENERAL SITE NOTES

2. EXISTING LANDSCAPING TO REMAIN SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
3. VERIFY TRANSITIONS BETWEEN ASPHALT, CONCRETE, AND OTHER WALKING SURFACES ON ACCESSIBLE ROUTES ARE A MAXIMUM OF $\frac{1}{2}$". ACCESSIBLE ROUTES ARE IDENTIFIED ON PLANS BELOW.
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CONTINUED

7. CLEAN ALL EXISTING STORM WATER AND CATCH BASIN PITS, REPLACE ALL MISSING SEWER CLEANOUTS CAPS. AT ALL EXISTING LOCATIONS NOTED ON CIVIL DRAWINGS.
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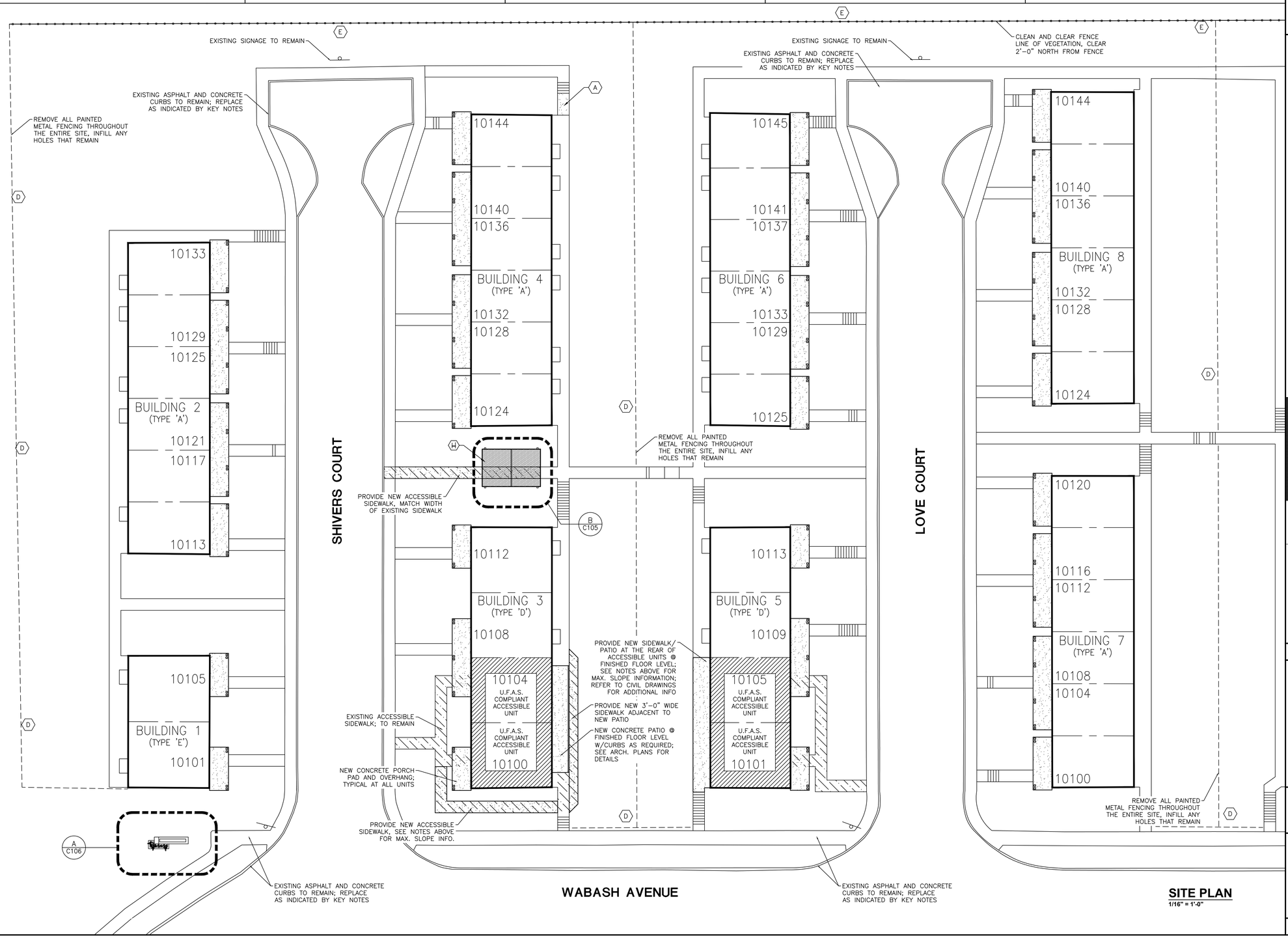
A. REPLACE SIDEWALK; BASE BID TO INCLUDE 32 SF PER INSTANCES.
B. REPLACE CONCRETE STAIR AND HANDRAIL.
C. RESURFACING BASKETBALL COURT; 50' X 80'± & PAINTED LINES.
D. REMOVE ALL PAINTED METAL FENCE BETWEEN BUILDINGS AND AT PLAYGROUND AREA, INFILL ANY HOLES LEFT BY REMOVED POSTS.
E. REPLACE CHAIN LINK FENCE THROUGHOUT PERIMETER OF ENTIRE SITE W/VINYL COATED CHAIN LINK; BASE BID TO INCLUDE 1,600 LINEAR FEET; SEE SPECIFICATIONS FOR DETAILS.
F. PROVIDE NEW WOOD AND STONE GAZEBO; SEE CONSTRUCTION DETAILS AT A/C104.
G. PROVIDE NEW CONCRETE, STONE AND BRICK MONUMENT SIGN, SEE CONSTRUCTION DETAILS AT A/C106.
H. PROVIDE NEW WOOD AND STONE GAZEBO; SEE CONSTRUCTION DETAILS AT A/C105.



SITE PLAN
1/16" = 1'-0"

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Revised:
2020.08.03 – ADDENDUM #2
2020.08.19 – HUD REVIEW
2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

ARCHITECTURAL SITE PLAN

C102

1904.043

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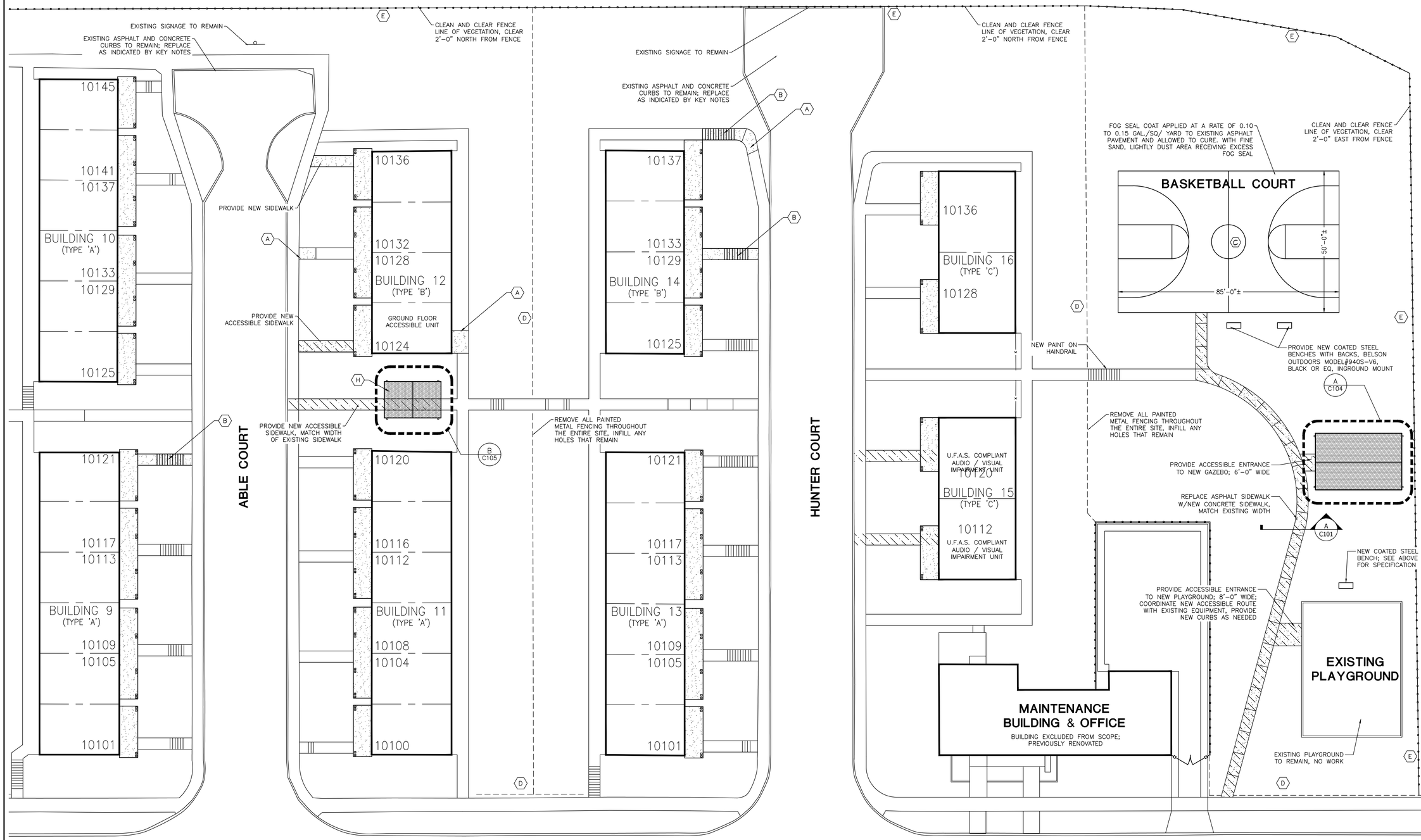

SITE PLAN
1/16" = 1'-0"

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JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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Issued: 06.16.2020 - BIDDING

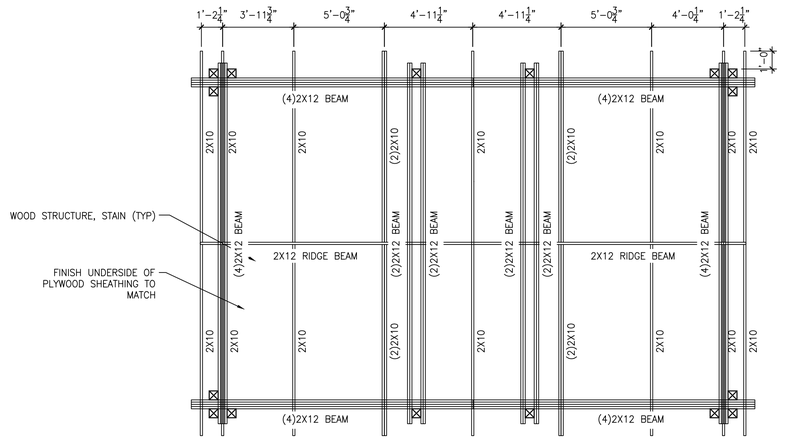
Revised:
- 2020.07.20 – ADDENDUM #1
- 2020.08.03 – ADDENDUM #2
- 2020.08.19 – HUD REVIEW
- 2021.03.03 – PLAN REVIEW
- 2021.06.01 – REBID

ARCHITECTURAL SITE PLAN

C103

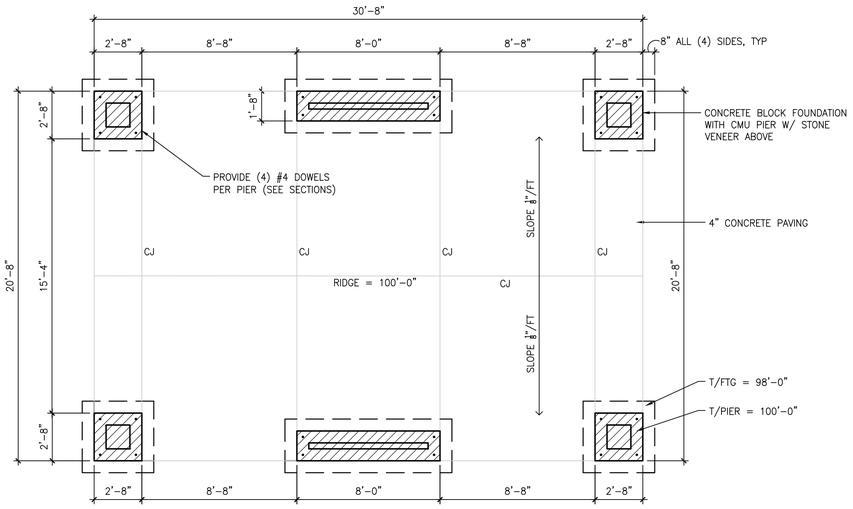
1904.043

F C105 **SHELTER A ROOF PLAN**
1/4" = 1'0"

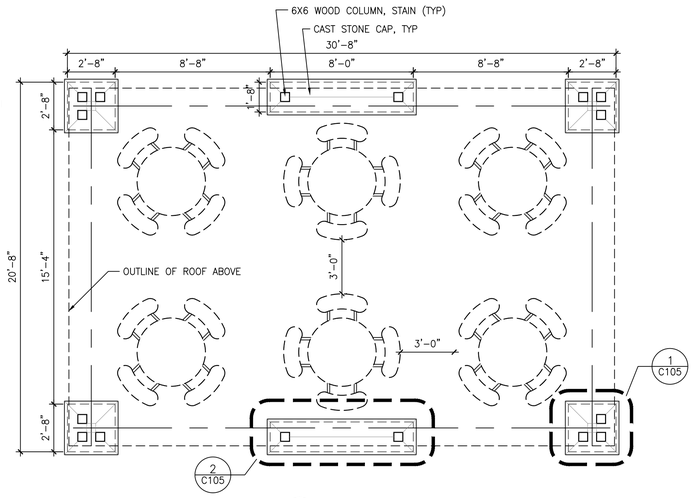


E C105 **SHELTER A FRAMING PLAN**
1/4" = 1'0"

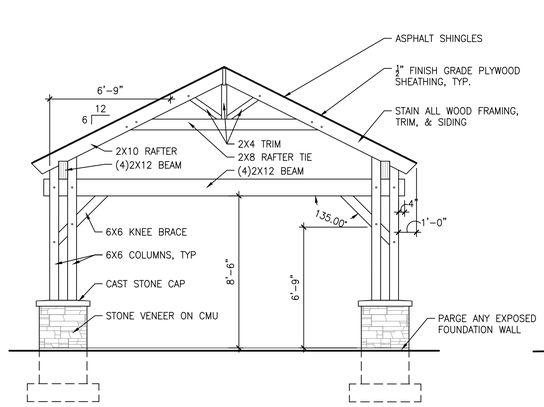
NOTE:
RAFTER TIES, PURLINS, AND TRIM NOT SHOWN FOR CLARITY; SEE SECTION FOR ADDITIONAL WORK NOTES.



D C105 **SHELTER A FOUNDATION**
1/4" = 1'0"

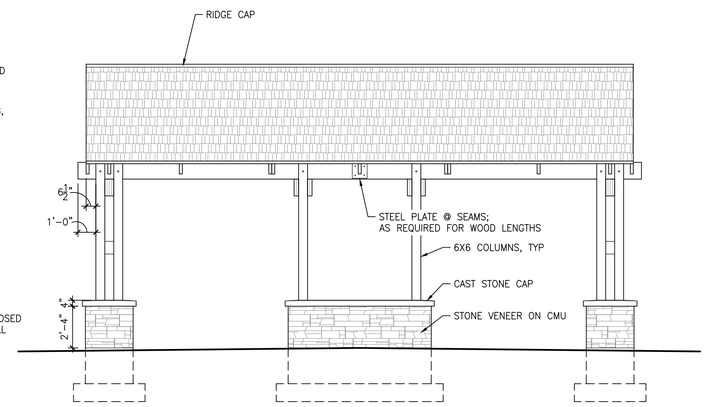


C C105 **SHELTER A PLAN**
1/4" = 1'0"



B C105 **SHELTER A SIDE ELEV**
1/4" = 1'0"

NOTE: WOOD FRAMING TO BE SOUTHERN YELLOW PINE #1.



A C105 **SHELTER A FRONT ELEV**
1/4" = 1'0"

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Issued: 06.16.2020 - BIDDING

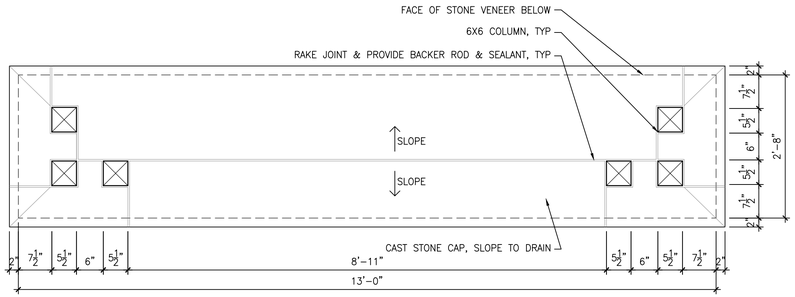
Revised:

2 **2021.03.03 – PLAN REVIEW**
1 **2021.06.01 – REBID**

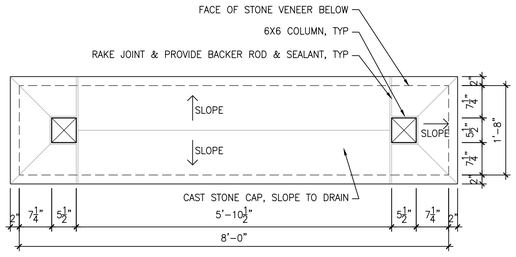
PICNIC SHELTER / GAZEBO "A"

C104

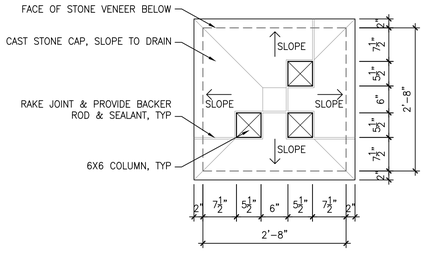
1904.043



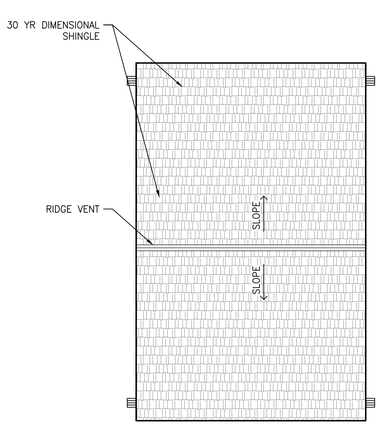
3 C105 **COLUMN DETAIL**
3/4" = 1'0"



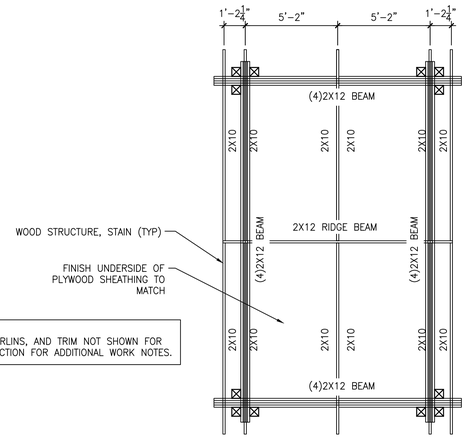
2 C105 **COLUMN DETAIL**
3/4" = 1'0"



1 C105 **COLUMN DETAIL**
3/4" = 1'0"

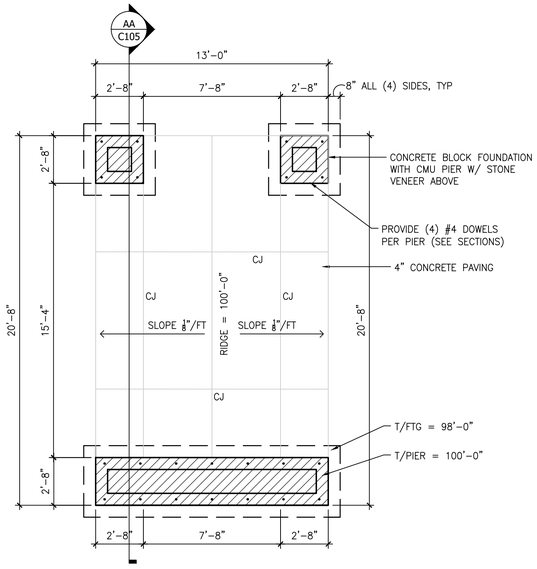


F C105 **SHELTER B ROOF PLAN**
1/4" = 1'0"

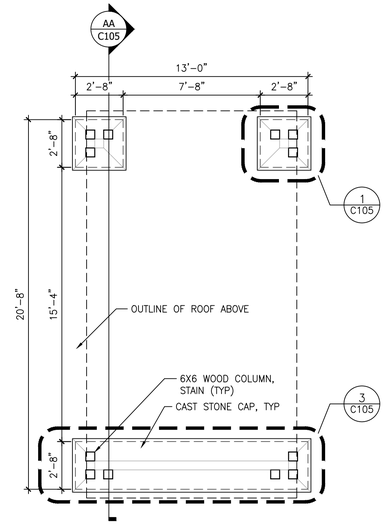


NOTE:
RAFTER TIES, PURLINS, AND TRIM NOT SHOWN FOR CLARITY; SEE SECTION FOR ADDITIONAL WORK NOTES.

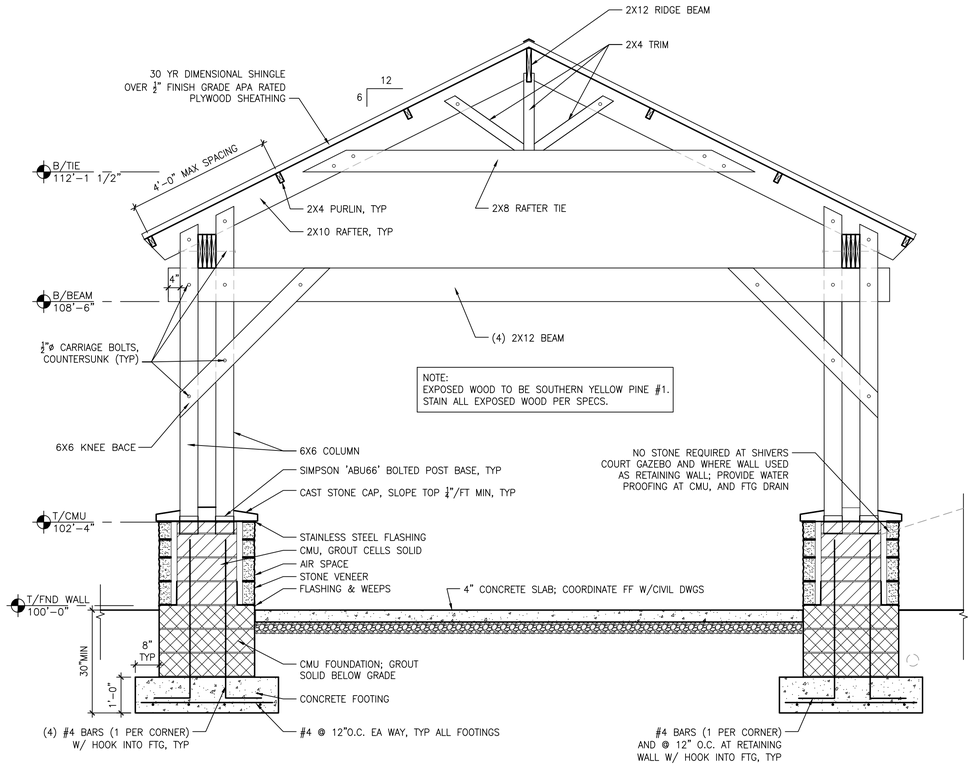
E C105 **SHELTER B FRAMING PLAN**
1/4" = 1'0"



D C105 **SHELTER B FOUNDATION**
1/4" = 1'0"

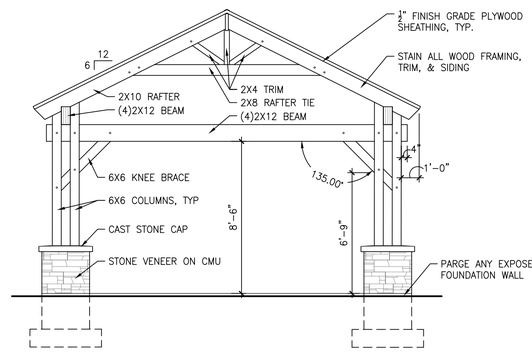


C C105 **SHELTER B PLAN**
1/4" = 1'0"



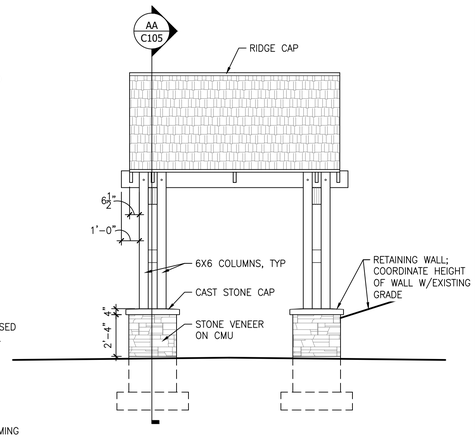
NOTE:
EXPOSED WOOD TO BE SOUTHERN YELLOW PINE #1. STAIN ALL EXPOSED WOOD PER SPECS.

A C105 **SECTION**
1/2" = 1'0"



NOTE: WOOD FRAMING TO BE SOUTHERN YELLOW PINE #1.

B C105 **SHELTER B SIDE ELEV**
1/4" = 1'0"



A C105 **SHELTER B FRONT ELEV**
1/4" = 1'0"

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Revised:

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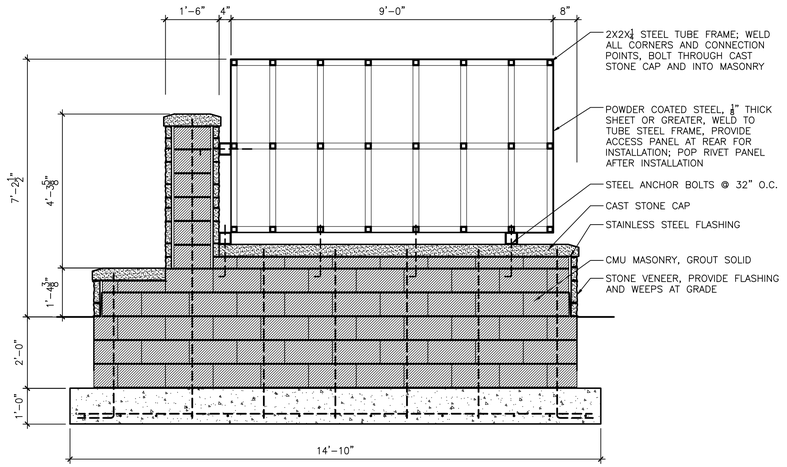
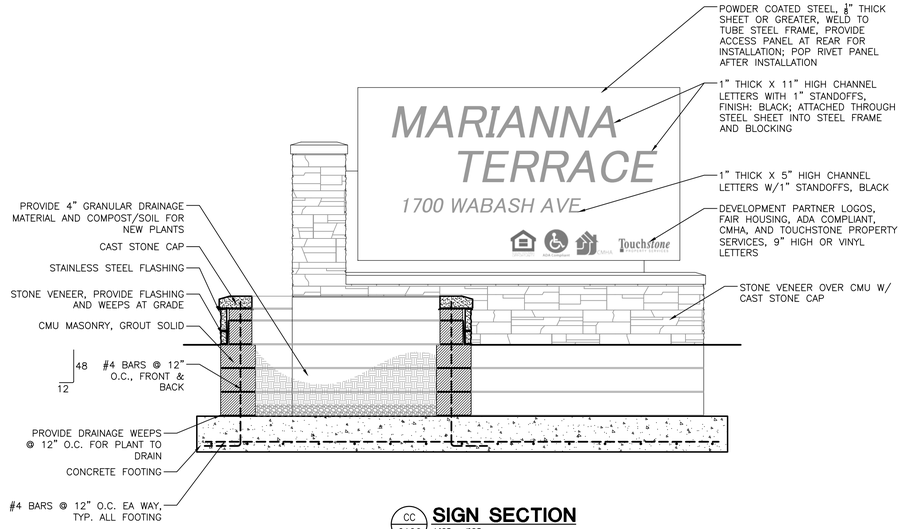
PICNIC SHELTER / GAZEBO "B"

C105

1904.043



DD C106 **SIGN SECTION**
1/2" = 1'0"

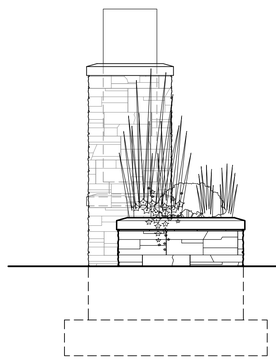


CC C106 **SIGN SECTION**
1/2" = 1'0"

BB C106 **SIGN SECTION**
1/2" = 1'0"

AA C106 **SIGN SECTION**
1/2" = 1'0"

1 C106 **SIGN FOOTING AND FOUNDATION**
1/2" = 1'0"



B C106 **MONUMENT SIGN SIDE ELEV**
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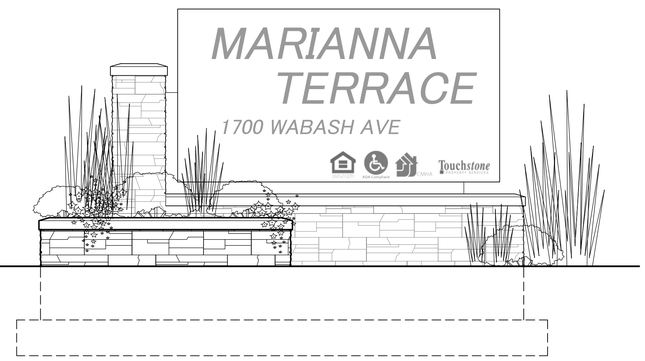

A C106 **MONUMENT SIGN FRONT ELEVATION**
1/2" = 1'0"

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Issued: 06.16.2020 - BIDDING

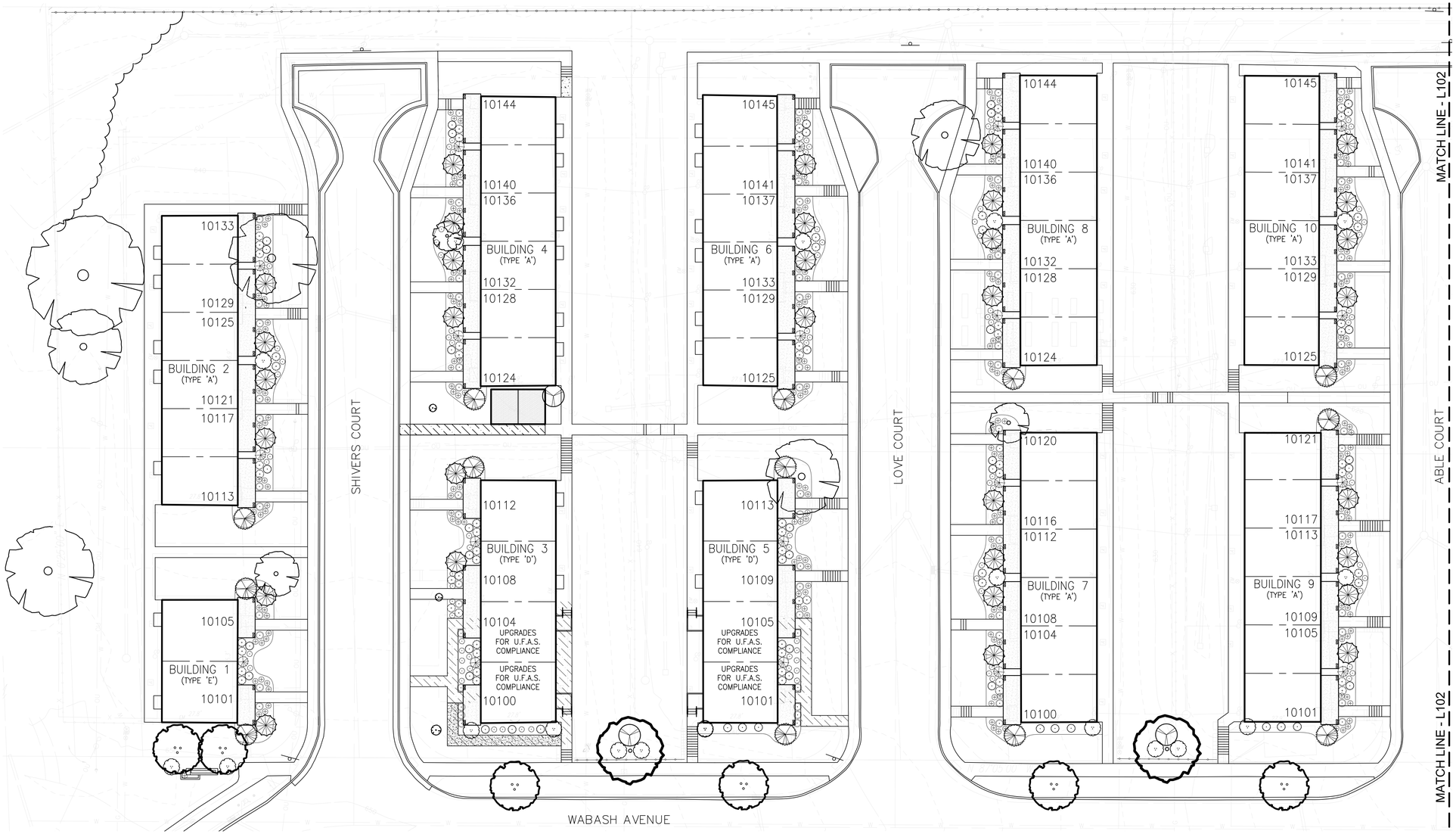
Revised:

2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

MONUMENT SIGN

C106

1904.043



SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	2	Zelkova serrata 'Green Vase'	Green Vase Japanse Zelkova	2.5" CAL.	AS SHOWN	B&B
	74	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	NO. 2 CONT.	AS SHOWN	
	19	Pennisetum alopecuroides	Fountain Grass	NO. 2 CONT.	AS SHOWN	
	20	Miscanthus sinensis 'Gracillimus'	Maiden Grass	NO. 2 CONT.	AS SHOWN	
	91	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	NO. 1 CONT.	AS SHOWN	
	202	Hemerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	NO. 1 CONT.	AS SHOWN	
	3	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	NO. 3 CONT.	AS SHOWN	
	13	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Barberry	NO. 3 CONT.	AS SHOWN	
	32	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	NO. 3 CONT.	AS SHOWN	
	74	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	NO. 3 CONT.	AS SHOWN	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" CAL.	AS SHOWN	B&B
	43	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	NO. 3 CONT.	AS SHOWN	
	43	Juniperus squamata 'Blue Star'	Blue Star Juniper	NO. 3 CONT.	AS SHOWN	

EXISTING TREES TO REMAIN - PROTECT FROM DAMAGE

GENERAL PLANTING NOTES

1. DETERMINE DRAINAGE PATTERNS BEFORE START OF CONSTRUCTION. ENSURE PROPER DRAINAGE THROUGHOUT SITE.
2. NOTIFY OWNER OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH.
3. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE OWNER, PRIOR TO PURCHASE OF PLANT MATERIALS.
4. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE.
5. ALL EXISTING PLANT MATERIAL TO REMAIN UNLESS OTHERWISE NOTED.
6. ALL EXISTING SHRUBS TO BE TRIMMED. TAKE CARE TO MAINTAIN ROUNDED SHAPE.
7. REMOVE ALL WEED SPECIES BEFORE MULCHING.
8. PROVIDE CLEAN SHOVEL CUT BED-LINE AROUND ALL PLANTING BEDS AS SHOWN. PROVIDE CLEAN EDGE BETWEEN PLANTING BED AND ADJACENT LAWN AREA.
9. PROVIDE 3" SHREDDED HARDWOOD MULCH FOR ALL PLANTING BEDS, UNLESS NOTED OTHERWISE.
10. APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE IN ALL SHRUB AND PERENNIAL PLANTING BEDS. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
11. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK.
12. SEE PLANTING DETAILS SHEET L102.
13. PLANT COUNT ON PLAN SUPERCEDES COUNT ON SCHEDULE.

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

NORTH

SCALE: 1' = 20'-0"
0' 20' 30' 40'

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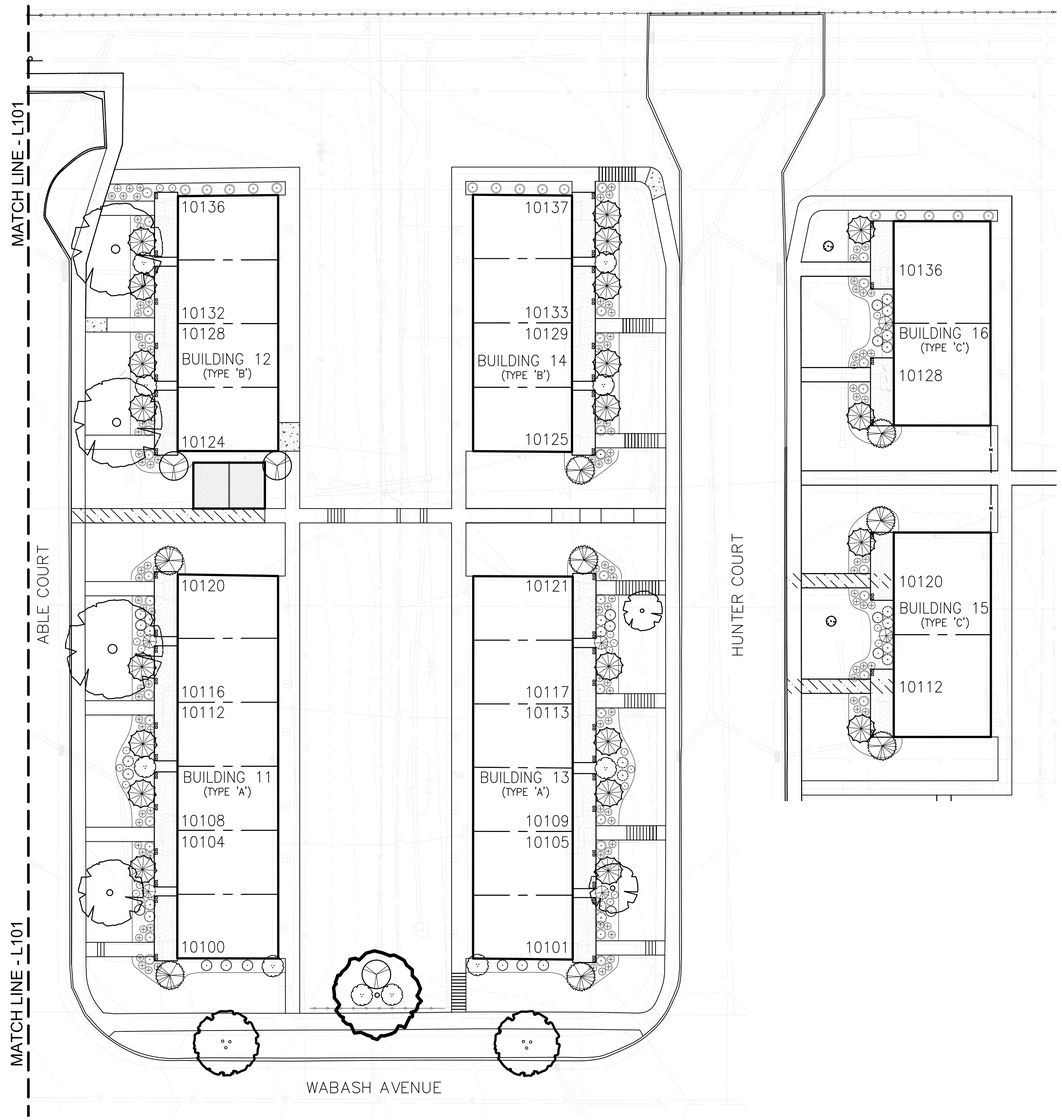
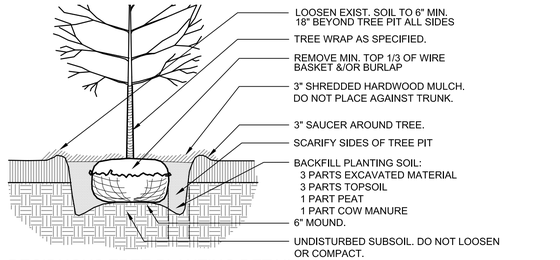
Issued: 02.26.2020
Revised: 05.06.2020 - ADDENDUM #2

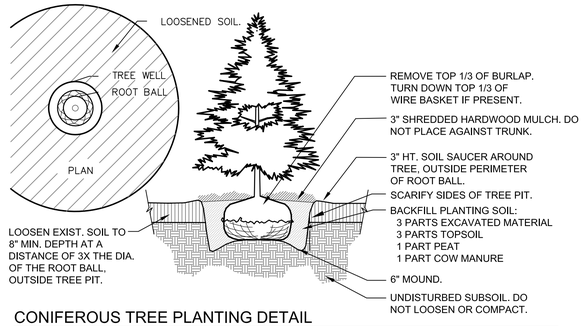
SITE LANDSCAPE PLAN

L101

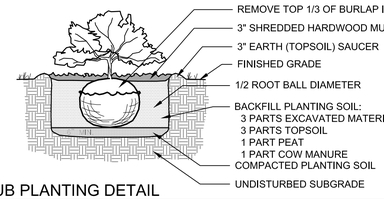




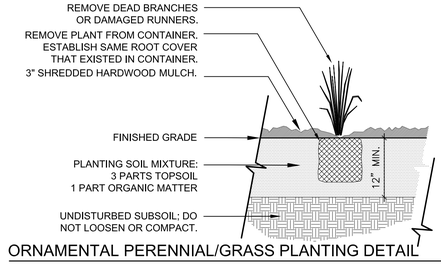
DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



ORNAMENTAL PERENNIAL/GRASS PLANTING DETAIL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	1	Zelkova serrata 'Green Vase'	Green Vase Japanse Zelkova	2.5" CAL.	AS SHOWN	B&B
	50	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	NO. 2 CONT.	AS SHOWN	
	6	Pennisetum alopecuroides	Fountain Grass	NO. 2 CONT.	AS SHOWN	
	10	Miscanthus sinensis 'Gracillimus'	Maiden Grass	NO. 2 CONT.	AS SHOWN	
	23	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	NO. 1 CONT.	AS SHOWN	
	117	Hemerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	NO. 1 CONT.	AS SHOWN	
	3	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	NO. 3 CONT.	AS SHOWN	
	8	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Barberry	NO. 3 CONT.	AS SHOWN	
	8	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	NO. 3 CONT.	AS SHOWN	
	21	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	NO. 3 CONT.	AS SHOWN	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" CAL.	AS SHOWN	B&B
	16	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	NO. 3 CONT.	AS SHOWN	
	22	Juniperus squamata 'Blue Star'	Blue Star Juniper	NO. 3 CONT.	AS SHOWN	

EXISTING TREES TO REMAIN - PROTECT FROM DAMAGE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

NORTH

SCALE: 1' = 20'-0"
0' 20' 30' 40'

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Issued: 02.26.2020
Revised: 05.06.2020 - ADDENDUM #2

SITE LANDSCAPE PLAN

L102

WALL TYPES

EXISTING 1–HOUR FIRE RATED ASSEMBLY AND UNITS SEPARATION; PATCH ANY HOLES OR NEW WORK AT THESE WALLS W/UL LISTING UL#309; SEE A001 FOR DETAILS

EXISTING WALL TO REMAIN

EXISTING WALL OR ELEMENT TO BE REMOVED

GENERAL DEMO NOTES

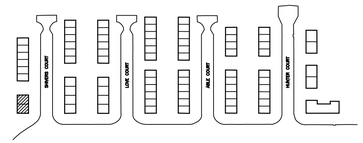
1. EXISTING FURNACE TO REMAIN; REPLACE AS NOTED ON BUILDING PLANS.
2. CONTRACTOR TO VERIFY DIMENSIONS & CONSTRUCTION CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING REQUIRED.
4. COORDINATE ALL DEMOLITION WORK W/NEW STRUCTURE AND WORK SHOWN ELSEWHERE IN THESE DOCUMENTS.
5. IF AN ITEM IS NOT SPECIFICALLY ADDRESSED WITHIN THESE DRAWINGS IT IS MEANT TO REMAIN IN PLACE.
6. MAINTAIN DRYWALL (INCLUDING DEMISING AND RATED ASSEMBLIES) THROUGHOUT, PATCH AND REPAIR DRYWALL AT AREAS OF NEW WORK. PATCH RATED DEMISING WALLS W/ UL LISTING AS NOTED ON A001.
7. REMOVE & REPLACE CEILING/WALLS AS REQUIRED FOR NEW MEP WORK INCLUDING NEW AND MODIFIED BATHROOMS, RANGE VENT HOOD, & LAUNDRY.

⬡ DEMO KEY NOTES

1. REMOVE VCT THROUGHOUT FIRST LEVEL, REMOVE ALL GLUE AND RESIDUE TO CONCRETE SLAB, BASE MOLDING TO REMAIN, REMOVE AND SALVAGE TOE MOLDING FOR REUSE.
2. REMOVE ALL EXISTING LIGHTING FIXTURES, MAINTAIN EXISTING SWITCHES AND WIRING COMPONENTS TO COORDINATE WITH NEW WORK.
3. TYPICAL AT ALL KITCHENS: REMOVE EXISTING CABINETRY, COUNTERTOPS, SINKS, FAUCETS, RANGE HOOD; ALL RANGE/STOVES AND REFRIGERATOR TO BE STORED AND CLEANED FOR REUSE; MAINTAIN AND CLEAN STAINLESS STEEL BACKSPLASH OR PROVIDE NEW STAINLESS STEEL BACKSPLASH AS NOTED ON BUILDING PLANS.
4. TYPICAL AT ALL BATHROOMS: REMOVE ALL TILE FLOORING AND BASE, REMOVE ALL TOWEL BAR, TOILET PAPER DISPENSER, RECESSED MEDICINE CABINET W/ MIRROR, SINK AND FAUCET, TOILETS, SHOWER ROD, TUB & SURROUND.

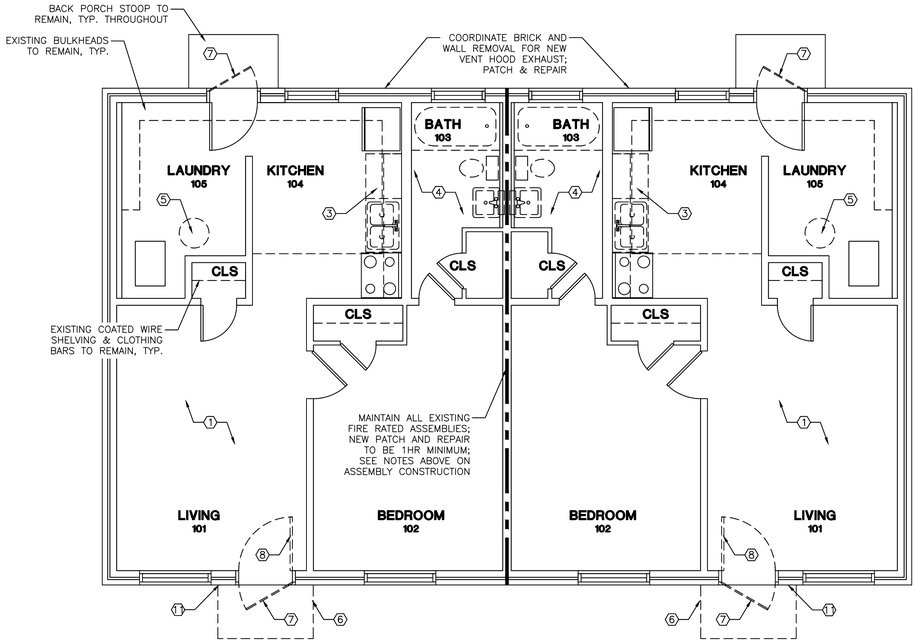
⬡ CONTINUED

5. REMOVE EXISTING WATER HEATER IN LAUNDRY AREA & REPLACE.
6. REMOVE EXISTING FRONT PORCH ROOF AND FRONT PORCH CONCRETE STOOP; MAINTAIN SIDEWALK BEYOND STOOP AND COORDINATE EXTENT OF DEMO WITH NEW WORK ON A100 SERIES DRAWINGS.
7. REMOVE EXISTING METAL STORM DOOR.
8. REMOVE EXISTING FRONT ENTRANCE DOOR.
9. REMOVE ALL VINYL TREADS AT EXISTING STAIR.
10. REMOVE EXISTING BACK PORCH CONCRETE SLAB, COORDINATE EXTENT OF DEMO WITH NEW WORK SHOWN ON A100 SERIES DRAWINGS.
11. REMOVE EXISTING MAILBOX.



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10101–10105 SHIVERS COURT



TYPE E DEMO FLOOR PLAN
1/4" = 1'-0"

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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

APARTMENT RENOVATION

MARIANNA TERRACE

10100 SHIVERS COURT TO
10137 HUNTER COURT
CINCINNATI, OH

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Issued: 06.16.2020 - BIDDING

Revised:

2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

TYPE E DEMO PLANS

D101

1904.043

WALL TYPES

- EXISTING 1-HOUR FIRE RATED ASSEMBLY AND UNITS SEPARATION; PATCH ANY HOLES OR NEW WORK AT THESE WALLS W/UL LISTING UL#309; SEE A001 FOR DETAILS
- EXISTING WALL TO REMAIN
- EXISTING WALL OR ELEMENT TO BE REMOVED

GENERAL DEMO NOTES

1. EXISTING FURNACE TO REMAIN; REPLACE AS NOTED ON BUILDING PLANS.
2. CONTRACTOR TO VERIFY DIMENSIONS & CONSTRUCTION CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
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4. COORDINATE ALL DEMOLITION WORK W/NEW STRUCTURE AND WORK SHOWN ELSEWHERE IN THESE DOCUMENTS.
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5. REMOVE EXISTING WATER HEATER IN LAUNDRY AREA & REPLACE.
6. REMOVE EXISTING FRONT PORCH ROOF AND FRONT PORCH CONCRETE STOOP; MAINTAIN SIDEWALK BEYOND STOOP AND COORDINATE EXTENT OF DEMO WITH NEW WORK ON A100 SERIES DRAWINGS.
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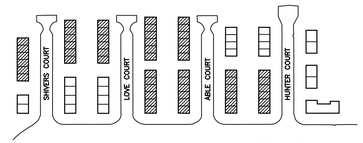
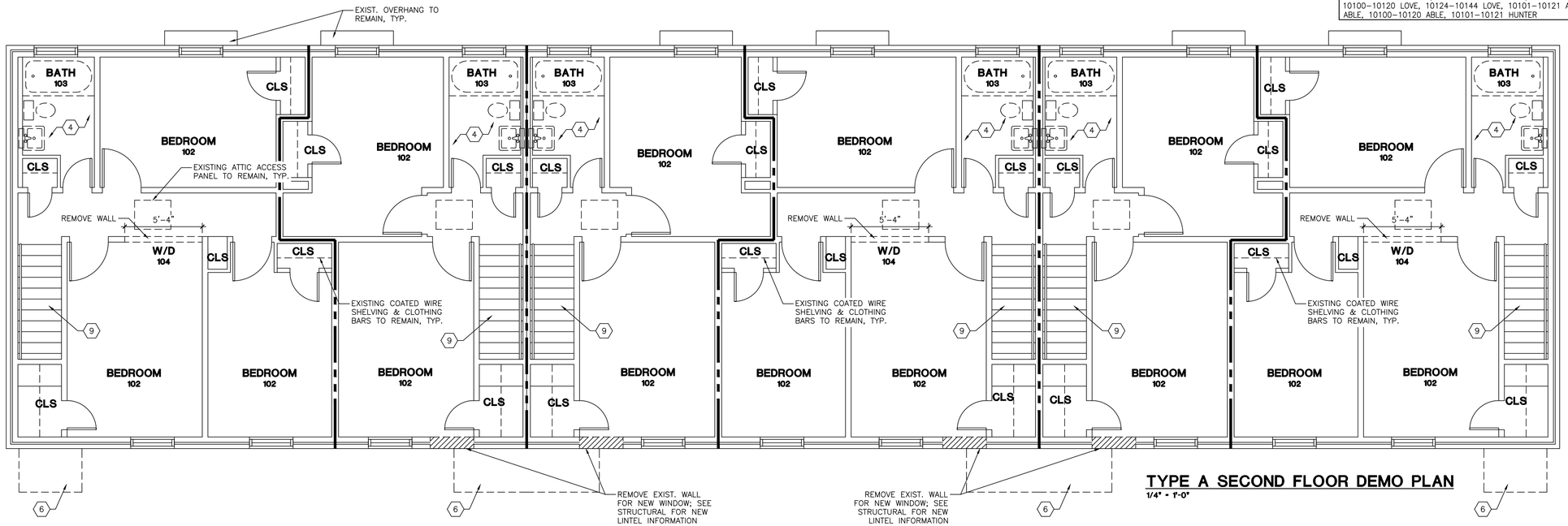
8. REMOVE EXISTING FRONT ENTRANCE DOOR.
9. REMOVE ALL VINYL TREADS AT EXISTING STAIR.
10. REMOVE EXISTING BACK PORCH CONCRETE SLAB, COORDINATE EXTENT OF DEMO WITH NEW WORK SHOWN ON A100 SERIES DRAWINGS.
11. REMOVE EXISTING MAILBOX.

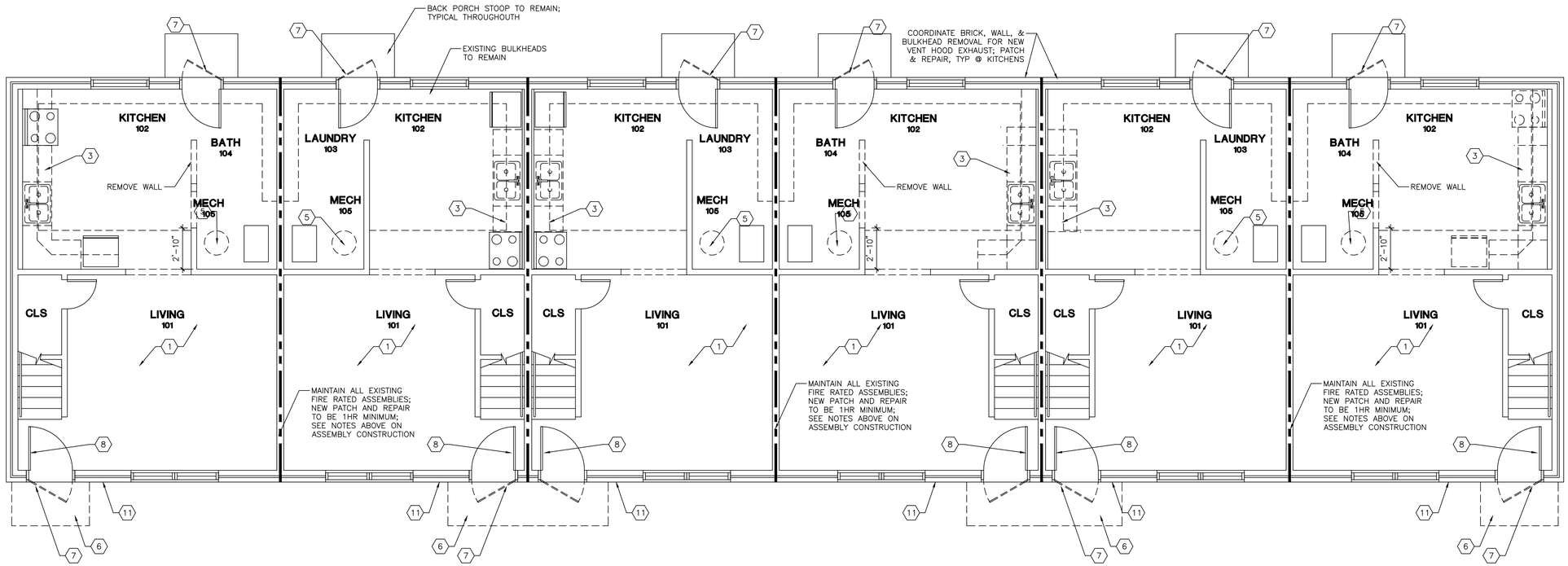


KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10113-10133 SHIVERS, 10124-10144 SHIVERS, 10125-10145 LOVE, 10100-10120 LOVE, 10124-10144 LOVE, 10101-10121 ABLE, 10125-10145 ABLE, 10100-10120 ABLE, 10101-10121 HUNTER



TYPE A SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



TYPE A FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

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Issued: 06.16.2020 - BIDDING

Revised:

2 2021.03.03 – PLAN REVIEW
1 2021.06.01 – REBID

BUILDING 2
TYPE A
FLOOR PLANS

D102

1904.043

WALL TYPES

EXISTING 1–HOUR FIRE RATED ASSEMBLY AND UNITS SEPARATION; PATCH ANY HOLES OR NEW WORK AT THESE WALLS W/UL LISTING UL#309; SEE A001 FOR DETAILS

EXISTING WALL TO REMAIN

EXISTING WALL OR ELEMENT TO BE REMOVED

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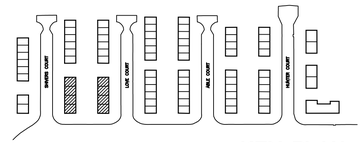
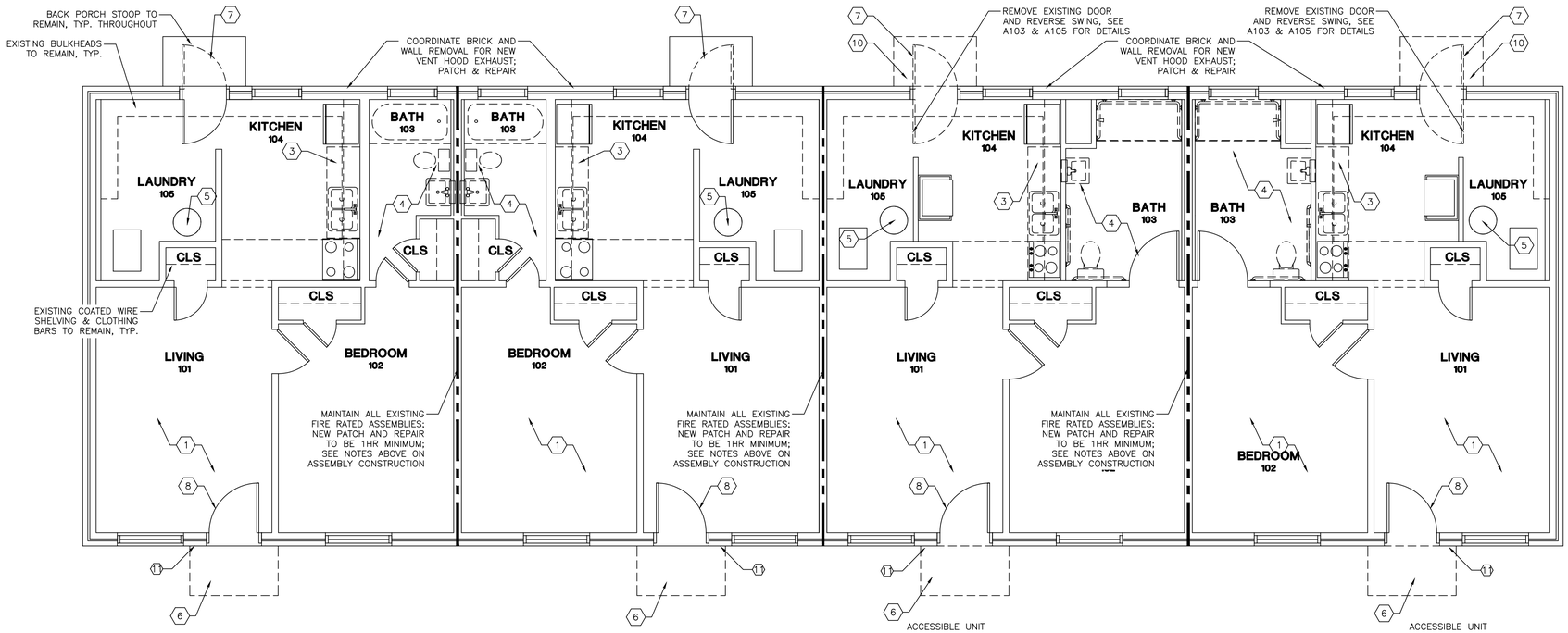


KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10100–10112 SHIVERS COURT, 10101–10113 LOVE COURT



TYPE D DEMO FLOOR PLAN
1/4" = 1'-0"

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Issued: 06.16.2020 - BIDDING

Revised:

2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

TYPE D DEMO PLANS

D103

1904.043

WALL TYPES

EXISTING 1–HOUR FIRE RATED ASSEMBLY AND UNITS SEPARATION; PATCH ANY HOLES OR NEW WORK AT THESE WALLS W/UL LISTING UL#309; SEE A001 FOR DETAILS

EXISTING WALL TO REMAIN

EXISTING WALL OR ELEMENT TO BE REMOVED

CEILING DEMO NOTES

HATCH AREA DENOTES AREAS WHERE CEILING IS TO BE REMOVED AND REPLACED WITH A 1–HOUR MINIMUM RATED FLOOR / CEILING ASSEMBLY. SEE FIRE RATED ASSEMBLY SHEETS FOR DETAILS ON NEW WORK.

GENERAL DEMO NOTES

1. EXISTING FURNACE TO REMAIN; REPLACE AS NOTED ON BUILDING PLANS.
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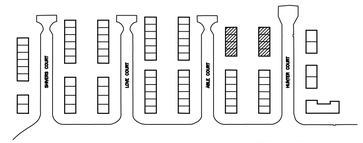
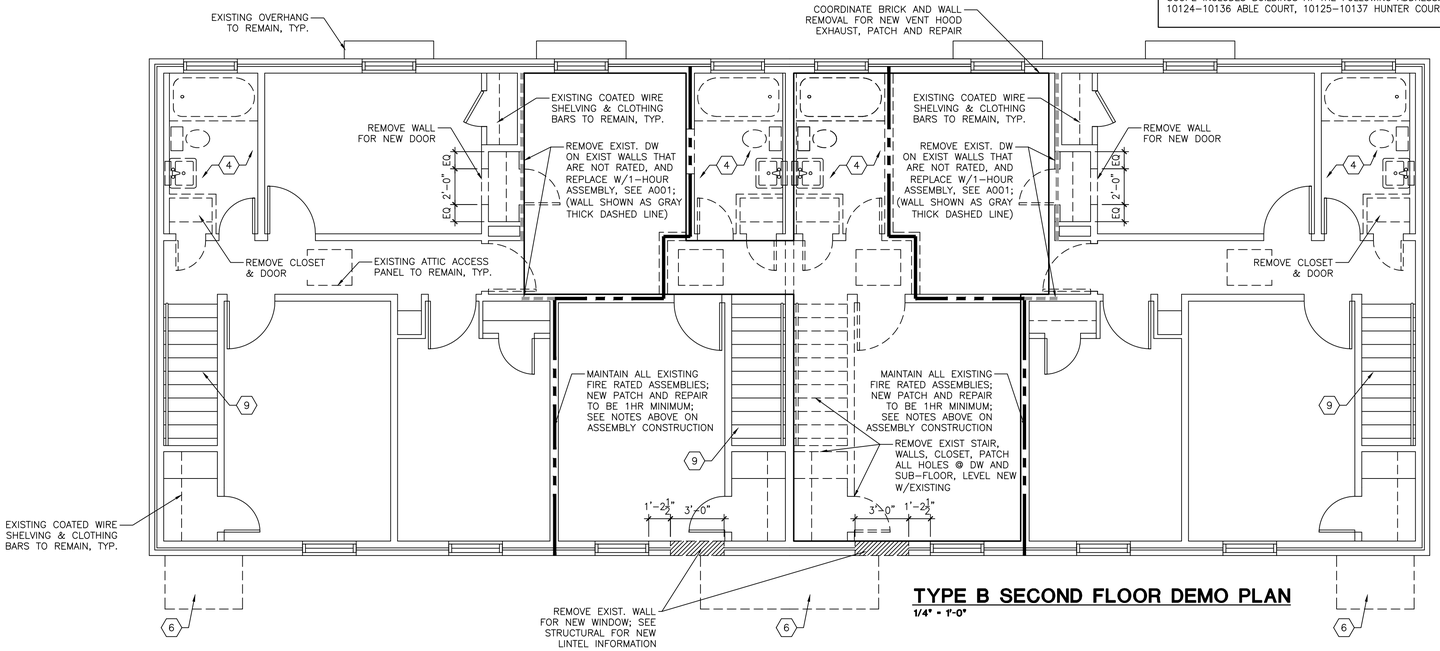
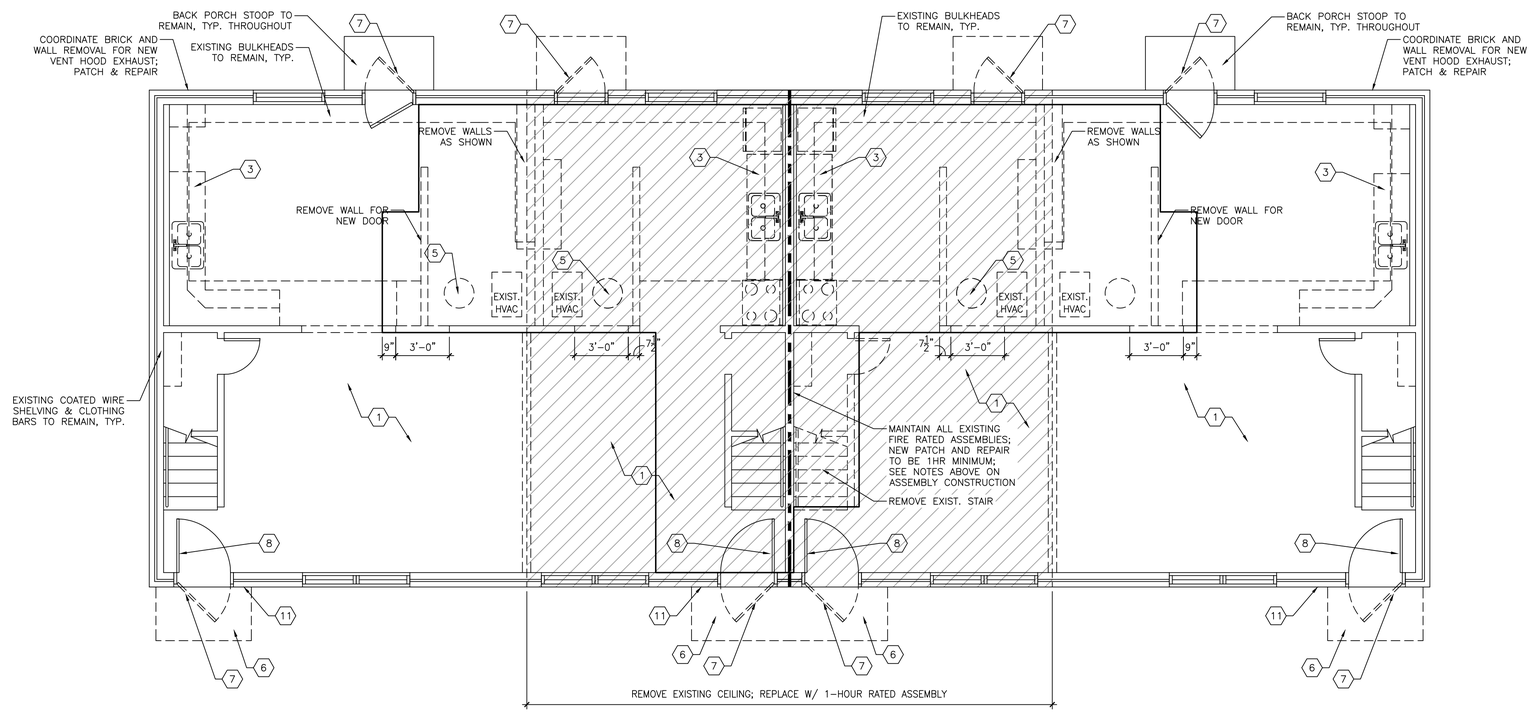


KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10124–10136 ABLE COURT, 10125–10137 HUNTER COURT



TYPE B SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



TYPE B FIRST FLOOR DEMO PLAN
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Issued: 06.16.2020 - BIDDING

Revised:

2021.03.03 – PLAN REVIEW
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TYPE B DEMO PLANS

D104

1904.043

WALL TYPES

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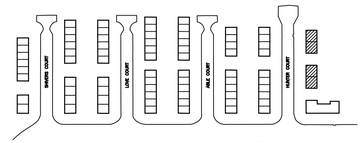

KEY PLAN
NTS

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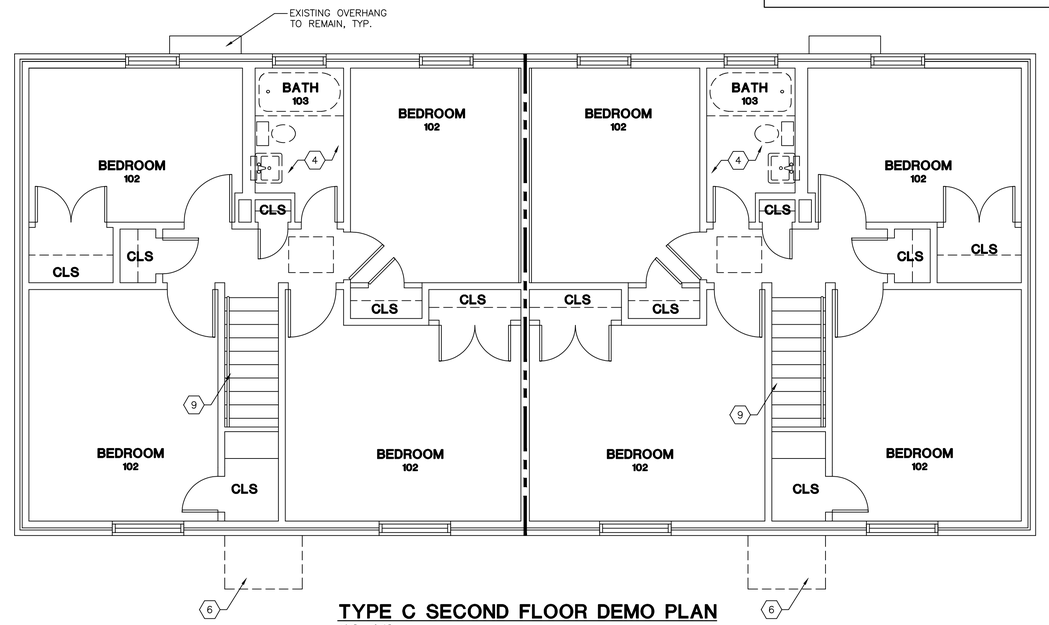
10112-10120 HUNTER COURT, 10128-10136 HUNTER COURT



TYPE C SECOND FLOOR DEMO PLAN
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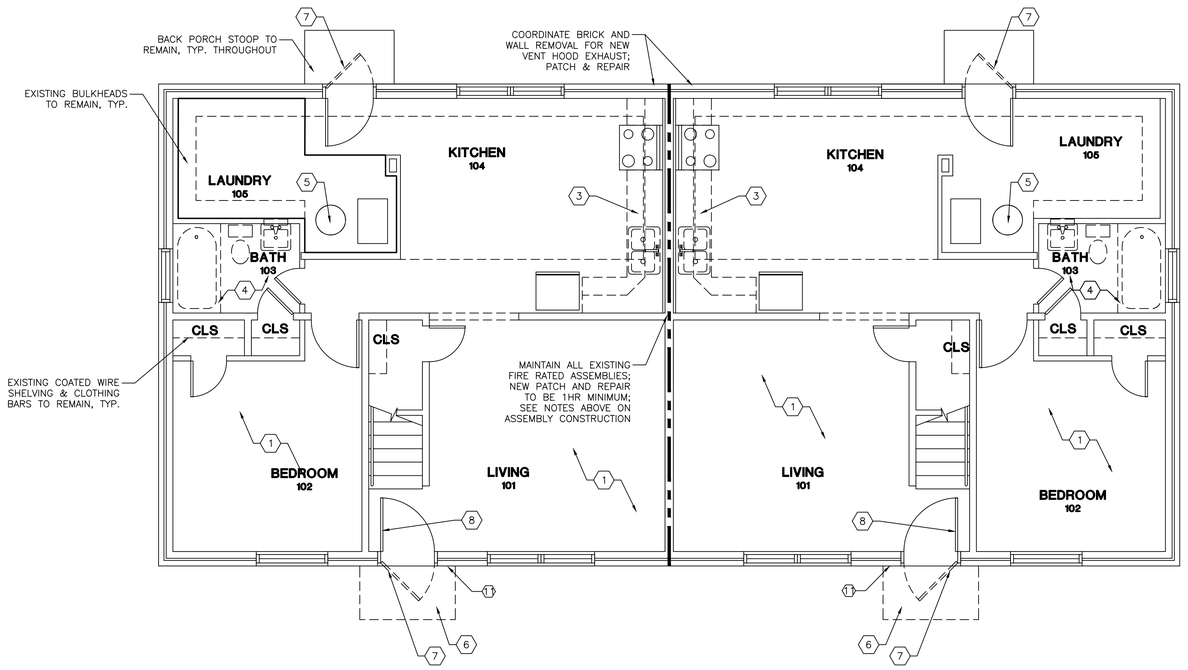

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TYPE C DEMO PLANS

D105

1904.043

Design No. U309

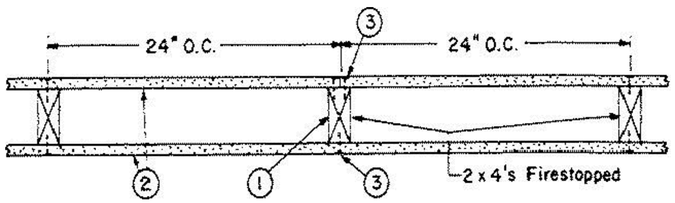
March 11, 2020

Bearing Wall Rating — 1 Hr.

Finish Rating — See Items 2, 2A and 2B

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Wood Studs — Nom 2 by 4 in., spaced 24 in. OC effectively firestopped.

2. Gypsum Board* — 5/8 in. thick, 4 ft wide, applied either horizontally or vertically, nailed to studs and bearing plates with 6d cement coated nails min. 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 7 in. OC. Finish Rating 27 Min. When used in widths other than 48 in., gypsum board to be installed horizontally.

When Steel Framing Members* (Items 5, 5A, 5B, 5C, or 5D) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6, resilient channels are used, 5/8 in. thick, 4 ft wide applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type X, Type X-1, Types EGRG, GlasRoc, GlasRoc-2, Type C

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC6A, LGFC2A, LGFC-C/A, LGCF-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS (finish rating 23 min), Type X, Veneer Plaster Base – Type X, Water Rated – Type X, Sheathing – Type X, Soffit – Type X, TG-C, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base – Type LW2X, Water Rated – Type LW2X, Sheathing – Type LW2X, Soffit – Type LW2X, Type DGL2W, Water Rated – Type DGL2W, Sheathing – Type DGL2W

NATIONAL GYPSUM CO — Types -eXP-C, FSK, FSK-C, FSW, FSW-3, FSW-5, FSW-C, FSW-G, FSMR-C, FSW-6 (finish rating 20 min), FSL, FSW-8

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C, PG-9, PG-11, PG-C, PGS-WRS

PANEL REY S A — Types GREX, GRIX, PRC, PRC2, PRX, RHX, MDX, ETX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X, Type C

3. Joints and Fastener Heads — Wallboard joints covered with paper tape and joint compound. Fastener heads covered with joint compound. Gypsum plaster not more than 1/8 in. thick may be applied over the wallboard in addition to the specified joint treatment.

4. Batts and Blankets* — (Not Shown) — Optional glass fiber insulation.

CERTAINTEED CORP

JOHNS MANVILLE

OWENS CORNING

4C. Batts and Blankets* — Required for use with resilient channels, Item 6, 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4 in. face of the studs with staples placed 24 in. OC.

ROCKWOOL — Type SAFEnSOUND

THERMAFIBER INC — Type SAFB, SAFB FF

4D. Glass Fiber Insulation — (As an alternate to Item 4C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See Batts and Blankets (BKNV or BZJZ) Catagories for names of Classified companies.

4E. Batts and Blankets* — (Required for use with Wall and Partition Facings and Accessories, Item 2A) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

6. Furring Channel — Optional — Not Shown — For use on one side of the wall – Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 4C or 4D is required.

7. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

8. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

9. Mineral and Fiber Board* — (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

9E. Gypsum Board* — (For use with Item 9A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 9A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 9A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.

PANEL REY S A — Types PRC, PRC2

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

10. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — For use with Item 1, Item 2, Item 3, Items 4, and Item 6. For maximum fire rating of 1 hour. On one side of the wall, over the first layer of Gypsum Board (Item 2), install RefleXor membrane with the gold side facing outwards. Membrane installed with 150 staples spaced 12 inches on center in both directions as per manufacturer's instructions, seams in membrane to be overlapped by 2 inches. When RefleXor membrane is used an additional layer of Gypsum Board that is identical to the first layer and as specified in Item 2 shall be installed over the membrane. Additional layer of Gypsum Board to be installed through the membrane to the stud as specified in Item 2 except the fastener length shall be increased by a minimum of 5/8 inch. Install Batts and Blankets in the stud cavity as per Item 4. On the other side of the wall prior to the installation of the Gypsum Board install Resilient Channels as per Item 6. Over the Resilient Channel install 3/4 inch thick SONOpan panel secured to the Resilient Channel with drywall screws and washers spaced at 16 in. OC on the perimeter of the panel and 8 in. OC in the field of the panel. Over the SONOpan panel install the same Gypsum Board as specified in Item 2 with the fastener length increased by minimum 3/4 inch. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

MSL — RefleXor membrane, SONOpan panel

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2020-03-11

Design No. L501

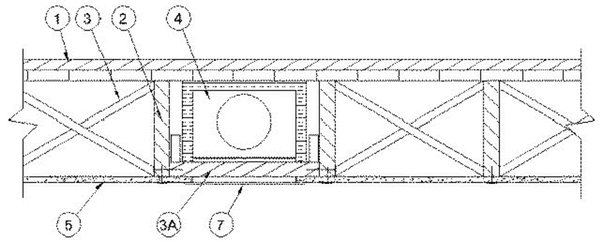
April 28, 2020

Unrestrained Assembly Rating — 1 Hr.

Finish Rating — (See Items 5 and 5A)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Flooring Systems — The flooring system shall consist of one of the following:

System No. 1

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick plywood or min 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Vapor Barrier — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 1 by 4 in. T & G lumber installed perpendicular to joists, or min 19/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 2

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) — Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under Floor Topping Mixture.

GRASSWORX L L C — Type SC50

Finish Flooring — Floor Topping Mixture* — Min 3/4 having a min compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type CSD, LRK, HSLRK

LATICRETE SUPERCAP L L C — Types LRK, HSLRK

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

System No. 3

Subflooring — Min 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Floor Mat Materials* — (Optional) — Floor mat material nom 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. Floor topping thickness a min 1 in. over the floor mat.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm).

HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm).

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 250, Quiet Qurl 55/025

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 400, Quiet Qurl 60/040

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/4 in. (19 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38 mm).

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 750, Quiet Qurl 65/075

Metal Lath (Optional) — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 15

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture for min 15/32 in. thick wood structural panels, having a min compressive strength of 2150 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

MAPEI CORP — Type Planitex SL 35

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick plywood or min 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.Finish Flooring – Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 4500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

SIKA DEUTSCHLAND GMBH — Type SCHONOX AP Rapid Plus

5. Gypsum Board* — (Finish Rating — 30 minutes unless otherwise noted) — Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1-7/8 in. long, 6d cement coated nails spaced 6 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, AG-C, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X, Type X-1

CGC INC — Types C, IP-X1, IP-X2, IPC-AR, SCX, WRX

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC6A, LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 9, C, GPFS1, GPFS6, DA, DAP, DAPC, DGG, DS, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, TG-C, GreenGlass Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 20 min), Veneer Plaster Base – Type LW2X (finish rating 20 min), Water Rated – Type LW2X (finish rating 20 min), Sheathing – Type LW2X (finish rating 20 min), Soffit – Type LW2X (finish rating 20 min)

NATIONAL GYPSUM CO — eXP-C, FSK, FSK-C, FSK-G, FSL, FSMR-C, FSW-2, FSW-3, FSW-C, FSW-G, FSW-8

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-3, PG-4, PG-5, PG-6, PG-9, PG-C, PG-11, PGS-WRS (Finish Rating 21 minutes)

PANEL REY S A — Types PRC, PRC2

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type C, Type X

UNITED STATES GYPSUM CO — Types C, IP-X1, IP-X2, IPC-AR, SCX, WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX

USG MEXICO S A DE C V — Types C, IP-X1, IP-X2, IPC-AR, SCX, WRX

5A. Gypsum Board* — (Finish Rating – 16 min.) Required when Air Balance Inc. Type 299 ceiling damper (Item 4) is installed. Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1-7/8 in. long, 6d cement coated nails spaced 6 in. OC with the first nails located 1/2 in. and 3 in. from the board edges.

UNITED STATES GYPSUM CO — Type C

USG BORAL DRYWALL SFZ LLC — Types C, SCX

USG MEXICO S A DE C V — Type C

5B. Gypsum Board* — Nom 3/4 in. thick, 48 in. wide gypsum board, installed as described in Item 5 with nails length increased to 2 in.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

5C. Gypsum Board* (As an alternative to Item 5) — Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1 in. long Type S screws spaced 6 in. OC.

UNITED STATES GYPSUM CO — ULIX

5D. Gypsum Board* (As an alternative to Item 5A) — Required when Air Balance Inc. Type 299 ceiling damper (Item 4) is installed. Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1-7/8 in. long Type S screws spaced 6 in. OC with the first screws located 1/2 in. and 3 in. from the board edges.

UNITED STATES GYPSUM CO — ULIX

6. Finishing System — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

7. Grille — Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

8. Steel Corner Fasteners — (Optional, Not Shown) — Used to attach ends of gypsum board at wall intersection where joists run parallel to wall. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galvanized steel. Fasteners nailed to face of wall bearing plate through fastener tab with one No. 6d cement coated nail, spaced not greater than 16 in. OC and 2 in. from edge of gypsum board. Fasteners covered with gypsum board facing applied to intersecting wall.

9. Discrete Products Installed in Air-handling Spaces* — Automatic Balancing Valve/Damper — (Not Shown – Optional) — For use with item 4, Ruskin Company's Model CFD7 damper (CABS). Ceiling damper to be provided with plenum box per damper manufacturer's instructions with side outlet only. Entire assembly to be installed into any UL Class 0 or Class 1 flexible air duct in accordance with the instructions provided by the automatic balancing valve/damper manufacturer.

METAL INDUSTRIES INC — Model ABV-4, ABV-5, ABV-6

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2020-04-28

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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

APARTMENT RENOVATION

MARIANNA TERRACE

10100 SHIVERS COURT TO
10137 HUNTER COURT
CINCINNATI, OH

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Architects, PLC

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Issued: 06.16.2020 - BIDDING

Revised:

2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

RATED ASSEMBLIES

A001

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
2. PROVIDE NEW LVT THROUGHOUT FIRST AND SECOND LEVELS; PREP SURFACE FOR NEW FLOORING PER MANUFACTURERS RECOMMENDATION. SECOND LEVEL HAS EXISTING STAINED AND HIGHLY GLOSSED WOOD FLOORING. PROVIDE NEW CERAMIC TILE FLOOR & MOLD IN RESTROOMS.
3. PROVIDE NEW MINI-BLINDS THROUGHOUT ALL UNITS, IN ALL WINDOWS.
4. PROVIDE NEW MAILBOX, TYPICAL AT ALL UNITS. MOUNT MAILBOX ADJACENT TO LATCH SIDE OF DOOR AT 48" A.F.F. MAXIMUM TO SLOT.
5. REPLACE ALL EXISTING LIGHT FIXTURES IN LIVING, KITCHEN, LAUNDRY, CLOSETS WITH LED LIGHT.
6. REPLACE ALL EXISTING LIGHT FIXTURES IN BEDROOMS WITH NEW LED FIXTURE AND CEILING FAN COMBO.

CONTINUED

7. DRYWALL REPAIRS WITHIN 6'-0" OF PLUMBING FIXTURE TO BE MOISTURE RESISTANT.
8. REPLACE, PATCH AND REPAIR ALL AREAS OF DRYWALL AT WALL AND CEILING WHERE REMOVED FOR NEW MEP WORK, INCLUDING NEW AND MODIFIED BATHROOMS, NEW RANGE VENT HOOD, AND LAUNDRY.
9. PROVIDE OPENING AT EXTERIOR BRICK AS REQUIRED BY MANUFACTURER FOR NEW VENT HOOD EXHAUST.
10. PROVIDE 50 S.F. OF DRYWALL REPAIR EACH UNIT IN ADDITION TO REPAIR AND NEW WORK NOTED ELSEWHERE IN THESE DOCUMENTS.

NEW 2X4 WOOD STUDS @ 16" O.C. WITH ½" DRYWALL EACH SIDE, PROVIDE 2X6 STUDS @ PLUMBING WALLS

EXISTING AND NEW 1-HOUR FIRE RATED ASSEMBLY

LOCATION SPECIFIC KEY NOTE

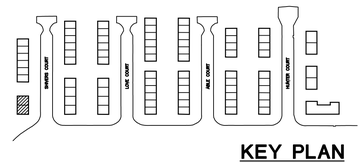
A. REPAIR DRYWALL AT WALL OR CEILING, BASE BID TO INCLUDE 4 SF MINIMUM AT EACH NOTED LOCATION
B. PROVIDE NEW WOOD HANDRAIL OR REPAIR EXISTING, ENSURE HANDRAIL IS SECURELY ANCHORED TO SOLID BLOCKING OR STUDS, REPAIR DRYWALL AS REQUIRED FOR NEW WORK
C. PROVIDE NEW HOLLOW METAL FRAME & DOOR OR HARDWARE
D. PROVIDE NEW DOOR STOP
E. PROVIDE NEW REFRIGERATOR (SEE PLAN FOR LOCATIONS)
F. PROVIDE NEW RANGE (SEE PLAN FOR LOCATIONS)
G. PROVIDE NEW ACCESSIBLE STOVE (SEE PLAN FOR LOCATIONS)
H. PROVIDE NEW ACCESSIBLE OVEN (SEE PLAN FOR LOCATIONS)
I. PROVIDE NEW OUTLET COVERS
J. SERVICE AND REPAIR EXIST. HVAC EQUIPMENT & CONDENSER

PLAN KEY NOTES

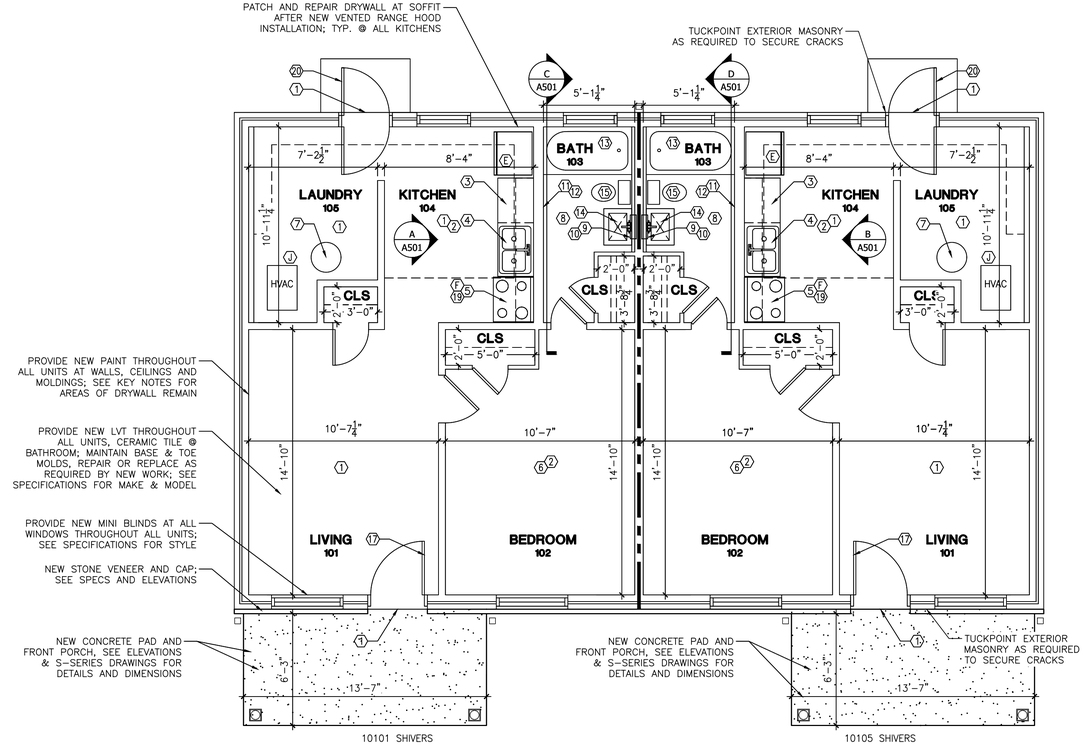
1. NEW LED FIXTURE; CEILING MOUNT; RELOCATE AS NEEDED
2. NEW PHOTO-ELEC. SMOKE/GAS DETECTOR @ EX. LOCATIONS
3. NEW CABINETS THROUGHOUT
4. NEW SOLID SURFACE COUNTER TOP WITH DROP IN SINK & FAUCET, SEE ELEVATIONS FOR SINK BOWL DEPTH
5. NEW UNDER-CABINET MICROWAVE; COORDINATE EXTERIOR VENT W/EXIST. BULKHEAD & THROUGH WALL PENETRATION @ BRICK
6. NEW COMBO CEILING FAN & LED LIGHT @ALL BEDROOMS TYP.
7. NEW ELECTRIC WATER HEATER, 50 GAL, A.O. SMITH PXGT-50
8. NEW COMBO LED LIGHT FIXTURE AND EXHAUST FAN, 110 CFM, 3 SONES OR EQUAL, EXIST. DUCTING TO EXTERIOR W/ WALL SWITCH; CONFIRM EXISTING WIRING, SWITCH, & DUCT ARE IN WORKING CONDITION; REUSE AS APPLICABLE
9. NEW VANITY LED LIGHT FIXTURE

CONTINUED

10. NEW RECESSED MEDICINE CABINET WITH MIRROR
11. NEW TOWEL BAR 12. TOILET PAPER DISPENSER
13. NEW TUB, TUB SURROUND, CONTROLS, & SHOWERHEAD W/ NEW DRAIN & MIXING VALVES W/ ACCESS PANEL. REPAIR DRYWALL AS REQ'D, COORDINATE SURROUND W/EXIST. WINDOW
14. NEW WALL MOUNT SINK & FAUCET AT ADA UNITS, SEE INTERIOR ELEVATIONS FOR PIPE PROTECTOR LOCATIONS. NEW VANITY, SINK & FAUCET AT ALL OTHER UNITS.
15. NEW TOILET, SEE INTERIOR ELEVATIONS FOR HEIGHT.
16. NEW DECORATIVE STAIR TREAD, PAINT RISER AND TRIM
17. NEW FIBERGLASS ENTRANCE DOOR
18. NEW ROLL IN SHOWER, 30X60, ½"MAX. THRESHOLD; SEE PLAN
19. NEW 30"X48" STAINLESS STEEL GREASE SHIELD, TYP.
20. PROVIDE NEW SCREEN DOOR AT REAR DOOR, TYP.



KEY PLAN
NTS



FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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Issued: 06.16.2020 - BIDDING

Revised:
2. 2020.08.03 – ADDENDUM #2
3. 2020.08.19 – HUD REVIEW
6. 2021.03.03 – PLAN REVIEW
7. 2021.06.01 – REBID

BUILDING 1
TYPE E
FLOOR PLANS

A101

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
2. PROVIDE NEW LVT THROUGHOUT FIRST AND SECOND LEVELS; PREP SURFACE FOR NEW FLOORING PER MANUFACTURERS RECOMMENDATION. SECOND LEVEL HAS EXISTING STAINED AND HIGHLY GLOSSED WOOD FLOORING. PROVIDE NEW CERAMIC TILE FLOOR & MOLD IN RESTROOMS.
3. PROVIDE NEW MINI-BLINDS THROUGHOUT ALL UNITS, IN ALL WINDOWS.
4. PROVIDE NEW MAILBOX, TYPICAL AT ALL UNITS. MOUNT MAILBOX ADJACENT TO LATCH SIDE OF DOOR AT 48" A.F.F. MAXIMUM TO SLOT.
5. REPLACE ALL EXISTING LIGHT FIXTURES IN LIVING, KITCHEN, LAUNDRY, CLOSETS WITH LED LIGHT.
6. REPLACE ALL EXISTING LIGHT FIXTURES IN BEDROOMS WITH NEW LED FIXTURE AND CEILING FAN COMBO.

CONTINUED

7. DRYWALL REPAIRS WITHIN 6'-0" OF PLUMBING FIXTURE TO BE MOISTURE RESISTANT.
8. REPLACE, PATCH AND REPAIR ALL AREAS OF DRYWALL AT WALL AND CEILING WHERE REMOVED FOR NEW MEP WORK, INCLUDING NEW AND MODIFIED BATHROOMS, NEW RANGE VENT HOOD, AND LAUNDRY.
9. PROVIDE OPENING AT EXTERIOR BRICK AS REQUIRED BY MANUFACTURER FOR NEW VENT HOOD EXHAUST.
10. PROVIDE 50 S.F. OF DRYWALL REPAIR EACH UNIT IN ADDITION TO REPAIR AND NEW WORK NOTED ELSEWHERE IN THESE DOCUMENTS.

NEW 2X4 WOOD STUDS @ 16" O.C. WITH ½" DRYWALL EACH SIDE, PROVIDE 2X6 STUDS @ PLUMBING WALLS

EXISTING AND NEW 1-HOUR FIRE RATED ASSEMBLY

LOCATION SPECIFIC KEY NOTE

A. REPAIR DRYWALL AT WALL OR CEILING, BASE BID TO INCLUDE 4 SF MINIMUM AT EACH NOTED LOCATION
B. PROVIDE NEW WOOD HANDRAIL OR REPAIR EXISTING, ENSURE HANDRAIL IS SECURELY ANCHORED TO SOLID BLOCKING OR STUDS, REPAIR DRYWALL AS REQUIRED FOR NEW WORK
C. PROVIDE NEW HOLLOW METAL FRAME & DOOR OR HARDWARE
D. PROVIDE NEW DOOR STOP
E. PROVIDE NEW REFRIGERATOR (SEE PLAN FOR LOCATIONS)
F. PROVIDE NEW RANGE (SEE PLAN FOR LOCATIONS)
G. PROVIDE NEW ACCESSIBLE STOVE (SEE PLAN FOR LOCATIONS)
H. PROVIDE NEW ACCESSIBLE OVEN (SEE PLAN FOR LOCATIONS)
I. PROVIDE NEW OUTLET COVERS
J. SERVICE AND REPAIR EXIST. HVAC EQUIPMENT & CONDENSER

PLAN KEY NOTES

1. NEW LED FIXTURE; CEILING MOUNT; RELOCATE AS NEEDED
2. NEW PHOTO-ELEC. SMOKE/GAS DETECTOR @ EX. LOCATIONS
3. NEW CABINETS THROUGHOUT
4. NEW SOLID SURFACE COUNTER TOP WITH DROP IN SINK & FAUCET, SEE ELEVATIONS FOR SINK BOWL DEPTH
5. NEW UNDER-CABINET MICROWAVE; COORDINATE EXTERIOR VENT W/EXIST. BULKHEAD & THROUGH WALL PENETRATION @ BRICK
6. NEW COMBO CEILING FAN & LED LIGHT @ALL BEDROOMS TYP.
7. NEW ELECTRIC WATER HEATER, 50 GAL, A.O. SMITH PXGT-50
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9. NEW VANITY LED LIGHT FIXTURE

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10. NEW RECESSED MEDICINE CABINET WITH MIRROR
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14. NEW WALL MOUNT SINK & FAUCET AT ADA UNITS, SEE INTERIOR ELEVATIONS FOR PIPE PROTECTOR LOCATIONS. NEW VANITY, SINK & FAUCET AT ALL OTHER UNITS.
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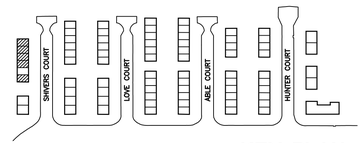

KEY PLAN
NTS

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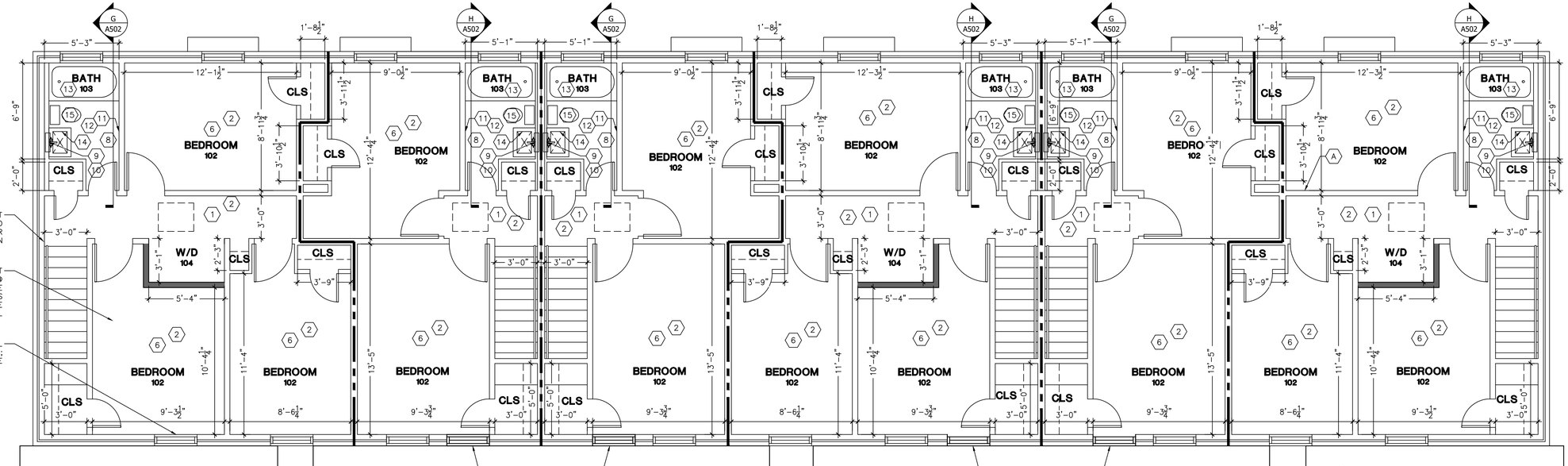
PROVIDE NEW LVT THROUGHOUT ALL UNITS, CERAMIC TILE @ BATHROOM; MAINTAIN BASE & TOE MOLDS, REPAIR OR REPLACE AS REQUIRED BY NEW WORK; SEE SPECIFICATIONS FOR MAKE & MODEL

PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE

PROVIDE NEW VINYL WINDOW; MATCH EXIST. WINDOW IN SIZE; SEE STRUCTURAL FOR NEW LINTEL INFO.

PROVIDE NEW VINYL WINDOW; MATCH EXIST. WINDOW IN SIZE; SEE STRUCTURAL FOR NEW LINTEL INFO.


BATH 103
BEDROOM 102
CLS
W/D 104
BEDROOM 102
CLS
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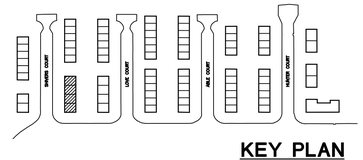
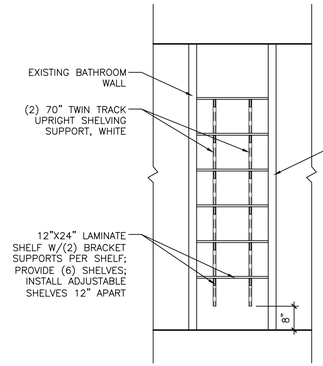
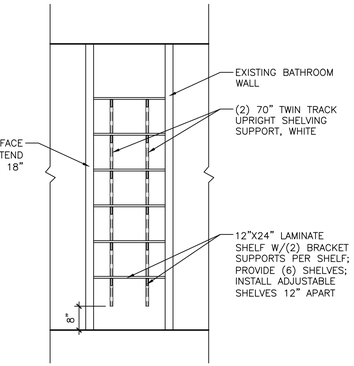


KEY PLAN
NTS



B A103 **SHELVING ELEVATION**
1/2" = 1'0"



A A103 **SHELVING ELEVATION**
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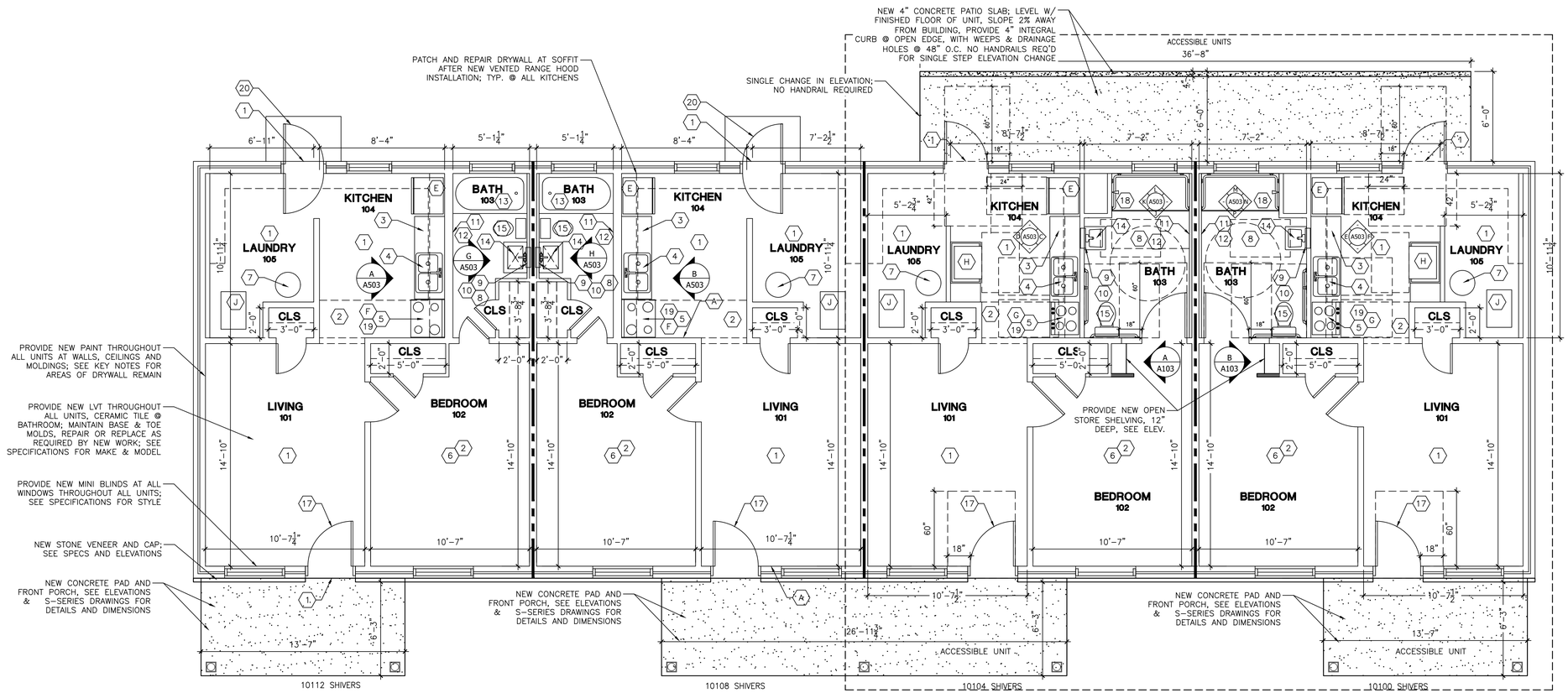

FLOOR PLAN
PLAN NORTH
1/4" = 1'-0"

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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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Issued: 06.16.2020 - BIDDING

Revised:

1. 2020.07.20 – ADDENDUM #1
2. 2020.08.03 – ADDENDUM #2
3. 2020.08.19 – HUD REVIEW
4. 2021.03.03 – PLAN REVIEW
5. 2021.06.01 – REBID

BUILDING 3
TYPE D
FLOOR PLANS

A103

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
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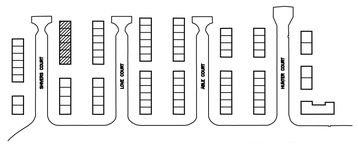

KEY PLAN
NTS

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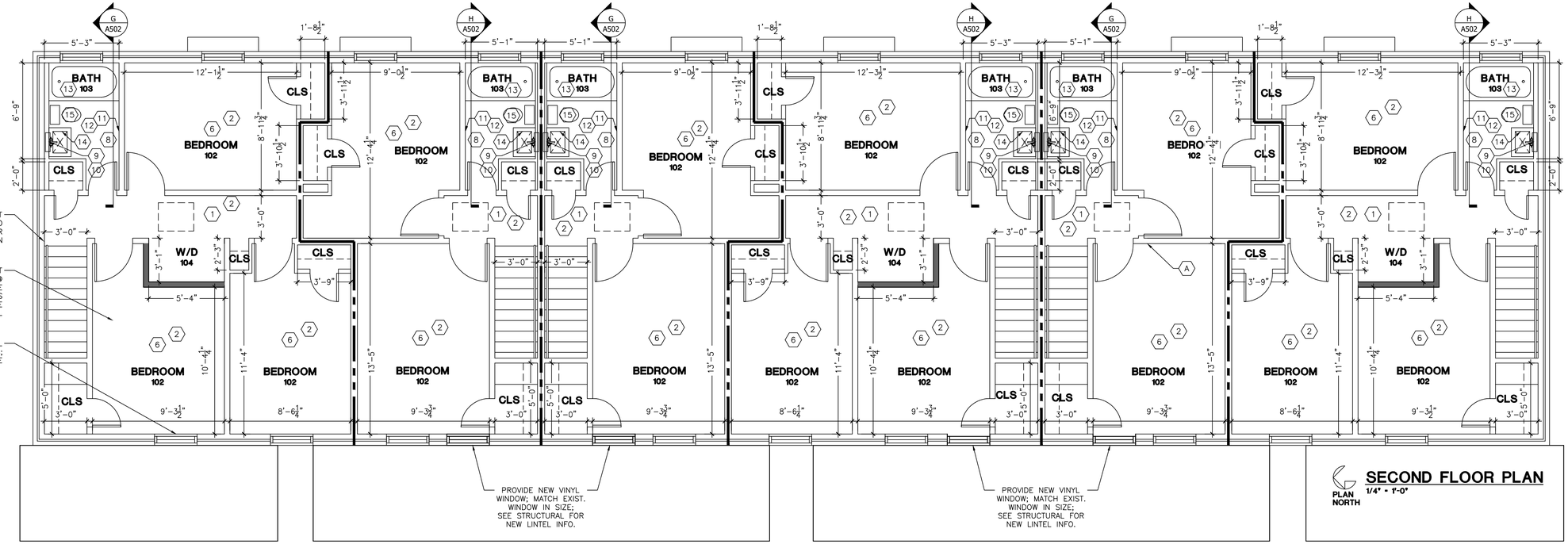
PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE



SECOND FLOOR PLAN
PLAN NORTH
1/4" = 1'-0"

PATCH AND REPAIR DRYWALL AT SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

PATCH AND REPAIR DRYWALL @ SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

NEW DOORS:
1. SWING DOORS AT MECHANICAL ROOM: 2'-6" X 6'-8" HOLLOW METAL DOORS, TYP.
2. POCKET DOORS AT NEW HALF BATHROOM: 2'-6" X 6'-8" DOOR, CASED OPENING, TYP.

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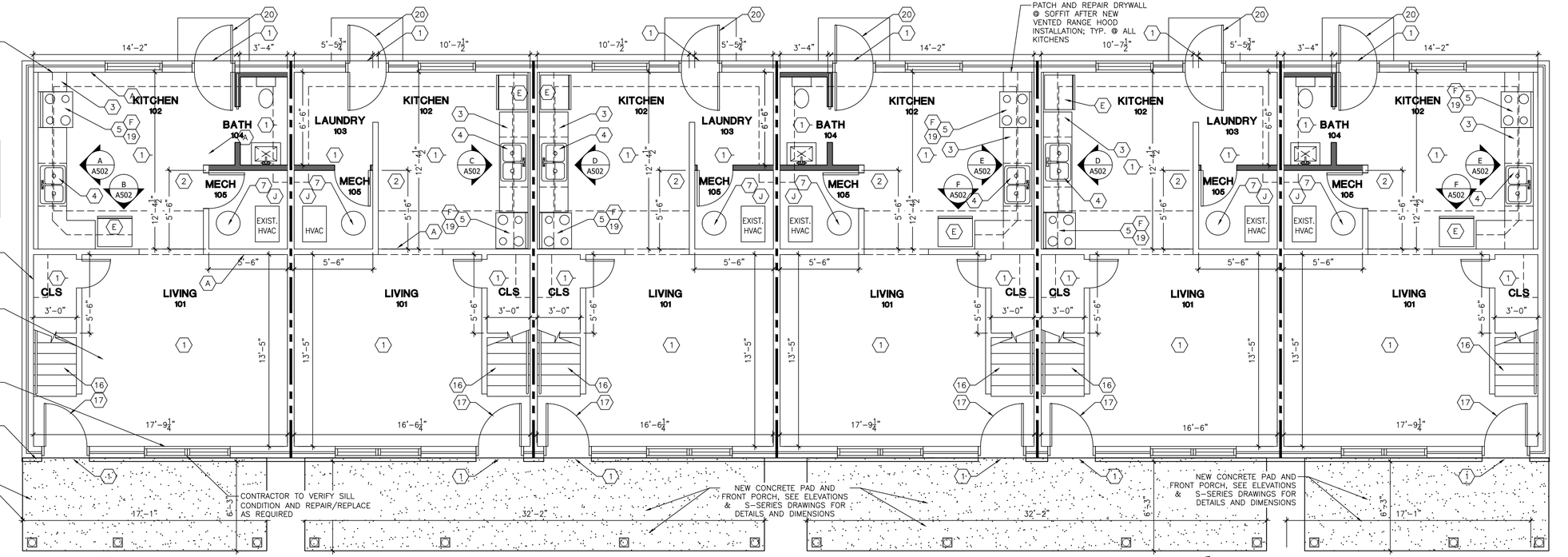
NEW STONE VENEER AND CAP; SEE SPECS AND ELEVATIONS

NEW CONCRETE PAD AND FRONT PORCH, SEE ELEVATIONS & S-SERIES DRAWINGS FOR DETAILS AND DIMENSIONS



10144 SHIVERS 10140 SHIVERS 10136 SHIVERS 10132 SHIVERS 10128 SHIVERS 10124 SHIVERS

FIRST FLOOR PLAN
PLAN NORTH
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Issued: 06.16.2020 - BIDDING

Revised:
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4. 2021.03.03 – PLAN REVIEW
1. 2021.06.01 – REBID

**BUILDING 4
TYPE A
FLOOR PLANS**

A104

1904.043

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8. REPLACE, PATCH AND REPAIR ALL AREAS OF DRYWALL AT WALL AND CEILING WHERE REMOVED FOR NEW MEP WORK, INCLUDING NEW AND MODIFIED BATHROOMS, NEW RANGE VENT HOOD, AND LAUNDRY.
9. PROVIDE OPENING AT EXTERIOR BRICK AS REQUIRED BY MANUFACTURER FOR NEW VENT HOOD EXHAUST.
10. PROVIDE 50 S.F. OF DRYWALL REPAIR EACH UNIT IN ADDITION TO REPAIR AND NEW WORK NOTED ELSEWHERE IN THESE DOCUMENTS.

NEW 2X4 WOOD STUDS @ 16" O.C. WITH ½" DRYWALL EACH SIDE, PROVIDE 2X6 STUDS @ PLUMBING WALLS

EXISTING AND NEW 1-HOUR FIRE RATED ASSEMBLY

LOCATION SPECIFIC KEY NOTE

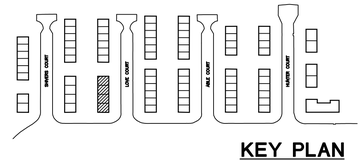
A. REPAIR DRYWALL AT WALL OR CEILING, BASE BID TO INCLUDE 4 SF MINIMUM AT EACH NOTED LOCATION
B. PROVIDE NEW WOOD HANDRAIL OR REPAIR EXISTING, ENSURE HANDRAIL IS SECURELY ANCHORED TO SOLID BLOCKING OR STUDS, REPAIR DRYWALL AS REQUIRED FOR NEW WORK
C. PROVIDE NEW HOLLOW METAL FRAME & DOOR OR HARDWARE
D. PROVIDE NEW DOOR STOP
E. PROVIDE NEW REFRIGERATOR (SEE PLAN FOR LOCATIONS)
F. PROVIDE NEW RANGE (SEE PLAN FOR LOCATIONS)
G. PROVIDE NEW ACCESSIBLE STOVE (SEE PLAN FOR LOCATIONS)
H. PROVIDE NEW ACCESSIBLE OVEN (SEE PLAN FOR LOCATIONS)
I. PROVIDE NEW OUTLET COVERS
J. SERVICE AND REPAIR EXIST. HVAC EQUIPMENT & CONDENSER

PLAN KEY NOTES

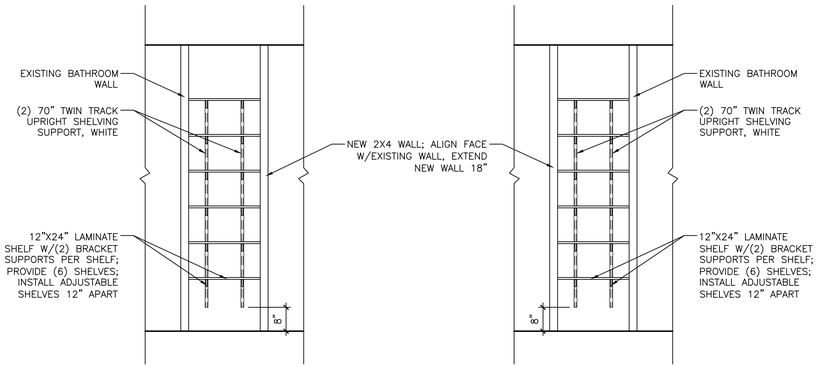
1. NEW LED FIXTURE; CEILING MOUNT; RELOCATE AS NEEDED
2. NEW PHOTO-ELEC. SMOKE/GAS DETECTOR @ EX. LOCATIONS
3. NEW CABINETS THROUGHOUT
4. NEW SOLID SURFACE COUNTER TOP WITH DROP IN SINK & FAUCET, SEE ELEVATIONS FOR SINK BOWL DEPTH
5. NEW UNDER-CABINET MICROWAVE; COORDINATE EXTERIOR VENT W/EXIST. BULKHEAD & THROUGH WALL PENETRATION @ BRICK
6. NEW COMBO CEILING FAN & LED LIGHT @ALL BEDROOMS TYP.
7. NEW ELECTRIC WATER HEATER, 50 GAL, A.O. SMITH PXGT-50
8. NEW COMBO LED LIGHT FIXTURE AND EXHAUST FAN, 110 CFM, 3 SONES OR EQUAL, EXIST. DUCTING TO EXTERIOR W/ WALL SWITCH; CONFIRM EXISTING WIRING, SWITCH, & DUCT ARE IN WORKING CONDITION; REUSE AS APPLICABLE
9. NEW VANITY LED LIGHT FIXTURE

CONTINUED

10. NEW RECESSED MEDICINE CABINET WITH MIRROR
11. NEW TOWEL BAR 12. TOILET PAPER DISPENSER
13. NEW TUB, TUB SURROUND, CONTROLS, & SHOWERHEAD W/ NEW DRAIN & MIXING VALVES W/ ACCESS PANEL. REPAIR DRYWALL AS REQ'D, COORDINATE SURROUND W/EXIST. WINDOW
14. NEW WALL MOUNT SINK & FAUCET AT ADA UNITS, SEE INTERIOR ELEVATIONS FOR PIPE PROTECTOR LOCATIONS. NEW VANITY, SINK & FAUCET AT ALL OTHER UNITS.
15. NEW TOILET, SEE INTERIOR ELEVATIONS FOR HEIGHT.
16. NEW DECORATIVE STAIR TREAD, PAINT RISER AND TRIM
17. NEW FIBERGLASS ENTRANCE DOOR
18. NEW ROLL IN SHOWER, 30X60, ½"MAX. THRESHOLD; SEE PLAN
19. NEW 30"X48" STAINLESS STEEL GREASE SHIELD, TYP.
20. PROVIDE NEW SCREEN DOOR AT REAR DOOR, TYP.



KEY PLAN
NTS



B A105 **SHELVING ELEVATION**
1/2" = 1'0"

A A105 **SHELVING ELEVATION**
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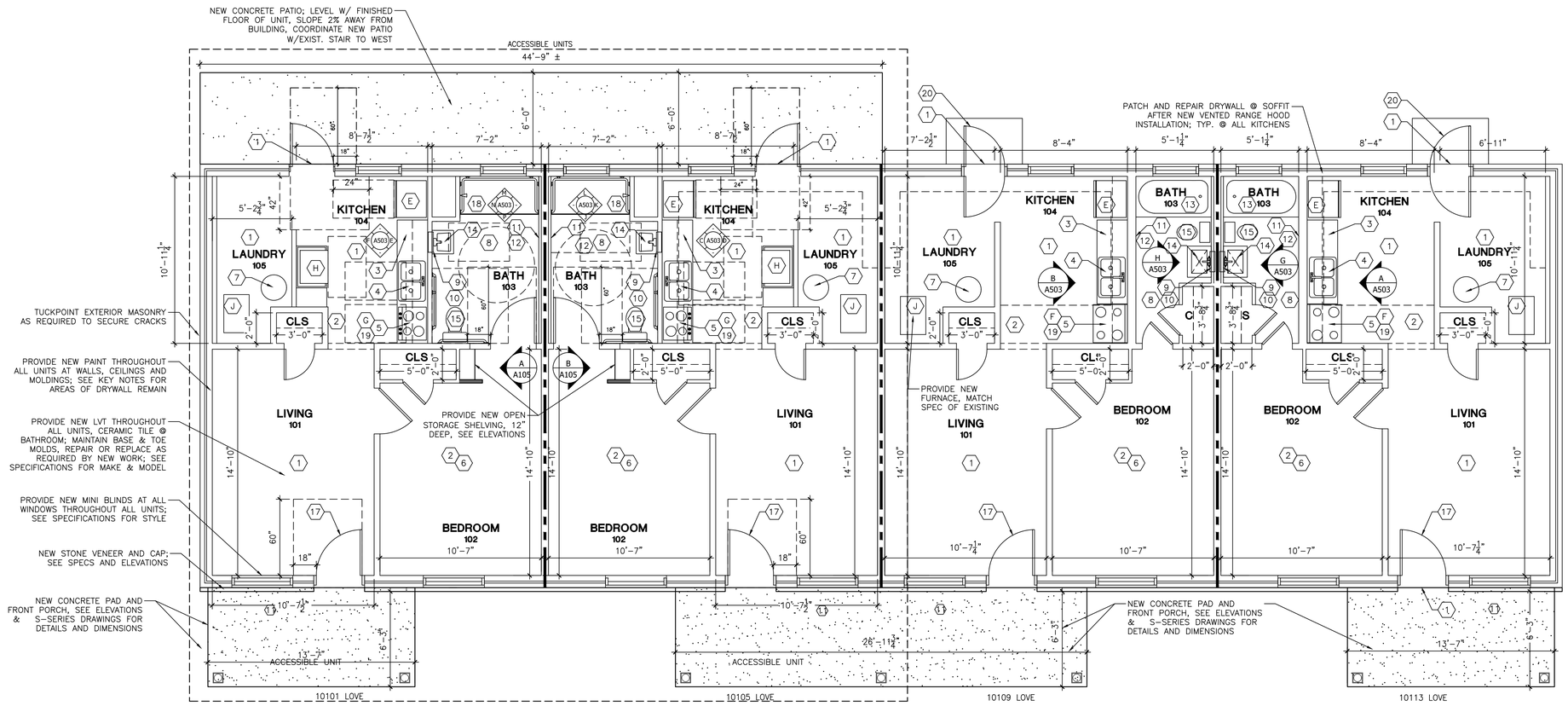

FIRST FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

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JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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10137 HUNTER COURT
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Issued: 06.16.2020 - BIDDING

Revised:

1. 2020.07.20 – ADDENDUM #1
2. 2020.08.03 – ADDENDUM #2
3. 2020.08.19 – HUD REVIEW
4. 2021.03.03 – PLAN REVIEW
5. 2021.06.01 – REBID

BUILDING 5
TYPE D
FLOOR PLANS

A105

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
2. PROVIDE NEW LVT THROUGHOUT FIRST AND SECOND LEVELS; PREP SURFACE FOR NEW FLOORING PER MANUFACTURERS RECOMMENDATION. SECOND LEVEL HAS EXISTING STAINED AND HIGHLY GLOSSED WOOD FLOORING. PROVIDE NEW CERAMIC TILE FLOOR & MOLD IN RESTROOMS.
3. PROVIDE NEW MINI-BLINDS THROUGHOUT ALL UNITS, IN ALL WINDOWS.
4. PROVIDE NEW MAILBOX, TYPICAL AT ALL UNITS. MOUNT MAILBOX ADJACENT TO LATCH SIDE OF DOOR AT 48" A.F.F. MAXIMUM TO SLOT.
5. REPLACE ALL EXISTING LIGHT FIXTURES IN LIVING, KITCHEN, LAUNDRY, CLOSETS WITH LED LIGHT.
6. REPLACE ALL EXISTING LIGHT FIXTURES IN BEDROOMS WITH NEW LED FIXTURE AND CEILING FAN COMBO.

CONTINUED

7. DRYWALL REPAIRS WITHIN 6'-0" OF PLUMBING FIXTURE TO BE MOISTURE RESISTANT.
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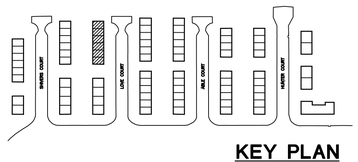

KEY PLAN
NTS

PROVIDE NEW PAINT THROUGHOUT ALL UNITS AT WALLS, CEILINGS AND MOLDINGS; SEE KEY NOTES FOR AREAS OF DRYWALL REMAIN

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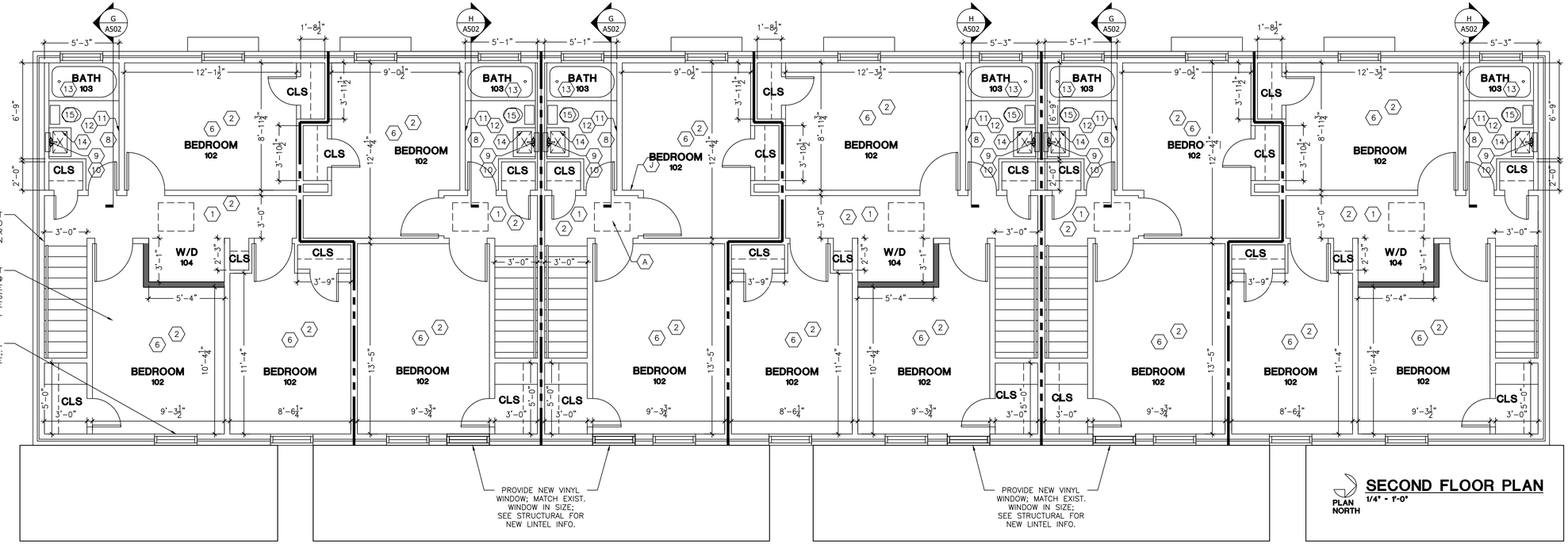
PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE



SECOND FLOOR PLAN
PLAN NORTH 1/4" = 1'-0"

PATCH AND REPAIR DRYWALL AT SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

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NEW DOORS:
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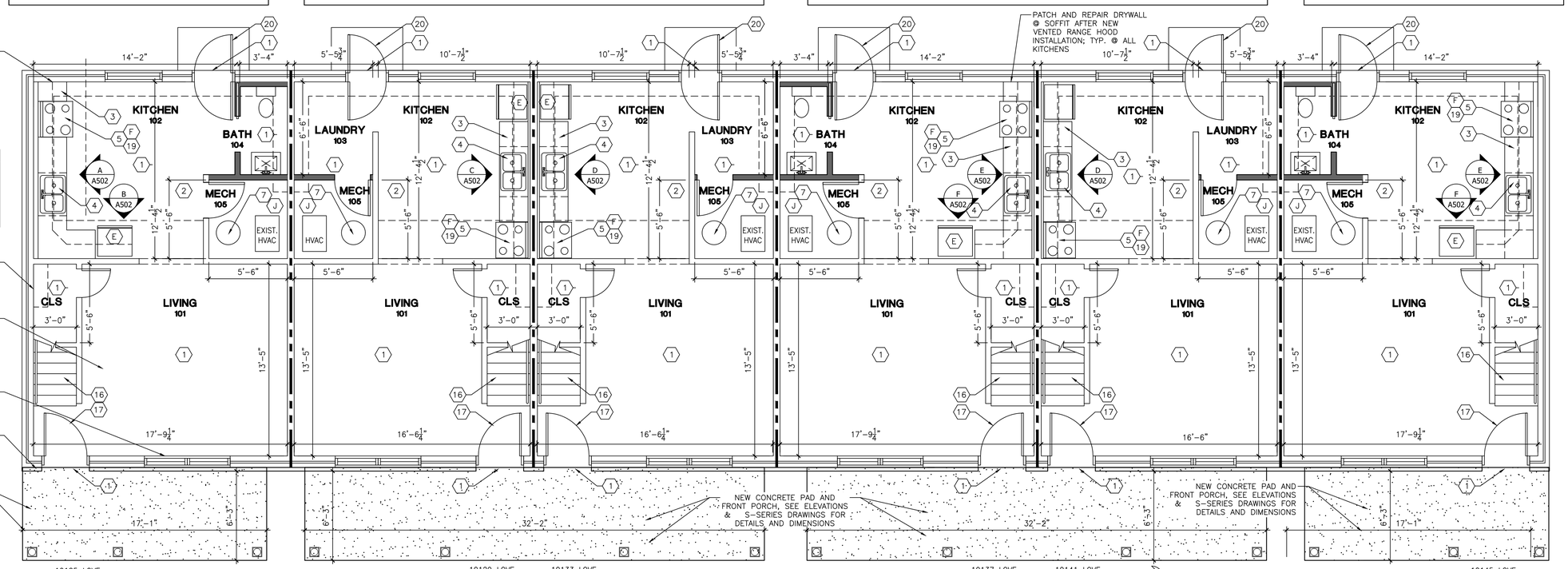

10125 LOVE | 10129 LOVE | 10133 LOVE | 10137 LOVE | 10141 LOVE | 10145 LOVE

FIRST FLOOR PLAN
PLAN NORTH 1/4" = 1'-0"

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Issued: 06.16.2020 - BIDDING

Revised:
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3. 2020.08.19 – HUD REVIEW
6. 2021.03.03 – PLAN REVIEW
7. 2021.06.01 – REBID

BUILDING 6
TYPE A
FLOOR PLANS

A106

1904.043

GENERAL PLAN NOTES

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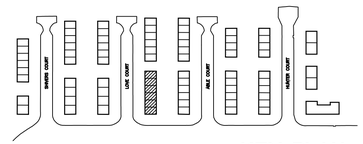

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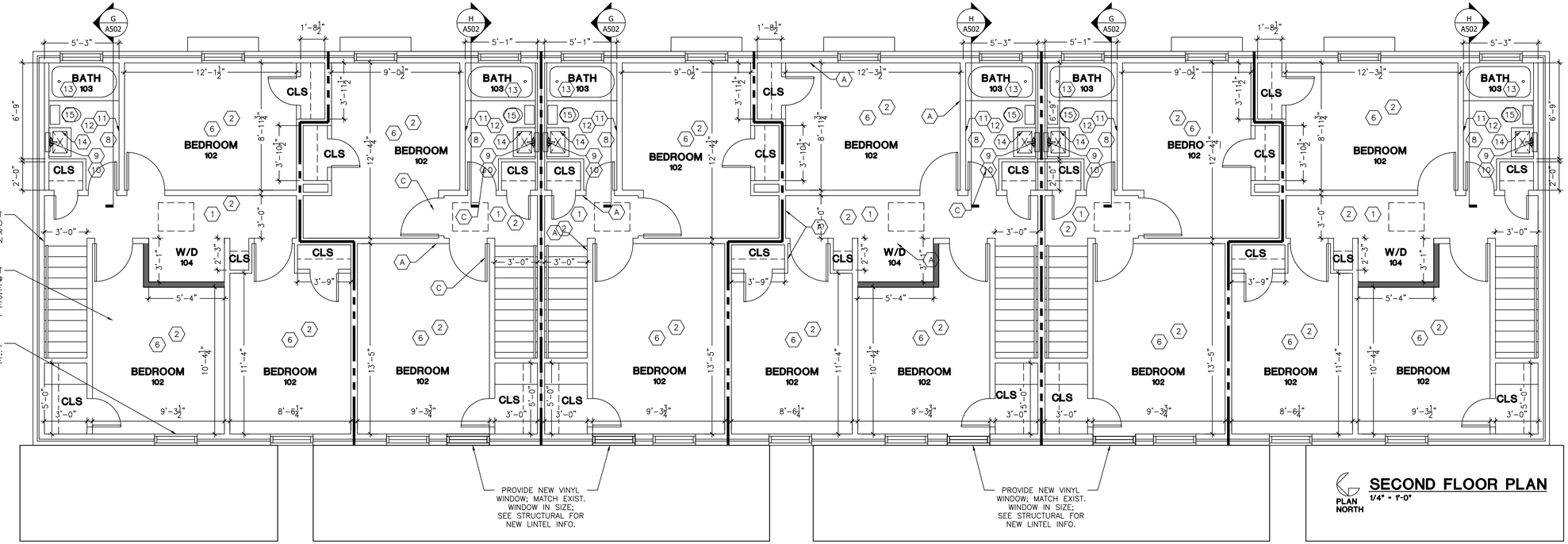

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PATCH AND REPAIR DRYWALL AT SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

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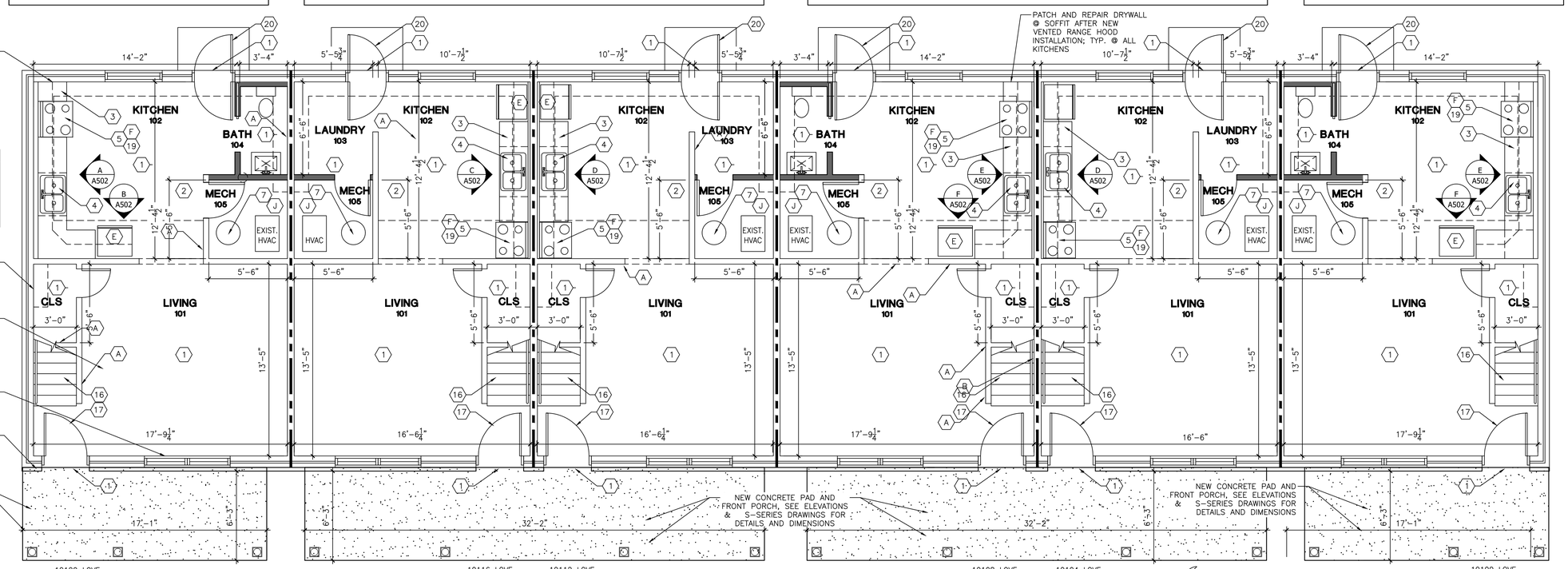

10120 LOVE | 10116 LOVE | 10112 LOVE | 10108 LOVE | 10104 LOVE | 10100 LOVE

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Issued: 06.16.2020 - BIDDING

Revised:
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2021.06.01 – REBID

BUILDING 7
TYPE A
FLOOR PLANS

A107

1904.043

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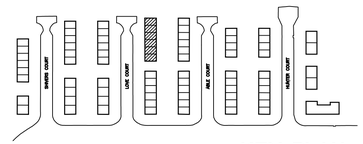
H. PROVIDE NEW ACCESSIBLE OVEN (SEE PLAN FOR LOCATIONS)
I. PROVIDE NEW OUTLET COVERS
J. SERVICE AND REPAIR EXIST. HVAC EQUIPMENT & CONDENSER

PLAN KEY NOTES

1. NEW LED FIXTURE; CEILING MOUNT; RELOCATE AS NEEDED
2. NEW PHOTO-ELEC. SMOKE/GAS DETECTOR @ EX. LOCATIONS
3. NEW CABINETS THROUGHOUT
4. NEW SOLID SURFACE COUNTER TOP WITH DROP IN SINK & FAUCET, SEE ELEVATIONS FOR SINK BOWL DEPTH
5. NEW UNDER-CABINET MICROWAVE; COORDINATE EXTERIOR VENT W/EXIST. BULKHEAD & THROUGH WALL PENETRATION @ BRICK
6. NEW COMBO CEILING FAN & LED LIGHT @ALL BEDROOMS TYP.
7. NEW ELECTRIC WATER HEATER, 50 GAL, A.O. SMITH PXGT-50
8. NEW COMBO LED LIGHT FIXTURE AND EXHAUST FAN, 110 CFM, 3 SONES OR EQUAL, EXIST. DUCTING TO EXTERIOR W/ WALL SWITCH; CONFIRM EXISTING WIRING, SWITCH, & DUCT ARE IN WORKING CONDITION; REUSE AS APPLICABLE
9. NEW VANITY LED LIGHT FIXTURE

CONTINUED

10. NEW RECESSED MEDICINE CABINET WITH MIRROR
11. NEW TOWEL BAR 12. TOILET PAPER DISPENSER
13. NEW TUB, TUB SURROUND, CONTROLS, & SHOWERHEAD W/ NEW DRAIN & MIXING VALVES W/ ACCESS PANEL. REPAIR DRYWALL AS REQ'D, COORDINATE SURROUND W/EXIST. WINDOW
14. NEW WALL MOUNT SINK & FAUCET AT ADA UNITS, SEE INTERIOR ELEVATIONS FOR PIPE PROTECTOR LOCATIONS. NEW VANITY, SINK & FAUCET AT ALL OTHER UNITS.
15. NEW TOILET, SEE INTERIOR ELEVATIONS FOR HEIGHT.
16. NEW DECORATIVE STAIR TREAD, PAINT RISER AND TRIM
17. NEW FIBERGLASS ENTRANCE DOOR
18. NEW ROLL IN SHOWER, 30X60, ½"MAX. THRESHOLD; SEE PLAN
19. NEW 30"X48" STAINLESS STEEL GREASE SHIELD, TYP.
20. PROVIDE NEW SCREEN DOOR AT REAR DOOR, TYP.

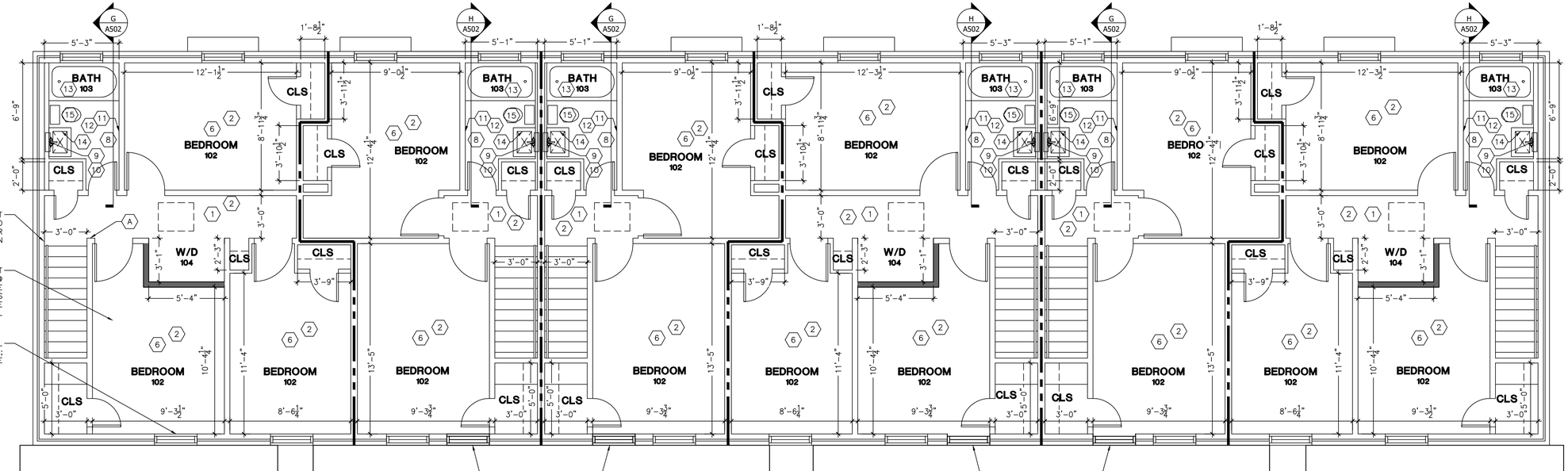


KEY PLAN
NTS

PROVIDE NEW PAINT THROUGHOUT ALL UNITS AT WALLS, CEILINGS AND MOLDINGS; SEE KEY NOTES FOR AREAS OF DRYWALL REMAIN

PROVIDE NEW LVT THROUGHOUT ALL UNITS, CERAMIC TILE @ BATHROOM; MAINTAIN BASE & TOE MOLDS, REPAIR OR REPLACE AS REQUIRED BY NEW WORK; SEE SPECIFICATIONS FOR MAKE & MODEL

PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE



SECOND FLOOR PLAN
PLAN NORTH
1/4" = 1'-0"

PATCH AND REPAIR DRYWALL AT SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

NEW DOORS:
1. SWING DOORS AT MECHANICAL ROOM: 2'-6" X 6'-8" HOLLOW METAL DOORS, TYP.
2. POCKET DOORS AT NEW HALF BATHROOM: 2'-6" X 6'-8" DOOR, CASED OPENING, TYP.

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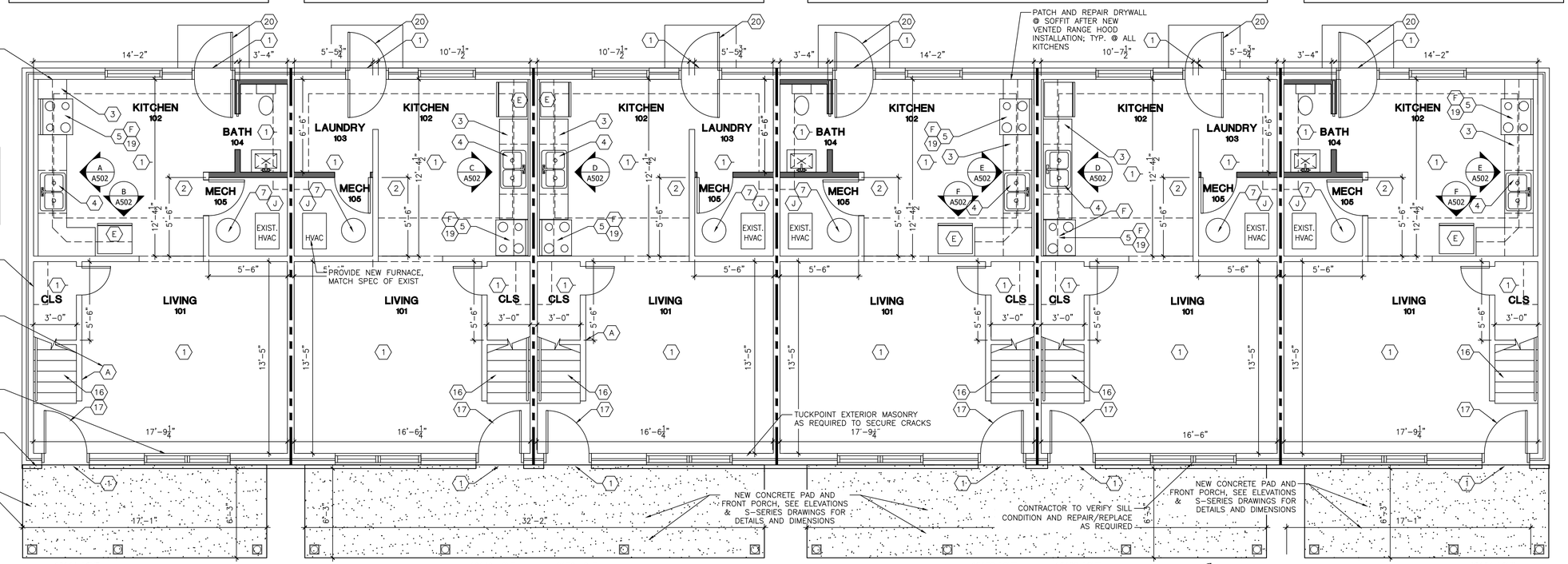
NEW STONE VENEER AND CAP; SEE SPECS AND ELEVATIONS

NEW CONCRETE PAD AND FRONT PORCH, SEE ELEVATIONS & S-SERIES DRAWINGS FOR DETAILS AND DIMENSIONS



10144 LOVE 10140 LOVE 10136 LOVE 10132 LOVE 10128 LOVE 10124 LOVE

FIRST FLOOR PLAN
PLAN NORTH
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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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MARIANNA TERRACE

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Issued: 06.16.2020 - BIDDING

Revised:

1. 2020.07.20 – ADDENDUM #1
2. 2020.08.03 – ADDENDUM #2
3. 2020.08.19 – HUD REVIEW
6. 2021.03.03 – PLAN REVIEW
7. 2021.06.01 – REBID

BUILDING 8
TYPE A
FLOOR PLANS

A108

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
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3. PROVIDE NEW MINI-BLINDS THROUGHOUT ALL UNITS, IN ALL WINDOWS.
4. PROVIDE NEW MAILBOX, TYPICAL AT ALL UNITS. MOUNT MAILBOX ADJACENT TO LATCH SIDE OF DOOR AT 48" A.F.F. MAXIMUM TO SLOT.
5. REPLACE ALL EXISTING LIGHT FIXTURES IN LIVING, KITCHEN, LAUNDRY, CLOSETS WITH LED LIGHT.
6. REPLACE ALL EXISTING LIGHT FIXTURES IN BEDROOMS WITH NEW LED FIXTURE AND CEILING FAN COMBO.

CONTINUED

7. DRYWALL REPAIRS WITHIN 6'-0" OF PLUMBING FIXTURE TO BE MOISTURE RESISTANT.
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9. PROVIDE OPENING AT EXTERIOR BRICK AS REQUIRED BY MANUFACTURER FOR NEW VENT HOOD EXHAUST.
10. PROVIDE 50 S.F. OF DRYWALL REPAIR EACH UNIT IN ADDITION TO REPAIR AND NEW WORK NOTED ELSEWHERE IN THESE DOCUMENTS.

NEW 2X4 WOOD STUDS @ 16" O.C. WITH ½" DRYWALL EACH SIDE, PROVIDE 2X6 STUDS @ PLUMBING WALLS

EXISTING AND NEW 1-HOUR FIRE RATED ASSEMBLY

LOCATION SPECIFIC KEY NOTE

A. REPAIR DRYWALL AT WALL OR CEILING, BASE BID TO INCLUDE 4 SF MINIMUM AT EACH NOTED LOCATION
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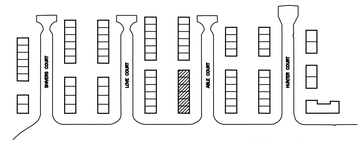

KEY PLAN
NTS

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STATE OF OHIO
JAMES DALTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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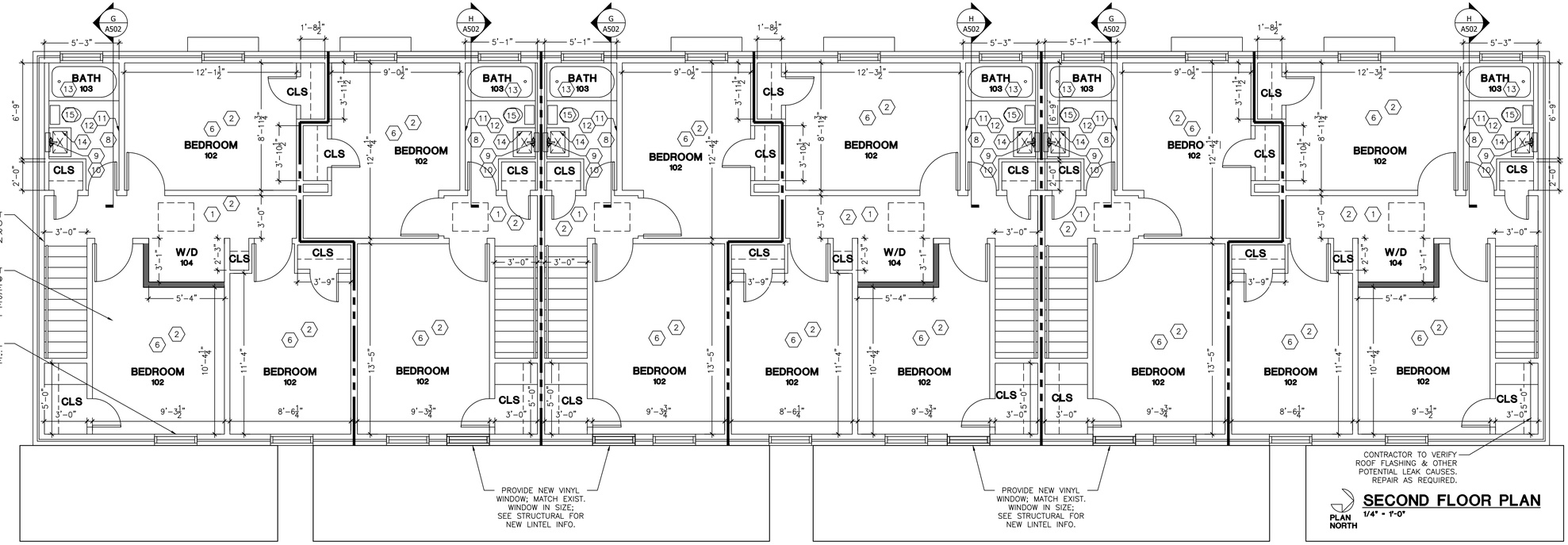

SECOND FLOOR PLAN
PLAN NORTH 1/4" = 1'-0"

PATCH AND REPAIR DRYWALL AT SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

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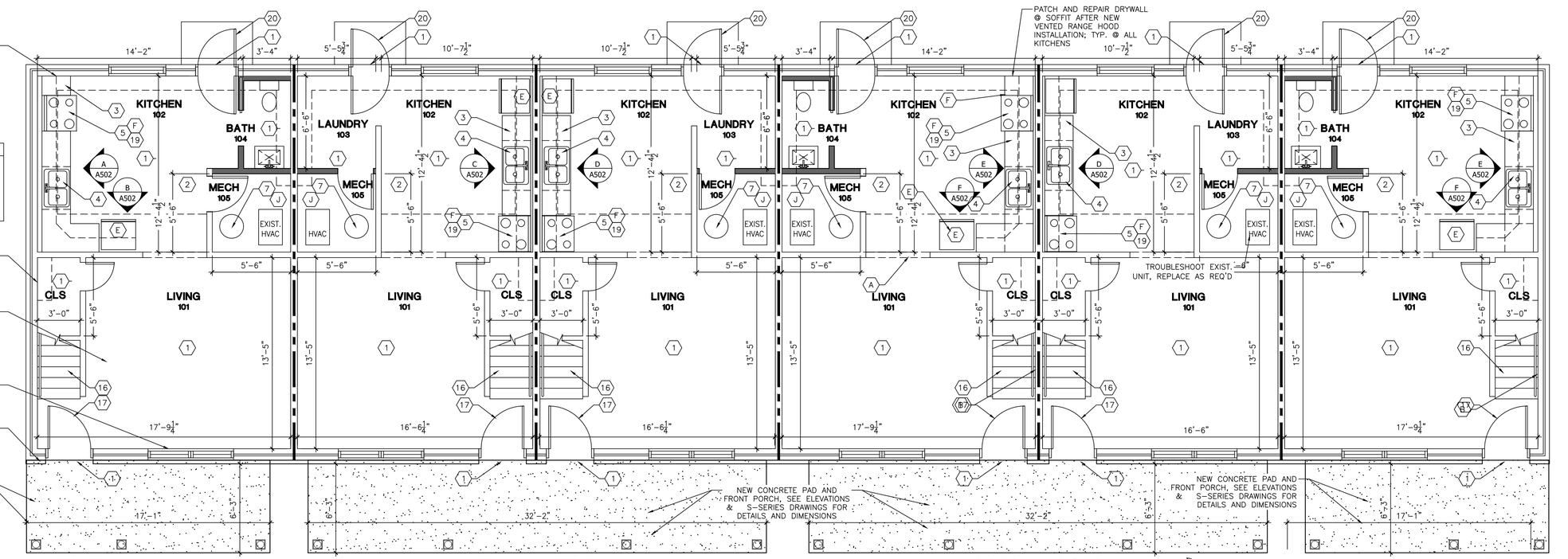

10101 ABLE 10105 ABLE 10109 ABLE 10113 ABLE 10117 ABLE 10121 ABLE

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

APARTMENT RENOVATION

MARIANNA TERRACE

10100 SHIVERS COURT TO
10137 HUNTER COURT
CINCINNATI, OH

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Issued: 06.16.2020 - BIDDING

Revised:
2020.08.03 – ADDENDUM #2
2020.08.19 – HUD REVIEW
2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

BUILDING 9
TYPE A
FLOOR PLANS

A109

1904.043

GENERAL PLAN NOTES

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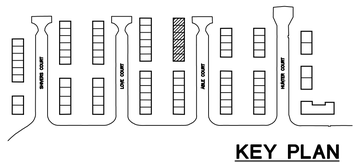

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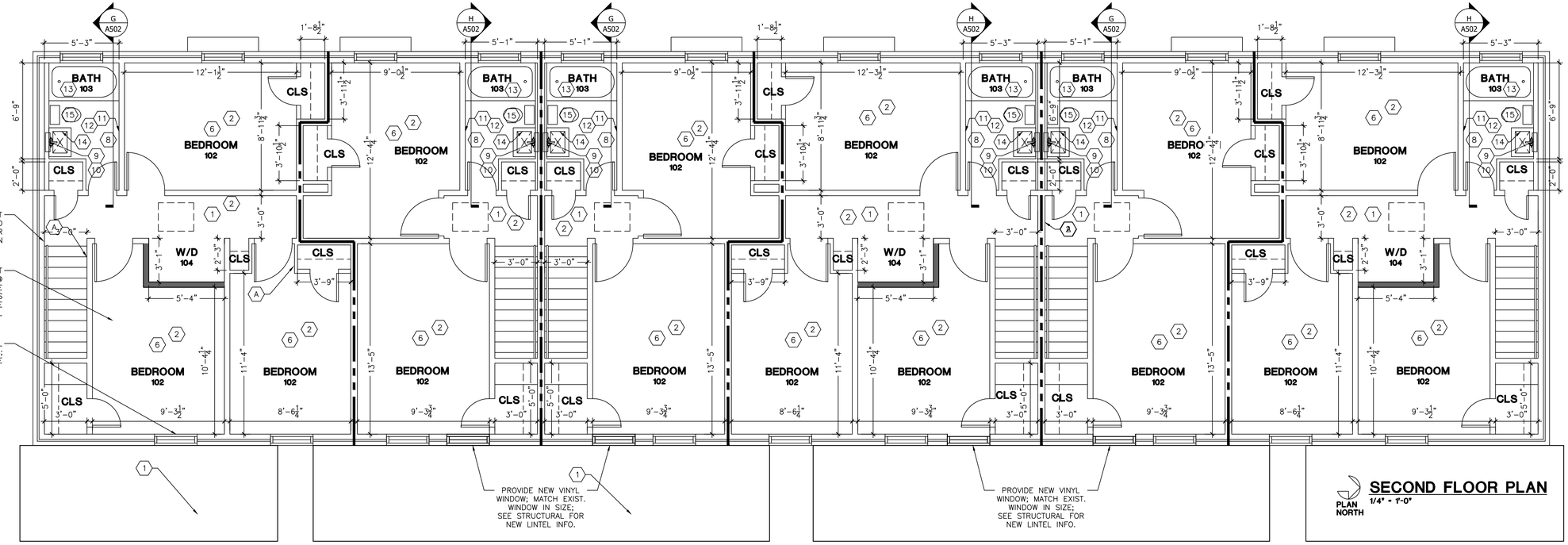

SECOND FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

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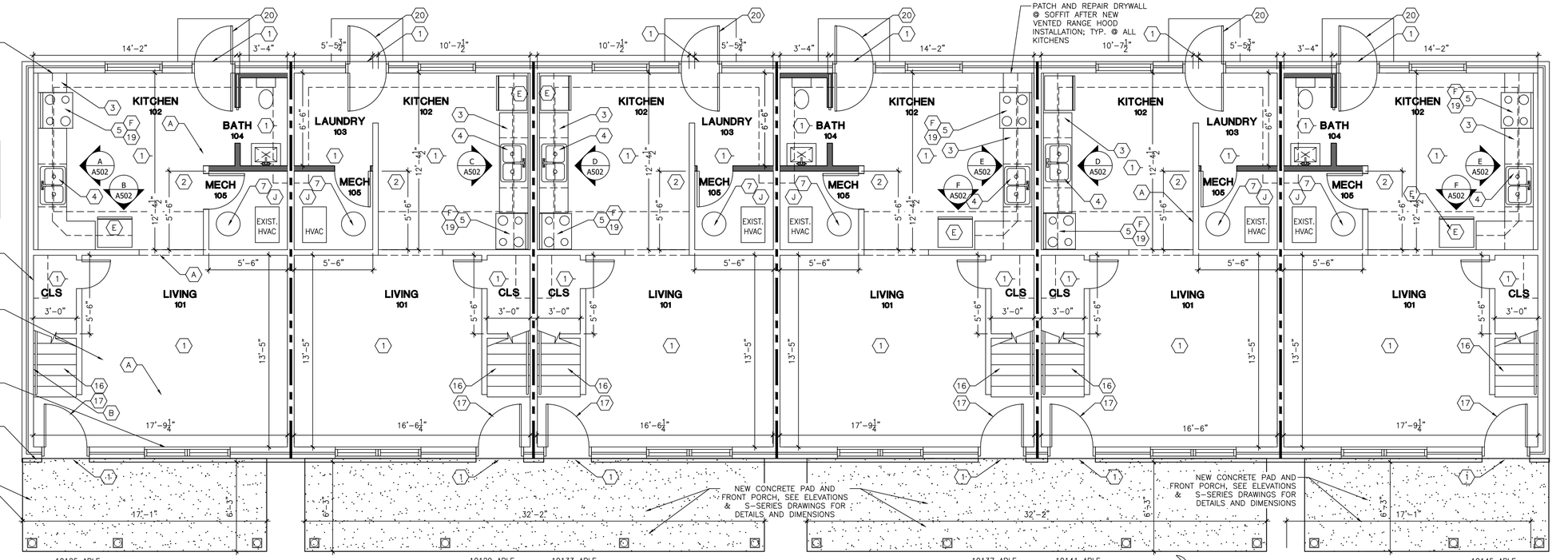

FIRST FLOOR PLAN
1/4" = 1'-0"
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Revised:
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BUILDING 10
TYPE A
FLOOR PLANS

A110

1904.043

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F. PROVIDE NEW RANGE (SEE PLAN FOR LOCATIONS)
G. PROVIDE NEW ACCESSIBLE STOVE (SEE PLAN FOR LOCATIONS)
H. PROVIDE NEW ACCESSIBLE OVEN (SEE PLAN FOR LOCATIONS)
I. PROVIDE NEW OUTLET COVERS
J. SERVICE AND REPAIR EXIST. HVAC EQUIPMENT & CONDENSER

PLAN KEY NOTES

1. NEW LED FIXTURE; CEILING MOUNT; RELOCATE AS NEEDED
2. NEW PHOTO-ELEC. SMOKE/GAS DETECTOR @ EX. LOCATIONS
3. NEW CABINETS THROUGHOUT
4. NEW SOLID SURFACE COUNTER TOP WITH DROP IN SINK & FAUCET, SEE ELEVATIONS FOR SINK BOWL DEPTH
5. NEW UNDER-CABINET MICROWAVE; COORDINATE EXTERIOR VENT W/EXIST. BULKHEAD & THROUGH WALL PENETRATION @ BRICK
6. NEW COMBO CEILING FAN & LED LIGHT @ALL BEDROOMS TYP.
7. NEW ELECTRIC WATER HEATER, 50 GAL, A.O. SMITH PXGT-50
8. NEW COMBO LED LIGHT FIXTURE AND EXHAUST FAN, 110 CFM, 3 SONES OR EQUAL, EXIST. DUCTING TO EXTERIOR W/ WALL SWITCH; CONFIRM EXISTING WIRING, SWITCH, & DUCT ARE IN WORKING CONDITION; REUSE AS APPLICABLE
9. NEW VANITY LED LIGHT FIXTURE

CONTINUED

10. NEW RECESSED MEDICINE CABINET WITH MIRROR
11. NEW TOWEL BAR 12. TOILET PAPER DISPENSER
13. NEW TUB, TUB SURROUND, CONTROLS, & SHOWERHEAD W/ NEW DRAIN & MIXING VALVES W/ ACCESS PANEL. REPAIR DRYWALL AS REQ'D, COORDINATE SURROUND W/EXIST. WINDOW
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16. NEW DECORATIVE STAIR TREAD, PAINT RISER AND TRIM
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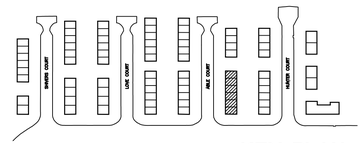
19. NEW 30"X48" STAINLESS STEEL GREASE SHIELD, TYP.
20. PROVIDE NEW SCREEN DOOR AT REAR DOOR, TYP.

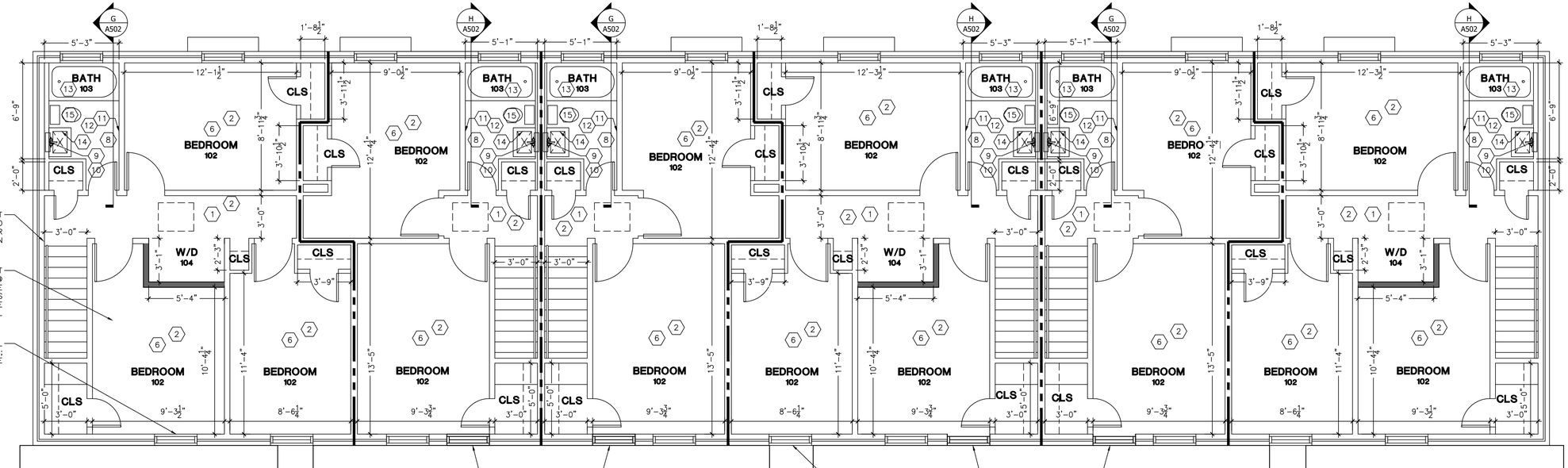


KEY PLAN
NTS

PROVIDE NEW PAINT THROUGHOUT ALL UNITS AT WALLS, CEILINGS AND MOLDINGS; SEE KEY NOTES FOR AREAS OF DRYWALL REMAIN

PROVIDE NEW LVT THROUGHOUT ALL UNITS, CERAMIC TILE @ BATHROOM; MAINTAIN BASE & TOE MOLDS, REPAIR OR REPLACE AS REQUIRED BY NEW WORK; SEE SPECIFICATIONS FOR MAKE & MODEL

PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE


BATH 103
BEDROOM 102
CLS
W/D 104
BEDROOM 102
CLS
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CLS
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CLS

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2. PROVIDE NEW LVT THROUGHOUT FIRST AND SECOND LEVELS; PREP SURFACE FOR NEW FLOORING PER MANUFACTURERS RECOMMENDATION. SECOND LEVEL HAS EXISTING STAINED AND HIGHLY GLOSSED WOOD FLOORING. PROVIDE NEW CERAMIC TILE FLOOR & MOLD IN RESTROOMS.
3. PROVIDE NEW MINI-BLINDS THROUGHOUT ALL UNITS, IN ALL WINDOWS.
4. PROVIDE NEW MAILBOX, TYPICAL AT ALL UNITS. MOUNT MAILBOX ADJACENT TO LATCH SIDE OF DOOR AT 48" A.F.F. MAXIMUM TO SLOT.
5. REPLACE ALL EXISTING LIGHT FIXTURES IN LIVING, KITCHEN, LAUNDRY, CLOSETS WITH LED LIGHT.
6. REPLACE ALL EXISTING LIGHT FIXTURES IN BEDROOMS WITH NEW LED FIXTURE AND CEILING FAN COMBO.

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7. DRYWALL REPAIRS WITHIN 6'-0" OF PLUMBING FIXTURE TO BE MOISTURE RESISTANT.
8. REPLACE, PATCH AND REPAIR ALL AREAS OF DRYWALL AT WALL AND CEILING WHERE REMOVED FOR NEW MEP WORK, INCLUDING NEW AND MODIFIED BATHROOMS, NEW RANGE VENT HOOD, AND LAUNDRY.
9. PROVIDE OPENING AT EXTERIOR BRICK AS REQUIRED BY MANUFACTURER FOR NEW VENT HOOD EXHAUST.
10. PROVIDE 50 S.F. OF DRYWALL REPAIR EACH UNIT IN ADDITION TO REPAIR AND NEW WORK NOTED ELSEWHERE IN THESE DOCUMENTS.

NEW 2X4 WOOD STUDS @ 16" O.C. WITH ½" DRYWALL EACH SIDE, PROVIDE 2X6 STUDS @ PLUMBING WALLS

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LOCATION SPECIFIC KEY NOTE

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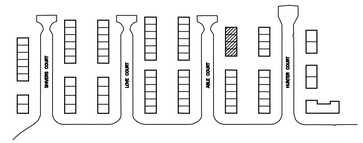
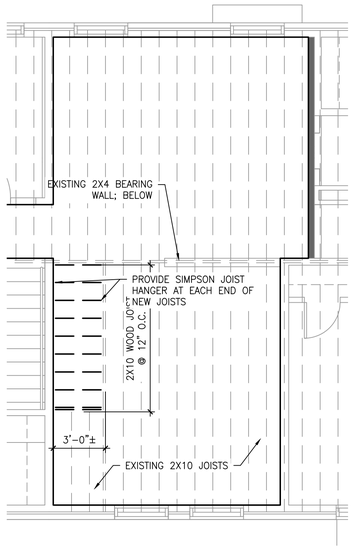
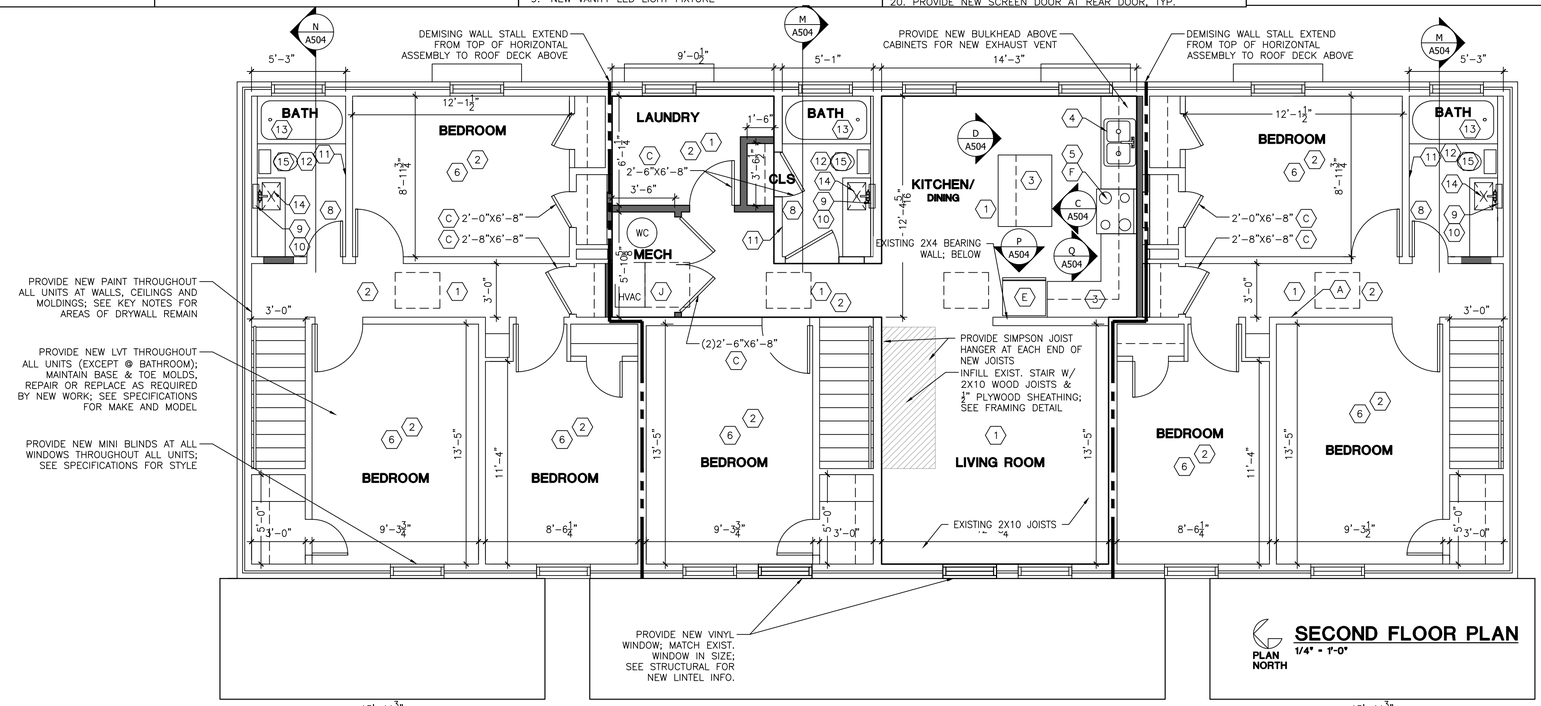


KEY PLAN
NTS

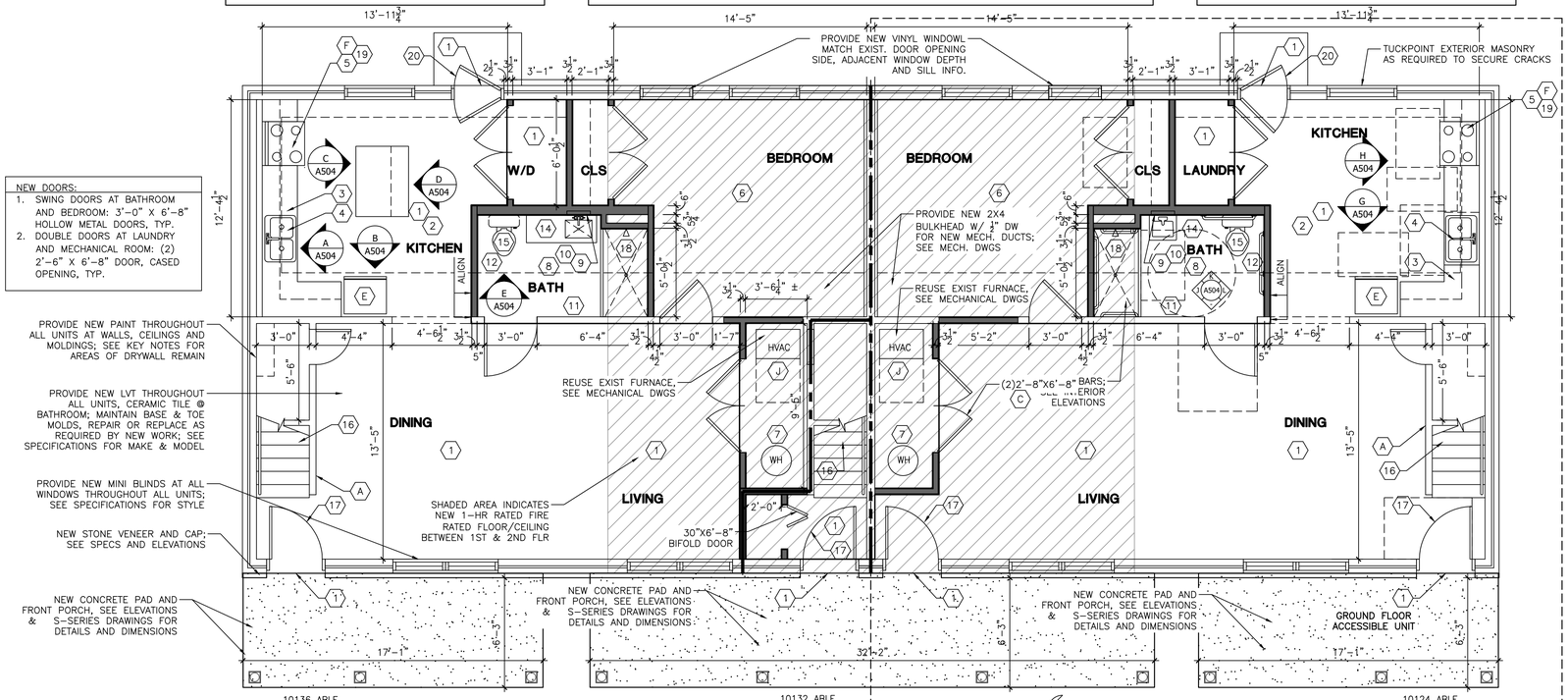


INFILL FRAMING
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH



FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN NORTH

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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

APARTMENT RENOVATION

MARIANNA TERRACE

10100 SHIVERS COURT TO
10137 HUNTER COURT
CINCINNATI, OH

Hub + Weber
Architects, PLC

200 West Pike Street
Covington, KY 41011
Ph: 859-491-3844
Fx: 859-655-3243
hw@hubweber.com

Issued: 06.16.2020 - BIDDING

Revised:
2020.08.03 – ADDENDUM #2
2020.08.19 – HUD REVIEW
2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

BUILDING 12
TYPE B
FLOOR PLANS

A112

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
2. PROVIDE NEW LVT THROUGHOUT FIRST AND SECOND LEVELS; PREP SURFACE FOR NEW FLOORING PER MANUFACTURERS RECOMMENDATION. SECOND LEVEL HAS EXISTING STAINED AND HIGHLY GLOSSED WOOD FLOORING. PROVIDE NEW CERAMIC TILE FLOOR & MOLD IN RESTROOMS.
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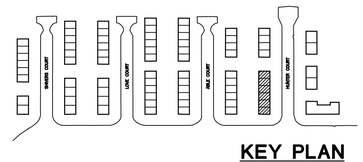

KEY PLAN
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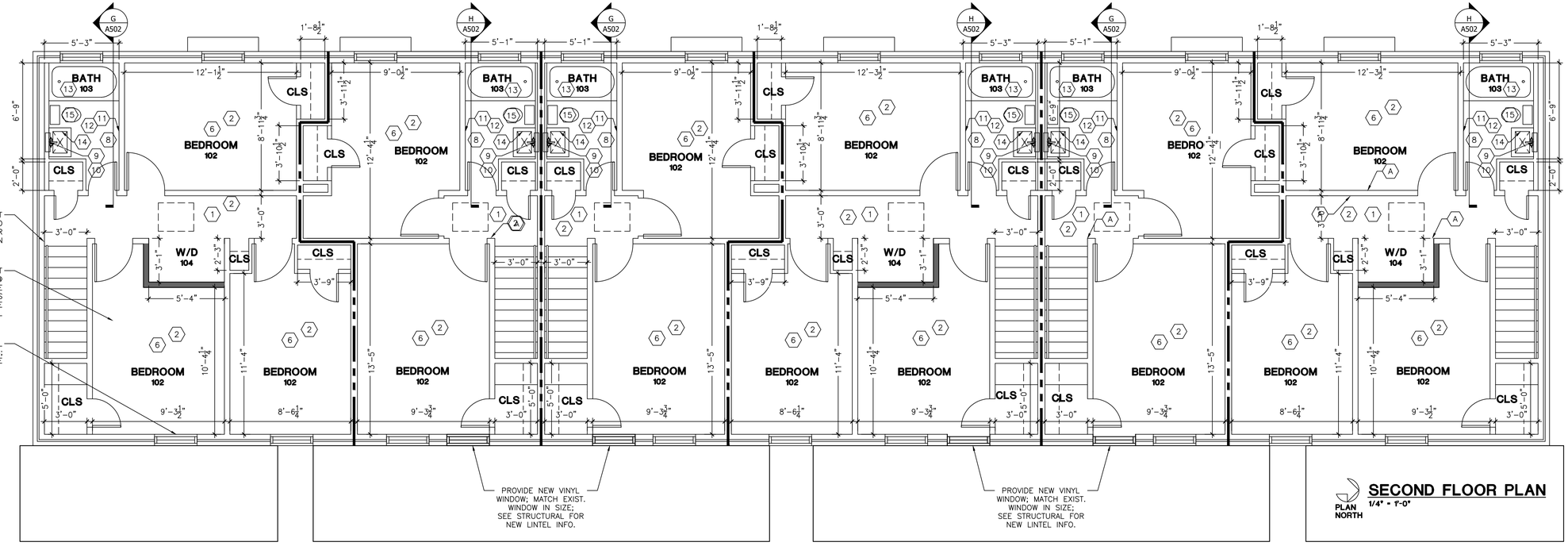

SECOND FLOOR PLAN
PLAN NORTH 1/4" = 1'-0"

PATCH AND REPAIR DRYWALL AT SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

NEW DOORS:
1. SWING DOORS AT MECHANICAL ROOM: 2'-6" X 6'-8" HOLLOW METAL DOORS, TYP.
2. POCKET DOORS AT NEW HALF BATHROOM: 2'-6" X 6'-8"

TUCKPOINT EXTERIOR MASONRY AS REQUIRED TO SECURE CRACKS

PROVIDE NEW PAINT THROUGHOUT ALL UNITS AT WALLS, CEILINGS AND MOLDINGS; SEE KEY NOTES FOR AREAS OF DRYWALL REMAIN

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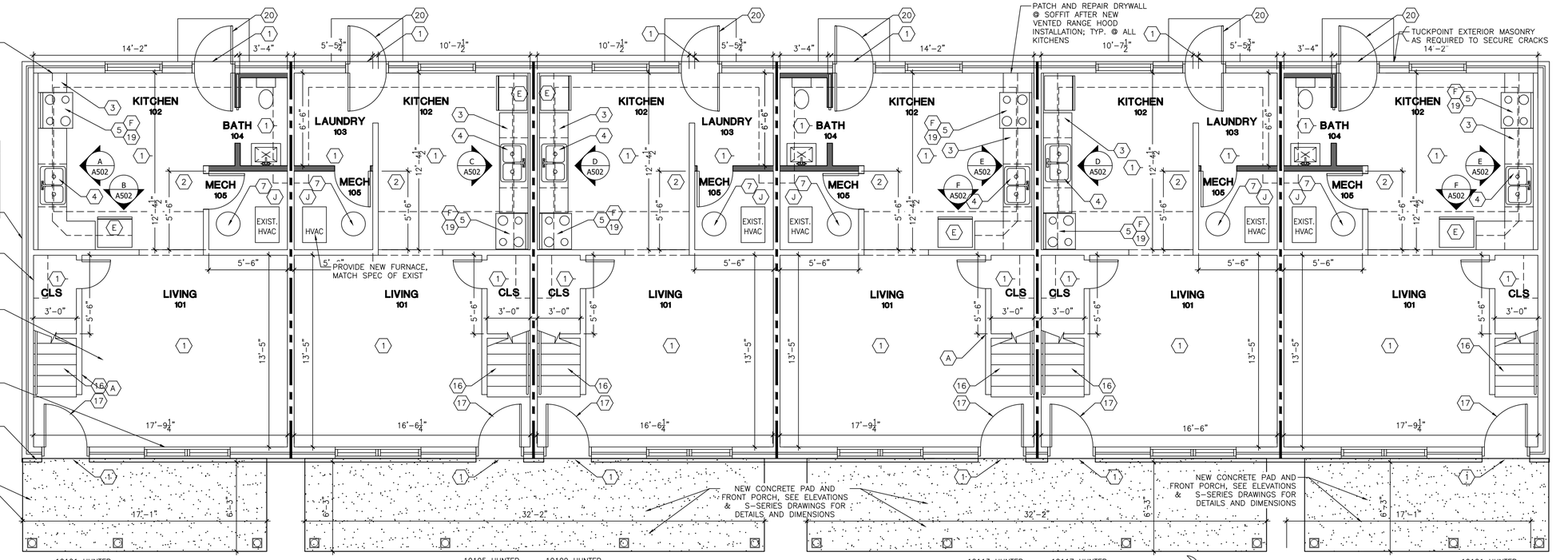
NEW STONE VENEER AND CAP; SEE SPECS AND ELEVATIONS

NEW CONCRETE PAD AND FRONT PORCH, SEE ELEVATIONS & S-SERIES DRAWINGS FOR DETAILS AND DIMENSIONS

PATCH AND REPAIR DRYWALL @ SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

TUCKPOINT EXTERIOR MASONRY AS REQUIRED TO SECURE CRACKS



10101 HUNTER 10105 HUNTER 10109 HUNTER 10113 HUNTER 10117 HUNTER 10121 HUNTER

FIRST FLOOR PLAN
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JAMES DAULTON GUTHRIE
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REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

APARTMENT RENOVATION

MARIANNA TERRACE

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10137 HUNTER COURT
CINCINNATI, OH

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Architects, PLC
200 West Pike Street
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Issued: 06.16.2020 - BIDDING

Revised:
2020.08.03 – ADDENDUM #2
2020.08.19 – HUD REVIEW
2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

BUILDING 13
TYPE A
FLOOR PLANS

A113

1904.043

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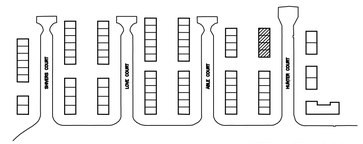

KEY PLAN
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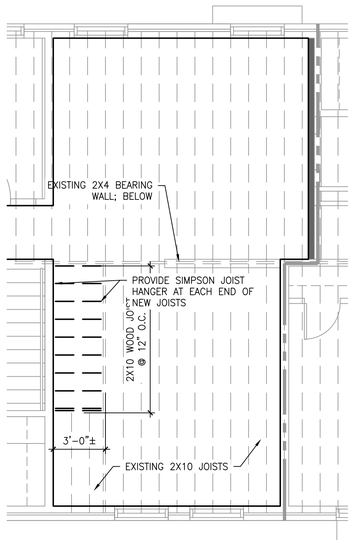

INFILL FRAMING
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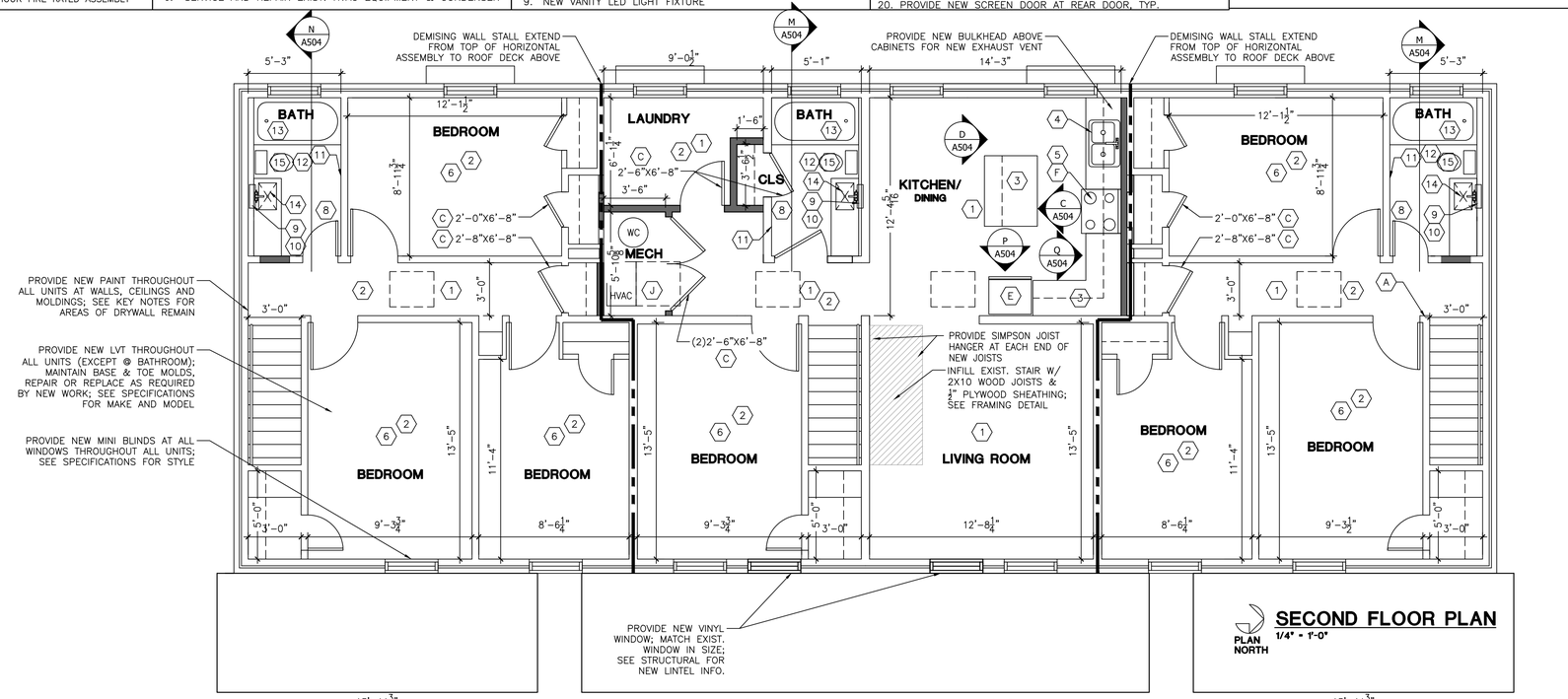
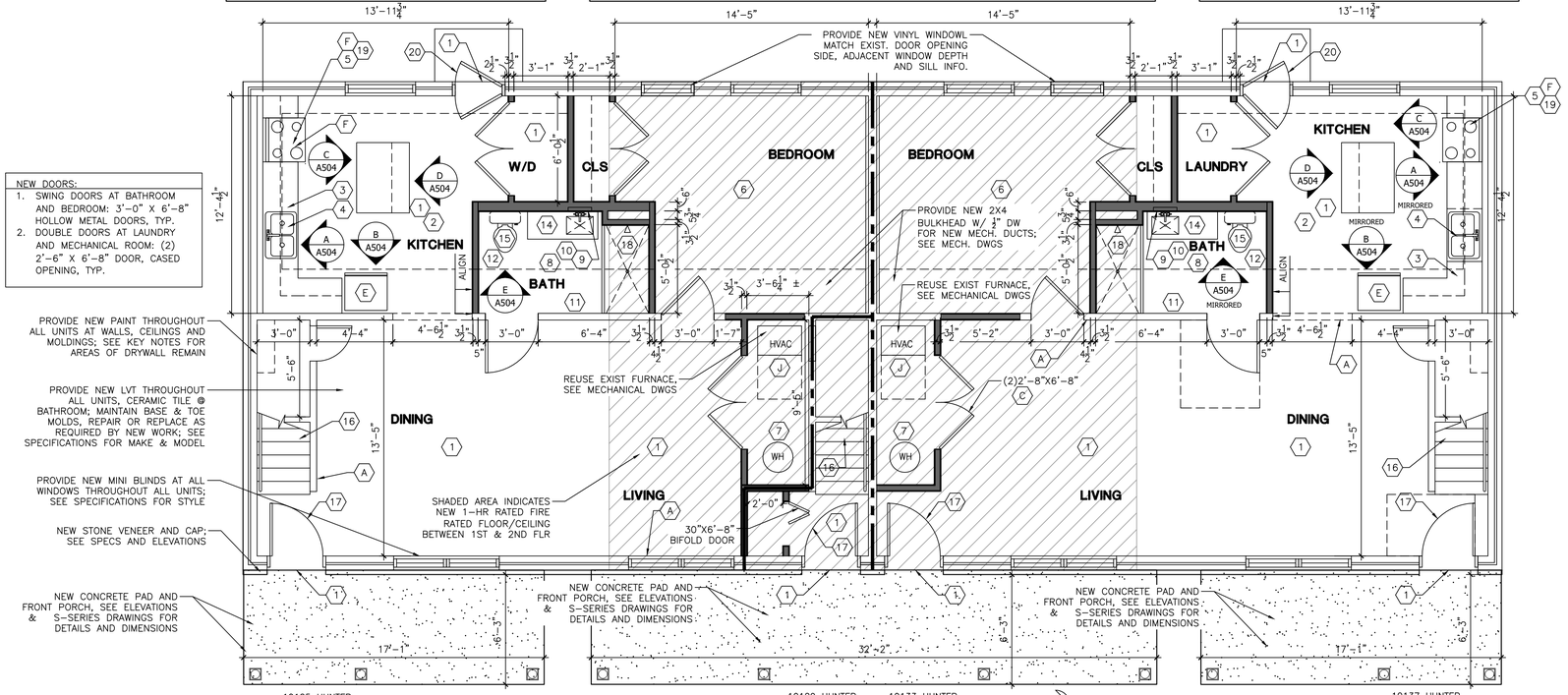


PLAN NORTH

SECOND FLOOR PLAN
1/4" = 1'-0"



NEW DOORS:
1. SWING DOORS AT BATHROOM AND BEDROOM: 3'-0" X 6'-8" HOLLOW METAL DOORS, TYP.
2. DOUBLE DOORS AT LAUNDRY AND MECHANICAL ROOM: (2) 2'-6" X 6'-8" DOOR, CASED OPENING, TYP.

PLAN NORTH

FIRST FLOOR PLAN
1/4" = 1'-0"

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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

APARTMENT RENOVATION

MARIANNA TERRACE

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10137 HUNTER COURT
CINCINNATI, OH

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Issued: 06.16.2020 - BIDDING

Revised:
2. 2020.08.03 – ADDENDUM #2
3. 2020.08.19 – HUD REVIEW
6. 2021.03.03 – PLAN REVIEW
7. 2021.06.01 – REBID

BUILDING 14
TYPE B
FLOOR PLANS

A114

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
2. PROVIDE NEW LVT THROUGHOUT FIRST AND SECOND LEVELS; PREP SURFACE FOR NEW FLOORING PER MANUFACTURERS RECOMMENDATION. SECOND LEVEL HAS EXISTING STAINED AND HIGHLY GLOSSED WOOD FLOORING. PROVIDE NEW CERAMIC TILE FLOOR & MOLD IN RESTROOMS.
3. PROVIDE NEW MINI-BLINDS THROUGHOUT ALL UNITS, IN ALL WINDOWS.
4. PROVIDE NEW MAILBOX, TYPICAL AT ALL UNITS. MOUNT MAILBOX ADJACENT TO LATCH SIDE OF DOOR AT 48" A.F.F. MAXIMUM TO SLOT.
5. REPLACE ALL EXISTING LIGHT FIXTURES IN LIVING, KITCHEN, LAUNDRY, CLOSETS WITH LED LIGHT.
6. REPLACE ALL EXISTING LIGHT FIXTURES IN BEDROOMS WITH NEW LED FIXTURE AND CEILING FAN COMBO.

CONTINUED

7. DRYWALL REPAIRS WITHIN 6'-0" OF PLUMBING FIXTURE TO BE MOISTURE RESISTANT.
8. REPLACE, PATCH AND REPAIR ALL AREAS OF DRYWALL AT WALL AND CEILING WHERE REMOVED FOR NEW MEP WORK, INCLUDING NEW AND MODIFIED BATHROOMS, NEW RANGE VENT HOOD, AND LAUNDRY.
9. PROVIDE OPENING AT EXTERIOR BRICK AS REQUIRED BY MANUFACTURER FOR NEW VENT HOOD EXHAUST.
10. PROVIDE 50 S.F. OF DRYWALL REPAIR EACH UNIT IN ADDITION TO REPAIR AND NEW WORK NOTED ELSEWHERE IN THESE DOCUMENTS.

NEW 2X4 WOOD STUDS @ 16" O.C. WITH ½" DRYWALL EACH SIDE, PROVIDE 2X6 STUDS @ PLUMBING WALLS

EXISTING AND NEW 1-HOUR FIRE RATED ASSEMBLY

A/V UNIT NOTES

1. ALL SENSORY IMPAIRED DWELLING UNITS SHALL MEET THE CODE REQUIRES OF UFAS 4.28.
2. ALL SENSORY IMPAIRED DWELLING UNITS SHALL BE EQUIPPED WITH AUDIBLE AND VISUAL NOTIFICATION DEVICES. THESE DEVICES SHALL NOTIFY THE OCCUPANT WHEN SOMEONE IS AT THE ENTRY DOOR, WHEN THE TELEPHONE RINGS, AND WHEN THERE IS SMOKE OR CARBON MONOXIDE DETECTED WITHIN THE DWELLING OR BUILDING.
3. PER UFAS 4.28.2: THE AUDIBLE DEVICE SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 DECIBELS, NOT TO EXCEED 120 DECIBELS.
4. PER UFAS 4.28.3: THE VISUAL DEVICE SHALL FLASH WITH A FREQUENCY OF LESS THAN 5 HZ.

LOCATION SPECIFIC KEY NOTE

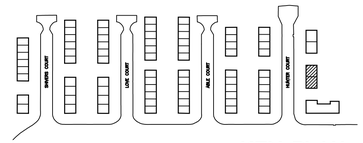
A. REPAIR DRYWALL AT WALL OR CEILING, BASE BID TO INCLUDE 4 SF MINIMUM AT EACH NOTED LOCATION
B. PROVIDE NEW WOOD HANDRAIL OR REPAIR EXISTING, ENSURE HANDRAIL IS SECURELY ANCHORED TO SOLID BLOCKING OR STUDS, REPAIR DRYWALL AS REQUIRED FOR NEW WORK
C. PROVIDE NEW HOLLOW METAL FRAME & DOOR OR HARDWARE
D. PROVIDE NEW DOOR STOP
E. PROVIDE NEW REFRIGERATOR (SEE PLAN FOR LOCATIONS)
F. PROVIDE NEW RANGE (SEE PLAN FOR LOCATIONS)
G. PROVIDE NEW ACCESSIBLE STOVE (SEE PLAN FOR LOCATIONS)
H. PROVIDE NEW ACCESSIBLE OVEN (SEE PLAN FOR LOCATIONS)
I. PROVIDE NEW OUTLET COVERS
J. SERVICE AND REPAIR EXIST. HVAC EQUIPMENT & CONDENSER

PLAN KEY NOTES

1. NEW LED FIXTURE; CEILING MOUNT; RELOCATE AS NEEDED
2. NEW PHOTO-ELEC. SMOKE/GAS DETECTOR @ EX. LOCATIONS
3. NEW CABINETS THROUGHOUT
4. NEW SOLID SURFACE COUNTER TOP WITH DROP IN SINK & FAUCET, SEE ELEVATIONS FOR SINK BOWL DEPTH
5. NEW UNDER-CABINET MICROWAVE; COORDINATE EXTERIOR VENT W/EXIST. BULKHEAD & THROUGH WALL PENETRATION @ BRICK
6. NEW COMBO CEILING FAN & LED LIGHT @ALL BEDROOMS TYP.
7. NEW ELECTRIC WATER HEATER, 50 GAL, A.O. SMITH PXGT-50
8. NEW COMBO LED LIGHT FIXTURE AND EXHAUST FAN, 110 CFM, 3 SONES OR EQUAL, EXIST. DUCTING TO EXTERIOR W/ WALL SWITCH; CONFIRM EXISTING WIRING, SWITCH, & DUCT ARE IN WORKING CONDITION; REUSE AS APPLICABLE
9. NEW VANITY LED LIGHT FIXTURE

CONTINUED

10. NEW RECESSED MEDICINE CABINET WITH MIRROR
11. NEW TOWEL BAR 12. TOILET PAPER DISPENSER
13. NEW TUB, TUB SURROUND, CONTROLS, & SHOWERHEAD W/ NEW DRAIN & MIXING VALVES W/ ACCESS PANEL. REPAIR DRYWALL AS REQ'D, COORDINATE SURROUND W/EXIST. WINDOW
14. NEW WALL MOUNT SINK & FAUCET AT ADA UNITS, SEE INTERIOR ELEVATIONS FOR PIPE PROTECTOR LOCATIONS. NEW VANITY, SINK & FAUCET AT ALL OTHER UNITS.
15. NEW TOILET, SEE INTERIOR ELEVATIONS FOR HEIGHT.
16. NEW DECORATIVE STAIR TREAD, PAINT RISER AND TRIM
17. NEW FIBERGLASS ENTRANCE DOOR
18. NEW ROLL IN SHOWER, 30X60, ½"MAX. THRESHOLD; SEE PLAN
19. NEW 30"X48" STAINLESS STEEL GREASE SHIELD, TYP.
20. PROVIDE NEW SCREEN DOOR AT REAR DOOR, TYP.

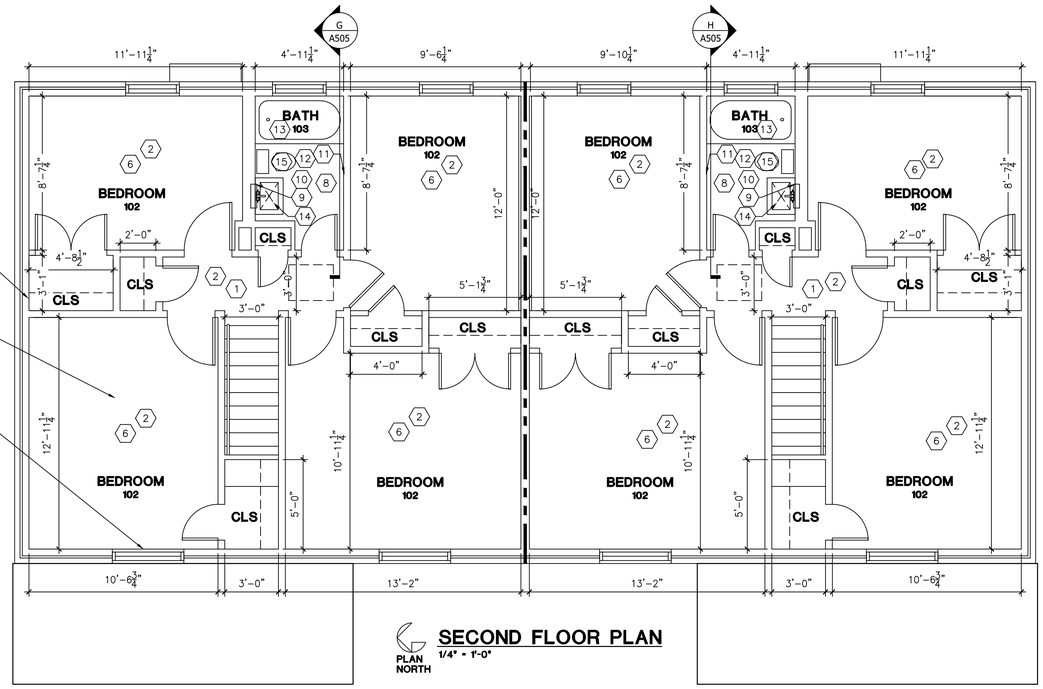


KEY PLAN
NTS

PROVIDE NEW PAINT THROUGHOUT ALL UNITS AT WALLS, CEILINGS AND MOLDINGS; SEE KEY NOTES FOR AREAS OF DRYWALL REMAIN

PROVIDE NEW LVT THROUGHOUT ALL UNITS (EXCEPT @ BATHROOM); MAINTAIN BASE & TOE MOLDS, REPAIR OR REPLACE AS REQUIRED BY NEW WORK; SEE SPECIFICATIONS FOR MAKE AND MODEL

PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE



SECOND FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

NEW DOORS TO BE 2'-6"x6'-8" HOLLOW METAL DOORS & FRAMES; COORDINATE SIZE W/EQUIPMENT

TUCKPOINT EXTERIOR MASONRY AS REQUIRED TO SECURE CRACKS

PATCH AND REPAIR DRYWALL @ SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

PROVIDE NEW PAINT THROUGHOUT ALL UNITS AT WALLS, CEILINGS AND MOLDINGS; SEE KEY NOTES FOR AREAS OF DRYWALL REMAIN

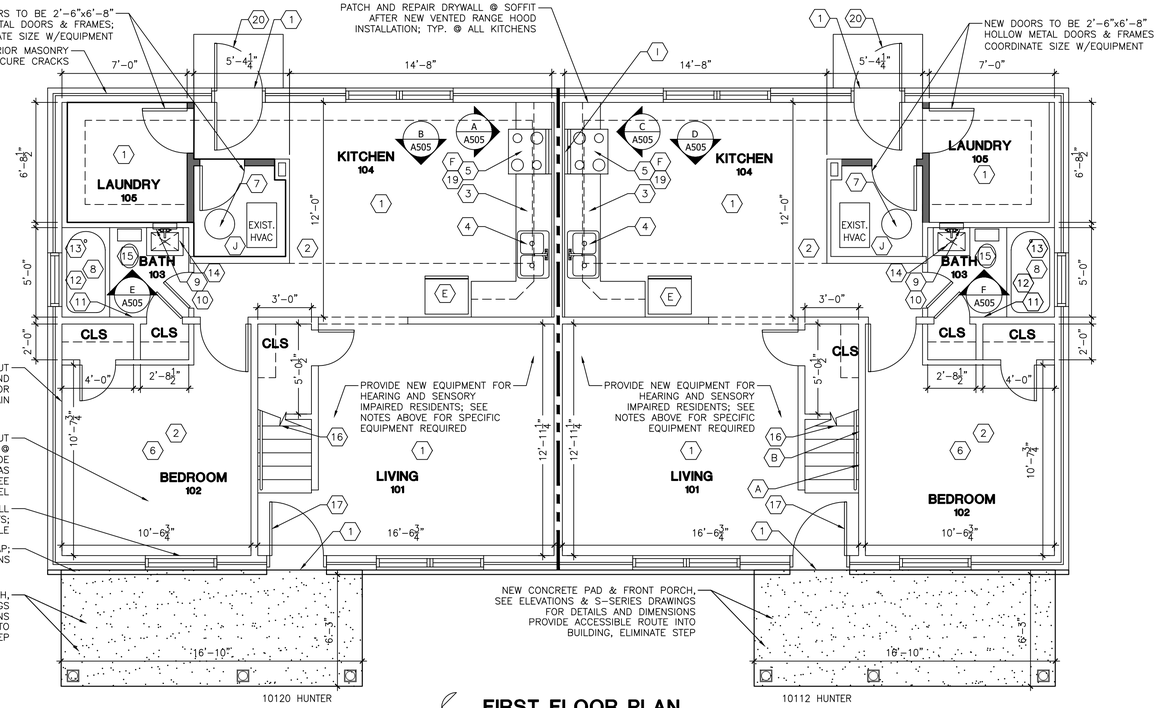
PROVIDE NEW LVT THROUGHOUT ALL UNITS, CERAMIC TILE @ BATHROOM; MAINTAIN BASE & TOE MOLDS, REPAIR OR REPLACE AS REQUIRED BY NEW WORK; SEE SPECIFICATIONS FOR MAKE & MODEL

PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE

NEW STONE VENEER AND CAP; SEE SPECS AND ELEVATIONS

NEW CONCRETE PAD & FRONT PORCH, SEE ELEVATIONS & S-SERIES DRAWINGS FOR DETAILS AND DIMENSIONS PROVIDE ACCESSIBLE ROUTE INTO BUILDING, ELIMINATE STEP

PROVIDE NEW EQUIPMENT FOR HEARING AND SENSORY IMPAIRED RESIDENTS; SEE NOTES ABOVE FOR SPECIFIC EQUIPMENT REQUIRED



FIRST FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

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Revised:
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- 2021.03.03 – PLAN REVIEW
- 2021.06.01 – REBID

BUILDING 15
TYPE C
FLOOR PLANS

A115

1904.043

GENERAL PLAN NOTES

1. PROVIDE NEW PAINT THROUGHOUT UNITS INCLUDING ALL WALLS AND WOOD BASE, TOE, AND CASE MOLDING (SEE ROOM FINISH SCHEDULE).
2. PROVIDE NEW LVT THROUGHOUT FIRST AND SECOND LEVELS; PREP SURFACE FOR NEW FLOORING PER MANUFACTURERS RECOMMENDATION. SECOND LEVEL HAS EXISTING STAINED AND HIGHLY GLOSSED WOOD FLOORING. PROVIDE NEW CERAMIC TILE FLOOR & MOLD IN RESTROOMS.
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5. REPLACE ALL EXISTING LIGHT FIXTURES IN LIVING, KITCHEN, LAUNDRY, CLOSETS WITH LED LIGHT.
6. REPLACE ALL EXISTING LIGHT FIXTURES IN BEDROOMS WITH NEW LED FIXTURE AND CEILING FAN COMBO.

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NEW 2X4 WOOD STUDS @ 16" O.C. WITH ½" DRYWALL EACH SIDE, PROVIDE 2X6 STUDS @ PLUMBING WALLS

EXISTING AND NEW 1-HOUR FIRE RATED ASSEMBLY

LOCATION SPECIFIC KEY NOTE

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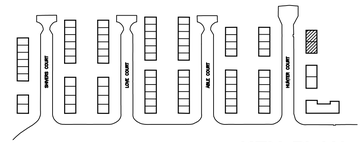
20. PROVIDE NEW SCREEN DOOR AT REAR DOOR, TYP.



KEY PLAN
NTS

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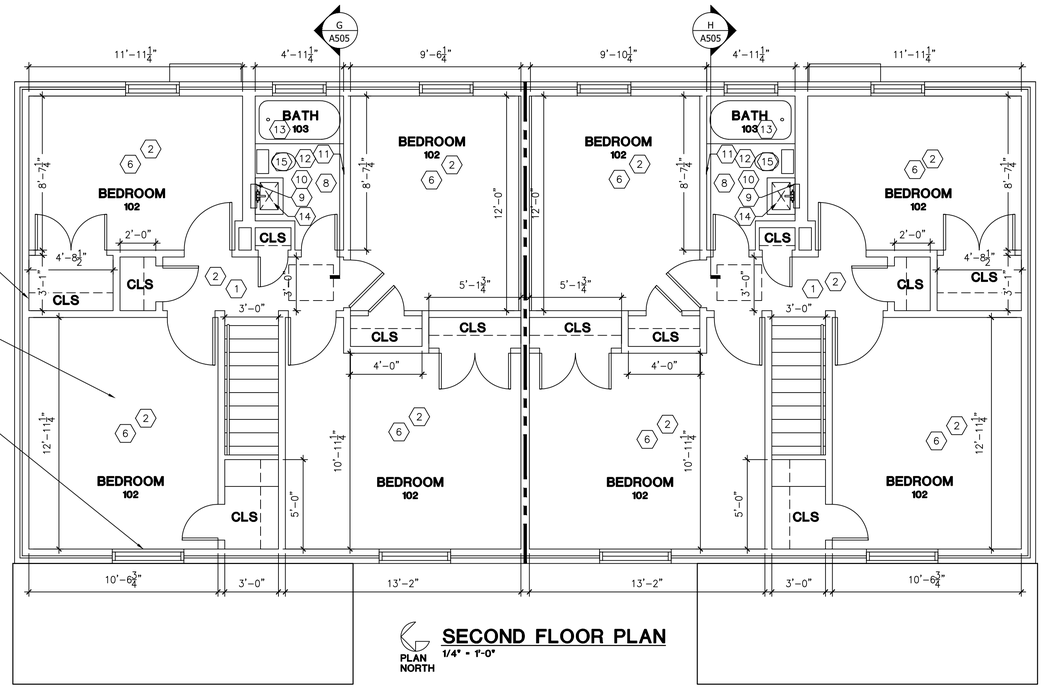
PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE



SECOND FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

NEW DOORS TO BE 2'-6"x6'-8" HOLLOW METAL DOORS & FRAMES; COORDINATE SIZE W/EQUIPMENT

PATCH AND REPAIR DRYWALL @ SOFFIT AFTER NEW VENTED RANGE HOOD INSTALLATION; TYP. @ ALL KITCHENS

NEW DOORS TO BE 2'-6"x6'-8" HOLLOW METAL DOORS & FRAMES COORDINATE SIZE W/EQUIPMENT

CONTRACTOR TO TROUBLESHOOT EX. FURNACE & REAPIR/REPLACE AS REQUIRED

PROVIDE NEW PAINT THROUGHOUT ALL UNITS AT WALLS, CEILINGS AND MOLDINGS; SEE KEY NOTES FOR AREAS OF DRYWALL REMAIN

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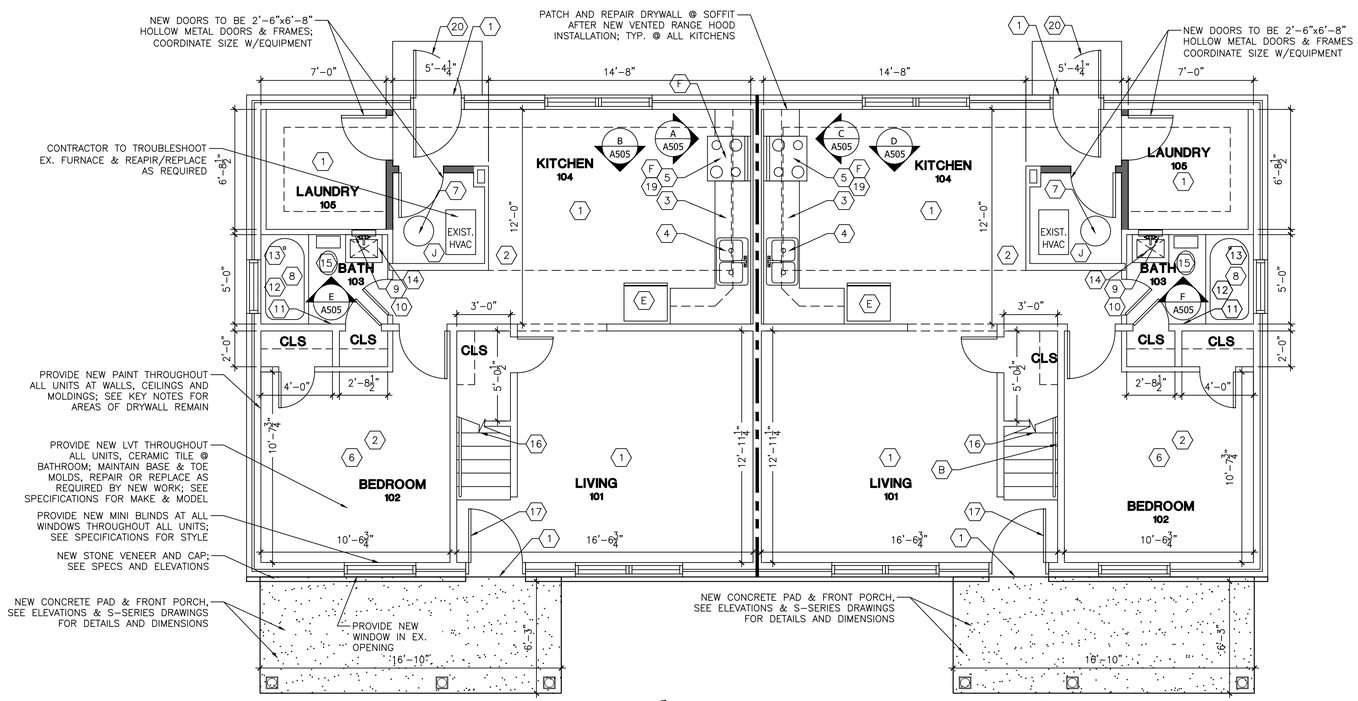
PROVIDE NEW MINI BLINDS AT ALL WINDOWS THROUGHOUT ALL UNITS; SEE SPECIFICATIONS FOR STYLE

NEW STONE VENEER AND CAP; SEE SPECS AND ELEVATIONS

NEW CONCRETE PAD & FRONT PORCH, SEE ELEVATIONS & S-SERIES DRAWINGS FOR DETAILS AND DIMENSIONS



FIRST FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

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Issued: 06.16.2020 - BIDDING

Revised:

1. 2020.07.20 – ADDENDUM #1
2. 2020.08.03 – ADDENDUM #2
3. 2020.08.19 – HUD REVIEW
4. 2021.03.03 – PLAN REVIEW
5. 2021.06.01 – REBID

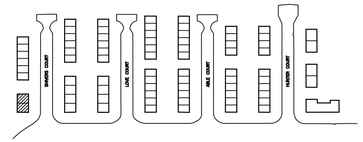
BUILDING 16
TYPE C
FLOOR PLANS

A116

1904.043

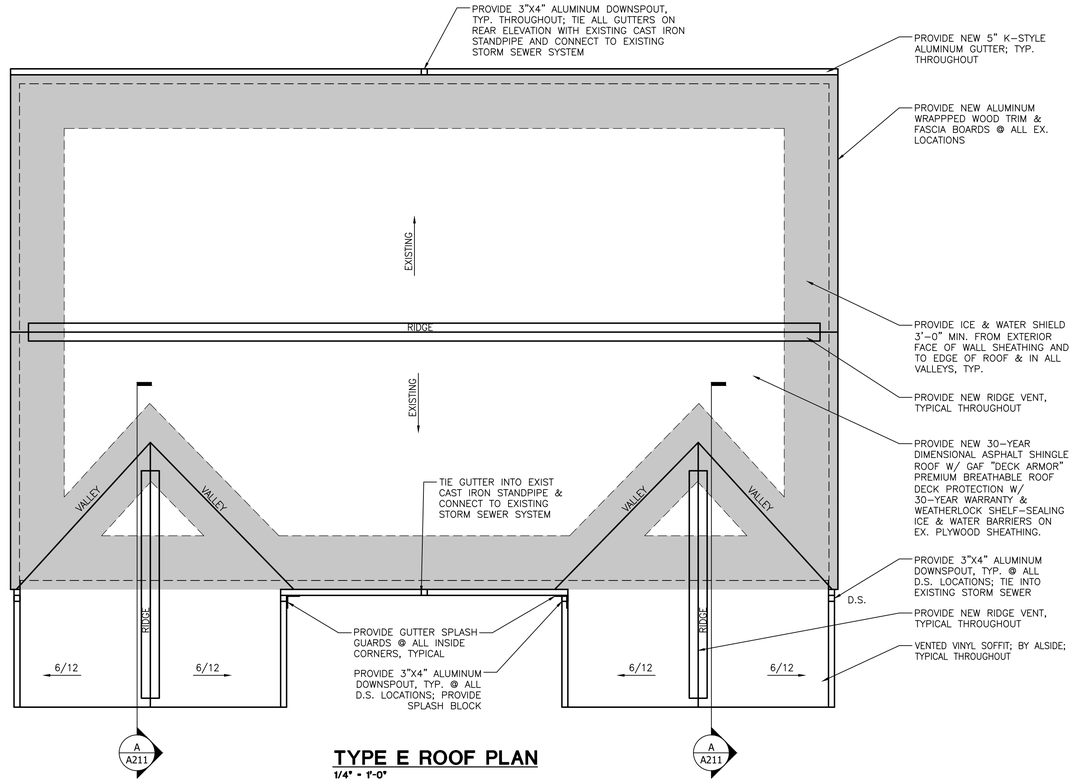
GENERAL PLAN NOTES

1. TIE ALL REAR ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM.
2. TIE NEW FRONT ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM – AS NOTED ON PLANS BELOW AND IN OTHER A100 AND A200 SERIES DRAWINGS.
3. PROVIDE NEW SPLASH BLOCKS AND GRADE DRAINAGE AT LOCATIONS AS NOTED IN PLANS BELOW AND IN OTHER A100 AND A200 SERIES DRAWINGS.
4. CONTRACTOR SHALL TIE IN DOWNSPOUTS TO EXISTING CAST IRON DOWNSPOUT BOOTS AS LOCATIONS TECHNICALLY FEASIBLE THAT HAVE NOT BEEN SPECIFICALLY NOTED IN THESE DOCUMENTS.



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10101–10105 SHIVERS COURT



TYPE E ROOF PLAN
1/4" = 1'-0"

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Issued: 06.16.2020 - BIDDING

Revised:

2 **2020.08.03 – ADDENDUM #2**

3 **2021.03.03 – PLAN REVIEW**
1 **2021.06.01 – REBID**

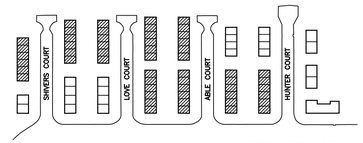
TYPE E ROOF PLAN

A121

1904.043

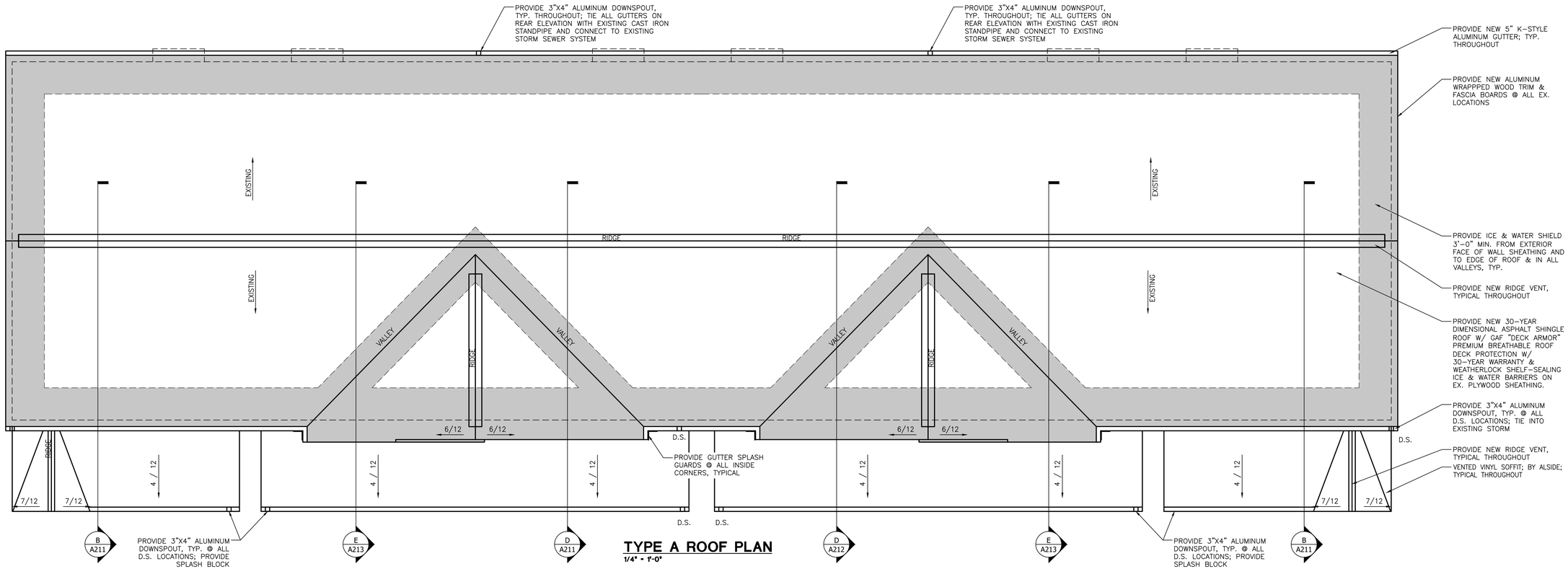
GENERAL PLAN NOTES

1. TIE ALL REAR ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM.
2. TIE NEW FRONT ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM – AS NOTED ON PLANS BELOW AND IN OTHER A100 AND A200 SERIES DRAWINGS.
3. PROVIDE NEW SPLASH BLOCKS AND GRADE DRAINAGE AT LOCATIONS AS NOTED IN PLANS BELOW AND IN OTHER A100 AND A200 SERIES DRAWINGS.
4. CONTRACTOR SHALL TIE IN DOWNSPOUTS TO EXISTING CAST IRON DOWNSPOUT BOOTS AS LOCATIONS TECHNICALLY FEASIBLE THAT HAVE NOT BEEN SPECIFICALLY NOTED IN THESE DOCUMENTS.



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10113–10133 SHIVERS, 10124–10144 SHIVERS, 10125–10145 LOVE, 10100–10120 LOVE, 10124–10144 LOVE, 10101–10121 ABLE, 10125–10145 ABLE, 10100–10120 ABLE, 10101–10121 HUNTER



TYPE A ROOF PLAN
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APARTMENT RENOVATION

MARIANNA TERRACE

10100 SHIVERS COURT TO
10137 HUNTER COURT
CINCINNATI, OH

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Issued: 06.16.2020 - BIDDING

Revised:
2. 2020.08.03 – ADDENDUM #2
3. 2021.03.03 – PLAN REVIEW
1. 2021.06.01 – REBID

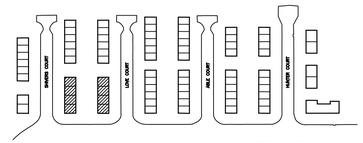
TYPE A ROOF PLANS

A122

1904.043

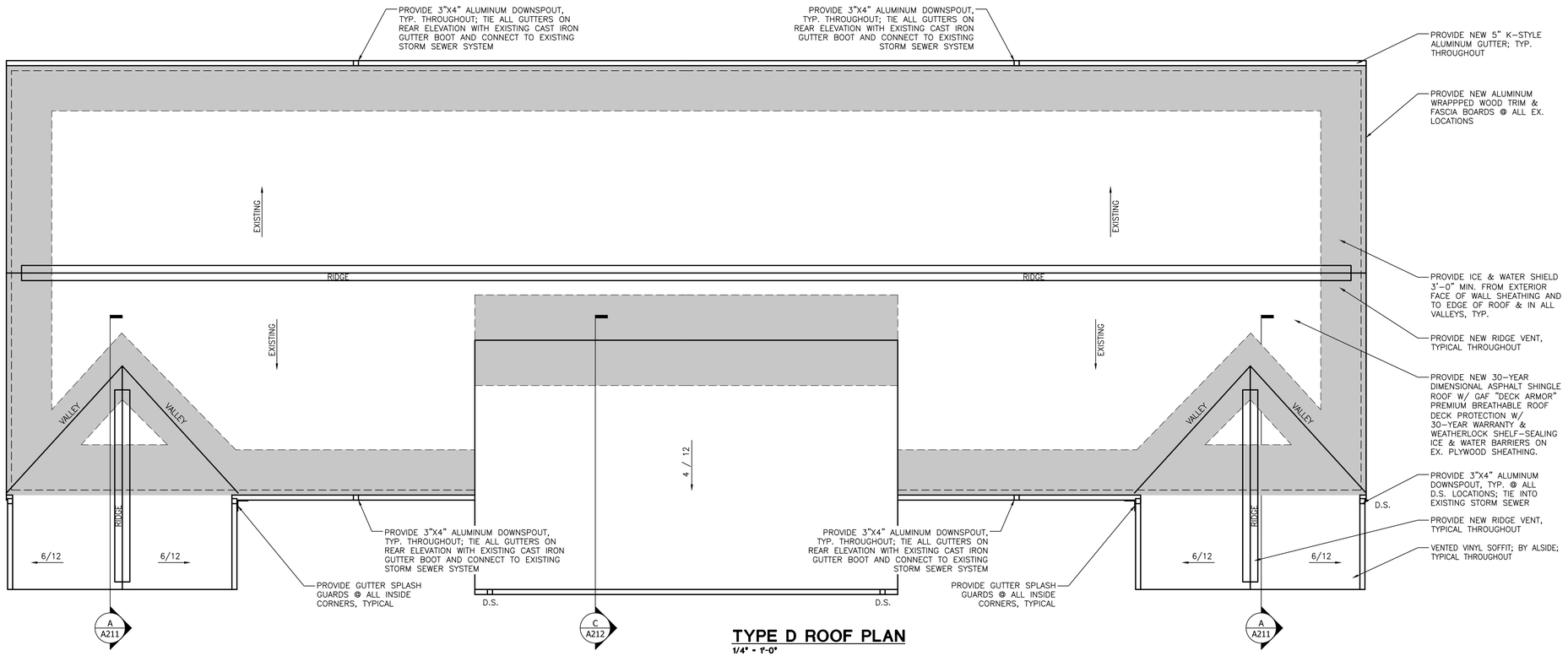
GENERAL PLAN NOTES

1. TIE ALL REAR ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM.
2. TIE NEW FRONT ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM – AS NOTED ON PLANS BELOW AND IN OTHER A100 AND A200 SERIES DRAWINGS.
3. PROVIDE NEW SPLASH BLOCKS AND GRADE DRAINAGE AT LOCATIONS AS NOTED IN PLANS BELOW AND IN OTHER A100 AND A200 SERIES DRAWINGS.
4. CONTRACTOR SHALL TIE IN DOWNSPOUTS TO EXISTING CAST IRON DOWNSPOUT BOOTS AS LOCATIONS TECHNICALLY FEASIBLE THAT HAVE NOT BEEN SPECIFICALLY NOTED IN THESE DOCUMENTS.



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10100–10112 SHIVERS COURT, 10101–10113 LOVE COURT



TYPE D ROOF PLAN
1/4" = 1'-0"

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STATE OF OHIO
JAMES DAULTON GUTHRIE
10422
REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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TYPE D DEMO PLANS

A123

1904.043

GENERAL PLAN NOTES

1. TIE ALL REAR ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM.
2. TIE NEW FRONT ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM – AS NOTED ON PLANS BELOW AND IN OTHER A100 AND A200 SERIES DRAWINGS.
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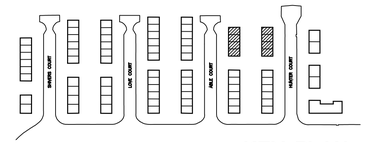
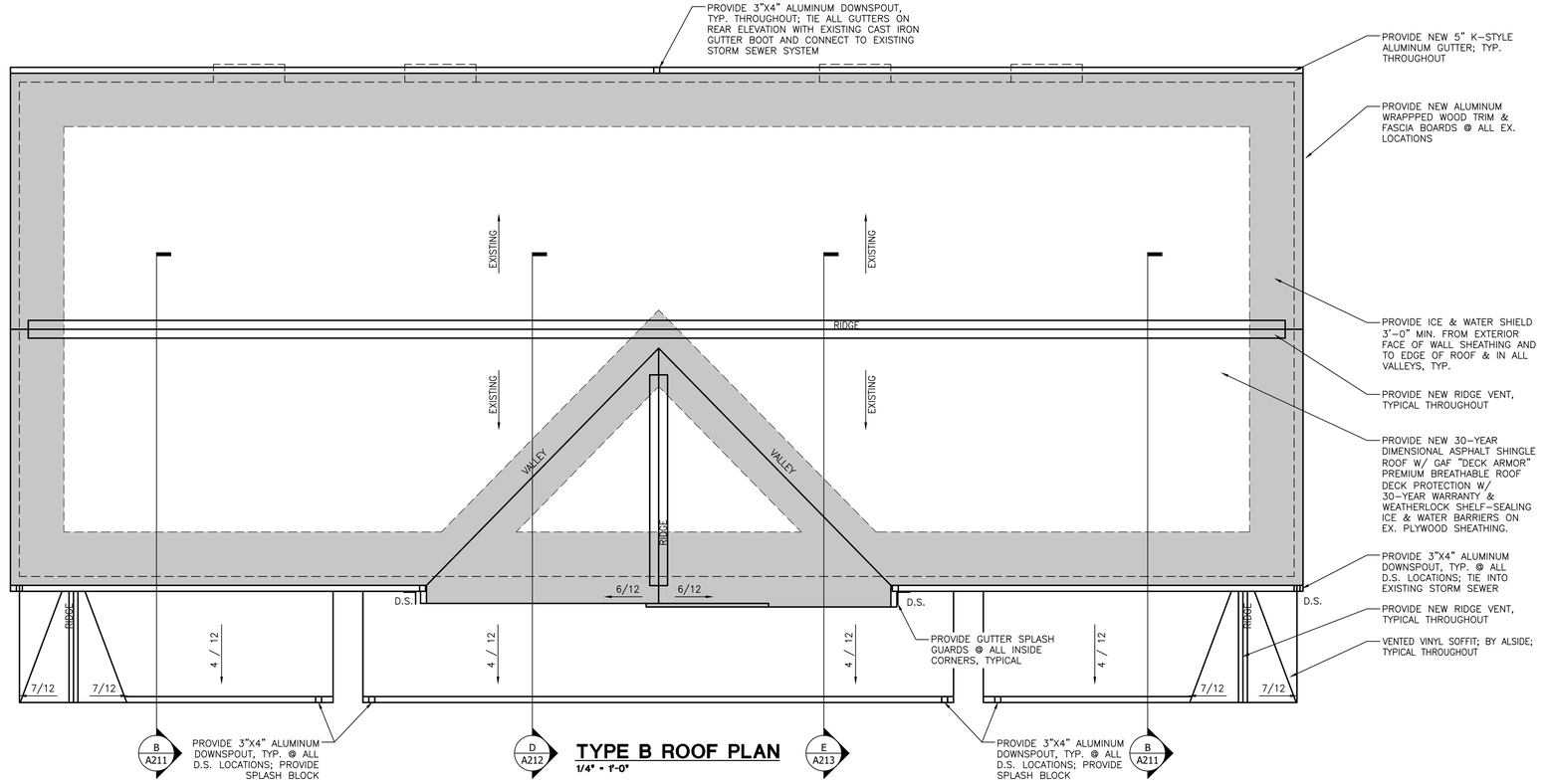


KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10124–10136 ABLE COURT, 10125–10137 HUNTER COURT



TYPE B ROOF PLAN
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TYPE B ROOF PLANS

A124

1904.043

GENERAL PLAN NOTES

1. TIE ALL REAR ELEVATION DOWNSPOUTS INTO EXISTING CAST IRON DOWNSPOUT BOOTS AND CONNECT TO STORM SEWER SYSTEM.
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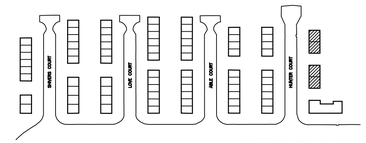
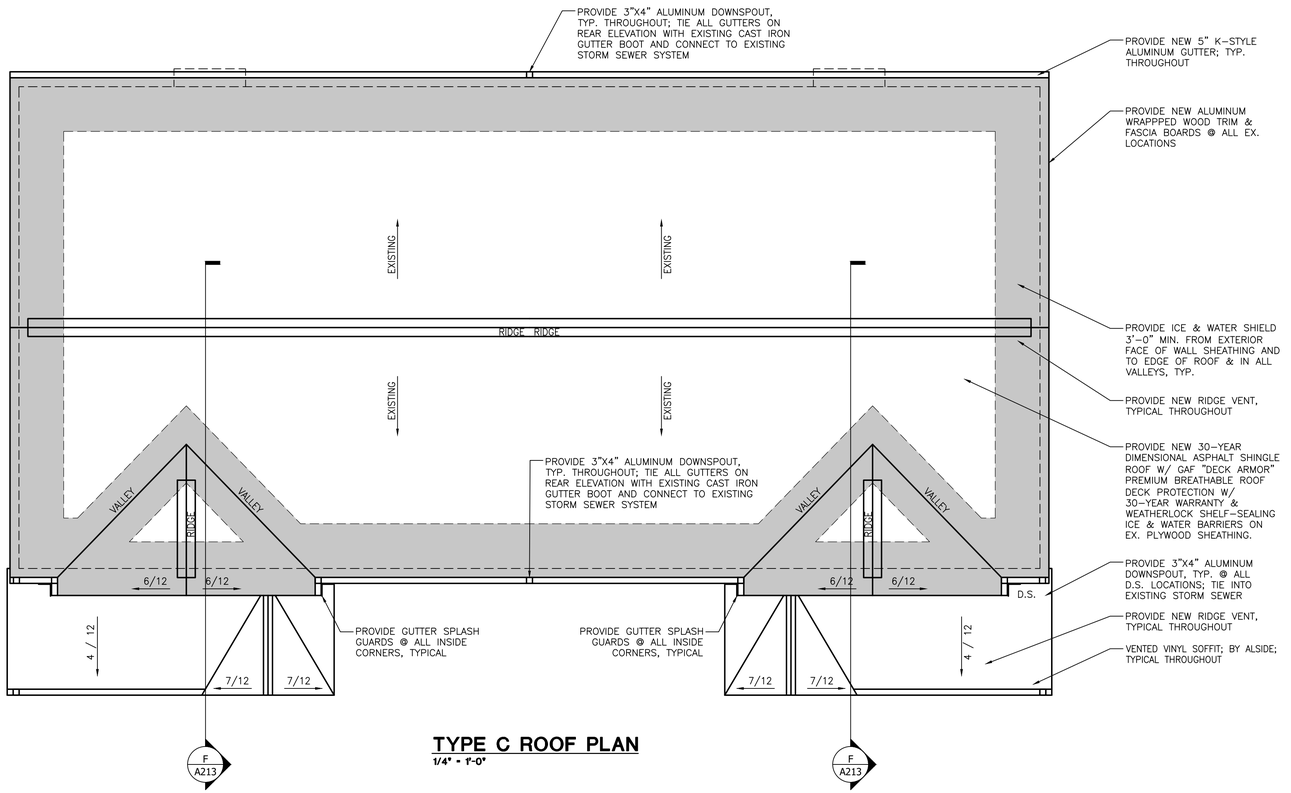


KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10112–10120 HUNTER COURT, 10128–10136 HUNTER COURT



TYPE C ROOF PLAN
1/4" = 1'-0"

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Issued: 06.16.2020 - BIDDING

Revised:
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3 2021.03.03 – PLAN REVIEW
1 2021.06.01 – REBID

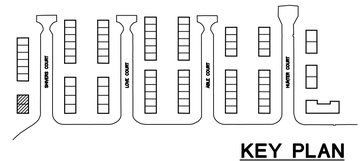
TYPE C ROOF PLANS

A125

1904.043

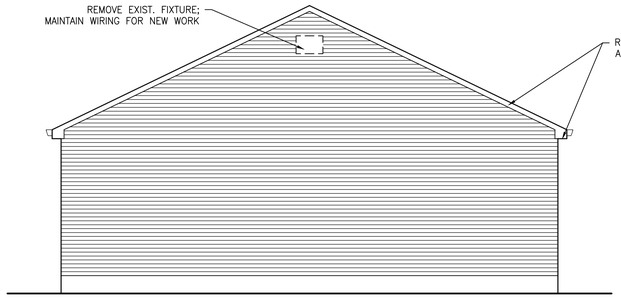
GENERAL DEMO NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING REQUIRED DURING AND DEMOLITION.
3. COORDINATE ALL DEMOLITION WORK W/NEW STRUCTURE AND WORK SHOWN ELSEWHERE IN THESE DOCUMENTS.
4. IF AN ITEM IS NOT SPECIFICALLY ADDRESSED WITHIN THESE DRAWINGS IT IS MEANT TO REMAIN IN PLACE.
5. REMOVE AND REPLACE ALL EXISTING ALUMINUM WRAPPED TRIM AND VENTED SOFFITS THROUGHOUT THE PROJECT.
6. REMOVE ALL STORM DOORS; PATCH ALL HOLES AND PAINT
7. REMOVE ALL EXISTING LIGHT FIXTURES THROUGHOUT SITE – INCLUDING LIGHTS AT BUILDING SIDES, AND AT BOTH FRONT AND REAR PORCHES. CAP AND MAINTAIN ALL WIRING FOR REUSE WITH NEW LED FIXTURES.
8. REMOVE EXISTING SHINGLES THROUGHOUT; SEE A200 SERIES DRAWINGS FOR NEW WORK.
9. REMOVE EXISTING DOWNSPOUTS AND GUTTERS THROUGHOUT; SEE A200 SERIES DRAWINGS FOR NEW WORK.

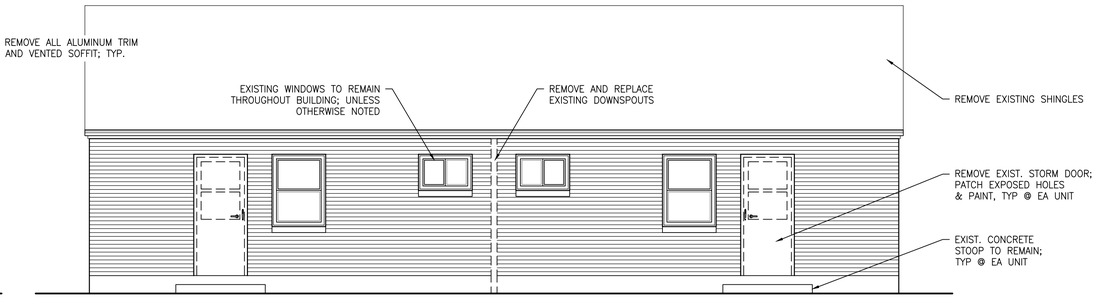


KEY PLAN
NTS

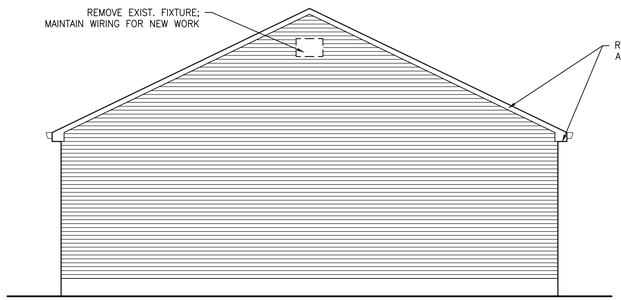
SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10101–10105 SHIVERS COURT



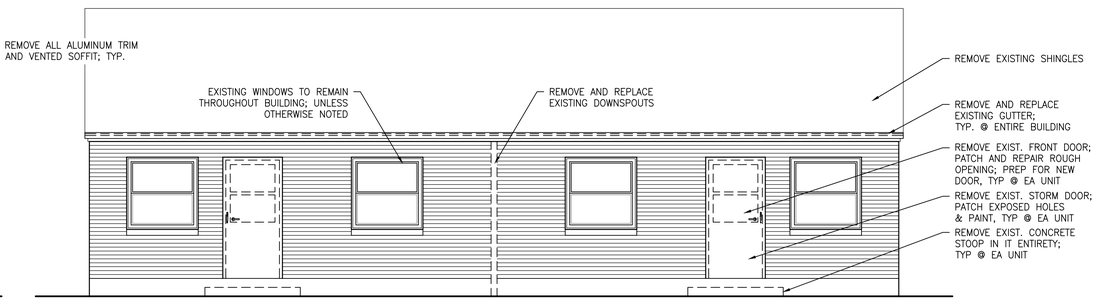
D/D201 **SIDE ELEVATION: TYPE E**
1/4" = 1'0"



C/D201 **BACK ELEVATION: TYPE E**
1/4" = 1'0"



B/D201 **SIDE ELEVATION: TYPE E**
1/4" = 1'0"



A/D201 **FRONT ELEVATION: TYPE E**
1/4" = 1'0"

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Issued: 06.16.2020 - BIDDING

Revised:

2 2021.03.03 – PLAN REVIEW
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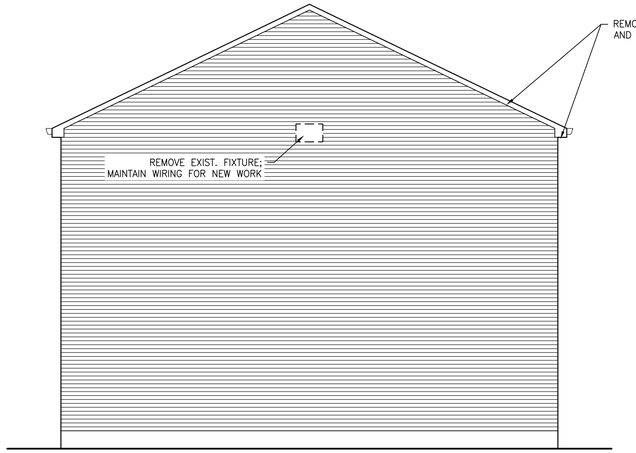
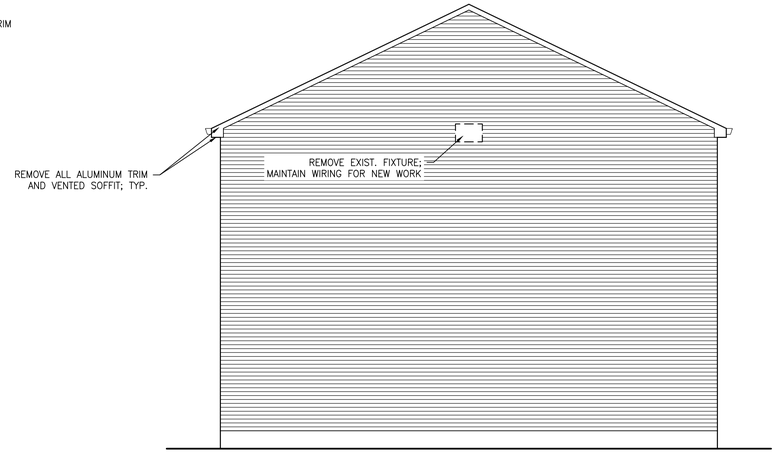
TYPE E DEMO ELEVATIONS

D201

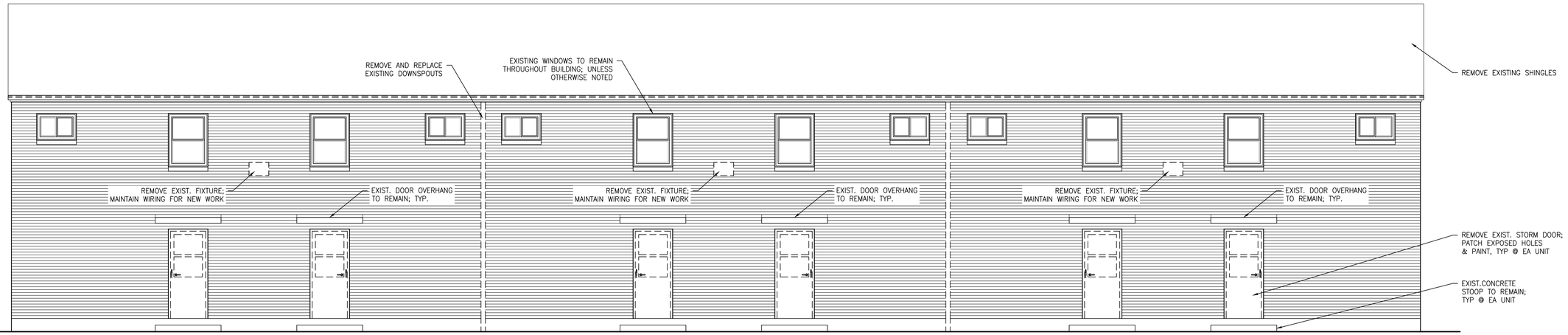
1904.043



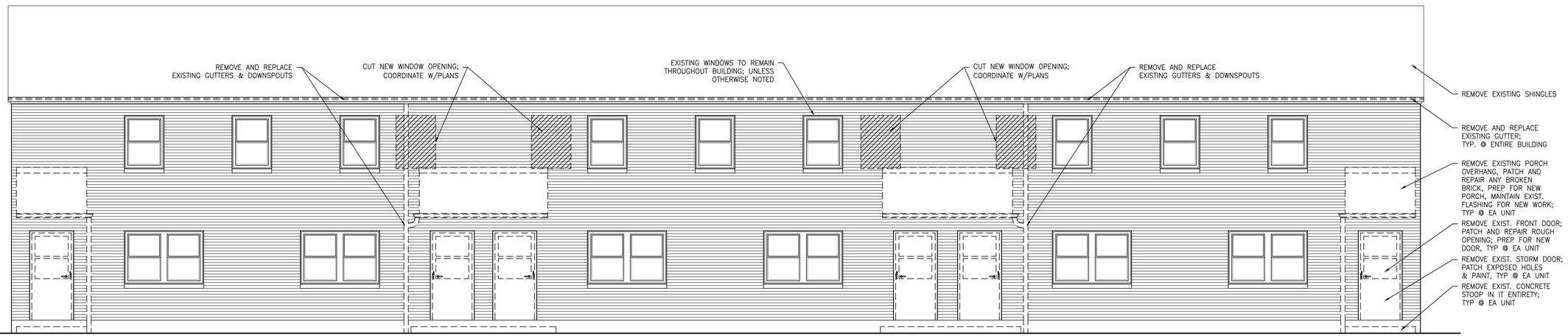
D A202 **SIDE ELEVATION: TYPE A**
1/4" = 1'0"



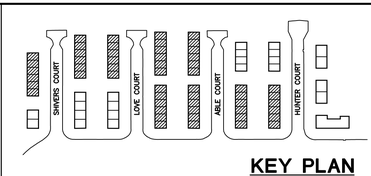
C A202 **SIDE ELEVATION: TYPE A**
1/4" = 1'0"



B A202 **BACK ELEVATION: TYPE A**
1/4" = 1'0"



A A202 **FRONT ELEVATION: TYPE A**
1/4" = 1'0"



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10113–10133 SHIVERS, 10124–10144 SHIVERS, 10125–10145 LOVE, 10100–10120 LOVE, 10124–10144 LOVE, 10101–10121 ABLE, 10125–10145 ABLE, 10100–10120 ABLE, 10101–10121 HUNTER

GENERAL DEMO NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
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8. REMOVE EXISTING SHINGLES THROUGHOUT; SEE A200 SERIES DRAWINGS FOR NEW WORK.
9. REMOVE EXISTING DOWNSPOUTS AND GUTTERS THROUGHOUT; SEE A200 SERIES DRAWINGS FOR NEW WORK.

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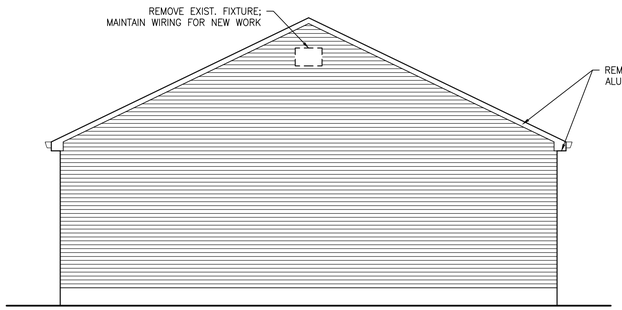
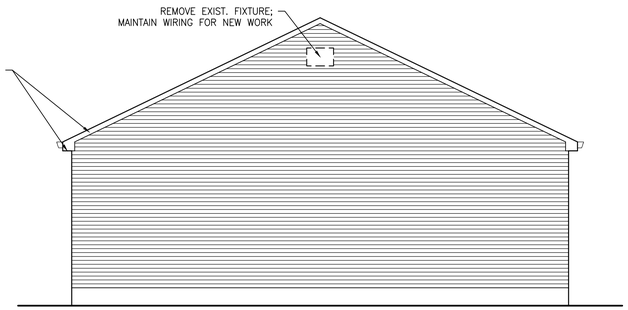
TYPE A DEMO ELEVATIONS

D202

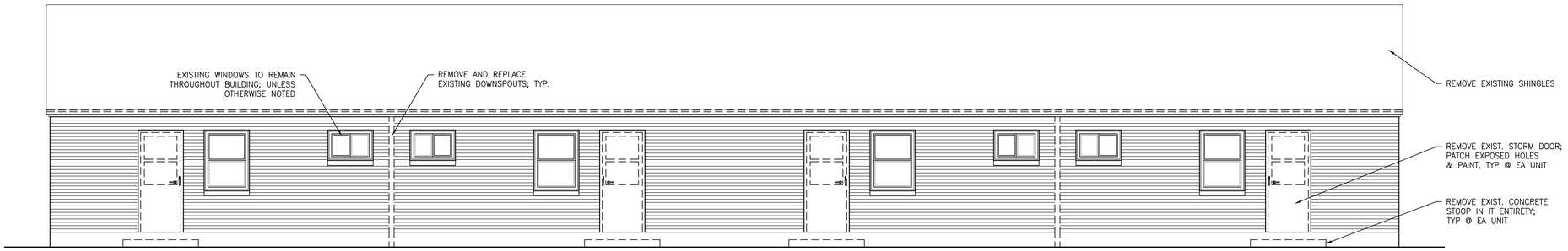
1904.043



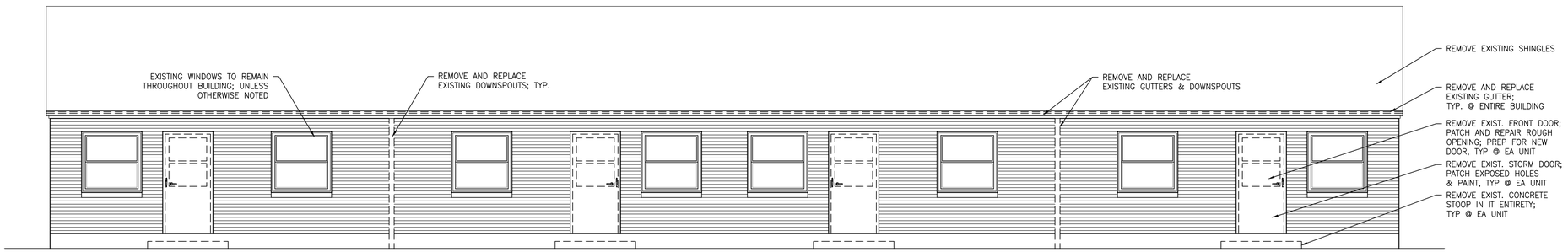
D203 **SIDE ELEVATION: TYPE D**
1/4" = 1'0"



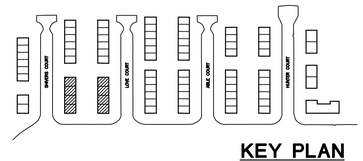
D203 **SIDE ELEVATION: TYPE D**
1/4" = 1'0"



D203 **BACK ELEVATION: TYPE D**
1/4" = 1'0"



D203 **FRONT ELEVATION: TYPE D**
1/4" = 1'0"



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10100–10112 SHIVERS COURT, 10101–10113 LOVE COURT

GENERAL DEMO NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
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TYPE D DEMO ELEVATIONS

D203

1904.043

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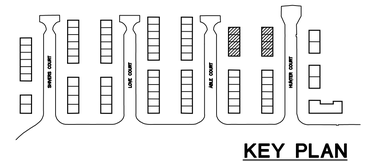
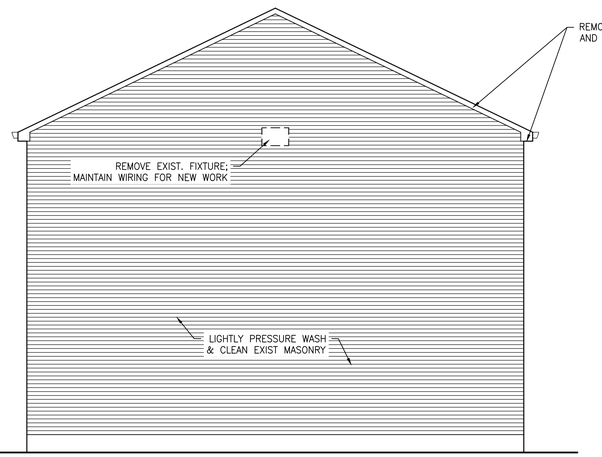
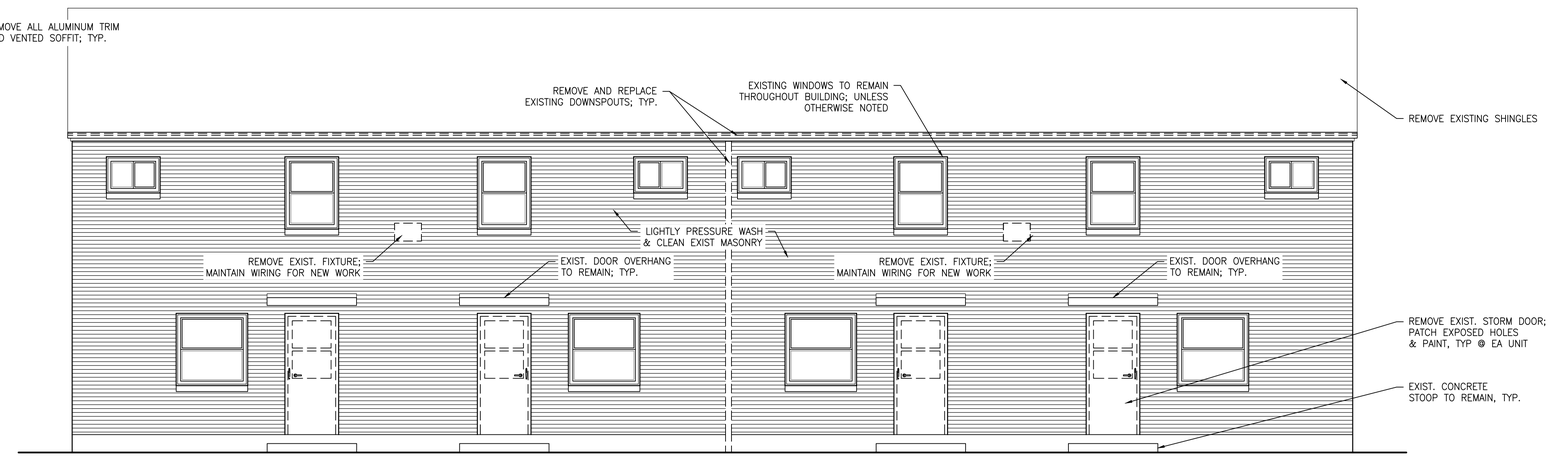


KEY PLAN
NTS

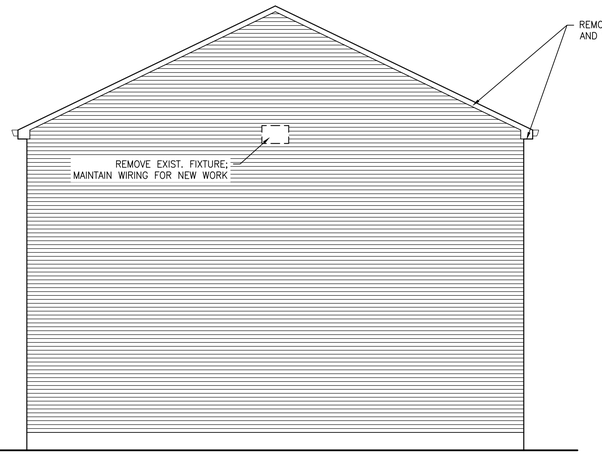
SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10124–10136 ABLE COURT, 10125–10137 HUNTER COURT



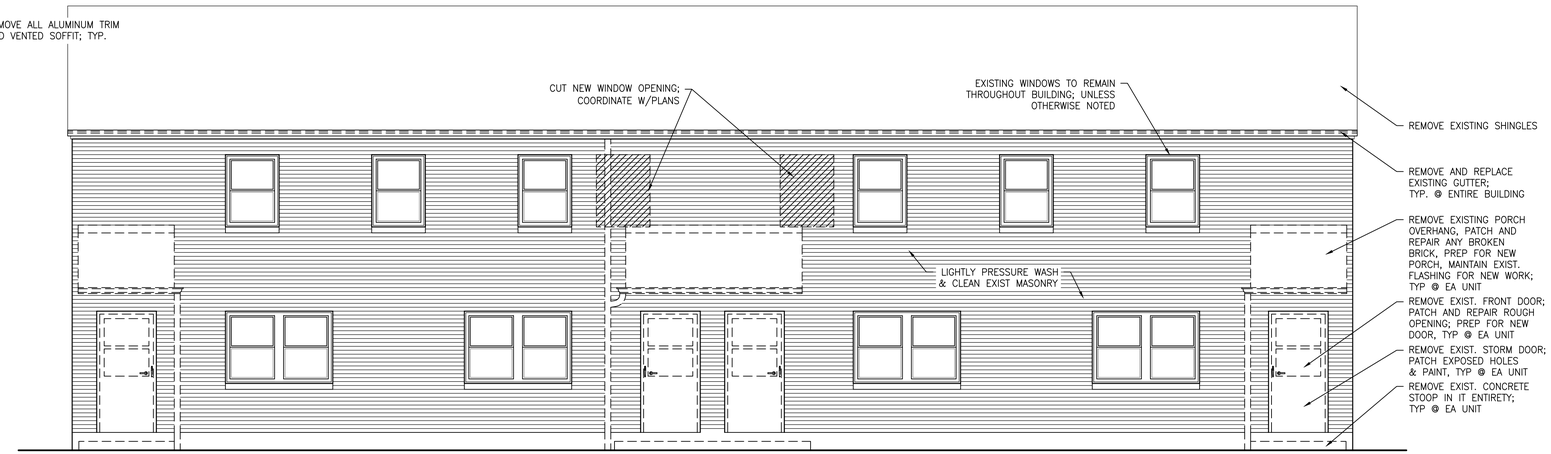
D/D204 **SIDE ELEVATION: TYPE B**
1/4" = 1'0"



B/D204 **BACK ELEVATION: TYPE B**
1/4" = 1'0"



C/D204 **SIDE ELEVATION: TYPE B**
1/4" = 1'0"



A/D204 **FRONT ELEVATION: TYPE B**
1/4" = 1'0"

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JAMES DAULTON GUTHRIE
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REGISTERED ARCHITECT

JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2021

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Issued: 06.16.2020 - BIDDING

Revised:

2 2021.03.03 – PLAN REVIEW
1 2021.06.01 – REBID

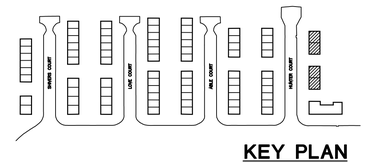
TYPE B DEMO ELEVATIONS

D204

1904.043

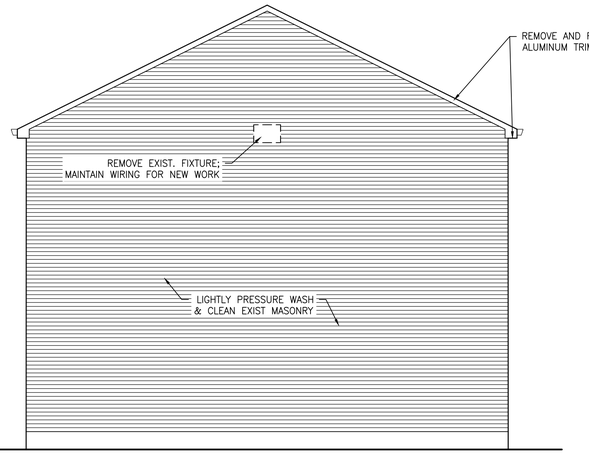
GENERAL DEMO NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING REQUIRED DURING AND DEMOLITION.
3. COORDINATE ALL DEMOLITION WORK W/NEW STRUCTURE AND WORK SHOWN ELSEWHERE IN THESE DOCUMENTS.
4. IF AN ITEM IS NOT SPECIFICALLY ADDRESSED WITHIN THESE DRAWINGS IT IS MEANT TO REMAIN IN PLACE.
5. REMOVE AND REPLACE ALL EXISTING ALUMINUM WRAPPED TRIM AND VENTED SOFFITS THROUGHOUT THE PROJECT.
6. REMOVE ALL STORM DOORS; PATCH ALL HOLES AND PAINT
7. REMOVE ALL EXISTING LIGHT FIXTURES THROUGHOUT SITE – INCLUDING LIGHTS AT BUILDING SIDES, AND AT BOTH FRONT AND REAR PORCHES. CAP AND MAINTAIN ALL WIRING FOR REUSE WITH NEW LED FIXTURES.
8. REMOVE EXISTING SHINGLES THROUGHOUT; SEE A200 SERIES DRAWINGS FOR NEW WORK.
9. REMOVE EXISTING DOWNSPOUTS AND GUTTERS THROUGHOUT; SEE A200 SERIES DRAWINGS FOR NEW WORK.

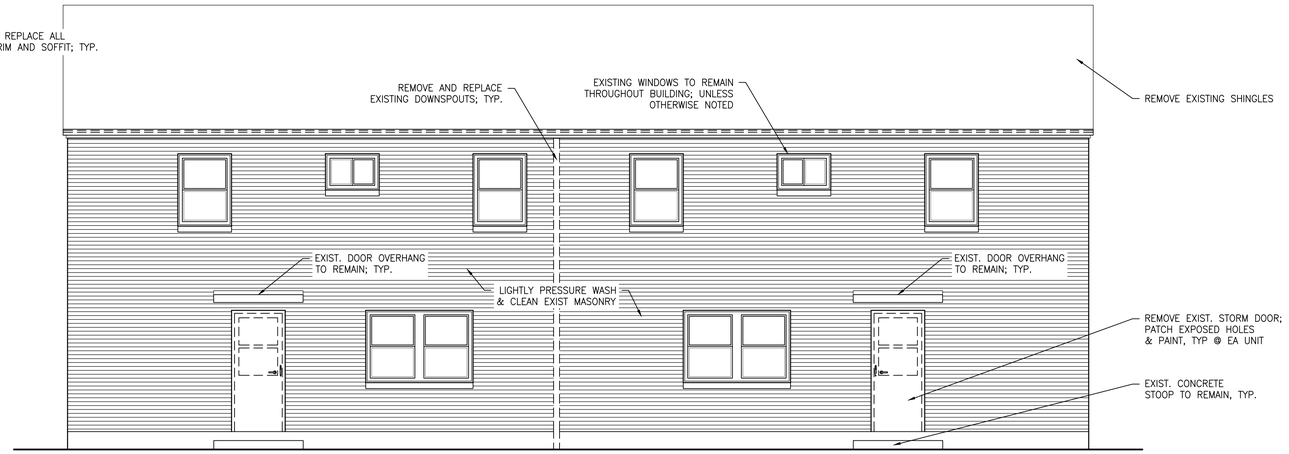


KEY PLAN
NTS

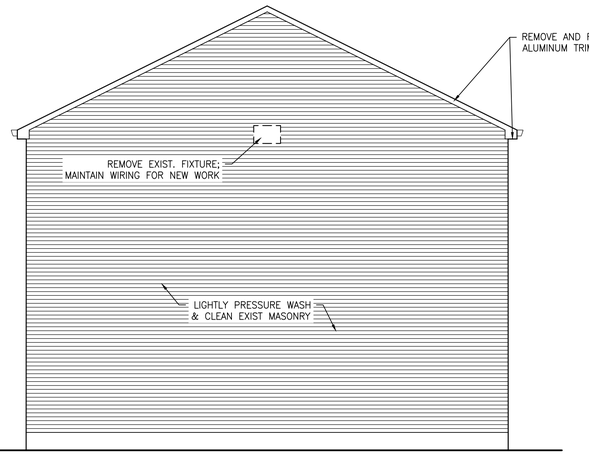
SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10112–10120 HUNTER COURT, 10128–10136 HUNTER COURT



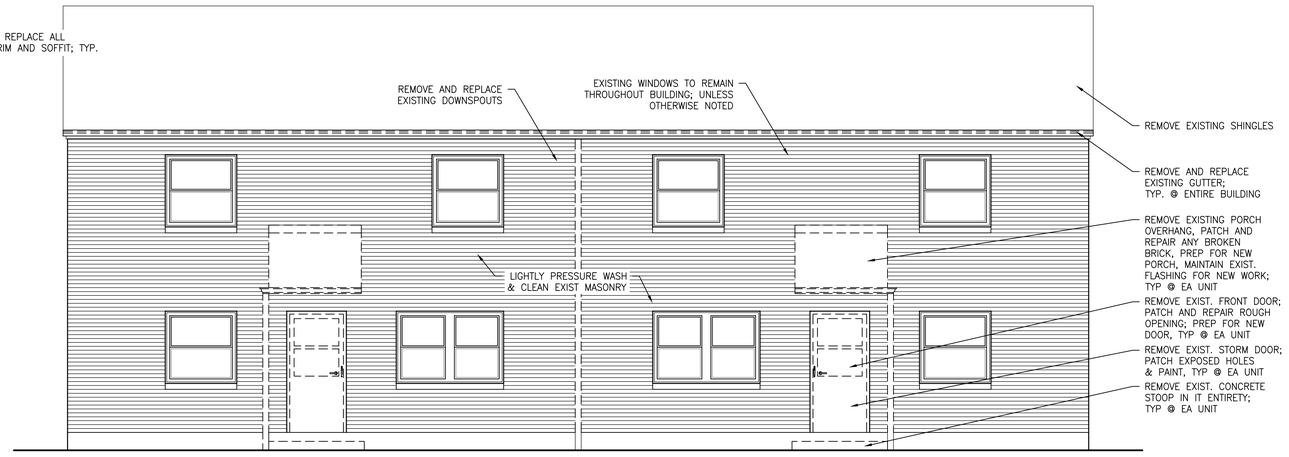
D/D205 **SIDE ELEVATION: TYPE C**
1/4" = 1'0"



B/D205 **BACK ELEVATION: TYPE C**
1/4" = 1'0"



C/D205 **SIDE ELEVATION: TYPE C**
1/4" = 1'0"



A/D205 **FRONT ELEVATION: TYPE C**
1/4" = 1'0"

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Issued: 06.16.2020 - BIDDING

Revised:

2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

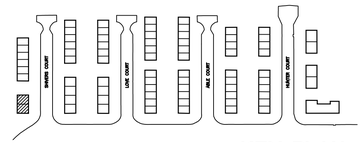
TYPE C DEMO ELEVATIONS

D205

1904.043

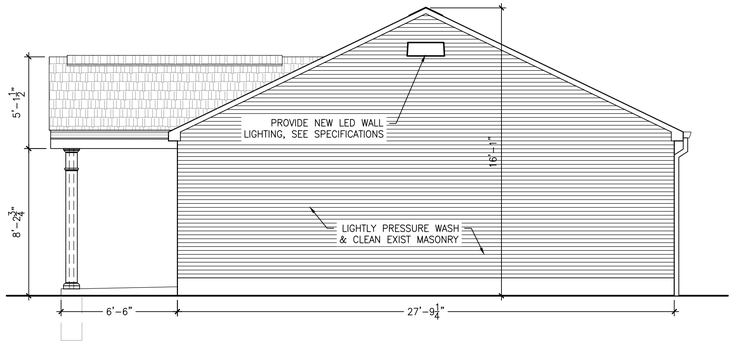
GENERAL ELEVATION NOTES

1. PROVIDE NEW LED FIXTURES AT ALL EXISTING EXTERIOR FIXTURE LOCATIONS, INCLUDING SECURITY LIGHTING, AND FRONT AND REAR PORCH LIGHTING.
2. PROVIDE NEW 30 YEAR DIMENSIONAL SHINGLES THROUGHOUT, SEE SPECIFICATIONS.
3. PROVIDE NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS, TYP.
4. PROVIDE NEW ALUMINUM WRAPPED PRESSURE TREATED WOOD TRIM, AND SOFFITS PANELS THROUGHOUT.
5. TUCKPOINT AND REPAIR MASONRY AS REQUIRED. MASONRY REPAIR HAS BEEN NOTED ON A100 SERIES DRAWINGS BUT SCOPE IS NOT LIMITED TO THOSE NOTES. CONTRACTOR RESPONSIBLE TO REPAIR ANY AND ALL DAMAGED MASONRY AND MORTAR. BASE BID SHOULD INCLUDE MASONRY REPAIR AND TUCK POINTING FOR 5% OF BUILDING.
6. NEW WINDOW, WINDOWSILL, AND BRICK DETAILING SHALL MATCH EXISTING WINDOWS. SET NEW WINDOWSILL INTO EXISTING MASONRY WITH MORTAR, SAW-CUT AND TOOTH-IN ALL NEW MASONRY WORK.
7. NEW FIBERGLASS ENTRY DOOR TO BE THERMA-TRU BENCHMARK (BMTT626371) OR EQUAL. MAXIMUM U-VALUE 0.45, SHGC 0.40, AND MAX AIR INFILTRATION RATE OR 0.50 CFM PSF OF FRAME OR LESS.
8. PROVIDE NEW MAILBOX, MODEL #2681B, WALL MOUNTED, POWDER COATED BLACK, MOUNT 48" AFF MAX TO TOP OF BOX.

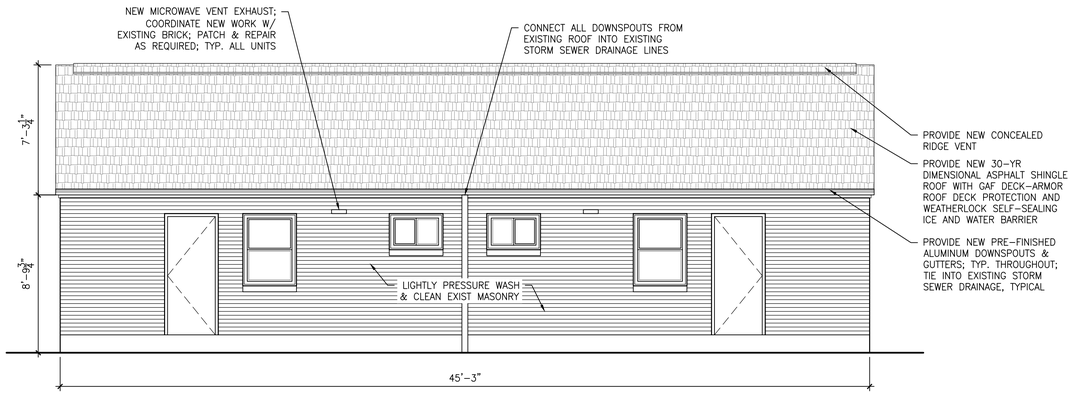


KEY PLAN
NTS

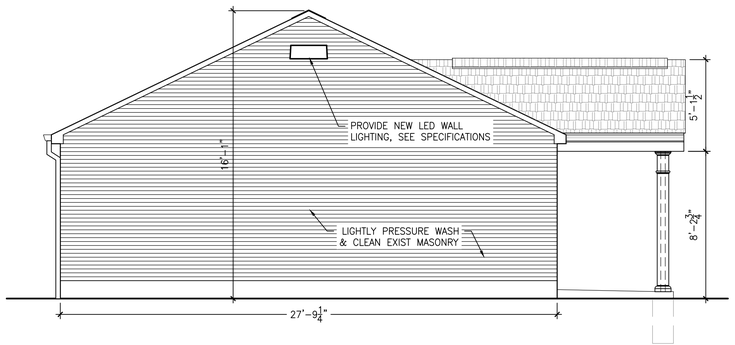
SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10101-10105 SHIVERS COURT



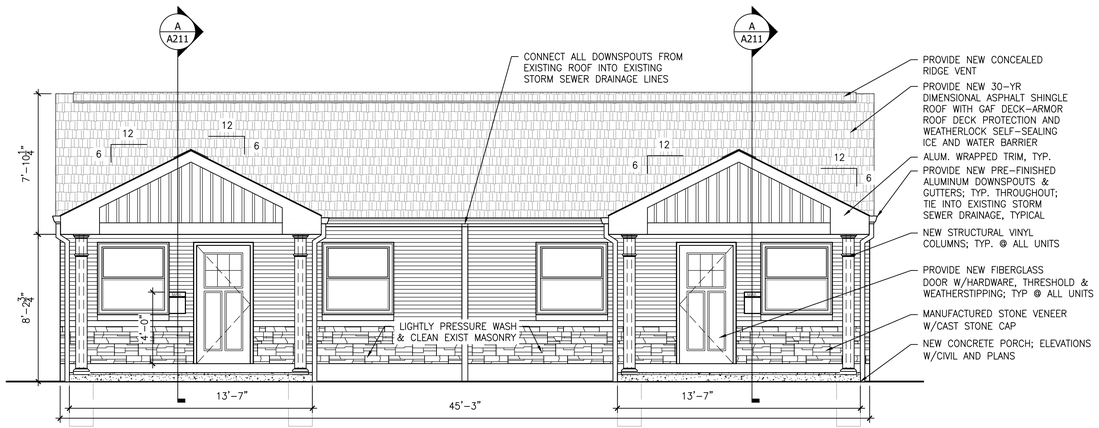
D A201 **SIDE ELEVATION, TYPE E**
1/4" = 1'0"



C A201 **BACK ELEVATION, TYPE E**
1/4" = 1'0"



B A201 **SIDE ELEVATION, TYPE E**
1/4" = 1'0"



A A201 **FRONT ELEVATION, TYPE E**
1/4" = 1'0"

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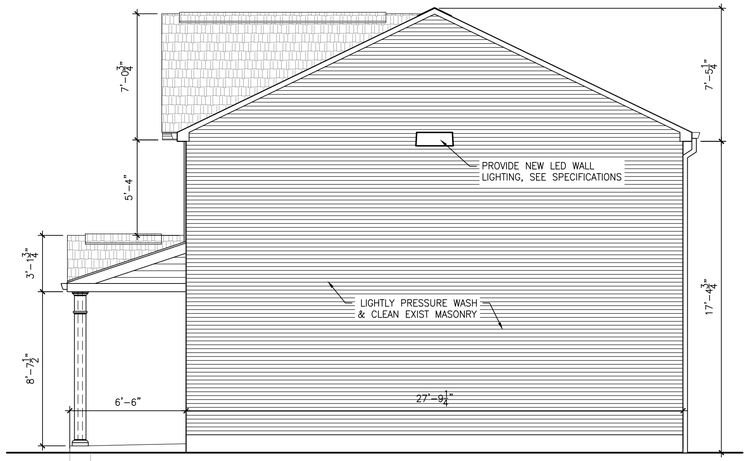
Issued: 06.16.2020 - BIDDING

Revised:
1. 2020.08.19 – HUD REVIEW
2. 2020.10.05 – EGC REVIEW
3. 2021.03.03 – PLAN REVIEW
4. 2021.06.01 – REBID

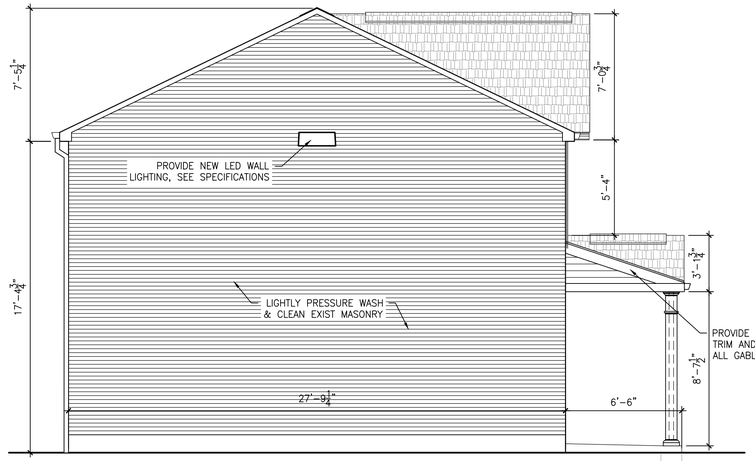
TYPE E PROPOSED ELEVATIONS

A201

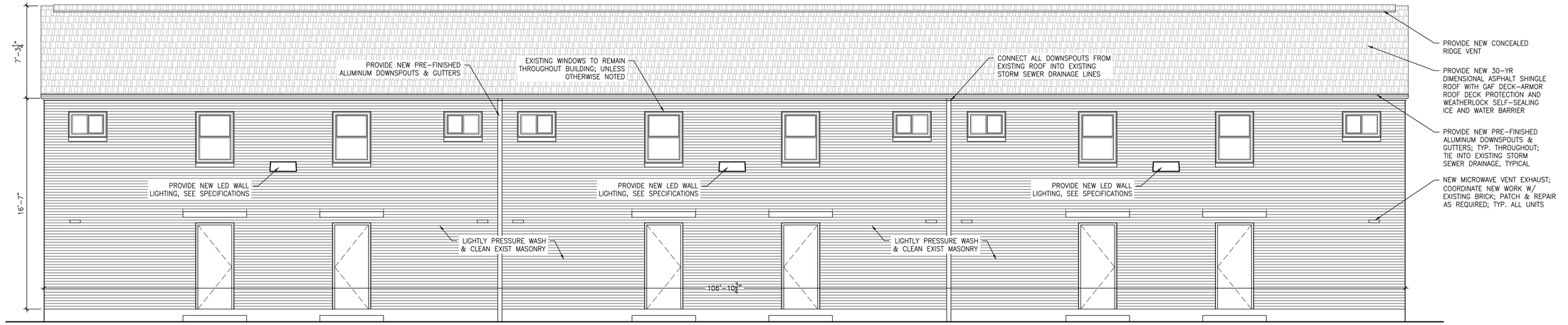
1904.043



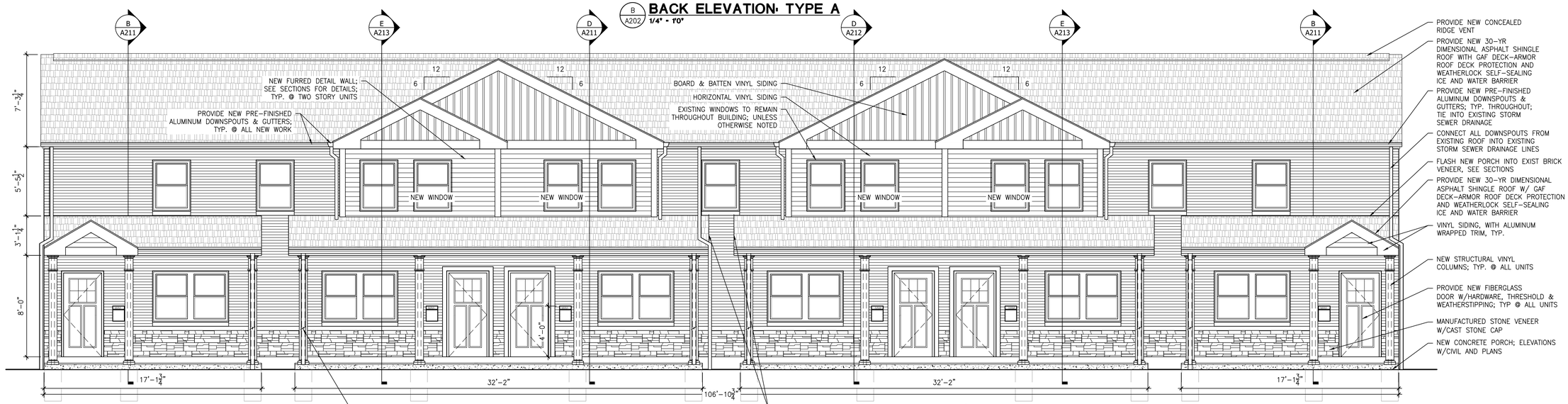
D A202 **SIDE ELEVATION: TYPE A**
1/4" = 1'0"



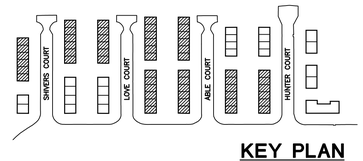
C A202 **SIDE ELEVATION: TYPE A**
1/4" = 1'0"



B A202 **BACK ELEVATION: TYPE A**
1/4" = 1'0"



A A202 **FRONT ELEVATION: TYPE A**
1/4" = 1'0"



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10113–10133 SHIVERS, 10124–10144 SHIVERS, 10125–10145 LOVE, 10100–10120 LOVE, 10124–10144 LOVE, 10101–10121 ABLE, 10125–10145 ABLE, 10100–10120 ABLE, 10101–10121 HUNTER

GENERAL ELEVATION NOTES

1. PROVIDE NEW LED FIXTURES AT ALL EXISTING EXTERIOR FIXTURE LOCATIONS, INCLUDING SECURITY LIGHTING, AND FRONT AND REAR PORCH LIGHTING.
2. PROVIDE NEW 30 YEAR DIMENSIONAL SHINGLES THROUGHOUT, SEE SPECIFICATIONS.
3. PROVIDE NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS, TYP.
4. PROVIDE NEW ALUMINUM WRAPPED PRESSURE TREATED WOOD TRIM, AND SOFFITS PANELS THROUGHOUT.
5. TUCKPOINT AND REPAIR MASONRY AS REQUIRED. MASONRY REPAIR HAS BEEN NOTED ON A100 SERIES DRAWINGS BUT SCOPE IS NOT LIMITED TO THOSE NOTES. CONTRACTOR RESPONSIBLE TO REPAIR ANY AND ALL DAMAGED MASONRY AND MORTAR. BASE BID SHOULD INCLUDE MASONRY REPAIR AND TUCK POINTING FOR 5% OF BUILDING.
6. NEW WINDOW, WINDOWSILL, AND BRICK DETAILING SHALL MATCH EXISTING WINDOWS. SET NEW WINDOWSILL INTO EXISTING MASONRY WITH MORTAR, SAW-CUT AND TOOTH-IN ALL NEW MASONRY WORK.
7. NEW FIBERGLASS ENTRY DOOR TO BE THERMA-TRU BENCHMARK (BMTT6263271) OR EQUAL. MAXIMUM U-VALUE 0.45, SHGC 0.40, AND MAX AIR INFILTRATION RATE OR 0.50 CFM PSF OF FRAME OR LESS.
8. PROVIDE NEW MAILBOX, MODEL #2681B, WALL MOUNTED, POWDER COATED BLACK, MOUNT 48" AFF MAX TO TOP OF BOX.

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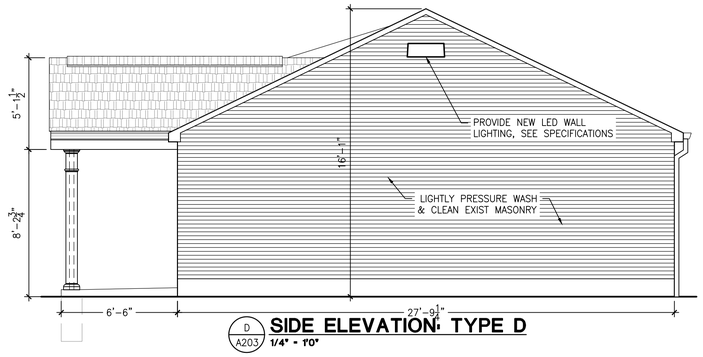
Issued: 06.16.2020 - BIDDING

Revised:
2020.08.19 – HUD REVIEW
2020.10.06 – EGC REVIEW
2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

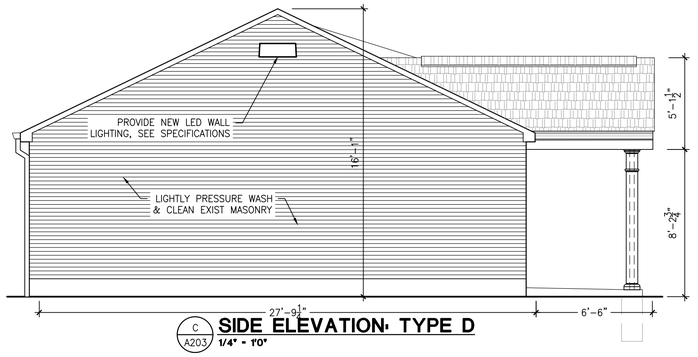
TYPE A PROPOSED ELEVATIONS

A202

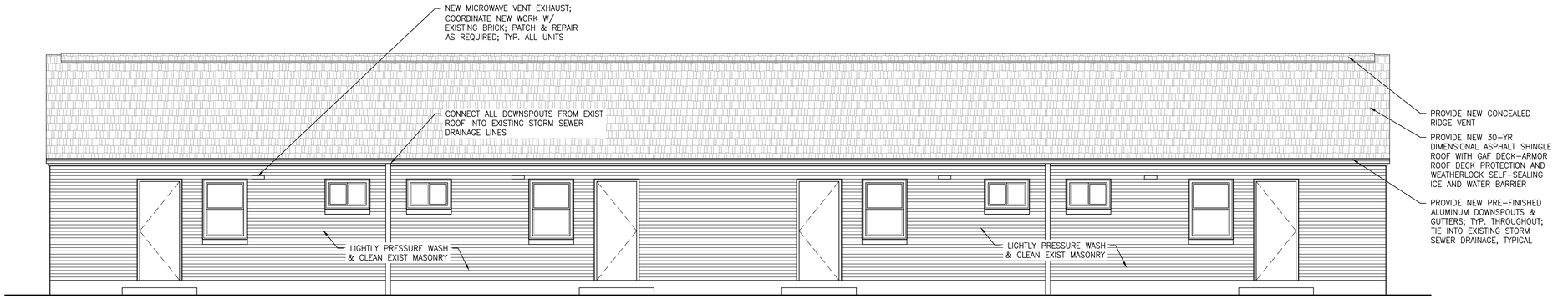
1904.043



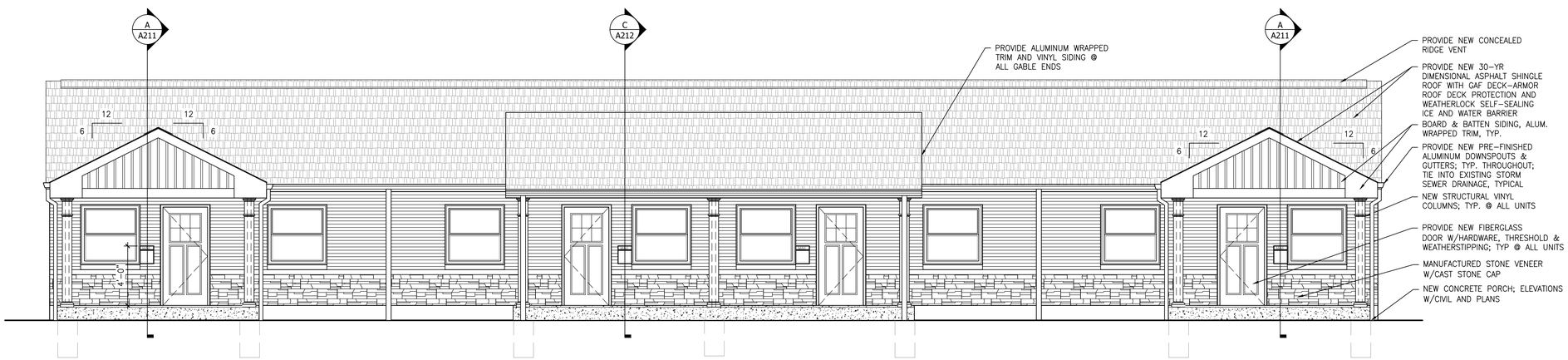
D A203 **SIDE ELEVATION: TYPE D**
1/4" = 1'0"



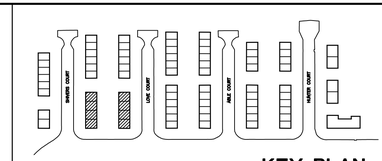
C A203 **SIDE ELEVATION: TYPE D**
1/4" = 1'0"



B A203 **BACK ELEVATION: TYPE D**
1/4" = 1'0"



A A203 **FRONT ELEVATION: TYPE D**
1/4" = 1'0"



KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10100-10112 SHIVERS COURT, 10101-10113 LOVE COURT

GENERAL ELEVATION NOTES

1. PROVIDE NEW LED FIXTURES AT ALL EXISTING EXTERIOR FIXTURE LOCATIONS, INCLUDING SECURITY LIGHTING, AND FRONT AND REAR PORCH LIGHTING.
2. PROVIDE NEW 30 YEAR DIMENSIONAL SHINGLES THROUGHOUT, SEE SPECIFICATIONS.
3. PROVIDE NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS, TYP.
4. PROVIDE NEW ALUMINUM WRAPPED PRESSURE TREATED WOOD TRIM, AND SOFFITS PANELS THROUGHOUT.
5. TUCKPOINT AND REPAIR MASONRY AS REQUIRED. MASONRY REPAIR HAS BEEN NOTED ON A100 SERIES DRAWINGS BUT SCOPE IS NOT LIMITED TO THOSE NOTES. CONTRACTOR RESPONSIBLE TO REPAIR ANY AND ALL DAMAGED MASONRY AND MORTAR. BASE BID SHOULD INCLUDE MASONRY REPAIR AND TUCK POINTING FOR 5% OF BUILDING.
6. NEW WINDOW, WINDOWSILL, AND BRICK DETAILING SHALL MATCH EXISTING WINDOWS. SET NEW WINDOWSILL INTO EXISTING MASONRY WITH MORTAR, SAW CUT AND TOOTH IN ALL NEW MASONRY WORK.
7. NEW FIBERGLASS ENTRY DOOR TO BE THERMA-TRU BENCHMARK (BMTT6263371) OR EQUAL. MAXIMUM U-VALUE 0.45, SHGC 0.40, AND MAX AIR INFILTRATION RATE OR 0.50 CFM PSF OF FRAME OR LESS.
8. PROVIDE NEW MAILBOX, MODEL #2681B, WALL MOUNTED, POWDER COATED BLACK, MOUNT 48" AFF MAX TO TOP OF BOX.

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Issued: 06.16.2020 - BIDDING

Revised:
2020.08.19 – HUD REVIEW
2020.10.06 – EGC REVIEW
2021.03.03 – PLAN REVIEW
2021.06.01 – REBID

TYPE D PROPOSED ELEVATIONS

A203

1904.043

GENERAL ELEVATION NOTES

1. PROVIDE NEW LED FIXTURES AT ALL EXISTING EXTERIOR FIXTURE LOCATIONS, INCLUDING SECURITY LIGHTING, AND FRONT AND REAR PORCH LIGHTING.
2. PROVIDE NEW 30 YEAR DIMENSIONAL SHINGLES THROUGHOUT, SEE SPECIFICATIONS.
3. PROVIDE NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS, TYP.
4. PROVIDE NEW ALUMINUM WRAPPED PRESSURE TREATED WOOD TRIM, AND SOFFITS PANELS THROUGHOUT.
5. TUCKPOINT AND REPAIR MASONRY AS REQUIRED. MASONRY REPAIR HAS BEEN NOTED ON A100 SERIES DRAWINGS BUT SCOPE IS NOT LIMITED TO THOSE NOTES. CONTRACTOR RESPONSIBLE TO REPAIR ANY AND ALL DAMAGED MASONRY AND MORTAR. BASE BID SHOULD INCLUDE MASONRY REPAIR AND TUCK POINTING FOR 5% OF BUILDING.
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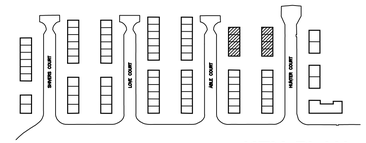
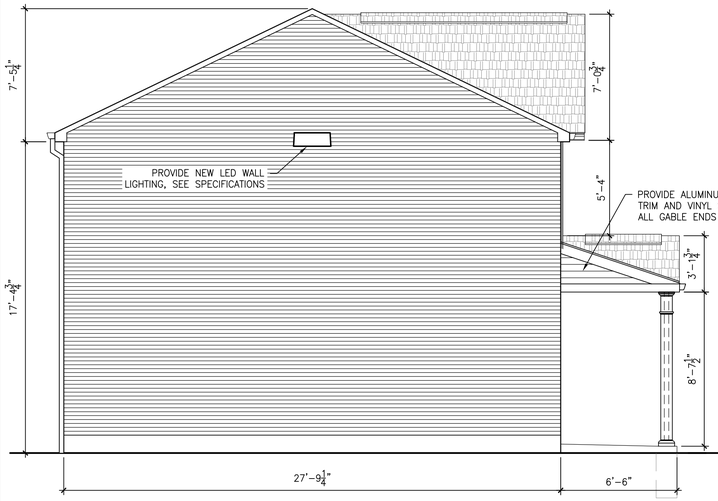
7. NEW FIBERGLASS ENTRY DOOR TO BE THERMA-TRU BENCHMARK (BMTT626371) OR EQUAL. MAXIMUM U-VALUE 0.45, SHGC 0.40, AND MAX AIR INFILTRATION RATE OR 0.50 CFM PSF OF FRAME OR LESS.
8. PROVIDE NEW MAILBOX, MODEL #2681B, WALL MOUNTED, POWDER COATED BLACK, MOUNT 48" AFF MAX TO TOP OF BOX.

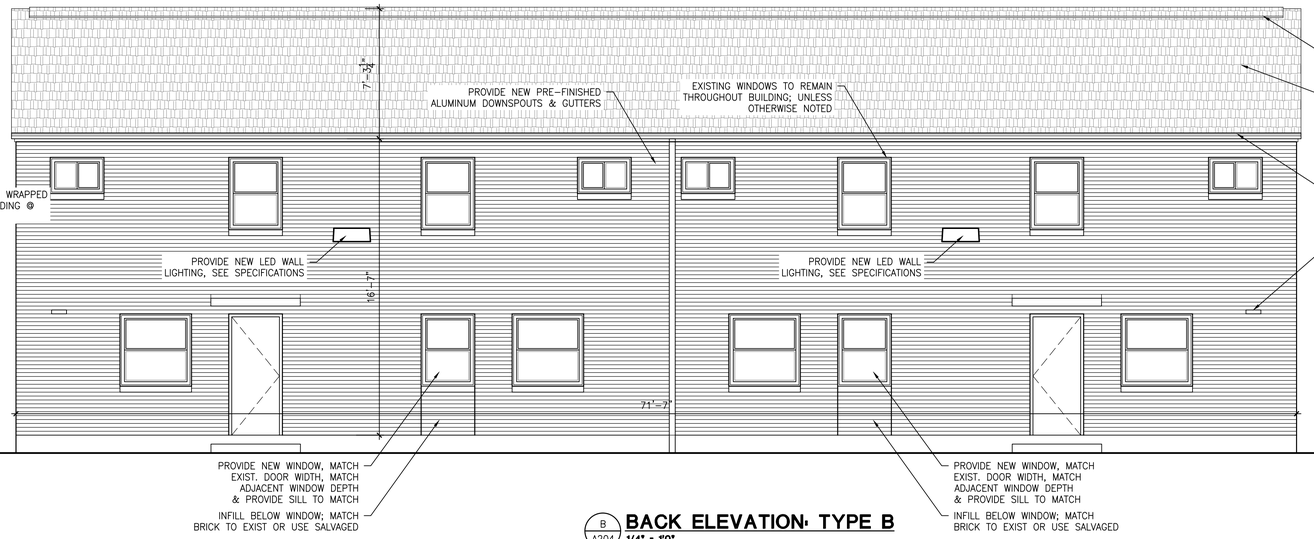


KEY PLAN
NTS

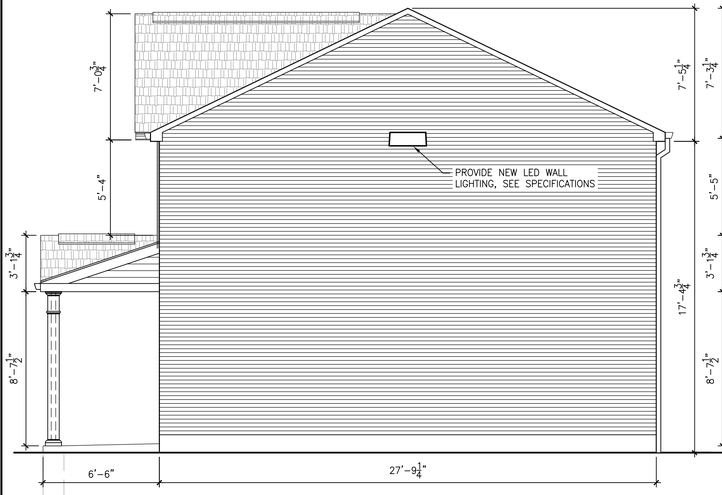
SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10124–10136 ABLE COURT, 10125–10137 HUNTER COURT



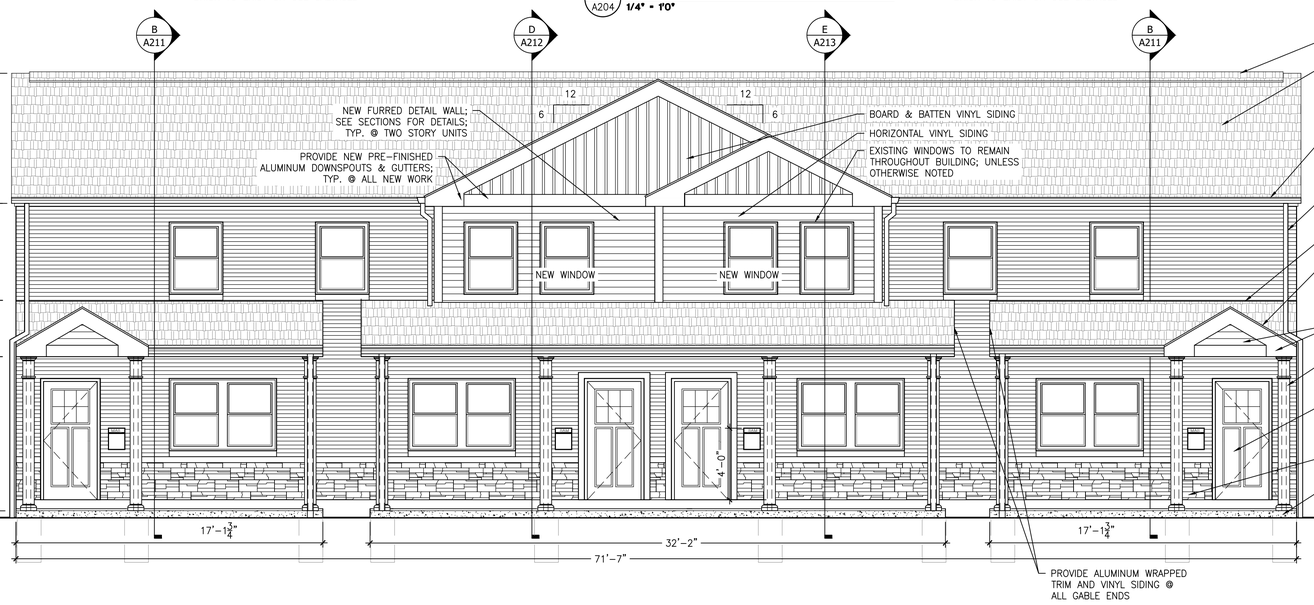
D A204 **SIDE ELEVATION: TYPE B**
1/4" = 1'0"



B A204 **BACK ELEVATION: TYPE B**
1/4" = 1'0"



C A204 **SIDE ELEVATION: TYPE B**
1/4" = 1'0"



A A204 **FRONT ELEVATION: TYPE B**
1/4" = 1'0"

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Issued: 06.16.2020 - BIDDING

Revised:
- 1 2020.08.19 – HUD REVIEW
- 2 2020.10.06 – EGC REVIEW
- 3 2021.03.03 – PLAN REVIEW
- 4 2021.06.01 – REBID

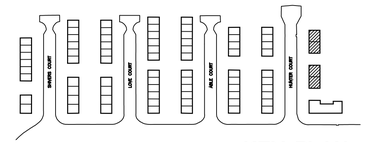
TYPE B PROPOSED ELEVATIONS

A204

1904.043

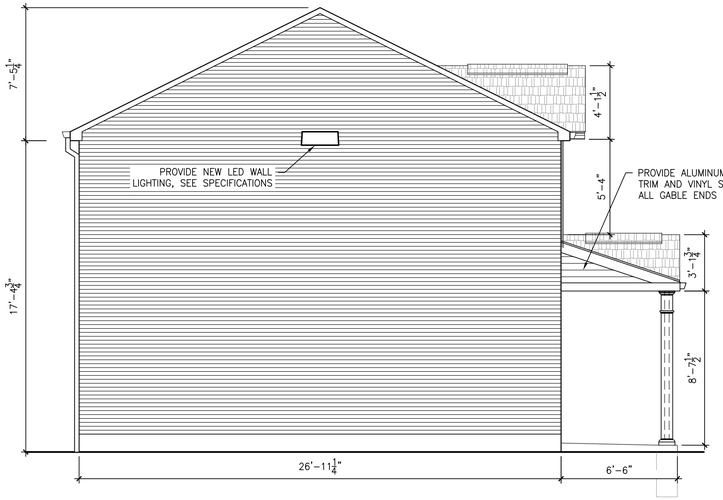
GENERAL ELEVATION NOTES

1. PROVIDE NEW LED FIXTURES AT ALL EXISTING EXTERIOR FIXTURE LOCATIONS, INCLUDING SECURITY LIGHTING, AND FRONT AND REAR PORCH LIGHTING.
2. PROVIDE NEW 30 YEAR DIMENSIONAL SHINGLES THROUGHOUT, SEE SPECIFICATIONS.
3. PROVIDE NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS, TYP.
4. PROVIDE NEW ALUMINUM WRAPPED PRESSURE TREATED WOOD TRIM, AND SOFFITS PANELS THROUGHOUT.
5. TUCKPOINT AND REPAIR MASONRY AS REQUIRED. MASONRY REPAIR HAS BEEN NOTED ON A100 SERIES DRAWINGS BUT SCOPE IS NOT LIMITED TO THOSE NOTES. CONTRACTOR RESPONSIBLE TO REPAIR ANY AND ALL DAMAGED MASONRY AND MORTAR. BASE BID SHOULD INCLUDE MASONRY REPAIR AND TUCK POINTING FOR 5% OF BUILDING.
6. NEW WINDOW, WINDOWSILL, AND BRICK DETAILING SHALL MATCH EXISTING WINDOWS. SET NEW WINDOWSILL INTO EXISTING MASONRY WITH MORTAR, SAW-CUT AND TOOTH IN ALL NEW MASONRY WORK.
7. NEW FIBERGLASS ENTRY DOOR TO BE THERMA-TRU BENCHMARK (BMTT626371) OR EQUAL. MAXIMUM U-VALUE 0.45, SHGC 0.40, AND MAX AIR INFILTRATION RATE OR 0.50 CFM PSF OF FRAME OR LESS.
8. PROVIDE NEW MAILBOX, MODEL #2681B, WALL MOUNTED, POWDER COATED BLACK, MOUNT 48" AFF MAX TO TOP OF BOX.

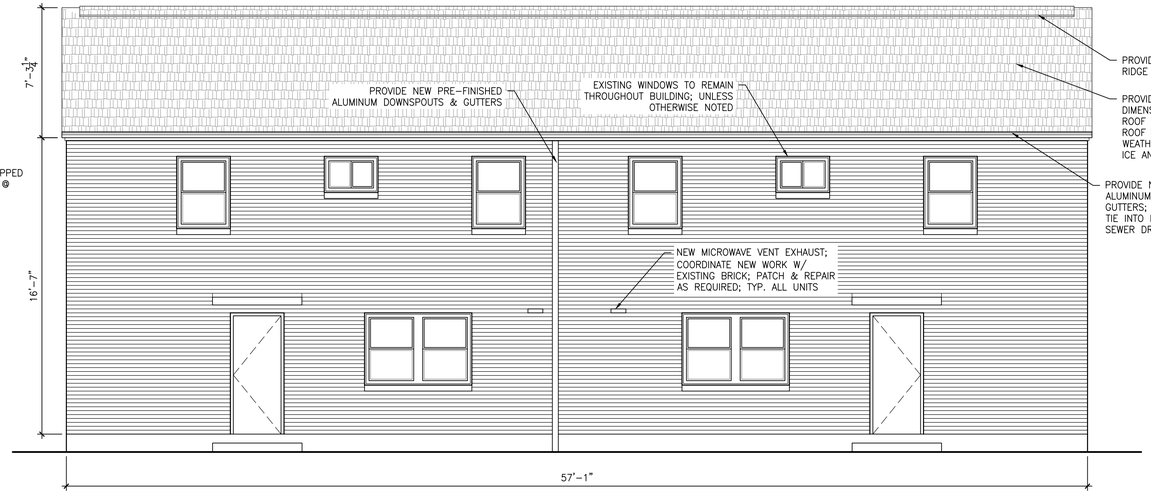


KEY PLAN
NTS

SCOPE INCLUDES BUILDINGS AT THE FOLLOWING ADDRESS:
10112–10120 HUNTER COURT, 10128–10136 HUNTER COURT



D A205 **SIDE ELEVATION: TYPE C**
1/4" = 1'0"



B A205 **BACK ELEVATION: TYPE C**
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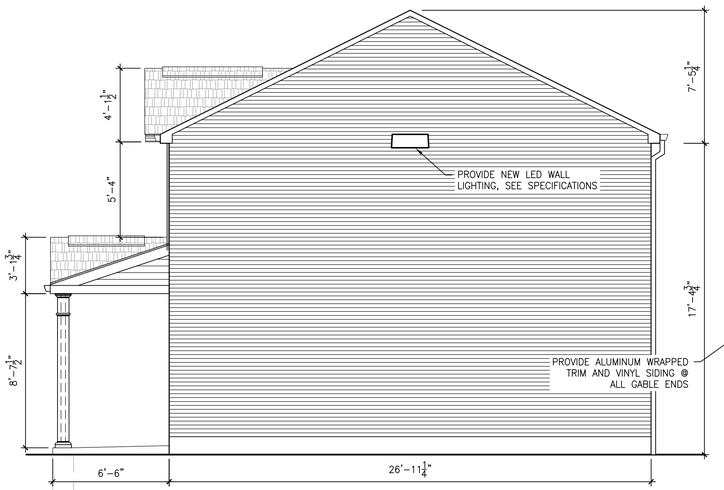

C A205 **SIDE ELEVATION: TYPE C**
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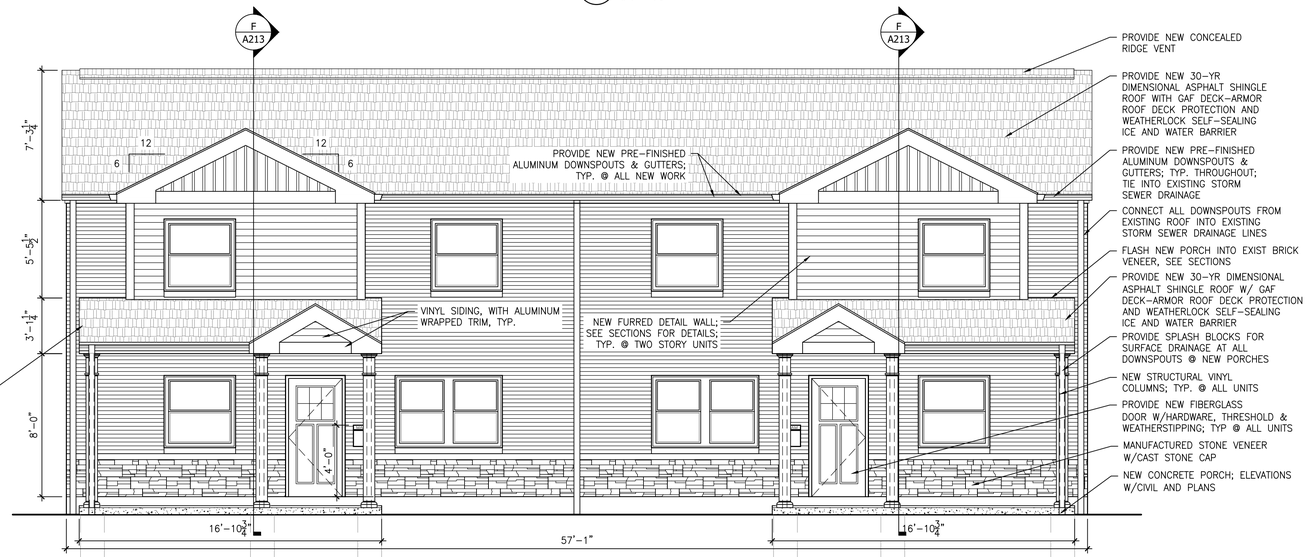

A A205 **FRONT ELEVATION: TYPE C**
1/4" = 1'0"

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Issued: 06.16.2020 - BIDDING

Revised:
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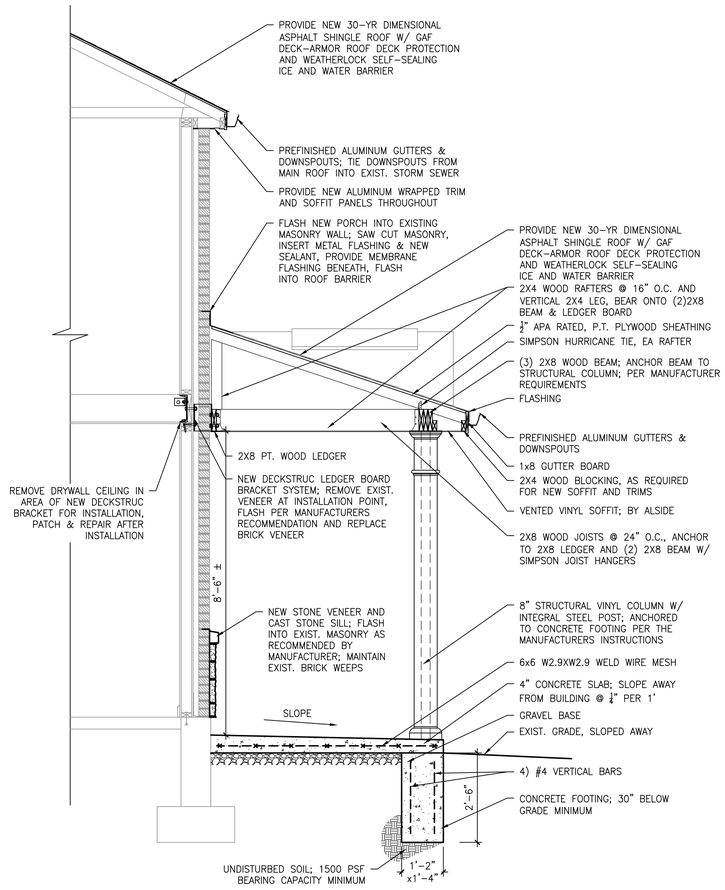
2. 2020.10.06 – EGC REVIEW
3. 2021.03.03 – PLAN REVIEW
4. 2021.06.01 – REBID

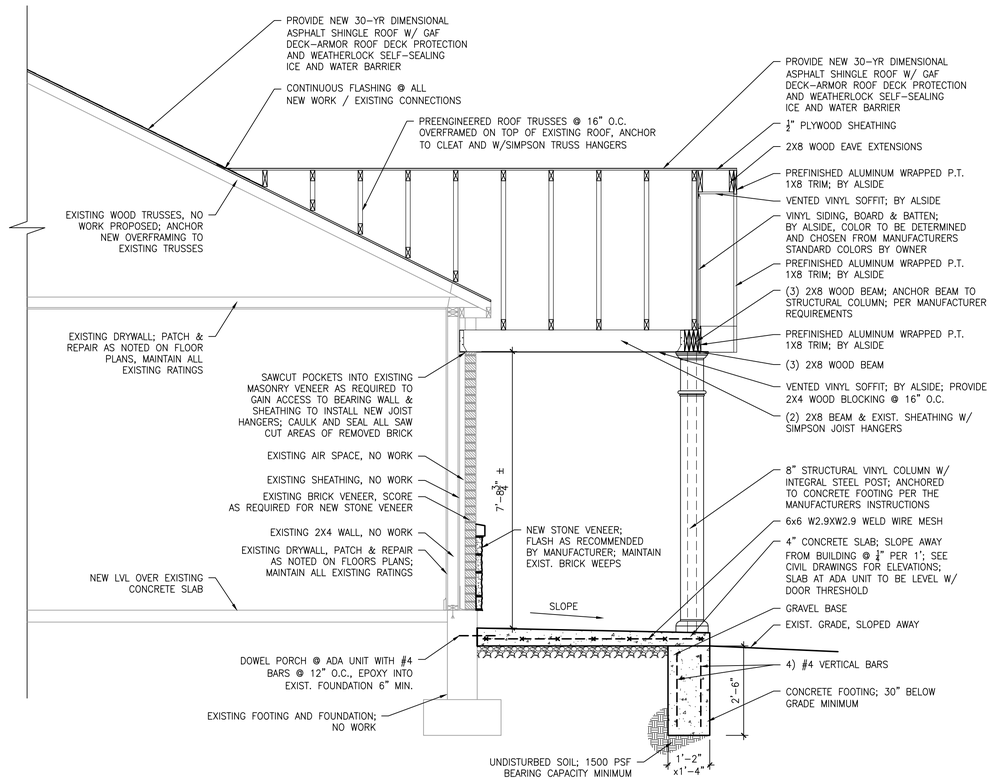
TYPE C PROPOSED ELEVATIONS

A205

1904.043



B / A211 **PORCH SECTION**
1/2" = 1'0"
BUILDING TYPES: A, B



A / A211 **PORCH SECTION**
1/2" = 1'0"
BUILDING TYPES: D, E

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Issued: 06.16.2020 - BIDDING

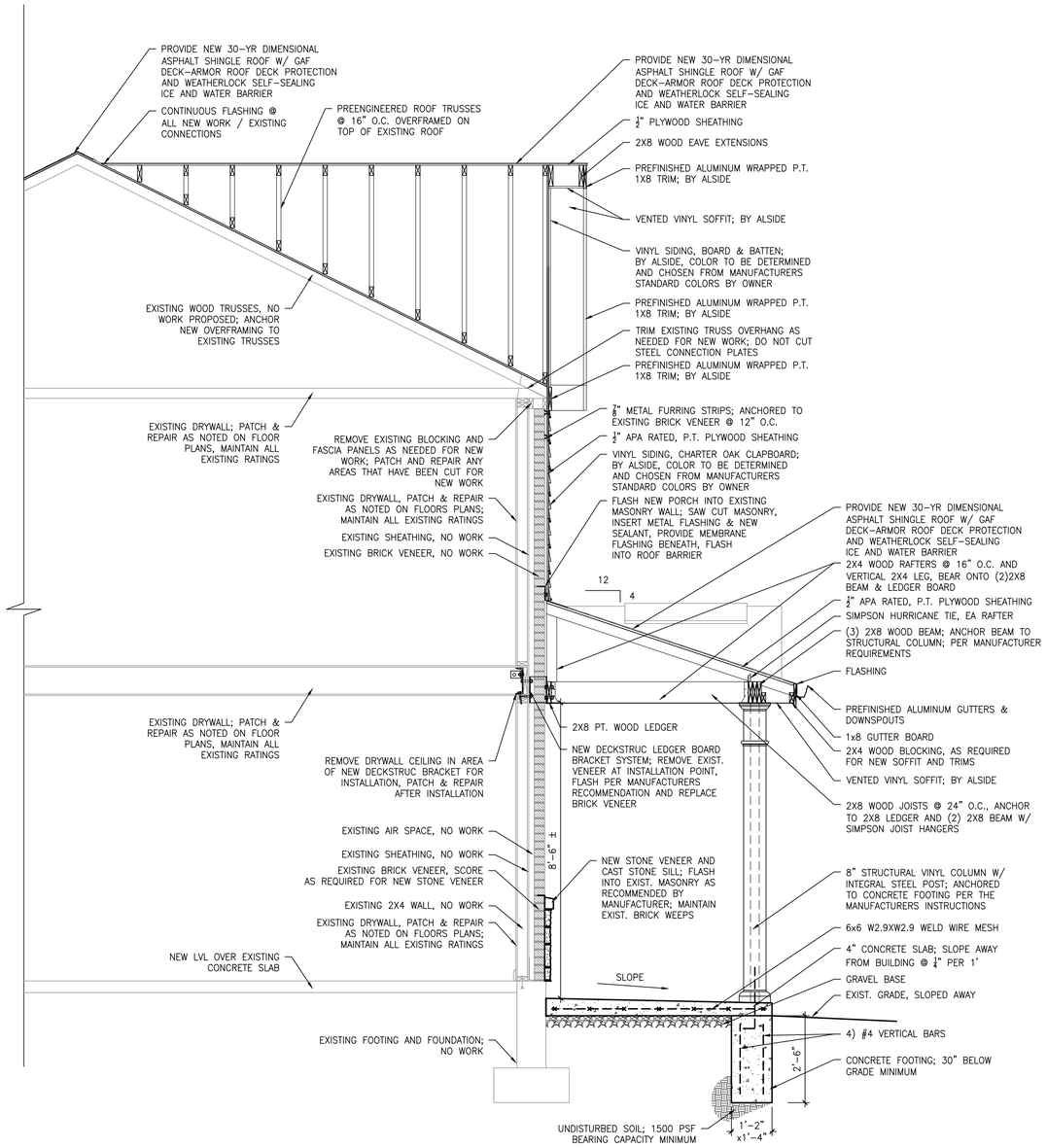
Revised:

Δ6 2021.03.03 – PLAN REVIEW
Δ7 2021.06.01 – REBID

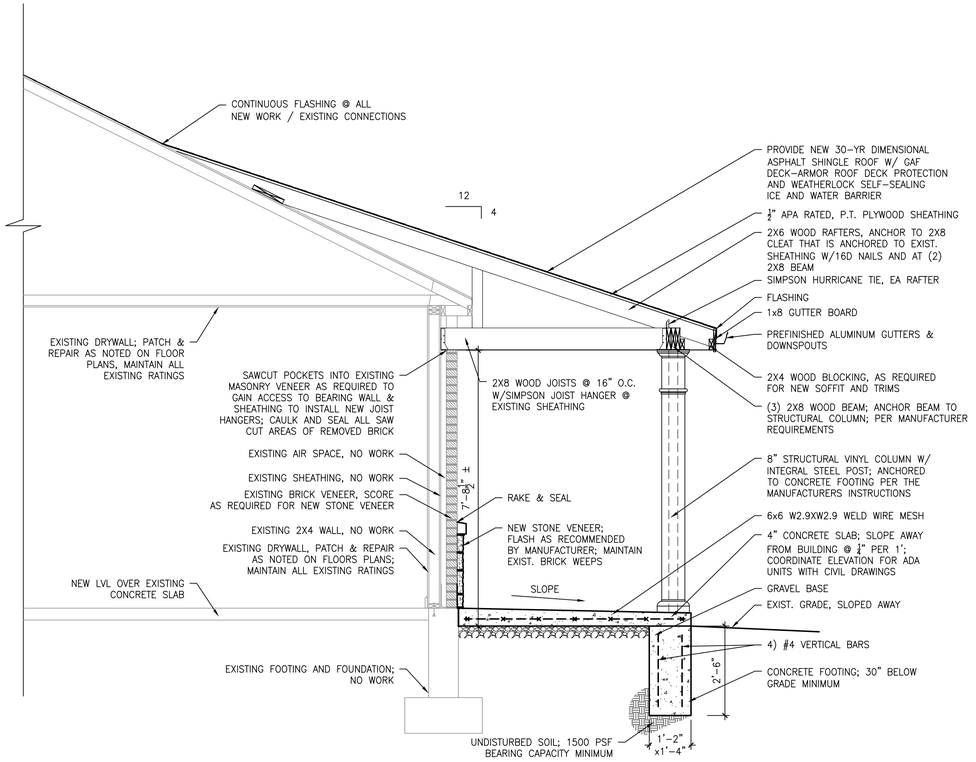
WALL SECTIONS

A211

1904.043



D / A212 **PORCH SECTION**
1/2" = 1'0"
BUILDING TYPES: A, B



C / A212 **PORCH SECTION**
1/2" = 1'0"
BUILDING TYPES: D

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Issued: 06.16.2020 - BIDDING

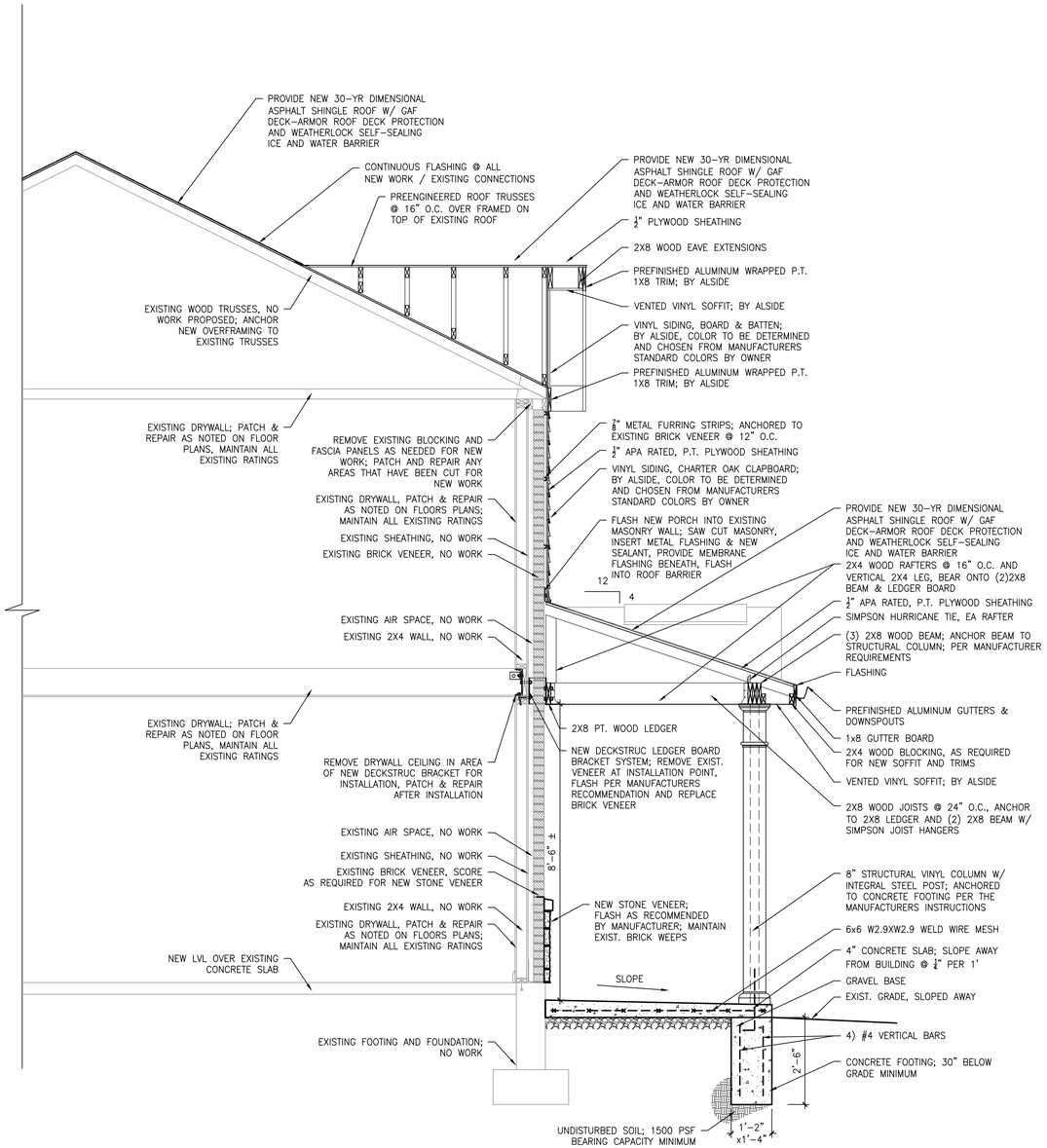
Revised:

2 2021.03.03 – PLAN REVIEW
1 2021.06.01 – REBID

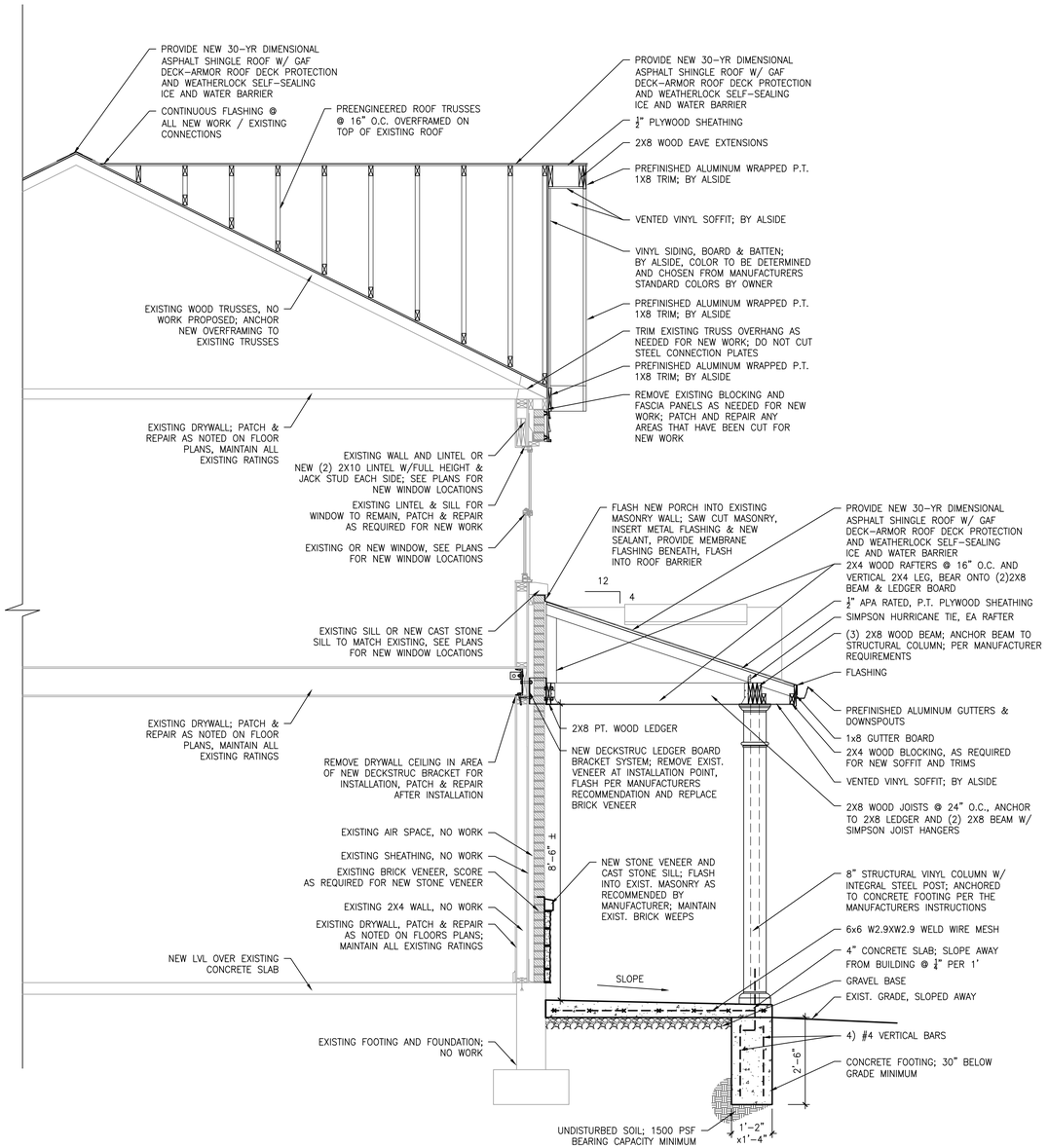
WALL SECTIONS

A212

1904.043



F A213 **PORCH SECTION**
1/2" = 1'0"
BUILDING TYPES: C



E A213 **PORCH SECTION**
1/2" = 1'0"
BUILDING TYPES: A, B

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Revised:

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WALL SECTIONS

A213

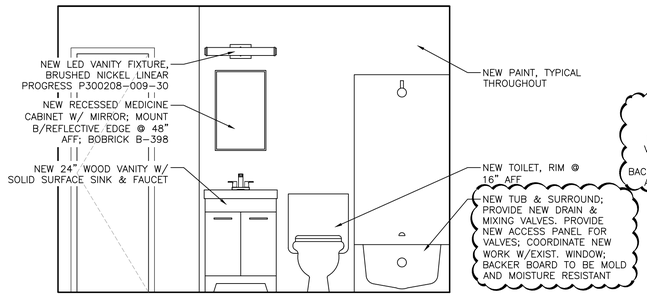
1904.043

LIGHTING FIXTURE SCHEDULE

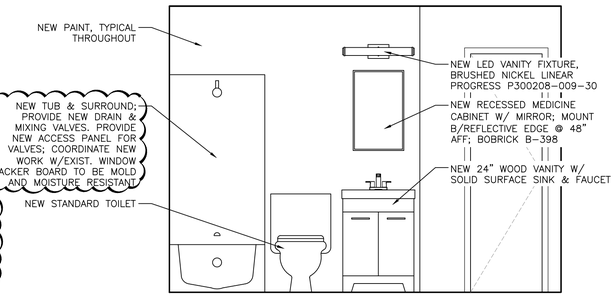
FIXTURE	SPECIFICATION
LED CEILING FIXTURE	PROGRESS, P350070-009-30, LED LIGHT, 15 INCH DIAMETER, BRUSHED NICKEL, 120V, 1660 LUMENS. CONNECT TO EXISTING WIRING AND WALL SWITCH.
CEILING FAN WITH LED LIGHT	PROGRESS, P2556-0930K, LED LIGHT AND CEILING FAN, 52 INCH DIAMETER, BRUSHED NICKEL WITH SILVER BLADES, 120V, 1500 LUMENS. CONNECT TO EXISTING WIRING AND WALL SWITCH.
EXHAUST FAN WITH LED LIGHT	AERO PURE, ABF110 L5 SN, LED LIGHT AND EXHAUST FAN, MINIMUM 110 CFM, 0.9 SCONES, SATIN NICKEL, CONNECT TO EXISTING WIRING AND WALL SWITCH.
VANITY LED LIGHT	PROGRESS, P300208-009-30, LED LIGHT, 24 INCH, BRUSHED NICKEL, 120V, 1600 LUMENS, CONNECT TO WIRING AND WALL SWITCH.
EXTERIOR PORCH LIGHT	HAMPTON BAY, #54471201, LED LIGHT, 11 IN, 1-LIGHT, ROUND BLACK, 830 LUMENS, CONNECT TO EXISTING WIRE AND SWITCH.
EXTERIOR WALL PACK	LITHONIA LIGHTING, WDGE4 LED WALL MOUNT, 15,000 LUMENS, CONNECT TO EXISTING WIRING.
SMOKE / GAS DETECTOR	KIDDE, #21028819, HARDWIRE SMOKE AND CARBON MONOXIDE COMBO DETECTOR W/9V BATTERY BACKUP, VOICE ALARM, AND PHOTOELECTRIC SENSOR.

PLUMBING FIXTURE SCHEDULE

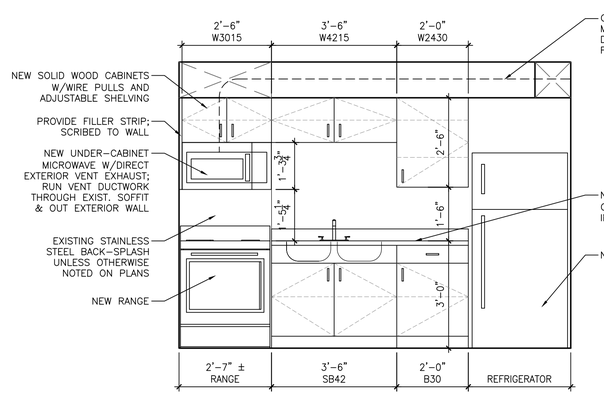
#	FIXTURE	SPECIFICATION
WC	WATER CLOSET	MANSFIELD, SUMMIT, MODEL 382-3386, VITREOUS CHINA, TWO PIECE TOILET, 1.1 GPF, WATER SENSE CERTIFIED. PROVIDE MANSFIELD ELONGATED SLOW CLOSE PLASTIC SEAT & COVER
LAV-1	ACCESSIBLE LAVATORY & GUARDS	KOHLER, CHESAPEAKE, K-1728-0, VITREOUS CHINA, WALL HUNG SINK WITH CONCEALED ARM CARRIER ARM, 4" CENTERS, WHITE. FAUCET: MOAN MODEL 8432F05, 1.0 GPM AERATOR, SINGLE HANDLE LEVER. GRID STRAINER WITH TRAP WRAP. DRAIN AND SUPPLY LINES TO BE WRAPPED W/ADA PIPE WRAP. INSTALL TEMPERATURE LIMITING DEVICE ON HOT WATER SUPPLY
LAV-2	STANDARD LAVATORY AND CABINET	DYCONN, CARRARA SOLID SURFACE VESSEL VANITY TOP IN WHITE WITH WHITE BASIN, #SSVT24. FAUCET: MOEN MODEL 8432F05, 1.0 GPM AERATOR, SINGLE HANDLE LEVER. GRID STRAINER WITH TRAP WRAP. PROVIDE 24"W WOOD BASE CABINET; WALNUT STAINED FINISH. TOP OF SINK AFF 34" MAX.
LAV-3	48" LAVATORY AND CABINET	DYCONN, CARRARA SOLID SURFACE VESSEL VANITY TOP IN WHITE WITH WHITE BASIN, #SSVT48. FAUCET: MOEN MODEL 8432F05, 1.0 GPM AERATOR, SINGLE HANDLE LEVER. GRID STRAINER WITH TRAP WRAP. PROVIDE 48"W WOOD BASE CABINET; WALNUT STAINED FINISH. TOP OF SINK AFF 34" MAX.
LAV-4	60" LAVATORY AND CABINET	DYCONN, CARRARA SOLID SURFACE VESSEL VANITY TOP IN WHITE WITH WHITE BASIN, #SSVT60. FAUCET: MOEN MODEL 8432F05, 1.0 GPM AERATOE, SINGLE HANDLE LEVER. GRID STRAINER WITH TRAP WRAP. PROVIDE 60"W WOOD BASE CABINET; WALNUT STAINED FINISH. TOP OF SINK AFF 34" MAX.
BT	STANDARD BATH/SHOWER FAUCET, & SHOWER HEAD	STERLING (KOHLER), HAMILTON, OR MIDWEST COMMERCIAL 3-PIECE ACRYLIC OR GEL COAT TUB/SHOWER UNIT, 60"LX30"WX82"H. FAUCET: MOEN CHATEAU MODEL TL183NH W/#6300, POSI-TEMP, SINGLE HANDLE SHOWER VALVE, VACUUM BREAKER, 1.5 GPM.
SH	ACCESSIBLE SHOWER, FAUCET, AND SHOWER HEAD	AKER MAAX OPS-6036 ROLL-IN ADA COMPLIANT SHOWER, 60"X38". PROVIDE ADA GRAB BARS AND ACCESSORIES, FAUCET/SHOWER VALVE: MOEN MODEL TL181 TRIM KIT COMPLETE WITH POSI-TEMP MIXING VALVE 62300 SERIES OR EQ AND MODEL #3867 4-FUNCTION HAND SHOWER WITH SLIDE BAR, 1.5 GPM
KS-1	STANDARD KITCHEN SINK & FAUCET	DAYTON MODEL #D23322-3, DROP IN SINK W/PERFECT DRAIN, #18 GAUGE STAINLESS STEEL, MOUNTING CLIPS, DRAIN, 3-HOLE, 4" CENTERS, DEERBORN #14 STRAINER. FAUCET: MOEN CHATEAU M67425 SINGLE HANDLE FAUCET, 1.5 GPM.
KS-2	ACCESSIBLE KITCHEN SINK, FAUCET & GUARDS	DAYTON MODEL #D23322-3, DROP IN SINK W/PERFECT DRAIN, #18 GAUGE STAINLESS STEEL, MOUNTING CLIPS, DRAIN, 3-HOLE, 4" CENTERS, DEERBORN #14 STRAINER. FAUCET: MOEN CHATEAU M67425 SINGLE HANDLE FAUCET, 1.5 GPM. W/PIPE GUARDS
WH	WATER HEATER	A.O. SMITH, PXGT 50, 120V-1ø, 0.70 ENERGY FACTOR, T&P RELIEF VALVE RELIEF VALVE, DRAIN VALVE, SAFETY DRAIN PAN.
WB	WASHER BOX	OATEY MODEL 38970, 2" OFFSET DRAIN, ½ TURN VALVES WITH WATER HAMMER ARRESTORS, INSTALL WITH DRAIN PAN



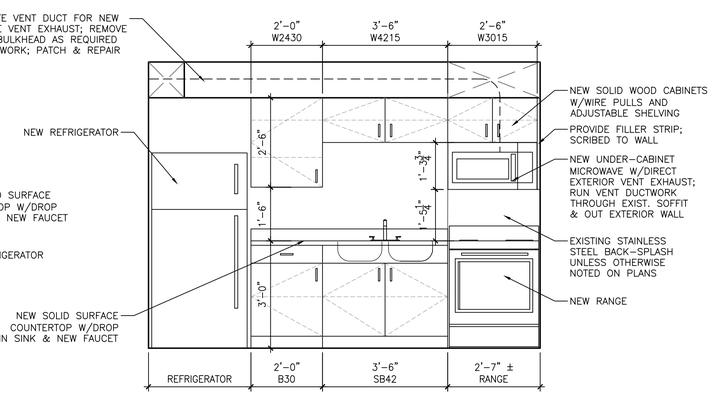
D A501 **RESTROOM ELEVATION**
1/2" = 1'0"



C A501 **RESTROOM ELEVATION**
1/2" = 1'0"



B A501 **KITCHEN ELEVATION**
1/2" = 1'0"



A A501 **KITCHEN ELEVATION**
1/2" = 1'0"

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Issued: 06.16.2020 - BIDDING

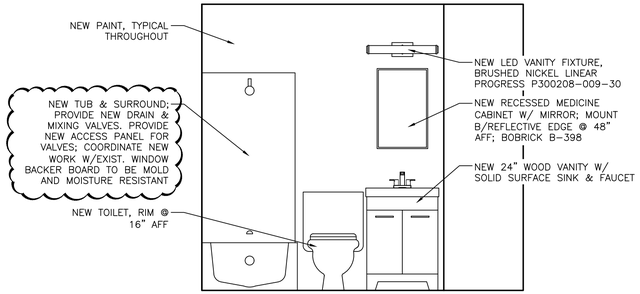
Revised:
2 **2020.08.03 – ADDENDUM #2**
3 **2020.09.23 – EGC REVIEW**

6 **2021.03.03 – PLAN REVIEW**
7 **2021.06.01 – REBID**

TYPE E INTERIOR ELEVATIONS & SCHEDULES

A501

1904.043



G A502 **RESTROOM ELEVATION**
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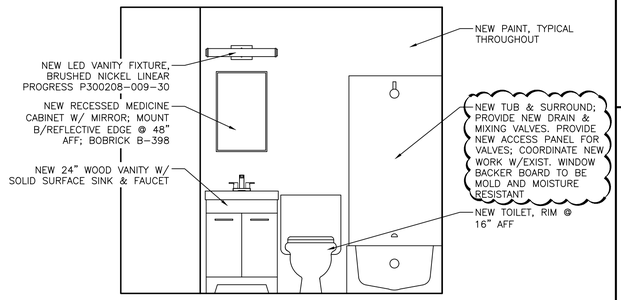

G A502 **RESTROOM ELEVATION**
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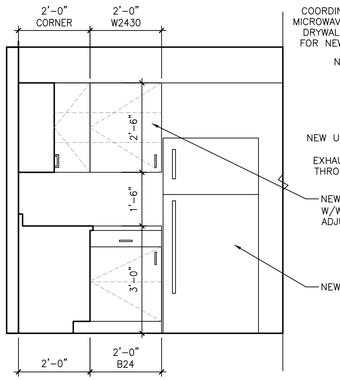

F A502 **KITCHEN ELEVATION**
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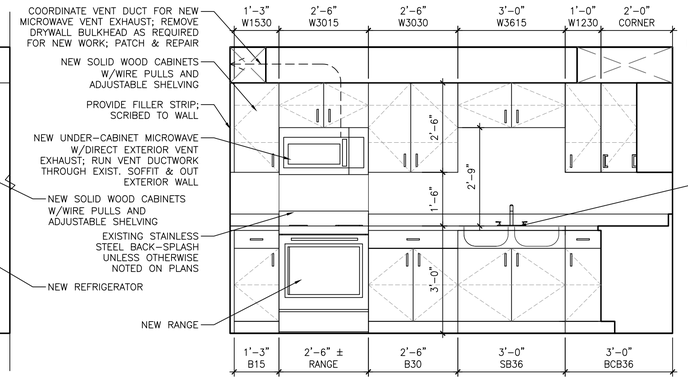
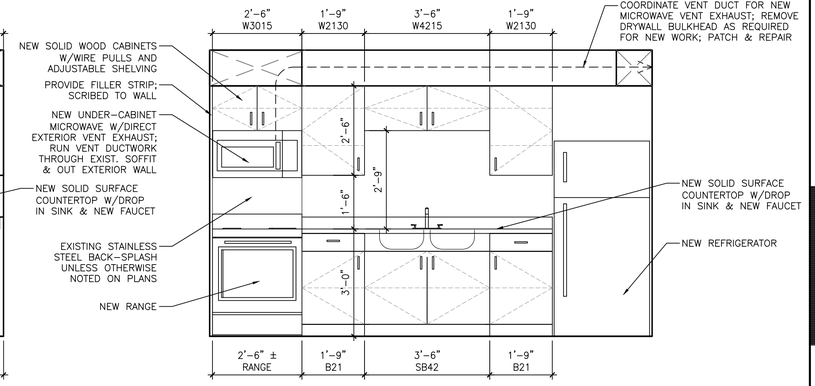


E A502 **KITCHEN ELEVATION**
1/2" = 1'0"



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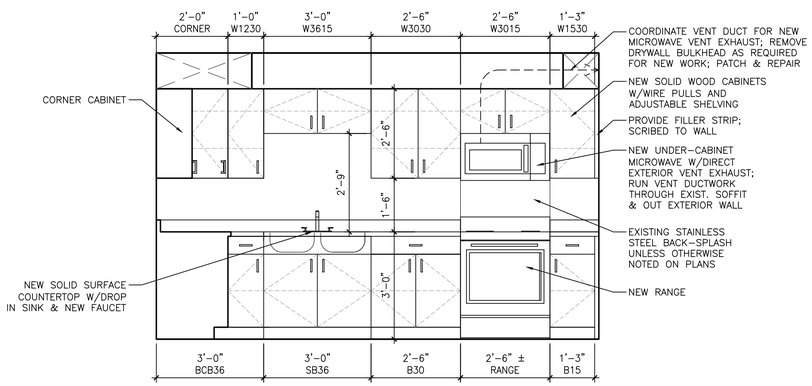

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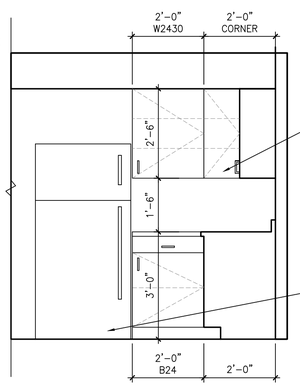
1/2" = 1'0"



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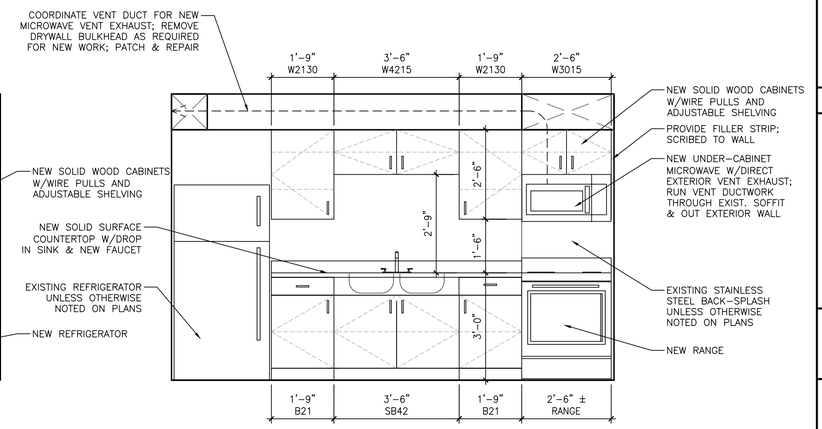
1/2" = 1'0"



C A502 **KITCHEN ELEVATION**
1/2" = 1'0"

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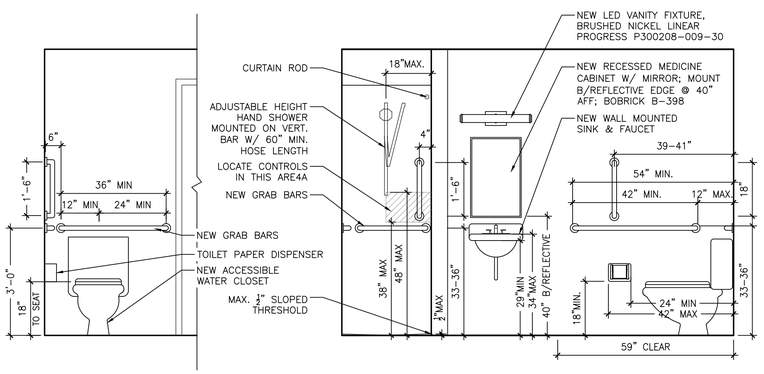
TYPE A INTERIOR ELEVATIONS

A502

1904.043



P A503 **RESTROOM ELEVATION**
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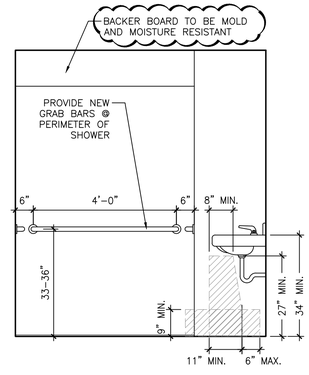
ACCESSIBLE UNIT



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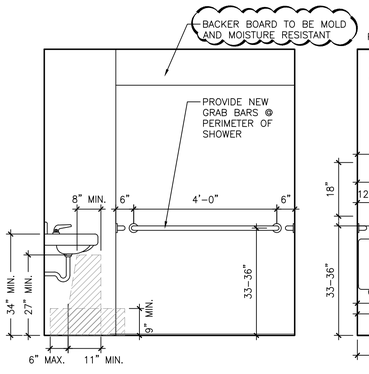

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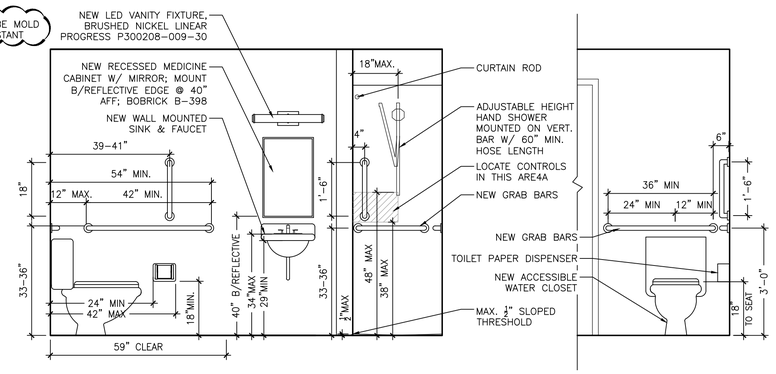
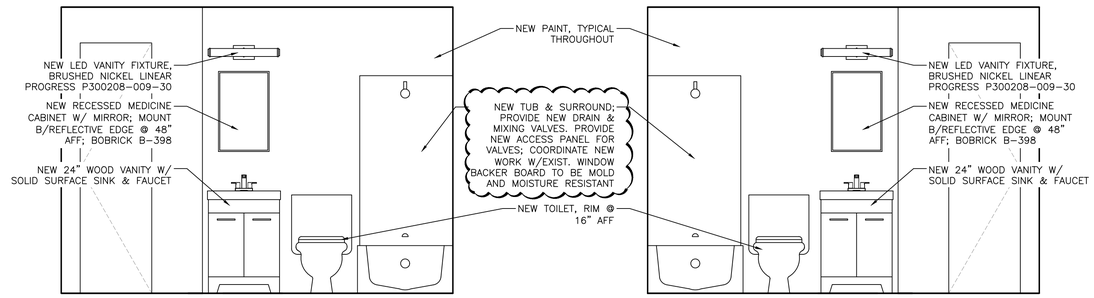
ACCESSIBLE UNIT



L A503 **RESTROOM ELEVATION**
1/2" = 1'0"
ACCESSIBLE UNIT

K A503 **RESTROOM ELEVATION**
1/2" = 1'0"
ACCESSIBLE UNIT

J A503 **RESTROOM ELEVATION**
1/2" = 1'0"
ACCESSIBLE UNIT



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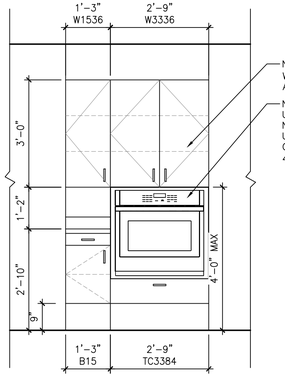
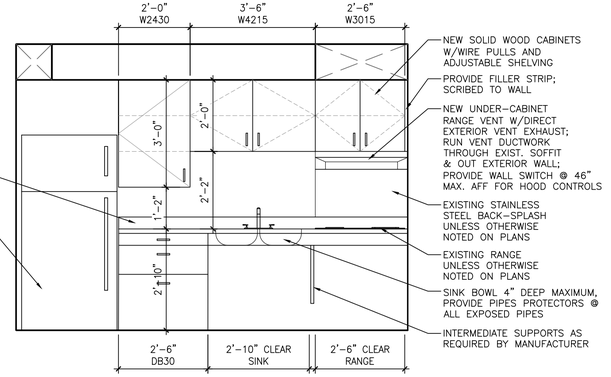
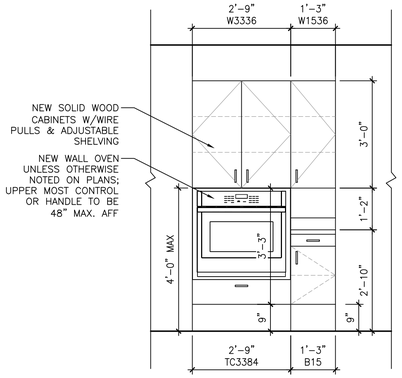


G A503 **KITCHEN ELEVATION**
1/2" = 1'0"

F A503 **KITCHEN ELEVATION**
1/2" = 1'0"
ACCESSIBLE UNIT



E A503 **KITCHEN ELEVATION**
1/2" = 1'0"
ACCESSIBLE UNIT



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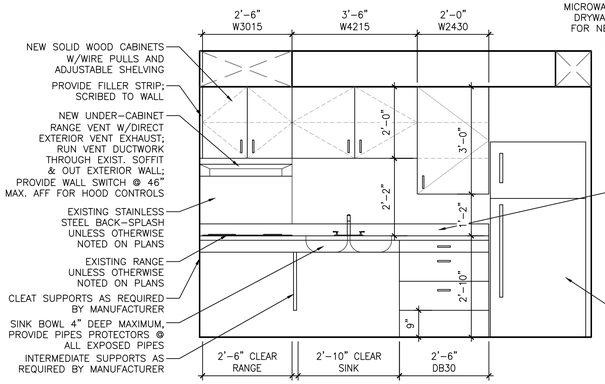
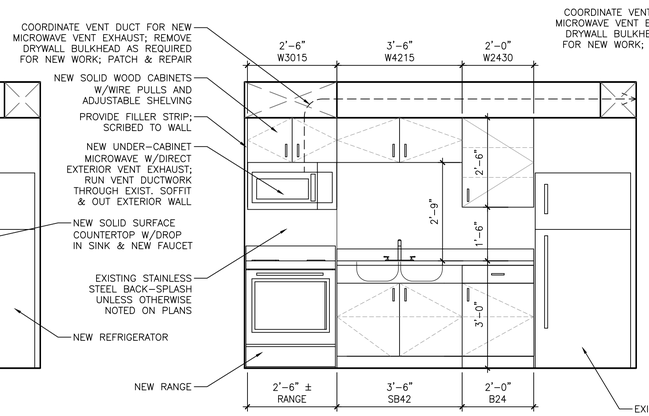
1/2" = 1'0"
ACCESSIBLE UNIT



C A503 **KITCHEN ELEVATION**
1/2" = 1'0"
ACCESSIBLE UNIT



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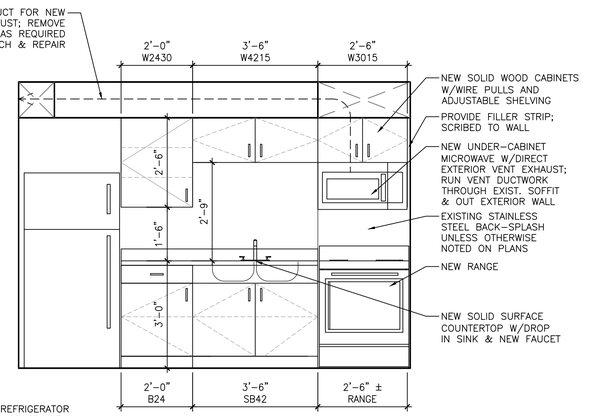
1/2" = 1'0"



A A503 **KITCHEN ELEVATION**
1/2" = 1'0"

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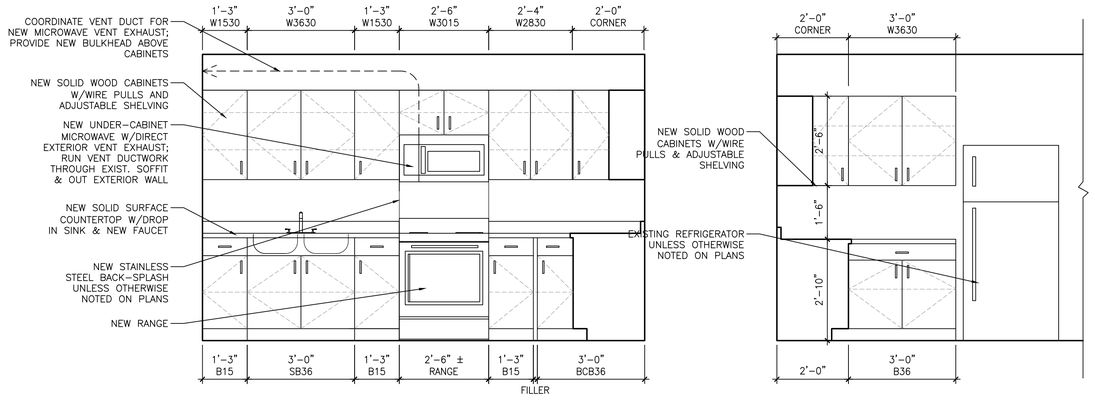
TYPE D INTERIOR ELEVATIONS

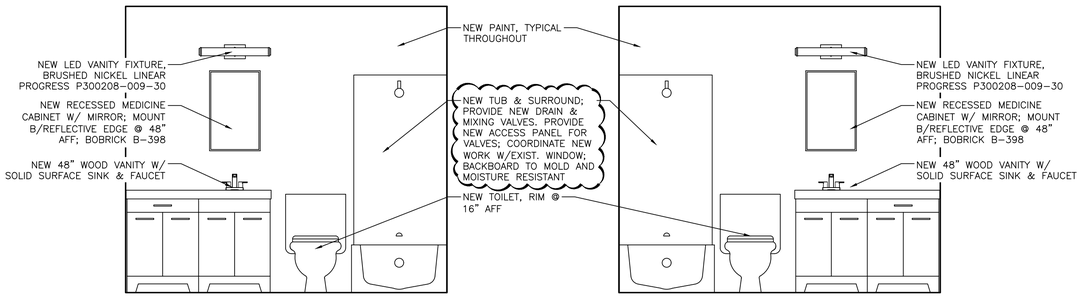
A503

1904.043



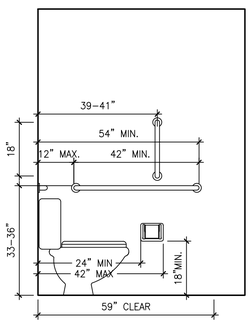
Q A504 **KITCHEN ELEVATION**
1/2" = 1'0"

P A504 **KITCHEN ELEVATION**
1/2" = 1'0"



N A504 **RESTROOM ELEVATION**
1/2" = 1'0"

M A504 **RESTROOM ELEVATION**
1/2" = 1'0"



L A504 **ADA RR ELEVATION**
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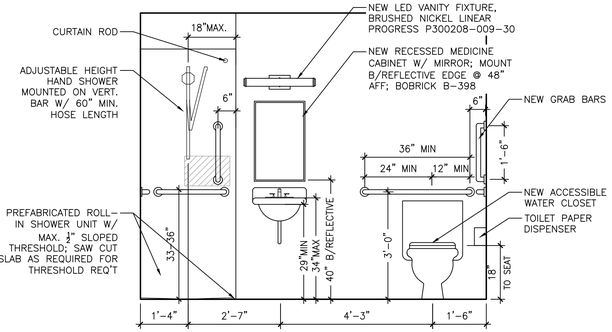

K A504 **ADA RR ELEVATION**
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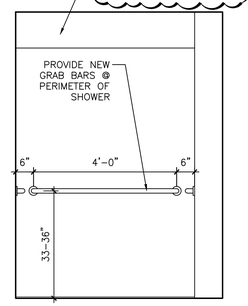

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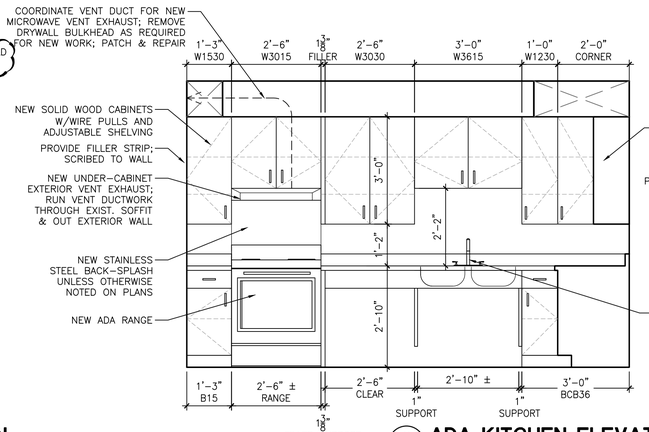

H A504 **ADA KITCHEN ELEVATION**
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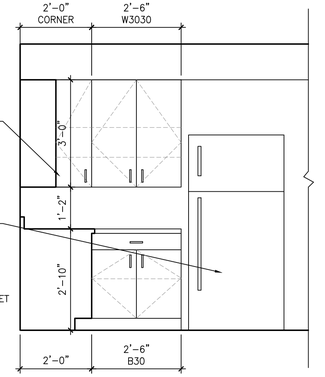

G A504 **ADA KITCHEN ELEVATION**
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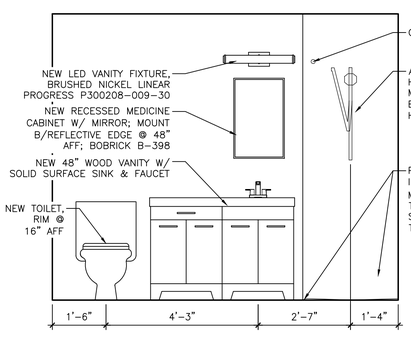

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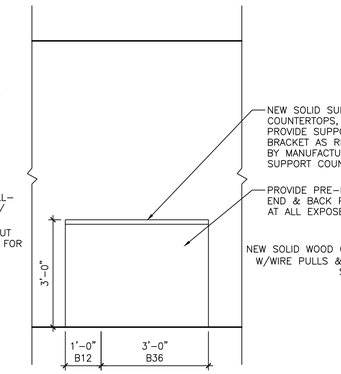

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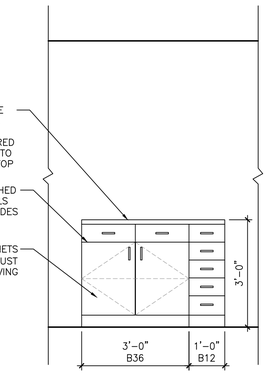

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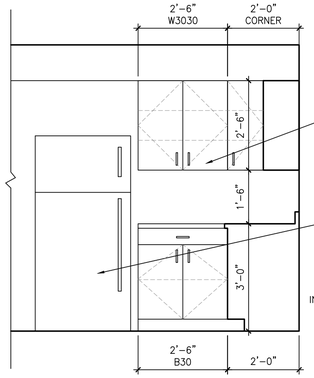

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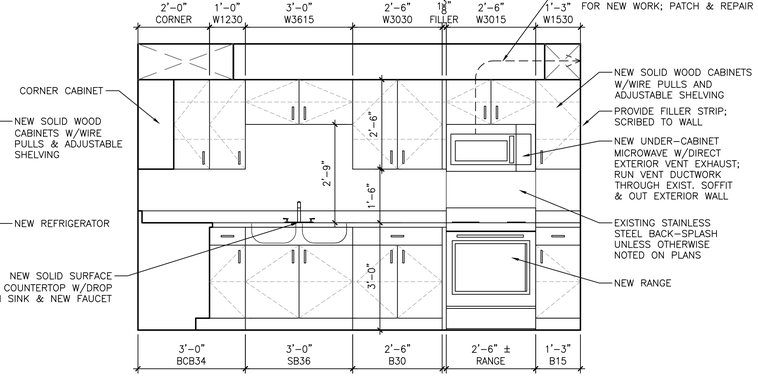

A A504 **KITCHEN ELEVATION**
1/2" = 1'0"

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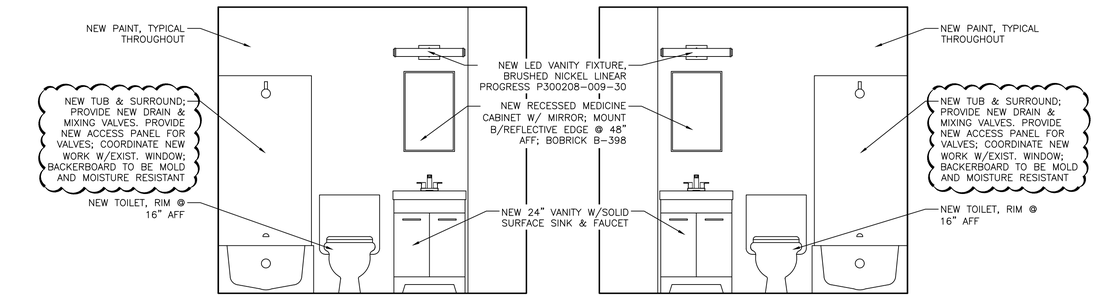
TYPE B INTERIOR ELEVATIONS

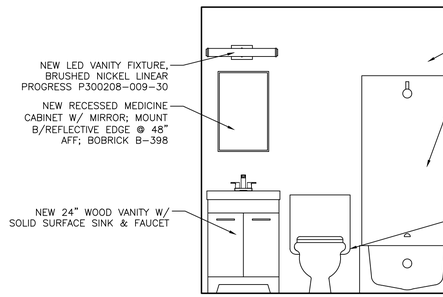
A504

1904.043



H/A505 **KITCHEN ELEVATION**
1/2" = 1'0"

G/A505 **KITCHEN ELEVATION**
1/2" = 1'0"



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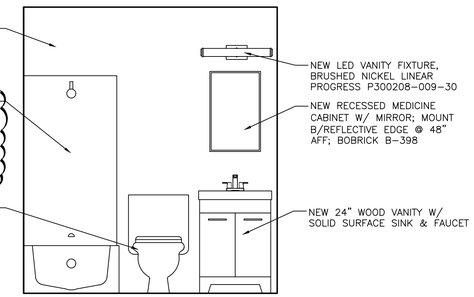

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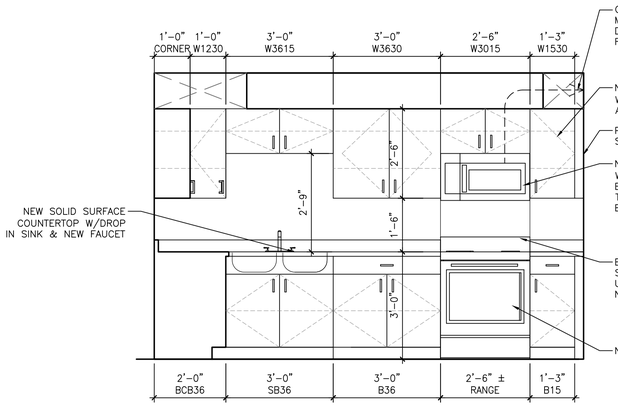

D/A505 **KITCHEN ELEVATION**
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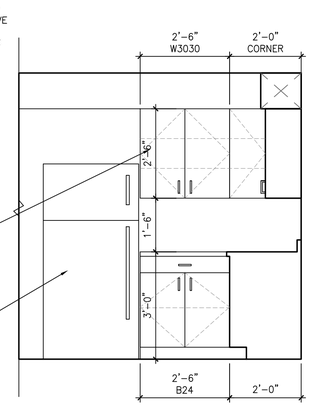

C/A505 **KITCHEN ELEVATION**
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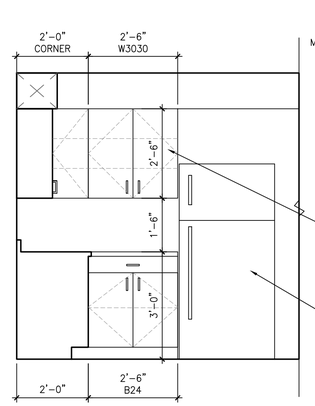

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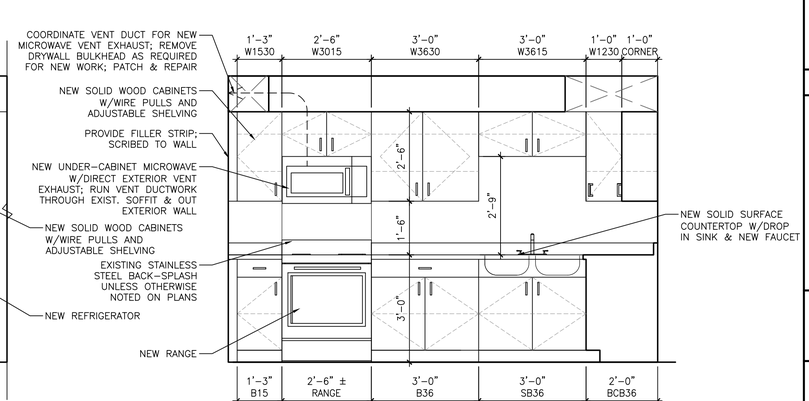

A/A505 **KITCHEN ELEVATION**
1/2" = 1'0"

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TYPE C INTERIOR ELEVATIONS

A505

1904.043

MATERIALS AND WORK REQUIRING SPECIAL INSPECTIONS

(PER 2012 INTERNATIONAL BUILDING CODE)

GENERAL NOTE

SPECIAL INSPECTION NOTES AND TABLES WITHIN CONSTRUCTION DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH IBC 2012, CHAPTER 17.

1. INSPECTION OF FABRICATORS

UNLESS EXEMPT BY CODE SECTION 1704.2.5, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATORS ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATORS SCOPE OF WORK.

2. STEEL CONSTRUCTION

THE SPECIAL INSPECTIONS FOR STEEL ELEMENTS OF BUILDINGS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC 360-10.

3. CONCRETE CONSTRUCTION

UNLESS EXEMPT BY CODE SECTION 1705.3 THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY TABLE 1705.3

4. MASONRY CONSTRUCTION

MASONRY CONSTRUCTION SHALL BE INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 402 / AC1 530 / ASCE 5 (TABLE 1.19.1, 1.19.2 OR 1.19.3) AND TMS 602 / ACI 530.1/ ASCE 6 QUALITY ASSURANCE PROGRAM REQUIREMENTS UNLESS EXEMPT BY CODE SECTION 1705.4.

5. SOILS (PERFORMED BY SITE TESTING AGENCY)

A. SITE PREPARATION

PRIOR TO PLACEMENT OF THE PREPARED FILL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED SOILS REPORT.

B. DURING FILL PLACEMENT OF 12" OR GREATER

DURING PLACEMENT AND COMPACTION OF THE FILL MATERIAL, THE SPECIAL INSPECTOR SHALL DETERMINE THAT THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH THE APPROVED REPORT.

C. EVALUATION OF IN-PLACE DENSITY

THE SPECIAL INSPECTOR SHALL DETERMINE, AT THE APPROVED FREQUENCY, THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL COMPLIES WITH THE APPROVED REPORT.

D. REFER TO DRAWINGS FOR ALLOWABLE SOIL BEARING PRESSURE VERIFICATION.

4.SPRAYED FIRE-RESISTANT MATERIALS

SPECIAL INSPECTIONS FOR SPRAYED FIRE-RESISTANT MATERIALS APPLIED TO STRUCTURAL ELEMENTS AND DECKS SHALL BE IN ACCORDANCE WITH SECTION 1705.13. SPECIAL INSPECTIONS SHALL BE BASED ON THE FIRE RESISTANCE DESIGN AS DESIGNATED IN THE CONSTRUCTION DOCUMENTS.

Table 1705.3 (2012 INTERNATIONAL BUILDING CODE)
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

APPLICABLE (Unless noted N/A)	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD [a]	IBC REFERENCE
	1. Inspection of reinforcing steel, including prestressing tendons, and placement.	-	X	ACI 318: 3.5, 7.1-7.7	1910.4
	2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2b.	-	-	AWS D1.4 ACI 318: 3.5.2	-
	3. Inspection of anchors cast in concrete where allowable loads have been increased or where strength design is used.	-	X	ACI 318: 8.1.3, 21.2.8	1908.5, 1909.1
	4. Inspection of anchors post-installed in hardened concrete members[b].	-	X	ACI 318: 3.8.6, 8.1.3, 21.2.8	1909.1
	5. Verifying use of required design mix.	-	X	ACI 318: Ch. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
	6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1910.10
	7. Inspection of concrete and shotcrete placement for proper application techniques.	X	-	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
	8. Inspection for maintenance of specified curing temperature and techniques.	-	X	ACI 318: 5.11-5.13	1910.9
	9. Inspection of prestressed concrete: a. Application of prestressing forces. b. Grouting of bonded prestressing tendons in the seismic force-resisting system.	X X	-	ACI 318: 18.20 ACI 318: 18.18.4	-
	10. Erection of precast concrete members.	-	X	ACI 318: Ch. 16	-
	11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	-	X	ACI 318: 6.2	-
	12. Inspect formwork for shape, location and dim's of the concrete member being formed.	-	X	ACI 318: 6.1.1	-

For SI: 1 inch = 25.4 mm.
a. Where applicable, see also Section 1705.11, Special inspections for seismic resistance.
b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with ACI 355.2 or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

Table 1705.6 (2012 INTERNATIONAL BUILDING CODE)
REQUIRED VERIFICATION AND INSPECTION OF SOILS

APPLICABLE (Unless noted N/A)	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
	1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X
	2. Verify excavations are extended to proper depth and have reached proper material.	-	X
	3. Perform classification and testing of compacted fill materials.	-	X
	4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	-
	5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	-	X

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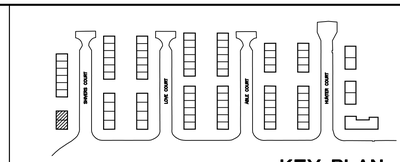
Issued: 06.16.2020 - BIDDING

Revised:

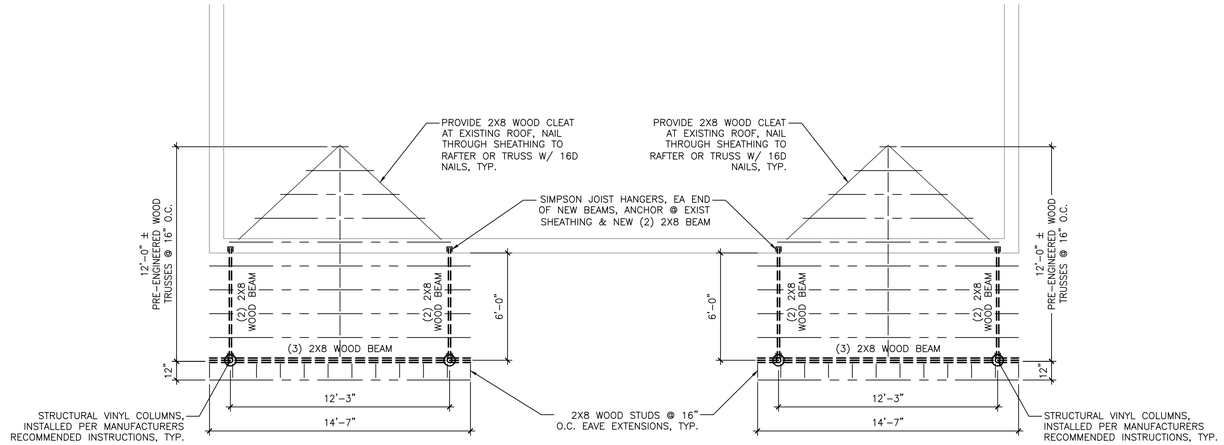
SPECIAL INSPECTIONS

S100

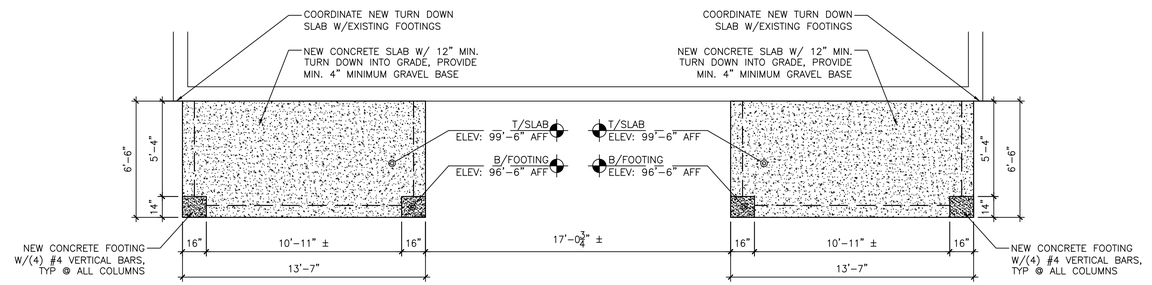
1904.043



KEY PLAN
NTS



TYPE E FRAMING PLAN
1/4" = 1'-0"



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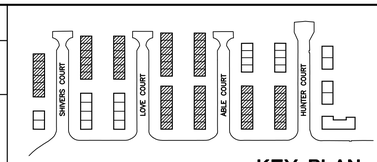
TYPE E FOUNDATION & FRAMING PLANS

S101

1904.043

LINTEL SCHEDULE

1	(2) 2X10 LINTEL W/FULL HEIGHT AND JACK STUD EACH SIDE W/ 3X3½ STEEL ANGLE AT BRICK; 8" BEARING EA SIDE.



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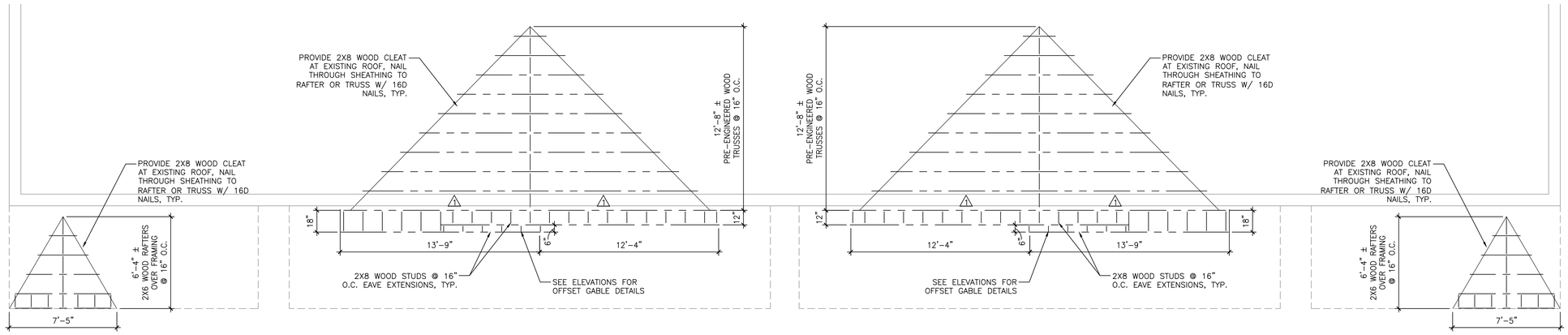

TYPE A GABLE OVER-FRAMING PLAN
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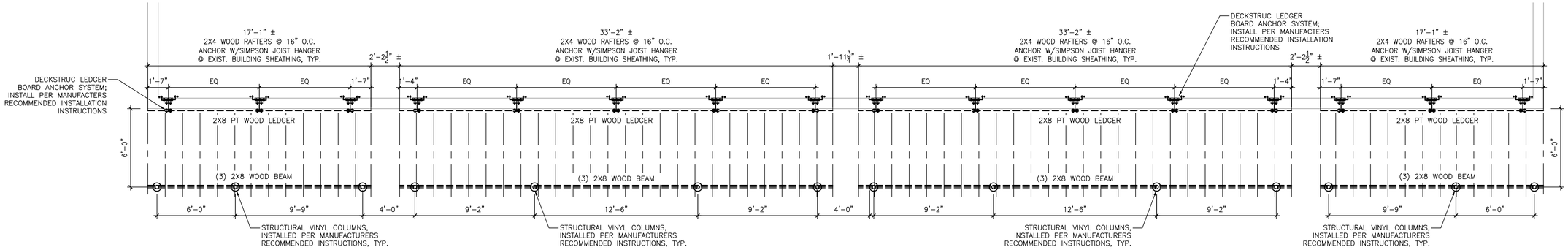

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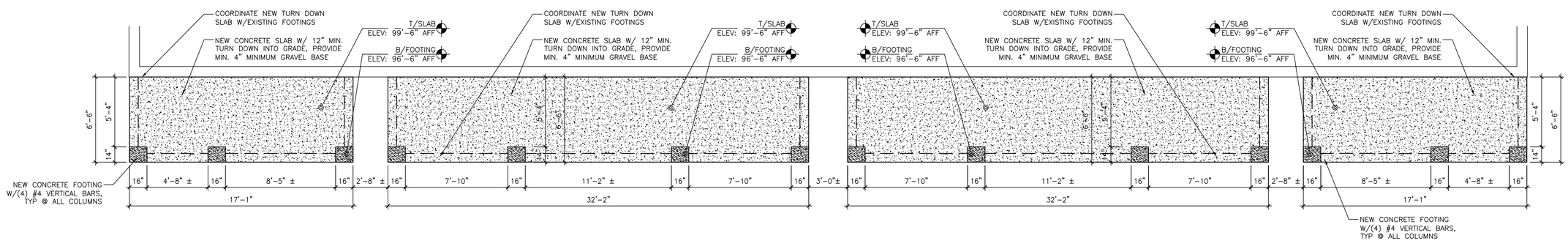

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Issued: 06.16.2020 - BIDDING

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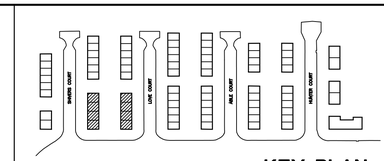
TYPE A FOUNDATION & FRAMING PLANS

S102

1904.043



KEY PLAN
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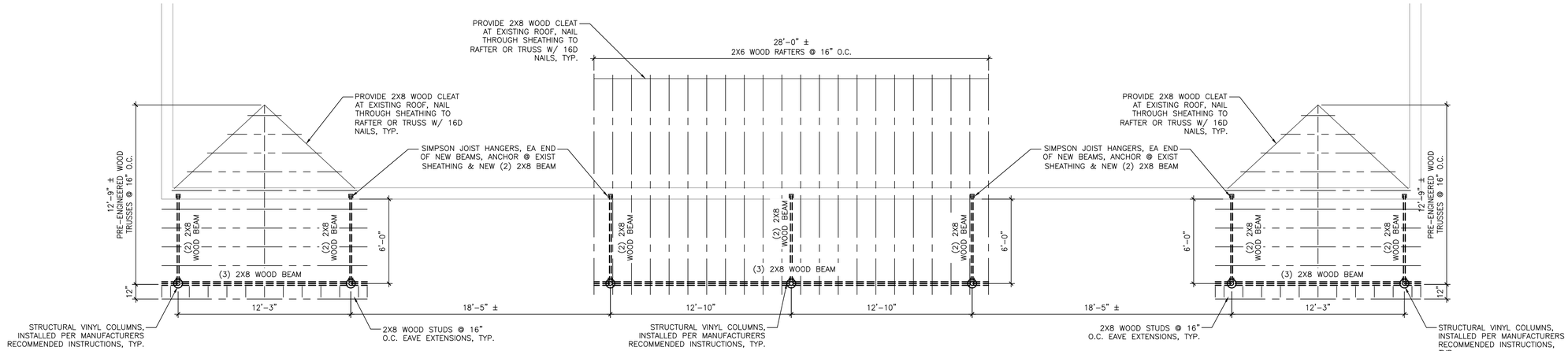

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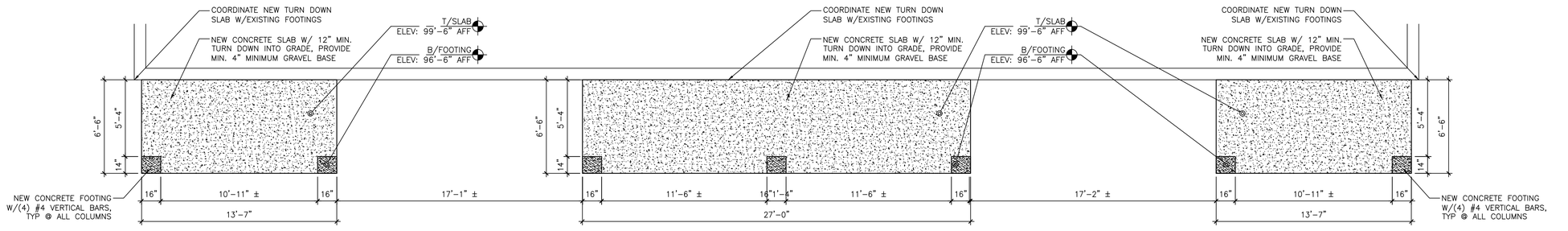

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Issued: 06.16.2020 - BIDDING

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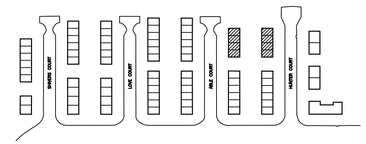
TYPE D FOUNDATION & FRAMING PLANS

S103

1904.043

LINTEL SCHEDULE

1	(2) 2X10 LINTEL W/FULL HEIGHT AND JACK STUD EACH SIDE W/ 3X3X¼ STEEL ANGLE AT BRICK; 8" BEARING EA SIDE.



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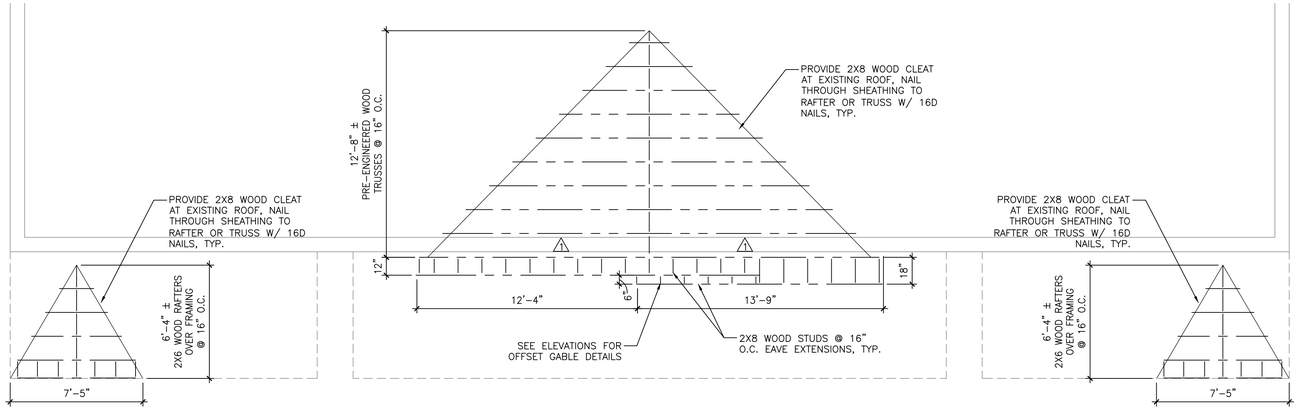
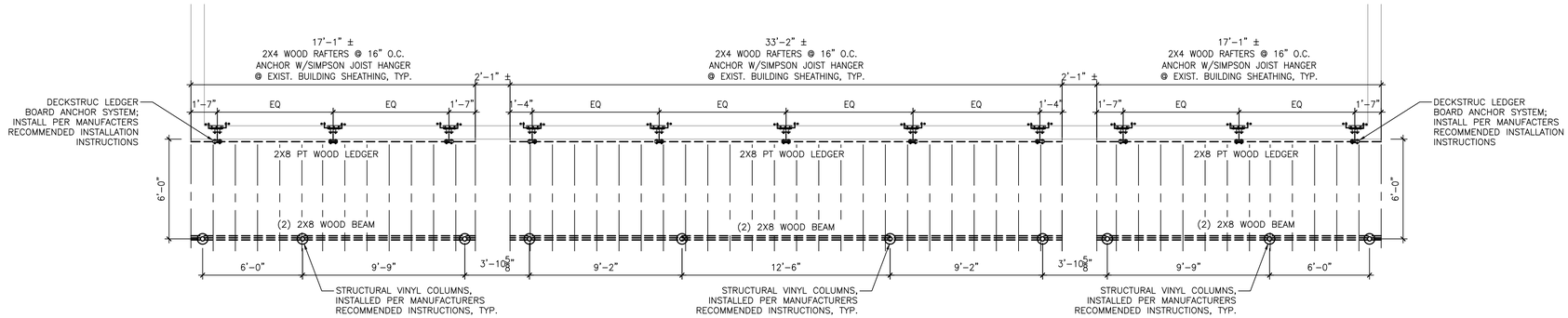


TYPE B GABLE OVER-FRAMING PLAN
1/4" = 1'-0"



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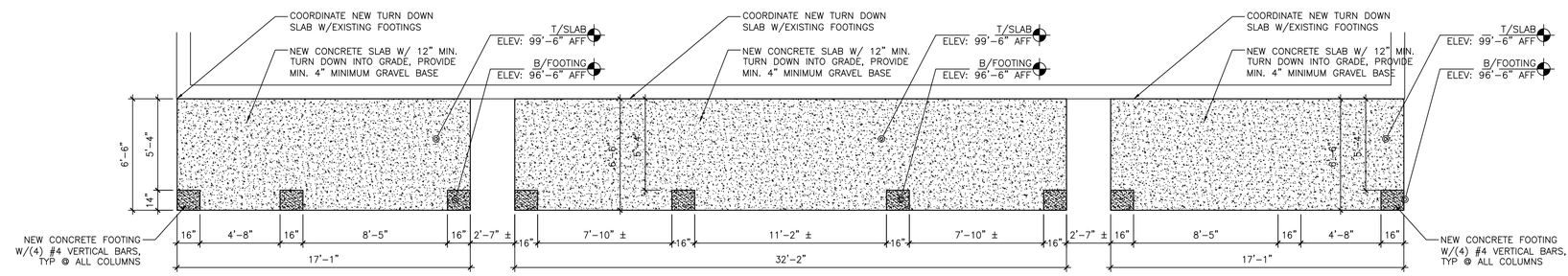

TYPE B FOUNDATION PLAN
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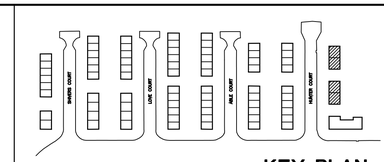
TYPE B EXTERIOR FOUNDATION & FRAMING PLANS

S104

1904.043



KEY PLAN
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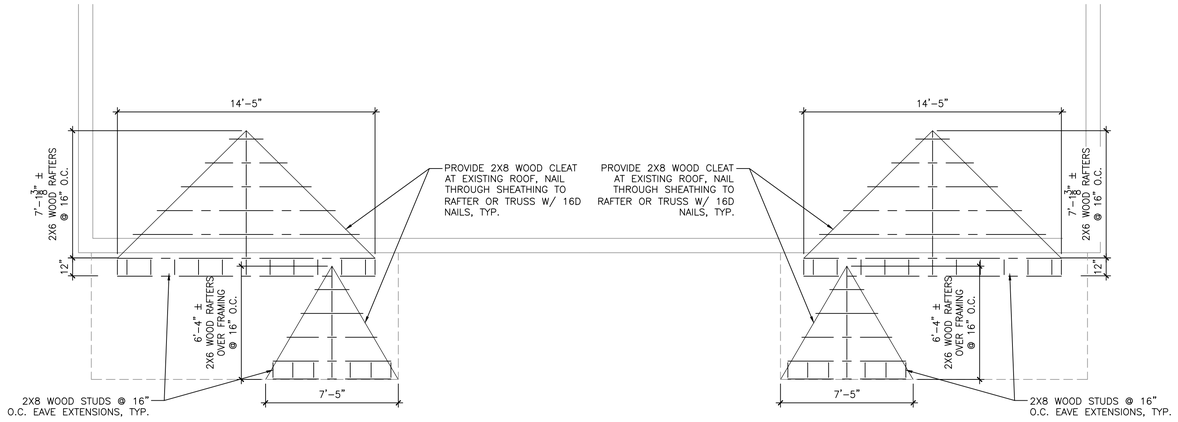
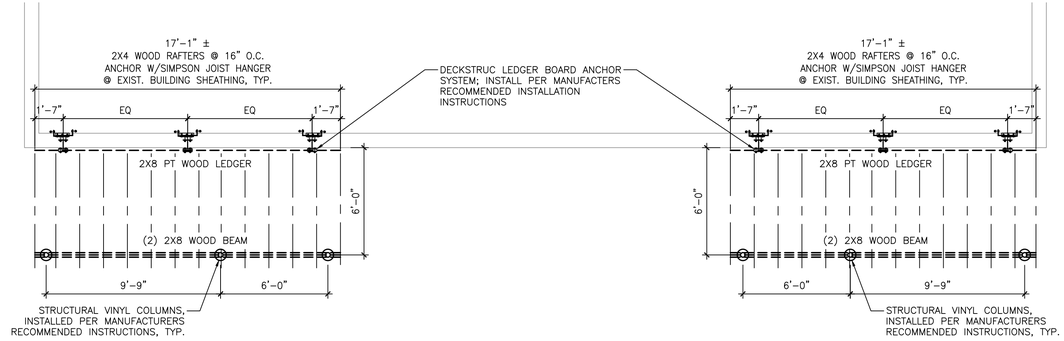


TYPE C GABLE OVER-FRAMING PLAN
1/4" = 1'-0"



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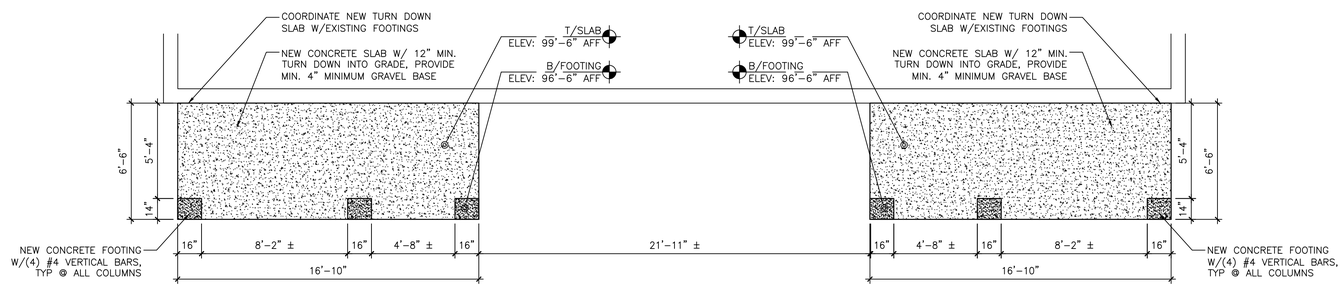

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Issued: 06.16.2020 - BIDDING

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TYPE C FOUNDATION & FRAMING PLANS

S105

1904.043

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PLUMBING GENERAL NOTES

A. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT.

B. DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR REQUIRED FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

D. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL FIXTURE MOUNTING HEIGHTS.

E. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETELY FURNISH, INSTALL, AND PLACE INTO OPERATION, ALL SYSTEMS SHOWN ON THE DRAWINGS AND DELINEATED IN THE SPECIFICATIONS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. REPORT ANY KNOWN DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

F. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION; INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.

G. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.

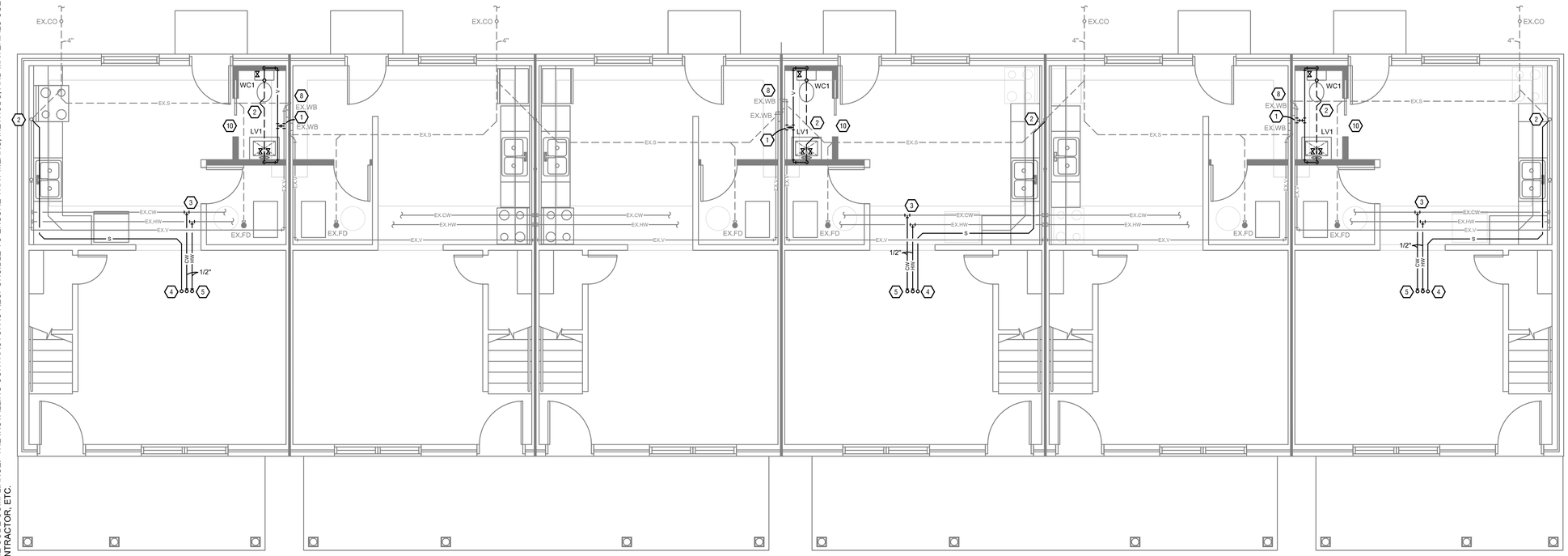
H. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.

I. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.

J. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

1. CONNECT NEW VENT PIPING INTO EXISTING VENT PIPING, FIELD VERIFY EXACT LOCATION
2. CONNECT NEW SANITARY PIPING INTO EXISTING SANITARY PIPING, FIELD VERIFY EXACT LOCATION
3. CONNECT NEW HOT AND COLD WATER PIPING INTO EXISTING HOT AND COLD WATER PIPING, FIELD VERIFY EXACT LOCATION
4. SANITARY PIPING UP TO LEVEL ABOVE
5. HOT AND COLD WATER PIPING UP TO LEVEL ABOVE
6. SANITARY PIPING DOWN TO LEVEL BELOW
7. HOT AND COLD WATER PIPING DOWN TO LEVEL BELOW
8. REMOVE EXISTING WASHER BOX AND PROVIDE CLEANOUT WITH CAP IN WALL
9. NEW VENT PIPING UP TO VTR
10. REWORK EXISTING HOT AND COLD WATER PIPING FROM EXISTING WASHER BOX TO SERVE NEW BATHROOM



N 1/P101 **BUILDING A PLUMBING FIRST FLOOR PLAN**
SCALE: 1/4 = 1'-0"

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PR-08203

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MEP Consulting Services, Inc. in OH
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Issued: 05.20.2020 FOR BIDDING

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PLUMBING BUILDING A PLAN

P101

1904.043

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C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

D. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL FIXTURE MOUNTING HEIGHTS.

E. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETELY FURNISH, INSTALL, AND PLACE INTO OPERATION, ALL SYSTEMS SHOWN ON THE DRAWINGS AND DELINEATED IN THE SPECIFICATIONS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. REPORT ANY KNOWN DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

F. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION; INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.

G. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.

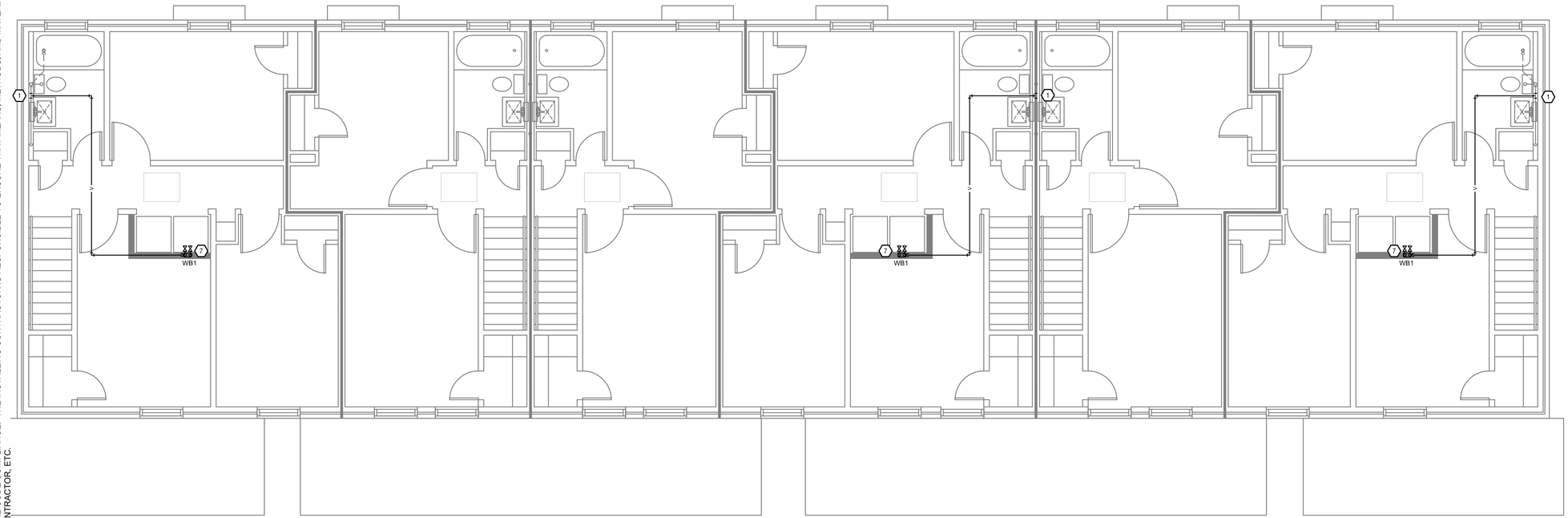
H. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.

I. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.

J. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

1. CONNECT NEW VENT PIPING INTO EXISTING VENT PIPING, FIELD VERIFY EXACT LOCATION
2. CONNECT NEW SANITARY PIPING INTO EXISTING SANITARY PIPING, FIELD VERIFY EXACT LOCATION
3. CONNECT NEW HOT AND COLD WATER PIPING INTO EXISTING HOT AND COLD WATER PIPING, FIELD VERIFY EXACT LOCATION
4. SANITARY PIPING UP TO LEVEL ABOVE
5. HOT AND COLD WATER PIPING UP TO LEVEL ABOVE
6. SANITARY PIPING DOWN TO LEVEL BELOW
7. HOT AND COLD WATER PIPING DOWN TO LEVEL BELOW
8. REMOVE EXISTING WASHER BOX AND PROVIDE CLEANOUT WITH CAP IN WALL
9. NEW VENT PIPING UP TO VTR
10. REWORK EXISTING HOT AND COLD WATER PIPING FROM EXISTING WASHER BOX TO SERVE NEW BATHROOM



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1 P102 **BUILDING A PLUMBING SECOND FLOOR PLAN**
SCALE: 1/4 = 1'-0"

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Revised:

PLUMBING BUILDING A PLAN

P102

1904.043

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5. SANITARY PIPING DOWN TO LEVEL BELOW
6. REUSE EXISTING WASTE, VENT, & SUPPLY PIPING FOR NEW PLUMBING FIXTURE
7. CONNECT NEW DOMESTIC COLD WATER PIPING INTO EXISTING 1" COLD WATER SERVICE LINE ON LEVEL BELOW, FIELD VERIFY EXACT LOCATION
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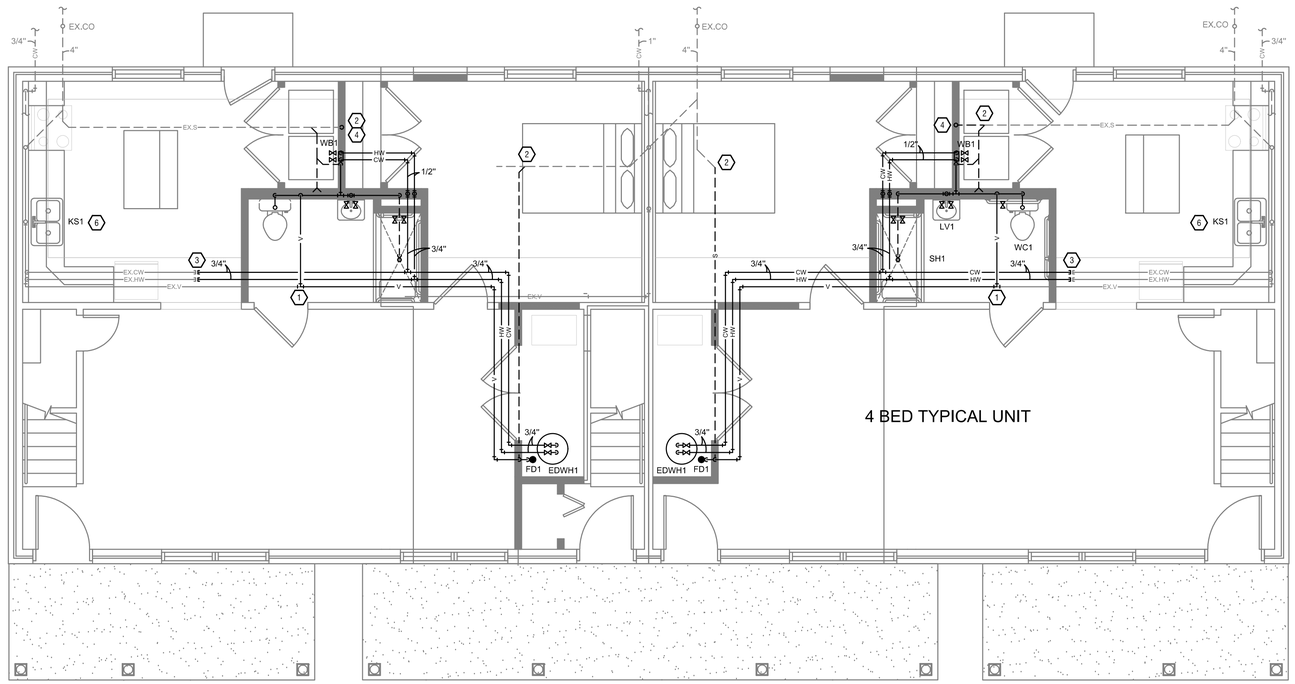

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1 P111 **BUILDING B PLUMBING FIRST FLOOR PLAN**

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Issued: 06.26.2020 PERMIT

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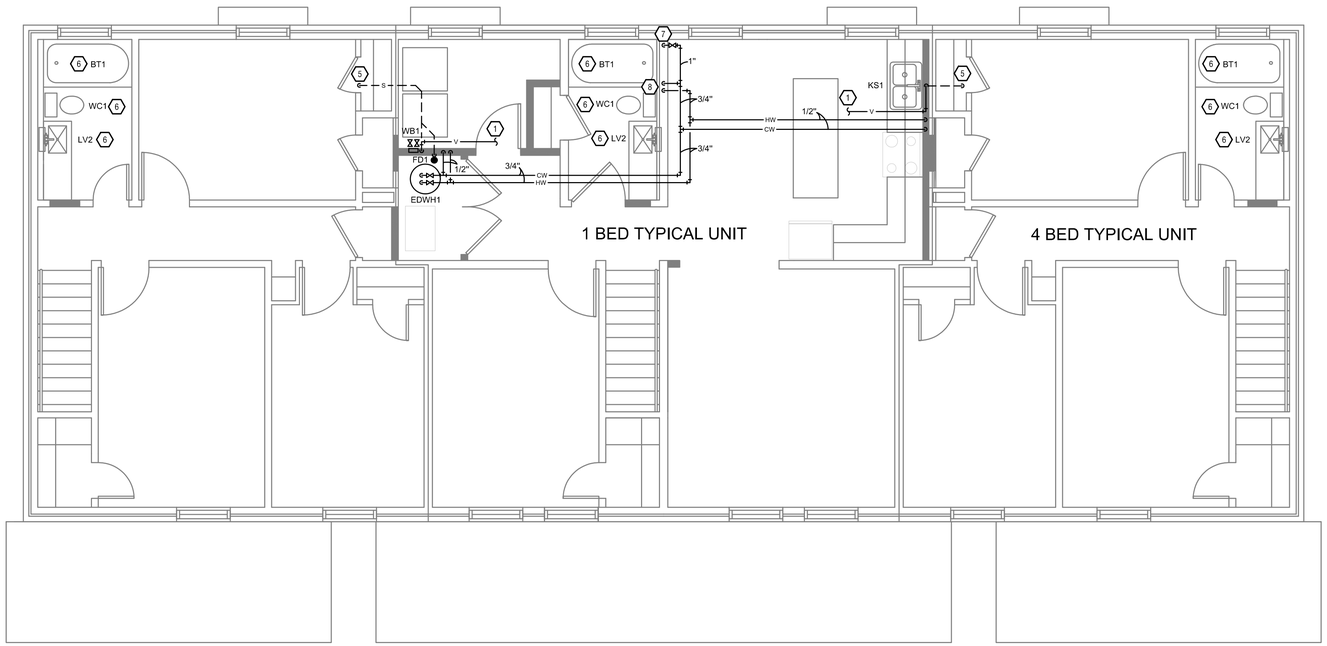

N 1/P112 **BUILDING B PLUMBING SECOND FLOOR PLAN**
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Issued: 06.26.2020 PERMIT

Revised:

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1904.043

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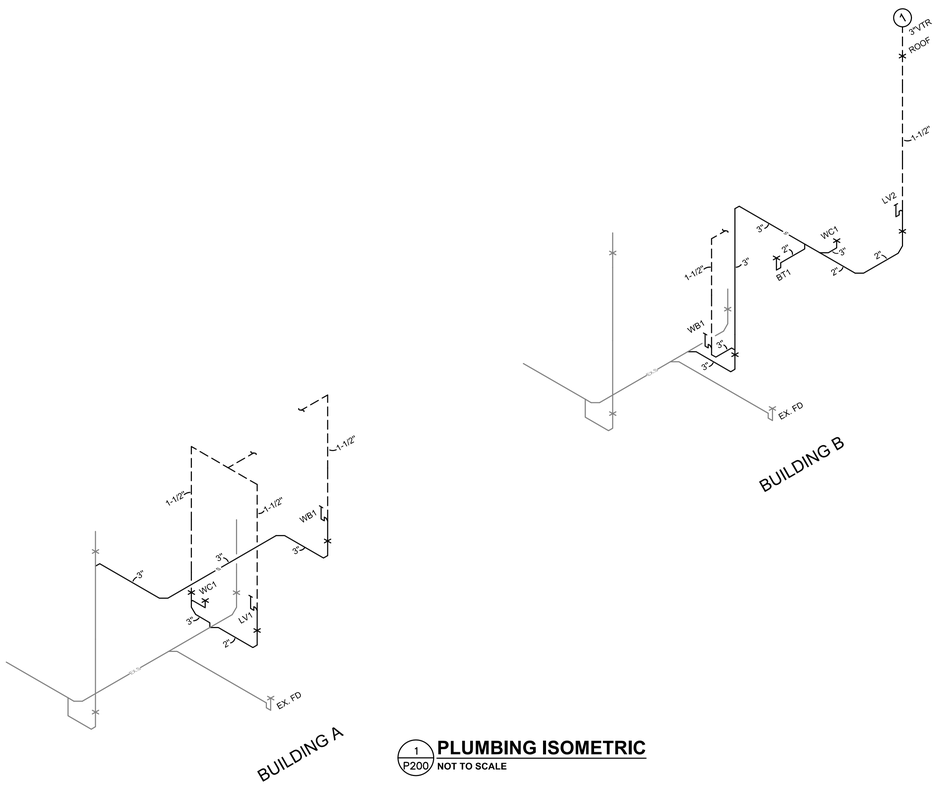
DIVISION 22 - PLUMBING

1. GENERAL PLUMBING REQUIREMENTS
   a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES AND INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, SPECIFICATIONS AND DRAWINGS, AND AS-BUILT PLANS, WHICH APPLY IN ALL RESPECTS TO THIS SECTION.
   b. ALL WORK MUST BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD MUST APPLY. THE PLUMBING CONTRACTOR MUST SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
   c. THE PLUMBING CONTRACTOR MUST BE LICENSED BY THE STATE OF OH TO INSTALL NEW PLUMBING SYSTEMS.
   d. PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR MUST FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING WORK.
   e. THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT AND PIPING WILL BE INSTALLED AND REPORT ANY CONDITION THAT PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK PRIOR TO BID. CONTRACTOR MUST 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. ALL WORK MUST BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE. PLUMBING CONTRACTOR MUST TAKE THEIR OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
   f. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL MUST BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.
   g. DRAWINGS ARE DIAGRAMMATIC ONLY INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT, FIXTURES, DUCTS, PIPING AND NOT NECESSARILY SHOWING ALL OFFSETS, DETAILS, ACCESSORIES AND EQUIPMENT TO BE CONNECTED.
   h. ALL WORK MUST BE ACCURATELY LAID-OUT WITH OTHER TRADES, PRIOR TO INSTALLATION & FABRICATION, TO AVOID ALL CONFLICTS AND OBTAIN A NEAT AND WORKMANLIKE INSTALLATION WHICH WILL AFFORD MAXIMUM ACCESSIBILITY FOR EQUIPMENT OPERATION, MAINTENANCE CLEARANCES AND HEADROOM.
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 PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
3. CONTRACTOR COORDINATION
   a. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. MUST BE PRODUCED BY THE PLUMBING CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR MUST BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
4. PLUMBING FIXTURES
   a. SHUT OFF VALVES/STOPS MUST BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
   b. COORDINATE COLOR OF FIXTURES WITH ARCHITECT.
   c. PROVIDE NEW PLUMBING FIXTURES, EQUIPMENT, PIPING & VALVES AS INDICATED ON DRAWINGS & AS SPECIFIED. FIXTURES MUST BE SECURELY FASTENED TO PREVENT ANY MOVEMENT OF FIXTURE DURING NORMAL USE. SEAL TO WALL, FLOOR OR COUNTERTOP WITH SILICONIZED ACRYLIC-LATEX CAULK.
5. DOMESTIC WATER SYSTEMS
   a. NEW FIXTURES MUST BE CONNECTED TO THE EXISTING WATER SERVICE/MAIN.
   a. INTERIOR DOMESTIC WATER PIPING:
   i. WHERE ALLOWED BY CODE, SCHEDULE 40 AND SCHEDULE 80 CPVC PIPING CAN BE USED. PIPE MUST MEET THE REQUIREMENTS OF ASTM F441. CPVC SOCKET FITTINGS MUST MEET THE REQUIREMENTS OF ASTM F438 FOR SCHEDULE 40 AND ASTM F439 FOR SCHEDULE 80. SCHEDULE 40 MUST BE PROVIDED FOR SIZES 2" AND UNDER, SCHEDULE 80 FOR SIZES LARGER THAN 2".
   ii. WHERE ALLOWED BY CODE, PEX TUBE AND FITTINGS CAN BE USED. TUBING MUST BE PEX-A TYPE AND FITTINGS MUST BE EQUAL TO UPONOR AQUAPEX. TUBING AND FITTINGS MUST CONFORM TO ASTM F876 "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE, ASTM F877 "STANDARD FOR CROSSLINKED POLYETHYLENE PLASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS". PROVIDE ENGINEERED PLASTIC FITTINGS WITH PLASTIC COLLARS WHICH CONFORM TO ASTM F1960 STANDARD SPECIFICATION FOR COLD EXPANSION FITTINGS WITH PEX REINFORCING RINGS FOR USE WITH CROSSLINKED POLYETHYLENE PIPING. PEX TUBING AND CONNECTIONS MUST BE WARRANTED FOR A PERIOD OF 25 YEARS. DO NOT WELD, GLUE, TAPE OR ALLOW OTHER SOLVENT BASED ADHESIVES OR PAINTS TO COME INTO CONTACT WITH TUBING. DO NOT ALLOW TUBING TO COME IN CONTACT WITH PIPE THREAD COMPOUNDS, FIREWALL PENETRATION SEALING COMPOUNDS, AND PETROLEUM BASED SEALANTS. DO NOT ALLOW TUBING TO COME WITHIN 6" OF GAS APPLIANCE VENTS OR 12" OF RECESSED LIGHT FIXTURES. DO NOT EXPOSE TUBING TO OPEN FLAME. DO NOT SOLDER WITHIN 18" OF TUBING. DO NOT INSTALL TUBING BETWEEN TUB SPOUT AND SHOWER VALVE. RADIUS OF BENDS MUST NOT EXCEED SIX TIMES OUTSIDE TUBE DIAMETER. REPAIR KINKS IN TUBING USING HEAT AS RECOMMENDED BY MANUFACTURER. TUBING MUST BE INSTALLED IN MAXIMUM PRACTICAL LENGTHS, AS DIRECTLY AS POSSIBLE TO REMOTE MANIFOLD WITH MINIMUM FITTINGS. TUBING MUST BE SUPPORTED IN A MATTER THAT DOES NOT DAMAGE TUBING AND ALLOWS FOR THERMAL EXPANSION. SUPPORTS MUST BE SPACED AT 32" MINIMUM HORIZONTALLY AND 60" VERTICALLY AND WITHIN 6" OF FITTINGS OR BENDS. USE BEND SUPPORTS AT 90 DEGREE BENDS. PROTECT INSTALLED TUBING FROM DAMAGE. INSTALL METAL PLATES WHERE TUBING PENETRATES STUDS AT FACE OF STUDS. REMOTE MANIFOLD TYPE FITTINGS MUST BE UTILIZED AT BRANCHES IN ROOMS WHERE TUBING IS TERMINATED (MODIFIED HOME-RUN INSTALLATION TYPE); UTILIZE EXPANDER TOOLS RECOMMENDED BY MANUFACTURER FOR CONNECTION OF TUBING TO FITTINGS. DO NOT OVER EXPAND TUBING. PIPE MUST BE SUPPORTED AT FITTINGS AND FIXTURES AS RECOMMENDED BY MANUFACTURER. PIPING MUST BE INSTALLED WITH MINIMUM AMOUNT OF FITTINGS. USE MANUFACTURER APPROVED VALVES, FITTINGS, HOSE BIBS AND BOXES AT FIXTURES.
   b. CONTROL VALVES MUST BE MANUFACTURED BY OR APPROVED BY PIPING MANUFACTURER.
   c. ADJUST ALL STOPS AND VALVES PROPERLY PRIOR TO PROJECT COMPLETION.
6. SANITARY AND VENT SYSTEMS
   a. CONNECT NEW SANITARY PIPING TO EXISTING SEWER LATERAL.
   b. CUT AND PATCH SLAB AS REQUIRED TO INSTALL NEW SANITARY PIPING.
   c. INTERIOR SANITARY, WASTE, AND VENT PIPING:
   i. SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665, SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
7. CLEANOUTS
   a. PROVIDE FLOOR AND WALL CLEANOUTS WHERE REQUIRED IN ALL SOIL, WASTE, DRAIN AND STORM PIPING. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS MUST BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY MUST BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.
8. VALVES - GENERAL
   a. PLUMBING CONTRACTOR MUST PROVIDE VALVES AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH ISOLATED FIXTURE OR GROUP OF FIXTURES, AND EACH CONNECTION TO EQUIPMENT.
   b. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.
9. VALVES FOR DOMESTIC WATER
   a. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW S.3874. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEAD-FREE PRODUCTS AS MANDATED BY THE LAW AND AS REQUIRED/INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.
   b. PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.
   c. GENERAL DUTY SHUT-OFF BALL VALVES
   i. PROVIDE TWO-PIECE, FULL PORT, SILICON BRONZE BALL VALVES WITH THE CAPABILITY OF ACCEPTING EXTENDED OPERATING HANDLES (FOR INSULATED PIPING). VALVES MUST BE NIBCO MODEL T-S/PC-595-Y-66-LF (-NS) OR EQUAL PRODUCT MANUFACTURED BY AMERICAN VALVE CO, CRANE, HAMMOND, MILWAUKEE, RED-WHITE VALVE CORPORATION, OR WATTS.
10. HANGERS & SUPPORTS
   a. THE PLUMBING CONTRACTOR MUST FURNISH ALL PIPE SUPPORTS REQUIRED FOR THEIR WORK. ALL PIPING MUST BE SUPPORTED PER CODE. ADDITIONAL SUPPORTS MUST BE PROVIDED WHERE REQUIRED TO PREVENT SAGGING. WHERE ALTERNATIVE PIPING MATERIALS ARE USED, HANGER SPACING CAN BE REDUCED AS RECOMMENDED BY THE MANUFACTURER AND WHERE ALLOWED BY CODE.
11. INSULATION
   a. PROVIDE THERMAL INSULATION ON ALL DOMESTIC HOT WATER PIPING WITH SELF-SEALING CLOSED CELL ELASTOMERIC. PROVIDE A CONTINUOUS VAPOR TIGHT SEAL. INSULATION MUST BE CONTINUOUS THRU ALL WALLS AND FLOORS. NFPA FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS MUST NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED, UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES. THE MINIMUM INSULATION LEVELS MUST BE AS FOLLOWS:
   i. PROVIDE 1" THICK ELASTOMERIC INSULATION ON HOT WATER PIPING.
   b. PROVIDE INSULATION ON ALL PEX PIPING WHEN USED IN PLENUMS AND WHERE REQUIRED TO MAINTAIN THE REQUIRED FLAME AND SMOKE RATINGS. MOST PEX PIPING ¾" AND SMALLER MUST BE INSULATED TO MAINTAIN ITS PLENUM RATED PROPERTY IF 18" SEPARATION BETWEEN THE PIPING CANNOT BE PROVIDED.
12. INSULATION FOR HANDICAP ACCESSIBLE FIXTURES (WHERE NOT PROTECTED WITH A SHROUD)
   a. ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES MUST BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF202WH OR EQUAL. ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER MUST BE SMOOTH. FOR TRAPS, THE INSULATION MUST HAVE A CLEANOUT NUT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION MUST HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS MUST REMAIN SUBSTANTIALLY OUT OF SIGHT. ACCEPTABLE MANUFACTURERS INCLUDE PROFLO, TRUEBRO, PLUMBEREX, AND DEARBORN.
13. ESCUTCHEON PLATES
   a. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.
14. ACCESS PANELS
   a. LOCATE VALVES IN READILY ACCESSIBLE LOCATIONS. WHERE VALVES MUST BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS, PROVIDE ACCESS PANELS. ACCESS PANELS SHALL BE PAINTABLE METAL. COORDINATE ACCESS PANEL SIZES AND LOCATIONS WITH THE ARCHITECT.
15. 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 MUST 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.
16. CATHODIC PROTECTION
   a. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL IN STRUCTURE.
17. EXCAVATION, TRENCHING & BACKFILL
   a. DO ALL EXCAVATION, TRENCHING & BACKFILL REQUIRED FOR THE INSTALLATION OF PLUMBING WORK.
   b. ALL BACKFILL MUST BE COMPACTED & BROUGHT TO FINISHED GRADE AND MUST MATCH SURROUNDING CONDITIONS.
   c. RESTORE ALL DISTURBED FLOORING TO ORIGINAL CONDITION.
   d. ALL PIPING MUST BE LAID ON A BED OF SAND, 6" THICK MINIMUM. BACKFILL UNDER BUILDING AND ALL DRIVES, ROADS AND WALKS WITH BANK-RUN GRAVEL.
18. CUTTING AND PATCHING
   a. CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.
19. CONNECTIONS
   a. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS.
20. INSTALLATION
   a. INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES MUST BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE, EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.
21. TESTING
   a. ALL PLUMBING WORK MUST BE TESTED & APPROVED BY INSPECTOR PRIOR TO BEING BACKFILLED, CONCEALED & PUT INTO SERVICE. AFTER TESTING IS COMPLETE & APPROVED, THE PLUMBING CONTRACTOR MUST DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO OWNER FOR REVIEW AND APPROVAL.
22. SHOP DRAWINGS
   a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
   b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS MUST BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
   c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
23. 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.
24. WARRANTY
   a. THE PLUMBING CONTRACTOR MUST 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 AND THE PLUMBING 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.

PLUMBING EQUIPMENT AND FIXTURE SCHEDULE
WC1 - WATER CLOSET
LV1 - LAVATORY SINK
LV2 - LAVATORY SINK
WB1 - WASHER BOX
BT1 - BATHTUB

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
— — S — —	SANITARY WASTE PIPING
—— V ——	VENT PIPING
—— CW ——	COLD WATER PIPING
—— HW ——	HOT WATER PIPING
FD●	FLOOR DRAIN
—⋈—	BALL VALVE



1 P200 **PLUMBING ISOMETRIC**
NOT TO SCALE

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SHARED SUCCESS
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APARTMENT RENOVATION

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Issued: 05.20.2020 FOR BIDDING

Revised:

PLUMBING DETAILS

P200

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\\Server2\eba\~Project Directories\9200-9299\9203- Marianna Terrace Apartments\~Construction Documents\2020-06-08 - ASD (New layout)\9203-P201-PLUMBING-DETAILS.dwg-EBS, Plot Date/Time: Jun 26, 2020-5:10pm - By: eddie.platt
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.

DIVISION 22 - PLUMBING

1. GENERAL PLUMBING REQUIREMENTS
   a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES AND INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, SPECIFICATIONS AND DRAWINGS, AND AS-BUILT PLANS, WHICH APPLY IN ALL RESPECTS TO THIS SECTION.
   b. ALL WORK MUST BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD MUST APPLY. THE PLUMBING CONTRACTOR MUST SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
   c. THE PLUMBING CONTRACTOR MUST BE LICENSED BY THE STATE OF OH TO INSTALL NEW PLUMBING SYSTEMS.
   d. PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR MUST FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING WORK.
   e. THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT AND PIPING WILL BE INSTALLED AND REPORT ANY CONDITION THAT PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK PRIOR TO BID. CONTRACTOR MUST 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. ALL WORK MUST BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE. PLUMBING CONTRACTOR MUST TAKE THEIR OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
   f. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL MUST BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.
   g. DRAWINGS ARE DIAGRAMMATIC ONLY INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT, FIXTURES, DUCTS, PIPING AND NOT NECESSARILY SHOWING ALL OFFSETS, DETAILS, ACCESSORIES AND EQUIPMENT TO BE CONNECTED.
   h. ALL WORK MUST BE ACCURATELY LAID-OUT WITH OTHER TRADES, PRIOR TO INSTALLATION & FABRICATION, TO AVOID ALL CONFLICTS AND OBTAIN A NEAT AND WORKMANLIKE INSTALLATION WHICH WILL AFFORD MAXIMUM ACCESSIBILITY FOR EQUIPMENT OPERATION, MAINTENANCE CLEARANCES AND HEADROOM.
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 PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
3. CONTRACTOR COORDINATION
   a. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. MUST BE PRODUCED BY THE PLUMBING CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR MUST BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
4. PLUMBING FIXTURES
   a. SHUT OFF VALVES/STOPS MUST BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
   b. COORDINATE COLOR OF FIXTURES WITH ARCHITECT.
   c. PROVIDE NEW PLUMBING FIXTURES, EQUIPMENT, PIPING & VALVES AS INDICATED ON DRAWINGS & AS SPECIFIED. FIXTURES MUST BE SECURELY FASTENED TO PREVENT ANY MOVEMENT OF FIXTURE DURING NORMAL USE. SEAL TO WALL, FLOOR OR COUNTERTOP WITH SILICONIZED ACRYLIC-LATEX CAULK.
5. DOMESTIC WATER SYSTEMS
   a. NEW FIXTURES MUST BE CONNECTED TO THE EXISTING WATER SERVICE/MAIN.
   a. INTERIOR DOMESTIC WATER PIPING:
   i. WHERE ALLOWED BY CODE, SCHEDULE 40 AND SCHEDULE 80 CPVC PIPING CAN BE USED. PIPE MUST MEET THE REQUIREMENTS OF ASTM F441. CPVC SOCKET FITTINGS MUST MEET THE REQUIREMENTS OF ASTM F438 FOR SCHEDULE 40 AND ASTM F439 FOR SCHEDULE 80. SCHEDULE 40 MUST BE PROVIDED FOR SIZES 2" AND UNDER, SCHEDULE 80 FOR SIZES LARGER THAN 2".
   ii. WHERE ALLOWED BY CODE, PEX TUBE AND FITTINGS CAN BE USED. TUBING MUST BE PEX-A TYPE AND FITTINGS MUST BE EQUAL TO UPONOR AQUAPEX. TUBING AND FITTINGS MUST CONFORM TO ASTM F876 "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE, ASTM F877 "STANDARD FOR CROSSLINKED POLYETHYLENE PLASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS". PROVIDE ENGINEERED PLASTIC FITTINGS WITH PLASTIC COLLARS WHICH CONFORM TO ASTM F1960 STANDARD SPECIFICATION FOR COLD EXPANSION FITTINGS WITH PEX REINFORCING RINGS FOR USE WITH CROSSLINKED POLYETHYLENE PIPING. PEX TUBING AND CONNECTIONS MUST BE WARRANTED FOR A PERIOD OF 25 YEARS. DO NOT WELD, GLUE, TAPE OR ALLOW OTHER SOLVENT BASED ADHESIVES OR PAINTS TO COME INTO CONTACT WITH TUBING. DO NOT ALLOW TUBING TO COME IN CONTACT WITH PIPE THREAD COMPOUNDS, FIREWALL PENETRATION SEALING COMPOUNDS, AND PETROLEUM BASED SEALANTS. DO NOT ALLOW TUBING TO COME WITHIN 6" OF GAS APPLIANCE VENTS OR 12" OF RECESSED LIGHT FIXTURES. DO NOT EXPOSE TUBING TO OPEN FLAME. DO NOT SOLDER WITHIN 18" OF TUBING. DO NOT INSTALL TUBING BETWEEN TUB SPOUT AND SHOWER VALVE. RADIUS OF BENDS MUST NOT EXCEED SIX TIMES OUTSIDE TUBE DIAMETER. REPAIR KINKS IN TUBING USING HEAT AS RECOMMENDED BY MANUFACTURER. TUBING MUST BE INSTALLED IN MAXIMUM PRACTICAL LENGTHS, AS DIRECTLY AS POSSIBLE TO REMOTE MANIFOLD WITH MINIMUM FITTINGS. TUBING MUST BE SUPPORTED IN A MATTER THAT DOES NOT DAMAGE TUBING AND ALLOWS FOR THERMAL EXPANSION. SUPPORTS MUST BE SPACED AT 32" MINIMUM HORIZONTALLY AND 60" VERTICALLY AND WITHIN 6" OF FITTINGS OR BENDS. USE BEND SUPPORTS AT 90 DEGREE BENDS. PROTECT INSTALLED TUBING FROM DAMAGE. INSTALL METAL PLATES WHERE TUBING PENETRATES STUDS AT FACE OF STUDS. REMOTE MANIFOLD TYPE FITTINGS MUST BE UTILIZED AT BRANCHES IN ROOMS WHERE TUBING IS TERMINATED (MODIFIED HOME-RUN INSTALLATION TYPE). UTILIZE EXPANDER TOOLS RECOMMENDED BY MANUFACTURER FOR CONNECTION OF TUBING TO FITTINGS. DO NOT OVER EXPAND TUBING. PIPE MUST BE SUPPORTED AT FITTINGS AND FIXTURES AS RECOMMENDED BY MANUFACTURER. PIPING MUST BE INSTALLED WITH MINIMUM AMOUNT OF FITTINGS. USE MANUFACTURER APPROVED VALVES, FITTINGS, HOSE BIBS AND BOXES AT FIXTURES.
   b. CONTROL VALVES MUST BE MANUFACTURED BY OR APPROVED BY PIPING MANUFACTURER.
   c. ADJUST ALL STOPS AND VALVES PROPERLY PRIOR TO PROJECT COMPLETION.
6. SANITARY AND VENT SYSTEMS
   a. CONNECT NEW SANITARY PIPING TO EXISTING SEWER LATERAL.
   b. CUT AND PATCH SLAB AS REQUIRED TO INSTALL NEW SANITARY PIPING.
   c. INTERIOR SANITARY, WASTE, AND VENT PIPING:
   i. SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665, SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
7. CLEANOUTS
   a. PROVIDE FLOOR AND WALL CLEANOUTS WHERE REQUIRED IN ALL SOIL, WASTE, DRAIN AND STORM PIPING. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS MUST BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY MUST BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.
8. VALVES - GENERAL
   a. PLUMBING CONTRACTOR MUST PROVIDE VALVES AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH ISOLATED FIXTURE OR GROUP OF FIXTURES, AND EACH CONNECTION TO EQUIPMENT.
   b. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.
9. VALVES FOR DOMESTIC WATER
   a. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW S.3874. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEAD-FREE PRODUCTS AS MANDATED BY THE LAW AND AS REQUIRED/INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.
   b. PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.
   c. GENERAL DUTY SHUT-OFF BALL VALVES
   i. PROVIDE TWO-PIECE, FULL PORT, SILICON BRONZE BALL VALVES WITH THE CAPABILITY OF ACCEPTING EXTENDED OPERATING HANDLES (FOR INSULATED PIPING). VALVES MUST BE NIBCO MODEL T-S/PC-595-Y-66-LF (-NS) OR EQUAL PRODUCT MANUFACTURED BY AMERICAN VALVE CO, CRANE, HAMMOND, MILWAUKEE, RED-WHITE VALVE CORPORATION, OR WATTS.
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11. INSULATION
   a. PROVIDE THERMAL INSULATION ON ALL DOMESTIC HOT WATER PIPING WITH SELF-SEALING CLOSED CELL ELASTOMERIC. PROVIDE A CONTINUOUS VAPOR TIGHT SEAL. INSULATION MUST BE CONTINUOUS THRU ALL WALLS AND FLOORS. NFPA FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS MUST NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED, UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES. THE MINIMUM INSULATION LEVELS MUST BE AS FOLLOWS:
   i. PROVIDE 1" THICK ELASTOMERIC INSULATION ON HOT WATER PIPING.
   b. PROVIDE INSULATION ON ALL PEX PIPING WHEN USED IN PLENUMS AND WHERE REQUIRED TO MAINTAIN THE REQUIRED FLAME AND SMOKE RATINGS. MOST PEX PIPING ¾" AND SMALLER MUST BE INSULATED TO MAINTAIN ITS PLENUM RATED PROPERTY IF 18" SEPARATION BETWEEN THE PIPING CANNOT BE PROVIDED.
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   a. ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES MUST BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF202WH OR EQUAL. ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER MUST BE SMOOTH. FOR TRAPS, THE INSULATION MUST HAVE A CLEANOUT NUT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION MUST HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS MUST REMAIN SUBSTANTIALLY OUT OF SIGHT. ACCEPTABLE MANUFACTURERS INCLUDE PROFLO, TRUEBRO, PLUMBEREX, AND DEARBORN.
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   a. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.
14. ACCESS PANELS
   a. LOCATE VALVES IN READILY ACCESSIBLE LOCATIONS. WHERE VALVES MUST BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS, PROVIDE ACCESS PANELS. ACCESS PANELS SHALL BE PAINTABLE METAL. COORDINATE ACCESS PANEL SIZES AND LOCATIONS WITH THE ARCHITECT.
15. 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 MUST 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.
16. CATHODIC PROTECTION
   a. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL IN STRUCTURE.
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   a. DO ALL EXCAVATION, TRENCHING & BACKFILL REQUIRED FOR THE INSTALLATION OF PLUMBING WORK.
   b. ALL BACKFILL MUST BE COMPACTED & BROUGHT TO FINISHED GRADE AND MUST MATCH SURROUNDING CONDITIONS.
   c. RESTORE ALL DISTURBED FLOORING TO ORIGINAL CONDITION.
   d. ALL PIPING MUST BE LAID ON A BED OF SAND, 6" THICK MINIMUM. BACKFILL UNDER BUILDING AND ALL DRIVES, ROADS AND WALKS WITH BANK-RUN GRAVEL.
18. CUTTING AND PATCHING
   a. CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.
19. CONNECTIONS
   a. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS.
20. INSTALLATION
   a. INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES MUST BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE, EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.
21. TESTING
   a. ALL PLUMBING WORK MUST BE TESTED & APPROVED BY INSPECTOR PRIOR TO BEING BACKFILLED, CONCEALED & PUT INTO SERVICE. AFTER TESTING IS COMPLETE & APPROVED, THE PLUMBING CONTRACTOR MUST DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO OWNER FOR REVIEW AND APPROVAL.
22. SHOP DRAWINGS
   a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
   b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS MUST BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
   c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
23. 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.
24. WARRANTY
   a. THE PLUMBING CONTRACTOR MUST 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 AND THE PLUMBING 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.

PLUMBING EQUIPMENT AND FIXTURE SCHEDULE

WC1 - WATER CLOSET

LV1 - LAVATORY SINK

LV2 - LAVATORY SINK

WB1 - WASHER BOX

BT1 - BATHTUB

SH1 - SHOWER

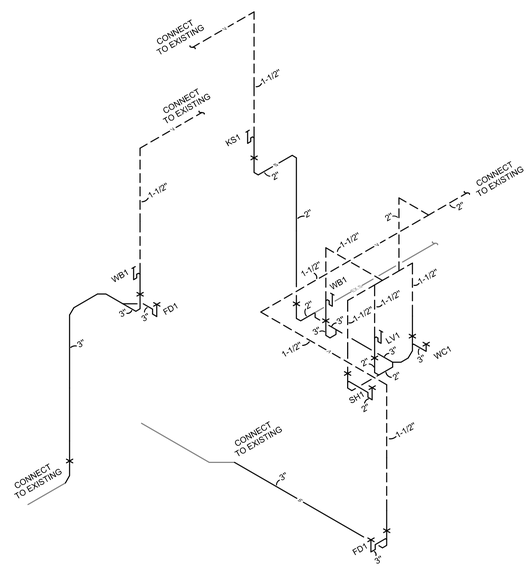
FD1 - FLOOR DRAIN

KS1 - KITCHEN SINK

EDWH1 - ELECTRIC DOMESTIC WATER HEATER, 50 GALLON, 4.0 KW, EQUAL TO A.O. SMITH DEL-50D-4

PLUMBING LEGEND

SYMBOL	DESCRIPTION
— — S — —	SANITARY WASTE PIPING
—— V ——	VENT PIPING
—— CW ——	COLD WATER PIPING
—— HW ——	HOT WATER PIPING
FD●	FLOOR DRAIN
——⋈——	BALL VALVE



1 P200 **PLUMBING ISOMETRIC TYPICAL**
NOT TO SCALE

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PLUMBING DETAILS

P201

1904.043

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1 M101 **BUILDING A MECHANICAL FIRST FLOOR PLAN**
SCALE: 1/4 = 1'-0"

MECHANICAL SCOPE OF WORK BUILDING A

THE MECHANICAL SCOPE OF WORK IS TO ADD EXHAUST FOR THE NEW RESTROOM ON THE FIRST FLOOR AND DRYER ON THE SECOND FLOOR. THIS INCLUDES ALL DUCTWORK, EQUIPMENT AND TERMINATION DEVICES.

CODES REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES, FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.

G. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

KEYED SHEET NOTES

1. DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
2. ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT EQUAL TO FAMCO MODEL WVEBP. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
   - 2.1. 3' FROM PROPERTY LINE.
   - 2.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
   - 2.3. 10' FROM MECHANICAL AIR INTAKE
3. REUSE EXISITNG DRYER EXHAUST PENETRATION IF POSSIBLE.
4. 4"Ø DRYER EXHAUST VENT TO ROOF WITH RAIN PROOF CAP EQUAL TO DRYER JACK MODEL 466.
5. 4"Ø EXHAUST DUCT TO ROOF WITH RAIN PROOF CAP EQUAL TO FAMCO MODEL BKXP.
6. PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW.
7. 4"Ø DRYER EXHAUST VENT TO EXTERIOR WALL. INSTALL DRYER WALL VENT EQUAL TO FAMCO MODEL LH.SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
   - 7.1. 3' FROM PROPERTY LINE
   - 7.2. 3' FROM OPERABLE OPENING INTO BUILDING
   - 7.3. 10' FROM MECHANICAL AIR INTAKE
8. EXISTING AIR HANDLER.
9. CONNECT TO EXISTING SUPPLY DUCT MAIN.

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M101

1904.043

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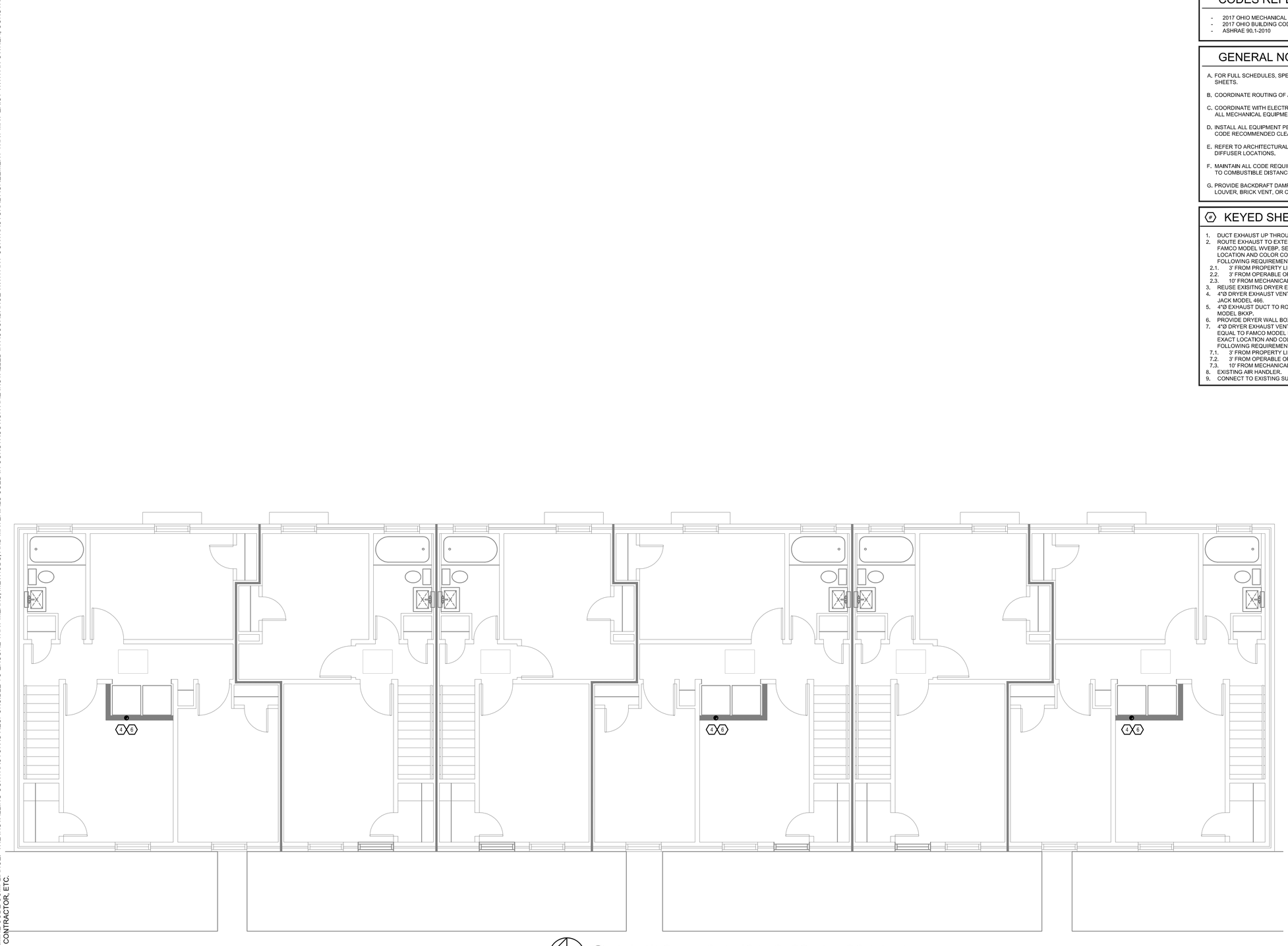
E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.

G. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

(#) KEYED SHEET NOTES

1. DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP.
2. ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT EQUAL TO FAMCO MODEL WVEBP. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
   - 2.1. 3' FROM PROPERTY LINE.
   - 2.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
   - 2.3. 10' FROM MECHANICAL AIR INTAKE
3. REUSE EXISITNG DRYER EXHAUST PENETRATION IF POSSIBLE.
4. 4"Ø DRYER EXHAUST VENT TO ROOF WITH RAIN PROOF CAP EQUAL TO DRYER JACK MODEL 466.
5. 4"Ø EXHAUST DUCT TO ROOF WITH RAIN PROOF CAP EQUAL TO FAMCO MODEL BKXP.
6. PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW.
7. 4"Ø DRYER EXHAUST VENT TO EXTERIOR WALL. INSTALL DRYER WALL VENT EQUAL TO FAMCO MODEL LH,SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
   - 7.1. 3' FROM PROPERTY LINE
   - 7.2. 3' FROM OPERABLE OPENING INTO BUILDING
   - 7.3. 10' FROM MECHANICAL AIR INTAKE
8. EXISTING AIR HANDLER.
9. CONNECT TO EXISTING SUPPLY DUCT MAIN.



N

1 M102 **BUILDING A MECHANICAL SECOND FLOOR PLAN**

SCALE: 1/4 = 1'-0"

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Issued: 05.20.2020 FOR BIDDING

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M102

1904.043

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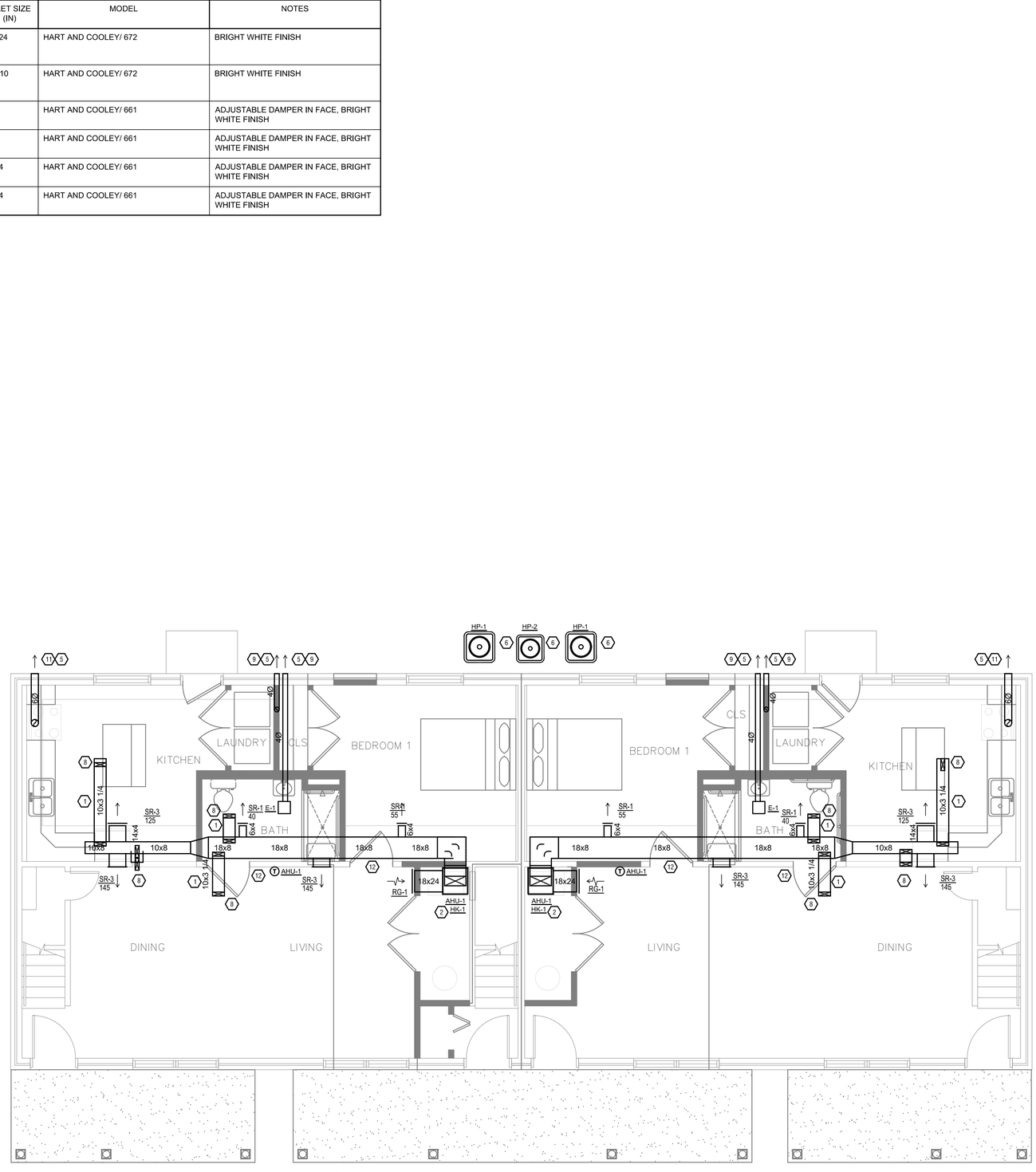
DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
RG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/2" SPACED FINS AT 40 DEGREES	20x26	18x24	HART AND COOLEY/ 672	BRIGHT WHITE FINISH
RG-2	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/2" SPACED FINS AT 40 DEGREES	26x12	24x10	HART AND COOLEY/ 672	BRIGHT WHITE FINISH
SR-1	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR-3C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH



N 1 M111 **BUILDING B MECHANICAL FIRST FLOOR PLAN**
SCALE: 1/4 = 1'-0"

MECHANICAL SCOPE OF WORK BUILDING B

THE MECHANICAL SCOPE OF WORK IS TO RELOCATE EXISITNG AHU IN 4 BEDROOM TYPICAL AND INSTALL NEW DUCTWORK AND AIR DEVICES ASSOCIATED WITH NEW UNIT LAYOUT. ALSO, INSTALL NEW HVAC TO 1 BEDROOM TYPICAL INCLUDING EQUIPMENT, DUCT WORK, AND AIR DEVICES. BOTH TYPICAL UNITS TO RECIEVE NEW RESTROOM EXHAUST FAN, HVAC CONTROLS, AND CONTROLS WIRING.

CODES REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

GENERAL NOTES

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E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.

G. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

KEYED SHEET NOTES

1. ROUTE SUPPLY DUCT UP IN BETWEEN FLOOR JOIST.
2. ROUTE 3/4" CONDENSATE DRAIN LINE TO NEAREST FLOOR DRAIN. SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
3. VERIFY EXISTING EXHAUST DUCT AND RAIN PROOF CAP IS SUITABLE TO REUSE. IF NOT REPLACE EXISTING EXHAUST DUCT.
4. CONNECT EXHAUST DUCT THE EXISTING DUCTWORK UP THROUGH ROOF WITH RAIN-PROOF CAP.
5. 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.
   - 5.1. 3' FROM PROPERTY LINE.
   - 5.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
   - 5.3. 10' FROM MECHANICAL AIR INTAKE
6. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES
7. DRYER DUCT UP THROUGH ROOF WITH CAP.
8. SUPPLY DUCT UP TO SECOND FLOOR.
9. 4"Ø DRYER VENT THROUGH WALL TO WALL CAP.
10. 4"Ø EXHAUST VENT THROUGH WALL TO WALL CAP.
11. 6"Ø EXHAUST DUCT THROUGH WALL TO WALL CAP.
12. UNDERCUT DOOR 1" FOR RETURN AIR.
13. PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW.
14. PROVIDE NEW PROGRAMMABLE THERMOSTAT COMPATIBLE WITH EXISTING EQUIPMENT.
15. SUPPLY DUCT TO BE RAN IN ATTIC SPACE.
16. SUPPLY DIFFUSSER TO BE MOUNTED LOW ON WALL. (TYPICAL)

SYMBOLS LEGEND – HVAC

T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
14x10	DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	FLEXIBLE DUCT, 8'-0" LONG MAX.
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER

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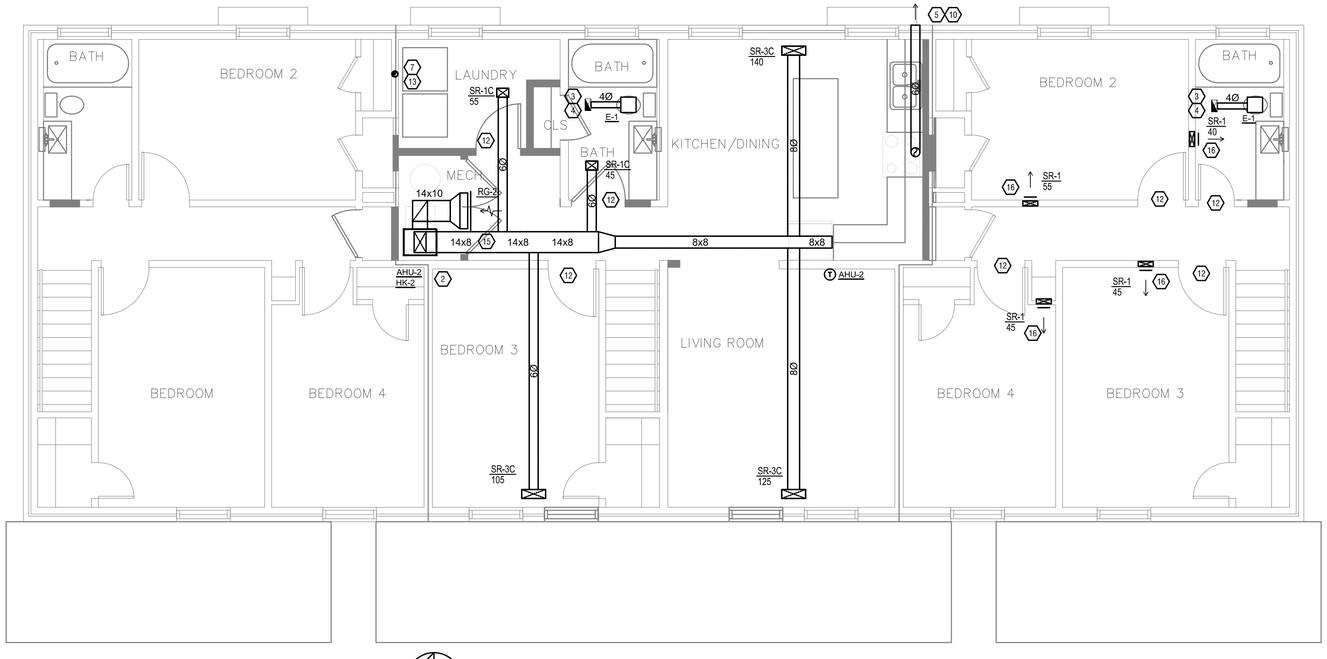
SR-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR-3C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH



N

BUILDING B MECHANICAL SECOND FLOOR PLAN
1 / M112
SCALE: 1/4 = 1'-0"

MECHANICAL SCOPE OF WORK BUILDING B

THE MECHANICAL SCOPE OF WORK IS TO RELOCATE EXISITNG AHU IN 4 BEDROOM TYPICAL AND INSTALL NEW DUCTWORK AND AIR DEVICES ASSOCIATED WITH NEW UNIT LAYOUT. ALSO, INSTALL NEW HVAC TO 1 BEDROOM TYPICAL INCLUDING EQUIPMENT, DUCT WORK, AND AIR DEVICES. BOTH TYPICAL UNITS TO RECIEVE NEW RESTROOM EXHAUST FAN, HVAC CONTROLS, AND CONTROLS WIRING.

CODES REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.

D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.

E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.

F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.

G. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

KEYED SHEET NOTES

1. ROUTE SUPPLY DUCT UP IN BETWEEN FLOOR JOIST.
2. ROUTE 3/4" CONDENSATE DRAIN LINE TO NEAREST FLOOR DRAIN. SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
3. VERIFY EXISTING EXHAUST DUCT AND RAIN PROOF CAP IS SUITABLE TO REUSE. IF NOT REPLACE EXISTING EXHAUST DUCT.
4. CONNECT EXHAUST DUCT THE EXISTING DUCTWORK UP THROUGH ROOF WITH RAIN-PROOF CAP.
5. 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.
   - 5.1. 3' FROM PROPERTY LINE.
   - 5.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
   - 5.3. 10' FROM MECHANICAL AIR INTAKE
6. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES
7. DRYER DUCT UP THROUGH ROOF WITH CAP.
8. SUPPLY DUCT UP TO SECOND FLOOR.
9. 4"Ø DRYER VENT THROUGH WALL TO WALL CAP.
10. 4"Ø EXHAUST VENT THROUGH WALL TO WALL CAP.
11. 6"Ø EXHAUST DUCT THROUGH WALL TO WALL CAP.
12. UNDERCUT DOOR 1" FOR RETURN AIR.
13. PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW.
14. PROVIDE NEW PROGRAMMABLE THERMOSTAT COMPATIBLE WITH EXISTING EQUIPMENT.
15. SUPPLY DUCT TO BE RAN IN ATTIC SPACE.
16. SUPPLY DIFFUSSER TO BE MOUNTED LOW ON WALL. (TYPICAL)

SYMBOLS LEGEND – HVAC

T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
14x10	DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	FLEXIBLE DUCT, 8'-0" LONG MAX.
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER

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STATE OF OHIO
SCOTT SEVERT STILKEY
E-77755
REGISTERED PROFESSIONAL ENGINEER

2020.06.25 11:10:17-04'00'

PR-08203

ENGINEERED BUILDING SYSTEMS INC.
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APARTMENT RENOVATION

MARIANNA TERRACE

10100 SHIVERS COURT TO
10137 HUNTER COURT
CINCINNATI, OH

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Issued: 06.26.2020 PERMIT

Revised:

MECHANICAL BUILDING B PLAN

M112

1904.043

Z:\~Project Directories\8200-8299\8203- Marianna Terrace Apartments\~Construction Documents\8203-M200-MECHANICAL-DETAILS.dwg-EBS. Plot Date/Time: May 20, 2020-4:10pm - By: rgardner

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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.
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   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.
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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:
      i. HVAC equipment
      ii. Fans
      iii. Diffusers, registers, grilles, dampers, louvers, and all sheet metal accessories
      iv. Temperature controls
      v. Sheet metal coordination drawings
      vi. Duct Sealants
      vii. Air balance report
   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.
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    a. The mechanical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
11. Testing
    a. All mechanical systems shall be tested for proper operation.
12. Fire Stopping
    a. Provide fire stopping at all penetrations through rated separations per local codes & regulations & per UL recommendations for assemblies encountered in project.
    b. The fire stopping material shall meet the integrity of the fire rated wall, floor, ceiling & roof being penetrated. Refer to architect's drawings for wall, floor, ceiling & roof fire ratings prior to bidding work.
    c. Refer to architect's drawings for wall, floor, ceiling, and roof fire ratings prior to bidding work.
13. Access Panels
    a. Provide ceiling and wall access panel quantities & locations to the general contractor prior to bidding. Access panels are required for all concealed appliances, controls devices, heat exchangers and HVAC system components that utilize energy. Where access panels are used, the access panel should be sized to allow accessibility for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. There shall be no extras for having to add access panels after bids are awarded.
14. Cutting and Patching
    a. Neatly do all cutting as required and patch all cut surfaces to match building construction. The contractor shall employ and pay a trade trained and qualified to perform the required patching work. All surfaces disturbed shall be restored with like materials to the satisfaction of the owner. All penetrations through roof shall be made by bonded roofer. Mechanical contractor shall pay all fees required.
15. Flashing & Counterflashing
    a. Roof flashing shall be furnished and installed by the roofing contractor. Roof counterflashing shall be furnished and installed by the mechanical contractor. Coordinate work with roofing contractor and pay all fees.
    b. Obtain approval from general contractor, construction manager, owner and/or roofing contractor prior to making any penetrations so that warranties are not compromised or voided.
16. Warranty
    a. The mechanical contractor shall unconditionally warrant all work to be free of defects in equipment, material and workmanship for a period of one (1) year from the date of final acceptance by owner. The mechanical contractor will repair or replace any defective work promptly and without charge to the owner.
    b. Restore any other existing work damaged in the course of repairing defective equipment, materials and workmanship.
17. Mechanical Work
    a. The mechanical contractor shall provide new hvac equipment, fans, ductwork, piping, air devices, controls as indicated on drawings and as specified. Startup and 1st year parts and labor warranty shall be included and manufacturer's extended warranties. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions, and the applicable code.
18. Owner's Instructions
    a. Provide two sets of complete operating and maintenance instructions with drawings, typewritten instructions and operating sequences and descriptive data sheets. Assemble each set in a hard-bound cover. Provide pdf files of all documentation.
19. Finale
    a. Put all equipment in service and demonstrate that all conditions of the contract have been fulfilled. Remove all tools, debris, etc. occasioned by work under this contract. 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 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.
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.
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 Access Doors
    a. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.
25. Exhaust Fan
    a. Fan manufacturer shall be Broan, Panasonic, Greenheck, or engineered approved equal. Refer to drawings and schedules for unit location, technical data, and any applicable accessories.
26. Piping Supports (Metal Pipe)
    a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.
27. Piping Supports (Plastic Pipe)
    a. Furnish and install hangers for plastic piping per manufacturer's requirements.
28. Testing, Balancing, and Adjusting
    a. The individual performing the air balancing shall be a certified test and balancer and a member of NEBB or AABC, using calibrated equipment. The certified air balance contractor shall accurately balance the systems to provide air quantities as indicated on the drawings and in the schedules/specifications, operate automatic control systems, and verify set points during balancing.
29. Sequence of Operation
    a. Exhaust Fans
       i. E-1: exhaust fan shall run on a light switch (furnished by the electrical contractor).

MECHANICAL EXHAUST SCHEDULE - 2017 OHIO MECHANICAL CODE

BUILDING	ROOM NUMBER	ROOMNAME	OCCUPANCY CLASSIFICATION	AREA (ft2)	EXHAUST AIRFLOW RATE (CFM/ft2)	FIXTURES				TOTAL EXHAUST AIRFLOW REQ. (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
						EXHAUST RATE PER FIXTURE (CFM)	LOWER CONTINUOUS RATE?	HIGHER INTERMITTENT RATE?	QTY. OF FIXTURES		
A	103	BATH	PRIVATE DWELLING - TOILET ROOMS	-	-	20/50	NO	YES	1	50	50
B	103	BATH	PRIVATE DWELLING - TOILET ROOMS	-	-	20/50	NO	YES	1	50	50

FAN SCHEDULE

TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	DRIVE	CFM	ESP	WATTS	RPM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
E-1	EXHAUST	TOILET	PANASONIC	FV-0510VS1	DIRECT	50	0.25	7.5	1025	115/60/1	CEILING	8	1

1. FAN SHALL BE ACTIVATED BY LIGHT SWITCH (PROVIDED BY ELECTRICAL CONTACTOR).

Note: Unconditioned outside air ductwork shall have the same insulation requirements as supply ducts except unconditioned outside air ducts shall also require R-3.5 insulation in indirectly conditioned spaces. Exhaust air ductwork between isolation damper and penetration of building exterior or a minimum of 5' from all exterior penetrations shall have a minimum R-3.5 insulation.

DUCT INSULATION SCHEDULE

EQUIPMENT		AIR DISTRIBUTION TYPE			
		SA	RA	OA	EA
	E-1	-	-	-	R-3.5

DUCT INSULATION REQUIREMENTS ARE BASED ON TABLE 6.8.2B OF ASHRAE 90.1 2010 ENERGY CODE.

PROVIDE DUCTWORK OF SUFFICIENT THICKNESS TO MEET THE INSTALLED R-VALUE REQUIREMENTS LISTED ABOVE.

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

SYMBOLS LEGEND - HVAC

	SIDE WALL GRILL
	AIR FLOW DIRECTION
14x10	DUCTWORK
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	MVD MANUAL VOLUME DAMPER
	DUCT CONTINUATION

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STATE OF OHIO
SCOTT SEVERT STILKEY
E-77755
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2020.05.21 10:46:55-04'00'

PR-08203

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MARIANNA TERRACE

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10137 HUNTER COURT
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Issued: 05.20.2020 FOR BIDDING

Revised:

MECHANICAL DETAILS

M200

1904.043

Z:\~Project Directories\8200-8299\8203- Marianna Terrace Apartments\~Construction Documents\2020-06-08 - ASD (New layout)\8203-M201-MECHANICAL-DETAILS.dwg-EBS, Plot Date/Time: Jun 25, 2020-11:03am - By: r.gardner

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    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. 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. 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.
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.
22. Duct Supports
    a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim, and angles for support of ductwork.
23. Flexible Connections
    a. Furnish and install neoprene flexible duct connections at the inlet and discharge of units and fans.
24. Duct Manual Volume Dampers
    a. Furnish and install opposed-blade, leak-proof volume control dampers where indicated on drawings and locations in supply, return and exhaust ducts where branches are taken from larger ducts or at each individual duct register in order to achieve system air balance quantities. Balancing devices must be provided in accordance with IMC 603.18. All manual volume dampers must be shown on coordination drawings when submitted for review.
25. Duct Access Doors
    a. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.
26. Diffusers, Grilles and Registers
    a. Diffusers, grilles and registers shall be manufactured by titus, price, or engineered approved equal and shall be furnished and installed by the mechanical contractor. Diffusers shall be installed as indicated on the drawings and schedules. The mechanical contractor shall provide all miscellaneous items necessary for a complete and proper installation in the type of ceiling and walls used in this project.
27. Exhaust Fan
    a. Fan manufacturer shall be Broan, 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. 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 PVC pipe with solvent weld fittings. 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 air equipment if the condensate pump fails.
    b. All cooling equipment shall have a wet switch in the primary drain line, the overflow drain line, or in the equipment-supplied drain pan (located at a point higher than the primary drain line connection and below the overflow rim of the pan) that will shut down the unit when the condensate is clogged.
30. Piping Supports (Metal Pipe)
    a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.
31. Piping Supports (Plastic Pipe)
    a. Furnish and install hangers for plastic piping per manufacturer's requirements.
32. Temperature Controls and Control Wiring
    a. The mechanical contractor shall provide all control wiring necessary for the complete and proper operating temperature control system. Programmable thermostats shall be provided with equipment packages unless otherwise noted.
    b. Exposed wiring: All wiring exposed to the space shall be run in conduit. Coordinate requirements with architectural drawings.
33. Testing, Balancing, and Adjusting
    a. The individual performing the air balancing shall be a certified test and balancer and a member of NEBB or AABC, using calibrated equipment. The certified air balance contractor shall accurately balance the systems to provide air quantities as indicated on the drawings and in the schedules/specifications, operate automatic control systems, and verify set points during balancing.
34. Sequence of Operation
    a. Exhaust Fans
       i. E-1: exhaust fan shall run on a light switch (furnished by the electrical contractor).
       i. AHU/HP-X:
       ii. 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.
       iii. 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.
       iv. Ventilation - shall be provided thru natural means.

RESIDENTIAL STYLE INDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CFM	ESP	HEAT-KW	HP	VOLT/PHASE	MCA	MOCP	MOUNTING	WEIGHT	NOTES
AHU-1	REFER TO PLANS	CARRIER	EXISTING TO REMAIN		700	EXISTING TO REMAIN				REFER TO RESIDENTIAL HEAT KIT SCHEDULE		FLOOR	-	1,2
AHU-2	REFER TO PLANS	TEMPSTAR	FEM4X	1800BL	600	0.5		3/4	240/1			FLOOR	116	2

1. RELOCATE EXISITNG AIR HANDLER TO NEW LOCATION
2. PROVIDE 1" FILTER RACK

OUTDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	HEAT-MBH	MIN HSPF	VOLT/PHASE	MCA	MOCP	REFRIGERANT	MOUNTING	WEIGHT	NOTE
HP-1	REFER TO DRAWINGS	CARREIR	EXISITING TO REMAIN													
HP-2	REFER TO DRAWINGS	TEMPSTAR	N4H4	18GKG	18	1.5	14	18	8.2	240/1	11.8	20	410A	GRADE	136	1

1. HEAT PUMP PAD EQUIVALENT TO DIVERSITECH 8 INCH HEAT PUMP PAD

RESIDENTIAL HEAT KIT SCHEDULE

TAG	AREA SERVED	MANUFACTURER	MODEL	HEAT-KW @ 240V	VOLT/PHASE	MCA CIRCUIT #1	MOCP CIRCUIT #1	MCA CIRCUIT #2	MOCP CIRCUIT #2	NOTES
HK-1	EXISITNG TO REMAIN									
HK-2	REFER TO DRAWINGS	TEMPSTAR	EHK05AKB	5.0	240/1	28.4	30	-	-	1,2,3

1. PLUG-IN WIRING HARNESS.
2. FUSE LINK SECONDARY HIGH-TEMPERATURE LIMIT CONTROL.
3. ETL LISTED.

FAN SCHEDULE

TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	DRIVE	CFM	ESP	WATTS	RPM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
E-1	EXHAUST	TOILET	PANASONIC	FV-0511VKSL2	DIRECT	110	0.25	15.8	1203	115/60/1	CEILING	8	1,2

1. FAN SHALL BE ACTIVATED BY LIGHT SWITCH (PROVIDED BY ELECTRICAL CONTACTOR).
2. FAN LIGHT COMBO

NATURAL VENTILATION SCHEDULE

UNIT	ROOM NAME	AREA	DOOR OPENABLE AREA [SQ. FT]	WINDOW OPENABLE AREA [SQ. FT]	TOTAL OPENABLE AREA	4% OF FLOOR AREA
4 BED	LIVING	257	21	11	32	10
4 BED	DINING	147	21	11	32	6
4 BED	BEDROOM 1	178	0	10.6	10.6	7
4 BED	BEDROOM 2	109	0	5.5	5.5	4
4 BED	BEDROOM 3	125	0	5.5	5.5	5
4 BED	BEDROOM 4	103	0	5.5	5.5	4
1 BED	LIVING	170	0	11	11	7
1 BED	BEDROOM	124	0	11	11	5
1 BED	LAUNDRY	48	0	5.5	5.5	2

NATURAL VENTILATION CALCULATIONS PER SEC 402.1 OF 2017 OMC

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

MECHANICAL EXHAUST SCHEDULE - 2017 OHIO MECHANICAL CODE

UNIT	FLOOR	ROOMNAME	OCCUPANCY CLASSIFICATION	AREA (ft2)	EXHAUST AIRFLOW RATE (CFM/ft2)	FIXTURES				TOTAL EXHAUST AIRFLOW REQ. (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
						EXHAUST RATE PER FIXTURE (CFM)	LOWER CONTINUOUS RATE?	HIGHER INTERMITTENT RATE?	QTY. OF FIXTURES		
4 BED	1ST	BATH	PRIVATE DWELLING - TOILET ROOMS	-	-	20/50	NO	YES	1	50	110
4 BED	2ND	BATH	PRIVATE DWELLING - TOILET ROOMS	-	-	20/50	NO	YES	1	50	110
1 BED	2ND	BATH	PRIVATE DWELLING - TOILET ROOMS	-	-	20/50	NO	YES	1	50	110

Insulation Requirements:

a. All supply and return ducts and plenums installed as part of the HVAC distribution air system shall be insulated in accordance with Table 6.8.2B below. The following R values are required:

TABLE 6.8.2B Minimum Duct Insulation R-Value,[a] Combined Heating and Cooling Supply Ducts and Return Ducts

Climate Zone	Duct Location: Exterior	Ventilated Attic	Unvented Attic Above Insulated Ceiling	Unvented Attic with Roof Insulation[a]	Unconditioned Space[b]	Indirectly Conditioned Space[c]	Buried
Supply Ducts							
1	R-6	R-6	R-8	R-3.5	R-3.5	none	R-3.5
2	R-6	R-6	R-6	R-3.5	R-3.5	none	R-3.5
3	R-6	R-6	R-6	R-3.5	R-3.5	none	R-3.5
4	R-6	R-6	R-6	R-3.5	R-3.5	none	R-3.5
5	R-6	R-6	R-6	R-1.9	R-3.5	none	R-3.5
6	R-8	R-6	R-6	R-1.9	R-3.5	none	R-3.5
7	R-8	R-6	R-6	R-1.9	R-3.5	none	R-3.5
8	R-8	R-8	R-8	R-1.9	R-6	none	R-6
Return Ducts							
1 to 8	R-3.5	R-3.5	R-3.5	none	none	none	none

[a] Insulation R-values, measured in (h·ft²·°F)/Btu, are for the insulation as installed and do not include film resistance. The required minimum thicknesses do not consider water vapor transmission and possible surface condensation. Where exterior walls are used as *plenum walls*, wall insulation shall be as required by the most restrictive condition of Section 6.4.4.2 or Section 5. Insulation resistance measured on a horizontal plane in accordance with ASTM C518 at a *mean temperature* of 75°F at the installed thickness.
[b] Includes crawlspaces, both ventilated and nonventilated.
[c] Includes return air *plenums* with or without exposed *roofs* above.

Note: Unconditioned outside air ductwork shall have the same insulation requirements as supply ducts except unconditioned outside air ducts shall also require R-3.5 insulation in indirectly conditioned spaces. Exhaust air ductwork between isolation damper and penetration of building exterior or a minimum of 5' from all exterior penetrations shall have a minimum R-3.5 insulation.

DUCT INSULATION SCHEDULE

EQUIPMENT	AIR DISTRIBUTION TYPE: SA	RA	OA	EA
AHU-1	R-3.5	NONE	-	-
AHU-2	R-3.5 (R-6 IN ATTIC)	NONE	-	-
E-1	-	-	-	R-3.5 (ATTIC ONLY)

DUCT INSULATION REQUIREMENTS ARE BASED ON TABLE 6.8.2B OF ASHRAE 90.1 2010 ENERGY CODE.

PROVIDE DUCTWORK OF SUFFICIENT THICKNESS TO MEET THE INSTALLED R-VALUE REQUIREMENTS LISTED ABOVE.

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

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STATE OF OHIO
SCOTT SEVERT STILKEY
E-77755
REGISTERED PROFESSIONAL ENGINEER

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PR-08203

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APARTMENT RENOVATION

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Issued: 06.26.2020 PERMIT

Revised:

MECHANICAL SCHEDULES AND SPECIFICATIONS

M201

1904.043

\\Server2\ebs\~Project Directories\8200-8299\8203- Mariana Terrace Apartments\~Construction Documents\8203-E101-ELECTRICAL-POWER-FLOOR-PLAN.dwg-EBS, Plot Date/Time: May 20, 2020-9:36am - By: scott.fritz
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GENERAL NOTES-SMOKE DETECTORS

- SMOKE DETECTORS ON THE DRAWINGS TO DEMONSTRATE GENERAL COMPLIANCE WITH CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS WITH THE LOCAL AUTHORITY.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING SMOKE DETECTORS AND DETERMINE WHETHER THE EXISTING LOCATIONS MEET THE CURRENT CODE REQUIREMENTS. PROVIDE NEW LOCATIONS AS NECESSARY.
- SMOKE DETECTORS SHALL BE LOCATED WITHIN THREE FEET OF ALL BEDROOM DOORS AND AT THE HIGHEST CEILING ELEVATION.
- PROVIDE SMOKE / CARBON MONOXIDE DETECTOR IN EACH RESIDENTIAL UNIT.
- SMOKE DETECTORS SHALL BE LOCATED WITHIN 8 FEET ADJACENT TO THE BEDROOM(S).
- KEEP THREE FEET OF SEPARATION BETWEEN AIR DEVICES (REGISTERS, CEILING FANS, ETC....) AND SMOKE DETECTORS.
- INTERCONNECT SMOKE DETECTORS WITHIN SAME RESIDENTIAL UNIT. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH BATTERY BACK-UP IN UNITS WITH RENOVATION. FACELIFT UNITS SHALL HAVE BATTERY OPERATED IF ALLOWED BY CODE. PROVIDE KIDDE BATTERY OPERATED WIRELESS INTERCONNECTABLE SMOKE ALARMS

KEYED SHEET NOTES

1. TIE NEW BATHROOM ROOM RECEPTACLE INTO EXISTING BATHROOM RECEPTACLE AS SHOWN. BATHROOM RECEPTACLE CIRCUIT IS PART OF THE GENERAL LIGHTING LOAD AND CARRIES NO ADDITIONAL LOAD. LOAD BASED ON A WATTS PER SQUARE FOOT PER NEC.
2. TIE NEW LIGHT TO EXISTING LIGHTING CIRCUIT AS SHOWN. CIRCUIT IS PART OF THE GENERAL LIGHTING LOAD AND CARRIES NO ADDITIONAL LOAD. LOAD BASED ON A WATTS PER SQUARE FOOT PER NEC.
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4. EXTEND EXISTING DRYER CIRCUIT FROM FIRST FLOOR LOCATION TO NEW LOCATION SHOWN.
5. EXTEND EXISTING WASHER CIRCUIT FROM FIRST FLOOR LOCATION TO NEW LOCATION SHOWN.
6. REPLACE EXISTING LIGHTS IN BEDROOMS WITH FAN/LIGHT COMBO. PROVIDE FAN BOX IF ONE DOES NOT EXIST.
7. WASHER AND DRYER ARE ROTATING 90 DEGREES. EXTEND EXISTING WIRING AS NEEDED.

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.

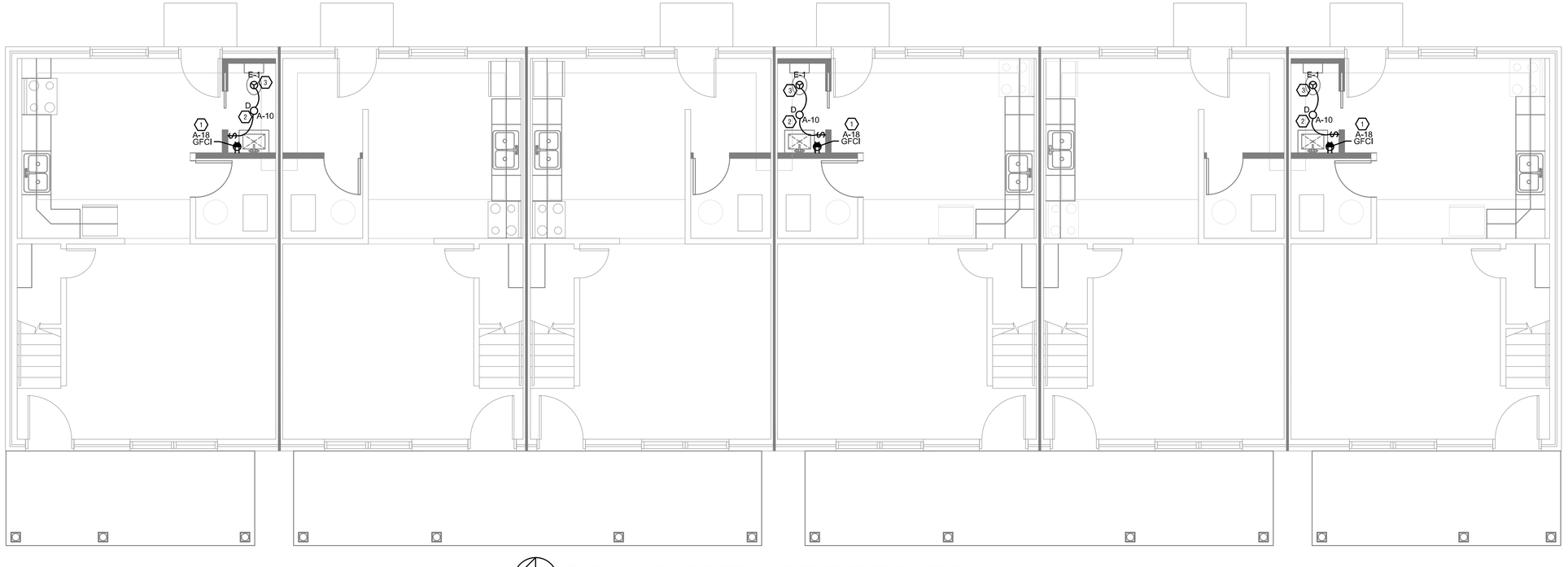
E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.

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.

INSTALLATION AND SCOPE NOTES

- REMOVE EXISTING LIGHT FIXTURES AND REPLACE WITH NEW FIXTURES. MAINTAIN ALL EXISTING WIRING. INSTALL FAN BOX AS REQUIRED. CONTRACTOR SHALL VERIFY LOCATIONS AND QUANTITIES OF EACH TYPE OF LIGHT FIXTURE.
- REMOVE EXISTING EXHAUST FANS WIRING SO MECHANICAL CONTRACTOR CAN REPLACE WITH NEW. CONNECT EXISTING WIRING TO NEW EXHAUST FAN. COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR.
- REPLACE ALL EXISTING SMOKE DETECTORS AND BRING SYSTEMS TO CURRENT CODE. REFER TO SMOKE DETECTOR GENERAL NOTES FOR REQUIREMENTS.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND RECONNECT HOOD. PROVIDE SWITCH IN ADA UNITS. VERIFY WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- ELECTRICAL CONTRACTOR TO DISCONNECT OLD WATER HEATER AND RECONNECT NEW WATER HEATER. COORDINATE WITH PLUMBING CONTRACTOR.
- SEE ARCHITECTURAL DRAWINGS FOR DEVICE ELEVATIONS
- VERIFY ALL EXISTING WIRING, CONDUIT, ELECTRICAL DEVICES, AND BOXES THAT ARE TO REMAIN ARE IN GOOD WORKING ORDER AND ANY BROKEN, MISSING OR DAMAGED PARTS SHALL BE REPLACED.



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1 / E101 **BUILDING A ELECTRICAL POWER FIRST FLOOR PLAN**

SCALE: 1/4 = 1'-0"

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APARTMENT RENOVATION

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Issued: 05.20.2020 FOR BIDDING

Revised:

ELECTRICAL POWER BUILDING A PLAN

E101

1904.043

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- REMOVE EXISTING LIGHT FIXTURES AND REPLACE WITH NEW FIXTURES. MAINTAIN ALL EXISTING WIRING. INSTALL FAN BOX AS REQUIRED. CONTRACTOR SHALL VERIFY LOCATIONS AND QUANTITIES OF EACH TYPE OF LIGHT FIXTURE.
- REMOVE EXISTING EXHAUST FANS WIRING SO MECHANICAL CONTRACTOR CAN REPLACE WITH NEW. CONNECT EXISTING WIRING TO NEW EXHAUST FAN. COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR.
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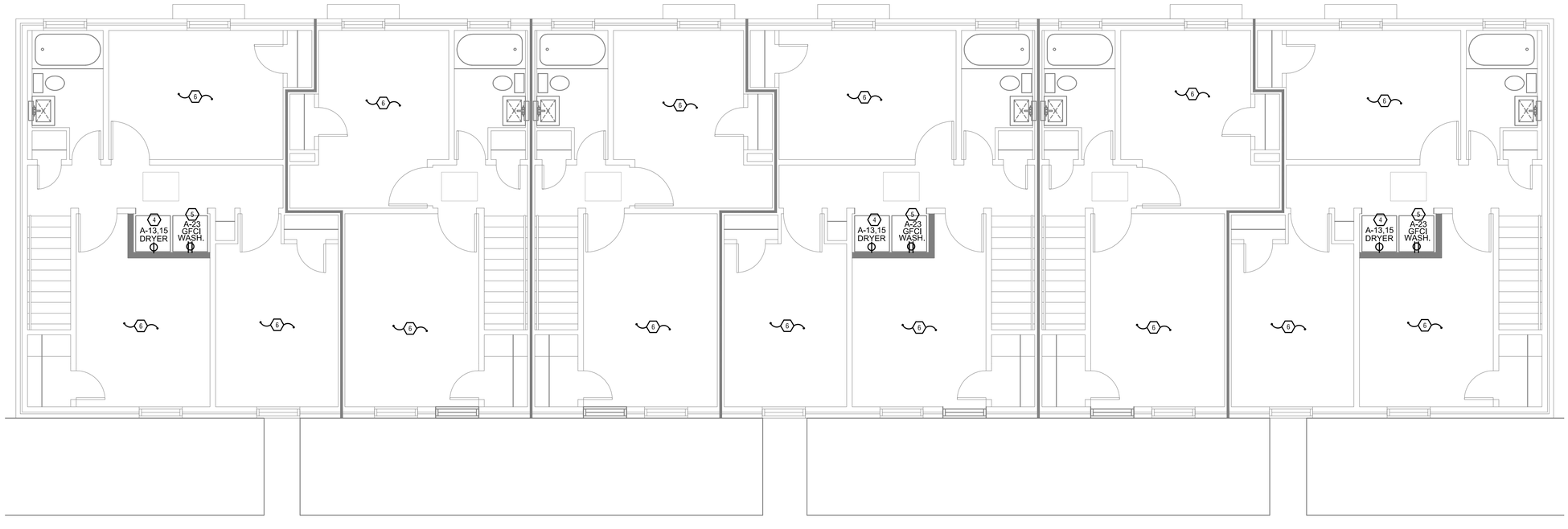

N

1 / E102 **BUILDING A ELECTRICAL POWER SECOND FLOOR PLAN**

SCALE: 1/4 = 1'-0"

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Issued: 05.20.2020 FOR BIDDING

Revised:

ELECTRICAL POWER BUILDING A PLAN

E102

1904.043

\\Server2\ebs\~Project Directories\8200-8299\8203- Marianna Terrace Apartments\~Construction Documents\2020-06-08 - ASD (New layout)\8203-E111-ELECTRICAL-POWER-FLOOR-PLAN.dwg-EBS, Plot Date/Time: Jun 25, 2020-2:10pm - By: scott.fritz
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*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.

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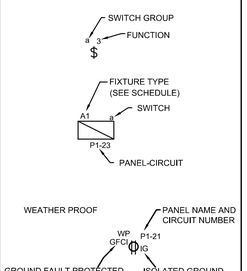
- STROBE - FIRE ALARM

ABBREVIATIONS:

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

EXAMPLES:



NOTE: ALL ITEMS MAY NOT BE USED.

GENERAL NOTES-SMOKE DETECTORS

- SMOKE DETECTORS ON THE DRAWINGS TO DEMONSTRATE GENERAL COMPLIANCE WITH CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS WITH THE LOCAL AUTHORITY.
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- PROVIDE SMOKE / CARBON MONOXIDE DETECTOR IN EACH RESIDENTIAL UNIT.
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- KEEP THREE FEET OF SEPARATION BETWEEN AIR DEVICES (REGISTERS, CEILING FANS, ETC....) AND SMOKE DETECTORS.
- INTERCONNECT SMOKE DETECTORS WITHIN SAME RESIDENTIAL UNIT. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH BATTERY BACK-UP IN UNITS WITH RENOVATION, FACELIFT UNITS SHALL HAVE BATTERY OPERATED IF ALLOWED BY CODE. PROVIDE KIDDE BATTERY OPERATED WIRELESS INTERCONNECTABLE SMOKE ALARMS

GENERAL NOTES-DWELLING UNITS

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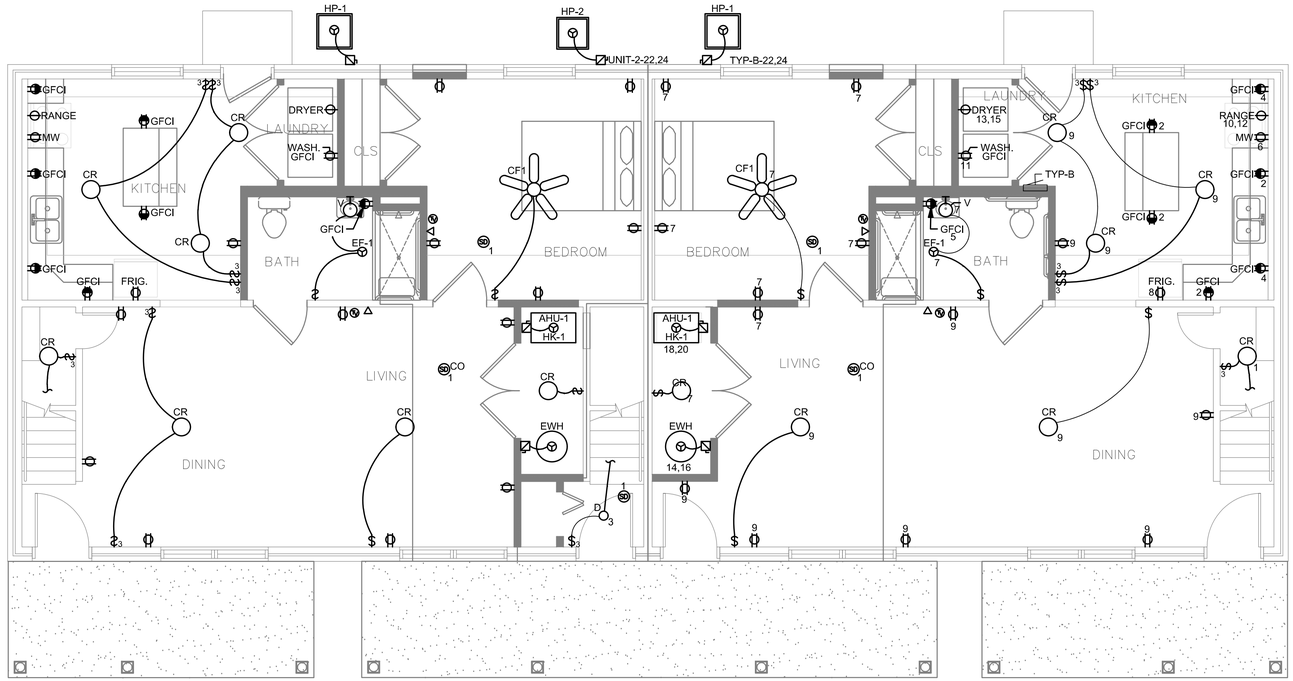
MODEL GROUP LIGHT FIXTURES LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	INPUT VA
CF1		(1) 16W LED	CEILING FAN/LIGHT COMBO	85
CR		(1) 18W LED	CEILING - SURFACE MOUNT	18
V		(1) 26W LED	VANITY LIGHT	26



1 E111 — N — BUILDING B ELECTRICAL POWER FIRST FLOOR PLAN
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Revised:

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E111

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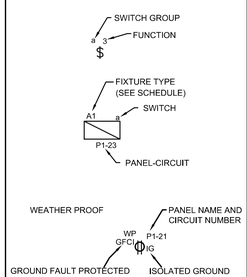
AFCI	Arc Fault Current Interrupter	LFMC	Liquid Tight Metal Conduit
AHU	Air Handling Unit	LTG	Lightitng
AIC	Ampere Interrupting Capacity	LRA	Locked Rotor Amperes
AL	Aluminum	MC	Metal Clad Cable
ATS	Automatic Transfer Switch	MCB	Main Circuit Breaker
ATC	Automatic Temperature Control	MCC	Motor Control Center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

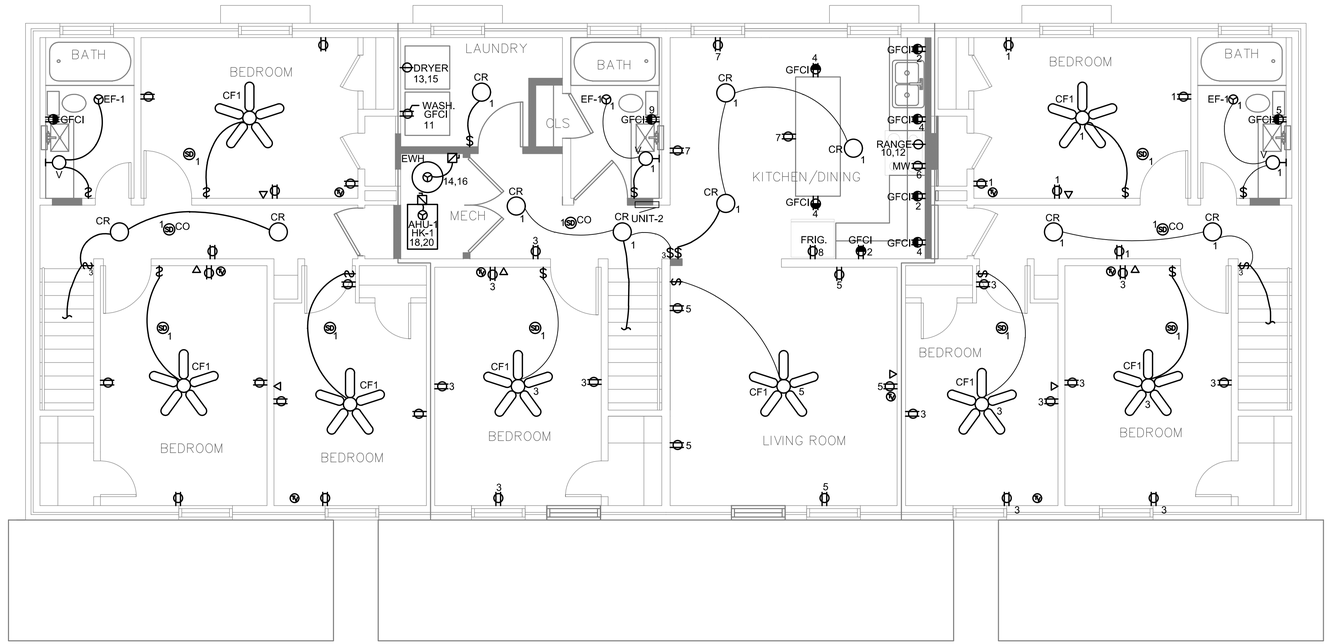
EXAMPLES:



NOTE: ALL ITEMS MAY NOT BE USED.

MODEL GROUP LIGHT FIXTURES LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	INPUT VA
CF1		(1) 16W LED	CEILING FAN/LIGHT COMBO	85
CR		(1) 18W LED	CEILING - SURFACE MOUNT	18
V		(1) 26W LED	VANITY LIGHT	26



N — 1 / E112 — **BUILDING B ELECTRICAL POWER SECOND FLOOR PLAN**
SCALE: 1/4 = 1'-0"

GENERAL NOTES-SMOKE DETECTORS

- SMOKE DETECTORS ON THE DRAWINGS TO DEMONSTRATE GENERAL COMPLIANCE WITH CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS WITH THE LOCAL AUTHORITY.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING SMOKE DETECTORS AND DETERMINE WHETHER THE EXISTING LOCATIONS MEET THE CURRENT CODE REQUIREMENTS. PROVIDE NEW LOCATIONS AS NECESSARY.
- SMOKE DETECTORS SHALL BE LOCATED WITHIN THREE FEET OF ALL BEDROOM DOORS AND AT THE HIGHEST CEILING ELEVATION.
- PROVIDE SMOKE / CARBON MONOXIDE DETECTOR IN EACH RESIDENTIAL UNIT.
- SMOKE DETECTORS SHALL BE LOCATED WITHIN 8 FEET ADJACENT TO THE BEDROOM(S).
- KEEP THREE FEET OF SEPARATION BETWEEN AIR DEVICES (REGISTERS, CEILING FANS, ETC....) AND SMOKE DETECTORS.
- INTERCONNECT SMOKE DETECTORS WITHIN SAME RESIDENTIAL UNIT. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH BATTERY BACK-UP IN UNITS WITH RENOVATION. FACELIFT UNITS SHALL HAVE BATTERY OPERATED IF ALLOWED BY CODE. PROVIDE KIDDE BATTERY OPERATED WIRELESS INTERCONNECTABLE SMOKE ALARMS

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.

INSTALLATION AND SCOPE NOTES

- REMOVE EXISTING LIGHT FIXTURES AND REPLACE WITH NEW FIXTURES. MAINTAIN ALL EXISTING WIRING. INSTALL FAN BOX AS REQUIRED. CONTRACTOR SHALL VERIFY LOCATIONS AND QUANTITIES OF EACH TYPE OF LIGHT FIXTURE.
- REMOVE EXISTING EXHAUST FANS WIRING SO MECHANICAL CONTRACTOR CAN REPLACE WITH NEW. CONNECT EXISTING WIRING TO NEW EXHAUST FAN. COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR.
- REPLACE ALL EXISTING SMOKE DETECTORS AND BRING SYSTEMS TO CURRENT CODE. REFER TO SMOKE DETECTOR GENERAL NOTES FOR REQUIREMENTS.
- ELECTRICAL CONTRACTOR TO DISCONNECT AND RECONNECT HOOD. PROVIDE SWITCH IN ADA UNITS. VERIFY WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- ELECTRICAL CONTRACTOR TO DISCONNECT OLD WATER HEATER AND RECONNECT NEW WATER HEATER. COORDINATE WITH PLUMBING CONTRACTOR.
- SEE ARCHITECTURAL DRAWINGS FOR DEVICE ELEVATIONS
- VERIFY ALL EXISTING WIRING, CONDUIT, ELECTRICAL DEVICES, AND BOXES THAT ARE TO REMAIN ARE IN GOOD WORKING ORDER AND ANY BROKEN, MISSING OR DAMAGED PARTS SHALL BE REPLACED.

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PR-08203

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Issued: 06.26.2020 PERMIT

Revised:

ELECTRICAL POWER BUILDING B PLAN

E112

1904.043

\\Server2\vbs\->Project Directories\8200-8299\8203-- Marianna Terrace Apartments\->Construction Documents\2020-06-08 - ASD (New layout)\8203-E300-ELECTRICAL-DETAILS.dwg-EBS, Plot Date/Time: Jun 25, 2020-2:17pm - By: scott.fritz
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UNIT-2

ROOM
MOUNTING **FLUSH**
FED FROM **MC-B**
NOTE

VOLTS **240/120V 2P 3W**
BUS AMPS **125**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	0.234	EF-1, LIGHTING	a	2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.996	LIGHTING, RECEPTACLE	b	4	20/1	1.5	SMALL APPLIANCE
5	15/1	0.985	LIGHTING, RECEPTACLE	a	6	20/1	1.8	MICROWAVE
7	20/1	0.54	DINING RECEPTACLE	b	8	20/1	0.5	FRIG.
9	20/1	0.18	BATH	a	10	50/2	8	RANGE
11	20/1	1.5	LAUNDRY	b	12	|		
13	30/2	5	DRYER	a	14	30/2	4.5	EWH
15	|			b	16	|		
17	20/1	0	SPACE	a	18	30/2	5	HK-1
19	20/1	0	SPACE	b	20	|		
21	20/1	0	SPACE	a	22	20/2	2.83	HP-2
23	20/1	0	SPACE	b	24	|		
25	20/1	0	SPACE	a	26	20/1	0	SPACE
27	20/1	0	SPACE	b	28	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)

	CONN KVA			CONN KVA	CALC KVA	
LIGHTING AND RECEPTACLES	2.54	848 SF	GENERAL LOAD			
SMALL-APPLIANCE	3		UP TO 10 KVA	10	10	(100%)
LAUNDRY	1.5		OVER 10 KVA	16.8	6.74	(40%)
APPLIANCES	11.8		MAX HEATING OR COOLING		6.08	(220.82(C)(3))
ELECTRIC COOKING	8					
TOTAL GENERAL LOAD	26.8		TOTAL LOAD		22.8	
			BALANCED AMPS		95.1	
			PHASE A		99%	
			PHASE B		101%	

220.84 CONNECTED LOAD CALCULATION	**34.7**
Total general load	26.8
Largest heating or cooling load 220.84 C(5)	7.83

APPLIANCE BREAKDOWN UNIT-2

DWELLING UNIT APPLIANCE LOAD VALUES		REFERS TO THE FOLLOWING UNITS
TYPE	KVA	UNIT-2
DRYER	5	
MICROWAVE	1.8	
FRIG	0.5	
EWH	4.5	
TOTAL	11.8	

Heating	5	
Heat Pump	2.83	
Total Heating and Cooling load	7.83	
100% of nameplate rating of heat pump	2.83	NEC 220.82 C(3)
largest heating or cooling load x 65%	3.25	NEC 220.82 C(3)
Max heating or cooling (100 %HP + 65% largest)	6.08	NEC 220.82 C(3)

TYP-B

ROOM
MOUNTING **FLUSH**
FED FROM
NOTE

VOLTS **240/120V 2P 3W**
BUS AMPS **125**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	1.17	EF-1, LIGHTING, RECEPTACLE	a	2	20/1	1.5	SMALL APPLIANCE
3	15/1	1.61	LIGHTING, RECEPTACLE	b	4	20/1	1.5	SMALL APPLIANCE
5	20/1	0.36	BATH	a	6	20/1	1.8	MICROWAVE
7	15/1	1.31	EF-1, LIGHTING, RECEPTACLE	b	8	20/1	0.5	FRIG.
9	15/1	1.35	LIGHTING, RECEPTACLE	a	10	50/2	8	RANGE
11	20/1	1.5	LAUNDRY	b	12	|		
13	30/2	5	DRYER	a	14	30/2	4.5	EWH
15	|			b	16	|		
17	20/1	0	SPACE	a	18	30/2	4.5	HK-1
19	20/1	0	SPACE	b	20	|		
21	20/1	0	SPACE	a	22	30/2	4.32	HP-1
23	20/1	0	SPACE	b	24	|		
25	20/1	0	SPACE	a	26	20/1	0	SPACE
27	20/1	0	SPACE	b	28	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)

	CONN KVA			CONN KVA	CALC KVA	
LIGHTING AND RECEPTACLES	4.79	1,597 SF	GENERAL LOAD			
SMALL-APPLIANCE	3		UP TO 10 KVA	10	10	(100%)
LAUNDRY	1.5		OVER 10 KVA	19.1	7.64	(40%)
APPLIANCES	11.8		MAX HEATING OR COOLING		7.25	(220.82(C)(3))
ELECTRIC COOKING	8					
TOTAL GENERAL LOAD	29.1		TOTAL LOAD		24.9	
			BALANCED AMPS		104	
			PHASE A		99.4%	
			PHASE B		101%	

220.84 CONNECTED LOAD CALCULATION	**37.9**
Total general load	29.1
Largest heating or cooling load 220.84 C(5)	8.82

APPLIANCE BREAKDOWN TYPE-B

DWELLING UNIT APPLIANCE LOAD VALUES		REFERS TO THE FOLLOWING UNITS
TYPE	KVA	UNIT-1
DRYER	5	UNIT-3
MICROWAVE	1.8	
FRIG	0.5	
EWH	4.5	
TOTAL	11.8	

Heating	4.5	
Heat Pump	4.32	
Total Heating and Cooling load	8.82	
100% of nameplate rating of heat pump	4.32	NEC 220.82 C(3)
largest heating or cooling load x 65%	2.93	NEC 220.82 C(3)
Max heating or cooling (100 %HP + 65% largest)	7.25	NEC 220.82 C(3)

MC-B

ROOM
MOUNTING **SURFACE**
FED FROM **WEATHER-HEAD**
NOTE

VOLTS **240/120V 2P 3W**
BUS AMPS **400**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **400**
LUGS **STANDARD**

CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	FEEDER RACEWAY AND CONDUCTORS
1	125/2	UNIT-1 (TYP-B)	19.3	19.6	2#1/0 AL,#1/0 AL N,#4 AL G
2	125/2	PANEL UNIT-2	17.7	17.4	2#1/0 AL,#1/0 AL N,#4 AL G
3	125/2	UNIT-3 (TYP-B)	19.3	19.6	2#1/0 AL,#1/0 AL N,#4 AL G
4	20/2	SPACE	0	0	
5	60/2	PANEL HOUSE	1.5	1.5	1"C,2#4 CU,#4 CU N,#10 CU G
		TOTAL CONNECTED KVA BY PHASE	58.4	58.5	

OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)

DWELLING UNIT LOADS

	KVA			KVA
LIGHTING AND RECEPTACLES	12.1	4,042 SF	CONNECTED LOAD	110
SMALL-APPLIANCE	9			
LAUNDRY	4.5		DWELLING UNITS	3
APPLIANCES	35.4		DEMAND FACTOR	(45%)
ELECTRIC COOKING	24		CALCULATED LOAD	49.7
HEATING	25.5	(100%)		
COOLING	11.5	(0%)		

HOUSE LOADS

	CONN KVA	CALC KVA			CALC KVA
METERED DEMAND	3	3.75	(125%)	TOTAL HOUSE LOAD	3.75

TOTAL LOAD

	KVA		KVA
TOTAL DWELLING UNIT LOAD	49.7	TOTAL LOAD	53.5
TOTAL HOUSE LOAD	3.75	BALANCED AMPS	223

220.84 MULTI-FAMILY CALCULATION

Typicals	CONNECTED KVA	Qty	KVA
UNIT-2	34.7	1	34.7
TYP-B	37.9	2	75.8
Total =		**3**	**111**

SCOPE OF WORK

THIS PROJECT IS THE RENOVATION OF AN EXISTING RESIDENTIAL BUILDING FROM (4) UNITS AND A HOUSE PANEL TO (3) UNITS AND A HOUSE PANEL. NO ADDED LOADS FOR THE HOUSE SERVICE ALL HOUSE LOADS ARE EXISTING TO REMAIN. NEW WORK TO INCLUDE POWER AND LIGHTING LAYOUT. SEE SINGLE LINE AND PANEL SCHEDULES FOR MORE INFORMATION.

GENERAL NOTES-SINGLE LINE DIAGRAM

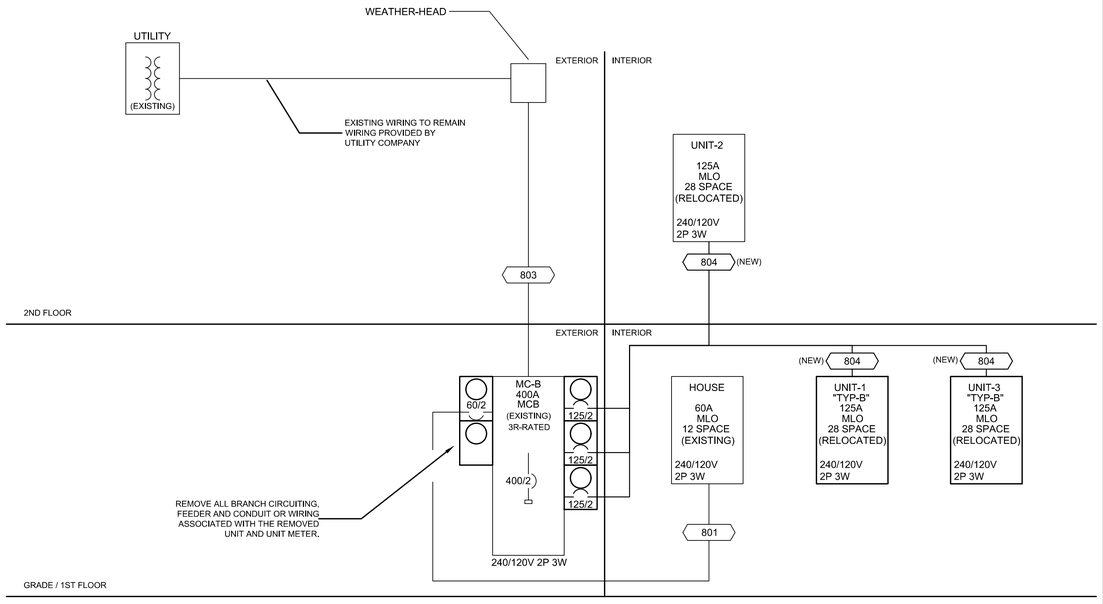
A. ALL BREAKERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THEIR LOCATION. WHERE SERIES- RATED COMBINATIONS ARE USED IN ACCORDANCE WITH NEC 240.86 (B) AND (C) THE CONTRACTOR AND/OR HIS EQUIPMENT SUPPLIER MUST PROVIDE APPROPRIATE DOCUMENTATION AND LABELING.

B. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.

FEEDER SCHEDULE

ID	CONDUIT AND FEEDER
801	1"C,2#4 CU,#4 CU N,#10 CU G
803	3"C,2#500kcmil CU,#500kcmil CU N,#3 CU G
804	2#1/0 AL,#1/0 AL N,#4 AL G

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



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Issued: 06.26.2020 PERMIT

Revised:

ELECTRICAL DETAILS

E300

1904.043

\\Server2\etas\~Project Directories\8200-8299\8203- Marianna Terrace Apartments\~Construction Documents\2020-06-08 - ASD (New layout)\8203-E301-ELECTRICAL-DETAILS.dwg-EBS, Plot Date/Time: Jun 25, 2020-2:15pm - By: scott.fritz
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ELECTRICAL SPECIFICATIONS

1. GENERAL DEMOLITION
   a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, BASE BUILDING SPECIFICATIONS AND DRAWINGS, SHOP DRAWING MANUALS AND AS-BUILT PLANS, EXCEPT AS NOTED HEREIN, WHICH APPLY IN ALL RESPECTS TO THIS SECTION. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE WORK
2. USE OF DRAWINGS AND SPECIFICATIONS
   a. EBS DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. STANDARDS
   a. MATERIALS EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF NEC, ASTM, UL, ETL, NEMA, ANSI, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.
4. CODES
   a. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE ELECTRICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
5. PERMITS AND FEES
   a. THE ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE ELECTRICAL WORK.
6. WARRANTY
   a. THE ELECTRICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.
7. SITE EXAMINATION
   a. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS OF WORK WHERE EQUIPMENT WILL BE INSTALLED AND SHALL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE ELECTRICAL WORK PRIOR TO BID. HE SHALL ALSO EXAMINE THE DRAWINGS AND SPECIFICATIONS OF OTHER BRANCHES OF WORK MAKING REFERENCE TO THEM FOR DETAILS OF NEW OR EXISTING BUILDING CONDITIONS.
   b. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE.
   c. ELECTRICAL CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
   d. ACCESS PANELS ARE NOT SHOWN ON DRAWINGS. DURING SITE EXAMINATION, CONTRACTOR SHALL IDENTIFY ALL AREAS WHERE ACCESS PANELS ARE REQUIRED, AND REPORT TO GENERAL CONTRACTOR. DESIGNATION OF WHO FURNISHES AND WHO INSTALLS ACCESS PANELS MUST BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO STARTING WORK.
8. CONTRACTOR COORDINATION
   a. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS CONVEY DESIGN INTENT ONLY. MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
   b. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE.
   c. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. WHERE THE ELECTRICAL CONTRACTOR IS MAKING A CONNECTION TO EQUIPMENT/COMPONENTS THAT ARE FURNISHED BY OTHERS, ELECTRICAL CONTRACTOR TO VERIFY ALL CONNECTION REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED, INCLUDING BUT NOT LIMITED TO OCP SIZE, MEANS OF DISCONNECT, SPECIAL CONNECTION REQUIREMENTS, OR OTHER ITEMS INDICATED ON SHOP DRAWINGS, OR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR INSTALLATION DIAGRAMS, AND FURNISH ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION AND OPERATION OF THE EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COORDINATE, AFTER ELECTRICAL CONNECTIONS HAVE BEEN INSTALLED.
   d. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
   e. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS.
   f. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
9. SUBMITTALS
   a. PRODUCTS INSTALLED BY THE ELECTRICAL CONTRACTOR AND PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW PRIOR TO PURCHASING. PRODUCTS SHALL NOT BE SELECTED BASED ON PERMIT DRAWINGS WITHOUT EXPRESS PERMISSION - PRODUCTS SHALL BE SELECTED BASED ON CONSTRUCTION DRAWINGS.
10. RECORD DRAWING
   a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING RECORD DRAWINGS WHERE REQUIRED. DRAWINGS SHALL BE PRODUCED IN AUTOCAD 2004 FORMAT OR LATER.
11. SHOP DRAWINGS
   a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
   b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
   c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
12. TESTING
   a. ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. BALANCE ALL BRANCH CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEM TO WITHIN 10% OF THE HIGHEST PHASE LOAD IN EACH PANELBOARD.
13. TEMPORARY POWER
   a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL WIRING FOR CONSTRUCTION. THE TEMPORARY SERVICE SHALL BE A MINIMUM OF 60 AMPS, SINGLE PHASE, THREE WIRE, 120/208 VOLTS FUSED AT MAIN DISCONNECT. ALL RECEPTACLES ON THIS TEMPORARY SERVICE SHALL BE PROTECTED BY A GFI BREAKER.
14. MECHANICAL EQUIPMENT
   a. ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
15. DEMOLITION
   a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEENERGIZING CIRCUITS IN DEMOLITION AREAS TO INSURE A SAFE CONDITION. ELECTRICAL DEVICES AND ASSOCIATED WIRING LOCATED WITHIN THE DEMOLITION AREA THAT WILL NO LONGER BE USED SHALL BE REMOVED AND PROPERLY DISPOSED OF AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
16. POWER OUTAGES
   a. THE ELECTRICAL CONTRACTOR SHALL SCHEDULE ALL ELECTRICAL SYSTEM(S) OUTAGES WITH THE GENERAL CONTRACTOR AND OWNER AT LEAST 24 HOURS IN ADVANCE. UNLESS APPROVED OTHERWISE ALL OUTAGES SHALL OCCUR BETWEEN 11:00PM AND 5:00AM.
17. GROUNDING AND BONDING
   a. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.
   b. ANY GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
18. MATERIALS
   a. PROVIDE ALL NEW MATERIAL AND EQUIPMENT UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE UL APPROVED AND LABELED, OR OTHER APPROVED TESTING ORGANIZATION WHICH HAS ACCEPTANCE BY THE LOCAL JURISDICTION, FOR THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS. NO SUBSTITUTION TO MATERIALS SPECIFIED WILL BE ALLOWED UNLESS APPROVED BY THE OWNER.
   b. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED. NO ALLOWANCES WILL BE MADE FOR ANY CHANGES THAT OCCUR IF PERMIT DRAWINGS HAVE NOT BEEN APPROVED PRIOR TO ORDERING.
19. CUTTING AND FITTING
   a. PERFORM CUTTING, CORING, FITTING, REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE OWNER. PROPERLY FILL, SEAL, FIREPROOF, AND WATERPROOF ALL OPENINGS, SLEEVES, AND HOLES IN SLABS, WALLS, AND CASEWORK.
20. WIRING METHODS
   a. PROVIDE CODE APPROVED WIRING METHODS FOR BRANCH CIRCUITING INDOORS, SUCH AS NM CABLE (ONLY WHERE PERMITTED BY NEC 334), EMT CONDUIT, OR MC CABLE FOR MECHANICAL EQUIPMENT, LIGHTING, AND POWER.
   b. CONDUIT RUNS ON EXTERIOR OF BUILDING SHALL BE RIGID STEEL CONDUIT WITH WEATHER TIGHT, CORROSION-RESISTANT FITTINGS. SCHEDULE 40 PVC IS ACCEPTABLE WHERE PERMITTED BY CODE AND OR UNDERGROUND RUNS OR CONCRETE ENCASEMENT WHERE NOT EXPOSED TO PHYSICAL DAMAGE.
   c. THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED, WITH COMPRESSION OR SET SCREW FITTINGS.
   d. RIGID CONDUIT SHALL BE HOT DIPPED GALVANIZED.
   e. WHERE RACEWAYS ARE INSTALLED FOR OTHERS TO USE, OR FOR FUTURE USE, PROVIDE NYLON PULL STRING.
   f. PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SEALED USING 3M FIRE BARRIER CAULK, NELSON ELECTRIC FLAMESEAL OR T&B FLAMESAFE OR OTHER APPROVED METHOD.
21. CONDUCTORS AND TERMINATIONS
   a. BRANCH CONDUCTORS SHALL BE COPPER, FEEDERS AS INDICATED ON RISER DIAGRAM. CONDUCTORS SHALL BE INSULATED FOR 600V NUMBER 12 AWG MINIMUM. PROVIDE WIRES AND CABLES AS INDICATED LISTED AND SUITABLE FOR TEMPERATURE, CONDITIONS, AND LOCATION WHERE INSTALLED.
22. MOTORS AND OTHER WIRING
   a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT, WIRING, AND SAFETY SWITCHES FOR ALL MOTORS, AND OTHER ELECTRICAL EQUIPMENT, EVEN THOUGH THE MOTORS AND ELECTRICAL EQUIPMENT MAY BE SUPPLIED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL WORK AND CONNECTIONS REQUIRED TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE MAGNETIC STARTERS FOR EQUIPMENT AS INDICATED ON THE DRAWINGS.
   b. THE ELECTRICAL EQUIPMENT MAY INCLUDE BUT NOT BE LIMITED TO SUCH ITEMS AS GRILLE MOTORS AND INTERLOCKS, EXTERIOR AND INTERIOR SIGNAGE, STARTING DEVICES, MOTOR CONTROLLERS, FLOAT SWITCHES, ALARM DEVICES OR SYSTEMS, PUSH BUTTONS, EXHAUST FANS, DATA SYSTEMS, INTERCOMS AND STEREO SYSTEMS. THE ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT LOCATION AND SIZES WITH THE TRADE SUPPLYING THE EQUIPMENT BEFORE INSTALLING THE CONDUIT OR OUTLETS.
23. DEVICES
   a. HUBBELL, LEVITON, OR APPROVED EQUAL WITH MATCHING COVERPLATES.
   b. PROVIDE SPECIFICATION GRADE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED, WHICH ARE UL-LISTED AND WHICH COMPLY WITH NEMA WD1 AND OTHER APPLICABLE UL AND NEMA STANDARDS. VERIFY COLOR SELECTIONS WITH ARCHITECT. PROVIDE DEVICE PLATES TO MATCH DEVICE COLORS.
   c. PROVIDE GFCI PROTECTION FOR ALL KITCHEN 15 AND 20-AMP RECEPTACLES. WHERE THE RECEPTACLE IS RENDERED INACCESSIBLE BY EQUIPMENT PROVIDE GFCI PROTECTION AT THE CIRCUIT BREAKER.
24. SERVICE ENTRANCE AND DISTRIBUTION EQUIPMENT
   a. ELECTRICAL CONTRACTOR MUST SUBMIT DRAWINGS FOR PERMIT AND RECEIVE APPROVAL PRIOR TO ORDERING EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR EQUIPMENT CHANGES THAT OCCUR PRIOR TO RECEIPT OF APPROVED PLANS.
25. DISCONNECTS AND FUSED SWITCHES
   a. HEAVY DUTY TYPE, HORSEPOWER RATED WITH INTERLOCKING COVER, NEMA 1 TYPICAL, OUTDOOR AND WET LOCATION SWITCHES SHALL BE RAINTIGHT TYPE NEMA 3RR. ALL SWITCHES SHALL BE LOCKABLE. FUSES IN CIRCUITS RATED AT 600 AMPERES OR LESS SHALL BE UL CLASS RK1 DUAL-ELEMENT, TIME-DELAY, CURRENT LIMITING FUSES. FUSES IN CIRCUITS RATED AT 601 AMPERES OR LARGER SHALL BE UL CLASS L TIME-DELAY, CURRENT LIMITING FUSES.
26. NAMEPLATES
   a. PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS. INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE, AND TYPE.
27. MOUNTING
   a. MOUNT INDEPENDENT OF THE MECHANICAL UNIT HOUSING UNLESS SPECIFICALLY ACCEPTED BY THE LOCAL CODE AUTHORITY. PROVIDE UNISTRUT SUPPORT CHANNELS MOUNTED IN COORDINATION WITH ROOF PENETRATION AND PATCHING WORK. COORDINATE WITH GENERAL CONTRACTOR.
28. GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS AND EQUIPMENT
   a. PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SERVICE IN ACCORDANCE WITH NEC ARTICLE 250.
   b. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING BUT NOT LIMITED TO, SECONDARY FEEDER CIRCUIT, EQUIPMENT AND PANELBOARD ENCLOSURES, PULL AND JUNCTION BOXES, SHALL BE PROPERLY GROUNDED. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS REQUIRED TO PROVIDE GROUND CONTINUITY.
29. MULTI-TENANT METER CENTERS
   a. PROVIDE METER CENTERS(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. METER CENTERS SHALL HAVE MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED, AND SHALL HAVE BRANCH BREAKER INSTALLED FOR EACH METER SOCKET. METER CENTERS SHALL BE CUTLER HAMMER, SQUARE D, GE BY ABB, OR EQUAL, AND SHALL BE OF THE SAME MANUFACTURE AS LOAD CENTERS OR PANELBOARDS SERVED. METER CENTERS SHALL BE ENCLOSED NEMA 1, NEMA 3R AS REQUIRED. FINAL CONFIGURATION (NUMBER OF METERS PER SECTION, END-MAIN/CENTER-MAIN, ETC., SHALL BE DETERMINED BY CONTRACTOR. ALL BUSSING MUST BE RATED FOR THE LOADS SERVED, METER CENTERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT.
30. PANELBOARDS
   a. PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARDS SHALL HAVE BOLTED, THERMAL AND MAGNETIC BREAKERS WITH MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED. PANELBOARDS SHALL BE CUTLER HAMMER, SQUARE D, GE BY ABB, OR EQUAL, AND BE ENCLOSED IN NEMA 1 TYPE HOUSING UNLESS NOTED OTHERWISE. ENCLOSURE(S) SHALL BE COMPLETE WITH A HINGED DOOR, CYLINDER LOCK, AND A NEATLY TYPED DIRECTORY UNDER PLASTIC COVER IN EACH PANEL DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT.
31. RESIDENTIAL LOAD CENTERS
   a. PROVIDE LOAD CENTERS AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. LOAD CENTERS SHALL BE CUTLER HAMMER, SQUARE D, GE BY ABB, OR EQUAL. LOAD CENTERS SHALL CONTAIN A NEATLY TYPED DIRECTORY IN EACH DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT. LOAD CENTERS MAY BE USED IN AREAS OTHER THAN DWELLING UNITS WHERE APPROPRIATE AND WHERE APPROVED BY OWNER'S REPRESENTATIVE.
32. LIGHTING
   a. PROVIDE A NEW LIGHTING SYSTEM COMPLETE AND FULLY OPERATIONAL AND IN CONFORMANCE WITH CODE AND UL LISTING REQUIREMENTS. CLEAN ALL FIXTURES AT TIME OF JOB COMPLETION UTILIZING MANUFACTURERS APPROVED OR RECOMMENDED CLEANING SOLUTIONS. ALL FIXTURES AND LAMPS ARE PROVIDED BY THIS CONTRACTOR AS SCHEDULED UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FURNISH ALL BOXES, MOUNTING KITS, TRANSFORMERS, CONTROLLERS, AND OTHER COMPONENTS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
   b. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
33. TELEPHONE SYSTEM
   a. TELEPHONE WIRING AND SYSTEM PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE PLASTER RING AND PULL STRING FROM EACH DEVICE LOCATION TO ABOVE ACCESSIBLE CEILING.
34. SECURITY SYSTEM NOTES
   a. SECURITY WIRING AND SYSTEM PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. PROVIDE POWER FOR OWNER'S HEAD-END EQUIPMENT AND REMOTE POWER FOR SECURE DOORS AS REQUIRED.
35. DATA/POS/A-V/SYSTEM NOTES
   a. DATA, POS AND/OR A-V WIRING AND SYSTEMS PROVIDED BY ELECTRICIAN. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION.

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PR-08203

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Issued: 06.26.2020 PERMIT

Revised:

ELECTRICAL DETAILS

E301

1904.043