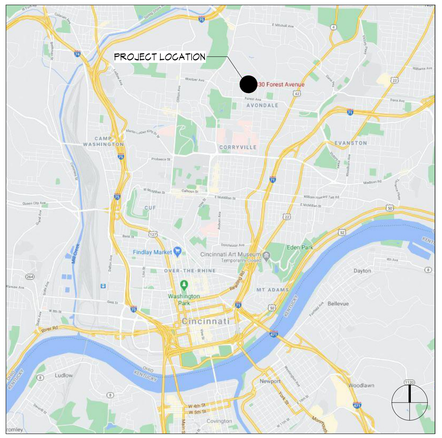
BEECHWOOD APARTMENTS

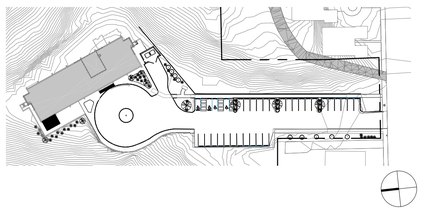
330 Forest Ave.
Cincinnati, OH 45229
FHA NUMBER : 046-35781

BID SET

location map



site plan



development summary

BEECHWOOD APARTMENTS IS AN EXISTING 149-UNIT MULTI-FAMILY COMPLEX CONSISTING OF ONE, 13-STORY BUILDING THAT HOUSES AN ASSORTMENT OF STUDIOS, ONE, TWO-BEDROOM GARDEN FLATS, AND ONE-BEDROOM ACCESSIBLE GARDEN FLATS UNITS. SHARED COMMON AMENITIES ARE LOCATED ON THE FIRST FLOOR. THE PROPOSED RENOVATIONS WILL RESULT IN A TOTAL OF 149 UNITS, WITH 20% BEING ACCESSIBLE UPON COMPLETION (30 UNITS). THE PROJECT IS BEING DEVELOPED UNDER OHFA LIMITED SCOPE REHABILITATION SUSTAINABLITY STANDARDS AND MUST MEET ALL REQUIREMENTS. ACCESSIBILITY WILL BE IN CONFORMANCE WITH THE FAIR HOUSING ACT GUIDELINES, ICC/ANSI A117.1-2009, OHIO BUILDING CODE, AND AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES

drawing set log

01.05.2024 BID SET

solicitation number
2024-3004



deduct alternate list

THE FOLLOWING ITEMS WILL BE DEDUCT ALTERNATES TO THE BID PACKAGE AND ARE LISTED IN THE ORDER THEY WOULD BE TAKEN, IF NEEDED:

1. REMOVE BOLLARD LIGHTING
2. PAINTING OF THE BUILDING EXTERIOR
3. FENCE REPLACEMENT
4. REDUCING THE PLANTING GIRCLE AROUND THE FLAG POLE
5. PURCHASE APPLIANCES PRIOR TO RAD CONVERSION
6. PURCHASE MINI BLIND PRIOR TO RAD CONVERSION
7. ROOF WORK TO BE COMPLETED PRIOR TO RAD CONVERSION
8. REMOVE EXISTING CEILING TEXTURE THROUGHOUT UNITS

delegated design list

deferred submittals by certified designers:

1. fire suppression and protection systems
2. fire alarm systems and off site monitoring
3. radon mitigation systems

drawing index

Sheet #	Sheet Name
GENERAL	
G.001	COVER SHEET
G.002	BOMA AREA SCHEDULES
CIVIL	
C.100	OVERALL SITE PLAN
C.101	DEMO PLAN
C.200	NORTH SITE & GRADING PLAN
C.201	TRASH SITE & GRADING PLAN
C.202	ACCESSIBLE SITE & GRADING PLAN
C.203	SOUTH SITE & GRADING PLAN
C.300	UTILITY PLAN
C.400	SITE DETAILS
LANDSCAPE	
L.1	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURAL	
A.001.a	ABBREVIATIONS SYMBOLS & NOTES
A.001.b	LIFE SAFETY PLANS
A.001.c	OCCUPANCY SCHEDULES
A.002.a	CONSTRUCTION TYPE DETAILS
A.003.a	GENERAL ACCESSIBILITY
A.003.b	ACCESSIBLE ROUTES
A.003.c	CURB RAMPS
A.003.d	ELEVATOR ACCESSIBILITY
A.003.e	STAIR ACCESSIBILITY
A.003.f	PLUMBING ACCESSIBILITY
A.003.g	PLUMBING ACCESSIBILITY
A.003.h	SIGNAGE & KITCHEN ACCESSIBILITY
A.004.a	TYPE A UNIT ACCESSIBILITY
A.004.b	TYPE B UNIT ACCESSIBILITY
ARCHITECTURAL DEMO	
D.001	DEMOLITION NOTES
D.101	FIRST & SECOND FLOOR DEMO PLANS
D.102	THIRD & FOURTH FLOOR DEMO PLANS
D.103	FIFTH & SIXTH FLOOR DEMO PLANS
D.104	SEVENTH & EIGHTH FLOOR DEMO PLANS

Sheet #	Sheet Name
D.105	NINTH & TENTH FLOOR DEMO PLANS
D.106	ELEVENTH & TWELFTH FLOOR DEMO PLANS
D.107	THIRTEENTH FLOOR & ROOF DEMO PLANS
D.201	DEMO ELEVATIONS
D.202	DEMO ELEVATIONS
D.203	DEMO ELEVATIONS
DS.101	DEMO SITE PLAN
ARCHITECTURAL SITE	
AS.101	SITE PLAN
AS.102	SITE DETAILS
ARCHITECTURAL	
A.101	FIRST & SECOND FLOOR PLANS
A.102	THIRD & FOURTH FLOOR PLANS
A.103	FIFTH & SIXTH FLOOR PLANS
A.104	SEVENTH & EIGHTH FLOOR PLANS
A.105	NINTH & TENTH FLOOR PLANS
A.106	ELEVENTH & TWELFTH FLOOR PLANS
A.107	THIRTEENTH & ROOF FLOOR PLANS
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
A.203	EXTERIOR ELEVATIONS
A.301	ENLARGED PLANS
A.351	ENLARGED UNIT PLANS - 0 BR & 1 BR TYPE B UNITS
A.352	ENLARGED UNIT PLANS - 2 BR TYPE B UNIT
A.353	ENLARGED UNIT PLANS - 1 BR-A.1
A.354	ENLARGED UNIT PLANS - 1 BR-A.2
A.401	INTERIOR ELEVATIONS
A.402	INTERIOR ELEVATIONS
A.450	INTERIOR DETAILS
A.650	EXTERIOR DETAILS

Sheet #	Sheet Name
A.701	DOOR SCHEDULE & DETAILS
A.801	1ST & 2ND FLOOR REFLECTED CEILING PLANS
A.802	3RD & 4TH FLOOR REFLECTED CEILING PLANS
A.803	5TH & 6TH FLOOR REFLECTED CEILING PLANS
A.804	7TH & 8TH FLOOR REFLECTED CEILING PLANS
A.805	9TH & 10TH FLOOR REFLECTED CEILING PLANS
A.806	11TH & 12TH FLOOR REFLECTED CEILING PLANS
A.807	13TH FLOOR REFLECTED CEILING PLAN
A.850	CEILING DETAILS
INTERIORS	
I.001	FINISH SCHEDULE & DETAILS
I.002	FINISH SCHEDULE & DETAILS
I.101	FIRST & SECOND FLOOR FINISH PLAN
I.102	THIRD & FOURTH FLOOR FINISH PLAN
I.103	FIFTH & SIXTH FLOOR FINISH PLAN
I.104	SEVENTH & EIGHTH FLOOR FINISH PLAN
I.105	NINTH & TENTH FLOOR FINISH PLAN
I.106	ELEVENTH AND TWELFTH FLOOR FINISH PLAN
I.107	THIRTEENTH FLOOR FINISH PLAN
I.201	FIRST AND SECOND FLOOR FURNITURE PLAN
I.301	ENLARGED FINISH PLANS
I.350	UNIT FLOOR FINISH PLANS
I.351	UNIT FLOOR FINISH PLANS
I.401	INTERIOR FINISH ELEVATIONS
I.500	SIGNAGE SCHEDULE
I.501	FIRST & SECOND FLOOR SIGNAGE PLAN
I.502	THIRD & FOURTH FLOOR SIGNAGE PLAN
I.503	FIFTH & SIXTH FLOOR SIGNAGE PLAN
I.504	SEVENTH & EIGHTH FLOOR SIGNAGE PLAN
I.505	NINTH & TENTH FLOOR SIGNAGE PLAN
I.506	ELEVENTH & TWELFTH FLOOR SIGNAGE PLAN
I.507	THIRTEENTH FLOOR SIGNAGE PLAN

Sheet #	Sheet Name
PLUMBING	
P.001	PLUMBING GENERAL INFORMATION
P.101	PLUMBING DEMO PLAN
P.200	PLUMBING UNDERGROUND PLAN
P.201	1ST FLOOR - PLUMBING PLANS
P.202	2ND FLOOR - PLUMBING PLANS
P.203	3RD FLOOR - PLUMBING PLANS
P.204	4TH FLOOR - PLUMBING PLANS
P.205	5TH FLOOR - PLUMBING PLANS
P.206	6TH FLOOR - PLUMBING PLANS
P.207	7TH FLOOR - PLUMBING PLANS
P.208	8TH FLOOR - PLUMBING PLANS
P.209	9TH FLOOR - PLUMBING PLANS
P.210	10TH FLOOR - PLUMBING PLANS
P.211	11TH FLOOR - PLUMBING PLANS
P.212	12TH FLOOR - PLUMBING PLANS
P.213	13TH FLOOR - PLUMBING PLANS
P.214	ROOF PLUMBING PLAN
P.301	ENLARGED PLUMBING PLANS
P.302	ENLARGED PLUMBING PLANS
P.303	ENLARGED PLUMBING PLANS
P.401	SANITARY ISOMETRIC
P.402	SANITARY ISOMETRIC
P.403	DOMESTIC WATER ISOMETRIC
P.404	DOMESTIC WATER ISOMETRIC
P.405	DOMESTIC WATER ISOMETRIC
P.406	DOMESTIC WATER ISOMETRIC
P.501	SCHEDULES AND DETAILS
P.502	SCHEDULES AND DETAILS
MECHANICAL	
M.001	GENERAL INFORMATION
M.002	GENERAL INFORMATION
M.201	1ST FLOOR - HVAC & PIPING PLANS
M.202	2ND FLOOR - HVAC & PIPING PLANS
M.203	3RD FLOOR - HVAC & PIPING PLANS

Sheet #	Sheet Name
M.204	4TH FLOOR - HVAC & PIPING PLANS
M.205	5TH FLOOR - HVAC & PIPING PLANS
M.206	6TH FLOOR - HVAC & PIPING PLANS
M.207	7TH FLOOR - HVAC & PIPING PLANS
M.208	8TH FLOOR - HVAC & PIPING PLANS
M.209	9TH FLOOR - HVAC & PIPING PLANS
M.210	10TH FLOOR - HVAC & PIPING PLANS
M.211	11TH FLOOR - HVAC & PIPING PLANS
M.212	12TH FLOOR - HVAC & PIPING PLANS
M.213	13TH FLOOR - HVAC & PIPING PLANS
M.214	ROOF - HVAC & PIPING PLANS
M.215	PENTHOUSE - HVAC & PIPING PLANS
M.301	MECHANICAL EQUIPMENT SCHEDULES
M.302	MECHANICAL EQUIPMENT SCHEDULES
M.303	MECHANICAL EQUIPMENT PIPING DETAILS
M.304	MECHANICAL EQUIPMENT INSTALLATION DETAILS
M.305	MECHANICAL EQUIPMENT INSTALLATION DETAILS
M.306	MECHANICAL EQUIPMENT CONTROL DETAILS
M.307	ENLARGED 1ST FLOOR MECHANICAL ROOM PLANS
ELECTRICAL	
E.001	SITE PLAN
E.101	1ST FLOOR - ELECTRICAL PLANS
E.101a	1ST FLOOR - ELECTRICAL PLANS
E.101b	1ST FLOOR - ENLARGED PLANS
E.102	2ND FLOOR - ELECTRICAL PLANS
E.103	3RD FLOOR - ELECTRICAL PLANS
E.104	4TH FLOOR - ELECTRICAL PLANS
E.105	5TH FLOOR - ELECTRICAL PLANS
E.106	6TH FLOOR - ELECTRICAL PLANS
E.107	7TH FLOOR - ELECTRICAL PLANS
E.108	8TH FLOOR - ELECTRICAL PLANS
E.109	9TH FLOOR - ELECTRICAL PLANS
E.110	10TH FLOOR - ELECTRICAL PLANS
E.111	11TH FLOOR - ELECTRICAL PLANS

Sheet #	Sheet Name
E.112	12TH FLOOR - ELECTRICAL PLANS
E.113	13TH FLOOR - ELECTRICAL PLANS
E.114	LOWER PH AND ROOF - ELECTRICAL PLANS
E.115	UPPER PH - ELEVATOR MACHINE RM PLANS
E.201	1ST FLOOR UNIT - ELECTRICAL PLANS
E.202	TYPICAL 0 BDR UNIT - ELECTRICAL PLANS
E.203	TYPICAL 1 BDR UNIT - ELECTRICAL PLANS
E.204	TYPICAL 1 BDR ADA UNITS - ELECTRICAL PLANS
E.301	DISTRIBUTION DIAGRAM - DEMOLITION
E.302	DISTRIBUTION DIAGRAM - NEW WORK
E.303	LOAD CENTER RISER DIAGRAM
E.401	PANELBOARD SCHEDULES (1 OF 2)
E.402	PANELBOARD SCHEDULES (2 OF 2)
E.403	LOADCENTER SCHEDULES
E.404	MECHANICAL EQUIPMENT SCHEDULE
E.501	FIRE ALARM RISER DIAGRAM
E.502	LOW-VOLTAGE RISER & DETAILS
E.601	FIXTURE SCHEDULES
E.701	SYMBOL SCHEDULE

owner:
Cincinnati Metropolitan Housing Authority
Cincinnati, Ohio

civil engineer:
Guider Winkle Partners
Marysville, Ohio

structural engineer:
Derwacter & Associates, LLC
Zanesville, Ohio

architect:
Berardi + Partners, Inc.
Columbus, Ohio

systems engineer:
PTA Engineering
Akron, OH

contractor:
_____

lender:

bonding agent:

H.U.D. Project Number 2021-002128
owner _____ signature _____ date
civil _____ signature _____ date
structural _____ signature _____ date
architect _____ signature _____ date
systems engineer _____ signature _____ date
contractor _____ signature _____ date
lender _____ signature _____ date
bonding agent _____ signature _____ date

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

COVER SHEET

G.001

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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UNIT SUMMARY		
1ST FLOOR		
UNIT 110	2 BR	811 SF
2ND FLOOR		
UNIT 201	1 BR-A.2	521 SF
UNIT 202	0 BR	404 SF
UNIT 203	1 BR	521 SF
UNIT 204	1 BR	510 SF
UNIT 205	1 BR	510 SF
UNIT 206	1 BR	510 SF
UNIT 207	1 BR	510 SF
UNIT 208	1 BR	510 SF
UNIT 209	1 BR	525 SF
UNIT 211	1 BR-A.1	414 SF
UNIT 212	1 BR-A.2	510 SF
UNIT 213	1 BR-A.2	514 SF
3RD FLOOR		
UNIT 301	1 BR-A.2	522 SF
UNIT 302	0 BR	403 SF
UNIT 303	1 BR	523 SF
UNIT 304	1 BR	512 SF
UNIT 305	1 BR	512 SF
UNIT 306	1 BR	512 SF
UNIT 307	1 BR	512 SF
UNIT 308	1 BR	512 SF
UNIT 309	1 BR	521 SF
UNIT 310	0 BR	404 SF
UNIT 311	1 BR-A.2	510 SF
UNIT 312	1 BR-A.2	510 SF
UNIT 313	1 BR-A.2	514 SF
4TH FLOOR		
UNIT 401	1 BR-A.2	522 SF
UNIT 402	0 BR	403 SF
UNIT 403	1 BR	521 SF
UNIT 404	1 BR	510 SF
UNIT 405	1 BR	510 SF
UNIT 406	1 BR	510 SF
UNIT 407	1 BR	510 SF
UNIT 408	1 BR	510 SF
UNIT 409	1 BR	525 SF
UNIT 410	0 BR	403 SF
UNIT 411	1 BR-A.2	510 SF
UNIT 412	1 BR-A.2	510 SF
UNIT 413	1 BR-A.2	515 SF
5TH FLOOR		
UNIT 501	1 BR-A.1	424 SF
UNIT 503	1 BR	521 SF
UNIT 504	1 BR	510 SF
UNIT 505	1 BR	510 SF
UNIT 506	1 BR	510 SF
UNIT 507	1 BR	510 SF
UNIT 508	1 BR	510 SF
UNIT 509	1 BR	525 SF
UNIT 511	1 BR-A.1	412 SF
UNIT 512	1 BR	510 SF
UNIT 513	1 BR	514 SF
6TH FLOOR		
UNIT 601	1 BR-A.2	522 SF
UNIT 602	0 BR	403 SF
UNIT 603	1 BR	521 SF
UNIT 604	1 BR	510 SF
UNIT 605	1 BR	510 SF
UNIT 606	1 BR	510 SF
UNIT 607	1 BR	510 SF
UNIT 608	1 BR	510 SF
UNIT 609	1 BR	525 SF
UNIT 610	0 BR	403 SF
UNIT 611	1 BR-A.2	510 SF
UNIT 612	1 BR	510 SF
UNIT 613	1 BR	516 SF
7TH FLOOR		
UNIT 701	1 BR-A.2	522 SF
UNIT 702	0 BR	404 SF
UNIT 703	1 BR	521 SF
UNIT 704	1 BR	510 SF
UNIT 705	1 BR	510 SF
UNIT 706	1 BR	510 SF
UNIT 707	1 BR	510 SF
UNIT 708	1 BR	510 SF
UNIT 709	1 BR	525 SF
UNIT 711.A	1 BR-A.1	412 SF
UNIT 712	1 BR	510 SF

UNIT SUMMARY		
UNIT 713	1 BR	514 SF
8TH FLOOR		
UNIT 801	1 BR-A.1	424 SF
UNIT 803	1 BR	521 SF
UNIT 804	1 BR	510 SF
UNIT 805	1 BR	510 SF
UNIT 806	1 BR	510 SF
UNIT 807	1 BR	510 SF
UNIT 808	1 BR	510 SF
UNIT 809	1 BR	525 SF
UNIT 810	0 BR	403 SF
UNIT 811	1 BR-A.2	510 SF
UNIT 812	1 BR	510 SF
UNIT 813	1 BR	514 SF
9TH FLOOR		
UNIT 901	1 BR-A.2	522 SF
UNIT 902	0 BR	403 SF
UNIT 903	1 BR	521 SF
UNIT 904	1 BR	510 SF
UNIT 905	1 BR	510 SF
UNIT 906	1 BR	510 SF
UNIT 907	1 BR	510 SF
UNIT 908	1 BR	510 SF
UNIT 909	1 BR	525 SF
UNIT 911	1 BR-A.1	412 SF
UNIT 912	1 BR	510 SF
UNIT 913	1 BR	514 SF
10TH FLOOR		
UNIT 1001	1 BR-A.2	522 SF
UNIT 1002	0 BR	403 SF
UNIT 1003	1 BR	521 SF
UNIT 1004	1 BR	510 SF
UNIT 1005	1 BR	510 SF
UNIT 1006	1 BR	510 SF
UNIT 1007	1 BR	510 SF
UNIT 1008	1 BR	510 SF
UNIT 1009	1 BR	525 SF
UNIT 1010	0 BR	403 SF
UNIT 1011	1 BR-A.2	510 SF
UNIT 1012	1 BR	510 SF
UNIT 1013	1 BR	514 SF
11TH FLOOR		
UNIT 1101	1 BR-A.2	522 SF
UNIT 1102	0 BR	403 SF
UNIT 1103	1 BR	521 SF
UNIT 1104	1 BR	510 SF
UNIT 1105	1 BR	510 SF
UNIT 1106	1 BR	510 SF
UNIT 1107	1 BR	510 SF
UNIT 1108	1 BR	510 SF
UNIT 1109	1 BR	525 SF
UNIT 1110	0 BR	403 SF
UNIT 1111	1 BR-A.2	510 SF
UNIT 1112	1 BR	510 SF
UNIT 1113	1 BR	514 SF
12TH FLOOR		
UNIT 1201	1 BR-A.1	424 SF
UNIT 1203	1 BR	521 SF
UNIT 1204	1 BR	510 SF
UNIT 1205	1 BR	510 SF
UNIT 1206	1 BR	510 SF
UNIT 1207	1 BR	510 SF
UNIT 1208	1 BR	510 SF
UNIT 1209	1 BR	525 SF
UNIT 1210	0 BR	403 SF
UNIT 1211	1 BR-A.2	510 SF
UNIT 1212	1 BR	510 SF
UNIT 1213	1 BR	514 SF
13TH FLOOR		
UNIT 1301	1 BR-A.2	522 SF
UNIT 1302	0 BR	403 SF
UNIT 1303	1 BR	521 SF
UNIT 1304	1 BR	510 SF
UNIT 1305	1 BR	510 SF
UNIT 1306	1 BR	510 SF
UNIT 1307	1 BR	510 SF
UNIT 1308	1 BR	510 SF
UNIT 1309	1 BR	525 SF
UNIT 1311	1 BR-A.1	412 SF
UNIT 1312	1 BR	510 SF
UNIT 1313	1 BR	514 SF
TOTAL SF =		78,313 SF

BUILDING AREA % BY USE		
COMMON AREA	3,370 SF	3.20%
COMMON CIRCULATION	12,247 SF	11.63%
LIVING UNITS	78,313 SF	74.35%
STORAGE	365 SF	0.35%
SUPPORT	4,748 SF	4.51%
VERTICAL PENETRATIONS	6,289 SF	5.97%

BLDG. DEVT. SUMMARY	
COMMON AREA	3,370 SF
COMMON CIRCULATION	12,247 SF
LIVING UNITS	78,313 SF
STORAGE	365 SF
SUPPORT	4,748 SF
VERTICAL PENETRATIONS	6,289 SF
TOTAL AREA	105,331 SF

BLDG. AREA SUMMARY	
1ST FLOOR	7,996 SF
2ND FLOOR	8,068 SF
3RD FLOOR	8,091 SF
4TH FLOOR	8,068 SF
5TH FLOOR	8,068 SF
6TH FLOOR	8,068 SF
7TH FLOOR	8,068 SF
8TH FLOOR	8,068 SF
9TH FLOOR	8,068 SF
10TH FLOOR	8,068 SF
11TH FLOOR	8,068 SF
12TH FLOOR	8,068 SF
13TH FLOOR	8,066 SF
ROOF	512 SF
TOTAL AREA	105,331 SF

UNIT MIX		
UNIT TYPE	COUNT	TOTAL AREA
0 BR	16	6,447 SF
1 BR	102	52,313 SF
1 BR-A.1	8	7,331 SF
1 BR-A.2	22	11,338 SF
2 BR	1	811 SF
TOTAL # OF UNITS =: 149		78,313 SF

*TYPE A UNITS DENOTED WITH "-A"
*ALL TYPE A UNITS TO BE SENSORY IMPAIRED UNITS
*NON-RENTAL UNIT WILL NOT BE PROVIDED

UNIT MIX - ANSI TYPES		
UNIT TYPE	COUNT	%
A		
1 BR-A.1	8	5.4
1 BR-A.2	22	14.8
B		
0 BR	16	10.7
1 BR	102	68.5
2 BR	1	0.7
TOTAL # OF UNITS =: 149		



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

BOMA AREA SCHEDULES

G.002

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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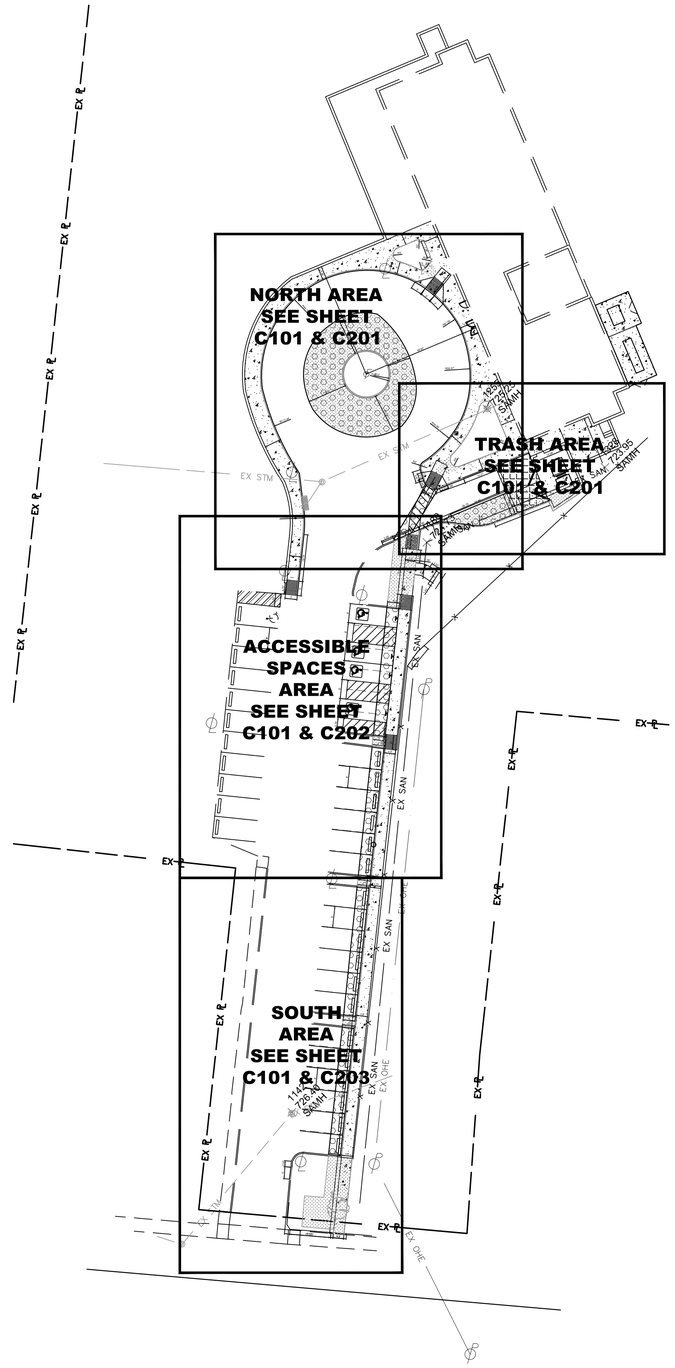

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GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

PREPARED BY:
GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-8902

PROFESSIONAL STAMP:
STATE OF OHIO
BRETT F. MASHCHAK E-63825
REGISTERED ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
	12/20/2023	BID SET

SHEET NAME:
BEECHWOOD APARTMENTS
SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI, OH 45229

DATE: 9/20/2021
DRAWN BY: CAW
SHEET:
C100
OVERALL SITE PLAN
JOB # 21180

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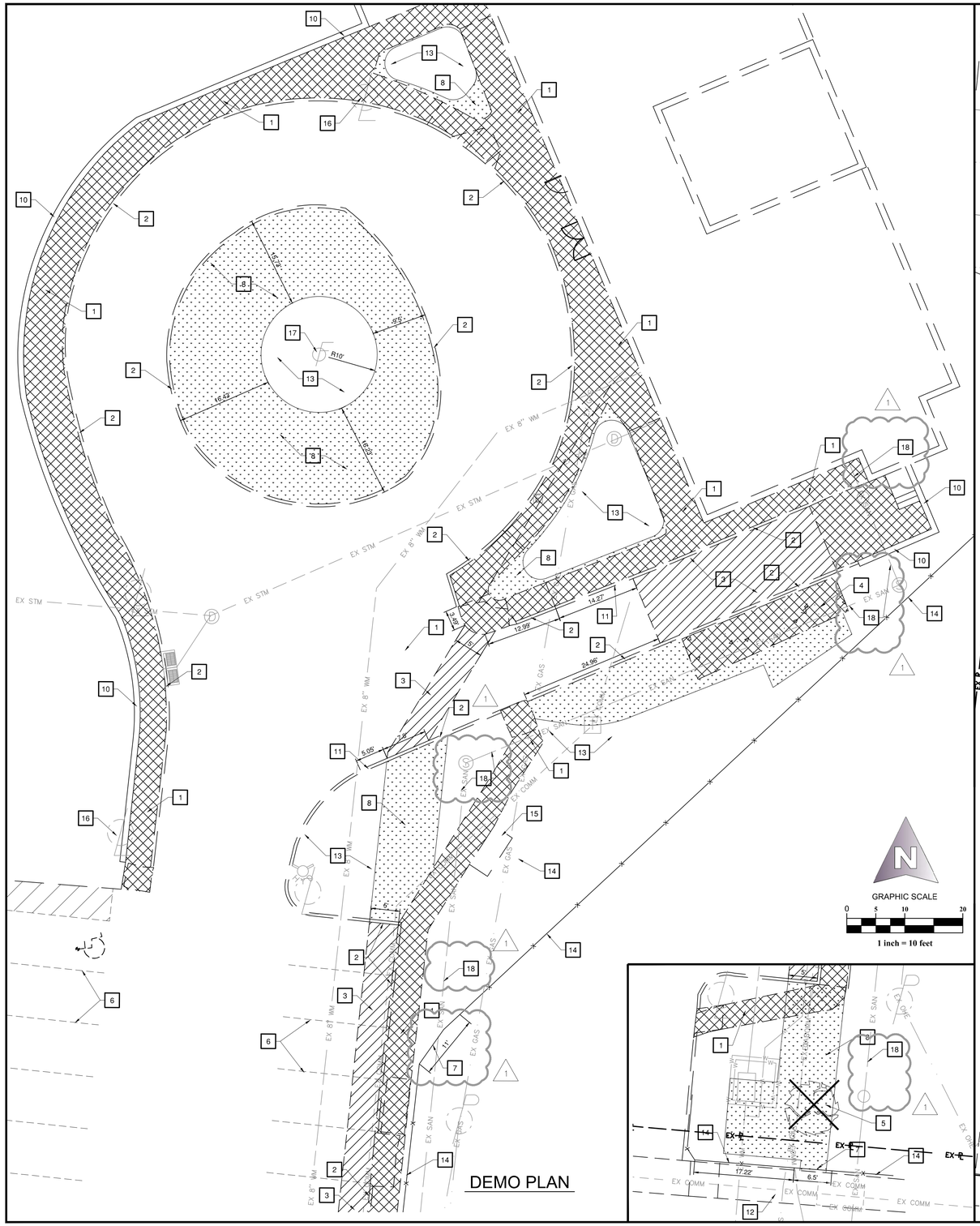

DEMO PLAN

DEMOLITION NOTES

A BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL FURNISHED WITH NOTICE OF POSSESSION AND APPROVAL TO PROCEED FROM OWNER. THE CONTRACTOR SHALL COORDINATE THE SCHEDULE WITH EXISTING TENANTS AND ADJACENT PROPERTY OWNERS.

B FOUNDATIONS, SLABS, ALL UNDERGROUND STRUCTURES, AND UTILITIES DESIGNATED FOR REMOVAL SHALL BE REMOVED ENTIRELY. AREAS TO BE BACKFILLED IN ACCORDANCE WITH GEOTECHNICAL REPORT.

C CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO PROVIDE SERVICE WHETHER SHOWN ON THE PLANS OR NOT.

D CONTRACTOR SHALL VERIFY THAT ALL UTILITIES HAVE BEEN ABANDONED OR PROPERLY SHUTOFF PRIOR TO EXCAVATION.

E EXISTING UTILITIES AND TOPO LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATION WHETHER SHOWN ON PLANS OR NOT.

F ALL DEBRIS FROM DEMOLITION, NOT BEING REUSED, SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.

G UPON CLIENT DIRECTION, CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY FENCE, 6 FOOT MINIMUM HEIGHT, FOR THE DURATION OF ALL DEMOLITION PHASES. UPON COMPLETION OF DEMOLITION PHASES, FENCE MAINTENANCE SHALL BE RESPONSIBILITY OF THE SITE CONTRACTOR.

H CONTRACTOR SHALL NOT RESTRICT ACCESS TO ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. ACCESS SHALL BE MAINTAINED SO AS NOT TO INTERRUPT NORMAL OPERATIONS OF ADJACENT FACILITIES.

I CONTRACTOR SHALL NOT ALLOW ANY UTILITY OR SERVICES TO THE NEIGHBORING PROPERTY(S) TO BE INTERRUPTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE RESPECTIVE OWNERS. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE NEIGHBORING BUILDINGS. IF IT IS NECESSARY FOR CONNECTIONS TO BE INTERRUPTED, CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES (I.E., GENERATORS, PORTABLE GAS TANKS, ETC.). CONTRACTOR SHALL COORDINATE ALL UTILITY ABANDONMENT AND REMOVAL WITH THE RESPECTIVE UTILITY COMPANIES.

J ANY EXISTING UTILITIES COMPLETELY EXCAVATED AND REMOVED SHALL BE BACKFILLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

K WORK CANNOT OCCUR OUTSIDE OF THE DEMOLITION LIMITS WITHOUT PRIOR CONSENT OF OWNER, ADJACENT OWNER, AND LOCAL JURISDICTION. ANY TEMPORARY EASEMENTS REQUIRED WHICH ARE NOT DEPICTED IN THE DRAWINGS SHALL BE THE CONTRACTORS RESPONSIBILITY.

L EROSION CONTROL PRACTICES MUST BE IN PLACE AND MAINTAINED DURING DEMOLITION.

M GENERAL CONTRACTOR SHALL PRESENT LICENSING INFORMATION TO THE STATE ENVIRONMENTAL PROTECTION AGENCY THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION.

KEYED NOTES

1. EXISTING CONCRETE SIDEWALK TO BE REMOVED. SAW CUT AT NEAREST JOINT.
2. EXISTING CONCRETE CURB TO BE REMOVED. SAW CUT ASPHALT NEAR CURB PRIOR TO REMOVING.
3. EXISTING ASPHALT PAVEMENT TO BE REMOVED. SAW CUT BEFORE REMOVING.
4. EXISTING CONCRETE PATIO TO BE REMOVED.
5. EXISTING TREE TO BE REMOVED.
6. EXISTING PARKING LINES TO BE REMOVED
7. EXISTING FENCE TO BE REMOVED.
8. EXISTING LANDSCAPE BED TO BE REMOVED.
10. EXISTING RETAINING WALL TO REMAIN.
11. EXISTING CURB TO REMAIN.
12. EXISTING SIDEWALK TO REMAIN.
13. EXISTING LANDSCAPING TO REMAIN. SEE LANDSCAPE PLANS FOR UPGRADES.
14. EXISTING FENCE TO REMAIN.
15. EXISTING BUS SHELTER TO REMAIN.
16. EXISTING LIGHT POLE TO REMAIN.
17. EXISTING FLAG POLE TO REMAIN.
18. EXISTING SANITARY SEWER TO BE REPLACED FROM THE BUILDING TO THE CLEANOUT AT THE STREET. CONTRACTOR TO INSPECT MANHOLES FOR INTEGRITY IF THEY ARE STILL IN GOOD CONDITION THEY SHALL REMAIN. SEE UTILITY PLAN FOR DETAILS.

PLAN LEGEND / QUANTITIES

	CONC. WALK TO BE REMOVED = 4,320 SF
	ASPHALT AREA REMOVED = 1,590 SF
	CURB REMOVED = 652 LF
	FENCE REMOVE = 6.5 LF
	LANDSCAPE AREA REMOVED = 2,750 SF

PREPARED BY:
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P: (740) 666-8902

PROFESSIONAL STAMP:
STATE OF OHIO
BRETT P. MASHCHAK E-63525
REGISTERED ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
	12/20/2023	BID SET

BEECHWOOD APARTMENTS
SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI, OH 45229

SHEET NAME:

DATE: 9/20/2021

DRAWN BY: CAW

SHEET:
C101
DEMO PLAN

JOB # 21180

KEYED NOTES

1. PROPOSED CONCRETE SIDEWALK. INSTALL CONCRETE JOINT SEALANT AT CONTROL JOINTS, CRACKS AND ABUTMENTS AT SIDEWALKS/ PATIOS.
2. PROPOSED ASPHALT PAVEMENT. SEE DETAIL ON SHEET C400.
3. PROPOSED PAVEMENT MARKINGS TO BE ALKYD-READY MIX (YELLOW) PAVEMENT STRIPING PER DOT SPECIFICATIONS.
4. (3) HC PARKING SPACES TO BE PROVIDED, INCLUDING 2 VAN ACCESSIBLE SPACE. AREA SHALL MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS.
5. PROPOSED HANDICAP PARKING BOLLARD SIGNS; SIGNAGE SHALL MEET ALL LOCAL REQUIREMENTS. SEE DETAIL SHEET C400.

KEYED NOTES

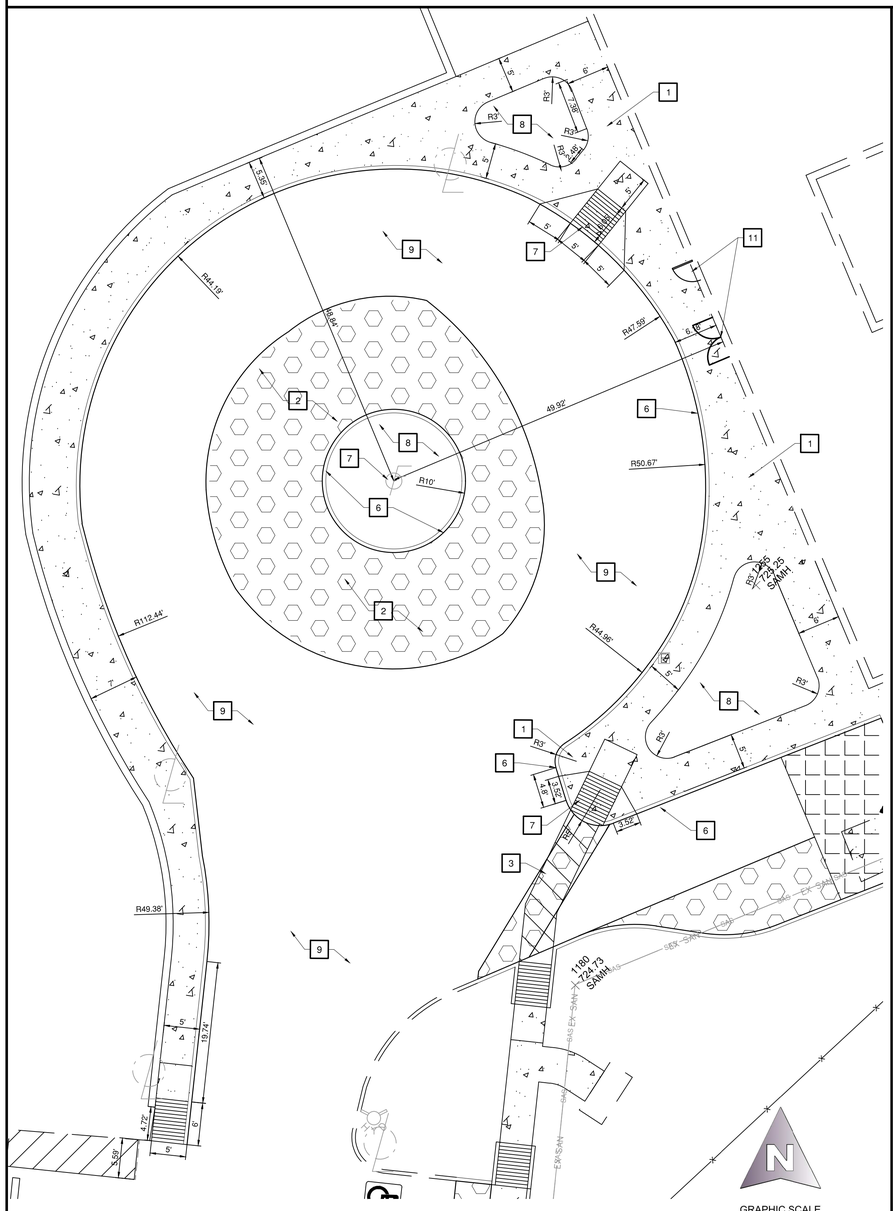
6. PROPOSED 6" CONCRETE CURB. SEE DETAIL SHEET C400
7. PROPOSED ACCESSIBLE RAMP. SEE DETAIL SHEET C400
8. EXISTING LANDSCAPING TO BE REPAIRED AT THE COMPLETION OF CONSTRUCTION.
9. EXISTING ASPHALT PAVEMENT TO BE 1.5" MILLED & 1.5" OVERLAY AND RE-STRIPED. STRIPING TO BE PER KEYED NOTE 3.
10. EXISTING FLAG POLE TO REMAIN.
11. EXISTING DOOR TO BE RELOCATED. SEE ARCHITECTURAL PLANS FOR LOCATION.

PLAN LEGEND / QUANTITIES

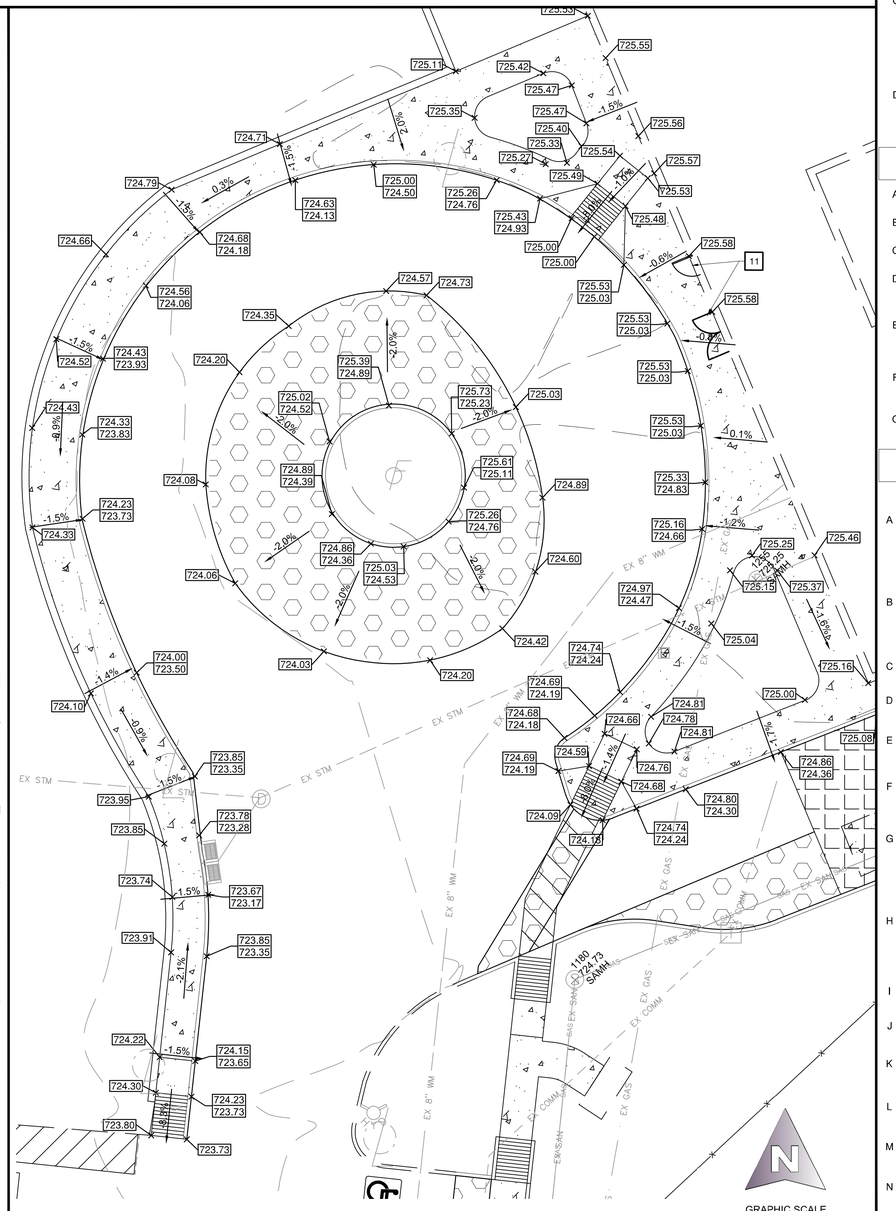
	NEW CONCRETE WALK = 952 SF
	NEW CONCRETE CURB = 435LF
	ASPHALT FULL DEPTH PAVEMENT = 1,650 SF
	ASPHALT MILL & 1.5" OVERLAY PAVEMENT = 6,076 SF

GRADING PLAN LEGEND

795	EXISTING CONTOURS
850	PROPOSED CONTOURS
XXX.XX / XXX.XX	PROPOSED SPOT ELEVATION AT CURB
XXX.XX	PROPOSED SPOT ELEVATION
1.32%	PROPOSED SLOPE



NORTH AREA
SITE PLAN



NORTH AREA
GRADING PLAN

GENERAL NOTES

A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED AND PAID FOR BY NOAH'S; ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR.

B. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE CONTRACTOR SHALL CLARIFY ANY SUCH DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCING WORK.

C. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH ODOT REQUIREMENTS. IF A MAINTENANCE OF TRAFFIC PLAN IS NECESSARY, THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED WITH THE LOCALE OF THE PROJECT. MAINTENANCE OF TRAFFIC PLANS WHICH ARE NOT INCLUDED IN THIS SET OF DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

D. ALL SITE WORK AND PAVING SHALL BE IN ACCORDANCE WITH OR SURPASS RECOMMENDATIONS OF ODOT. IF THE ODOT CONFLICTS WITH DRAWINGS AND SPECIFICATIONS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE AND BE CONSIDERED THE INTENT OF THE BID DOCUMENTS. CONTACT THE GEOTECHNICAL ENGINEER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION.

SITE NOTES

A. ACCESSIBLE PARKING SHALL MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS.

B. ALL RADII ARE 5.0' OR HALF THE ISLAND WIDTH UNLESS OTHERWISE NOTED.

C. ALL DIMENSIONS ARE TO FACE OF CURB AND BUILDING EDGE OF SLAB UNLESS OTHERWISE NOTED.

D. ALL SIGNAGE SHALL COMPLY WITH LOCAL REQUIREMENTS. VERIFY STYLE WITH OWNER'S REPRESENTATIVE.

E. VERIFY ALL PROPOSED UTILITY CROSSINGS WITH EXISTING UTILITIES. TEST PITS SHOULD BE MADE PRIOR TO CONSTRUCTION. FAILURE TO VERIFY UTILITIES PRIOR TO INITIATING CONSTRUCTION SHALL RESULT IN ALL APPLICABLE CHANGE ORDERS BEING THE CONTRACTOR'S RESPONSIBILITY.

F. MATERIALS AND INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL CODES, N.F.P.A. AND N.E.C. STANDARDS AND SERVICE PROVIDER REQUIREMENTS.

G. ALL WORK WITHIN THE RIGHT-OF-WAY OR PUBLIC EASEMENTS FOR PRIVATE UTILITIES (GAS, ELECTRIC, DATA, ETC.) SHALL REQUIRE SEPARATE RIGHT OF WAY PERMITS.

GRADING NOTES

A. THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.

B. ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO ACCOUNT FOR TOPSOIL AND MULCH. SEE LANDSCAPE PLANS FOR FURTHER DETAIL.

C. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½".

D. WALKING SURFACE CROSS SLOPES SHALL NOT EXCEED 2% .

E. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO ½" IN THE DIRECTION OF TRAFFIC FLOW.

F. ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 20H:1V, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.

G. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 4.5.2: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO ¼" ARE ALLOWED, CHANGES GREATER THAN ¼" MUST BE BEVELED NO GREATER THAN 2H:1V AND CHANGES GREATER THAN ½" SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.

H. NO SLOPE SHALL BE GREATER THAN 2H:1V. SLOPES GREATER THAN 2H:1V MUST BE AN ENGINEERED SLOPE OR CONTOURED UTILIZING A RETAINING WALL OR OTHER APPROVED STRUCTURAL MEANS. THE GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF A DISCREPANCY IS FOUND IN THE FIELD WHICH CREATES A SCOPE CONDITION THAT EXCEEDS 2H:1V. FAILURE TO CONTACT THE ENGINEER PRIOR TO COMMENCING WORK WILL RESULT IN CORRECTIVE MEASURES AT THE CONTRACTOR'S EXPENSE.

I. ALL WALKS WITH CONTINUOUS SLOPE GREATER THAN 5% SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 30 FEET.

J. ASPHALT ELEVATION ADJACENT TO CATCH BASINS SHALL BE ½" ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN (TYPICAL).

K. INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS AND PROCEDURES.

L. NO GRADING ACTIVITIES SHALL BE PERFORMED OFF-SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER AND LOCAL JURISDICTION.

M. EXISTING GRADES SHALL BE MATCHED WITHIN THE LEGAL BOUNDARY UNLESS OTHER PROVISIONS HAVE BEEN MADE.

N. SOILS IMPORTED INTO THE SITE FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF ORGANIC MATERIALS.

O. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO PROPOSED GRADE ALL MANHOLES, CLEANOUTS, VALVES, VAULTS, GREASE TRAPS, AND ALL OTHER UTILITY APPURTENANCES AS NEEDED. SEE THE GRADING PLAN FOR PROPOSED GRADING INFORMATION.

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P: (740) 666-8902

PROFESSIONAL STAMP:
STATE OF OHIO
BRETT F. MASHCHAK
E-61925
REGISTERED ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
	12/20/2023	BID SET

SHEET NAME:
BEECHWOOD APARTMENTS
SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI., OH 45229

DATE: 9/20/2021

DRAWN BY: CAW

SHEET:
C200
NORTH SITE & GRADING PLAN

JOB # 21180

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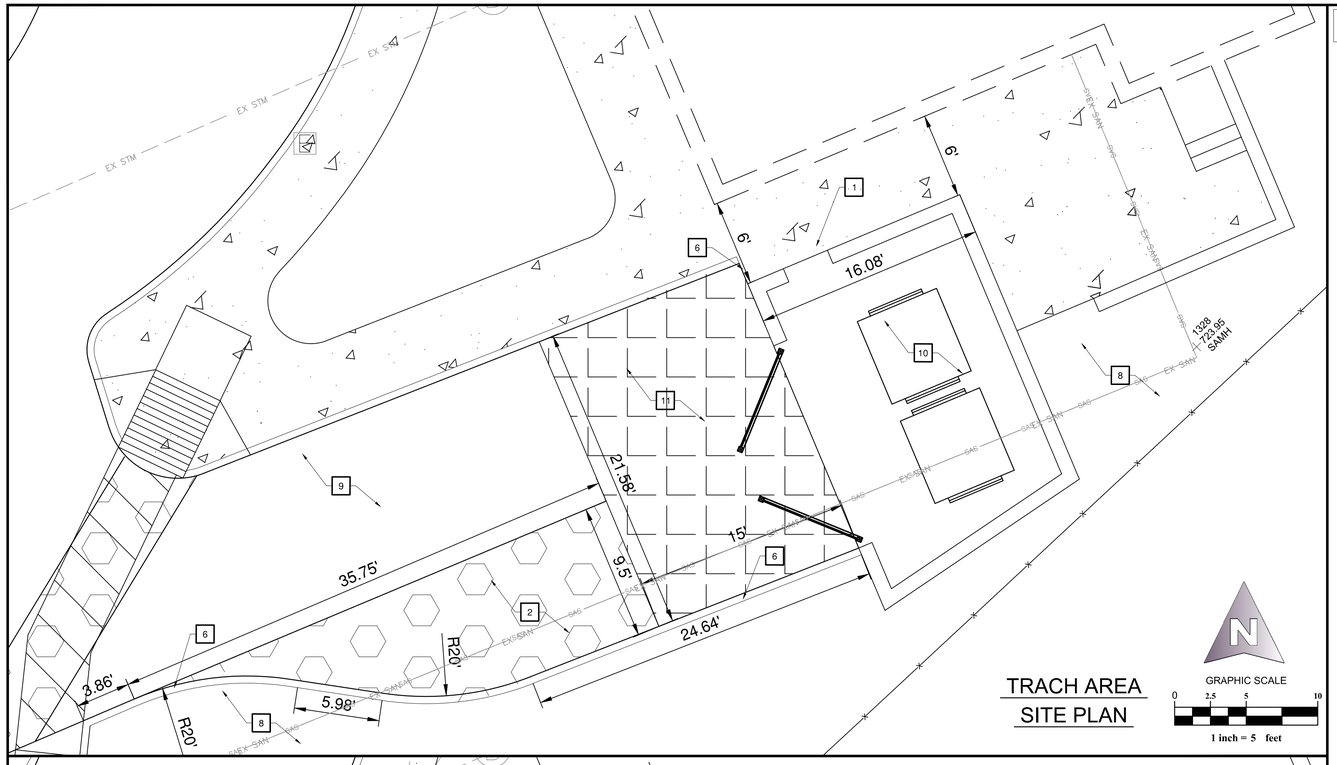

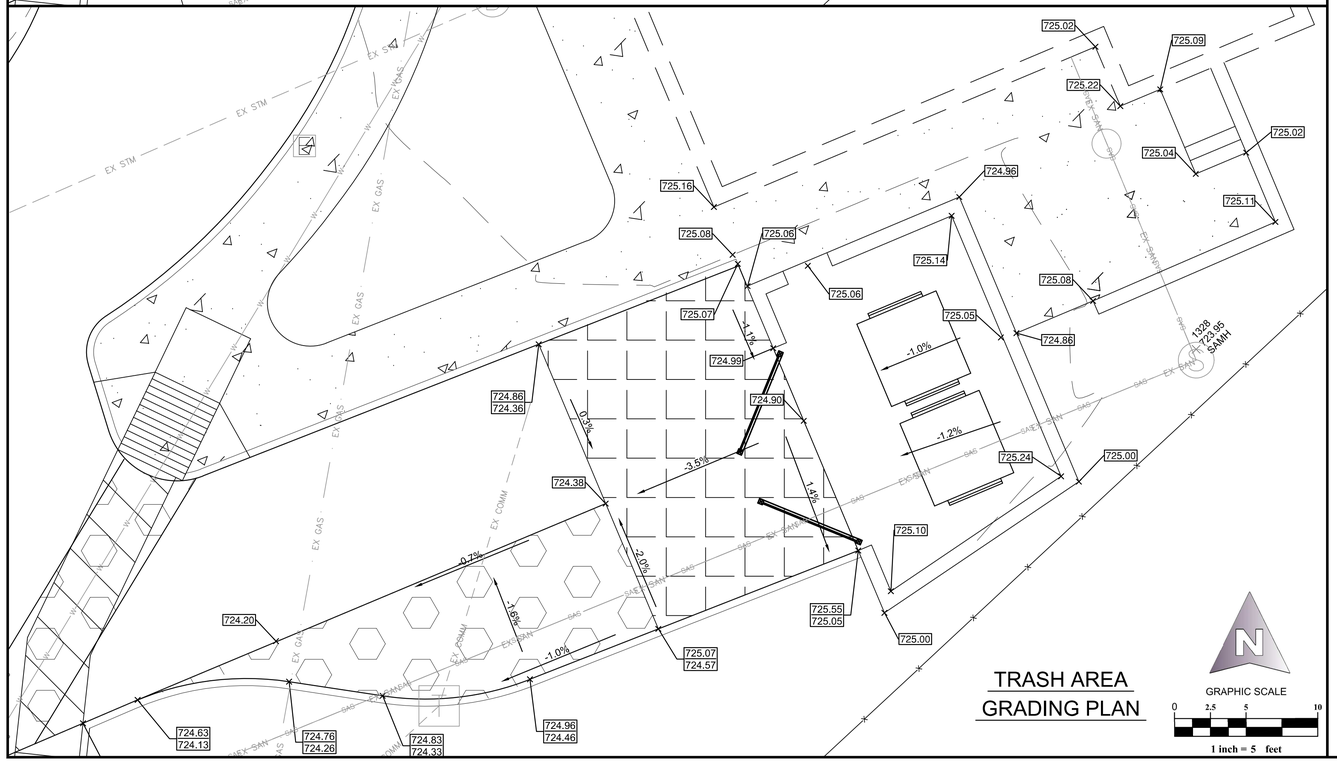

KEYED NOTES

1. PROPOSED CONCRETE SIDEWALK. INSTALL CONCRETE JOINT SEALANT AT CONTROL JOINTS, CRACKS AND ABUTMENTS AT SIDEWALKS/ PATIOS.
2. PROPOSED ASPHALT PAVEMENT. SEE DETAIL ON SHEET C400.
3. PROPOSED PAVEMENT MARKINGS TO BE ALKYD-READY MIX (YELLOW) PAVEMENT STRIPING PER DOT SPECIFICATIONS.
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6. PROPOSED 6" CONCRETE CURB. SEE DETAIL SHEET C400
7. PROPOSED ACCESSIBLE RAMP. SEE DETAIL SHEET C400
8. EXISTING LANDSCAPING TO BE REPAIRED AT THE COMPLETION OF CONSTRUCTION.
9. EXISTING ASPHALT PAVEMENT TO BE 1.5" MILLED & 1.5" OVERLAY AND RE-STRIPED. STRIPING TO BE PER KEYED NOTE 3.
10. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. PROPOSED CONCRETE TURN DOWN EDGE FOR TRASH PAD. SEE DETAIL ON SHEET C400.

GRADING PLAN LEGEND

795	EXISTING CONTOURS
850	PROPOSED CONTOURS
XXX.XX / XXX.XX	PROPOSED SPOT ELEVATION AT CURB
XXX.XX	PROPOSED SPOT ELEVATION
1.32%	PROPOSED SLOPE

PLAN LEGEND / QUANTITIES

	NEW CONCRETE WALK = 340 SF
	NEW CONCRETE CURB = 63 LF
	CONCRETE TURN DOWN = 525 SF
	ASPHALT FULL DEPTH PAVEMENT = 211 SF
	ASPHALT MILL & 1.5" OVERLAY PAVEMENT = 430 SF

GENERAL NOTES

A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED AND PAID FOR BY NOAH'S; ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR.

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SITE NOTES

A. ACCESSIBLE PARKING SHALL MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS.

B. ALL RADII ARE 5.0' OR HALF THE ISLAND WIDTH UNLESS OTHERWISE NOTED.

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D. ALL SIGNAGE SHALL COMPLY WITH LOCAL REQUIREMENTS. VERIFY STYLE WITH OWNER'S REPRESENTATIVE.

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B. ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO ACCOUNT FOR TOPSOIL AND MULCH. SEE LANDSCAPE PLANS FOR FURTHER DETAIL.

C. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½".

D. WALKING SURFACE CROSS SLOPES SHALL NOT EXCEED 2% .

E. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO ½" IN THE DIRECTION OF TRAFFIC FLOW.

F. ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 20H:1V, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.

G. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 4.5.2: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO ¼" ARE ALLOWED. CHANGES GREATER THAN ¼" MUST BE BEVELED NO GREATER THAN 2H:1V AND CHANGES GREATER THAN ½" SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.

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L. NO GRADING ACTIVITIES SHALL BE PERFORMED OFF-SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER AND LOCAL JURISDICTION.

M. EXISTING GRADES SHALL BE MATCHED WITHIN THE LEGAL BOUNDARY UNLESS OTHER PROVISIONS HAVE BEEN MADE.

N. SOILS IMPORTED INTO THE SITE FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF ORGANIC MATERIALS.

O. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO PROPOSED GRADE ALL MANHOLES, CLEANOUTS, VALVES, VAULTS, GREASE TRAPS, AND ALL OTHER UTILITY APPURTENANCES AS NEEDED. SEE THE GRADING PLAN FOR PROPOSED GRADING INFORMATION.

PREPARED BY:
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P: (740) 666-8902

PROFESSIONAL STAMP:
STATE OF OHIO
BRETT F. MASHCHAK
E-63825
REGISTERED ENGINEER

NO.	DATE	DESCRIPTION
	12/20/2023	BID SET

REVISIONS

SHEET NAME:
BEECHWOOD APARTMENTS
SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI, OH 45229

DATE: 9/20/2021
DRAWN BY: CAW

SHEET:
C201
TRASH SITE & GRADING PLAN

JOB # 21180

C:\USERS\CHRIS\ONEDRIVE - GUIDERWINKLE.COM\GWP\PROJECTS\COMPLETED\2021\21180-201 CINCINNATI BEACHWOOD - ENG\03-CIVIL\01-DESIGN\CINCINNATI BEACHWOOD PLAN.DWG - 9/27/2022 6:56 AM

KEYED NOTES

1. PROPOSED CONCRETE SIDEWALK. INSTALL CONCRETE JOINT SEALANT AT CONTROL JOINTS, CRACKS AND ABUTMENTS AT SIDEWALKS/ PATIOS.
2. PROPOSED ASPHALT PAVEMENT. SEE DETAIL ON SHEET C400.
3. PROPOSED PAVEMENT MARKINGS TO BE ALKYD-READY MIX (YELLOW) PAVEMENT STRIPING PER DOT SPECIFICATIONS.
4. (4) HC PARKING SPACES TO BE PROVIDED, INCLUDING 2 VAN ACCESSIBLE SPACE. AREA SHALL MEET ADA AND LOCAL ACCESSIBILITY CODES AND REQUIREMENTS.
5. PROPOSED HANDICAP PARKING BOLLARD SIGNS; SIGNAGE SHALL MEET ALL LOCAL REQUIREMENTS. SEE DETAIL SHEET C400.

KEYED NOTES

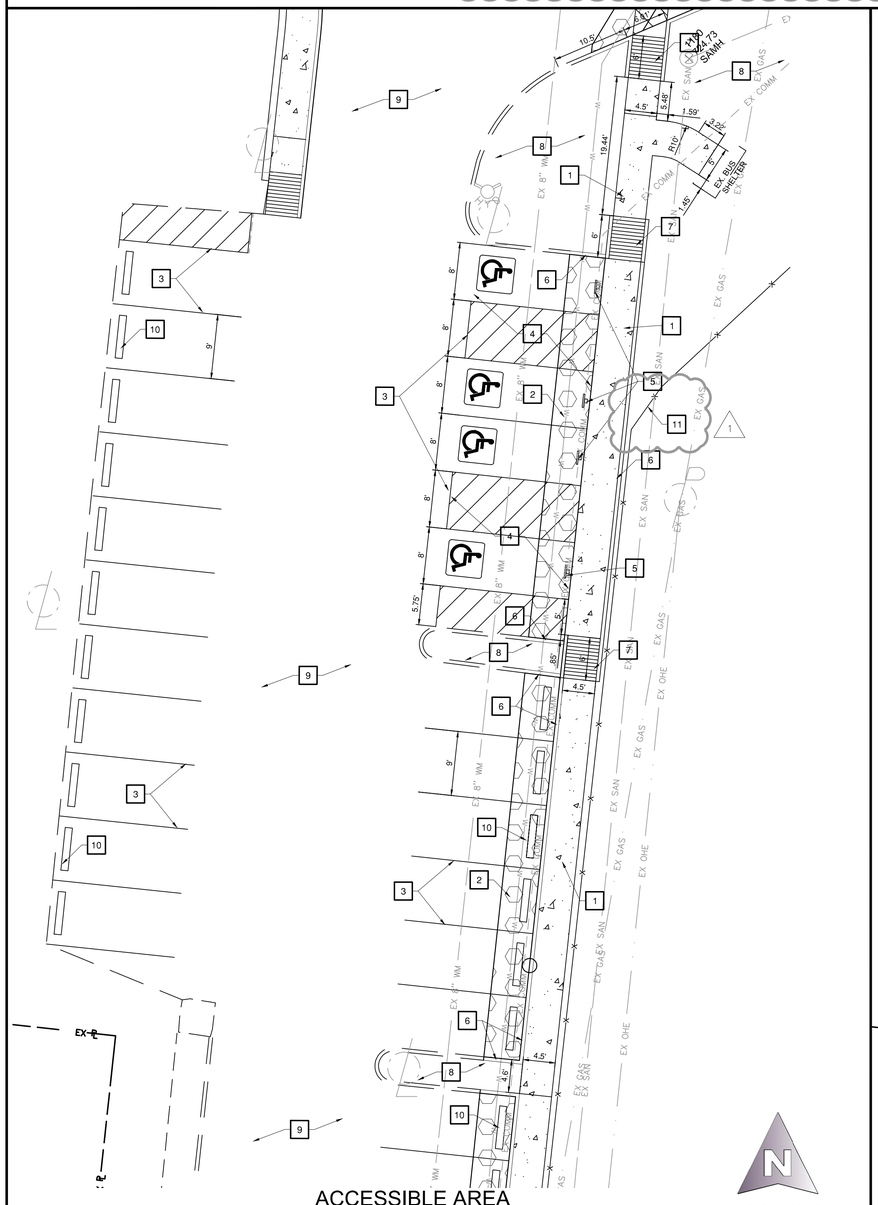
6. PROPOSED 6" CONCRETE CURB. SEE DETAIL SHEET C400
7. PROPOSED ACCESSIBLE RAMP. SEE DETAIL SHEET C400
8. EXISTING LANDSCAPING TO BE REPAIRED AT THE COMPLETION OF CONSTRUCTION.
9. EXISTING ASPHALT PAVEMENT TO BE 1.5" MILLED & 1.5" OVERLAY AND RE-STRIPED. STRIPING TO BE PER KEYED NOTE 3.
10. PROPOSED PARKING BLOCKS.
11. PROPOSED 11 L.F. PRESSURE TREATED DOG EARED 6' HIGH BOARD ON BOARD FENCE.

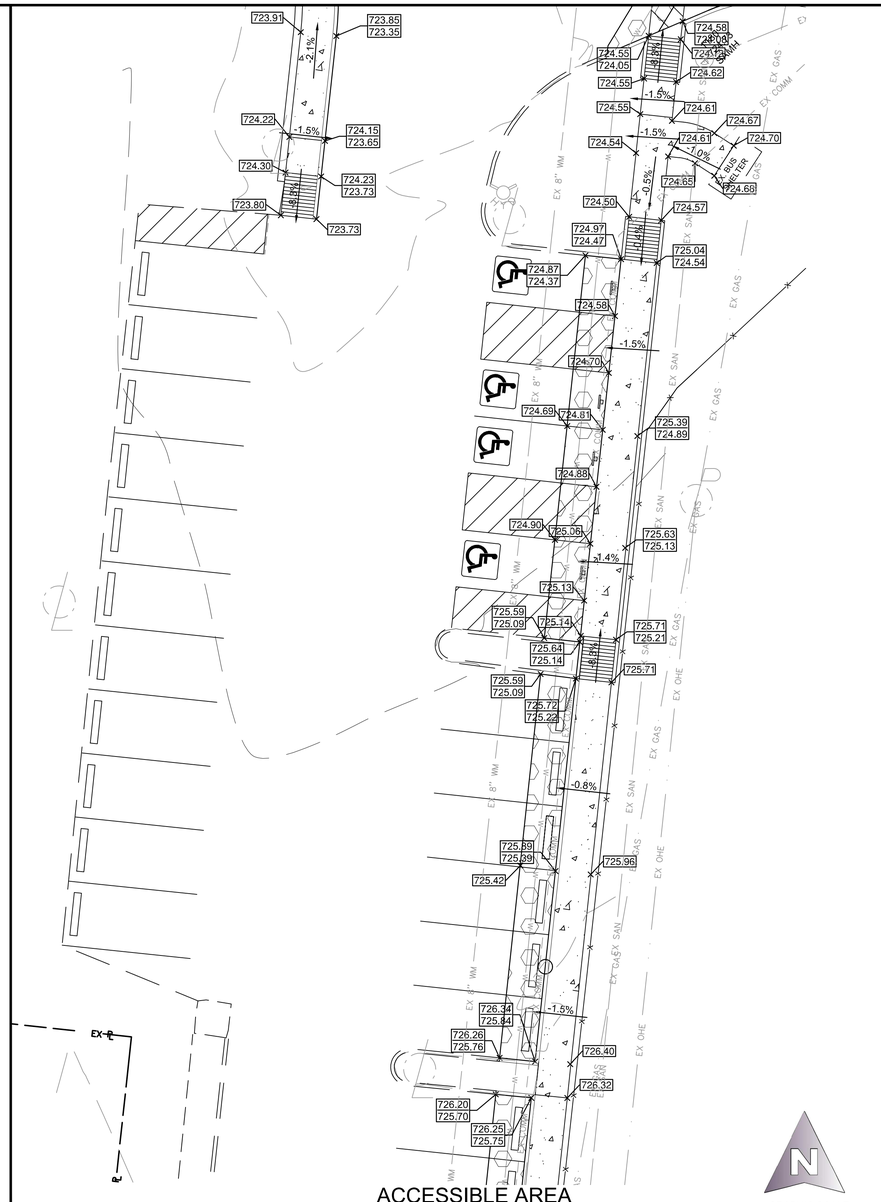
PLAN LEGEND / QUANTITIES

	NEW CONCRETE WALK = 758 SF
	NEW CONCRETE CURB = 135LF
	ASPHALT FULL DEPTH PAVEMENT = 538 SF
	ASPHALT MILL & 1.5" OVERLAY PAVEMENT = 6,900 SF

GRADING PLAN LEGEND

795	EXISTING CONTOURS
850	PROPOSED CONTOURS
XXX.XX EX XXX.XX	PROPOSED SPOT ELEVATION AT CURB
XXX.XX	PROPOSED SPOT ELEVATION
1.32%	PROPOSED SLOPE





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B. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE CONTRACTOR SHALL CLARIFY ANY SUCH DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCING WORK.

C. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH ODOT REQUIREMENTS. IF A MAINTENANCE OF TRAFFIC PLAN IS NECESSARY, THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED WITH THE LOCALE OF THE PROJECT. MAINTENANCE OF TRAFFIC PLANS WHICH ARE NOT INCLUDED IN THIS SET OF DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

D. ALL SITE WORK AND PAVING SHALL BE IN ACCORDANCE WITH OR SURPASS RECOMMENDATIONS OF ODOT. IF THE ODOT CONFLICTS WITH DRAWINGS AND SPECIFICATIONS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE AND BE CONSIDERED THE INTENT OF THE BID DOCUMENTS. CONTACT THE GEOTECHNICAL ENGINEER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION.

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B. ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO ACCOUNT FOR TOPSOIL AND MULCH. SEE LANDSCAPE PLANS FOR FURTHER DETAIL.

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REVISIONS

NO.	DATE	DESCRIPTION
3	12/20/2023	BID SET

BEECHWOOD APARTMENTS
SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI, OH 45229

SHEET NAME:

DATE: 9/20/2021
DRAWN BY: CAW
SHEET: **C202**
ACCESSIBLE SITE & GRADING PLAN
JOB # 21180

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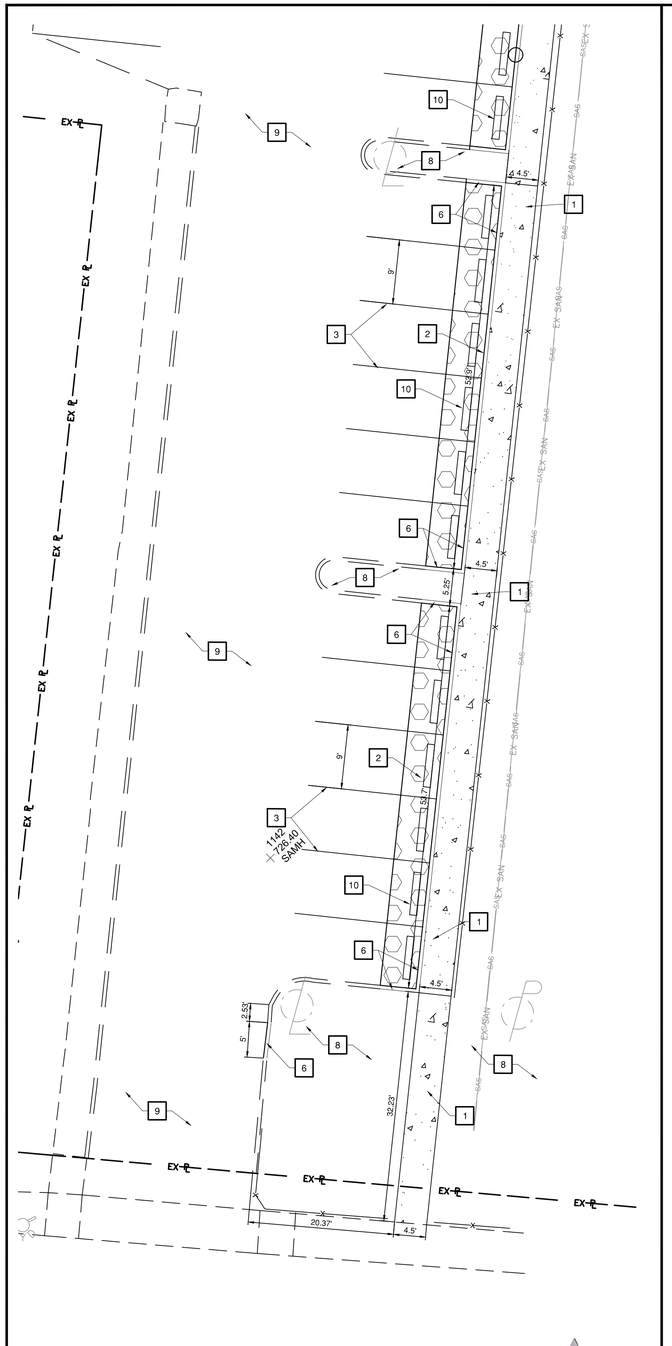
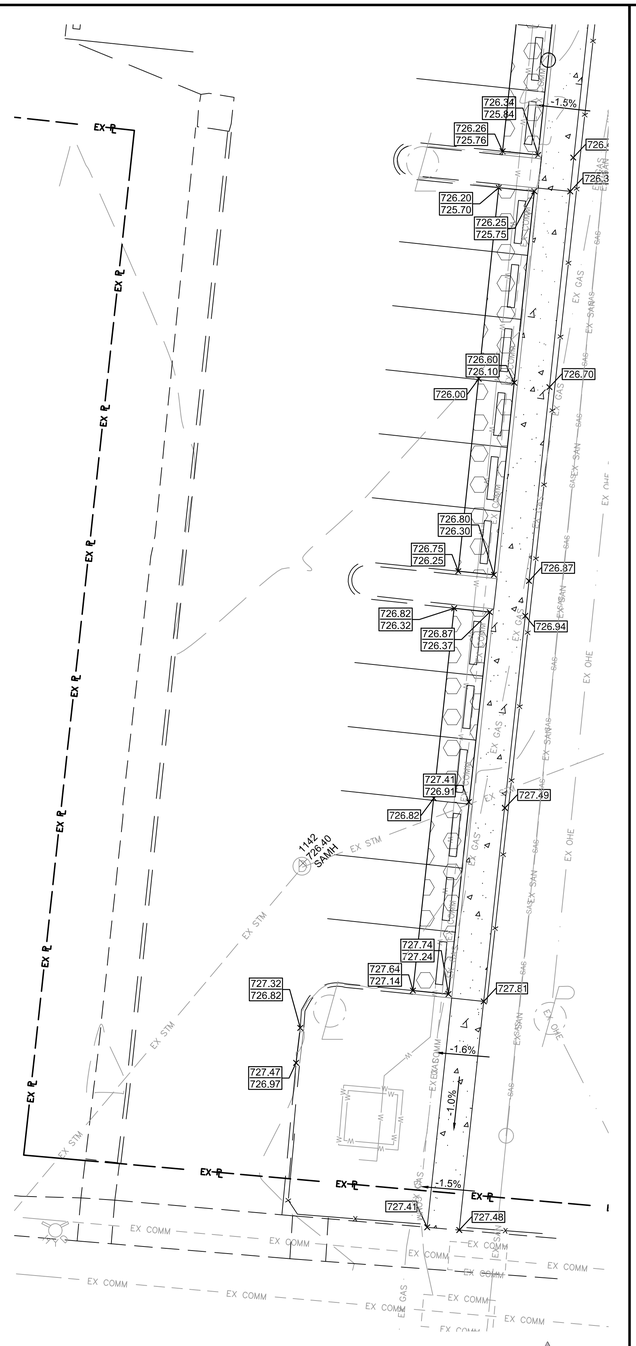


SOUTH AREA
SITE PLAN

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet



SOUTH AREA
GRADING PLAN

GRAPHIC SCALE
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1 inch = 20 feet

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795	EXISTING CONTOURS
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XXX XX / XXX XX	PROPOSED SPOT ELEVATION AT CURB
XXX XX	PROPOSED SPOT ELEVATION
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STATE OF OHIO
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REGISTERED ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
	12/20/2023	BID SET

SHEET NAME:
BEECHWOOD APARTMENTS
SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI, OH 45229

DATE: 9/20/2021
DRAWN BY: CAW
SHEET:
C203
SOUTH SITE & GRADING PLAN
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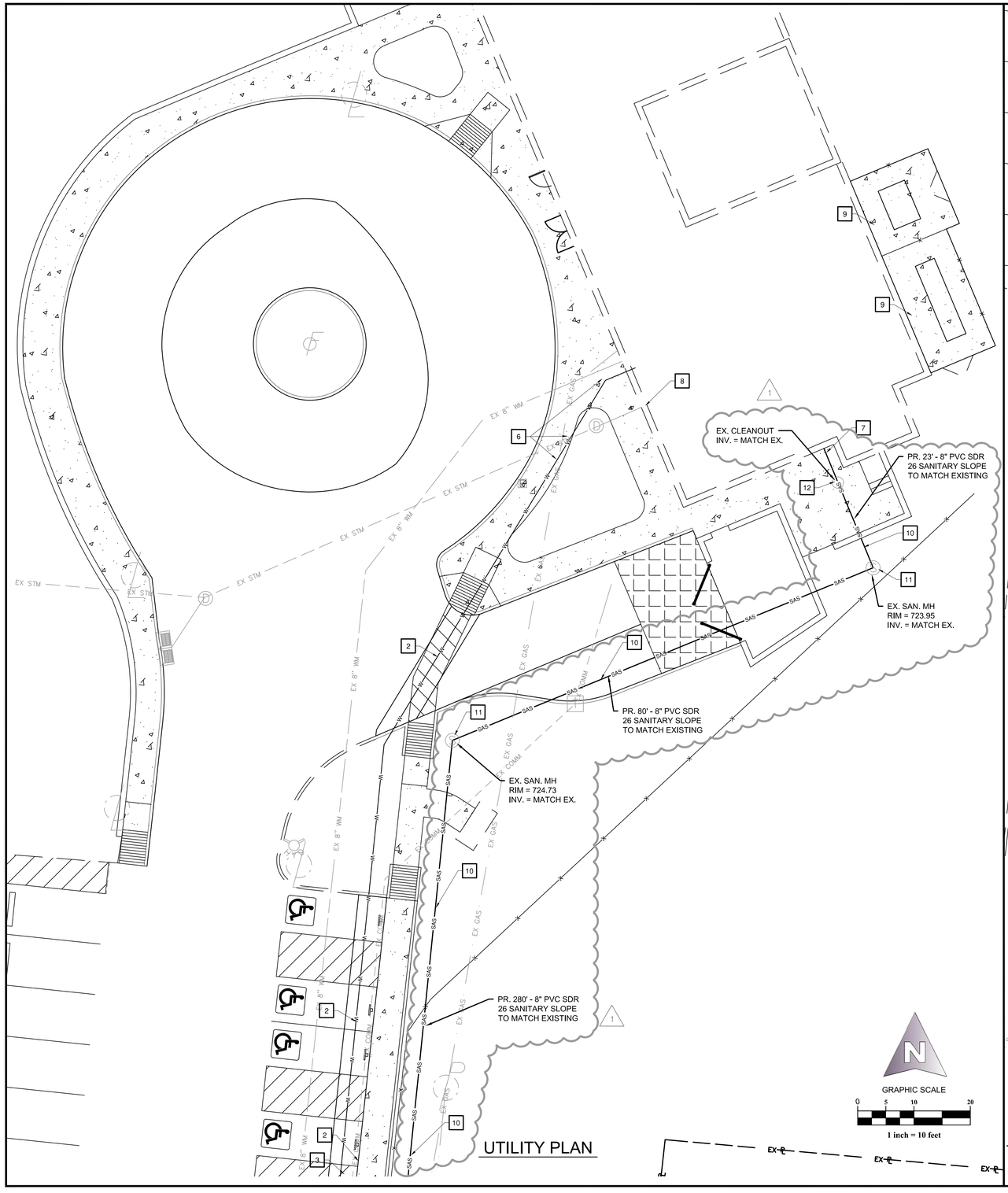
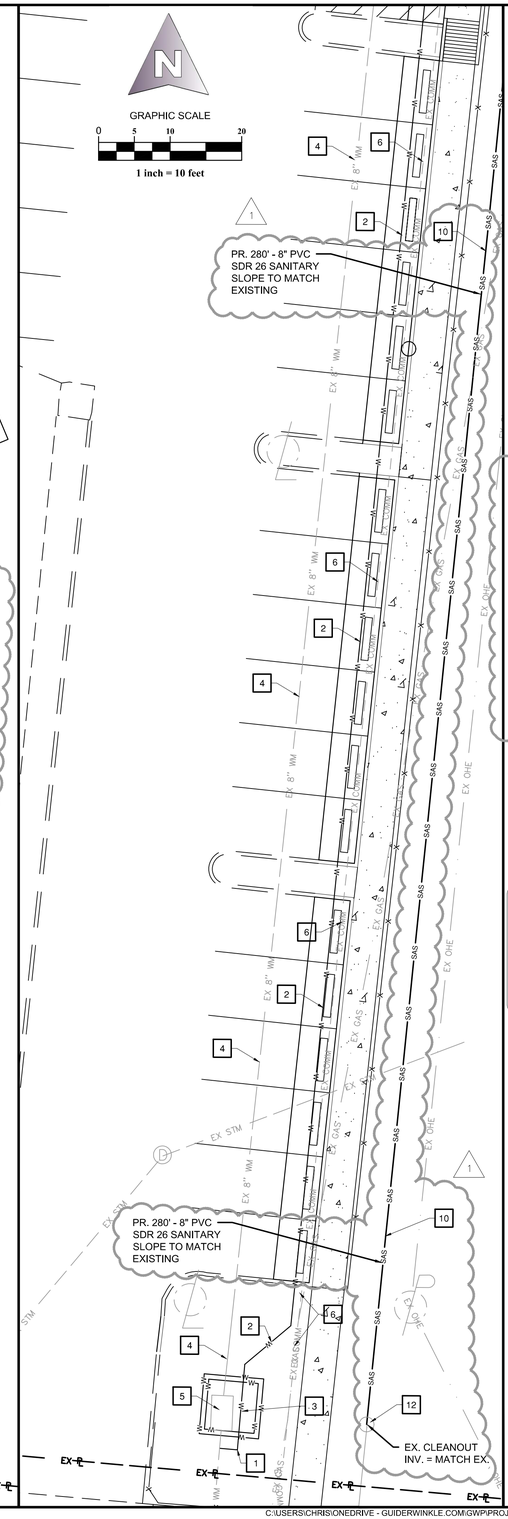


UTILITY PLAN



KEYED NOTES

1. 4" DOMESTIC WATER SERVICE. PIPING SHALL BE DUCTILE IRON PIPE FROM THE MAIN TO THE METER SETTING OUTLET VALVE. DUCTILE IRON PIPE SHALL CONFORM TO CINCINNATI WATER WORKS #40-110-11 (CLASS 55) OR LATEST REVISION THEREOF AND SHALL BE INSPECTRED BY THE CINCINNATI WATER WORKS ENGINEERING DIVISION. INCLUDE IN BASE BID ALL VALVES, PIPING STRUCTURES, ETC. REQUIRED FOR APPROVED CONNECTION. SITE UTILITY CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, TAP AND PIPING FROM THE TAP TO THE VAULT.
2. 4" DOMESTIC WATER SERVICE. PIPING SHALL BE C-909 PVC. INCLUDE IN BASE BID ALL VALVES, PIPING STRUCTURES, ETC. REQUIRED FOR APPROVED CONNECTION. SITE UTILITY CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL AND PIPING FROM THE VAULT TO THE BUILDING.
3. 4" DOMESTIC METER AND BACKFLOW PREVENTION IN VAULT. SEE GREATER CINCINNATI WATER WORKS DETAIL 108-14B FOR LAYOUT. SERVICE PROVIDER IS RESPONSIBLE FOR SETTING THE METER. PLUMBING CONTRACTOR IS RESPONSIBLE FOR SETTING THE BACKFLOW DEVICE INSIDE THE VAULT.
4. EXISTING 8" WATER LINE TO REMAIN IN SERVICE AS THE FIRE SERVICE LINE. LOCATION APPROXIMATE BASED ON INFORMATION SEEN IN THE FIELD. CONTRACTOR TO VERIFY LOCATION.
5. EXISTING WATER VAULT TO REPLACED WITH A NEW DUAL SERVICE VAULT. SEE GREATER CINCINNATI WATER WORKS DETAIL 108-14B FOR VAULT DETAIL.
6. EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO USE CAUTION IN THIS AREA.
7. EXISTING SANITARY TO REMAIN. CONTRACTOR TO POWER FLUSH TO CLEAR MAINS AND CAMERA FOR CONDITION ASSESSMENT.
8. STORM DOWNSPOUTS. CONTRACTOR TO INSPECT AND CLEAR ALL UNDERGROUND ROOF DRAINAGE CONDUITS.
9. PROPOSED 4" THICK CONCRETE PAD FOR CHILLER & GENERATOR.. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND DETAILS.
10. SANITARY SEWER LATERALS/PIPE SHALL BE P.V.C. ASTM D-3034 SDR 35. SEE PLAN FOR LENGTH, SIZE AND SLOPE. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE A CLEANOUT AT EVERY 100' O.C. AS INDICATED. COORDINATE LOCATION OF SANITARY SEWER LATERAL THROUGH FOUNDATION WITH STRUCTURAL PLANS. MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION FROM WATER. EXISTING INVERTS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
11. SANITARY MANHOLE TO BE REUSED. CLEAN MANHOLE AND REFORM FLOW LINE AFTER INSTALLING NEW PIPES.
12. SANITARY CLEANOUT. SEE DETAIL ON SHEET C400.

SANITARY NOTE

SANITARY LATERAL INFORMATION WAS TAKEN FROM THE SURVEY FOR LOCATION BUT WAS NOT FIELD VERIFIED FOR INVERTS AND SIZE OF PIPE. CONTRACTOR TO FIELD VERIFY THE LOCATIONS, SIZE AND ELEVATIONS PRIOR TO CONSTRUCTION START. IF THERE ARE ANY DISCREPANCIES THEY SHOULD BE REPORTED TO THE ENGINEER FOR DISCUSSION ON SOLUTIONS.

LEGEND

EX UGE	EX. ELECTRIC
EX GAS	EX. GAS
EX STM	EX. STORM
EX SAN	EX. SANITARY
EX COMM	EX. TELEPHONE
EX WM	EX. WATER
EX COMM	EX. CABLE
E E	PROP. ELECTRIC
G G	PROP. GAS
ST	PROP. STORM
SAS	PROP. SANITARY
TE	PROP. TELEPHONE
W W	PROP. WATER
C	PROP. CABLE

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

STANDARD DRAWINGS

THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE A PART THEREOF.

GREATER CINCINNATI WATER WORKS

108-1A	108-1D	108-1H
108-1B	108-1E	108-8A
108-1C	108-1F	108-14B

BASIS OF INFORMATION

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE AS TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO.
PERFORMED BY:
BERDING SURVEYING, INC.
741 MILFORD STREET
MILFORD, OH 45150
PH: 513-831-5505
DATED 5/28//2021

UTILITY DISCLAIMER

UTILITY DATA PROVIDED BY THE BERDING SURVEYING SURVEY DATED 5/28/21. GUIDER WINKLE PARTNERS, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR DAMAGE TO OR INJURY FROM, UNDER AND/OR ABOVE GROUND UTILITIES. ALWAYS CALL OHIO UTILITY PROTECTION SERVICE (OUPS) AT 811 BEFORE DIGGING.

PREPARED BY:
GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-8902

PROFESSIONAL STAMP:
STATE OF OHIO
BRETT F. MASHCHAK
E-63925
REGISTERED ENGINEER

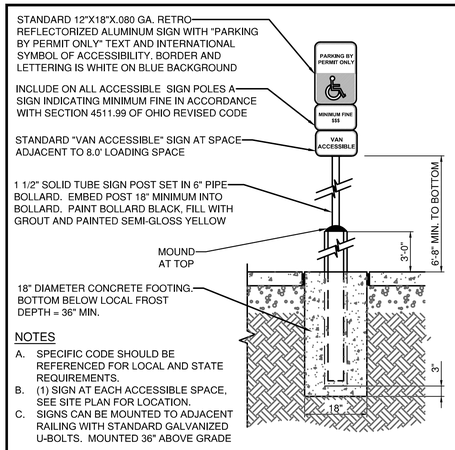
REVISIONS

NO.	DATE	DESCRIPTION
	12/20/2023	BID SET

BEECHWOOD APARTMENTS

SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI, OH 45229

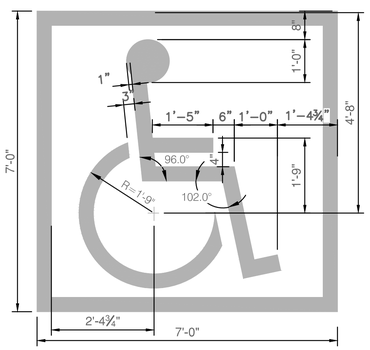
SHEET NAME:
DATE: 9/20/2021
DRAWN BY: CAW
SHEET: C300 UTILITY PLAN
JOB # 21180



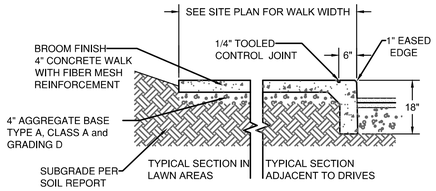
NOTES

A. SPECIFIC CODE SHOULD BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
B. (1) SIGN AT EACH ACCESSIBLE SPACE, SEE SITE PLAN FOR LOCATION.
C. SIGNS CAN BE MOUNTED TO ADJACENT RAILING WITH STANDARD GALVANIZED U-BOLTS. MOUNTED 36" ABOVE GRADE

ACCESSIBLE PARKING SIGN



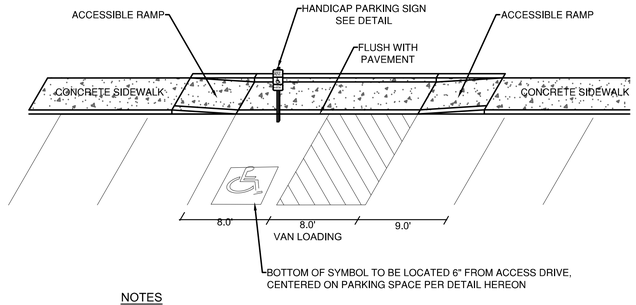
SYMBOL OF ACCESSIBILITY



NOTES

A . CONTROL JOINTS TO BE ¼ " SAWCUT OR ¼ " TOOLED AT 6'-0" O.C.
B. PLACE PRE-FORMED ½ " EXPANSION JOINT 30' O.C. ALONG ENTIRE LENGTH
C. PRE-FORMED ½" EXPANSION JOINT SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDING, WALKS, AND ANY OTHER FIXED STRUCTURE.
D. CONCRETE SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI
E. WALK SHALL HAVE A CROSS SLOPE OF 1% MIN., 2% MAX.

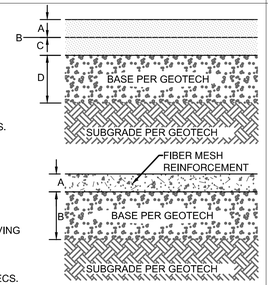
COMBINED CURB AND WALK



NOTES

A. ACCESSIBLE SPACE / LOADING AREA: MAX. 2.0% (1:50) SLOPE IN ANY DIRECTION.
B. ASPHALT TO CONCRETE BLENDED TRANSITION TO BE COMPLETELY FLUSH, NO LIP.
C. PLACEMENT AND STRIPING SHOWN IN DETAIL IS SCHEMATIC, SEE SITE PLAN FOR CONFIGURATION.
D. PASSENGER LOADING AREAS SHALL BE PAINT STRIPED AT 45° ANGLE , EACH 6" WIDE STRIPE AT 24" ON CENTER.

ACCESSIBLE PARKING CONFIGURATION



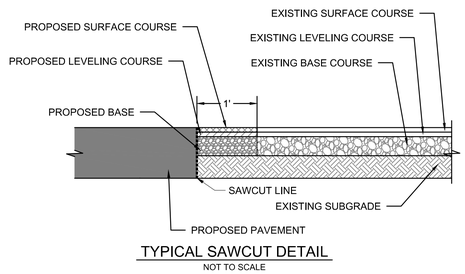
ASPHALT PAVING

A = 2" ASPHALT SURFACE
B = TACK COAT (0.05 GAL/S.Y.)
C = 2" ASPHALT BASE
D = 6" OF AGGREGATE BASE
SUBGRADE = PROOFROLLED PER GEOTECHNICAL ENGINEERING SPECS.

CONCRETE PAVING

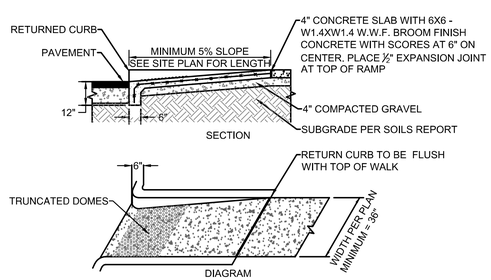
A = 6" AIR ENTRAINED CONCRETE PAVING (3,500 PSI @ 28 DAY)
B = 6" AGGREGATE BASE
SUBGRADE = PROOFROLLED PER GEOTECHNICAL ENGINEERING SPECS.

PAVING SECTIONS



TYPICAL SAWCUT DETAIL

NOT TO SCALE

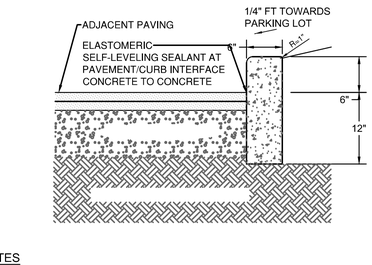


NOTES

A. CURB RAMP SHOWN WITH RETURNED CURB AT SIDES SHALL HAVE NON-WALKING SURFACE ON EITHER SIDE. ALTERNATE DESIGN INCLUDES FLARED SIDES NOT TO EXCEED 1:10 SLOPE.
B. PER FEDERAL REGULATION 28 CFR PART 36, RAMP TO HAVE MAXIMUM RUNNING SLOPE OF 1:12 AND MAXIMUM CROSS SLOPE OF 1:50 IN AS-BUILT CONDITION. SEE GRADING PLAN FOR DESIGN SLOPE AND SPOT ELEVATIONS.
C. VERIFY SIZE AND STYLE (STRAIGHT, FLARED SIDES, OR BUILT UP) OF RAMP WITH SITE PLAN.

ACCESSIBLE CURB RAMP

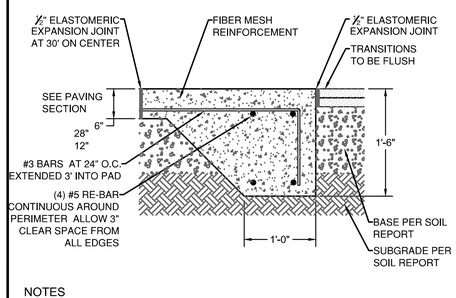
NO SCALE



NOTES

A. EXPANSION JOINTS SHALL BE PLACED AT ENDS OF ALL RADII, 5' ON EACH SIDE OF DRAINAGE STRUCTURES, AND AT 45' MAX. INTERVALS IN CURB. PROVIDE #6 x 18" LONG SMOOTH STEEL DOWEL BARS WITH 1" DIA. GREASE CAP THROUGH EXPANSION JOINTS. (¾" THICK BITUMINOUS FILLER MATERIAL)
B. CONTRACTION JOINTS: PROVIDE 2" DEEP x ¼" WIDE CONTRACTION JOINTS AT 15' INTERVALS.
C. PROVIDE 2 #6 x 2'-6" LONG TIE BAR TO CONNECT EXISTING AND NEW CURB.
D. REMOVE FORMS AS EARLY AS POSSIBLE. BRUSH TOP AND FACE OF CURBS TO REMOVE ALL IMPERFECTIONS.
E. ALL RADII SHALL BE TRUE ARCS.
F. LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.
G. PROVIDE 6" UNDERDRAIN ON CURBING ALONG MAIN STREET.

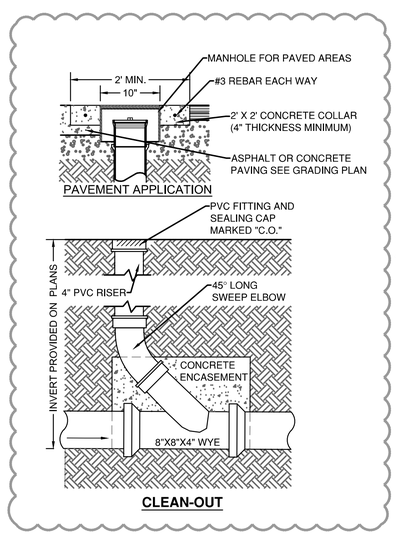
CONCRETE CURB



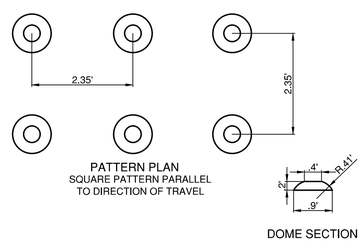
NOTES

A. SEE PAVING SECTIONS FOR CONCRETE THICKNESS
B. PROVIDE SMOOTH DOWELS AT ALL CONSTRUCTION JOINTS
C. FILL ALL JOINTS WITH BITUMINOUS SEALANT
D. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI
E. LIGHT BROOM FINISH ON ALL SURFACES
F. PROVIDE ⅜" WIDE x 1¼" DEEP CONTROL JOINT AT 10' -0" O.C. EACH DIRECTION
G. PROVIDE 2' CHAMFER AT CORNERS OF PAD WHERE CONCRETE MEETS ASPHALT. SEE THE SITE IMPROVEMENT PLAN FOR PAD DIMENSIONS AND ORIENTATION.

CONCRETE TURN DOWN EDGE



CLEAN-OUT

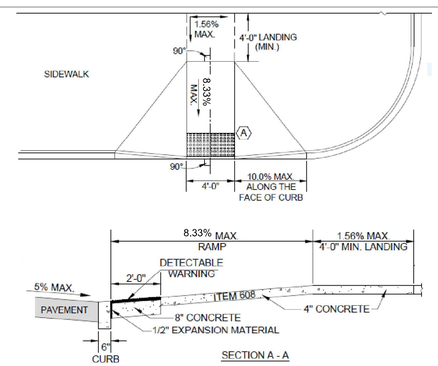


NOTES

A. MATERIAL USED SHALL BE OF VISUAL CONTRAST (LIGHT ON DARK / DARK ON LIGHT) TO THE ADJOINING SURFACE AND SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
B. WARNING SURFACE TO BE FIRM AND SLIP RESISTANT, MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING SURFACES: NATURAL STONE OR STONE COMPOSITE, CERAMIC TILE, DURABLE PRECAST CONCRETE SCALES, RIGID OR FLEXIBLE COMPOSITES.
C. FASTEN ALL SURFACE MOUNTED APPLICATIONS IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
D. REFER TO ADA ACCESSIBILITY GUIDELINES SECTION 705 FOR SPECIFICATIONS AND INSTALLATION DETAILS. VERTICAL TRANSITIONS DUE TO INSTALLATION TO COMPLY WITH ALL APPLICABLE ADAAG SPECIFICATIONS.

TRUNCATED DOMES

NO SCALE



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B. PER FEDERAL REGULATION 28 CFR PART 36, RAMP TO HAVE MAXIMUM RUNNING SLOPE OF 1:12 AND MAXIMUM CROSS SLOPE OF 1:50 IN AS-BUILT CONDITION. SEE GRADING PLAN FOR DESIGN SLOPE AND SPOT ELEVATIONS.
C. VERIFY SIZE AND STYLE (STRAIGHT, FLARED SIDES, OR BUILT UP) OF RAMP WITH SITE PLAN.

ACCESSIBLE CURB RAMP

NO SCALE

PREPARED BY:
GUIDER WINKLE PARTNERS
SURVEYING & ENGINEERING
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
WWW.GUIDERWINKLE.COM
P: (740) 666-8902

PROFESSIONAL STAMP:

STATE OF OHIO
BRETT F. MASHCHAK
E-69825
REGISTERED ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
	12/20/2023	BID SET

BEECHWOOD APARTMENTS

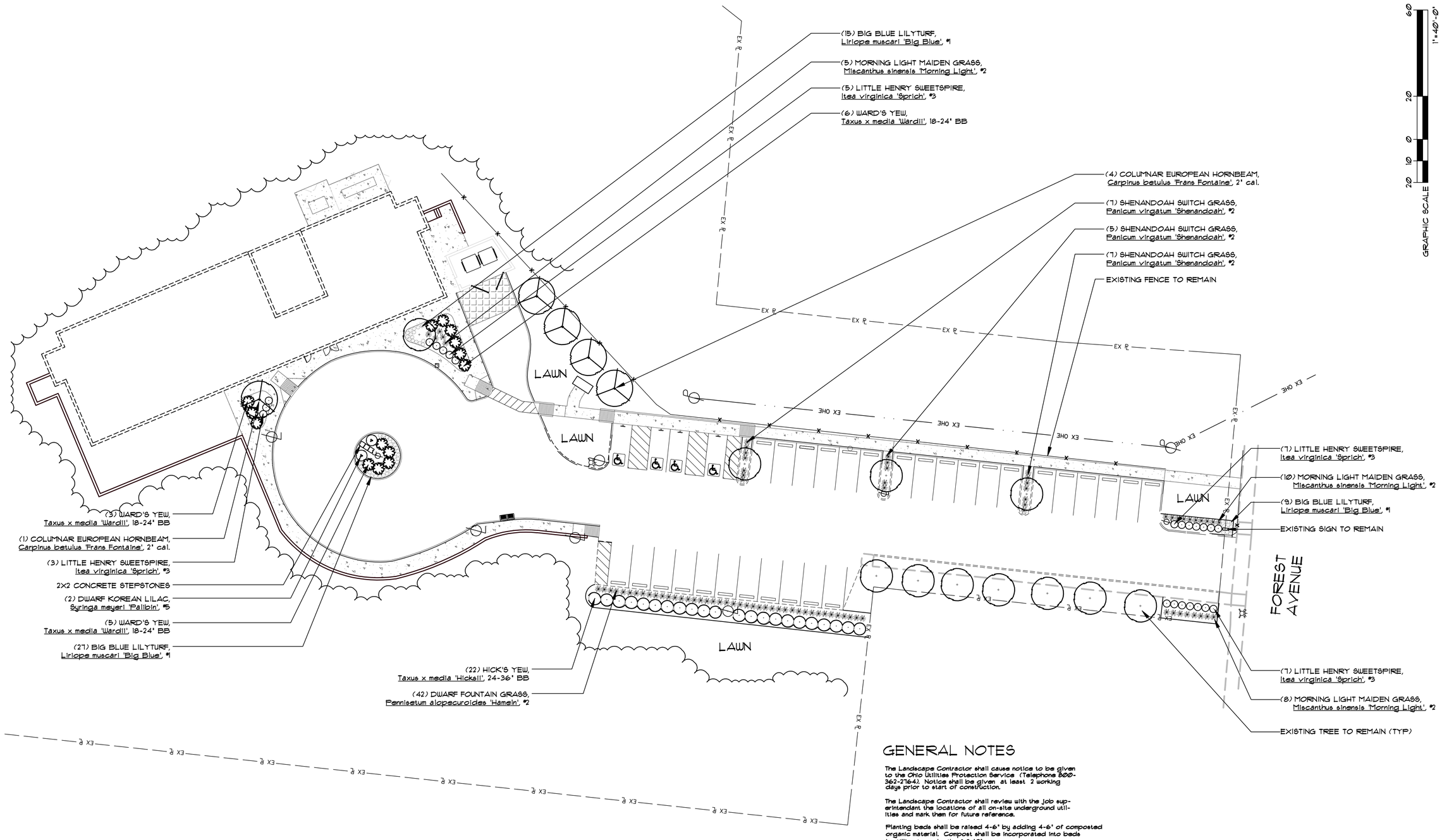
SITE IMPROVEMENT PLANS
330 FOREST AVE., CINCINNATI, OH 45229

SHEET NAME:

DATE: 9/20/2021
DRAWN BY: CAW
SHEET:

C400 SITE DETAILS

JOB # 21180



PRELIMINARY LANDSCAPE PLAN

GENERAL NOTES

The Landscape Contractor shall cause notice to be given to the Ohio Utilities Protection Service (Telephone 800-362-2764). Notice shall be given at least 2 working days prior to start of construction.

The Landscape Contractor shall review with the job superintendent the locations of all on-site underground utilities and mark them for future reference.

Planting beds shall be raised 4-6" by adding 4-6" of composted organic material. Compost shall be incorporated into beds by tilling to a depth of 8-10".

Mulch beds to extend minimum 18" from center of plants and to face of structures.

Plants to conform to ANLA standards for grading & digging.

All areas disturbed by construction, to the limits of property line or street curb, shall be sodded or hydro-seeded per owner's discretion. For those areas that are hydroseeded, seed site with mix as specified below, at a rate of 3lbs/1000 sq. ft.

- 40% PERENNIAL RYEGRASS
- 20% ANNUAL RYEGRASS
- 20% KENTUCKY BLUEGRASS
- 20% PENNLAWN RED FESCUE

NORTH

THE WORKING GARDEN STUDIO
750 Tim Tam Ave Columbus, OH 43230 TEL 614/208-9930 EMAIL jen.schneider@gmail.com

BEECHWOOD APARTMENTS
330 FOREST AVE
CINCINNATI, OH

DRAWING INFORMATION
ISSUE DATE: 12/20/2023
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:
REVISION DATE:

SHEET L1

JOB #2102

GENERAL NOTES

THROUGH-PENETRATION SYSTEM AND FIRESTOPPING REQUIREMENTS:

1. WHERE ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER SYSTEMS DEVICES PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLIES, WALLS AND NON-RATED FLOOR/CEILING ASSEMBLIES COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. PROVIDE THROUGH PENETRATION SYSTEMS, ANNULAR SPACE PROTECTION AND FIRE STOPPING AS REQUIRED BY THE APPLICABLE CODES. THROUGH-PENETRATION SYSTEMS USED MAY BE SELECTED BY THE INSTALLER, BUT IN ALL CASES THE THROUGH-PENETRATION SYSTEM SHALL BE AN APPROVED SYSTEM AS LISTED IN THE LATEST UNDERWRITERS LABORATORIES INC. FIRE RESISTANCE VOLUME II DIRECTORY.
2. INSTALLATION OF THROUGH-PENETRATION SYSTEMS AND ANNULAR SPACE PROTECTION SHALL BE PERFORMED BY A QUALIFIED SUB- CONTRACTOR WHO HAS SUCCESSFULLY INSTALLED THESE SYSTEMS/ DEVICES ON PROJECTS OF SIMILAR SIZE AND WHO HAS FULL KNOWLEDGE OF THE APPLICABLE CODE REQUIREMENTS AND COMPLETE UNDERSTANDING AND KNOWLEDGE IN SELECTING THE CORRECT THROUGH-PENETRATION SYSTEM AND ANNULAR SPACE PROTECTION MATERIAL FOR THE CONDITIONS SPECIFIC TO THE PROJECT.
3. THROUGH-PENETRATION SYSTEMS: WHERE CABLES, CABLE TRAYS, CONDUITS, TUBES OR PIPES PENETRATE A FLOOR ASSEMBLY, THE PENETRATION SHALL BE PROTECTED WITH AN APPROVED THROUGH- PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E814. THE POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF THE TEST ASSEMBLY SHALL NOT BE LESS THAN 0.01-INCH WATER GAGE (2.5P). THE SYSTEM SHALL HAVE AN "F" RATING AND A "T" RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED.
4. ALL PENETRATIONS THROUGH A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, SHALL COMPLY WITH PARAGRAPHS 5, 6, 7, 8, 9 AND 10 BELOW.
5. EXCEPT WHERE PERMITTED BY PARAGRAPHS 6, 7 AND 8, PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATION CONDUITS, PIPES AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ASTM E 119 RATED ASSEMBLY. IN THE CASE OF CEILINGS WHICH ARE AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED ASTM E 119 RATED ASSEMBLY OR SHALL NOT EXCEED AN AGGREGATE AREA OF 100 SQUARE INCHES (0.065 M2) OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.
   A. EXCEPTION: OUTLET BOXES AND FITTINGS ARE PERMITTED, PROVIDED THAT SUCH DEVICES ARE LISTED FOR USE IN FIRE- RESISTANCE RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE LISTING.
6. NONCOMBUSTIBLE PENETRATIONS:
   A. PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED.
   B. PENETRATIONS BY NONCOMBUSTIBLE CONDUIT, PIPE AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT MORE THAN TWO STORIES ARE PERMITTED, PROVIDED THAT THE AGGREGATE AREA OF THE PENETRATING ITEMS SHALL NOT EXCEED 1 SQUARE FOOT (0.09 M2) IN ANY 100 SQUARE FEET (9.3 M2) OF FLOOR AREA.
   C. IN ALL CASES, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13. RATED ASSEMBLY.
7. AIR DUCTS:
   A. PENETRATIONS BY AN AIR DUCT THROUGH A FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY WHICH CONNECT NOT MORE THAN TWOSTORIES ARE PERMITTED WHERE AN APPROVED FIRE DAMPER IS INSTALLED AT THE FLOOR LINE.
   B. WHERE A NONCOMBUSTIBLE AIR PRODUCT PENETRATES A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE- RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, AN APPROVED CEILING DAMPER SHALL BE IN- STALLED AT THE CEILING LINE EXCEPT WHERE FIRE TESTS SHOW THAT THE INTEGRITY OF THE FIRE- RESISTANCE RATED ASSEMBLY IS MAINTAINED WITHOUT A CEILING DAMPER. CEILING DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS LISTED IN A FIRE-RESISTANCE RATED DESIGN OR SHALL BE LABELED TO FUNCTION AS A HEAT BARRIER FOR AIR-HANDLING OUTLET/INLET PENETRATIONS IN THE CEILING OF A FIRE- RESISTANCE RATED ASSEMBLY.
8. CEILING PENETRATIONS: OPENINGS TO ACCOMMODATE NONCOMBUSTIBLE CONDUITS, PIPES, TUBES OR ELECTRICAL OUTLETS IN A CEILING MEMBRANE WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR ASSEMBLY, SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS OR THE ANNULAR SPACE AROUND THE PENETRATING ELEMENT SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13 OR WITH A THROUGH-PENETRATION SYSTEM IN ACCORDANCE WITH PARAGRAPHS 3 AND 4.
9. NON FIRE-RESISTANCE RATED ASSEMBLIES: PENETRATIONS OF FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL CONFORM TO PARAGRAPHS 11, 12 AND 13. ALL PENETRATIONS THROUGH THE CEILING MEMBRANE OF A ROOF ASSEMBLY WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.
10. NONCOMBUSTIBLE PENETRATIONS: PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACES BETWEEN THE PENETRATING ITEM AND THE FLOOR IS FIRE- STOPPED WITH NONCOMBUSTIBLE MATERIALS.
11. AIR DUCTS: PENETRATIONS BY NONCOMBUSTIBLE AIR DUCTS THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT AN APPROVED FIRE DAMPER IS INSTALLED AT EACH FLOOR LINE OR THE AIR DUCT IS CONTAINED IN A RATED SHAFT.
12. NONCOMBUSTIBLE OR COMBUSTIBLE PENETRATIONS: PENETRATIONS BY VENTS, CHIMNEYS, CABLES, WIRES, AIR DUCTS, CONDUITS, PIPES AND TUBES THROUGH AN UNPROTECTED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACE IS FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.
13. ANNULAR SPACE PROTECTION: THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE RATED ASSEMBLY BEING PENETRATED SHALL BE PROTECTED AS FOLLOWS:
   A. MATERIAL: THE MATERIAL USED TO FIT THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASSES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO THE TIME-TEMPERATURE FIRE CONDITIONS OF ASTM E 119 UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER COLUMN (2.5 P) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE REQUIRED FIRE- RESISTANCE RATING OF THE ASSEMBLY PENETRATED.
   B. SLEEVES: WHERE SLEEVES ARE USED, THE SLEEVES SHALL BE NONCOMBUSTIBLE AND SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. ALL SPACE BETWEEN THE ITEM CONTAINED IN THE SLEEVE AND THE SLEEVE ITSELF AND ANY SPACE BETWEEN THE SLEEVE AND THE ASSEMBLY PENETRATED SHALL BE FILLED WITH A MATERIAL THAT COMPLIES WITH PARAGRAPH 13A.
   C. INSTALLATION: INSULATION AND COVERINGS ON THE PENETRATING ITEM SHALL NOT PASS THROUGH THE ASSEMBLY UNLESS THESE MATERIALS MAINTAIN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY.

GABINETRY NOTES:

1. CABINET AND COUNTERTOP SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS PRIOR TO ANY INSTALLATION. THIS SHALL INCLUDE COORDINATION WITH ANY PLUMBING FIXTURES, ELECTRICAL SYSTEMS, ETC., ENSURING THAT CLEARANCES AND INSTALLATION REQUIREMENTS RECOMMENDED BY FIXTURE MANUFACTURERS ARE FOLLOWED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
2. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REQUIRED CABINETS AND COUNTERTOPS FOLLOWING MAKING FIELD MEASUREMENTS. SUCH DRAWINGS SHALL REFLECT FIELD MEASUREMENTS.
3. CABINET SUBCONTRACTOR SHALL SUBMIT EVIDENCE OF COMPLIANCE FOR THE LABEL CERTIFICATION FROM AN ACCEPTABLE TESTING AGENCY CERTIFYING TO ANSI A161.6. CABINETS WILL BE SHIPPED BEARING THE NKCA LABEL.
4. PROVIDE SCRIBE MOULDING AND/OR CAULKING AS APPLICABLE AT COUNTERTOPS, ENDS AND WALL JOINTS, AND AT CABINET ENDS AND WALL JOINTS.
5. PROVIDE BLOCKING WHERE CABINETS OR COUNTERS INTERSECT WALL. COORDINATE BLOCKING WITH CABINET MANUFACTURER'S REQUIREMENTS.
6. COORDINATE HARDWARE REQUIREMENTS WITH CABINET MANUFACTURER TO ENSURE ADEQUATE CLEARANCES AND OPERATION OF DRAWERS, CABINET DOORS, ETC.
7. PROVIDE SCRIBE MOULDING AND/OR FILLER STRIPS WHERE REQUIRED.
8. UNIT KITCHENS - CABINETS: BASE CABINETS TO BE PROVIDED WITH ROLL-OUT SHELVES; SINK BASE TO BE REMOVABLE AS REQUIRED BY ADA - WITH DRAIN AND WATER PIPES PROTECTED TO AVOID BURNS AND BUMPS.

GENERAL NOTES:

1. PRIOR TO SUBMITTING A BID, ALL SUBCONTRACTORS SHALL VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPARE & CONFIRM THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIREMENTS & ALL REGULATORY AGENCY REQUIREMENTS APPLICABLE FOR COMPLETION OF THE PROPOSED WORK. IF VARIATIONS OR DISCREPANCIES ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
2. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE DEVELOPER AND TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULATIONS, INCLUDING HEALTH AND SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.
4. PRIOR TO COMMENCEMENT OF ANY WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED BY EACH SUBCONTRACTOR, AND ALL APPLICABLE FEES SHALL BE PAID BY THE SUBCONTRACTOR.
5. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT.
6. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO INSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS, WHICH MIGHT BE NECESSARY. FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND FOR INSTALLING ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF SAID MECHANICAL AND ELECTRICAL SYSTEMS. MECHANICAL AND ELECTRICAL SUB- CONTRACTORS SHALL DETERMINE DURING THE BID PROCESS ANY ADDITIONAL COSTS RELATED TO VARIATIONS IN THE MECHANICAL AND ELECTRICAL REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.
9. SPECIFICATIONS (THE PROJECT MANUAL) ARE A PART OF THE CONTRACT DOCUMENTS. INFORMATION CONTAINED IN THE SPECIFICATIONS MAY NOT NECESSARILY BE CONTAINED AS PART OF THE DRAWINGS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE THAT THEIR PROJECT COSTS INCLUDE ALL MATERIALS, LABOR AND OTHER PROCESSES REQUIRED TO COMPLETE ALL CATEGORIES OF THE WORK INDICATED BY ALL OF THE CONTRACT DOCUMENTS, OR THAT WORK WHICH MAY OTHERWISE BE IMPLIED FOR THE TOTAL COMPLETION OF THE PROJECT. FOR OTHER REQUIREMENTS, REFER TO THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, PARTICULARLY PARAGRAPH 1.1.1.
10. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH GENERAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION FOR BIDDING PURPOSES SHALL GOVERN. FOLLOWING BID AWARD THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR CLARIFICATION REGARDING THE NOTED DISCREPANCY.

SUMMARY OF THE FAIR HOUSING AMENDMENTS ACT OF 1988, AND THE REQUIREMENTS OF THE GENERAL CONTRACTOR:

THE FAIR HOUSING ACT PROVIDES THAT, FOR BUILDINGS WITH FIRST OCCUPANCY AFTER MARCH 13TH, 1991, IT IS UNLAWFUL DISCRIMINATION TO FAIL TO DESIGN AND CONSTRUCT COVERED MULTI-FAMILY DWELLING UNITS SO THAT:

1. PUBLIC USE AND COMMON USE PORTIONS OF THE DWELLINGS ARE READILY ACCESSIBLE TO AND USABLE BY PERSONS WITH HANDICAPS;
2. ALL DOORS WITHIN SUCH DWELLINGS WHICH ARE DESIGNED TO ALLOW PASSAGE INTO AND WITHIN THE PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY PERSONS IN WHEELCHAIRS; AND
3. ALL PREMISES WITHIN SUCH DWELLINGS CONTAIN THE FOLLOWING FEATURES OF ADAPTIVE DESIGN:
4. AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING;
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
6. REINFORGEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS; AND
7. USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.

THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF A MULTI-FAMILY BUILDING CONTAINED HEREIN ARE DRAWN TO MEET THE REQUIREMENTS OF THE FAIR HOUSING AMENDMENTS ACT OF 1988. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ASSOCIATED SUB-CONTRACTORS TO CONSTRUCT THE BUILDING(S) IN THIS DOCUMENT TO MEET THE FAIR HOUSING AMENDMENTS ACT OF 1988. THE GENERAL CONTRACTOR WILL BE REQUIRED TO HAVE A WORKING KNOWLEDGE OF THE FAIR HOUSING ACT GUIDELINES AND MAINTAIN ON-SITE THE FAIR HOUSING ACT DESIGN MANUAL, WHICH CONTAINS THE FULL TEXT OF THE FAIR HOUSING ACT GUIDELINES, AS WELL AS USEFUL INFORMATION FOR THE CONSTRUCTION OF BUILDINGS TO MEET THE FAIR HOUSING ACT. WHERE THE GENERAL CONTRACTOR BELIEVES THERE IS A CONFLICT BETWEEN THE FAIR HOUSING ACT GUIDELINES, AND WHAT IS IN THESE DOCUMENTS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT FOR RESOLUTION OF THE CONFLICT.

ACCESSIBILITY GENERAL NOTES:

1. THE ACCESSIBILITY OF THIS PROJECT IS GOVERNED BY CHAPTER 11 OF THE OBC AS WELL AS ADDITIONAL REQUIREMENTS OF ENTERPRISE GREEN COMMUNITIES AND THE OHIO HOUSING FINANCE AGENCY.
   A. DWELLING UNITS SHALL STRICTLY ADHERE TO ICC A 117.1 CHAPTER 10 AND REQUIREMENTS OF FAIR HOUSING ACT GUIDELINES 1991.
   B. COMMON SPACES AND FEATURES SHALL STRICTLY ADHERE TO ICC A 117.1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BUILD TO THESE CODES. WHERE THERE IS A CONFLICT BETWEEN WHAT IS IN THESE DOCUMENTS AND THE GOVERNING CODE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
   C. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE WORKING UNDERSTANDING OF THESE CODES, AND TO ENSURE THE SAME OF ALL SUBCONTRACTORS.
2. KITCHEN WORK COUNTERS SHALL BE OPEN UNDER SINKS. SINKS TO HAVE SINGLE LEVER FAUCET.
3. RANGES SHALL BE EQUIPPED WITH FRONT MOUNTED CONTROLS
4. SHELVES IN CLOSETS SHALL BE ADJUSTABLE FROM 48" TO 66" HIGH.
5. PROVIDE TWO VISION HOLES AT ENTRANCE DOORS MOUNTED AT 44" A.F.F. AND 60" A.F.F.
6. PROVIDE SEPARATE SWITCHES ACCESSIBLE TO HANDICAP/WHEELCHAIR TENANT FOR RANGE HOOD LIGHT AND DISPOSAL.
7. ALL DOOR HARDWARE SHALL BE LEVER TYPE.
8. CARPET SHALL BE DIRECT GLUE DOWN. IF INSTALLED WITH PAD, COMBINED CARPET AND PAD HEIGHT SHALL NOT EXCEED 1/2".

GENERAL CONSTRUCTION NOTES:

1. DRAWINGS SHALL NOT BE SCALED. ALL QUESTIONS WITH RESPECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT FOR MAKING INTERPRETATIONS ON ALL ITEMS OF DISCREPANCY OR OF AN AMBIGUOUS NATURE.
2. **DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF SHEATHING.** DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD.
3. ALL BEARING WALLS ARE AS INDICATED ON THE STRUCTURAL DRAWINGS.
4. INSULATION: ON WALLS BETWEEN UNITS PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.
5. INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
6. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION FACING IS NOT REQUIRED TO HAVE A FLAME SPREAD RATING IF IT IS IN A CONCEALED SPACE AND THE FACING IS IN CONTACT WITH A WALL OR CEILING.
7. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
8. BLOCKING: PROVIDE SOLID BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES.
9. PROVIDE WOOD BLOCKING IN ALL STANDARD AND HANDICAP DESIGNATED BATHROOMS OF ONE STORY LIVING UNITS FOR INSTALLATION OF FUTURE AND CURRENT GRAB BARS.

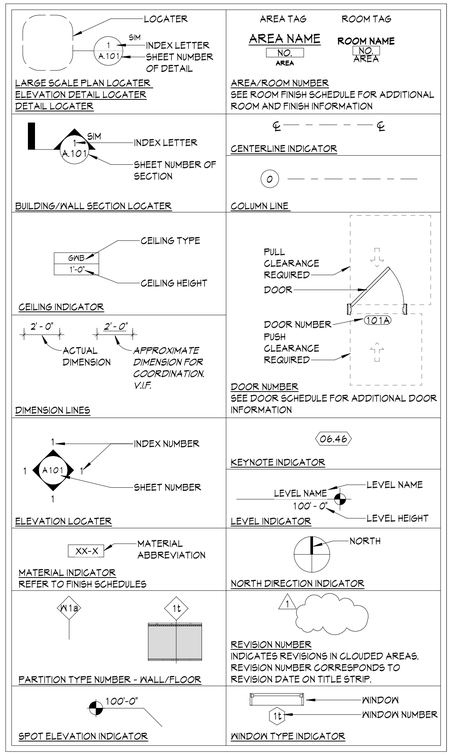
dimensional tolerance:

DIMENSIONS NOTED WITHIN THIS DOCUMENT ARE SUBJECT TO THE ACCEPTED INDUSTRY TOLERANCES FOR EACH TRADE. HOWEVER, THE FOLLOWING TOLERANCES SHALL BE RESPECTED WHERE THE CENTERLINE OF A FIXTURE IS DIMENSIONED OR WHERE A DIMENSION IS SPECIFICALLY NOTED (i.e. 18").

6" OR LESS:	+/- 1/32"
1'-0" TO 3'-0":	+/- 1/16"
3'-1" TO 5'-5":	+/- 1/8"
5'-6" TO 8'-0":	+/- 3/16"
8'-1" TO 100":	+/- 1/4"

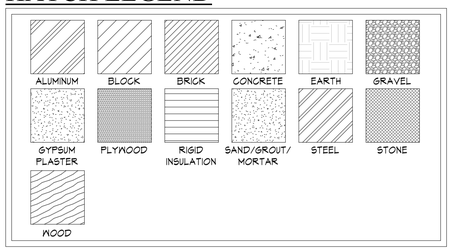
IN INSTANCES WHERE A DIMENSIONAL RANGE IS PROVIDED (i.e. 33"-36") OR MAXIMUM (MAX.) AND MINIMUM (MIN.) DIMENSIONS ARE INDICATED, THE TOLERANCE IS INHERENT IN THE RANGE PROVIDED. ANY CONSTRUCTION VARIANCES BEYOND THIS RANGE WILL NOT BE ACCEPTED. THESE TOLERANCES WILL BE STRICTLY ENFORCED FOR ALL SPACES AND/OR DWELLING UNITS WHERE THE REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES GOVERN THE DIMENSIONS.

SYMBOLS



1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND PROJECT REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS THUS RECOGNIZED.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND PROJECT MANUAL IN THEIR ENTIRETY AND THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLIMENTARY OF EACH OTHER SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ALSO SEE NOTES ON THIS SHEET.

HATCH LEGEND



ACCESSORY LOCATION TABLE

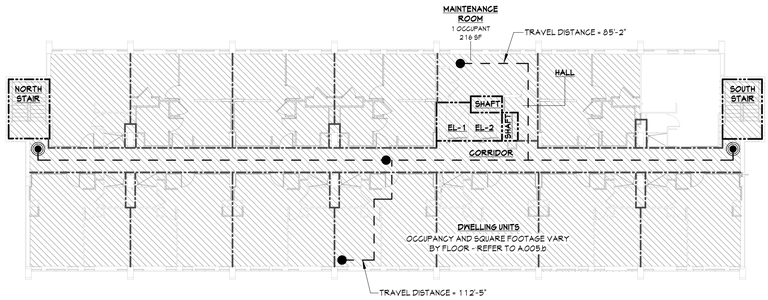
ITEM	ANSI TYPE 'A'	ANSI TYPE 'B'	NOTES
COAT CLOSET SHELVING	ADJ. TO 54" OR 48"	54" A.F.F.	
BEDROOM CLOSET SHELVING	ADJ. TO 54" OR 48"	54" @ SINGLE SHELF 48" @ HC UNITS	
DOUBLE CLOSET SHELVING	TOP ADJ. 84" OR 42" / LOWER 36"	84" TOP / 42" LOWER	
LINEN SHELVING	12" O.C. - TOP @ 72"	12" O.C. - TOP @ 72"	TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD
TOWEL BARS	48" A.F.F.	54" A.F.F.	
SHOWER RODS	76" TUBS / 74" SHOWER STALLS	76" TUBS / 74" SHOWER STALLS	N/A FOR SHOWERS WITH MANUFACTURER INSTALLED SHOWER ROD
TOILET PAPER HOLDER	24" A.F.F., 40" FROM BACK WALL TO CL	24" A.F.F., 40" FROM BACK WALL TO CL	
TOILET GRAB BARS	33-36" A.F.F.	33-36" A.F.F.	SEE A.010 SHEETS FOR ADDITIONAL INFORMATION
TUB / SHOWER GRAB BARS	33-36" A.F.F.	33-36" A.F.F.	PROVIDE ADDITIONAL GRAB BAR AT 9" ABOVE TUB DAM
SHOWER HEADS	ADJ. 54" MAX. A.F.F.	ADJ. 54" MAX. A.F.F.	
SHOWER SEATS	18" A.F.F.	18" A.F.F.	
ROBE HOOKS	52" A.F.F.	52" A.F.F.	
BATHROOM MIRROR	SEE ELEVATIONS	SEE ELEVATIONS	BOT. MAX. 40" A.F.F. FOR UFAS & ANSI LOCATIONS
MEDICINE CABINET	BOTTOM SHELF @ 48" A.F.F.	BOTTOM SHELF @ 48" A.F.F.	
DIRECTIONAL AND ROOM SIGNAGE	48-66" A.F.F. TO CL	48-66" A.F.F. TO CL	MOUNT TO LATCH SIDE OF WALL
SINKS	34" MAX. A.F.F. TO TOP OF SINK RIM	34" MAX. A.F.F. TO TOP OF SINK RIM	

MISCELLANEOUS HANDICAP CLEARANCES:

KNEE SPACE BELOW COUNTERS, SINKS, ETC.:	30" WIDE, 19" DEEP, 27" HIGH
MAXIMUM FORWARD HAND REACH HEIGHT:	HIGH 48" MAX. LOW 15" MAX.
MAXIMUM SIDE HAND REACH HEIGHT:	HIGH 54" MAX. LOW 9" MAX.

ABBREVIATIONS

⌀	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
ACOUS.	ACOUSTICAL CEILING TILE
ADJ.	ADJUSTABLE
AHU.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
BRG.	BEARING
BDRM.	BEDROOM
BLK.	BLOCK
BLKG.	BLOCKING
B/C	BACK OF CURB
BD.	BOARD
BOT.	BOTTOM
B.O.	BOTTOM OF
BLDG.	BUILDING
C.B.	CATCH BASIN
CLG.	CEILING
CL OR ℄	CENTER LINE
C.O.	CLEAN OUT
C/W	COLD WATER
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
COORD.	COORDINATE
C.M.P.	CORRUGATED METAL PIPE
C.F.M.	CUBIC FEET PER MINUTE
DET.	DETAIL
DIA.	DIAMETER
DIV.	DIVISION
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
D.S.	DOWNSPOUT
DWG.	DRAWING
EW.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EXIST.	EXISTING
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FLUOR.	FLUORESCENT
FL.	FLOOR
F.D.	FLOOR DRAIN
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
G.F.I.	GROUND FAULT INTERRUPTER
G.S.F.	GROSS SQUARE FEET
G.B.	GYPSUM BOARD
H.C.	HANDICAP
HT.	HEIGHT
H.P.S.	HIGH PRESSURE SODIUM
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT.	JOINT
LAM.	LAMINATE
LVL	LAMINATED VENEER LUMBER
LT.	LIGHT
L.F.	LINEAL FEET
L.L.V.	LONG LEG VERTICAL
L.L.H.	LONG LEG HORIZONTAL
M.H.	MANHOLE
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MTD.	MOUNTED
N.S.F.	NET SQUARE FEET
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPNG	OPENING
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
PR.	PAIR
P.S.F.	PER SQUARE FOOT
P.S.I.	PER SQUARE INCH
PL.	PLATE OR PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.T.	PRESERVATIVE TREATED
RAD.	RADIUS
REQ'D.	REQUIRED
REINF.	REINFORCING
R&R	REMOVE AND REPLACE
R&S	ROD AND SHELF
R.D.	ROOF DRAIN
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SQ.	SQUARE
SF.	SQUARE FEET
S.S.	STAINLESS STEEL
STD.



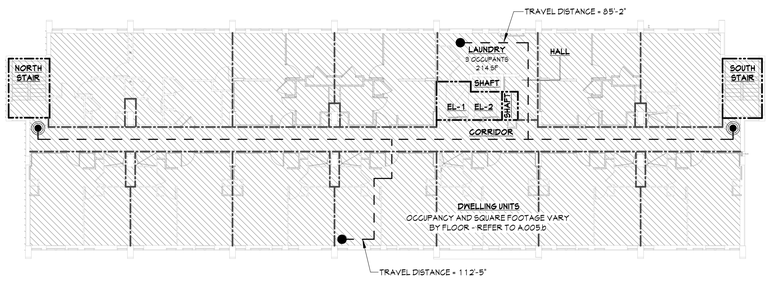
BUILDING AREA LEGEND

R-2

Calculating...

3 A.001.b CODE PLAN - 3RD -13TH FLOORS (ODD)

1/16" = 1'-0"



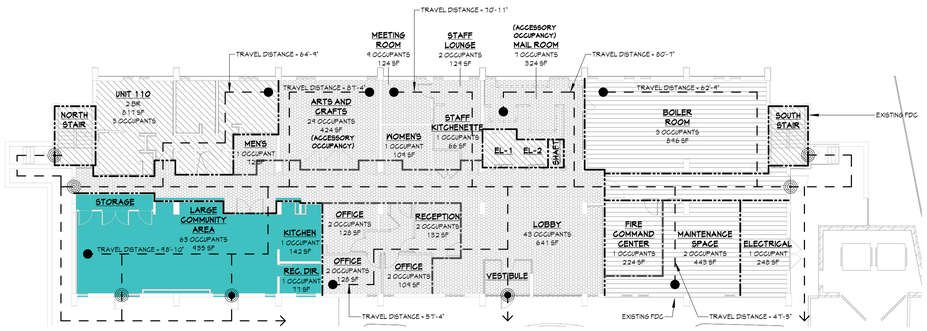
BUILDING AREA LEGEND

R-2

Calculating...

2 A.001.b CODE PLAN - 2ND - 12TH FLOORS (EVEN)

1/16" = 1'-0"



BUILDING AREA LEGEND

A-2

B

R-2

S-2

Calculating...

CODE PLAN LEGEND

2 HR RATED

1 HR RATED

EGRESS PATH

EGRESS START

ENTRY & EXIT

EXIT ONLY

1 A.001.b CODE PLAN - GROUND FLOOR

1/16" = 1'-0"

BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES:
2017 OHIO BUILDING CODE
2017 OHIO MECHANICAL CODE
2017 OHIO PLUMBING CODE
2017 OHIO FUEL GAS CODE
2017 OHIO ELECTRIC CODE
2017 OHIO FIRE CODE (OFC) 2009 IFC
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) OR 2010 ASHRAE 90.1 (PER 1/1/17 UPDATE)
2016 NATIONAL FIRE ALARM CODE (NFPA-72)
2016 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA-13)
2009 ICC/ANSI A117.1
OHIO ADMINISTRATIVE CODE
CITY OF CINCINNATI BUILDING & ZONING ORDINANCES

*CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):
GROUND FLOOR — A-2 ASSEMBY, B BUSINESS, S-2 STORAGE, R-2 RESIDENTIAL
SECOND THRU THIRTEENTH FLOOR — R-2 RESIDENTIAL

SPECIAL DETAILED REQUIREMENTS (CHAPTER 4):
SECTION 420: GROUPS I-1, R-1, R-2, R-3
420.2 WALLS SEPARATING DWELLING UNITS TO BE IN ACCORDANCE WITH SECTION 708

420.3 FLOORS SEPARATING DWELLING UNITS TO BE IN ACCORDANCE WITH SECTION 711

BUILDING HEIGHT & AREA (CHAPTER 5):
CONSTRUCTION TYPE: 1-A = UNLIMITED, LIMITED AREA SPRINKLER

SECTION 504 BUILDING HEIGHT:
ALLOWABLE HEIGHT = UNLIMITED HEIGHT & STORIES
ACTUAL HEIGHT = 111'-4", 13 STORIES

SECTION 506 BUILDING AREA MODIFICATIONS:
ALLOWABLE GROSS AREA = UNLIMITED

ACTUAL GROSS AREA=

BLDG. AREA SUMMARY	
1ST FLOOR	7,996 SF
2ND FLOOR	8,088 SF
3RD FLOOR	8,081 SF
4TH FLOOR	8,088 SF
5TH FLOOR	8,088 SF
6TH FLOOR	8,088 SF
7TH FLOOR	8,088 SF
8TH FLOOR	8,088 SF
9TH FLOOR	8,088 SF
10TH FLOOR	8,088 SF
11TH FLOOR	8,088 SF
12TH FLOOR	8,088 SF
13TH FLOOR	8,086 SF
ROOF	512 SF
TOTAL AREA	105,331 SF

BUILDING AREA			
STORY	USE GROUP	ALLOWABLE AREA	ACTUAL GROSS AREA/USE
1ST FLOOR	A-2	UL	1,231 SF
1ST FLOOR	B	UL	3,480 SF
1ST FLOOR	R-2	UL	1,243 SF
1ST FLOOR	S-2	UL	2,041 SF
2ND FLOOR	R-2	UL	8,088 SF
3RD FLOOR			403 SF
3RD FLOOR	R-2	UL	7,678 SF
4TH FLOOR	R-2	UL	8,088 SF
5TH FLOOR	R-2	UL	8,088 SF
6TH FLOOR	R-2	UL	8,088 SF
7TH FLOOR	R-2	UL	8,088 SF
8TH FLOOR	R-2	UL	8,088 SF
9TH FLOOR	R-2	UL	8,088 SF
10TH FLOOR			403 SF
10TH FLOOR	R-2	UL	7,685 SF
11TH FLOOR			403 SF
11TH FLOOR	R-2	UL	7,685 SF
12TH FLOOR	R-2	UL	8,088 SF
13TH FLOOR	R-2	UL	8,086 SF
ROOF	S-2	UL	512 SF
			105,331 SF

STORY HEIGHTS	
STORY	HEIGHT ABOVE GRADE
1ST FLOOR	0"
2ND FLOOR	14' - 0"
3RD FLOOR	22' - 0"
4TH FLOOR	30' - 0"
5TH FLOOR	38' - 0"
6TH FLOOR	46' - 0"
7TH FLOOR	54' - 0"
8TH FLOOR	62' - 0"
9TH FLOOR	70' - 0"
10TH FLOOR	78' - 0"
11TH FLOOR	86' - 0"
12TH FLOOR	94' - 0"
13TH FLOOR	102' - 0"
BUILDING STORIES: 13	

TYPE OF CONSTRUCTION (CHAPTER 6):
ASSIGNED CONSTRUCTION TYPE BY FLOOR & USE/OCCUPANCY:
GROUND FLOOR: A-2, B, R-2 = CONSTRUCTION TYPE I-A
SECOND - THIRTEENTH FLOOR: R-2 = CONSTRUCTION TYPE I-A

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS

GROUND FLOOR: R-2 (TYPE I-A)	
PRIMARY STRUCTURAL FRAME	3 HOURS
BEARING WALLS	3 HOURS
NON-BEARING WALLS (EXTERIOR)	0 HOURS
NON-BEARING WALLS (INTERIOR)	0 HOURS
FLOOR CONSTRUCTION	2 HOURS
ROOF CONSTRUCTION	1 1/2 HOURS
SECOND - THIRTEENTH FLOOR	
PRIMARY STRUCTURAL FRAME	3 HOURS
BEARING WALLS	3 HOURS
NON-BEARING WALLS (EXTERIOR)	0 HOURS
NON-BEARING WALLS (INTERIOR)	0 HOURS
FLOOR CONSTRUCTION	2 HOURS
ROOF CONSTRUCTION	1 1/2 HOURS

*NOTE: REFER TO CODE ANALYSIS SECTION 508.4 ABOVE THAT INDICATES AN INCREASE RATING FOR CERTAIN ELEMENTS OF THE CONSTRUCTION

FIRE & SMOKE PROTECTION (CHAPTER 7):
TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS
30' OR GREATER SEPARATION = NO LIMIT

708.4 FIRE-RESISTANCE RATING:
SHAFT ENCLOSURES, ELEVATOR, & STAIR SHAFTS EXCEEDING (4) STORIES TO BE RATED FOR 2 HOURS MINIMUM.

709 FIRE PARTITIONS:
IN DWELLING UNITS (R-2) PER EXCEPTIONS #1 & #2 OF SECTION 709.3, DWELLING UNITS TO BE SEPARATED BY A MINIMUM 1 HOUR RATED ASSEMBLY AND CORRIDOR SEPARATION REQUIREMENTS TO BE 1/2 HOUR RATED ASSEMBLY FROM DWELLING UNITS

FIRE PROTECTION SYSTEMS (CHAPTER 9):
SECTION 903 AUTOMATIC SPRINKLER SYSTEM:
EXISTING LIMITED AREA SPRINKLER SYSTEM TO BE MAINTAINED

SECTION 905 STANDPIPE SYSTEMS:
EXISTING STANDPIPE SYSTEM SHALL BE MAINTAINED AND UPDATED IN ACCORDANCE WITH THIS SECTION

SECTION 906 PORTABLE FIRE EXTINGUISHERS:
PER SECTION 906.1, EXTINGUISHERS ARE REQUIRED TO BE INSTALLED THROUGHOUT THE BUILDING IN ALL AREAS AND USES. EXTINGUISHERS ARE TO BE INSTALLED AND MEET THE REQUIREMENTS OF SECTION 906

SECTION 907 FIRE ALARM & DETECTION SYSTEM:
EXISTING FIRE ALARM SYSTEM TO BE MAINTAINED AND UPDATED IN ACCORDANCE WITH THIS SECTION

SECTION 912 FIRE DEPARTMENT CONNECTIONS:
EXISTING FIRE DEPARTMENT CONNECTIONS TO BE MAINTAINED AND UPDATED IN ACCORDANCE WITH THIS SECTION

MEANS OF EGRESS (CHAPTER 10):
SECTION 1004 OCCUPANT LOAD:
PER TABLE 1004.1.1, THE OCCUPANT LOAD IS CALCULATED ON EACH FLOOR - REFER TO SCHEDULES ON SHEET A005.b.

SECTION 1005 EGRESS WIDTH:
PER SECTION 1005.1, MINIMUM EGRESS WIDTH OF COMPONENTS:
SEE ABOVE [OR]36" MINIMUM UNLESS OTHERWISE NOTED*
*NOTE: SEE EGRESS PLANS FOR EGRESS CAPACITY

SECTION 1009 STAIRWAYS:
PER SECTION 1009.1, MINIMUM STAIRWAY WIDTH TO BE 44"

PER SECTION 1009.5, STAIRWAY LANDINGS TO BE NOT LESS THAN THE REQUIRED WIDTH OF THE STAIRS PER CODE

PER SECTION 1009.13.1, ROOF ACCESS CAN BE PROVIDED BY A ROOF HATCH & VERTICAL LADDER PER THE EXCEPTION

SECTION 1014 EXIT ACCESS:
PER SECTION 1014.3, THE COMMON PATH OF TRAVEL SHALL NOT EXCEED 125'-0" PER EXCEPTION #4

SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS:
PER SECTION 1015.1,(2) EXITS ARE REQUIRED FROM EACH FLOOR / USE

SECTION 1016 EXIT ACCESS TRAVEL DISTANCE:
PER TABLE 1016.1, EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250'-0" DUE TO AUTOMATIC SPRINKLER SYSTEM

SECTION 1018 CORRIDORS:
PER SECTION 1018.2, CORRIDOR WIDTH SHALL NOT BE LESS THAN 44"

SECTION 1021 NUMBER OF EXITS & CONTINUITY:
PER SECTION 1021.1.1, EXCEPTION #4 REQUIRES (1) MEANS OF EGRESS FROM DWELLING UNITS WITH AN OCCUPANT LOAD OF LESS THAN 20

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

LIFE SAFETY PLANS

A.001.b

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OCCUPANCY (RESIDENTIAL)

Name	Unit Type	ANSI Type	Area	#	Occ. Load
1ST FLOOR					
UNIT 110	2 BR	B	817 SF	1	3
			817 SF	1	3
2ND FLOOR					
UNIT 201	1 BR-A.2	A	521 SF	1	3
UNIT 202	0 BR	B	404 SF	1	3
UNIT 203	1 BR	B	521 SF	1	3
UNIT 204	1 BR	B	510 SF	1	3
UNIT 205	1 BR	B	510 SF	1	3
UNIT 206	1 BR	B	510 SF	1	3
UNIT 207	1 BR	B	510 SF	1	3
UNIT 208	1 BR	B	510 SF	1	3
UNIT 209	1 BR	B	525 SF	1	3
UNIT 211	1 BR-A.1	A	914 SF	1	5
UNIT 212	1 BR-A.2	A	510 SF	1	3
UNIT 213	1 BR-A.2	A	514 SF	1	3
			6,459 SF	12	38
3RD FLOOR					
UNIT 301	1 BR-A.2	A	522 SF	1	2
UNIT 302	0 BR	B	403 SF	1	0
UNIT 303	1 BR	B	523 SF	1	3
UNIT 304	1 BR	B	512 SF	1	3
UNIT 305	1 BR	B	512 SF	1	3
UNIT 306	1 BR	B	512 SF	1	3
UNIT 307	1 BR	B	512 SF	1	3
UNIT 308	1 BR	B	512 SF	1	3
UNIT 309	1 BR	B	527 SF	1	3
UNIT 310	0 BR	B	404 SF	1	2
UNIT 311	1 BR-A.2	A	510 SF	1	2
UNIT 312	1 BR-A.2	A	510 SF	1	2
UNIT 313	1 BR-A.2	A	514 SF	1	2
			6,471 SF	13	31
4TH FLOOR					
UNIT 401	1 BR-A.2	A	522 SF	1	2
UNIT 402	0 BR	B	403 SF	1	3
UNIT 403	1 BR	B	521 SF	1	3
UNIT 404	1 BR	B	510 SF	1	3
UNIT 405	1 BR	B	510 SF	1	3
UNIT 406	1 BR	B	510 SF	1	3
UNIT 407	1 BR	B	510 SF	1	3
UNIT 408	1 BR	B	510 SF	1	3
UNIT 409	1 BR	B	525 SF	1	3
UNIT 410	0 BR	B	403 SF	1	2
UNIT 411	1 BR-A.2	A	510 SF	1	2
UNIT 412	1 BR-A.2	A	510 SF	1	2
UNIT 413	1 BR-A.2	A	515 SF	1	2
			6,457 SF	13	34
5TH FLOOR					
UNIT 501	1 BR-A.1	A	924 SF	1	5
UNIT 503	1 BR	B	521 SF	1	3
UNIT 504	1 BR	B	510 SF	1	3
UNIT 505	1 BR	B	510 SF	1	3
UNIT 506	1 BR	B	510 SF	1	3
UNIT 507	1 BR	B	510 SF	1	3
UNIT 508	1 BR	B	510 SF	1	3
UNIT 509	1 BR	B	525 SF	1	3
UNIT 511	1 BR-A.1	A	912 SF	1	4
UNIT 512	1 BR	B	510 SF	1	2
UNIT 513	1 BR	B	514 SF	1	2
			6,456 SF	11	34
6TH FLOOR					
UNIT 601	1 BR-A.2	A	522 SF	1	2
UNIT 602	0 BR	B	403 SF	1	3
UNIT 603	1 BR	B	521 SF	1	3
UNIT 604	1 BR	B	510 SF	1	3
UNIT 605	1 BR	B	510 SF	1	3
UNIT 606	1 BR	B	510 SF	1	3
UNIT 607	1 BR	B	510 SF	1	3
UNIT 608	1 BR	B	510 SF	1	3
UNIT 609	1 BR	B	525 SF	1	3
UNIT 610	0 BR	B	403 SF	1	2
UNIT 611	1 BR-A.2	A	510 SF	1	2
UNIT 612	1 BR	B	510 SF	1	2
UNIT 613	1 BR	B	516 SF	1	2
			6,458 SF	13	34
7TH FLOOR					
UNIT 701	1 BR-A.2	A	522 SF	1	2
UNIT 702	0 BR	B	404 SF	1	3
UNIT 703	1 BR	B	521 SF	1	3
UNIT 704	1 BR	B	510 SF	1	3
UNIT 705	1 BR	B	510 SF	1	3
UNIT 706	1 BR	B	510 SF	1	3
UNIT 707	1 BR	B	510 SF	1	3
UNIT 708	1 BR	B	510 SF	1	3
UNIT 709	1 BR	B	525 SF	1	3
UNIT 711.A	1 BR-A.1	A	912 SF	1	4
UNIT 712	1 BR	B	510 SF	1	2
UNIT 713	1 BR	B	514 SF	1	2

OCCUPANCY (RESIDENTIAL)

Name	Unit Type	ANSI Type	Area	#	Occ. Load
			6,458 SF	12	34
8TH FLOOR					
UNIT 801	1 BR-A.1	A	924 SF	1	5
UNIT 803	1 BR	B	521 SF	1	3
UNIT 804	1 BR	B	510 SF	1	3
UNIT 805	1 BR	B	510 SF	1	3
UNIT 806	1 BR	B	510 SF	1	3
UNIT 807	1 BR	B	510 SF	1	3
UNIT 808	1 BR	B	510 SF	1	3
UNIT 809	1 BR	B	525 SF	1	3
UNIT 810	0 BR	B	403 SF	1	2
UNIT 811	1 BR-A.2	A	510 SF	1	2
UNIT 812	1 BR	B	510 SF	1	2
UNIT 813	1 BR	B	514 SF	1	2
			6,456 SF	12	34
4TH FLOOR					
UNIT 901	1 BR-A.2	A	522 SF	1	2
UNIT 902	0 BR	B	403 SF	1	3
UNIT 903	1 BR	B	521 SF	1	3
UNIT 904	1 BR	B	510 SF	1	3
UNIT 905	1 BR	B	510 SF	1	3
UNIT 906	1 BR	B	510 SF	1	3
UNIT 907	1 BR	B	510 SF	1	3
UNIT 908	1 BR	B	510 SF	1	3
UNIT 909	1 BR	B	525 SF	1	3
UNIT 911	1 BR-A.1	A	912 SF	1	4
UNIT 912	1 BR	B	510 SF	1	2
UNIT 913	1 BR	B	514 SF	1	2
			6,456 SF	12	34
10TH FLOOR					
UNIT 1001	1 BR-A.2	A	522 SF	1	2
UNIT 1002	0 BR	B	403 SF	1	0
UNIT 1003	1 BR	B	521 SF	1	3
UNIT 1004	1 BR	B	510 SF	1	3
UNIT 1005	1 BR	B	510 SF	1	3
UNIT 1006	1 BR	B	510 SF	1	3
UNIT 1007	1 BR	B	510 SF	1	3
UNIT 1008	1 BR	B	510 SF	1	3
UNIT 1009	1 BR	B	525 SF	1	3
UNIT 1010	0 BR	B	403 SF	1	2
UNIT 1011	1 BR-A.2	A	510 SF	1	2
UNIT 1012	1 BR	B	510 SF	1	2
UNIT 1013	1 BR	B	514 SF	1	2
			6,456 SF	13	31
11TH FLOOR					
UNIT 1101	1 BR-A.2	A	522 SF	1	2
UNIT 1102	0 BR	B	403 SF	1	3
UNIT 1103	1 BR	B	521 SF	1	3
UNIT 1104	1 BR	B	510 SF	1	3
UNIT 1105	1 BR	B	510 SF	1	3
UNIT 1106	1 BR	B	510 SF	1	3
UNIT 1107	1 BR	B	510 SF	1	3
UNIT 1108	1 BR	B	510 SF	1	3
UNIT 1109	1 BR	B	525 SF	1	3
UNIT 1110	0 BR	B	403 SF	1	0
UNIT 1111	1 BR-A.2	A	510 SF	1	2
UNIT 1112	1 BR	B	510 SF	1	2
UNIT 1113	1 BR	B	514 SF	1	2
			6,456 SF	13	32
12TH FLOOR					
UNIT 1201	1 BR-A.1	A	924 SF	1	5
UNIT 1203	1 BR	B	521 SF	1	3
UNIT 1204	1 BR	B	510 SF	1	3
UNIT 1205	1 BR	B	510 SF	1	3
UNIT 1206	1 BR	B	510 SF	1	3
UNIT 1207	1 BR	B	510 SF	1	3
UNIT 1208	1 BR	B	510 SF	1	3
UNIT 1209	1 BR	B	525 SF	1	3
UNIT 1210	0 BR	B	403 SF	1	2
UNIT 1211	1 BR-A.2	A	510 SF	1	2
UNIT 1212	1 BR	B	510 SF	1	2
UNIT 1213	1 BR	B	514 SF	1	2
			6,456 SF	12	34
13TH FLOOR					
UNIT 1301	1 BR-A.2	A	522 SF	1	2
UNIT 1302	0 BR	B	403 SF	1	3
UNIT 1303	1 BR	B	521 SF	1	3
UNIT 1304	1 BR	B	510 SF	1	3
UNIT 1305	1 BR	B	510 SF	1	3
UNIT 1306	1 BR	B	510 SF	1	3
UNIT 1307	1 BR	B	510 SF	1	3
UNIT 1308	1 BR	B	510 SF	1	3
UNIT 1309	1 BR	B	525 SF	1	3
UNIT 1311	1 BR-A.1	A	912 SF	1	4
UNIT 1312	1 BR	B	510 SF	1	2
UNIT 1313	1 BR	B	514 SF	1	2
			6,456 SF	12	34
GRAND TOTALS			78,313 SF	149	407

OCCUPANCY (OTHER)

Name	Area	Occ. Type	Occ. Area	Occ. Load
1ST FLOOR				
ARTS AND CRAFTS	424 SF	B	15	29
BOILER ROOM	896 SF	S-2	300	3
ELECTRICAL	248 SF	S-2	300	1
FIRE COMMAND CENTER	224 SF	S-2	300	1
IT	31 SF	B	300	1
KITCHEN	142 SF	A-2	200	1
LARGE COMMUNITY AREA	935 SF	A-2	15	63
MAIL ROOM	324 SF	B	50	7
MAINTENANCE SPACE	443 SF	S-2	300	2
MEETING ROOM	124 SF	B	15	9
MEN'S	72 SF	B	200	1
OFFICE	109 SF	B	100	2
OFFICE	128 SF	B	100	2
OFFICE	128 SF	B	100	2
REC. DIR.	77 SF	A-2	100	1
RECEPTION	132 SF	B	100	2
STAFF KITCHENETTE	66 SF	B	100	1
STAFF LOUNGE	129 SF	B	100	2
STORAGE	77 SF	A-2	300	1
STORAGE	32 SF	B	300	1
STORAGE	8 SF	B	300	1
WOMEN'S	109 SF	B	200	1
	4,858 SF			194
2ND FLOOR				
CLOSET	20 SF	R-2	300	1
LAUNDRY	214 SF	R-2	100	3
	234 SF			4
3RD FLOOR				
HALL	51 SF	R-2	300	1
MAINTENANCE ROOM	216 SF	R-2	300	1
STORAGE	18 SF	R-2	300	1
	285 SF			3
4TH FLOOR				
LAUNDRY	216 SF	R-2	100	3
STORAGE	18 SF	R-2	300	1
	234 SF			4
5TH FLOOR				
HALL	51 SF	R-2	300	1
MAINTENANCE	217 SF	R-2	300	1
STORAGE	17 SF	R-2	300	1
	285 SF			3
6TH FLOOR				
LAUNDRY	214 SF	R-2	100	3
STORAGE	20 SF	R-2	300	1
	234 SF			4
7TH FLOOR				
HALL	51 SF	R-2	300	1
MAINTENANCE	217 SF	R-2	300	1
STORAGE	17 SF	R-2	300	1
	285 SF			3
8TH FLOOR				
LAUNDRY	216 SF	R-2	100	3
STORAGE	18 SF	R-2	300	1
	234 SF			4
9TH FLOOR				
HALL	51 SF	R-2	300	1
MAINTENANCE	217 SF	R-2	300	1
STORAGE	17 SF	R-2	300	1
	285 SF			3
10TH FLOOR				
LAUNDRY	216 SF	R-2	100	3
STORAGE	18 SF	R-2	300	1
	234 SF			4
11TH FLOOR				
HALL	51 SF	R-2	300	1
MAINTENANCE	217 SF	R-2	300	1
STORAGE	17 SF	R-2	300	1
	285 SF			3
12TH FLOOR				
LAUNDRY	216 SF	R-2	100	3
STORAGE	18 SF	R-2	300	1
	234 SF			4
13TH FLOOR				
HALL	51 SF	R-2	300	1
MAINTENANCE	217 SF	R-2	300	1
STORAGE	17 SF	R-2	300	1
	285 SF			3
ROOF				
ELEVATOR PENTHOUSE	512 SF	S-2	300	2
	512 SF			2
	8,483 SF			178

STATE OF OHIO
GEORGE D. BERARDI
LICENSE
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

OCCUPANCY SCHEDULES

A.001.c

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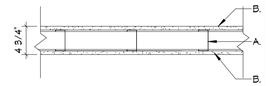
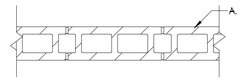
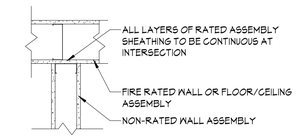
WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W1	 GENERAL PARTITION	A. METAL STUDS WITH CORRESPONDING TOP AND BOTTOM TRACKS, FULL HEIGHT. SEE STRUCTURAL DRAWINGS FOR LOCATIONS, SPACING AND GAUGE. B. 5/8" GYP. BD, FULL HEIGHT. C. SOUND BATT INSULATION AT WALLS MARKED WITH AN (*) - SEE FLOOR PLANS W1a - 2-1/2" TRACKS AND STUDS W1b - 2-1/2" TRACKS AND STUDS, GYP. BD ONE SIDE ONLY W1c - 3-1/2" TRACKS AND STUDS W1d - 3-1/2" TRACKS AND STUDS, GYP. BD ONE SIDE ONLY W1e - 7/8" FURRING HAT CHANNEL, GYP. BD ONE SIDE ONLY W1f - 6" TRACKS AND STUDS	RATING: N/A
W2	 2 HOUR SHAFT WALL	A. 2-1/2" WIDE C-H SHAPED STEEL STUDS. B. 1" UL RATED GYPSUM WALLBOARD LINER PANELS. C. FLOOR AND CEILING 'J' SHAPED RUNNERS D. 2 LAYERS OF 5/8" UL RATED GYP. BD	RATING: 2 HR UL U415
W3	 RATED GENERAL PARTITION	A. 3-1/2" METAL STUDS WITH CORRESPONDING TOP AND BOTTOM TRACKS, FULL HEIGHT. B. 5/8" UL RATED GYP. BD, FULL HEIGHT.	RATING: 1 HR UL U419
W4	 RATED GENERAL PARTITION	A. 3-1/2" METAL STUDS WITH CORRESPONDING TOP AND BOTTOM TRACKS, FULL HEIGHT. B. (2) LAYERS OF 5/8" UL RATED GYP. BD, FULL HEIGHT.	RATING: 2 HR UL U419
W5	 RATED GENERAL PARTITION	A. 6" CONCRETE BLOCK WITH D-2 CLASSIFICATION - 2 HOUR RATING.	RATING: 2 HR UL U906 STC: N/A

ROOF, WALL, AND FLOOR ASSEMBLY GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL HAVE ON SITE COPIES OF THE FOLLOWING MANUALS FOR THE VARIOUS SUBCONTRACTORS AND INSTALLERS REVIEW FOR COMPLETE DESCRIPTIONS OF ALL FIRE RATED ASSEMBLIES: UNDERWRITERS LABORATORIES INC. DIRECTORY OF FIRE RESISTANCE - VOL 1 (CURRENT EDITION); GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION).
2. THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
3. ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
5. SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
6. ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATING.
7. REFER TO SHEET A001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
8. FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
9. FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
10. WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
11. PER OBC 1714.2.1: STRUCTURAL MEMBERS SUPPORTING MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF TO BE INDIVIDUALLY PROTECTED WITH UL FIRE RATED ASSEMBLY / FIRE PROOFING.
12. SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND GAUGES OF STRUCTURAL METAL STUDS AND JOISTS.
13. SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITER'S LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.

NOTE:
THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE CONSTRUCTION REQUIREMENTS OF EACH WALL TYPE AS IT HAS BEEN TESTED BY THE LISTED TESTING AGENCY. THE DESCRIPTIONS ON THIS PAGE ARE SUMMARIES OF THESE ASSEMBLIES PROVIDED BY THE ARCHITECT FOR THE PURPOSE OF PROVIDING GENERAL CONSTRUCTION REQUIREMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING A CURRENT COPY OF ALL THE LISTED AGENCIES CONSTRUCTION MANUALS AT THE SITE FOR REFERENCE.

SEE DETAIL A/A002b FOR NON-RATED TO RATED WALL ASSEMBLY DETAIL



CONTRACTOR'S OPTION: PROVIDED RATED WALL EQUAL TO THAT OF THE RATED ASSEMBLY IN LIEU OF CONTINUOUS SHEATHING AT INTERSECTION

A / A.002.a — NON-RATED TO RATED ASSEMBLY
1" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
LICENSE 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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#	Description	Date

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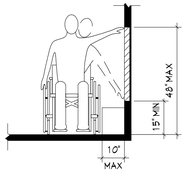
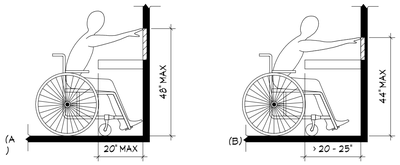
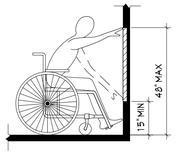


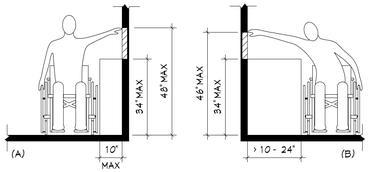
15 A.003.a — ANSI Fig. 308.3.1 - UNOBSTRUCTED SIDE REACH
3/8" = 1'-0"



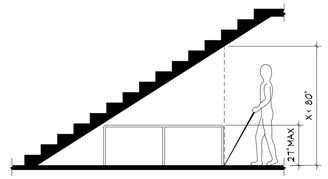
14 A.003.a — ANSI Fig. 308.2.2 - OBSTRUCTED HIGH FORWARD REACH
3/8" = 1'-0"



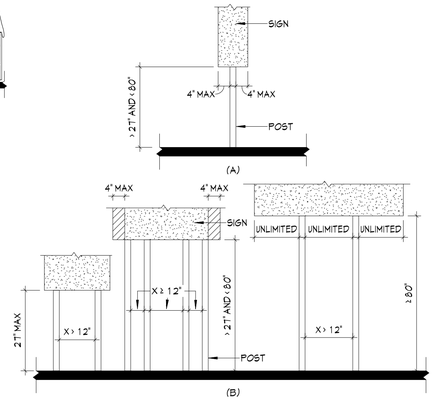
13 A.003.a — ANSI Fig. 308.2.1 - UNOBSTRUCTED FORWARD REACH
3/8" = 1'-0"



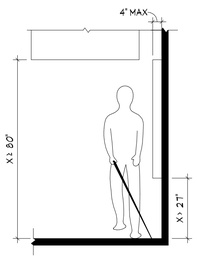
16 A.003.a — ANSI Fig. 308.3.2 - OBSTRUCTED HIGH SIDE REACH
3/8" = 1'-0"



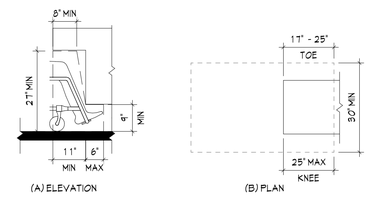
12 A.003.a — ANSI Fig. 307.4 - REDUCED VERTICAL CLEARANCE
1/4" = 1'-0"



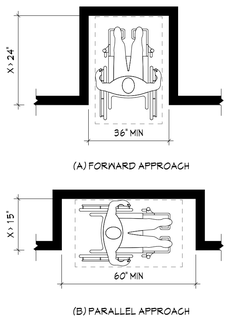
11 A.003.a — ANSI Fig. 307.3 - POST-MOUNTED PROTRUDING OBJECTS
1/2" = 1'-0"



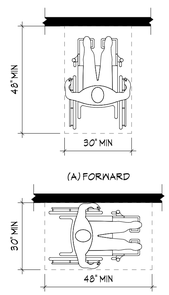
10 A.003.a — ANSI Fig. 307.2 - LIMITS OF PROTRUDING OBJECTS
3/8" = 1'-0"



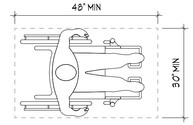
9 A.003.a — ANSI Fig. 306.2-3 - TOE & KNEE CLEARANCE
1/2" = 1'-0"



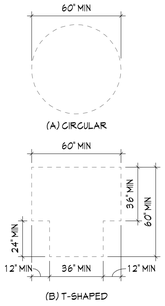
8 A.003.a — ANSI Fig. 305.7 - MANEUVERING CLEARANCE IN AN ALCOVE
3/8" = 1'-0"



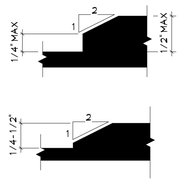
7 A.003.a — ANSI Fig. 305.5 - POSITION OF CLEAR FLOOR SPACE
3/8" = 1'-0"



6 A.003.a — ANSI Fig. 305.3 - SIZE OF CLEAR FLOOR SPACE
1/2" = 1'-0"



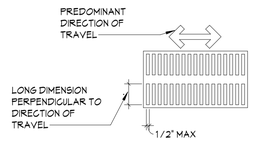
5 A.003.a — ANSI Fig. 304.3 - SIZE OF TURNING SPACE
1/4" = 1'-0"



4 A.003.a — ANSI Fig. 303.3 - BEVELED CHANGES IN LEVEL
12" = 1'-0"



3 A.003.a — ANSI Fig. 303.2 - VERTICAL CHANGE IN LEVEL
12" = 1'-0"



2 A.003.a — ANSI Fig. 302.3 - OPENINGS IN FLOOR SURFACES
1" = 1'-0"



1 A.003.a — ANSI Fig. 302.2 - CARPET ON FLOOR SURFACES
6" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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PROJECT #: 20178

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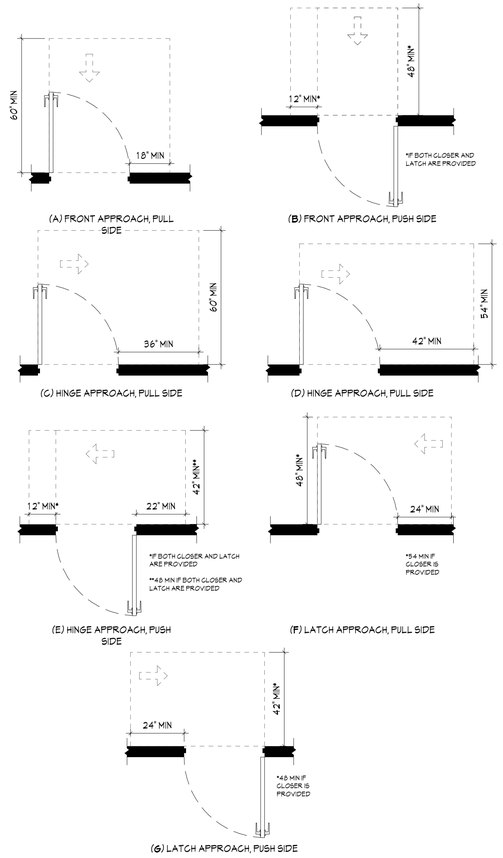
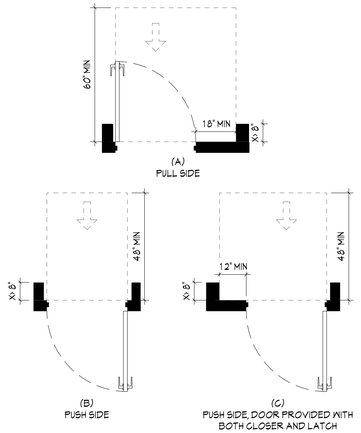


ANSI Fig. 404.2.3.2 - MANUVERING CLEARANCE AT MANUAL SWINGING DOORS

4 A.003.b

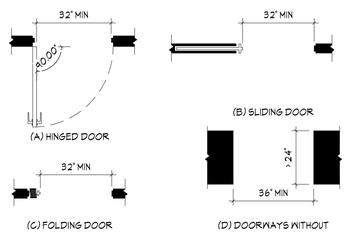
3/8" = 1'-0"



ANSI Fig. 404.2.3.5 - MANEUVERING CLEARANCE AT RECESSED DOORS

7 A.003.b

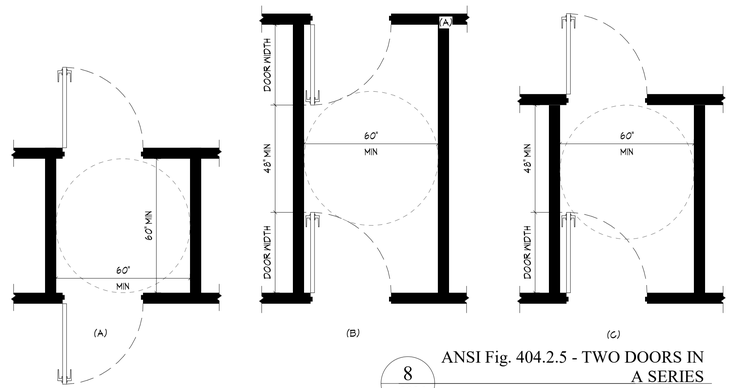
3/8" = 1'-0"



ANSI Fig. 404.2.2 - CLEAR WIDTH OF DOORWAYS

3 A.003.b

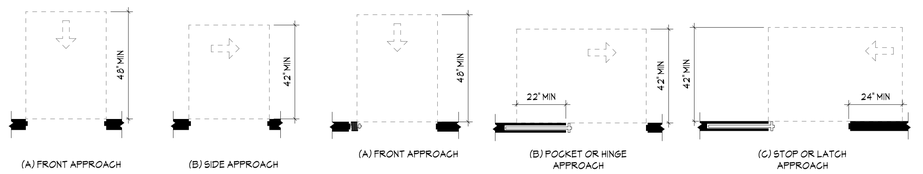
3/8" = 1'-0"



ANSI Fig. 404.2.5 - TWO DOORS IN A SERIES

8 A.003.b

3/8" = 1'-0"



ANSI Fig. 404.2.3.4 - MANUEVERING CLEARANCE AT DOORWAYS WITHOUT DOORS

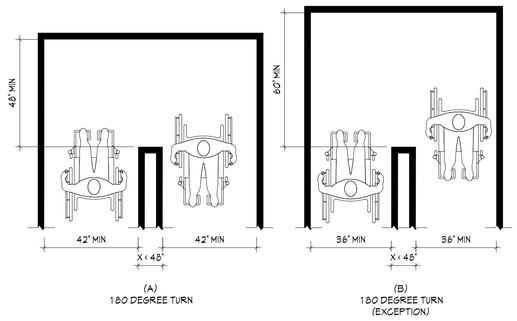
6 A.003.b

3/8" = 1'-0"

ANSI Fig. 404.2.3.3 - MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

5 A.003.b

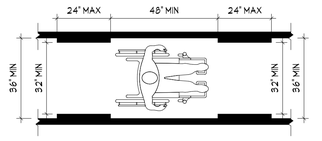
3/8" = 1'-0"



ANSI Fig. 403.5.1 - CLEAR WIDTH AT 180° TURN

2 A.003.b

3/8" = 1'-0"



ANSI Fig. 403.5 - CLEAR WIDTH OF AN ACCESSIBLE ROUTE

1 A.003.b

3/8" = 1'-0"

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EXPIRES: 12.31.2025

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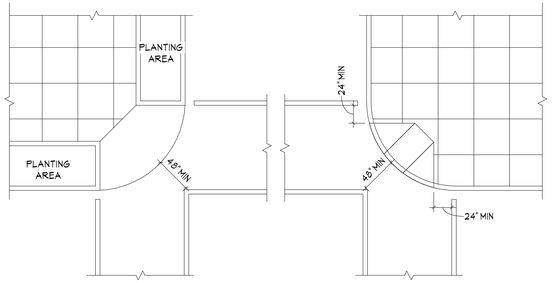
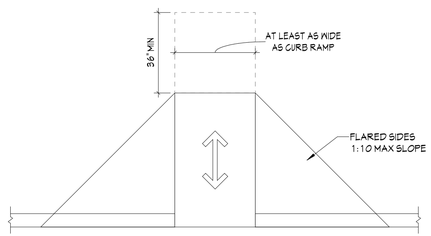
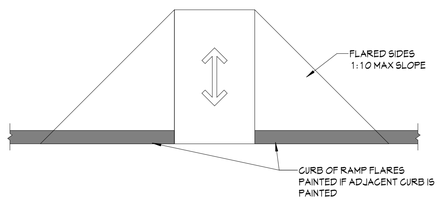


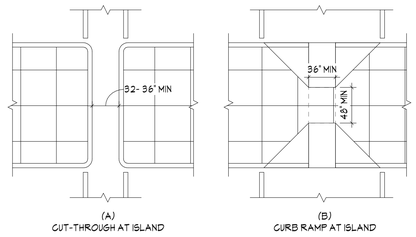
8 A.003.c ANSI Fig. 406.10 - DIAGONAL CURB RAMPS
1/8" = 1'-0"



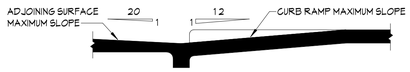
7 A.003.c ANSI Fig. 406.7 - LANDINGS
3/8" = 1'-0"



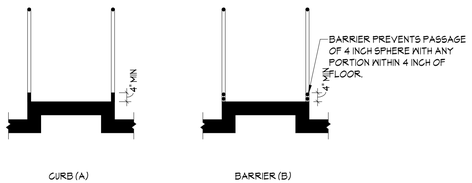
6 A.003.c ANSI Fig. 406.3 - SIDES OF CURB RAMPS
3/8" = 1'-0"



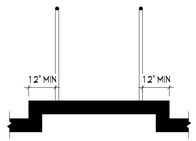
9 A.003.c ANSI Fig. 406.11 - ISLANDS
1/8" = 1'-0"



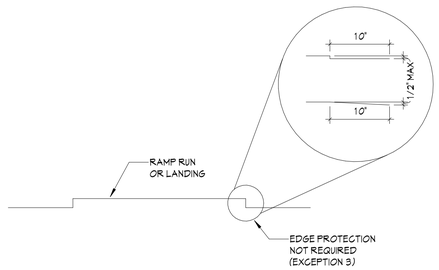
5 A.003.c ANSI Fig. 406.2 - COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS
3/8" = 1'-0"



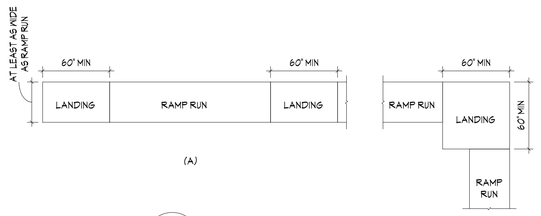
4 A.003.c ANSI Fig. 405.9.2 - RAMP EDGE PROTECTION
3/8" = 1'-0"



3 A.003.c ANSI Fig. 405.9.1 - EXTENDED FLOOR SURFACE
3/8" = 1'-0"



2 A.003.c ANSI Fig. 405.9 - EDGE PROTECTION - LIMITED DROP OFF
1" = 1'-0"



1 A.003.c ANSI Fig. 405.7 - RAMP LANDINGS
3/16" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

CURB RAMPS

A.003.c

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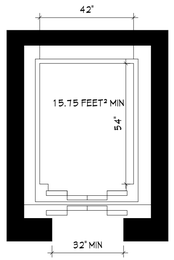
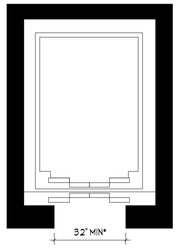
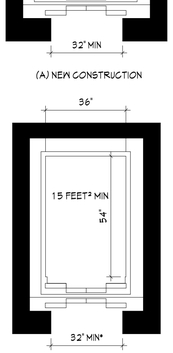


(A) NEW CONSTRUCTION



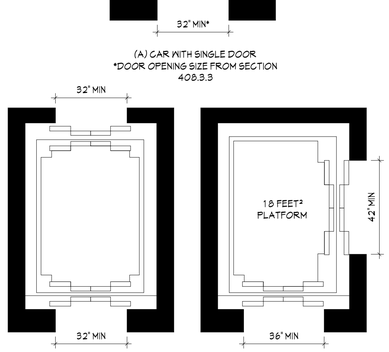
(A) CAR WITH SINGLE DOOR
*DOOR OPENING SIZE FROM SECTION 408.3.3



(B) EXISTING BUILDING EXCEPTION

*DOOR OPENING SIZE FROM SECTION 408.3.3

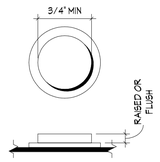
9 A.003.d — ANSI Fig. 408.4.1 - INSIDE DIMENSIONS OF LIMITED USE/ LIMITED APPLICATION (LULA) ELEVATOR CARS — 3/8" = 1'-0"



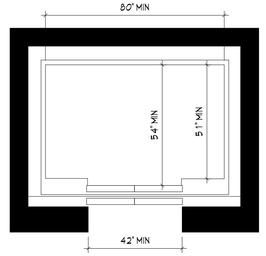
(B) DOORS ON OPPOSITE SIDES

(C) DOORS ON ADJACENT SIDES

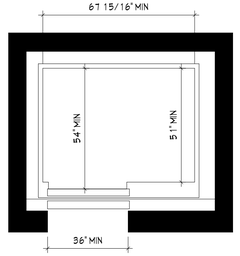
8 A.003.d — ANSI Fig. 408.3.3 - DOOR LOCATION FOR LIMITED USE/LIMITED APPLICATION (LULA) ELEVATORS — 3/8" = 1'-0"



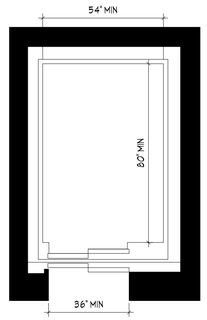
7 A.003.d — ANSI Fig. 407.4.6.2 - ELEVATOR CAR CONTROL BUTTONS — 12" = 1'-0"



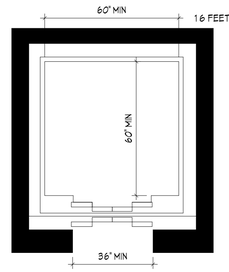
(A) CENTERED DOOR LOCATION



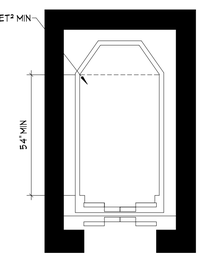
(B) SIDE (OFF-CENTERED) DOOR LOCATION



(C) ANY DOOR LOCATION

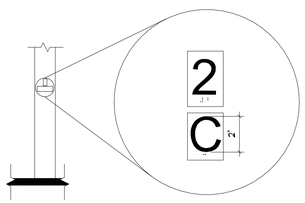


(D) ANY DOOR LOCATION

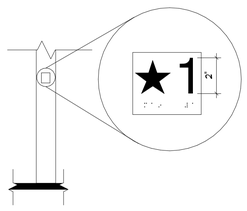


(E) EXISTING CAR CONFIGURATIONS

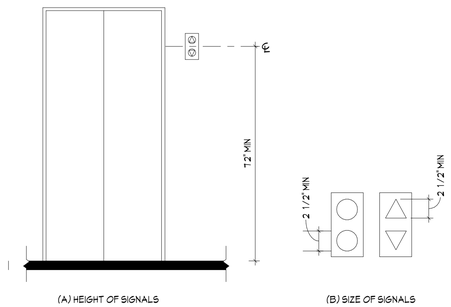
6 A.003.d — ANSI Fig. 407.4.1 - INSIDE OF ELEVATOR CARS — 3/8" = 1'-0"



5 A.003.d — ANSI Fig. 407.2.3.2 - DESTINATION-ORIENTED ELEVATOR CAR IDENTIFICATION — 3" = 1'-0"



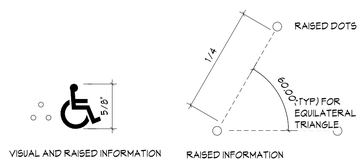
4 A.003.d — ANSI Fig. 407.2.3.1 - FLOOR DESIGNATION — 3" = 1'-0"



(A) HEIGHT OF SIGNALS

(B) SIZE OF SIGNALS

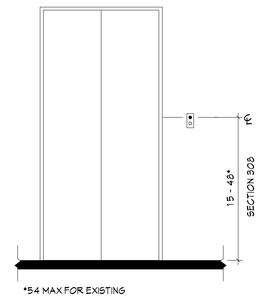
3 A.003.d — ANSI Fig. 407.2.2.2 - ELEVATOR VISIBLE SIGNALS — 1/2" = 1'-0"



VISUAL AND RAISED INFORMATION

RAISED INFORMATION

2 A.003.d — ANSI Fig. 407.2.1.7 - DESTINATION-ORIENTED ELEVATOR INDICATION — 12" = 1'-0"



*54 MAX FOR EXISTING

1 A.003.d — ANSI Fig. 407.2.1.1 - HEIGHT OF ELEVATOR CALL BUTTONS — 1/2" = 1'-0"

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#	Description	Date

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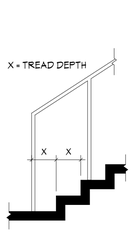
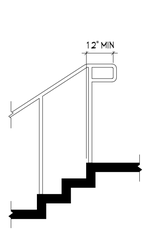


ANSI Fig. 505.10.3 - BOTTOM HANDRAIL EXTENSIONS AT STAIRS

8 A.003.e

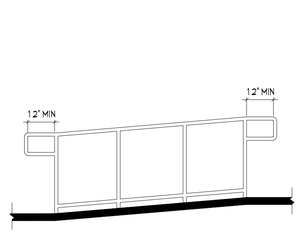
3/8" = 1'-0"



ANSI Fig. 505.10.2 - TOP HANDRAIL EXTENSIONS AT STAIRS

7 A.003.e

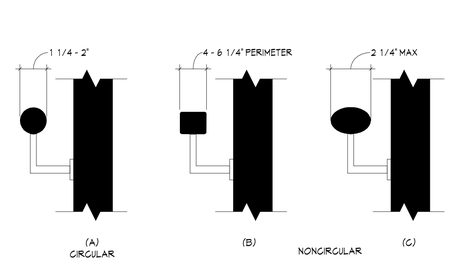
3/8" = 1'-0"



ANSI Fig. 505.10.1 - TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

6 A.003.e

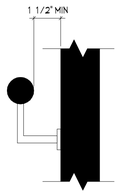
3/8" = 1'-0"



ANSI Fig. 505.7 - HANDRAIL CROSS SECTION

5 A.003.e

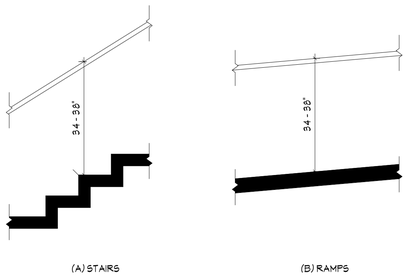
3" = 1'-0"



ANSI Fig. 505.5 - HANDRAIL CLEARANCE

4 A.003.e

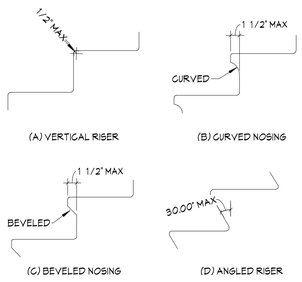
3" = 1'-0"



ANSI Fig. 505.4 - HANDRAIL HEIGHT

3 A.003.e

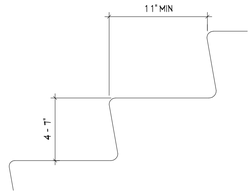
1/2" = 1'-0"



ANSI Fig. 504.5 - STAIR NOSING

2 A.003.e

1" = 1'-0"



ANSI Fig. 504.2 - TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS

1 A.003.e

1 1/2" = 1'-0"

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LICENSE # 6480
EXPIRES: 12.31.2025

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STAIR ACCESSIBILITY

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5 A.003.f — ANSI Fig. 604.4 - WATER CLOSET SEAT HEIGHT
3/8" = 1'-0"

4 A.003.f — ANSI Fig. 604.3 - SIZE OF CLEARANCE FOR WATER CLOSET
3/8" = 1'-0"

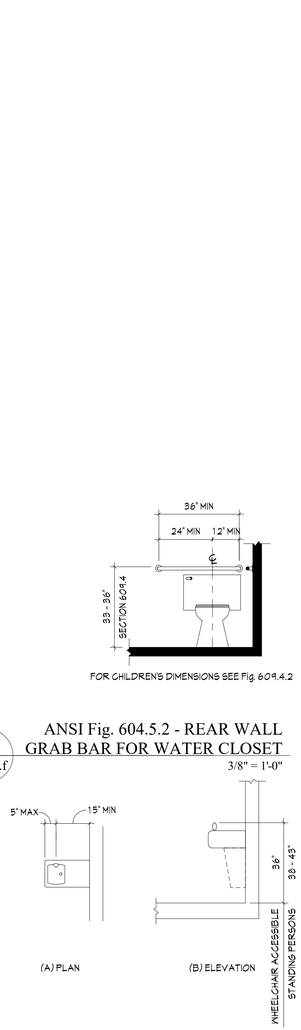
3 A.003.f — ANSI Fig. 604.2 - WATER CLOSET LOCATION
3/8" = 1'-0"

9 A.003.f — ANSI Fig. 606.3 - HEIGHT OF LAVATORIES AND SINKS
3/8" = 1'-0"

8 A.003.f — ANSI Fig. 604.7 - DISPENSER OUTLET LOCATION
3/8" = 1'-0"

7 A.003.f — ANSI Fig. 604.5.2 - REAR WALL GRAB BAR FOR WATER CLOSET
3/8" = 1'-0"

6 A.003.f — ANSI Fig. 604.5.1 - SIDE WALL GRAB BAR FOR WATER CLOSET
3/8" = 1'-0"



2 A.003.f — ANSI Fig. 602.5 - DRINKING FOUNTAIN SPOUT LOCATION
3/8" = 1'-0"

1 A.003.f — ANSI Fig. 602.2 - PARALLEL APPROACH AT DRINKING FOUNTAINS PRIMARILY FOR CHILDREN'S USE (EXCP. 2)
1/2" = 1'-0"

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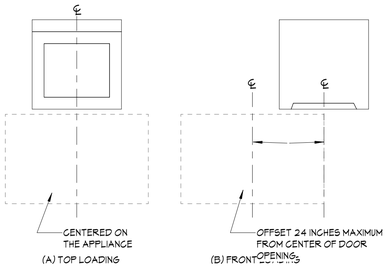
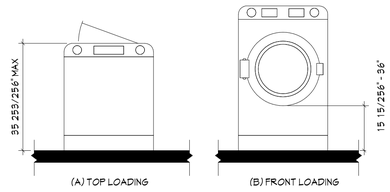
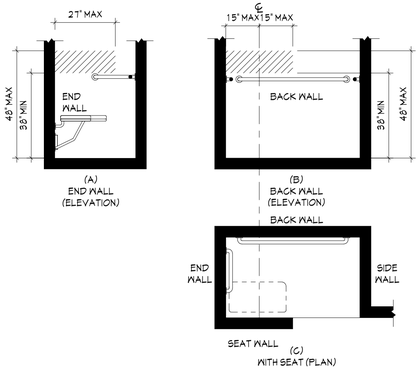


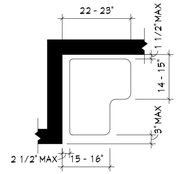
20 A.003.g — ANSI Fig. 611.2 - CLEAR FLOOR SPACE — 1/2" = 1'-0"



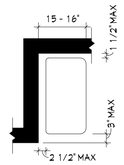
19 A.003.g — ANSI Fig. 611.4 - HEIGHT OF LAUNDRY EQUIPMENT — 1/2" = 1'-0"



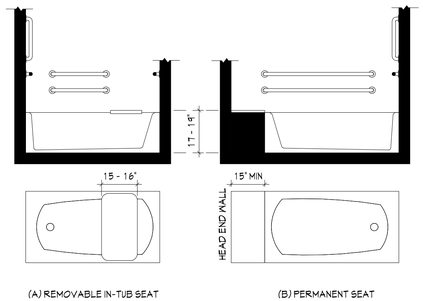
13 A.003.g — ANSI Fig. 608.4.3 - ALTERNATE ROLL-IN-TYPE SHOWER CONTROL AND HANDSHOWER LOCATION — 3/8" = 1'-0"



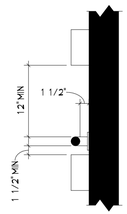
18 A.003.g — ANSI Fig. 610.3.2 - L-SHAPED SHOWER COMPARTMENT SEAT — 1/2" = 1'-0"



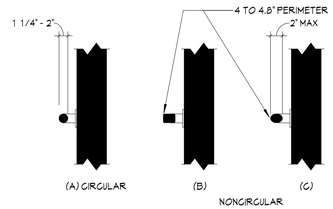
17 A.003.g — ANSI Fig. 610.3.1 - RECTANGULAR SHOWER COMPARTMENT SEAT — 1/2" = 1'-0"



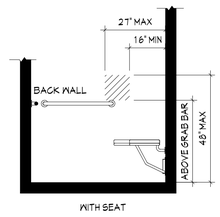
16 A.003.g — ANSI Fig. 610.2 - BATHTUB SEATS — 3/8" = 1'-0"



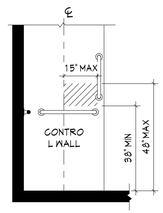
15 A.003.g — ANSI Fig. 609.3 - SPACING OF GRAB BARS — 1" = 1'-0"



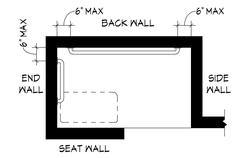
14 A.003.g — ANSI Fig. 609.2 - SIZE OF GRAB BARS — 1" = 1'-0"



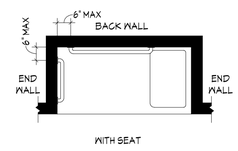
12 A.003.g — ANSI Fig. 608.4.2 - STANDARD ROLL-IN-TYPE SHOWER CONTROL AND HANDSHOWER LOCATION — 3/8" = 1'-0"



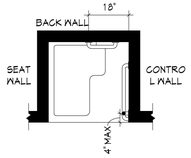
11 A.003.g — ANSI Fig. 608.4.1 - TRANSFER-TYPE SHOWER CONTROLS AND HANDSHOWER LOCATION — 3/8" = 1'-0"



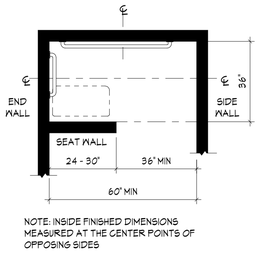
10 A.003.g — ANSI Fig. 608.3.3 - GRAB BARS IN ALTERNATE ROLL-IN-TYPE SHOWERS — 3/8" = 1'-0"



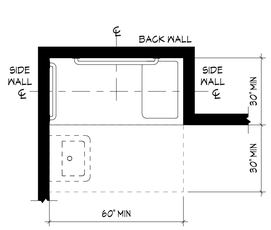
9 A.003.g — ANSI Fig. 608.3.2 - GRAB BARS IN STANDARD ROLL-IN-TYPE SHOWERS — 3/8" = 1'-0"



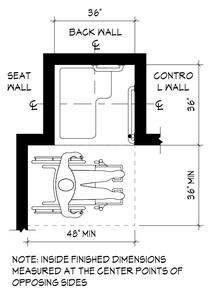
8 A.003.g — ANSI Fig. 608.3.1 - GRAB BARS IN TRANSFER-TYPE SHOWERS — 3/8" = 1'-0"



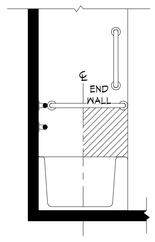
7 A.003.g — ANSI Fig. 608.2.3 - ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE — 3/8" = 1'-0"



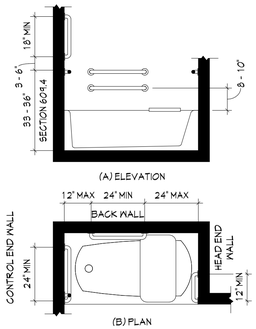
6 A.003.g — ANSI Fig. 608.2.2 - STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE — 3/8" = 1'-0"



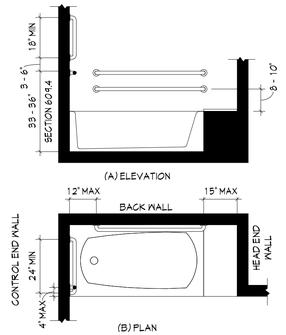
5 A.003.g — ANSI Fig. 608.2.1 - TRANSFER-TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE — 3/8" = 1'-0"



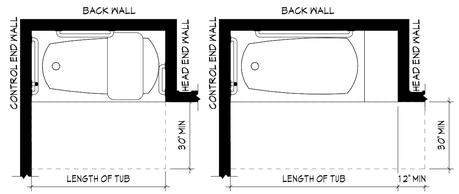
4 A.003.g — ANSI Fig. 607.5 - LOCATION OF BATHTUB CONTROLS — 1/2" = 1'-0"



3 A.003.g — ANSI Fig. 607.4.2 - GRAB BARS FOR BATHTUBS WITHOUT PERMANENT SEATS — 3/8" = 1'-0"



2 A.003.g — ANSI Fig. 607.4.1 - GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS — 3/8" = 1'-0"



1 A.003.g — ANSI Fig. 607.2 - CLEARANCE FOR BATHTUBS — 3/8" = 1'-0"

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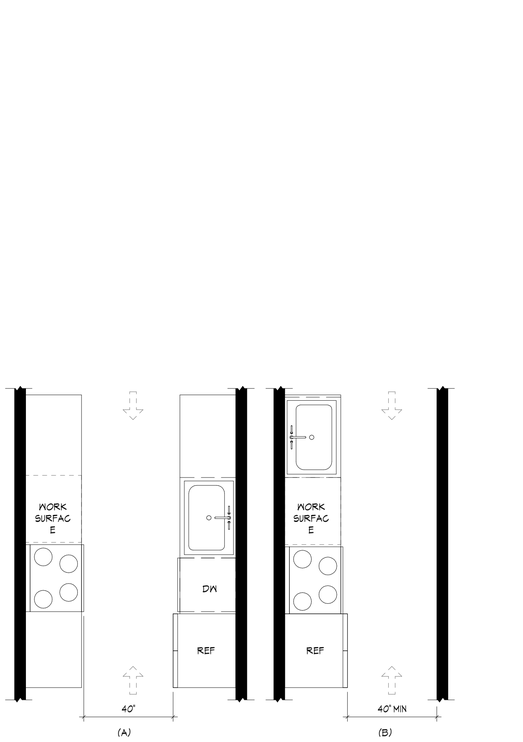
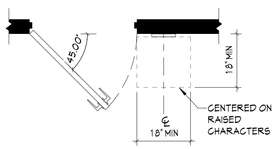
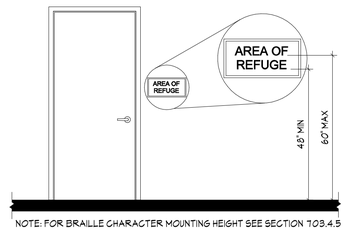


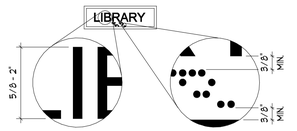
4 A.003.h — ANSI Fig. 804.2.1 - PASS-THROUGH KITCHEN
3/8" = 1'-0"



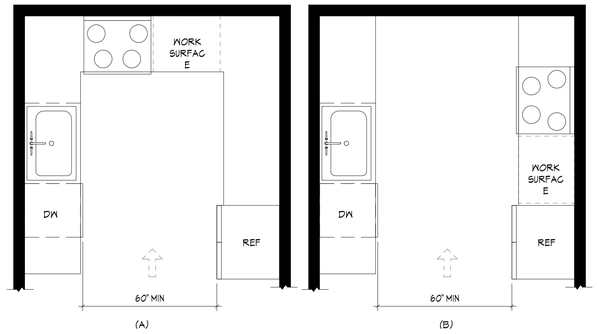
3 A.003.h — ANSI Fig. 703.3.11 - LOCATION OF SIGNS AT DOORS
1/2" = 1'-0"



2 A.003.h — ANSI Fig. 703.3.10 - HEIGHT OF RAISED CHARACTERS ABOVE FLOOR
3/8" = 1'-0"



1 A.003.h — ANSI Fig. 703.3.5 - CHARACTER HEIGHT
6" = 1'-0"



5 A.003.h — ANSI Fig. 804.2.2 - U-SHAPED KITCHEN CLEARANCE
3/8" = 1'-0"

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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ANSI Fig. 1003.12.1.2 - U-SHAPED KITCHEN CLEARANCE IN TYPE A UNITS

5 A.004.a

3/8" = 1'-0"

ANSI Fig. 1003.12.1.1 - MINIMUM KITCHEN CLEARANCE IN TYPE A UNITS

4 A.004.a

3/8" = 1'-0"

NOTE: LAVATORY PERMITTED PER SECTION 608.2.2

ANSI Fig. 1003.11.2.5.2 - STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT IN TYPE A UNITS

3 A.004.a

3/8" = 1'-0"

ANSI Fig. 1003.11.2.5.1 - CLEARANCE FOR BATHRUBS IN TYPE A UNITS

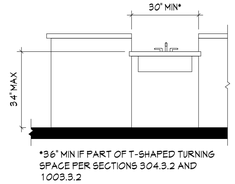
2 A.004.a

3/8" = 1'-0"

ANSI Fig. 1003.11.2.4 - WATER CLOSETS IN TYPE A UNITS

1 A.004.a

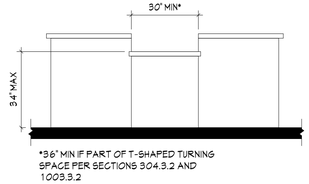
3/8" = 1'-0"



ANSI Fig. 1003.12.4 - KITCHEN SINK FOR TYPE A UNITS

7 A.004.a

3/8" = 1'-0"



ANSI Fig. 1003.12.3 - WORK SURFACE IN KITCHEN FOR TYPE A UNITS

6 A.004.a

3/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

TYPE A UNIT ACCESSIBILITY

A.004.a

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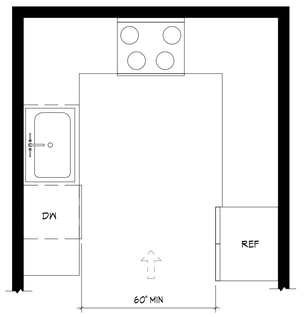
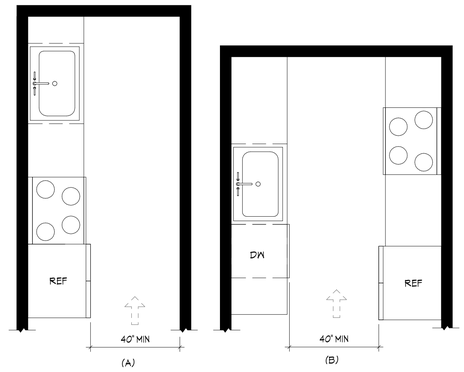


ANSI Fig. 1004.12.1.2 - U-SHAPED KITCHEN CLEARANCE IN TYPE B UNITS

10 A.004.b

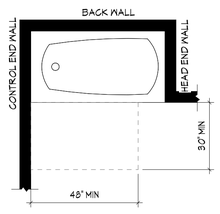
3/8" = 1'-0"



ANSI Fig. 1004.12.1.1 - MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS

9 A.004.b

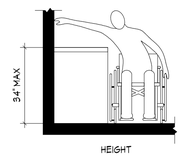
3/8" = 1'-0"



ANSI Fig. 1004.11.3.2.3.1 - BATHROOM CLEARANCE IN TYPE B UNITS - OPTION B BATHROOMS

8 A.004.b

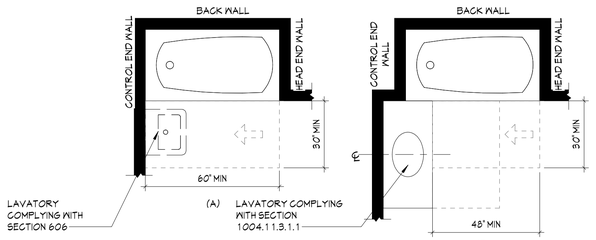
3/8" = 1'-0"



ANSI Fig. 1004.11.3.2.1 - LAVATORY IN TYPE B UNITS - OPTION B BATHROOMS

7 A.004.b

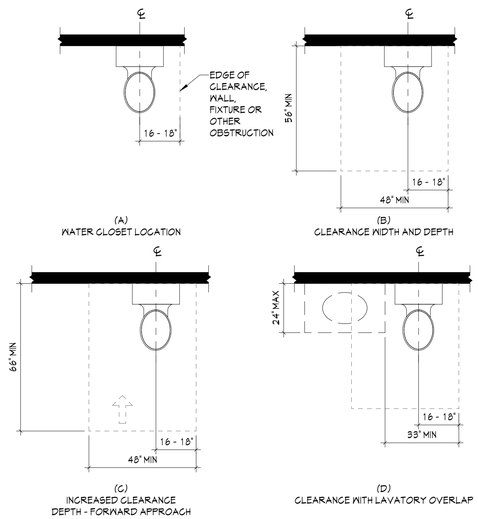
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.3.1 - PARALLEL APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOMS

4 A.004.b

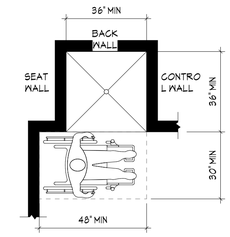
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.2 - CLEARANCE AT WATER CLOSETS IN TYPE B UNITS

3 A.004.b

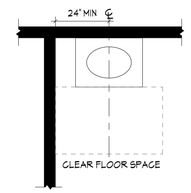
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.3.3 - TRANSFER-TYPE SHOWER COMPARTMENT IN TYPE B UNITS

6 A.004.b

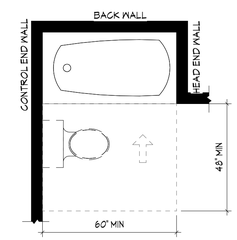
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.1 - LAVATORY IN TYPE B UNITS - OPTION A BATHROOMS

2 A.004.b

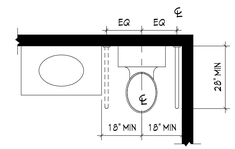
3/8" = 1'-0"



ANSI Fig. 1004.11.3.1.3.2 - FORWARD APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOMS

5 A.004.b

3/8" = 1'-0"



ANSI Fig. 1004.11.1.1 - SWING-UP GRAB BAR FOR WATER CLOSET

1 A.004.b

3/8" = 1'-0"

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DEMOLITION NOTES

1. THESE DRAWINGS AS PART OF THE DOCUMENTS SHALL BE VIEWED AND CONSIDERED AS A GENERAL GUIDELINE. ALL DRAWING INFORMATION PROVIDED IS BASED UPON FIELD DIMENSIONAL INFORMATION PROVIDED BY OTHERS - OWNERS INFORMATION AND PRELIMINARY DESIGN DOCUMENTS. THEREFORE SINCE SUCH PREPARED DRAWINGS ARE BASED UPON REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS INCLUDING FINISHES ETC. IN THE EVENT DIMENSIONAL VARIATIONS, OBSCURED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN, OR FINISH VARIATIONS ARE DISCOVERED - SUBSTANTIAL VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECTS OFFICE. HOWEVER, MINOR FRACTIONAL VARIATIONS SHALL BE RECORDED AS A MATTER OF COURSE AND DISPATCHED IN AN ORDERLY FASHION BY THE OWNER'S REPRESENTATIVE AND OTHER FIELD PERSONNEL.

2. THE DEMOLITION DRAWINGS ARE TO PROVIDE GENERAL DEMOLITION GUIDELINES ONLY AND MAY NOT BE INCLUSIVE OF ALL ITEMS, MATERIALS, SYSTEMS, ETC., REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE SCHEDULED NEW CONSTRUCTION. IN THE EVENT THAT SYSTEMS/ITEMS DISCOVERED DURING DEMOLITION REQUIRE REMOVAL FOR IMPLEMENTATION OF THE NEW WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE SUCH REMOVAL, AND COORDINATE PROPOSED NEW CONSTRUCTION WITH SAID REMOVAL.

3. GENERAL SCOPE OF DEMOLITION WORK SHALL INCLUDE REMOVAL OF ALL EXISTING CONSTRUCTION, FINISHES, MECHANICAL/ELECTRICAL/PLUMBING SYSTEMS AND FIRE PROTECTION SYSTEMS ETC., AS REQUIRED FOR IMPLEMENTATION OF NEW PLAN AND FINISHES.

4. THE CONTRACTOR SHALL ENSURE THE TOTAL SAFETY, HEALTH, AND WELFARE OF ALL INDIVIDUALS WITHIN THE BUILDING PORTIONS IN WHICH DEMOLITION AND SUBSEQUENT RECONSTRUCTION IS SCHEDULED TO OCCUR. PROVIDE ALL NECESSARY BARRICADES, PROTECTIVE SCREEN SHORING, ETC. AS NECESSARY.

5. ALL DEBRIS, EXISTING OR RESULTING FROM SCHEDULED CONSTRUCTION DURING THE COURSE OF THE WORK, SHALL BE REMOVED FROM THE PROJECT AREA ON A DAILY BASIS. ALL SPACES INCLUDING STAIRS AND CORRIDORS SHALL BE MAINTAINED AND LEFT IN A BROOM CLEAN CONDITION DAILY.

6. ALL FIXTURES AND EQUIPMENT REMOVED AS SCHEDULED, SHALL BE CONSIGNED TO THE GENERAL CONTRACTOR FOR REUSE AS SALVAGED MATERIALS OR DISPOSAL AS REQUIRED. ALL INTERIOR DOORS, LIGHT FIXTURES, BUILT-IN-CABINETRY AND ANY ITEMS WHICH MAY BE DESIGNATED AS SALVAGEABLE DURING THE CONSTRUCTION PERIOD, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CATALOGUE AND PROVIDE STORAGE AND PROTECTION FOR ALL SUCH MATERIALS INTENDED FOR REUSE.

7. ALL EXISTING ELECTRICAL, PLUMBING, FIRE PROTECTION AND HEATING SYSTEMS SHALL BE REMOVED, CAPPED, OR SEALED AS REQUIRED FOR THE CONTRACTOR TO IMPLEMENT THE NEWLY SCHEDULED WORK - SEE ELECTRICAL, HVAC, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

8. IN THE EVENT THAT UNCOVERED CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR OR ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM. PRIOR TO PROCEEDING WITH ANY BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA, THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.

9. ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERSECTED BY OTHER WALLS, ETC. SHALL BE REPAIRED. REMOVE OLD MATERIALS TO A POINT WHERE NEW FINISH MATERIAL CAN BE EFFECTIVELY APPLIED TO A SOUND FIRM BASE. ALL OTHER CRACKED AND DAMAGED WALL AREAS SHALL BE REPAIRED SIMILARLY PRIOR TO THE APPLICATION OF FINAL WALL FINISHES. CONSIDER SPECIFICALLY REMOVAL OF ANY DRYWALL TO FRAME PRIOR TO PROCEEDING WITH FINAL FINISHES.

10. ALL FLOOR AREAS UPON WHICH PREVIOUS WALLS WERE LOCATED SHALL BE REPAIRED BY THE REMOVAL OF LOOSE DEBRIS (FOLLOWING PARTITION REMOVAL), AND RESURFACED TO CAUSE THE NEW FINISH FLOOR LEVEL TO BE A SMOOTH TRANSITION BETWEEN MAINTAINED FLOOR AREAS AND REPAIRED POINTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND STRUCTURES BOTH VISIBLE AND OBSCURED BY OTHER ASSEMBLIES, SUCH AS PAVEMENT, PLANTINGS, EARTHEN STRUCTURES, BUILDING, ETC., AND SHALL BE FINANCIALLY RESPONSIBLE FOR ANY AND ALL PREPARATION REQUIREMENTS WHICH MAY RESULT FROM DAMAGE DURING THE CONSTRUCTION OF THE WORK SCHEDULED BY THE DEVELOPMENT PLANS.

12. ALL DEMOLITION SCHEDULED BY THESE DOCUMENTS, OR AS MAY OTHERWISE BE REQUIRED BY PREVIOUSLY UNFORESEEN CONDITIONS, SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH ALL TRADESMAN, AND WITH FINAL DRAWINGS OR MODIFICATIONS THERETO, TO DETERMINE THE TRUE AND FINAL EXTENT OF THE REQUIRED WORK.

13. ALL EXISTING MEANS OF EGRESS AND ALL FIRE PROTECTION FEATURES ARE TO BE MAINTAINED DURING ALL PHASES OF WORK.

14. ANY DEMOLITION THAT INVOLVES REFRIGERANT OR OTHER HAZARDOUS MATERIALS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OVER THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS. REMOVE, STORE AND DISPOSE OF REFRIGERANT ACCORDING TO 40 CFR 82 AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING ALL EPA REGULATIONS AND PROCEDURES.

15. REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITON OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH THE OWNER AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.

SEE BUILDING SITE PLANS, FLOOR PLANS, SECTIONS AND DETAILS, EXTERIOR ELEVATIONS, ROOF PLANS AND CEILING PLANS, FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

DEMOLITION SPECIAL FIXTURE AND EQUIPMENT GENERAL NOTE:

IT SHALL BE THE SPECIFIC INTENT OF THE CONTRACT FOR DEMOLITION TO INCLUDE REMOVAL OF ALL EXISTING FIXTURING (U.N.O.) AND EQUIPMENT FROM THE PROJECT SITE, AND FOR SUCH FIXTURING AND EQUIPMENT TO BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL CODIFIED REQUIREMENTS, INCLUDING SPECIAL ATTENTION TO ENVIRONMENTAL CONSIDERATIONS. OTHER INSTRUCTION FOR DISPOSAL, RECYCLING, OR CONSIGNMENT MAY BE MADE BY THE OWNER. ALL SPECIAL PERMITS WHICH MAY BE REQUIRED FOR ANY REMOVAL AND DISPOSAL OF ANY DEMOLITION COMPONENT DESCRIBED BY THESE GENERAL NOTES SHALL BE OBTAINED BY THE DEMOLITION CONTRACTOR. IN PARTICULAR ALL MATERIALS AND EQUIPMENT AS DESCRIBED BY EACH OF THE FOLLOWING CATEGORIES SHALL BE SUMMARILY REMOVED FROM THE PROJECT:

ALL FIXTURING AND EQUIPMENT, INCLUDING ALL CABINETS, SHELVING, APPLIANCES, ASSOCIATED MECHANICAL COMPONENTS, INCLUDING WIRING AND PLUMBING SHALL BE REMOVED AS OTHERWISE SPECIFIED. ALL PLUMBING FIXTURES, FITTINGS, EQUIPMENT INCLUDING BOILERS, WATER TANKS ETC, SHALL BE REMOVED FROM THE SITE. ALL PLUMBING SERVICES TO SUCH EQUIPMENT INCLUDING ORIGINAL WATER SUPPLY, WATER AND VENT LINES SHALL BE CAPPED WITHIN WALLS AND FLOORS. FLOOR, WALL AND CEILING SURFACES WITHIN THE AREA OF SUCH CAPPING SHALL BE ENCLOSED BY MEANS AS DETERMINED NECESSARY TO CREATE SMOOTH SURFACES AND TO MAINTAIN ANY ASSOCIATED RATINGS. ALL HVAC EQUIPMENT, FANS, MOTORS, DUCTWORK, RADIATORS, VENTS THROUGH WALLS AND FLOORS, AND OTHER ASSEMBLIES ASSOCIATED WITH HVAC SYSTEMS BOTH INSIDE OF THE BUILDING AND AT THE BUILDING EXTERIOR SHALL BE REMOVED FROM THE PROJECT SITE AS OTHERWISE DESCRIBED. ALL ASSOCIATED SUPPLY LINES, INCLUDING GAS LINES, PLUMBING LINES, ELECTRIC SERVICE LINES AND CONDUIT, AND CONDENSATE DISCHARGE LINES SHALL BE REMOVED TO A POINT WITHIN WALLS, FLOORS AND CEILINGS. FLOOR, WALL AND CEILING SURFACES WITHIN THE AREA OF SUCH CAPPING AND TERMINATION OF SERVICES SHALL BE ENCLOSED BY MEANS AS DETERMINED NECESSARY TO CREATE SMOOTH SURFACES. ALL ELECTRICAL EQUIPMENT INCLUDING LIGHT FIXTURES, EXPOSED JUNCTION BOXES, EXPOSED CONDUIT AND WIRING BOTH INSIDE OF THE BUILDING AND AT THE BUILDING EXTERIOR, ALL SWITCHES, ALL OUTLETS, AND ORIGINAL PANELS AND ASSOCIATED SERVICE LINES SHALL BE REMOVED FROM THE PROJECT SITE AS OTHERWISE SPECIFIED. SERVICE WIRING SHALL BE TERMINATED WITHIN WALLS, FLOORS AND CEILING AREAS ASSOCIATED WITH THE REMOVED EQUIPMENT. FLOOR, WALL, AND CEILING SURFACES WITHIN THE AREA OF SUCH TERMINATION SHALL BE ENCLOSED BY MEANS AS DETERMINED NECESSARY TO CREATE SMOOTH SURFACES PREPARED TO RECEIVE FINAL FINISHES.

ALL SERVICES, INCLUDING WATER, GAS, ELECTRIC, AND OTHER SERVICES AS MAY EXIST TO ALL EQUIPMENT IDENTIFIED OR OTHER EQUIPMENT AS MAY BE DETERMINED FOR REMOVAL, SHALL BE CAPPED OFF AND SEALED AS NECESSARY TO ENSURE THAT SERVICE TO THESE AREAS IS TERMINATED. THE DEMOLITION CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN ASSURANCE THAT SERVICE HAS BEEN TERMINATED CONSISTENT WITH ANY AND ALL REQUIREMENTS OF THE ASSOCIATED UTILITY COMPANY OR SERVICE PROVIDER.

THE DEMOLITION CONTRACTOR SHALL CREATE A MINIMUM OF DISRUPTION AND DAMAGE TO ADJACENT WALLS, FLOORS AND OTHER ASSEMBLIES ASSOCIATED IN ANY MANNER WITH THE REMOVAL OF ANY ITEM WITHIN ANY CATEGORY OF THE WORK DESCRIBED BY THE FOREGOING.

IN THE EVENT THAT DAMAGE HAS OCCURRED ACCIDENTALLY, OR AS OTHERWISE NECESSARY TO FACILITATE THE DESCRIBED REMOVAL, THEN THE DEMOLITION CONTRACTOR SHALL REVIEW THE DAMAGED AREAS WITH THE OWNER'S REPRESENTATIVE AND THE ARCHITECT'S FIELD REPRESENTATIVE TO DETERMINE WHETHER REPAIRS WILL BE NECESSARY AS A FUNCTION OF FINAL PROJECT PLANNING AND FINISHES. THE DEMOLITION CONTRACTOR WILL THEN COMPLETE NECESSARY REPAIRS TO RE-ESTABLISH WALLS, FLOORS AND CEILING PLANES TO THEIR ORIGINAL CONDITION, OR AS OTHERWISE INSTRUCTED TO ACCOMMODATE FINAL ASSEMBLIES AND FINISHES.

THE DEMOLITION CONTRACTOR SHALL ADVISE THE OWNER'S REPRESENTATIVE AND THE ARCHITECT'S REPRESENTATIVE OF ANY NEGATIVE IMPACT WHICH MAY BE ATTRIBUTED TO ANY OF THE SPECIFIED REMOVAL, INCLUDING THOSE IMPACTS WHICH MAY AFFECT STRUCTURE AND FINAL PROJECT PLANNING PRIOR TO INITIATING THE WORK.

THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH ALL OF THE DRAWINGS, THE PROJECT MANUAL, DOCUMENTS AND ALL NOTES ALL OF WHICH CONSTITUTE THE CONTRACT DOCUMENTS DEFINING THE ENTIRE PROJECT AS WELL AS THE EXISTING BUILDING. THIS DUE DILIGENCE SHALL BE COMPLETED AS NECESSARY TO UNDERSTAND THE PROPOSED SCOPE OF WORK AND THE FINAL PRODUCT, AND AS SUCH DEMOLITION OPERATIONS MAY AFFECT THE FINAL OUTCOME OF THE INTENDED PROJECT DESIGN DEFINED BY THE CONSTRUCTION DOCUMENTS IDENTIFIED HEREIN.

EXISTING CONDITIONS NOTES:

1. ALL EXISTING FIRE RATED ASSEMBLIES EITHER SCHEDULED OR REQUIRED TO REMAIN SHALL BE MAINTAINED. ALL NEW PENETRATIONS AS A RESULT OF NEW WORK SHALL BE PROTECTED WITH APPROVED FIRESTOPPING MATERIAL, WALL CONSTRUCTION INFILL OR DEVICES EQUAL TO OR GREATER THAN THAT OF THE RATING OF THE ASSEMBLY ITSELF.
2. ONCE EXPOSED, IF PORTIONS OF EXISTING RATED ASSEMBLIES ARE NON-COMPLIANT, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE PROVISIONS TO INSTALL MATERIALS TO RESTORE THE ASSEMBLY TO IT'S REQUIRED RATING.

FIRE PROTECTION DEMOLITION NOTES:

1. ALL EXISTING CEILING/WALL AREAS EFFECTED BY INSTALLATION OF NEW FIRE SUPPRESSION SYSTEMS SHALL BE REPAIRED. REMOVE OLD MATERIALS TO A POINT WHERE NEW FINISH MATERIAL CAN BE EFFECTIVELY APPLIED TO A SOUND FIRM BASE. ALL OTHER CRACKED AND DAMAGED WALL AREAS SHALL BE REPAIRED SIMILARLY PRIOR TO THE APPLICATION OF FINAL WALL FINISHES. CONSIDER SPECIFICALLY REMOVAL OF ANY DRYWALL TO FRAME PRIOR TO PROCEEDING WITH FINAL FINISHES.
2. ALL NEW THROUGH PENETRATIONS AT FIRE RATED ASSEMBLIES SHALL BE PROTECTED WITH APPROVED FIRESTOPPING MATERIAL

GENERAL NOTES:

1. REMOVE ALL WALL COVERING MATERIAL WITHIN LIMITS OF WORK
2. REMOVE ALL INTERIOR SIGNAGE
3. REMOVE ALL EXISTING AND ABANDONED FIRE HOSE CABINETS AND REMOVE PIPING TO LIMITS OF CONCEALMENT FOR NEW CONSTRUCTION AND FINISHES
4. SEE SPECIFICATION SECTION 'SELECTIVE DEMOLITION' FOR ADDITIONAL REQUIREMENTS
5. SEE SHEET A000 SCOPE OF WORK AND MEP DEMOLITION PLANS FOR WORK BEING REMOVED AND OR REPLACED IE: DUCTS, LIGHTS, SMOKE DETECTORS, SPRINKLER AND PIPING ETC.
6. SEE SPECIFICATION SECTION 'ASBESTOS ABATEMENT' FOR SPECIFIC REQUIREMENTS
7. SEE MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION PLANS
8. REMOVE ALL LIGHTING THRU-OUT

HAZARDOUS MATERIALS: LEAD IN PAINT AND VARNISH

IT IS PRESUMED THAT LEAD EXISTS IN PAINT AND VARNISH IN ALL BUILDINGS CONSTRUCTED PRIOR TO JANUARY 1, 1978, UNLESS TESTING PERFORMED IN COMPLIANCE WITH THE APPLICABLE LEAD REGULATIONS HAS BEEN PERFORMED TO CONFIRM OTHERWISE. THE OWNER OF THIS FACILITY/BUILDING HAS NOT PERFORMED ANY LEAD TESTING OF ANY PAINTED OR VARNISHED SURFACE IN THIS BUILDING PRIOR TO THE START OF THIS RENOVATION, NOR WILL THE OWNER PERFORM ANY LEAD TESTING DURING THIS RENOVATION. THE EPA'S LEAD ABATEMENT AND "RENOVATION, REPAIR AND PAINTING" REGULATIONS (40 CFR PART 745) AND HUD'S LEAD ABATEMENT AND "RENOVATION, REPAIR AND PAINTING" REGULATIONS (24 CFR PART 35) DO NOT APPLY TO THIS PROJECT, BECAUSE "HOUSING DESIGNATED FOR THE ELDERLY OR PERSONS WITH DISABILITIES (UNLESS ANY CHILD WHO IS LESS THAN 6 YEARS OF AGE RESIDES OR IS EXPECTED TO RESIDE IN SUCH HOUSING)" IS EXCLUDED FROM COMPLIANCE WITH THESE REGULATIONS. APPLICABLE LEAD REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO OSHA'S LEAD CONSTRUCTION INDUSTRY STANDARD (29 CFR 1926.62) AND THE EPA'S RCRA REGULATIONS REGARDING THE DISPOSAL OF BUILDING MATERIALS CONTAINING LEAD (40 CFR PART 745). ALL CONTRACTORS SHALL VERIFY PRIOR TO THE SUBMISSION OF BIDS IF THERE ARE ANY OTHER STATE OR LOCAL LEAD REGULATIONS THAT APPLY TO THIS PROJECT. ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LEAD REGULATIONS.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

DEMOLITION NOTES

D.001

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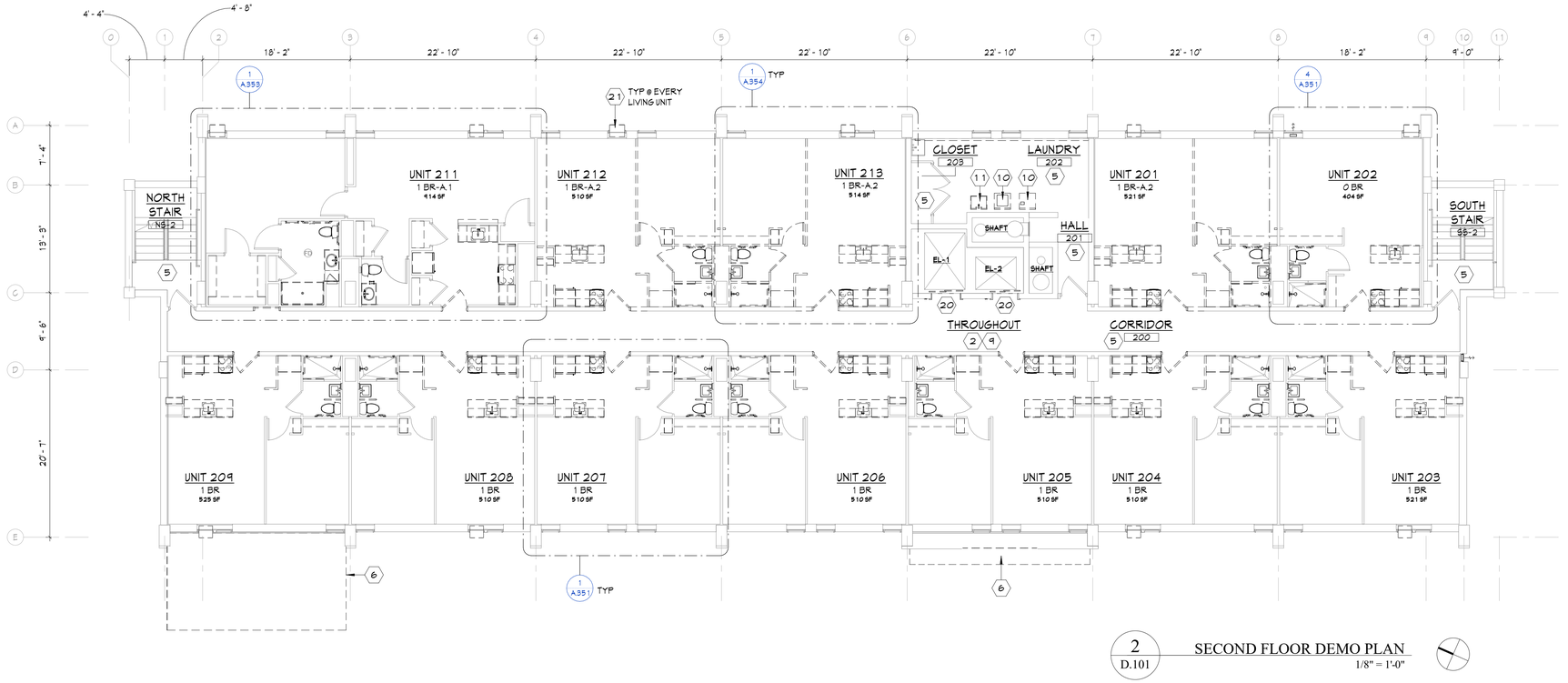
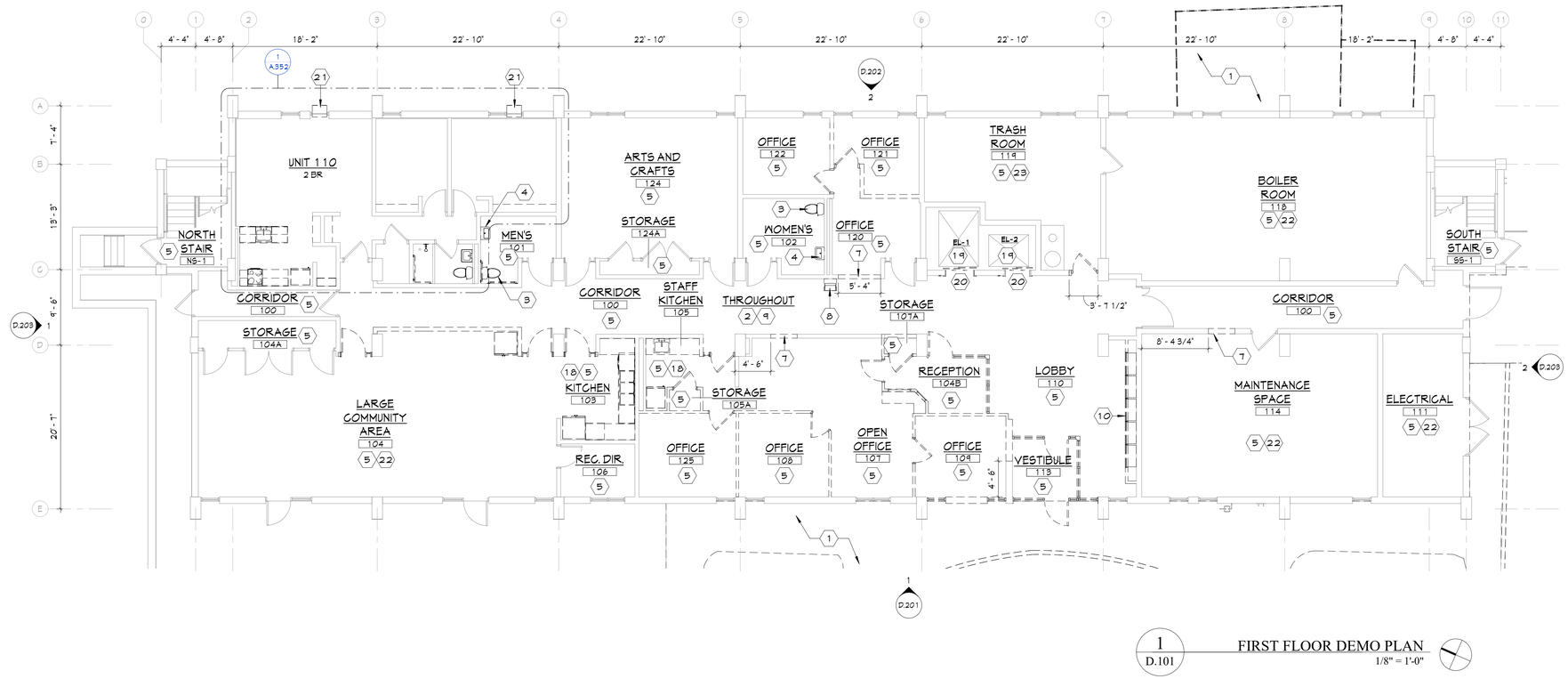


2 D.101 SECOND FLOOR DEMO PLAN
1/8" = 1'-0"



1 D.101 FIRST FLOOR DEMO PLAN
1/8" = 1'-0"

CODED NOTES - DEMO

1 REFER TO SITE PLANS FOR FULL SITE DEMOLITION SCOPE.
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3 REMOVE WATER CLOSET, GRAB BARS AND TOILET ACCESSORIES.
4 REMOVE SINK, MIRROR AND ACCESSORIES.
5 REMOVE FLOORING AND WALL BASE THROUGHOUT. PROVIDE COST FOR ASBESTOS ABATEMENT.
6 REMOVE AWNING. PATCH AND REPAIR BUILDING EXTERIOR IN PREPARATION FOR NEW AWNING.
7 CUT NEW OPENING IN EXISTING WALL TO FACILITATE INSTALLATION OF NEW DOOR - REFER TO DOOR SCHEDULE.
8 REMOVE EXISTING WATER FOUNTAIN AND PREP FOR NEW - REFER TO PLUMBING DRAWINGS.
9 REMOVE EXISTING DOOR HARDWARE AND PREPARE DOOR FOR NEW HARDWARE AND NEW PAINT. SEE UNIT PLANS FOR EXTENT OF DOOR MODIFICATIONS WITHIN THE UNITS.
10 REMOVE EQUIPMENT AS SHOWN DASHED. COORDINATE WITH OWNER FOR REMOVAL OF LEASED EQUIPMENT.
11 REMOVE UTILITY SINK. REFER TO PLUMBING DRAWINGS.
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17 EXISTING WALL MOUNTED LADDER TO REMAIN.
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20 REMOVE ELEVATOR DOOR AND ASSOCIATED ELEVATOR CALL BUTTONS AND DIRECTIONAL INDICATORS. PREPARE OPENING FOR NEW DOOR AND BUTTONS.
21 REMOVE WINDOW AIR CONDITIONER UNIT AND PREP FOR NEW WINDOW AC UNIT.
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STATE OF OHIO
GEORGE D. BERARDI
LICENSED
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIRST & SECOND FLOOR DEMO PLANS

D.101

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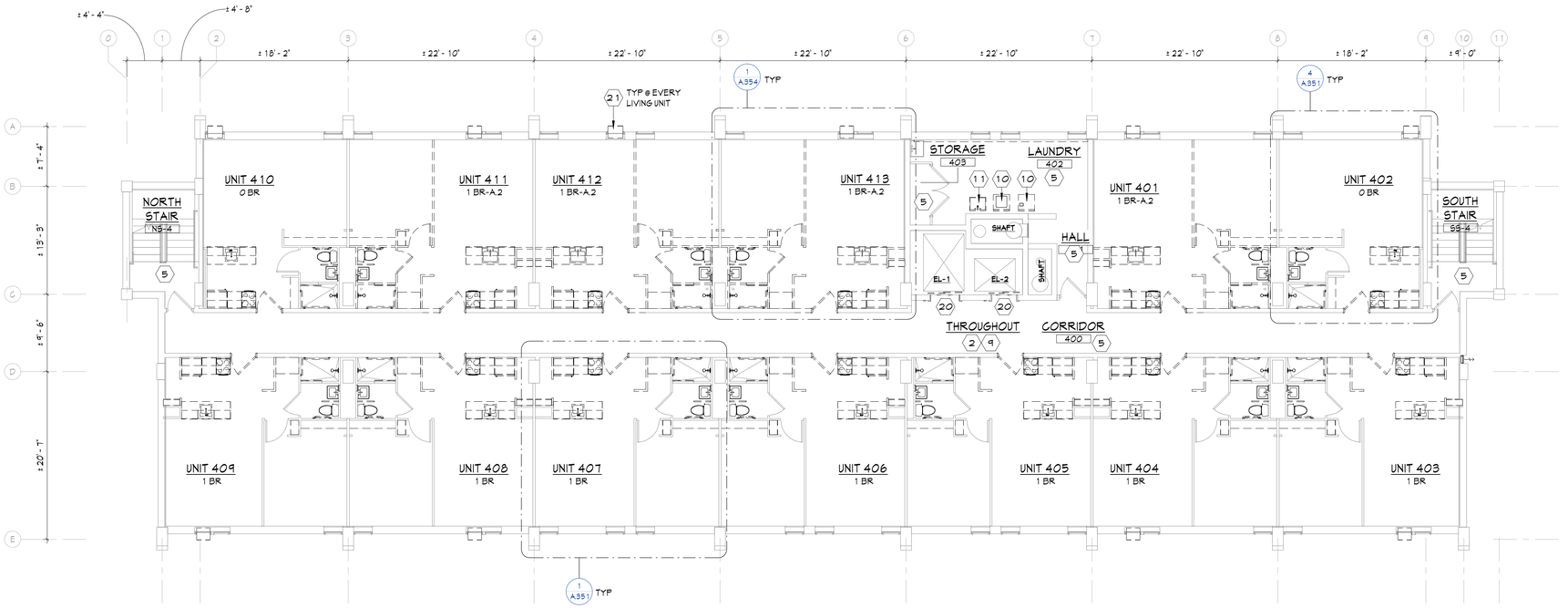
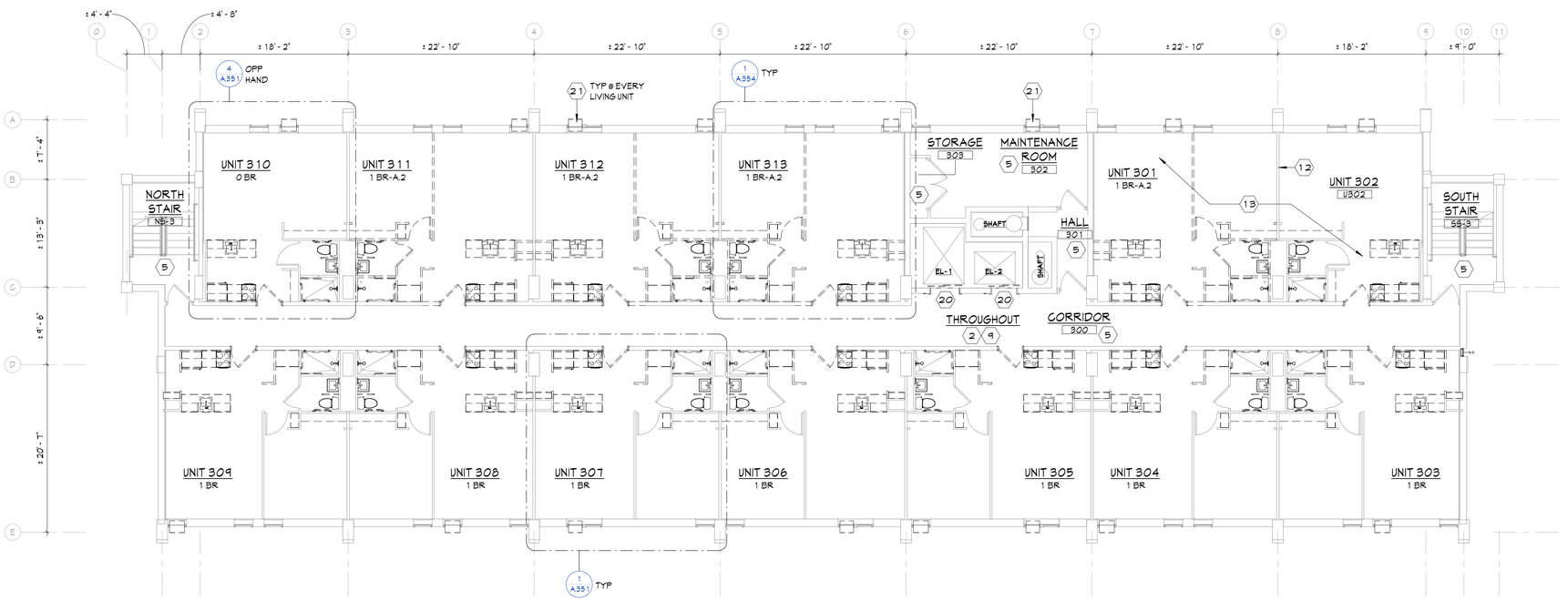


2 / D.102 FOURTH FLOOR DEMO PLAN

1/8" = 1'-0"



1 / D.102 THIRD FLOOR DEMO PLAN

1/8" = 1'-0"

CODED NOTES - DEMO

1 REFER TO SITE PLANS FOR FULL SITE DEMOLITION SCOPE.
2 REMOVE EXISTING DOORS, WALLS AND/OR STOREFRONT AS SHOWN DASHED. PREP FOR NEW WALLS AND/OR STOREFRONT AS SHOWN ON FLOOR PLANS.
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STATE OF OHIO
GEORGE D. BERARDI
LICENSED
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

THIRD & FOURTH FLOOR DEMO PLANS

D.102

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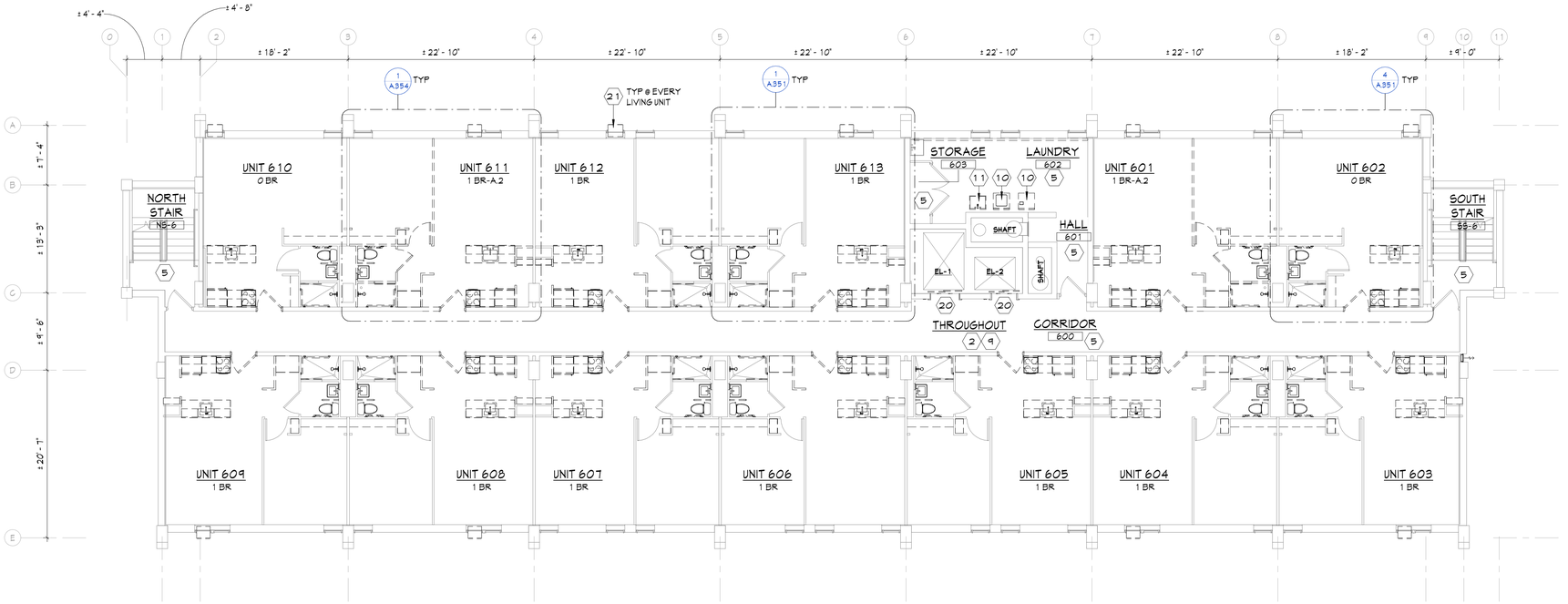
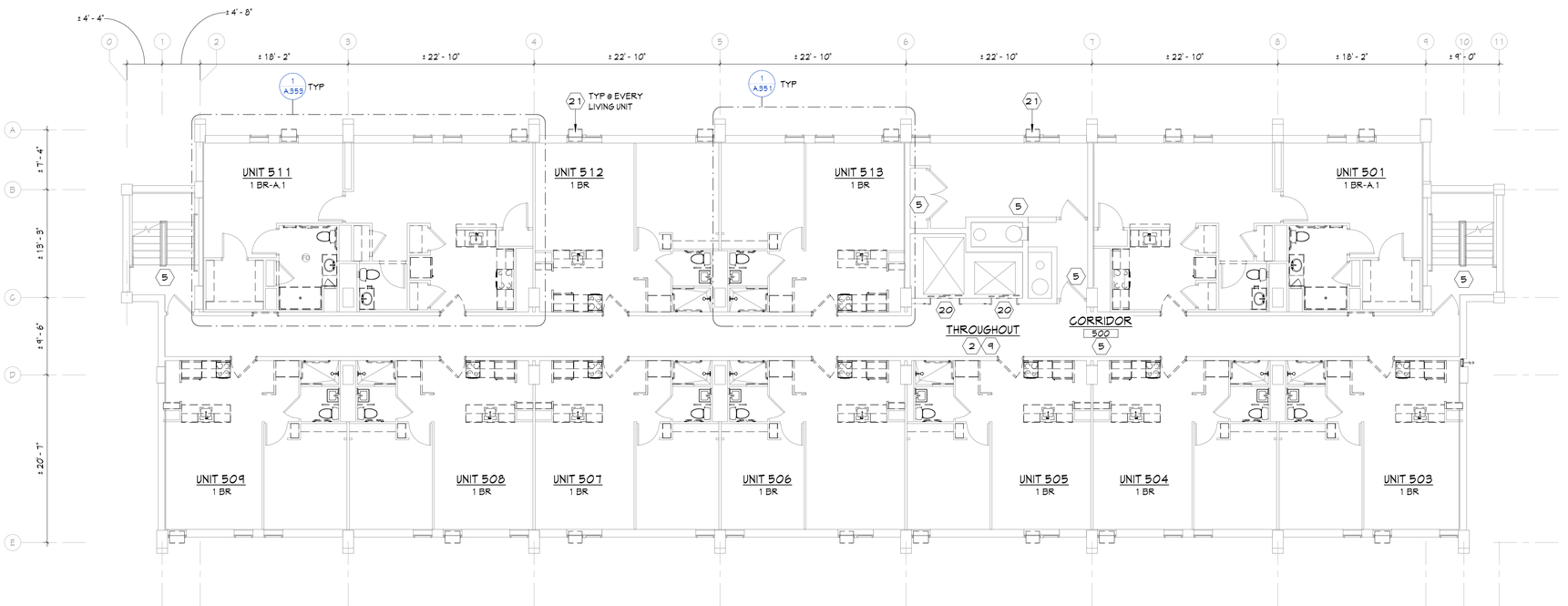


2 D.103 SIXTH FLOOR DEMO PLAN
1/8" = 1'-0"



1 D.103 FIFTH FLOOR DEMO PLAN
1/8" = 1'-0"

CODED NOTES - DEMO

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GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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FIFTH & SIXTH FLOOR DEMO PLANS

D.103

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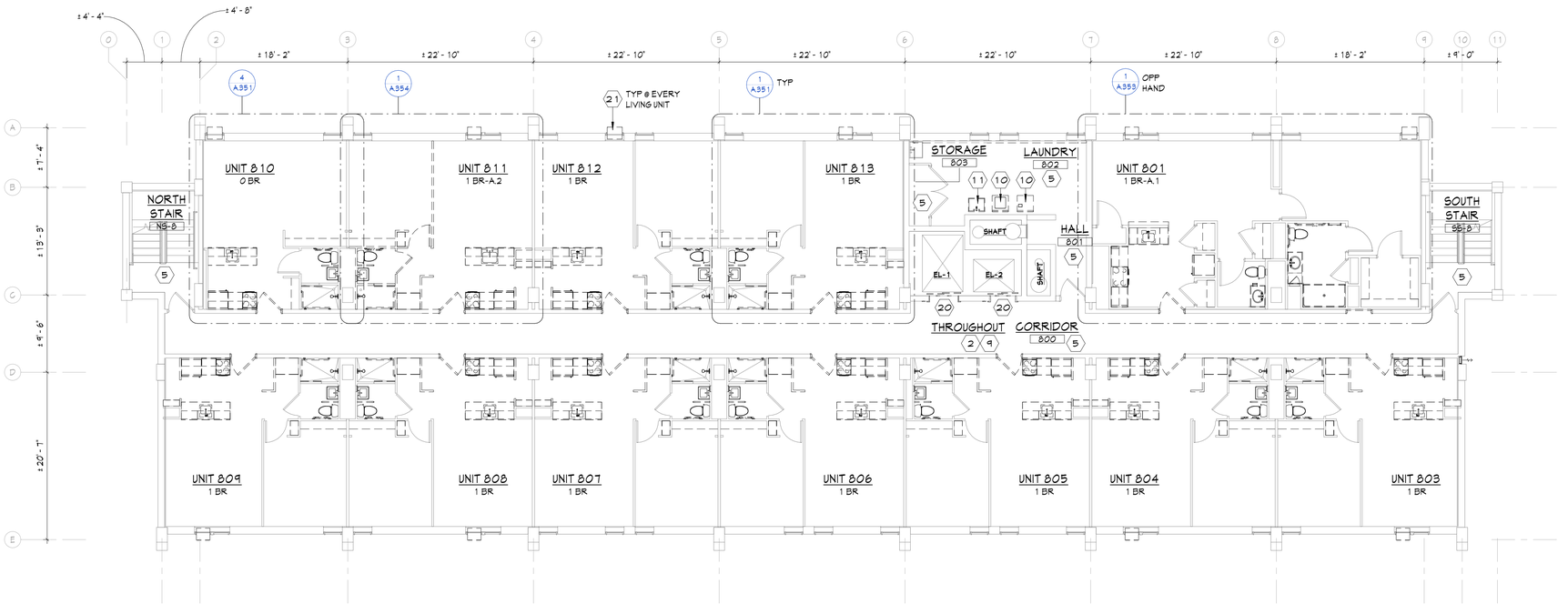
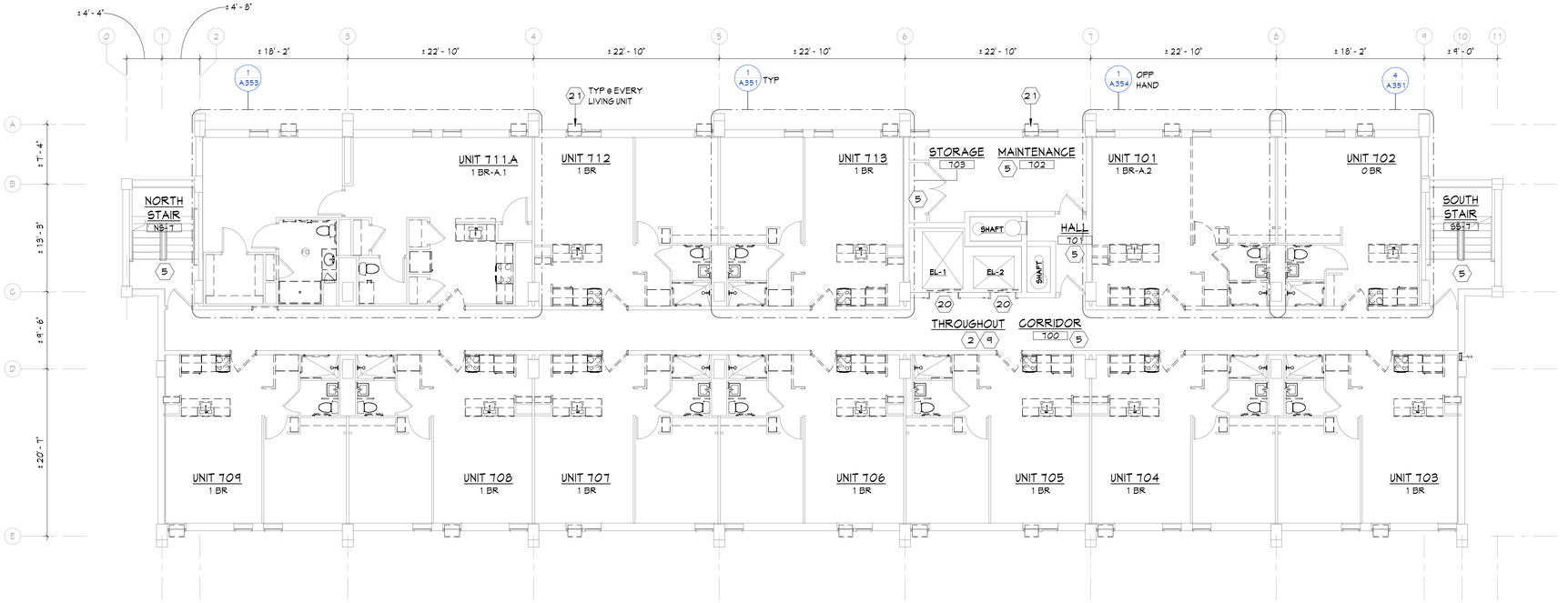


2 D.104 EIGHTH FLOOR DEMO PLAN
1/8" = 1'-0"



1 D.104 SEVENTH FLOOR DEMO PLAN
1/8" = 1'-0"

CODED NOTES - DEMO

1 REFER TO SITE PLANS FOR FULL SITE DEMOLITION SCOPE.
2 REMOVE EXISTING DOORS, WALLS AND/OR STOREFRONT AS SHOWN DASHED. PREP FOR NEW WALLS AND/OR STOREFRONT AS SHOWN ON FLOOR PLANS.
3 REMOVE WATER CLOSET, GRAB BARS AND TOILET ACCESSORIES.
4 REMOVE SINK, MIRROR AND ACCESSORIES.
5 REMOVE FLOORING AND WALL BASE THROUGHOUT. PROVIDE COST FOR ASBESTOS ABATEMENT.
6 REMOVE AWNING. PATCH AND REPAIR BUILDING EXTERIOR IN PREPARATION FOR NEW AWNING.
7 CUT NEW OPENING IN EXISTING WALL TO FACILITATE INSTALLATION OF NEW DOOR - REFER TO DOOR SCHEDULE.
8 REMOVE EXISTING WATER FOUNTAIN AND PREP FOR NEW - REFER TO PLUMBING DRAWINGS.
9 REMOVE EXISTING DOOR HARDWARE AND PREPARE DOOR FOR NEW HARDWARE AND NEW PAINT. SEE UNIT PLANS FOR EXTENT OF DOOR MODIFICATIONS WITHIN THE UNITS.
10 REMOVE EQUIPMENT AS SHOWN DASHED. COORDINATE WITH OWNER FOR REMOVAL OF LEASED EQUIPMENT.
11 REMOVE UTILITY SINK. REFER TO PLUMBING DRAWINGS.
12 PROVIDE OPENING IN CONCRETE BEAM AS REQUIRED FOR PROPOSED DOOR. SEE UNIT PLANS FOR LOCATION AND SEE STRUCTURAL DRAWINGS FOR DETAIL OF REINFORCING
13 DEMOLISH UNITS IN THEIR ENTIRETY IN PREPARATION FOR UNIT EXPANSION. REFER TO MEP DRAWINGS.
15 EXISTING ROOF MEMBRANE AND ROOF DRAIN CAPS TO REMAIN.
16 EXISTING PARAPET COPING TO REMAIN.
17 EXISTING WALL MOUNTED LADDER TO REMAIN.
18 REMOVE KITCHEN IN ITS ENTIRETY. REFER TO MEP.
19 REMOVE ELEVATOR FINISHES THROUGHOUT AND PREPARE FOR NEW FINISHES.
20 REMOVE ELEVATOR DOOR AND ASSOCIATED ELEVATOR CALL BUTTONS AND DIRECTIONAL INDICATORS. PREPARE OPENING FOR NEW DOOR AND BUTTONS.
21 REMOVE WINDOW AIR CONDITIONER UNIT AND PREP FOR NEW WINDOW AC UNIT.
22 REFER TO MEP DRAWINGS FOR FULL EXTENT OF DEMOLITION .
23 REMOVE TRASH COMPACTOR AND TRASH BINS. REMOVE BOTTOM PORTION OF TRASH CHUTE IN PREPARATION FOR NEW RATED CEILING.
24 REMOVE EXISTING LOUVER/EXHAUST AND PREPARE FOR NEW LOUVER IN SAME LOCATION. REFER TO MEP DRAWINGS.
25 REMOVE EXISTING LIGHT FIXTURE AND PREPARE FOR NEW FIXTURE IN SAME LOCATION. REFER TO ELECTRICAL DRAWINGS.

STATE OF OHIO
GEORGE D. BERARDI
LICENSED
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

SEVENTH & EIGHTH FLOOR DEMO PLANS

D.104

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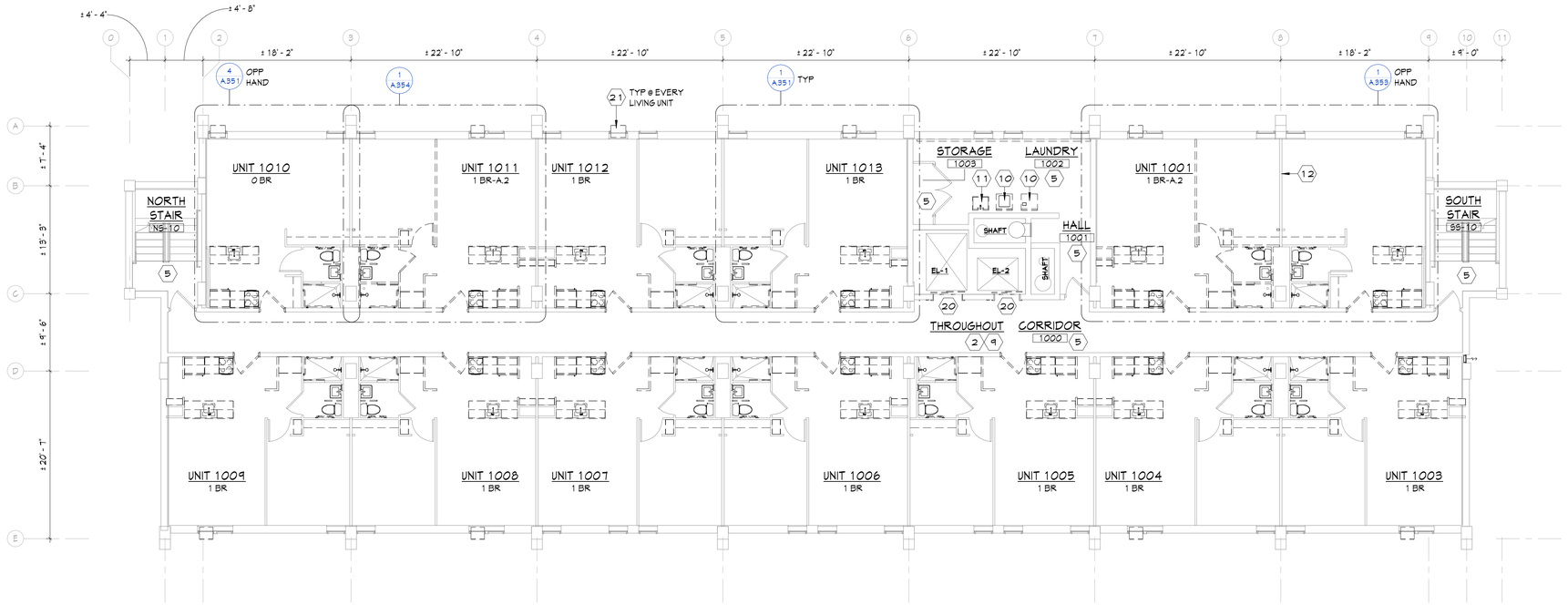
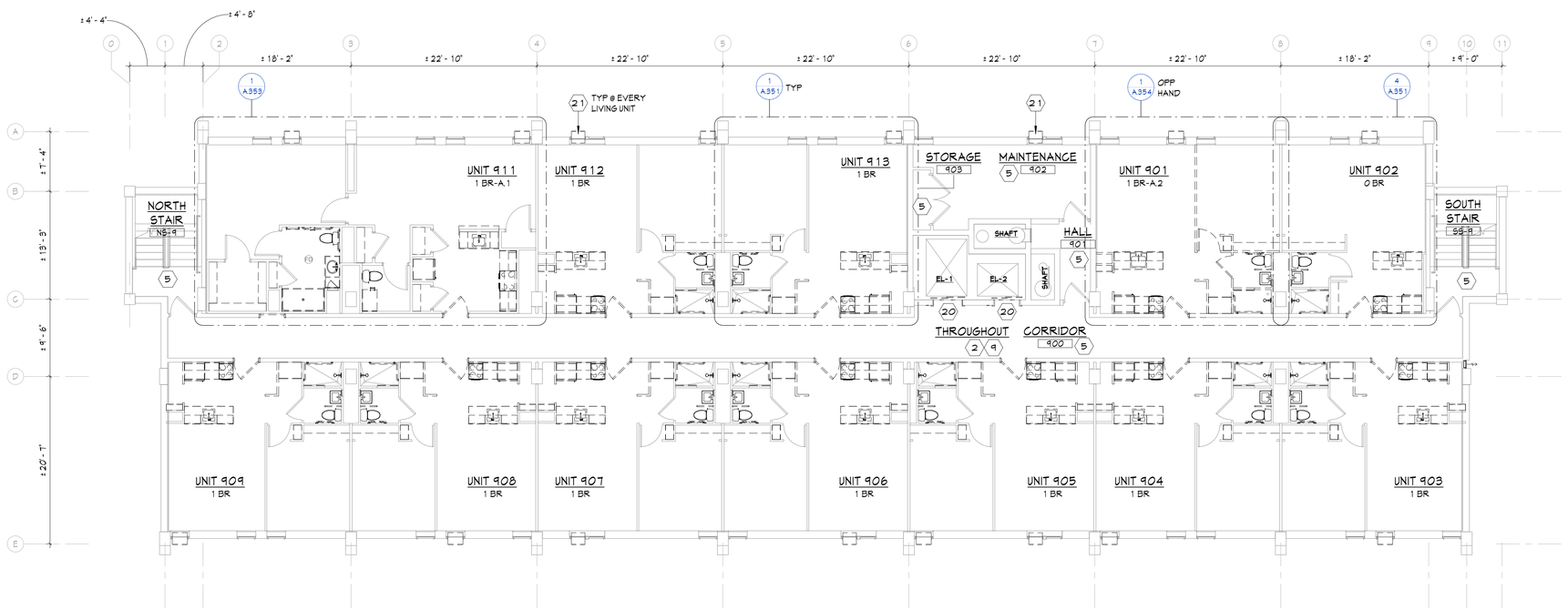


2 D.105 TENTH FLOOR DEMO PLAN 1/8" = 1'-0"



1 D.105 NINTH FLOOR DEMO PLAN 1/8" = 1'-0"

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GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

NINTH & TENTH FLOOR DEMO PLANS

D.105

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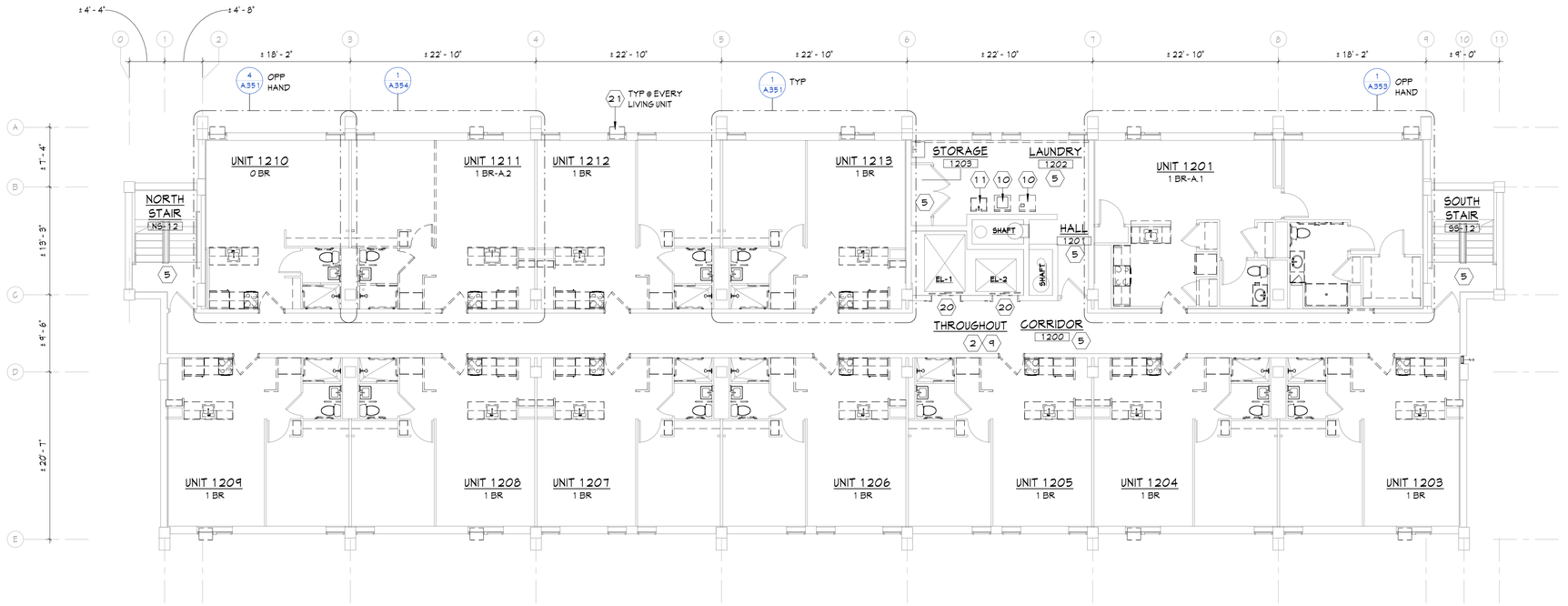
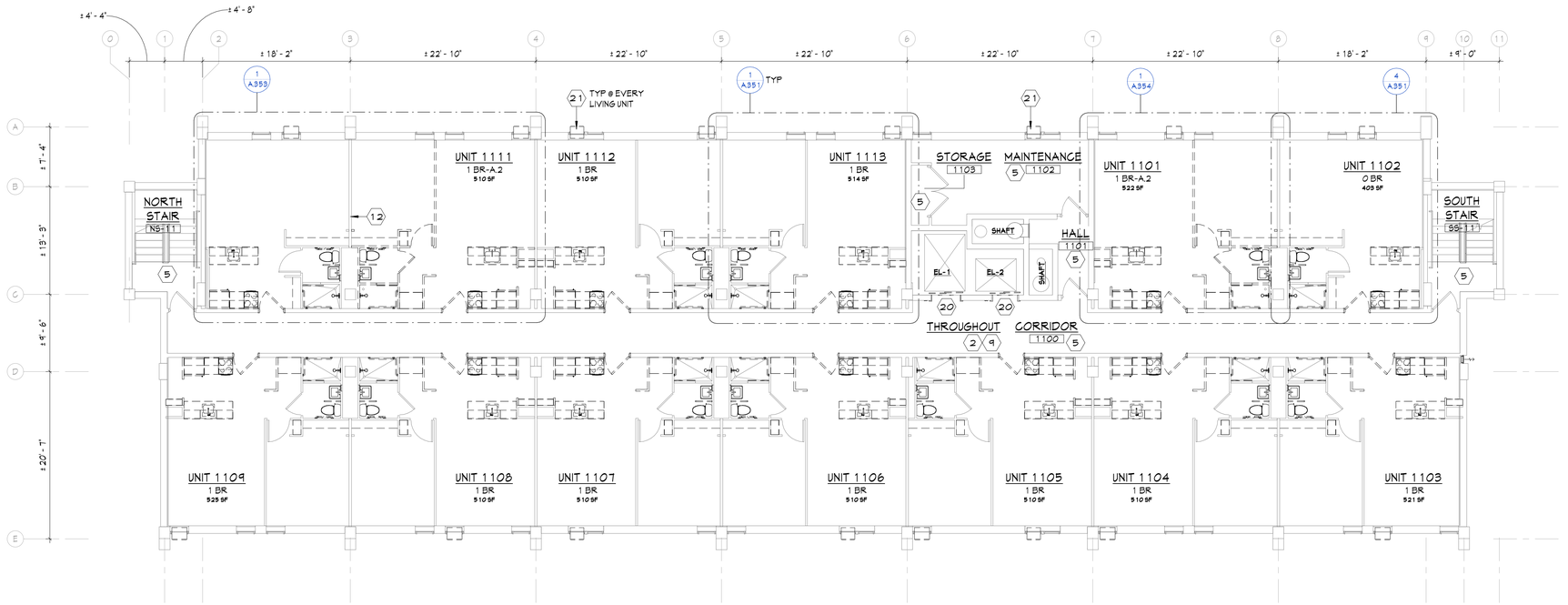


2 D.106 TWELFTH FLOOR DEMO PLAN 1/8" = 1'-0"



1 D.106 ELEVENTH FLOOR DEMO PLAN 1/8" = 1'-0"

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STATE OF OHIO · GEORGE D. BERARDI · 6480 · REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ELEVENTH & TWELFTH FLOOR DEMO PLANS

D.106

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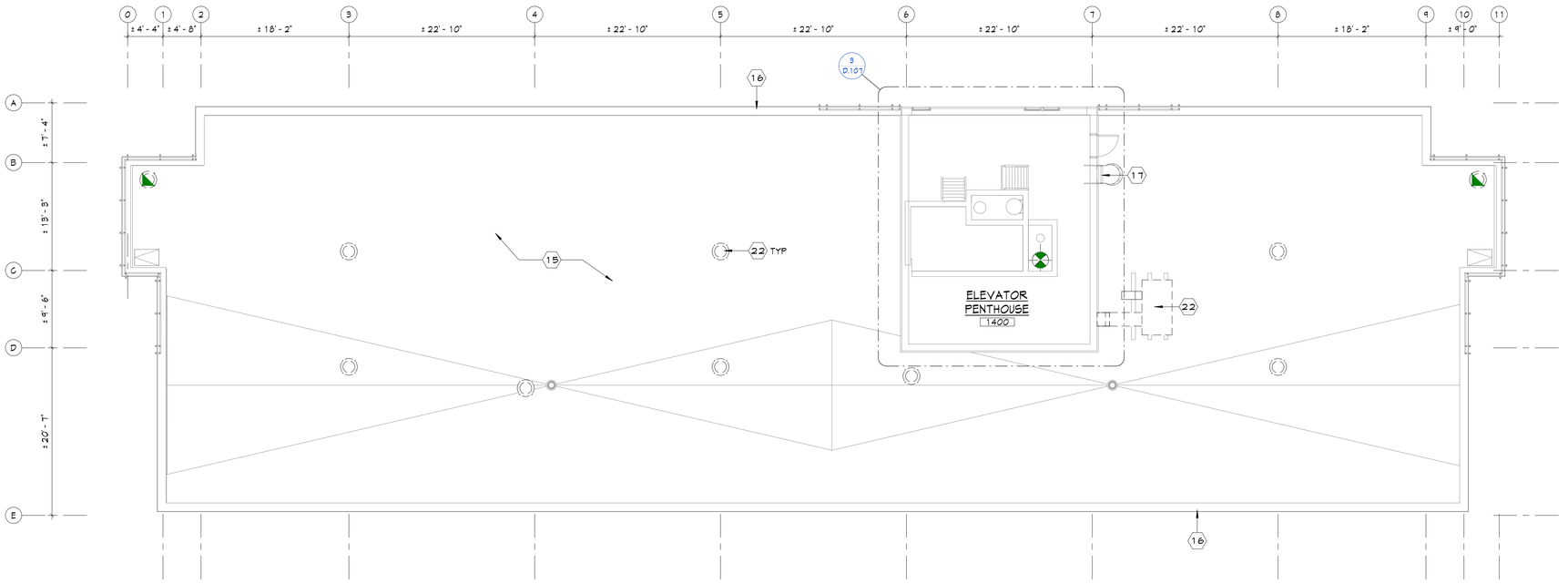
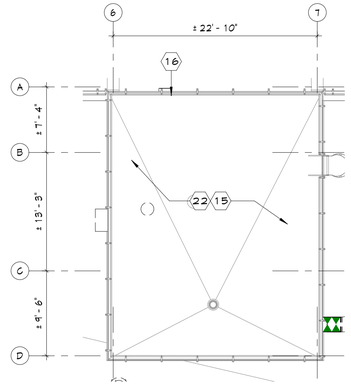
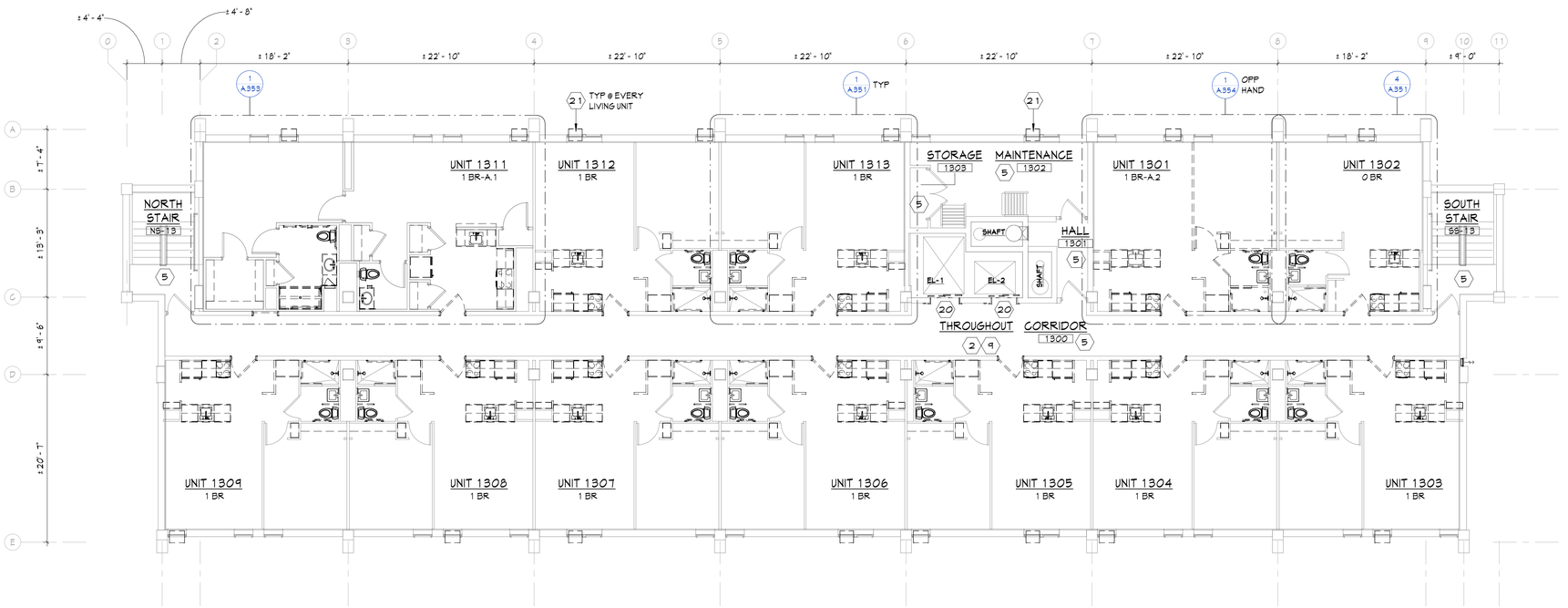


2 D.107 ROOF DEMO PLAN
1/8" = 1'-0"



3 D.107 PENTHOUSE ROOF DEMO PLAN
1/8" = 1'-0"



1 D.107 THIRTEENTH FLOOR DEMO PLAN
1/8" = 1'-0"

CODED NOTES - DEMO

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GEORGE D. BERARDI
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

THIRTEENTH FLOOR & ROOF DEMO PLANS

D.107

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1 D.201 WEST ELEVATION
1/8" = 1'-0"

CODED NOTES - DEMO

1 REFER TO SITE PLANS FOR FULL SITE DEMOLITION SCOPE.
2 REMOVE EXISTING DOORS, WALLS AND/OR STOREFRONT AS SHOWN DASHED. PREP FOR NEW WALLS AND/OR STOREFRONT AS SHOWN ON FLOOR PLANS.
3 REMOVE WATER CLOSET, GRAB BARS AND TOILET ACCESSORIES.
4 REMOVE SINK, MIRROR AND ACCESSORIES.
5 REMOVE FLOORING AND WALL BASE THROUGHOUT. PROVIDE COST FOR ASBESTOS ABATEMENT.
6 REMOVE AWNING. PATCH AND REPAIR BUILDING EXTERIOR IN PREPARATION FOR NEW AWNING.
7 CUT NEW OPENING IN EXISTING WALL TO FACILITATE INSTALLATION OF NEW DOOR - REFER TO DOOR SCHEDULE.
8 REMOVE EXISTING WATER FOUNTAIN AND PREP FOR NEW - REFER TO PLUMBING DRAWINGS.
9 REMOVE EXISTING DOOR HARDWARE AND PREPARE DOOR FOR NEW HARDWARE AND NEW PAINT. SEE UNIT PLANS FOR EXTENT OF DOOR MODIFICATIONS WITHIN THE UNITS.
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16 EXISTING PARAPET COPING TO REMAIN.
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STATE OF OHIO
GEORGE D. BERARDI
LICENSED
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

DEMO ELEVATIONS

D.201

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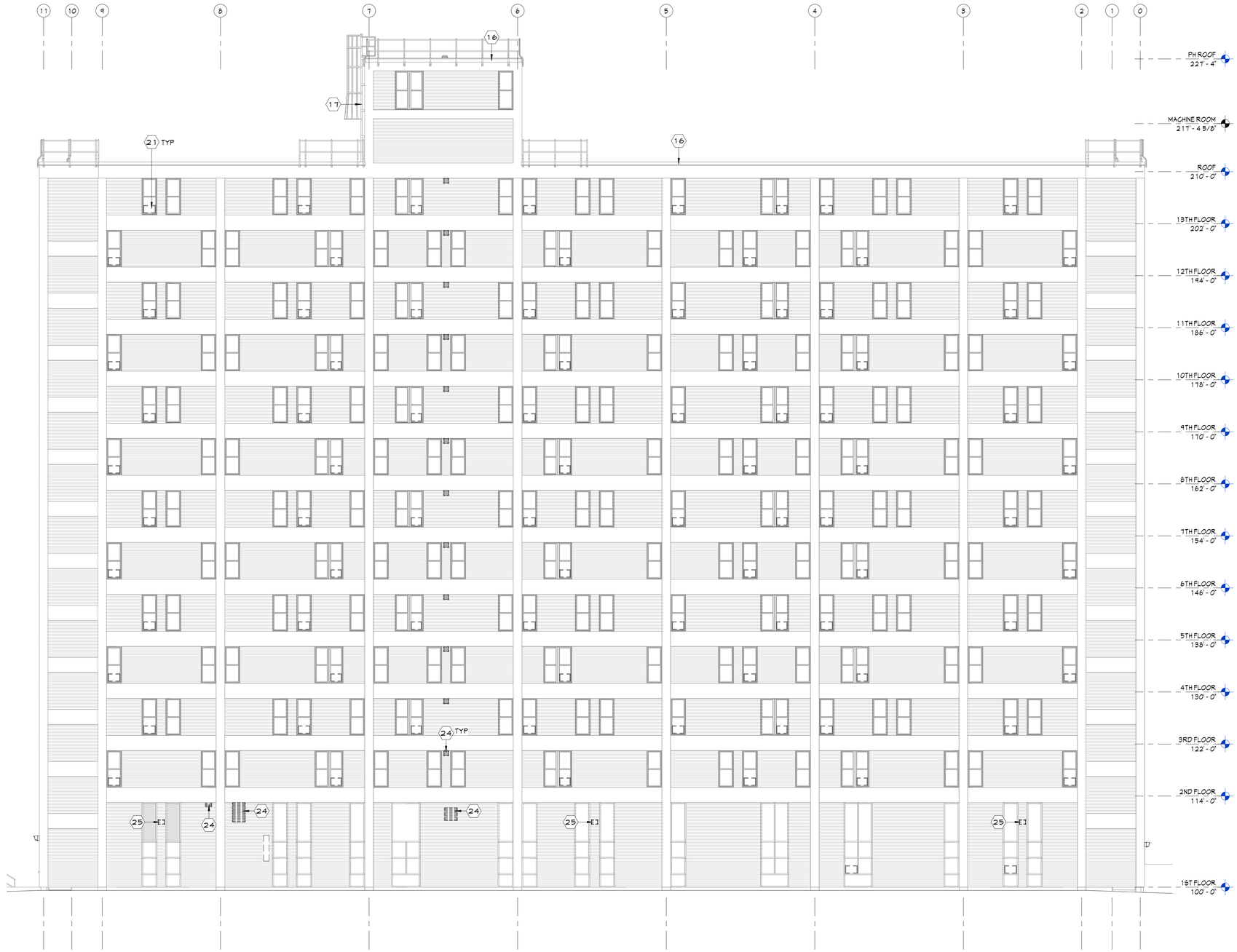

2 D.202 DEMO EAST ELEVATION
1/8" = 1'-0"

CODED NOTES - DEMO

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STATE OF OHIO · GEORGE · BERARDI · 6480 · REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
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DEMO ELEVATIONS

D.202

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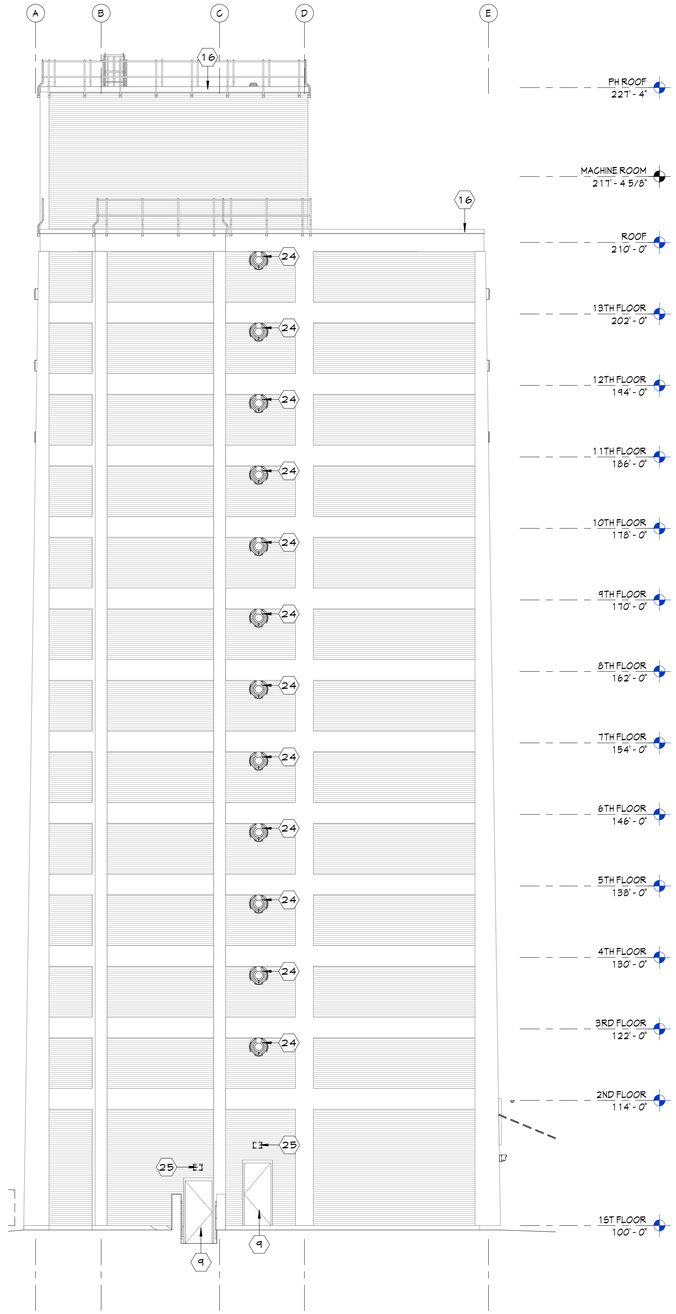
2 D.203 SOUTH ELEVATION
1/8" = 1'-0"



1 D.203 NORTH ELEVATION
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STATE OF OHIO
GEORGE D. BERARDI
LICENSED
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
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DEMO ELEVATIONS

D.203

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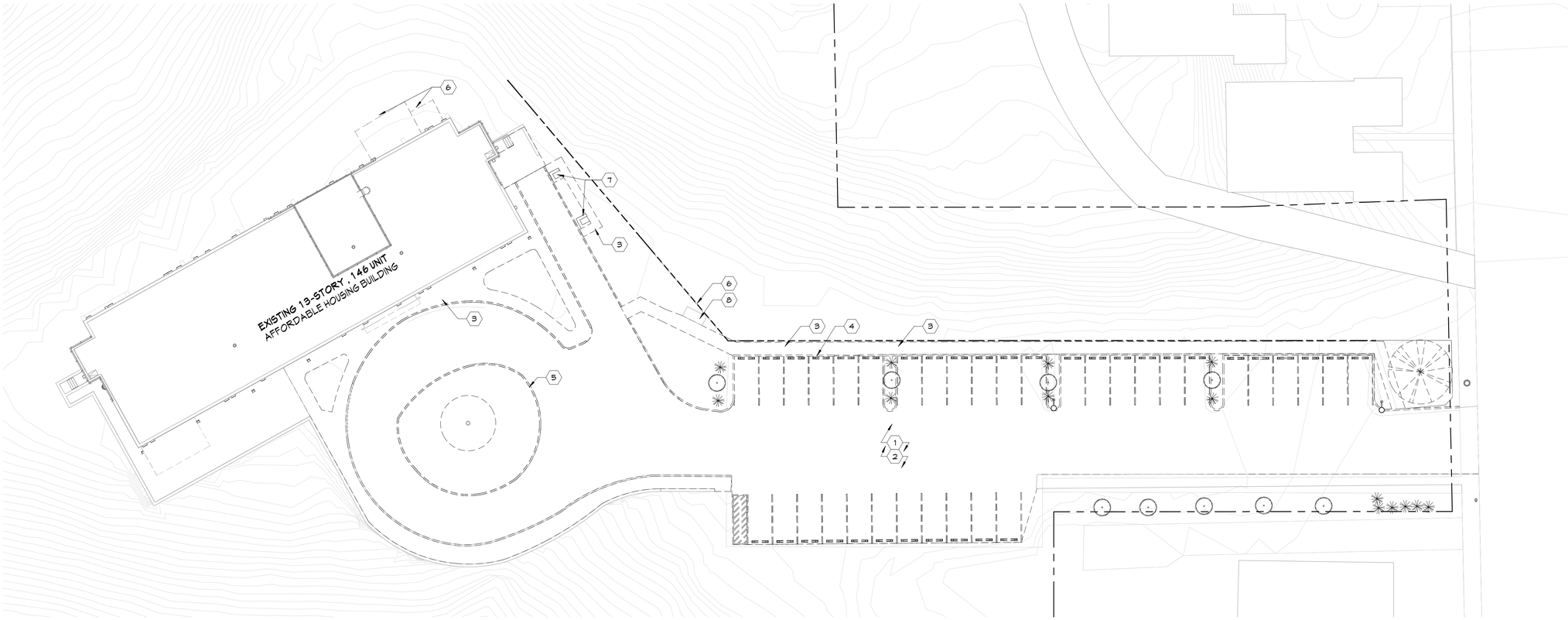

1 DS.101 DEMO SITE PLAN

DEMO SITE PLAN
1" = 20'-0"

CODED NOTES - DEMO SITE PLAN

1 REMOVE EXISTING PARKING BLOCKS.
2 MILL PARKING LOT SURFACE 1.5". PREP FOR OVERLAY.
3 REMOVE SIDEWALK AS SHOWN DASHED. PREP FOR NEW WORK.
4 REMOVE EXISTING HC PARKING SIGNAGE
5 REMOVE LANDSCAPE ISLAND AND CURB AS SHOWN DASHED. PREP FOR NEW WORK.
6 REMOVE EXISTING FENCES AND GATES, TYP.
7 REMOVE BBQ GRILLS. PREP FOR NEW WORK.
8 EXISTING BUS SHELTER AND CONCRETE PAD TO REMAIN.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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DEMO SITE PLAN

DS.101

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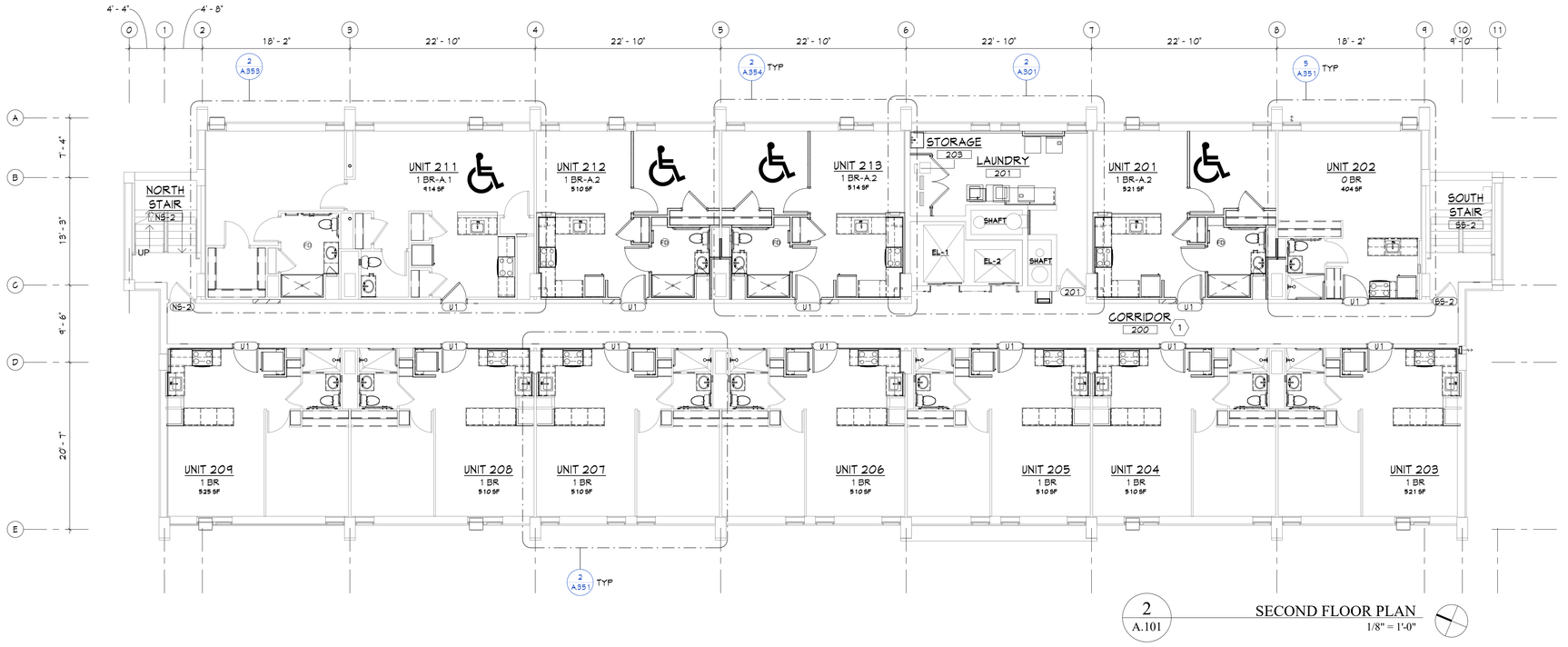
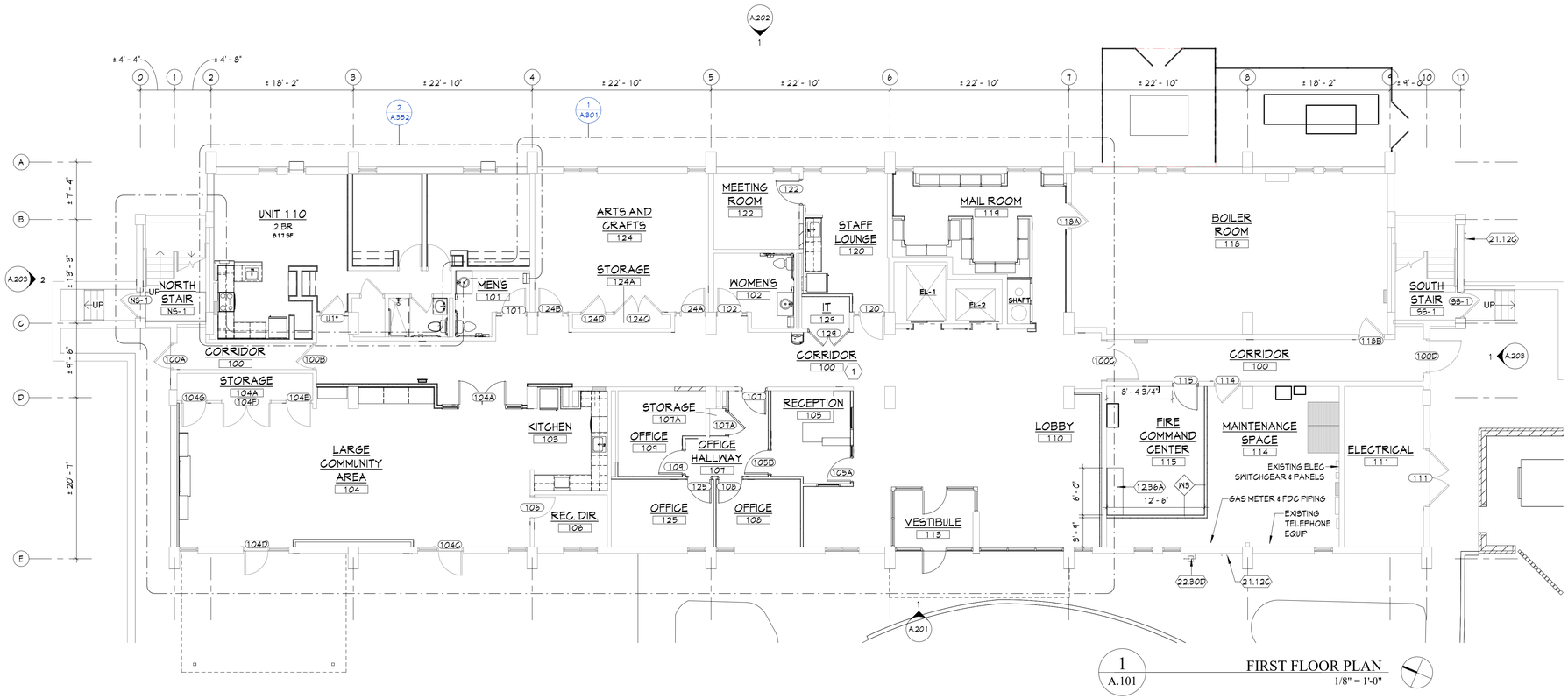


2 A.101 SECOND FLOOR PLAN 1/8" = 1'-0"



1 A.101 FIRST FLOOR PLAN 1/8" = 1'-0"

CODED NOTES - FLOOR PLANS

1 ADD ALTERNATE: PROVIDE WALL TYPE W1e ON ALL CMU WALLS IN CORRIDOR.

KEYNOTES

12.36A	COUNTERTOP WITH 4" BACK AND SIDE SPLASHES WHERE SHOWN (6" SPLASH AT ANSI TYPE 'A' UNITS). SEE INTERIOR FINISH SCHEDULE
21.12C	EXISTING FIRE-DEPARTMENT CONNECTION
22.30D	EXISTING GAS SERVICE EQUIPMENT - SEE PLUMBING DRAWINGS

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIRST & SECOND FLOOR PLANS

A.101

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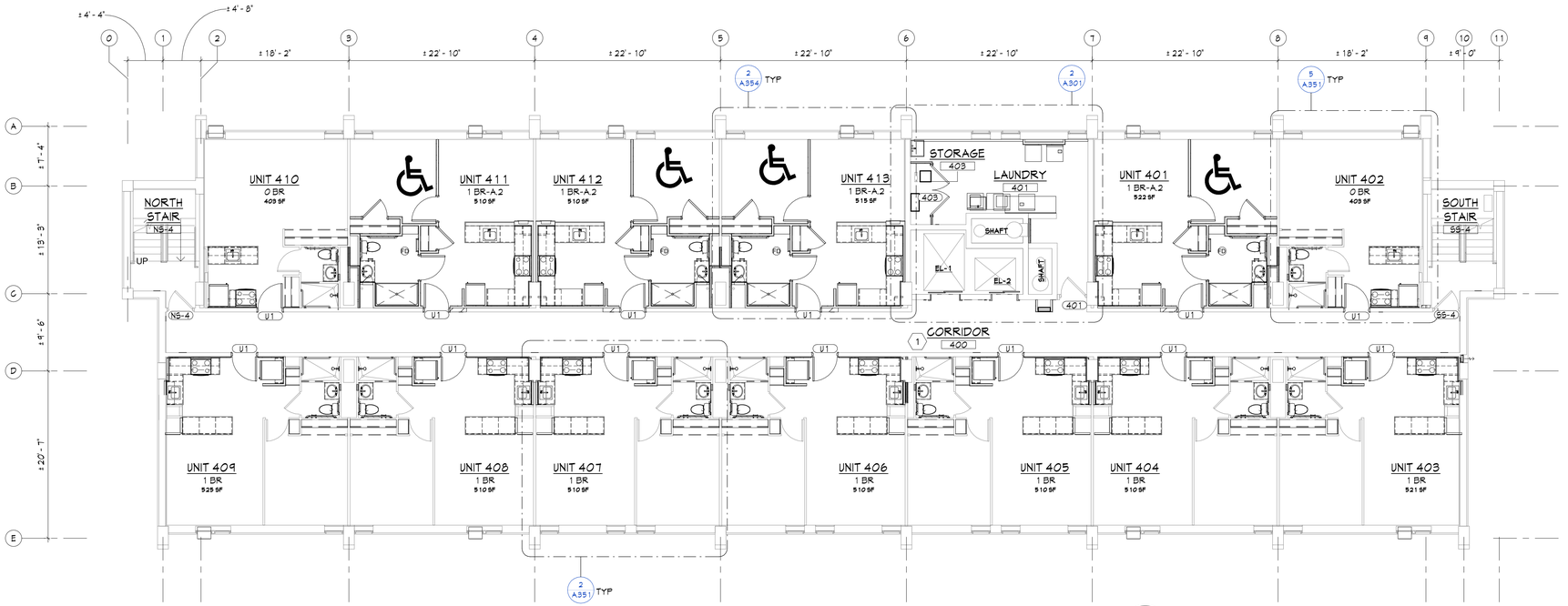
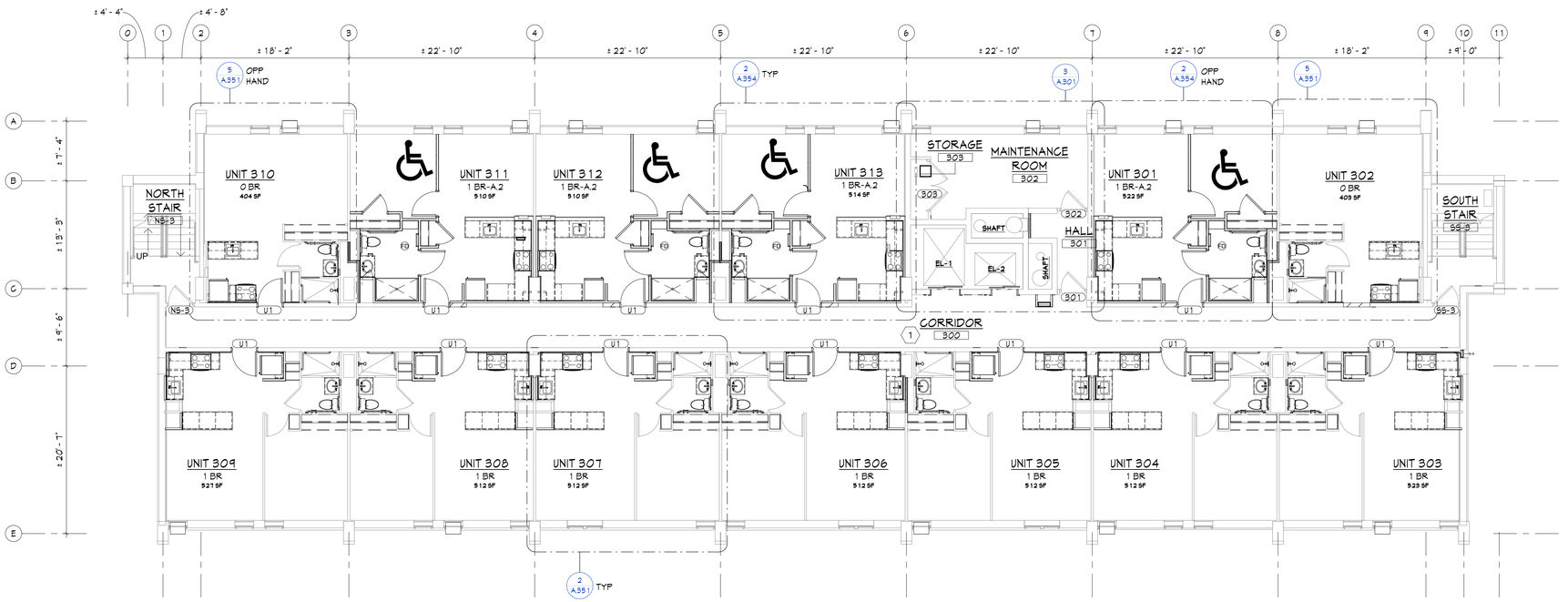


2 A.102 FOURTH FLOOR PLAN
1/8" = 1'-0"



1 A.102 THIRD FLOOR PLAN
1/8" = 1'-0"

CODED NOTES - FLOOR PLANS

1 ADD ALTERNATE: PROVIDE WALL TYPE W1e ON ALL CMU WALLS IN CORRIDOR.

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

THIRD & FOURTH FLOOR PLANS

A.102

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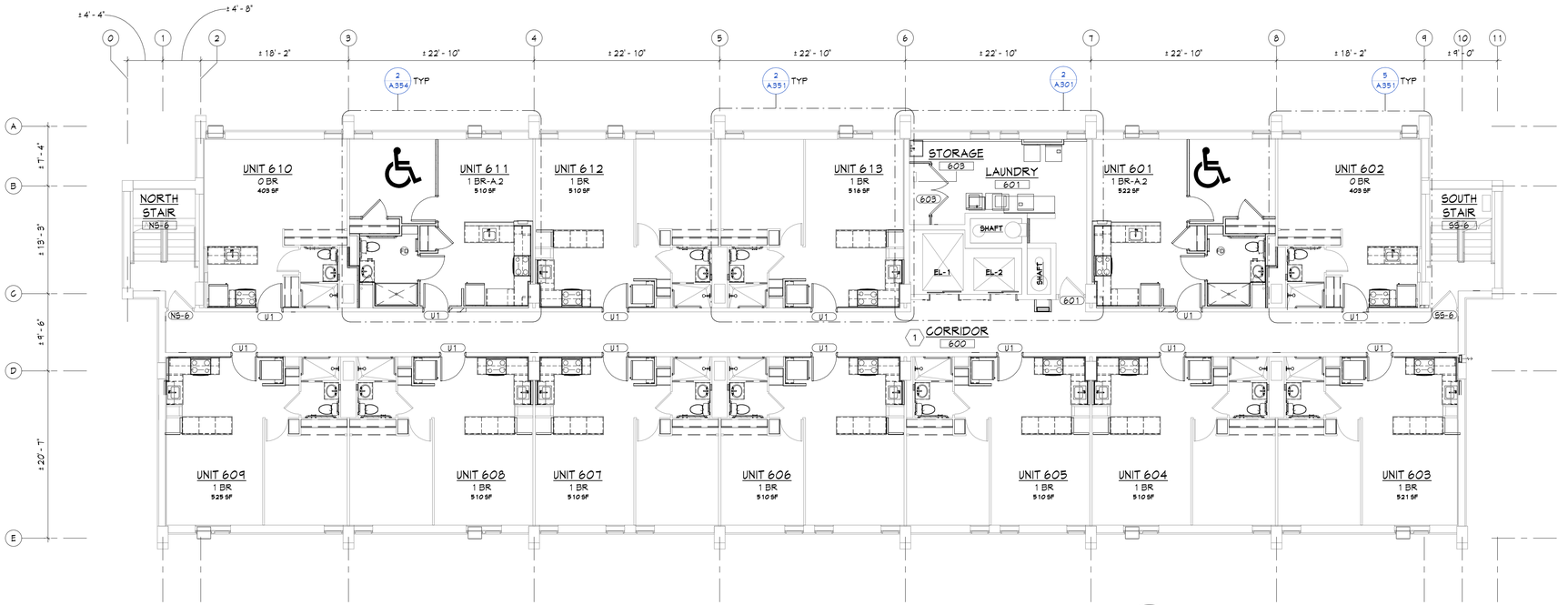
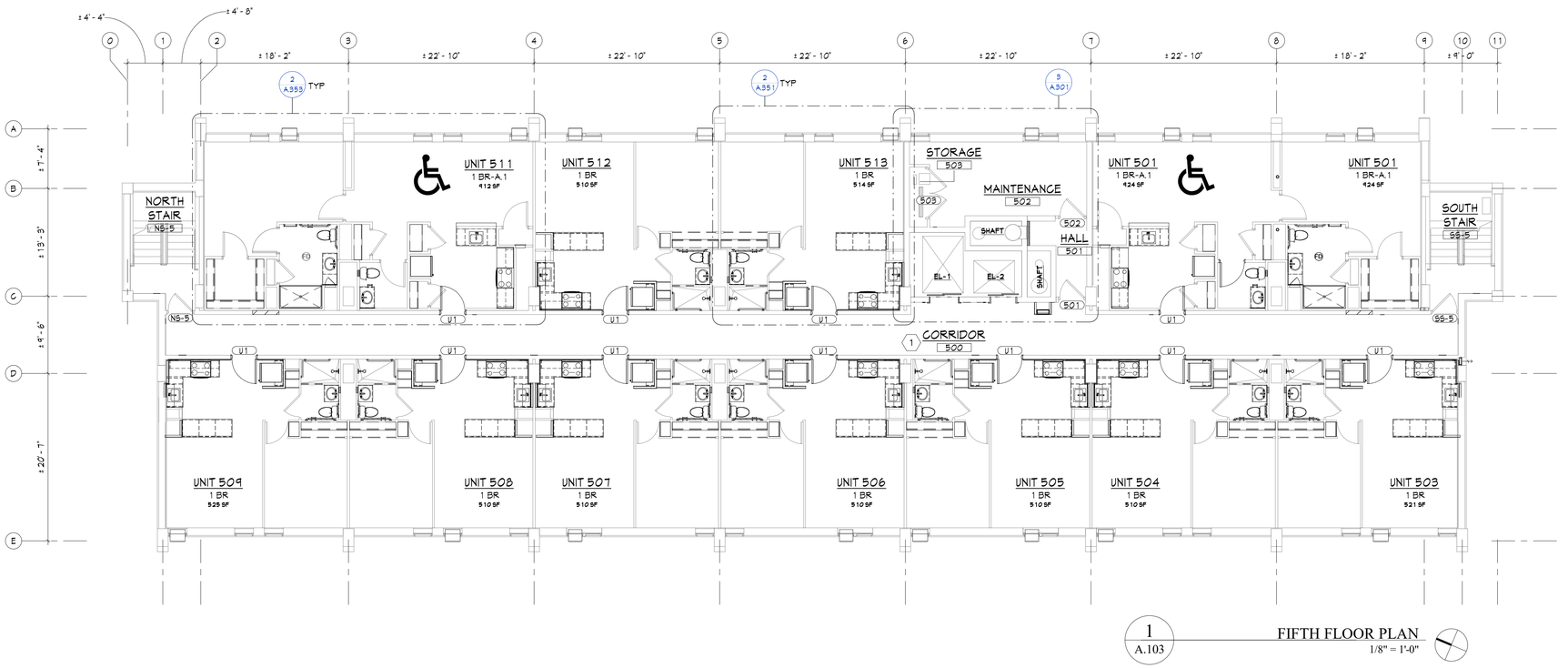


2 / A.103 — SIXTH FLOOR PLAN
1/8" = 1'-0"



1 / A.103 — FIFTH FLOOR PLAN
1/8" = 1'-0"

CODED NOTES - FLOOR PLANS

1 ADD ALTERNATE: PROVIDE WALL TYPE W1e ON ALL CMU WALLS IN CORRIDOR.

STATE OF OHIO — GEORGE D. BERARDI — LICENSED — 6480 — REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIFTH & SIXTH FLOOR PLANS

A.103

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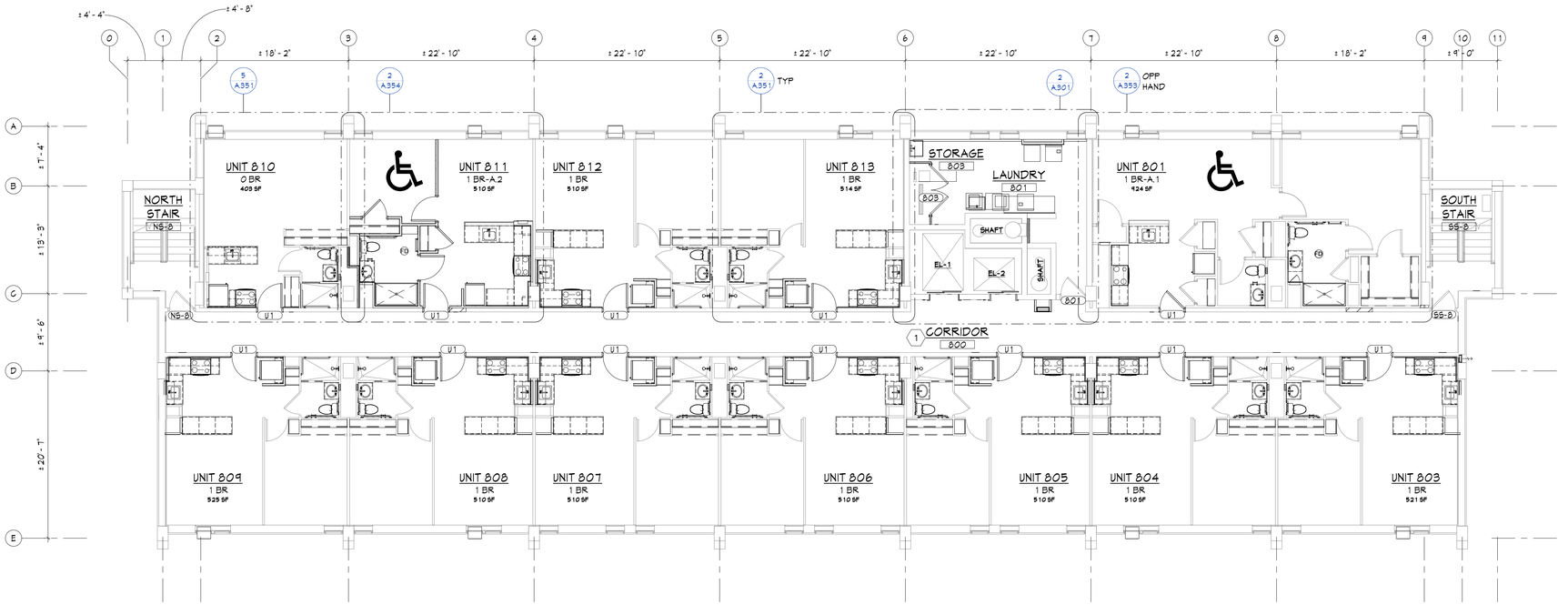
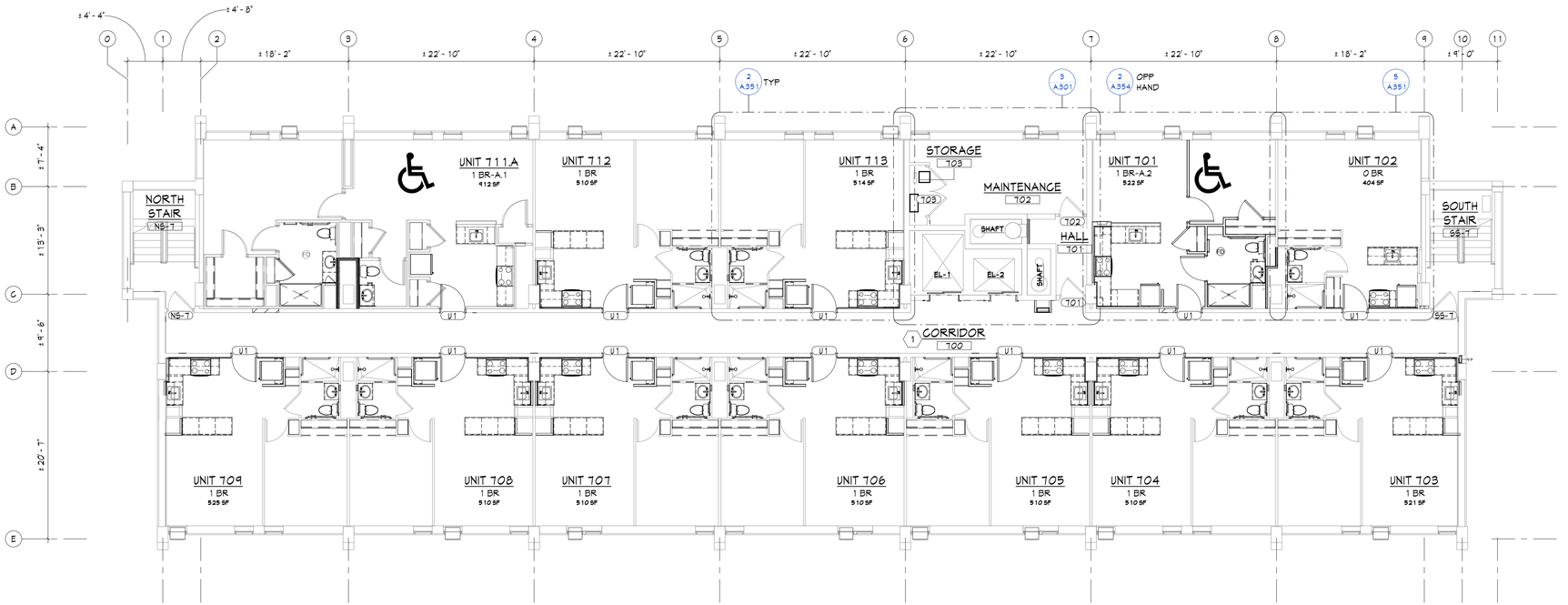


2 A.104 EIGHTH FLOOR PLAN
1/8" = 1'-0"



1 A.104 SEVENTH FLOOR PLAN
1/8" = 1'-0"

CODED NOTES - FLOOR PLANS

1 ADD ALTERNATE: PROVIDE WALL TYPE W1e ON ALL CMU WALLS IN CORRIDOR.

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

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PROJECT #: 20178

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SEVENTH & EIGHTH FLOOR PLANS

A.104

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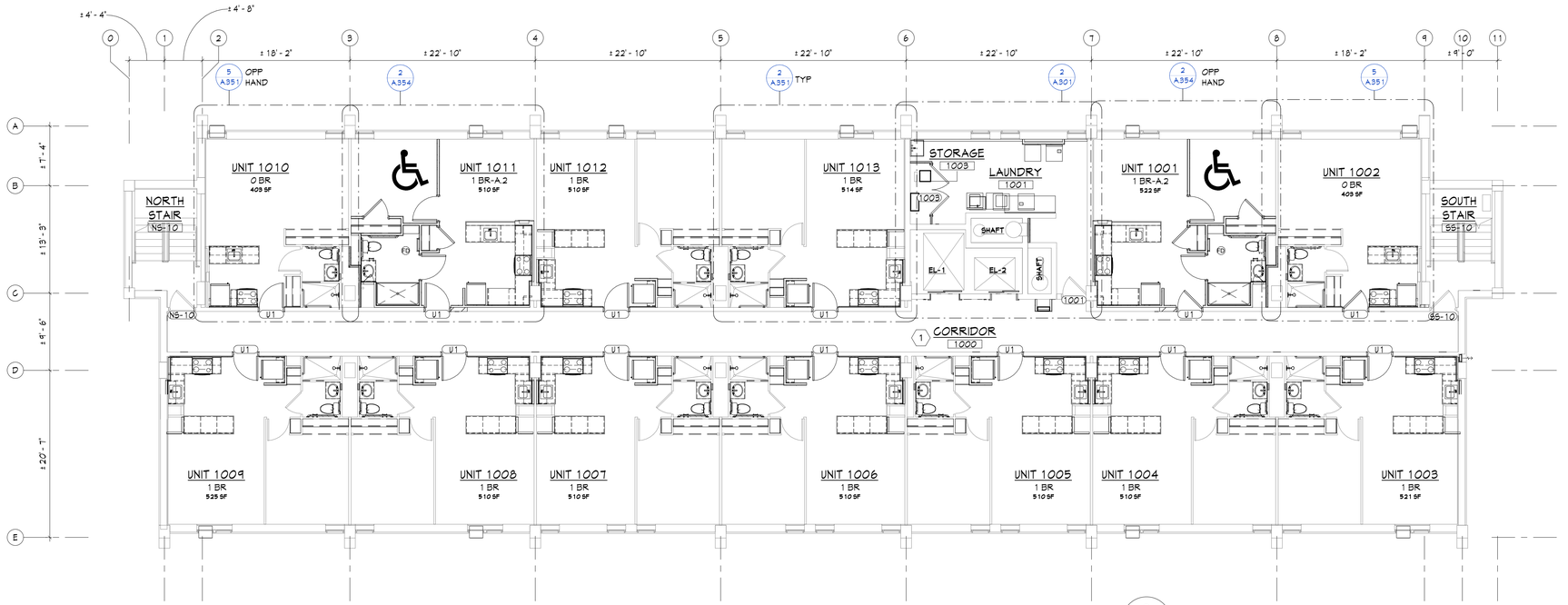
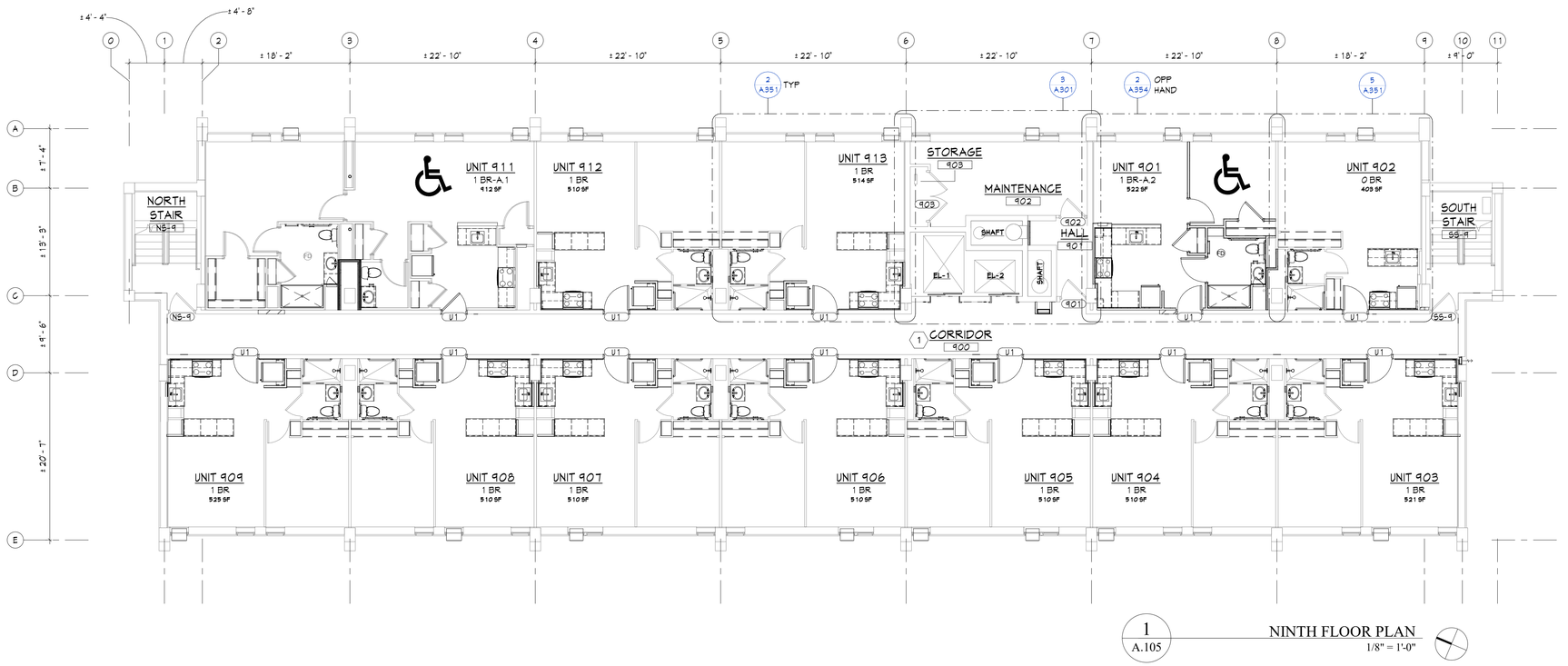


2 A.105 TENTH FLOOR PLAN
1/8" = 1'-0"



1 A.105 NINTH FLOOR PLAN
1/8" = 1'-0"

CODED NOTES - FLOOR PLANS

1 ADD ALTERNATE: PROVIDE WALL TYPE W1e ON ALL CMU WALLS IN CORRIDOR.

STATE OF OHIO · GEORGE D. BERARDI · LICENSED · 6480 · REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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NINTH & TENTH FLOOR PLANS

A.105

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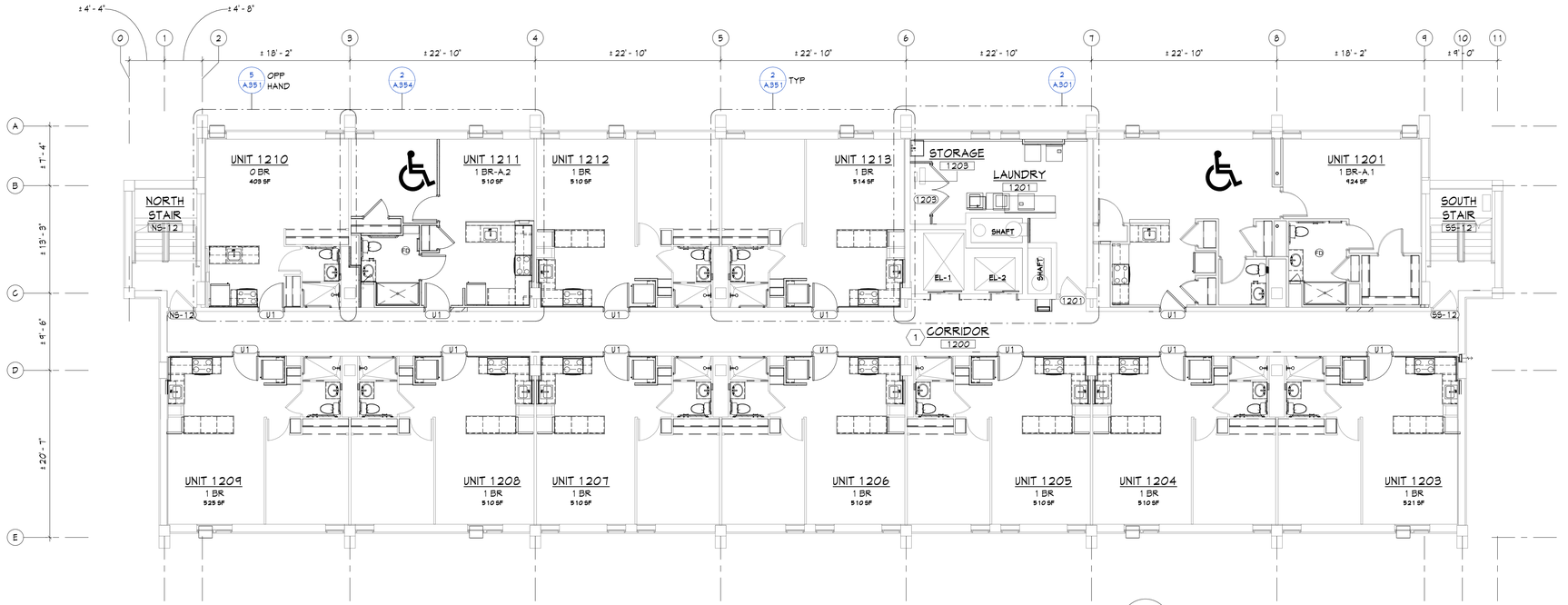
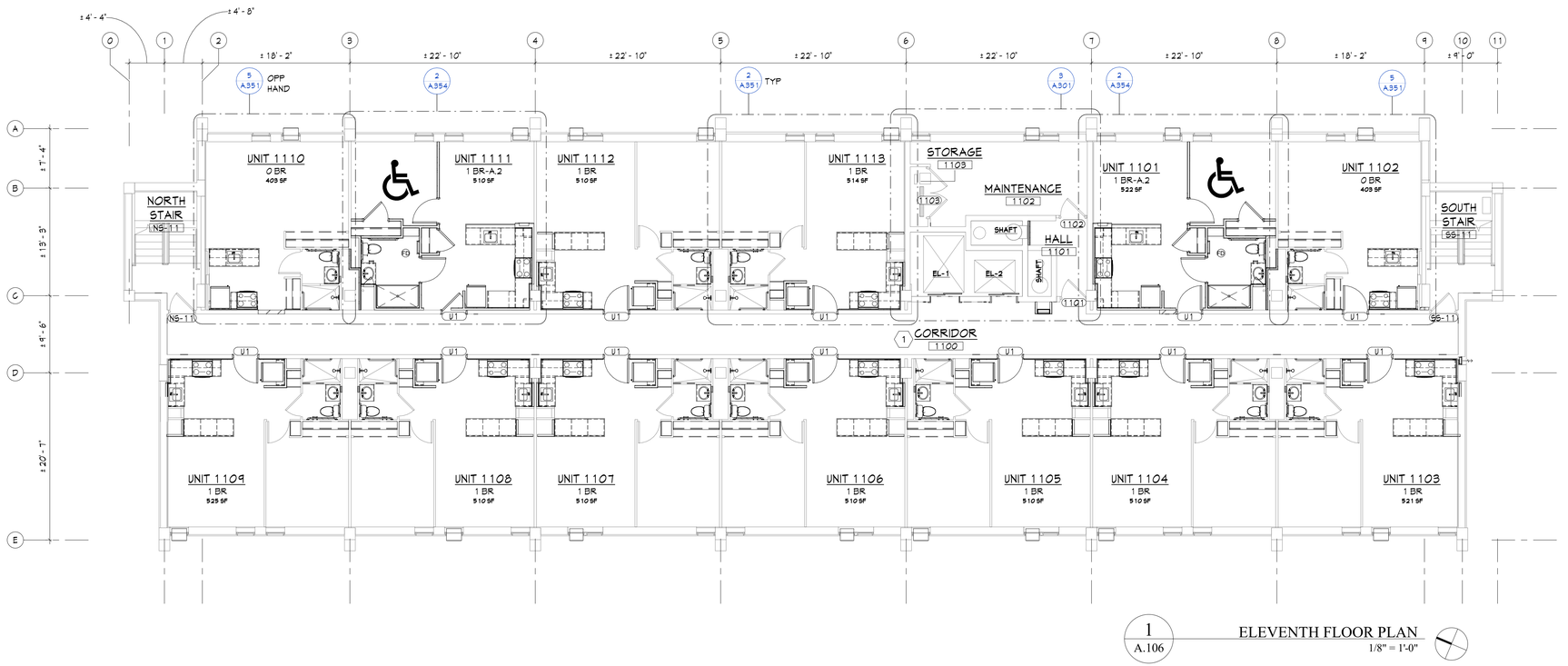


2 A.106 TWELFTH FLOOR PLAN
1/8" = 1'-0"



1 A.106 ELEVENTH FLOOR PLAN
1/8" = 1'-0"

CODED NOTES - FLOOR PLANS

1 ADD ALTERNATE: PROVIDE WALL TYPE W1e ON ALL CMU WALLS IN CORRIDOR.

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

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PROJECT #: 20178

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ELEVENTH & TWELFTH FLOOR PLANS

A.106

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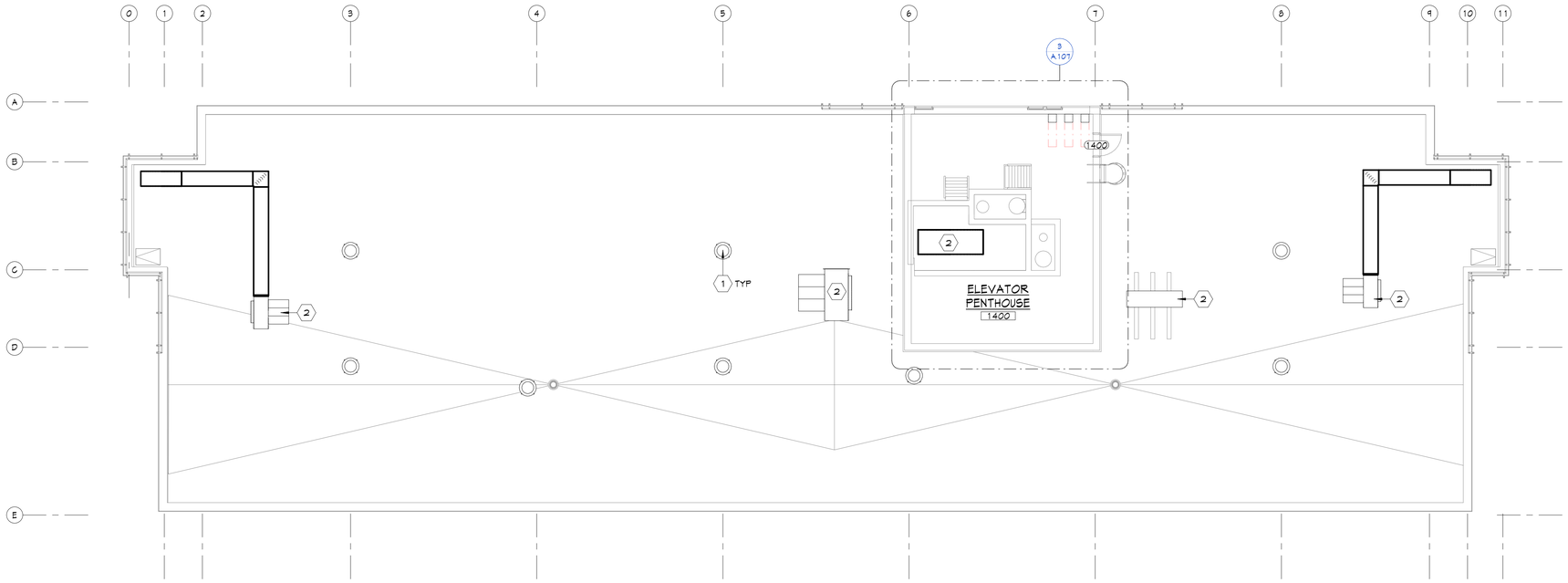
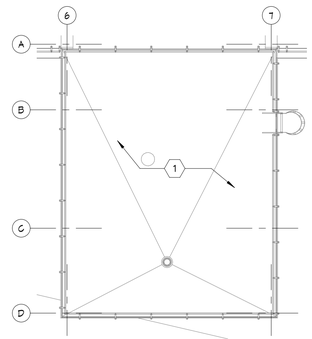


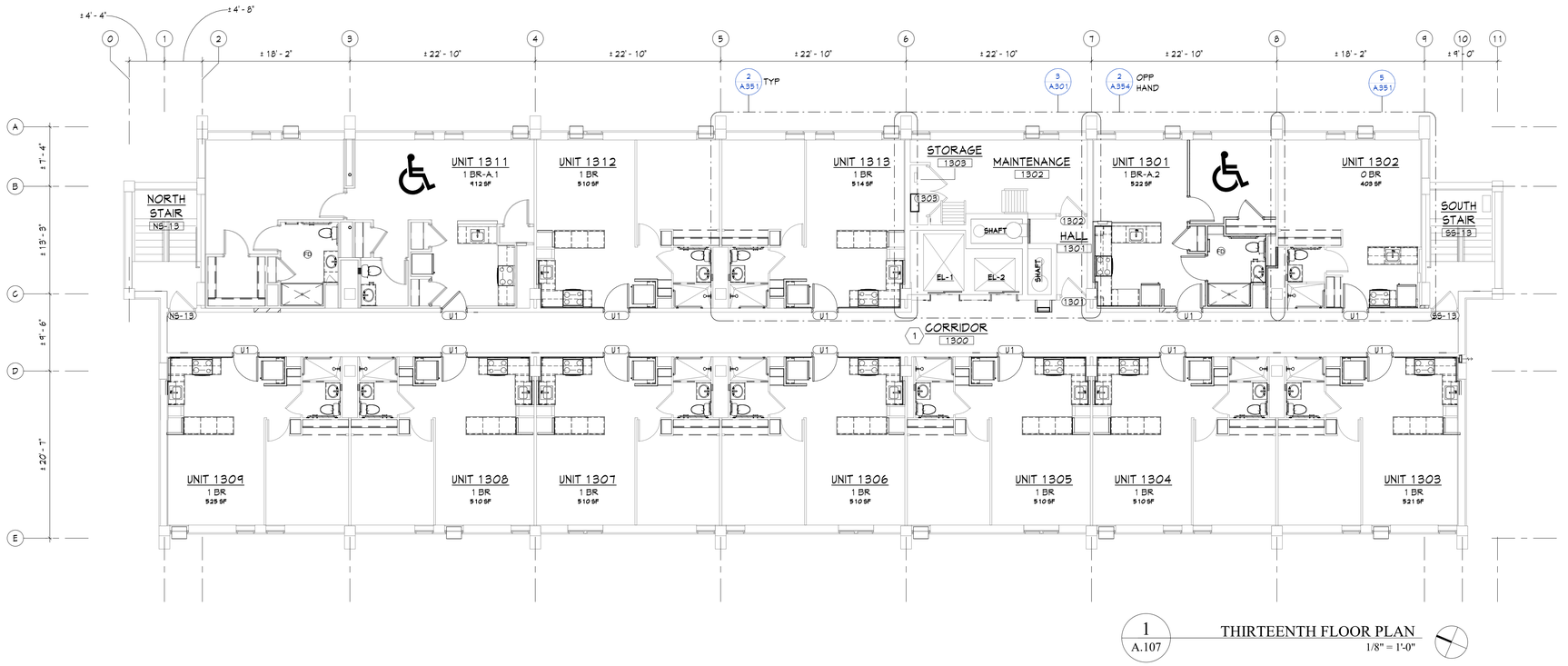
2 A.107 ROOF PLAN
1/8" = 1'-0"



3 A.107 PENTHOUSE ROOF PLAN
1/8" = 1'-0"

CODED NOTES - ROOF PLANS

1 NEW ROOF VENT CAPS THROUGHOUT - REFER TO MEP DRAWINGS.
2 NEW ROOFTOP EQUIPMENT - REFER TO MEP DRAWINGS.



1 A.107 THIRTEENTH FLOOR PLAN
1/8" = 1'-0"

KEYNOTES

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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THIRTEENTH & ROOF FLOOR PLANS

A.107

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1 A.201 WEST ELEVATION
1/8" = 1'-0"

CODED NOTES - EXTERIOR...

1 REPLACE EXISTING JOINT SEALANTS AND EXPANSION JOINTS THROUGHOUT.
2 PROVIDE LINE ITEM COST FOR REPAIR OF EXTERIOR CONCRETE STRUCTURE.
3 PAINT CONCRETE COLUMNS AND BEAMS.
4 CLEAN BRICK THROUGHOUT AND PROVIDE A LINE ITEM COST FOR BRICK REPAIR AND TUCKPOINTING.
5 PROVIDE LINE ITEM COST TO REPAIR EXISTING WINDOWS. PROVIDE LINE ITEM COST TO REPLACE EXISTING WINDOWS.
6 PAINT SPANDREL PANELS TO MATCH STOREFRONT. PAINT INTERIOR OF PANEL WHERE VISIBLE FROM INSIDE.
7 PAINT EXISTING HANDRAILS AND GUARDRAILS.

KEYNOTES

10.70K NEW PRE-ENGINEERED ALL-EXTRUDED HANGER ROD CANOPY WITH FLAT SOFFIT. MANUFACTURER: MAPES, SUPER LUMIDECK FLAT SOFFIT WITH 8" J WITH 4" EXTENSION FASCIA, 2-COAT KYNAR FINISH.
10.70L NEW PRE-ENGINEERED POST SUPPORTED EXTRUDED WALKWAY CANOPY. MANUFACTURER: MAPES, POST SUPPORTED CANOPY WITH 8" J WITH 4" EXTENSION FASCIA, 2-COAT KYNAR FINISH.
21.12G EXISTING FIRE-DEPARTMENT CONNECTION
22.30D EXISTING GAS SERVICE EQUIPMENT - SEE PLUMBING DRAWINGS
23.80G NEW WINDOW AIR CONDITIONING UNIT.
26.56A EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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EXTERIOR ELEVATIONS

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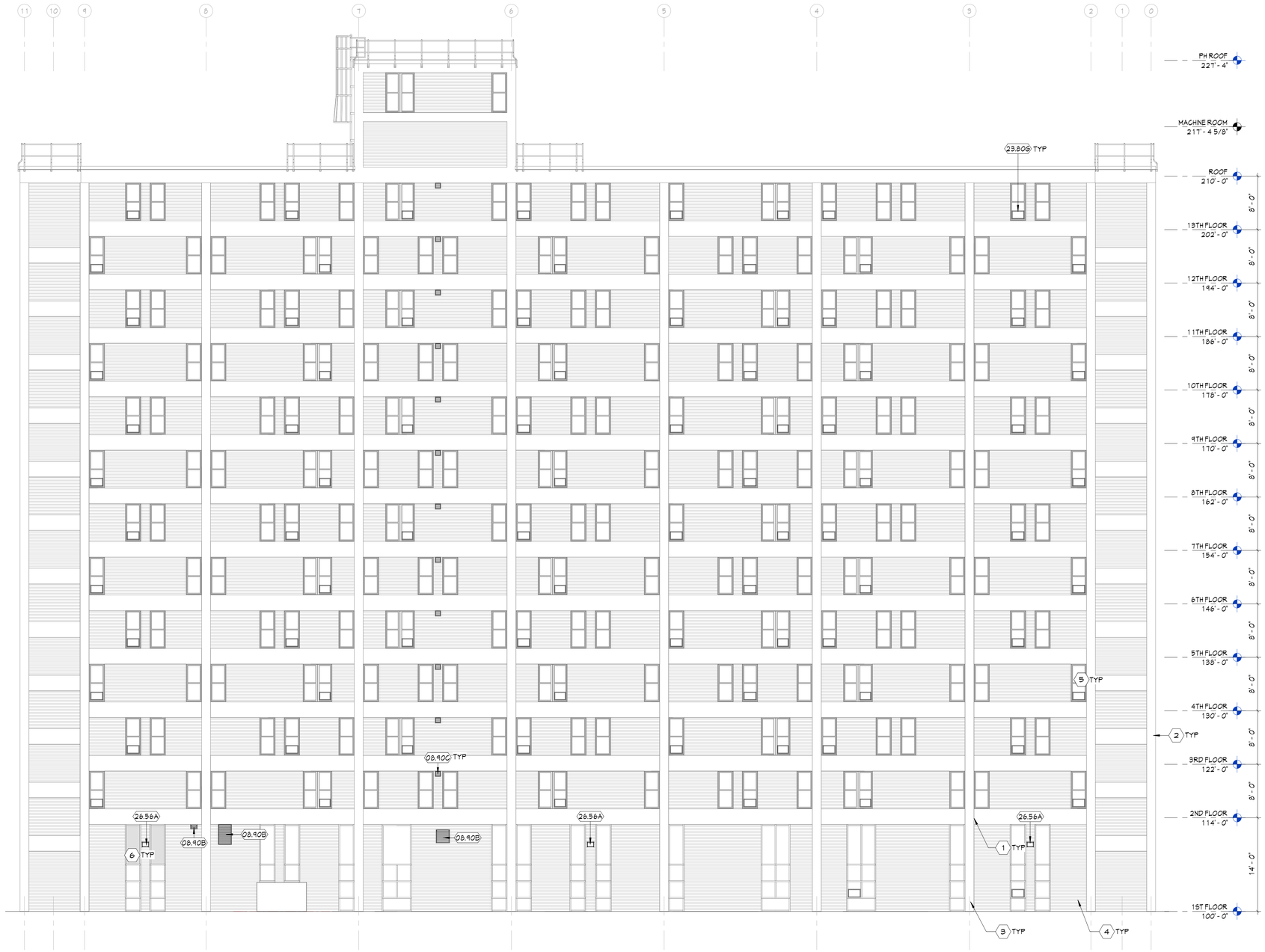

1 A.202 EAST ELEVATION
1/8" = 1'-0"

CODED NOTES - EXTERIOR...

1	REPLACE EXISTING JOINT SEALANTS AND EXPANSION JOINTS THROUGHOUT.
2	PROVIDE LINE ITEM COST FOR REPAIR OF EXTERIOR CONCRETE STRUCTURE.
3	PAINT CONCRETE COLUMNS AND BEAMS.
4	CLEAN BRICK THROUGHOUT AND PROVIDE A LINE ITEM COST FOR BRICK REPAIR AND TUCKPOINTING.
5	PROVIDE LINE ITEM COST TO REPAIR EXISTING WINDOWS. PROVIDE LINE ITEM COST TO REPLACE EXISTING WINDOWS.
6	PAINT SPANDREL PANELS TO MATCH STOREFRONT. PAINT INTERIOR OF PANEL WHERE VISIBLE FROM INSIDE.
7	PAINT EXISTING HANDRAILS AND GUARDRAILS.

KEYNOTES

08.90B	NEW LOUVER - REFER TO MECHANICAL DRAWINGS
08.90C	NEW DRYER EXHAUST VENT IN LOCATION OF REMOVED.
23.80G	NEW WINDOW AIR CONDITIONING UNIT.
26.56A	EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE

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EXPIRES: 12.31.2025

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PROJECT #: 20178

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A.202

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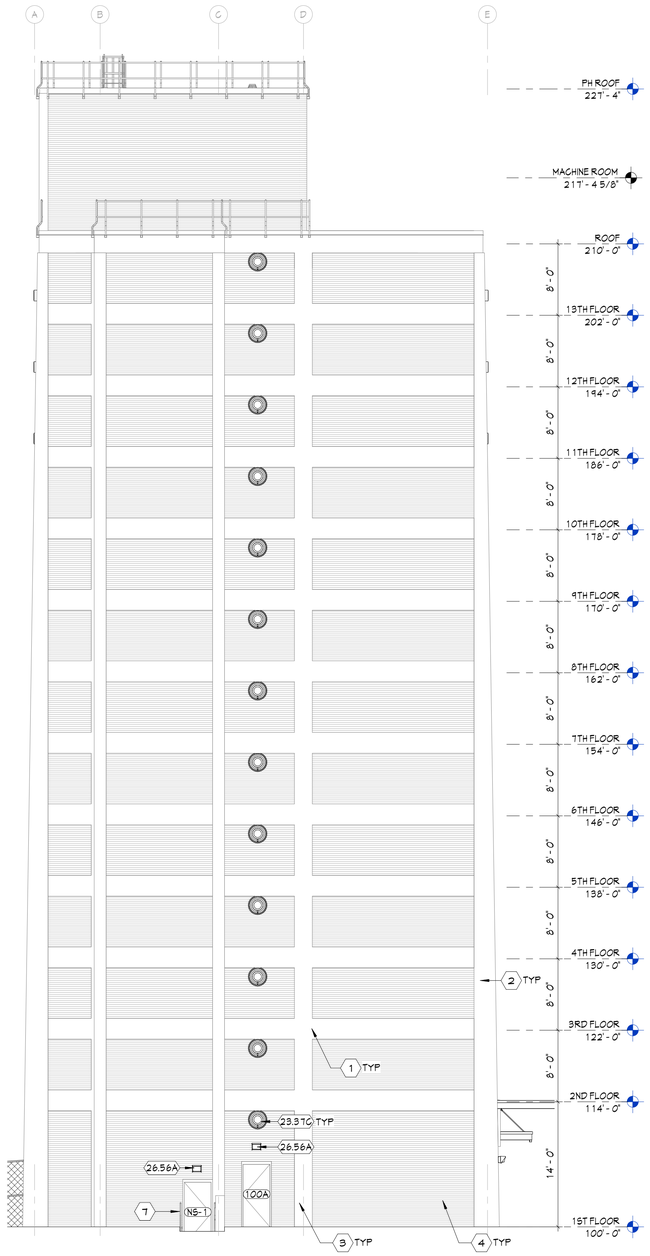

2 A.203 NORTH ELEVATION
1/8" = 1'-0"



1 A.203 SOUTH ELEVATION
1/8" = 1'-0"

CODED NOTES - EXTERIOR...

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KEYNOTES

08.90B	NEW LOUVER - REFER TO MECHANICAL DRAWINGS
21.12C	EXISTING FIRE-DEPARTMENT CONNECTION
23.37C	NEW LOUVER/EXHAUST - REFER TO MEP DRAWINGS.
26.56A	EXTERIOR WALL SCONCE -SEE FIXTURE SCHEDULE

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EXTERIOR ELEVATIONS

A.203

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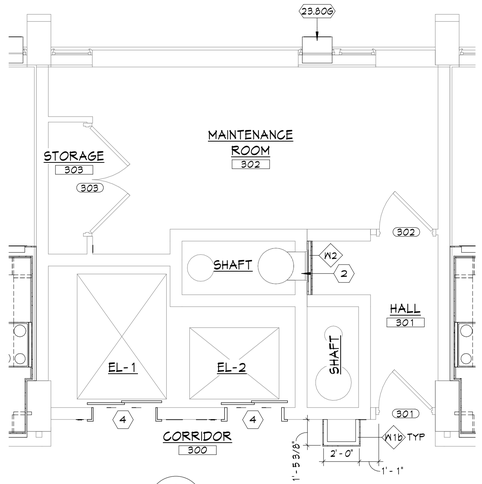
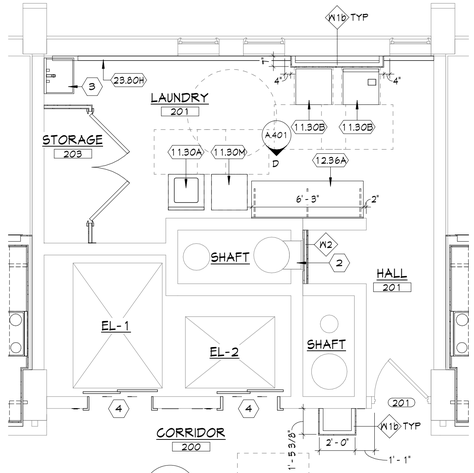


3 A.301 TRASH ROOM (ODD FLOORS) 1/4" = 1'-0"



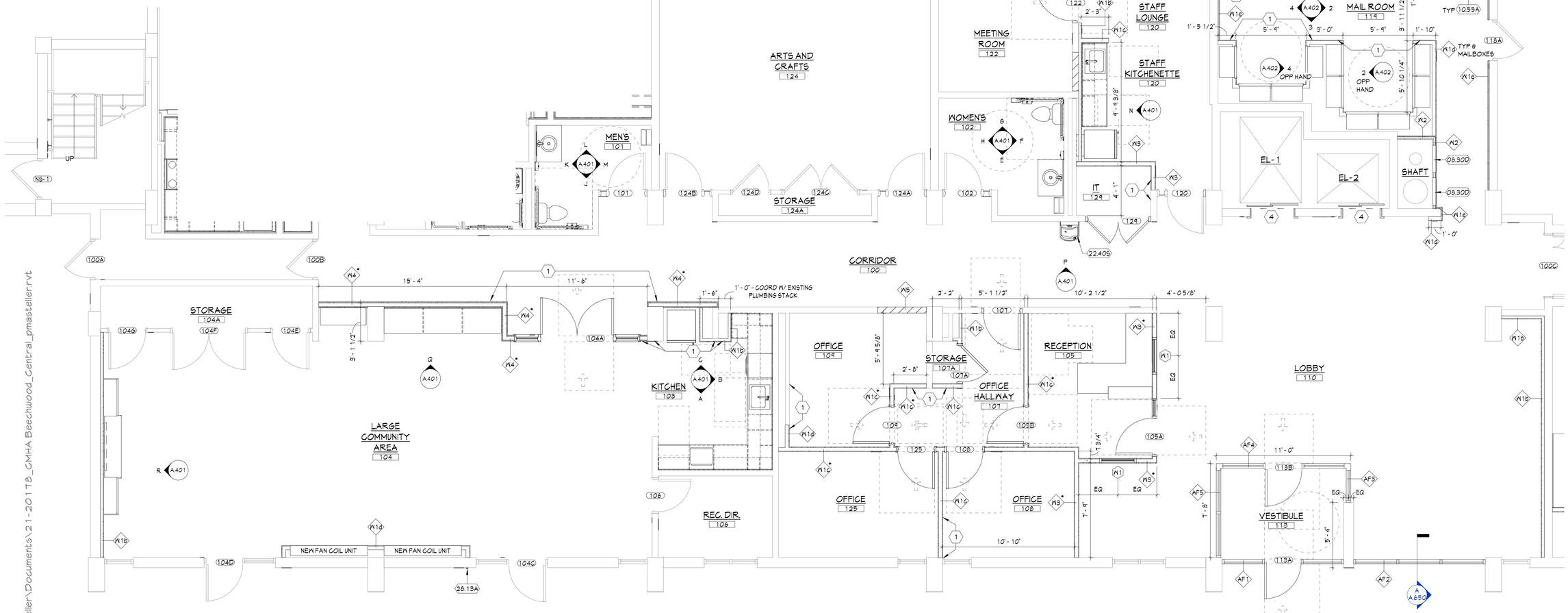
2 A.301 LAUNDRY ROOM (EVEN FLOORS) 1/4" = 1'-0"

CODED NOTES - ENLARGED PLANS

1	ALIGN
2	EXISTING TRASH CHUTE TO BE CLEANED AND SANITIZED PRIOR TO CLOSING OFF SHAFT.
3	EXISTING SINK TO REMAIN.
4	NEW ELEVATOR DOORS, CALL BUTTONS AND DIRECTION INDICATORS IN LOCATION OF REMOVED.
5	ALIGN STUD WITH EDGE OF EXISTING WINDOW JAMB AND EXTEND NEW GYP BD TO EXISTING STOREFRONT MULLION.

KEYNOTES

08.30D	21" X 36" RATED ACCESS PANEL. CENTER PANEL ON EXISTING DUCTWORK/PLUMBING.
10.55A	MAILBOX UNITS
11.30A	COMMERICAL WASHING MACHINE - BY OTHERS
11.30B	COMMERICAL CLOTHES DRYER - BY OTHERS
11.30M	ACCESSIBLE FRONT LOADING COMMERICAL WASHING MACHINE - BY OTHERS
12.36A	COUNTERTOP WITH 4" BACK AND SIDE SPLASHES WHERE SHOWN (6" SPLASH AT ANSI TYPE 'A' UNITS). SEE INTERIOR FINISH SCHEDULE
22.40S	ACCESSIBLE WATER FOUNTAIN WITH BOTTLE FILLING STATION - SEE FIXTURE SCHEDULE
23.80S	NEW WINDOW AIR CONDITIONING UNIT.
23.80H	NEW HYDRONIC FINNED TUBE RADIATOR - SEE MECHANICAL DRAWINGS
28.13A	DOOR GARD READER



1 A.301 ENLARGED FIRST FLOOR PLAN 1/4" = 1'-0"

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ENLARGED PLANS

A.301

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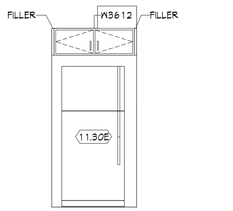
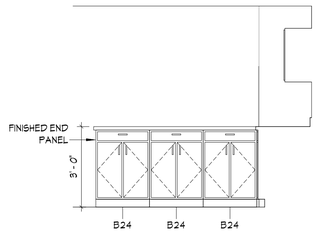


H A.351 KITCHEN ELEVATION 3/8" = 1'-0"



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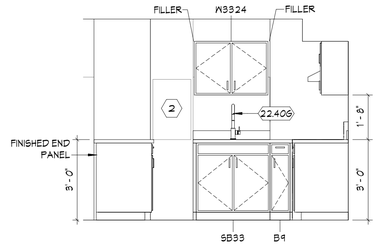
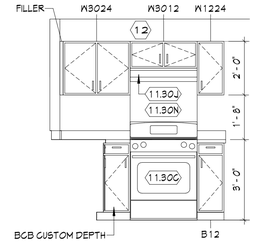


F A.351 KITCHEN ELEVATION 3/8" = 1'-0"



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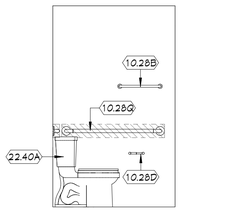
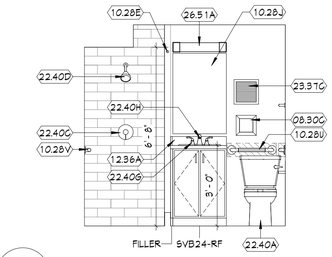


D A.351 BATHROOM ELEVATION 3/8" = 1'-0"



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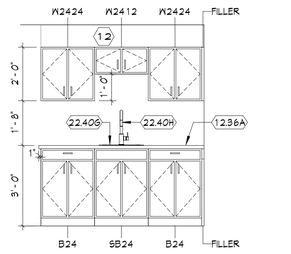

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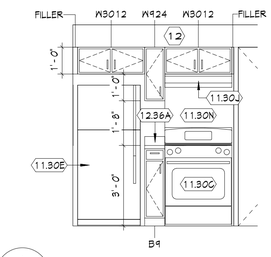

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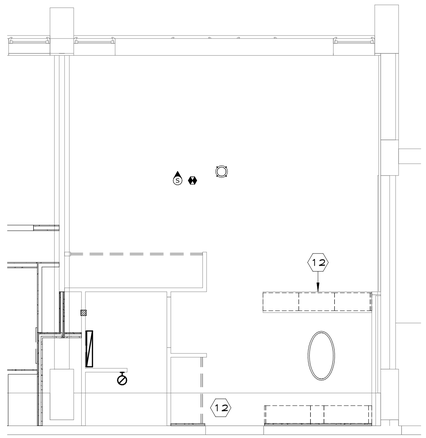
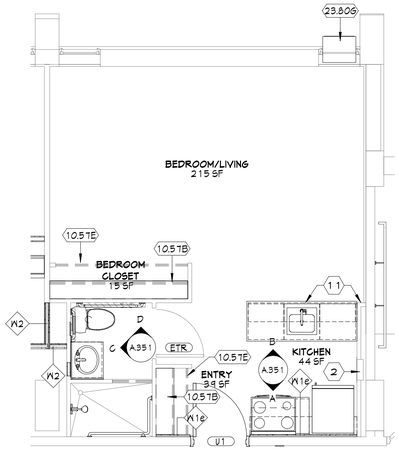
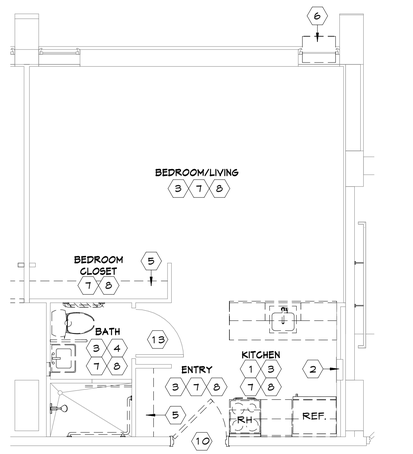


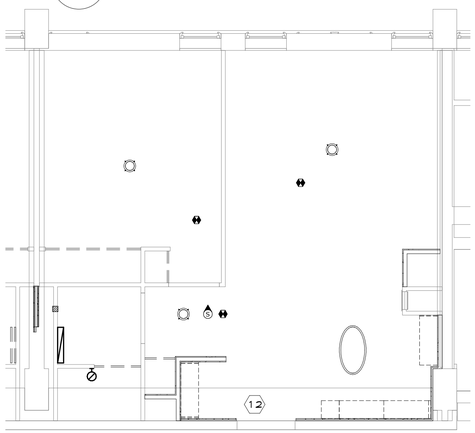
6 A.351 0 BR UNIT RCP 1/4" = 1'-0"



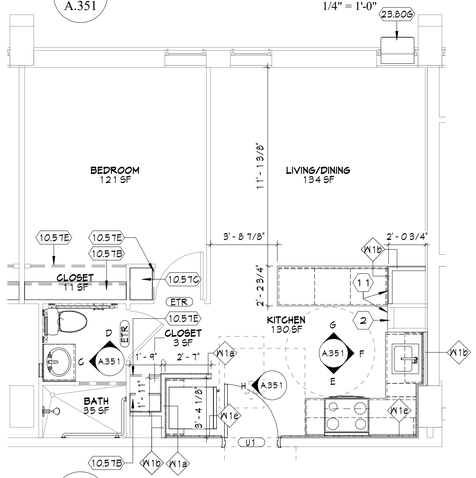
5 A.351 TYP. 0 BR UNIT PLAN 1/4" = 1'-0"



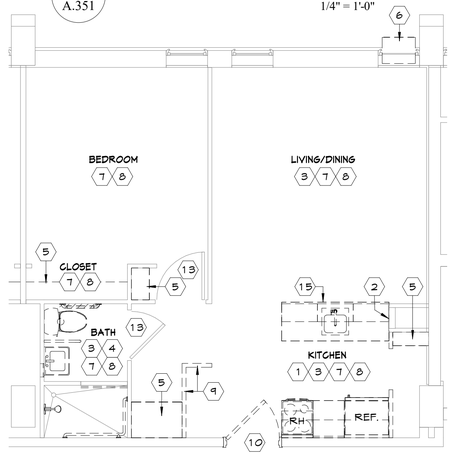
4 A.351 TYP. 0 BR UNIT DEMO PLAN 1/4" = 1'-0"



3 A.351 TYP. 1 BR UNIT RCP 1/4" = 1'-0"



2 A.351 TYP. 1 BR UNIT PLAN 1/4" = 1'-0"



1 A.351 TYP. 1 BR UNIT DEMO PLAN 1/4" = 1'-0"

CASEWORK LEGEND

CASEWORK TAG: XXX / ## ## / XX
(PREFIX / WIDTH (IN INCHES) / SUFFIX / HEIGHT (IN INCHES))

PREFIXS:

B	BASE
BCB	BLIND CORNER BASE
SB	SINK BASE
W	WALL
P	PANTRY
PV	PANTRY-OVEN CABINET
FILLER	FILLER PANEL
FILLER-E	FINISHED END FILLER PANEL
MB	MICROWAVE BASE

SUFFIX'S:

RF	REMOVABLE FRONT

UNIT RCP LEGEND

- SMOKE DETECTOR - SEE ELEC.
- SMOKE/CARBON MONOXIDE DETECTOR- SEE ELEC.
- FIRE ALARM STROBE - SEE ELEC.
- SURFACE MOUNTED KITCHEN LIGHT- SEE ELEC.
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- SHOWER SCONCE - SEE ELEC.
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- SURFACE MOUNTED STRIP LIGHT - SEE ELEC.
- UNDER CABINET MOUNTED STRIP LIGHT - SEE ELEC.

GENERAL NOTES

1. SEE SHEET A.001.a FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS ON A.450 SHEETS FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE: BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

CODED NOTES - UNIT PLANS

1 R/R EXISTING KITCHEN CASEWORK, COUNTERTOPS, PLUMBING FIXTURES AND APPLIANCES. PATCH AND REPAIR WALLS AT LOCATION OF REMOVED. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO.

2 EXISTING ELECTRICAL PANEL TO REMAIN. (R/R AND LOWER PANEL AT ANSI TYPE A UNIT ONLY) REFER TO ELECTRICAL DRAWINGS.

3 R/R EXISTING LIGHTING FIXTURES, FIRE/SMOKE DEVICES AND ASSOCIATED CABLING/WIRING. EXISTING SURFACE CONDUIT AND J-BOXES TO REMAIN. PREP FOR NEW FIXTURES. REFER TO ELECTRICAL DRAWINGS.

4 R/R EXISTING BATHROOM PLUMBING FIXTURES (INCLUDES SINK, SHOWER BASE/DRAIN, FLOOR DRAIN OUTSIDE OF SHOWER AND TILE SURROUND.) CASEWORK, COUNTER TOPS, BATHROOM ACCESSORIES, ACCESS PANELS, EXHAUST FANS AND TILED SHOWER SURROUND. PATCH AND REPAIR WALLS AT LOCATIONS OF REMOVED. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO.

5 R/R EXISTING CLOSET SHELVING AND PREP FOR NEW SHELVES.

6 R/R EXISTING WINDOW AIR CONDITIONER UNIT. REFER TO MEP DRAWINGS

7 R/R EXISTING FLOORING AND WALL BASE THROUGHOUT. PROVIDE LINE ITEM COST FOR ASBESTOS ABATEMENT.

8 REMOVE EXISTING CEILING TEXTURE THROUGHOUT (ALTERNATE). PROVIDE LINE ITEM COST FOR ASBESTOS ABATEMENT.

9 REMOVE WALLS AND/OR DOORS AS SHOWN DASHED, TYP.

10 R/R EXISTING DOOR, FRAME AND HARDWARE

11 ALIGN.

12 EXISTING GYPSUM SOFFIT TO REMAIN. PREP FOR NEW PAINT

13 EXISTING DOOR AND FRAME TO REMAIN. PREP DOOR FOR NEW PAINT. R/R EXISTING DOOR HARDWARE (INCLUDING HINGES) AND CASING TRIM

14 INFILL WITH WALL CONSTRUCTION TO MATCH ADJACENT WALL. MAINTAIN ALL REQUIRED WALL RATINGS.

15 REMOVE EXISTING GYPSUM SOFFIT (AND FRAMING) ABOVE. PATCH AND REPAIR CEILING.

KEYNOTES

08.30G	9" X 9" RATED ACCESS PANEL - REFER TO PLUMBING DRAWINGS
10.28B	18" TOWEL BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28E	SHOWER CURTAIN ROD - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28J	24"X36" PLATE GLASS MIRROR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28Q	42" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28U	18" VERTICAL GRAB BAR W/ FACTORY INSTALLED WOOD BLOCKING (BY SHOWER SURROUND MANUFACTURER) - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28V	24"X42" L SHAPED GRAB BAR W/ FACTORY INSTALLED WOOD BLOCKING (BY SHOWER SURROUND MANUFACTURER) - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT.
10.51B	DOUBLE SHELF AND ROD - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
10.51C	5 LINEN SHELVES, EQUALLY SPACED - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
10.51E	CLOSET CURTAIN AND ROD.
11.30C	30" RANGE
11.30E	REFRIGERATOR
11.30J	RANGE HOOD WITH LIGHT AND FIRE CANISTERS
11.30N	FULL HEIGHT GREASE SHIELD AT RANGE. PANEL TO BE BAKED ENAMEL FINISH OVER STEEL TO MATCH COLOR OF RANGE OR SATIN FINISH STAINLESS STEEL WITH MATCHING SCREWS.
12.36A	COUNTERTOP WITH 4" BACK AND SIDE SPLASHES WHERE SHOWN (6" SPLASH AT ANSI TYPE 'A' UNITS). SEE INTERIOR FINISH SCHEDULE
22.40A	WATER CLOSET - SEE FIXTURE SCHEDULE
22.40C	SHOWER CONTROLS - SEE FIXTURE SCHEDULE
22.40D	SHOWER HEAD - SEE FIXTURE SCHEDULE
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE - SEE FIXTURE SCHEDULE
22.40H	LEVER STYLE FAUCET - SEE FIXTURE SCHEDULE
23.31C	NEW LOUVER/EXHAUST - REFER TO MEP DRAWINGS.
23.80S	NEW WINDOW AIR CONDITIONING UNIT.
26.51A	WALL SCONCE LIGHT FIXTURE - SEE FIXTURE SCHEDULE.

STATE OF OHIO
GEORGE D. BERARDI
LICENSED
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ENLARGED UNIT PLANS - 0 BR & 1 BR TYPE B UNITS

A.351

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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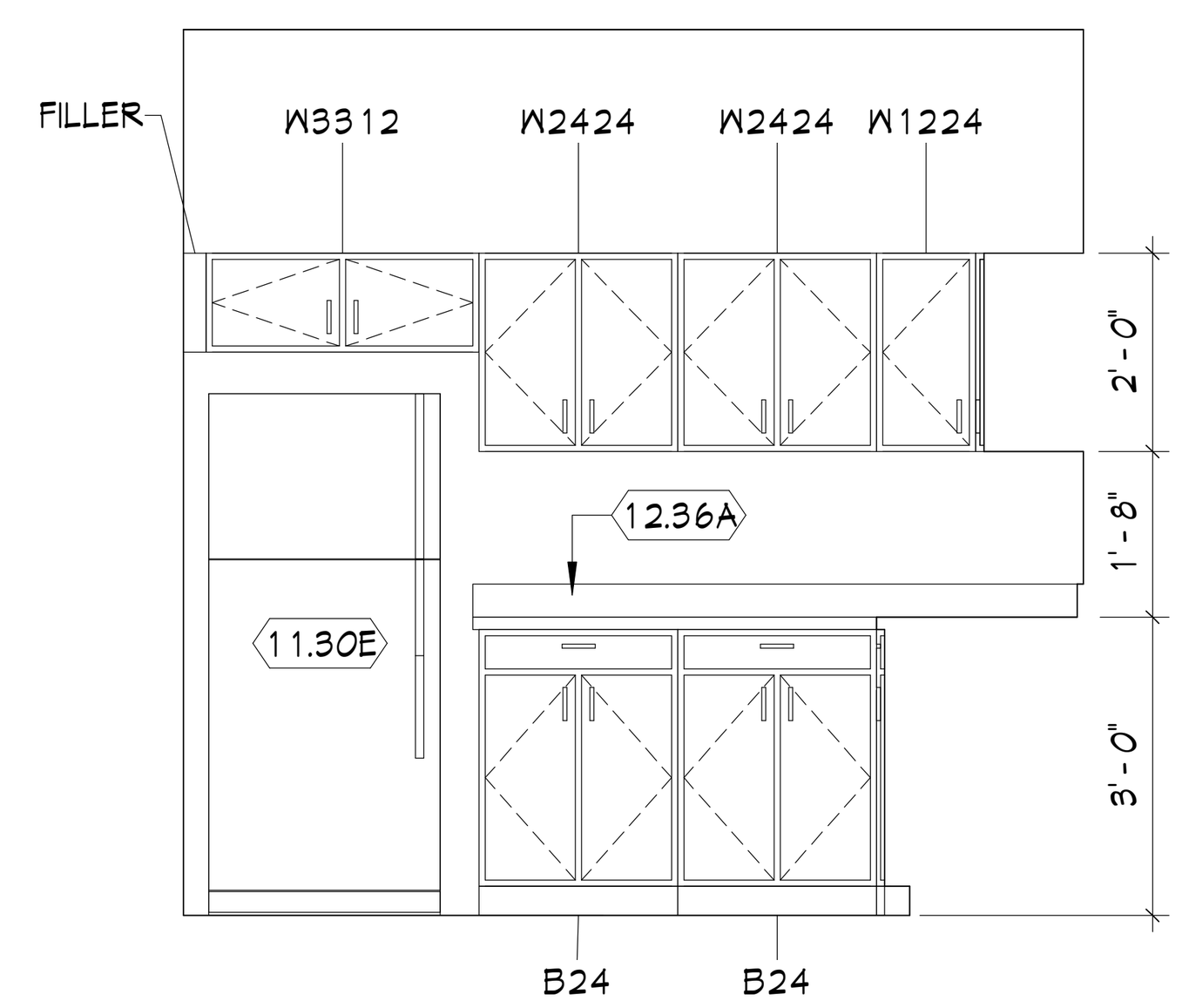

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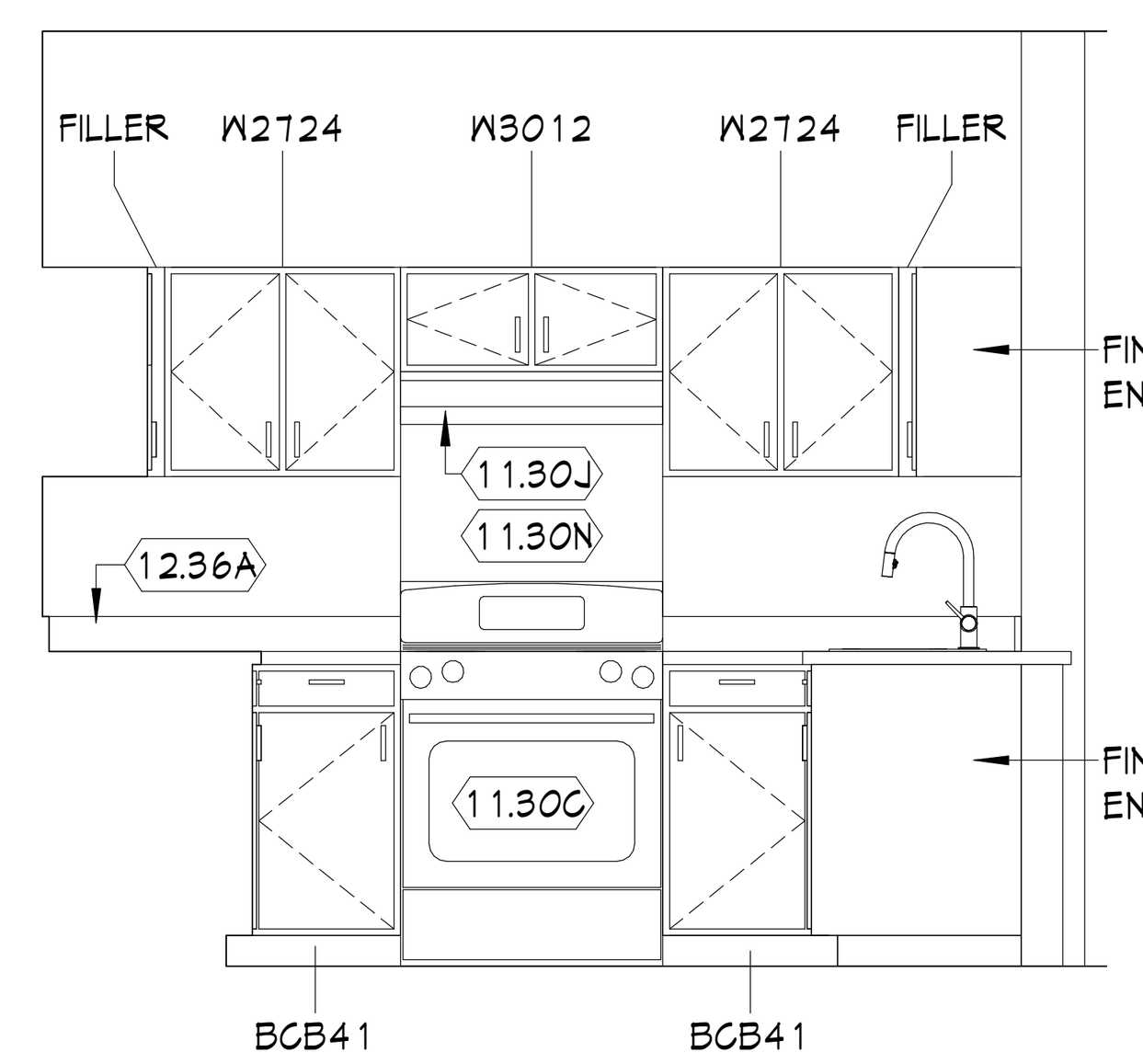
3/8" = 1'-0"



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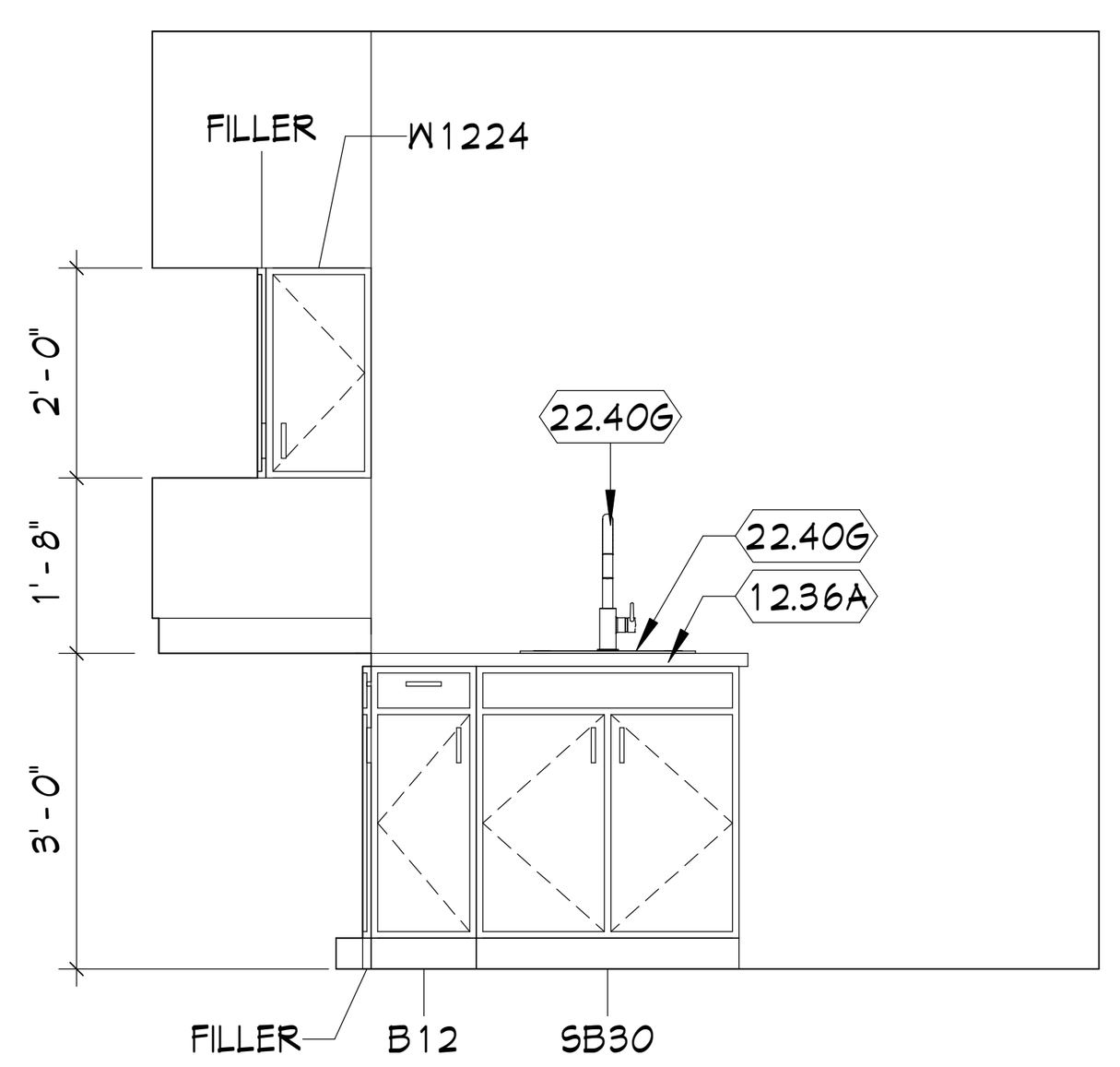

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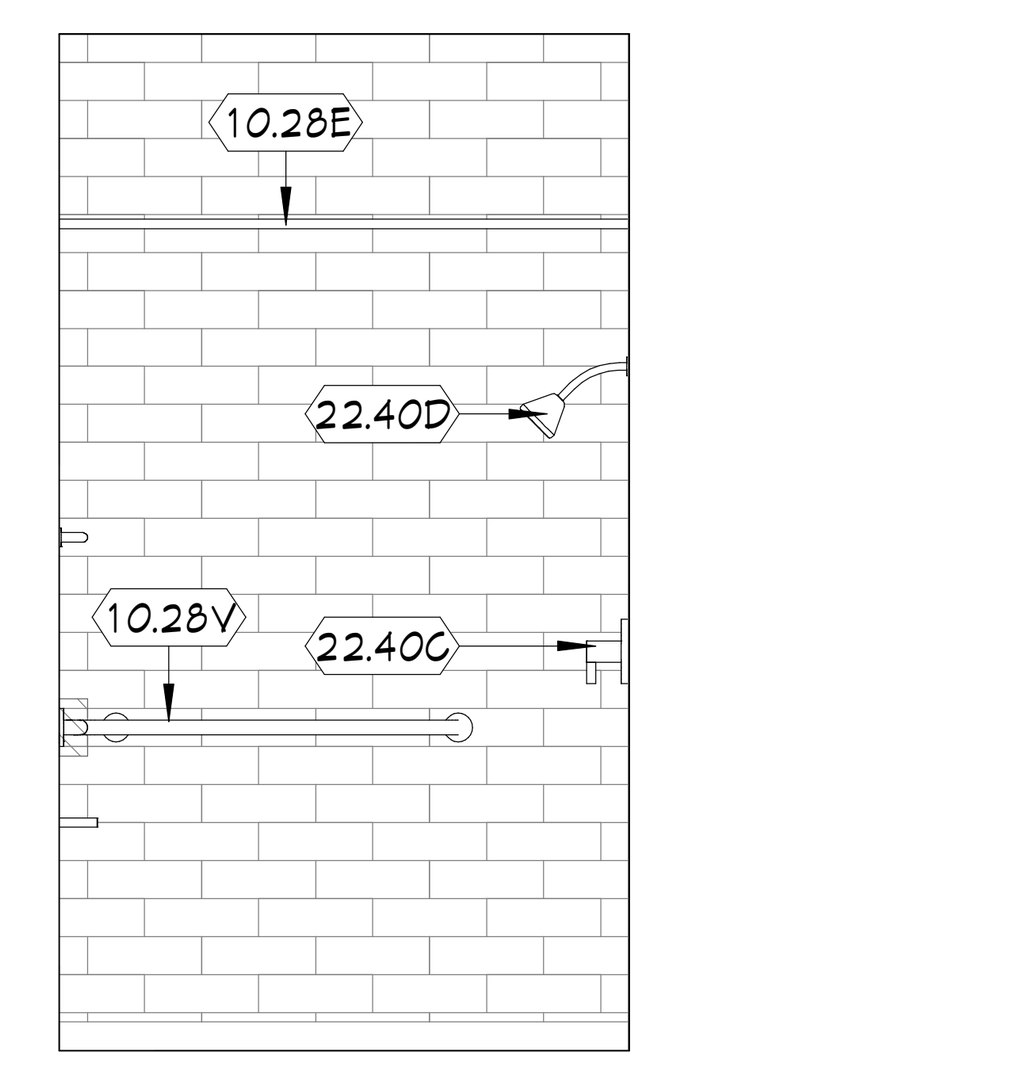

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3/8" = 1'-0"

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CASEWORK TAG: XXX ## ## - XX

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15 REMOVE EXISTING GYPSUM SOFFIT (AND FRAMING) ABOVE. PATCH AND REPAIR CEILING.



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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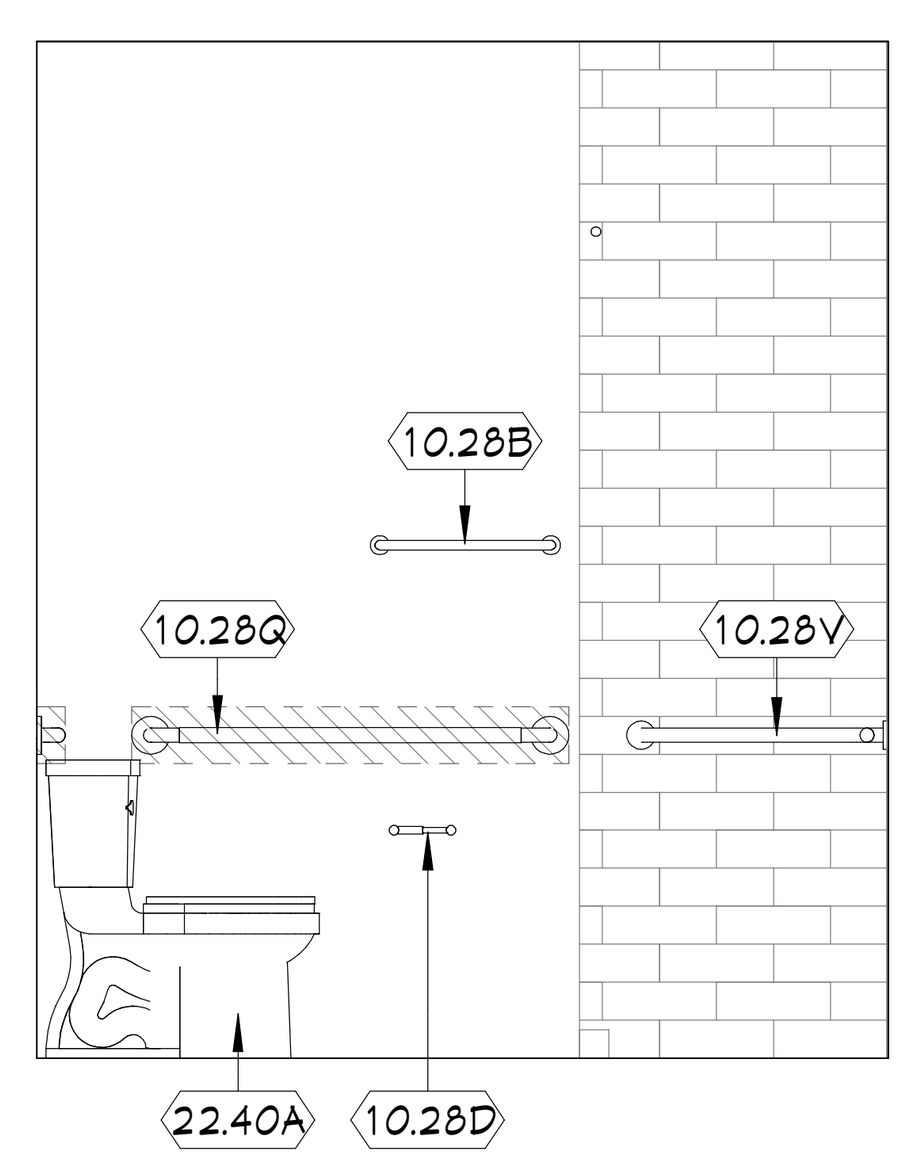
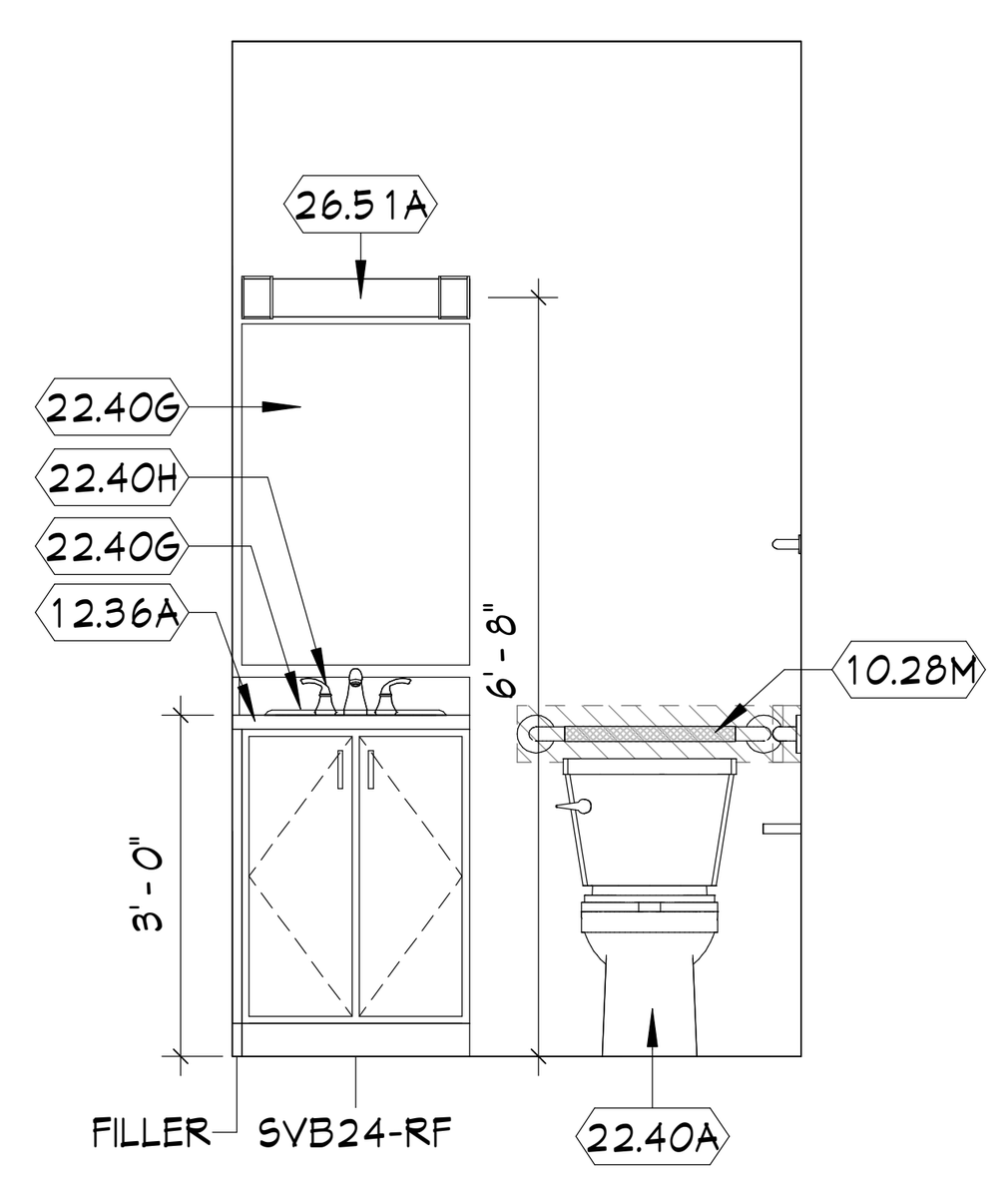
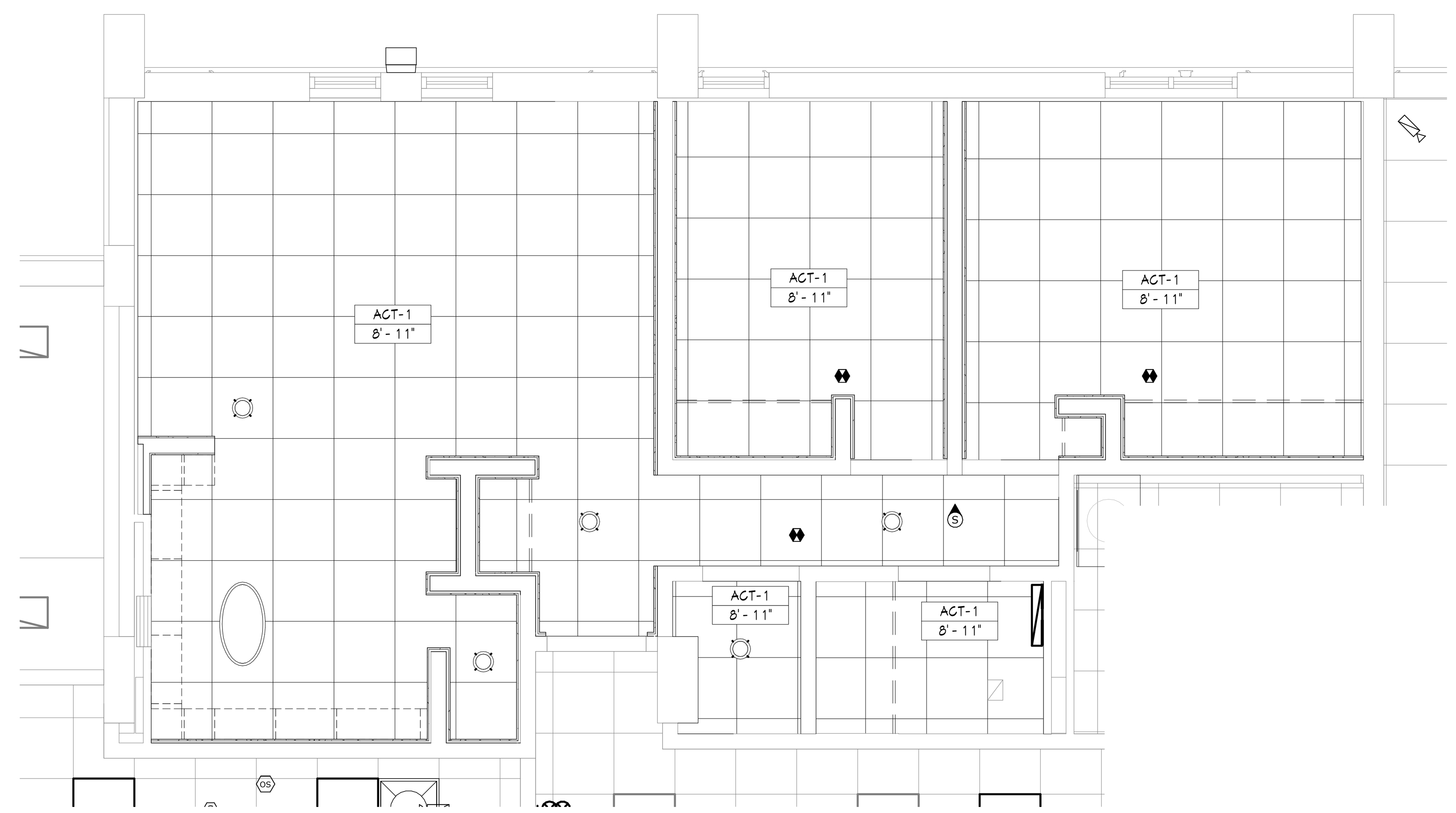


B A.352 BATHROOM ELEVATION
3/8" = 1'-0"



A A.352 BATHROOM ELEVATION
3/8" = 1'-0"



3 A.352 1ST FLOOR UNIT RCP
1/4" = 1'-0"

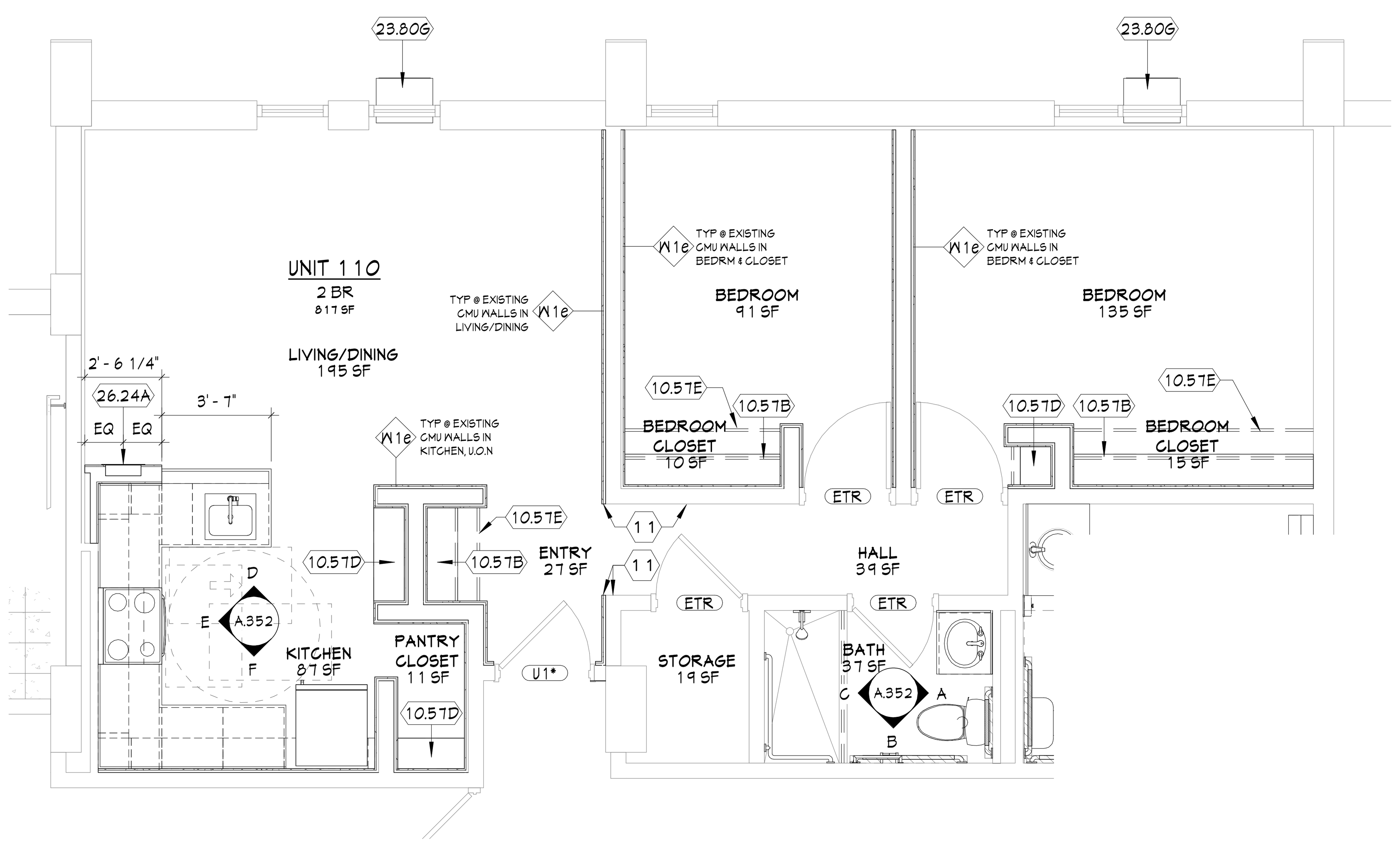
KEYNOTES

10.28B	18" TOWEL BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28E	SHOWER CURTAIN ROD - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28M	24" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28Q	42" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28V	24"X42" L SHAPED GRAB BAR W/ FACTORY INSTALLED WOOD BLOCKING (BY SHOWER SURROUND MANUFACTURER) - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT.
10.57B	DOUBLE SHELF AND ROD - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
10.57D	4 PANTRY SHELVES, EQUALLY SPACED - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
10.57E	CLOSET CURTAIN AND ROD.
11.30C	30" RANGE
11.30E	REFRIGERATOR
11.30J	RANGE HOOD WITH LIGHT AND FIRE CANISTERS
11.30N	FULL HEIGHT GREASE SHIELD AT RANGE. PANEL TO BE BAKED ENAMEL FINISH OVER STEEL TO MATCH COLOR OF RANGE OR SATIN FINISH STAINLESS STEEL WITH MATCHING SCREWS.
12.36A	COUNTERTOP WITH 4" BACK AND SIDE SPLASHES WHERE SHOWN (6" SPLASH AT ANSI TYPE 'A' UNITS). SEE INTERIOR FINISH SCHEDULE
22.40A	WATER CLOSET - SEE FIXTURE SCHEDULE
22.40C	SHOWER CONTROLS - SEE FIXTURE SCHEDULE
22.40D	SHOWER HEAD - SEE FIXTURE SCHEDULE
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE - SEE FIXTURE SCHEDULE
22.40H	LEVER STYLE FAUCET - SEE FIXTURE SCHEDULE
23.80G	NEW WINDOW AIR CONDITIONING UNIT.
26.24A	NEW ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS
26.51A	WALL SCONCE LIGHT FIXTURE - SEE FIXTURE SCHEDULE.

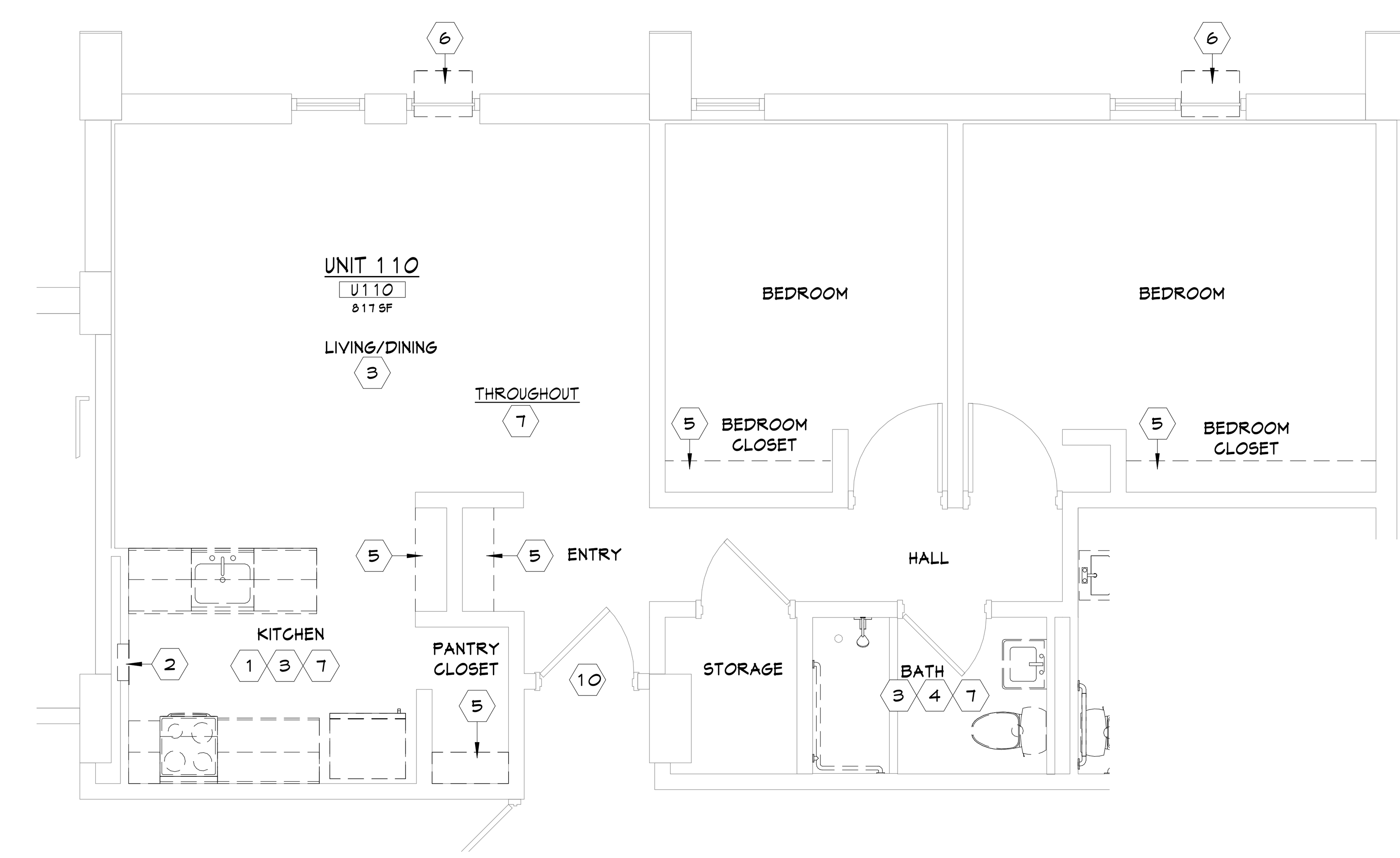
BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date



2 A.352 1ST FLOOR UNIT PLAN
1/4" = 1'-0"



1 A.352 1ST FLOOR UNIT DEMO PLAN
1/4" = 1'-0"

ENLARGED UNIT PLANS - 2 BR TYPE B UNIT

A.352

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P 614.221.1110 berardipartners.com

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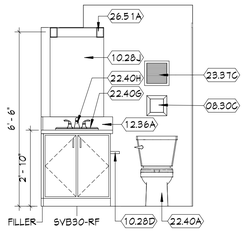
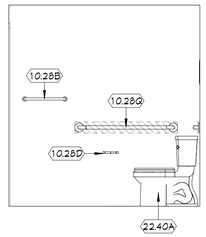
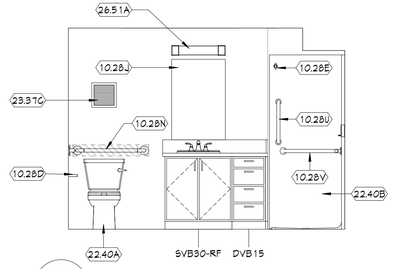


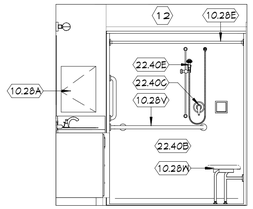
G A.353 — 1/2 BATH ELEVATION
3/8" = 1'-0"



F A.353 — 1 BR-A.1 EXPANDED BATH 3
3/8" = 1'-0"



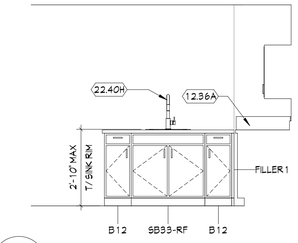
E A.353 — BATHROOM ELEVATION
3/8" = 1'-0"



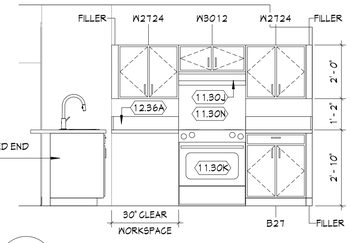
D A.353 — BATHROOM ELEVATION
3/8" = 1'-0"



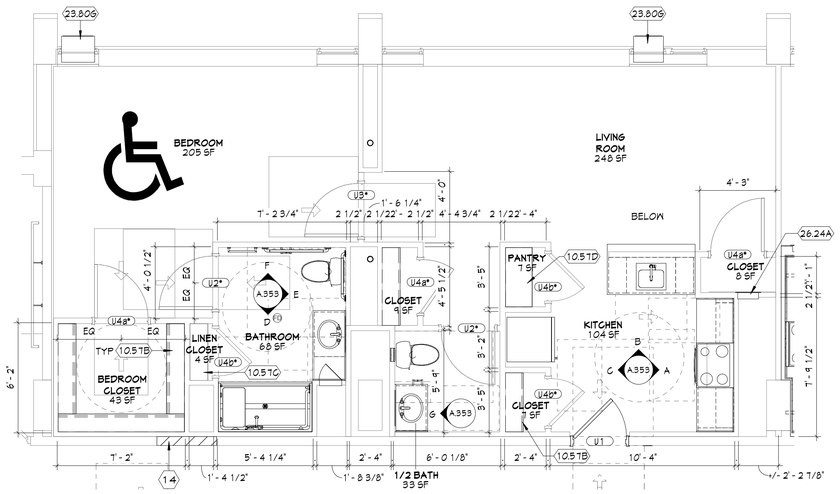
C A.353 — KITCHEN ELEVATION
3/8" = 1'-0"



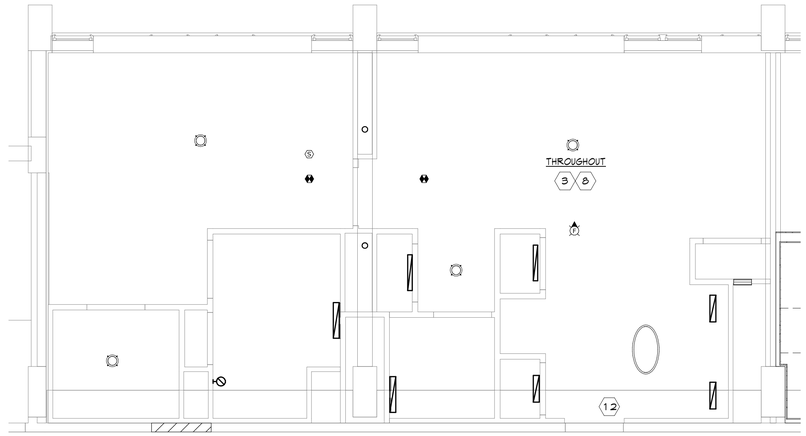
B A.353 — KITCHEN ELEVATION
3/8" = 1'-0"



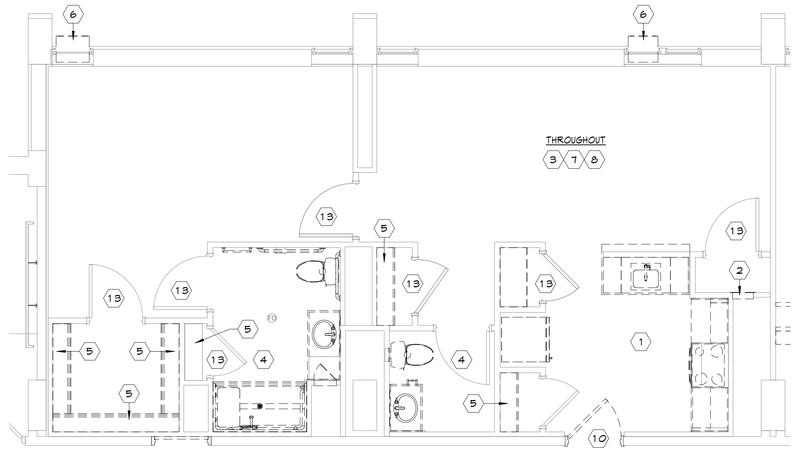
A A.353 — KITCHEN ELEVATION
3/8" = 1'-0"



2 A.353 — 1 BR-A.1 EXPANDED UNIT PLAN
1/4" = 1'-0"



3 A.353 — 1 BR-A.1 EXPANDED UNIT RCP
1/4" = 1'-0"



1 A.353 — 1 BR-A.1 EXPANDED UNIT DEMO PLAN
1/4" = 1'-0"

CASEWORK LEGEND

CASEWORK TAG: XXX ##/## XX
PREFIX — WIDTH (IN INCHES) — HEIGHT (IN INCHES) — SUFFIX

PREFIX'S:

B	BASE
BGB	BLIND CORNER BASE
SB	SINK BASE
W	WALL
P	PANTRY
PV	PANTRY-OVEN CABINET
FILLER	FILLER PANEL
FILLER-E	FINISHED END FILLER PANEL
MB	MICROWAVE BASE

SUFFIX'S:

RF	REMOVABLE FRONT

UNIT RCP LEGEND

- SMOKE DETECTOR - SEE ELEC.
- SMOKE/CARBON MONOXIDE DETECTOR- SEE ELEC.
- FIRE ALARM STROBE - SEE ELEC.
- SURFACE MOUNTED KITCHEN LIGHT- SEE ELEC.
- SURFACE MOUNTED DISK LIGHT- SEE ELEC.
- SHOWER SCONCE - SEE ELEC.
- SURFACE MOUNTED VANITY LIGHT - SEE ELEC.
- SURFACE MOUNTED STRIP LIGHT - SEE ELEC.
- UNDER CABINET MOUNTED STRIP LIGHT - SEE ELEC.

GENERAL NOTES

1. SEE SHEET A.001.a FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS ON A.450 SHEETS FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXGEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE: BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

CODED NOTES - UNIT PLANS

1 R/R EXISTING KITCHEN CASEWORK, COUNTERTOPS, PLUMBING FIXTURES AND APPLIANCES. PATCH AND REPAIR WALLS AT LOCATION OF REMOVED. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO.
2 EXISTING ELECTRICAL PANEL TO REMAIN. (R/R AND LOWER PANEL AT ANSI TYPE A UNIT ONLY) REFER TO ELECTRICAL DRAWINGS.
3 R/R EXISTING LIGHTING FIXTURES, FIRE/SMOKE DEVICES AND ASSOCIATED CABLING/WIRING. EXISTING SURFACE CONDUIT AND J-BOXES TO REMAIN. PREP FOR NEW FIXTURES. REFER TO ELECTRICAL DRAWINGS.
4 R/R EXISTING BATHROOM PLUMBING FIXTURES (INCLUDES SINK, SHOWER BASE/DRAIN, FLOOR DRAIN OUTSIDE OF SHOWER AND TILE SURROUND), CASEWORK, COUNTER TOPS, BATHROOM ACCESSORIES, ACCESS PANELS, EXHAUST FANS AND TILED SHOWER SURROUND. PATCH AND REPAIR WALLS AT LOCATIONS OF REMOVED. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO.
5 R/R EXISTING CLOSET SHELVING AND PREP FOR NEW SHELVES.
6 R/R EXISTING WINDOW AIR CONDITIONER UNIT. REFER TO MEP DRAWINGS
7 R/R EXISTING FLOORING AND WALL BASE THROUGHOUT. PROVIDE LINE ITEM COST FOR ASBESTOS ABATEMENT.
8 REMOVE EXISTING CEILING TEXTURE THROUGHOUT (ALTERNATE). PROVIDE LINE ITEM COST FOR ASBESTOS ABATEMENT.
9 REMOVE WALLS AND/OR DOORS AS SHOWN DASHED, TYP.
10 R/R EXISTING DOOR, FRAME AND HARDWARE
11 ALIGN.
12 EXISTING GYPSUM SOFFIT TO REMAIN. PREP FOR NEW PAINT
13 EXISTING DOOR AND FRAME TO REMAIN. PREP DOOR FOR NEW PAINT. R/R EXISTING DOOR HARDWARE (INCLUDING HINGES) AND CASING TRIM
14 INFILL WITH WALL CONSTRUCTION TO MATCH ADJACENT WALL. MAINTAIN ALL REQUIRED WALL RATINGS.
15 REMOVE EXISTING GYPSUM SOFFIT (AND FRAMING) ABOVE. PATCH AND REPAIR CEILING.

KEYNOTES

08.30C	9" X 9" RATED ACCESS PANEL - REFER TO PLUMBING DRAWINGS
10.28A	RECESSED MEDICINE CABINET - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28B	18" TOWEL BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28E	SHOWER CURTAIN ROD - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28J	24"X36" PLATE GLASS MIRROR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28N	30" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28Q	42" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28U	18" VERTICAL GRAB BAR W/ FACTORY INSTALLED WOOD BLOCKING (BY SHOWER SURROUND MANUFACTURER) - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28V	24"X42" L SHAPED GRAB BAR W/ FACTORY INSTALLED WOOD BLOCKING (BY SHOWER SURROUND MANUFACTURER) - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT.
10.28W	FIXED SHOWER SEAT - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.51B	DOUBLE SHELF AND ROD - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
10.51C	5 LINEN SHELVES, EQUALLY SPACED - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
10.51D	4 PANTRY SHELVES, EQUALLY SPACED - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
11.30E	REFRIGERATOR
11.30J	RANGE HOOD WITH LIGHT AND FIRE CANISTERS
11.30K	MICROWAVE WITH TRIM KIT
11.30N	FULL HEIGHT GREASE SHIELD AT RANGE. PANEL TO BE BAKED ENAMEL FINISH OVER STEEL TO MATCH COLOR OF RANGE OR SATIN FINISH STAINLESS STEEL WITH MATCHING SCREWS.
12.36A	COUNTERTOP WITH 4" BACK AND SIDE SPLASHES WHERE SHOWN (6" SPLASH AT ANSI TYPE 'A' UNITS). SEE INTERIOR FINISH SCHEDULE
22.40A	WATER CLOSET - SEE FIXTURE SCHEDULE
22.40B	FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER - SEE FIXTURE SCHEDULE
22.40C	SHOWER CONTROLS - SEE FIXTURE SCHEDULE
22.40E	ROD MOUNTED ADJUSTABLE SHOWER HEAD - SEE FIXTURE SCHEDULE
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE - SEE FIXTURE SCHEDULE
22.40H	LEVER STYLE FAUCET - SEE FIXTURE SCHEDULE
23.31C	NEW LOUVER/EXHAUST - REFER TO MEP DRAWINGS.
23.80G	NEW WINDOW AIR CONDITIONING UNIT.
26.24A	NEW ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS
26.51A	WALL SCONCE LIGHT FIXTURE - SEE FIXTURE SCHEDULE.

STATE OF OHIO — GEORGE D. BERARDI — 6480 — REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ENLARGED UNIT PLANS - 1 BR-A.1

A.353

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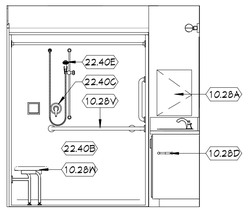
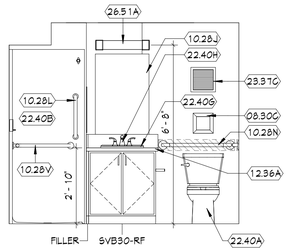
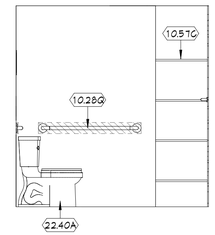


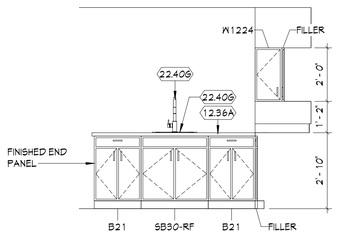
F A.354 BATHROOM ELEVATION
3/8" = 1'-0"



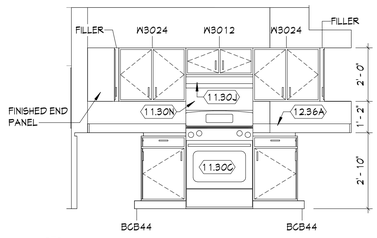
E A.354 BATHROOM ELEVATION
3/8" = 1'-0"



D A.354 BATHROOM ELEVATION
3/8" = 1'-0"



C A.354 KITCHEN ELEVATION
3/8" = 1'-0"



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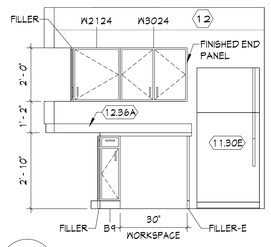
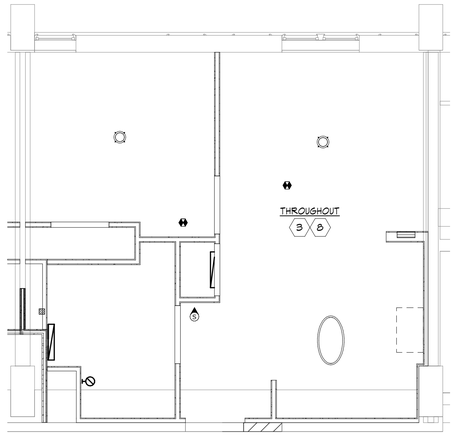
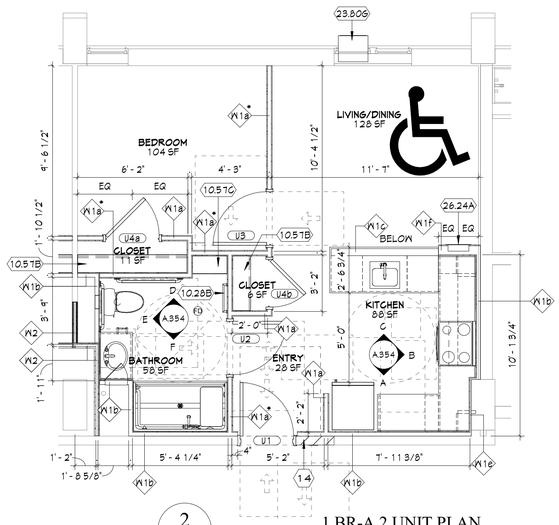
3/8" = 1'-0"



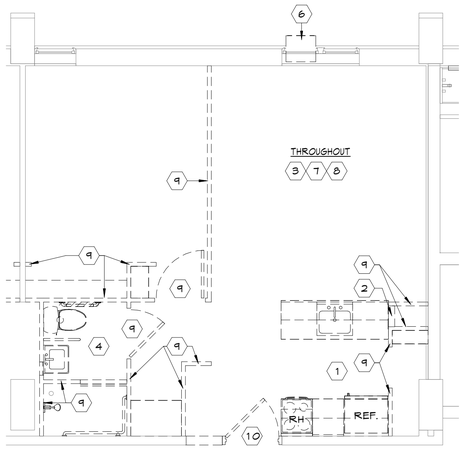
A A.354 KITCHEN ELEVATION
3/8" = 1'-0"



3 A.354 1 BR.A.2 UNIT RCP
1/4" = 1'-0"



2 A.354 1 BR-A.2 UNIT PLAN
1/4" = 1'-0"



1 A.354 1 BR-A.2 UNIT DEMO PLAN
1/4" = 1'-0"

CASEWORK LEGEND

CASEWORK TAG: XXX / ## ## / XX
(XXX: PREFIX; ## ##: WIDTH (IN INCHES); XX: SUFFIX; ## ##: HEIGHT (IN INCHES))

PREFIXS:

B	BASE
BCB	BLIND CORNER BASE
SB	SINK BASE
W	WALL
P	PANTRY
PV	PANTRY-OVEN CABINET
FILLER	FILLER PANEL
FILLER-E	FINISHED END FILLER PANEL
MB	MICROWAVE BASE

SUFFIX'S:

RF	REMOVABLE FRONT

UNIT RCP LEGEND

- SMOKE DETECTOR - SEE ELEC.
- SMOKE/CARBON MONOXIDE DETECTOR- SEE ELEC.
- FIRE ALARM STROBE - SEE ELEC.
- SURFACE MOUNTED KITCHEN LIGHT- SEE ELEC.
- SURFACE MOUNTED DISK LIGHT- SEE ELEC.
- SHOWER SCONCE - SEE ELEC.
- SURFACE MOUNTED VANITY LIGHT - SEE ELEC.
- SURFACE MOUNTED STRIP LIGHT - SEE ELEC.
- UNDER CABINET MOUNTED STRIP LIGHT - SEE ELEC.

GENERAL NOTES

1. SEE SHEET A.001.a FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS ON A.450 SHEETS FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE: BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

CODED NOTES - UNIT PLANS

1 R/R EXISTING KITCHEN CASEWORK, COUNTERTOPS, PLUMBING FIXTURES AND APPLIANCES. PATCH AND REPAIR WALLS AT LOCATION OF REMOVED. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO.

2 EXISTING ELECTRICAL PANEL TO REMAIN. (R/R AND LOWER PANEL AT ANSI TYPE A UNIT ONLY) REFER TO ELECTRICAL DRAWINGS.

3 R/R EXISTING LIGHTING FIXTURES, FIRE/SMOKE DEVICES AND ASSOCIATED CABLING/WIRING. EXISTING SURFACE CONDUIT AND J-BOXES TO REMAIN. PREP FOR NEW FIXTURES. REFER TO ELECTRICAL DRAWINGS.

4 R/R EXISTING BATHROOM PLUMBING FIXTURES (INCLUDES SINK, SHOWER BASE/DRAIN, FLOOR DRAIN OUTSIDE OF SHOWER AND TILE SURROUND), CASEWORK, COUNTER TOPS, BATHROOM ACCESSORIES, ACCESS PANELS, EXHAUST FANS AND TILED SHOWER SURROUND. PATCH AND REPAIR WALLS AT LOCATIONS OF REMOVED. REFER TO MEP DRAWINGS FOR ADDITIONAL INFO.

5 R/R EXISTING CLOSET SHELVING AND PREP FOR NEW SHELVES.

6 R/R EXISTING WINDOW AIR CONDITIONER UNIT. REFER TO MEP DRAWINGS

7 R/R EXISTING FLOORING AND WALL BASE THROUGHOUT. PROVIDE LINE ITEM COST FOR ASBESTOS ABATEMENT.

8 REMOVE EXISTING CEILING TEXTURE THROUGHOUT (ALTERNATE). PROVIDE LINE ITEM COST FOR ASBESTOS ABATEMENT.

9 REMOVE WALLS AND/OR DOORS AS SHOWN DASHED, TYP.

10 R/R EXISTING DOOR, FRAME AND HARDWARE

11 ALIGN.

12 EXISTING GYPSUM SOFFIT TO REMAIN. PREP FOR NEW PAINT

13 EXISTING DOOR AND FRAME TO REMAIN. PREP DOOR FOR NEW PAINT. R/R EXISTING DOOR HARDWARE (INCLUDING HINGES) AND CASING TRIM

14 INFILL WITH WALL CONSTRUCTION TO MATCH ADJACENT WALL. MAINTAIN ALL REQUIRED WALL RATINGS.

15 REMOVE EXISTING GYPSUM SOFFIT (AND FRAMING) ABOVE. PATCH AND REPAIR CEILING.

KEYNOTES

08.30G	9" X 9" RATED ACCESS PANEL - REFER TO PLUMBING DRAWINGS
10.28A	RECESSED MEDICINE CABINET - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28B	18" TOWEL BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28J	24"X36" PLATE GLASS MIRROR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28L	18" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28N	30" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28Q	42" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28V	24"X42" L SHAPED GRAB BAR W/ FACTORY INSTALLED WOOD BLOCKING (BY SHOWER SURROUND MANUFACTURER) - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT.
10.28W	FIXED SHOWER SEAT - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.57B	DOUBLE SHELF AND ROD - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
10.57C	5 LINEN SHELVES, EQUALLY SPACED - REFER TO ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHTS
11.30G	30" RANGE
11.30E	REFRIGERATOR
11.30J	RANGE HOOD WITH LIGHT AND FIRE CANISTERS
11.30N	FULL HEIGHT GREASE SHIELD AT RANGE. PANEL TO BE BAKED ENAMEL FINISH OVER STEEL TO MATCH COLOR OF RANGE OR SATIN FINISH STAINLESS STEEL WITH MATCHING SCREWS.
12.36A	COUNTERTOP WITH 4" BACK AND SIDE SPLASHES WHERE SHOWN (6" SPLASH AT ANSI TYPE 'A' UNITS). SEE INTERIOR FINISH SCHEDULE
22.40A	WATER CLOSET - SEE FIXTURE SCHEDULE
22.40B	FIBERGLASS SHOWER UNIT WITH FACTORY INSTALLED GRAB BARS - GENERAL CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH SHOWER MANUFACTURER - SEE FIXTURE SCHEDULE
22.40G	SHOWER CONTROLS - SEE FIXTURE SCHEDULE
22.40E	ROD MOUNTED ADJUSTABLE SHOWER HEAD - SEE FIXTURE SCHEDULE
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE - SEE FIXTURE SCHEDULE
22.40H	LEVER STYLE FAUCET - SEE FIXTURE SCHEDULE
23.37C	NEW LOUVER/EXHAUST - REFER TO MEP DRAWINGS.
23.80G	NEW WINDOW AIR CONDITIONING UNIT.
26.24A	NEW ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS
26.51A	WALL SCONCE LIGHT FIXTURE - SEE FIXTURE SCHEDULE.

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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NOTE:

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ENLARGED UNIT PLANS - 1 BR-A.2

A.354

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P 614.221.1110 berardipartners.com

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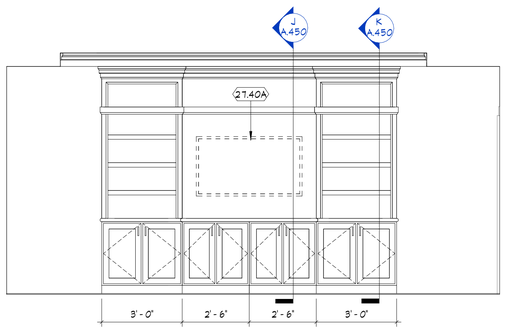
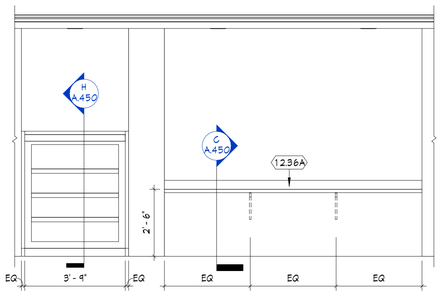
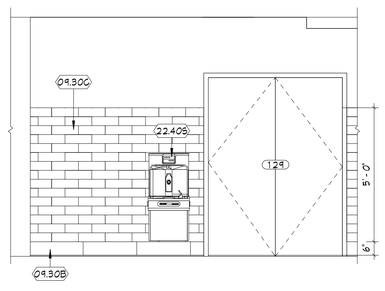


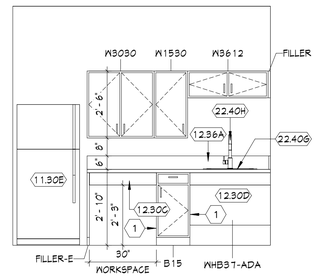
R A.401 COMMUNITY ROOM - MEDIA CENTER 3/8" = 1'-0"



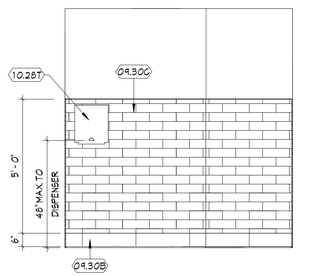
Q A.401 COMMUNITY ROOM - LIBRARY/WORKSPACE 3/8" = 1'-0"



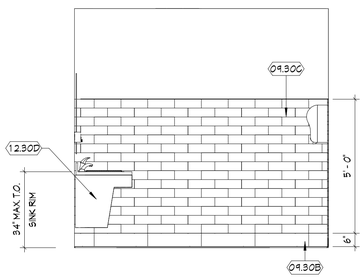
P A.401 DRINKING FOUNTIAN 3/8" = 1'-0"



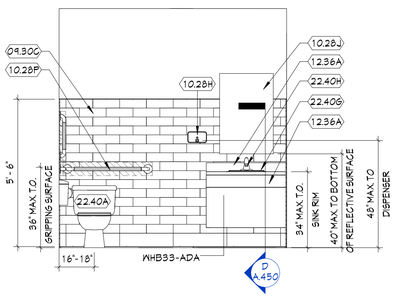
N A.401 STAFF KITCHEN 3/8" = 1'-0"



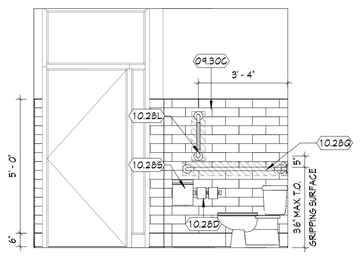
M A.401 MEN'S PUBLIC RESTROOM - EAST 3/8" = 1'-0"



L A.401 MEN'S PUBLIC RESTROOM - NORTH 3/8" = 1'-0"



K A.401 MEN'S PUBLIC RESTROOM - WEST 3/8" = 1'-0"



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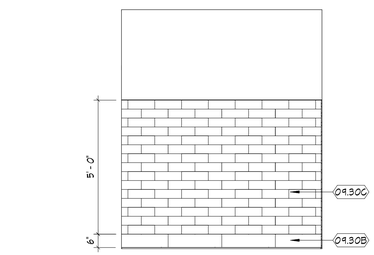
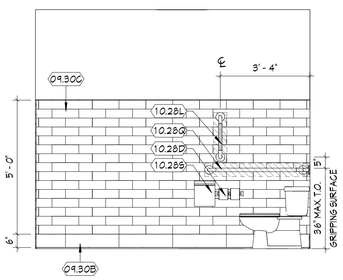
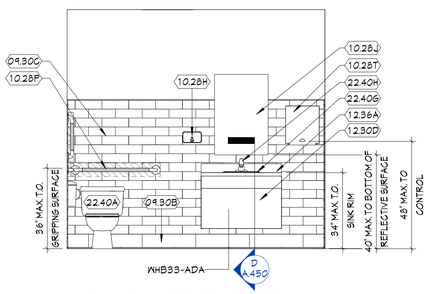


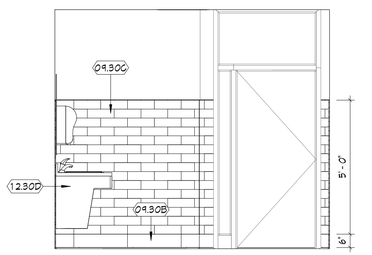
H A.401 WOMEN'S PUBLIC RESTROOM - WEST 3/8" = 1'-0"



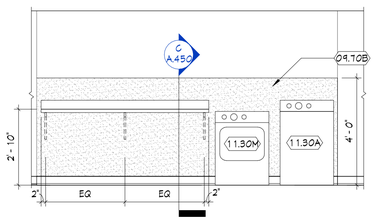
G A.401 WOMEN'S PUBLIC RESTROOM - NORTH 3/8" = 1'-0"



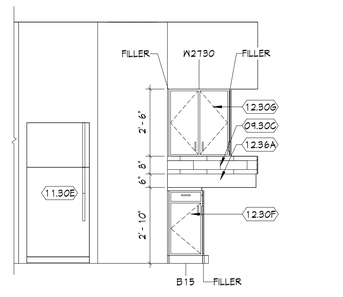
F A.401 WOMEN'S PUBLIC RESTROOM - EAST 3/8" = 1'-0"



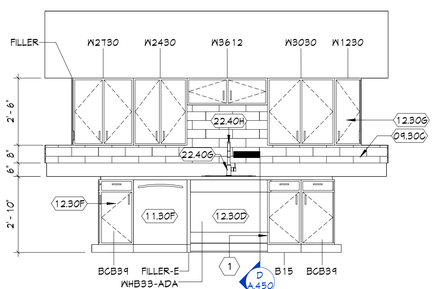
E A.401 WOMEN'S PUBLIC RESTROOM - SOUTH 3/8" = 1'-0"



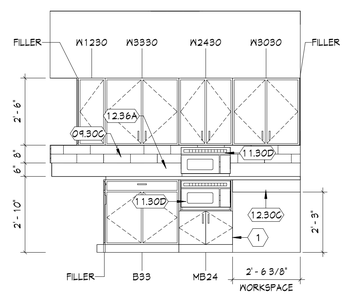
D A.401 LAUNDRY 3/8" = 1'-0"



C A.401 COMMUNITY KITCHEN 3 3/8" = 1'-0"



B A.401 COMMUNITY KITCHEN 2 3/8" = 1'-0"



A A.401 COMMUNITY KITCHEN 1 3/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET A.001.a FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS ON A.450 SHEETS FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
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4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
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NOTE: BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

CASEWORK LEGEND

CASEWORK TAG: XXX ## ## / XX
(PREFIX; WIDTH (IN INCHES); HEIGHT (IN INCHES); SUFFIX)

PREFIX'S:

B	BASE
BGB	BLIND CORNER BASE
SB	SINK BASE
W	WALL
P	PANTRY
PV	PANTRY-OVEN CABINET
FILLER	FILLER PANEL
FILLER-E	FINISHED END FILLER PANEL
MB	MICROWAVE BASE

SUFFIX'S:

RF	REMOVABLE FRONT

KEYNOTES

09.30B	CERAMIC TILE BASE
09.30C	CERAMIC TILE APPLIED TO WALL
09.70B	GLASS FIBER REINFORCED PLASTIC PANELS
10.28D	SURFACE MOUNTED TOILET PAPER HOLDER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28H	SOAP DISPENSER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28J	24"X36" PLATE GLASS MIRROR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28L	18" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28P	36" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28Q	42" HORIZONTAL GRAB BAR - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28S	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL (WOMEN'S RESTROOM ONLY). SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
10.28T	SURFACE MOUTED PAPER TOWEL DISPENSER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
11.30A	COMMERICAL WASHING MACHINE - BY OTHERS
11.30D	MICROWAVE
11.30E	REFRIGERATOR
11.30F	DISHWASHER
11.30M	ACCESSIBLE FRONT LOADING COMMERICAL WASHING MACHINE - BY OTHERS
12.30C	SINK APRON TO MATCH ADJACENT CABINETS
12.30D	REMOVABLE PLUMBING SHIELD. PROVIDE FINISHED END PANEL AT OPEN ENDS AS SHOWN ON ELEVATIONS
12.30F	MANUFACTURED CASEWORK - BASE CABINET
12.30G	MANUFACTURED CASEWORK - UPPER CABINET
12.36A	COUNTERTOP WITH 4" BACK AND SIDE SPLASHES WHERE SHOWN (6" SPLASH AT ANSI TYPE 'A' UNITS). SEE INTERIOR FINISH SCHEDULE
22.40A	WATER CLOSET - SEE FIXTURE SCHEDULE
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE - SEE FIXTURE SCHEDULE
22.40H	LEVER STYLE FAUCET - SEE FIXTURE SCHEDULE
22.40S	AGGESSIBLE WATER FOUNTAIN WITH BOTTLE FILLER - SEE ACCESSORY LOCATION TABLE FOR MOUNTING HEIGHT
27.40A	NEW TV BY OWNER - PROVIDE CABLE AND ELECTRICAL OUTLET AS SHOWN ON MEP DRAWINGS. COORDINATE LOCATION WITH OWNER.

CODED NOTES ON ELEVATIONS

1	SIDE OF CABINET TO BE FILLED
2	PAINT SPANDREL GLASS TO MATCH ADJACENT WALL

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

INTERIOR ELEVATIONS

A.401

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GENERAL NOTES

1. SEE SHEET A.001.a FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. SEE DETAILS ON A.450 SHEETS FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.

GRAB BAR STRENGTH

1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

NOTE: BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

CASEWORK LEGEND

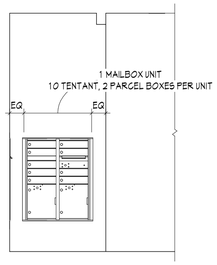
CASEWORK TAG: XXX ##.## XX
(PREFIX, WIDTH (IN INCHES), SUFFIX, HEIGHT (IN INCHES))

PREFIX'S:

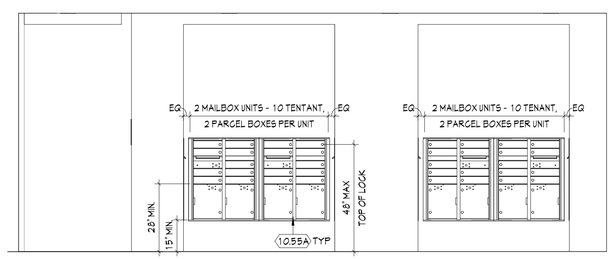
B	BASE
BCB	BLIND CORNER BASE
SB	SINK BASE
W	WALL
P	PANTRY
PV	PANTRY-OVEN CABINET
FILLER	FILLER PANEL
FILLER-E	FINISHED END FILLER PANEL
MB	MICROWAVE BASE

SUFFIX'S:

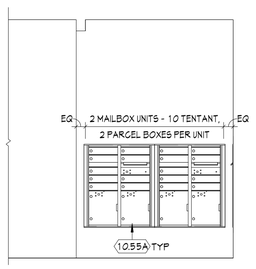
RF	REMOVABLE FRONT



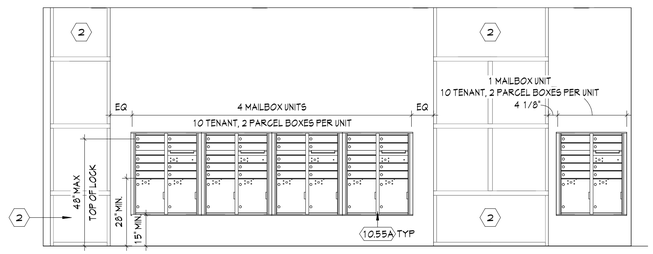
4 / A.402 — MAIL ROOM 4
3/8" = 1'-0"



3 / A.402 — MAIL ROOM 3
3/8" = 1'-0"



2 / A.402 — MAIL ROOM 2
3/8" = 1'-0"



NOTE:
1. CONTRACTOR TO COORD. W/ LOCAL POST OFFICE WELL IN ADVANCE OF SUBSTANTIAL COMPLETION FOR KEY REQUIREMENTS
2. (1) OUTGOING MAIL SLOT AND ALL HC UNIT MAILNOXES ARE MAX OF 48" A.F.F.
3. CONTRACTOR TO COORDINATE ALLOWABLE MINIMUM HEIGHT WITH USPS
4. COORDINATE LOCK INSTALLATION W/ POSTMASTER & COMPLETE INSTALLATION PRIOR TO SUBSTANTIAL COMPLETION.

1 / A.402 — MAIL ROOM 1
3/8" = 1'-0"

KEYNOTES

10.55A	CLUSTER BOX UNITS

CODED NOTES - INT. ELEVATIONS

1	SIDE OF CABINET TO BE FINISHED
2	PAINT SPANDREL PANEL TO MATCH MULLIONS, TYP.

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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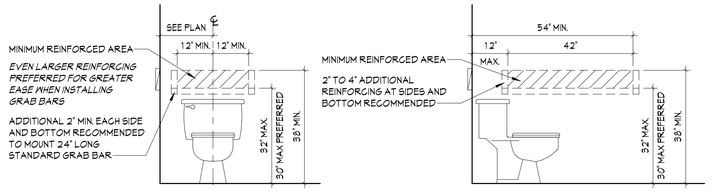
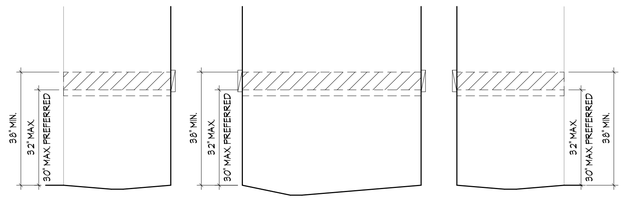


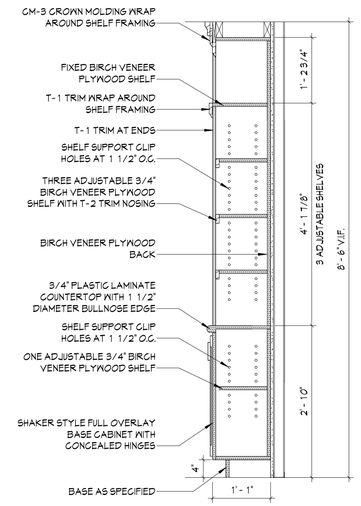
minimum reinforcing behind toilets located beside a wall

minimum reinforcing to the side of toilets

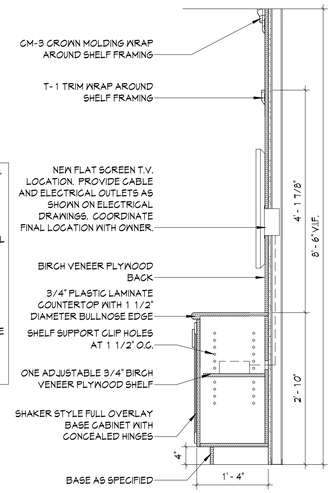
M A.450 WATER CLOSET BLOCKING 1/2" = 1'-0"



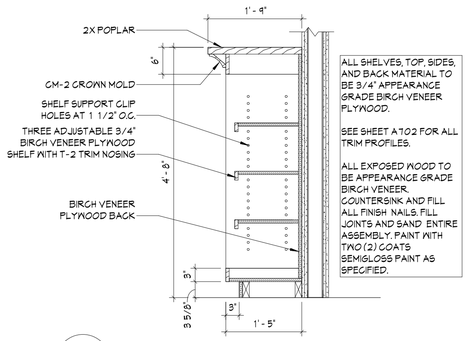
L A.450 SHOWER BLOCKING 1/2" = 1'-0"



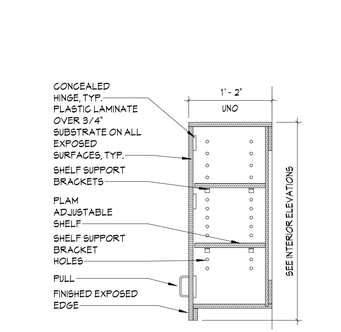
K A.450 MEDIA CENTER SECTION @ SHELVING 3/4" = 1'-0"



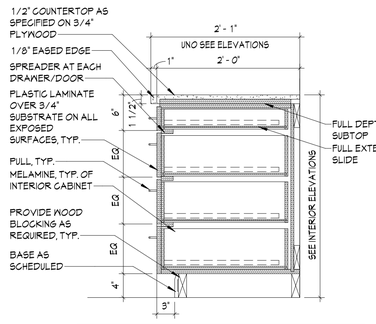
J A.450 MEDIA CENTER SECTION @ TV 3/4" = 1'-0"



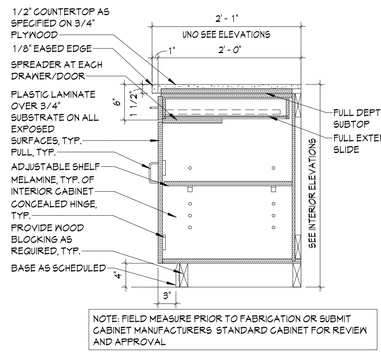
H A.450 BOOKSHELF DETAIL 3/4" = 1'-0"



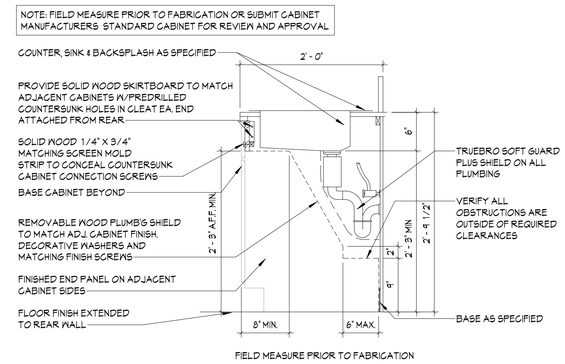
G A.450 WALL CABINET DETAIL 1" = 1'-0"



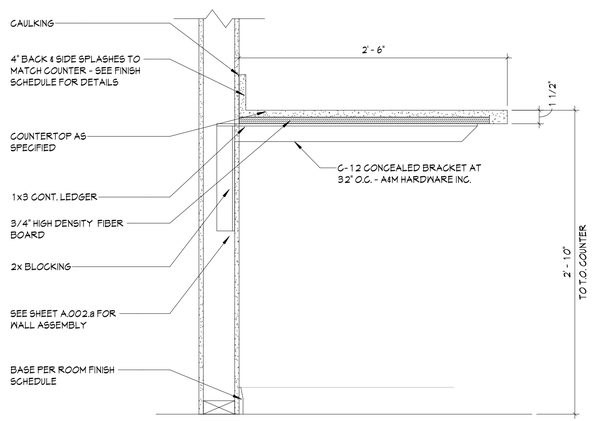
F A.450 DRAWER BASE CABINET DETAIL 1" = 1'-0"



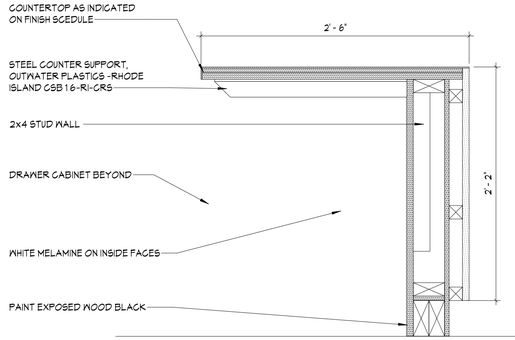
E A.450 BASE CABINET DETAIL 1" = 1'-0"



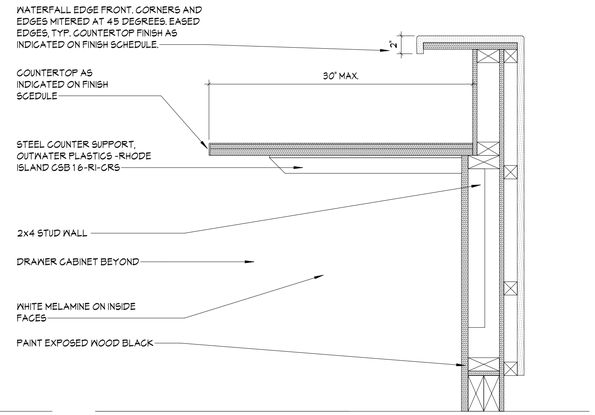
D A.450 REMOVABLE PLUMBING SHIELD 1" = 1'-0"



C A.450 COUNTER TOP DETAIL 1 1/2" = 1'-0"



B A.450 LOBBY RECEPTION DESK SECTION 2 1 1/2" = 1'-0"



A A.450 LOBBY RECEPTION DESK SECTION 1 1 1/2" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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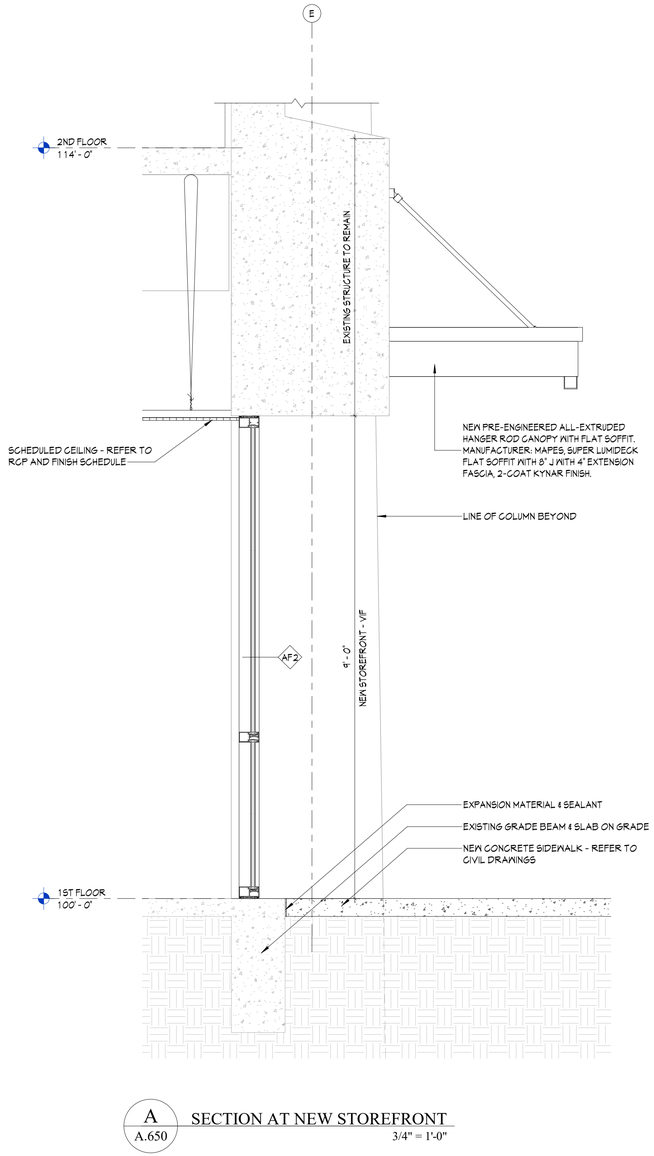

A
A.650

SECTION AT NEW STOREFRONT

3/4" = 1'-0"

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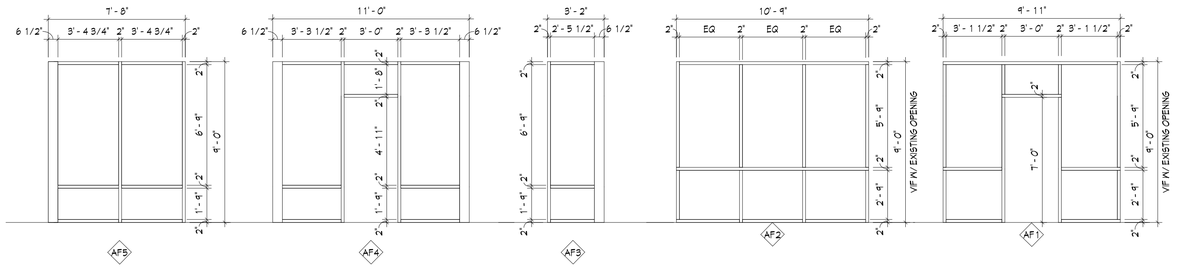
STOREFRONT ELEVATIONS

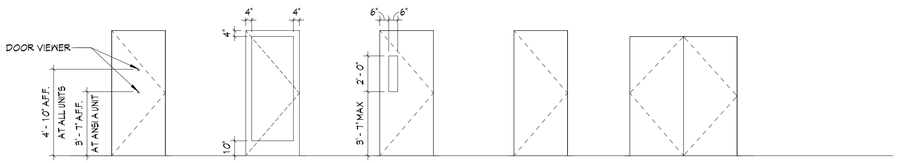


DOOR SCHEDULE

DOORS - LIVING UNITS

Mark	Location	Width	Height	Door Elevation	Frame	Head	Jamb	Sill	Fire Rating	Hardware Set	Remarks
U1	UNIT ENTRY	3' - 0"	6' - 8"	D1	F1	B	C	-	20 MIN		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
U1*	UNIT ENTRY - EXIST	3' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		
U2	UNIT BATHROOM	3' - 0"	6' - 8"	D4	F2	A	A	-	-		
U2*	UNIT BATHROOM - EXIST	3' - 0"	6' - 8"	D4*	F2*	ETR	ETR	-	-		
U3	UNIT BEDROOM	3' - 0"	6' - 8"	D4	F2	A	A	-	-		
U3*	UNIT BEDROOM - EXIST	3' - 0"	6' - 8"	D4*	F2*	ETR	ETR	-	-		
U4a	UNIT CLOSET	3' - 0"	6' - 8"	D4	F2	A	A	-	-		
U4a*	UNIT CLOSET - EXIST	3' - 0"	6' - 8"	D4*	F2*	ETR	ETR	-	-		
U4b	UNIT CLOSET	2' - 8"	6' - 8"	D4	F2	A	A	-	-		
U4b*	UNIT CLOSET - EXIST	2' - 8"	6' - 8"	D4*	F2*	ETR	ETR	-	-		

DOOR ELEVATIONS



D1 — PAINTED 1 3/4" HOLLOW METAL DOOR, INSULATED AT EXTERIOR CONDITIONS

D2 — FULL LITE HOLLOW METAL OR ALUM SINGLE DOOR

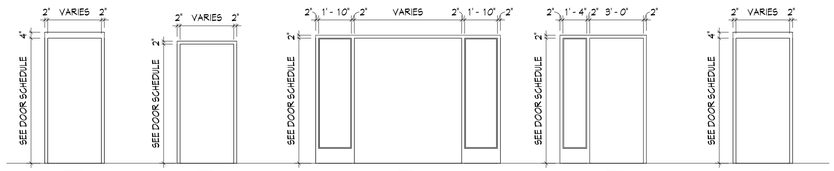
D3 — PAINTED 1 3/4" HOLLOW METAL SINGLE DOOR WITH 6X24 LITE

D4 — PAINTED 1 3/8" SOLID CORE WOOD DOOR

D4* — EXIST SOLID CORE WOOD DOOR TO REMAIN - PAINT (R/R EXISTING HARDWARE - INCLUDING HINGES)

D5 — PAINTED 1 3/4" HOLLOW METAL DOUBLE DOOR, INSULATED AT EXTERIOR CONDITIONS

FRAME ELEVATIONS



F1 — PAINTED HOLLOW METAL SINGLE DOOR

F2 — PAINTED HOLLOW METAL SINGLE DOOR

F2* — EXIST HOLLOW METAL FRAME TO REMAIN - PAINT

F3 — PAINTED HOLLOW METAL DOUBLE DOOR W/ TWO SIDELITES

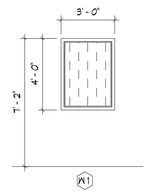
F4 — PAINTED HOLLOW METAL SINGLE DOOR W/ ONE SIDELITE

F5 — PAINTED HOLLOW METAL DOUBLE DOOR

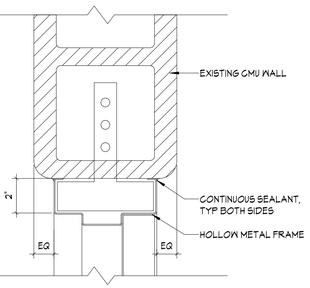
WINDOW SCHEDULE

Mark	Width	Height	Sill Height	Window Elevation	Head	Jamb	Sill	Lite Material	Remarks
W1	3' - 0"	4' - 0"	3' - 2"	W1	A	A	A		45 MIN.

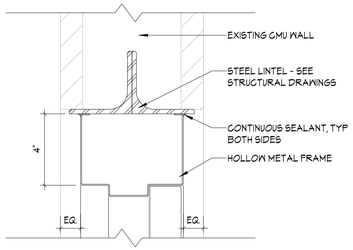
WINDOW ELEVATIONS



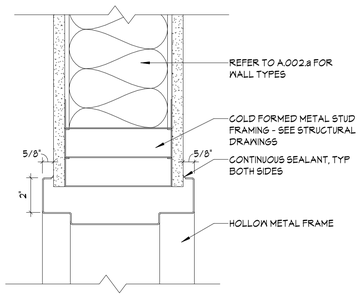
W1 — HOLLOW METAL FIXED



C / A.701 — DOOR JAMB (HM IN CMU WALL) 3" = 1'-0"



B / A.701 — DOOR HEAD (HM IN CMU WALL) 3" = 1'-0"



A / A.701 — INTERIOR HEAD/JAMB (HM IN METAL STUD WALL) 3" = 1'-0"

DOOR SCHEDULE

DOORS - COMMON SPACE

Mark	Location	Width	Height	Door Elevation	Frame	Head	Jamb	Sill	Fire Rating	Hardware Set	Remarks
100A	CORRIDOR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
100B	CORRIDOR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
100C	CORRIDOR	5' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
100D	CORRIDOR	4' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
101	MENS	3' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
102	WOMENS	3' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
104A	LARGE COMMUNITY AREA	6' - 0"	T' - 0"	D5	F3	A	A	-	90 MIN.		PANIC HARDWARE REQ'D
104C	LARGE COMMUNITY AREA	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW PANIC HARDWARE
104D	LARGE COMMUNITY AREA	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW PANIC HARDWARE
104E	STORAGE	3' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
104F	STORAGE	6' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
104G	STORAGE	3' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
105A	RECEPTION	3' - 0"	T' - 0"	D2	F4	A	A	-	20 MIN.	1	
105B	OFFICE	3' - 0"	T' - 0"	D1	F2	A	A	-	-	1	
106	REC. DIR	2' - 8"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
107	OFFICE HALLWAY	3' - 0"	T' - 0"	D1	F1	B	C	-	20 MIN.	1	
107A	STORAGE	3' - 0"	T' - 0"	D1	F2	A	A	-	-		
108	OFFICE	3' - 0"	T' - 0"	D1	F2	A	A	-	-	1	
109	OFFICE	3' - 0"	T' - 0"	D1	F2	A	A	-	-	1	
111	ELECTRICAL	T' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
113A	VESTIBULE	3' - 0"	T' - 0"	D2	AL	-	-	-	-		
113B	VESTIBULE	3' - 0"	T' - 0"	D2	AL	-	-	-	-		
114	MAINTENANCE SPACE	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
115	FIRE COMMAND CENTER	3' - 0"	T' - 0"	D1	F1	B	C	-	45 MIN.		
118A	BOILER ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
118B	BOILER ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
120	STAFF LOUNGE	3' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR	1	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
122	MEETING ROOM	3' - 0"	T' - 0"	D1	F1	B	C	-	-	3	
124A	ARTS AND CRAFTS	3' - 0"	6' - 8"	-	-	-	-	-	-	1	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
124B	ARTS AND CRAFTS	3' - 0"	6' - 8"	-	-	-	-	-	-	1	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
124C	STORAGE	6' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
124D	STORAGE	3' - 0"	6' - 8"	ETR	ETR	ETR	ETR	ETR	ETR	1	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
125	OFFICE	3' - 0"	T' - 0"	D1	F2	A	A	-	-		
129	IT	5' - 0"	6' - 8"	D5	F5	B	C	-	20 MIN.		
201	LAUNDRY	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR	11	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
203	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
301	HALL	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
302	MAINTENANCE ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
303	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
401	LAUNDRY	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR	11	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
403	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR	0	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
501	HALL	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
502	MAINTENANCE ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
503	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
601	LAUNDRY	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR	11	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
603	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
701	HALL	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
702	MAINTENANCE ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
703	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
801	LAUNDRY	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR	11	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
803	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
901	HALL	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
902	MAINTENANCE ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
903	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1001	LAUNDRY	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR	11	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1003	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1101	HALL	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1102	MAINTENANCE ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	TRE		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1103	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1201	LAUNDRY	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1203	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1301	HALL	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR	11	ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1302	MAINTENANCE ROOM	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1303	STORAGE	6' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
1400	ELEVATOR PENTHOUSE	2' - 8"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-1	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-2	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-3	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-4	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-5	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-6	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-7	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-8	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-9	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-10	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-11	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-12	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
NS-13	NORTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-1	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-2	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-3	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-4	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-5	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-6	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-7	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-8	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-9	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-10	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-11	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-12	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE
SS-13	SOUTH STAIR	3' - 0"	T' - 0"	ETR	ETR	ETR	ETR	ETR	ETR		ETR - PAINT DOOR AND FRAME & PROVIDE NEW HARDWARE

GENERAL DOOR NOTES

1. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR KEY.
2. ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING, THE APPROVED INSPECTION AGENCY AND FIRE PROTECTION RATING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESSES.
4. ALL HINGES AT EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PIN.
5. THRESHOLDS AT ALL DOORS SHALL BE HANDICAP COMPLIANT WITH MAXIMUM HEIGHT OF 1/2".
6. SEE THIS SHEET FOR DOOR HARDWARE SCHEDULE AND SPECIFICATIONS FOR OTHER DOOR AND HARDWARE AND KEYING REQUIREMENTS.
7. DOOR CLOSER TO BE MOUNTED ON BLIND SIDE OF DOOR IN COMMON AREAS.
8. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR NON FIRE RATED DOOR, SHALL BE 5LBF; ADAAG 4.13.11.
9. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON LIVING UNIT OR PUBLIC USE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
10. UNDERCUT INTERIOR UNIT DOORS 1" FROM FINISHED FLOOR ELEVATION - COORDINATE WITH FLOORING THICKNESS.
11. SEE DETAIL 1/A701 FOR ALL EXTERIOR DOOR FLUSH ENTRIES.

LEGEND

DOOR TYPES:
WD = FLUSH WOOD
PS = PANEL STEEL
GS = GLASS STEEL
GWA= GLASS WOOD ALUM

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

DOOR SCHEDULE & DETAILS

A.701

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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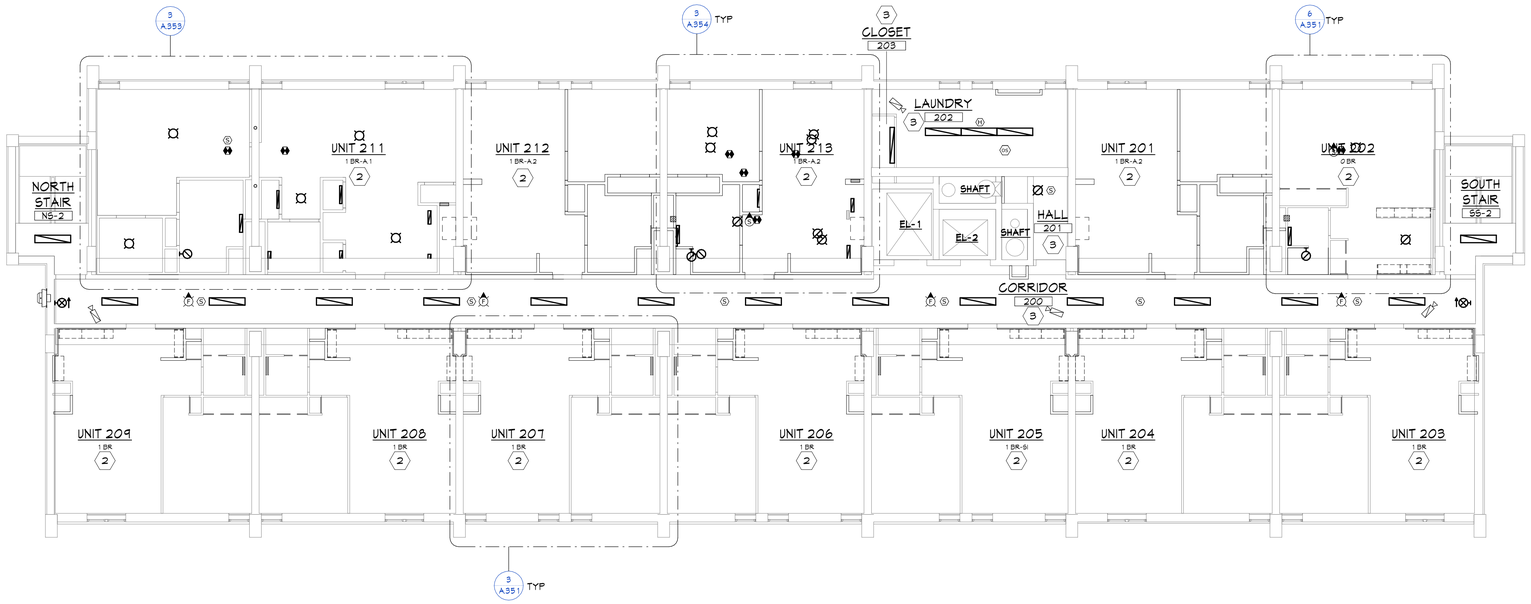
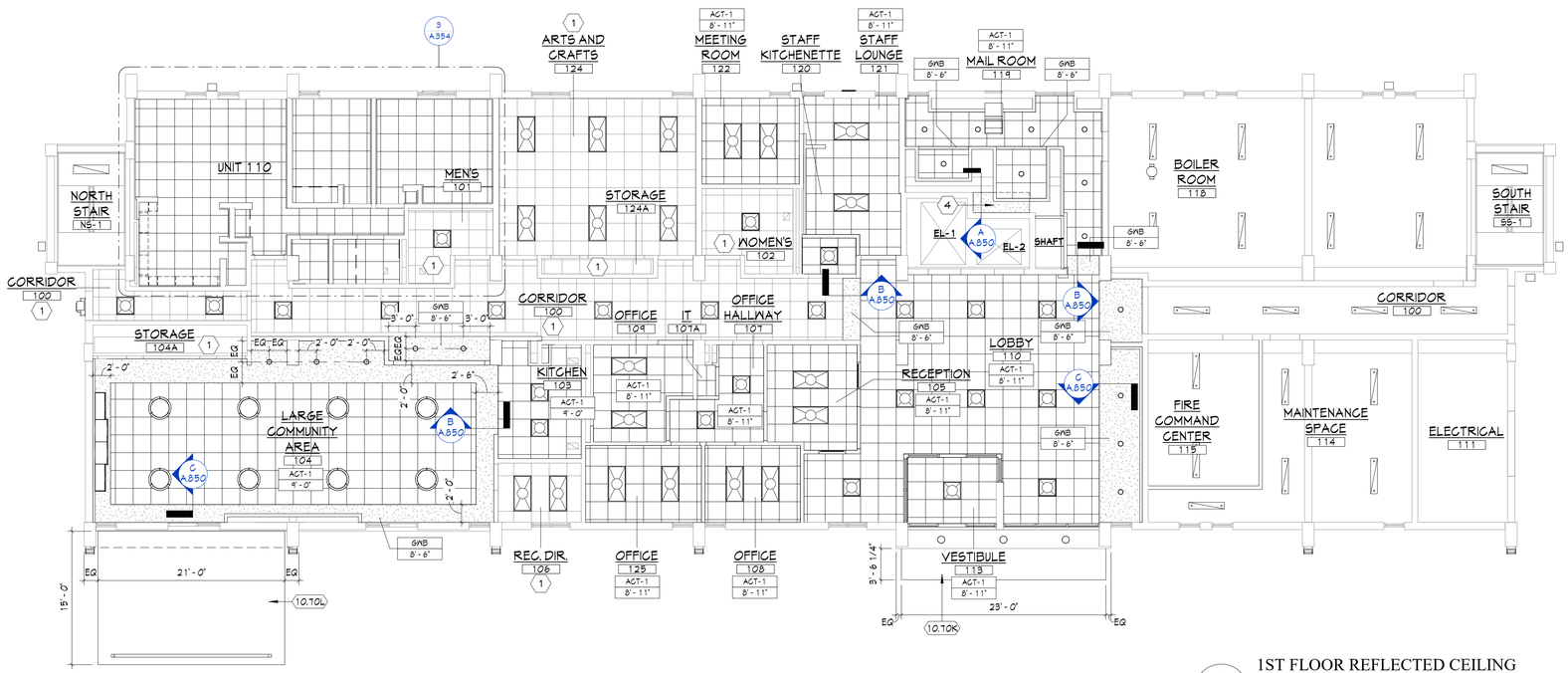


2 A.801 — 2ND FLOOR REFLECTED CEILING PLAN — 1/8" = 1'-0"



1 A.801 — 1ST FLOOR REFLECTED CEILING PLAN — 1/8" = 1'-0"

CODED NOTES -RCP

1 REMOVE AND REPLACE 100% OF EXISTING ACOUSTIGAL CEILING TILES. PAINT GRID TO MATCH NEW TILES.
2 REFER TO UNIT PLANS FOR UNIT SCOPE OF WORK.
3 REMOVE CEILING TEXTURE AND PREPARE CEILING FOR NEW PAINT. ASBESTOS ABATEMENT TO BE CONFIRMED PRIOR TO START OF WORK.
4 NEW 2 HOUR RATED CEILING ASSEMBLY AT BOTTOM OF EXISTING SHAFT

KEYNOTES

10.70K NEW PRE-ENGINEERED ALL-EXTRUDED HANGER ROD CANOPY WITH FLAT SOFFIT. MANUFACTURER: MAPES, SUPER LUMIDECK FLAT SOFFIT WITH 8" J WITH 4" EXTENSION FASCIA, 2-COAT KYNAR FINISH.
10.70L NEW PRE-ENGINEERED POST SUPPORTED EXTRUDED WALKWAY CANOPY. MANUFACTURER: MAPES, POST SUPPORTED CANOPY WITH 8" J WITH 4" EXTENSION FASCIA, 2-COAT KYNAR FINISH.

STATE OF OHIO — GEORGE D. BERARDI — 6480 — REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

1ST & 2ND FLOOR REFLECTED CEILING PLANS

A.801

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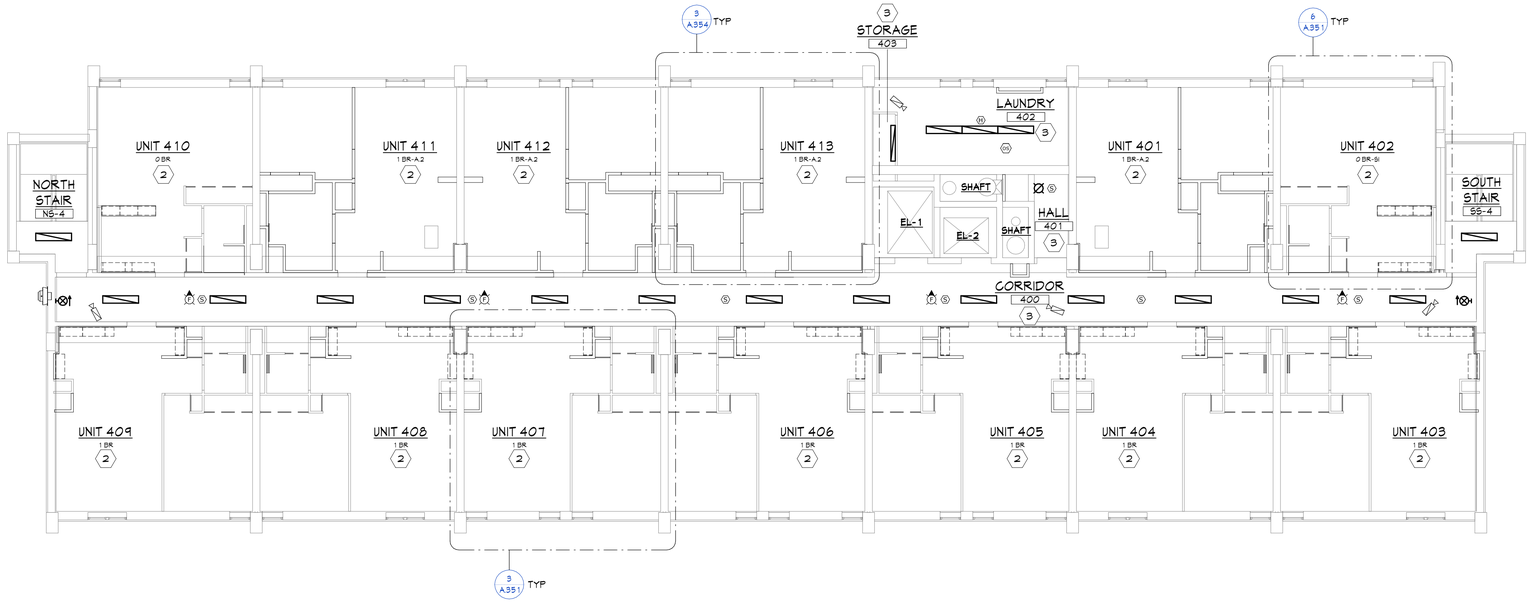
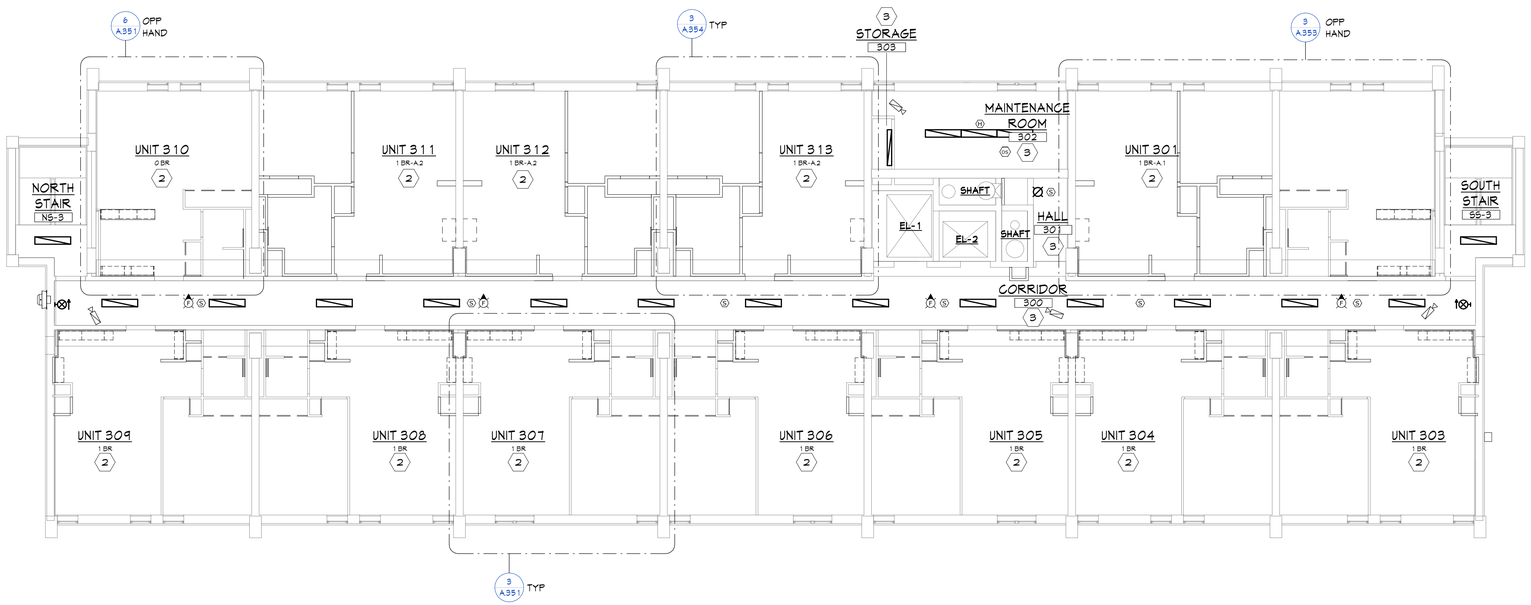


2 A.802 4TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 A.802 3RD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

CODED NOTES -RCP

1 REMOVE AND REPLACE 100% OF EXISTING ACOUSTIGAL CEILING TILES. PAINT GRID TO MATCH NEW TILES.
2 REFER TO UNIT PLANS FOR UNIT SCOPE OF WORK.
3 REMOVE CEILING TEXTURE AND PREPARE CEILING FOR NEW PAINT. ASBESTOS ABATEMENT TO BE CONFIRMED PRIOR TO START OF WORK.
4 NEW 2 HOUR RATED CEILING ASSEMBLY AT BOTTOM OF EXISTING SHAFT

STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

3RD & 4TH FLOOR REFLECTED CEILING PLANS

A.802

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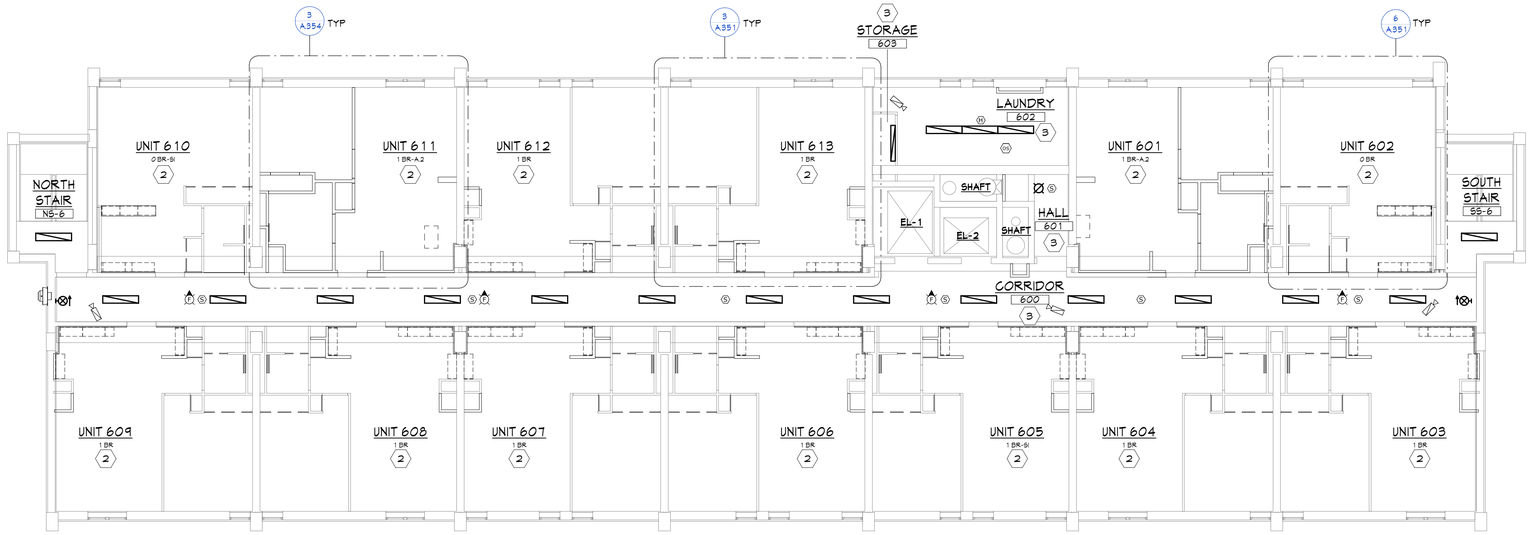
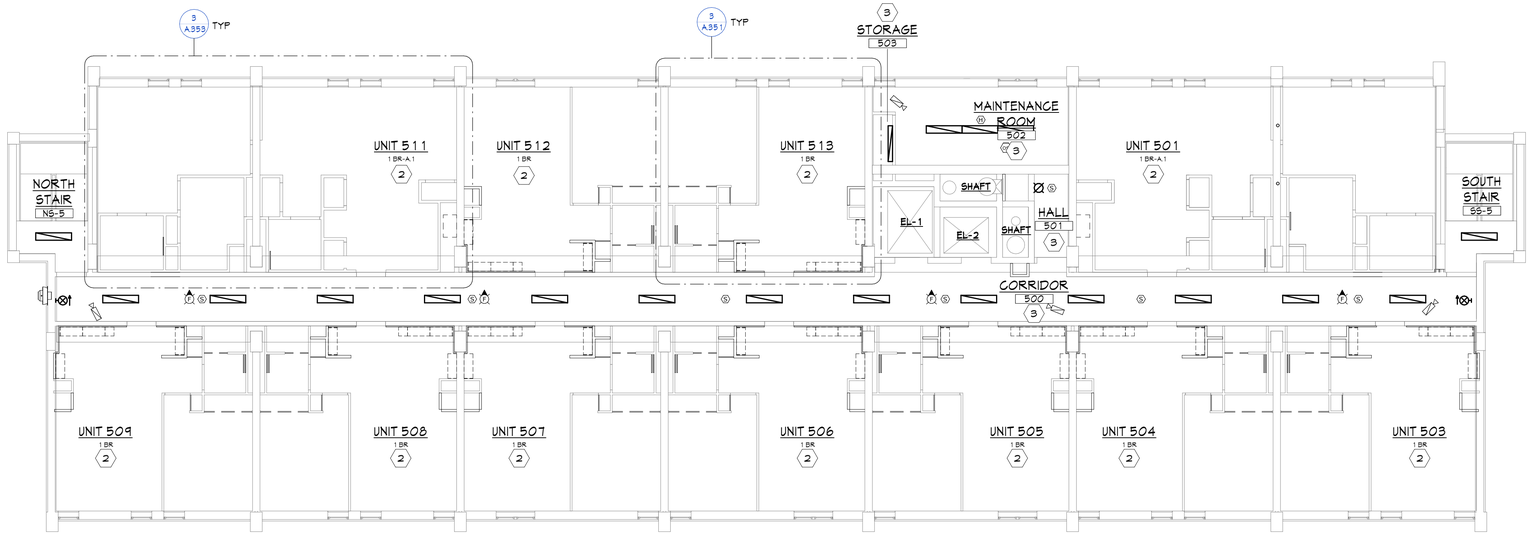


2 A.803 6TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 A.803 5TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

CODED NOTES -RCP

1 REMOVE AND REPLACE 100% OF EXISTING ACOUSTIGAL CEILING TILES. PAINT GRID TO MATCH NEW TILES.
2 REFER TO UNIT PLANS FOR UNIT SCOPE OF WORK.
3 REMOVE CEILING TEXTURE AND PREPARE CEILING FOR NEW PAINT. ASBESTOS ABATEMENT TO BE CONFIRMED PRIOR TO START OF WORK.
4 NEW 2 HOUR RATED CEILING ASSEMBLY AT BOTTOM OF EXISTING SHAFT

STATE OF OHIO GEORGE BERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

5TH & 6TH FLOOR REFLECTED CEILING PLANS

A.803

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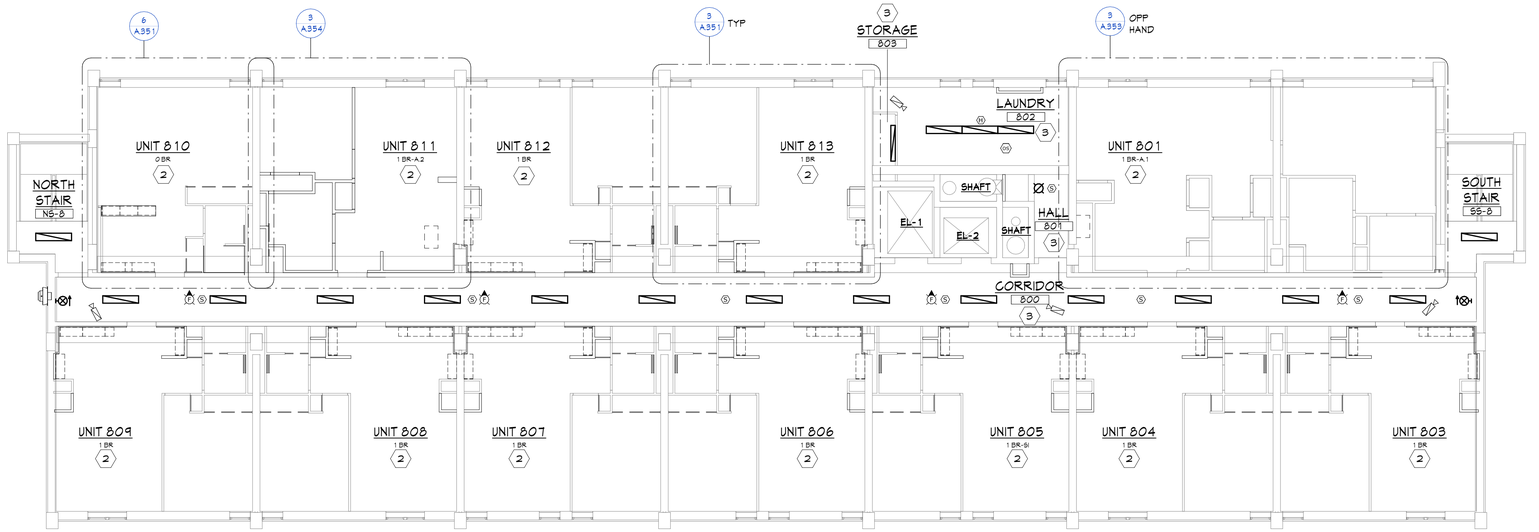
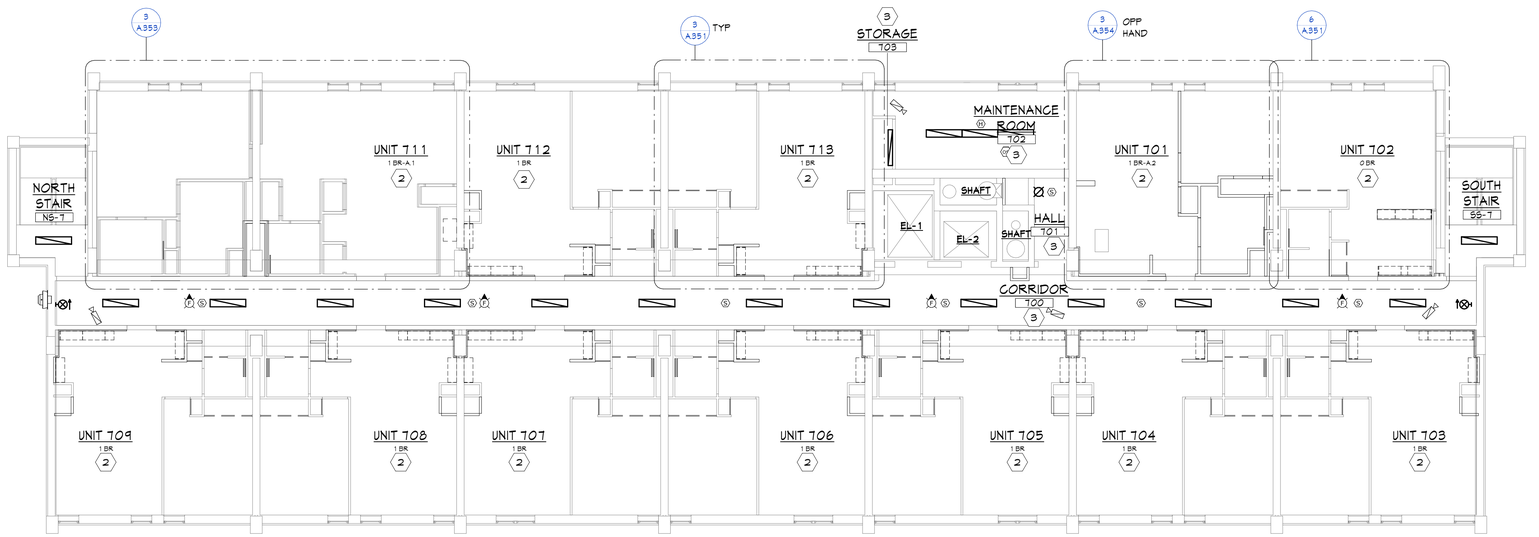


2 A.804 — 8TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 A.804 — 7TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

CODED NOTES -RCP

1 REMOVE AND REPLACE 100% OF EXISTING ACOUSTIGAL CEILING TILES. PAINT GRID TO MATCH NEW TILES.
2 REFER TO UNIT PLANS FOR UNIT SCOPE OF WORK.
3 REMOVE CEILING TEXTURE AND PREPARE CEILING FOR NEW PAINT. ASBESTOS ABATEMENT TO BE CONFIRMED PRIOR TO START OF WORK.
4 NEW 2 HOUR RATED CEILING ASSEMBLY AT BOTTOM OF EXISTING SHAFT

STATE OF OHIO — GEORGE D. BERARDI — 6480 — REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

7TH & 8TH FLOOR REFLECTED CEILING PLANS

A.804

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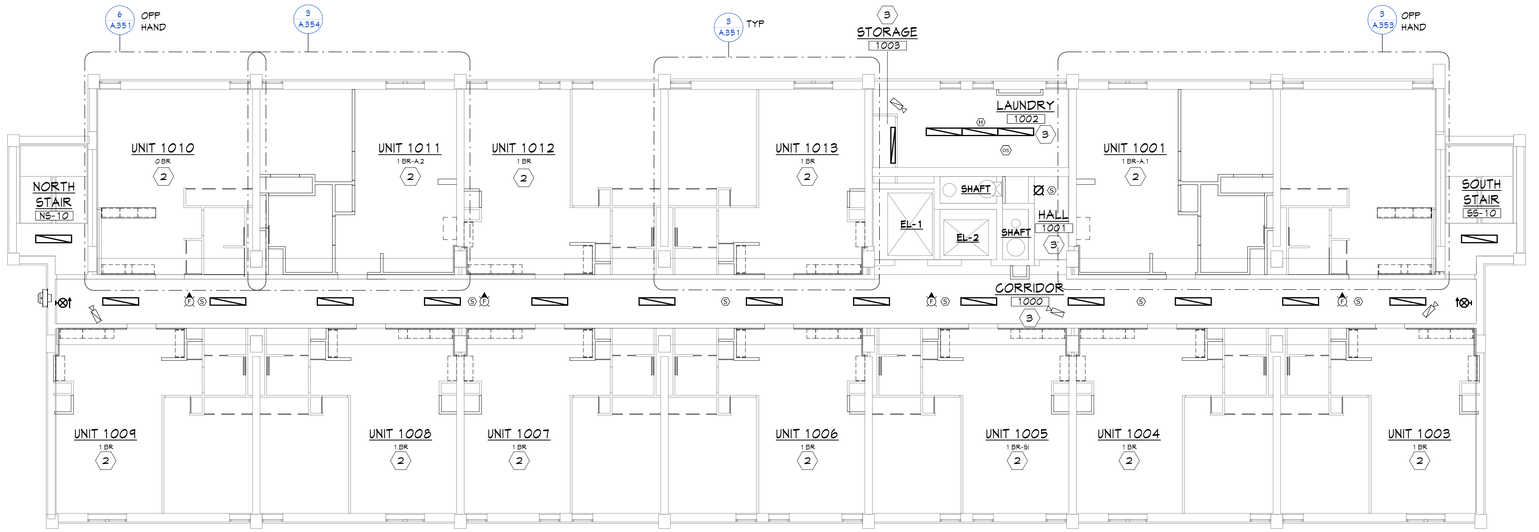
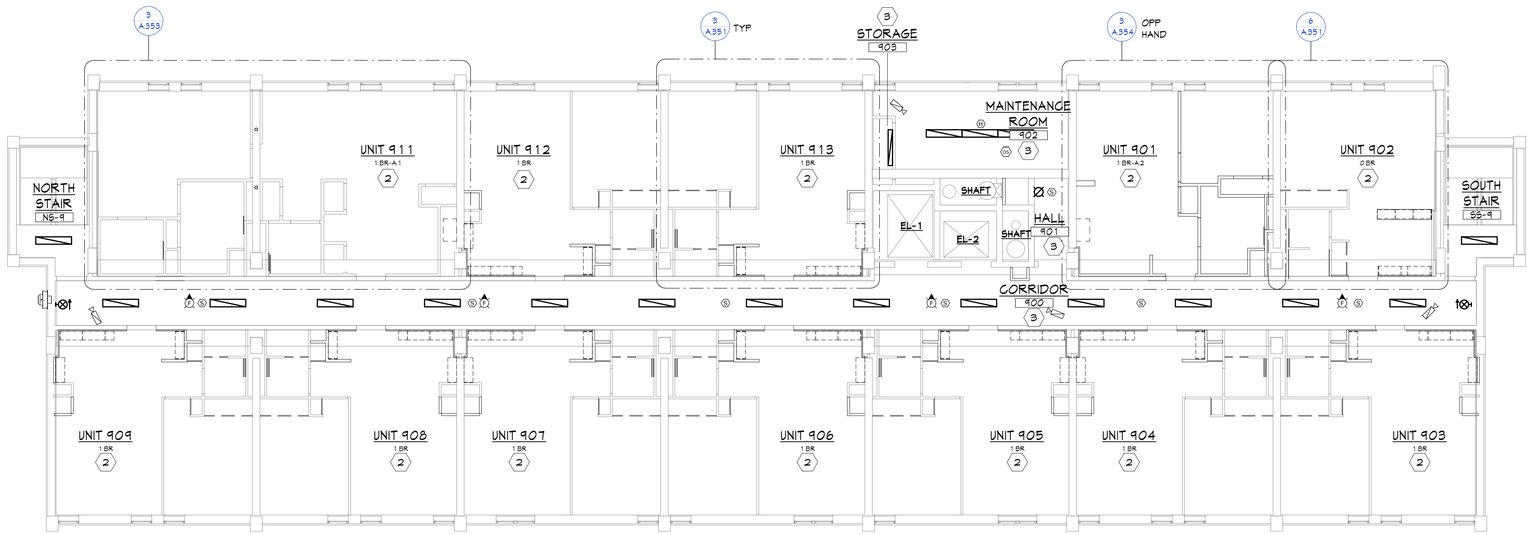


2 A.805 — 10TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 A.805 — 9TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

CODED NOTES -RCP

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STATE OF OHIO — GEORGE DAVID BERARDI — 6480 — REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

9TH & 10TH FLOOR REFLECTED CEILING PLANS

A.805

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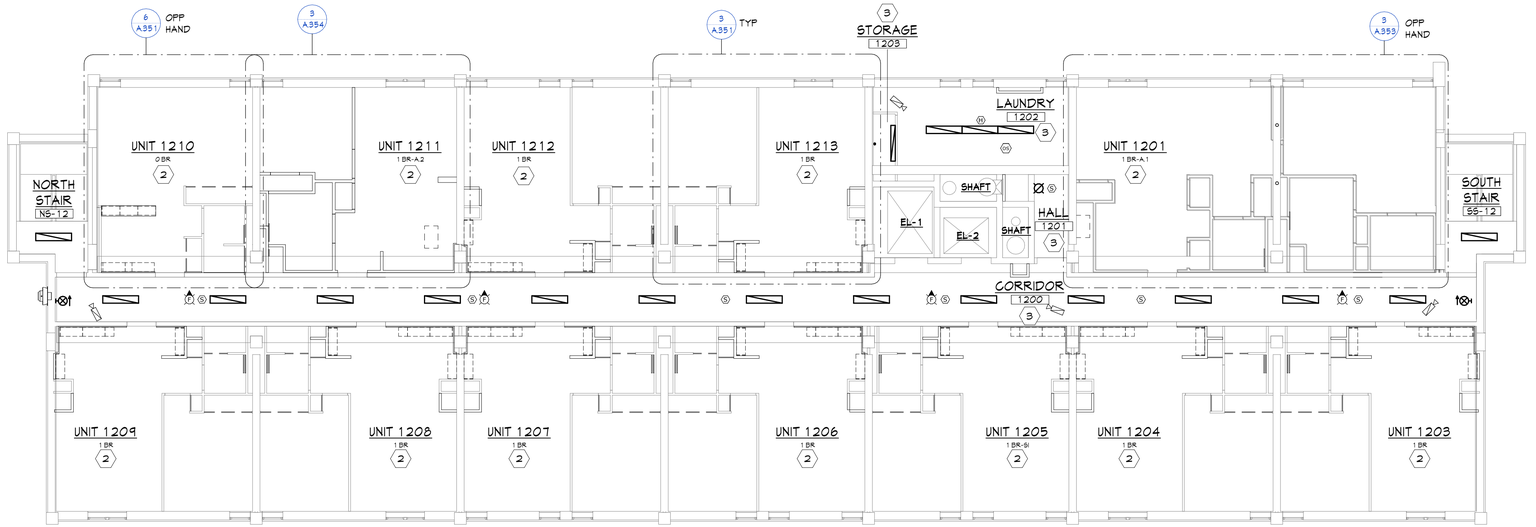
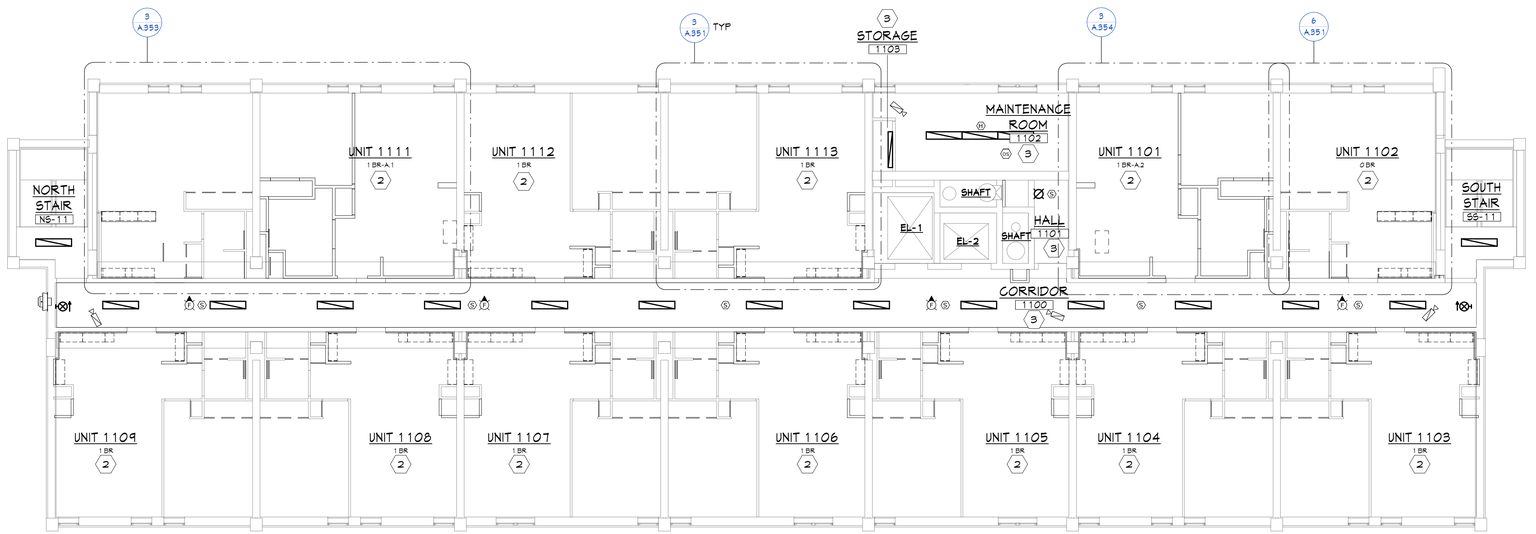


2 A.806 12TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 A.806 11TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

CODED NOTES -RCP

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4 NEW 2 HOUR RATED CEILING ASSEMBLY AT BOTTOM OF EXISTING SHAFT

STATE OF OHIO GEORGE DEBERARDI 6480 REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "AG" SHEETS.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

11TH & 12TH FLOOR REFLECTED CEILING PLANS

A.806

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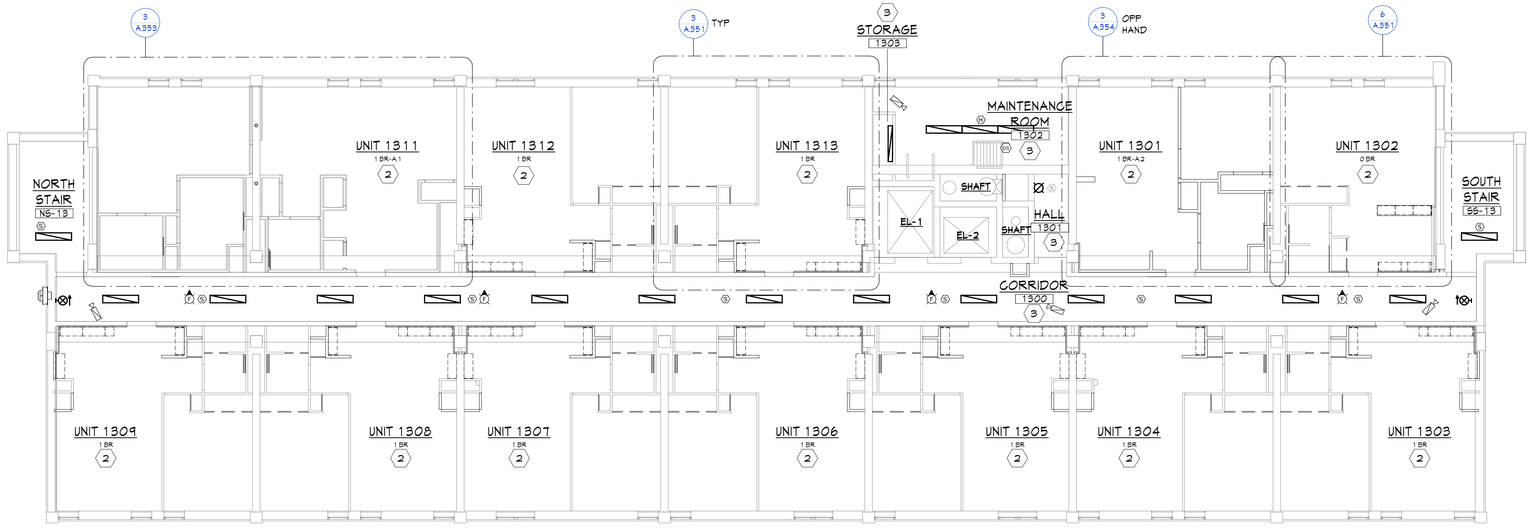
CODED NOTES -RCP

1. REMOVE AND REPLACE 100% OF EXISTING ACOUSTIGAL CEILING TILES. PAINT GRID TO MATCH NEW TILES.
2. REFER TO UNIT PLANS FOR UNIT SCOPE OF WORK.
3. REMOVE CEILING TEXTURE AND PREPARE CEILING FOR NEW PAINT. ASBESTOS ABATEMENT TO BE CONFIRMED PRIOR TO START OF WORK.
4. NEW 2 HOUR RATED CEILING ASSEMBLY AT BOTTOM OF EXISTING SHAFT



1 A.807 — 13TH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

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13TH FLOOR REFLECTED CEILING PLAN

A.807

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C A.850 CEILING TRANSITION
1 1/2" = 1'-0"

B A.850 GYP BOARD SOFFIT
1 1/2" = 1'-0"

*2 HOUR DUCT ENCLOSURE PER UL DESIGN K506

A A.850 BOTTOM OF SHAFT DETAIL
1 1/2" = 1'-0"

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#	Description	Date

CEILING DETAILS

A.850

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FINISH KEY

Image	Key Name	Product Type	Manufacturer	Name	Color	Size	Description	Rep Contact
03 3300 Concrete								
	SC	-	-	-	-	-	-	-
06 2000 Finish Carpentry								
	CM-1	Crown	-	-	-	-	-	-
	CM-2	Crown	-	-	-	-	-	-
	WB-1	Wood Base	-	-	-	-	-	-
	WB-2	Wood Base	-	-	-	-	-	-
09 3000 Tiling								
	GT-1	Ceramic Tile	Daltile	Articulo ARO6	Editorial White	12" X 24"	Use GT-1 Grout	Lynda Gundling: lynda.gundling@daltile.com; 740.815.3693
	GT-2	Ceramic Tile	Daltile	Linden Point LP21	Grigio	12" X 24"	Use GT-2 Grout	Lynda Gundling: lynda.gundling@daltile.com; 740.815.3693
	GT-3	Ceramic Tile	Daltile	Color Wheel Collection, Linear	Arctic White	4" X 12"	Use GT-1 Grout	Lynda Gundling: lynda.gundling@daltile.com; 740.815.3693
	GT-4	Ceramic Tile	Daltile	Articulo ARO6	Editorial White	1"x8"	Use GT-1 Grout	Lynda Gundling: lynda.gundling@daltile.com; 740.815.3693
	GT-5	Ceramic Tile	American Olean	Montesano	TBD	-	-	-
	GTB-1	Ceramic Tile	Daltile	Articulo ARO6	Editorial White	12" X 6"	Use GT-1 Grout	Lynda Gundling: lynda.gundling@daltile.com; 740.815.3693
	GTB-2	Ceramic Tile	Daltile	Linden Point LP21	Grigio	12" X 6"	Use GT-2 Grout	Lynda Gundling: lynda.gundling@daltile.com; 740.815.3693
	GT-1	Grout	TEC	Power Grout	908 Dove Gray	-	-	-
	GT-2	Grout	TEC	Power Grout	939 Mist	-	-	-
09 5100 Acoustical Ceilings								
	ACT-1	Acoustical Ceiling Tile	Armstrong	Dune Second Look II	White	24" X 48"	-	Monty Gillespie: mgillespie@armstrongceilings.com; 513.309.1495
09 6000 Flooring Accessories								
	TS-1	Floor Transition	Schluter	DILEX-AHKA	TSGB-GRIEGE TEXTURED	-	-	Craig Weiss: cweiss@schluter.com; 989.310.6002
	TS-2	Floor Transition	Schluter	Jolly- ATGB	Brushed Nickel	-	-	Craig Weiss: cweiss@schluter.com; 989.310.6002
	TS-3	Floor Transition	Johnsonite	SSR-31-B	31 Zephyr	-	-	Joe Schuler: joeschuler@tarkett.com; 614.309.8658
	TS-4	Floor Transition	Schluter	RENO-U	Aluminum	-	-	Craig Weiss: cweiss@schluter.com; 989.310.6002

FINISH KEY

Image	Key Name	Product Type	Manufacturer	Name	Color	Size	Description	Rep Contact
	TS-5	Floor Transition	Johnsonite	CTA-31-N	31 Zephyr	-	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	TS-6	Floor Transition	Schluter	VINPRO-S	Aluminum	-	-	Craig Weiss: cweiss@schluter.com; 989.310.6002
09 6500 Resilient Flooring								
	LVP-1	Luxury Vinyl Plank	Gerflor	Creation Clic	TBD	8.4" x 48.8"	20 Mil	Ken Theissen: ktheissen@gerflorusa.com
	LVP-2	Luxury Vinyl Plank	Gerflor	Creation Clic	TBD	8.4" x 48.8"	20 Mil	Ken Theissen: ktheissen@gerflorusa.com
	ST-1	Treads and Risers	Tarkett	Safe-T-Grip Treads and Matching Riser	24 Grey Haze	-	Contrasting Grit Strip	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	VCB-1	Vinyl Cove Base	Tarkett	Traditional 4" Cove Base	24 Grey Haze	4"	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	VCB-2	Vinyl Cove Base	Tarkett	Traditional 4" Cove Base	08 Icicle	4"	-	Joe Schuler: joe.schuler@tarkett.com; 614.309.8658
	VCT-1	Vinyl Composition Tile	Armstrong Flooring	Standard Excelon, Imperial Texture	59294 Silk	12" X 12"	-	Jack Maceverican: jmackeverican@armstrongflooring.com: 614.361.5165
09 6800 Carpeting								
	WC-1	Walk off Carpet	TBD	TBD	TBD	24" x 24"	-	-
09 7000 Wall Finishes								
	WC-1	Vinyl Wallcovering	Momentum	Stacy Garcia	Edge, SG2994	-	-	Megan Cuda: mcuda@momtex.com
09 9000 Painting and Coating								
	PT-1	Paint	Sherwin Williams	ProMar Zero 200	SW7006 - Extra White	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-2	Paint	Sherwin Williams	ProMar Zero 200	SW7006 - Extra White	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-3	Paint	Sherwin Williams	ProMar Zero 200	SW7651 - Front Porch	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-4	Paint	Sherwin Williams	ProMar Zero 200	SW6221 - Moody Blue	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-5	Paint	Sherwin Williams	ProMar Zero 200	SW6213 - Halcyon Green	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-6	Paint	Sherwin Williams	ProMar Zero 200	SW7015 - Repose Gray	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-7	Paint	Sherwin Williams	ProMar Zero 200	SW7015 - Repose Gray	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-8	Paint	Sherwin Williams	ProMar Zero 200	SW6004 - Mink	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-9	Paint	Sherwin Williams	ProMar Zero 200	SW9137 - Niebla Azul	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-10	Paint	Sherwin Williams	ProMar Zero 200	SW9137 - Niebla Azul	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723

FINISH KEY

Image	Key Name	Product Type	Manufacturer	Name	Color	Size	Description	Rep Contact
	PT-11	Paint	Sherwin Williams	ProMar Zero 200	SW9132 - Acacia Haze	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
	PT-12	Paint	Sherwin Williams	ProMar Zero 200	SW6227 - Meditative	-	-	Roger Hall: roger.hall@sherwin.com; 614.841.7723
12 2000 Window Treatments								
	WT-1	Solar Shades	SNF Contract	Draper Solar Sheerweave 5% Open	Linen	-	Cordless	Michelle Dye: michelle.dye@springswindowfashions.com; 614.563.2142
	WT-2	Mini Blinds	SNF Contract	Mini Blinds 1" Vinyl	205 White	-	-	Michelle Dye: michelle.dye@springswindowfashions.com; 614.563.2142
12 3500 Casework								
	CAB-1	Cabinets	Smart Cabinetry	Brighton Maple	Slate	-	-	Mike Beer: mikebeer@smartcabinetry.com
	HW-1	Hardware	Amerock	Blackrock	Brushed Nickel	3 3/4"	-	Tony DiCristoforo: tony.dicristoforo@newcenturysales.us
12 3600 Countertops								
	GR-1	Granite	-	Level-1			-	
	PLAM-2	Plastic Laminate	Formica	ColorCore2	961C-58 Fog	-	Matte Finish	Michael Hertensteiner:Michael.Hertensteiner@formica.com
	PLAM-3	Plastic Laminate	Formica	ColorCore2	949C-58 White	-	Matte Finish	Michael Hertensteiner:Michael.Hertensteiner@formica.com
14 2000 Elevators								
	PLAM-1	Plastic Laminate	Schindler	High Pressure Laminate	Hampton Classic Linen	-	-	
	SS-1	Stainless Steel	Schindler	Brushed Stainless Steel	-	-	-	

GENERAL NOTES

1. ALL COLORS ARE TO BE SELECTED BY THE ARCHTECT: ALL MATERIAL SAMPLES TO BE SUBMITTED IN ONE SUBMITTAL FOR REVIEW AND APPROVED BY THE ARCHITECT.
2. SEE CEILING PLANS FOR CEILING HEIGHTS.
3. WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS I (ONE) IN VERTICAL EXITS AND PASSAGEWAYS AND CLASS II (TWO) AT CORRIDORS AND ALL OTHER ROOMS.
4. TRIM THROUGH OUT TO BE PAINTED SEMI-GLOSS. CHAIR RAILS, CROWN, BASE MOLDING, AND CASING. COLOR PT-1 BY ARCHITECT.
5. PAINT, PRIMERS, ADHESIVES, AND SEALANTS TO BE LOW VOC. ALL TILE AND CARPET TO BE GREEN LABEL CERTIFIED.
6. CARPET: LOW DENSITY (LESS THAN 1/2" HIGH PILE)
7. KITCHEN FLOORING: SLIP RESISTANT FLOORING TO EXTED WALL TO WALL (CONTINUOUS UNDER APPLIANCES AND REMOVABLE SINK FRONT CABINET).
8. ELECTRICAL: ROCKER TYPE LIGHT SWITCHES INSTALLED THROUGHOUT. ELECTRICAL SWITCHES, OUTLETS, PLATES, ETC. TO BE WHITE.
9. KITCHEN CABINETS: LOOP STYLE PULLS ON DRAWERS AND CABINETS.
10. SEE SHEET I.001 FOR BASE AND TRIM PROFILES.
11. FLOORING TO BE NON-SLIP
12. CLOSET FINISHES TO MATCH ADJACENT ROOM FINISHES UNLESS SPECIFIED OTHERWISE.

STATE OF OHIO · GEORGE D. BERARDI · 6480 · REGISTERED ARCHITECT

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FINISH SCHEDULE & DETAILS

I.001

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common area finish schedule

Room Number	Room Name	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Cabinet	Countertop	Remarks
FIRST FLOOR								
100	CORRIDOR	WB-2	LVP-1	PT-3/PT-5	ACT-1/PT-2	-	-	1,3, 8,9
101	MEN'S	CTB-2	CT-2	PT-10/CT-3	ACT-1	CAB-1	GR-1	3, 11, 12, 18
102	WOMEN'S	CTB-2	CT-2	PT-10/CT-3	ACT-1	CAB-1	GR-1	3, 11, 12, 18
103	KITCHEN	WB-2	LVP-1	PT-3/CT-3	ACT-1	CAB-1	GR-1	3, 5, T,16
104	LARGE COMMUNITY AREA	WB-2	LVP-1	PT-3/PT-11	ACT-1/PT-2	CAB-1	GR-1	1, 3
104A	STORAGE	VCB-1	LVP-1	PT-3	ACT-1	-	-	-
105	RECEPTION	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
106	REC. DIR.	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
107	OFFICE HALLWAY	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
107A	STORAGE	VCB-1	LVP-1	PT-3	ACT-1	-	-	-
108	OFFICE	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
109	OFFICE	WB-2	LVP-1	PT-3/CT-3	ACT-1	CAB-1	GR-1	3, 5, T,16
110	LOBBY	WB-2	CT-5	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9, 18
111	ELECTRICAL	VCB-1	SC	PT-3	ACT-1	-	-	-
113	VESTIBULE	WB-2	NO-1	PT-3	PT-2	-	-	-
114	MAINTENANCE SPACE	VCB-1	SC	PT-3	ACT-1	-	-	-
115	FIRE COMMAND CENTER	VCB-1	SC	PT-3	ACT-1	-	-	-
118	BOILER ROOM	VCB-1	SC	PT-3	ACT-1	-	-	-
119	MAIL ROOM	VCB-1	SC	PT-3	ACT-1	-	-	-
120	STAFF KITCHENETTE	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
121	STAFF LOUNGE	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
122	MEETING ROOM	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
124	ARTS AND CRAFTS	WB-2	LVP-1	PT-3/PT-11	ACT-1/PT-2	CAB-1	GR-1	1, 3, 5, T
124A	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
125	OFFICE	WB-2	LVP-1	PT-3	ACT-1	-	-	1, 3
129	IT	VCB-1	LVP-1	PT-3	PT-2	-	-	-
SECOND FLOOR								
200	CORRIDOR	WB-2	LVP-1	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9
201	HALL	WB-2	LVP-1	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9
202	LAUNDRY	WB-2	LVP-1	PT-3	PT-2			1, 3
203	CLOSET	VCB-1	LVP-1	PT-3	PT-2	-	-	-
THIRD FLOOR								
300	CORRIDOR	WB-2	LVP-1	PT-3/PT-5	ACT-1/PT-2	-	-	1,3, 8,9
301	HALL	VCB-1	VCT-1	PT-3	PT-2	-	-	-
302	MAINTENANCE ROOM	VCB-1	VCT-1	PT-3	PT-2	-	-	-
303	STORAGE	VCB-1	VCT-1	PT-3	PT-2	-	-	-
FOURTH FLOOR								
400	CORRIDOR	WB-2	LVP-1	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9
401	HALL	WB-2	NO-1	PT-3	PT-2	-	-	-
402	LAUNDRY	WB-2	LVP-1	PT-3	PT-2			1, 3
403	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
FIFTH FLOOR								
500	CORRIDOR	WB-2	LVP-1	PT-3/PT-5	ACT-1/PT-2	-	-	1,3, 8,9
501	HALL	VCB-1	VCT-1	PT-3	PT-2	-	-	-
502	MAINTENANCE	VCB-1	VCT-1	PT-3	PT-2	-	-	-
503	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
SIXTH FLOOR								
600	CORRIDOR	WB-2	LVP-1	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9
601	HALL	WB-2	NO-1	PT-3	PT-2	-	-	-
602	LAUNDRY	WB-2	LVP-1	PT-3	PT-2			1, 3
603	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
SEVENTH FLOOR								
700	CORRIDOR	WB-2	LVP-1	PT-3/PT-5	ACT-1/PT-2	-	-	1,3, 8,9
701	HALL	VCB-1	VCT-1	PT-3	PT-2	-	-	-
702	MAINTENANCE	VCB-1	VCT-1	PT-3	PT-2	-	-	-
703	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
EIGHTH FLOOR								
800	CORRIDOR	WB-2	LVP-1	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9
801	HALL	WB-2	NO-1	PT-3	PT-2	-	-	-
802	LAUNDRY	WB-2	LVP-1	PT-3	PT-2			1, 3
803	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
NINTH FLOOR								
900	CORRIDOR	VCB-1	VCT-1	PT-3	PT-2	-	-	-
901	HALL	VCB-1	VCT-1	PT-3	PT-2	-	-	-
902	MAINTENANCE	VCB-1	VCT-1	PT-3	PT-2	-	-	-
903	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
TENTH FLOOR								
1000	CORRIDOR	WB-2	LVP-1	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9
1001	HALL	WB-2	NO-1	PT-3	PT-2	-	-	-
1002	LAUNDRY	WB-2	LVP-1	PT-3	PT-2			1, 3
1003	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
ELEVENTH FLOOR								
1100	CORRIDOR	WB-2	LVP-1	PT-3/PT-5	ACT-1/PT-2	-	-	1,3, 8,9
1101	HALL	VCB-1	VCT-1	PT-3	PT-2	-	-	-
1102	MAINTENANCE	VCB-1	VCT-1	PT-3	PT-2	-	-	-
1103	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
TWELFTH FLOOR								
1200	CORRIDOR	WB-2	LVP-1	PT-3/PT-4	ACT-1/PT-2	-	-	1,3, 8, 9
1201	HALL	WB-2	NO-1	PT-3	PT-2	-	-	-
1202	LAUNDRY	WB-2	LVP-1	PT-3	PT-2			1, 3
1203	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
THIRTEENTH FLOOR								
1300	CORRIDOR	WB-2	LVP-1	PT-3/PT-5	ACT-1/PT-2	-	-	1,3, 8,9
1301	HALL	VCB-1	VCT-1	PT-3	PT-2	-	-	-
1302	MAINTENANCE	VCB-1	VCT-1	PT-3	PT-2	-	-	-

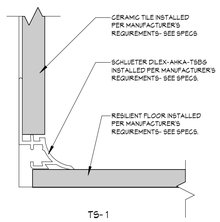
common area finish schedule

Room Number	Room Name	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Cabinet	Countertop	Remarks
1303	STORAGE	VCB-1	LVP-1	PT-3	PT-2	-	-	-
CIRCULATION								
112	EL-1	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
115	EL-2	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
123	EL-2	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
126	EL-1	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
127	SHAFT	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
128	SHAFT	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
EL-1	EL-1	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
EL-2	EL-2	SS-1	LVP-1	PLAM-1	SS-1	-	-	3
EL-5	SHAFT	-	-	-	-	-	-	-
EL-6	SHAFT	-	-	-	-	-	-	-
NS-1	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-2	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-3	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-4	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-5	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-6	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-7	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-8	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-9	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-10	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-11	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-12	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
NS-13	NORTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SH-1	SHAFT	-	-	-	-	-	-	-
SH-2	SHAFT	-	-	-	-	-	-	-
SS-1	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-2	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-3	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-4	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-5	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-6	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-7	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-8	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-9	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-10	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-11	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-12	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19
SS-13	SOUTH STAIR	VCB-1	ST-1/VCT-1	PT-3	PT-2	-	-	2, 19

unit finish schedule

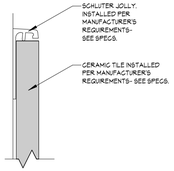
Name	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Cabinet Finish	Counter Finish	Remarks
0 BR UNIT							
BATH	CTB-1	CT-1	PT-7	PT-2	CAB-1	GR-1	4, 5, 7, 12
BEDROOM CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
BEDROOM/LIVING	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
ENTRY	MB-1	LVP-2	PT-6	PT-2	-	-	6
KITCHEN	MB-1	LVP-2	PT-6	PT-2	CAB-1	GR-1	5, 6, T
LIVING ROOM	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
1 BR A 1 UNIT							
1/2 BATH	CTB-1	CT-1	PT-7	PT-2	CAB-1	GR-1	4, 5, 7, 12
BATHROOM	CTB-1	CT-1	PT-7	PT-2	CAB-1	GR-1	4, 5, 7, 12
BEDROOM	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
BEDROOM CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
ENTRY	MB-1	LVP-2	PT-6	PT-2	-	-	6
KITCHEN	MB-1	LVP-2	PT-6	PT-2	CAB-1	GR-1	5, 6, T
LINEN CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
LIVING ROOM	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
PANTRY	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
1 BR A 2 UNIT							
BATH	CTB-1	CT-1	PT-7	PT-2	CAB-1	GR-1	4, 5, 7, 12
BATHROOM	CTB-1	CT-1	PT-7	PT-2	CAB-1	GR-1	4, 5, 7, 12
BEDROOM	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
ENTRY	MB-1	LVP-2	PT-6	PT-2	-	-	6
KITCHEN	MB-1	LVP-2	PT-6	PT-2	CAB-1	GR-1	5, 6, T
LIVING/DINING	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
PANTRY	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
PANTRY CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
1 BR UNIT							
BATH	CTB-1	CT-1	PT-7	PT-2	CAB-1	GR-1	4, 5, 7, 12
BEDROOM	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
ENTRY	MB-1	LVP-2	PT-6	PT-2	-	-	6
KITCHEN	MB-1	LVP-2	PT-6	PT-2	CAB-1	GR-1	5, 6, T
LIVING/DINING	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
PANTRY CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
2 BR UNIT							
BATH	CTB-1	CT-1	PT-7	PT-2	CAB-1	GR-1	4, 5, 7, 12
BEDROOM	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
BEDROOM CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
ENTRY	MB-1	LVP-2	PT-6	PT-2	-	-	6
HALL	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
KITCHEN	MB-1	LVP-2	PT-6	PT-2	CAB-1	GR-1	5, 6, T
LIVING/DINING	MB-1	LVP-2	PT-6	PT-2	-	-	1, 6
PANTRY CLOSET	MB-1	LVP-2	PT-6	PT-2	-	-	6, 13
STORAGE	VCB-1	VCT-1	PT-6	PT-2	-	-	6

transition details



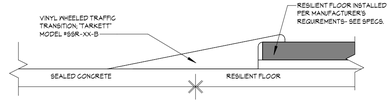
TS-1

CERAMIC WALL TILE TO RESILIENT FLOOR



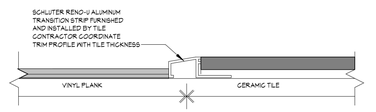
TS-2

CERAMIC WALL TILE FINISHED EDGE



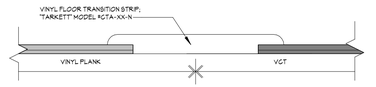
TS-3

SEALED CONCRETE TO RESILIENT FLOOR



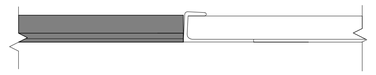
TS-4

VINYL PLANK TO CERAMIC



TS-5

VINYL PLANK TO VCT



TS-6

VINYL PLANK TO VINYL PLANK

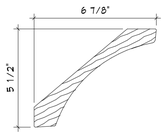
GENERAL NOTES

1. ALL COLORS ARE TO BE SELECTED BY THE ARCHTECT; ALL MATERIAL SAMPLES TO BE SUBMITTED IN ONE SUBMITTAL FOR REVIEW AND APPROVED BY THE ARCHITECT.
2. SEE CEILING PLANS FOR CEILING HEIGHTS.
3. WALL AND CEILING FINISH MATERIALS SHALL HAVE FLAME SPREAD RATING OF CLASS I (ONE) IN VERTICAL EXITS AND PASSAGEWAYS AND CLASS II (TWO) AT CORRIDORS AND ALL OTHER ROOMS.
4. TRIM THROUGH OUT TO BE PAINTED SEMI-GLOSS. CHAIR RAILS, CROWN, BASE MOLDING, AND CASING. COLOR PT-1 BY ARCHITECT.
5. PAINT, PRIMERS, ADHESIVES, AND SEALANTS TO BE LOW VOC. ALL TILE AND CARPET TO BE GREEN LABEL CERTIFIED.
6. CARPET: LOW DENSITY (LESS THAN 1/2" HIGH PILE)
7. KITCHEN FLOORING: SLIP RESISTANT FLOORING TO EXTED WALL TO WALL (CONTINUOUS UNDER APPLIANCES AND REMOVABLE SINK FRONT CABINET).
8. ELECTRICAL: ROCKER TYPE LIGHT SWITCHES INSTALLED THROUGHOUT. ELECTRICAL SWITCHES, OUTLETS, PLATES, ETC. TO BE WHITE.
9. KITCHEN CABINETS: LOOP STYLE PULLS ON DRAWERS AND CABINETS.
10. SEE SHEET I.001 FOR BASE AND TRIM PROFILES.
11. FLOORING TO BE NON-SLIP
12. CLOSET FINISHES TO MATCH ADJACENT ROOM FINISHES UNLESS SPECIFIED OTHERWISE.

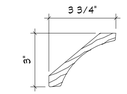
REMARKS

1. MINI BLINDS OR SHADES AT EXTERIOR WINDOWS. SEE KEY FOR PRODUCT INFORMATION. MINI BLINDS IN UNITS, AND SHADES IN PUBLIC SPACES.
2. STAIRS TO RECEIVE TREADS AND RISERS TO CORRESPOND WITH VINYL COVE BASE.
3. FLOORING TO BE NON-SLIP WHERE INDICATED.
4. MS + ADHESIVE TO BE USED UNDER LVP.
5. LVP FLOORING TO CONTINUE UNDER REMOVABLE SINK FRONT CABINETS.
6. TRIM TO BE PAINTED PT-1 AS INDICATED ON THE FINISH SCHEDULE.
7. VCB-1 USED AT CABINETS.
8. EXISTING HANDRAIL TO REMIAN; SAND AND REFINISH, PAINT WITH PT-1
9. CORRIDORS TO RECEIVE CONTRASTING PAINT COLORS ABOVE AND BELOW CHAIR RAIL. PT-2 ABOVE CHAIR RAIL AND PT-3 BELOW CHAIR RAIL ON ODD FLOORS. PT-2 ABOVE AND PT-4 BELOW ON EVEN FLOORS.
10. ACCENT WALL COLOR; SEE SHEET I.100'S FOR MORE IN FORMATION AND LOCATION.
11. WALL TILE TO BE INSTALLED 5'-2' AFF. SEE ELEVATION ON SHEET I.400'S FOR INSTALLATION DETAILS.
12. GROUT AT ALL CERAMIC TILE LOCATIONS. SEE KEY FOR PRODUCT INFORMATION. GT-1 USED UNLESS OTHERWISE NOTED.
13. WIRE SHELVING STORAGE.
14. PT-10 ACCENT WALL. SEE FINISH PLANS.
15. PT-11 ACCENT WALL. SEE FINISH PLANS.
16. CT-3 INSTALLED AT BACKSPLASH IN COMMUNITY KITCHEN. SEE I.400 FOR DETAILS.
17. CT-4 INSTALLED AT SHOWER FLOOR - SEE I.350 & I.351
18. DO NOT USE SCHLUTER JOLLY (TS-1) AT CTB WHEN TILE IS INSTALLED ABOVE
19. HANDRAIL TO BE PAINTED PT-11

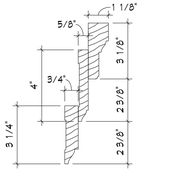
trim profiles



CM-1



CM-2



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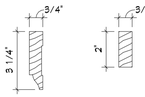
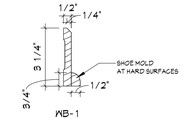
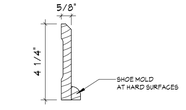


T-1 T-2



WB-1



WB-2

*ALL TRIM SHOWN SHALL BE FINE SANDED, PRIMED AND PAINTED PT-1

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FINISH SCHEDULE & DETAILS

I.002

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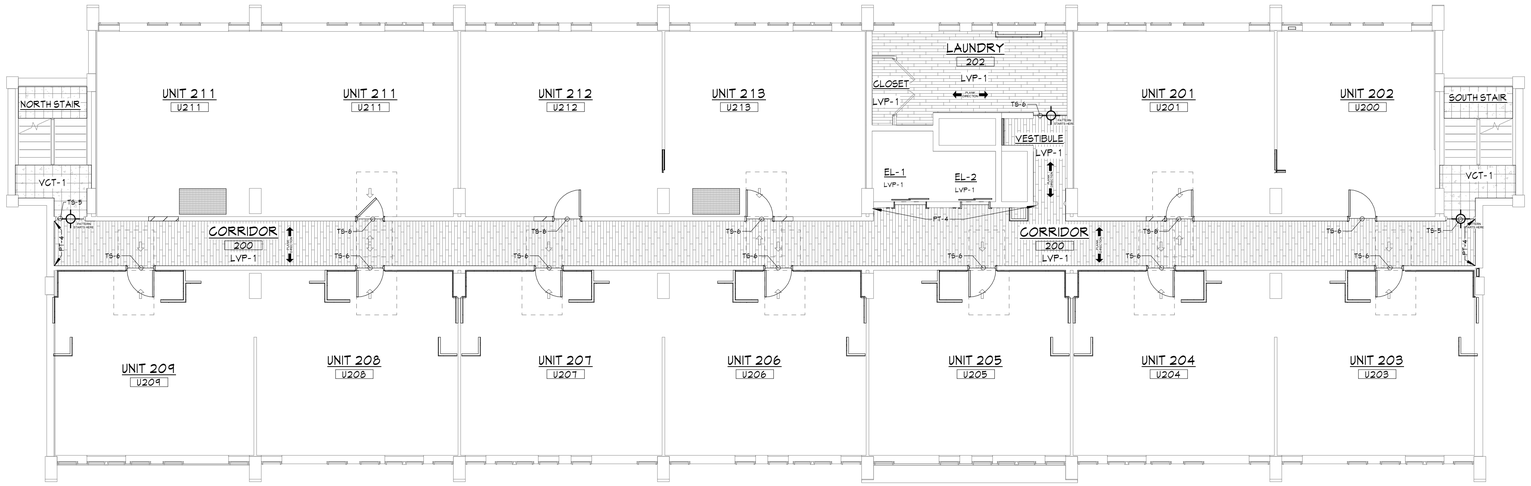
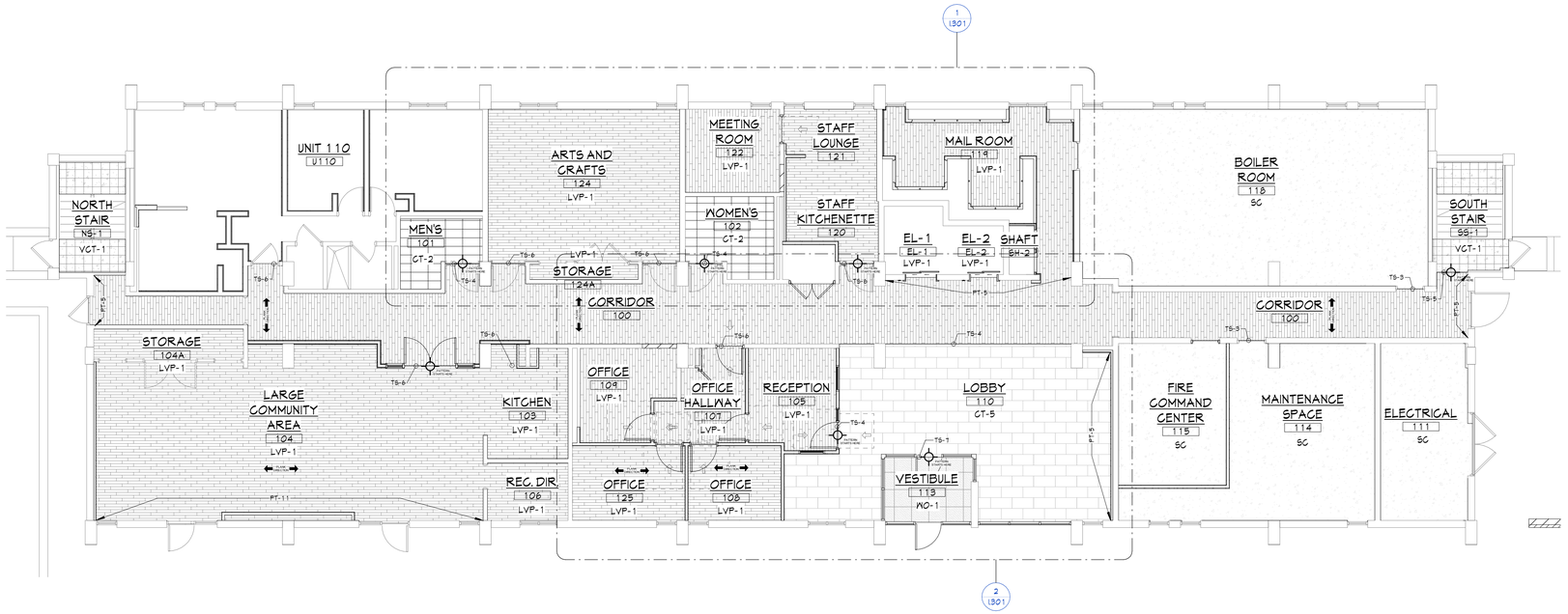


2ND FLOOR FINISH PLAN 1/8" = 1'-0"



1ST FLOOR FINISH PLAN 1/8" = 1'-0"

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GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIRST & SECOND FLOOR FINISH PLAN

I.101

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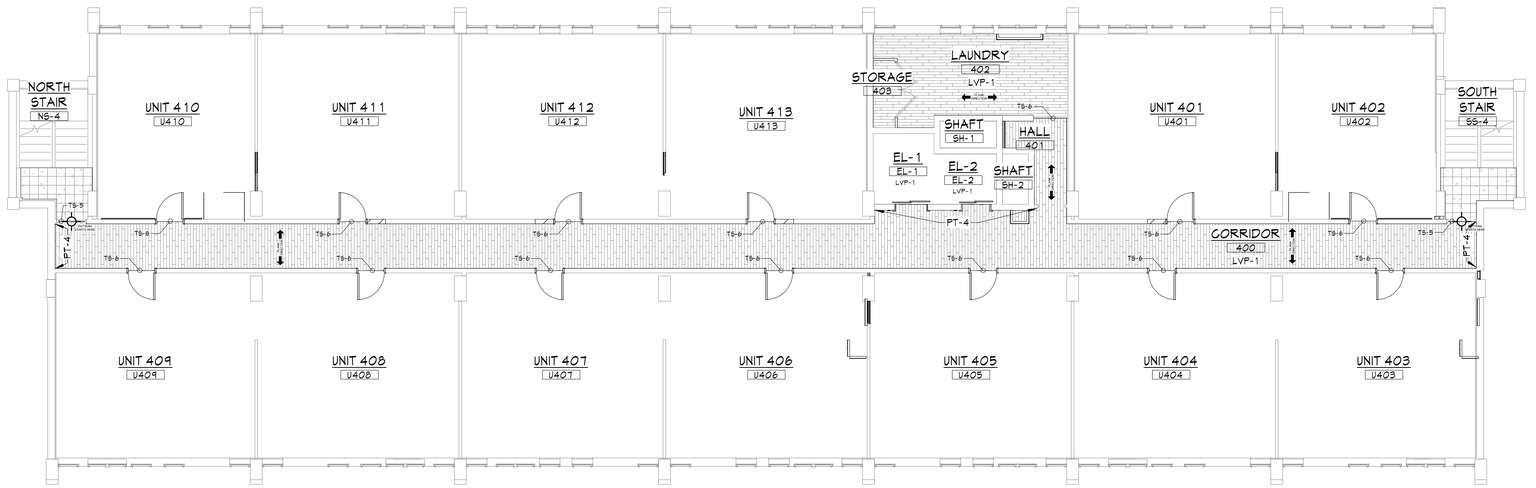
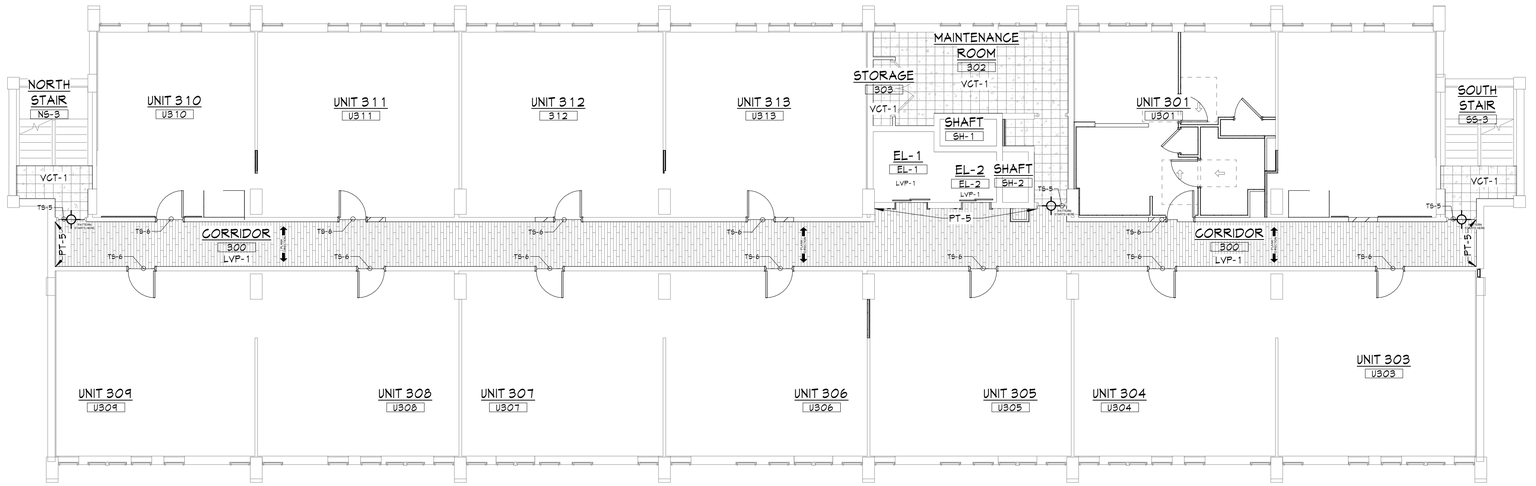


4TH FLOOR FINISH PLAN 1/8" = 1'-0"



3RD FLOOR FINISH PLAN 1/8" = 1'-0"

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GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

THIRD & FOURTH FLOOR FINISH PLAN

I.102

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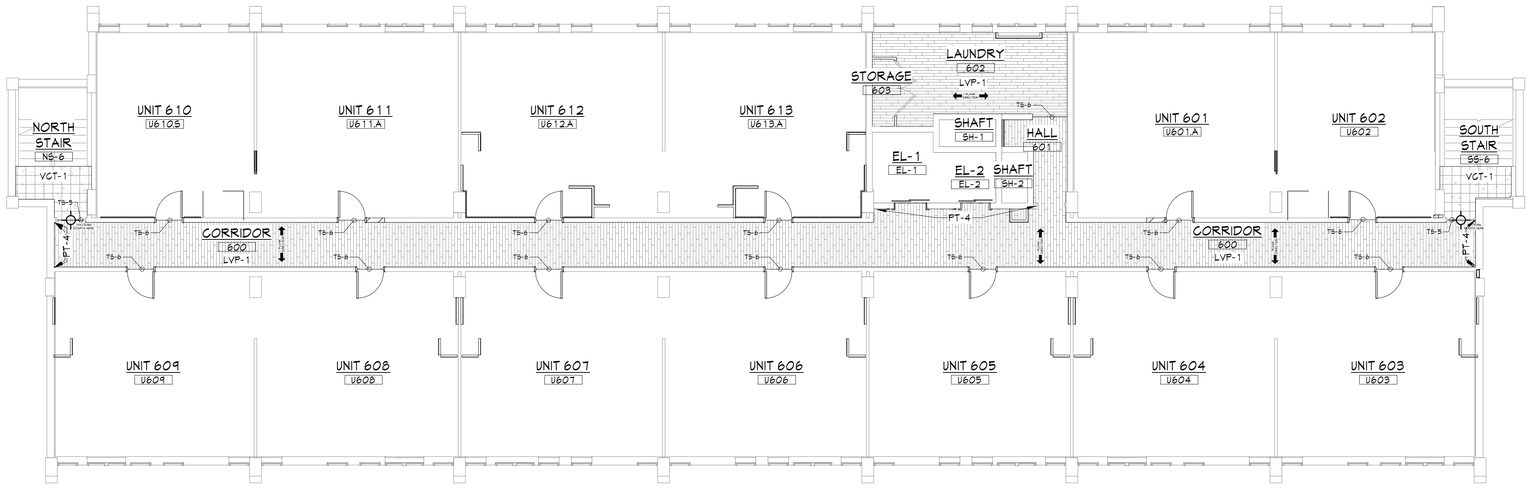
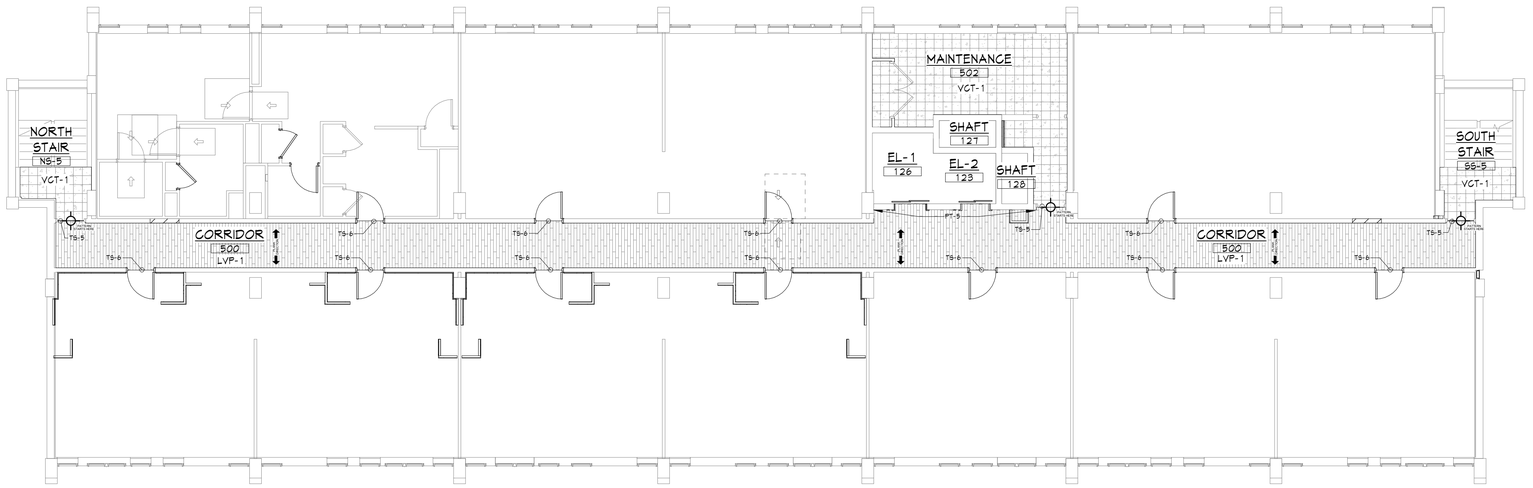


6TH FLOOR FINISH PLAN 1/8" = 1'-0"



5TH FLOOR FINISH PLAN 1/8" = 1'-0"

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIFTH & SIXTH FLOOR FINISH PLAN

I.103

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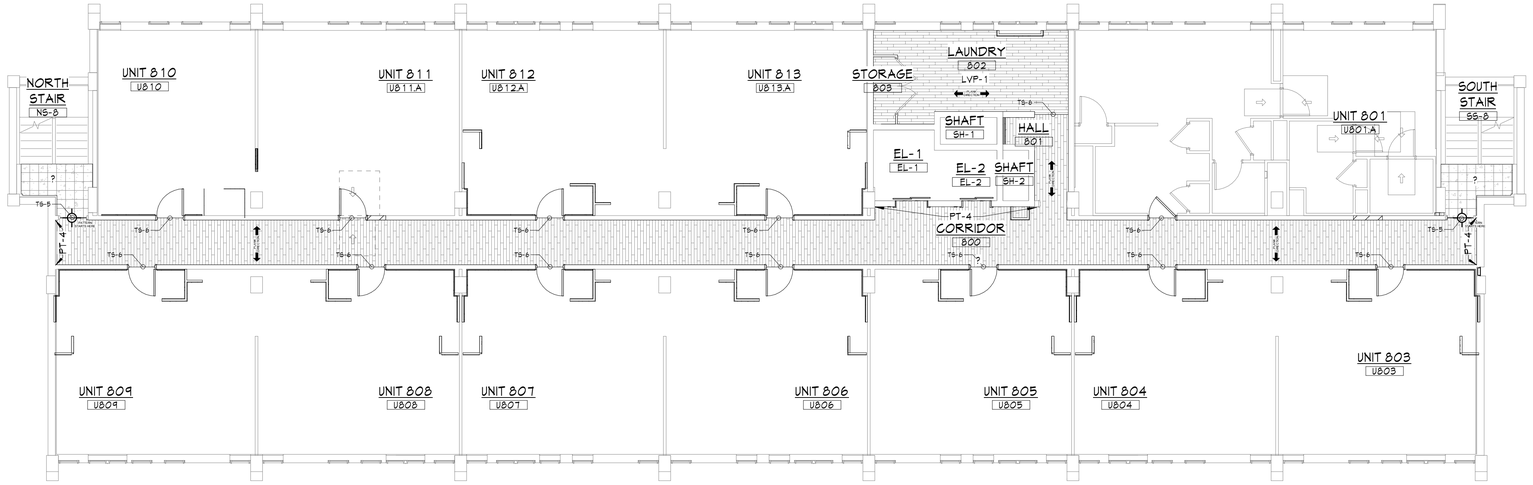
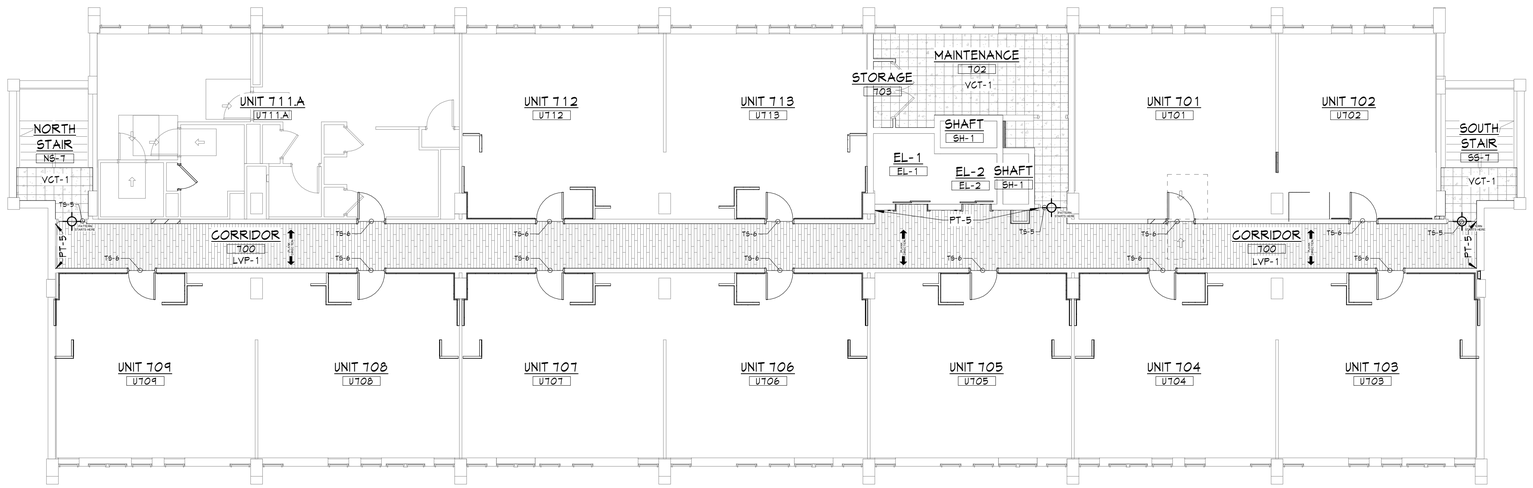


8TH FLOOR FINISH PLAN 1/8" = 1'-0"



7TH FLOOR FINISH PLAN 1/8" = 1'-0"

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GEORGE D. BERARDI
LICENSE # 6480
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

SEVENTH & EIGHTH FLOOR FINISH PLAN

I.104

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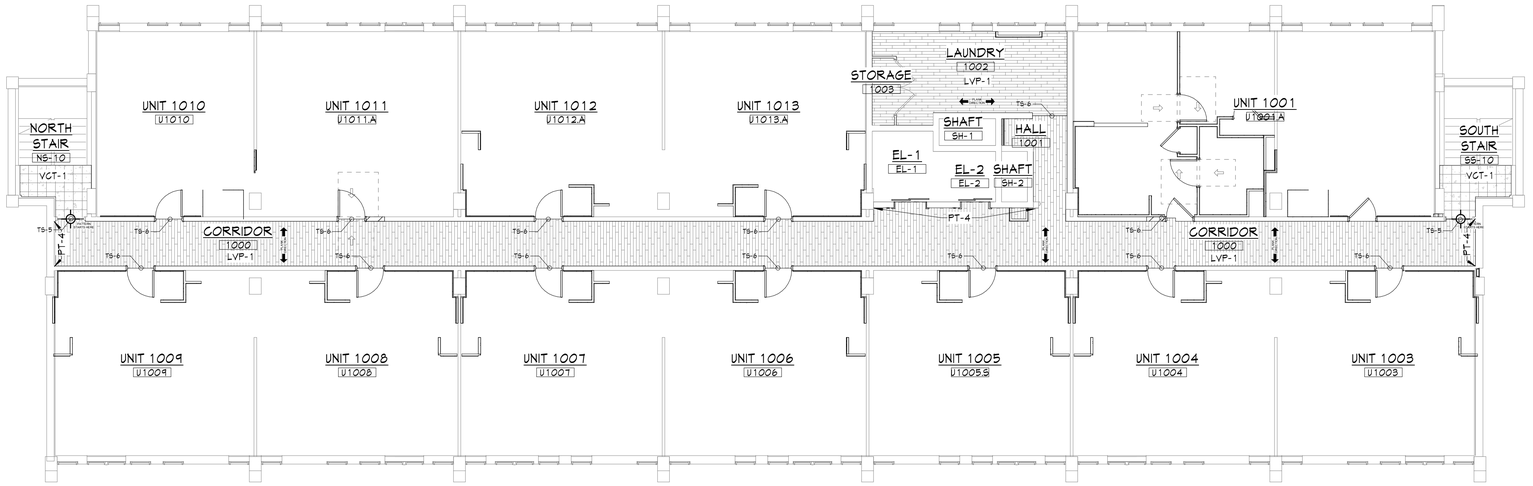
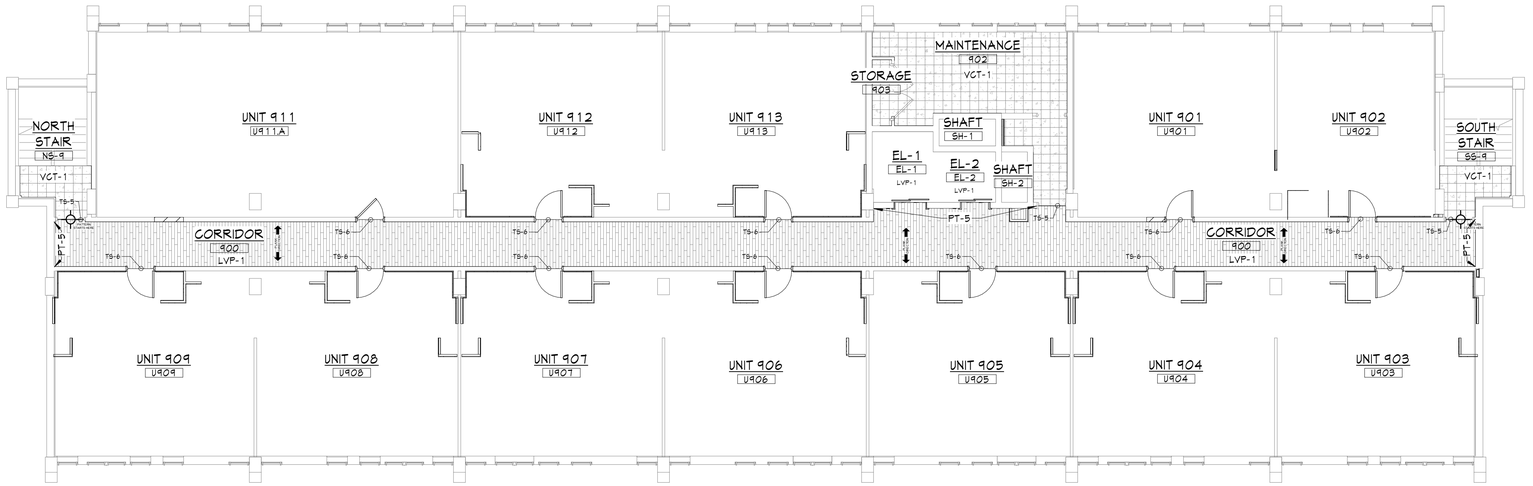


10TH FLOOR FINISH PLAN 1/8" = 1'-0"



9TH FLOOR FINISH PLAN 1/8" = 1'-0"

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

NINTH & TENTH FLOOR FINISH PLAN

I.105

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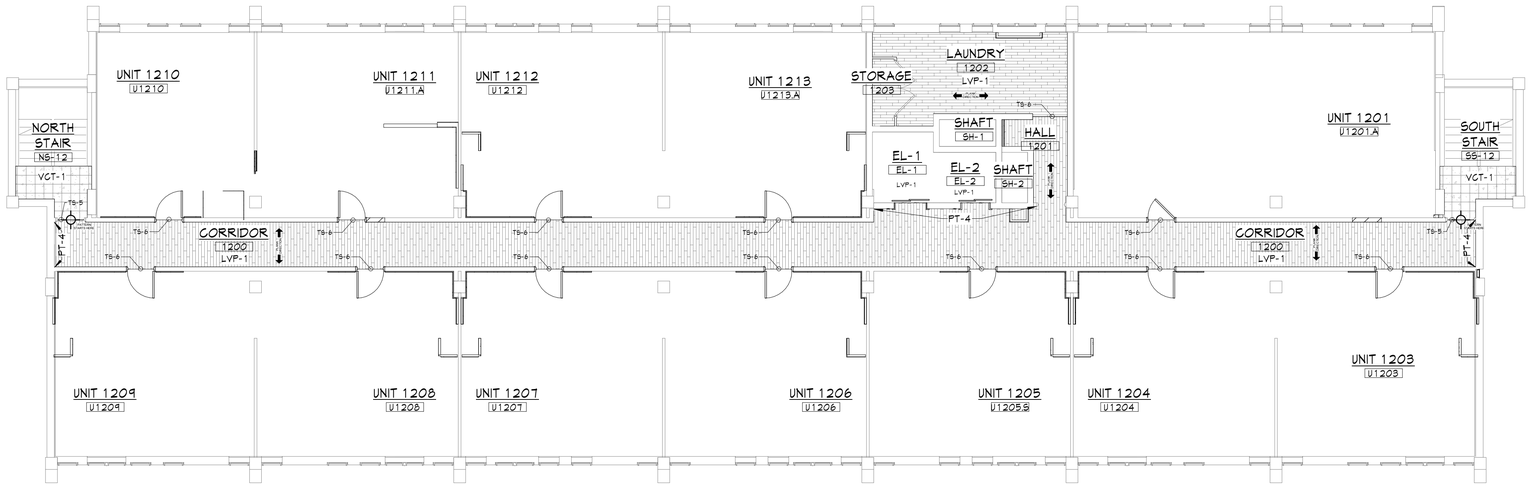
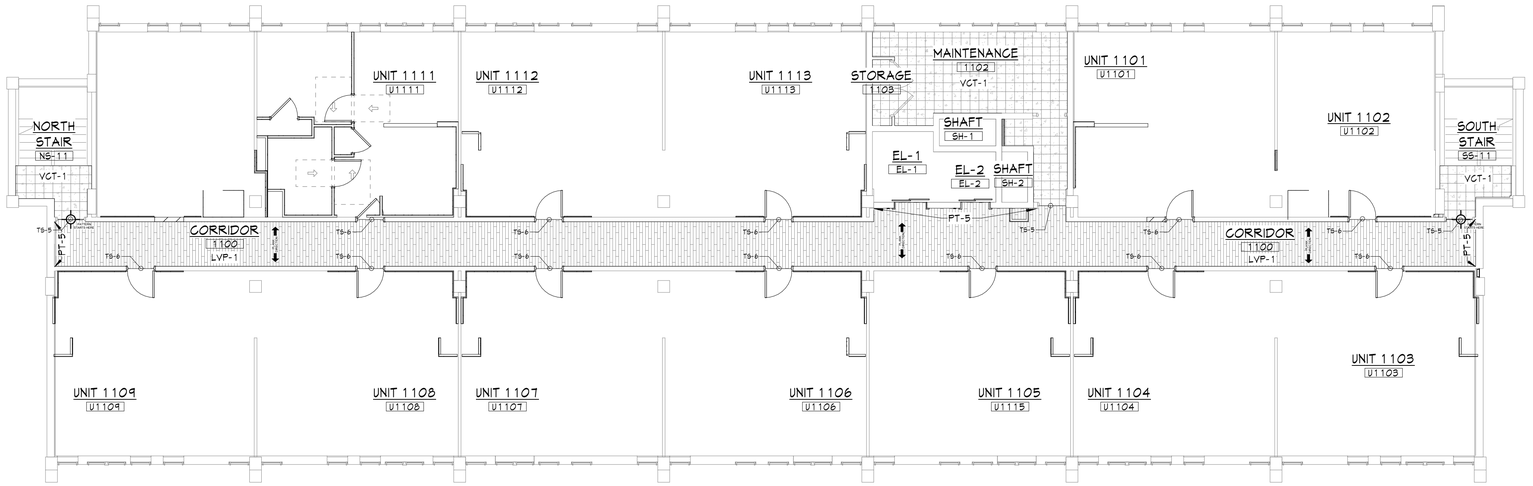


12TH FLOOR FINISH PLAN 1/8" = 1'-0"



11TH FLOOR FINISH PLAN 1/8" = 1'-0"

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ELEVENTH AND TWELFTH FLOOR FINISH PLAN

I.106

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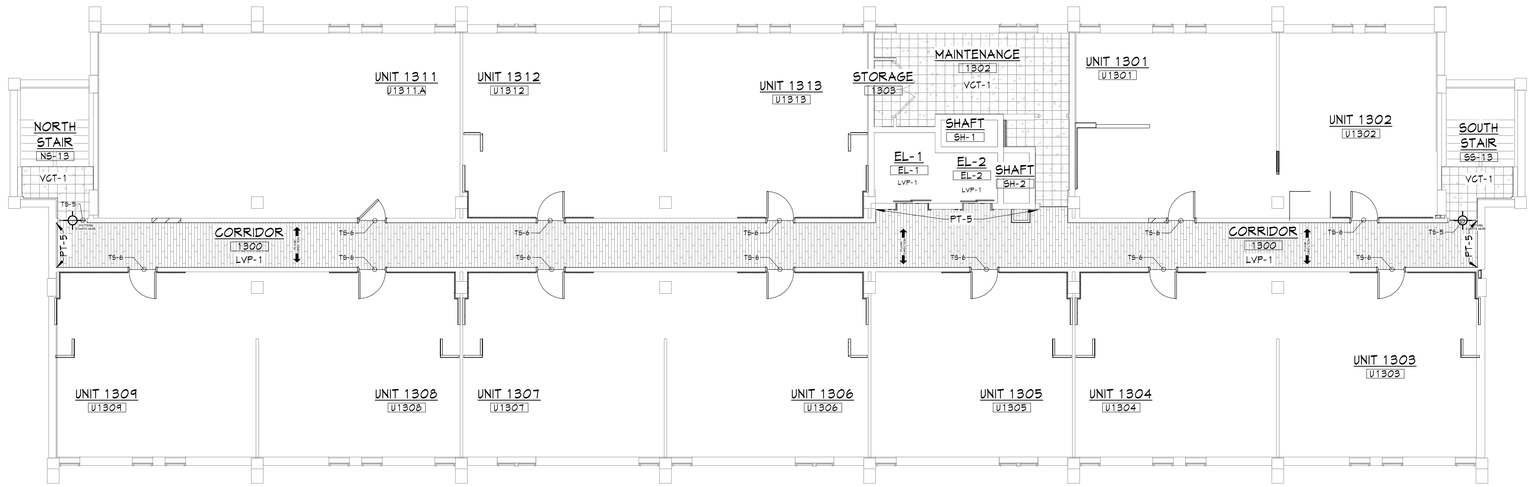

13TH FLOOR FINISH PLAN 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

THIRTEENTH FLOOR FINISH PLAN

I.107

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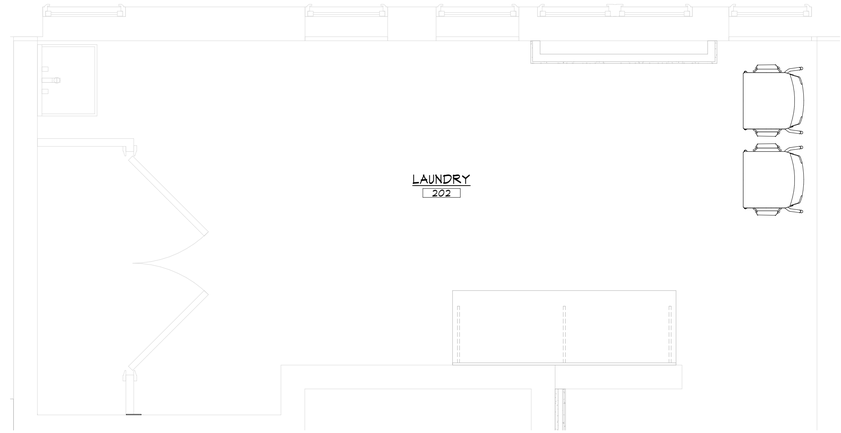

2
I.201

LAUNDRY ROOMS FURNITURE PLAN
1/2" = 1'-0"



1ST FLOOR FURNITURE PLAN 1/8" = 1'-0"

FURNITURE SHOWN IS FOR REFERENCE ONLY. FINAL FURNITURE PLACEMENT TO BE DETERMINED BY OWNER.

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STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIRST AND SECOND FLOOR FURNITURE PLAN

I.201

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P 614.221.1110 berardipartners.com

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2 / I.301 — 1ST FLOOR FINISH PLAN - Callout 2 — 1/4" = 1'-0"



1 / I.301 — 1ST FLOOR FINISH PLAN - Callout 1 — 1/4" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ENLARGED FINISH PLANS

I.301

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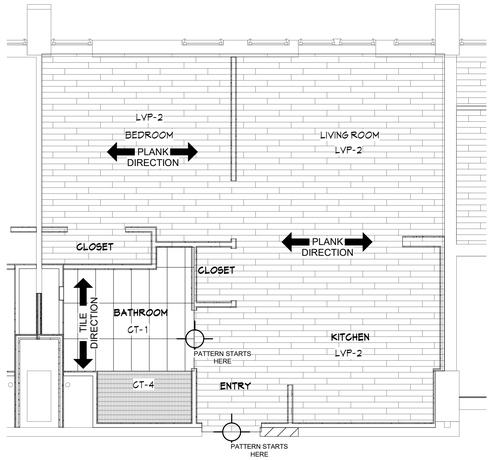
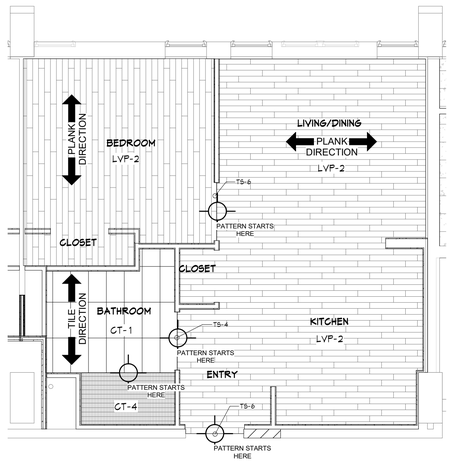
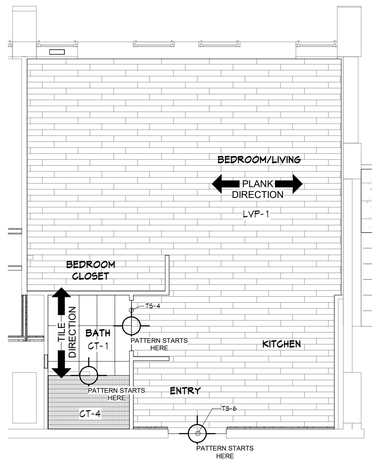


1 BR.A UNIT FINISH PLAN 1/4" = 1'-0"



TYP. 1 BR UNIT FINISH PLAN 1/4" = 1'-0"



TYP. 0 BR UNIT FINISH PLAN 1/4" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

UNIT FLOOR FINISH PLANS

I.350

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LICENSE # 6480
EXPIRES: 12.31.2025

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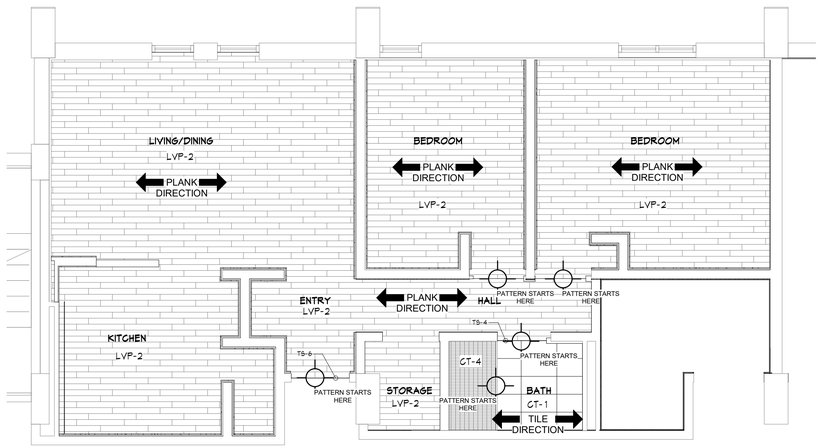
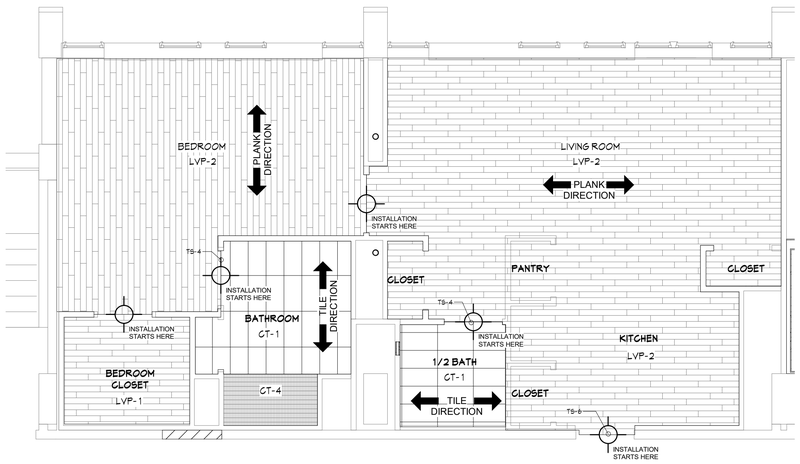
BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date



1ST FLOOR UNIT FINISH PLAN 1/4" = 1'-0"



1 BR.A EXPANDED UNIT FINISH PLAN 1/4" = 1'-0"

UNIT FLOOR FINISH PLANS

I.351

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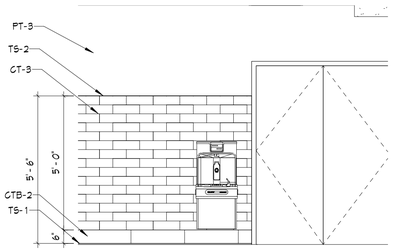
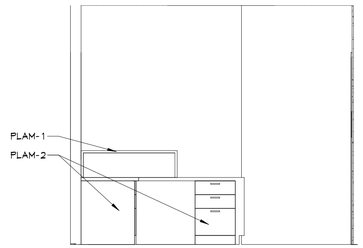
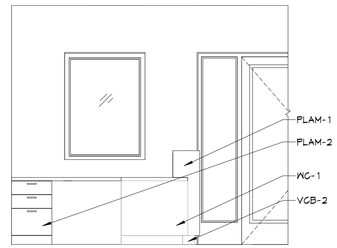


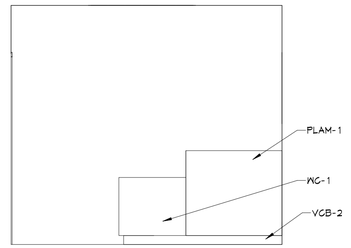
M I.401 Finish Elevation -Drinking Fountian
3/8" = 1'-0"



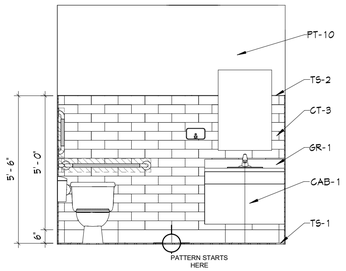
L I.401 Finish Elevation - Lobby Reception Desk - South
3/8" = 1'-0"



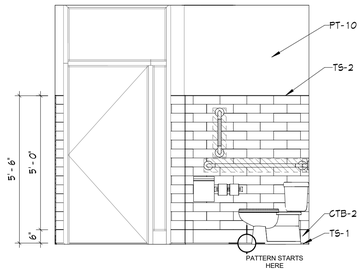
K I.401 Finish Elevation - Lobby Reception Desk - East
3/8" = 1'-0"



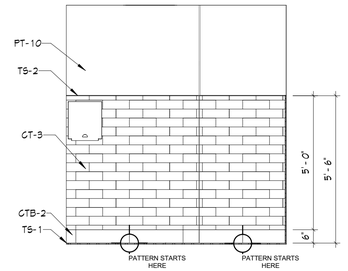
J I.401 Finish Elevation - Lobby Reception Desk - North
3/8" = 1'-0"



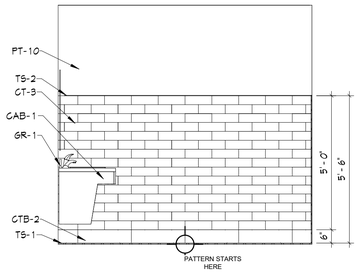
H I.401 Finish Elevation- Mens Public Restroom- West
3/8" = 1'-0"



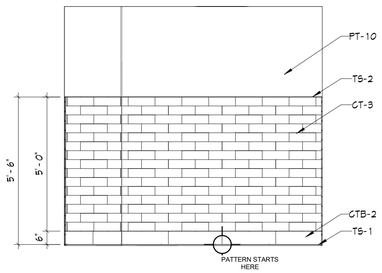
G I.401 Finish Elevation- Mens Public Restroom- South
3/8" = 1'-0"



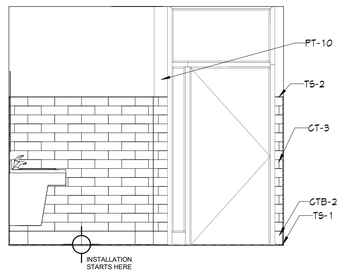
F I.401 Finish Elevation- Mens Public Restroom- East
3/8" = 1'-0"



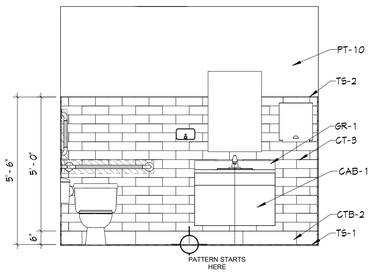
E I.401 Finish Elevation- Mens Public Restroom- North
3/8" = 1'-0"



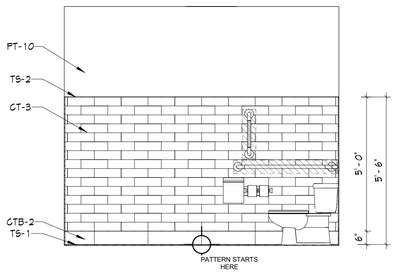
D I.401 Finish Elevation- Womens Public Restroom- West
3/8" = 1'-0"



C I.401 Finish Elevation- Womens Public Restroom- South
3/8" = 1'-0"



B I.401 Finish Elevation- Womens Public Restroom- East
3/8" = 1'-0"



A I.401 Finish Elevation- Womens Public Restroom- North
3/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

INTERIOR FINISH ELEVATIONS

I.401

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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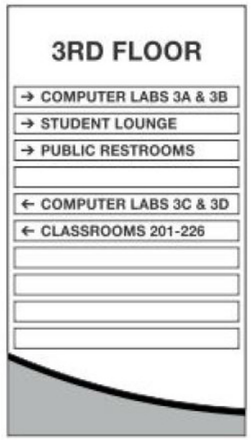
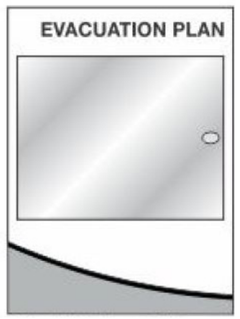


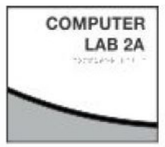
DWS - 22"H x 18"W



SCID - 18"H x 12"W



EM - 15"H x 12"W



RSS - 6"H x 8"W



URN - 4"H x 6"W



SFF- 8"H x 8"W
ICF - 8"H x 8"W



EX - 9"H x 8"W
SID - 9"H x 8"W



RR - 10"H x 8"W

INPRO: SIGNSCAPE MANHATTAN COLLECTION
- FACE PLATE: SILVER 0105
- BACK PLATE: STORM CLOUD 0372
- AGENT: DESIGNER WHITE 0101
- FONT: ADA OPTIMA
- TEXT COLOR: BLACK 102
- SIGN MATERIAL: PHOTOPOLYMER

REFER TO SHEET G.003 FOR MOUNTING HEIGHTS

signage schedule

Type Mark	Type	Copy	Location	Count
				22
			1ST FLOOR	30
			2ND FLOOR	55
			3RD FLOOR	57
			4TH FLOOR	57
			5TH FLOOR	49
			6TH FLOOR	47
			7TH FLOOR	45
			8TH FLOOR	45
			9TH FLOOR	45
			10TH FLOOR	47
			11TH FLOOR	47
			12TH FLOOR	45
			13TH FLOOR	45
630				
DWS				
DWS	DWS - Directional Wall Small		1ST FLOOR	2
DWS	DWS - Directional Wall Small		2ND FLOOR	3
DWS	DWS - Directional Wall Small		3RD FLOOR	3
DWS	DWS - Directional Wall Small		4TH FLOOR	3
DWS	DWS - Directional Wall Small		5TH FLOOR	3
DWS	DWS - Directional Wall Small		6TH FLOOR	3
DWS	DWS - Directional Wall Small		7TH FLOOR	3
DWS	DWS - Directional Wall Small		8TH FLOOR	3
DWS	DWS - Directional Wall Small		9TH FLOOR	3
DWS	DWS - Directional Wall Small		10TH FLOOR	3
DWS	DWS - Directional Wall Small		11TH FLOOR	3
DWS	DWS - Directional Wall Small		12TH FLOOR	3
DWS	DWS - Directional Wall Small		13TH FLOOR	3
38				
EM				
EM	EM - Evacuation Map Sign		1ST FLOOR	11
EM	EM - Evacuation Map Sign	(sign insert by others)	1ST FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	2ND FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	3RD FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	4TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	5TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	6TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	7TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	8TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	9TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	10TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	11TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	12TH FLOOR	3
EM	EM - Evacuation Map Sign	(sign insert by others)	13TH FLOOR	3
50				
EX				
EX	EX - Exit Sign	EXIT	1ST FLOOR	7
7				
ICF				
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	1ST FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	2ND FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	3RD FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	4TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	5TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	6TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	7TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	8TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	9TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	10TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	11TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	12TH FLOOR	1
ICF	ICF - In Case of Fire Sign	In Case of Fire Use Stairs	13TH FLOOR	1
13				
RR				
RR	RR - Restroom Sign	(Refer to Room Name & Number & HC Symbol)	1ST FLOOR	2
2				
RSS				
RSS	RSS - Typical Room Sign		1ST FLOOR	7
RSS	RSS - Typical Room Sign	(Refer to Room Name)	1ST FLOOR	23
RSS	RSS - Typical Room Sign	(Refer to Room Name)	2ND FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	3RD FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	4TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	5TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	6TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	7TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	8TH FLOOR	1
RSS	RSS - Typical Room Sign	(Refer to Room Name)	9TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	10TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	11TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	12TH FLOOR	2
RSS	RSS - Typical Room Sign	(Refer to Room Name)	13TH FLOOR	2
53				
SCID				
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 1 Floors 1 to 13 Exit This Level No Roof Access	1ST FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 1 Floors 1 to 13 Exit This Level No Roof Access	1ST FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 2 Floors 1 to 13 Exit Discarge No Roof Access	2ND FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 2 Floors 1 to 13 Exit Discarge No Roof Access	2ND FLOOR	1

signage schedule

Type Mark	Type	Copy	Location	Count
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 3 Floors 1 to 13 Exit Discarge No Roof Access	3RD FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 3 Floors 1 to 13 Exit This Level No Roof Access	3RD FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 4 Floors 1 to 13 Exit Discarge No Roof Access	4TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 4 Floors 1 to 13 Exit This Level No Roof Access	4TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 5 Floors 1 to 13 Exit Discarge No Roof Access	5TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 5 Floors 1 to 13 Exit This Level No Roof Access	5TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 6 Floors 1 to 13 Exit Discarge No Roof Access	6TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 6 Floors 1 to 13 Exit This Level No Roof Access	6TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 7 Floors 1 to 13 Exit Discarge No Roof Access	7TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 7 Floors 1 to 13 Exit This Level No Roof Access	7TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 8 Floors 1 to 13 Exit Discarge No Roof Access	8TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 8 Floors 1 to 13 Exit This Level No Roof Access	8TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 9 Floors 1 to 13 Exit Discarge No Roof Access	9TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 9 Floors 1 to 13 Exit This Level No Roof Access	9TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 10 Floors 1 to 13 Exit Discarge No Roof Access	10TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 10 Floors 1 to 13 Exit This Level No Roof Access	10TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 11 Floors 1 to 13 Exit Discarge No Roof Access	11TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 11 Floors 1 to 13 Exit This Level No Roof Access	11TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 12 Floors 1 to 13 Exit Discarge No Roof Access	12TH FLOOR	1

signage schedule

Type Mark	Type	Copy	Location	Count
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 12 Floors 1 to 13 Exit This Level No Roof Access	12TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	NORTH STAIR FLOOR 13 Floors 1 to 13 Exit Discarge No Roof Access	13TH FLOOR	1
SCID	SCID - Stair Core Level ID Sign	SOUTH STAIR FLOOR 13 Floors 1 to 13 Exit This Level No Roof Access	13TH FLOOR	1
26				
SFF				
SFF	SFF - Smoke Free Facility Sign	SMOKE FREE FACILITY	1ST FLOOR	8
8				
SID				
SID	SID - Stair Identification Sign	NORTH STAIR	2ND FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	2ND FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	3RD FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	3RD FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	4TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	4TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	5TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	5TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	6TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	6TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	7TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	7TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	8TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	8TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	9TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	9TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	10TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	10TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	11TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	11TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	12TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	12TH FLOOR	1
SID	SID - Stair Identification Sign	NORTH STAIR	13TH FLOOR	1
SID	SID - Stair Identification Sign	SOUTH STAIR	13TH FLOOR	1
24				
URN				
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	1ST FLOOR	1
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	2ND FLOOR	5
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	3RD FLOOR	5
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	4TH FLOOR	5
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	5TH FLOOR	4
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	6TH FLOOR	4
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	7TH FLOOR	3
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	8TH FLOOR	3
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	9TH FLOOR	3
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	10TH FLOOR	3
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	11TH FLOOR	3
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	12TH FLOOR	2
URN	URN - Unit Room Number Sign	(Refer to Room Number without 'U')	13TH FLOOR	3
44				



GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

SIGNAGE SCHEDULE

I.500

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P 614.221.1110 berardipartners.com

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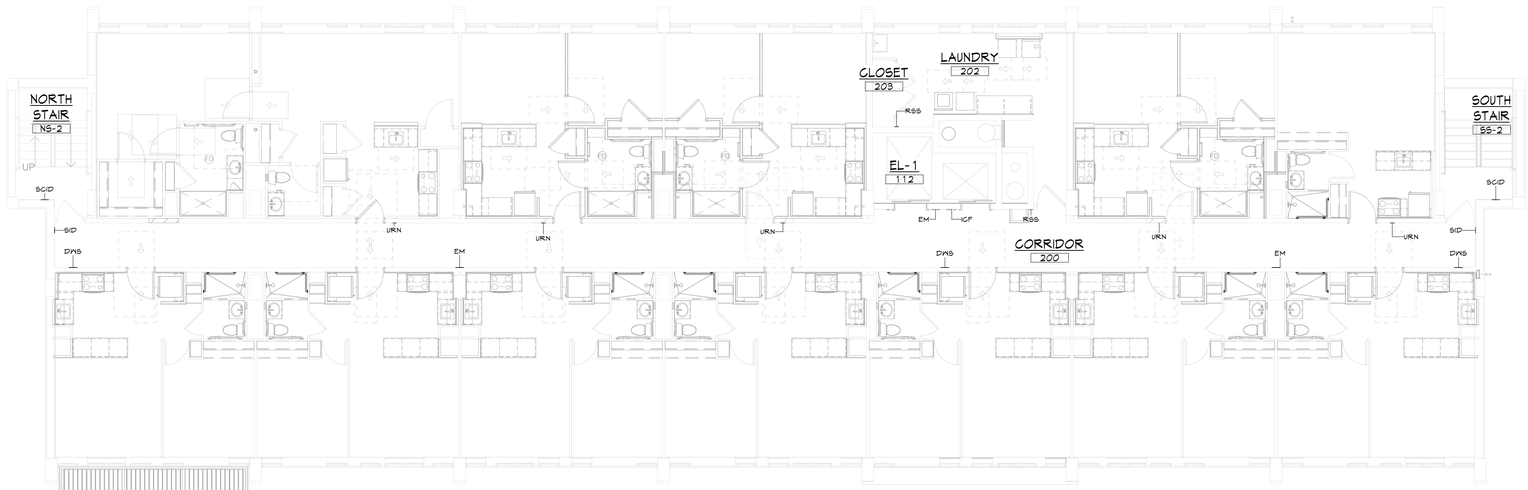
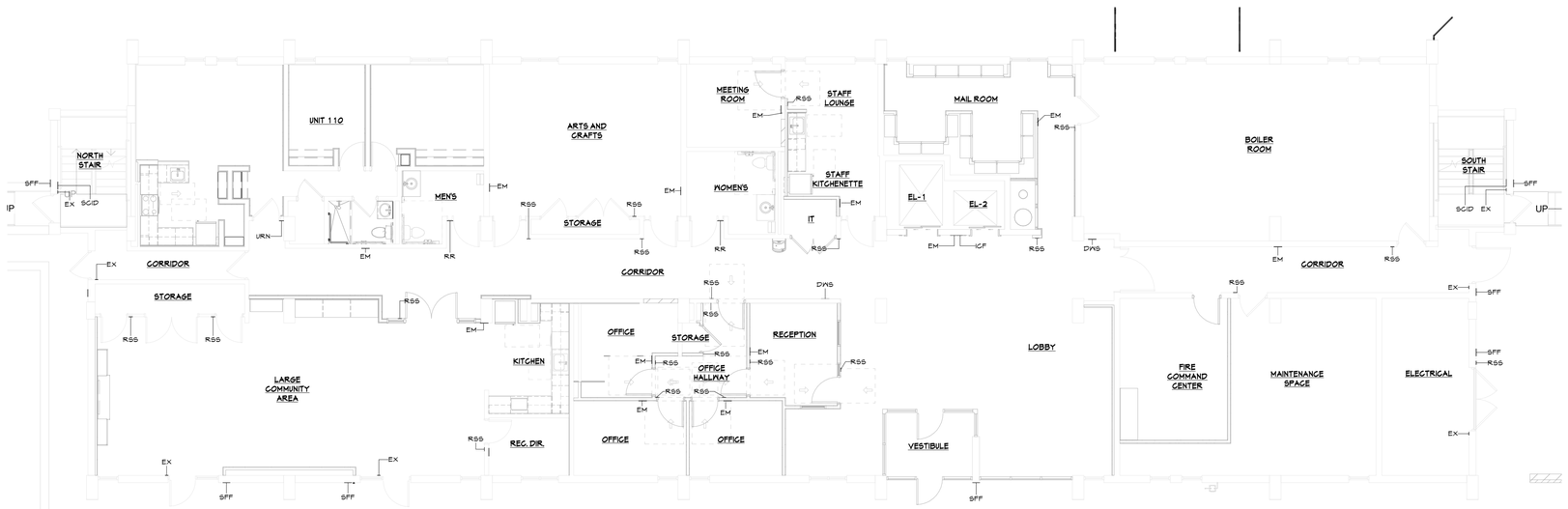


2ND FLOOR SIGNAGE PLAN 1/8" = 1'-0"



1ST FLOOR SIGNAGE PLAN 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIRST & SECOND FLOOR SIGNAGE PLAN

I.501

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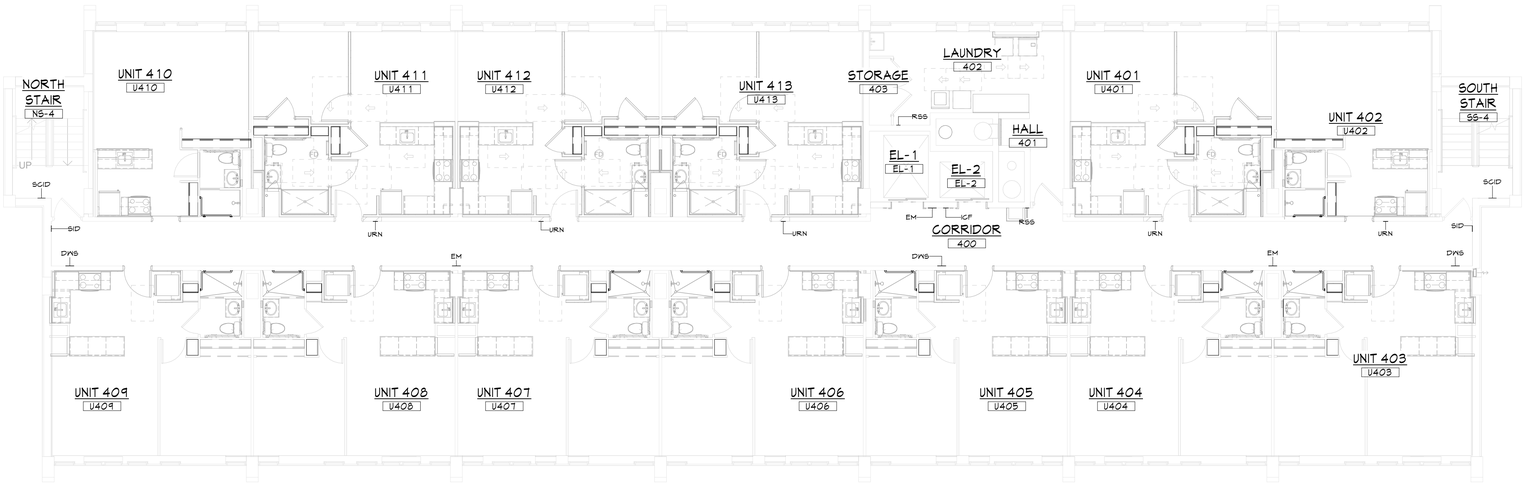
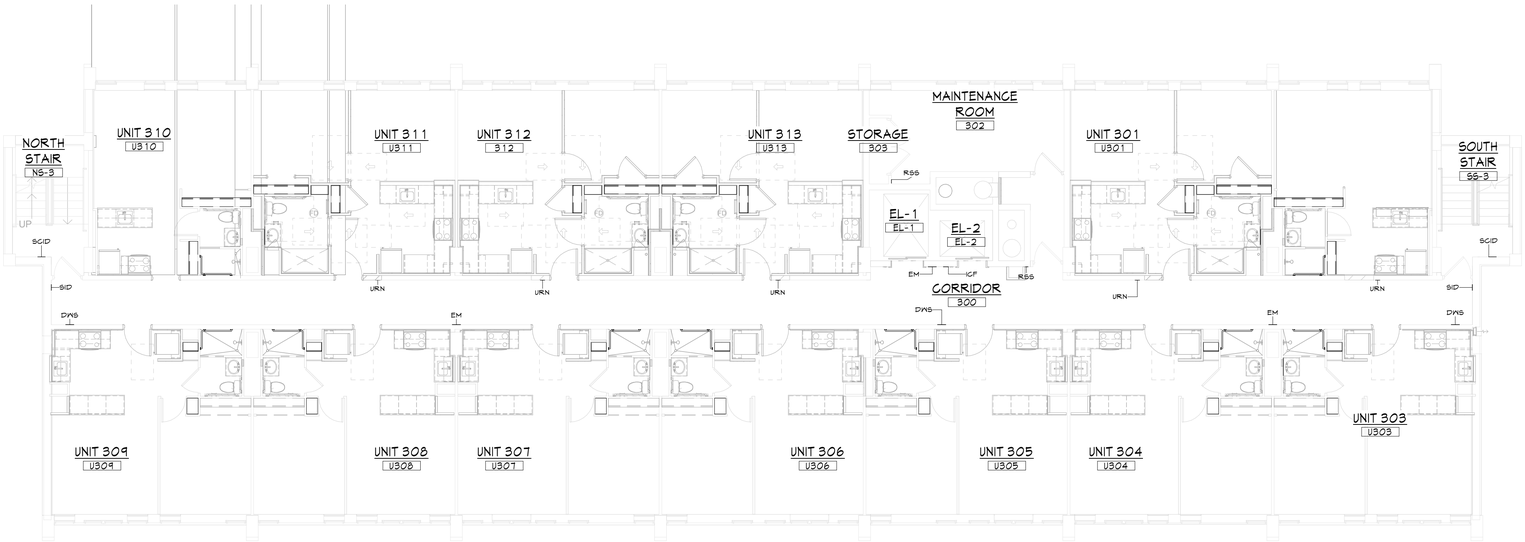


4TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"



3RD FLOOR SIGNAGE PLAN 1/8" = 1'-0"

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GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

THIRD & FOURTH FLOOR SIGNAGE PLAN

I.502

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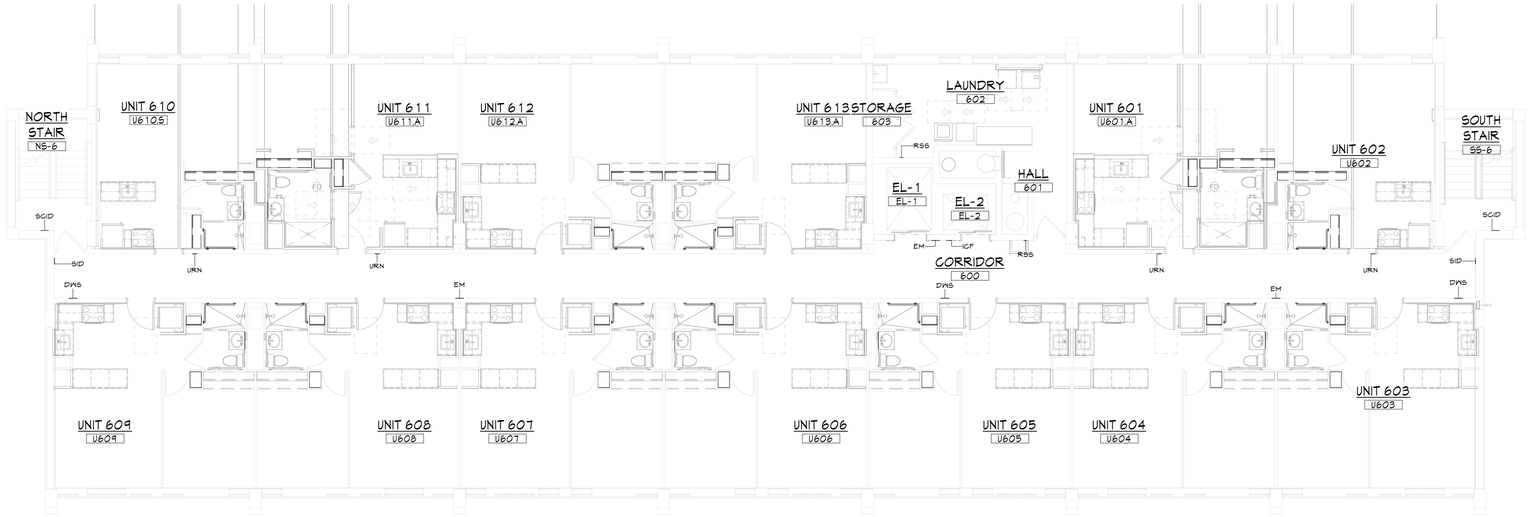
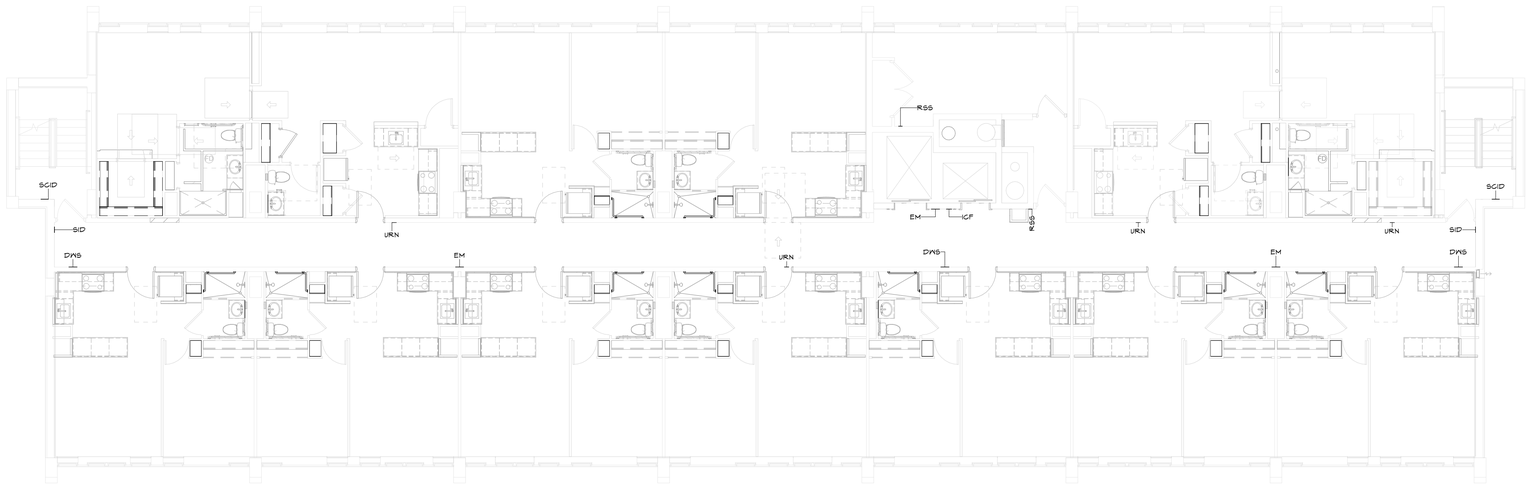


6TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"



5TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"

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STATE OF OHIO
GEORGE D. BERARDI
6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIFTH & SIXTH FLOOR SIGNAGE PLAN

I.503

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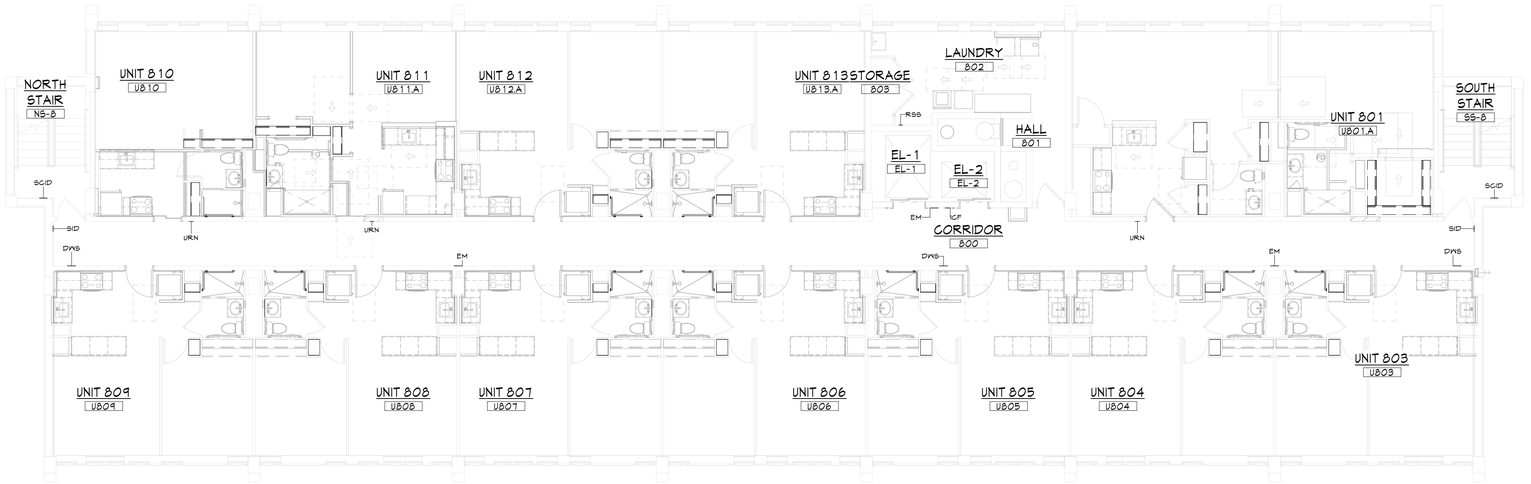
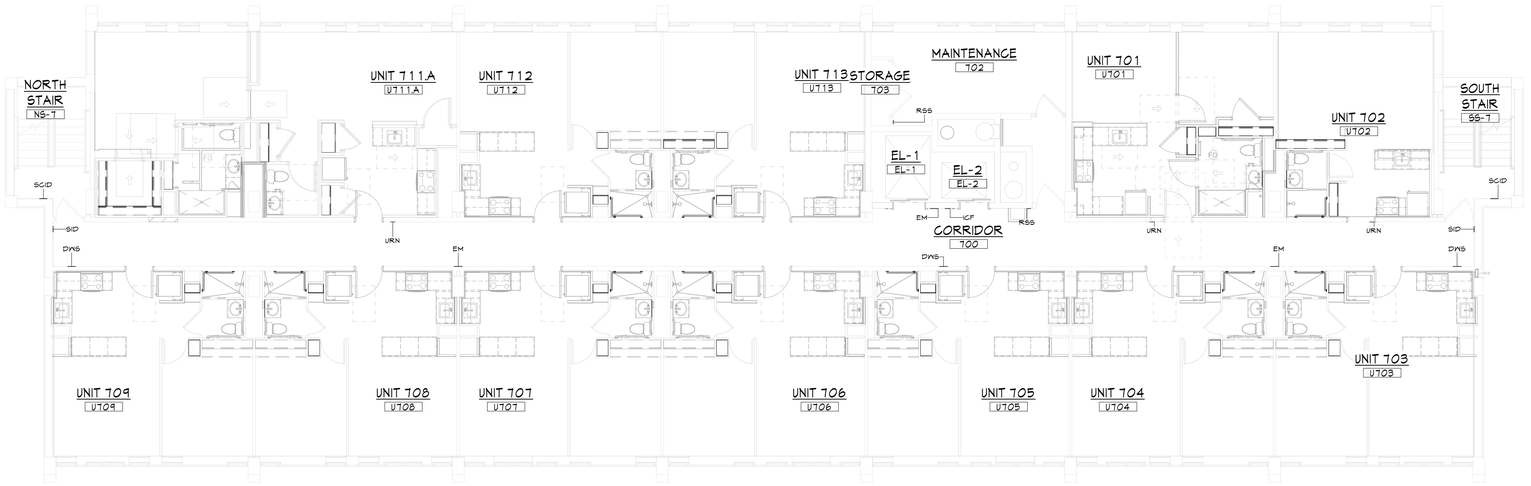


8TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"



7TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"

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STATE OF OHIO
GEORGE D. BERARDI
LICENSE NO. 6480
REGISTERED ARCHITECT

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

SEVENTH & EIGHTH FLOOR SIGNAGE PLAN

I.504

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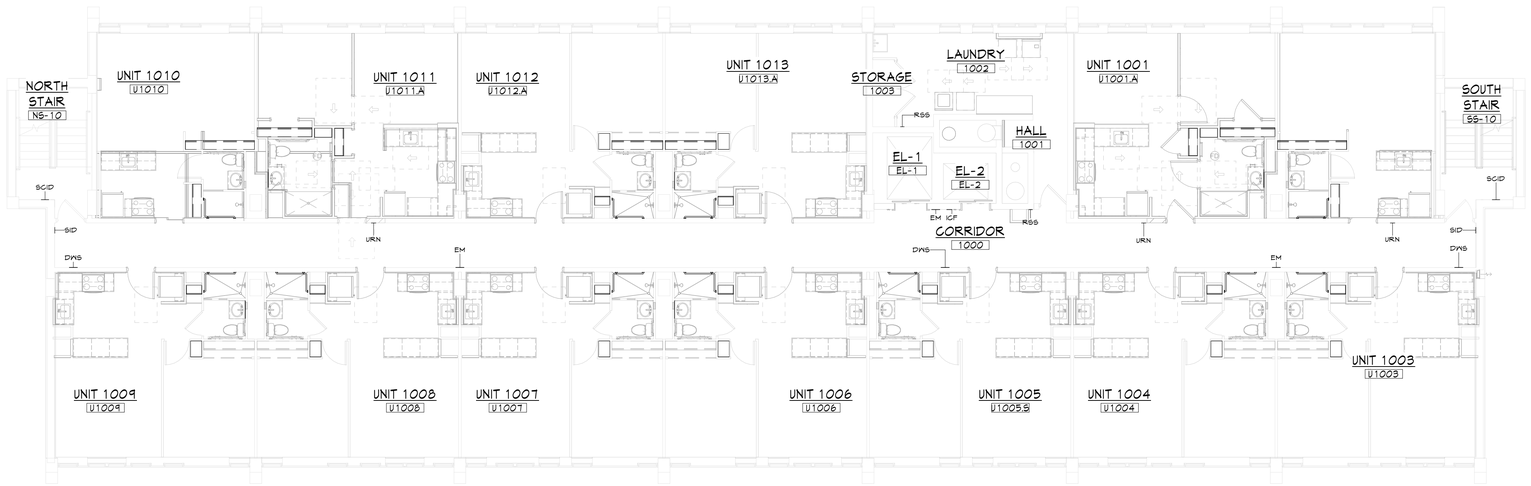
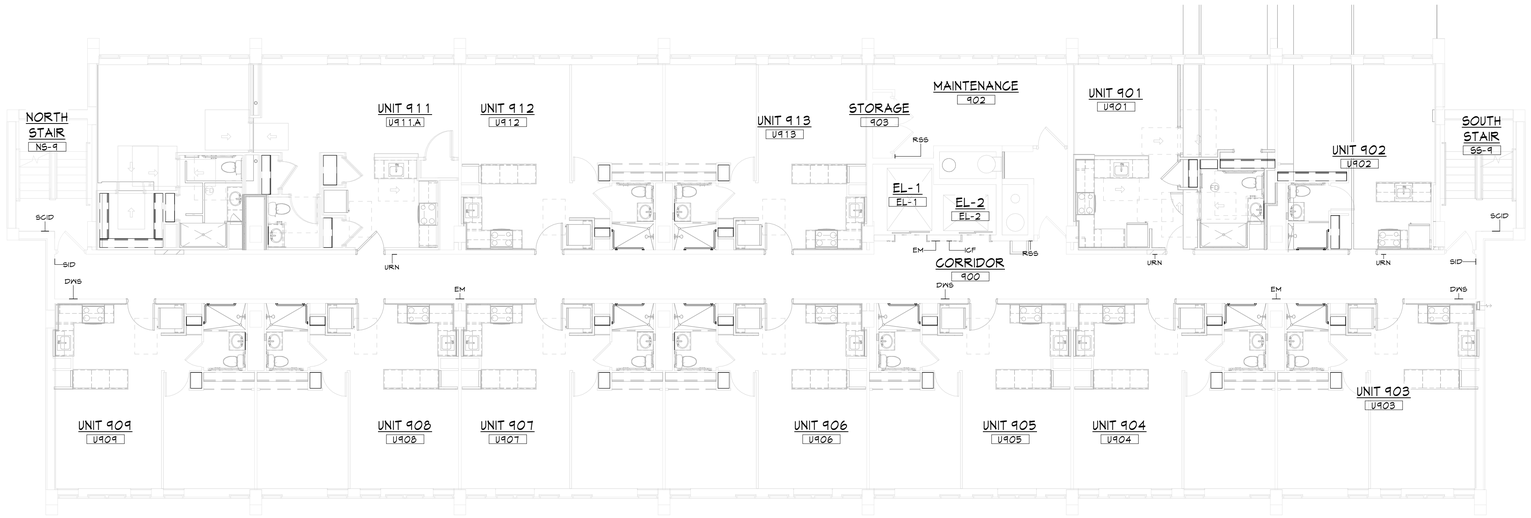


10TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"



9TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

NINTH & TENTH FLOOR SIGNAGE PLAN

I.505

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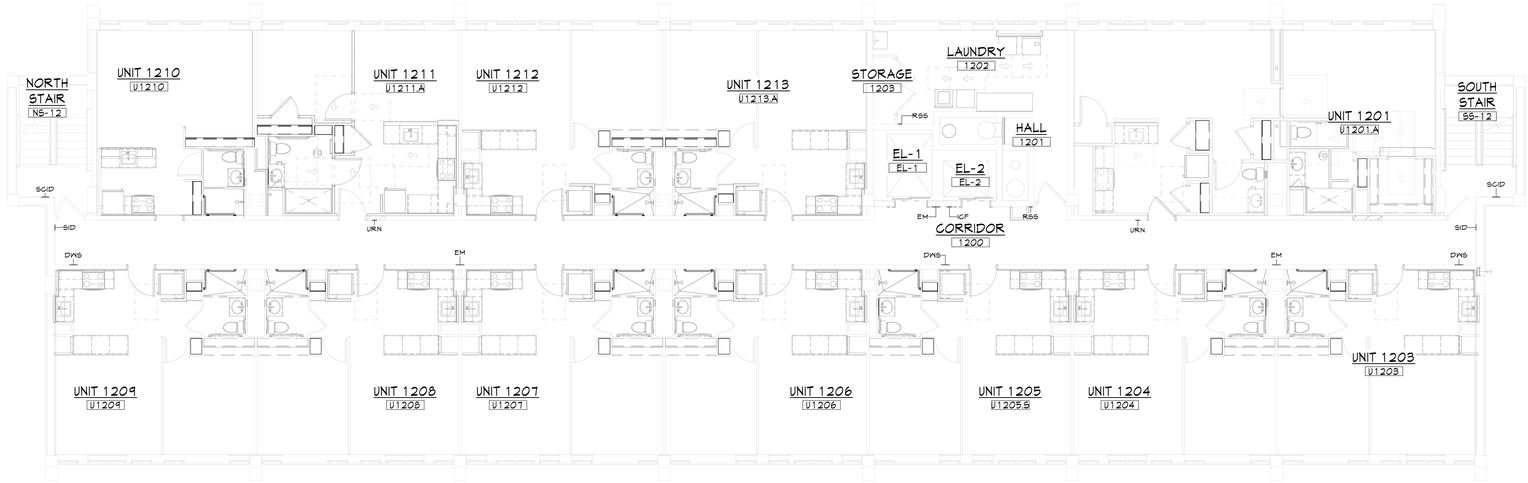
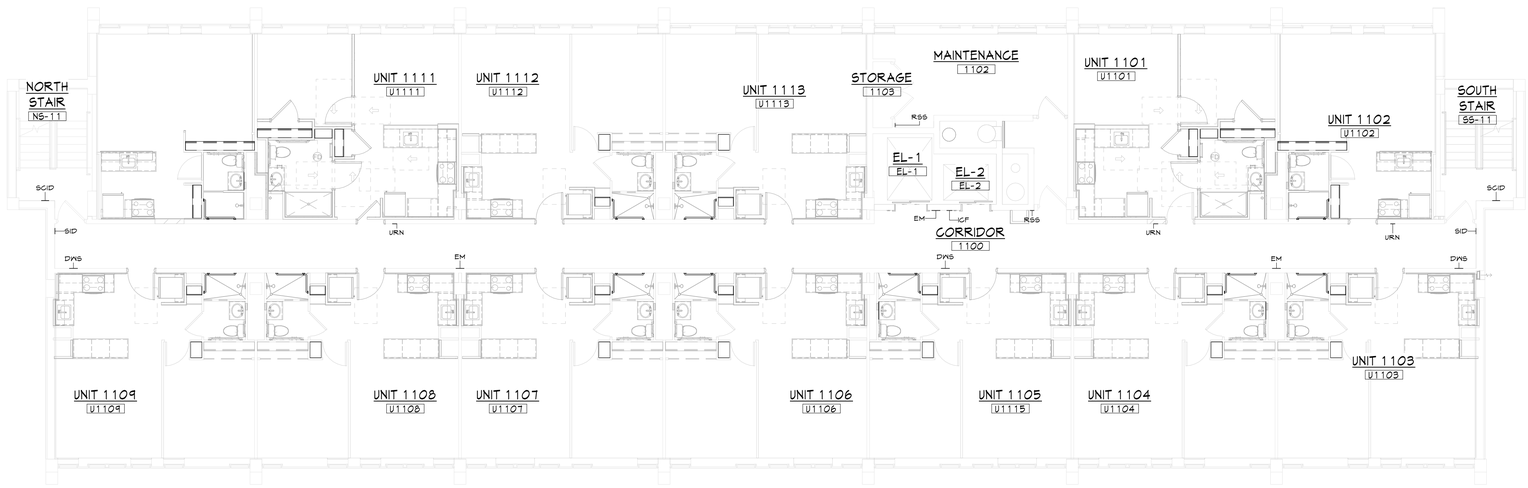


12TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"



11TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"

GEORGE D. BERARDI
LICENSE # 6480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ELEVENTH & TWELFTH FLOOR SIGNAGE PLAN

I.506

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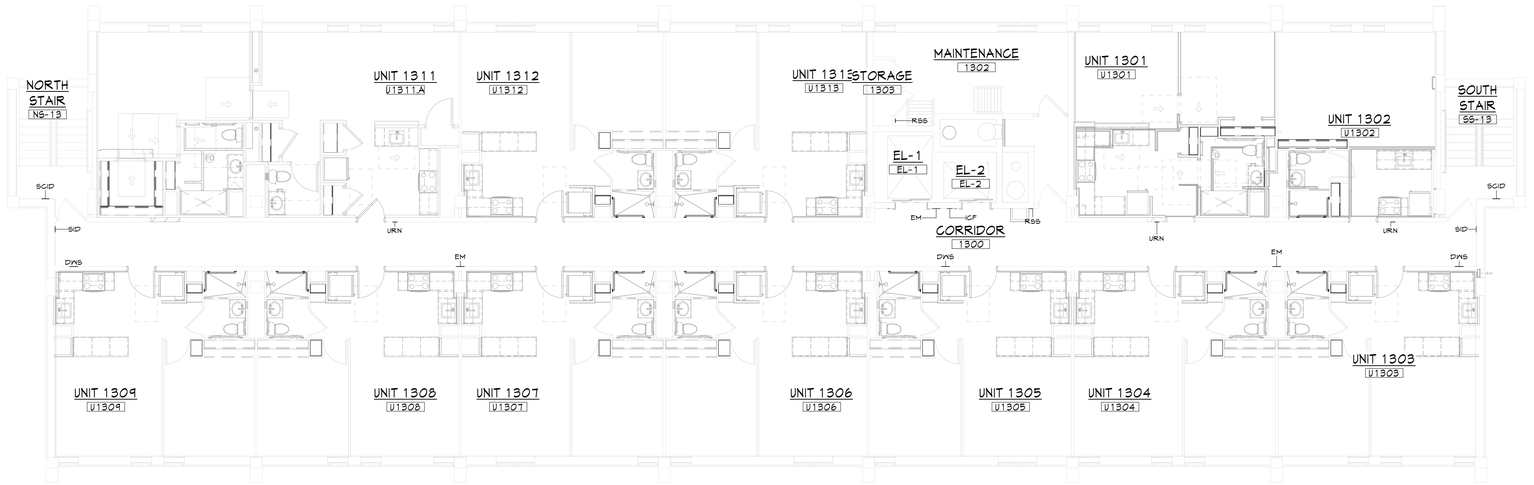

13TH FLOOR SIGNAGE PLAN 1/8" = 1'-0"

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EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

THIRTEENTH FLOOR SIGNAGE PLAN

I.507

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ABBREVIATIONS

PLUMBING ABBREVIATION SCHEDULE

ABBREVIATION	DESCRIPTION
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT, ARCHITECTURAL
BFG	BELOW FINISHED GRADE
BHP	BRAKE HORSEPOWER
BOP	BOTTOM OF PIPE
BT	BATHTUB
BTUH	BRITISH THERMAL UNIT PER HOUR
CFH	CUBIC FEET PER HOUR
CI	CAST IRON
CS	CLINIC SINK
D	DEEP
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DEG F	DEGREES FARENHEIT
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DTF	DOWN THROUGH FLOOR
DTR	DOWN THROUGH ROOF
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
DWS	DOMESTIC WATER SOFTENER
E	EAST
EA	EACH
EC	ELECTRICAL CONTRACTOR
ET	EXPANSION TANK
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE (DEG F)
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FP	FIRE PROTECTION
FPC	FIRE PROTECTION CONTRACTOR
FT	FEET
GAL	GALLON
GC	GENERAL CONTRACTOR
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPR	GAS PRESSURE REGULATOR
GV	GAS VENT
H	HIGH
HB	HOSE BIBB
HEAD	FEET OF WATER COLUMN PRESSURE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HZ	HERTZ (CYCLES PER SECOND)
IN	INCH
INV	INVERT ELEVATION
KW	KILOWATT
L	LENGTH
LAV	LAVATORY
LT	LAUNDRY TUB

NOTE: ALL ABBREVIATIONS MAY NOT BE USED IN THIS SET.

PLUMBING ABBREVIATION SCHEDULE

ABBREVIATION	DESCRIPTION
LWT	LEAVING WATER TEMPERATURE (DEG F)
MAX	MAXIMUM
MB	MOP BASIN
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MC	MECHANICAL CONTRACTOR
MFR	MANUFACTURER
MHP	MOTOR HORSEPOWER
MIN	MINIMUM
MV	MIXING VALVE
MVP	MEDICAL VACUUM PUMP
N	NORTH
NA, N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN
NO	NUMBER
NPT	NOMINAL PIPE THREAD
NTS	NOT TO SCALE
P	PUMP
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PH	PHASE
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSIG	POUNDS PER SQUARE INCH GAUGE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RD	ROOF DRAIN
RPBP	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
S	SOUTH
S	SINK
SF	SQUARE FEET
SH	SHOWER
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
T&P	TEMPERATURE AND PRESSURE
TCC	(TEMPERATURE) CONTROL CONTRACTOR
TEMP	TEMPERATURE (DEG F)
TOP	TOP OF PIPE
TP	TRAP PRIMER VALVE
TYP	TYPICAL
U	URINAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTF	UP THROUGH FLOOR
UTR	UP THROUGH ROOF
V	VOLTS
VB	VACUUM BREAKER
VCT	VITREOUS CLAY TILE
VP	VACUUM PUMP
VTR	VENT THROUGH ROOF
W	WATTS
W	WEST
W	WIDE
WB	WALL BOX
WC	WATER CLOSET
WHA	WATER HAMMER ARRESTOR
ZV	ZONE VALVE BOX

LINETYPES

LEGEND - PIPE LINETYPE SCHEDULE

ABBREVIATION	DESCRIPTION
120 HW	120º DOMESTIC HOT WATER
140 HW	140º DOMESTIC HOT WATER
140 RHW	140º DOMESTIC HOT WATER RECIRCULATED
AV	ACID VENT
AW	ACID WASTE
AWB	ACID WASTE (BELOW FLOOR OR GRADE)
CA	COMPRESSED AIR
CDV	COMBINATION DRAIN/VENT
CO2	CARBON DIOXIDE
CW	DOMESTIC COLD WATER
DE	DEIONIZED WATER
DI	DISTILLED WATER
EST	EMERGENCY STORM SEWER
FOO	FUEL OIL OVERFLOW
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
GV	GAS VENT
HPG	GAS (HIGH PRESSURE)
HW	110º DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER (RECIRCULATED)
IW	INDIRECT WASTE
LPG	GAS (LOW PRESSURE)
MA	MEDICAL AIR
MAI	MEDICAL AIR INTAKE
MGV	MEDICAL GAS VENT
MPG	GAS (MEDIUM PRESSURE)
MV	MEDICAL VACUUM
MVE	MEDICAL VACUUM EXHAUST
N2	NITROGEN
NO	NITROUS OXIDE
NPW	NON-POTABLE WATER
O2	OXYGEN
PD	PUMP DISCHARGE
RO	REVERSE OSMOSIS WATER
SAN	SANITARY SEWER
SANB	SANITARY SEWER (BELOW FLOOR OR GRADE)
ST	STORM SEWER
STB	STORM SEWER (BELOW FLOOR OR GRADE)
SW	SOFT WATER
TP	TRAP PRIMER LINE
TPB	TRAP PRIMER LINE (BELOW FLOOR OR GRADE)
TW	TEMPERED WATER
V	SANITARY VENT
WAGD	WASTE ANESTHETIC GAS DISPOSAL

NOTE: ALL LINETYPES MAY NOT BE USED IN THIS SET.

DRAWING LIST

PLUMBING DRAWING LIST

SHEET NUMBER	SHEET NAME
P.001	PLUMBING GENERAL INFORMATION
P.101	PLUMBING DEMO PLAN
P.200	PLUMBING UNDERGROUND PLAN
P.201	1ST FLOOR - PLUMBING PLANS
P.202	2ND FLOOR - PLUMBING PLANS
P.203	3RD FLOOR - PLUMBING PLANS
P.204	4TH FLOOR - PLUMBING PLANS
P.205	5TH FLOOR - PLUMBING PLANS
P.206	6TH FLOOR - PLUMBING PLANS
P.207	7TH FLOOR - PLUMBING PLANS
P.208	8TH FLOOR - PLUMBING PLANS
P.209	9TH FLOOR - PLUMBING PLANS
P.210	10TH FLOOR - PLUMBING PLANS
P.211	11TH FLOOR - PLUMBING PLANS
P.212	12TH FLOOR - PLUMBING PLANS
P.213	13TH FLOOR - PLUMBING PLANS
P.214	ROOF PLUMBING PLAN
P.303	ENLARGED PLUMBING PLANS
P.402	SANITARY ISOMETRIC
P.405	DOMESTIC WATER ISOMETRIC
P.501	SCHEDULES AND DETAILS
P.502	SCHEDULES AND DETAILS

REFERENCE SYMBOL LEGEND

X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	DETAIL CALLOUT
X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	SECTION AND ELEVATION CALLOUT
X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	ENLARGED PLAN CALLOUT
X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	CONTINUATION CALLOUT

MEDICAL GAS

MEDICAL GAS SYMBOL LEGEND

SYMBOL	DESCRIPTION
S	BOTTLE SLIDE OUTLET
C	CARBON DIOXIDE OUTLET
A	MEDICAL AIR OUTLET
V	MEDICAL VACUUM OUTLET
N	NITROGEN OUTLET
X	NITROUS OXIDE OUTLET
O	OXYGEN OUTLET

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

SANITARY SEWER MINIMUM PIPE SLOPES

PIPE SIZE	SLOPE (PER FOOT)
2-1/2" OR LESS	1/4" (2%)
3" TO 6"	1/8" (1%)

EQUIPMENT/DEVICES

EQUIPMENT/DEVICES SYMBOL LEGEND

SYMBOL	DESCRIPTION
AD	AREAWAY DRAIN
	CONTROL VALVE (TWO-POSITION)
	DOUBLE CHECK BACKFLOW PREVENTER
ERD	EMERGENCY (OVERFLOW) ROOF DRAIN
HB	FAUCET OR HOSE BIBB
	MIXING VALVE
	PRESSURE GAUGE WITH SHUT-OFF VALVE
	REDUCED PRESSURE BACKFLOW PREVENTER WITH FUNNEL AND DRAIN
RD	ROOF DRAIN
FD	SAINTARY FLOOR DRAIN
	THERMOMETER
	TRAP PRIMER VALVE
	WATER HAMMER ARRESTOR
	WATER METER

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

PIPING

PLUMBING PIPE ACCESSORIES LEGEND

SYMBOL	DESCRIPTION
	MANUAL BALANCE VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	GAS COCK
	GATE VALVE
	STRAINER
BLOWN	STRAINER WITH BLOWDOWN VALVE
	PRESSURE REDUCING VALVE (PRV)

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

PIPE FITTINGS SYMBOL LEGEND

SYMBOL	DESCRIPTION
	CAP
CO	CLEANOUT
FWFCO	CLEANOUT (FLUSH WITH FLOOR)
	EXPANSION JOINT
	FLOW METER FITTING
	MANUAL AIR VENT
	MANUAL DRAIN VALVE WITH HOSE CONNECTION
	PIPE ANCHOR
	PIPE GUIDE
	REDUCER
	TIE-IN POINT
	90° PIPE RISE OR DROP
	90° PIPE CONNECTION OUT OF BOTTTOM
	90° PIPE CONNECTION OUT OF TOP
SANITARY STANDARD	90° PIPE CONNECTION OUT OF SIDE
	45° PIPE CONNECTION OUT OF SIDE
	PIPING RISER DOWN
	PIPING RISER UP

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

PIPING SYMBOL LEGEND

XX — PIPE TYPE; XX — PIPE SIZE - EQUIP. REF.

SYMBOL	DESCRIPTION
	PIPE DOWN THROUGH FLOOR/ROOF
	EXISTING TO REMAIN PIPE DOWN THROUGH FLOOR/ROOF
	REMOVE PIPE DOWN THROUGH FLOOR/ROOF
	PIPE UP THROUGH FLOOR/ROOF
	EXISTING TO REMAIN PIPE UP THROUGH FLOOR/ROOF
	REMOVE PIPE UP THROUGH FLOOR/ROOF
	PIPE CENTERLINE ELEVATION
	REMOVE PIPE DOWN THROUGH FLOOR/ROOF AND CAP
	REMOVE PIPE UP THROUGH FLOOR/ROOF
	REMOVE PIPE UP THROUGH FLOOR/ROOF AND CAP
	PIPE OFFSET DOWN
	PIPE OFFSET UP
	REMOVE PIPE BACK TO TIE-IN POINT.
	CONNECT TO EXISTING PIPING.
	STACKED PIPES

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.

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STATE OF OHIO — REGISTERED PROFESSIONAL ENGINEER
PATRICK W. KLANAC
E-56480
PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

PLUMBING GENERAL INFORMATION

P.001

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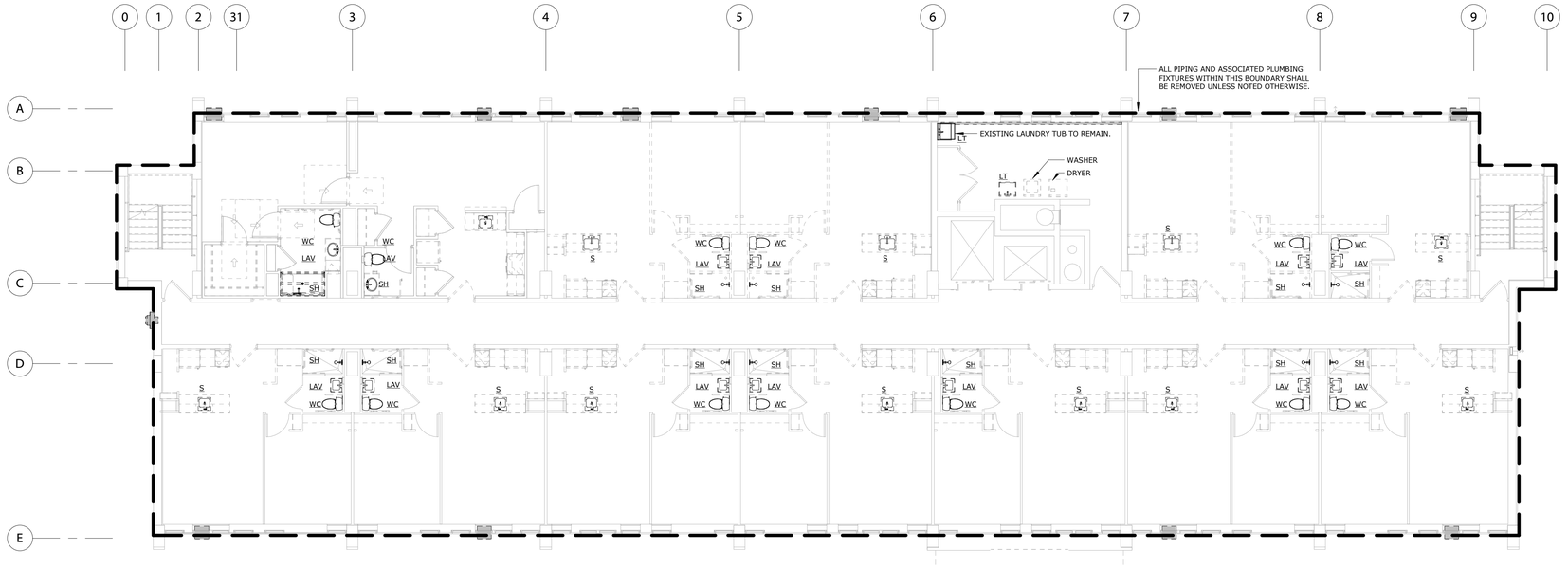
DRAWING INTERPRETATION NOTES:

1. EXISTING LINETYPE: THIN (LIGHT) SOLID LINES REPRESENT ITEMS THAT ARE EXISTING TO REMAIN OR ARE FURNISHED BY OTHERS.
2. DEMOLITION LINETYPE: THICK (DARK) DASHED LINES REPRESENT EXISTING ITEMS TO BE REMOVED.
3. NEW LINETYPE: THICK (DARK) SOLID LINES REPRESENT ITEMS THAT ARE NEW OR RELOCATED.
4. RELEVANT EXISTING CONDITIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD OBSERVATION(S). NOT ALL EXISTING ITEMS ARE SHOWN, OR COULD BE FIELD VERIFIED. ONCE AREAS OBSCURED FROM VIEW ARE EXPOSED, VERIFY THAT CONDITIONS ARE AS INDICATED ON THIS DRAWING. BEFORE PROCEEDING WITH WORK, NOTIFY THE ENGINEER IF CONDITIONS DIFFER FROM WHAT IS SHOWN.
5. EQUIPMENT SHOWN GRAY-SHADED OR TAGGED HAVE AN ASSOCIATED EQUIPMENT SCHEDULE. SEE SCHEDULE SHEET(S).
6. EQUIPMENT AND ITEMS TO BE RELOCATED ARE IDENTIFIED ON THE PLANS AND/OR EQUIPMENT SCHEDULE(S).

PLUMBING PIPING DEMOLITION NOTES:

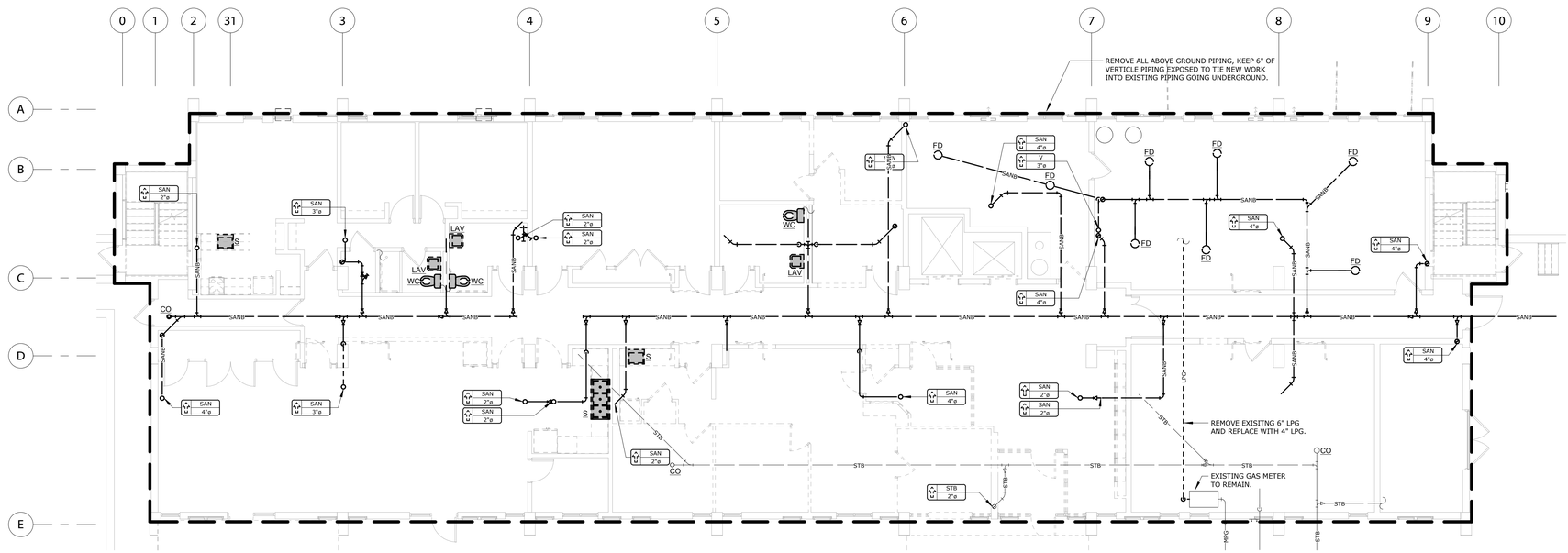
1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL UPON REMOVAL OF ALL SALVAGED ITEMS. OTHERWISE, REMOVE ALL DEMOLISHED ITEMS FROM THE SITE.
2. REMOVE ALL PIPING, AS INDICATED BY THE DEMOLITION LINETYPE. REMOVE ALL ASSOCIATED ANCILLARY ITEMS, SUCH AS PIPE HANGERS, SUPPORTS, INSULATION, VALVES, CONTROLS, ETC. - NOT UTILIZED FOR NEW WORK.
3. REMOVE PIPING BACK TO TIE-IN POINTS WHERE INDICATED.
4. REMOVE PIPING BACK TO CAPPED LOCATIONS WHERE INDICATED. INSULATE CAPPED PIPES SAME AS NEW. DEAD LEGS SHALL NOT BE PERMITTED.



2ND FLOOR - PLUMBING DEMO PLAN - TYPICAL FLOOR (2ND TO 13TH)

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

N



1ST FLOOR - PLUMBING DEMO PLAN

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

N

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date
1	ADDENDUM 3	12/14/21

PLUMBING DEMO PLAN

P.101

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DRAWING INTERPRETATION NOTES:

1. EXISTING LINETYPE: THIN (LIGHT) SOLID LINES REPRESENT ITEMS THAT ARE EXISTING TO REMAIN OR ARE FURNISHED BY OTHERS.
2. NEW LINETYPE: THICK (DARK) SOLID LINES REPRESENT ITEMS THAT ARE NEW OR RELOCATED.
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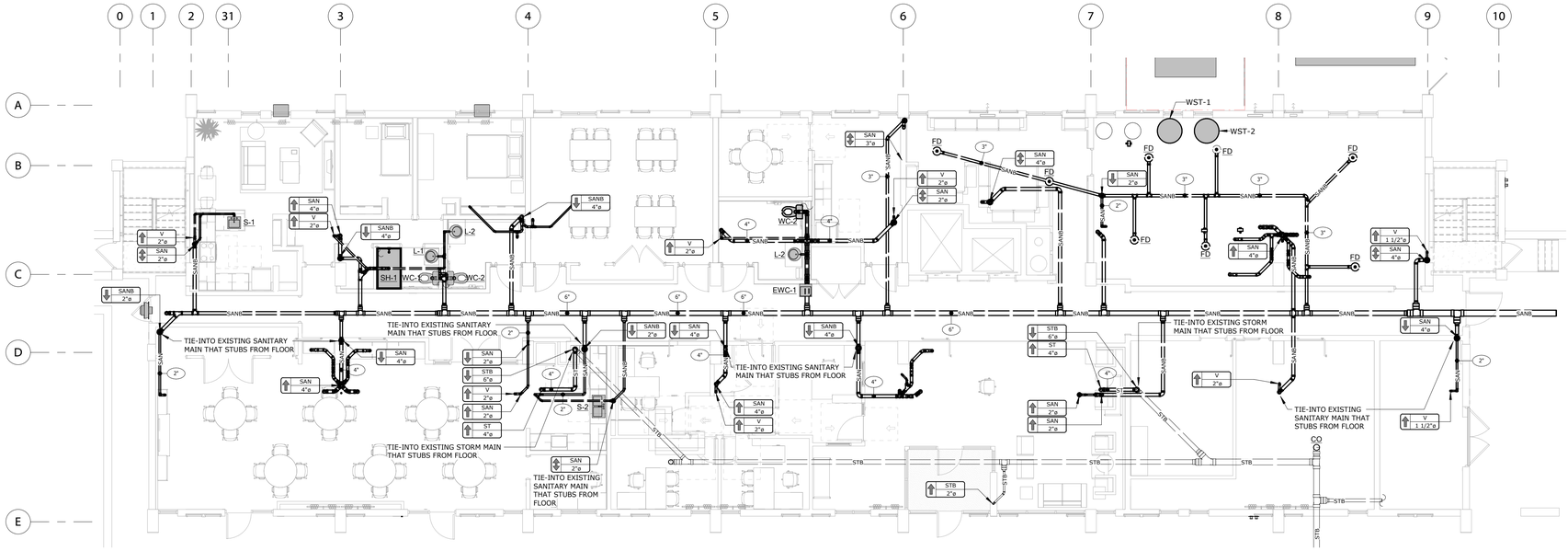
4. EQUIPMENT SHOWN GRAY-SHADED OR TAGGED HAVE AN ASSOCIATED EQUIPMENT SCHEDULE. SEE SCHEDULE SHEET(S).
5. EQUIPMENT AND ITEMS TO BE RELOCATED ARE IDENTIFIED ON THE PLANS AND/OR EQUIPMENT SCHEDULE(S).

PLUMBING PIPING NEW WORK NOTES:

1. SHUT-OFF VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. COORDINATE THE LOCATION OF ACCESS DOORS IN CEILINGS OR WALLS WITH THE GENERAL CONTRACTOR IF A VALVE IS REQUIRED TO BE LOCATED ABOVE AN INACCESSIBLE CEILING OR IN A WALL OR CHASE.
2. DO NOT INSTALL ANY PIPING BENEATH OR ADJACENT TO ANY EQUIPMENT THAT WOULD HINDER MAINTENANCE ACCESS TO EQUIPMENT OR THE FUTURE REMOVAL OF EQUIPMENT.
3. WHERE TYING INTO EXISTING SANITARY LINES, SNAKE SANITARY LINE CLEAR THROUGH TO EXISTING ACTIVE MAIN.
4. FOR SANITARY AND VENT SIZES NOT SHOWN, REFER TO SANITARY ISOMETRIC. FOR RUNOUT/CONNECTION SIZES REFER TO FIXTURE AND EQUIPMENT SCHEDULES.
5. FOR DOMESTIC WATER RUNOUT/CONNECTION SIZES REFER TO FIXTURE AND EQUIPMENT SCHEDULES.
6. FOR NATURAL GAS RUNOUT/CONNECTION SIZES REFER TO FIXTURE AND EQUIPMENT SCHEDULES.



UNDERGROUND - SANITARY PLAN

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

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STATE OF OHIO
REGISTERED
PATRICK W. KLANAC
E-56480
PROFESSIONAL ENGINEER

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date
1	ADDENDUM 3	12/14/21

PLUMBING UNDERGROUND PLAN

P.200

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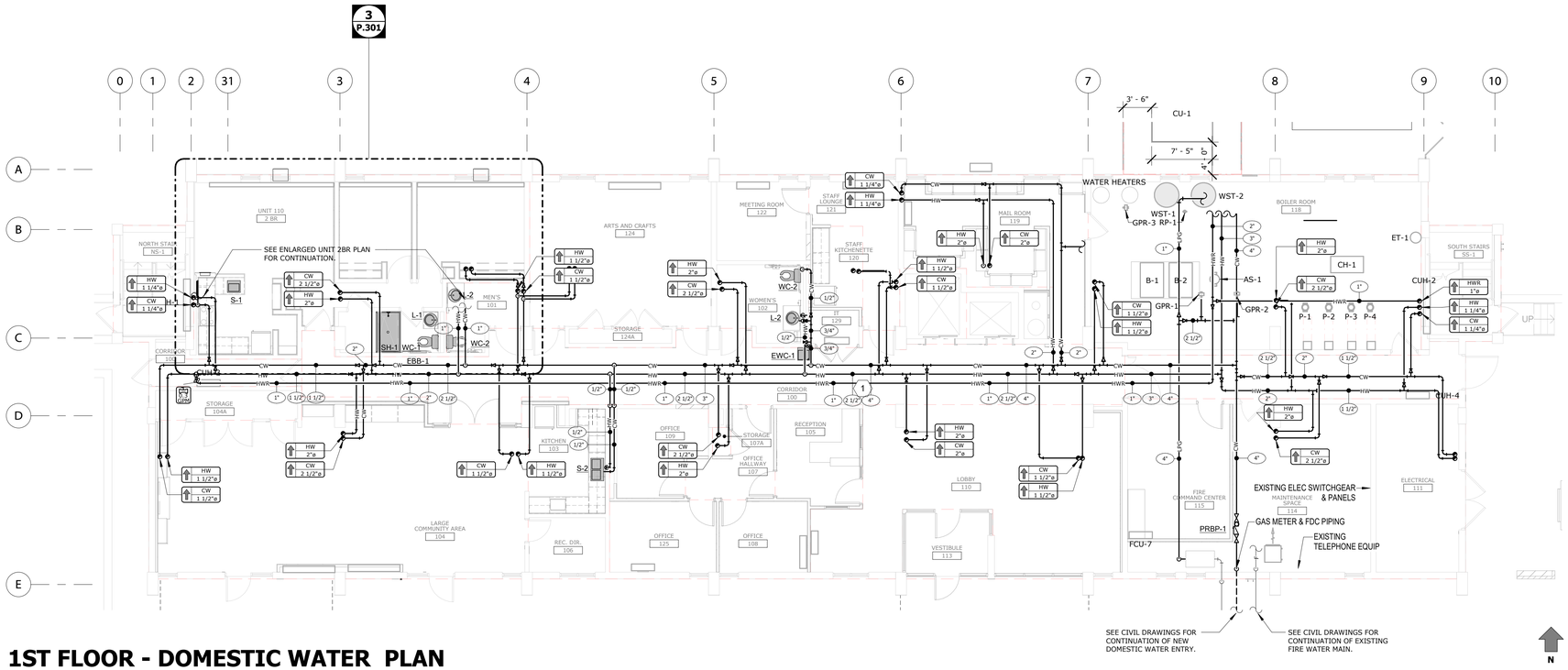
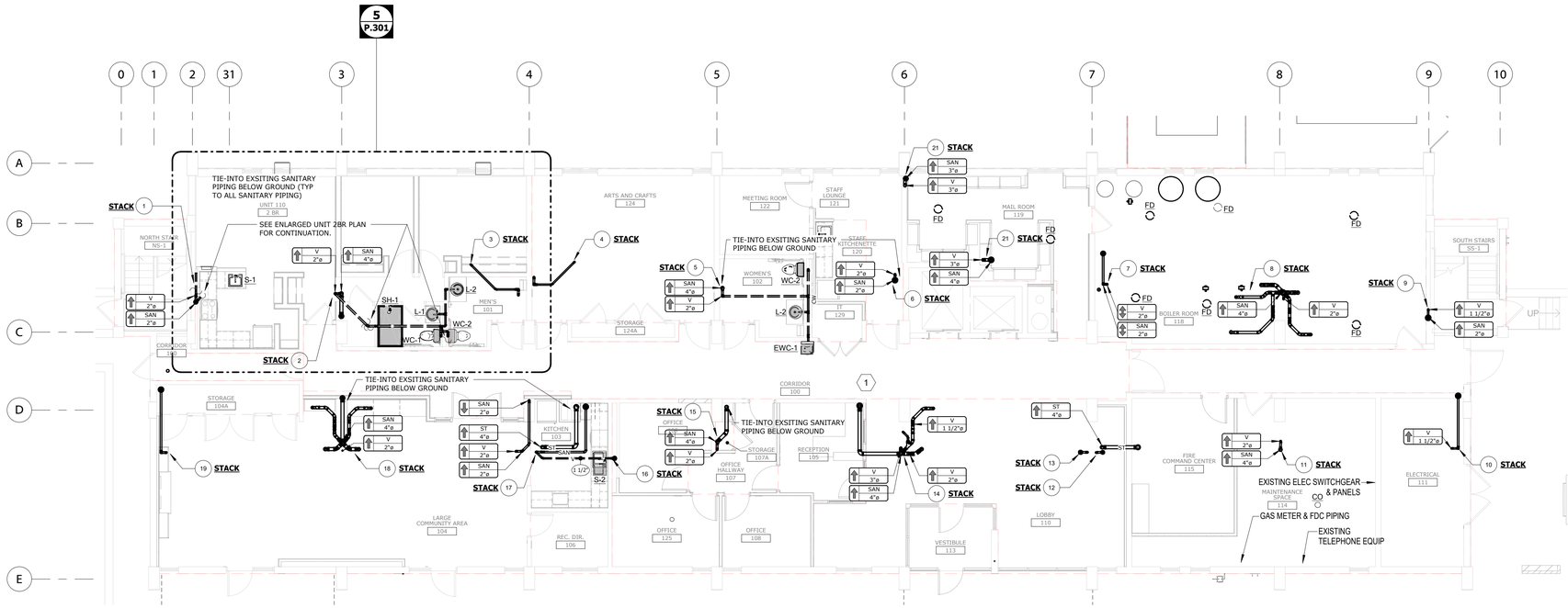


1ST FLOOR - DOMESTIC WATER PLAN

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



1ST FLOOR - SANITARY PLAN

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

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PATRICK W. KLANAC
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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date
1	ADDENDUM 3	12/14/21

1ST FLOOR - PLUMBING PLANS

P.201

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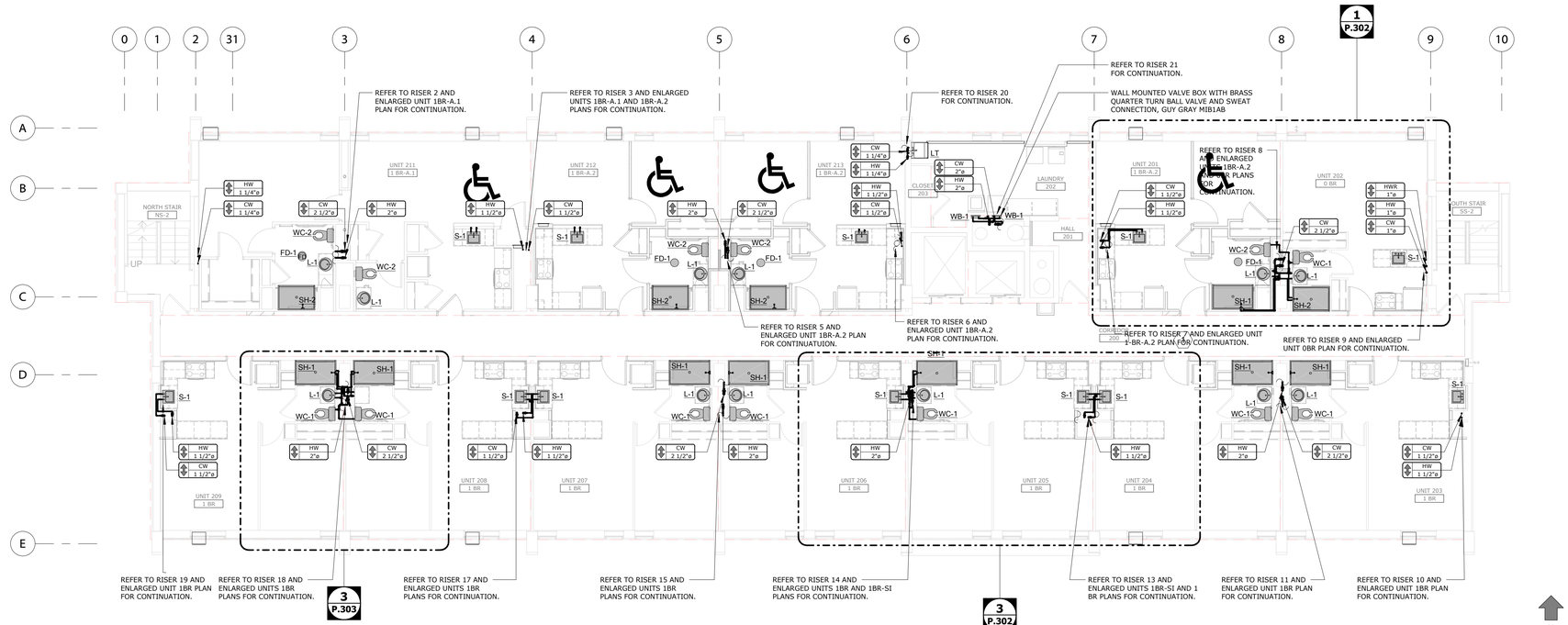
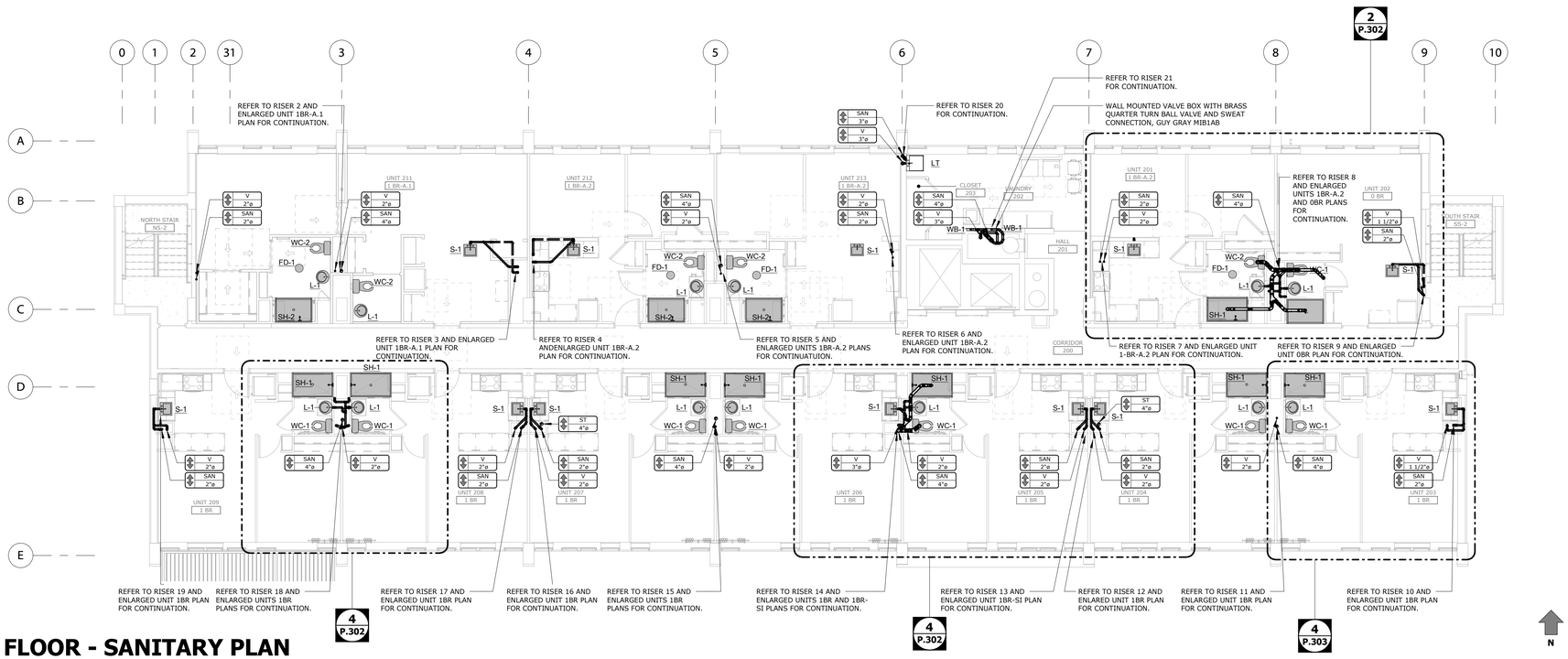


2ND FLOOR - DOMESTIC WATER PLAN

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



2ND FLOOR - SANITARY PLAN

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

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PROJECT #: 20178

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2ND FLOOR - PLUMBING PLANS

P.202

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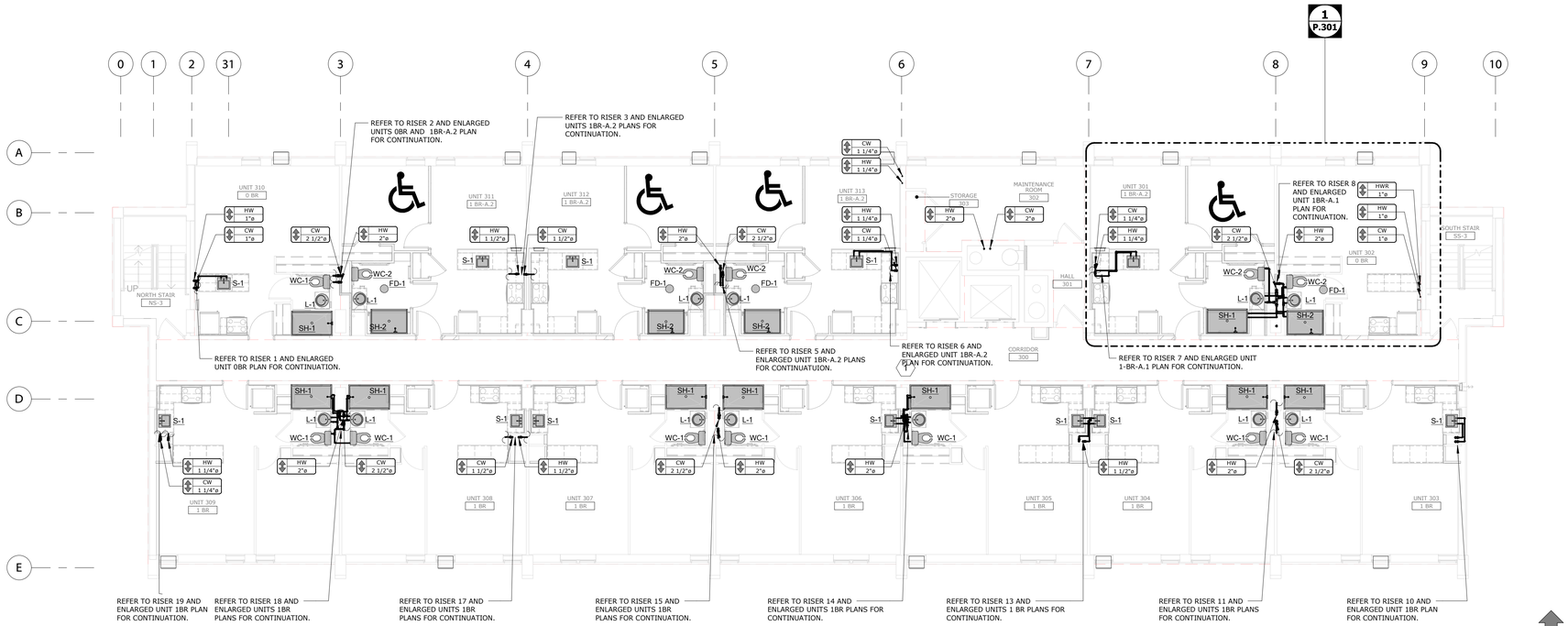
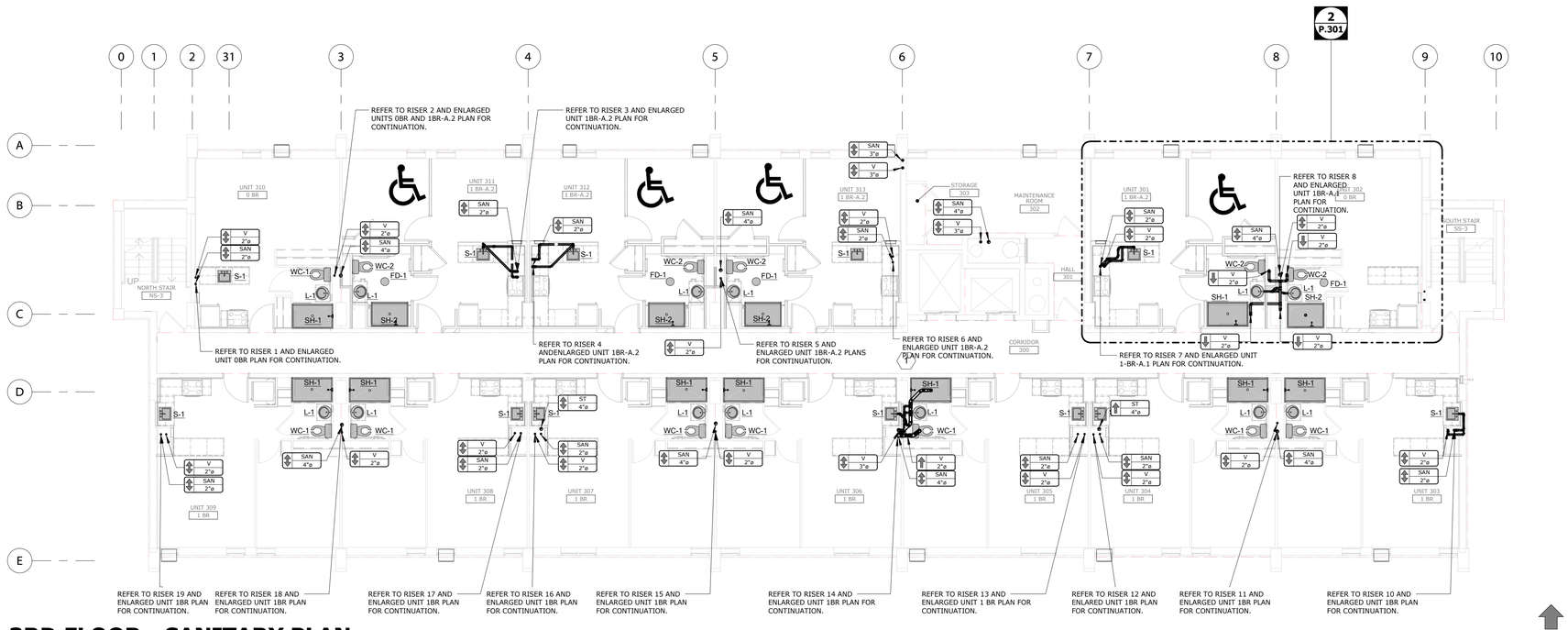


3RD FLOOR - DOMESTIC WATER PLAN

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



3RD FLOOR - SANITARY PLAN

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

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3RD FLOOR - PLUMBING PLANS

P.203

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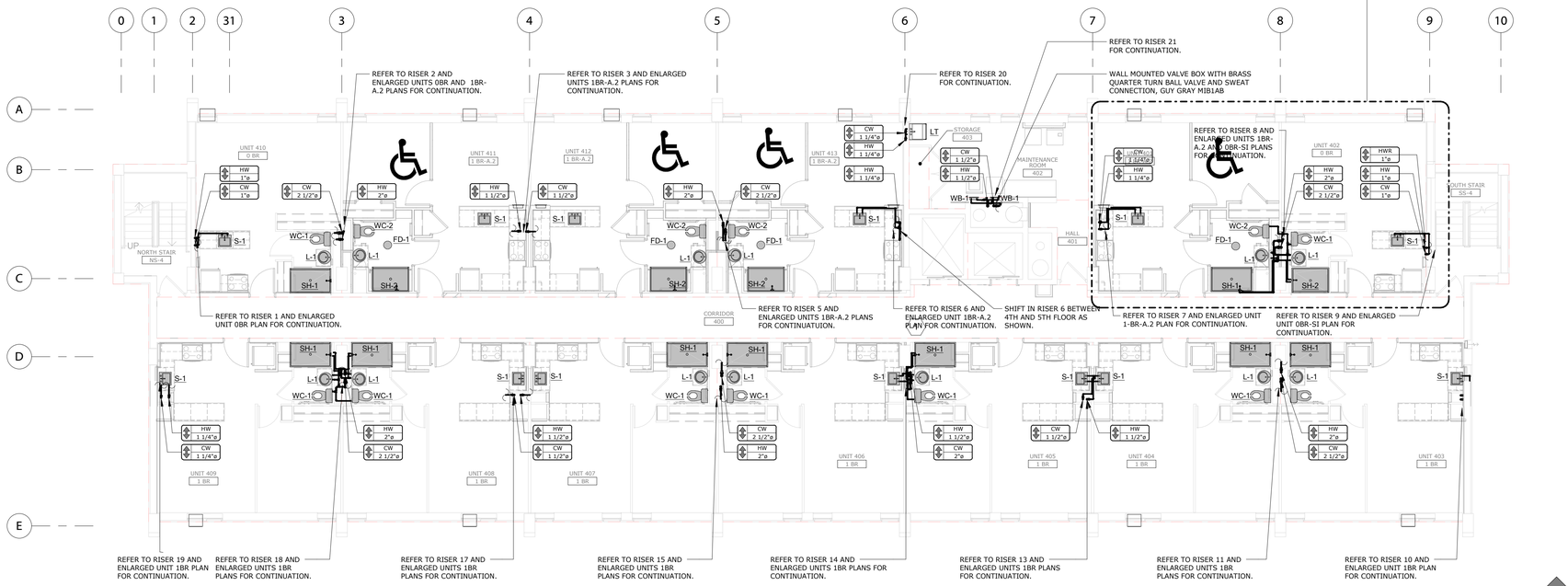
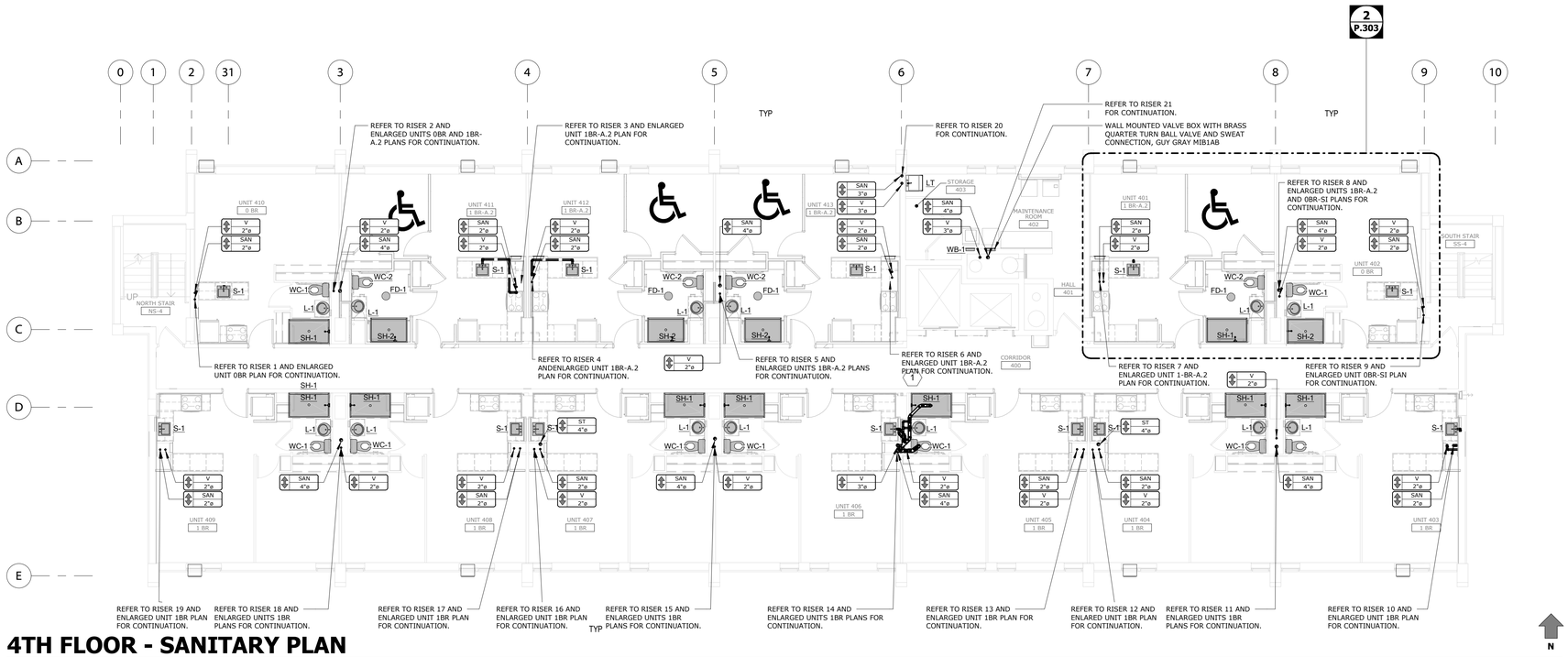


4TH FLOOR - DOMESTIC WATER PLAN

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



4TH FLOOR - SANITARY PLAN

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

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4TH FLOOR - PLUMBING PLANS

P.204

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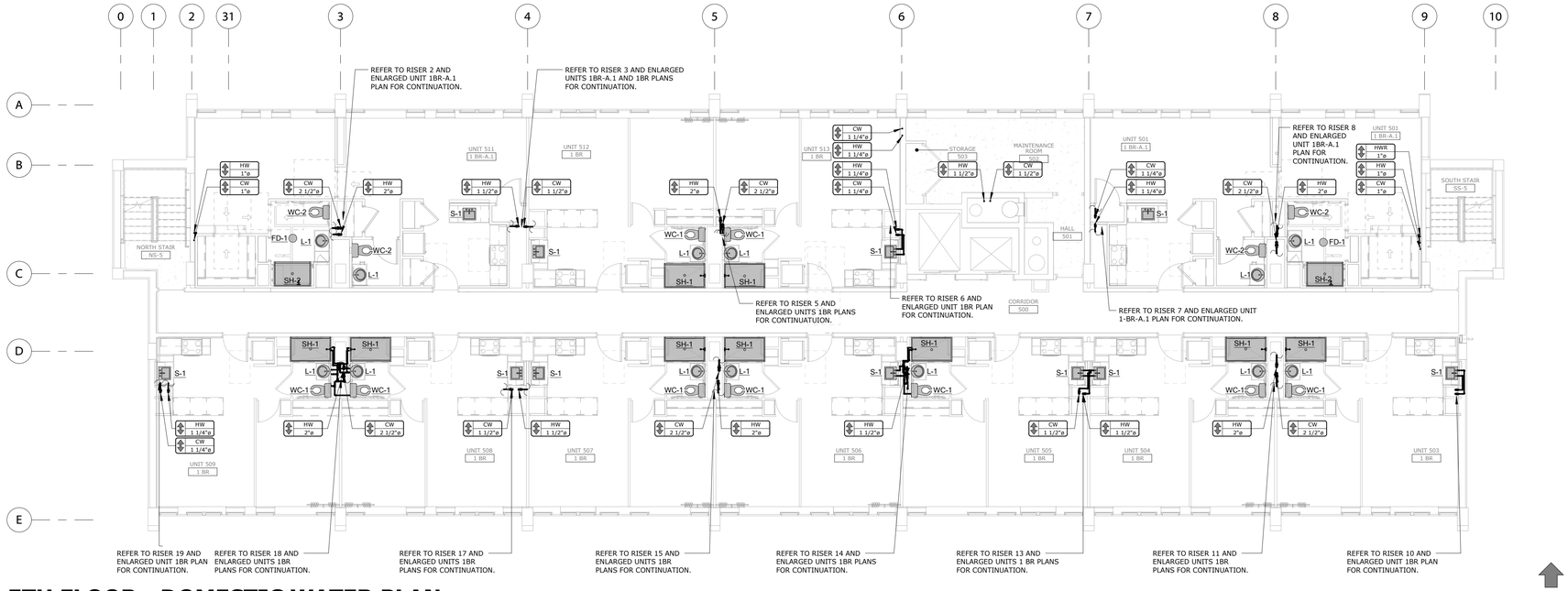
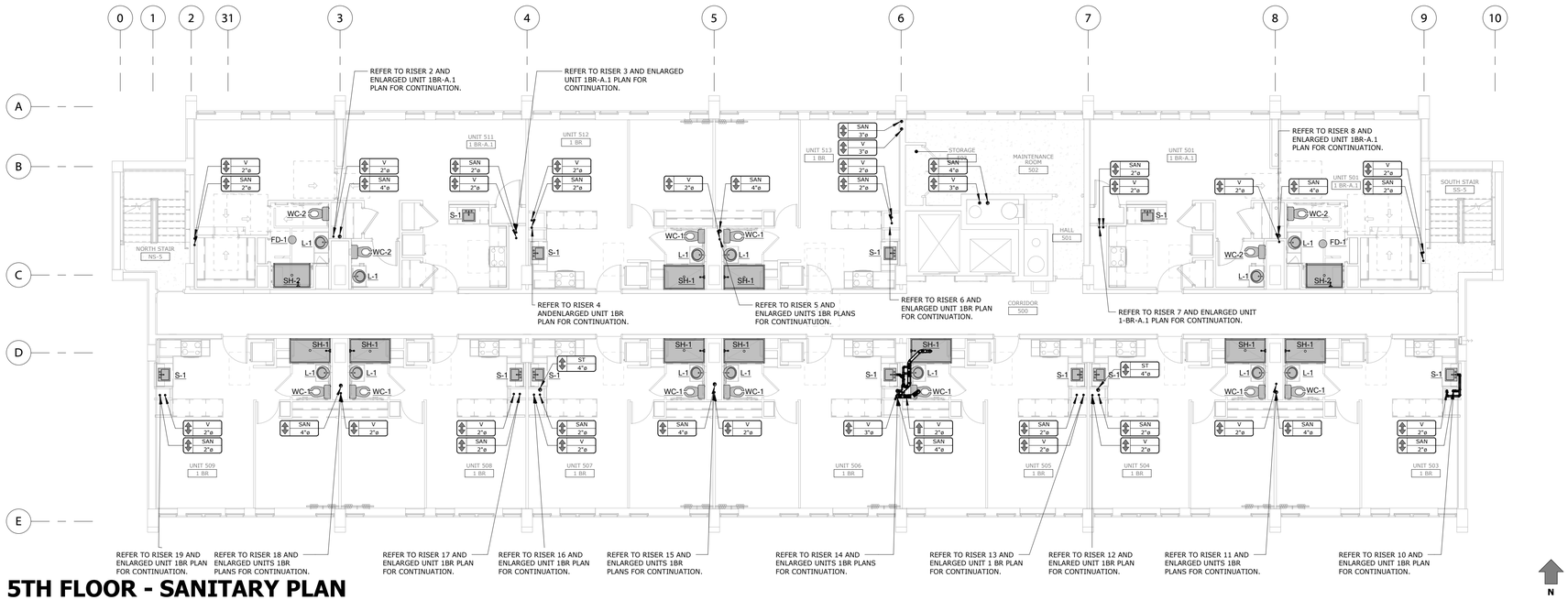


5TH FLOOR - DOMESTIC WATER PLAN

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



5TH FLOOR - SANITARY PLAN

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

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PROJECT DATE: 01.05.2024
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#	Description	Date

5TH FLOOR - PLUMBING PLANS

P.205

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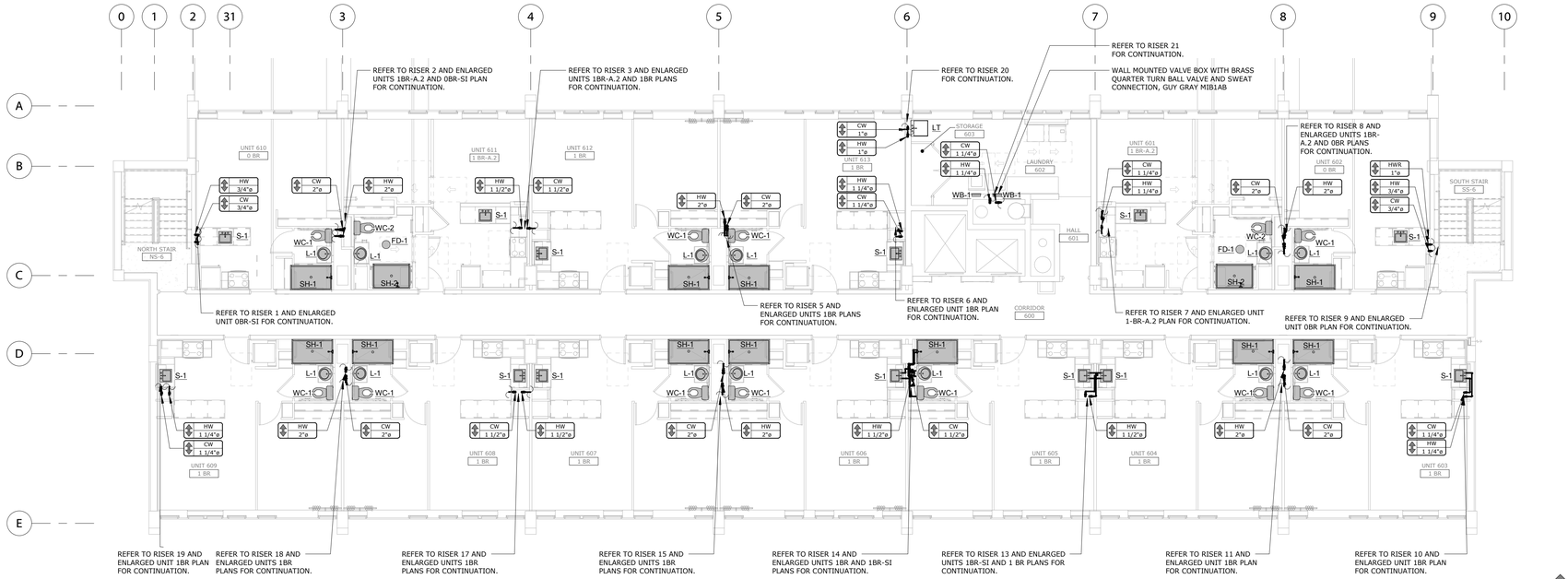
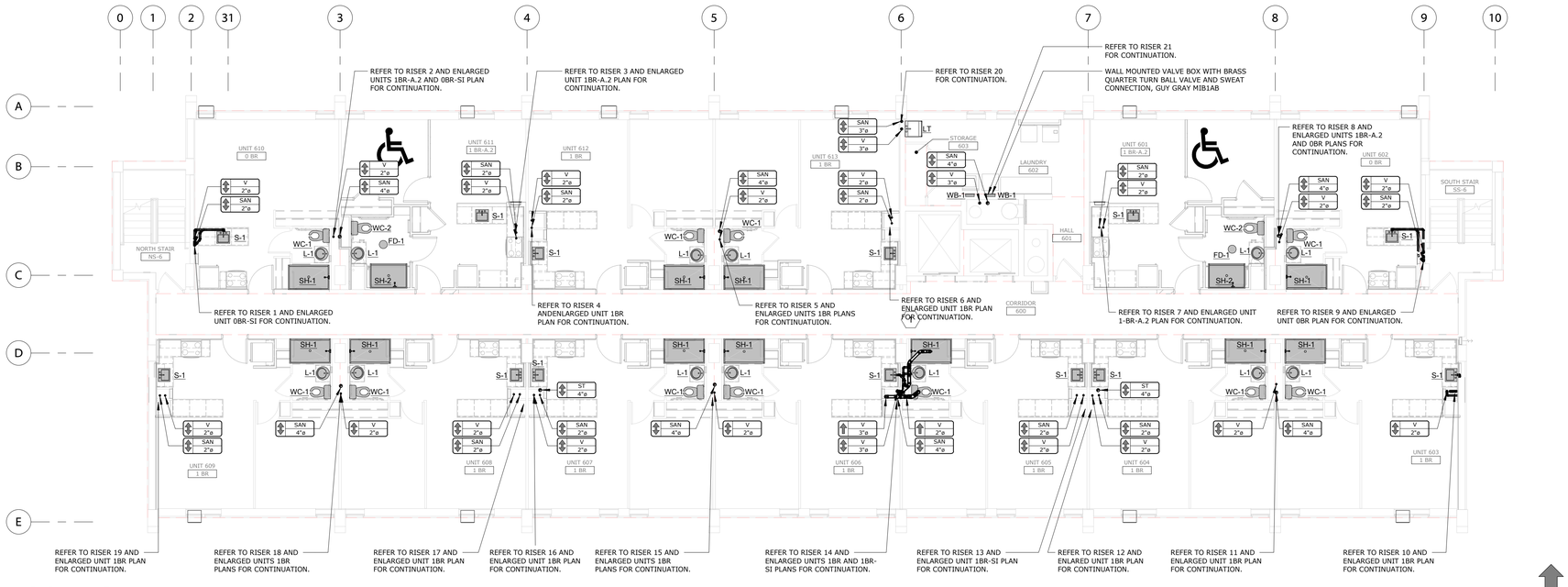


6TH FLOOR - DOMESTIC WATER PLAN

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



6TH FLOOR - SANITARY PLAN

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

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LICENSE # E-56480
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

6TH FLOOR - PLUMBING PLANS

P.206

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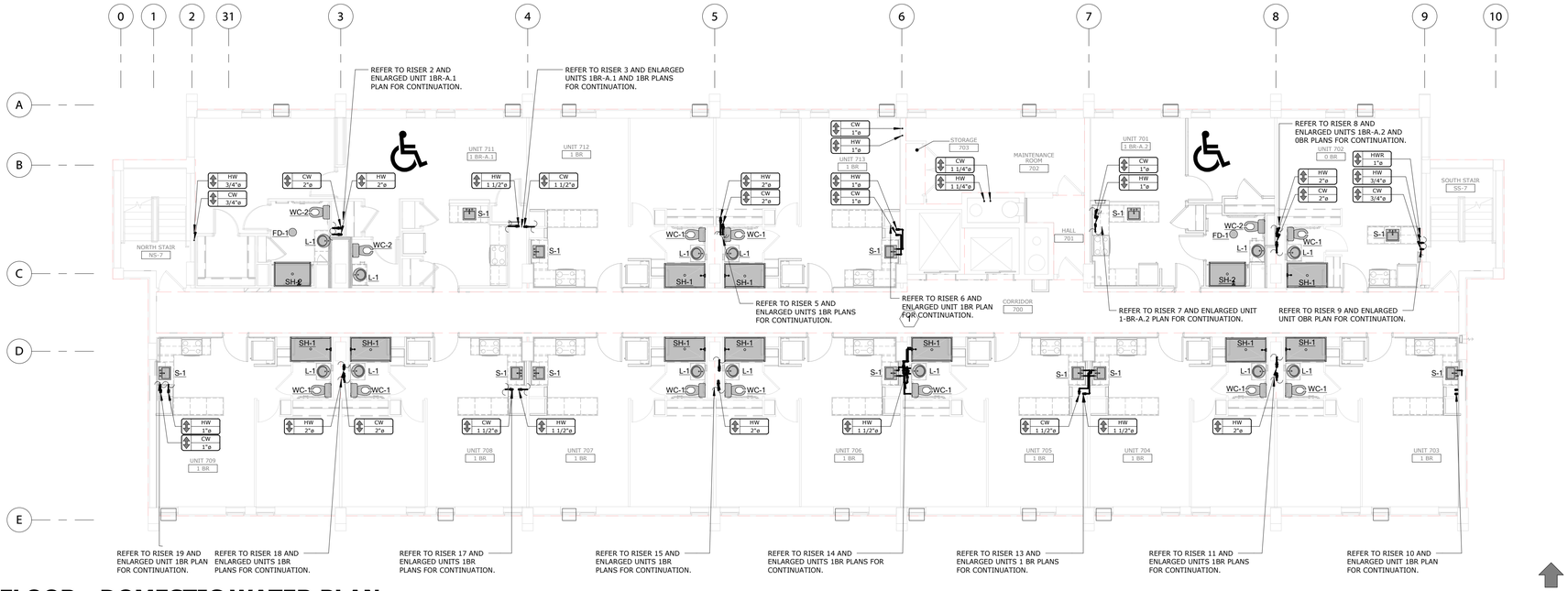
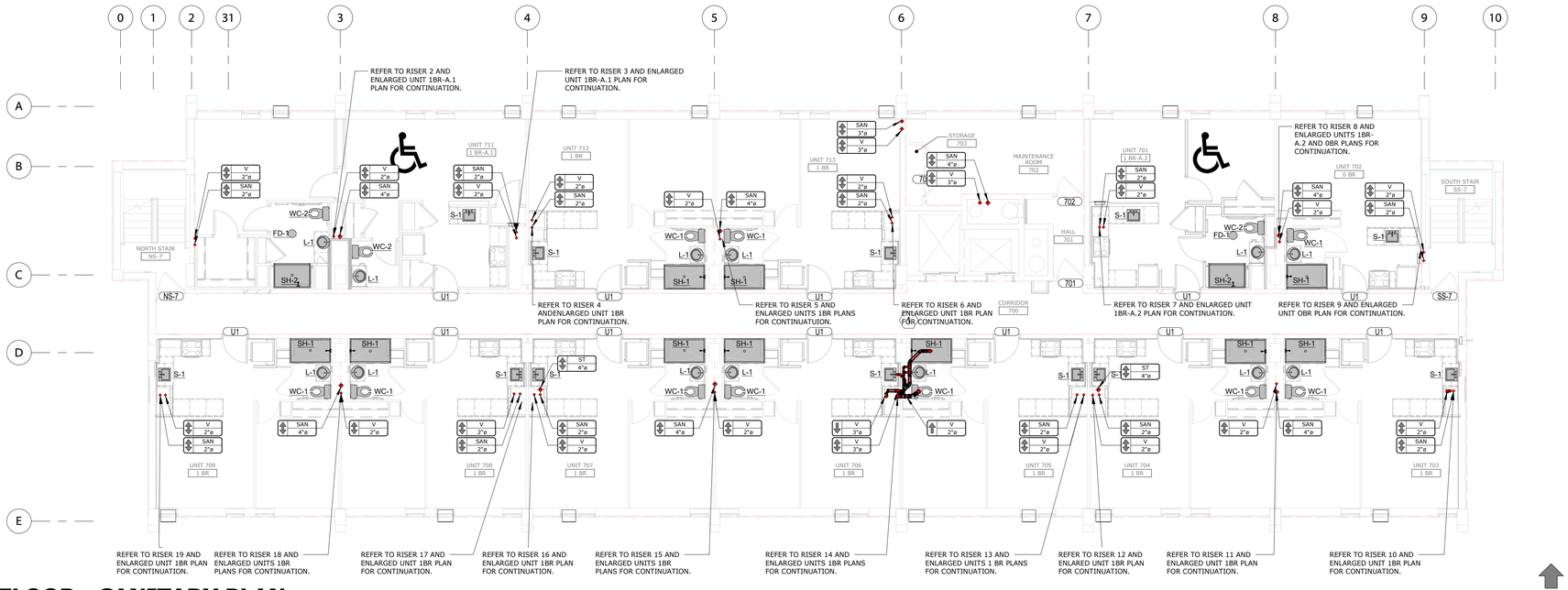


7TH FLOOR - DOMESTIC WATER PLAN

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



7TH FLOOR - SANITARY PLAN

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

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
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7TH FLOOR - PLUMBING PLANS

P.207

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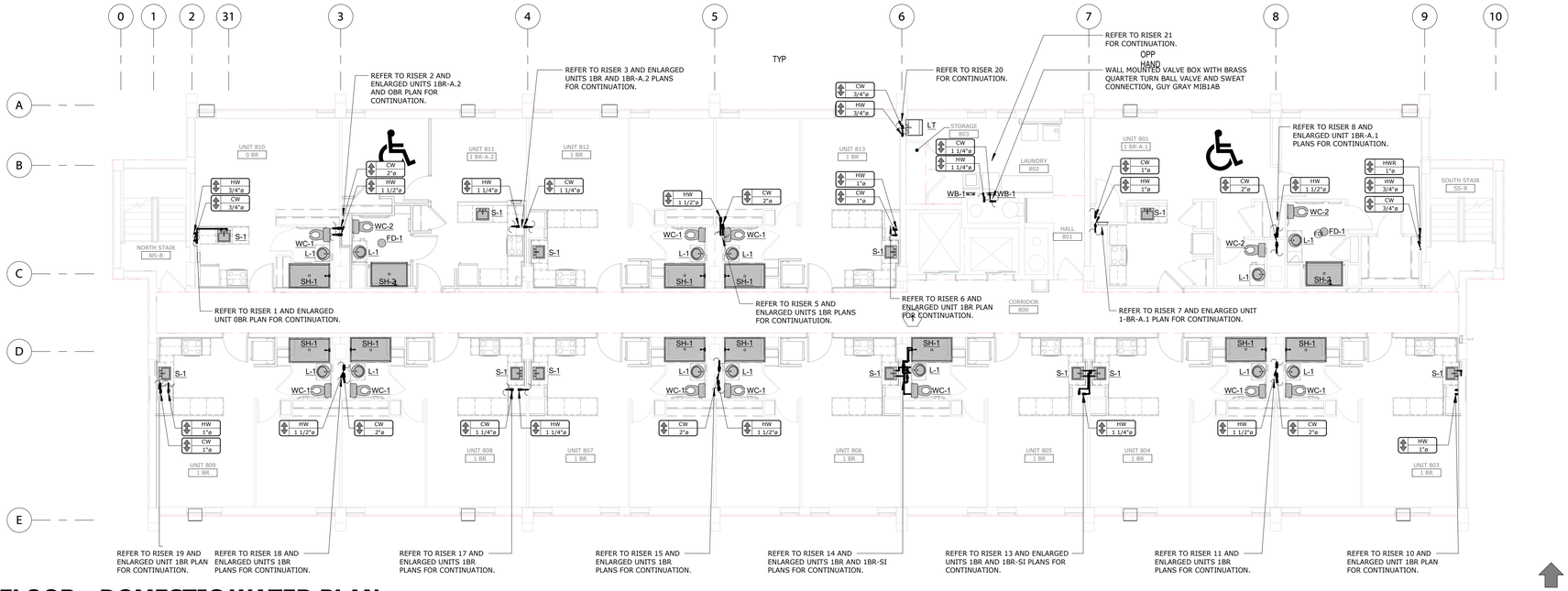
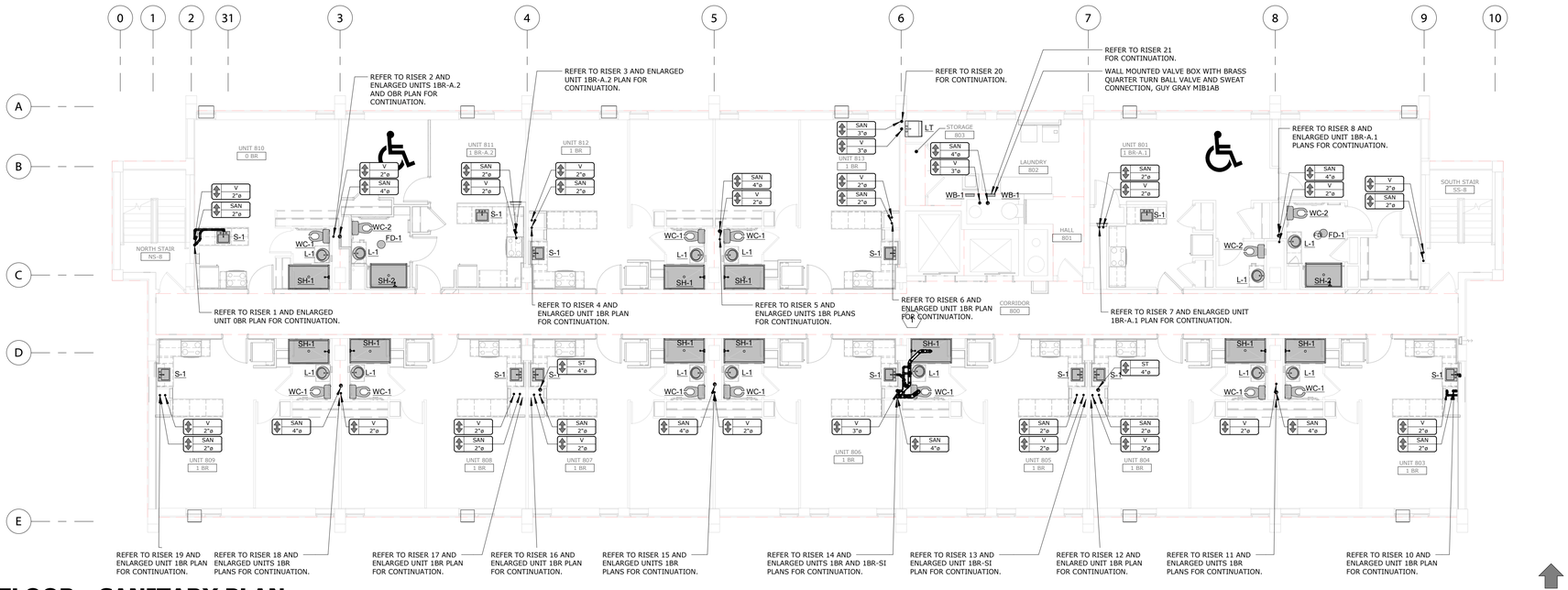


8TH FLOOR - DOMESTIC WATER PLAN

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



8TH FLOOR - SANITARY PLAN

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

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STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
PATRICK W. KLANAC E-56480

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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8TH FLOOR - PLUMBING PLANS

P.208

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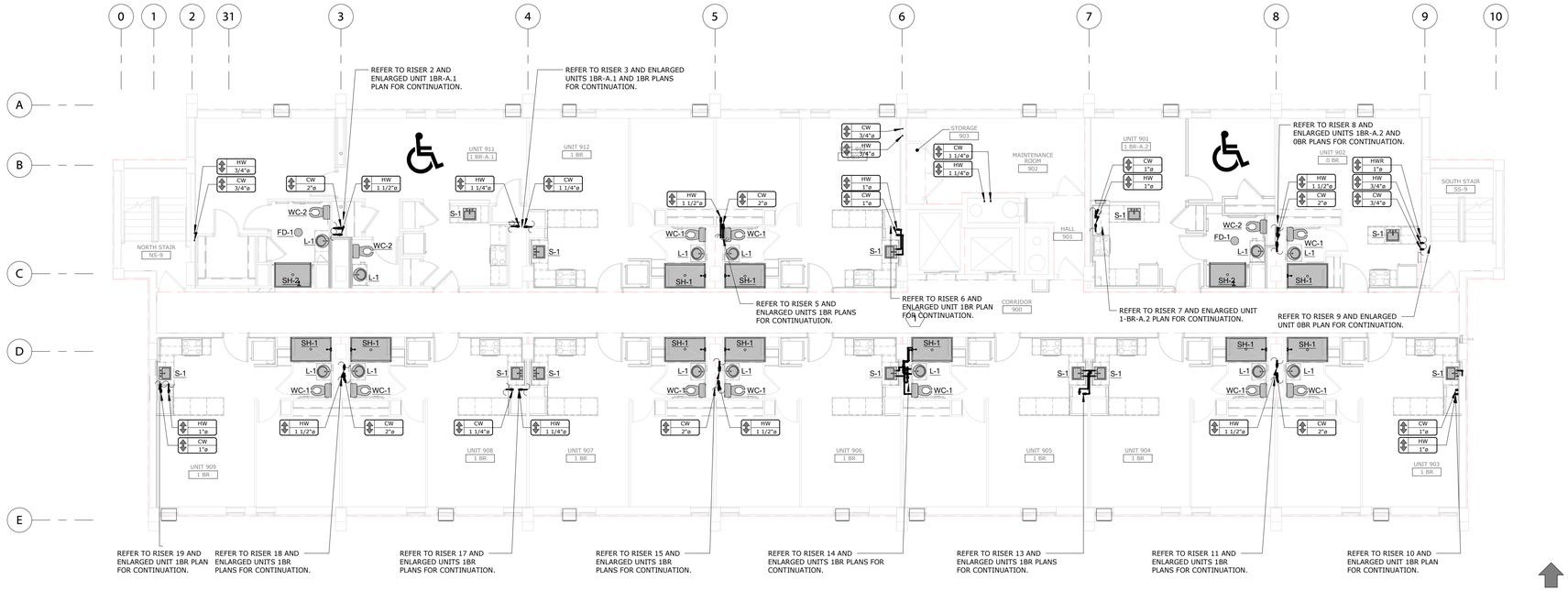
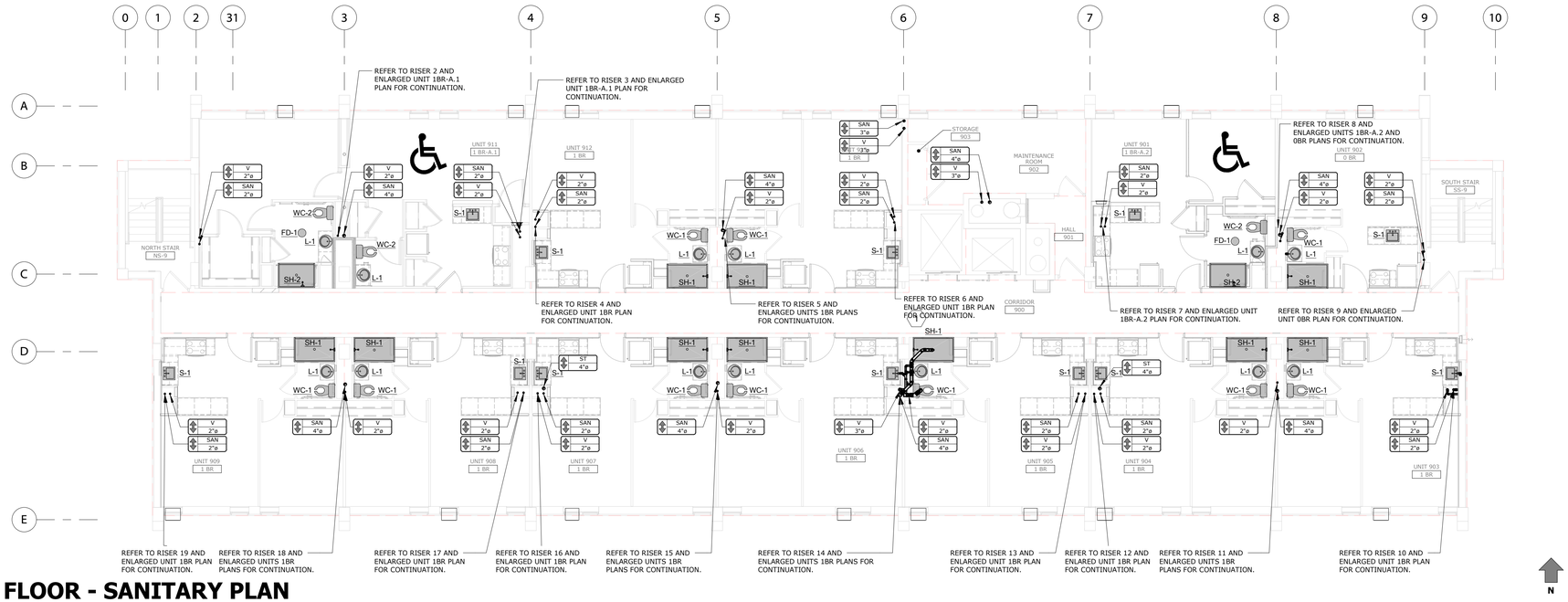


9TH FLOOR - DOMESTIC WATER PLAN

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



9TH FLOOR - SANITARY PLAN

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

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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PROJECT #: 20178

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9TH FLOOR - PLUMBING PLANS

P.209

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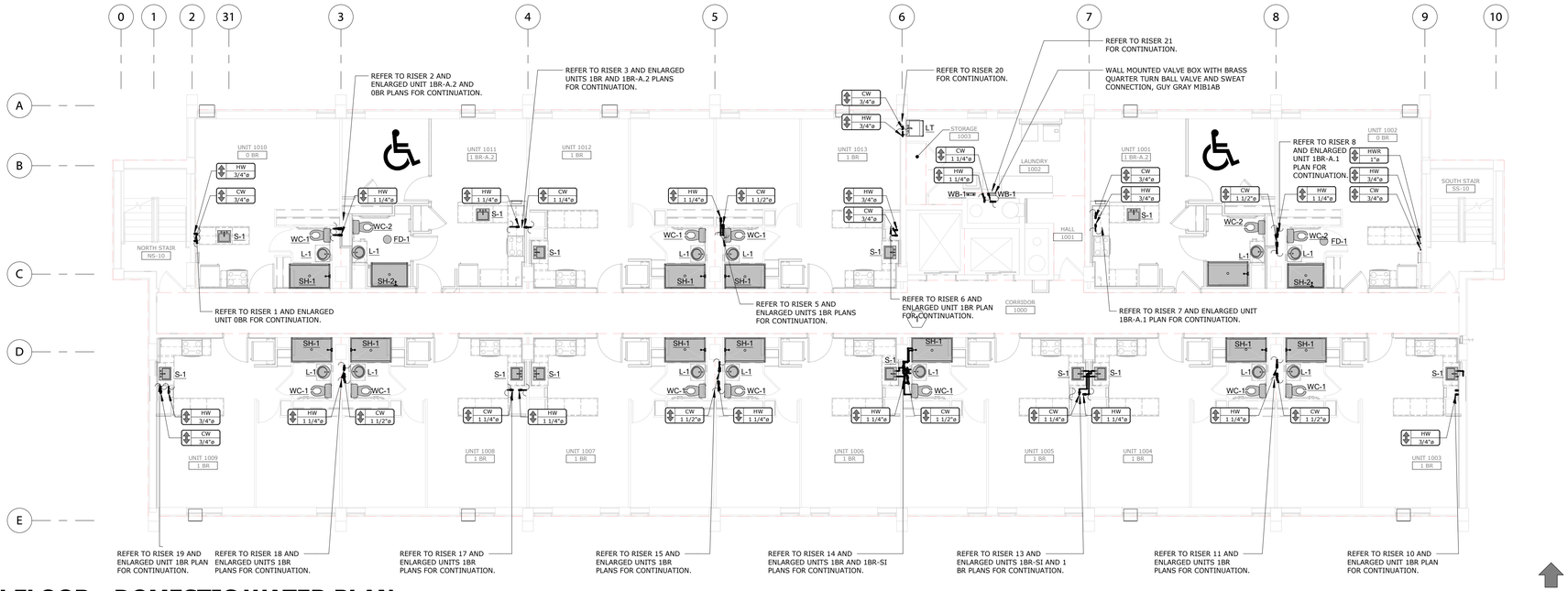
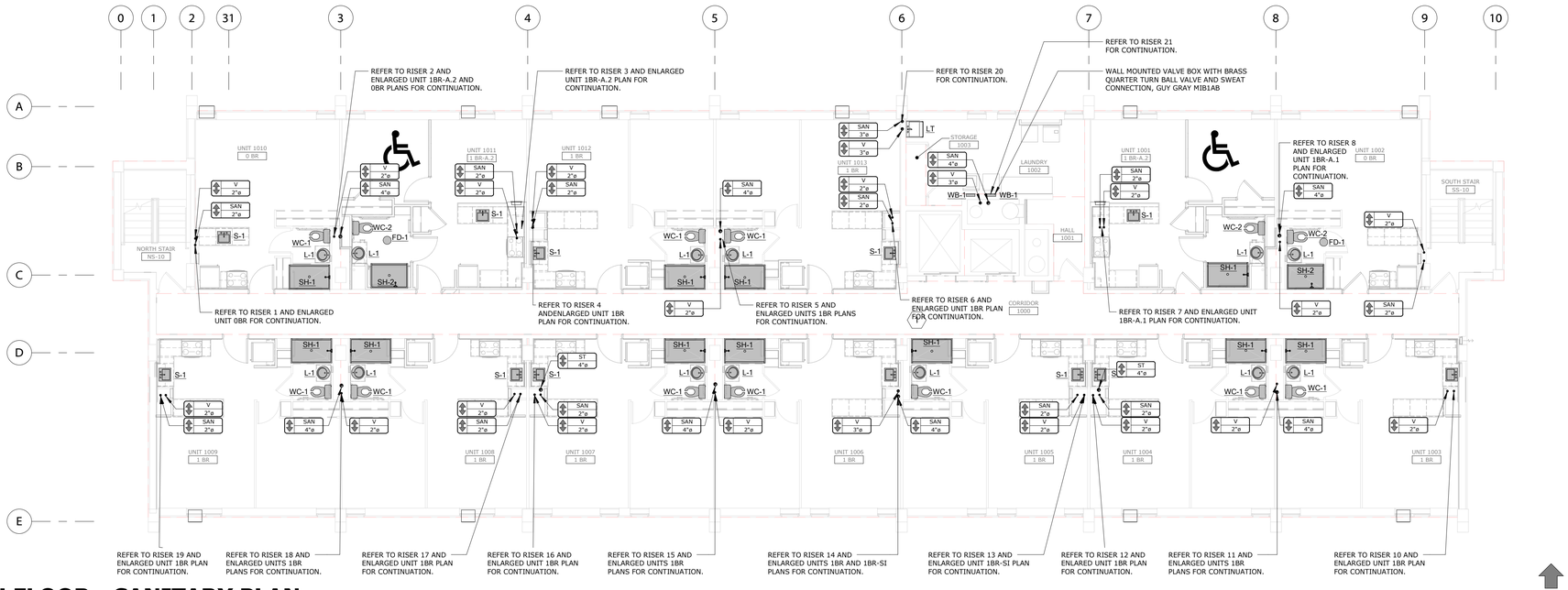


10TH FLOOR - DOMESTIC WATER PLAN

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



10TH FLOOR - SANITARY PLAN

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

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10TH FLOOR - PLUMBING PLANS

P.210

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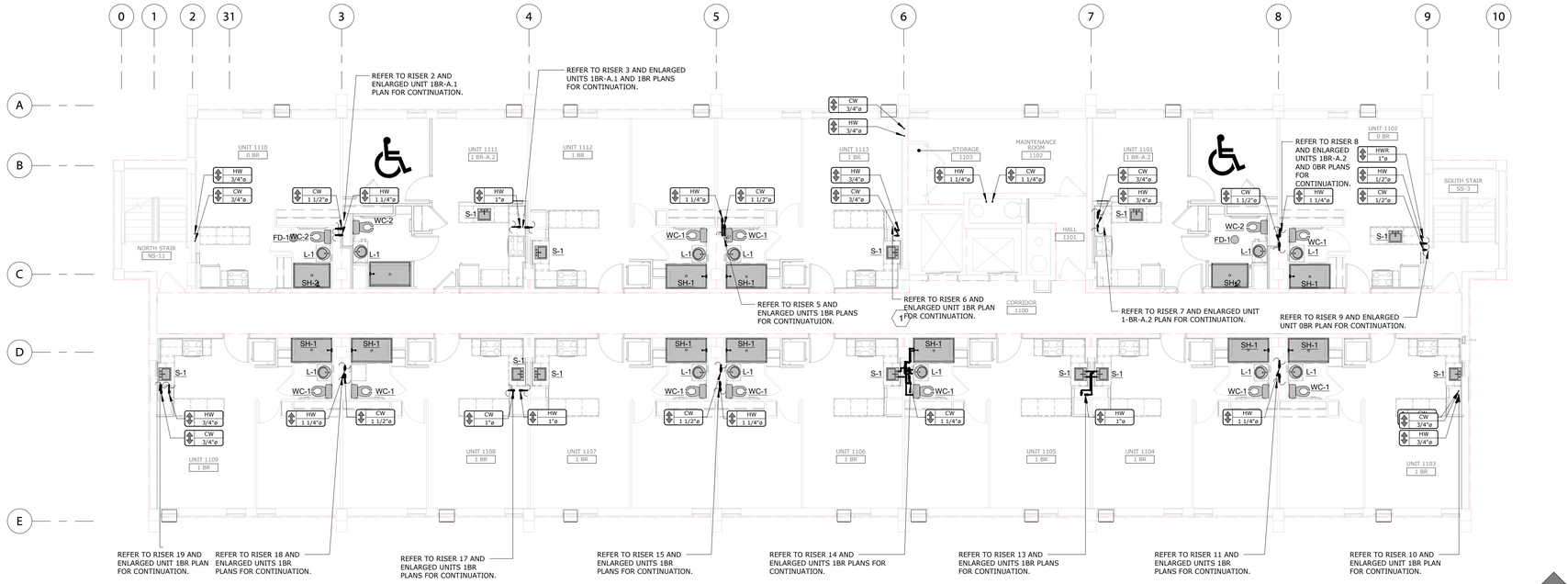
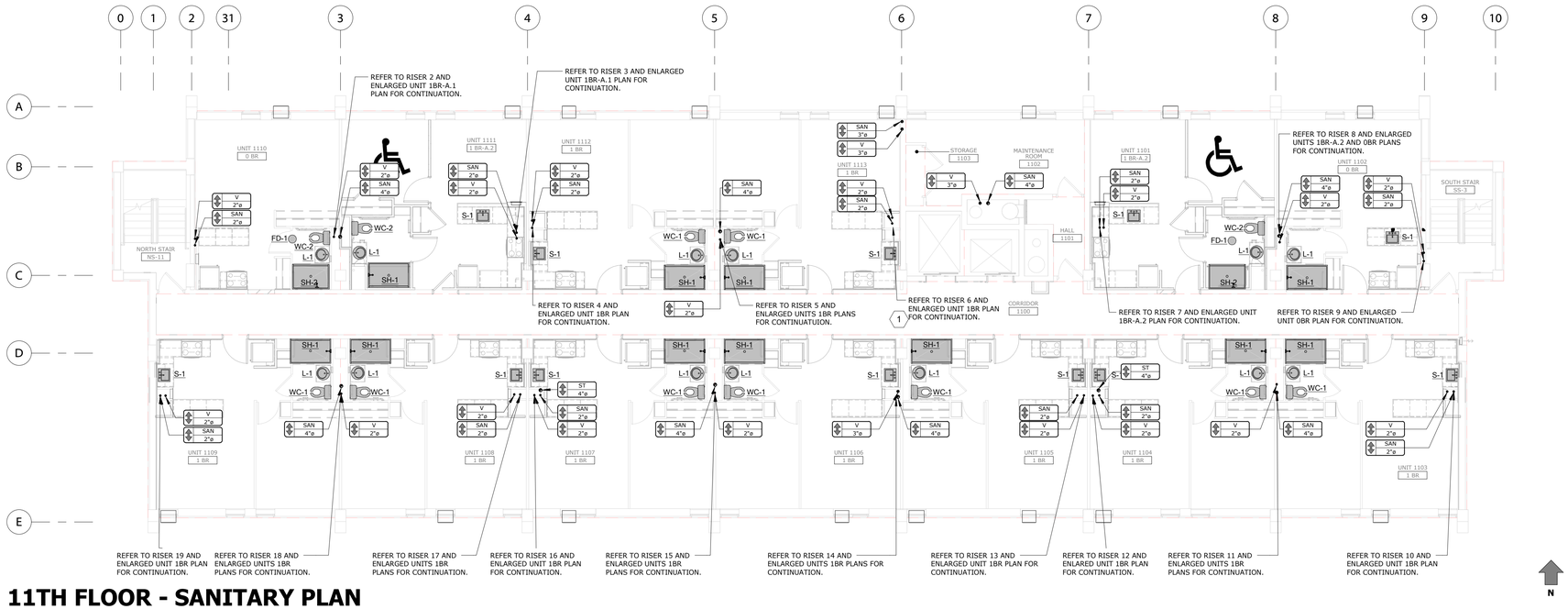


11TH FLOOR - DOMESTIC WATER PLAN

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



11TH FLOOR - SANITARY PLAN

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

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11TH FLOOR - PLUMBING PLANS

P.211

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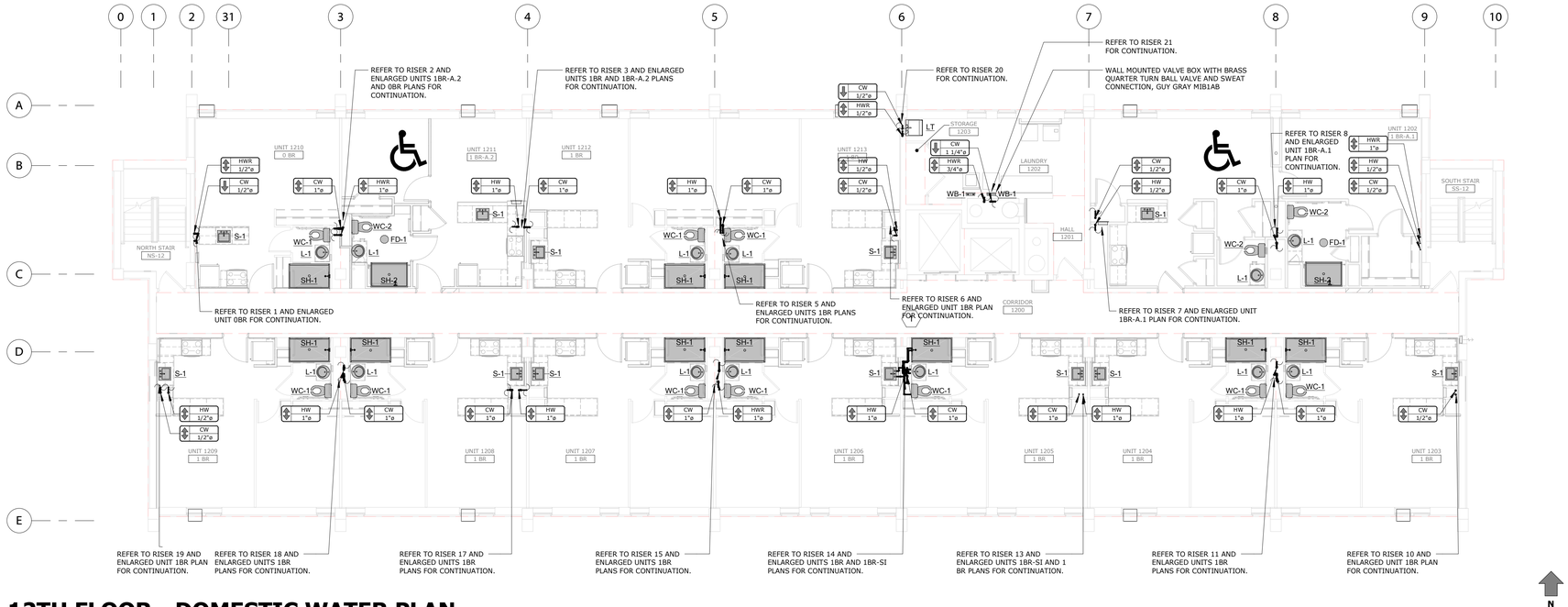
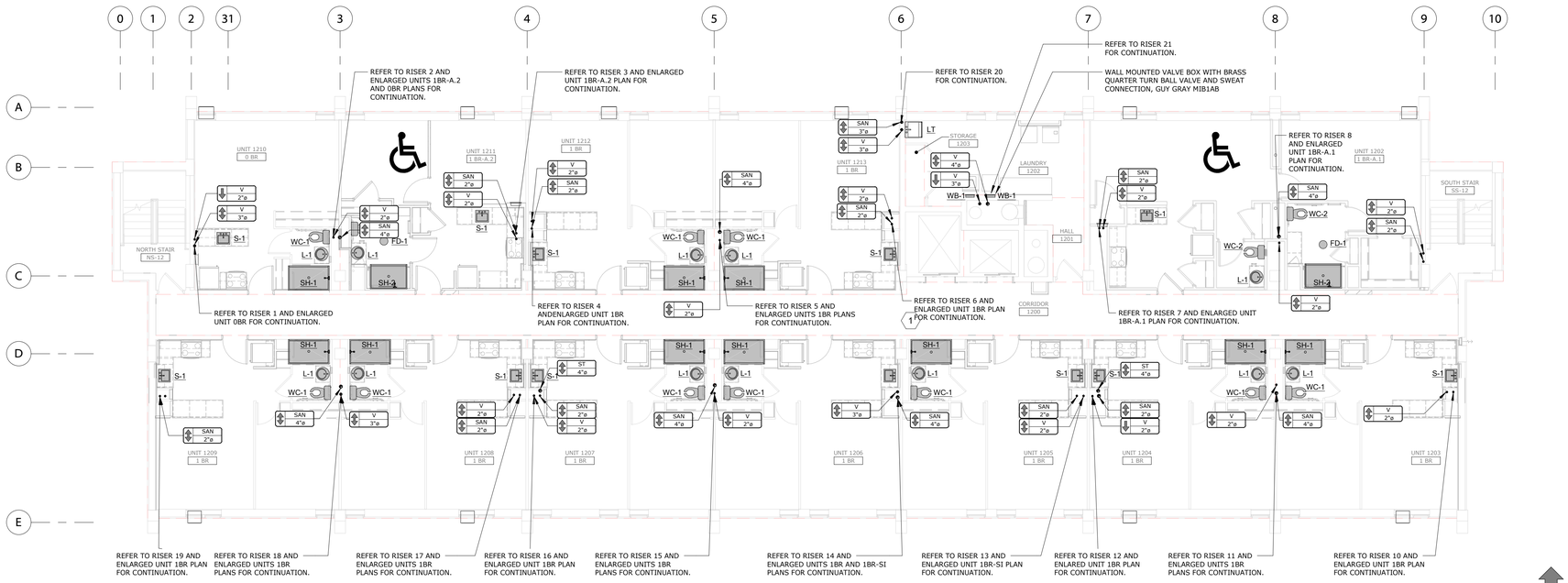


12TH FLOOR - DOMESTIC WATER PLAN

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



12TH FLOOR - SANITARY PLAN

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

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PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

12TH FLOOR - PLUMBING PLANS

P.212

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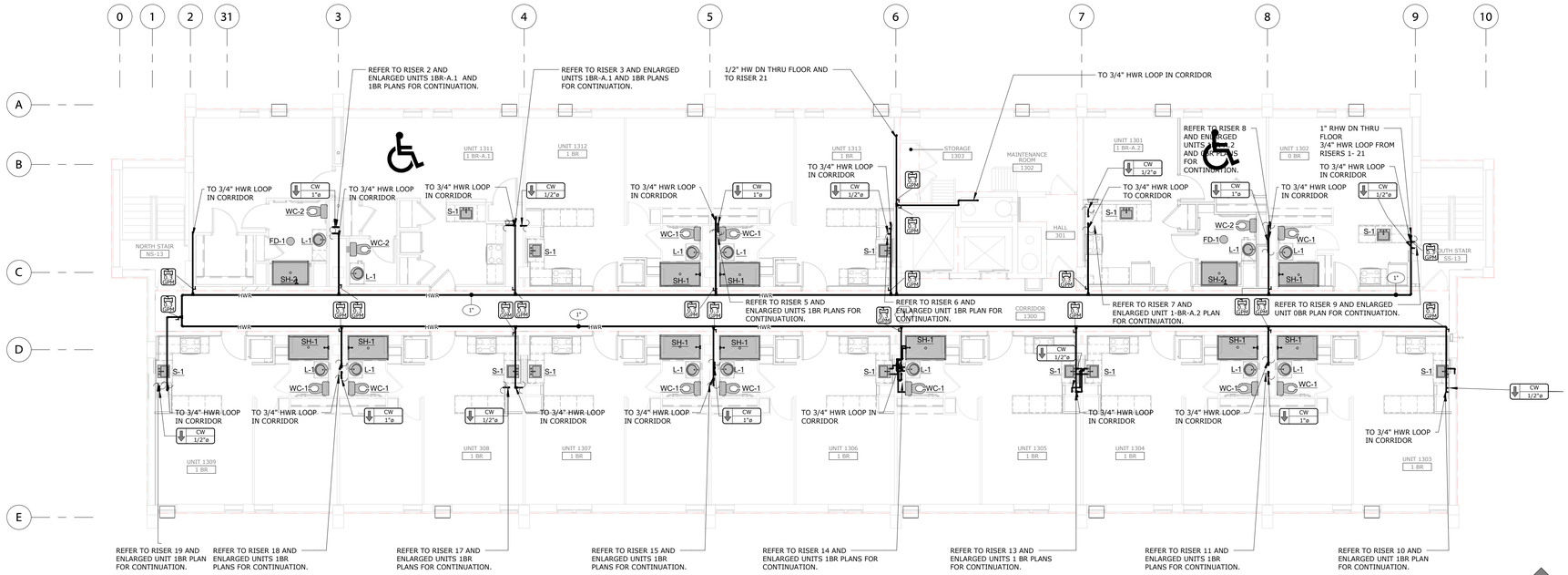
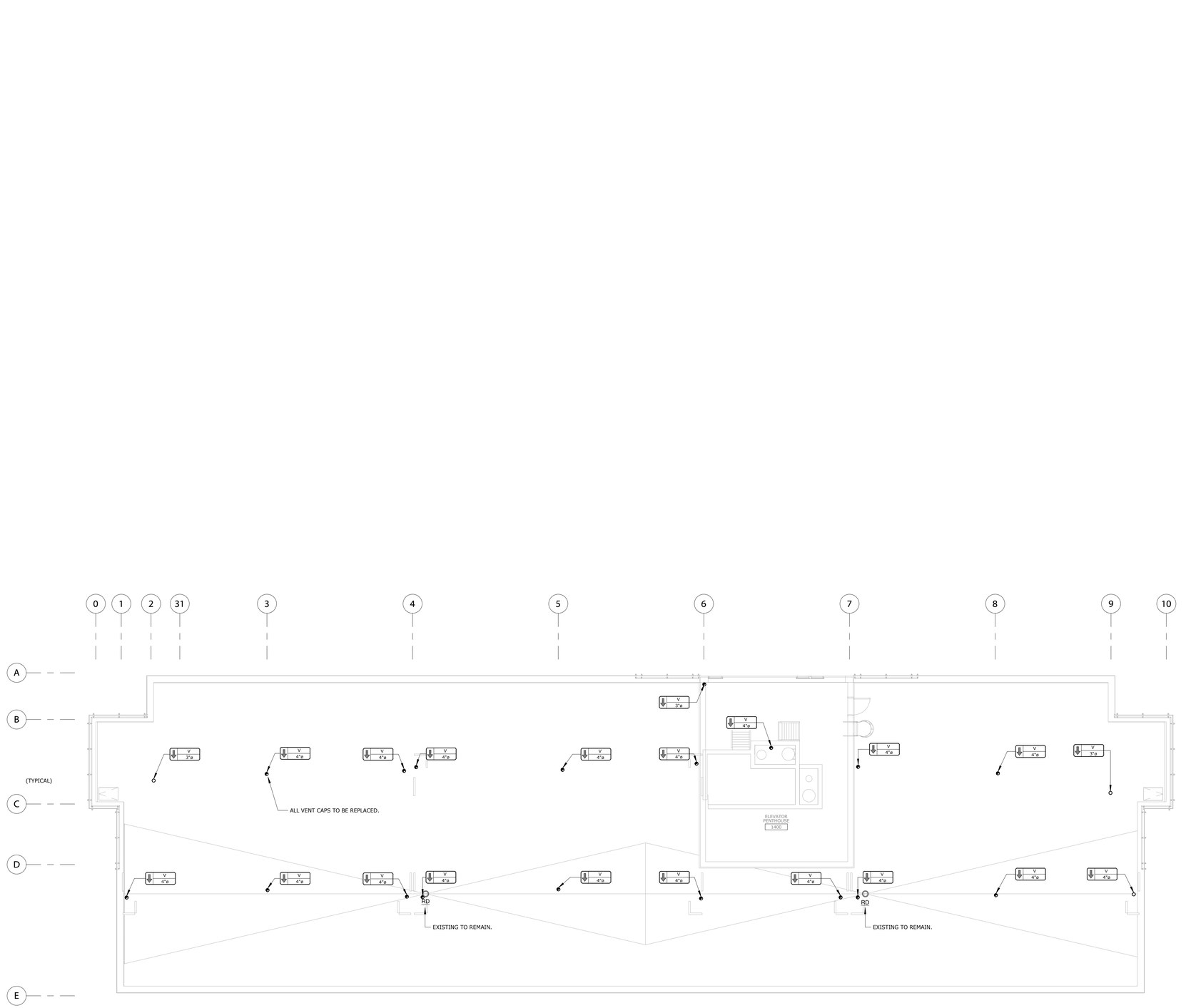

0
1
2
31
3
4
5
6
7
8
9
10
A
B
C
D
E
REFER TO RISER 2 AND ENLARGED UNITS 1BR-A.1 AND 1BR PLANS FOR CONTINUATION.
REFER TO RISER 3 AND ENLARGED UNITS 1BR-A.1 AND 1BR PLANS FOR CONTINUATION.
1/2" HW DN THRU FLOOR AND TO RISER 21
TO 3/4" HWR LOOP IN CORRIDOR
REFER TO RISER 8 AND ENLARGED UNITS 1BR-A.2 AND 0BR PLANS FOR CONTINUATION.
1" RHW DN THRU FLOOR
3/4" HWR LOOP FROM RISERS 1- 21
TO 3/4" HWR LOOP IN CORRIDOR
TO 3/4" HWR LOOP TO CORRIDOR
REFER TO RISER 4 ANDENLARGED UNIT 1BR PLAN FOR CONTINUATION.
REFER TO RISER 5 AND ENLARGED UNITS 1BR PLANS FOR CONTINUATUION.
REFER TO RISER 6 AND ENLARGED UNIT 1BR PLAN FOR CONTINUATION.
REFER TO RISER 7 AND ENLARGED UNIT 1-BR-A.2 PLAN FOR CONTINUATION.
REFER TO RISER 9 AND ENLARGED UNIT 0BR PLAN FOR CONTINUATION.
REFER TO RISER 19 AND ENLARGED UNIT 1BR PLAN FOR CONTINUATION.
REFER TO RISER 18 AND ENLARGED UNITS 1BR PLANS FOR CONTINUATION.
REFER TO RISER 17 AND ENLARGED UNITS 1BR PLANS FOR CONTINUATION.
REFER TO RISER 16 AND ENLARGED UNIT 1BR PLAN FOR CONTINUATION.
REFER TO RISER 15 AND ENLARGED UNITS 1BR PLANS FOR CONTINUATION.
REFER TO RISER 14 AND ENLARGED UNITS 1BR PLANS FOR CONTINUATION.
REFER TO RISER 13 AND ENLARGED UNITS 1 BR PLANS FOR CONTINUATION.
REFER TO RISER 12 AND ENLARED UNIT 1BR PLAN FOR CONTINUATION.
REFER TO RISER 11 AND ENLARGED UNITS 1BR PLANS FOR CONTINUATION.
REFER TO RISER 10 AND ENLARGED UNIT 1BR PLAN FOR CONTINUATION.
UNIT 1311 1 BR-A.1
UNIT 1312 1 BR
UNIT 1313 1 BR
STORAGE 1303
MAINTENANCE ROOM 1302
UNIT 1301 1 BR-A.2
UNIT 1302 0 BR
HALL 301
CORRIDOR 1300
NORTH STAIR NS-13
SOUTH STAIR SS-13
UNIT 1309 1 BR
UNIT 308 1 BR
UNIT 1307 1 BR
UNIT 1306 1 BR
UNIT 1305 1 BR
UNIT 1304 1 BR
UNIT 1303 1 BR
TO 3/4" HWR LOOP IN CORRIDOR
TO 3/4" HWR LOOP IN CORRIDOR
TO 3/4" HWR LOOP IN CORRIDO



ROOF - PLUMBING PLAN

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

N

PATRICK W. KLANAC
E-56480
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ROOF PLUMBING PLAN

P.214

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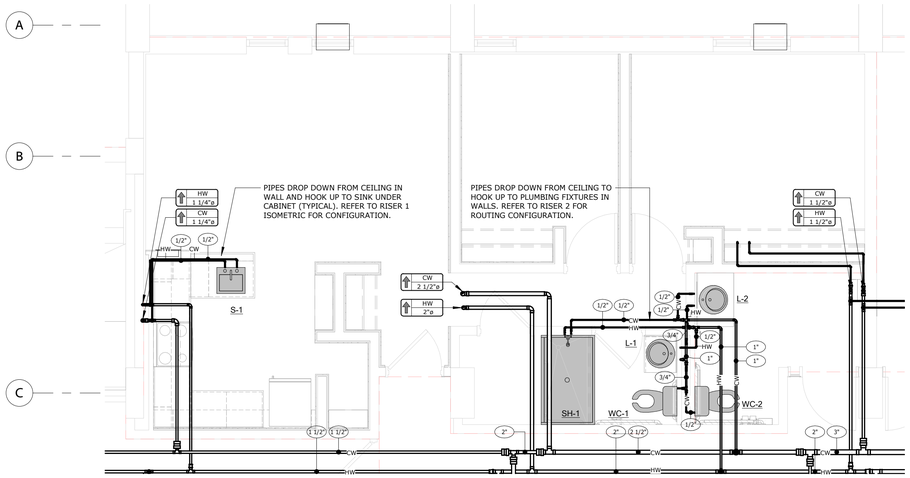
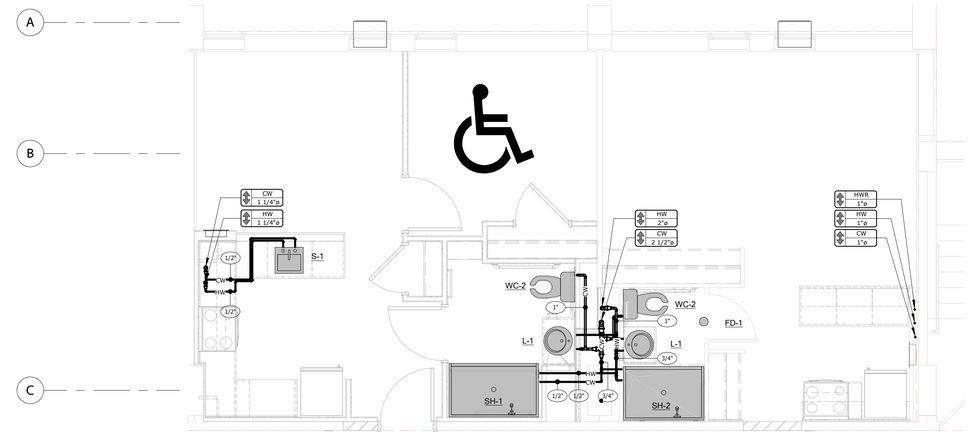
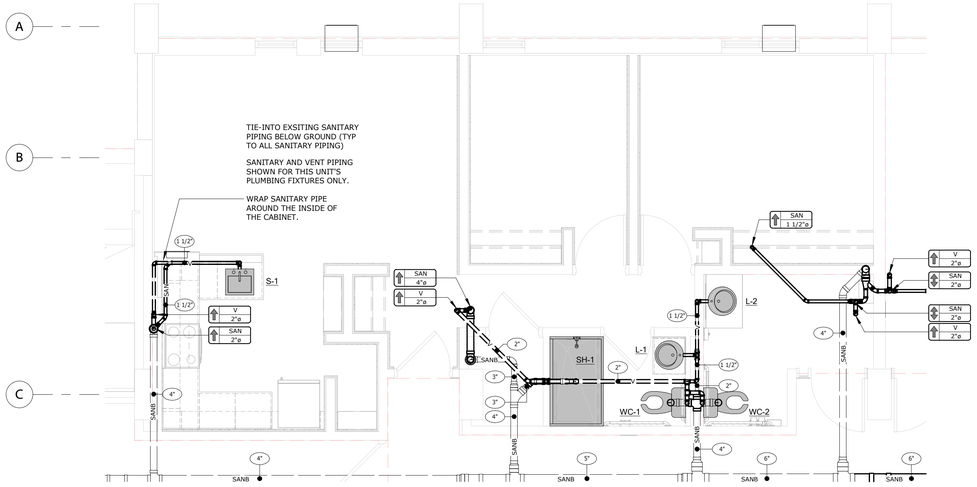


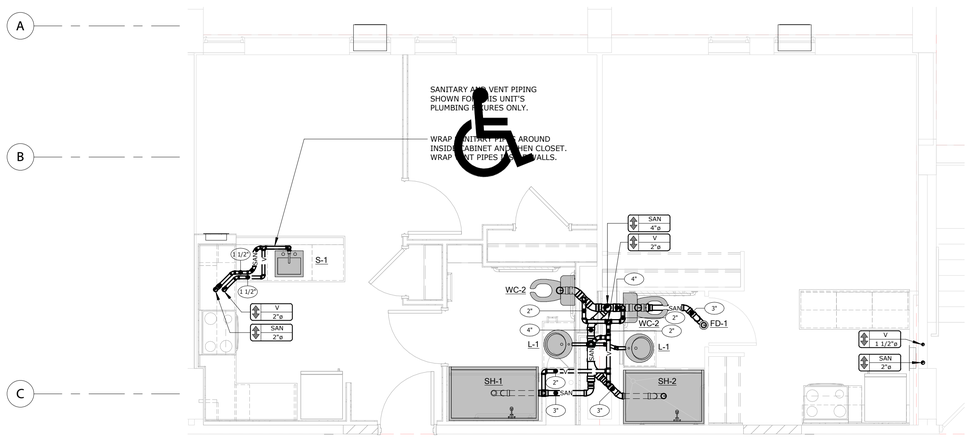
3 1ST FLOOR - 2BR UNIT - DOMESTIC WATER PLAN
P.201 1/4" = 1'-0"



1 3RD FLOOR - 1BR-A.1 UNIT - DOMESTIC WATER PLAN
P.203 1/4" = 1'-0"



5 1ST FLOOR - 2BR UNIT - SANITARY PLAN
P.201 1/4" = 1'-0"



2 3RD FLOOR - 1BR-A.1 - SANITARY PLAN
P.203 1/4" = 1'-0"

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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Phone: 330-666-3702
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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ENLARGED PLUMBING PLANS

P.301

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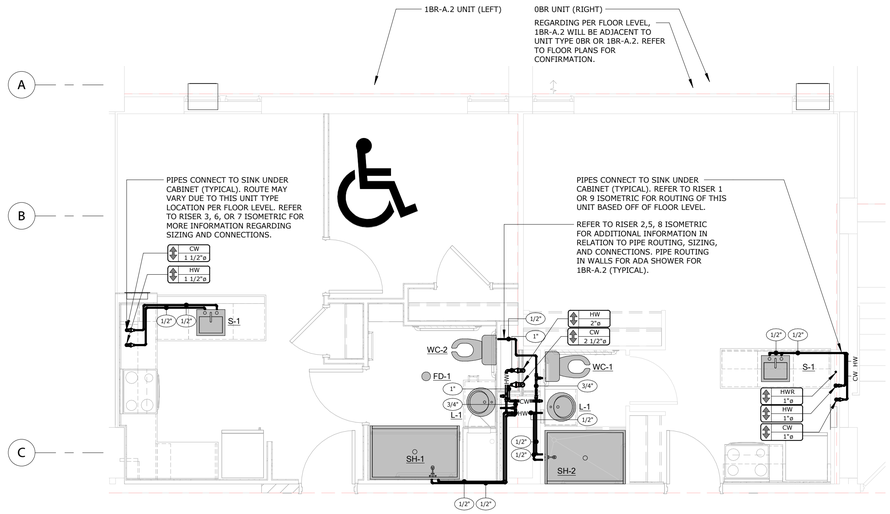
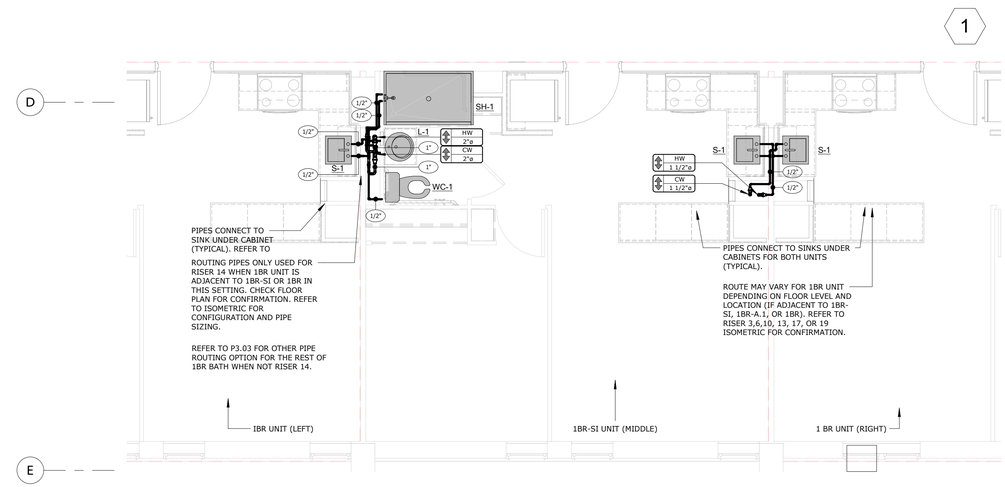
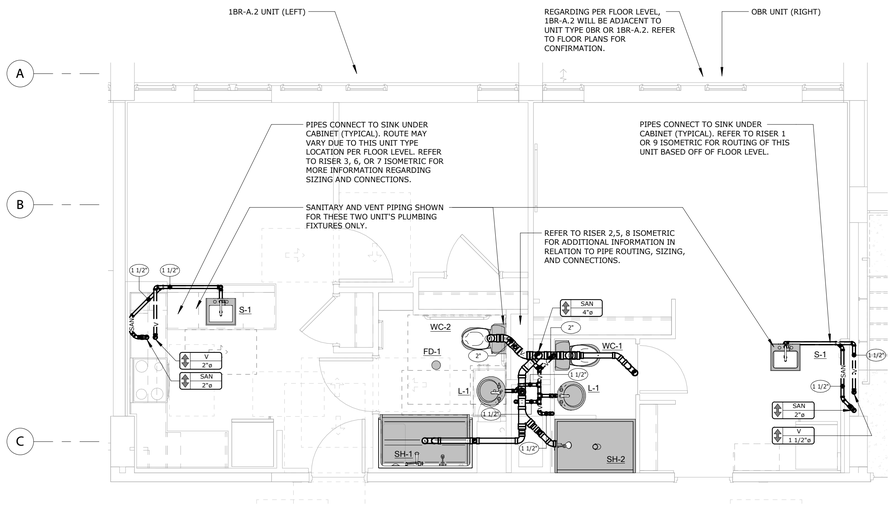


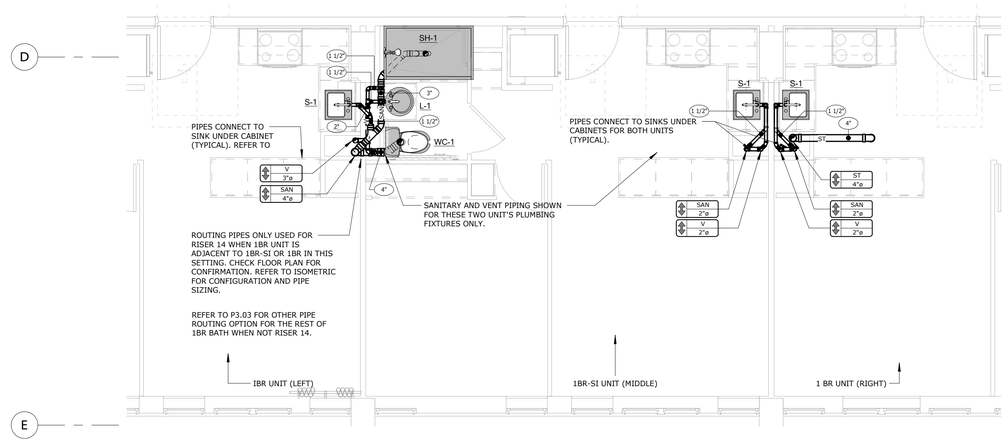
1 2ND FLOOR - 1BR-A.2 & 0BR UNITS - DOMESTIC WATER PLAN
P.202 1/4" = 1'-0"



3 2ND FLOOR - 1BR-SI & 1BR UNITS - DOMESTIC WATER PLAN
P.202 1/4" = 1'-0"



2 2ND FLOOR - 1BR-A.2 & 0BR UNITS - SANITARY PLAN
P.202 1/4" = 1'-0"



4 2ND FLOOR - 1BR-SI & 1BR UNITS - SANITARY PLAN
P.202 1/4" = 1'-0"

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
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#	Description	Date

ENLARGED PLUMBING PLANS

P.302

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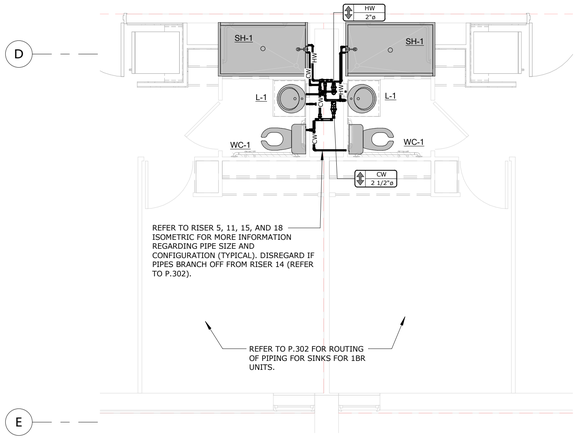

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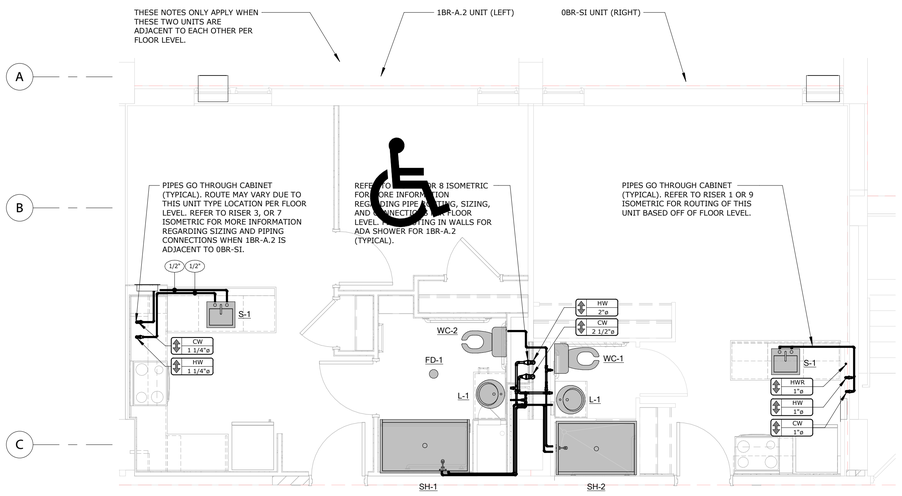
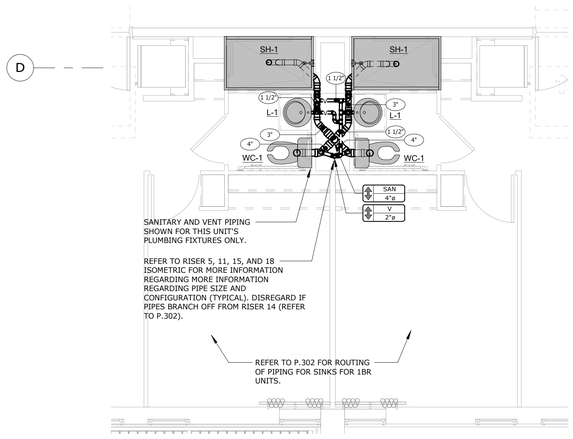
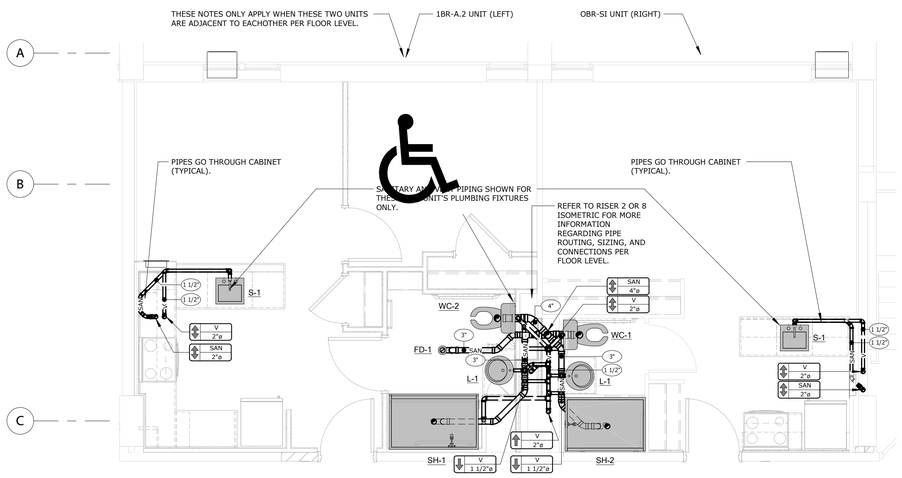
1/4" = 1'-0"



1 P.204 4TH FLOOR - 1BR-A.2 & 0BR-SI UNITS - DOMESTIC WATER PLAN
1/4" = 1'-0"



4 P.202 2ND FLOOR - 1BR UNITS - SANITARY PLAN
1/4" = 1'-0"



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1/4" = 1'-0"

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REGISTERED
PROFESSIONAL ENGINEER
PATRICK W. KLANAC
E-56480

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LICENSE # E-56480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ENLARGED PLUMBING PLANS

P.303

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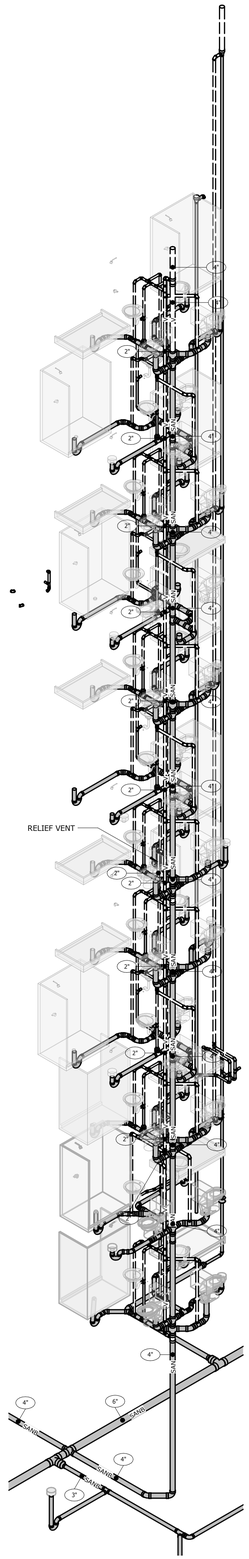

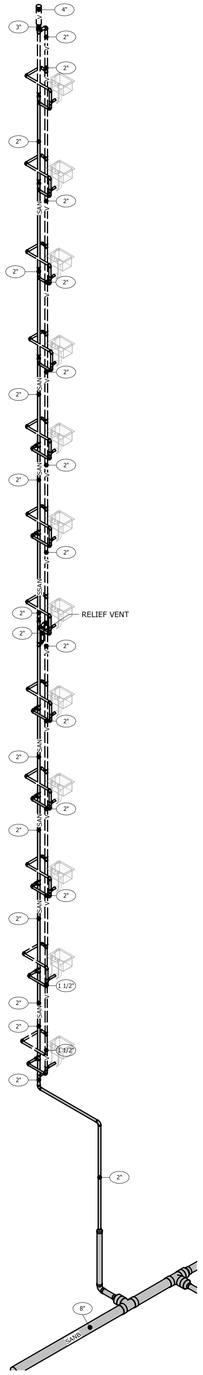

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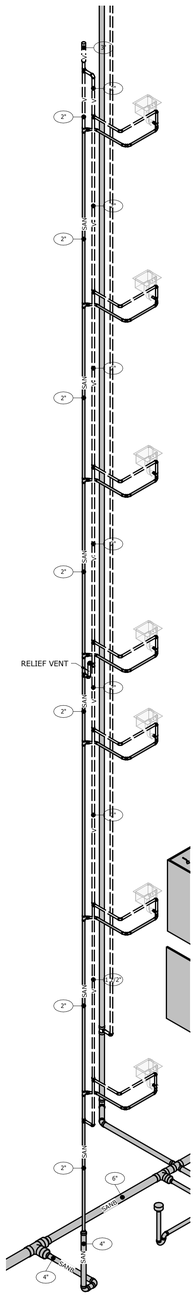

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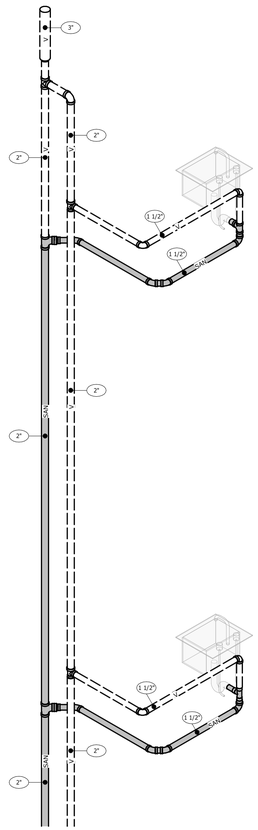

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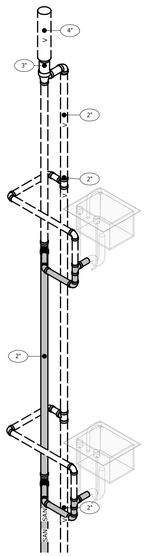

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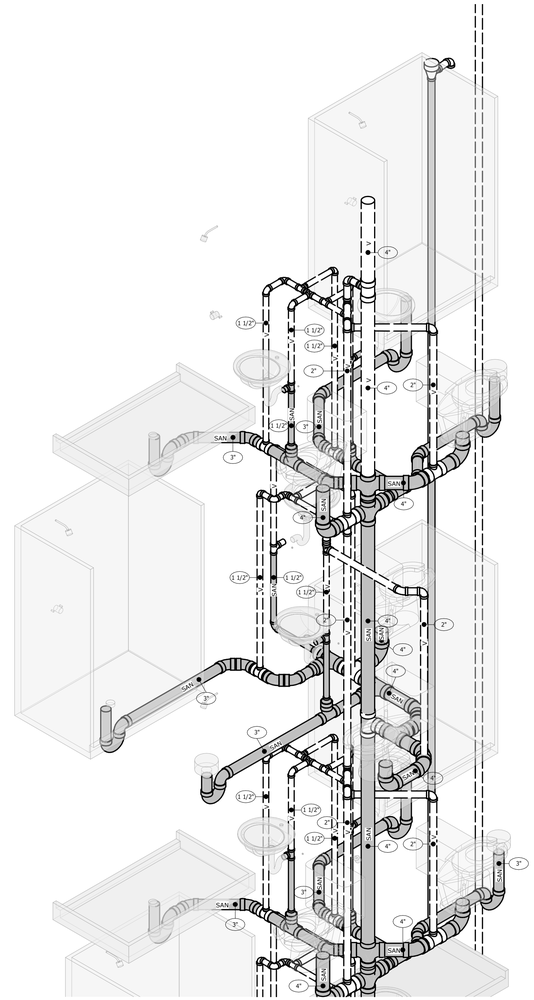

ENLARGED SANITARY RISER 2,5,8,11,15,18
NO SCALE

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date
1	ADDENDUM 3	12/14/21

SANITARY ISOMETRIC

P.401

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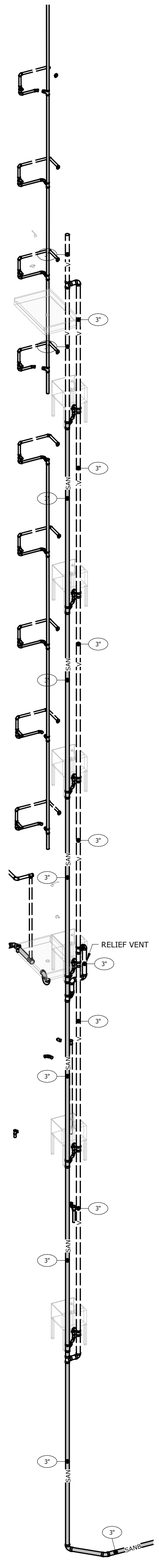

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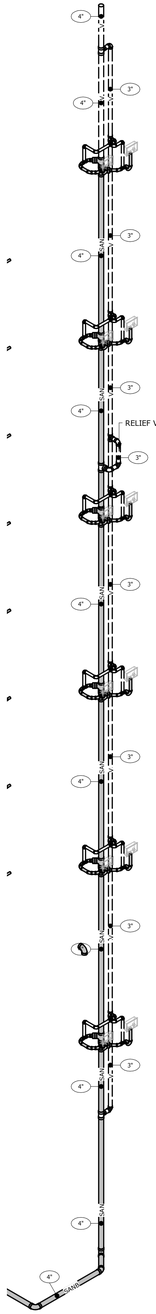

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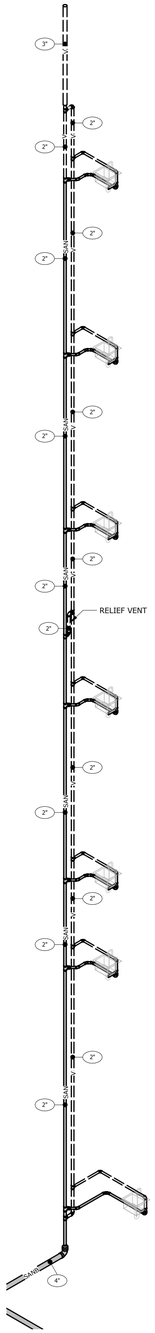

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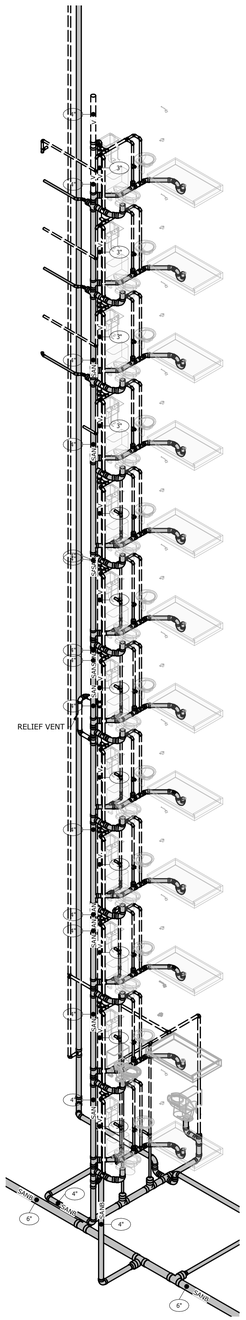

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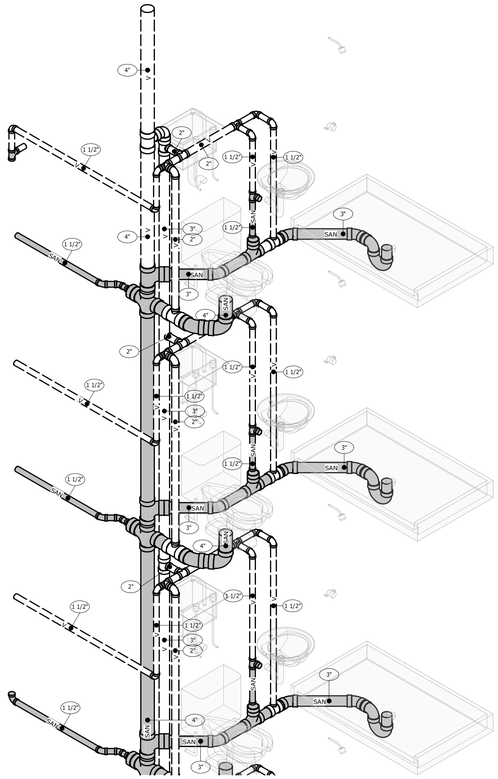

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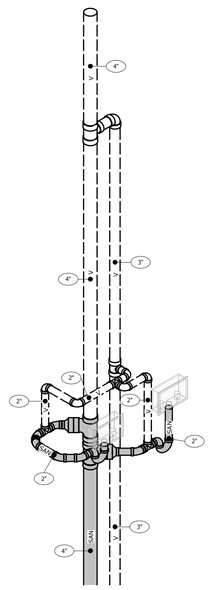

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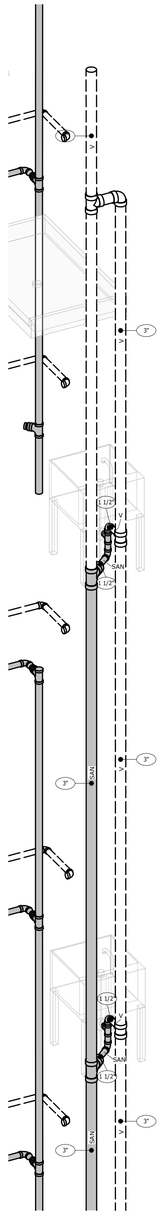

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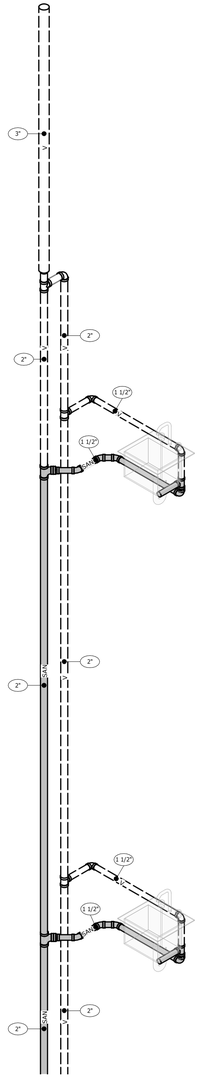

ENLARGED SANITARY RISER 1

NO SCALE

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LICENSE # E-56480
EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date
1	ADDENDUM 3	12/14/21

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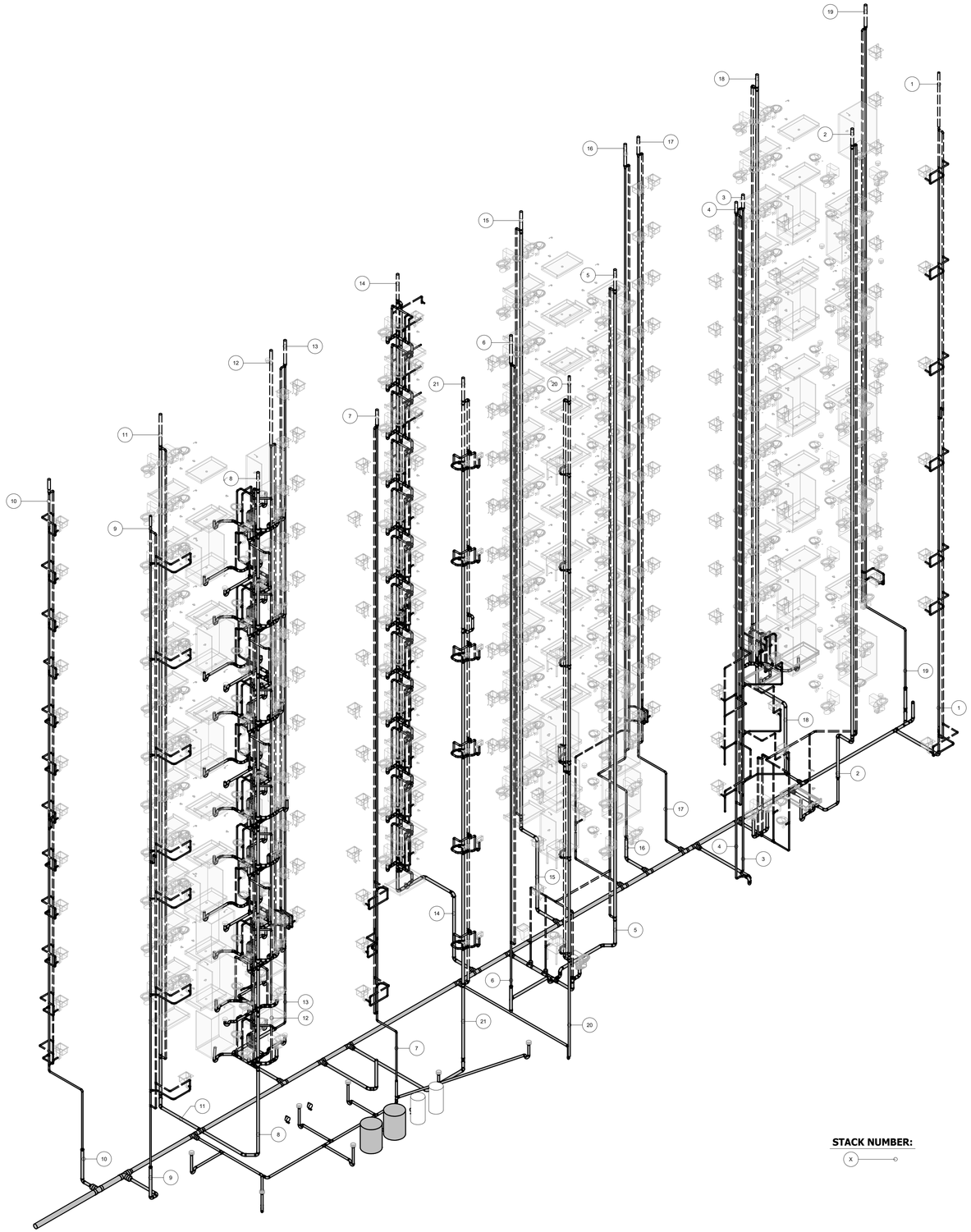

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#	Description	Date
1	ADDENDUM 3	12/14/21

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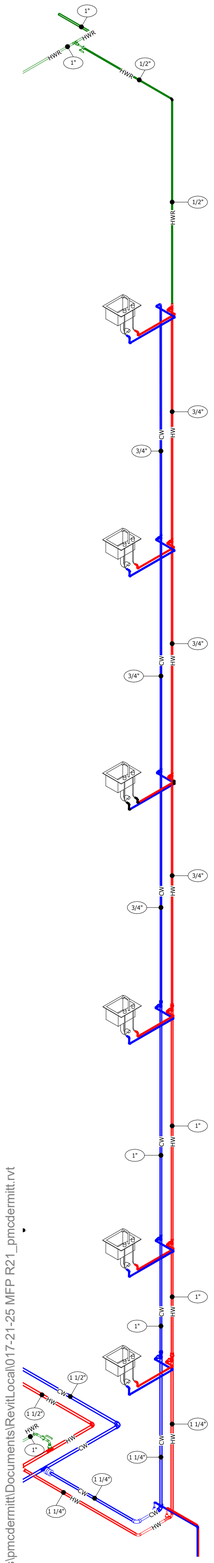

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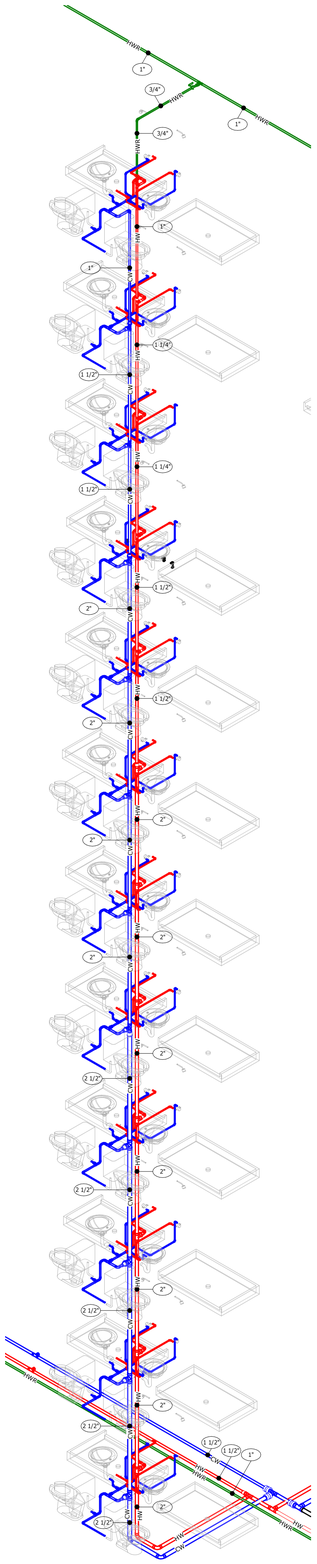

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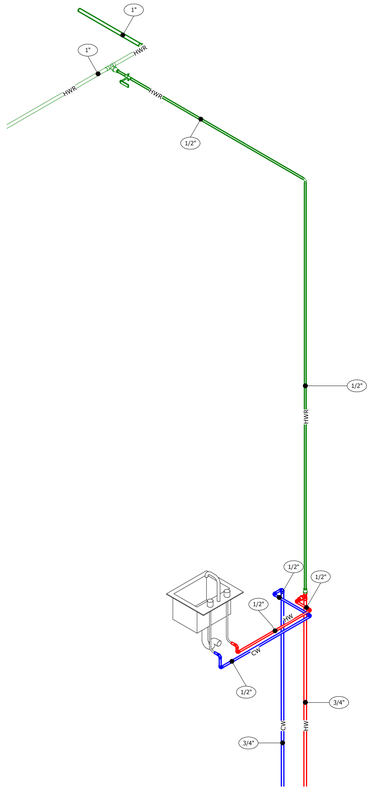

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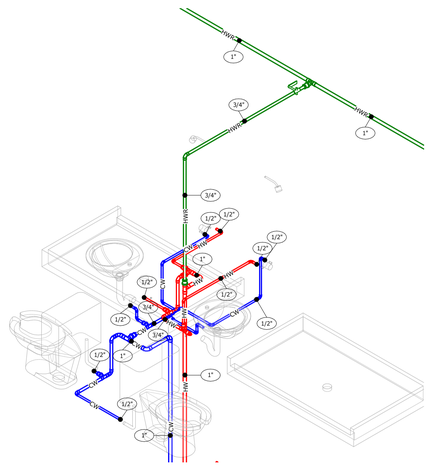

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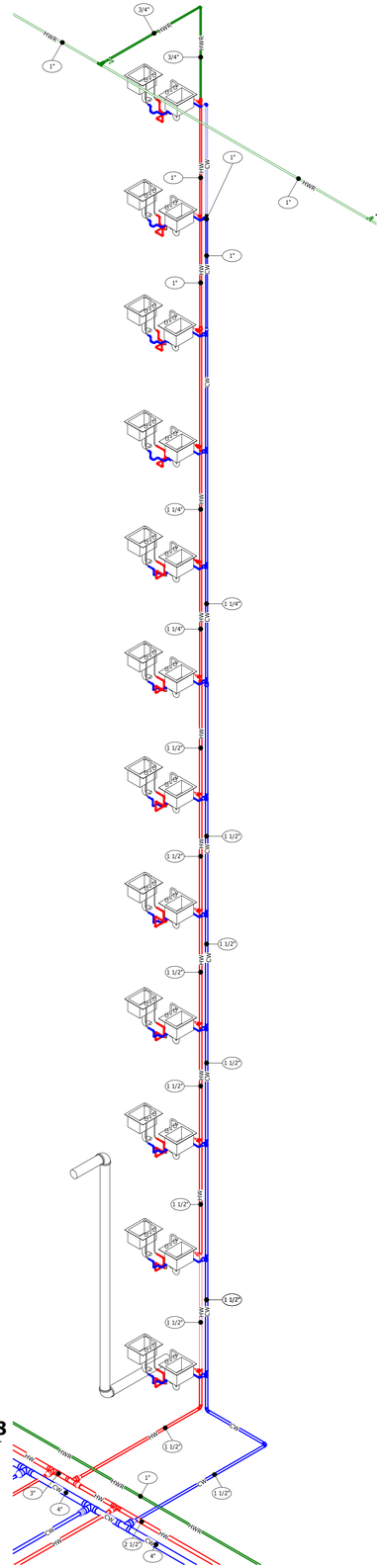

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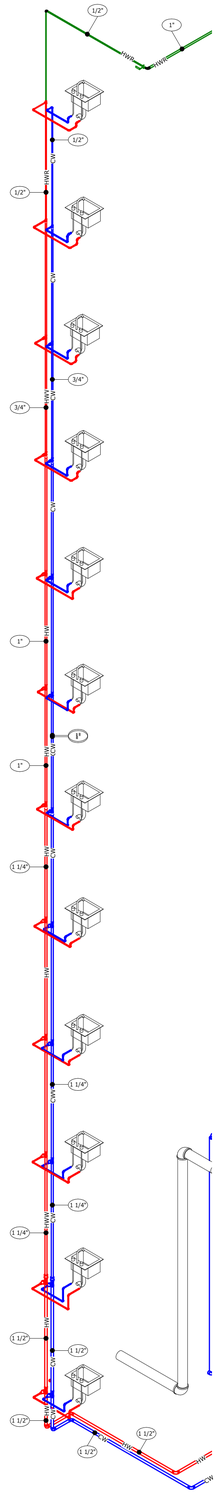

DOMESTIC WATER RISER 6, 7, 10, 19

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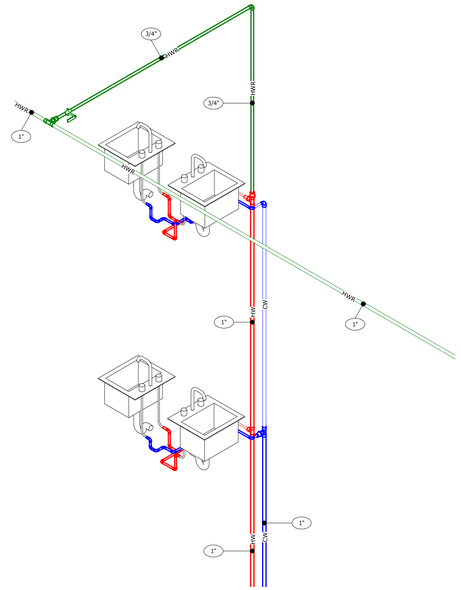

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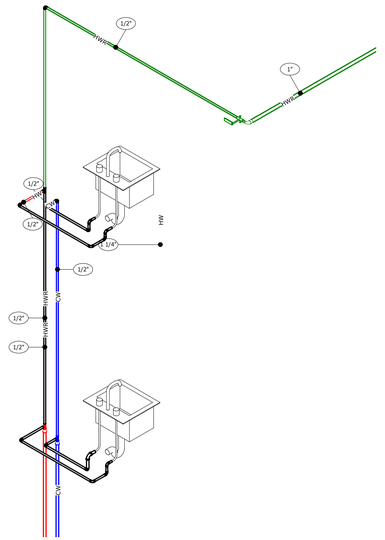

ENLARGED DOMESTIC WATER RISER 6, 7, 10, 19

NO SCALE

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EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

DOMESTIC WATER ISOMETRIC

P.404

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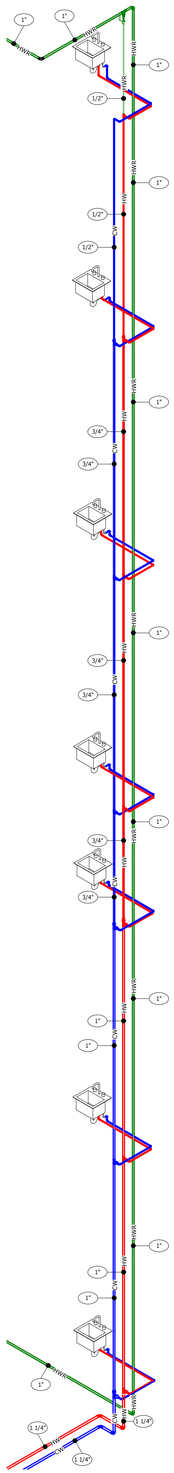

DOMESTIC WATER RISER 9

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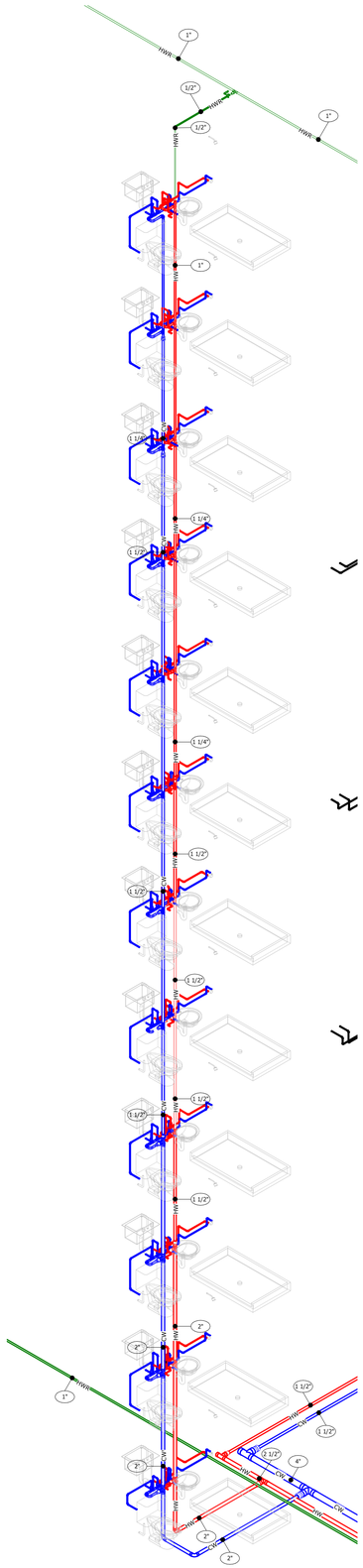

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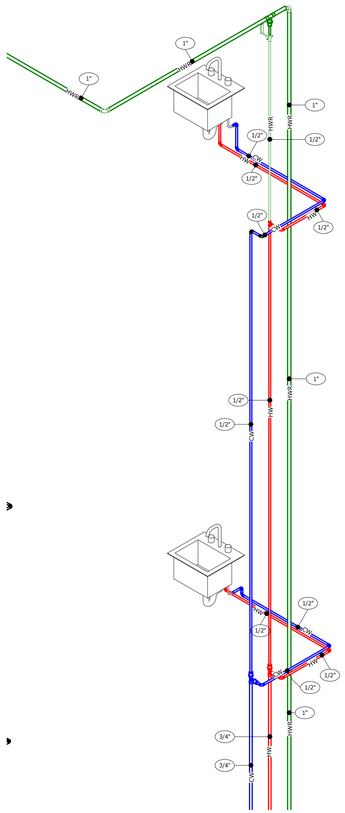

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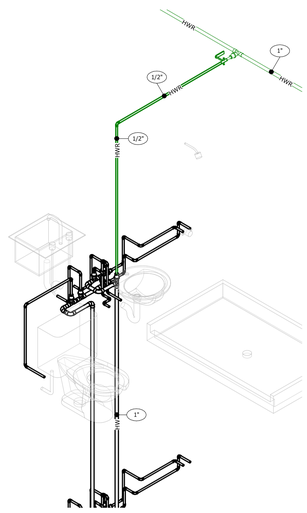

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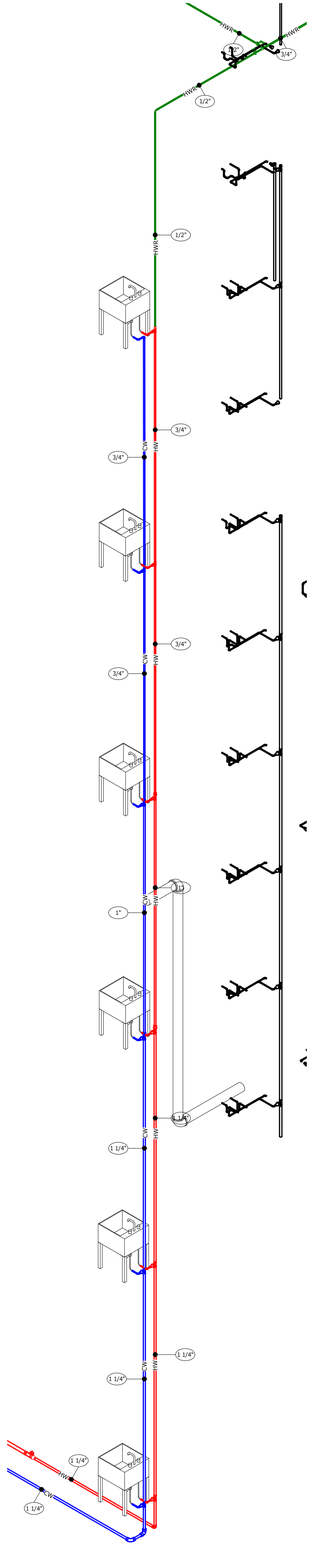

DOMESTIC WATER RISER 20

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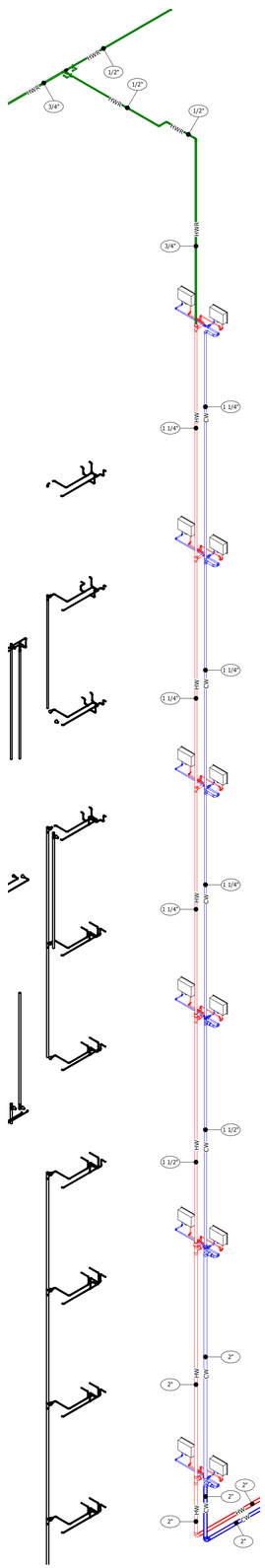
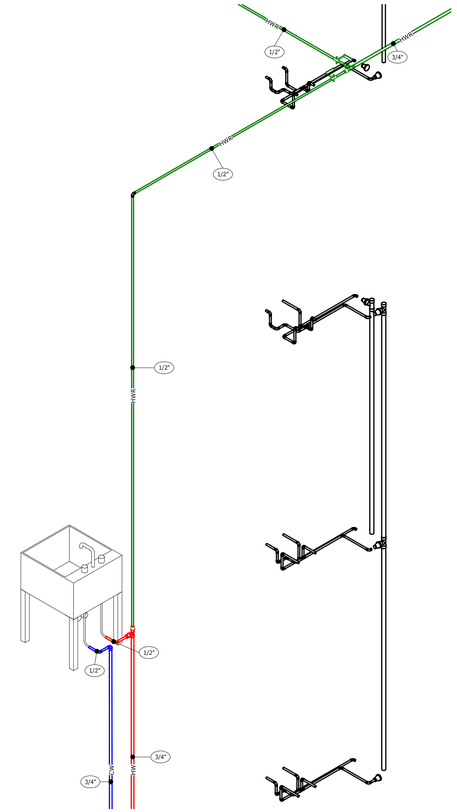


DOMESTIC WATER RISER 21

NO SCALE



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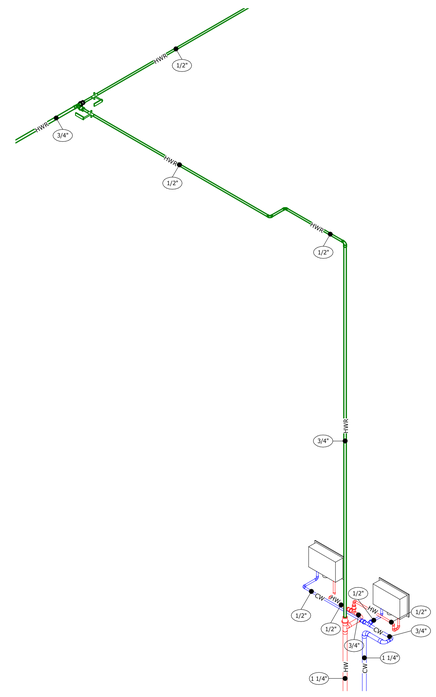

ENLARGED DOMESTIC WATER RISER 21

NO SCALE

STATE OF OHIO
REGISTERED
PROFESSIONAL ENGINEER
PATRICK W. KLANAC
E-56480

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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PROJECT DATE: 01.05.2024
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DOMESTIC WATER ISOMETRIC

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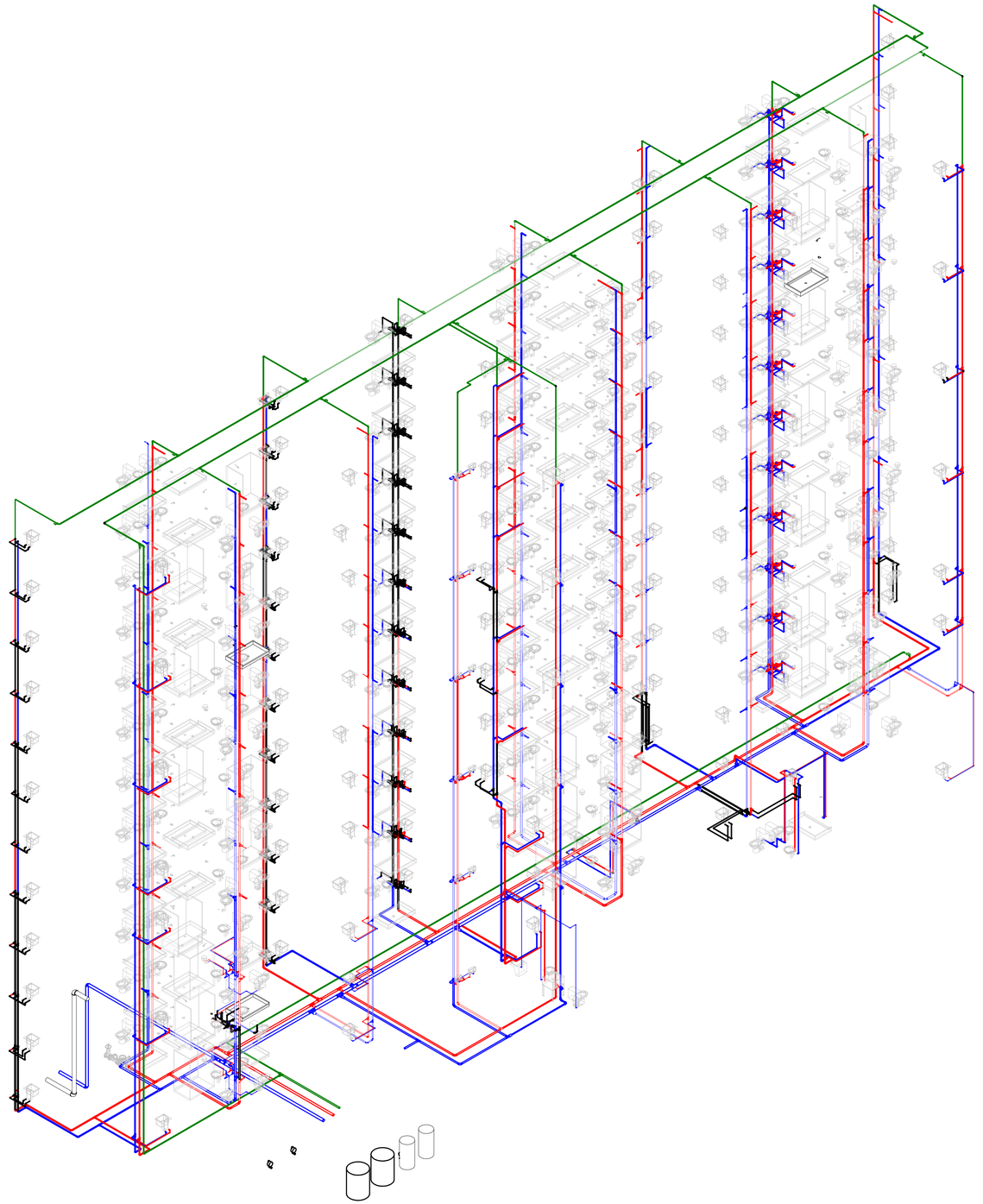

OVERALL DOMESTIC WATER RISERS

NO SCALE

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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22 40 60 - SHOWER SCHEDULE

NOTE:
*COORDINATE SHOWER VALVE HANDING WITH ARCHITECT PRIOR TO ORDERING.

FIXTURE/SURROUND							FAUCET/MIXING VALVE			DRAIN			CONNECTION SIZE				SEAT		
MARK	MANUFACTURER	MODEL	LENGTH	WIDTH	HEIGHT	ADA COMPLIANT	MANUFACTURER	MODEL	FLOW	MANUFACTURER	MODEL	MATERIAL	CW	HW	WASTE	VENT	MANUFACTURER	MODEL	REMARKS
SH-1	BUILT UP	-					MOEN	T8346EP15					1/2"	1/2"	3"	1 1/2"			
SH-2	CLARION BATHWARE	6333BF34					MOEN	52224GBM15	1.5	MOEN	102763BN	BRUSHED NICKEL	1/2"	1/2"	3"	1 1/2"			

22 40 14 - COUNTER MOUNTED LAVATORIES

NOTE:
*COORDINATE SINK SIZE WITH CASEWORK FOR PROPER FITMENT PRIOR TO ORDERING.

FIXTURE					FAUCET				CONNECTIONS				
MARK	TYPE	MANUFACTURER	MODEL	STRAINER	MANUFACTURER	FAUCET	HANDLES	OUTLET	HW	CW	SAN	VENT	ACCESSORIES
L-1	COUNTER MOUNTED LAVATORY	AMERICAN STANDARD	0476228		MOEN	L4605	SINGLE	1.2 GPM	1/2"	1/2"	1 1/2"	1 1/2"	
L-2	COUNTER MOUNTED LAVATORY	AMERICAN STANDARD	0476228		MOEN	L4605	SINGLE	1.2 GPM		1/2"	1 1/2"	1 1/2"	THERMOSTATIC MIXING VALVE: LEONARD VALVE, MODEL 170-LF

22 40 20 - SINGLE BOWL STAINLESS STEEL SINK

NOTE:
*COORDINATE SINK SIZE WITH CASEWORK FOR PROPER FITMENT PRIOR TO ORDERING.

FIXTURE				FAUCET				CONNECTIONS				
MARK	TYPE	MANUFACTURER	MODEL	STRAINER	MANUFACTURER	FAUCET	HANDLES	OUTLET	HW	CW	SAN	VENT	ACCESSORIES
S-1	SINGLE BOWL STAINLESS STEEL SINK	JUST MANUFACTURING	SL-ADA-2122-A-GR	J-35	MOEN	CA87480	SINGLE LEVER	1.5 GPM	1/2"	1/2"	1 1/2"	1 1/2"	WITH PROTEGE SIDE SPRAY

22 40 11 - FLOOR MOUNTED WATER CLOSET - FLUSH TANK

NOTE:
*COORDINATE FLUSH VALVE HANDING WITH ARCHITECT.

FIXTURE		FLUSH VALVE	SEAT			CONNECTIONS					
MARK	MANUFACTURER	MODEL	RATE	MANUFACTURER	MODEL	COLOR	CW	SAN	VENT	ADA COMPLIANT	RIM HEIGHT	ACCESSORIES
WC-1	AMERICAN STANDARD	270CA.101	1.28 GPF	AMERICAN STANDARD	5321.110	WHITE	1"	4"	2"	No	14.75"	
WC-2	AMERICAN STANDARD	215AA.104	1.28 GPF	AMERICAN STANDARD	5321.110	WHITE	1"	4"	2"	Yes	14.75"	

22 40 20 - DOUBLE BOWL STAINLESS STEEL SINK

NOTE:
*COORDINATE SINK SIZE WITH CASEWORK FOR PROPER FITMENT PRIOR TO ORDERING.

FIXTURE					FAUCET				CONNECTIONS				
MARK	TYPE	MANUFACTURER	MODEL	STRAINER	MANUFACTURER	FAUCET	HANDLES	OUTLET	HW	CW	SAN	VENT	ACCESSORIES
S-2	DOUBLE BOWL STAINLESS STEEL SINK	ELKAY	ELUHAD321650	J-35	ELKAY	LKGT1041, LKGT2041	2-3/8" LEVER	1.5 GPM	1/2"	1/2"	1 1/2"	1 1/2"	(22 40 21) GARBAGE DISPOSAL: INSINKERATOR, ESSENTIAL, 3/4 HP, 120V, 8.1 AMP

22 12 60 - CLEANOUT SCHEDULE

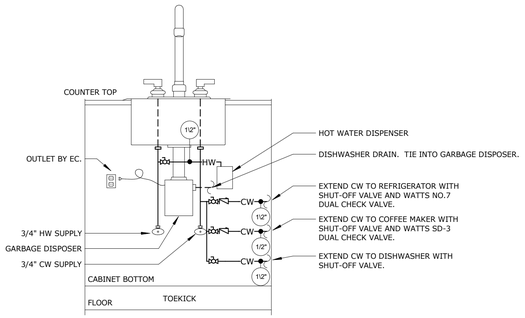
MARK	MANUFACTURER	MODEL	CONNECTION SIZE	REMARKS

22 41 11 - FLOOR DRAIN SCHEDULE

MARK	MANUFACTURER	MODEL	STRAINER SIZE	CONNECTION SIZE STORM/WASTE	NOTES
FD-1	JAY R SMITH	2005-NB	6"	3"	NICKEL BRONZE FINISH, TRAP SEAL JAY R SMITH 2692

22 42 21 - WASHING MACHINE SUPPLY BOX SCHEDULE

MARK	MANUFACTURER	MODEL	MOUNTING HEIGHT	CONNECTION SIZES CW	HW	SANITARY	VENT
WB-1	GUY GRAY	MWB19	COORDINATE WITH GC	1/2"	1/2"	2"	1 1/2"



5 22 40 20 - GARBAGE DISPOSAL
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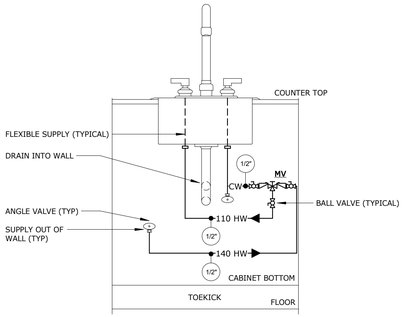

3 22 13 11 - UNDER COUNTER MIXING VALVE DETAIL
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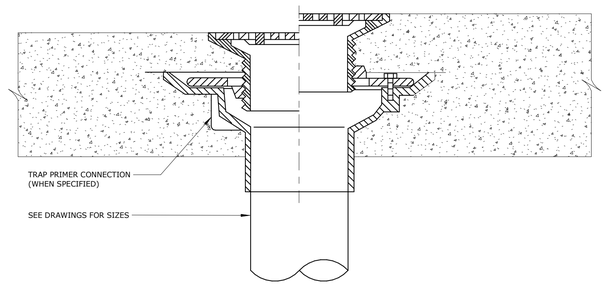

6 22 41 11 - FLOOR DRAIN (ROUND STRAINER) DETAIL
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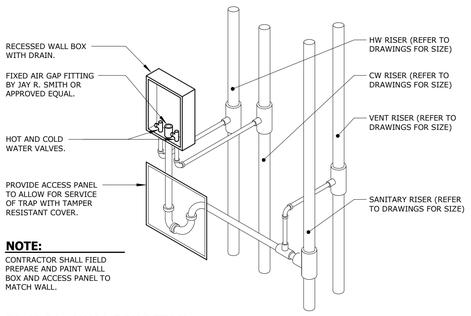

7 22 42 21 - WALL BOX DETAIL
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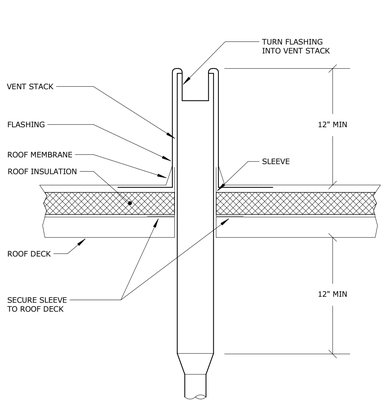

1 22 07 10 - VENT THROUGH ROOF INSTALLATION DETAIL (FLAT ROOF)
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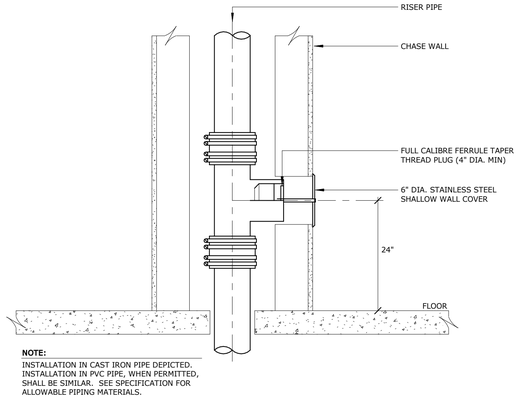

2 22 12 60 - FLUSH WITH WALL CLEANOUT
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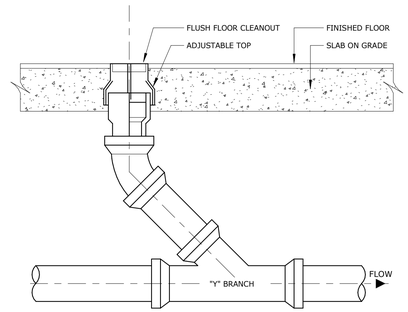

4 22 12 60 - INTERIOR FLOOR CLEANOUT
NO SCALE

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LICENSE # E-56480
EXPIRES: 12.31.2025

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BID SET

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SCHEDULES AND DETAILS

P.501

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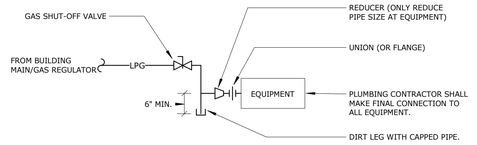
NATURAL GAS REGULATOR

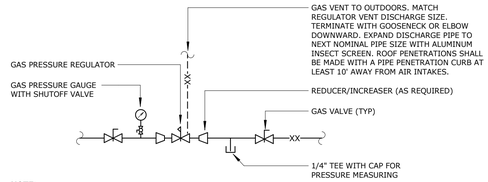
MARK	MANUFACTURER	SERVICE	CONNECTION SIZE			CAPACITY (CFH)	PRESSURE		NOTES
			HIGH PRESSURE	LOW PRESSURE	RELIEF	DESIGN	INLET	OUTLET (WC)	
GPR-1	NORGAS	BOILER 1	0"	2 1/2"	1"	2000	1 psi	14.00	
GPR-2	NORGAS	BOILER 2	0"	2 1/2"	1"	2000	1 psi	14.00	
GPR-3	NORGAS	EXISTING WATER HEATERS	0"	1"	1"	260	1 psi	14.00	

DOMESTIC WATER STORAGE TANK

MARK	MANUFACTURER	MODEL	TANK VOLUME (US GALLONS)	MAX WORKING PRESSURE (PSIG)	MAX WORKING TEMPERATURE	NOTES
WST-1	AO SMITH	T-350 ASME	367			GLASS LINED VERTICLE STORAGE, WITH TEMPERATURE GAUGE
WST-2	AO SMITH	T-350 ASME	367			GLASS LINED VERTICLE STORAGE, WITH TEMPERATURE GAUGE



1 22 12 41 - DIRT LEG DETAIL
NO SCALE

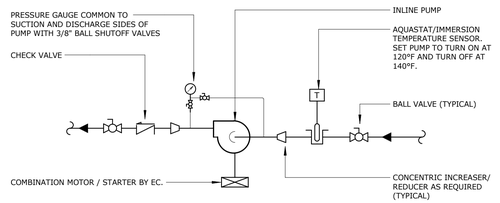


NOTE:
SEE BOILER MANUFACTURER'S PUBLIMED IOM FOR PIPING ARRANGEMENT AND REQUIRED PIPE DIAMETERS, SEPARATION OR REGULATOR, AND BOILER GAS CONNECTION.

3 NATURAL GAS PRESSURE REGULATOR PIPING DETAIL
NO SCALE

RECIRCULATOR PUMP SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	FLANGED CONNECTION	GPM	HEAD PRESSURE (FT)	HP	RPM	VOLTS/PHASE
RP-1	ARMSTRONG	H-53	INLINE		30.0	25.00	0.500	0	120/1



2 22 24 20 - RECIRCULATOR PUMP PIPING DETAIL (WITHOUT AQUASTAT)
NO SCALE

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

SCHEDULES AND DETAILS

P.502

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HVAC PIPE FITTINGS LEGEND

SYMBOL	DESCRIPTION
	TIE-IN POINT
	CAP
	HOSE THREAD CONNECTION
	REDUCER
	ECCENTRIC REDUCER
	UNION
	WOVEN HOSE FLEX CONNECTION
	SPHERICAL RUBBER FLEX CONNECTION
	BLIND FLANGE
	FLANGE
	EXPANSION JOINT
	PIPE GUIDE
	PIPE ANCHOR
	90° PIPE RISE OR DROP
	90° PIPE CONNECTION OUT OF BOTTTOM
	90° PIPE CONNECTION OUT OF TOP
SANITARY STANDARD	90° PIPE CONNECTION OUT OF SIDE
	45° PIPE CONNECTION OUT OF SIDE
	PIPING RISER DOWN
	PIPING RISER UP

REFRIGERATION SYMBOL LEGEND

SYMBOL	DESCRIPTION
	AIR COOLED CONDENSER
	APR VALVE
	REFRIGERANT BALL VALVE
	CHECK VALVE
	FILTER AND DRIER
	PRESSURE RELIEF VALVE
	ROTARY COMPRESSOR
	SIGHT GLASS
	SOLENOID VALVE
	THERMOSTATIC EXPANSION VALVE

HVAC PIPE ACCESSORIES LEGEND

SYMBOL	DESCRIPTION
	AUTO AIR VENT
	AUTO BALANCE VALVE
	BALL VALVE (3WAY)
	BALL VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	COMBINATION TEMPERATURE/PRESSURE TEST PORT
	SPHERICAL RUBBER FLEX CONNECTION
	GAS COCK
	GATE VALVE
	GLOBE VALVE
	MANUAL AIR VENT
	MANUAL BALANCE VALVE
	PLUG VALVE
	PRESSURE GAUGE
	PRESSURE RELIEF VALVE
	PRV (PRESSURE REDUCING VALVE)
	REDUCED PRESSURE BACKFLOW PREVENTOR
	SOLENOID VALVE
	STRAINER
	STRAINER WITH BLOWDOWN VALVE
	SENSOR IMMERSION WELL
	THERMOMETER
	MULTI-PURPOSE VALVE
	MULTI-PURPOSE VALVE W/ MEASURING COMPONENTS
	VENTURI FLOW METER
	WATER METER

LEGEND - MECHANICAL ABBREVIATION SCHEDULE

ABBREVIATION	DESCRIPTION
AC	AIR CONDITIONING
ACC	AIR COOLED CONDENSER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFMS	AIRFLOW MEASURING STATION
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP (INCHES OF WATER COLUMN)
APPROX	APPROXIMATELY
ARCH	ARCHITECT, ARCHITECTURAL
B	BOILER
BD	BACKDRAFT DAMPER
BFG	BELOW FINISHED GRADE
BHP	BRAKE HORSEPOWER
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTUH	BRITISH THERMAL UNIT PER HOUR
CC	COOLING COIL
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CO	CARBON MONOXIDE
COP	COEFFICIENT OF PERFORMANCE
CP	CONDENSATE PUMP
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
DA	DEAREATOR
DB	DRY BULB
DEMO	DEMOLITION
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DTF	DOWN THROUGH FLOOR
DTR	DOWN THROUGH ROOF
DWG	DRAWING
E	EAST
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE (DEG F)
EC	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
ET	EXPANSION TANK
ETC	ET CETERA
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EWH	ELECTRIC WALL HEATER
EWT	ENTERING WATER TEMPERATURE (DEG F)
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FD	FLOOR DRAIN
FILT	FILTER
FLA	FULL LOAD AMPS
FP	FIRE PROTECTION
FPC	FIRE PROTECTION CONTRACTOR
FT	FEET
FTK	FLASH TANK
FTR	FINNED TUBE RADIATION
GAL	GALLON
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HC	HEATING COIL
HEAD	FEET OF WATER COLUMN PRESSURE
HEPA	HIGH EFFIENCY PARTICULATE AIR
HOA	HAND-OFF-AUTOMATIC
HP	HEAT PUMP
HP	HORSEPOWER
IN	INCH
KW	KILOWATT

LEGEND - MECHANICAL ABBREVIATION SCHEDULE

ABBREVIATION	DESCRIPTION
L	LOUVER
LAT	LEAVING AIR TEMPERATURE (DEG F)
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE (DEG F)
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER
MHP	MOTOR HORSEPOWER
MIN	MINIMUM
MOD	MOTOR OPERATED DAMPER
MOP	MAXIMUM OVERCURRENT PROTECTION
N	NORTH
NA, N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN
NPT	NOMINAL PIPE THREAD
NTS	NOT TO SCALE
OA	OUTDOOR AIR
OAT	OUTDOOR AIR TEMPERATURE
P	PUMP
PC	PLUMBING CONTRACTOR
PD	PRESSURE DROP
PH	PHASE
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
RA	RETURN AIR
RD	ROOF DRAIN
RH	RELATIVE HUMIDITY
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RV	RELIEF VALVE
S	SOUTH
SA	SUPPLY AIR
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SENS	SENSIBLE
SF	SQUARE FEET
SMACNA	SHEET METAL AND AIRCONDITIONING CONTRACTORS NATIONAL ASSOCIATION
SPECS	SPECIFICATIONS
SPRS	STEAM PRESSURE REDUCING STATION
SPRV	STEAM PRESSURE REDUCING VALVE
SQ	SQUARE
SS	STAINLESS STEEL
SST	SATURATED SUCTION TEMPERATURE
T-STAT	THERMOSTAT
TC	TEMPERATURE CONTROL
TCC	(TEMPERATURE) CONTROL CONTRACTOR
TCP	(TEMPERATURE) CONTROL PANEL
TEMP	TEMPERATURE (DEG F)
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UH	UNIT HEATER
UTF	UP THROUGH FLOOR
UTR	UP THROUGH ROOF
UV	UNIT VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THROUGH ROOF
W	WEST
WB	WET BULB
WC	INCHES WATER COLUMN (PRESSURE)
WG	WATER GAUGE (PRESSURE)
WPD	WATER PRESSURE DROP (FEET OF WATER COLUMN)

HVAC LINETYPE SCHEDULE

ABBREVIATION	DESCRIPTION
BD	BOILER BLOWDOWN
BF	BOILER FEED
BOV	BOILER OVERFLOW AND VENT
CD	CONDENSATE DRAIN
COR	CHANGE OVER RETURN
COS	CHANGE OVER SUPPLY
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
HPC	HIGH PRESSURE STEAM CONDENSATE
HPS	HIGH PRESSURE STEAM SUPPLY
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
MU	MAKE-UP WATER
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION

DUCT LINETYPE SCHEDULE

ABBREVIATION	DESCRIPTION
CA	COMBUSTION AIR
EA	EXHAUST AIR
FLUE	FUEL-BURNING APPLIANCE FLUE VENT
OA	OUTDOOR AIR

DUCTWORK SYMBOL LEGEND

XX — DUCT TYPE
XX — DUCT SIZE

SYMBOL	DESCRIPTION
	DUCT UP THROUGH FLOOR
	EXISTING TO REMAIN DUCT UP THROUGH FLOOR
	REMOVE DUCT UP THROUGH FLOOR
	DUCT DOWN THROUGH FLOOR
	DUCT DOWN THROUGH FLOOR
	REMOVE DUCT DOWN THROUGH FLOOR
	REMOVE DUCTWORK BACK TO TIE-IN POINT
	TIE INTO EXISTING DUCTWORK

HVAC PIPING PLAN TAG LEGEND

XX — PIPE TYPE
XX — PIPE SIZE

SYMBOL	DESCRIPTION
	PIPE DOWN THROUGH FLOOR/ROOF
	EXISTING TO REMAIN PIPE DOWN THROUGH FLOOR/ROOF
	REMOVE PIPE DOWN THROUGH FLOOR/ROOF
	PIPE UP THROUGH FLOOR/ROOF
	EXISTING TO REMAIN PIPE UP THROUGH FLOOR/ROOF
	REMOVE PIPE UP THROUGH FLOOR/ROOF
	REMOVE PIPE BACK TO TIE-IN POINT.
	CONNECT TO EXISTING PIPING.
	STACKED PIPES

REFERENCE SYMBOL LEGEND

X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	DETAIL CALLOUT
X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	SECTION AND ELEVATION CALLOUT
X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	ENLARGED PLAN CALLOUT
X / XXXX — VIEW NUMBER ON SHEET / SHEET REFERENCE	CONTINUATION CALLOUT

DRAWING LIST

SHEET NUMBER	SHEET NAME
M.001	GENERAL INFORMATION
M.002	GENERAL INFORMATION
M.201	1ST FLOOR - HVAC & PIPING PLANS
M.202	2ND FLOOR - HVAC & PIPING PLANS
M.203	3RD FLOOR - HVAC & PIPING PLANS
M.204	4TH FLOOR - HVAC & PIPING PLANS
M.205	5TH FLOOR - HVAC & PIPING PLANS
M.206	6TH FLOOR - HVAC & PIPING PLANS
M.207	7TH FLOOR - HVAC & PIPING PLANS
M.208	8TH FLOOR - HVAC & PIPING PLANS
M.209	9TH FLOOR - HVAC & PIPING PLANS
M.210	10TH FLOOR - HVAC & PIPING PLANS
M.211	11TH FLOOR - HVAC & PIPING PLANS
M.212	12TH FLOOR - HVAC & PIPING PLANS
M.213	13TH FLOOR - HVAC & PIPING PLANS
M.214	ROOF - HVAC & PIPING PLANS
M.215	PENTHOUSE - HVAC & PIPING PLANS
M.301	MECHANICAL EQUIPMENT SCHEDULES
M.302	MECHANICAL EQUIPMENT SCHEDULES
M.303	MECHANICAL EQUIPMENT PIPING DETAILS
M.304	MECHANICAL EQUIPMENT INSTALLATION DETAILS
M.305	MECHANICAL EQUIPMENT INSTALLATION DETAILS
M.306	MECHANICAL EQUIPMENT CONTROL DETAILS
M.307	ENLARGED 1ST FLOOR MECHANICAL ROOM PLANS

EXTERIOR WALL PENETRATION NOTES:

1. PENETRATE EXTERIOR BUILDING WALLS AS REQUIRED TO FACILITATE INSTALLATION OF ITEMS INDICATED.

COORDINATION NOTES:

1. CERTAIN AREAS OF THE BUILDING UTILIZE RETURN AIR CEILING PLENUMS. ALL MATERIALS INSTALLED WITHIN THE CEILING PLENUMS SHALL COMPLY WITH NFPA 90A REQUIREMENTS.
2. UNLESS DETAILED OTHERWISE, SYSTEMS SHALL BE ORGANIZED SUCH THAT DUCTWORK MAINS ARE THE HIGHEST LEVEL AND ARE TIGHT TO BUILDING STEEL. HVAC PIPING AND PLUMBING PIPING SHALL BE ROUTED BELOW THE DUCTWORK MAINS, AND FIRE PROTECTION PIPING SHALL BE BELOW ALL.
3. THE BOTTOM ELEVATION OF ALL SYSTEMS SHALL BE AT LEAST 6" ABOVE LAY-IN CEILINGS OR 2" ABOVE LIGHTS TO FACILITATE CEILING TILE REMOVAL AND MAINTENANCE ACCESS.
4. SYSTEMS SHALL BE ARRANGED SUCH THAT THEY ARE NOT TOUCHING EACH OTHER OR ANY PART OF THE BUILDING STRUCTURE TO AVOID VIBRATION TRANSFERRENCE AND EXPANSION INTERFERENCE, AND TO FACILITATE SYSTEM INSULATION INSTALLATION (WHERE REQUIRED).

CEILING WORK NOTES:

1. REMOVE AND RE-INSTALL LAY-IN CEILINGS IN AREAS WHERE EXISTING CEILINGS ARE TO REMAIN AS REQUIRED TO COMPLETE THE INSTALLATION OF ITEMS SHOWN. SEE ARCHITECTURAL DRAWINGS FOR IDENTIFICATION OF AREAS WHERE EXISTING CEILINGS ARE TO REMAIN. REPLACE DAMAGED CEILING MATERIALS TO MATCH EXISTING CEILING.
2. CEILING TILES MAY BE LEFT OUT OF THE CEILING IN AREAS UNDER CONSTRUCTION ONLY IF STORED IN AREAS AS DIRECTED BY THE OWNER SO AS NOT TO HINDER THE DAILY OPERATIONS OF THE BUILDING'S OCCUPANTS.
3. REMOVE EXISTING DRYWALL OR PLASTER CEILINGS TO ACCOMMODATE INSTALLATION OF ITEMS INDICATED. PATCH AND PAINT DRYWALL OR PLASTER CEILINGS TO MATCH EXISTING ADJACENT UNDISTURBED SURFACES.
4. PROVIDE ESCUTCHEONS FOR ALL PIPING PENETRATIONS OF CEILINGS IN OCCUPIED AREAS.
5. FIRESTOP ALL PENETRATIONS OF RATED CEILINGS WITH THE APPROPRIATE FIRESTOPPING MATERIAL. REQUIRED MATERIALS ARE INDICATED IN THE SPECIFICATIONS

INTERIOR WALL PENETRATION NOTES:

1. PENETRATE INTERIOR BUILDING WALLS AS REQUIRED TO FACILITATE INSTALLATION OF ITEMS INDICATED.
2. PATCH AND PAINT EXISTING WALLS TO MATCH ADJACENT UNDISTURBED SURFACES.
3. FIRESTOP PENETRATIONS OF RATED WALLS WITH APPROPRIATE SPECIFIED FIREPROOFING MATERIAL AND SEALING METHODS.
4. SOUND STOP FULL HEIGHT WALLS WITH APPROPRIATE MATERIALS AND METHODS AND AS INDICATED IN THE "PENETRATIONS" SECTION OF THE SPECIFICATIONS.
5. MAKE WALL PENETRATIONS LARGE ENOUGH TO ALLOW INSULATED PIPES AND/OR DUCTS TO PASS THROUGH WITHOUT INTERRUPTION OF INSULATION.
6. ALLOW A MINIMUM 3" CLEARANCE AROUND ALL SIDES BETWEEN DUCT SURFACE AND ANY WALL STUDS OR HEADERS TO AVOID TRANSFERRENCE OF VIBRATION TO STRUCTURE.

STATE OF OHIO — REGISTERED PROFESSIONAL ENGINEER
PATRICK W. KLANAC
E-56480
PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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Cincinnati, OH 45229

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BID SET

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GENERAL INFORMATION

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SENSORS/DEVICES - CURRENT

SYMBOL	DESCRIPTION
	CURRENT SWITCH
	CURRENT TRANSDUCER

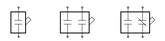
SENSORS/DEVICES - PRESSURE

SYMBOL	DESCRIPTION
DPS	DIFFERENTIAL PRESSURE SWITCH
DPT	DIFFERENTIAL PRESSURE TRANSDUCER

SENSORS/DEVICES - TEMPERATURE

SYMBOL	DESCRIPTION
T PLAN	TEMPERATURE SENSOR - WALL MOUNTED
T DIAGRAM	TEMPERATURE SENSOR - WALL MOUNTED
T DIAGRAM	TEMPERATURE SENSOR - WALL MOUNTED WITH DISPLAY
	TEMPERATURE SENSOR - BULB
	TEMPERATURE SENSOR - HYDRONIC - PIPE MOUNTED • FURNISH BRASS SENSOR WELL FOR COPPER PIPING SYSTEMS • FURNISH STAINLESS STEEL SENSOR WELL FOR STEEL PIPING SYSTEMS

ELECTRICAL EQUIPMENT LEGEND - SWITCHES, CONTACTS, RELAYS

SYMBOL	DESCRIPTION
	TOGGLE SWITCH
	DRY CONTACT (1 OR 2 POLE)

ELECTRICAL EQUIPMENT LEGEND - STARTERS

SYMBOL	DESCRIPTION
	VARIABLE FREQUENCY DRIVE

ELECTRICAL EQUIPMENT LEGEND - FIRE ALARM

SYMBOL	DESCRIPTION
DD	DUCT MOUNTED SMOKE DETECTOR FURNISHED BY DIVISION 26, INSTALLED BY DIVISION 23
DD DD DD DD	DUCT MOUNTED SMOKE DETECTOR CONTACTS
ZAM ZAM	ZONE ADDRESSABLE MODULE FURNISHED BY DIVISION 26, WIRED BY DIVISION 23
	REMOTE PUSH-BUTTON TEST STATION

ELECTRICAL EQUIPMENT LEGEND - POWER SUPPLY

SYMBOL	DESCRIPTION
120 24 DIAGRAM	POWER TRANSFORMER

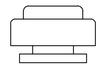
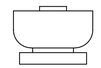
CONTROL VALVES

SYMBOL	DESCRIPTION
NO NC ES NO ES NC	ELECTRIC VALVE ACTUATOR. ES INDICATES END SWITCH NO=FAIL OPEN, NC = FAIL CLOSED
	THREE WAY CONTROL VALVE
	TWO WAY CONTROL VALVE

CONTROL DAMPERS

SYMBOL	DESCRIPTION
NO NC ES NO ES NC	ELECTRIC DAMPER ACTUATOR. ES INDICATES END SWITCH NO=FAIL OPEN, NC = FAIL CLOSED
SD ES	SMOKE DAMPER ACTUATOR
OB PB	DAMPER. OB = OPPOSED BLADE, PD = PARALLEL BLADE.

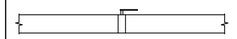
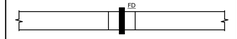
HVAC EQUIPMENT AND COMPONENT LEGEND

SYMBOL	DESCRIPTION
	CENTRIFUGAL FAN
	DOWNBLAST ROOF EXHAUST FAN
	UPBLAST ROOF EXHAUST FAN
	VANE AXIAL FAN
	PROPELLER FAN
	BACKDRAFT DAMPER
	LOUVER
	MOTOR
	PUMP

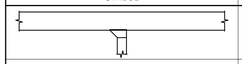
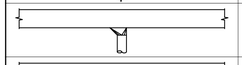
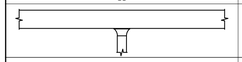
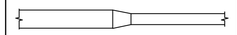
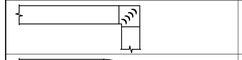
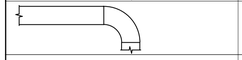
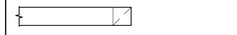
CONTROL POINT SYMBOL LEGEND

SYMBOL	DESCRIPTION
DO-99.99 NEW POINT DO-99.99 EXISTING POINT DO-99.99 POINT TO BE REMOVED DO-99.99 POINT NUMBER, POINT PREFIX, POINT TYPE DO-99 POINT NUMBER, POINT TYPE	CONTROL POINT. REFER TO CONTROL POINTS SCHEDULE FOR POINT DESCRIPTION. POINT TYPE: AI = ANALOG INPUT AO = ANALOG OUTPUT DI = DIGITAL INPUT DO = DIGITAL OUTPUT INT = INTEGRATION

DUCTWORK ACCESSORIES LEGEND

SYMBOL	DESCRIPTION
	DAMPER (BALANCING/VOLUME)
	DAMPER (COMBINATION FIRE/SMOKE)
	DAMPER (FIRE)
	DAMPER (SMOKE)
	DUCT ACCESS DOOR ON BOTTOM
	DUCT ACCESS DOOR ON SIDE
	DUCT MOUNTED SMOKE DETECTOR
	RETURN AIR / EXHAUST AIR GRILLE - CEILING MOUNTED
	RETURN AIR / EXHAUST AIR GRILLE - SIDEWALL MOUNTED
	SUPPLY AIR DIFFUSER - SIDEWALL MOUNTED

DUCTWORK FITTINGS LEGEND

SYMBOL	DESCRIPTION
	45° ENTRY BOOT TAKE-OFF (RECTANGULAR TO RECTANGULAR)
	45° ENTRY BOOT TAKE-OFF (RECTANGULAR TO ROUND)
	90° BRANCH TAKE-OFF (CONICAL/BELLMOUTH FITTING)
	CONVERGING/DIVERGING TRANSITION
	DUCT CAP
	DUCT DROP (IN THE DIRECTION OF AIR FLOW)
	DUCT RISE (IN THE DIRECTION OF AIR FLOW)
	DUCTWORK TIE-IN POINT
	MITERED DUCT ELBOW WITH TURNING VANES
	RADIUS DUCT ELBOW
	RETURN, EXHAUST OR RELIEF AIR DUCT DOWN
	RETURN, EXHAUST OR RELIEF AIR DUCT UP
	SQUARE TO ROUND TRANSITION
	SUPPLY OR OUTDOOR AIR DUCT DOWN
	SUPPLY OR OUTDOOR AIR DUCT UP

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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275 Springside Dr., Suite 300
Akron, Ohio 44333
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ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

GENERAL INFORMATION

M.002

BERARDI+
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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
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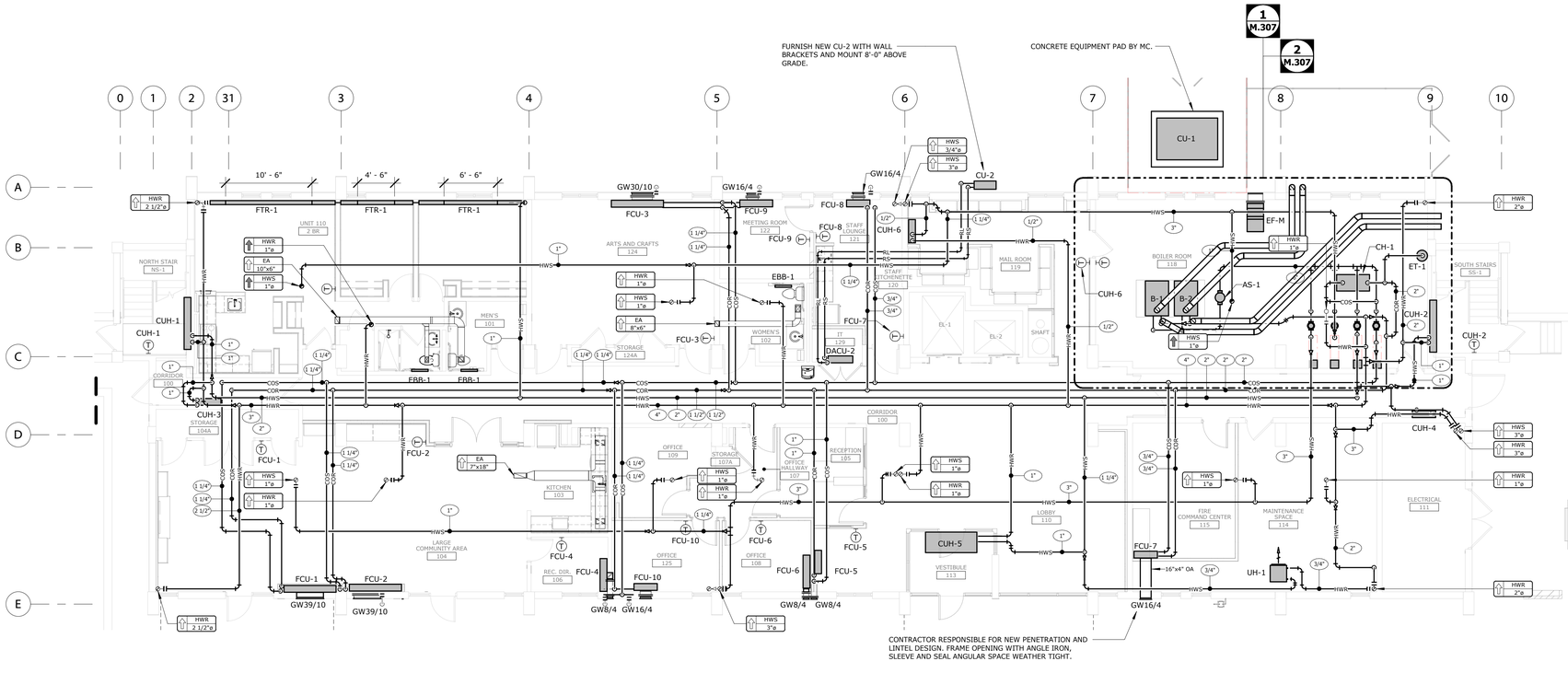
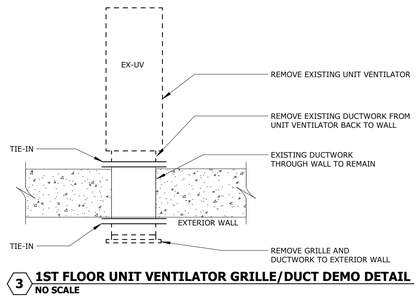


1ST FLOOR - MECHANICAL PLAN

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

1ST FLOOR - MECHANICAL DEMOLITION PLAN

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



3 **1ST FLOOR UNIT VENTILATOR GRILLE/DUCT DEMO DETAIL**
NO SCALE

DRAWING INTERPRETATION NOTES:

1. EXISTING LINETYPE: THIN (LIGHT) SOLID LINES REPRESENT ITEMS THAT ARE EXISTING TO REMAIN OR ARE FURNISHED BY OTHERS.
2. DEMOLITION LINETYPE: THICK (DARK) DASHED LINES REPRESENT EXISTING ITEMS TO BE REMOVED.
3. NEW LINETYPE: THICK (DARK) SOLID LINES REPRESENT ITEMS THAT ARE NEW OR RELOCATED.
4. RELEVANT EXISTING CONDITIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD OBSERVATION(S). NOT ALL EXISTING ITEMS ARE SHOWN, OR COULD BE FIELD VERIFIED. ONCE AREAS OBSCURED FROM VIEW ARE EXPOSED, VERIFY THAT CONDITIONS ARE AS INDICATED ON THIS DRAWING. BEFORE PROCEEDING WITH WORK, NOTIFY THE ENGINEER IF CONDITIONS DIFFER FROM WHAT IS SHOWN.
5. EQUIPMENT SHOWN GRAY-SHADED OR TAGGED HAVE AN ASSOCIATED EQUIPMENT SCHEDULE. SEE SCHEDULE SHEET(S).
6. EQUIPMENT AND ITEMS TO BE RELOCATED ARE IDENTIFIED ON THE PLANS AND/OR EQUIPMENT SCHEDULE(S).

DUCTWORK NEW WORK NOTES:

1. BRANCH DUCTWORK RUNOUTS TO GRILLES/DIFFUSERS SHALL BE THE NECK SIZE OF THE GRILLE/DIFFUSER, UNLESS NOTED OTHERWISE.
2. DUCT SIZES NOTED REPRESENT THE ACTUAL SHEET METAL SIZE. WHERE INTERIOR DUCT LINING IS USED, DUCT SIZES HAVE ALREADY ACCOUNTED FOR THE LINING.
3. SEE SHEETMETAL FITTING DETAILS FOR FITTING CONSTRUCTION REQUIREMENTS. CONSULT ENGINEER IF UNCERTAIN WHICH TYPE OF FITTING IS REQUIRED IN A SPECIFIC LOCATION.
4. DO NOT INSTALL ANY DUCTWORK BENEATH OR ADJACENT TO ANY EQUIPMENT THAT WOULD HINDER MAINTENANCE ACCESS TO EQUIPMENT OR THE FUTURE REMOVAL OF EQUIPMENT.

DUCTWORK DEMOLITION NOTES:

1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL UPON REMOVAL OF ALL SALVAGED ITEMS. OTHERWISE, REMOVE ALL DEMOLISHED ITEMS FROM THE SITE.
2. REMOVE ALL DUCTWORK, AS INDICATED BY THE DEMOLITION LINETYPE. REMOVE ALL ASSOCIATED ANCILLARY ITEMS, SUCH AS HANGERS, SUPPORTS, INSULATION, CONTROLS, ETC. - NOT UTILIZED FOR NEW WORK.
3. REMOVE DUCTWORK BACK TO TIE-IN POINTS WHERE INDICATED.
4. REMOVE DUCTWORK BACK TO CAPPED LOCATIONS WHERE INDICATED. INSULATE CAPPED DUCTS THE SAME AS NEW.

HVAC PIPING NEW WORK NOTES:

1. SHUT-OFF VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. COORDINATE THE LOCATION OF ACCESS DOORS IN CEILINGS OR WALLS WITH THE GENERAL CONTRACTOR IF A VALVE IS REQUIRED TO BE LOCATED ABOVE AN INACCESSIBLE CEILING OR IN A WALL OR CHASE.
2. BRANCH PIPING RUNOUTS TO FIN-TUBE RADIATION (FTR) SHALL BE 1/2" SIZE UNLESS OTHERWISE NOTED.
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PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

1ST FLOOR - HVAC & PIPING PLANS

M.201

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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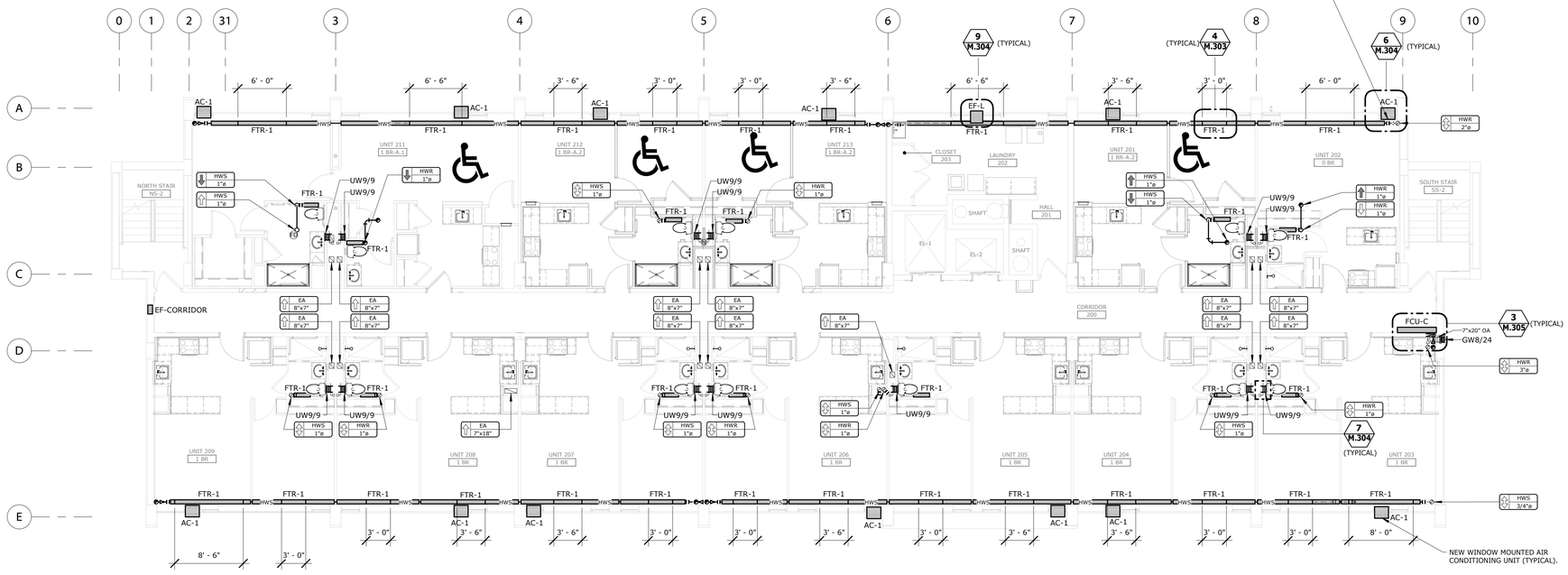
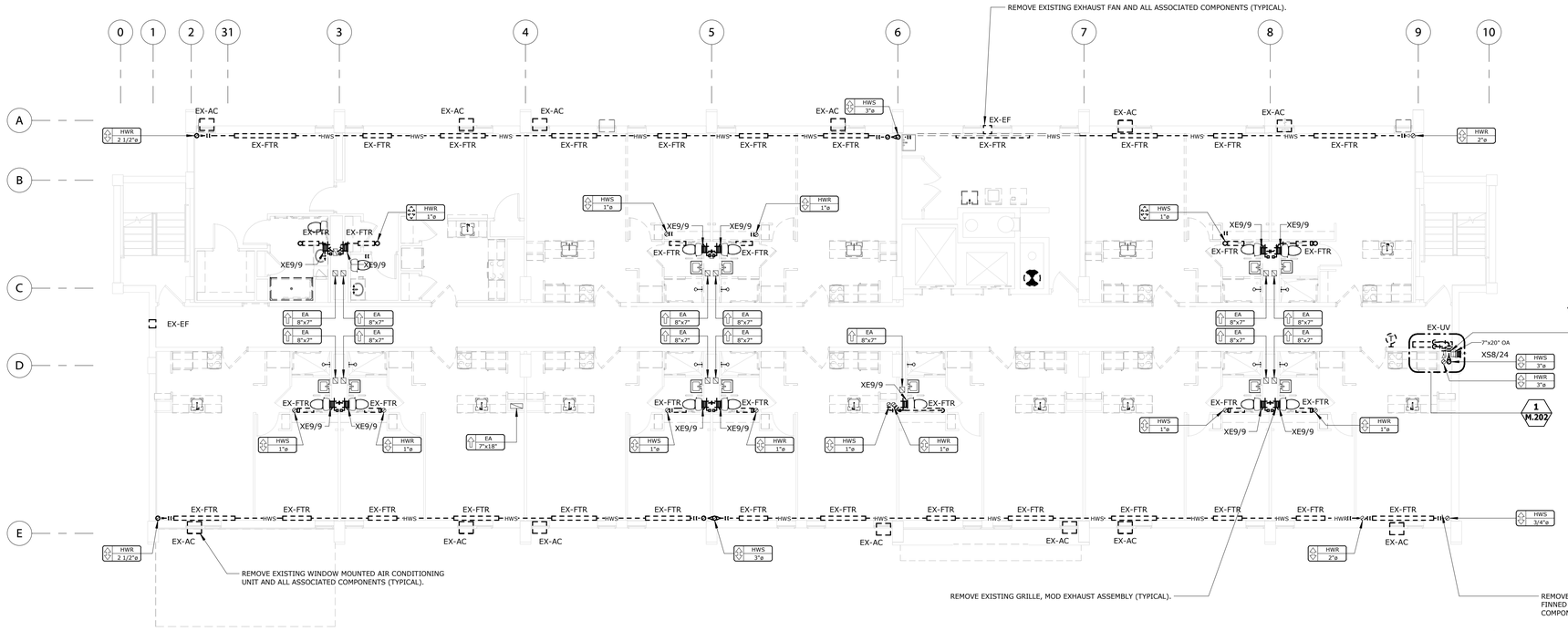


2ND FLOOR - MECHANICAL PLAN

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



2ND FLOOR - MECHANICAL DEMOLITION PLAN

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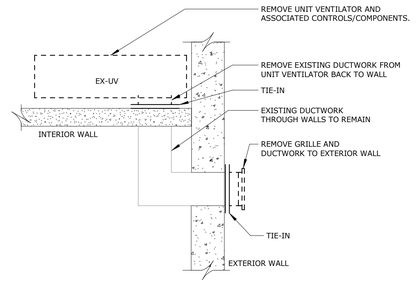

1 FLOORS 2 THRU 13 UNIT VENTILATOR GRILLE/DUCT DEMO DETAIL
NO SCALE

PATRICK W. KLANAC
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BID SET

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#	Description	Date

2ND FLOOR - HVAC & PIPING PLANS

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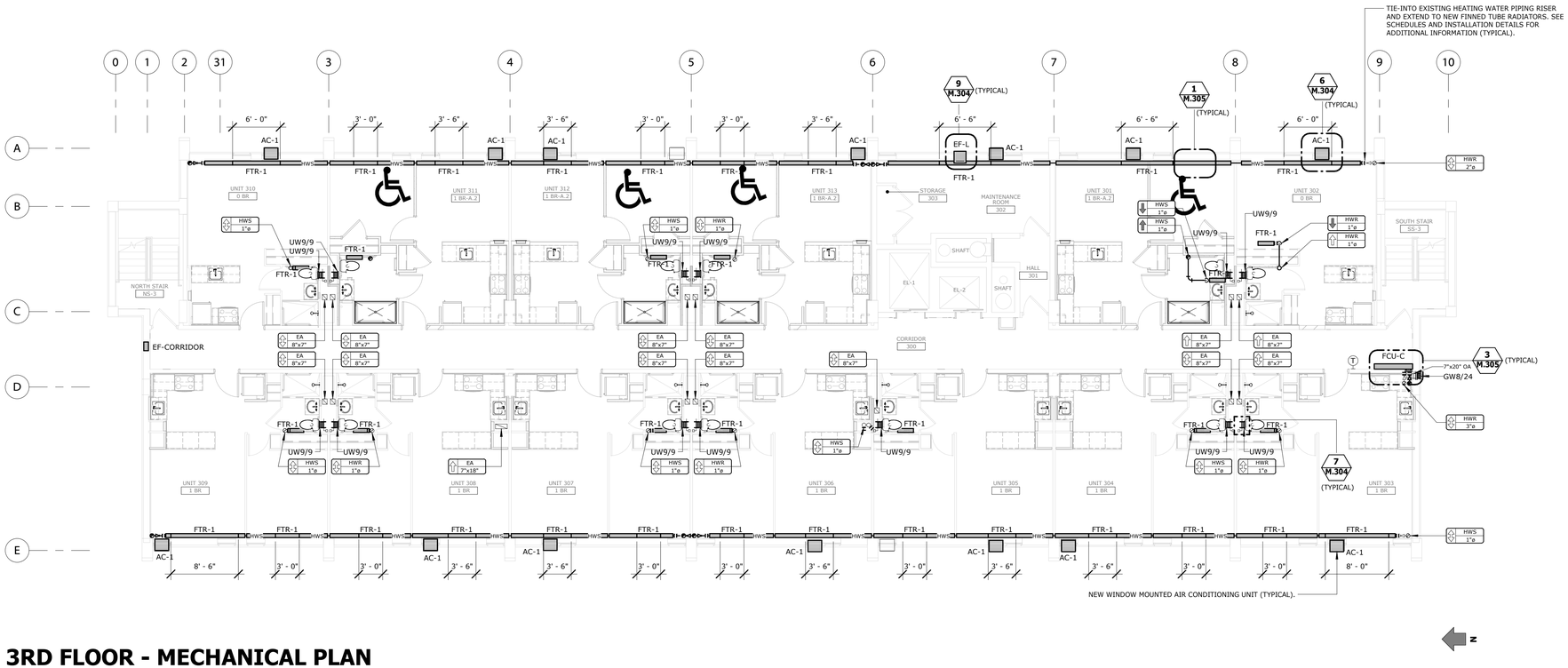
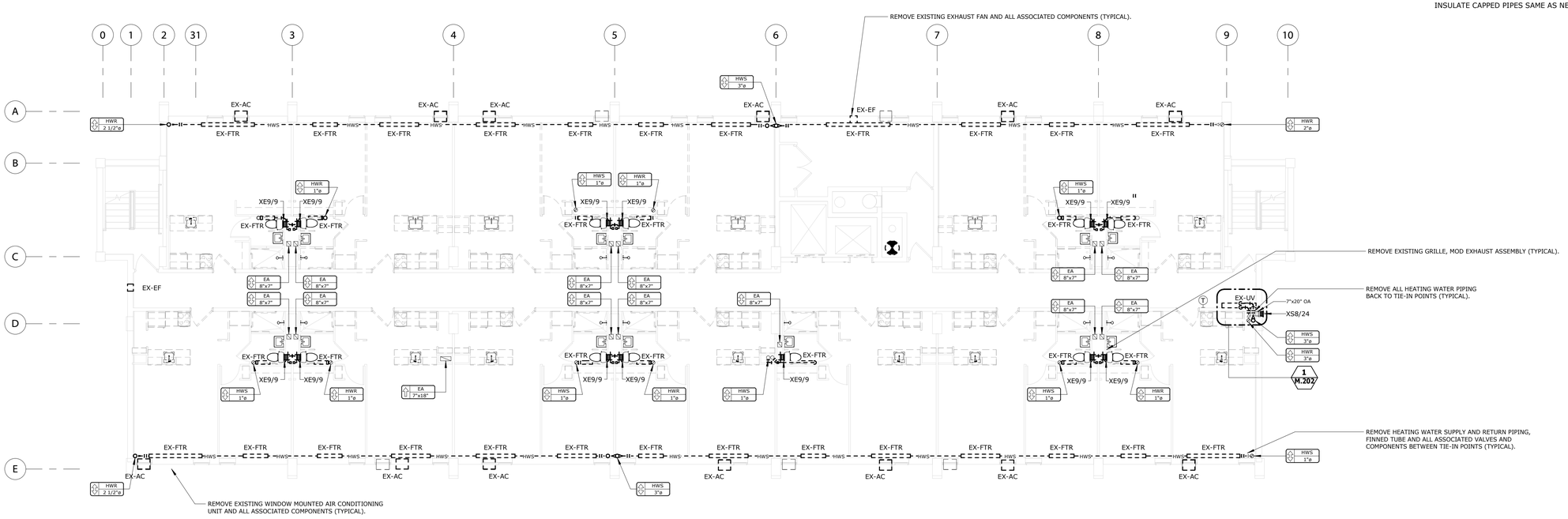


3RD FLOOR - MECHANICAL PLAN

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



3RD FLOOR - MECHANICAL DEMOLITION PLAN

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

DRAWING INTERPRETATION NOTES:

1. EXISTING LINETYPE: THIN (LIGHT) SOLID LINES REPRESENT ITEMS THAT ARE EXISTING TO REMAIN OR ARE FURNISHED BY OTHERS.
2. DEMOLITION LINETYPE: THICK (DARK) DASHED LINES REPRESENT EXISTING ITEMS TO BE REMOVED.
3. NEW LINETYPE: THICK (DARK) SOLID LINES REPRESENT ITEMS THAT ARE NEW OR RELOCATED.
4. RELEVANT EXISTING CONDITIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD OBSERVATION(S). NOT ALL EXISTING ITEMS ARE SHOWN, OR COULD BE FIELD VERIFIED. ONCE AREAS OBSCURED FROM VIEW ARE EXPOSED, VERIFY THAT CONDITIONS ARE AS INDICATED ON THIS DRAWING. BEFORE PROCEEDING WITH WORK, NOTIFY THE ENGINEER IF CONDITIONS DIFFER FROM WHAT IS SHOWN.
5. EQUIPMENT SHOWN GRAY-SHADED OR TAGGED HAVE AN ASSOCIATED EQUIPMENT SCHEDULE. SEE SCHEDULE SHEET(S).
6. EQUIPMENT AND ITEMS TO BE RELOCATED ARE IDENTIFIED ON THE PLANS AND/OR EQUIPMENT SCHEDULE(S).

DUCTWORK NEW WORK NOTES:

1. BRANCH DUCTWORK RUNOUTS TO GRILLES/DIFFUSERS SHALL BE THE NECK SIZE OF THE GRILLE/DIFFUSER, UNLESS NOTED OTHERWISE.
2. DUCT SIZES NOTED REPRESENT THE ACTUAL SHEET METAL SIZE. WHERE INTERIOR DUCT LINING IS USED, DUCT SIZES HAVE ALREADY ACCOUNTED FOR THE LINING.
3. SEE SHEETMETAL FITTING DETAILS FOR FITTING CONSTRUCTION REQUIREMENTS. CONSULT ENGINEER IF UNCERTAIN WHICH TYPE OF FITTING IS REQUIRED IN A SPECIFIC LOCATION.
4. DO NOT INSTALL ANY DUCTWORK BENEATH OR ADJACENT TO ANY EQUIPMENT THAT WOULD HINDER MAINTENANCE ACCESS TO EQUIPMENT OR THE FUTURE REMOVAL OF EQUIPMENT.

DUCTWORK DEMOLITION NOTES:

1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL UPON REMOVAL OF ALL SALVAGED ITEMS. OTHERWISE, REMOVE ALL DEMOLISHED ITEMS FROM THE SITE.
2. REMOVE ALL DUCTWORK, AS INDICATED BY THE DEMOLITION LINETYPE. REMOVE ALL ASSOCIATED ANCILLARY ITEMS, SUCH AS HANGERS, SUPPORTS, INSULATION, CONTROLS, ETC. - NOT UTILIZED FOR NEW WORK.
3. REMOVE DUCTWORK BACK TO TIE-IN POINTS WHERE INDICATED.
4. REMOVE DUCTWORK BACK TO CAPPED LOCATIONS WHERE INDICATED. INSULATE CAPPED DUCTS THE SAME AS NEW.

HVAC PIPING NEW WORK NOTES:

1. SHUT-OFF VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. COORDINATE THE LOCATION OF ACCESS DOORS IN CEILINGS OR WALLS WITH THE GENERAL CONTRACTOR IF A VALVE IS REQUIRED TO BE LOCATED ABOVE AN INACCESSIBLE CEILING OR IN A WALL OR CHASE.
2. BRANCH PIPING RUNOUTS TO FIN-TUBE RADIATION (FTR) SHALL BE 1/2" SIZE UNLESS OTHERWISE NOTED.
3. DO NOT INSTALL ANY PIPING BENEATH OR ADJACENT TO ANY EQUIPMENT THAT WOULD HINDER MAINTENANCE ACCESS TO EQUIPMENT OR THE FUTURE REMOVAL OF EQUIPMENT.

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PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

3RD FLOOR - HVAC & PIPING PLANS

M.203

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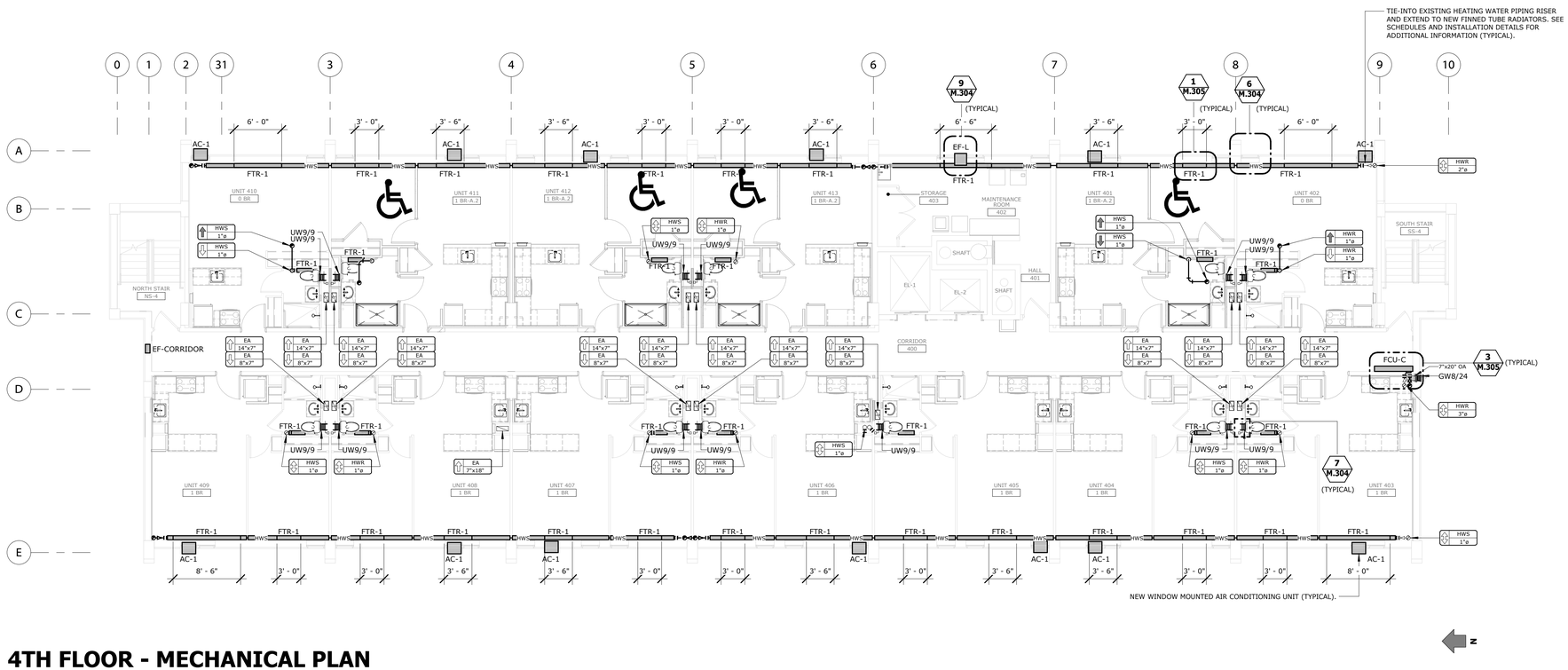
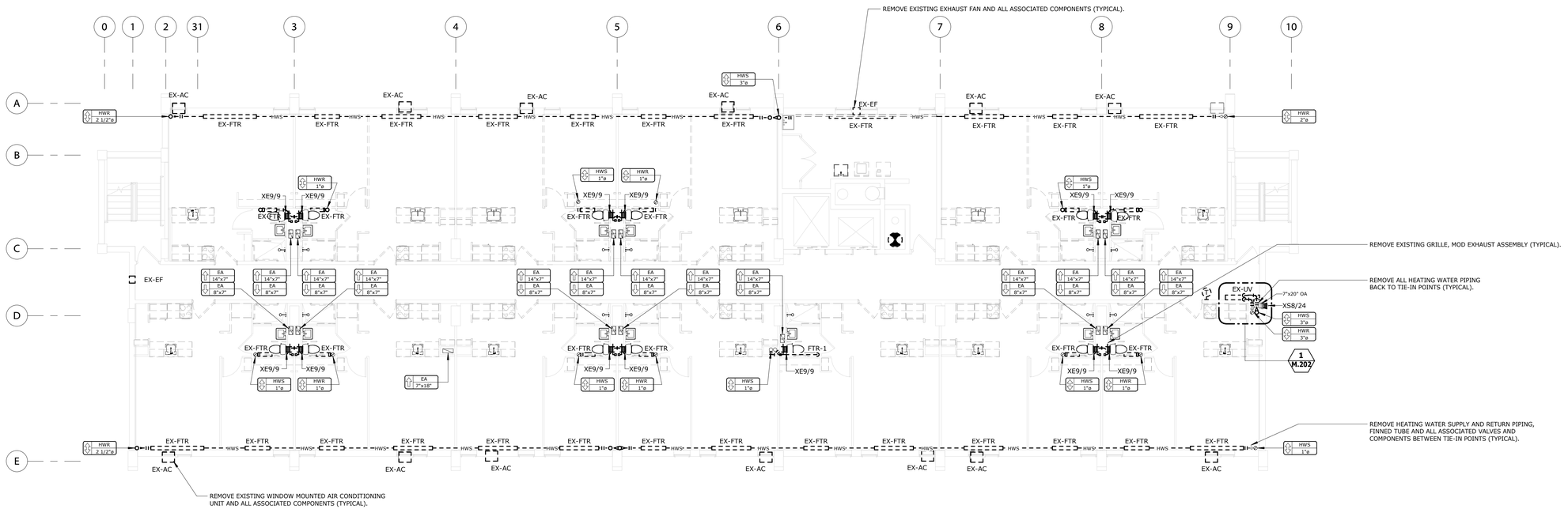


4TH FLOOR - MECHANICAL PLAN

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



4TH FLOOR - MECHANICAL DEMOLITION PLAN

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Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

4TH FLOOR - HVAC & PIPING PLANS

M.204

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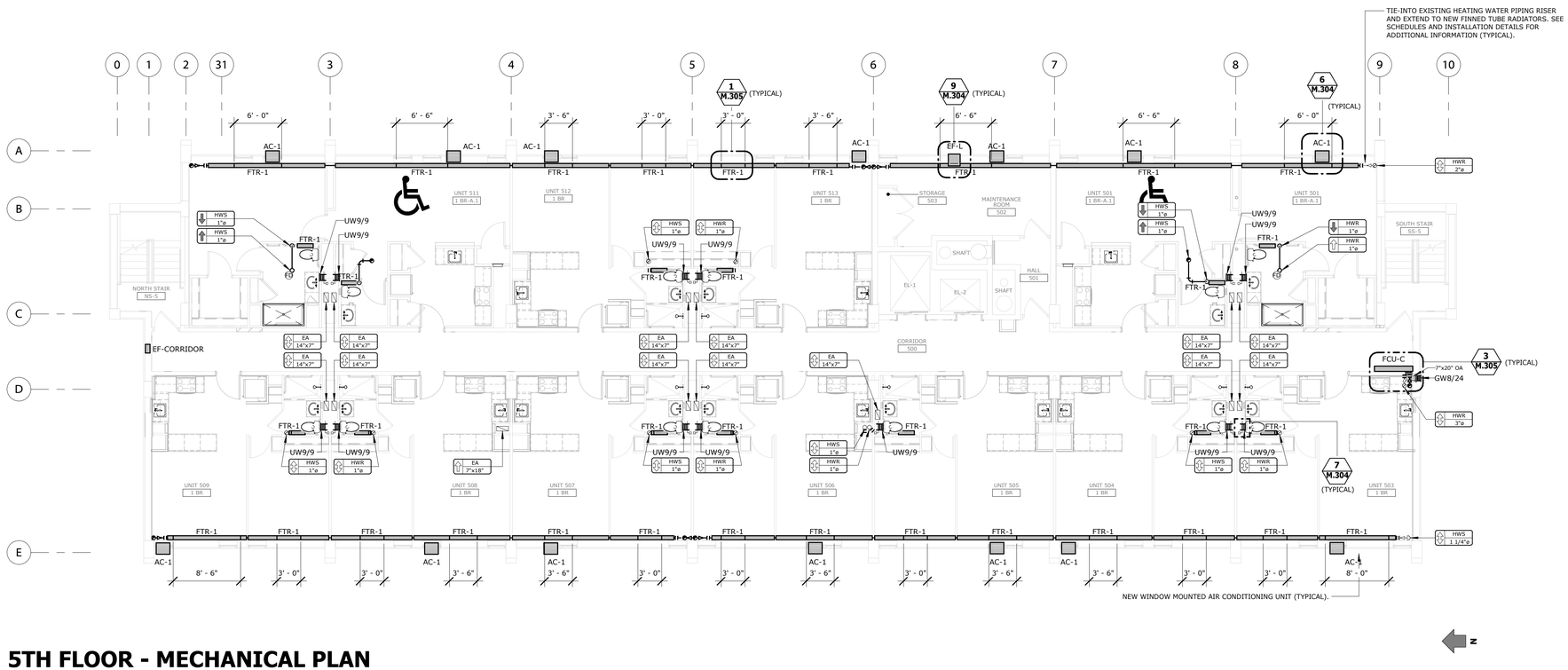
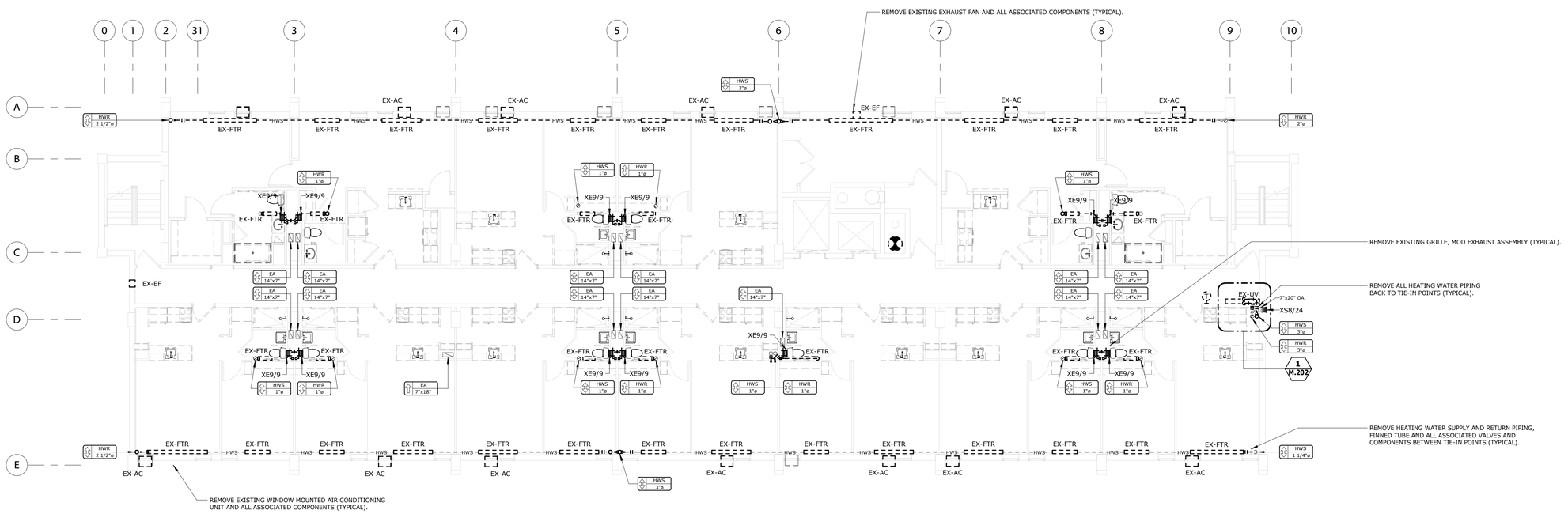


5TH FLOOR - MECHANICAL PLAN

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



5TH FLOOR - MECHANICAL DEMOLITION PLAN

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BID SET

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#	Description	Date

5TH FLOOR - HVAC & PIPING PLANS

M.205

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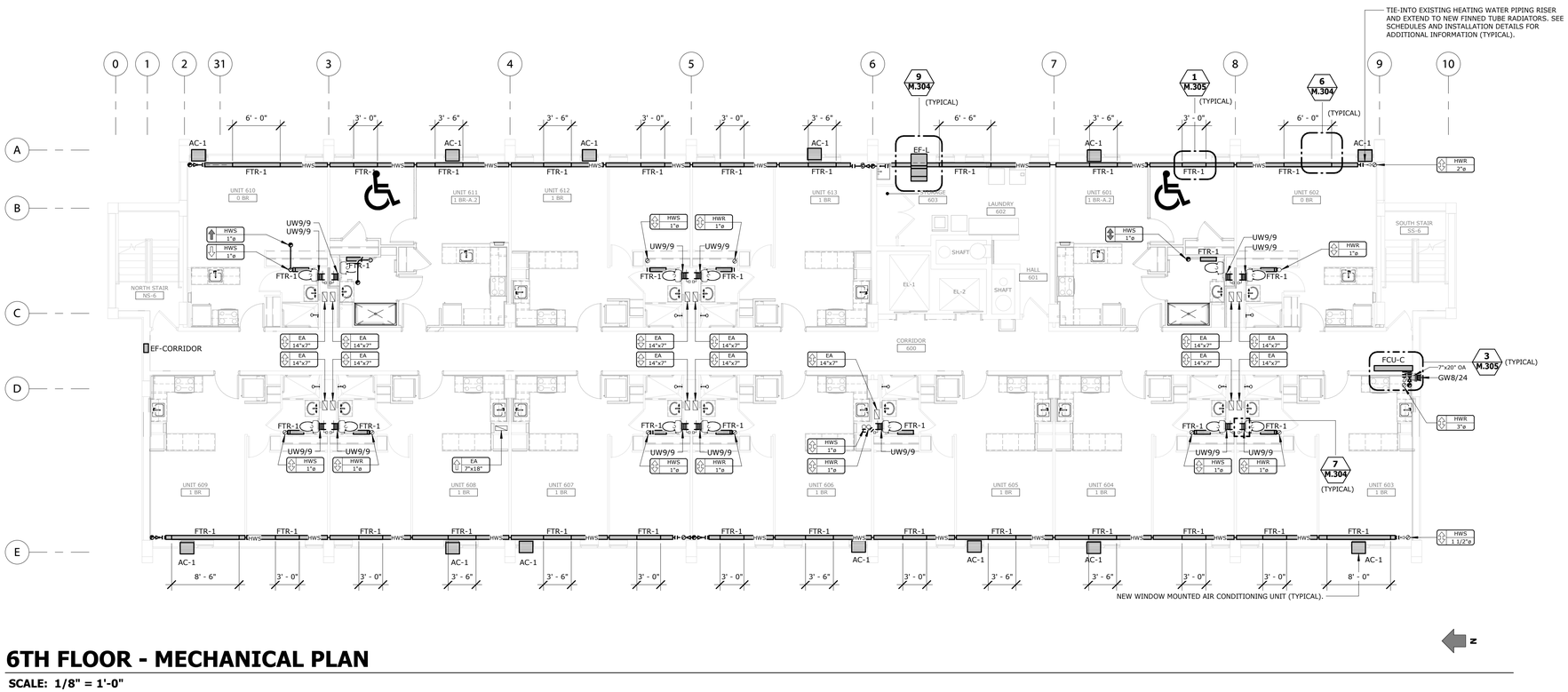
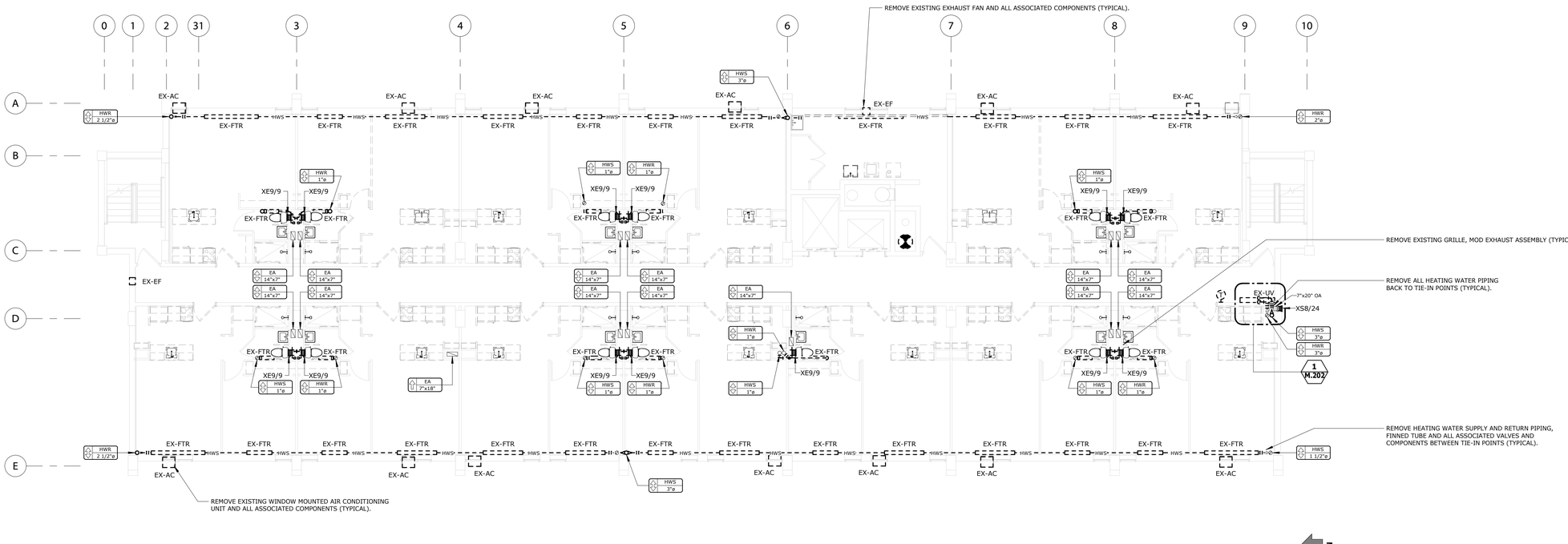


6TH FLOOR - MECHANICAL PLAN

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



6TH FLOOR - MECHANICAL DEMOLITION PLAN

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4. DO NOT INSTALL ANY DUCTWORK BENEATH OR ADJACENT TO ANY EQUIPMENT THAT WOULD HINDER MAINTENANCE ACCESS TO EQUIPMENT OR THE FUTURE REMOVAL OF EQUIPMENT.

DUCTWORK DEMOLITION NOTES:

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2. REMOVE ALL DUCTWORK, AS INDICATED BY THE DEMOLITION LINETYPE. REMOVE ALL ASSOCIATED ANCILLARY ITEMS, SUCH AS HANGERS, SUPPORTS, INSULATION, CONTROLS, ETC. - NOT UTILIZED FOR NEW WORK.
3. REMOVE DUCTWORK BACK TO TIE-IN POINTS WHERE INDICATED.
4. REMOVE DUCTWORK BACK TO CAPPED LOCATIONS WHERE INDICATED. INSULATE CAPPED DUCTS THE SAME AS NEW.

HVAC PIPING NEW WORK NOTES:

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2. BRANCH PIPING RUNOUTS TO FIN-TUBE RADIATION (FTR) SHALL BE 1/2" SIZE UNLESS OTHERWISE NOTED.
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PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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Phone: 330-666-3702
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

6TH FLOOR - HVAC & PIPING PLANS

M.206

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
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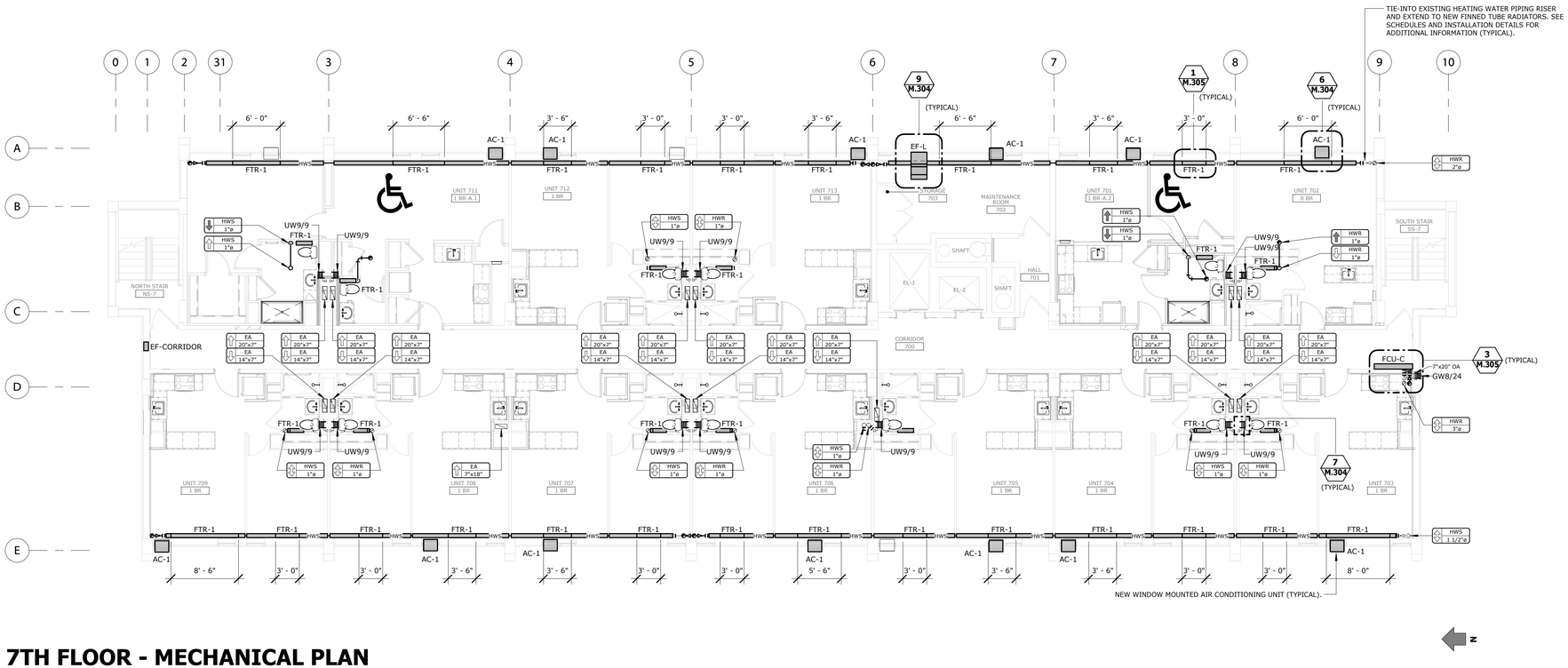
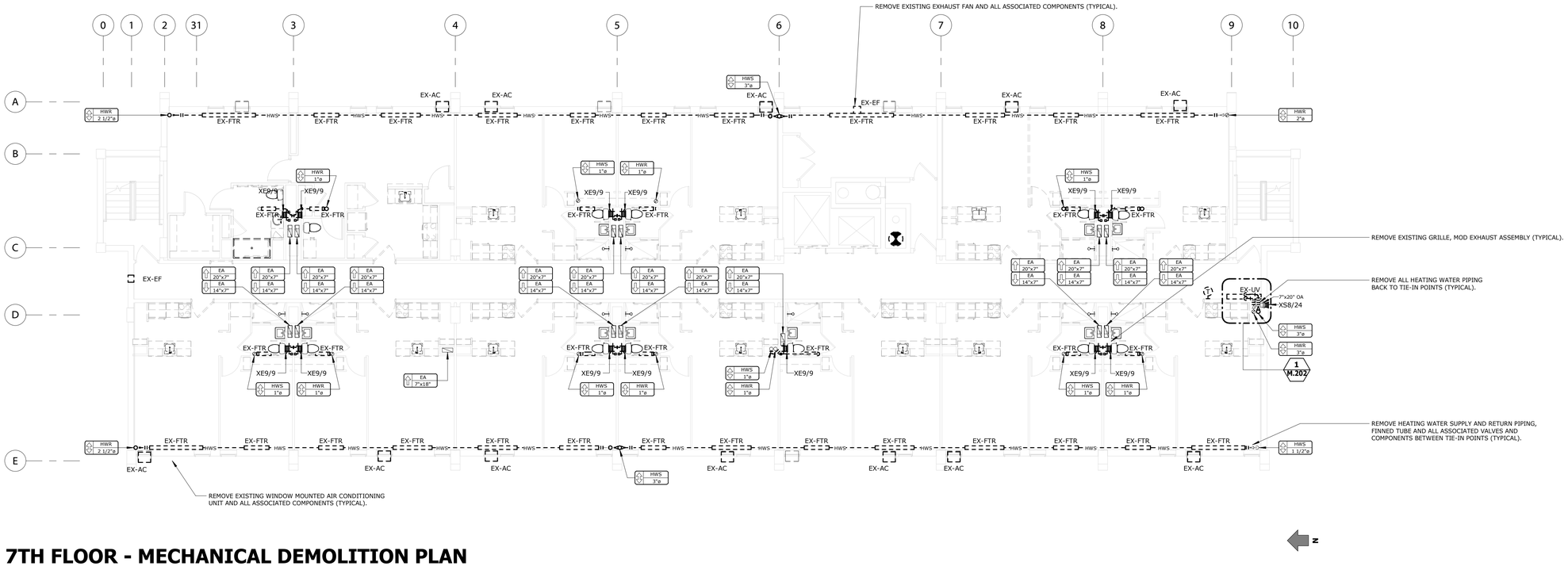


7TH FLOOR - MECHANICAL PLAN

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



7TH FLOOR - MECHANICAL DEMOLITION PLAN

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

DRAWING INTERPRETATION NOTES:

1. EXISTING LINETYPE: THIN (LIGHT) SOLID LINES REPRESENT ITEMS THAT ARE EXISTING TO REMAIN OR ARE FURNISHED BY OTHERS.
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5. EQUIPMENT SHOWN GRAY-SHADED OR TAGGED HAVE AN ASSOCIATED EQUIPMENT SCHEDULE. SEE SCHEDULE SHEET(S).
6. EQUIPMENT AND ITEMS TO BE RELOCATED ARE IDENTIFIED ON THE PLANS AND/OR EQUIPMENT SCHEDULE(S).

DUCTWORK NEW WORK NOTES:

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Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

7TH FLOOR - HVAC & PIPING PLANS

M.207

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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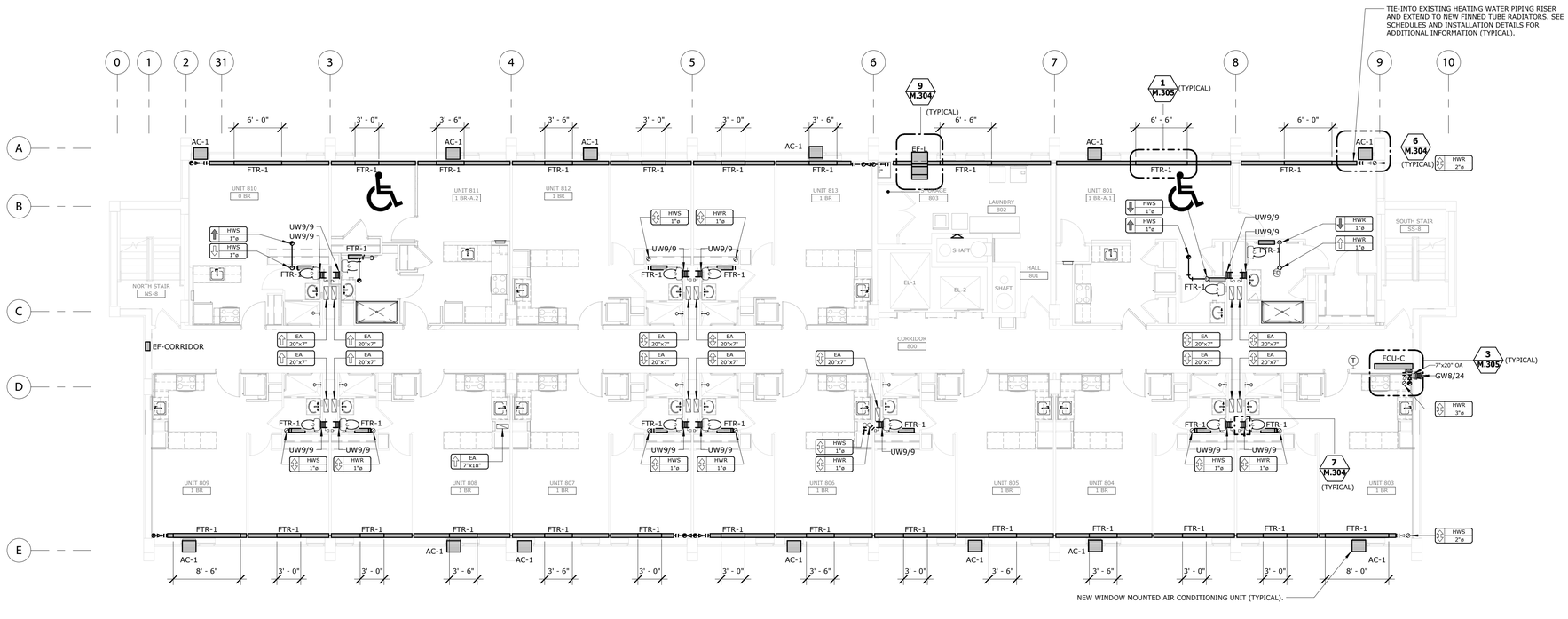
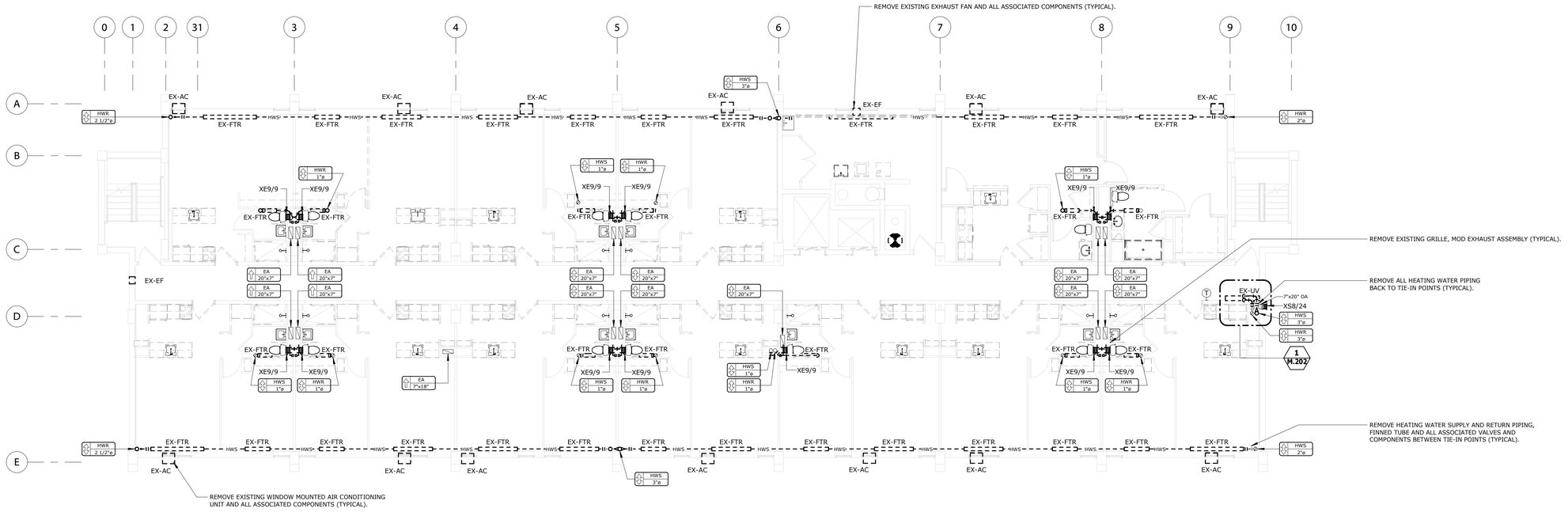


8TH FLOOR - MECHANICAL PLAN

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



8TH FLOOR - MECHANICAL DEMOLITION PLAN

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Phone: 330-666-3702
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

8TH FLOOR - HVAC & PIPING PLANS

M.208

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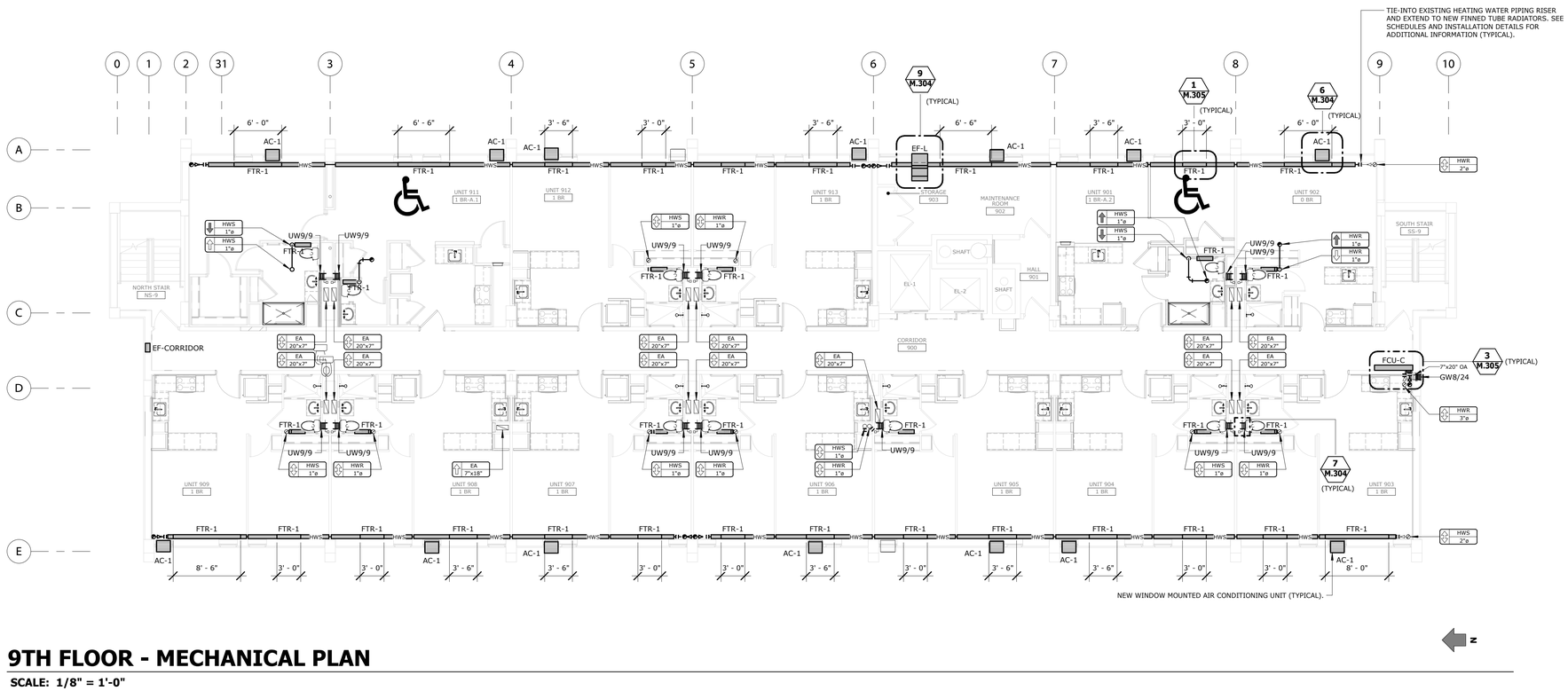
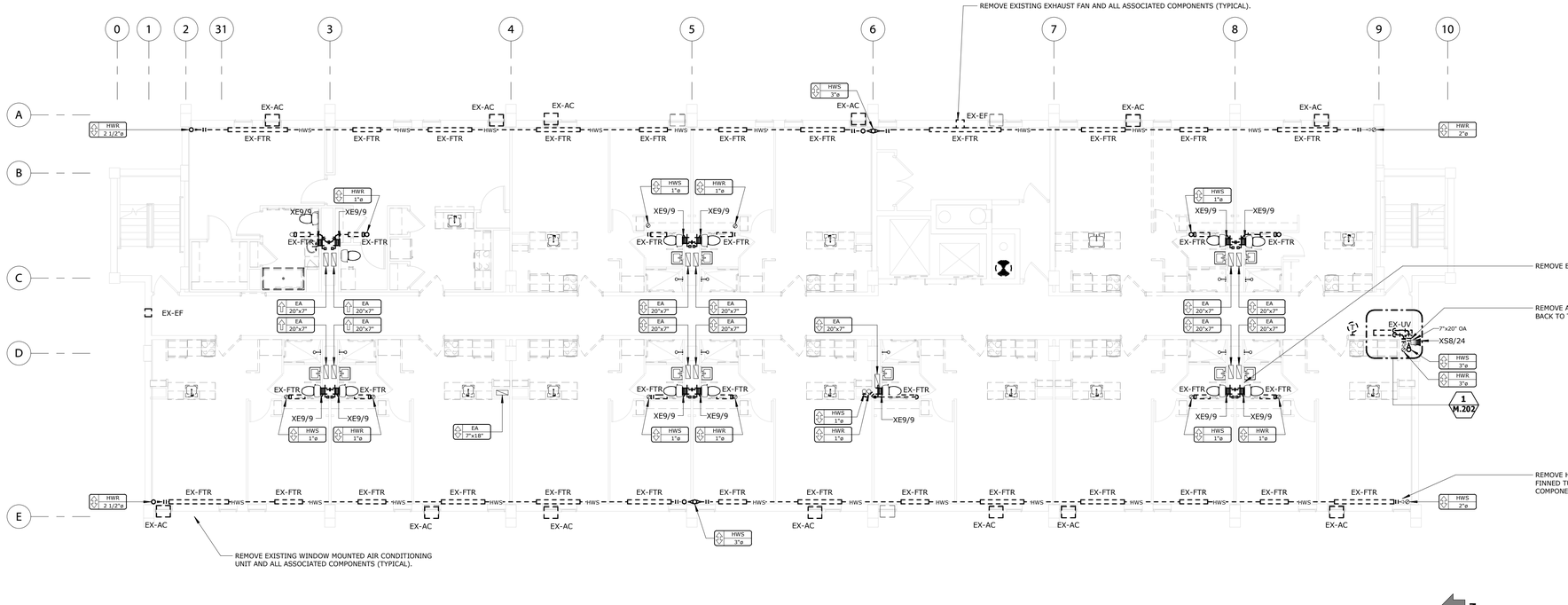


9TH FLOOR - MECHANICAL PLAN

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



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PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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Akron, Ohio 44333
Phone: 330-666-3702
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

9TH FLOOR - HVAC & PIPING PLANS

M.209

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
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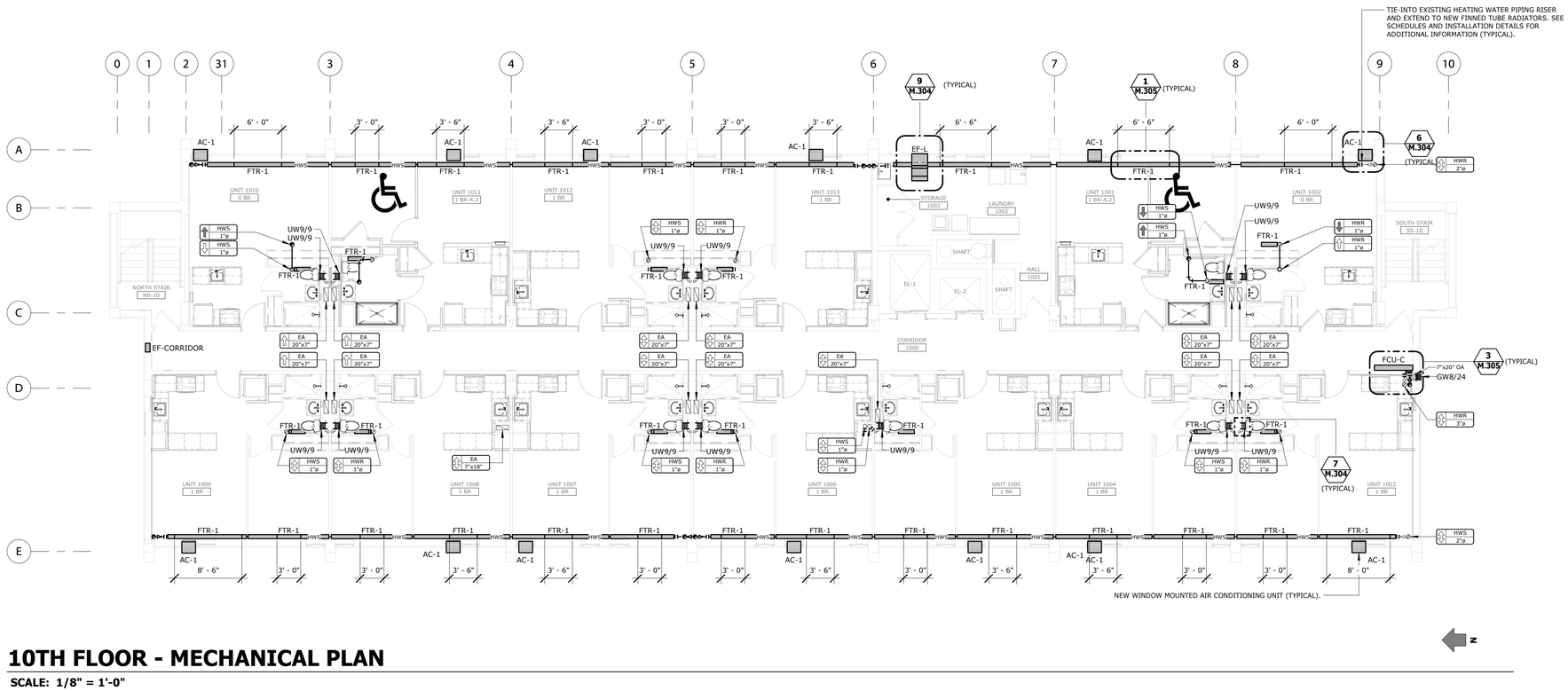
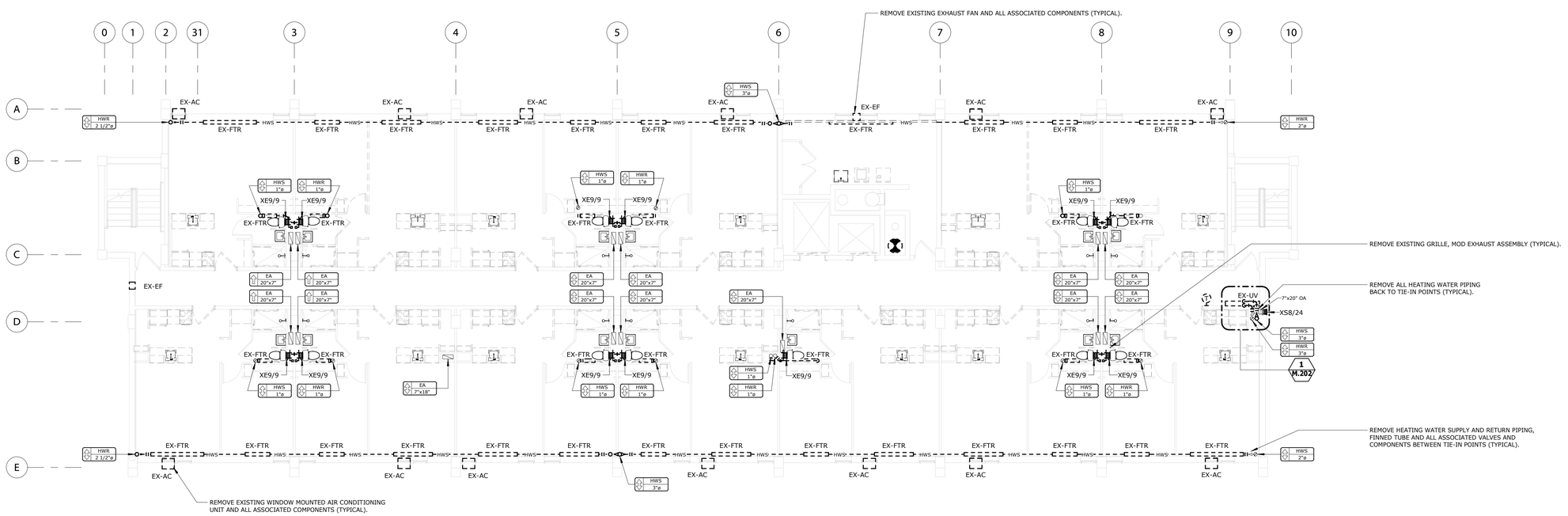


10TH FLOOR - MECHANICAL PLAN

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



10TH FLOOR - MECHANICAL DEMOLITION PLAN

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DRAWING INTERPRETATION NOTES:

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5. EQUIPMENT SHOWN GRAY-SHADED OR TAGGED HAVE AN ASSOCIATED EQUIPMENT SCHEDULE. SEE SCHEDULE SHEET(S).
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DUCTWORK NEW WORK NOTES:

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3. SEE SHEETMETAL FITTING DETAILS FOR FITTING CONSTRUCTION REQUIREMENTS. CONSULT ENGINEER IF UNCERTAIN WHICH TYPE OF FITTING IS REQUIRED IN A SPECIFIC LOCATION.
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DUCTWORK DEMOLITION NOTES:

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HVAC PIPING NEW WORK NOTES:

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BID SET

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10TH FLOOR - HVAC & PIPING PLANS

M.210

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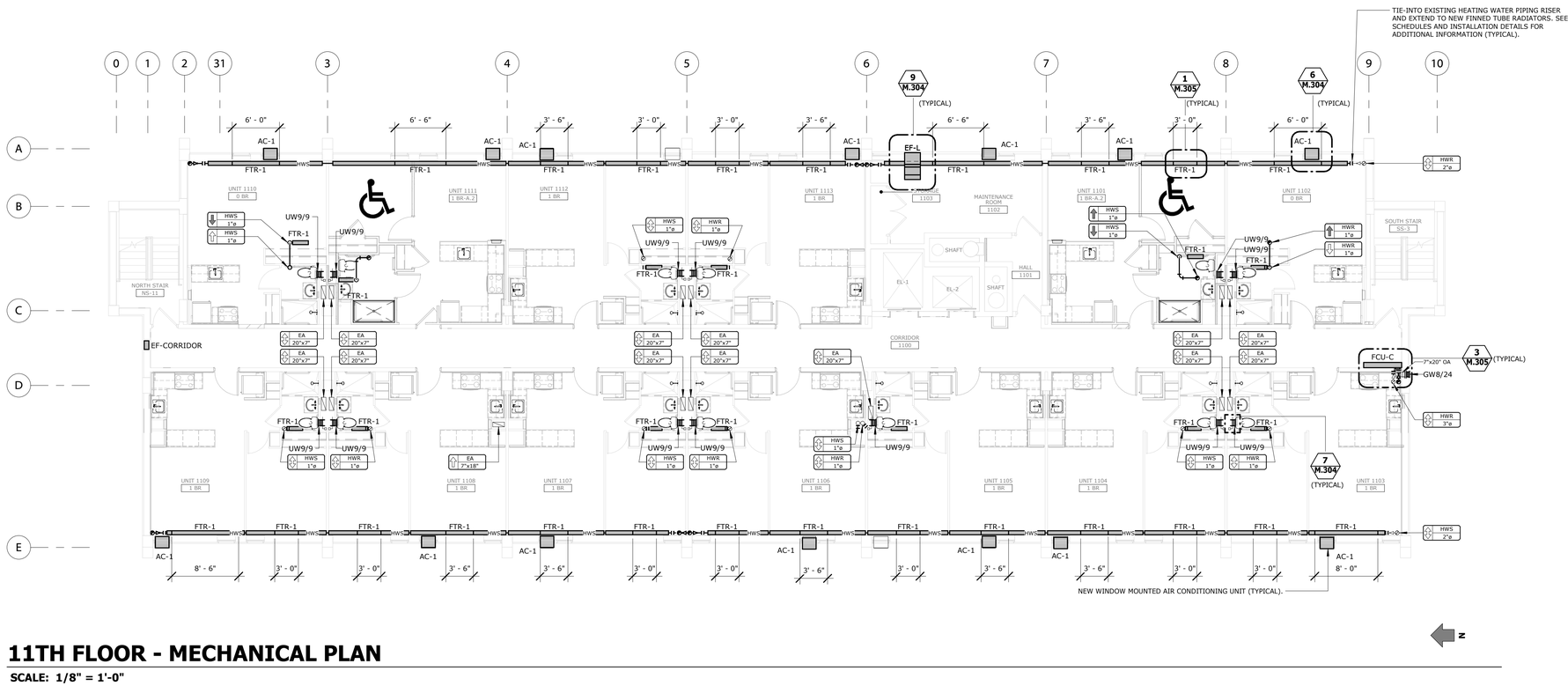
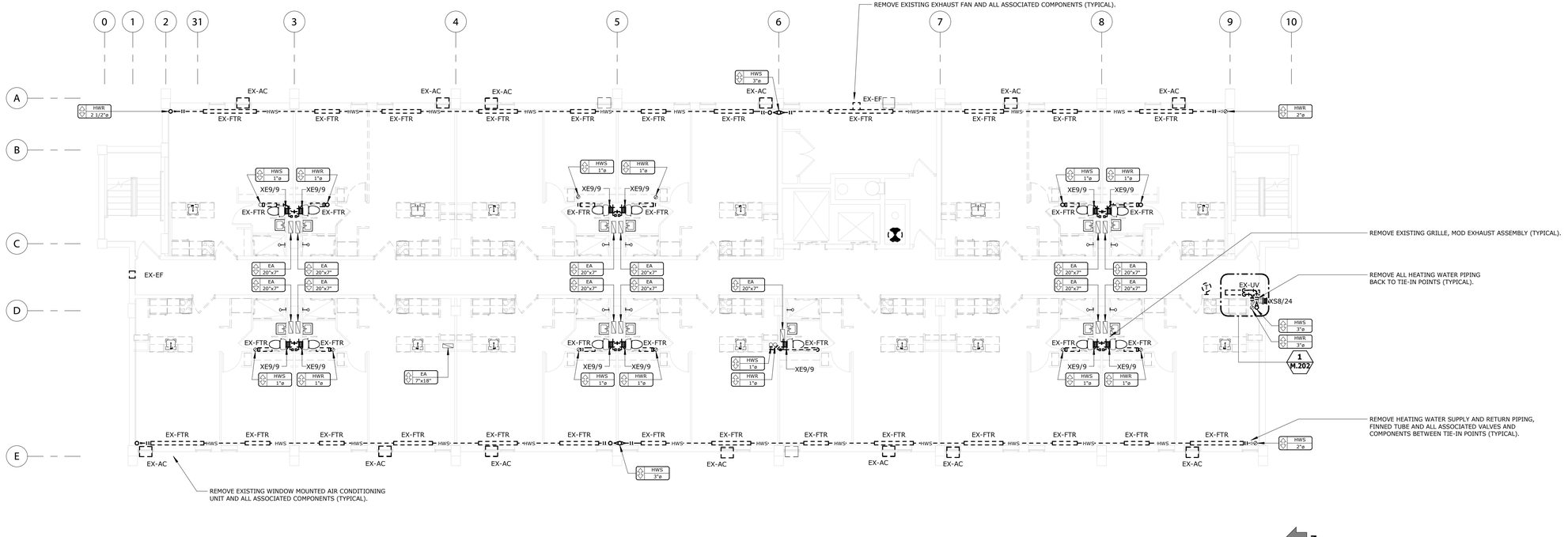


11TH FLOOR - MECHANICAL PLAN

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



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BID SET

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11TH FLOOR - HVAC & PIPING PLANS

M.211

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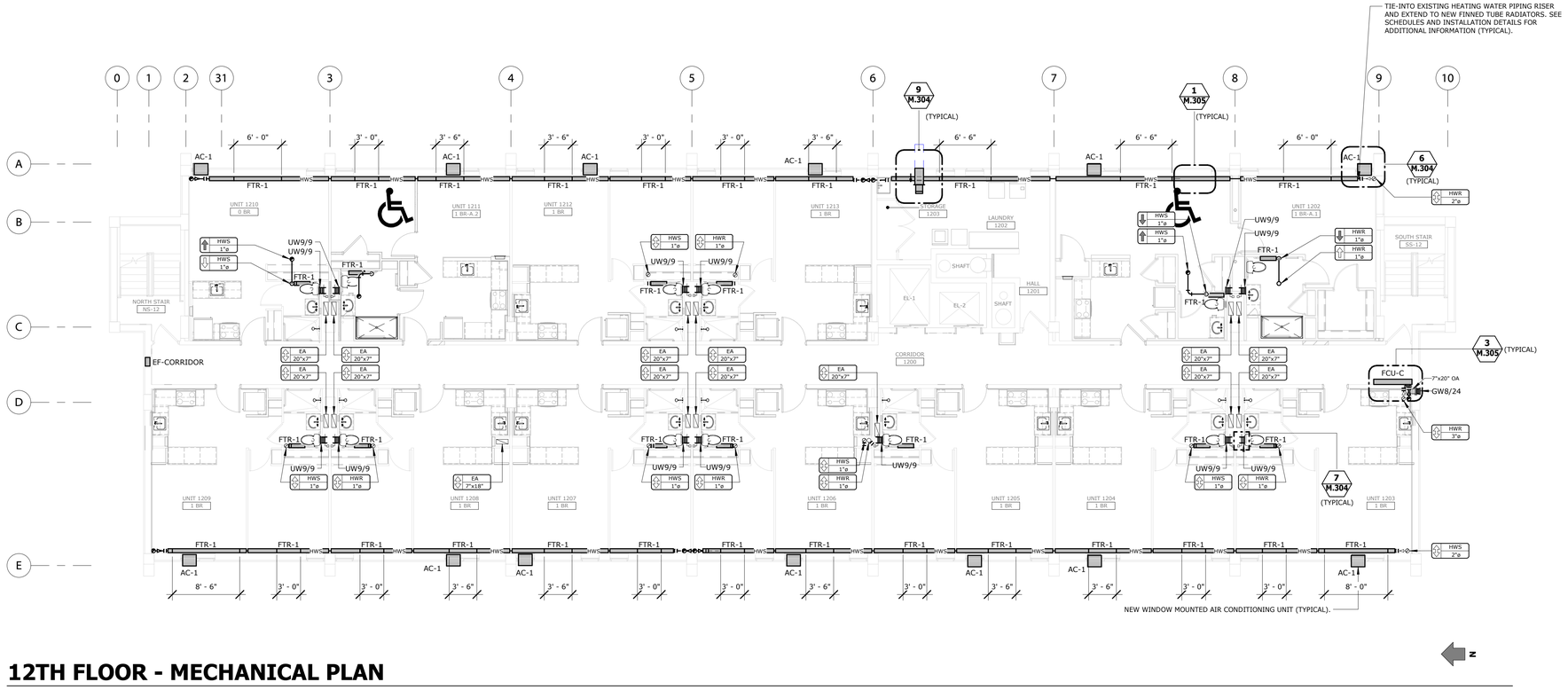
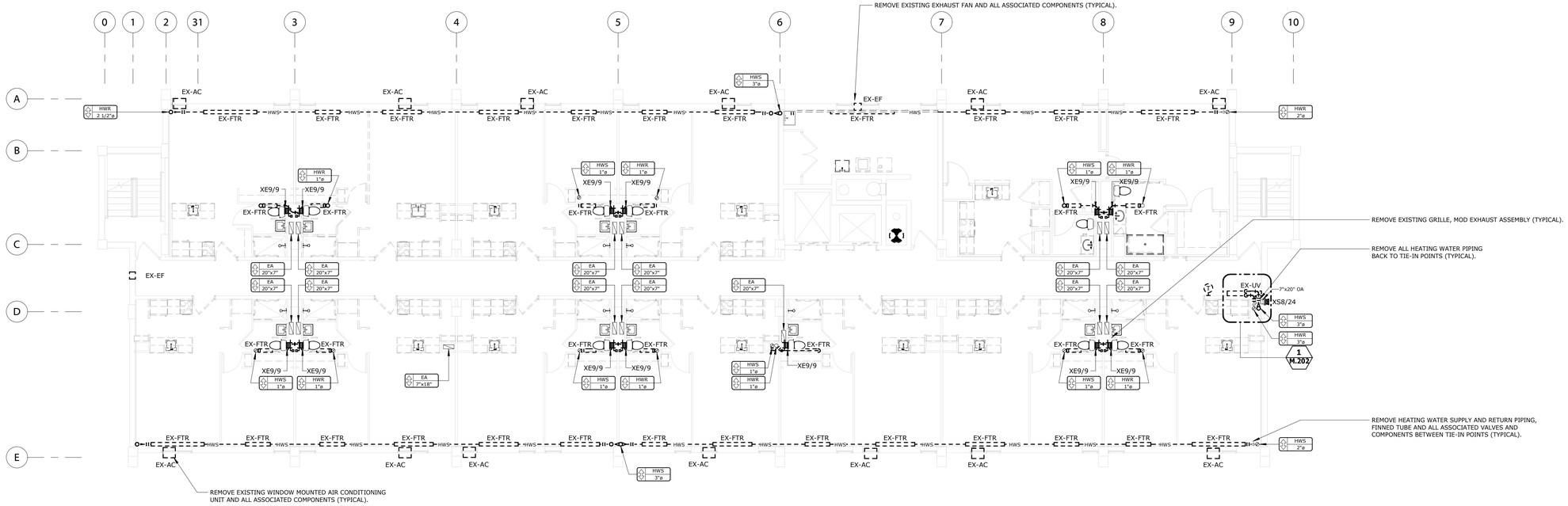


12TH FLOOR - MECHANICAL PLAN

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



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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

12TH FLOOR - HVAC & PIPING PLANS

M.212

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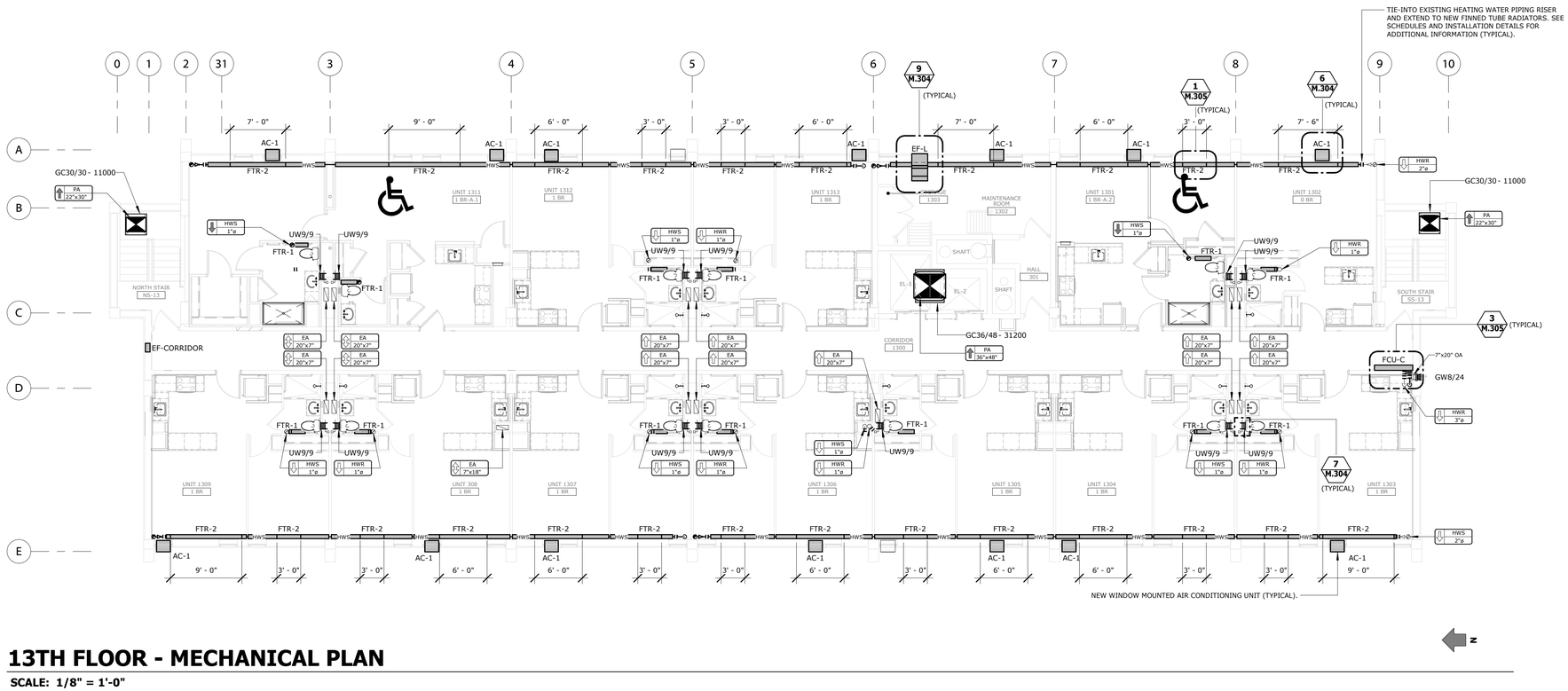
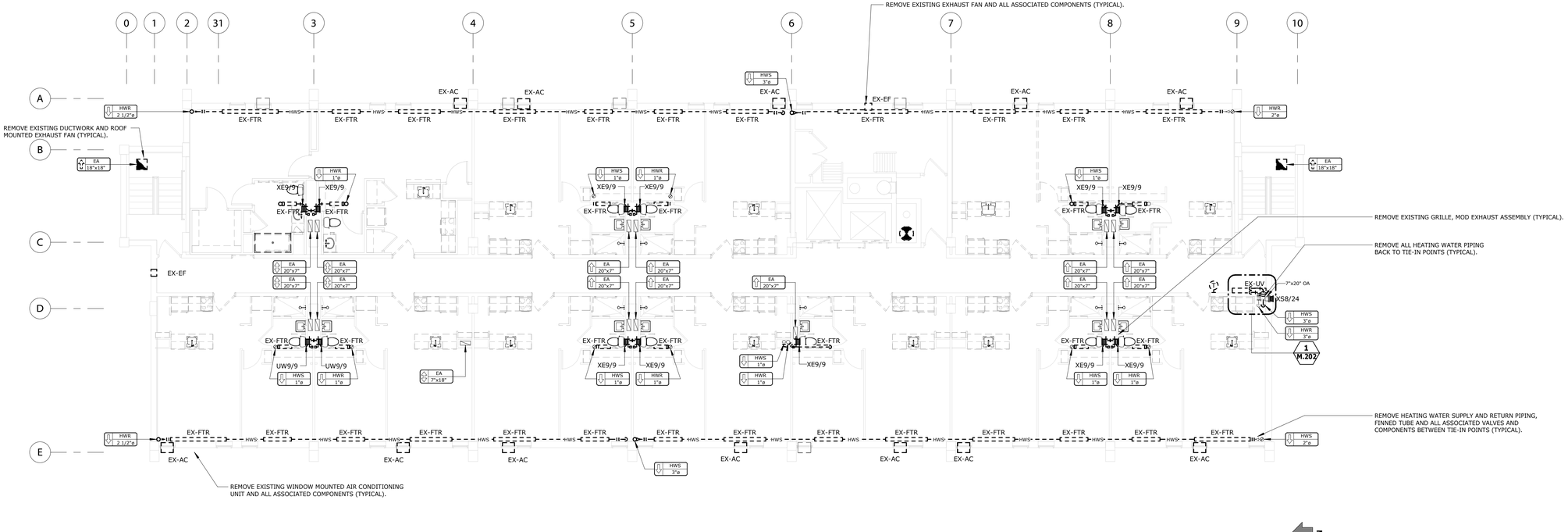


13TH FLOOR - MECHANICAL PLAN

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



13TH FLOOR - MECHANICAL DEMOLITION PLAN

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

DRAWING INTERPRETATION NOTES:

1. EXISTING LINETYPE: THIN (LIGHT) SOLID LINES REPRESENT ITEMS THAT ARE EXISTING TO REMAIN OR ARE FURNISHED BY OTHERS.
2. DEMOLITION LINETYPE: THICK (DARK) DASHED LINES REPRESENT EXISTING ITEMS TO BE REMOVED.
3. NEW LINETYPE: THICK (DARK) SOLID LINES REPRESENT ITEMS THAT ARE NEW OR RELOCATED.
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5. EQUIPMENT SHOWN GRAY-SHADED OR TAGGED HAVE AN ASSOCIATED EQUIPMENT SCHEDULE. SEE SCHEDULE SHEET(S).
6. EQUIPMENT AND ITEMS TO BE RELOCATED ARE IDENTIFIED ON THE PLANS AND/OR EQUIPMENT SCHEDULE(S).

DUCTWORK NEW WORK NOTES:

1. BRANCH DUCTWORK RUNOUTS TO GRILLES/DIFFUSERS SHALL BE THE NECK SIZE OF THE GRILLE/DIFFUSER, UNLESS NOTED OTHERWISE.
2. DUCT SIZES NOTED REPRESENT THE ACTUAL SHEET METAL SIZE. WHERE INTERIOR DUCT LINING IS USED, DUCT SIZES HAVE ALREADY ACCOUNTED FOR THE LINING.
3. SEE SHEETMETAL FITTING DETAILS FOR FITTING CONSTRUCTION REQUIREMENTS. CONSULT ENGINEER IF UNCERTAIN WHICH TYPE OF FITTING IS REQUIRED IN A SPECIFIC LOCATION.
4. DO NOT INSTALL ANY DUCTWORK BENEATH OR ADJACENT TO ANY EQUIPMENT THAT WOULD HINDER MAINTENANCE ACCESS TO EQUIPMENT OR THE FUTURE REMOVAL OF EQUIPMENT.

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3. REMOVE DUCTWORK BACK TO TIE-IN POINTS WHERE INDICATED.
4. REMOVE DUCTWORK BACK TO CAPPED LOCATIONS WHERE INDICATED. INSULATE CAPPED DUCTS THE SAME AS NEW.

HVAC PIPING NEW WORK NOTES:

1. SHUT-OFF VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. COORDINATE THE LOCATION OF ACCESS DOORS IN CEILINGS OR WALLS WITH THE GENERAL CONTRACTOR IF A VALVE IS REQUIRED TO BE LOCATED ABOVE AN INACCESSIBLE CEILING OR IN A WALL OR CHASE.
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PATRICK W. KLANAC
LICENSE # E-56480
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BEECHWOOD APARTMENTS

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BID SET

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13TH FLOOR - HVAC & PIPING PLANS

M.213

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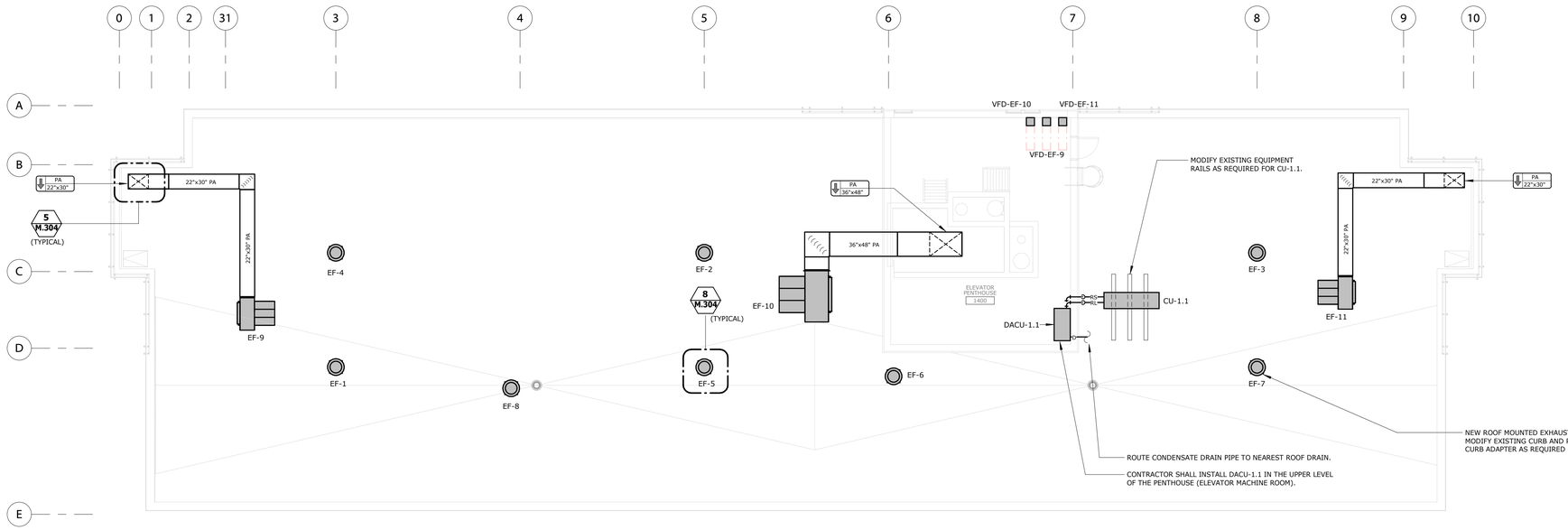
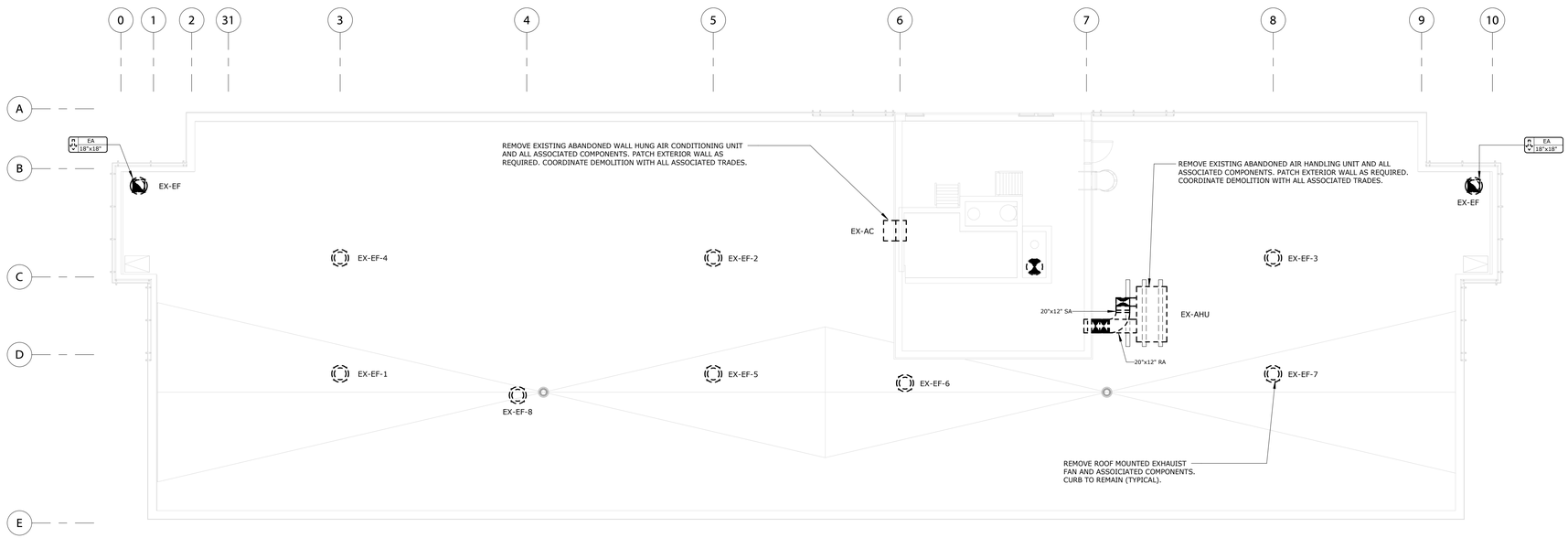


ROOF - MECHANICAL PLAN

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



ROOF - MECHANICAL DEMOLITION PLAN

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ROOF - HVAC & PIPING PLANS

M.214

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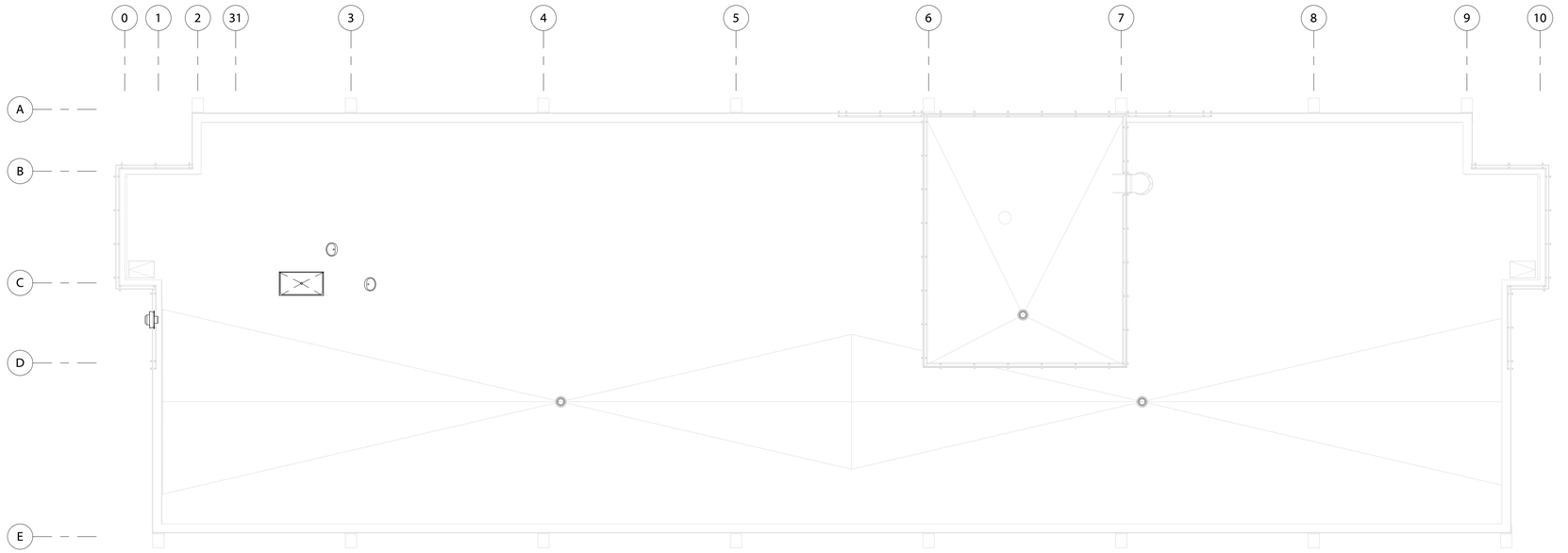

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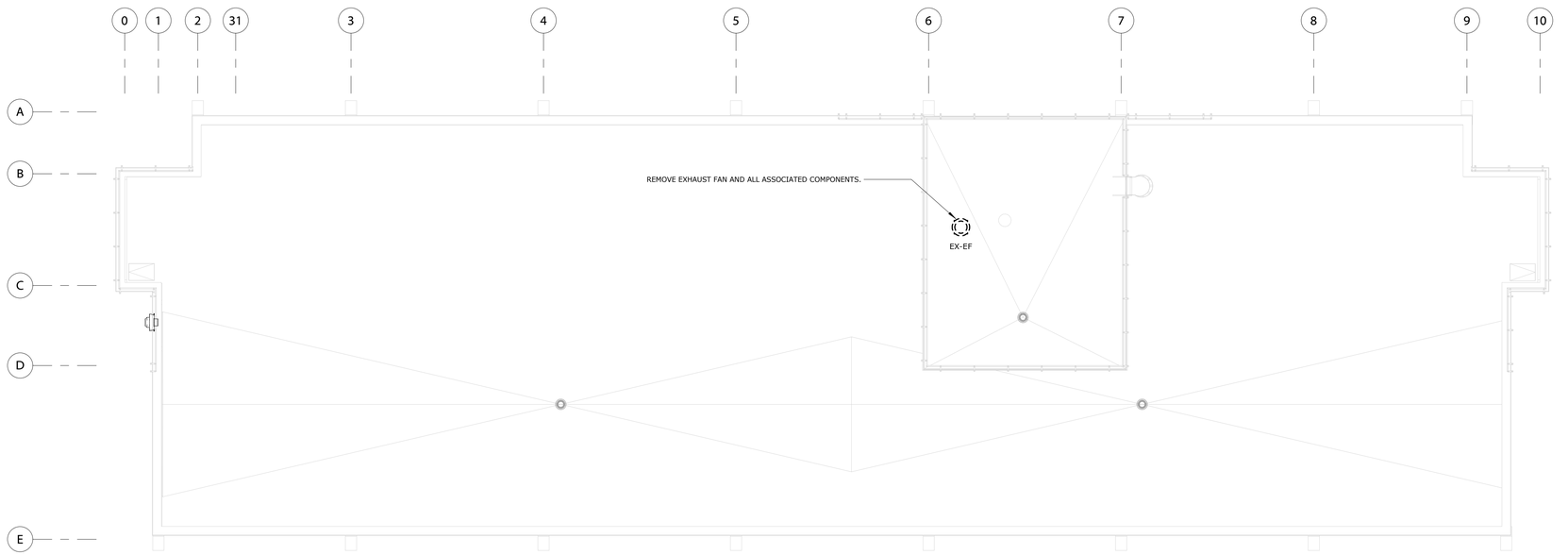
PH ROOF - MECHANICAL PLAN

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



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PENTHOUSE - HVAC & PIPING PLANS

M.215

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23 05 20 - VFD SCHEDULE

MARK	MANUFACTURER	MODEL	VOLTS/PHASE	ACCESSORIES		SERVICE	
				INTEGRAL DISCONNECT PROTECTION	BYPASS	EQUIPMENT SERVED	MOTOR HP
VFD-EF-9	ABB	ACH550	208/3	YES	YES	EF-9	10
VFD-EF-10	ABB	ACH550	208/3	YES	YES	EF-10	25
VFD-EF-11	ABB	ACH550	208/3	YES	YES	EF-11	10
VFD-P-1	ABB	ACH550	208/3	YES	YES	P-1	1
VFD-P-2	ABB	ACH550	208/3	YES	YES	P-2	1
VFD-P-3	ABB	ACH550	208/3	YES	YES	P-3	0.25
VFD-P-4	ABB	ACH550	208/3	YES	YES	P-4	1.5

23 17 11 - COALESCING AIR SEPARATOR SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	CONNECTION SIZE	GPM	MPD (FT. H20)
AS-1	TACO	ACT06-150	HEATING SYSTEM	6"	100	5

23 18 10 - BLADDER TYPE EXPANSION TANK

MARK	MANUFACTURER	MODEL	SERVICE	TANK VOLUME (GALLONS)	ACCEPTANCE VOLUME (GALLONS)	CHARGE PRESSURE (PSIG)	MAX WORKING PRESSURE (PSIG)
ET-1	TACO	CA1100	HEATING SYSTEM	291			125

23 22 10 - GRILLE AND DIFFUSER - CEILING DIFFUSER SCHEDULE

NOTES: APPLICABLE TO EACH MARK

1. COLOR SHALL BE WHITE UNLESS NOTED OTHERWISE.
2. ORIENT GRILLE BLADES PARALLEL TO LONG DIMENSION FOR CEILING APPLICATIONS, ORIENT PARALLEL WITH FLOOR FOR WALL MOUNTED APPLICATIONS.
3. SHEET METAL VISIBLE THROUGH THE GRILLE CORE SHALL BE PAINTED BLACK.
4. DIFFUSERS TAGGED 'EXS' AND 'EXR' ARE EXISTING FIXTURES. CLEAN TO LIKE NEW CONDITION. BALANCE AIRFLOW AS INDICATED.

OPTIONS/ACCESSORIES:

1. MANUFACTURER SHALL FURNISH SURFACE MOUNTED REGISTERS AND GRILLES WITH STANDARD FLAT 1-1/4" THICK BORDER.

MARK	SERVICE	PRICE MODEL #	OVERALL SIZE	CORE SIZE	NECK SIZE	THROW TYPE	MOUNTING TYPE	MAX FLOW	MAX NC
GC30/30	SUPPLY	520/F/S	31.75" x 31.75"	-	30"x30"	-	CEILING	11000 CFM	25
GC36/48	SUPPLY	520/F/S	37.75" x 49.75"	-	36"X48"	-	CEILING	31200 CFM	25
GW8/4	SUPPLY	520/F/S	9.75" x 6.75"	-	8"x4	-	WALL	255 CFM	25
GW8/24	SUPPLY	520/F/S	9.75" x 25.75"	-	8"x24"	-	WALL	255 CFM	25
GW16/4	SUPPLY	520/F/S	17.75" x 5.75"	-	16"x4"	-	WALL	255 CFM	25
GW30/10	SUPPLY	520/F/S	31.75" x 11.75"	-	30"x10"	-	WALL	255 CFM	25
GW39/10	SUPPLY	520/F/S	40.75" x 11.75"	-	39"x10"	-	WALL	255 CFM	25
UC6/4	EXHAUST	535/F/L	7.75" x 5.75"	-	6"X4"	-	CEILING	310 CFM	25
UC6/6	EXHAUST	535/F/L	7.75" x 7.75"	-	6"X6"	-	CEILING	310 CFM	25
UC8/6	EXHAUST	535/F/L	9.75" x 7.75"	-	8"X6"	-	CEILING	310 CFM	25
UC12/6	EXHAUST	535/F/L	13.75" x 7.75"	-	12"x6"	-	CEILING	310 CFM	25
UW9/9	EXHAUST	535/F/L	11"x11"	-	9"x9"	-	SURFACE	50 CFM	25

23 31 10 - AIR COOLED SCROLL CHILLER

NOTES: APPLICABLE TO EACH MARK

A. FIELD INSTALLED CONTROLS (PROVIDED BY MFR) SHALL BE INSTALLED BY CONTROLS CONTRACTOR.
B. INSTALLING CONTRACTOR SHALL PAINT DAMAGED AND ABRADED FACTORY FINISH WITH TOUCH-UP PAINT MATCHING FACTORY FINISH.
C. MAINTAIN SERVICE AND OPERATIONAL CLEARANCES PER MFR RECOMMENDATIONS.
D. REFER TO PLANS FOR CONTROL BOX LOCATION AND EQUIPMENT ORIENTATION.

OPTIONS: SEE OPTIONS COLUMN

1. FURNISH CHILLER WITH LOW NOISE FANS.
2. PROVIDE HOT GAS BY-PASS ON THE LEAD REFRIGERATION CIRCUIT.
3. PROVIDE CHILLER WITH ALL REQUIRED ACCESSORIES TO OPERATE AT LOW AMBIENT (0°F-30°F) TEMPERATURES.
4. PROVIDE CHILLER WITH ALUMINUM MICROCHANNEL CONDENSER COILS.
5. PROVIDE CHILLER WITH SINGLE POINT CIRCUIT BREAKER AND NON-FUSED DISCONNECT.
6. PROVIDE PROTECTIVE LOUVERED PANELS AND COIL END HAIL GUARDS.
7. FURNISH COMPRESSORS WITH SOUND BLANKETS.

MARK	MANUFACTURER	MODEL	CAPACITY (TONS)	EFFICIENCY	EVAPORATOR DATA							REFRIGERATION DATA								ELECTRICAL DATA					
												GENERAL			COMPRESSOR(S)		CONDENSER								
																		AMBIENT TEMPERATURE							
				COOLING (KW/TON)	FLOW	EWT	LWT	FOULING FACTOR	PRESSURE DROP (ft. H2O)	FLUID	TYPE	CHARGE	CIRCUITS	QTY	TYPE	FAN QTY	DESIGN	LOW	VOLTS/PHASE	MCA	MOCP	DISCONNECT	MAX KW	OPERATING WEIGHT
CH-1	TRANE	CCAR	20.07	1.184	49	55	45	0.0001	5.8	100% WATER	R-410a	16	2	2	SCROLL	1	95	-5	208/3	88	125	BY MANUFACTURER	23.77	732

23 33 50 - GAS-FIRED BOILER SCHEDULE (B)

MARK	MANUFACTURER	MODEL	BOILER TYPE	GAS TRAIN	FUEL TYPE	GAS MIN INLET PRESSURE	GASS MAX INLET PRESSURE	INPUT MBH	OUTPUT MBH	DESIGN GPM	MINIMUM GPM	WATER DATA		TURN DOWN	MAX PRESSURE DROP (FT. H20)	HEAT EXCHANGER MAX WORKING PRESSURE	RELIEF VALVE SET PRESSURE (PSI)	UNIT ELECTRICAL DATA			OPERATING WEIGHT
												EWT	LWT					FLA	VOLTS/PHASE	DISCONNECT BY	
B-1	FULTON	ENDURA	CONDENSING		GAS	4"	14"	2,000	1,960	100		140	180		10		75	20	120/1	MANUFACTURER	3,210
B-2	FULTON	ENDURA	CONDENSING		GAS	4"	14"	2,000	1,960	100		140	180		10		75	20	120/1	MANUFACTURER	3,210

23 34 20 - INLINE PUMP SCHEDULE

GENERAL			PUMP DATA					ELECTRICAL DATA				
MARK	MANUFACTURER	MODEL	GPM	HEAD	PUMP RPM	FLUID	SERVICE	VOLTS/PHASE	MHP	BHP	STARTER	DISCONNECT
P-1	TACO	1506D	35	40	1760	100% WATER	WEST EXPOSURE APARTMENTS	208/3	1	0.59	VFD	VFD
P-2	TACO	1506D	35	40	1760	100% WATER	EAST EXPOSURE APARTMENTS	208/3	1	0.59	VFD	VFD
P-3	TACO		15	20		100% WATER	1ST FLOOR, U.V.'S, CUH'S	208/3	0.250		VFD	VFD
P-4	TACO	1506D	40	40	1760	100% WATER	1ST FLOOR CHANGEOVER	208/3	1.5	0.64	VFD	VFD

23 50 11 - CENTRIFUGAL UPBLAST ROOF EXHAUST FAN SCHEDULE (EF)

NOTES:

1. PROVIDE ROOF CURBY BY MANUFACTURER
2. PROVIDE WIRE MESH BIRD SCREEN MANUFACTURER

OPTIONS:

1. PROVIDE CURB ADAPTER/REDUCER BY MANUFACTURER.
2. MANUFACTURER SHALL FURNISH GRAVITY DAMPER AND MC SHALL FIELD INSTALL.
3. PROVIDE AUTO BELT TENSIONER BY MANUFACTURER.
4. PROVIDE DIRECT DRIVE WITH ECM MOTOR AND INTEGRAL SPEED CONTROLLER.
5. MANUFACTURER TO FURNISH FACTORY INSTALLED DISCONNECT SWITCH
6. EC TO FURNISH AND INSTALL MANUAL MOTOR STARTER AND REMOTE START/STOP RELAY.

MARK	MANUFACTURER	MODEL	SERVICE	FAN DATA				ELECTRICAL DATA				
				CFM	ESP	FAN RPM	DRIVE TYPE	MHP	BHP	VOLTS/PHASE	DISCONNECT BY	STARTER BY
EF-1	GREENHECK	G-130-VG	2ND THRU 13TH RESTROOMS	960	0.5	1,043	DIRECT	1/4	0.13	115/1	MANUFACTURER	EC
EF-2	GREENHECK	G-130-VG	1ST THRU 13TH RESTROOMS	960	0.5	1,043	DIRECT	1/4	0.13	115/1	MANUFACTURER	EC
EF-3	GREENHECK	G-120-VG	2ND THRU 13TH RESTROOMS	760	0.5	1,036	DIRECT	1/4	0.10	115/1	MANUFACTURER	EC
EF-4	GREENHECK	G-130-VG	1ST THRU 13TH RESTROOMS	960	0.5	1,043	DIRECT	1/4	0.13	115/1	MANUFACTURER	EC
EF-5	GREENHECK	G-130-VG	2ND THRU 13TH RESTROOMS	960	0.5	1,043	DIRECT	1/4	0.13	115/1	MANUFACTURER	EC
EF-6	GREENHECK	G-099-VG	2ND THRU 13TH RESTROOMS	480	0.5	1,167	DIRECT	1/4	0.08	115/1	MANUFACTURER	EC
EF-7	GREENHECK	G-130-VG	2ND THRU 13TH RESTROOMS	960	0.5	1,043	DIRECT	1/4	0.13	115/1	MANUFACTURER	EC
EF-8	GREENHECK	G-095-VG	1ST FLOOR KITCHEN	500	0.5	1,460	DIRECT	1/4	0.10	115/1	MANUFACTURER	EC

23 50 13 - CENTRIFUGAL INLINE FAN

NOTES:

1.

OPTIONS/ACCESSORIES:

1.

MARK	MANUFACTURER	MODEL	SERVICE	FAN DATA				ELECTRICAL DATA					OPTIONS/ACCESSORIES
				AIRFLOW (CFM)	ESP (IN. WG)	FAN RPM	DRIVE TYPE	VOLTS/PHASE	HP	BHP	DISCONNECT BY	STARTER	
EF-M	GREENHECK	SQ-140-VG	MECHANICAL ROOM	700	0.1	495	DIRECT	115/1	1	0.02			

23 50 14 - CENTRIFUGAL UTILITY FAN

MARK	MANUFACTURER	MODEL	SERVICE	DESIGN POINT								
				FAN DATA				ELECTRICAL DATA				
				FLOW	STATIC PRESSURE	FAN RPM	DRIVE TYPE	VOLTS/PHASE	HP	BHP	DISCONNECT BY	STARTER
EF-9	GREENHECK	USF-27	STAIRWELL PRESSURIZATION	11,000	2	1167	BELT	208/3	10	6.5	MANUFACTURER	VFD, BY MC
EF-10	GREENHECK	USF-44	ELEVATOR HOISTWAY PRESSURIZATION	31,200	2	721	BELT	208/3	25	19	MANUFACTURER	VFD, BY MC
EF-11	GREENHECK	USF-27	STAIRWELL PRESSURIZATION	11,000	2	1167	BELT	208/3	10	6.5	MANUFACTURER	VFD, BY MC

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PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

MECHANICAL EQUIPMENT SCHEDULES

M.301

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23 50 50 - PROPELLER FAN

				FAN DATA				ELECTRICAL DATA			
MARK	MANUFACTURER	MODEL	SERVICE	AIRFLOW (CFM)	ESP (in. w.g)	FAN RPM	DRIVE TYPE	VOLTS/PHASE	HP	DISCONNECT BY	STARTER
EF-L	GREENHECK	SE1-8-440-VG	LAUNDRY ROOM EXHAUST	50	0.1	369	DIRECT	115/1	1/20	MANUFACTURER	EC

23 72 10 - HYDRONIC FINNED TUBE RADIATION

MARK	MANUFACTURER	MODEL	AREA SERVED	CAPACITY	LENGTH	FIN MATERIAL	INSTALLATION TYPE
FTR-1	RITTLING	BG	APARTMENTS	-	SEE FLOOR PLAN FOR LENGTHS	COPPER	WALL MOUNTED
FTR-2	RITTLING	ETL5	APARTMENTS	-	SEE FLOOR PLAN FOR LENGTHS	COPPER	WALL MOUNTED

23 72 30 ELECTRIC BASEBOARD HEATER SCHEDULE (EBB)

MARK	MANUFACTURER	MODEL	WATTS	AMPS	VOLTS	LENGTH (in.)	WIDTH (in.)	HEIGHT (in.)
EBB-1	MARKEL	E3703-024	375	3.1	115/1	24	3	8.5

23 75 10 HYDRONIC CHANGEOVER FAN COIL UNITS

				SUPPLY FAN				CHANGEOVER COIL PERFORMANCE																ELECTRICAL DATA		
								COOLING PERFORMANCE									HEATING PERFORMANCE									
										AIRSIDE				WATERSIDE					AIRSIDE			WATERSIDE						
										OUTSIDE AIR TEMPERATURE		LAT																
MARK	MANUFACTURER	MODEL	OA AIRFLOW	AIRFLOW	ESP	FAN RPM	FILTER	CW COOLING SENSIBLE MBH	CW COOLING TOTAL MBH	DB	WB	DB	WB	MAX APD (in. w.g.)	EWT	LWT	FLOW (GPM)	MAX WPD (ft. H2O)	CAPACITY (MBH)	OUTSIDE AIR TEMPERATURE	LAT	MAX APD (in. w.g.)	EWT	LWT	FLOW (GPM)	MAX WPD (ft. H2O)	VOLTS/PHASE	MCA	DISCONNECT BY
FCU-1	TRANE	FCBB	140	850	0.25	1292	THROWAWAY	23.6	27.9	94	72	55	54	3	42	54	5.2	3	17.8	0	90	3	180	140	3.9	3	115/1	6.07	MANUFACTURER
FCU-2	TRANE	FCBB	230	1050	0.25	1488	THROWAWAY	31	33.8	94	72	55	54	3	42	54	6.6	3	11.5	0	90	3	180	140	4.5	3	115/1	6.07	MANUFACTURER
FCU-3	TRANE	FCBB	30	850	0.25	1294	THROWAWAY	23.1	28.3	94	72	55	54	3	42	54	5.4	3	12.2	0	90	3	180	140	3.9	3	115/1	6.07	MANUFACTURER
FCU-4	TRANE	FCBB	125	450	0.25	1169	THROWAWAY	10	13.7	94	72	55	54	3	42	54	2.7	3	6	0	90	3	180	140	2	3	115/1	3.88	MANUFACTURER
FCU-5	TRANE	FCBB	30	550	0.25	1488	THROWAWAY	12.6	17.2	94	72	55	54	3	42	54	2.7	3	6	0	90	3	180	140	1.3	3	115/1	2.75	MANUFACTURER
FCU-6	TRANE	FCBB	30	300	0.25	1399	THROWAWAY	7.5	9.9	94	72	55	54	3	42	54	3.7	3	6	0	90	3	180	140	2.3	3	115/1	3.88	MANUFACTURER
FCU-7	TRANE	FCBB	30	100	0.25	1488	THROWAWAY	2.8	3.3	94	72	55	54	3	42	54	2.7	3	6	0	90	3	180	140	1.3	3	115/1	2.75	MANUFACTURER
FCU-8	TRANE	FCBB	30	450	0.25	700	THROWAWAY	10	13.7	94	72	55	54	3	42	54	0.5	3	6.5	0	90	3	180	140	0.5	3	115/1	2.75	MANUFACTURER
FCU-9	TRANE	FCBB	30	300	0.25	1169	THROWAWAY	6.9	8.8	94	72	55	54	3	42	54	2.7	3	6	0	90	3	180	140	2	3	115/1	3.88	MANUFACTURER
FCU-10	TRANE	FCBB	40	300	0.25	1472	THROWAWAY	7.6	9.9	94	72	55	54	3	42	54	1.9	3	6	0	90	3	180	140	1.3	3	115/1	2.75	MANUFACTURER
FCU-C	TRANE	FCBB	750	750	0.25	1453	THROWAWAY	-	-	-	-	-	-	-	-	-	-	-	64.8	0	75	3	180	140	2.5	3	115/1	3.88	MANUFACTURER

23 77 10 - HYDRONIC CABINET UNIT HEATER SCHEDULE (CUH)

								HEATING COIL							MOTOR					
MARK	MANUFACTURER	SIZE	UNIT CONFIGURATION	INSTALLATION LOCATION	SERVICE	CFM	ESP	REQUIRED MBH	EAT	EWT	LWT	GPM	WPD (MAX.)	ROW COUNT	POWER DISCONNECT RESPONSIBILITY	RPM	VOLTS/PHASE	MCA	CONTROL VALVE
CUH-1	TRANE	FFBB	SEMI RECESSED	NORTH STAIRWELL	NORTH STAIRWELL	1200	0.1	75	65	180	140	3.3	3	2	BY MANUFACTURER	1450	115/1	6.07	2 WAY MODULATING
CUH-2	TRANE	FFBB	SEMI RECESSED	SOUTH STAIRWELL	SOUTH STAIRWELL	1200	0.1	75	65	180	140	4.2	3	2	BY MANUFACTURER	1450	115/1	6.07	2 WAY MODULATING
CUH-3	TRANE	FFBB	FULLY RECESSED	NORTH CORRIDOR	NORTH STAIRWELL	300	0.1	15	65	180	140	0.5	3	2	BY MANUFACTURER	1246	115/1	2.75	2 WAY MODULATING
CUH-4	TRANE	FFBB	FULLY RECESSED	SOUTH STAIRWELL	SOUTH STAIRWELL	300	0.1	15	65	180	140	0.5	3	2	BY MANUFACTURER	1246	115/1	2.75	2 WAY MODULATING
CUH-5	TRANE	FFEB	CEILING RECESSED	ENTRY VESTIBULE	ENTRY VESTIBULE	1000	0.1	50	65	180	140	1.4	3	2	BY MANUFACTURER	1155	115/1	6.07	2 WAY MODULATING
CUH-6	TRANE	FFBB	SEMI RECESSED	TRASH ROOM	TRASH ROOM	300	0.1	15	65	180	140	1.4	3	2	BY MANUFACTURER	1246	115/1	2.75	2 WAY MODULATING

23 81 10 - DUCTLESS AIR CONDITIONING UNIT SCHEDULE (DACU)

									ELECTRICAL DATA					
MARK	MANUFACTURER	MODEL	TYPE	SERVICE	CFM	ESP	TOTAL MBH	EFFICIENCY (SEER)	VOLTS/PHASE	FLA	MCA	DISCONNECT	ASSOCIATED UNIT	HEATING CAPACITY (MBH)
DACU-1.1	MITSUBISHI	TPKA0A036	WALL MOUNTED	ELEVATOR MACHINE ROOM	705	0.1	36	18.8	208/1	1	0.57	MANUFACTURER	CU-1.1	40
DACU-2	MITSUBISHI	TPKA0A012	WALL MOUNTED	FIRST FLOOR IT CLOSET	265	0.1	12	21	208/1	0.19	1	MANUFACTURER	CU-2	-

23 81 30 - AIR COOLED CONDENSING UNIT (CU)

				AMBIENT TEMPERATURE				ELECTRICAL DATA					
MARK	MANUFACTURER	MODEL	COOLING MBH	DESIGN	LOW	REFRIGERANT TYPE	SEER	VOLTS/PHASE	MCA	MOCP	DISCONNECT BY	ASSOCIATED UNIT	WEIGHT
CU-1	TRANE	CCAR	240	95	0	R410a	-	208/3	88	125	MANUFACTURER	CH-1	1,188
CU-1.1	MITSUBISHI	TRUZA036	36	95	0	R410a	18.8	208/1	25	30	MANUFACTURER	DACU-1.1	215
CU-2	MITSUBISHI	TRUYA012	12	95	0	R140a	21	208/1	11	28	MANUFACTURER	DACU-2	92

23 82 10 - WINDOW MOUNTED AIR CONDITIONING UNIT SCHEDULE (AC)

				COOLING						
MARK	MANUFACTURER	MODEL	AIRFLOW (CFM)	CAPACITY (BTUH)	EER	VOTLS/PHASE	FLA	DISCONNECT	CONTROLS
AC-1	LG	LW1216ER	265	12,000	12.1	115/1	9.3	INTEGRAL	REMOTE CONTROLLER, BY MANUFACTURER

23 76 10 - HYDRONIC UNIT HEATER SCHEDULE (UH)

NOTES:
1.

OPTIONS/ACCESSORIES:
1.

									HEATING COIL						MOTOR						
MARK	MANUFACTURER	MODEL	TYPE	UNIT CONFIGURATION	INSTALLATION LOCATION	SERVICE	CFM	THROW	REQUIRED MBH	EAT	EWT	LWT	GPM	WPD (MAX.) (FT)	DISCONNECT BY	QUANTITY	RPM	HP	VOLTS/PHASE	FLA	OPTIONS/ACCESSORIES
UH-1																		1/2			

PATRICK W. KLANAC
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EXPIRES: 12.31.2025

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

MECHANICAL EQUIPMENT SCHEDULES

M.302

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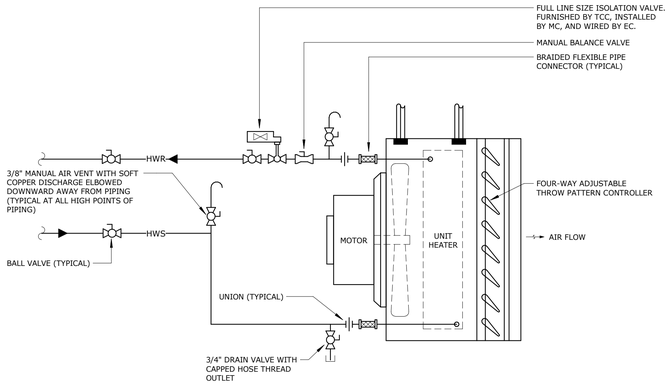
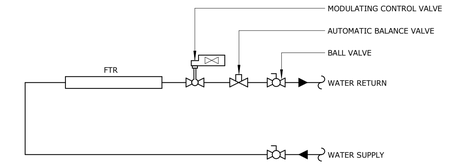
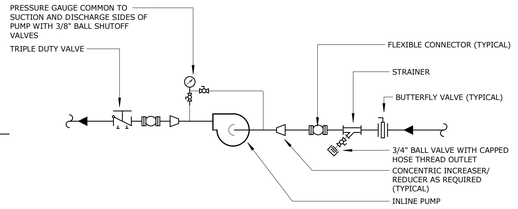


11 HORIZONTAL HYDRONIC UNIT HEATER PIPING DIAGRAM - MANUAL
NO SCALE

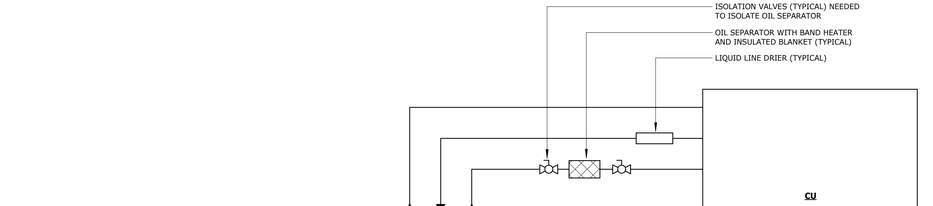


4 HYDRONIC FINNED TUBE RADIATION PIPING DETAIL
NO SCALE



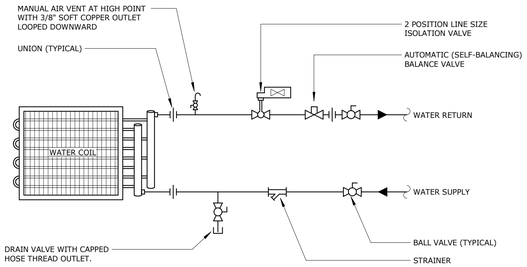
NOTES:
1. BALANCE VALVE NOT REQUIRED ON PUMPS CONTROLLED VIA VFD.
2. BALL VALVES ON PIPING 2" AND SMALLER.

3 IN-LINE PUMP PIPING DETAIL - TRIPLE DUTY VALVE
NO SCALE



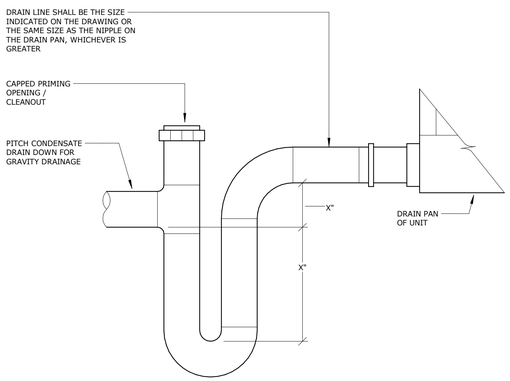
NOTE:
1. VERIFY COIL PIPING DETAILS, SIZES AND COMPONENTS WITH EQUIPMENT MANUFACTURER.
2. REFRIGERANT SPECIALITIES PROVIDED BY CONDENSING UNIT MANUFACTURER, FIELD INSTALLED BY MC.
3. COOLING COIL AND CONDENSING UNIT SHALL BE PROVIDED BY SAME MANUFACTURER.

6 DIRECT EXPANSION COIL WITH HOT GAS BYPASS PIPING DIAGRAM
NO SCALE

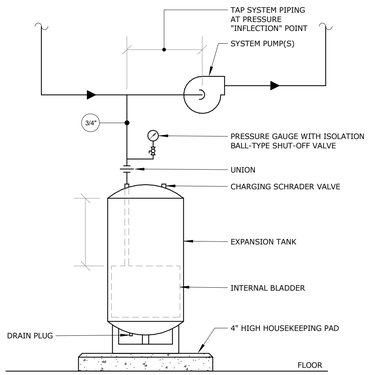


NOTES:
1. CONNECT WATER SUPPLY PIPING TO LEAVING AIR SIDE OF COIL.
2. PROVIDE UNIONS AND /OR FLANGES FOR REMOVAL OR SERVICE OF COMPONENTS.

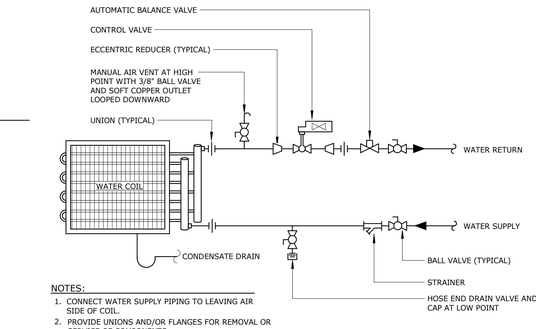
9 HYDRONIC CUH PIPING DIAGRAM - (AUTO BV WITH ISO VALVE)
NO SCALE



7 CHANGEOVER UNIT VENTILATOR CONDENSATE TRAP DETAIL
NO SCALE

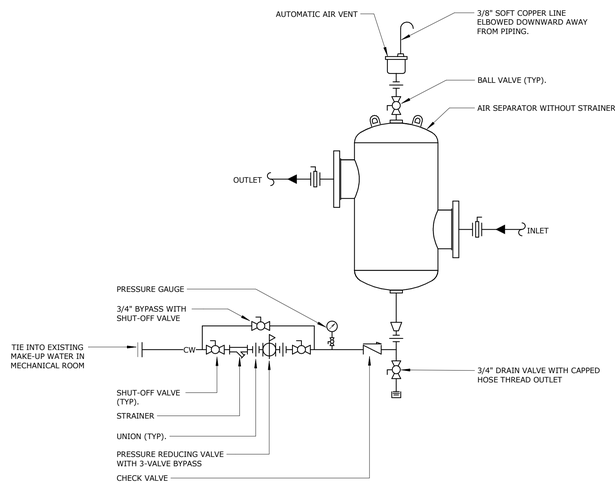


2 BLADDER-TYPE EXPANSION TANK INSTALLATION/PIPING DETAIL
NO SCALE

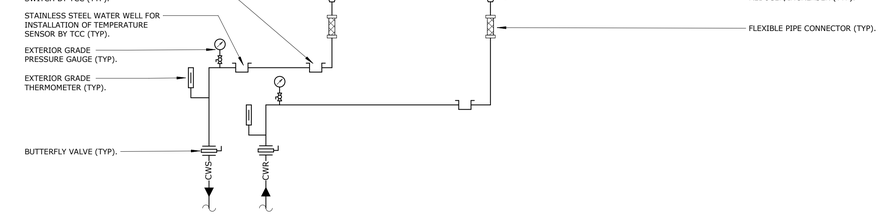


NOTES:
1. CONNECT WATER SUPPLY PIPING TO LEAVING AIR SIDE OF COIL.
2. PROVIDE UNIONS AND/OR FLANGES FOR REMOVAL OR SERVICE OF COMPONENTS.

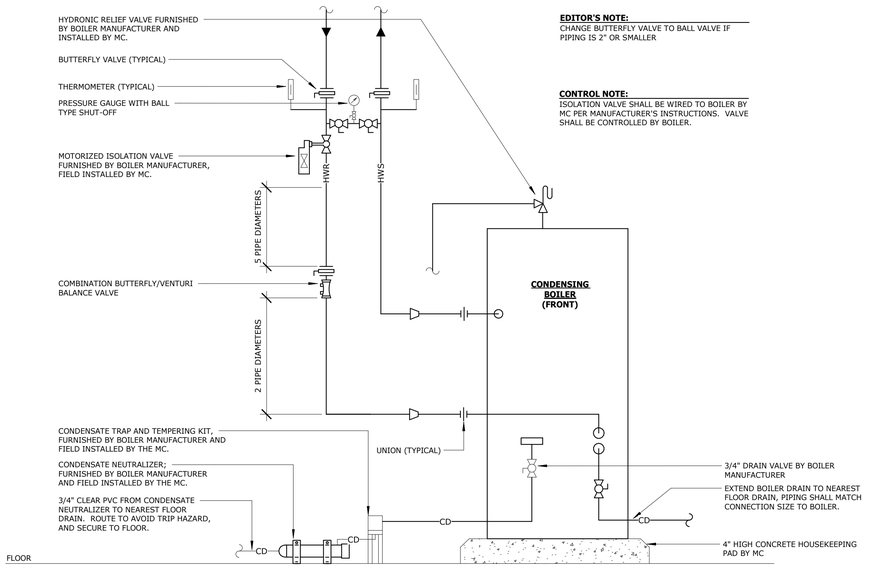
8 CHANGEOVER UNIT VENTILATOR PIPING WITH CONDENSATE DRAIN CONNECTION DETAIL
NO SCALE



1 AIR SEPARATOR PIPING DETAIL
NO SCALE



10 AIR COOLED CHILLER PIPING DETAIL
NO SCALE



EDITOR'S NOTE:
CHANGE BUTTERFLY VALVE TO BALL VALVE IF PIPING IS 2" OR SMALLER

CONTROL NOTE:
ISOLATION VALVE SHALL BE WIRED TO BOILER BY MC PER MANUFACTURER'S INSTRUCTIONS. VALVE SHALL BE CONTROLLED BY BOILER.

5 BOILER PIPING DETAIL (INSTALLATION)
NO SCALE

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PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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MECHANICAL EQUIPMENT PIPING DETAILS

M.303

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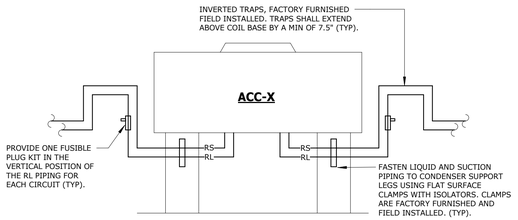
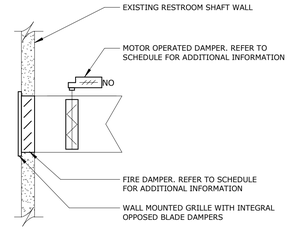
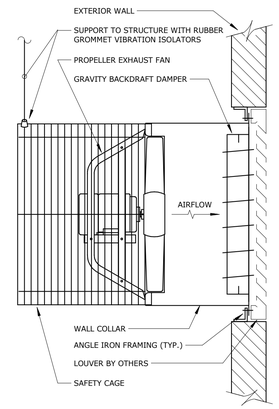


10 ACC SYSTEM AND CONNECTION DETAIL
NO SCALE

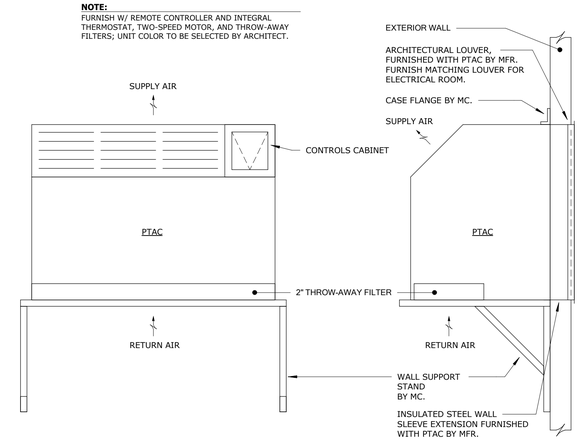


7 RESTROOM GRILLE/DAMPER DETAIL
NO SCALE



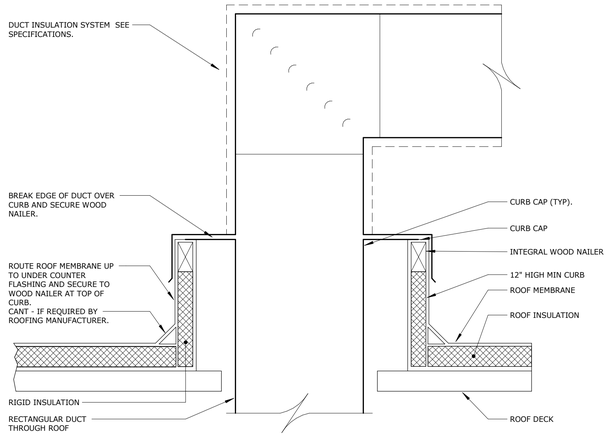
9 PROPELLER FAN INSTALLATION DETAIL
NO SCALE

NOTE:
FURNISH W/ REMOTE CONTROLLER AND INTEGRAL THERMOSTAT, TWO-SPEED MOTOR, AND THROW-AWAY FILTERS; UNIT COLOR TO BE SELECTED BY ARCHITECT.

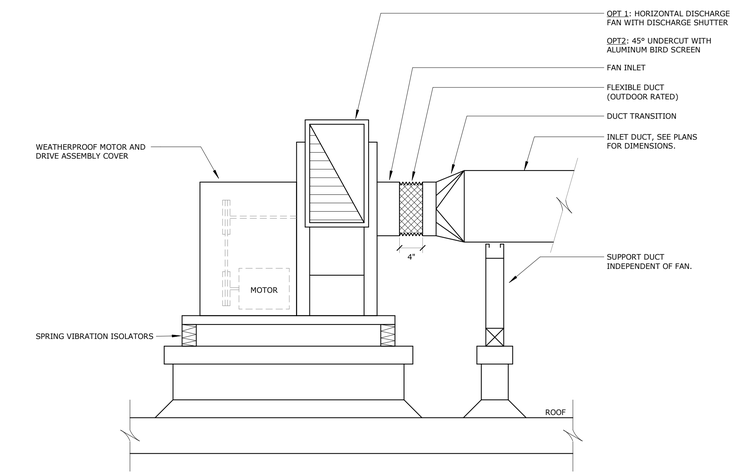


6 PTAC INSTALLATION DETAIL
NO SCALE

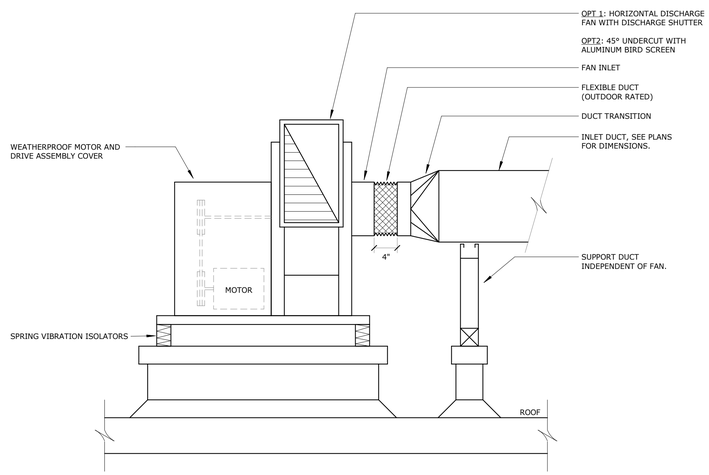
NOTE:
CURBS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL LOCATE CURB POSITIONS. GENERAL CONTRACTOR SHALL INSTALL CURBS AND PROVIDE FLASHINGS AND ROOFING.



5 DUCT THROUGH ROOF DETAIL
NO SCALE

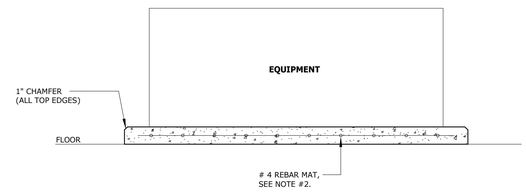


4 STAIRWELL PRESSURIZATION FAN INSTALLATION DETAIL - ROOF MOUNTED HORIZONTAL DISCHARGE
NO SCALE

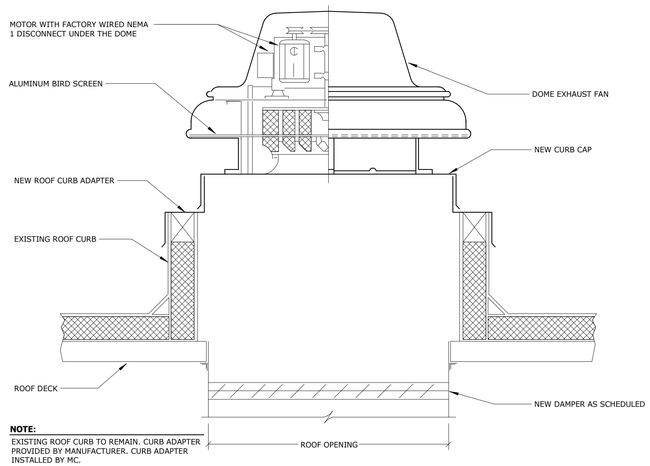


3 UTILITY FAN INSTALLATION DETAIL - ROOF MOUNTED HORIZONTAL DISCHARGE
NO SCALE

DETAIL NOTES:
1. CONCRETE EQUIPMENT PAD SHALL BE 6" THICK, UNLESS NOTED OTHERWISE.
2. INSTALL #4 REBAR MAT AT 16" ON CENTER (EACH WAY) 1-1/2" BELOW TOP OF SLAB IN ONE DIRECTION AND 1-1/2" ABOVE BOTTOM OF SLAB IN OTHER DIRECTION.
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI (MINIMUM) AT 28 DAYS AND 5% AIR CONTENT BY VOLUME.
4. PAD TO EXTEND BEYOND EQUIPMENT FOOTPRINT BY A MINIMUM OF 6" ON ALL SIDES.
5. DOWELL PAD TO STRUCTURAL FLOOR SLAB AT PAD CORNERS FOR ALL VIBRATING OR ROTATING EQUIPMENT APPLICATIONS.

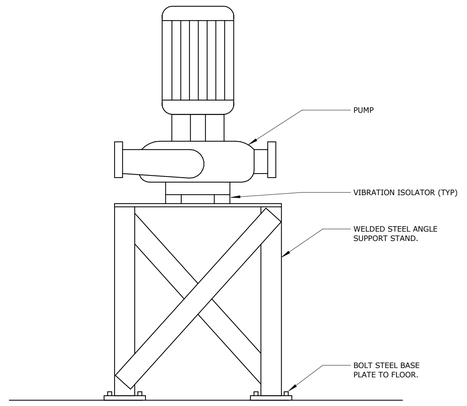


1 CONCRETE PAD INSTALLATION DETAIL
NO SCALE



NOTE:
EXISTING ROOF CURB TO REMAIN. CURB ADAPTER PROVIDED BY MANUFACTURER. CURB ADAPTER INSTALLED BY MC.

8 CENTRIFUGAL ROOF EXHAUST FAN INSTALLATION DETAIL - FLAT ROOF
NO SCALE



2 IN-LINE PUMP INSTALLATION DETAIL (STAND MOUNT)
NO SCALE

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

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BID SET

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#	Description	Date

MECHANICAL EQUIPMENT INSTALLATION DETAILS

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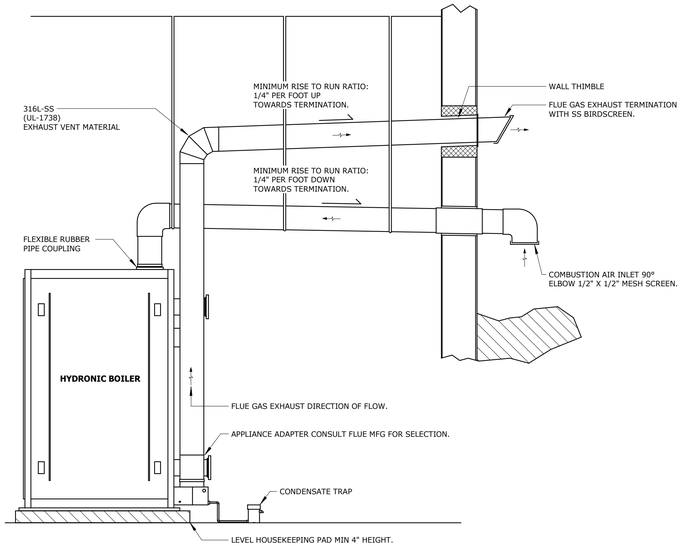
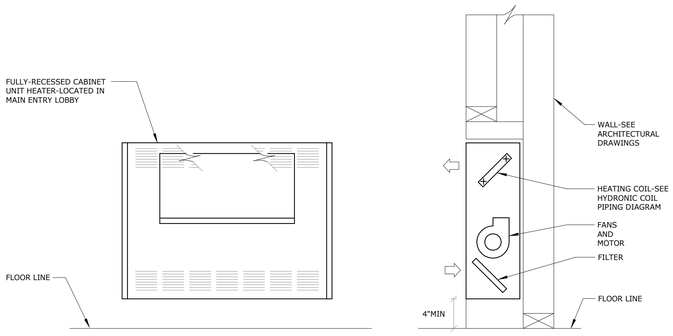
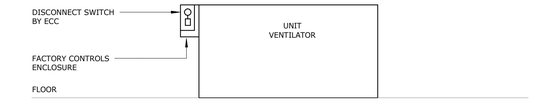


7 BOILER VENT & COMBUSTION AIR DETAIL
NO SCALE

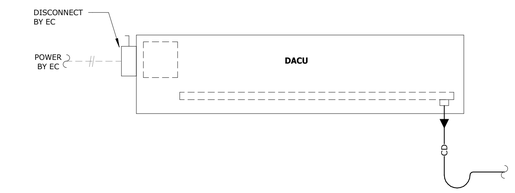
5 HYDRONIC CABINET UNIT HEATER INSTALLATION DETAIL - VERTICAL SURFACE MOUNTED
NO SCALE



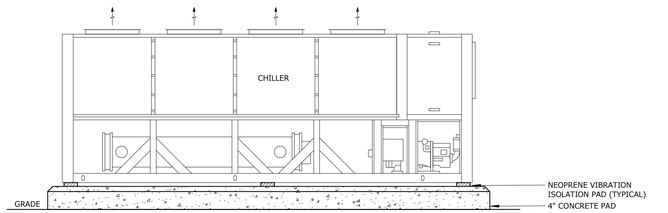
4 HYDRONIC CABINET UNIT HEATER INSTALLATION DETAIL
NO SCALE



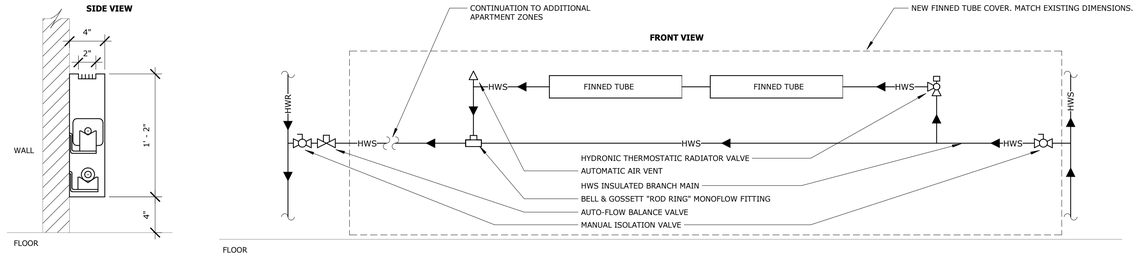
3 HORIZONTAL UNIT VENTILATOR INSTALLATION DETAIL
NO SCALE



2 WALL MOUNTED DUCTLESS AIR CONDITIONING UNIT INSTALLATION DETAIL (DACU)
NO SCALE



6 AIR COOLED CHILLER INSTALLATION DETAIL - GRADE
NO SCALE



1 FINNED TUBE RADIATOR ZONE PIPING DIAGRAM
NO SCALE

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275 Springside Dr, Suite 300
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Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

MECHANICAL EQUIPMENT INSTALLATION DETAILS

M.305

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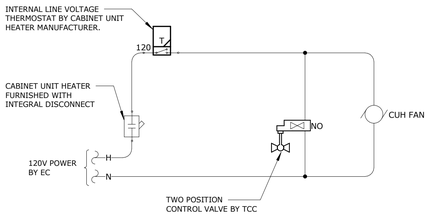
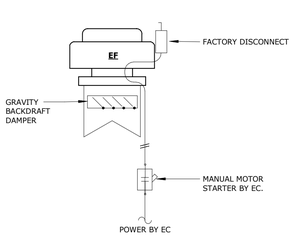
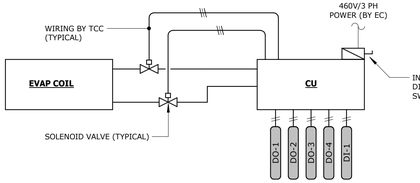
P 614.221.1110 berardipartners.com



7 CABINET UNIT HEATER CONTROL DIAGRAM - STAND ALONE
NO SCALE

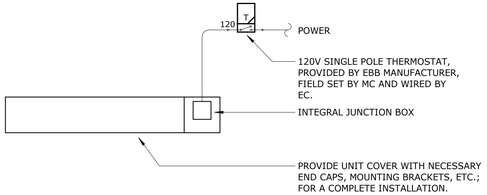


3 CENTRIFUGAL ROOF EXHAUST FAN CONTROL DETAIL
NO SCALE

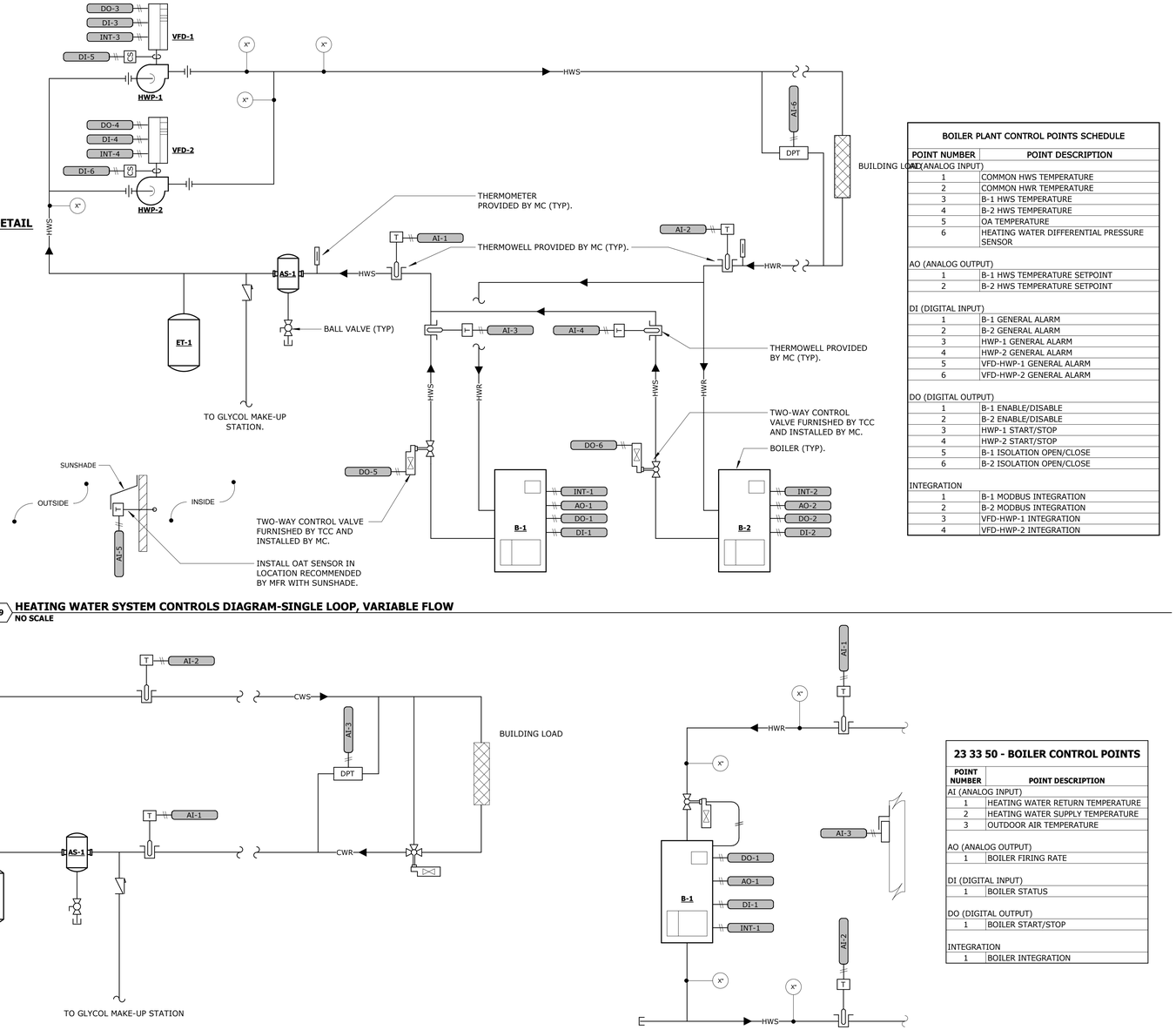


1 CONDENSING UNIT CONTROL DIAGRAM
NO SCALE

23 32 30 - CONDENSING UNIT W/ EVAP COIL CONTROL POINTS	
POINT NUMBER	**POINT DESCRIPTION**
DI (DIGITAL INPUT)	
1	GENERAL ALARM
DO (DIGITAL OUTPUT)	
1	DX COOLING STAGE 1
2	DX COOLING STAGE 2
3	DX COOLING STAGE 3
4	DX COOLING STAGE 4

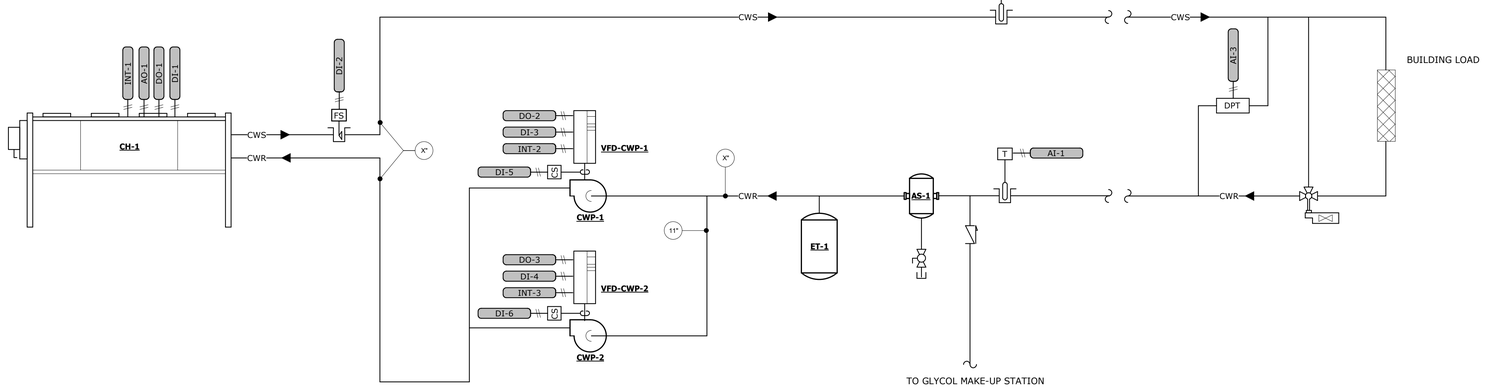


2 ELECTRIC BASEBOARD HEATER DETAIL
NO SCALE



9 HEATING WATER SYSTEM CONTROLS DIAGRAM-SINGLE LOOP, VARIABLE FLOW
NO SCALE

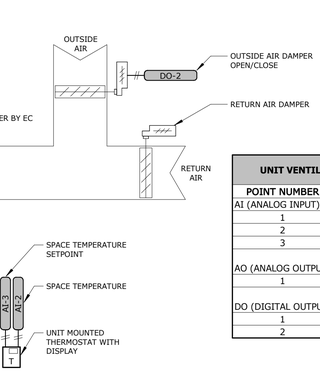
BOILER PLANT CONTROL POINTS SCHEDULE	
POINT NUMBER	**POINT DESCRIPTION**
AI (ANALOG INPUT)	
1	COMMON HWS TEMPERATURE
2	COMMON HWR TEMPERATURE
3	B-1 HWS TEMPERATURE
4	B-2 HWS TEMPERATURE
5	OA TEMPERATURE
6	HEATING WATER DIFFERENTIAL PRESSURE SENSOR
AO (ANALOG OUTPUT)	
1	B-1 HWS TEMPERATURE SETPOINT
2	B-2 HWS TEMPERATURE SETPOINT
DI (DIGITAL INPUT)	
1	B-1 GENERAL ALARM
2	B-2 GENERAL ALARM
3	HWP-1 GENERAL ALARM
4	HWP-2 GENERAL ALARM
5	VFD-HWP-1 GENERAL ALARM
6	VFD-HWP-2 GENERAL ALARM
DO (DIGITAL OUTPUT)	
1	B-1 ENABLE/DISABLE
2	B-2 ENABLE/DISABLE
3	HWP-1 START/STOP
4	HWP-2 START/STOP
5	B-1 ISOLATION OPEN/CLOSE
6	B-2 ISOLATION OPEN/CLOSE
INTEGRATION	
1	B-1 MODBUS INTEGRATION
2	B-2 MODBUS INTEGRATION
3	VFD-HWP-1 INTEGRATION
4	VFD-HWP-2 INTEGRATION



10 AIR COOLED CHILLED WATER SYSTEM CONTROLS DIAGRAM-SINGLE LOOP, VARIABLE FLOW
NO SCALE

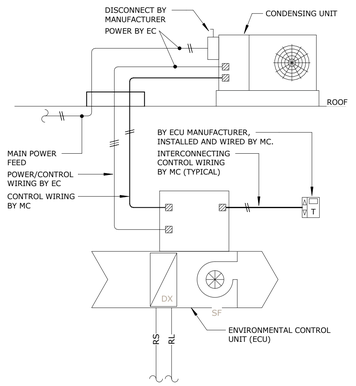
23 33 50 - BOILER CONTROL POINTS	
POINT NUMBER	**POINT DESCRIPTION**
AI (ANALOG INPUT)	
1	HEATING WATER RETURN TEMPERATURE
2	HEATING WATER SUPPLY TEMPERATURE
3	OUTDOOR AIR TEMPERATURE
AO (ANALOG OUTPUT)	
1	BOILER FIRING RATE
DI (DIGITAL INPUT)	
1	BOILER STATUS
DO (DIGITAL OUTPUT)	
1	BOILER START/STOP
INTEGRATION	
1	BOILER INTEGRATION

8 BOILER CONTROL DIAGRAM
NO SCALE

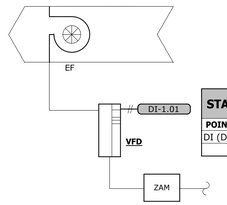


UNIT VENTILATOR CONTROL POINTS SCHEDULE	
POINT NUMBER	**POINT DESCRIPTION**
AI (ANALOG INPUT)	
1	SUPPLY AIR TEMPERATURE
2	SPACE TEMPERATURE
3	SPACE TEMPERATURE SETPOINT
AO (ANALOG OUTPUT)	
1	HEATING WATER VALVE MODULATION
DO (DIGITAL OUTPUT)	
1	FAN START/STOP
2	OUTSIDE AIR DAMPER OPEN/CLOSE

5 APARTMENT CORRIDOR UNIT VENTILATOR CONTROL DIAGRAM
NO SCALE



6 DACU CONTROL DIAGRAM - STAND ALONE
NO SCALE



STAIRWELL PRESSURIZATION AND ELEVATOR HOISTWAY CONTROL SCHEDULE	
POINT NUMBER	**POINT DESCRIPTION**
DI (DIGITAL INPUT)	
1.01	PRESSURIZATION FAN INTEGRATION

4 STAIRWELL PRESSURIZATION AND ELEVATOR HOISTWAY CONTROL DETAIL
NO SCALE

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

MECHANICAL EQUIPMENT CONTROL DETAILS

M.306

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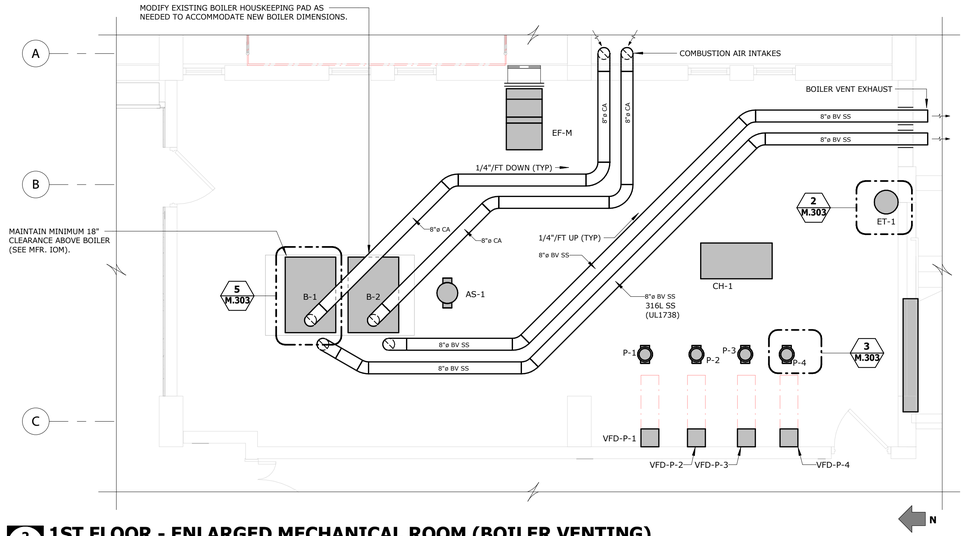
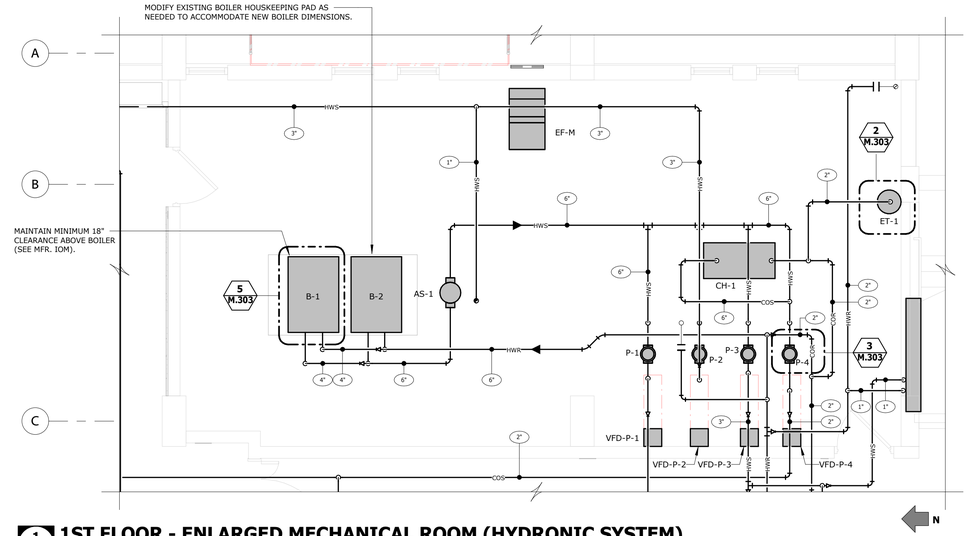
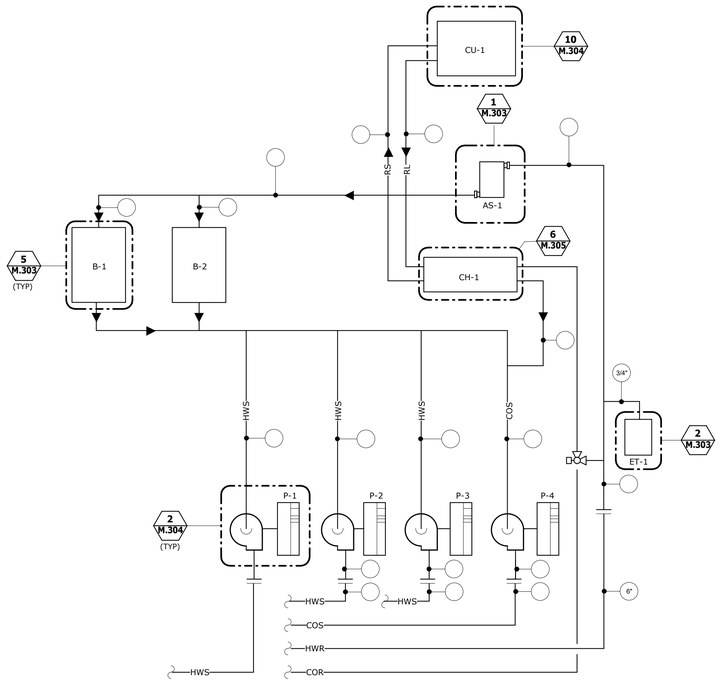


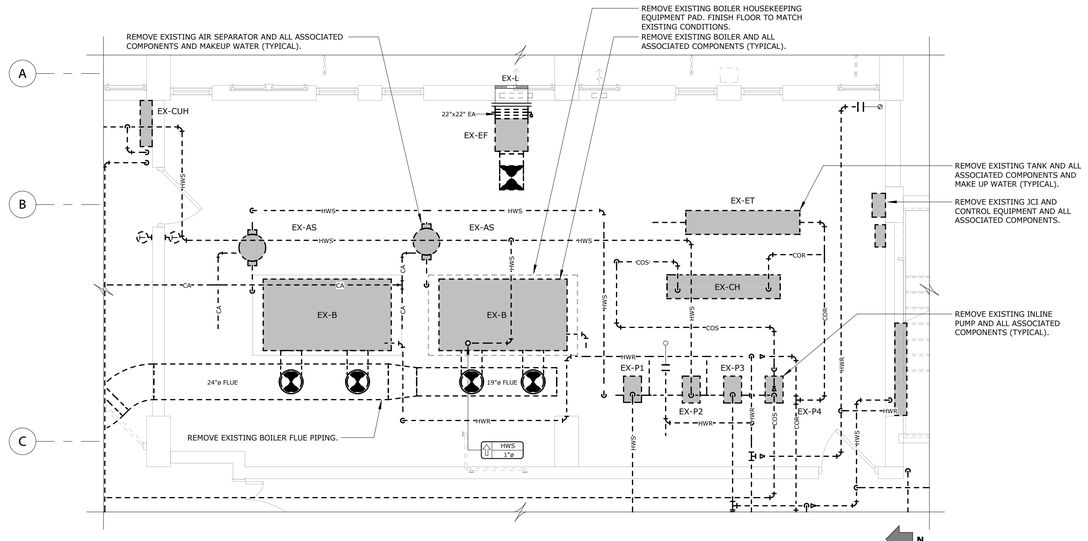
2 M.201 1ST FLOOR - ENLARGED MECHANICAL ROOM (BOILER VENTING)
1/4" = 1'-0"



1 M.201 1ST FLOOR - ENLARGED MECHANICAL ROOM (HYDRONIC SYSTEM)
1/4" = 1'-0"



4 CENTRAL PLANT SYSTEM DIAGRAM
NO SCALE



3 M.201 1ST FLOOR - ENLARGED MECHANICAL ROOM DEMOLITION
1/4" = 1'-0"

PATRICK W. KLANAC
LICENSE # E-56480
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

ENLARGED 1ST FLOOR MECHANICAL ROOM PLANS

M.307

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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CAUTION

ELECTRIC SHOCK HAZARD

THE CONTRACTOR IS SPECIFICALLY ADVISED HEREIN OF THE EXISTENCE OF LIVE UNDERGROUND AND OVERHEAD ELECTRIC LINES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY AND PROTECTION OF ALL PERSONNEL ASSOCIATED WITH THIS PROJECT CONCERNING THESE HAZARDS.

UNDERGROUND UTILITIES

LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT SHOWN PRIOR TO COMMENCEMENT OF HIS WORK. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811

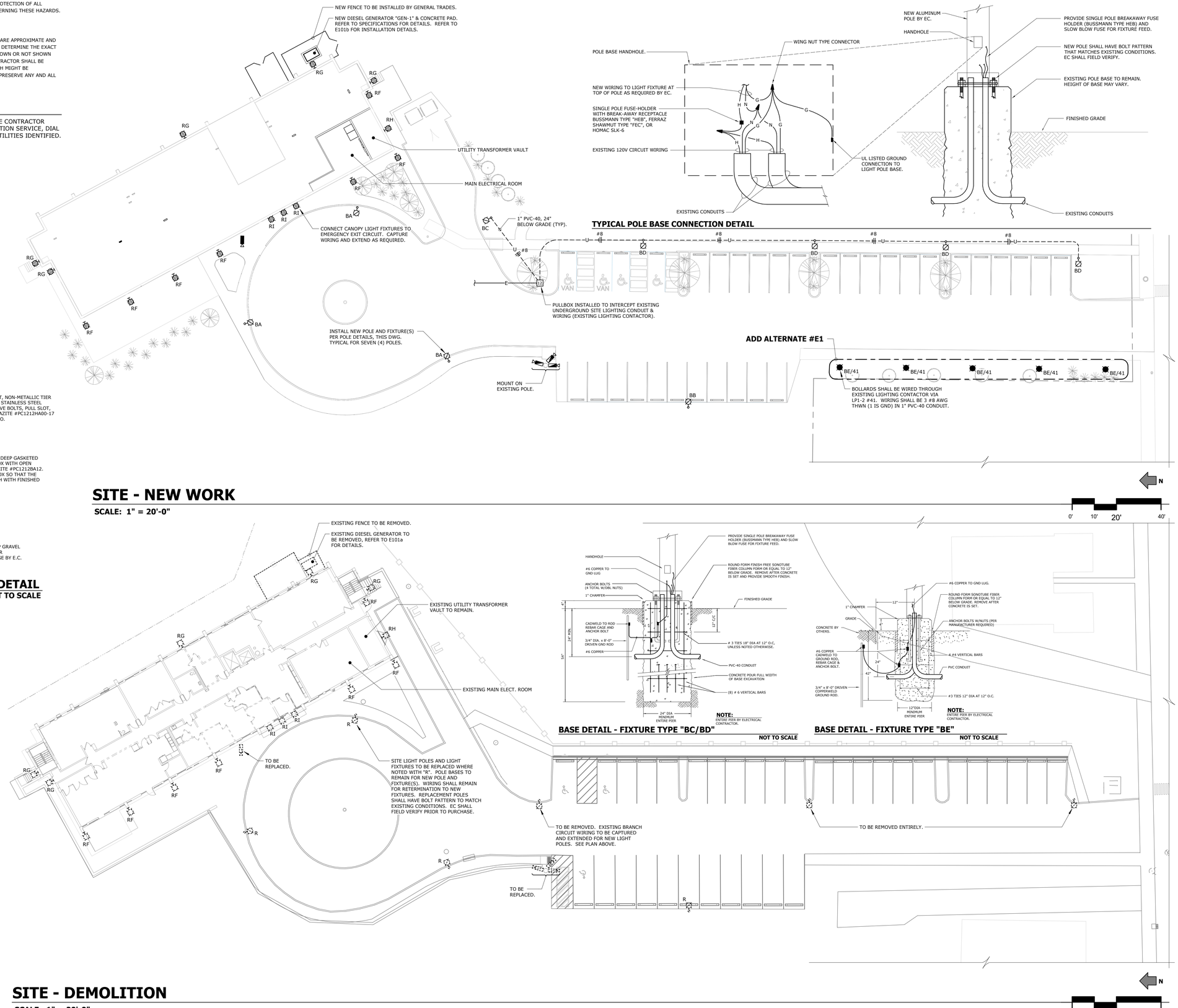
NOTE:

1. PRIOR TO ANY SITE EXCAVATION THE CONTRACTOR SHALL CALL OHIO UTILITIES PROTECTION SERVICE, DIAL 811, TO HAVE ALL UNDERGROUND UTILITIES IDENTIFIED.



GRADE LEVEL JUNCTION BOX DETAIL

SYMBOL " 12 " **NOT TO SCALE**



SITE - NEW WORK

SCALE: 1" = 20'-0"

TYPICAL POLE BASE CONNECTION DETAIL

BASE DETAIL - FIXTURE TYPE "BC/BD"

NOT TO SCALE

BASE DETAIL - FIXTURE TYPE "BE"

NOT TO SCALE

SITE - DEMOLITION

SCALE: 1" = 20'-0"

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STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ
74767
DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

SITE PLAN

E.001

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P 614.221.1110 berardipartners.com

1/8/2024 4:31:26 PM

NEW WORK NOTES "◇":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

1. ALL FIRE ALARM CABLING ON THE FIRST FLOOR SHALL BE PLENUM RATED AND FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR ABOVE THE LAY-IN TEE BAR CEILINGS OR AT THE EXPOSED STRUCTURAL CEILINGS. SUPPORT EVERY 4'-0" ON CENTER WITH BRIDAL RINGS OR J-HOOKS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLING REQUIREMENTS.

2. ALL NEW "NORMAL POWER" LIGHTING (SERVING UNSHADED FIXTURES) CIRCUITS SHALL BE FED FROM THE NEW CORRIDOR ELECTRICAL PANEL "LP1-4".

3. ALL "LIFE SAFETY POWER" LIGHTING CIRCUITS (SERVING SHADED FIXTURES) SHALL BE FED FROM THE EXISTING ELECTRICAL ROOM PANEL "EM".

4. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL ROUGH-INS FOR CARD ACCESS SYSTEM DEVICES AND WIRING AT SECURED DOOR (DEVICES AND WIRING BY SECURITY VENDOR). QUANTITY OF SECURED DOORS SHOWN ON PLANS IS APPROXIMATE ONLY AND SHALL BE CONFIRMED WITH THE ARCHITECT FOR BIDDING PURPOSES. COORDINATE BOX AND CONDUIT REQUIREMENTS WITH SECURITY VENDOR, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO: POWERED HINGES, ELECTRIC STRIKES, DOOR CONTACTS, REQUEST-TO-EXIT DEVICES, CARD READERS, ETC. ANY RACEWAYS AND BOXES INSTALLED OUTDOORS SHALL BE ALUMINUM IMC. COORDINATE ANY DOOR RELEASE FIRE ALARM RELAYS AS REQUIRED (ASSOCIATED WIRING BY EC AS A PART OF FIRE ALARM SCOPE).

5. PROVIDE NEW BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS.

6. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF EXISTING BRANCH CIRCUIT PANELBOARDS IF REQUIRED.

7. COORDINATE DEVICE LOCATIONS INSIDE NEW MILLWORK WITH GENERAL TRADES.

8. ENTRY VESTIBULE INTERCOM SYSTEM FURNISHED AND INSTALLED BY OTHERS. EC SHALL PROVIDE POWER AND LOW-VOLTAGE RACEWAYS AS REQUIRED.

9. EMERGENCY POWER RECEPTACLE PROVIDED FOR USE WITH ACCESS CONTROLS PANEL. PROVIDE RED NYLON COVERPLATE AND ADHESIVE LABEL (CLEAR W/ WHITE LETTERS) INDICATING BRANCH CIRCUIT PANEL AND CIRCUIT NUMBER.

DEMOLITION NOTES "◇":

1. EXISTING FIRE ALARM SYSTEM DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL REPLACEMENT FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT. ONCE THE NEW FIRE ALARM SYSTEM IS OPERATIONAL, REMOVE ALL EXISTING FIRE ALARM SYSTEM DEVICES ALONG WITH ASSOCIATED WIRING.

2. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. MAINTAIN WIRING FOR TERMINATION TO REPLACEMENT UNIT IN SAME LOCATION.

3. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS AND REMOVE ASSOCIATED WIRING BACK TO NEAREST JUNCTION OR BREAKER. UPDATE CIRCUIT DIRECTORY OF BRANCH CIRCUIT PANELBOARD, AS REQUIRED.

4. EXISTING LIGHTING FIXTURES IN THIS AREA TO BE REPLACED ALONG WITH A CHANGE IN QUANTITY OF FIXTURES AND/OR LOCATIONS. REMOVE FIXTURES TOGETHER WITH THEIR ASSOCIATED WIRING. MAINTAIN BRANCH CIRCUITS AND SWITCH LEGS FOR SPLICING AND EXTENSION TO REPLACEMENT FIXTURES.

5. IN THE CROSS-HATCHED AREAS SHOWN ON THE FLOOR PLAN, U.N.O. THE ELECTRICAL CONTRACTOR SHALL PERFORM THE FOLLOWING DEMOLITION WORK:

   A. DISCONNECT POWER AND REMOVE ALL LIGHTING, EXIT SIGNS, RECEPTACLES, AND SWITCHES/LIGHTING CONTROLS DEVICES TOGETHER WITH RACEWAYS AND ASSOCIATED WIRING BACK TO SOURCE ELECTRICAL PANELBOARD. ENSURE CIRCUIT INTEGRITY IS MAINTAINED IN THE AREAS OUTSIDE OF THE CROSS-HATCHED AREA. ABANDONED OUTLET BOXES SHALL BE COVERED WITH A BLANK COVERPLATE (FINISH SHALL MATCH WALL SURFACE). PROVIDE NEW UPDATED, TYPED CIRCUIT DIRECTORY TO REFLECT REVISED CONDITIONS IN PANELBOARDS.

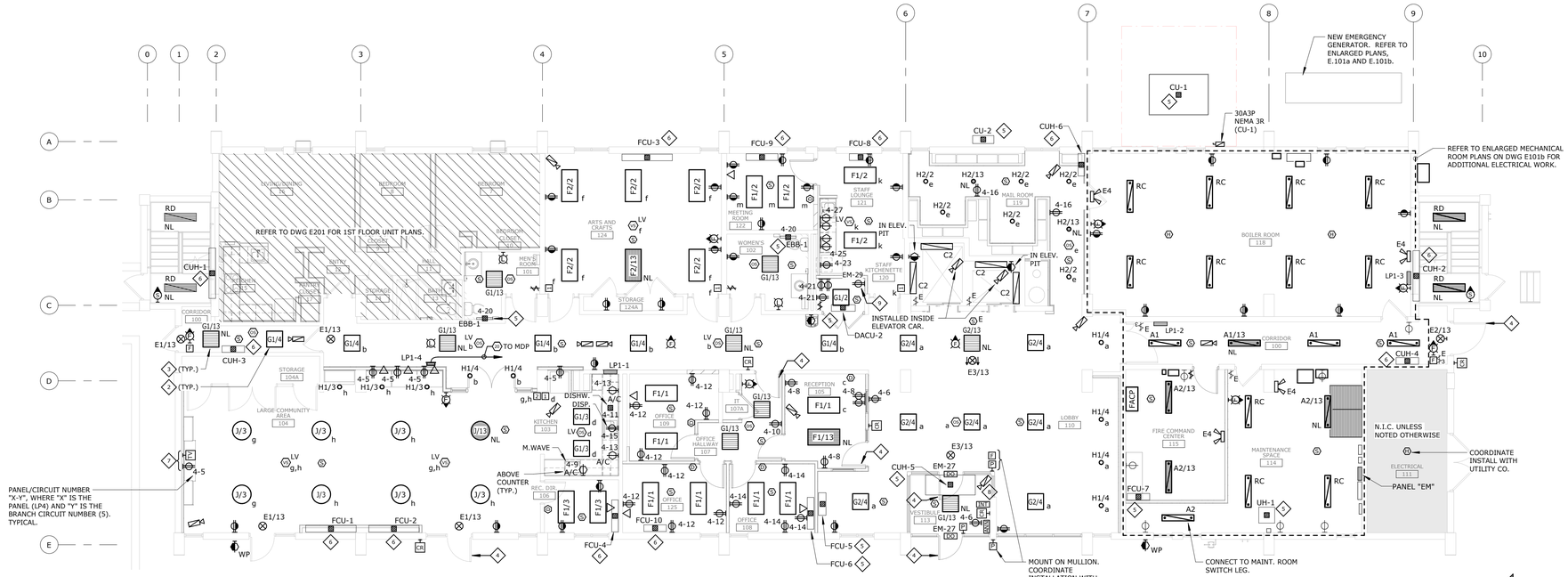
   B. THE ELECTRICAL CONTRACTOR SHALL DISCONNECT POWER FROM ALL EXISTING EQUIPMENT TO BE REMOVED BY EITHER THE MECHANICAL CONTRACTOR OR THE GENERAL CONTRACTOR, TO ALLOW SAFE REMOVAL BY OTHERS. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE PANELBOARD, U.N.O. REFER TO THE PLAN BELOW FOR SPECIFIC EQUIPMENT TO BE REMOVED, NOT ALL EQUIPMENT IS DOCUMENTED AND SHALL BE FIELD VERIFIED BY THE EC AND COORDINATED WITH THE ASSOCIATED CONTRACTOR.

   C. ALL MATERIALS REMOVED SHALL BE OFFERED TO THE OWNER FOR SALVAGE. ALL MATERIALS NOT SELECTED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND SAFELY DISPOSED OF PER THE SPECIFICATIONS.

   D. EXISTING FIRE ALARM DEVICES SHALL REMAIN UNTIL NEW FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, PROGRAMMED, AND APPROVED BY THE AHJ. PROVIDE COVERS FOR EXISTING SMOKE DETECTORS TO PREVENT NUISANCE ALARMS DURING CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY HEAT DETECTION DURING CONSTRUCTION.

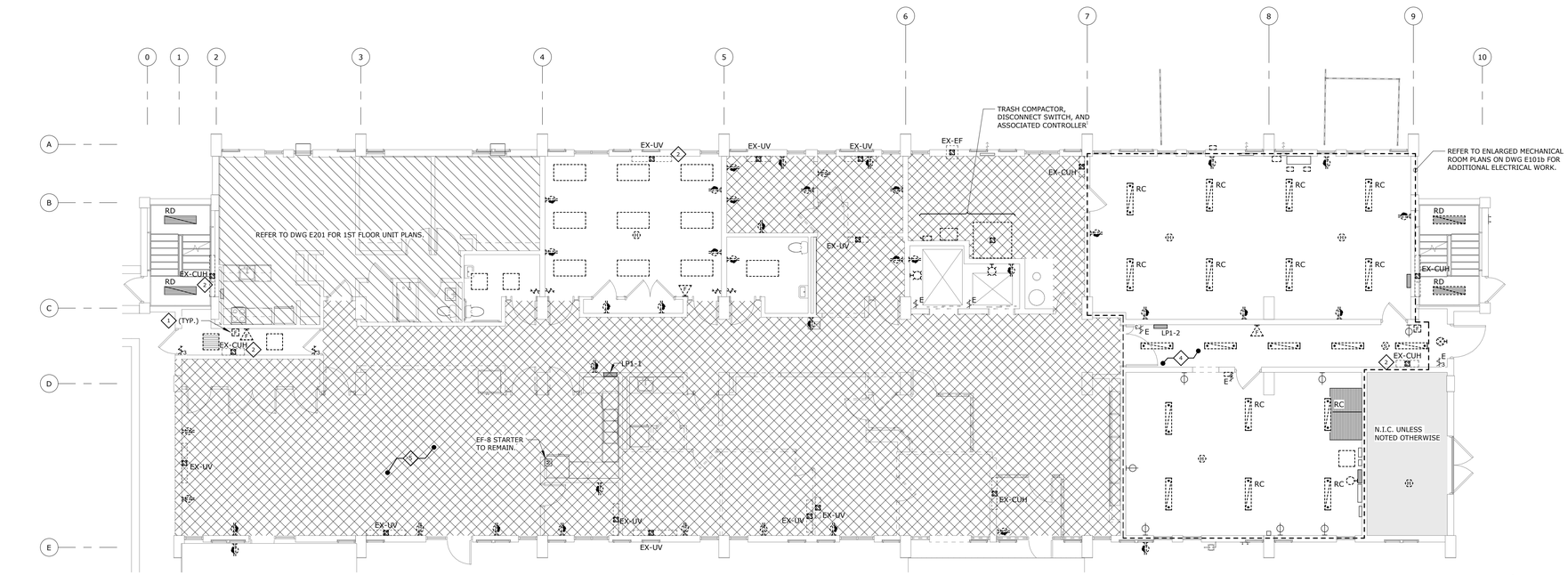
   E. REMOVE ALL DATA/PHONE JACKS, FACEPLATES, AND ASSOCIATED CABLING BACK TO PATCH PANELS IN FRONT OFFICE DATA RACK. ABANDONED OUTLET BOXES SHALL BE COVERED WITH A BLANK COVERPLATE (FINISH SHALL MATCH WALL SURFACE). COORDINATE REMOVAL OF EXISTING DATA RACK WITH TECHNOLOGY CONTRACTOR.

   F. COORDINATE REMOVAL/RELOCATION OF EXISTING ACCESS CONTROLS AND CCTV EQUIPMENT WITH OWNER, BUILDING SECURITY, AND SECURITY VENDOR. SECURITY SYSTEMS SHALL BE MAINTAINED UNTIL NEW SYSTEM IS OPERATIONAL.



1ST FLOOR - NEW WORK

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



1ST FLOOR - DEMOLITION

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

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DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

1ST FLOOR ELECTRICAL PLANS

E.101

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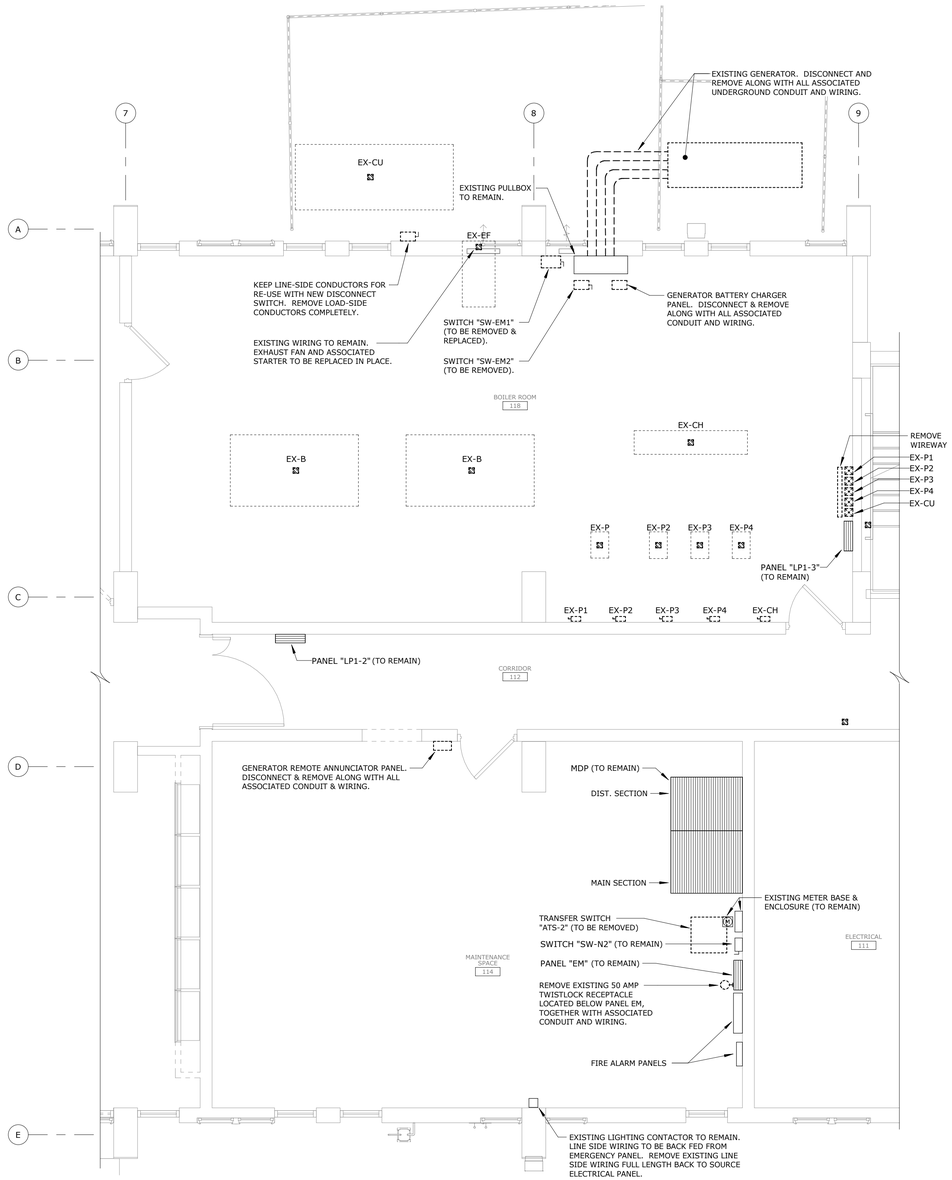
DEMOLITION NOTES:

1. ELECTRICAL CONTRACTOR SHALL DISCONNECT POWER FROM EXISTING MECHANICAL EQUIPMENT (FANS, MOTORS, PUMPS, ETC) TO ALLOW FOR SAFE REMOVAL OF THE EQUIPMENT BY OTHERS.
   A. UNLESS NOTED OTHERWISE, REMOVE CONDUIT FULL LENGTH BACK TO SOURCE OR REMOVE SECTIONS OF CONDUIT BACK TO NEAREST JUNCTION BOX, FOR EQUIPMENT SHOWN DASHED ON PLAN TO BE REMOVED. BRANCH CIRCUIT WIRING SHALL BE REMOVED FULL LENGTH BACK TO ASSOCIATED BRANCH PANEL AND UPDATE PANEL DIRECTORIES. ALL LOW VOLTAGE CONTROL WIRING AND ASSOCIATED CONDUIT TO BE REMOVED BY OTHERS, UNLESS SPECIFICALLY NOTED ON THE PLANS.
   B. REFER TO MECHANICAL DEMOLITION PLANS FOR EXACT LOCATIONS AND COORDINATE ACCORDINGLY. REFER TO PLANS FOR ANY EQUIPMENT TO BE RELOCATED.

2. REFER TO DEMOLITION DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION.



MAINTENANCE/BOILER RM - DEMOLITION

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

N

0' 4' 8' 16'

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

1ST FLOOR ENLARGED DEMOLITION PLANS

E.101a

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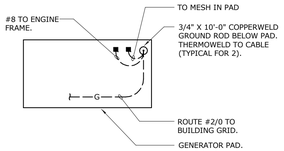
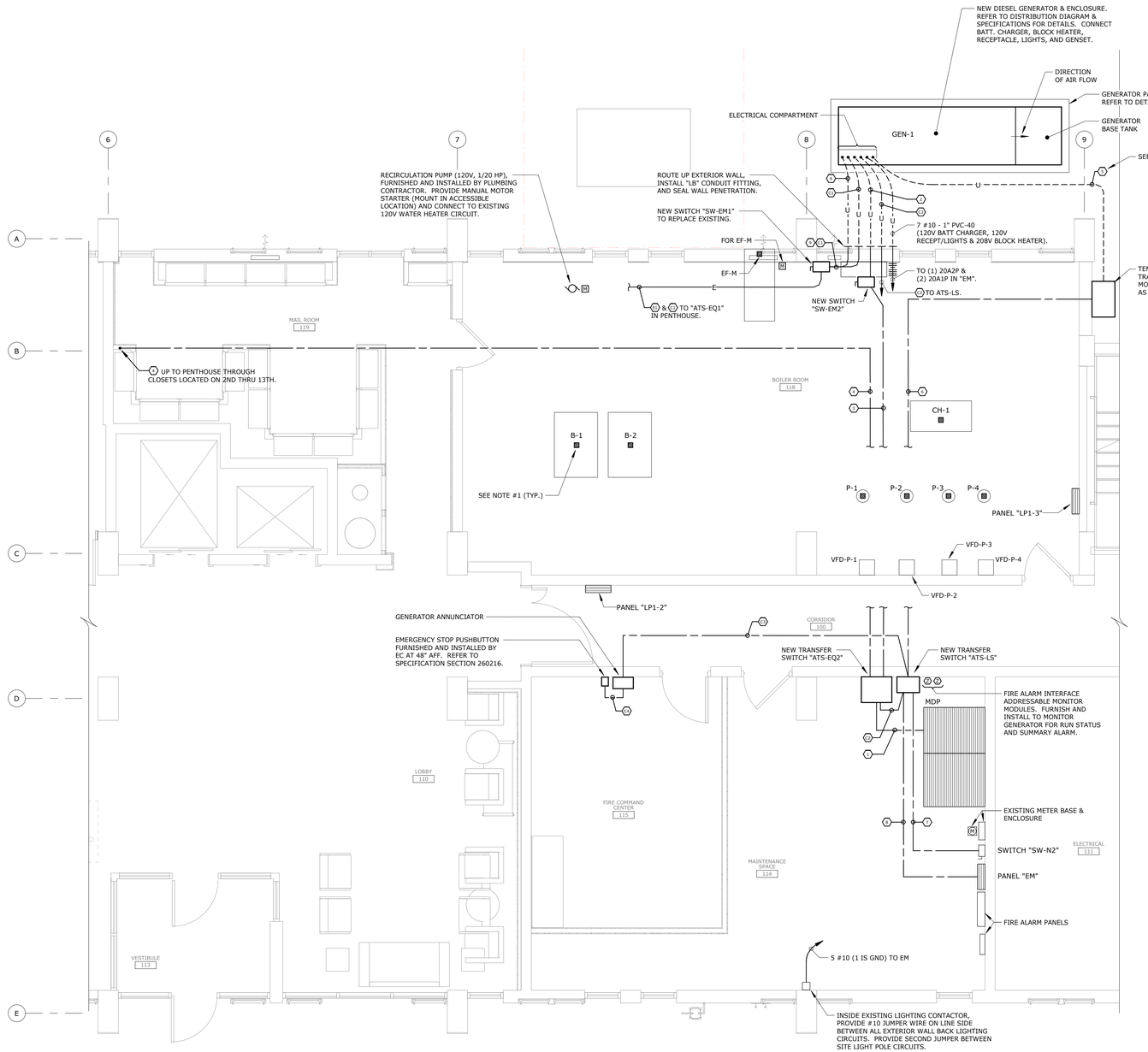


NOTE:
CONCRETE PAD SHALL BE A SINGLE PIECE 12" THICK, EXTEND 12" BEYOND EQUIPMENT BASES IN EACH DIRECTION AND 6" ABOVE FINISHED GRADE. INSTALL 6 X 6 WIRE MESH 3" BELOW TOP OF SLAB WITH 3" COVER AT CHAMFERED EDGES. REFER TO GENERATOR SHOP DRAWINGS FOR EXACT DIMENSIONS AND CONDUIT/PIPE ENTRY LOCATIONS.

GENERATOR PAD DETAIL — NO SCALE

NEW WORK NOTES:

1. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR EQUIPMENT REFERENCED ON THE PLANS.
2. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION.
3. UPDATE PANELBOARD DIRECTORIES WITH NEW TYPED DIRECTORIES TO MATCH REVISED CONDITIONS.
4. NOT ALL LINE- AND LOW-VOLTAGE WIRING IS SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.
5. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.



MAINTENANCE/BOILER RM - NEW WORK & FEEDERS

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

0' 4' 8' 16' N

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1ST FLOOR ENLARGED NEW WORK PLANS

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NEW WORK NOTES "◇":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

1. SPLICE AND EXTEND EXISTING NORMAL AND EMERGENCY POWER LIGHTING CIRCUITS TO NEW LIGHTING FIXTURES AS REQUIRED. PROVIDE BOX EXTENSIONS AS NEEDED. ALL SURFACE WIRING SHALL BE INSTALLED IN SURFACE METAL RACEWAY MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING.

2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. FURNISH AND INSTALL TWO (2) 30A2P SQUARE D TYPE QO BREAKERS IN PANEL LPH1. REFER TO PANELBOARD SCHEDULE FOR DETAILS.

5. PROVIDE 4 #10 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 30A2P BREAKER IN HOUSE PANEL LPH1.
UPDATE PANELBOARD CIRCUIT DIRECTORY.

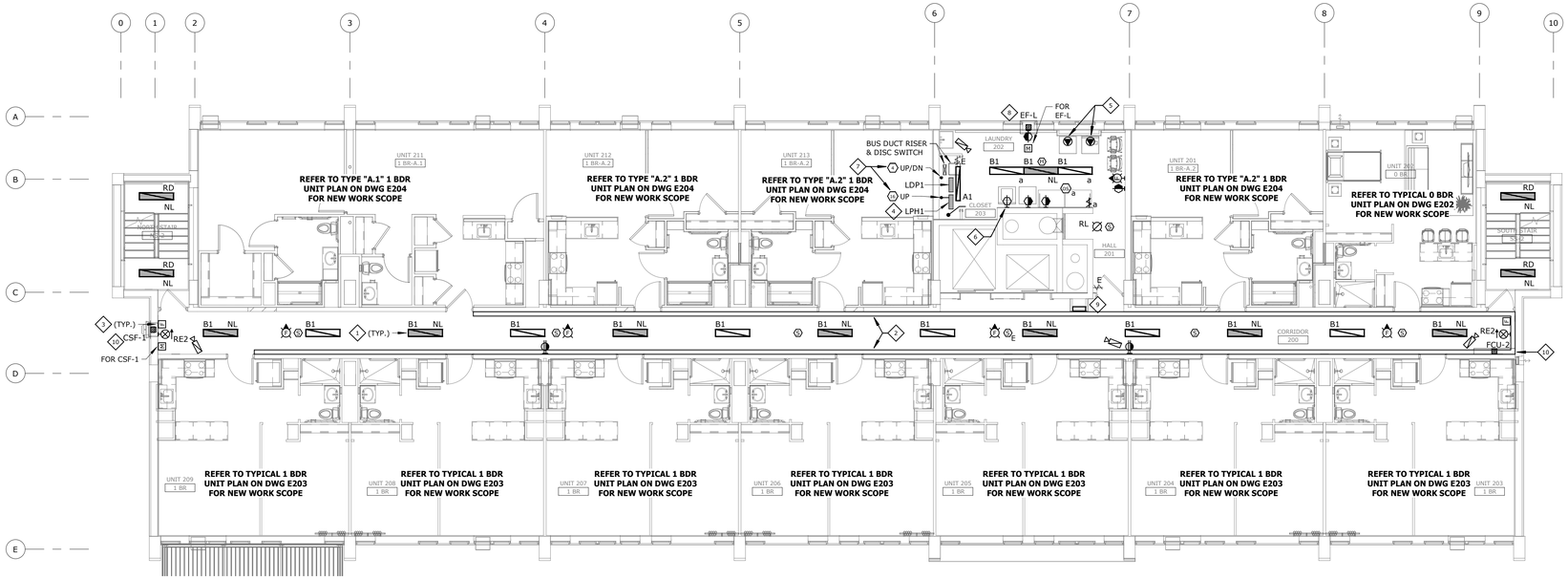
6. PROVIDE 3 #12 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 20A1P BREAKER HOUSE PANEL LPH1.
UPDATE PANELBOARD CIRCUIT DIRECTORY.

7. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

8. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

9. CATV/PHONE RISER CABINET ENCLOSURE, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DETAIL ON DWG E502.

10. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS IF REQUIRED.



2ND FLOOR - NEW WORK

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

DEMOLITION NOTES "◇":

1. EXISTING FIRE ALARM SYSTEM DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL REPLACEMENT FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT. ONCE THE NEW FIRE ALARM SYSTEM IS OPERATIONAL, REMOVE ALL EXISTING FIRE ALARM SYSTEM DEVICES ALONG WITH ASSOCIATED WIRING.

2. IN THE HATCHED UNITS, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL LIGHTING AND WIRING DEVICES TOGETHER WITH THEIR ASSOCIATED WIRING BACK TO THE LOADCENTER. LOADCENTERS AND THEIR ASSOCIATED FEEDERS SHALL BE MODIFIED AS NOTED ON LOAD CENTER RISER DIAGRAM, DWG E303.

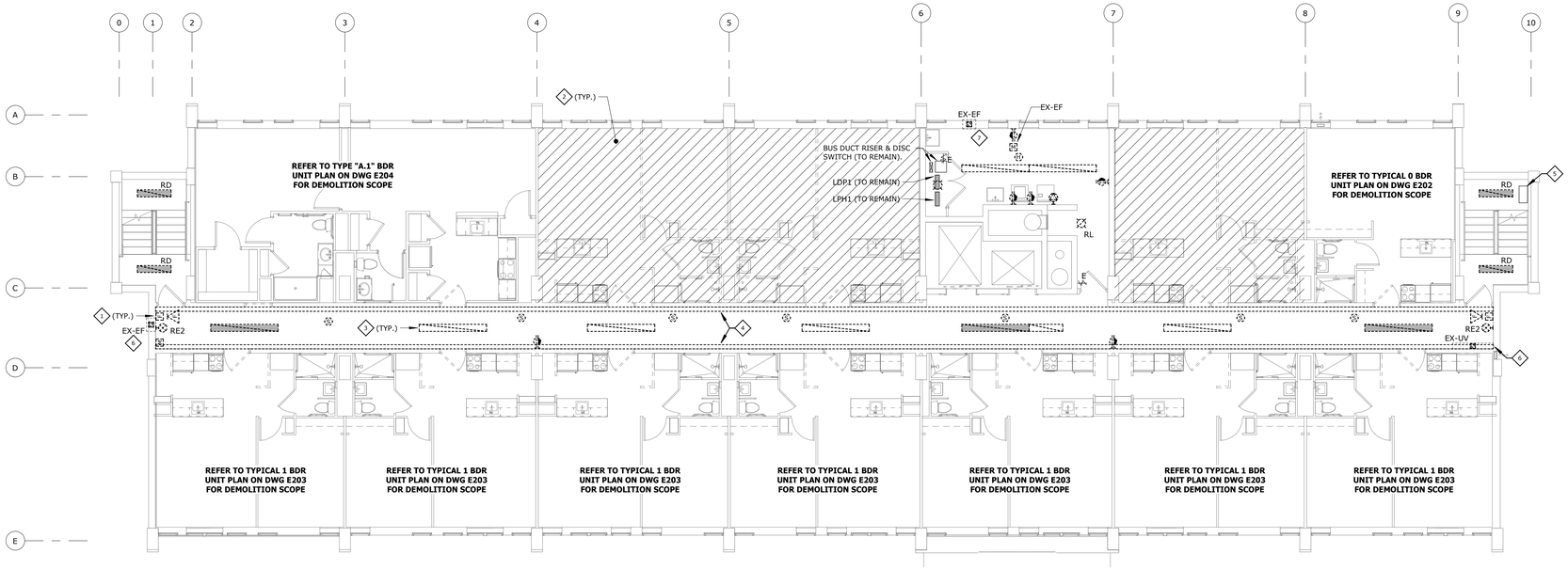
3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

4. CABLE ACCESS TV SURFACE RACEWAY AND ASSOCIATED COAXIAL CABLING SHALL BE REMOVED AND REPLACED WITH NEW. REMOVE HORIZONTAL CABLING BACK TO STAIRWELL RISER.

5. EXISTING CABLE ACCESS TV RISER. RISER SHALL REMAIN IN PLACE UNTIL ALL EXISTING HORIZONTAL CABLING HAS BEEN REMOVED. PROVIDE PATCHING OF PENETRATIONS THRU ANY FIRE-RATED PARTITIONS AS REQUIRED (ASSUME ONE PER FLOOR).

6. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. MAINTAIN WIRING FOR TERMINATION TO REPLACEMENT UNIT IN SAME LOCATION.

7. EXISTING EQUIPMENT (WHERE APPLICABLE) TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. EXISTING WIRING MAY BE REUSED FOR REPLACEMENT UNIT, OTHERWISE, NEW WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.



2ND FLOOR - DEMOLITION

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

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

2ND FLOOR ELECTRICAL PLANS

E.102

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NEW WORK NOTES "◇#":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

1. SPLICE AND EXTEND EXISTING NORMAL AND EMERGENCY POWER LIGHTING CIRCUITS TO NEW LIGHTING FIXTURES AS REQUIRED. PROVIDE BOX EXTENSIONS AS NEEDED. ALL SURFACE WIRING SHALL BE INSTALLED IN SURFACE METAL RACEWAY MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING.

2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

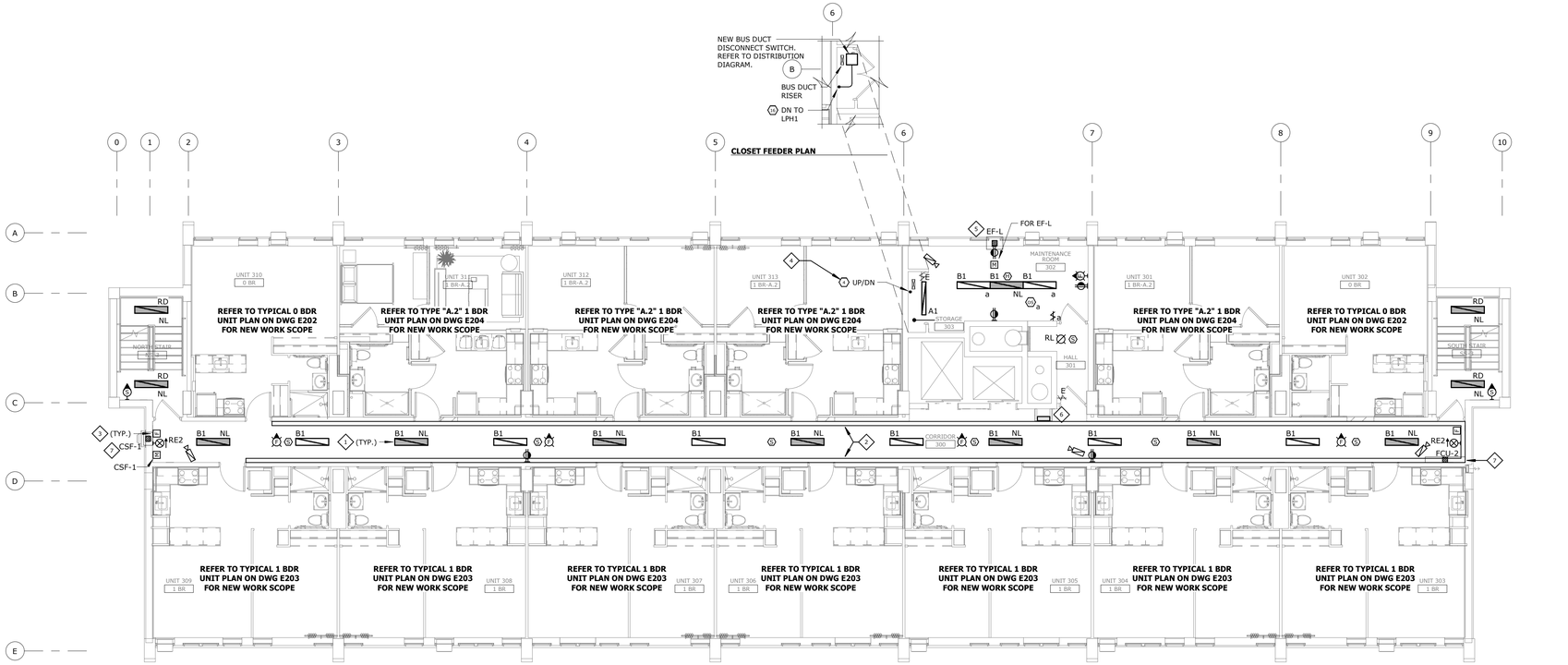
3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

5. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

6. CATV/PHONE RISER CABINET ENCLOSURE, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DETAIL ON DWG E502.

7. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS IF REQUIRED.



3RD FLOOR - NEW WORK

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

DEMOLITION NOTES "◇#":

1. EXISTING FIRE ALARM SYSTEM DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL REPLACEMENT FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT. ONCE THE NEW FIRE ALARM SYSTEM IS OPERATIONAL, REMOVE ALL EXISTING FIRE ALARM SYSTEM DEVICES ALONG WITH ASSOCIATED WIRING.

2. IN THE HATCHED UNITS, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL LIGHTING AND WIRING DEVICES TOGETHER WITH THEIR ASSOCIATED WIRING BACK TO THE LOADCENTER. LOADCENTERS AND THEIR ASSOCIATED FEEDERS SHALL BE MODIFIED AS NOTED ON LOAD CENTER RISER DIAGRAM, DWG E303.

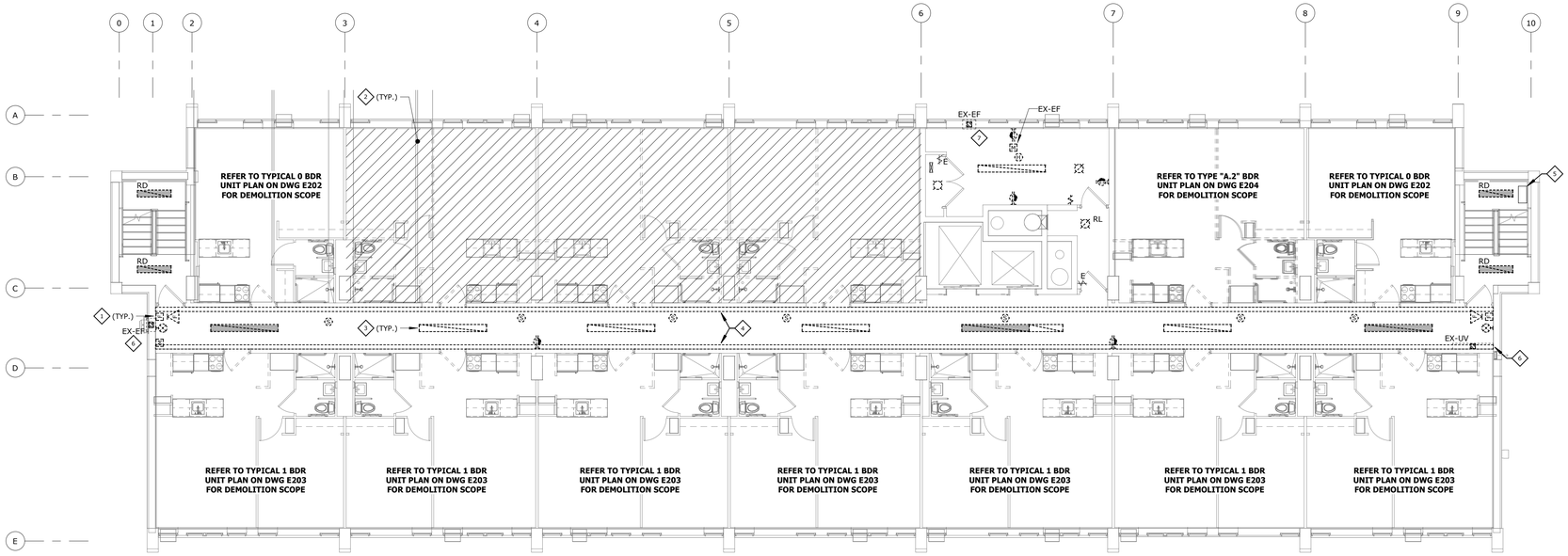
3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

4. CABLE ACCESS TV SURFACE RACEWAY AND ASSOCIATED COAXIAL CABLING SHALL BE REMOVED AND REPLACED WITH NEW. REMOVE HORIZONTAL CABLING BACK TO STAIRWELL RISER.

5. EXISTING CABLE ACCESS TV RISER. RISER SHALL REMAIN IN PLACE UNTIL ALL EXISTING HORIZONTAL CABLING HAS BEEN REMOVED. PROVIDE PATCHING OF PENETRATIONS THRU ANY FIRE-RATED PARTITIONS AS REQUIRED (ASSUME ONE PER FLOOR).

6. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. MAINTAIN WIRING FOR TERMINATION TO REPLACEMENT UNIT IN SAME LOCATION.

7. EXISTING EQUIPMENT (WHERE APPLICABLE) TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. EXISTING WIRING MAY BE REUSED FOR REPLACEMENT UNIT, OTHERWISE, NEW WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.



3RD FLOOR - DEMOLITION

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

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
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#	Description	Date

3RD FLOOR ELECTRICAL PLANS

E.103

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NEW WORK NOTES "◇1":

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1. SPLICE AND EXTEND EXISTING NORMAL AND EMERGENCY POWER LIGHTING CIRCUITS TO NEW LIGHTING FIXTURES AS REQUIRED. PROVIDE BOX EXTENSIONS AS NEEDED. ALL SURFACE WIRING SHALL BE INSTALLED IN SURFACE METAL RACEWAY MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING.

2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. PROVIDE 4 #10 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 30A2P BREAKER IN HOUSE PANEL LPH2 (5TH FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

5. PROVIDE 3 #12 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 20A1P BREAKER IN HOUSE PANEL LPH2 (5TH FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

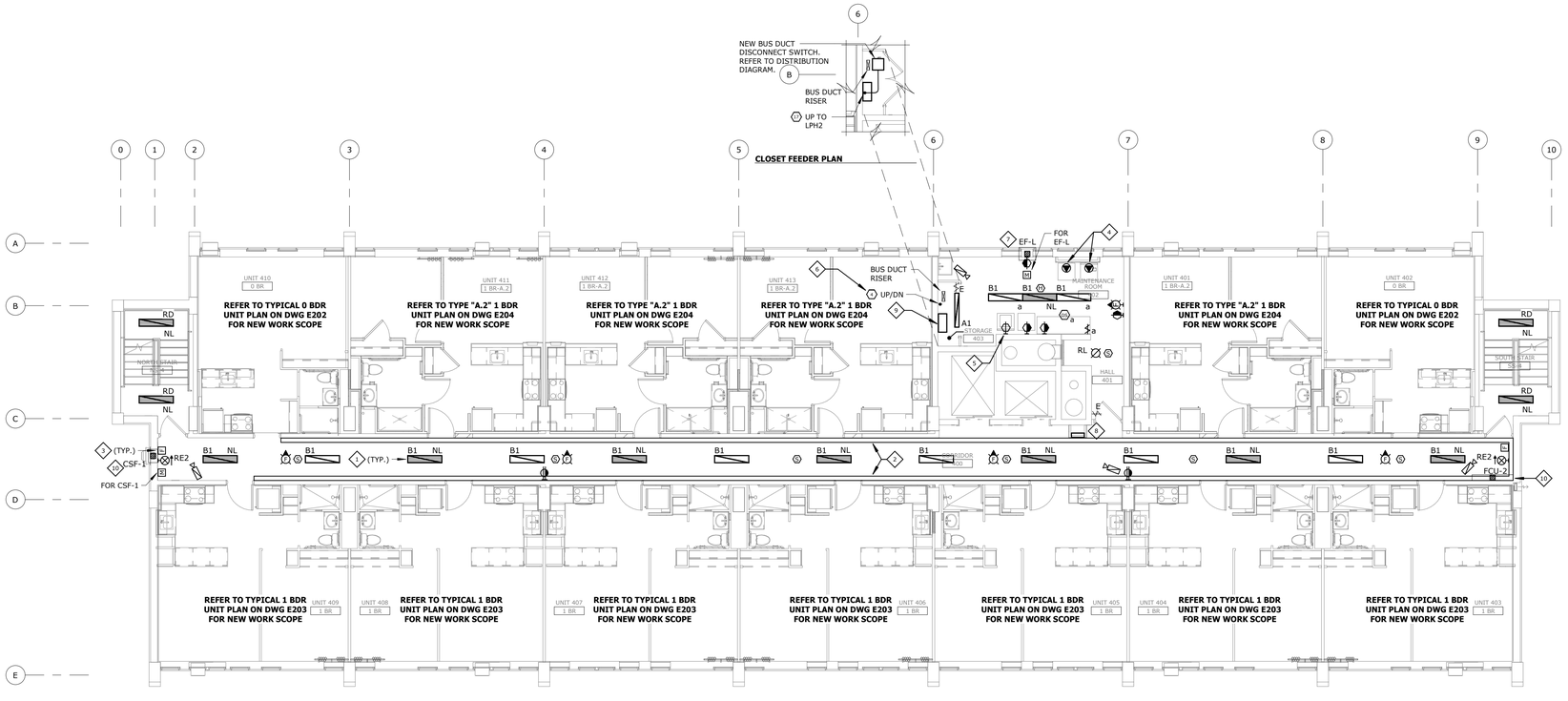
6. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

7. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

8. CATV/PHONE RISER CABINET ENCLOSURE, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DETAIL ON DWG E502.

9. FIRE ALARM SYSTEM TRANSPONDER CABINET, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN ELECTRICAL CLOSET. REFER TO FIRE ALARM RISER DIAGRAM ON DRAWING E501 AND TO THE FIRE ALARM SHOP DRAWINGS FOR DETAILS.

10. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS IF REQUIRED.



4TH FLOOR - NEW WORK

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

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3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

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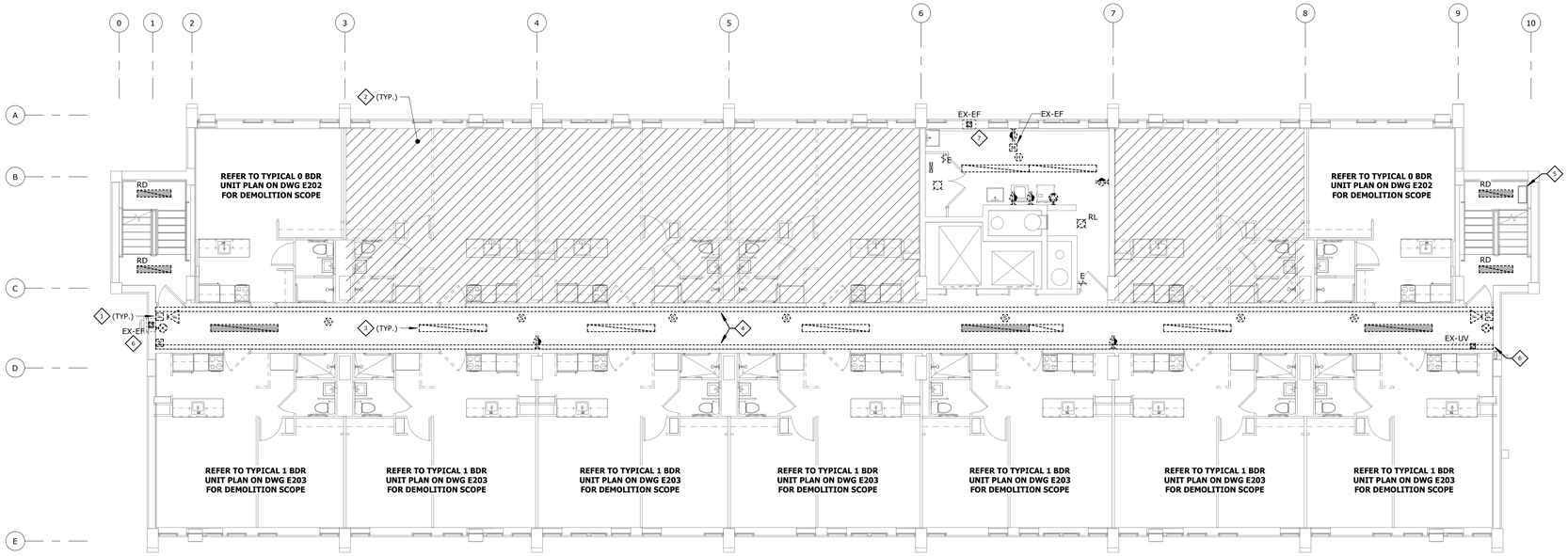

4TH FLOOR - DEMOLITION

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

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DAVID L. HERNANDEZ
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Phone: 330-666-3702
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

4TH FLOOR ELECTRICAL PLANS

E.104

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1/5/2024 11:09:59 AM

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2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

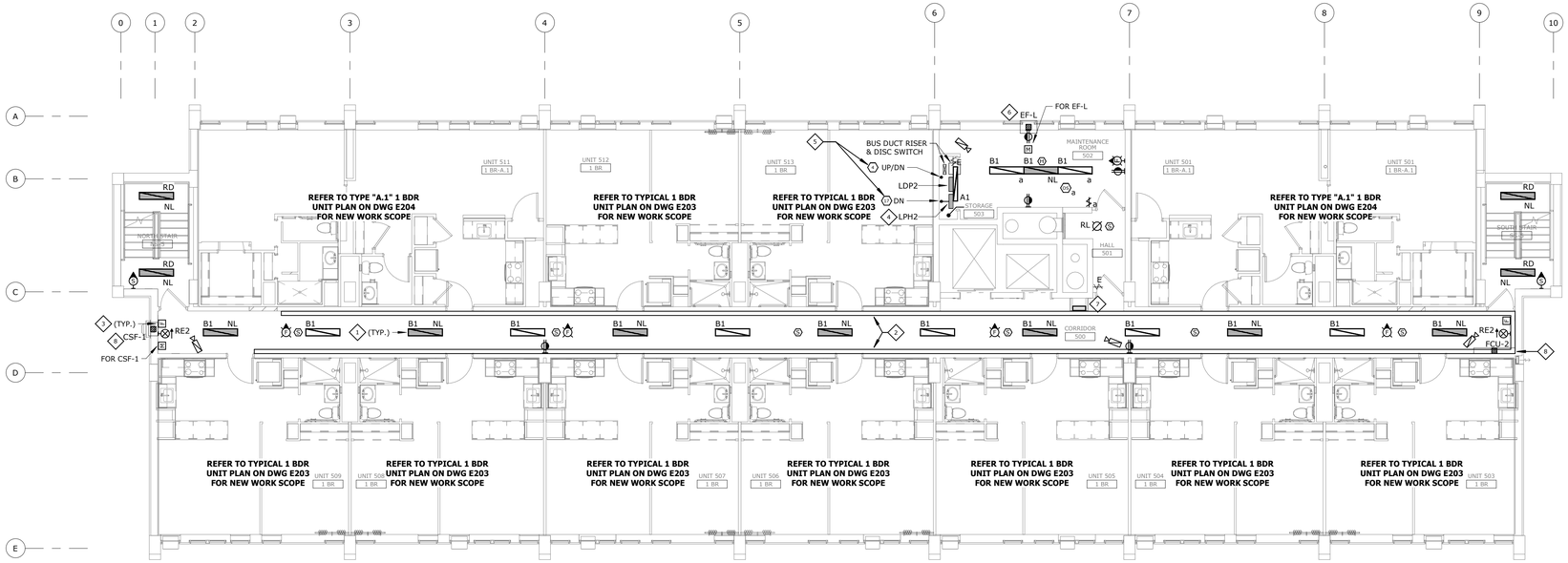
4. FURNISH AND INSTALL THREE (3) 30A2P SQUARE D TYPE QO BREAKERS IN PANEL LPH2. REFER TO PANELBOARD SCHEDULE FOR DETAILS.

5. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

6. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

7. CATV/PHONE RISER CABINET ENCLOSURE, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DETAIL ON DWG E502.

8. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS IF REQUIRED.



5TH FLOOR - NEW WORK

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

0' 4' 8' 16' N

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3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

4. CABLE ACCESS TV SURFACE RACEWAY AND ASSOCIATED COAXIAL CABLING SHALL BE REMOVED AND REPLACED WITH NEW. REMOVE HORIZONTAL CABLING BACK TO STAIRWELL RISER.

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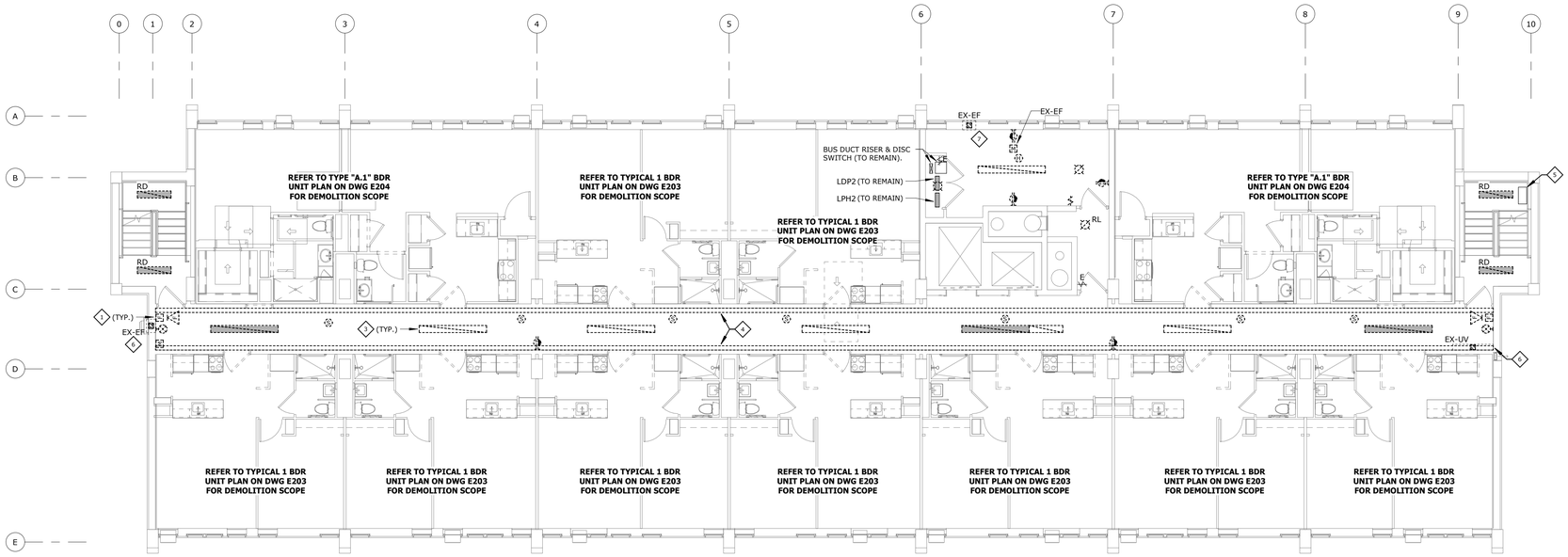

5TH FLOOR - DEMOLITION

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

0' 4' 8' 16' N

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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Phone: 330-666-3702
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

5TH FLOOR ELECTRICAL PLANS

E.105

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

1/5/2024 11:10:13 AM

NEW WORK NOTES "◇4":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

1. SPLICE AND EXTEND EXISTING NORMAL AND EMERGENCY POWER LIGHTING CIRCUITS TO NEW LIGHTING FIXTURES AS REQUIRED. PROVIDE BOX EXTENSIONS AS NEEDED. ALL SURFACE WIRING SHALL BE INSTALLED IN SURFACE METAL RACEWAY MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING.

2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. PROVIDE 4 #10 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 30A2P BREAKER IN HOUSE PANEL LPH2 (5TH FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

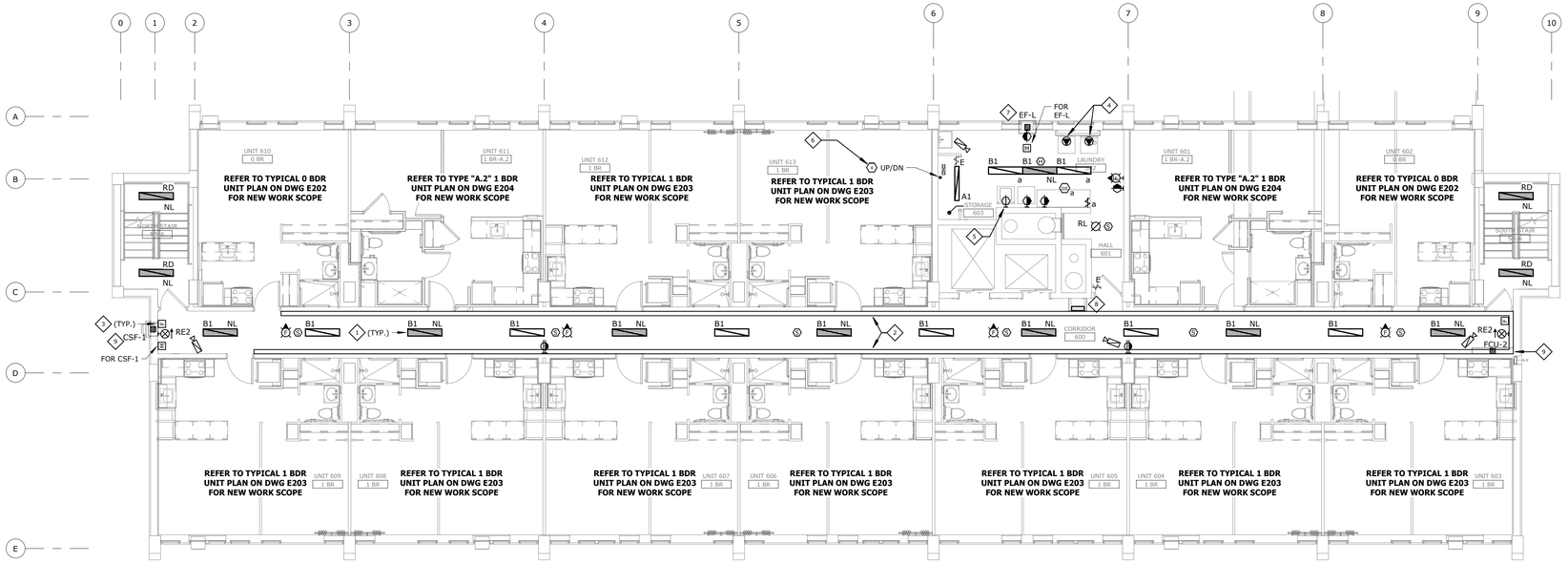
5. PROVIDE 3 #12 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 20A1P BREAKER IN HOUSE PANEL LPH2 (5TH FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

6. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

7. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

8. CATV/PHONE RISER CABINET ENCLOSURE, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DETAIL ON DWG E502.

9. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS IF REQUIRED.



6TH FLOOR - NEW WORK

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

DEMOLITION NOTES "◇4":

1. EXISTING FIRE ALARM SYSTEM DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL REPLACEMENT FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT. ONCE THE NEW FIRE ALARM SYSTEM IS OPERATIONAL, REMOVE ALL EXISTING FIRE ALARM SYSTEM DEVICES ALONG WITH ASSOCIATED WIRING.

2. IN THE HATCHED UNITS, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL LIGHTING AND WIRING DEVICES TOGETHER WITH THEIR ASSOCIATED WIRING BACK TO THE LOADCENTER. LOADCENTERS AND THEIR ASSOCIATED FEEDERS SHALL BE MODIFIED AS NOTED ON LOAD CENTER RISER DIAGRAM, DWG E303.

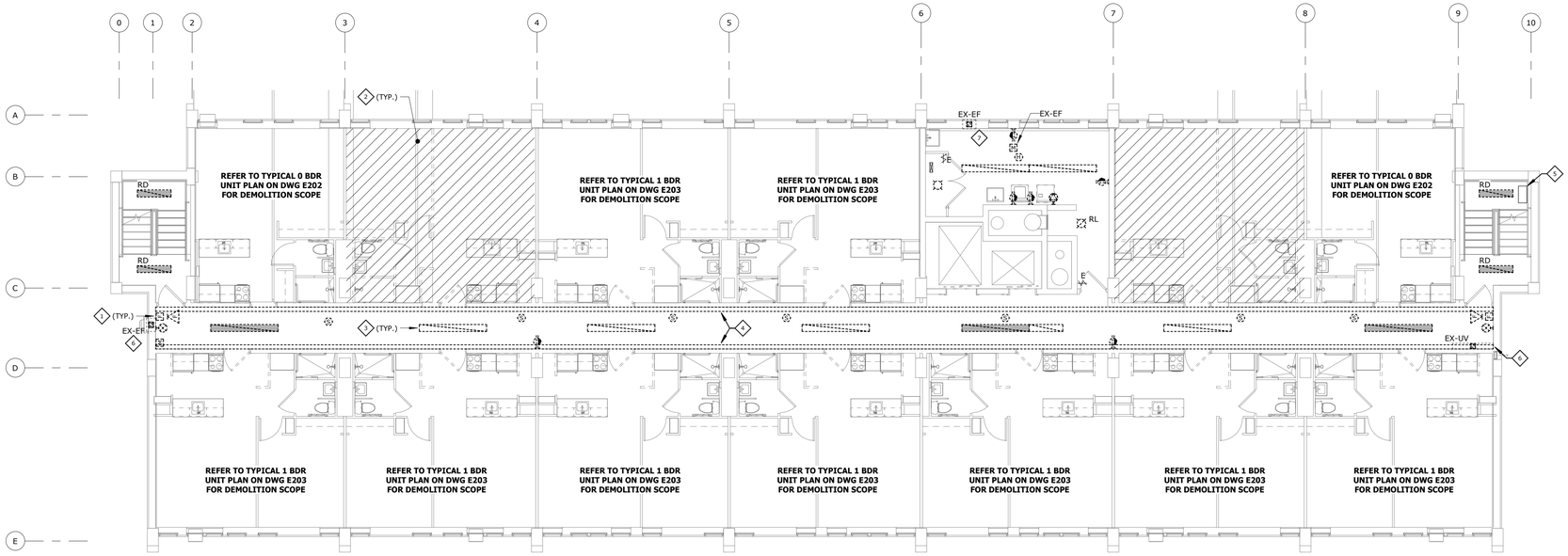
3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

4. CABLE ACCESS TV SURFACE RACEWAY AND ASSOCIATED COAXIAL CABLING SHALL BE REMOVED AND REPLACED WITH NEW. REMOVE HORIZONTAL CABLING BACK TO STAIRWELL RISER.

5. EXISTING CABLE ACCESS TV RISER. RISER SHALL REMAIN IN PLACE UNTIL ALL EXISTING HORIZONTAL CABLING HAS BEEN REMOVED. PROVIDE PATCHING OF PENETRATIONS THRU ANY FIRE-RATED PARTITIONS AS REQUIRED (ASSUME ONE PER FLOOR).

6. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. MAINTAIN WIRING FOR TERMINATION TO REPLACEMENT UNIT IN SAME LOCATION.

7. EXISTING EQUIPMENT (WHERE APPLICABLE) TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. EXISTING WIRING MAY BE REUSED FOR REPLACEMENT UNIT, OTHERWISE, NEW WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.



6TH FLOOR - DEMOLITION

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

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
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#	Description	Date

6TH FLOOR ELECTRICAL PLANS

E.106

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NEW WORK NOTES "◇#":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

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2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. FIRE ALARM SYSTEM TRANSPONDER CABINET, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN ELECTRICAL CLOSET. REFER TO FIRE ALARM RISER DIAGRAM ON DRAWING E501 AND TO THE FIRE ALARM SHOP DRAWINGS FOR DETAILS.

5. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

6. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

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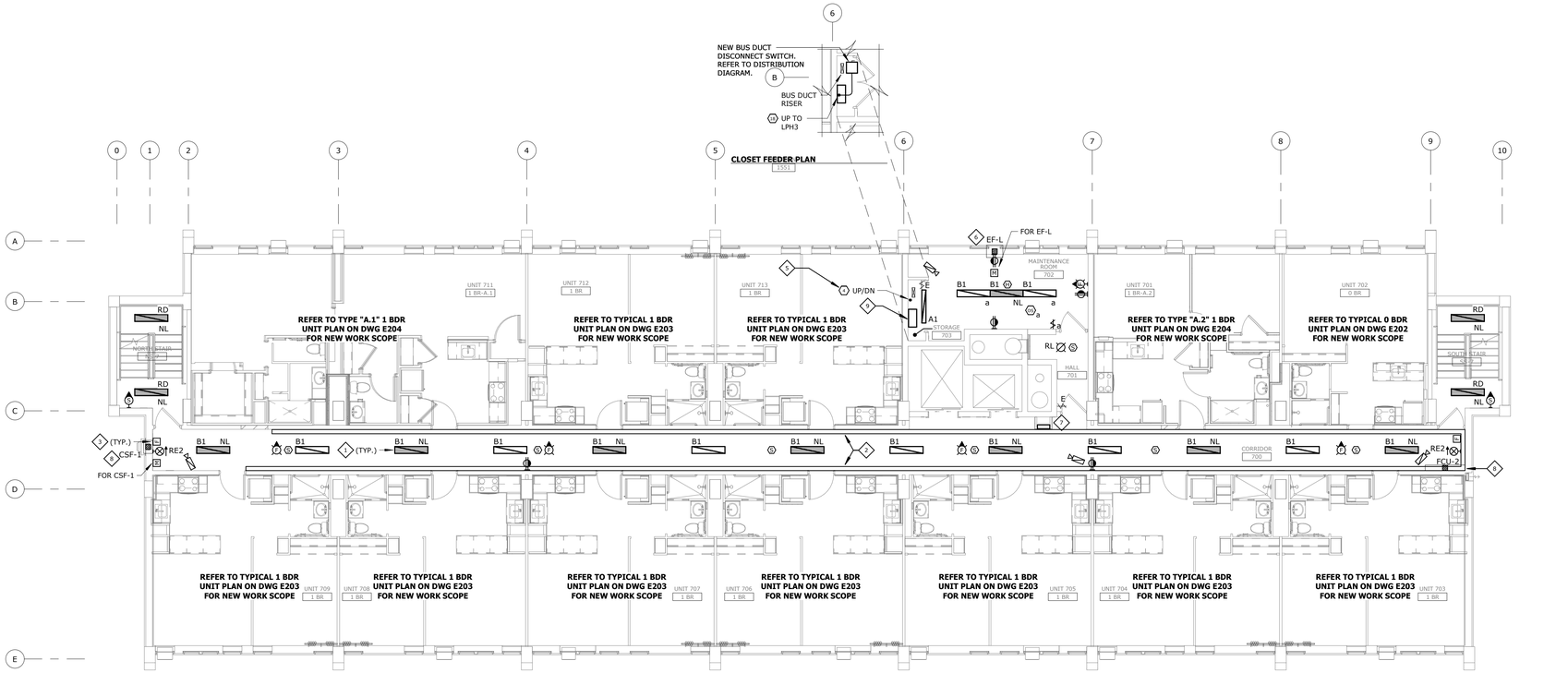

7TH FLOOR - NEW WORK

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

0' 4' 8' 16'

DEMOLITION NOTES "◇#":

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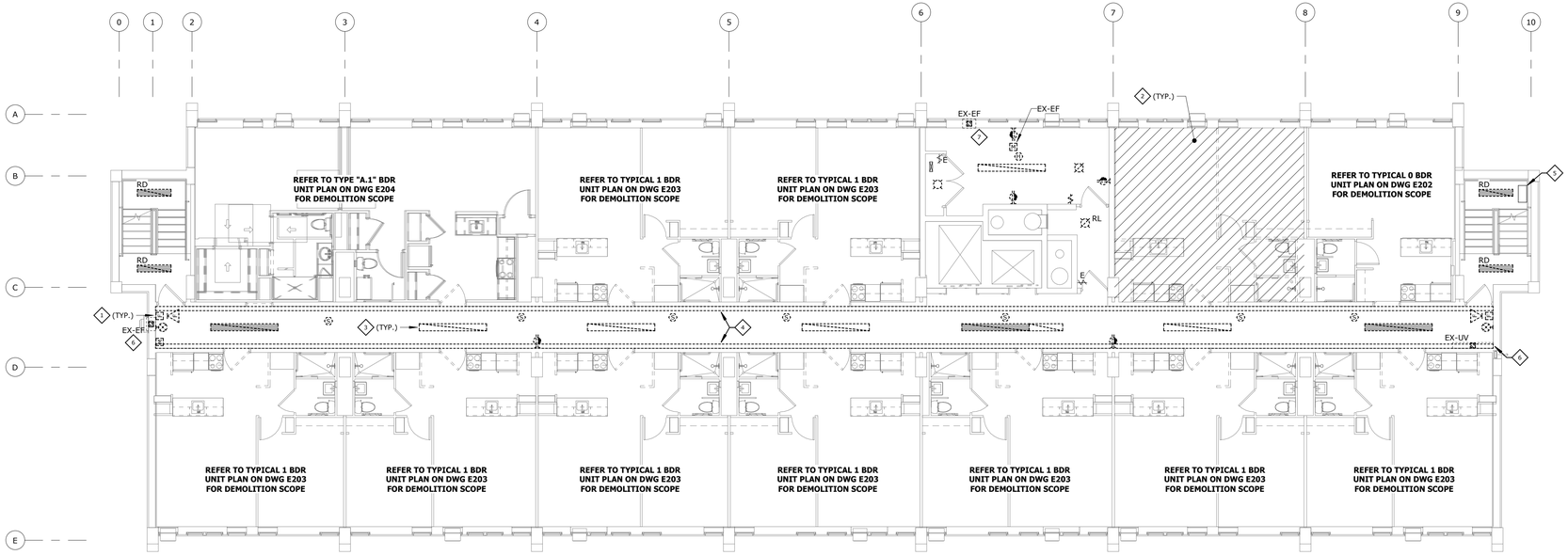

7TH FLOOR - DEMOLITION

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

0' 4' 8' 16'

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

7TH FLOOR ELECTRICAL PLANS

E.107

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NEW WORK NOTES "4":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

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2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

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4. FURNISH AND INSTALL TWO (2) 30A2P SQUARE D TYPE QO BREAKERS IN PANEL LPH3. REFER TO PANELBOARD SCHEDULE FOR DETAILS.

5. PROVIDE 4 #10 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 30A2P BREAKER IN HOUSE PANEL LPH3.
UPDATE PANELBOARD CIRCUIT DIRECTORY.

6. PROVIDE 3 #12 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 20A1P BREAKER HOUSE PANEL LPH3.
UPDATE PANELBOARD CIRCUIT DIRECTORY.

7. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

8. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

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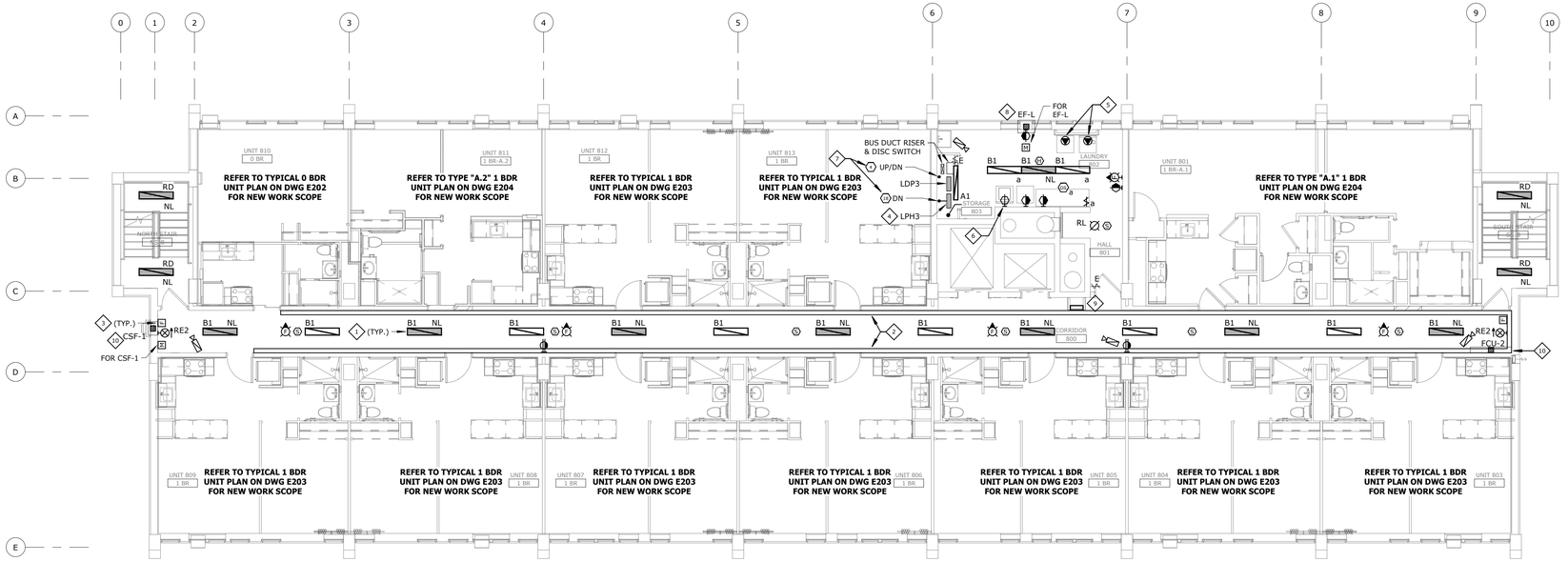

8TH FLOOR - NEW WORK

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

DEMOLITION NOTES "4":

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2. IN THE HATCHED UNITS, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL LIGHTING AND WIRING DEVICES TOGETHER WITH THEIR ASSOCIATED WIRING BACK TO THE LOADCENTER. LOADCENTERS AND THEIR ASSOCIATED FEEDERS SHALL BE MODIFIED AS NOTED ON LOAD CENTER RISER DIAGRAM, DWG E303.

3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

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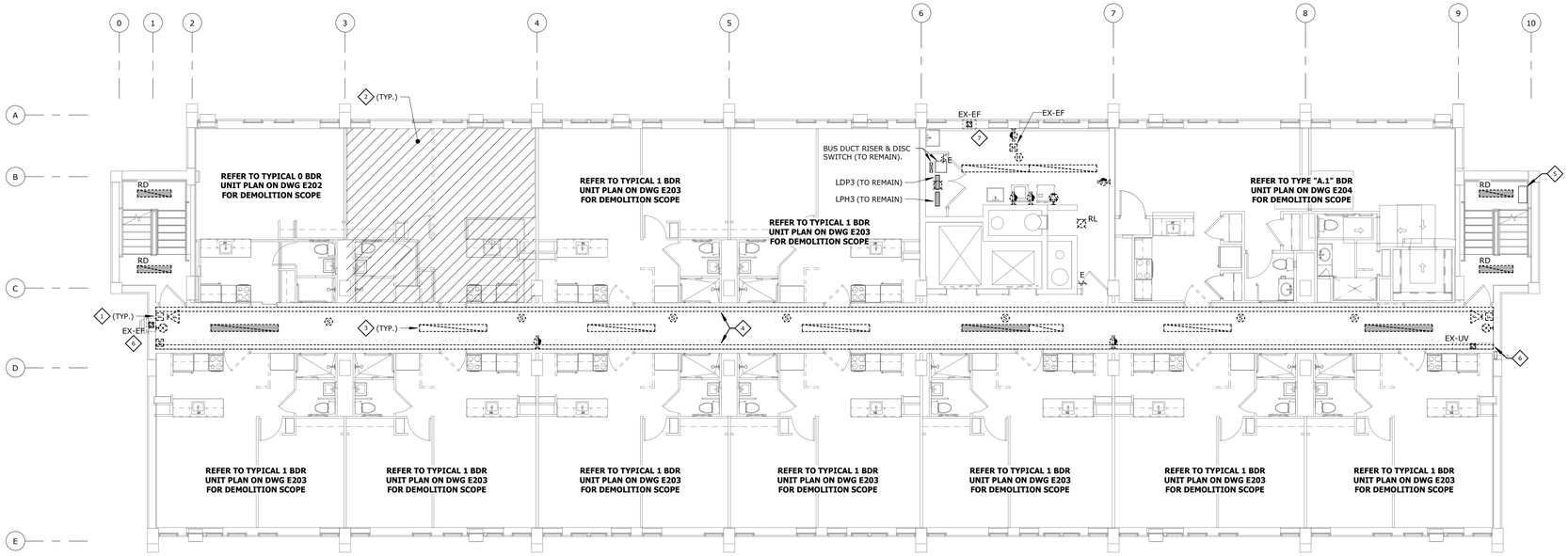

8TH FLOOR - DEMOLITION

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

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-5702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

8TH FLOOR ELECTRICAL PLANS

E.108

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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NEW WORK NOTES "◇1":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

1. SPLICE AND EXTEND EXISTING NORMAL AND EMERGENCY POWER LIGHTING CIRCUITS TO NEW LIGHTING FIXTURES AS REQUIRED. PROVIDE BOX EXTENSIONS AS NEEDED. ALL SURFACE WIRING SHALL BE INSTALLED IN SURFACE METAL RACEWAY MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING.

2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

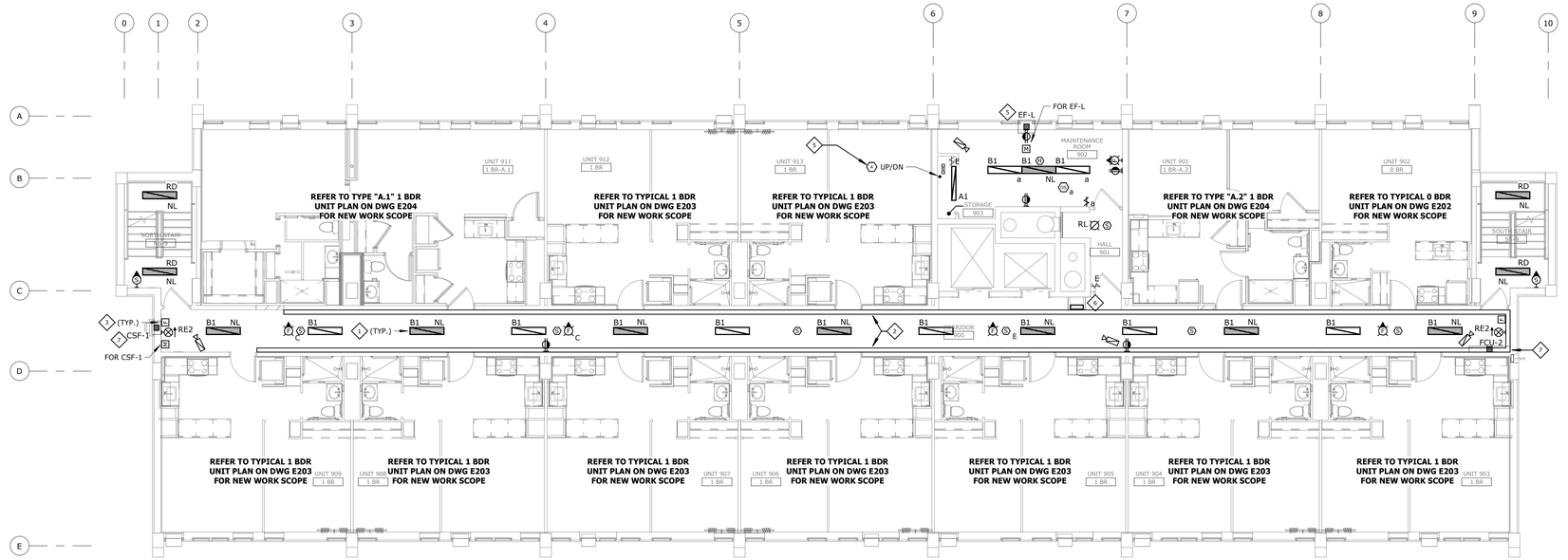
3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

5. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

6. CATV/PHONE RISER CABINET ENCLOSURE, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DETAIL ON DWG E502.

7. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS IF REQUIRED.



9TH FLOOR - NEW WORK

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

0' 4' 8' 16'

DEMOLITION NOTES "◇2":

1. EXISTING FIRE ALARM SYSTEM DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL REPLACEMENT FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT. ONCE THE NEW FIRE ALARM SYSTEM IS OPERATIONAL, REMOVE ALL EXISTING FIRE ALARM SYSTEM DEVICES ALONG WITH ASSOCIATED WIRING.

2. IN THE HATCHED UNITS, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL LIGHTING AND WIRING DEVICES TOGETHER WITH THEIR ASSOCIATED WIRING BACK TO THE LOADCENTER. LOADCENTERS AND THEIR ASSOCIATED FEEDERS SHALL BE MODIFIED AS NOTED ON LOAD CENTER RISER DIAGRAM, DWG E303.

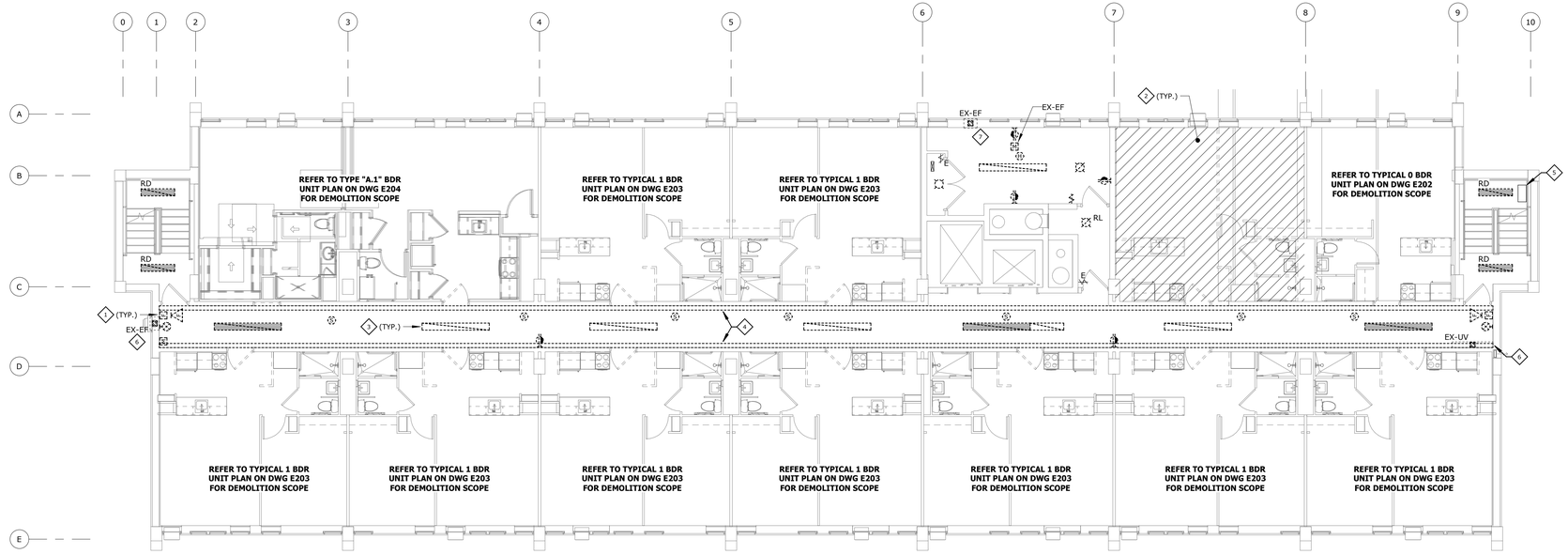
3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

4. CABLE ACCESS TV SURFACE RACEWAY AND ASSOCIATED COAXIAL CABLING SHALL BE REMOVED AND REPLACED WITH NEW. REMOVE HORIZONTAL CABLING BACK TO STAIRWELL RISER.

5. EXISTING CABLE ACCESS TV RISER. RISER SHALL REMAIN IN PLACE UNTIL ALL EXISTING HORIZONTAL CABLING HAS BEEN REMOVED. PROVIDE PATCHING OF PENETRATIONS THRU ANY FIRE-RATED PARTITIONS AS REQUIRED (ASSUME ONE PER FLOOR).

6. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. MAINTAIN WIRING FOR TERMINATION TO REPLACEMENT UNIT IN SAME LOCATION.

7. EXISTING EQUIPMENT (WHERE APPLICABLE) TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. EXISTING WIRING MAY BE REUSED FOR REPLACEMENT UNIT, OTHERWISE, NEW WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.



9TH FLOOR - DEMOLITION

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

0' 4' 8' 16'

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DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
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BID SET

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9TH FLOOR ELECTRICAL PLANS

E.109

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P 614.221.1110 berardipartners.com

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1. SPLICE AND EXTEND EXISTING NORMAL AND EMERGENCY POWER LIGHTING CIRCUITS TO NEW LIGHTING FIXTURES AS REQUIRED. PROVIDE BOX EXTENSIONS AS NEEDED. ALL SURFACE WIRING SHALL BE INSTALLED IN SURFACE METAL RACEWAY MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING.

2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. PROVIDE 4 #10 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 30A2P BREAKER IN HOUSE PANEL LPH4 (11H FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

5. PROVIDE 3 #12 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 20A1P BREAKER IN HOUSE PANEL LPH4 (11TH FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

6. FIRE ALARM SYSTEM TRANSPONDER CABINET, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN ELECTRICAL CLOSET. REFER TO FIRE ALARM RISER DIAGRAM ON DRAWING E501 AND TO THE FIRE ALARM SHOP DRAWINGS FOR DETAILS.

7. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

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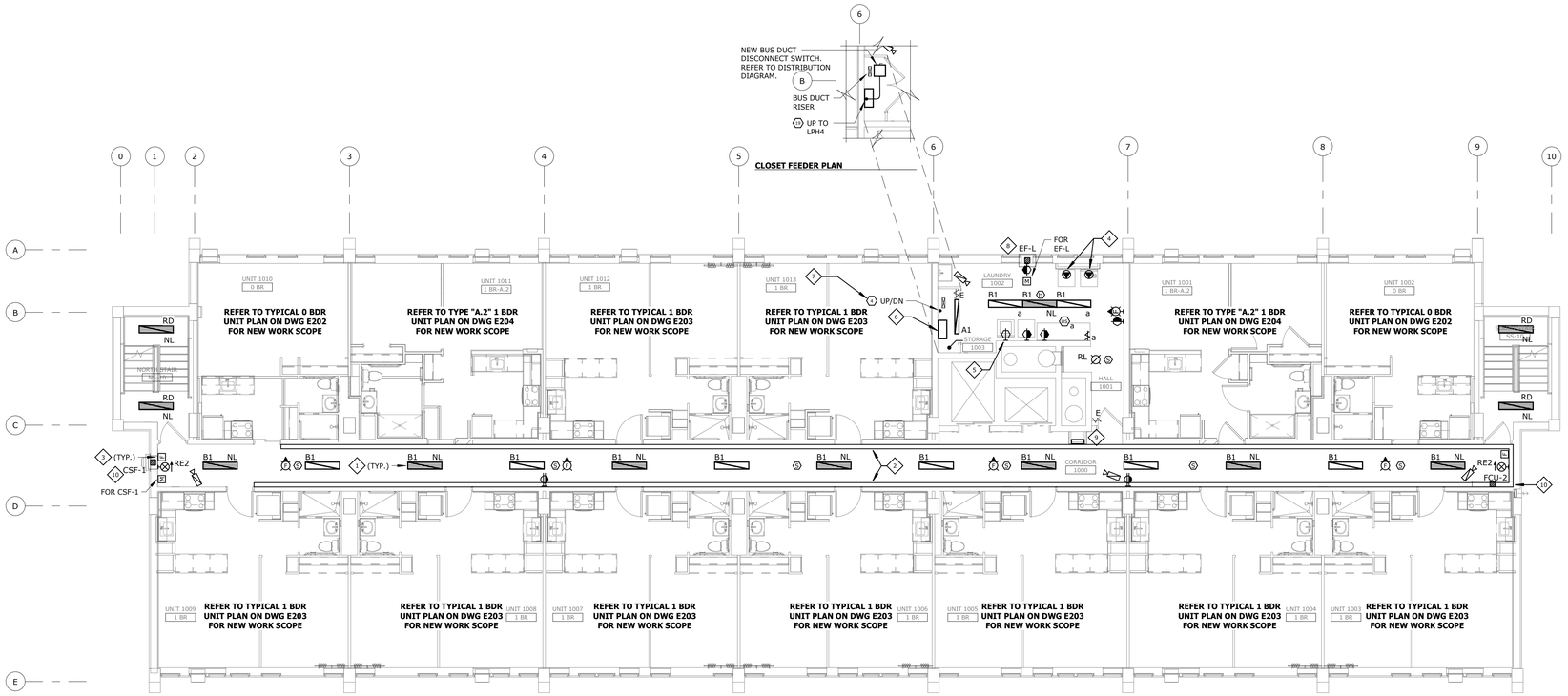
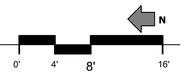


10TH FLOOR - NEW WORK

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



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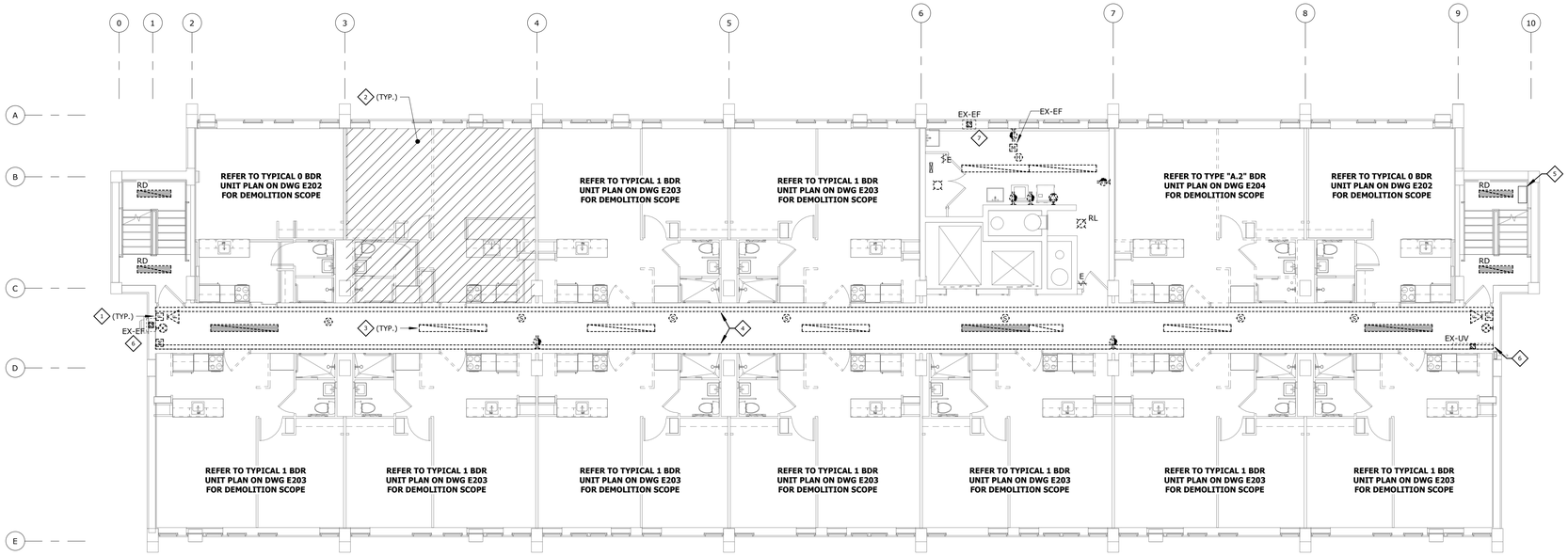

10TH FLOOR - DEMOLITION

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DAVID L. HERNANDEZ
74767
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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Cincinnati, OH 45229

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BID SET

PROJECT DATE: 01.05.2024
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#	Description	Date

10TH FLOOR ELECTRICAL PLANS

E.110

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P 614.221.1110 berardipartners.com

1/5/2024 11:11:31 AM

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4. FURNISH AND INSTALL TWO (2) 30A2P SQUARE D TYPE QO BREAKERS IN PANEL LPH4. REFER TO PANELBOARD SCHEDULE FOR DETAILS.

5. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

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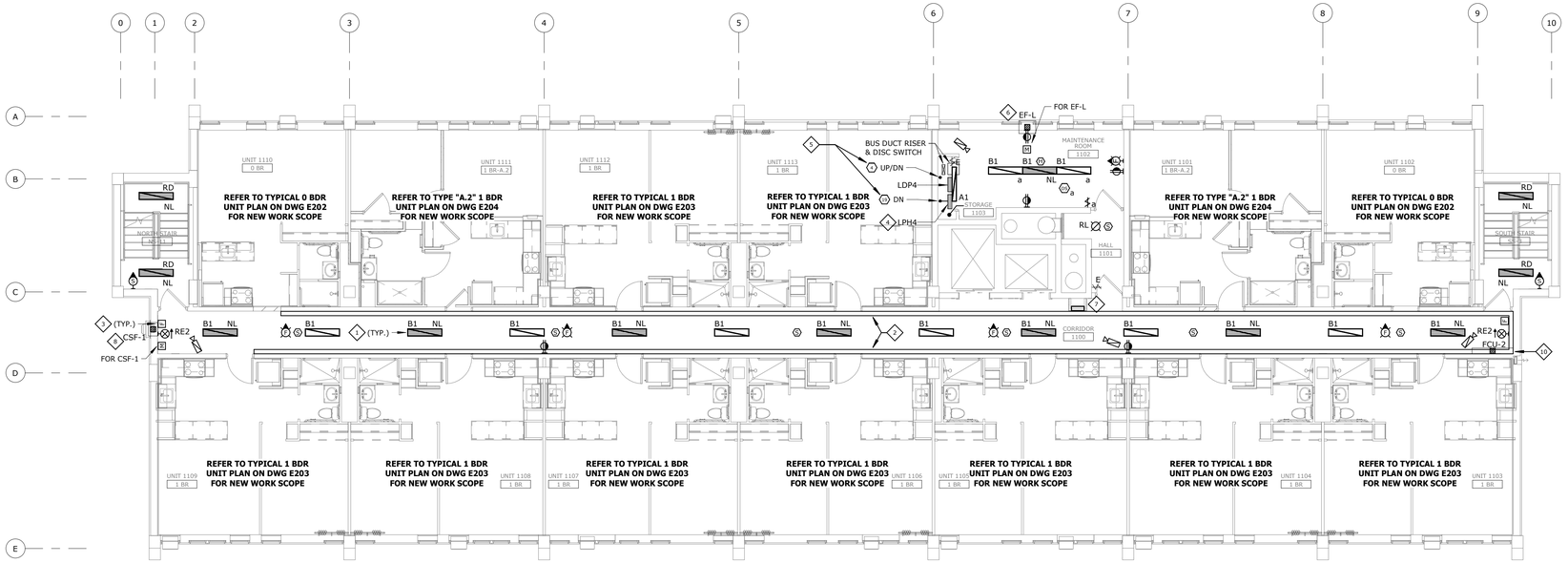

11TH FLOOR - NEW WORK

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0' 4' 8' 16' N

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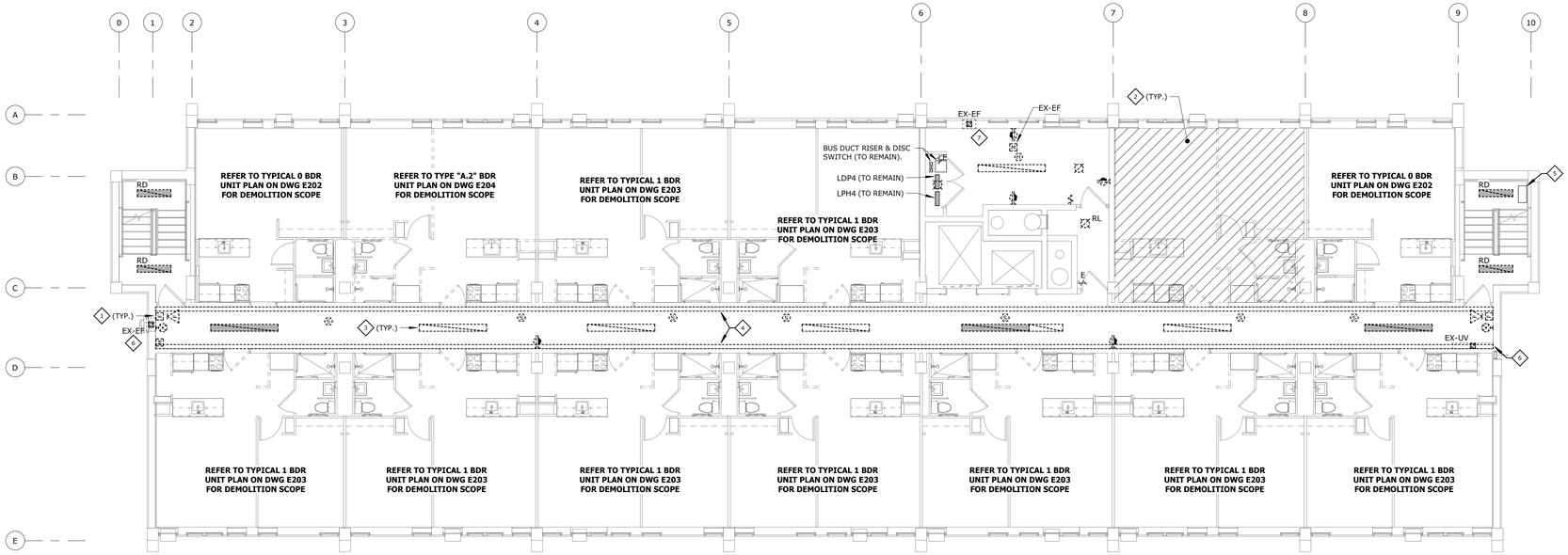

11TH FLOOR - DEMOLITION

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

0' 4' 8' 16' N

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DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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Cincinnati, OH 45229

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Phone: 330-666-5702
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

11TH FLOOR ELECTRICAL PLANS

E.111

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P 614.221.1110 berardipartners.com

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NEW WORK NOTES "◇#":

GENERAL NOTE: LINE- AND LOW-VOLTAGE WIRING IS NOT SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

1. SPLICE AND EXTEND EXISTING NORMAL AND EMERGENCY POWER LIGHTING CIRCUITS TO NEW LIGHTING FIXTURES AS REQUIRED. PROVIDE BOX EXTENSIONS AS NEEDED. ALL SURFACE WIRING SHALL BE INSTALLED IN SURFACE METAL RACEWAY MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING.

2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

3. ALL FIRE ALARM CABLING INSIDE THE CORRIDORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN SURFACE METAL RACEWAY (FILL SHALL NOT EXCEED 40%) MOUNTED TIGHT TO THE UNDERSIDE OF THE CEILING. PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED. UNIT FIRE ALARM DEVICES SHALL BE CONNECTED TO CORRIDOR RACEWAYS. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLE REQUIREMENTS.

4. PROVIDE 4 #10 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 30A2P BREAKER IN HOUSE PANEL LPH4 (11H FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

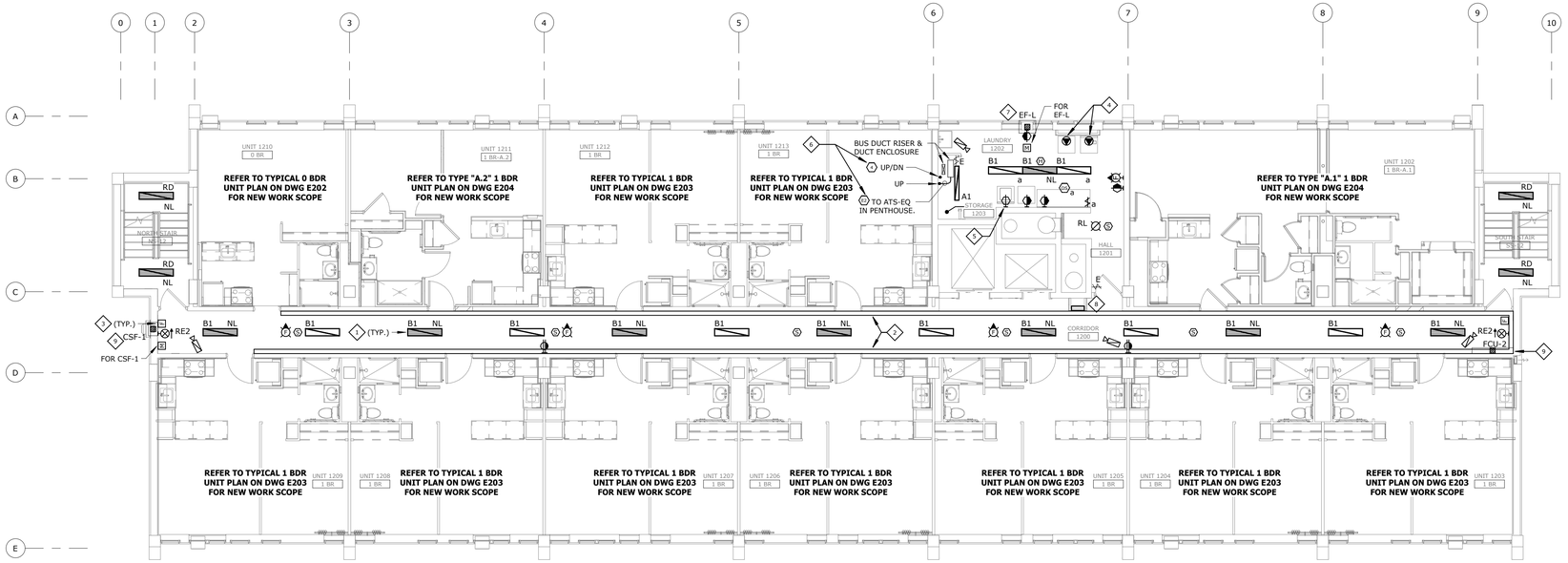
5. PROVIDE 3 #12 THHN IN A 3/4" CONDUIT FROM RECEPTACLE TO A 20A1P BREAKER IN HOUSE PANEL LPH4 (11TH FL). UPDATE PANELBOARD CIRCUIT DIRECTORY.

6. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

7. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

8. CATV/PHONE RISER CABINET ENCLOSURE, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DETAIL ON DWG E502.

9. TERMINATE EXISTING BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON DWG E404 FOR DETAILS. UPDATE CIRCUIT DIRECTORIES OF BRANCH CIRCUIT PANELBOARDS IF REQUIRED.



12TH FLOOR - NEW WORK

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

0' 4' 8' 16'

DEMOLITION NOTES "◇#":

1. EXISTING FIRE ALARM SYSTEM DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL REPLACEMENT FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT. ONCE THE NEW FIRE ALARM SYSTEM IS OPERATIONAL, REMOVE ALL EXISTING FIRE ALARM SYSTEM DEVICES ALONG WITH ASSOCIATED WIRING.

2. IN THE HATCHED UNITS, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ALL LIGHTING AND WIRING DEVICES TOGETHER WITH THEIR ASSOCIATED WIRING BACK TO THE LOADCENTER. LOADCENTERS AND THEIR ASSOCIATED FEEDERS SHALL BE MODIFIED AS NOTED ON LOAD CENTER RISER DIAGRAM, DWG E303.

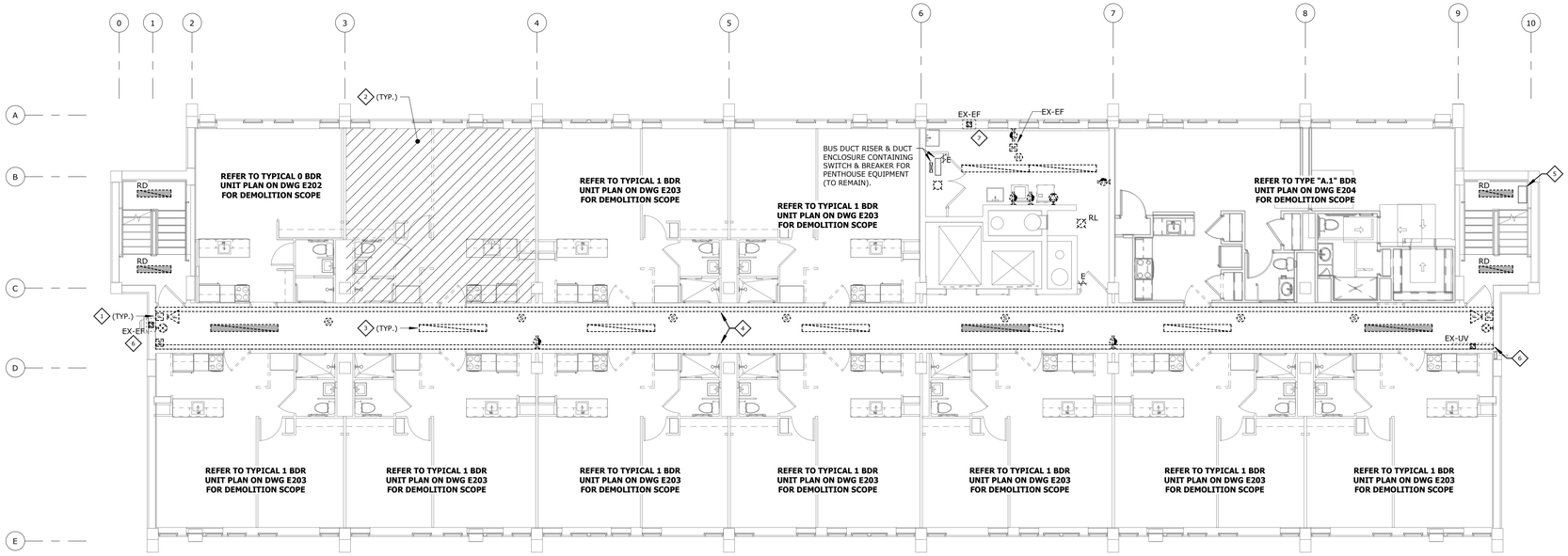
3. DISCONNECT AND REMOVE EXISTING CORRIDOR LIGHTING. MAINTAIN WIRING (NORMAL AND EMERGENCY POWER CIRCUITS) AS NEEDED TO SPLICE AND EXTEND TO NEW LIGHTING FIXTURES.

4. CABLE ACCESS TV SURFACE RACEWAY AND ASSOCIATED COAXIAL CABLING SHALL BE REMOVED AND REPLACED WITH NEW. REMOVE HORIZONTAL CABLING BACK TO STAIRWELL RISER.

5. EXISTING CABLE ACCESS TV RISER. RISER SHALL REMAIN IN PLACE UNTIL ALL EXISTING HORIZONTAL CABLING HAS BEEN REMOVED. PROVIDE PATCHING OF PENETRATIONS THRU ANY FIRE-RATED PARTITIONS AS REQUIRED (ASSUME ONE PER FLOOR).

6. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. MAINTAIN WIRING FOR TERMINATION TO REPLACEMENT UNIT IN SAME LOCATION.

7. EXISTING EQUIPMENT (WHERE APPLICABLE) TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. EXISTING WIRING MAY BE REUSED FOR REPLACEMENT UNIT, OTHERWISE, NEW WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.



12TH FLOOR - DEMOLITION

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

0' 4' 8' 16'

STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ 74767

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Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

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12TH FLOOR ELECTRICAL PLANS

E.112

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P 614.221.1110 berardipartners.com

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NEW WORK NOTES "◇6":

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2. WIREMOLD SERIES 3000 SURFACE MOUNTED RACEWAY (IVORY FINISH), MOUNTED ON WALL AT CEILING. PROVIDE WALL BOX FITTINGS AS INDICATED IN DETAIL ON DWG E502 FOR PATHWAYS TO LOW-VOLTAGE RISER.

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4. FIRE ALARM SYSTEM TRANSPONDER CABINET, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN ELECTRICAL CLOSET. REFER TO FIRE ALARM RISER DIAGRAM ON DRAWING E501 AND TO THE FIRE ALARM SHOP DRAWINGS FOR DETAILS.

5. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX " ⬡ " INDICATES AN ELECTRICAL FEEDER.

6. PROVIDE 3 #12 THHN IN SURFACE WIREMOLD SERIES 2000 SURFACE METAL RACEWAY (WHERE EXISTING RACEWAYS CANNOT BE USED) FROM LOCAL LAUNDRY ROOM RECEPTACLE CIRCUIT TO MANUAL MOTOR STARTER AND TO EXHAUST FAN EF-L. INSTALL WIREMOLD BOX EXTENSION ON LAUNDRY ROOM RECEPTACLE AS REQUIRED. UPDATE PANELBOARD CIRCUIT DIRECTORY.

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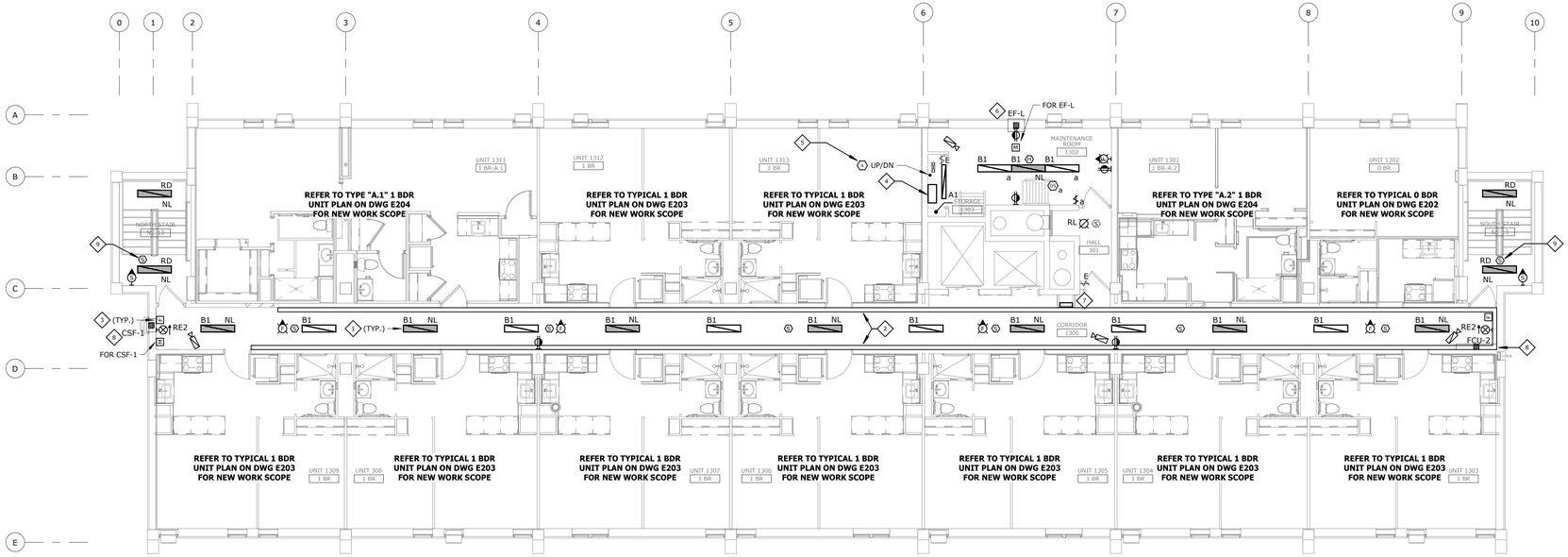
9. SMOKE DETECTOR SHALL BE PROGRAMMED TO INTERFACE WITH STAIRWELL PRESSURIZATION FAN. IF DETECTOR SENSES SMOKE INSIDE THE STAIRWELL, THEN THE FAN SHALL NOT RUN.



13TH FLOOR - NEW WORK

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

0' 4' 8' 16'

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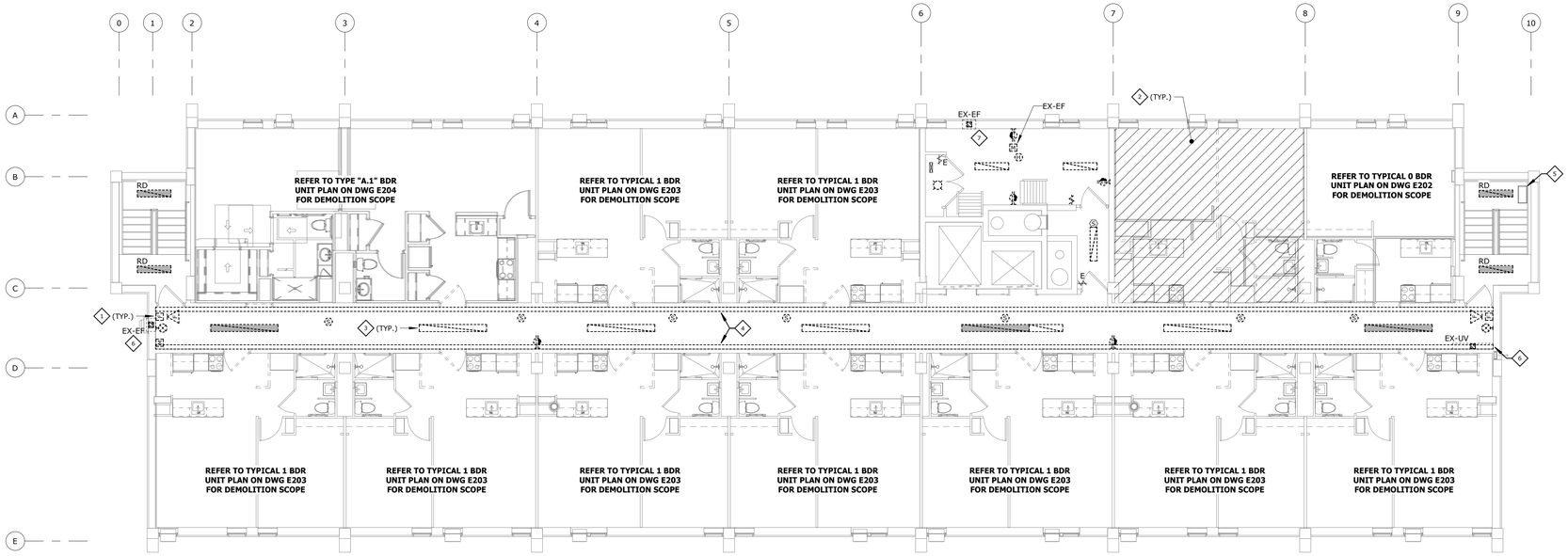

13TH FLOOR - DEMOLITION

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BID SET

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13TH FLOOR ELECTRICAL PLANS

E.113

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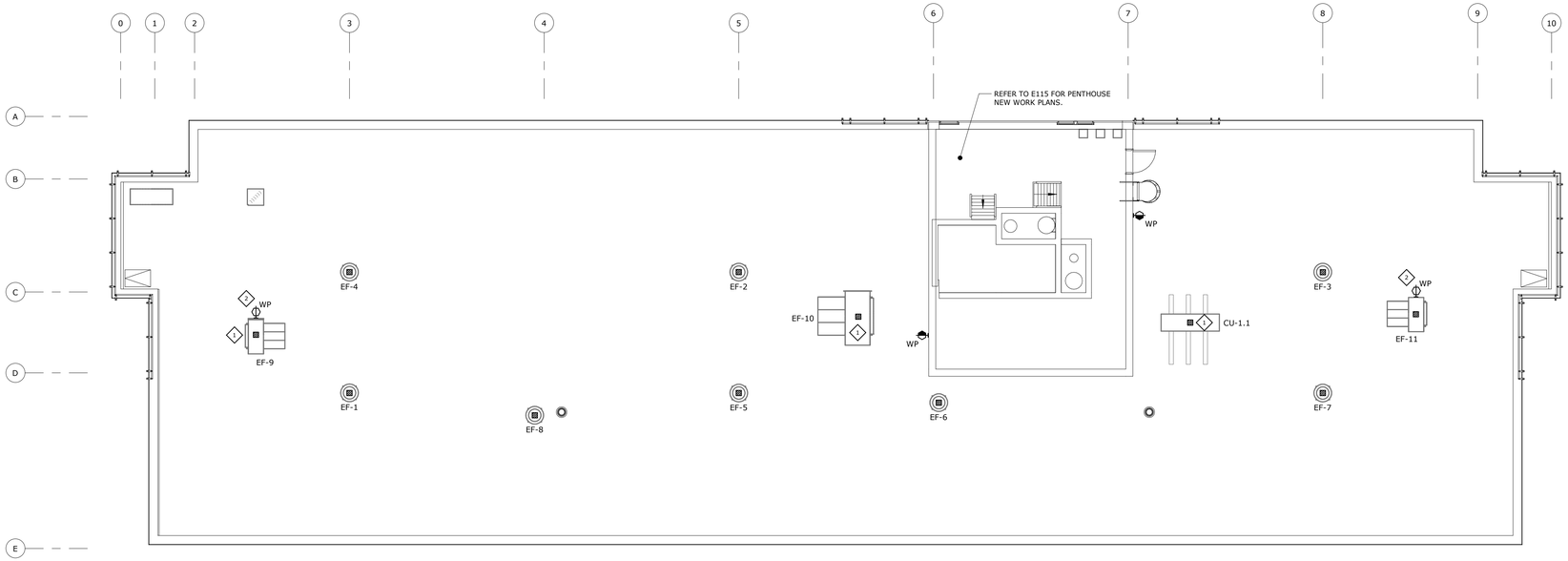
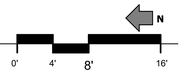
1. PROVIDE NEW BRANCH CIRCUIT WIRING TO UNIT. REFER TO MECHANICAL EQUIPMENT SCHEDULE AND TO THE SPECIFICATIONS FOR WIRING REQUIREMENTS. ALL CONDUITS INSTALLED OUTDOORS ON ROOFTOPS SHALL BE TYPE ALUMINUM IMC. SUPPORT CONDUITS USING ERICO NVENT PYRAMID STRUT BASED SUPPORTS EVERY 5'-0".

2. PROVIDE 3 #12 THHN IN 3/4" ALUMINUM IMC TO NEW RECEPTACLE.



LOWER PH & ROOF - NEW WORK

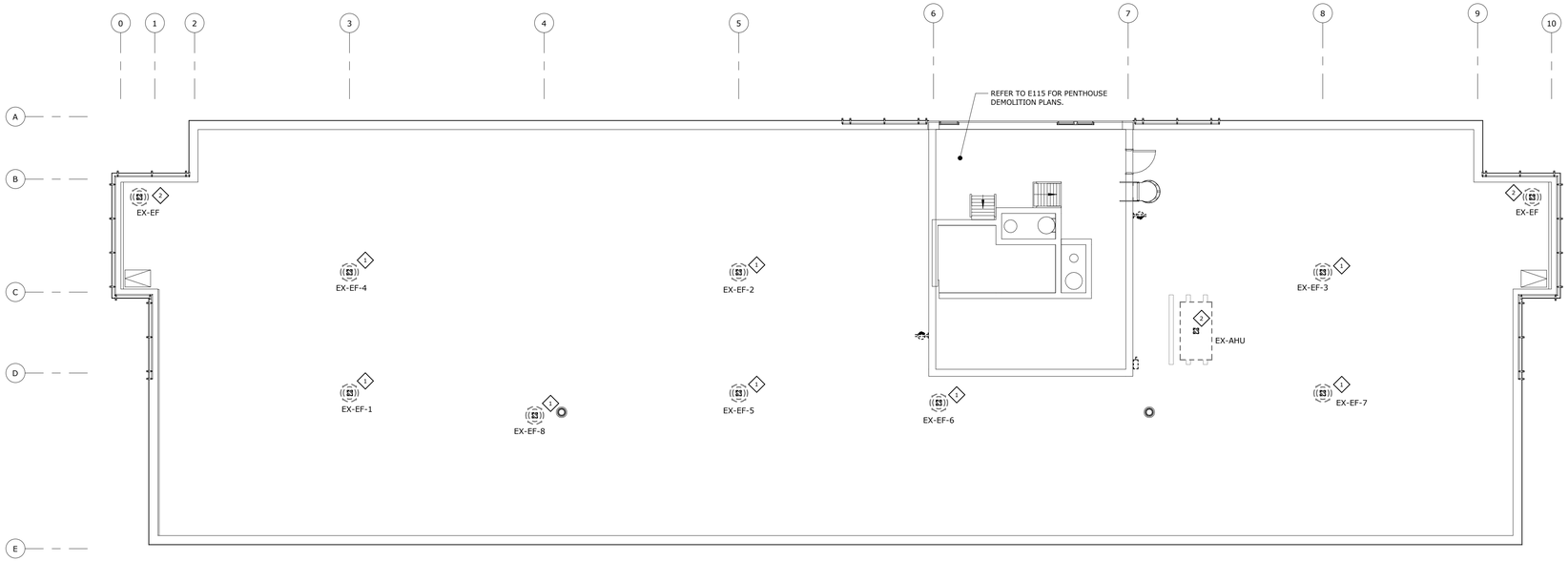
SCALE: 1/8" = 1'-0"



DEMOLITION NOTES "◇1":

1. EXISTING EQUIPMENT TO BE REPLACED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. MAINTAIN WIRING FOR TERMINATION TO REPLACEMENT UNIT IN SAME LOCATION.

2. EXISTING EQUIPMENT TO BE REMOVED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS AND REMOVE ASSOCIATED WIRING BACK TO NEAREST JUNCTION OR BREAKER. UPDATE CIRCUIT DIRECTORIES IN BRANCH CIRCUIT PANELBOARDS AS REQUIRED.



LOWER PH & ROOF - DEMOLITION

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

LOWER PH AND ROOF ELECTRICAL PLANS

E.114

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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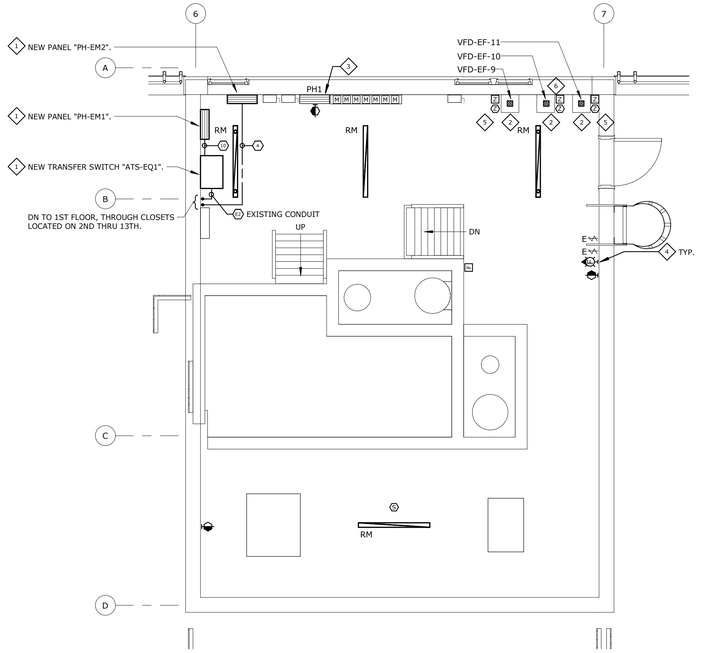
NEW WORK NOTES "◇1":

GENERAL NOTE: NOT ALL LINE-AND LOW-VOLTAGE WIRING IS SHOWN ON PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL CONDUIT, RACEWAYS, AND WIRING TO ACHIEVE A COMPLETE SYSTEM AS DESCRIBED IN THESE NOTES AND IN THE ELECTRICAL SPECIFICATIONS.

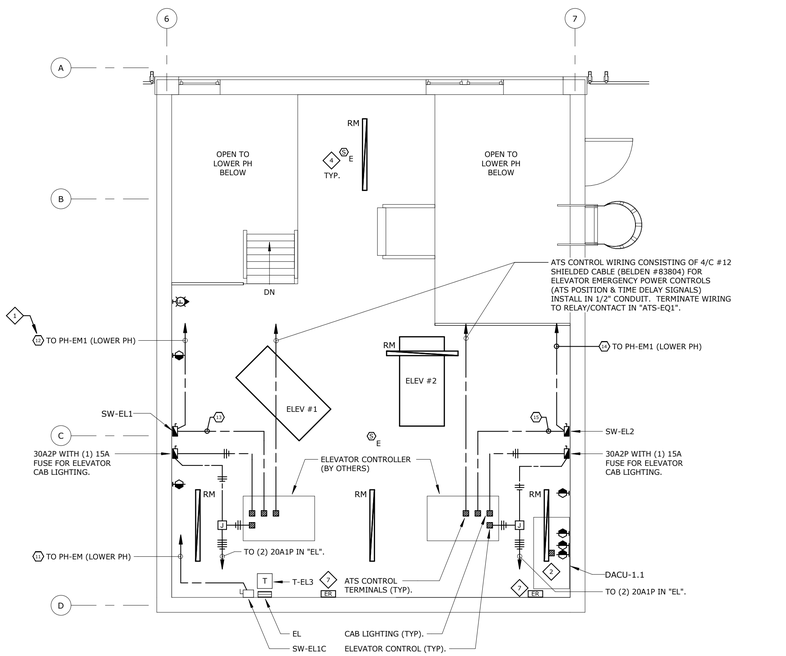
1. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL INFORMATION. THE NUMBER INSIDE THE HEX "⬡" INDICATES AN ELECTRICAL FEEDER.
2. PROVIDE NEW BRANCH CIRCUIT WIRING TO EQUIPMENT. REFER TO MECHANICAL EQUIPMENT SCHEDULE AND TO THE SPECIFICATIONS FOR WIRING REQUIREMENTS.
3. UPDATE PANELBOARD DIRECTORIES WITH NEW TYPED DIRECTORIES TO MATCH THE REVISED CONDITIONS.
4. ALL FIRE ALARM CABLING IN THE FIRST FLOOR SHALL BE PLENUM RATED AND FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SUPPORT CABLING EVERY 4'-0" ON CENTER WITH BRIDAL RINGS OF J-HOOKS. WALL MOUNTED FIRE ALARM DEVICES SHALL BE SURFACE MOUNTED WITH CONDUIT STUB-UPS (PROVIDE INSULATING BUSHINGS ON EACH END) TO THE CEILING SPACE. REFER TO FIRE ALARM VENDOR SHOP DRAWINGS FOR CABLING REQUIREMENTS.
5. STAIRWELL PRESSURIZATION INDIVIDUAL ADDRESSABLE MODULES. TIE IN FIRE ALARM CABLING TO FAN CONTROLS AS REQUIRED. CONTROL MODULE SHALL TURN ON FAN DURING A FIRE ALARM CONDITION. MONITOR MODULE SHALL VERIFY RUN STATUS OF MOTORS.
6. ELEVATOR HOISTWAY PRESSURIZATION INDIVIDUAL ADDRESSABLE MODULES. TIE IN FIRE ALARM CABLING TO FAN CONTROLS AS REQUIRED. CONTROL MODULE SHALL TURN ON FAN DURING A FIRE ALARM CONDITION. MONITOR MODULE SHALL VERIFY RUN STATUS OF MOTORS.
7. ELEVATOR RECALL MODULES. REFER TO SYMBOL SCHEDULE FOR DESCRIPTION.



LOWER PH - NEW WORK & FEEDERS

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

0' 2' 4' 8' N



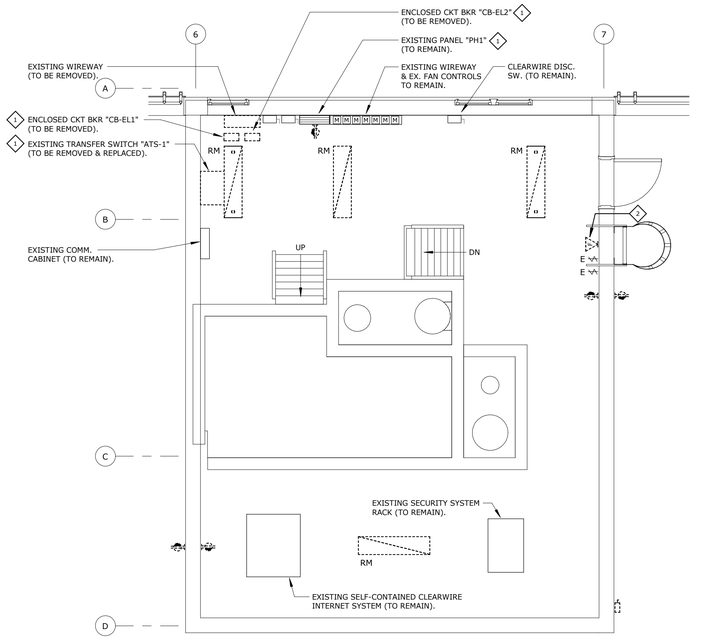
UPPER PH - NEW WORK & FEEDERS

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

0' 2' 4' 8' N

DEMOLITION NOTES "◇2":

1. REFER TO DEMOLITION DISTRIBUTION DIAGRAM FOR MORE INFORMATION.
2. EXISTING FIRE ALARM SYSTEM DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL REPLACEMENT FIRE ALARM SYSTEM HAS BEEN FURNISHED, INSTALLED, TESTED, AND APPROVED BY THE FIRE DEPARTMENT. ONCE THE NEW FIRE ALARM SYSTEM IS OPERATIONAL, REMOVE ALL EXISTING FIRE ALARM SYSTEM DEVICES ALONG WITH ASSOCIATED WIRING.
3. EXISTING UNIT TO BE REMOVED. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS AND REMOVE ASSOCIATED WIRING BACK TO NEAREST JUNCTION OR BREAKER. UPDATE CIRCUIT DIRECTORIES IN BRANCH CIRCUIT PANELBOARDS AS REQUIRED.



LOWER PH - DEMOLITION

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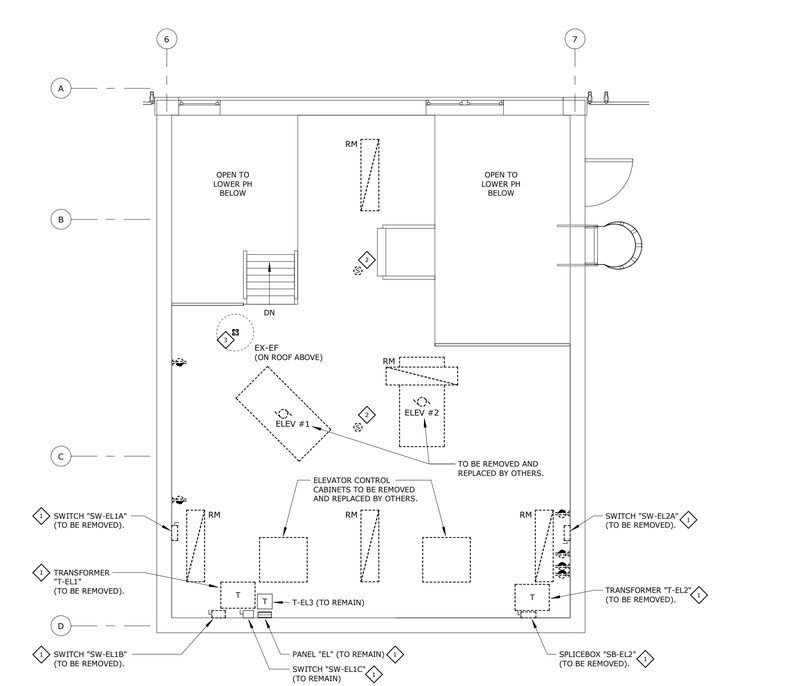

UPPER PH - DEMOLITION

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STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ
74767
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LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
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#	Description	Date

UPPER/LOWER PH FLOOR ELEVATOR MACHINE RM PLANS

E.115

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P 614.221.1110 berardipartners.com

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UNIT ELECTRICAL DEMOLITION NOTES:

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2. ALL EXISTING LIGHTING FIXTURES SHALL BE REMOVED. MAINTAIN EXISTING WIRING FOR TERMINATION TO REPLACEMENT FIXTURES OR SPLICING/EXTENSION TO NEW FIXTURES AS NOTED ON THE FLOOR PLANS.

3. ALL EXISTING WIRING DEVICES (SWITCHES AND RECEPTACLES) SHALL BE REMOVED. ALL EXISTING SURFACE RACEWAY AND SURFACE BOXES SHALL ALSO BE REMOVED. MAINTAIN EXISTING FLUSH OUTLET BOXES AND EXISTING WIRING FOR TERMINATION TO REPLACEMENT DEVICES.

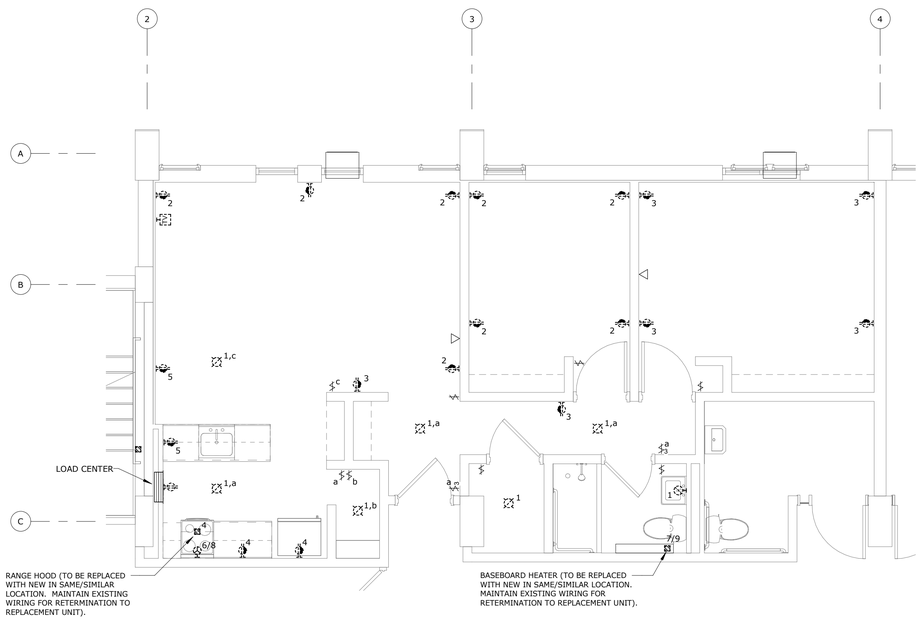
   a. REMOVE WIRING ASSOCIATED WITH RANGE RECEPTACLE. NEW CONDUCTORS SHALL BE PULLED THRU EXISTING CONDUIT.

4. REMOVE EXISTING SMOKE ALARMS. NEW ADDRESSABLE FIRE ALARM SYSTEM SMOKE DETECTORS SHALL BE INSTALLED INSIDE THE UNITS. REFER TO FIRE ALARM PLANS.

5. REMOVE EXISTING TV OUTLET TOGETHER WITH ASSOCIATED CABLING. A NEW TV OUTLET AND ASSOCIATED RACEWAY SHALL BE INSTALLED BY EC (COAXIAL CABLING BY TV VENDOR).

6. EXISTING PHONE OUTLETS SHALL REMAIN AND BE MAINTAINED.

7. EXISTING UNIT LOADCENTERS SHALL REMAIN IN THEIR EXISTING LOCATIONS, UNLESS NOTED OTHERWISE. ALL EXISTING LOADCENTER BREAKERS SHALL BE REPLACED WITH NEW. REFER TO UNIT LOADCENTER SCHEDULES FOR DETAILS.



1ST FLOOR UNIT - DEMOLITION

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2. THE INTENT OF THE ELECTRICAL DRAWINGS IS TO UTILIZE EXISTING WIRING WHERE ALLOWABLE BY FIELD CONDITIONS. THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE AND INSTALL NEW BRANCH CIRCUIT WIRING AND SURFACE MOUNTED RACEWAY, ROUTED FROM DEVICE TO LOADCENTER, FOR SEVERAL DEVICES THROUGHOUT EACH UNIT (ESTIMATED TO BE APPROXIMATELY 25-50% PER UNIT). THE EC SHALL PROVIDE AN ALLOWANCE FOR THIS WORK, BASED ON EXACT FIELD CONDITIONS, ON A CASE-BY-CASE BASIS.

3. NEW LIGHTING FIXTURES SHALL BE INSTALLED OVER EXISTING OUTLET BOXES AND TERMINATED TO EXISTING WIRING, UNLESS NOTED OTHERWISE ON THE PLANS.

4. NEW WIRING DEVICES (RECEPTACLES/SWITCHES) SHALL BE INSTALLED INSIDE EXISTING OUTLET BOXES AND TERMINATED WITH EXISTING BRANCH CIRCUIT WIRING, UNLESS NOTED OTHERWISE ON THE PLANS.

   a. PROVIDE 3 #6 AND 1 #8 GROUND CONDUCTOR (INSTALLED IN EXISTING CONDUIT) TO RANGE RECEPTACLE.

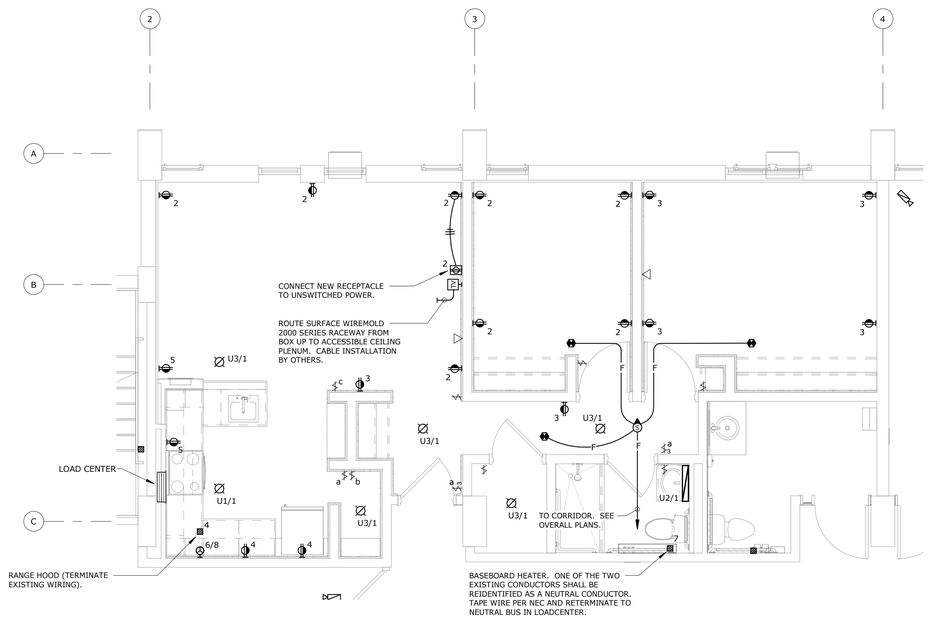
   b. IN APARTMENT 101 (FIRST FLOOR UNIT), THE EC SHALL ASSUME EACH EXISTING FLUSH MOUNTED WALL BOX SHALL REQUIRE A 1-1/2" EXTENSION RING TO ACCOUNT FOR THE ADDITIONAL HAT CHANNEL AND DRYWALL TO BE INSTALLED OVER THE CMU BLOCK. COORDINATE EXACT REQUIREMENTS WITH THE GENERAL TRADES CONTRACTOR.

5. NEW WIRING DEVICES THAT CANNOT BE FLUSH MOUNTED INTO EXISTING WALLS SHALL BE INSTALLED IN SURFACE OUTLET BOXES WITH SURFACE WIREMOLD, UNLESS NOTED OTHERWISE.

6. NEW BRANCH CIRCUIT WIRING CONCEALED INSIDE WALL CAVITIES SHALL BE INSTALLED IN EMT OR MC CABLE.

7. IN APARTMENT UNIT 101 (FIRST FLOOR UNIT), PROVIDE SURFACE WIREMOLD TO CONCEAL TELEPHONE CABLING TO SURFACE PHONE OUTLETS.

8. EXISTING UNIT LOADCENTERS SHALL REMAIN IN THEIR EXISTING LOCATIONS, UNLESS NOTED OTHERWISE. ALL EXISTING LOADCENTER BREAKERS SHALL BE REPLACED WITH NEW. REFER TO UNIT LOADCENTER SCHEDULES FOR DETAILS



1ST FLOOR UNIT - REVISED

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

STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ
74767

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
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BID SET

PROJECT DATE: 01.05.2024
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#	Description	Date

1ST FLOOR UNIT PLANS

E.201

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2. ALL EXISTING LIGHTING FIXTURES SHALL BE REMOVED. MAINTAIN EXISTING WIRING FOR TERMINATION TO REPLACEMENT FIXTURES OR SPLICING/EXTENSION TO NEW FIXTURES AS NOTED ON THE FLOOR PLANS.

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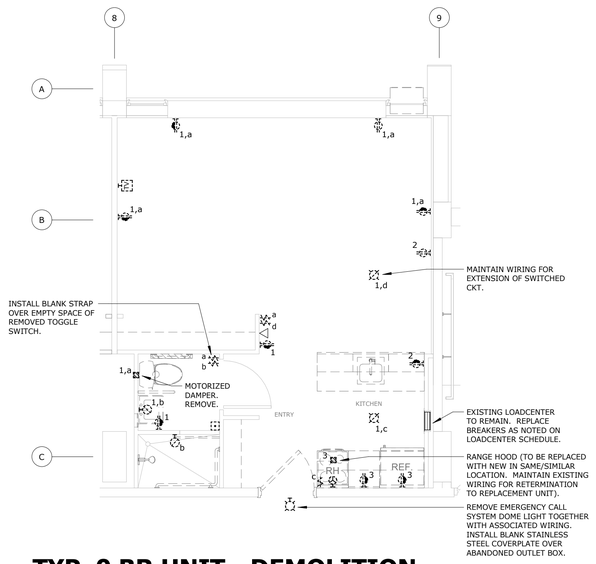
   a. REMOVE WIRING ASSOCIATED WITH RANGE RECEPTACLE. NEW CONDUCTORS SHALL BE PULLED THRU EXISTING CONDUIT.

4. REMOVE EXISTING SMOKE ALARMS. NEW ADDRESSABLE FIRE ALARM SYSTEM SMOKE DETECTORS SHALL BE INSTALLED INSIDE THE UNITS. REFER TO FIRE ALARM PLANS.

5. REMOVE EXISTING TV OUTLET TOGETHER WITH ASSOCIATED CABLING. A NEW TV OUTLET AND ASSOCIATED RACEWAY SHALL BE INSTALLED BY EC (COAXIAL CABLING BY TV VENDOR).

6. EXISTING PHONE OUTLETS SHALL REMAIN AND BE MAINTAINED.

7. EXISTING UNIT LOADCENTERS SHALL REMAIN IN THEIR EXISTING LOCATIONS, UNLESS NOTED OTHERWISE. ALL EXISTING LOADCENTER BREAKERS SHALL BE REPLACED WITH NEW. REFER TO UNIT LOADCENTER SCHEDULES FOR DETAILS.



TYP. 0 BR UNIT - DEMOLITION

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3. NEW WIRING SHALL BE PER THESE NOTES AND SHALL COMPLY WITH THE NEC.

4. NEW BRANCH CIRCUIT WIRING CONCEALED INSIDE WALL CAVITIES SHALL BE INSTALLED IN EMT OR MC CABLE.

5. ALL UNIT BRANCH CIRCUITS SHALL MINIMALLY BE #12 THHN WITH DEDICATED NEUTRALS AND A GREEN INSULATED COPPER GROUND CONDUCTOR.

6. NEW LIGHTING FIXTURES SHALL BE INSTALLED OVER EXISTING OUTLET BOXES AND TERMINATED TO EXISTING WIRING, UNLESS NOTED OTHERWISE ON THE PLANS.

7. NEW WIRING DEVICES (RECEPTACLES/SWITCHES) SHALL BE INSTALLED INSIDE EXISTING OUTLET BOXES AND TERMINATED WITH EXISTING BRANCH CIRCUIT WIRING, UNLESS NOTED OTHERWISE ON THE PLANS.

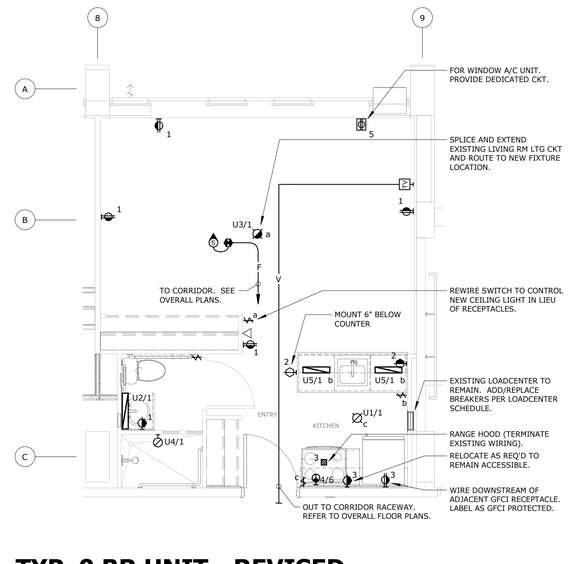
8. NEW WIRING DEVICES THAT CANNOT BE FLUSH MOUNTED INTO WALLS SHALL BE INSTALLED IN SURFACE OUTLET BOXES WITH SURFACE WIREMOLD SERIES 2000 OR 2400 (ALONG WITH ALL END FITTING AND ELBOWS AS REQUIRED), UNLESS NOTED OTHERWISE.

9. PROVIDE 3 #6 AND 1 #8 GROUND CONDUCTOR TO RANGE RECEPTACLE (INSIDE EXISTING CONDUIT).

10. PROVIDE A 1-1/2" EXTENSION RING ON EXISTING FLUSH OUTLETS BOXES MOUNTED IN CMU BLOCK WALLS TO ACCOUNT FOR NEW HAT CHANNEL AND DRYWALL. COORDINATE EXACT REQUIREMENTS WITH THE GENERAL TRADES CONTRACTOR.

11. EXISTING UNIT LOADCENTERS SHALL REMAIN IN THEIR EXISTING LOCATIONS, UNLESS NOTED OTHERWISE. ALL EXISTING LOADCENTER BREAKERS SHALL BE REPLACED WITH NEW. REFER TO UNIT LOADCENTER SCHEDULES FOR DETAILS.

12. FIRE ALARM CABLING INSIDE THE APARTMENT UNITS (FLOORS 2-13) SHALL BE INSTALLED IN WIREMOLD SERIES #2000 OR #2400 SURFACE METAL RACEWAY. CABLE FILL SHALL NOT EXCEED 40%. REFER TO FIRE ALARM SYSTEM SHOP DRAWINGS.



TYP. 0 BR UNIT - REVISED

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

STATE OF OHIO
REGISTERED
DAVID L. HERNANDEZ
74767
PROFESSIONAL ENGINEER

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5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

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ptaengineering.com

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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

TYP. 0 BR UNITS

E.202

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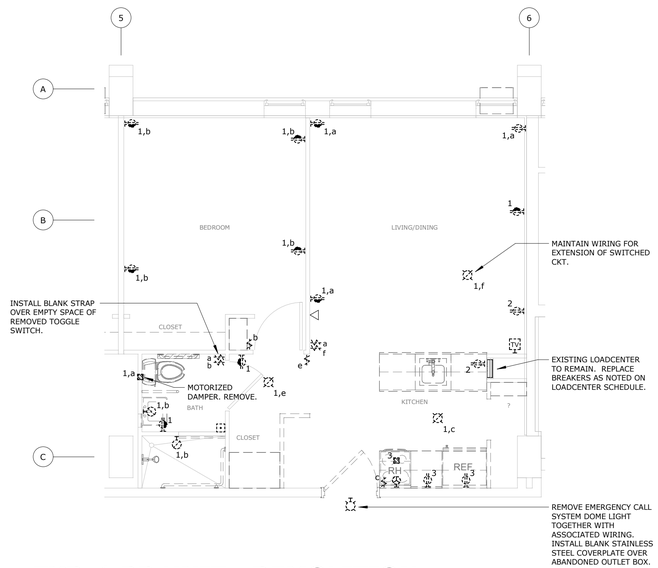
UNIT ELECTRICAL DEMOLITION NOTES:

1. ELECTRICAL DEVICE LAYOUTS ARE BASED ON A COMBINATION OF FIELD OBSERVATION AND HISTORICAL RECORD DRAWINGS FROM 1967. THE SCOPE SHOWN ON THE PLANS ARE DIAGRAMMATIC AND PROVIDE A GENERAL REPRESENTATION OF THE NEW WORK CONDITIONS. EXACT INSTALLATION MAY VARY FOR EACH UNIT. THE NOTES LISTED HEREIN SHALL DESCRIBE THE DEMOLITION WORK EFFORTS THAT WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
2. ALL EXISTING LIGHTING FIXTURES SHALL BE REMOVED. MAINTAIN EXISTING WIRING FOR TERMINATION TO REPLACEMENT FIXTURES OR SPLICING/EXTENSION TO NEW FIXTURES AS NOTED ON THE FLOOR PLANS.
3. ALL EXISTING WIRING DEVICES (SWITCHES AND RECEPTACLES) SHALL BE REMOVED. ALL EXISTING SURFACE RACEWAY AND SURFACE BOXES SHALL ALSO BE REMOVED. MAINTAIN EXISTING FLUSH OUTLET BOXES AND EXISTING WIRING FOR TERMINATION TO REPLACEMENT DEVICES, UNLESS NOTED OTHERWISE.
4. REMOVE EXISTING SMOKE ALARMS. NEW ADDRESSABLE FIRE ALARM SYSTEM SMOKE DETECTORS SHALL BE INSTALLED INSIDE THE UNITS. REFER TO FIRE ALARM PLANS.
5. REMOVE EXISTING TV OUTLET TOGETHER WITH ASSOCIATED CABLING. A NEW TV OUTLET AND ASSOCIATED RACEWAY SHALL BE INSTALLED BY EC (COAXIAL CABLING BY TV VENDOR).
6. EXISTING PHONE OUTLETS SHALL REMAIN AND BE MAINTAINED.
7. EXISTING UNIT LOADCENTERS SHALL REMAIN IN THEIR EXISTING LOCATIONS, UNLESS NOTED OTHERWISE. ALL EXISTING LOADCENTER BREAKERS SHALL BE REPLACED WITH NEW. REFER TO UNIT LOADCENTER SCHEDULES FOR DETAILS.



TYP. 1 BR UNIT - DEMOLITION

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

UNIT ELECTRICAL NEW WORK NOTES:

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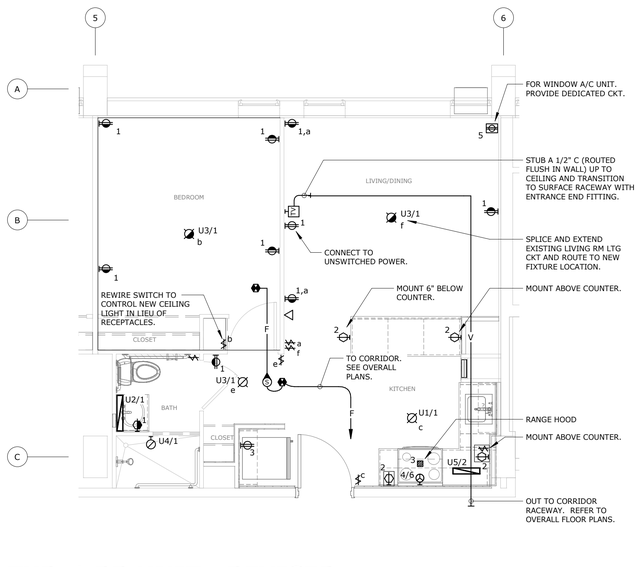
2. THE INTENT OF THE ELECTRICAL DRAWINGS IS TO UTILIZE EXISTING WIRING WHERE ALLOWABLE BY FIELD CONDITIONS. THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE AND INSTALL NEW BRANCH CIRCUIT WIRING AND SURFACE MOUNTED RACEWAY, ROUTED FROM DEVICE TO LOADCENTER, FOR SEVERAL DEVICES THROUGHOUT EACH UNIT (ESTIMATED TO BE APPROXIMATELY 25-50% PER UNIT). THE EC SHALL PROVIDE AN ALLOWANCE FOR THIS WORK, BASED ON EXACT FIELD CONDITIONS, ON A CASE-BY-CASE BASIS.
3. NEW WIRING SHALL BE PER THESE NOTES AND SHALL COMPLY WITH THE NEC.
4. NEW BRANCH CIRCUIT WIRING CONCEALED INSIDE WALL CAVITIES SHALL BE INSTALLED IN EMT OR MC CABLE.
5. ALL UNIT BRANCH CIRCUITS SHALL MINIMALLY BE #12 THHN WITH DEDICATED NEUTRALS AND A GREEN INSULATED COPPER GROUND CONDUCTOR.
6. NEW LIGHTING FIXTURES SHALL BE INSTALLED OVER EXISTING OUTLET BOXES AND TERMINATED TO EXISTING WIRING, UNLESS NOTED OTHERWISE ON THE PLANS.
7. NEW WIRING DEVICES (RECEPTACLES/SWITCHES) SHALL BE INSTALLED INSIDE EXISTING OUTLET BOXES AND TERMINATED WITH EXISTING BRANCH CIRCUIT WIRING, UNLESS NOTED OTHERWISE ON THE PLANS.
8. NEW WIRING DEVICES THAT CANNOT BE FLUSH MOUNTED INTO WALLS SHALL BE INSTALLED IN SURFACE OUTLET BOXES WITH SURFACE WIREMOLD SERIES 2000 OR 2400 (ALONG WITH ALL END FITTING AND ELBOWS AS REQUIRED), UNLESS NOTED OTHERWISE.
9. PROVIDE 3 #6 AND 1 #8 GROUND CONDUCTOR TO RANGE RECEPTACLE.
10. PROVIDE A 1-1/2" EXTENSION RING ON EXISTING FLUSH OUTLETS BOXES MOUNTED IN CMU BLOCK WALLS TO ACCOUNT FOR NEW HAT CHANNEL AND DRYWALL. COORDINATE EXACT REQUIREMENTS WITH THE GENERAL TRADES CONTRACTOR.
11. EXISTING UNIT LOADCENTERS SHALL REMAIN IN THEIR EXISTING LOCATIONS, UNLESS NOTED OTHERWISE. ALL EXISTING LOADCENTER BREAKERS SHALL BE REPLACED WITH NEW. REFER TO UNIT LOADCENTER SCHEDULES FOR DETAILS.
12. FIRE ALARM CABLING INSIDE THE APARTMENT UNITS (FLOORS 2-13) SHALL BE INSTALLED IN WIREMOLD SERIES #2000 OR #2400 SURFACE METAL RACEWAY. CABLE FILL SHALL NOT EXCEED 40%. REFER TO FIRE ALARM SYSTEM SHOP DRAWINGS.



TYP. 1 BR UNIT - REVISED

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

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

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NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

TYP. 1 BR UNITS

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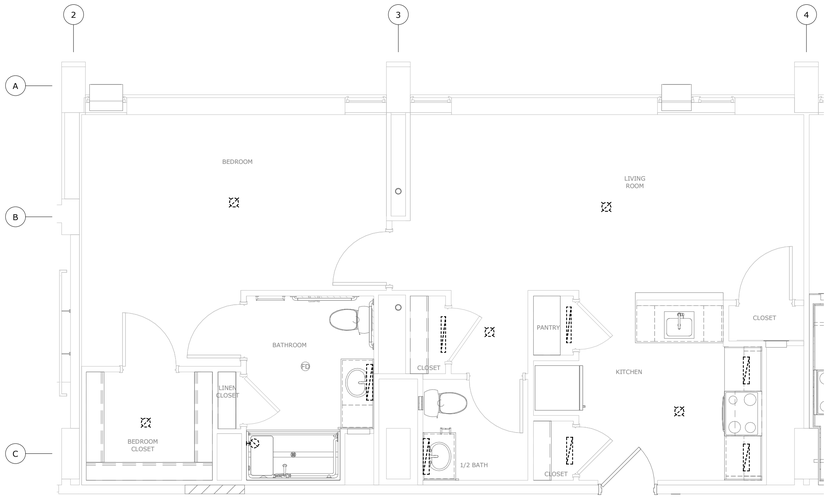
ADA UNIT TYPE A.1 ELECTRICAL DEMOLITION NOTES:

1. ELECTRICAL DEVICE LAYOUTS ARE BASED ON A COMBINATION OF FIELD OBSERVATION AND HISTORICAL RECORD DRAWINGS FROM 1967. THE SCOPE SHOWN ON THE PLANS ARE DIAGRAMMATIC AND PROVIDE A GENERAL REPRESENTATION OF THE NEW WORK CONDITIONS. EXACT INSTALLATION MAY VARY FOR EACH UNIT. THE NOTES LISTED HEREIN SHALL DESCRIBE THE DEMOLITION WORK EFFORTS THAT WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
2. ALL EXISTING LIGHTING FIXTURES SHALL BE REMOVED. MAINTAIN EXISTING WIRING FOR TERMINATION TO REPLACEMENT FIXTURES OR SPLICING/EXTENSION TO NEW FIXTURES AS NOTED ON THE FLOOR PLANS.
3. ALL EXISTING WIRING DEVICES (SWITCHES AND RECEPTACLES) SHALL REMAIN AND BE MAINTAINED.
4. REMOVE EXISTING SMOKE ALARMS. NEW ADDRESSABLE FIRE ALARM SYSTEM SMOKE DETECTORS SHALL BE INSTALLED INSIDE THE UNITS. REFER TO FIRE ALARM PLANS.
5. EXISTING TV OUTLET SHALL REMAIN AND BE MAINTAINED.
6. EXISTING PHONE OUTLETS SHALL REMAIN AND BE MAINTAINED.
7. EXISTING LOADCENTER TO BE RELOCATED, REFR TO PLANS.

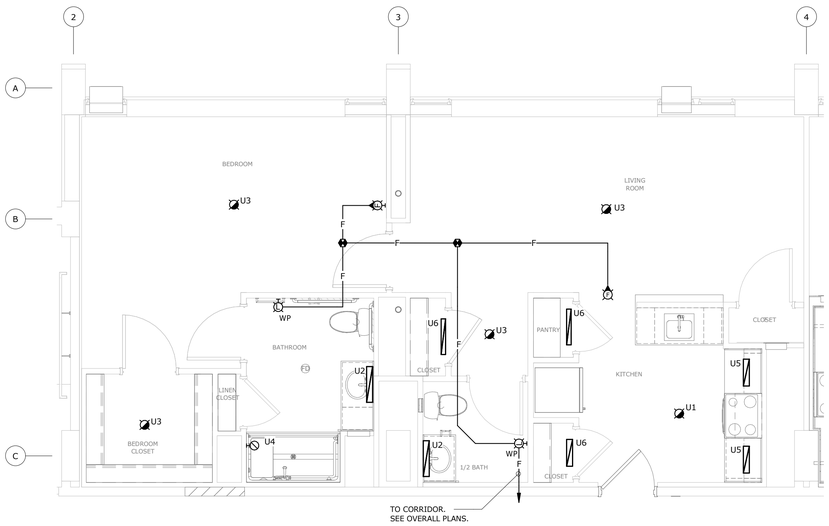
ADA UNIT TYPE A.1 ELECTRICAL NEW WORK NOTES:

1. ELECTRICAL DEVICE LAYOUTS ARE BASED ON A COMBINATION OF FIELD OBSERVATION AND HISTORICAL RECORD DRAWINGS FROM 1967. THE SCOPE SHOWN ON THE PLANS ARE DIAGRAMMATIC AND PROVIDE A GENERAL REPRESENTATION OF THE NEW WORK CONDITIONS. EXACT INSTALLATION MAY VARY FOR EACH UNIT. THE NOTES LISTED HEREIN SHALL DESCRIBE THE NEW WORK EFFORTS THAT WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
2. THE INTENT OF THE ELECTRICAL DRAWINGS IS TO UTILIZE EXISTING WIRING WHERE ALLOWABLE BY FIELD CONDITIONS. THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE AND INSTALL NEW BRANCH CIRCUIT WIRING AND SURFACE MOUNTED RACEWAY, ROUTED FROM DEVICE TO LOADCENTER, FOR SEVERAL DEVICES THROUGHOUT EACH UNIT (ESTIMATED TO BE APPROXIMATELY 25-50% PER UNIT). THE EC SHALL PROVIDE AN ALLOWANCE FOR THIS WORK, BASED ON EXACT FIELD CONDITIONS, ON A CASE-BY-CASE BASIS.
3. NEW LIGHTING FIXTURES SHALL BE INSTALLED OVER EXISTING OUTLET BOXES AND TERMINATED TO EXISTING WIRING, UNLESS NOTED OTHERWISE ON THE PLANS.
4. FIRE ALARM CABLING INSIDE THE APARTMENT UNITS (FLOORS 2-13) SHALL BE INSTALLED IN WIREMOLD SERIES #2000 OR #2400 SURFACE METAL RACEWAY. CABLE FILL SHALL NOT EXCEED 40%. REFER TO FIRE ALARM SYSTEM SHOP DRAWINGS.



TYP. 1 BR ADA UNIT TYPE A.1 - DEMOLITION

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

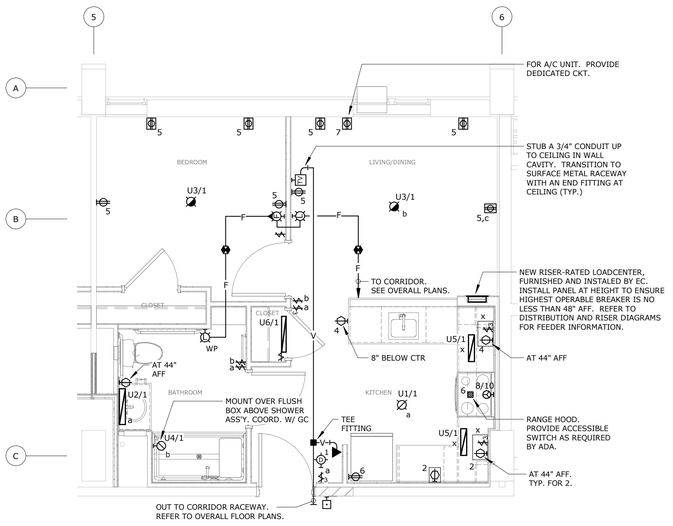


TYP. 1 BR ADA UNIT TYPE A.1 - REVISED

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

ADA UNIT TYP A.2 ELECTRICAL NEW WORK NOTES:

1. ELECTRICAL DEVICE LAYOUTS ARE BASED ON A COMBINATION OF FIELD OBSERVATION AND HISTORICAL RECORD DRAWINGS FROM 1967. THE SCOPE SHOWN ON THE PLANS ARE DIAGRAMMATIC AND PROVIDE A GENERAL REPRESENTATION OF THE NEW WORK CONDITIONS. EXACT INSTALLATION MAY VARY FOR EACH UNIT. THE NOTES LISTED HEREIN SHALL DESCRIBE THE NEW WORK EFFORTS THAT WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
2. ALL DEVICES, BOXES, RACEWAYS, LIGHTING, AND WIRING (NOT SHOWN ON PLANS) INSIDE THE RECONFIGURED ADA UNITS SHALL BE NEW AND FURNISHED/INSTALLED BY THE EC. WIRING SHALL BE PER THESE NOTES AND SHALL COMPLY WITH THE NEC.
3. NEW WIRING DEVICES THAT CANNOT BE FLUSH MOUNTED INTO WALLS SHALL BE INSTALLED IN SURFACE OUTLET BOXES WITH SURFACE WIREMOLD SERIES 2000 OR 2400 (ALONG WITH ALL END FITTING AND ELBOWS AS REQUIRED), UNLESS NOTED OTHERWISE.
4. NEW BRANCH CIRCUIT WIRING CONCEALED INSIDE WALL CAVITIES SHALL BE INSTALLED IN EMT OR MC CABLE.
5. ALL UNIT BRANCH CIRCUITS SHALL MINIMALLY BE #12 THHN WITH DEDICATED NEUTRALS AND A GREEN INSULATED COPPER GROUND CONDUCTOR.
6. PROVIDE 3 #6 AND 1 #8 GROUND CONDUCTOR TO RANGE RECEPTACLE.
7. FIRE ALARM CABLING INSIDE THE APARTMENT UNITS (FLOORS 2-13) SHALL BE INSTALLED IN WIREMOLD SERIES #2000 OR #2400 SURFACE METAL RACEWAY. CABLE FILL SHALL NOT EXCEED 40%. REFER TO FIRE ALARM SYSTEM SHOP DRAWINGS.



TYP. 1 BR ADA UNIT TYPE A.2 - REVISED

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

STATE OF OHIO
REGISTERED
DAVID L. HERNANDEZ
74767
PROFESSIONAL ENGINEER

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
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PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

TYP. 1 BR ADA UNITS

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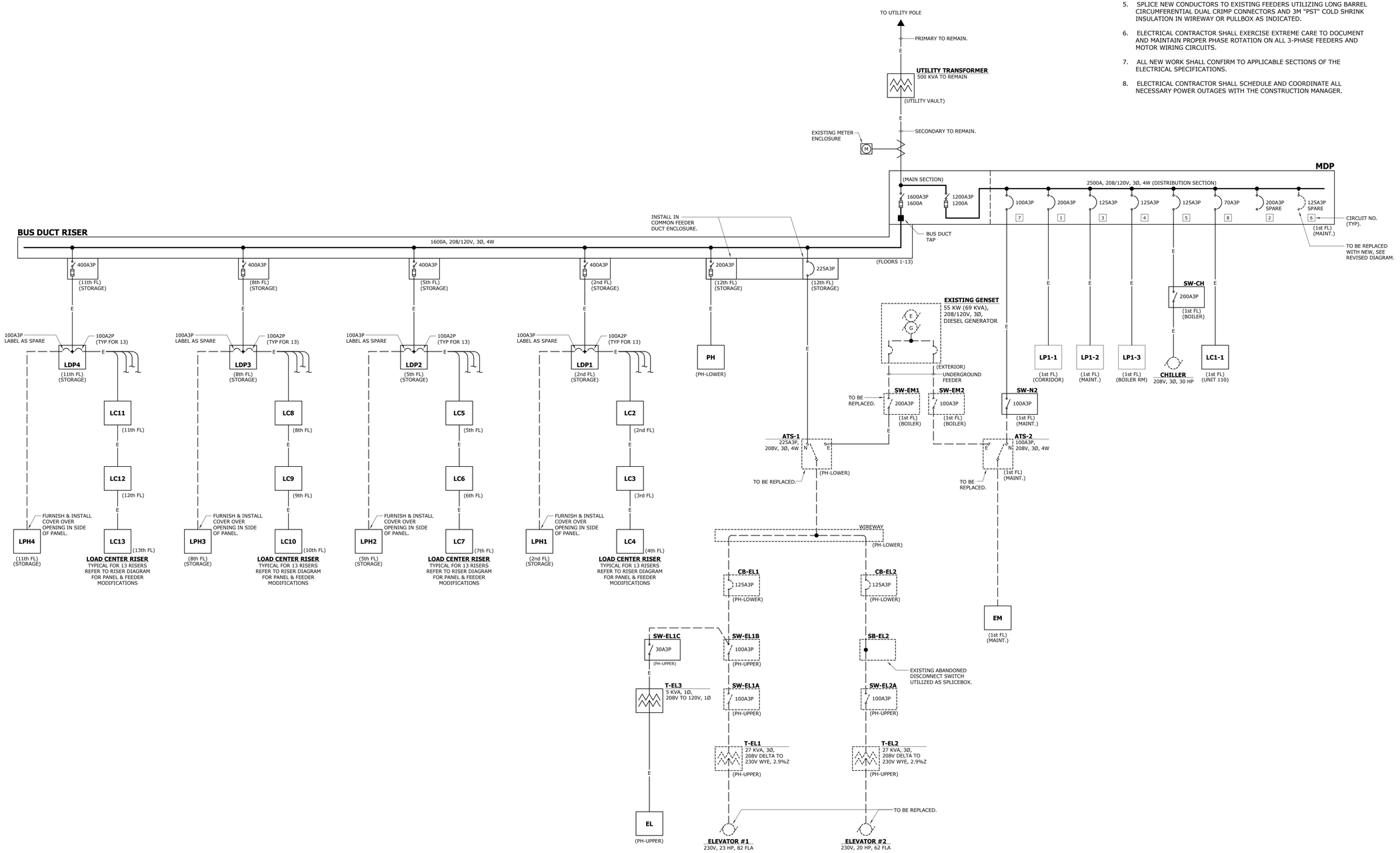
NOTES:

1. ALL FEEDERS AND EQUIPMENT SHOWN DASHED SHALL BE REMOVED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL EQUIPMENT SHOWN WITH NORMAL LINE WEIGHT AND FEEDERS SHOWN AS " ——— E ——— " OR WITH FEEDER DESIGNATION "E" ARE EXISTING TO REMAIN AND BE MAINTAINED UNLESS NOTED OTHERWISE.
   a. CONDUCTOR SIZES AND CONDUIT SIZES OF EXISTING FEEDERS ARE BASED ON HISTORICAL DRAWINGS ONLY.
3. SHADED EQUIPMENT AND ASSOCIATED WIRING IS NEW. ALL FEEDERS SHOWN WITH FEEDER DESIGNATION " ◯ " ARE NEW.
4. EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON HISTORICAL CONSTRUCTION DRAWINGS AND MUST BE FIELD VERIFIED BY THE ELECTRICAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
5. SPLICE NEW CONDUCTORS TO EXISTING FEEDERS UTILIZING LONG BARREL CIRCUMFERENTIAL DUAL CRIMP CONNECTORS AND 3M "PST" COLD SHRINK INSULATION IN WIREWAY OR PULLBOX AS INDICATED.
6. ELECTRICAL CONTRACTOR SHALL EXERCISE EXTREME CARE TO DOCUMENT AND MAINTAIN PROPER PHASE ROTATION ON ALL 3-PHASE FEEDERS AND MOTOR WIRING CIRCUITS.
7. ALL NEW WORK SHALL CONFIRM TO APPLICABLE SECTIONS OF THE ELECTRICAL SPECIFICATIONS.
8. ELECTRICAL CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL NECESSARY POWER OUTAGES WITH THE CONSTRUCTION MANAGER.



DISTRIBUTION DIAGRAM - DEMOLITION

STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ
74767

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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PROJECT DATE: 01.05.2024
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DISTRIBUTION DIAGRAM DEMOLITION

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NOTES:

1. ALL FEEDERS AND EQUIPMENT SHOWN DASHED SHALL BE REMOVED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL EQUIPMENT SHOWN WITH NORMAL LINE WEIGHT AND FEEDERS SHOWN AS " ——— E ——— " OR WITH FEEDER DESIGNATION " (E#) " ARE EXISTING TO REMAIN AND BE MAINTAINED UNLESS NOTED OTHERWISE.
   a. CONDUCTOR SIZES AND CONDUIT SIZES OF EXISTING FEEDERS ARE BASED ON HISTORICAL DRAWINGS ONLY.
3. SHADED EQUIPMENT AND ASSOCIATED WIRING IS NEW. ALL FEEDERS SHOWN WITH FEEDER DESIGNATION " ⬡ " ARE NEW.
4. EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON HISTORICAL CONSTRUCTION DRAWINGS AND MUST BE FIELD VERIFIED BY THE ELECTRICAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
5. SPLICE NEW CONDUCTORS TO EXISTING FEEDERS UTILIZING LONG BARREL CIRCUMFERENTIAL DUAL CRIMP CONNECTORS AND 3M "PST" COLD SHRINK INSULATION IN WIREWAY OR PULLBOX AS INDICATED.
6. ELECTRICAL CONTRACTOR SHALL EXERCISE EXTREME CARE TO DOCUMENT AND MAINTAIN PROPER PHASE ROTATION ON ALL 3-PHASE FEEDERS AND MOTOR WIRING CIRCUITS.
7. ALL NEW WORK SHALL CONFIRM TO APPLICABLE SECTIONS OF THE ELECTRICAL SPECIFICATIONS.
8. ELECTRICAL CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL NECESSARY POWER OUTAGES WITH THE CONSTRUCTION MANAGER.

PULLBOX/SPLICEBOX SCHEDULE

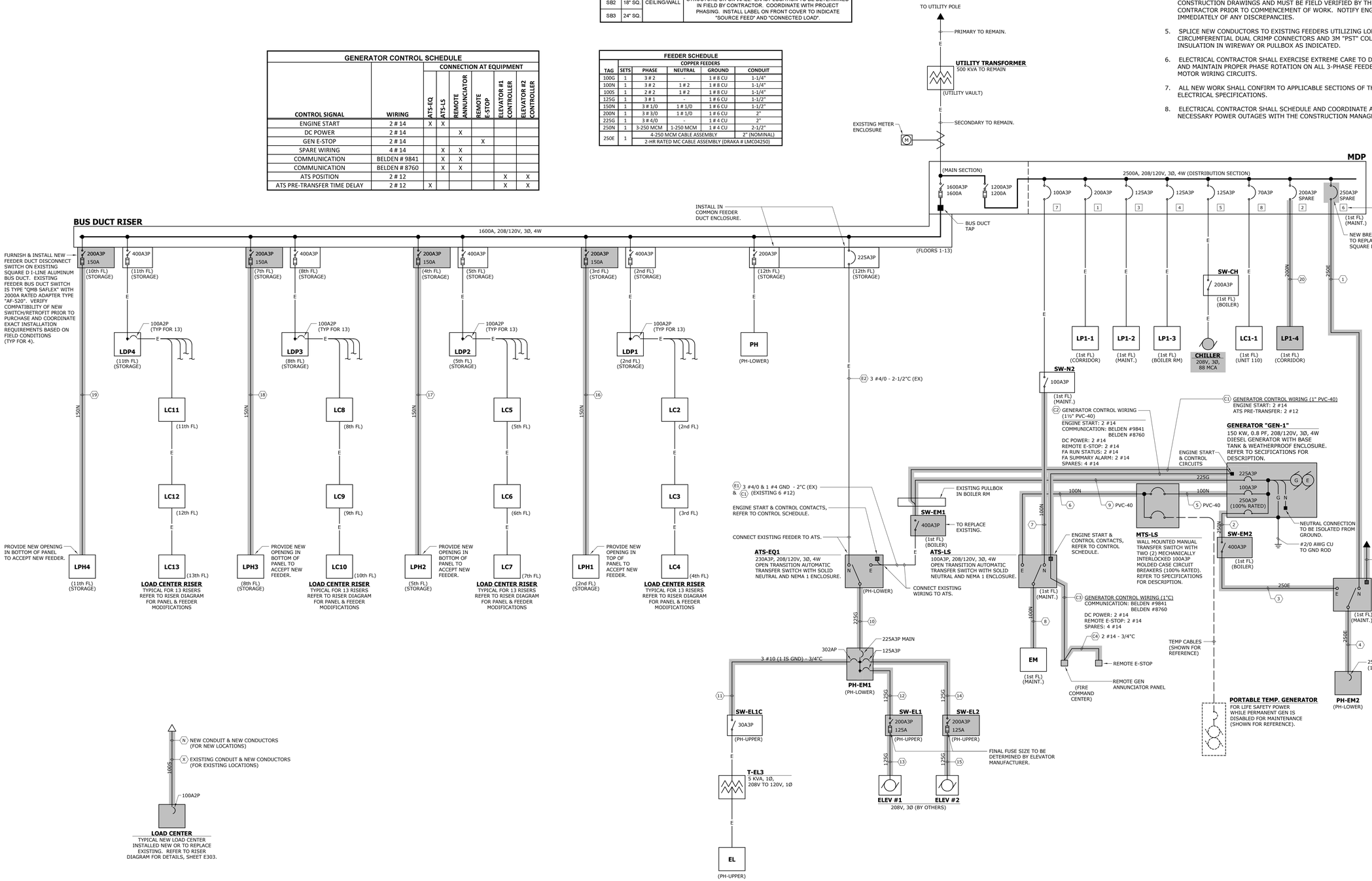
TAG	SIZE	INSTALLATION	COMMENTS
SB1	12" SQ.	CEILING/WALL	SPLICEBOX W/ REMOVABLE SCREWCOVER INSTALLED IN CONJUNCTION WITH EXISTING FEEDER. INSTALL NEAR CEILING STRUCTURE OR ON WALL. EXACT LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR. COORDINATE WITH PROJECT PHASING. INSTALL LABEL ON FRONT COVER TO INDICATE "SOURCE FEED" AND "CONNECTED LOAD".
SB2	18" SQ.		
SB3	24" SQ.		

GENERATOR CONTROL SCHEDULE

CONTROL SIGNAL	WIRING	CONNECTION AT EQUIPMENT: ATS-EQ	ATS-LS	REMOTE ANNUNCIATOR	REMOTE E-STOP	ELEVATOR #1 CONTROLLER	ELEVATOR #2 CONTROLLER
ENGINE START	2 # 14	X	X				
DC POWER	2 # 14			X			
GEN E-STOP	2 # 14				X		
SPARE WIRING	4 # 14		X	X			
COMMUNICATION	BELDEN # 9841		X	X			
COMMUNICATION	BELDEN # 8760		X	X			
ATS POSITION	2 # 12					X	X
ATS PRE-TRANSFER TIME DELAY	2 # 12	X				X	X

FEEDER SCHEDULE

TAG	SETS	COPPER FEEDERS: PHASE	NEUTRAL	GROUND	CONDUIT
100G	1	3 # 2	-	1 # 8 CU	1-1/4"
100N	1	3 # 2	1 # 2	1 # 8 CU	1-1/4"
100S	1	2 # 2	1 # 2	1 # 8 CU	1-1/4"
125G	1	3 # 1	-	1 # 6 CU	1-1/2"
150N	1	3 # 1/0	1 # 1/0	1 # 6 CU	1-1/2"
200N	1	3 # 3/0	1 # 1/0	1 # 6 CU	2"
225G	1	3 # 4/0	-	1 # 4 CU	2"
250N	1	3-250 MCM	1-250 MCM	1 # 4 CU	2-1/2"
250E	1	4-250 MCM CABLE ASSEMBLY			2" (NOMINAL)
		2-HR RATED MC CABLE ASSEMBLY (DRAKA # LMC04250)			



DISTRIBUTION DIAGRAM - NEW WORK

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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pta engineering
275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

DISTRIBUTION DIAGRAM NEW WORK

E.302

BERARDI+
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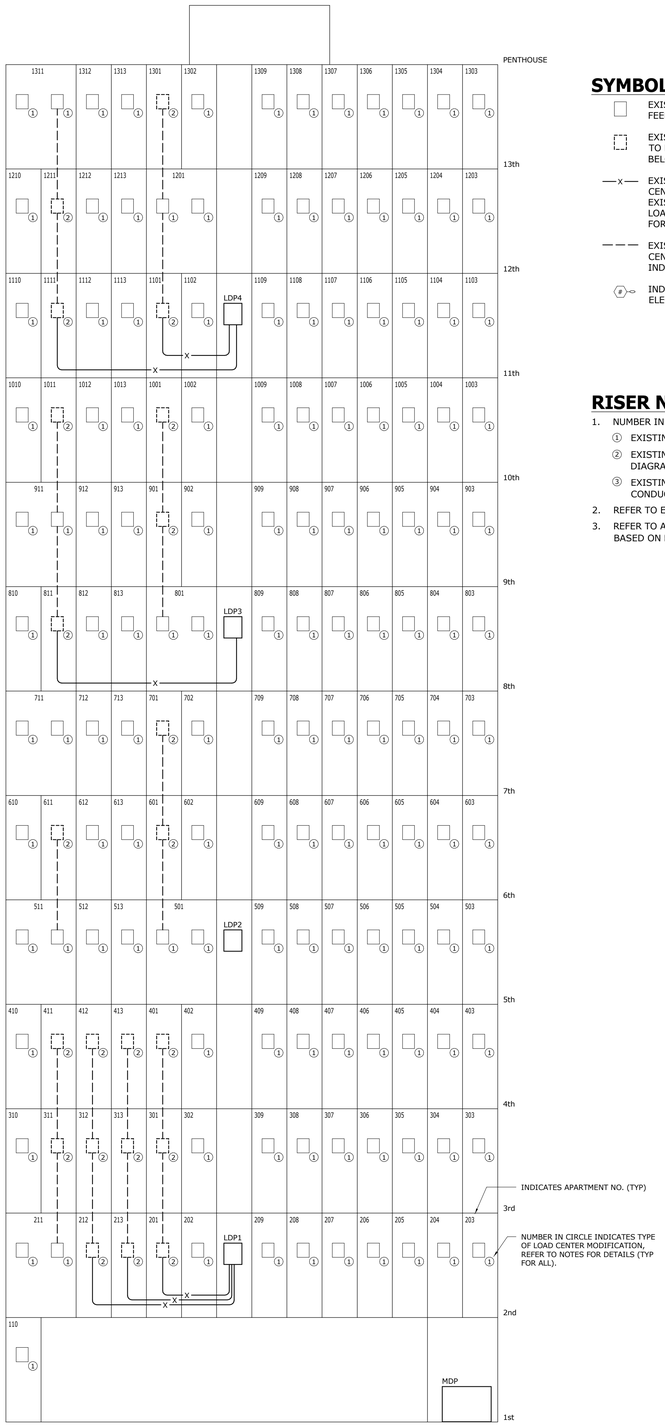
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com



SYMBOL LEGEND:

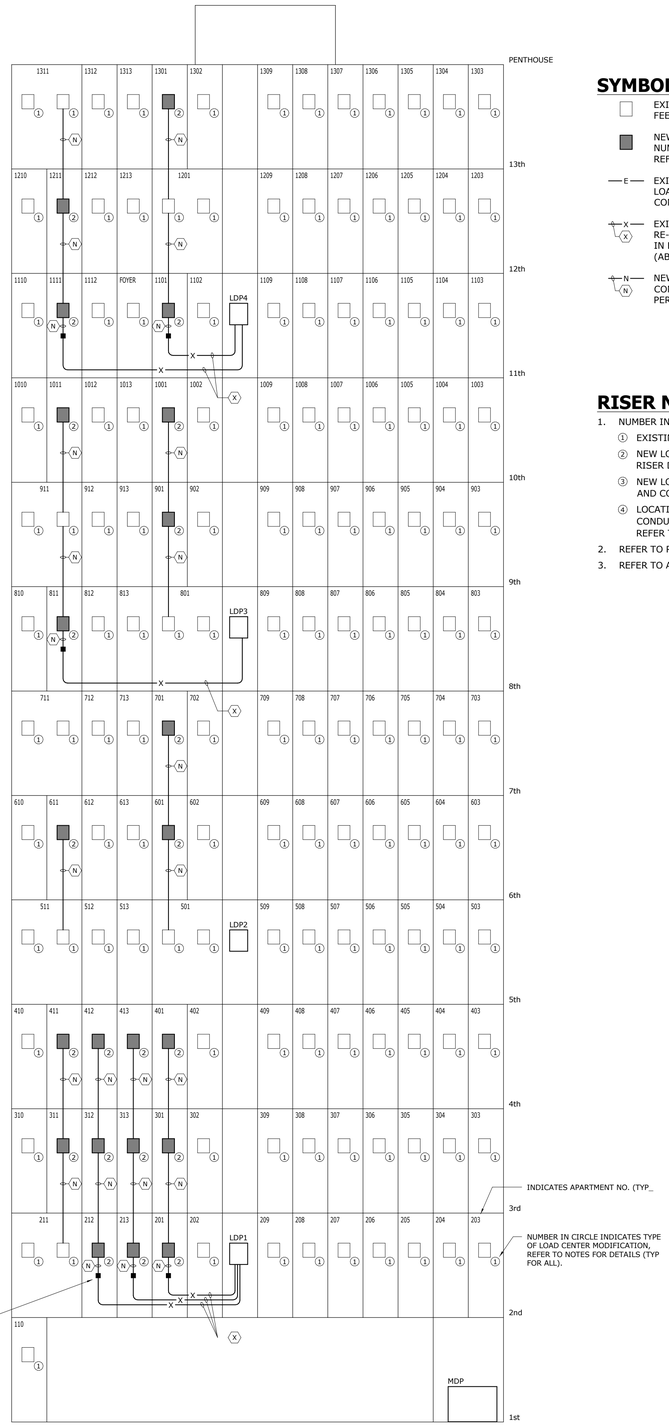
- EXISTING LOAD CENTER TO REMAIN AND BE MAINTAINED. EXISTING ASSOCIATED FEEDERS (CONDUIT AND CONDUCTORS) TO REMAIN.
- EXISTING LOAD CENTER TO BE REPLACED OR REMOVED. NUMBER IN CIRCLE ADJACENT TO LOAD CENTER INDICATES TYPE OF MODIFICATION, REFER TO LOAD CENTER NOTES BELOW FOR ADDITIONAL DETAILS.
- —X— EXISTING CONDUIT AND CONDUCTORS TO BE DISCONNECTED FROM EXISTING LOAD CENTER, EXISTING CONDUCTORS REMOVED BACK TO SOURCE AS INDICATED BELOW, EXISTING CONDUIT TO REMAIN AND TO BE UTILIZED FOR RE-USE TO NEW/REPLACED LOAD CENTER OR CONDUIT COUPLING. REFER TO "LOAD CENTER RISER - NEW WORK" FOR DETAILS.
- — — — EXISTING CONDUIT AND CONDUCTORS TO BE DISCONNECTED FROM EXISTING LOAD CENTER, EXISTING CONDUIT & CONDUCTORS REMOVED BACK TO SOURCE AS INDICATED BELOW. REFER TO "LOAD CENTER RISER - NEW WORK" FOR DETAILS.
- (#) INDICATES AN ELECTRICAL FEEDER TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO DISTRIBUTION DIAGRAM ON DWG E302.

RISER NOTES:

1. NUMBER IN CIRCLE INDICATES TYPE OF LOAD CENTER MODIFICATION PER THE FOLLOWING;
   - ① EXISTING LOAD CENTER TO REMAIN, NO PANEL MODIFICATIONS
   - ② EXISTING LOAD CENTER TO BE REPLACED WITH NEW IN NEW LOCATION. REFER TO RISER DIAGRAM FOR CONDUIT AND CONDUCTOR MODIFICATIONS.
   - ③ EXISTING LOAD CENTER TO BE REMOVED. REFER TO RISER DIAGRAM FOR CONDUIT AND CONDUCTOR MODIFICATIONS.
2. REFER TO EXISTING DISTRIBUTION DIAGRAM FOR ADDITIONAL DETAILS.
3. REFER TO ASSOCIATED DEMOLITION PLANS FOR APPROXIMATE LOCATIONS. ALL LOCATIONS BASED ON RECORD DRAWINGS AND SHOULD BE CONFIRMED IN THE FIELD BY THE CONTRACTOR.

LOAD CENTER RISER - DEMOLITION

NOT TO SCALE



SYMBOL LEGEND:

- EXISTING LOAD CENTER TO REMAIN AND BE MAINTAINED. EXISTING ASSOCIATED FEEDERS (CONDUIT AND CONDUCTORS) TO REMAIN.
- NEW LOAD CENTER INSTALLED EITHER TO REPLACE EXISTING OR IN NEW LOCATION. NUMBER IN CIRCLE ADJACENT TO LOAD CENTER INDICATES TYPE OF MODIFICATION, REFER TO LOAD CENTER NOTES BELOW FOR ADDITIONAL DETAILS.
- —E— EXISTING CONDUIT AND CONDUCTORS SAFE-GUARDED DURING REMOVAL OF EXISTING LOAD CENTER. RE-CONNECT EXISTING CONDUIT AND TERMINATE EXISTING CONDUCTORS TO NEW LOAD CENTER.
- —X— (X) EXISTING CONDUIT SAFE-GUARDED DURING REMOVAL OF EXISTING LOAD CENTER. RE-CONNECT EXISTING CONDUIT TO NEW LOAD CENTER. INSTALL NEW CONDUCTORS IN EXISTING CONDUIT FROM SOURCE DISTRIBUTION PANELBOARD OR LOAD CENTER (ABOVE/BELOW). CONDUCTORS SIZED PER DISTRIBUTION DIAGRAM.
- —N— (N) NEW ELECTRICAL FEEDER. INSTALL NEW CONDUIT AND CONDUCTORS, ROUTED CONCEALED IN WALLS, AND TERMINATE TO NEW LOAD CENTER. CONDUCTORS SIZED PER DISTRIBUTION DIAGRAM.

RISER NOTES:

1. NUMBER IN CIRCLE INDICATES TYPE OF LOAD CENTER MODIFICATION PER THE FOLLOWING;
   - ① EXISTING LOAD CENTER TO REMAIN, NO PANEL MODIFICATIONS
   - ② NEW LOAD CENTER INSTALLED TO REPLACE EXISTING IN EXISTING LOCATION. REFER TO RISER DIAGRAM FOR CONDUIT AND CONDUCTOR MODIFICATIONS.
   - ③ NEW LOAD CENTER INSTALLED IN NEW LOCATION. REFER TO RISER DIAGRAM FOR CONDUIT AND CONDUCTOR MODIFICATIONS.
   - ④ LOCATION OF EXISTING LOAD CENTER REMOVED. FURNISH AND INSTALL SECTION OF NEW CONDUIT (OR COUPLING), AS REQUIRED TO COUPLE CONDUITS ROUTED ABOVE/BELOW. REFER TO RISER DIAGRAM FOR ADDITIONAL CONDUIT AND CONDUCTOR MODIFICATIONS.
2. REFER TO REVISED DISTRIBUTION DIAGRAM FOR ADDITIONAL DETAILS.
3. REFER TO ASSOCIATED PLANS FOR PROPOSED LOCATIONS AND FEEDER ROUTING.

LOAD CENTER RISER - NEW WORK

NOT TO SCALE

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ
74767

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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pta engineering
375 Springside Dr, Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

LOAD CENTER RISER DIAGRAMS

E.303

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1/5/2024 11:13:19 AM

PANEL: EM — 100A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: MAINTENANCE SHOP — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A1P	754			LIGHTS NORTH STAIRS	A	2	20A1P	754			LIGHTS SOUTH STAIRS
3	20A1P	754			LIGHTS NORTH STAIRS	B	4	20A1P	754			LIGHTS SOUTH STAIRS
5	20A1P				SOUTH EXT SIGNS	C	6	20A1P				NORTH EXT SIGNS
7	20A1P	624			SOUTH CORRIDOR LIGHTS	A	8	20A1P	936			NORTH CORRIDOR LIGHTS
9	20A1P	624			ELEVATOR CORRIDOR LIGHTS	B	10	20A1P				AIR PLANE LIGHTS
11	20A1P				NEW SPARE	C	12	20A1P				SECURITY & DOORS
13	20A1P	937			1ST FL EMERGENCY LIGHTS	A	14	20A1P				SECURITY & DOORS
15	20A1P				SOUTH ELEVATOR	B	16	20A1P				TELEPHONE TERMINAL BLOCK
17	20A1P				NORTH ELEVATOR	C	18	20A1P				TELEPHONE TERMINAL BLOCK
19	20A1P				BATTERY CHARGER	A	20	20A1P				FIRE ALARM PANEL (NEW)
21	20A1P				BATTERY CHARGER	B	22	20A1P				TRANSPONDER CABINET 4TH FL
23	20A1P				BLOCK HEATER	C	24	20A1P				EMERGENCY CALL SYSTEM
25	20A1P	160			ELEVATOR PIT LIGHTS	A	26	**20A1P**	465			EXTERIOR WALL PACKS
27	**20A1P**			1000	AUTOMATIC DOOR OPERATORS	B	28	**20A1P**	880			SITE LIGHTING POLES
29	**20A1P**			180	ACCESS CONTROLS PANEL	C	30	15A1P				FIRE ALARM PANEL (EXISTING)
Sub-Total		3853	0	1180					3789	0	0	

SQUARE D TYPE NQO PANELBOARD — Total Load: 8822 VA
AIC RATING: 10K — 24.52 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LDP1 — 400A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 2ND FLOOR TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	100A2P			26650	UNITS 310, 410	A	2	100A2P			41136	UNITS 211, 311, 411
3						B	4					
5	100A2P			41046	UNITS 212, 312, 412	C	6	100A2P			41046	UNITS 213, 313, 413
7						A	8					
9	100A2P			41136	UNITS 201, 301, 401	B	10	100A2P			26650	UNITS 202, 402
11						C	12					
13	100A2P			40956	UNITS 209, 309, 409	A	14	100A2P			40956	UNITS 208, 308, 408
15						B	16					
17	100A2P			40956	UNITS 207, 307, 407	C	18	100A2P			40956	UNITS 206, 306, 406
19						A	20					
21	100A2P			40956	UNITS 205, 305, 405	B	22	100A2P			40956	UNITS 204, 304, 404
23						C	24					
25	100A2P			40956	UNITS 203, 303, 403	A	26					
27						B	28	100A3P				NEW SPARE
29	*				SPACE	C	30					
31	*				SPACE	A	32	*				SPACE
33	*				SPACE	B	34	*				SPACE
35	*				SPACE	C	36	*				SPACE
37	*				SPACE	A	38	*				SPACE
39	*				SPACE	B	40	*				SPACE
41	*				SPACE	C	42	*				SPACE
Sub-Total		0	0	272656					0	0	231700	

SQUARE D TYPE NQO PANELBOARD — Total Load: 504356 VA — Per Table 220.84 (37 units) 146263 VA
AIC RATING: 10K — 1402 AMPS — 406 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LDP2 — 400A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 5TH FL TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	100A2P			13325	UNIT 610	A	2	100A2P			41226	UNITS 511, 611, 711
3						B	4					
5	100A2P			40956	UNITS 512, 612, 712	C	6	100A2P			40956	UNITS 513, 613, 713
7						A	8					
9	100A2P			41136	UNITS 501, 601, 701	B	10	100A2P			26650	UNITS 602, 702
11						C	12					
13	100A2P			40956	UNITS 509, 609, 709	A	14	100A2P			40956	UNITS 508, 608, 708
15						B	16					
17	100A2P			40956	UNITS 507, 607, 707	C	18	100A2P			40956	UNITS 506, 606, 706
19						A	20					
21	100A2P			40956	UNITS 505, 605, 705	B	22	100A2P			40956	UNITS 504, 604, 704
23						C	24					
25	100A2P			40956	UNITS 503, 603, 703	A	26					
27						B	28	100A3P				NEW SPARE
29	*				SPACE	C	30					
31	*				SPACE	A	32	*				SPACE
33	*				SPACE	B	34	*				SPACE
35	*				SPACE	C	36	*				SPACE
37	*				SPACE	A	38	*				SPACE
39	*				SPACE	B	40	*				SPACE
41	*				SPACE	C	42	*				SPACE
Sub-Total		0	0	259241					0	0	231700	

SQUARE D TYPE NQO PANELBOARD — Total Load: 490941 VA — Per Table 220.84 (36 units) 147282 VA
AIC RATING: 10K — 1364 AMPS — 409 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LDP3 — 400A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 8TH FL TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	100A2P			26650	UNITS 810, 1010	A	2	100A2P			41136	UNITS 811, 911, 1011
3						B	4					
5	100A2P			40956	UNITS 812, 912, 1012	C	6	100A2P			40956	UNITS 806, 906, 1006
7						A	8					
9	100A2P			41226	UNITS 801, 901, 1001	B	10	100A2P			13325	UNIT 902
11						C	12					
13	100A2P			40956	UNITS 809, 909, 1009	A	14	100A2P			40956	UNITS 808, 908, 1008
15						B	16					
17	100A2P			40956	UNITS 807, 907, 1007	C	18	100A2P			40956	UNITS 813, 913, 1013
19						A	20					
21	100A2P			40956	UNITS 805, 905, 1005	B	22	100A2P			40956	UNITS 804, 904, 1004
23						C	24					
25	100A2P			40956	UNITS 803, 903, 1003	A	26					
27						B	28	100A3P				NEW SPARE
29	*				SPACE	C	30					
31	*				SPACE	A	32	*				SPACE
33	*				SPACE	B	34	*				SPACE
35	*				SPACE	C	36	*				SPACE
37	*				SPACE	A	38	*				SPACE
39	*				SPACE	B	40	*				SPACE
41	*				SPACE	C	42	*				SPACE
Sub-Total		0	0	272656					0	0	218285	

SQUARE D TYPE NQO PANELBOARD — Total Load: 490941 VA — Per Table 220.84 (36 units) 147282 VA
AIC RATING: 10K — 1364 AMPS — 409 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LDP4 — 400A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 11TH FL TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	100A2P			13325	UNIT 1210	A	2	100A2P			41226	UNITS 1111, 1211, 1311
3						B	4					
5	100A2P			40956	UNITS 1112, 1212, 1312	C	6	100A2P			40956	UNITS 1113, 1213, 1313
7						A	8					
9	100A2P			41136	UNITS 1101, 1201, 1301	B	10	100A2P			26650	UNITS 1102, 1302
11						C	12					
13	100A2P			40956	UNITS 1109, 1209, 1309	A	14	100A2P			40956	UNITS 1108, 1208, 1308
15						B	16					
17	100A2P			40956	UNITS 1107, 1207, 1307	C	18	100A2P			40956	UNITS 1106, 1206, 1306
19						A	20					
21	100A2P			40956	UNITS 1105, 1205, 1305	B	22	100A2P			40956	UNITS 1104, 1204, 1304
23						C	24					
25	100A2P			40956	UNITS 1103, 1203, 1303	A	26					
27						B	28	100A3P				NEW SPARE
29	*				SPACE	C	30					
31	*				SPACE	A	32	*				SPACE
33	*				SPACE	B	34	*				SPACE
35	*				SPACE	C	36	*				SPACE
37	*				SPACE	A	38	*				SPACE
39	*				SPACE	B	40	*				SPACE
41	*				SPACE	C	42	*				SPACE
Sub-Total		0	0	259241					0	0	231700	

SQUARE D TYPE NQO PANELBOARD — Total Load: 490941 VA — Per Table 220.84 (36 units) 147282 VA
AIC RATING: 10K — 1364 AMPS — 409 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LPH1 — 225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 2TH FL TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A1P	144			LIGHTS CORRIDOR 2ND FL	A	2	20A1P			1440	2ND FL LAUNDRY WASHER
3	20A1P	144			LIGHTS CORRIDOR 3RD FL	B	4	20A1P				SPARE
5	20A1P	144			LIGHTS CORRIDOR 4TH FL	C	6	20A1P				SPARE
7	20A1P				EXISTING LOAD	A	8	20A1P				EXISTING LOAD
9	20A1P				EXISTING LOAD	B	10	20A1P				EXISTING LOAD
11	20A1P				EXISTING LOAD	C	12	20A1P				EXISTING LOAD
13	20A1P				EXISTING LOAD	A	14	25A1P				EXISTING LOAD
15	20A1P				EXISTING LOAD	B	16	20A1P				EXISTING LOAD
17	20A1P				EXISTING LOAD	C	18	20A1P				EXISTING LOAD
19	20A1P				EXISTING LOAD	A	20	**30A2P**			4000	2ND FL LAUNDRY DRYER
21	20A1P				EXISTING LOAD	B	22					
23	20A1P				EXISTING LOAD	C	24	20A1P				EXISTING LOAD
25	20A1P				EXISTING LOAD	A	26	20A2P				EXISTING LOAD
27	20A1P				EXISTING LOAD	B	28					
29	20A1P				EXISTING LOAD	C	30	**30A2P**			4000	2ND FL LAUNDRY DRYER
31	20A1P				SPARE	A	32					
33	20A1P				SPARE	B	34	15A2P				SPARE
35	30A2P				EXISTING LOAD	C	36					
37						A	38					
39	30A2P				EXISTING LOAD	B	40	15A3P				SPARE
41						C	42					
Sub-Total		432	0	0					0	0	9440	

SQUARE D NQO PANELBOARD — Total Load: 9872 VA
AIC RATING: 10K — 27.43 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LPH2 — 225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 5TH FL TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A1P	144			LIGHTS CORRIDOR 5TH FL	A	2	20A1P			1440	4TH FL LAUNDRY WASHER
3	20A1P	144			LIGHTS CORRIDOR 6TH FL	B	4	**30A2P**			4000	4TH FL LAUNDRY DRYER
5	20A1P	144			LIGHTS CORRIDOR 7TH FL	C	6					
7	20A1P				RECEPT CORRIDOR 5TH FL	A	8	20A1P				EXISTING LOAD
9	20A1P				RECEPT CORRIDOR 6TH FL	B	10	20A1P				EXISTING LOAD
11	20A1P				RECEPT CORRIDOR 5-7TH FL	C	12	20A1P				EXISTING LOAD
13	20A1P				EXH FAN SOUTH 5TH FL	A	14	20A1P				EXISTING LOAD
15	20A1P				EXH FAN SOUTH 6TH FL	B	16	20A1P				EXISTING LOAD
17	20A1P				EXH FAN SOUTH 7TH FL	C	18	20A1P				EXISTING LOAD
19	20A1P				RECEPT CLOSET 5TH FL	A	20	**30A2P**			4000	4TH FL LAUNDRY DRYER
21	20A1P				EXISTING LOAD	B	22					
23	20A1P				EXISTING LOAD	C	24	20A1P				EXISTING LOAD
25	20A1P				SPARE	A	26	20A1P				EXISTING LOAD
27	20A1P				SPARE	B	28	20A1P				EXISTING LOAD
29	20A1P				SPARE	C	30	20A1P				EXISTING LOAD
31	20A1P				SPARE	A	32	20A1P				SPARE
33	20A1P			1440	6TH FL LAUNDRY WASHER	B	34	30A2P				DRYER
35	**30A2P**			4000	6TH FL LAUNDRY DRYER	C	36					
37						A	38					
39	30A2P					B	40	15A3P				SPARE
41				4000	6TH FL LAUNDRY DRYER	C	42					
Sub-Total		432	0	9440					0	0	9440	

SQUARE D NQO PANELBOARD — Total Load: 19312 VA
AIC RATING: 10K — 53.67 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LPH3 — 225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 8TH FL TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A1P	144			LIGHTS CORRIDOR 8TH FL	A	2	20A1P			1440	8TH FL LAUNDRY WASHER
3	20A1P	144			LIGHTS CORRIDOR 9TH FL	B	4	20A1P				SPARE
5	20A1P	144			LIGHTS CORRIDOR 10TH FL	C	6	20A1P				SPARE
7	20A1P				RECEPT CORRIDOR NORTH 8TH FL	A	8	20A1P				LIGHTS LAUNDRY 8TH FL
9	20A1P				RECEPT CORRIDOR NORTH 9TH FL	B	10	20A1P				LIGHTS PUBLIC SPACE 9TH FL
11	20A1P				RECEPT CORRIDOR NORTH 10TH FL	C	12	20A1P				LIGHTS PUBLIC SPACE 10TH FL
13	20A1P				RECEPT CORRIDOR SOUTH 8TH FL	A	14	25A1P				LARGE WASHER 8TH FL
15	20A1P				EXISTING LOAD	B	16	20A1P				RECEPT WEST WALL 9TH FL
17	20A1P				EXISTING LOAD	C	18	20A1P				RECEPT WEST WALL 10TH FL
19	20A1P				EXISTING LOAD	A	20	**30A2P**			4000	8TH FL LAUNDRY DRYER
21	20A1P				RECEPT 8TH FL CLOSET	B	22					
23	20A1P				RECEPT 10TH FL CLOSET	C	24	20A1P				UNIT HEATER 8TH,9TH,10TH FL
25	20A1P				EXISTING LOAD	A	26	20A2P				EXISTING LOAD
27	20A1P				EXISTING LOAD	B	28					
29	20A1P				EXISTING LOAD	C	30	**30A2P**			4000	8TH FL LAUNDRY DRYER
31	20A1P				SPARE	A	32					
33	20A1P				SPARE	B	34	30A2P				EXISTING LOAD
35	15A2P					C	36					
37						A	38					
39	30A2P				EXISTING LOAD	B	40	15A3P				SPARE
41						C	42					
Sub-Total		432	0	0					0	0	9440	

SQUARE D NQO PANELBOARD — Total Load: 19312 VA
AIC RATING: 10K — 53.67 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: LPH4 — 225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 11TH FL TRASH & STORAGE — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A1P	144			LIGHTS CORRIDOR 11TH FL	A	2	20A1P				SPARE
3	20A1P	144			LIGHTS CORRIDOR 12TH FL	B	4	20A1P				SPARE
5	20A1P	144			LIGHTS CORRIDOR 13TH FL	C	6	20A1P				SPARE
7	20A1P				EXISTING LOAD	A	8	20A1P				EXISTING LOAD
9	20A1P				EXISTING LOAD	B	10	20A1P				EXISTING LOAD
11	20A1P				EXISTING LOAD	C	12	20A1P				EXISTING LOAD
13	20A1P				EXISTING LOAD	A	14	25A1P				EXISTING LOAD
15	20A1P				EXISTING LOAD	B	16	20A1P				EXISTING LOAD
17	20A1P				EXISTING LOAD	C	18	20A1P				EXISTING LOAD
19	20A1P				EXISTING LOAD	A	20	**30A2P**			4000	12TH FL LAUNDRY DRYER
21	20A1P				EXISTING LOAD	B	22					
23	20A1P				EXISTING LOAD	C	24	20A1P				EXISTING LOAD
25	20A1P				SPARE	A	26	20A1P				EXISTING LOAD
27	20A1P				SPARE	B	28	20A1P				EXISTING LOAD
29	20A1P		1440		10TH FL LAUNDRY WASHER	C	30	20A1P				EXISTING LOAD
31	**30A2P**		4000		10TH FL LAUNDRY DRYER	A	32	20A1P			1440	12TH FL LAUNDRY WASHER
33						B	34	30A2P			4000	12TH FL LAUNDRY DRYER
35	15A2P				EXISTING LOAD	C	36					
37						A	38					
39	30A2P					B	40	15A3P				SPARE
41			4000		10TH FL LAUNDRY DRYER	C	42					
Sub-Total		432	0	9440					0	0	9440	

SQUARE D NQO PANELBOARD — Total Load: 19312 VA
AIC RATING: 10K — 53.67 AMPS
MOUNTING: SURFACE
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

C:\Users\jschneider\Documents\017-21-25 Elec R21_JSchneiderUDD3N.rvt

STATE OF OHIO — REGISTERED PROFESSIONAL ENGINEER — DAVID L. HERNANDEZ 74767

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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375 Springside Dr, Suite 300
Akron, Ohio 44333
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ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

PANELBOARD SCHEDULES (1 OF 2)

E.401

BERARDI+
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1/5/2024 11:12:46 AM

PANEL: LP1-1

225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 1ST FL COMMON CORRIDOR — REMARK: MAIN LUGS ONLY (TOP)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	15A1P				LIGHTS MEN'S RESTROOM	A	2	20A1P				LIGHTS CORRIDOR
3	20A1P				LIGHTS ARTS & CRAFTS	B	4	15A1P				LIGHTS KITCHEN & REC OFFICE
5	20A1P				LIGHTS WOMENS RM & SOCIAL SERV	C	6	20A1P				LIGHTS LOUNGE & TIME CLOCK
7	20A1P				LIGHTS COMMUNITY RM	A	8	15A1P				RECEPT ARTS & CRAFTS
9	15A1P				RECEPT RM 1&2	B	10	20A1P				RECEPT ARTS & CRAFTS, WOMENS
11	20A1P				RECEPT WATER COOLER CORRIDOR	C	12	20A1P				RECEPT MGR OFFICE RM 109
13	20A1P				RECEPT SOCIAL SERV. RM 121-122	A	14	20A1P				RECEPT MGR OFFICE RM 109
15	20A1P				RECEPT MGR OFFICE RM 109	B	16	20A1P				RECEPT LOUNGE N & W WALL
17	20A2P				A/C	C	18	20A1P				RECEPT REC OFFICE & LOUNGE
19						A	20	20A1P				RECEPT KITCHEN EAST WALL
21	20A1P				RECEPT COMM. RM NORTH & WEST	B	22	20A1P				RECEPT KITCHEN WEST WALL
23	15A1P			1396	FCU-1, 2	C	24	15A1P				RECEPT REFRIGERATOR KITCHEN
25	15A1P			698	CUH-1	A	26	20A1P				EXISTING LOAD
27	20A1P				RECEPT LOUNGE EAST WALL	B	28	30A2P				RECEPT CORRIDOR PANEL
29	20A1P				CLOCK COMMUNITY RM/EXIT LTS	C	30					
31	20A1P			762	FCU-4 & 10	A	32	20A1P				EXISTING LOAD
33	20A1P			1461	FCU-3, 8, & 9	B	34	20A1P				EXISTING LOAD
35	20A1P				STEAMERS	C	36	20A1P				HAND DRYER
37	20A1P				EXISTING LOAD	A	38					
39	20A1P				EXISTING LOAD	B	40	50A3P				RANGE
41	20A1P				EXISTING LOAD	C	42					
Sub-Total		0	0	4317.1					0	0	0	

SQUARE D TYPE NQO PANELBOARD — Total Load:
AIC RATING: 10K — 4317.1 VA
MOUNTING: FLUSH — 12.00 AMPS
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS
▲= IDENTIFIES 5mA GFCI CIRCUIT BREAKER (PERSONNEL PROTECTION)

PANEL: LP1-2

225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: MAINTENANCE SHOP CORRIDOR — REMARK: MAIN LUGS ONLY (TOP)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	15A1P				LIGHTS CORRIDOR	A	2	15A1P				EXISTING LOAD
3	15A1P				LIGHTS MAINTENANCE RM	B	4	15A1P				LIGHTS BOILER RM
5	15A1P				LIGHTS MAIL RM	C	6	▲15A1P				LIGHTS INCINERATOR RM
7	▲15A1P				RECPT BOILER RM	A	8	20A1P				RECEPT BOILER ROOM EAST
9	20A1P				LIGHTS LOBBY	B	10	20A1P				RECEPT INCINERATOR RM
11	20A1P				UNIT VENT LOBBY	C	12	20A1P				INTAKE FAN BOILER ROOM
13	20A1P				RECEPT LOBBY	A	14	20A1P				INTAKE FAN INCINERATOR RM
15	20A1P				INTERCOM	B	16	20A1P				O/S LIGHTS
17	20A1P				RECEPT LOBBY AT ELEVATOR	C	18	20A1P			698	CUH-5
19	20A1P				STREET LIGHTS AT BLDG	A	20	20A1P				EXISTING LOAD
21	20A1P				EXISTING LOAD	B	22	20A1P				O/S LIGHTS UNDER CANOPY
23	20A1P				LIGHTS LOBBY & OUTDOOR TEL LTS	C	24	20A1P				HOT WATER HEATER
25	20A1P				RECEPT MAINTENANCE RM	A	26	20A1P				OUTSIDE LTS SIDE & BACK OF BLDG
27	20A1P				RECEPT MAINTENANCE RM	B	28	20A1P				OUTSIDE LTS SIDE & BACK OF BLDG
29	20A1P				RECEPT MAINTENANCE RM	C	30	20A1P			983	FCU-7 & UH-1
31	20A1P			667	EF-8	A	32					
33	20A1P				RECEPT FIRE ALARM REPEATER	B	34	15A3P				SPARE
35	20A1P				O/S LIGHTS	C	36					
37	20A2P				EXISTING LOAD	A	38					
39						B	40	15A3P				SPARE
41	20A1P	190			SITE BOLLARDS	C	42					
Sub-Total		190	0	667					0	0	1681.3	

SQUARE D TYPE NQO PANELBOARD — Total Load:
AIC RATING: 10K — 2538.3 VA
MOUNTING: SURFACE — 7.05 AMPS
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS
▲= IDENTIFIES 5mA GFCI CIRCUIT BREAKER (PERSONNEL PROTECTION)

ADD ALTERNATE #E1

PANEL: LP1-3

225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: 1ST FL. BOILER RM — REMARK: MAIN LUGS ONLY (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A1P				SPARE	A	2	15A1P				SPARE
3	15A1P				EXISTING LOAD	B	4	15A1P				EXISTING LOAD
5	15A1P				EXISTING LOAD	C	6	15A1P				SPARE
7	15A1P				SPARE	A	8	15A1P				NEW SPARE
9	15A1P				NEW SPARE	B	10	15A1P				SPARE
11	15A1P				SPARE	C	12	15A1P				AIR COMPRESSOR
13	15A1P				SPARE	A	14	20A1P			698	SOUTH STAIRWELL UNIT HEATER
15	**25A1P**			2400	B-1	B	16	15A2P				SPARE
17	**25A1P**			2400	B-2	C	18					
19	20A1P				TEMP CONTROL PANEL	A	20					
21	15A2P				SPARE	B	22	15A3P				SPARE
23						C	24					
25						A	26					
27	15A3P			1727	PUMP #1	B	28	15A3P				SPARE
29						C	30					
31						A	32					
33	15A3P			1727	PUMP #2	B	34	15A3P			3311	AIR COOLED CONDENSER "CU-1"
35						C	36					
37						A	38					
39	15A3P			450	PUMP #3	B	40	15A3P			2483	PUMP #4
41						C	42					
Sub-Total		0	0	8704.3					0	0	6491.5	

SQUARE D TYPE NQO PANELBOARD — Total Load:
AIC RATING: 10K — 15196 VA
MOUNTING: SURFACE — 42.23 AMPS
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: PH1

225A, 208/120V, 3-PHASE, 4-WIRE — (EXISTING)

LOCATION: PENTHOUSE — REMARK: MAIN LUGS ONLY (TOP)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	15A1P			667	EXH. FAN #1	A	2	15A1P			667	EXH. FAN #2
3	15A1P			667	EXH. FAN #3	B	4	15A1P			667	EXH. FAN #4
5	15A1P			667	EXH. FAN #5	C	6	15A1P			667	EXH. FAN #6
7	15A1P			667	EXH. FAN #7	A	8	15A1P				LIGHTS 1ST FL PENTHOUSE
9	15A1P				LIGHTS 2ND FL PENTHOUSE E	B	10	15A1P				LIGHTS 2ND FL PENTHOUSE W
11	15A1P	1			ROOFTOP RECEPTACLE NORTH	C	12	15A1P				RECEPT NORTH & SOUTH WALLS 2ND
13	15A1P				EXISTING LOAD	A	14	20A1P				RECEPT NORTH WALL 1ST FL
15	20A1P	1			ROOFTOP RECEPTACLE SOUTH	B	16	20A1P				SPARE
17	20A1P				EXH. FAN PENTHOUSE	C	18	50A2P				NEW SPARE
19	20A1P				EXISTING LOAD	A	20					
21	20A1P				EXISTING LOAD	B	22	20A1P				UPPER S.W. WALL
23	20A1P				EXISTING LOAD	C	24	20A1P				TV
25	20A1P				REC ON ROOF	A	26	100A2P				CLEARWIRE
27	20A1P				EXISTING LOAD	B	28					
29	20A2P				AIR COND	C	30	20A1P				UNKOWN LOAD
31						A	32	30A1P				PANEL RECEPT
33	30A2P				AIR COND	B	34	15A2P				E-MON CLEARWIRE
35						C	36					
37						A	38					
39	20A3P				SPARE	B	40	15A3P				SPARE
41						C	42					
Sub-Total		0	360	2668					0	0	2001	

EXISTING SQUARE D TYPE NQO PANEL — Total Load:
AIC RATING: 10K — 5029 VA
MOUNTING: SURFACE — 13.98 AMPS
SHADING IDENTIFIES NEW LOADS; BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

PANEL: PH-EM1

225A, 208V, 3-PHASE, 3-WIRE — (NEW)

LOCATION: PENTHOUSE (LOWER) — REMARK: 225A3P MAIN BREAKER (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A2P	1000		2400	PANEL "EL" (VIA "T-EL3")	A	2	*				SPACE
3						B	4					
5	20A2P				SPARE	C	6					
7						A	8	*				SPACE
9	30A2P				SPARE	B	10					
11						C	12					
13						A	14	*				SPACE
15	*				SPACE	B	16					
17						C	18					
19						A	20	125A3P				SPARE (BACKUP BREAKER)
21	125A3P				SPARE (BACKUP BREAKER)	B	22					
23						C	24					
25						A	26	125A3P			28139	ELEVATOR #2
27	125A3P			28139	ELEVATOR #1	B	28					
29						C	30					
Sub-Total		1000	0	30539					0	0	28139	

*** INDICATES SPACE — Total Load:
AIC RATING: 10K — 59679 VA
MOUNTING: SURFACE — 165.85 AMPS

PANEL: PH-EM2

250A, 208/120V, 3-PHASE, 4-WIRE — (NEW)

LOCATION: PENTHOUSE (LOWER) — REMARK: 250A3P MAIN BREAKER (BOTTOM)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	30A2P			5319	CU-1.1, DACU-1.1	A	2	20A1P				TRANSPONDER CABINET 7TH FL
3						B	4	20A1P				TRANSPONDER CABINET 10TH FL
5	*				SPACE	C	6	20A1P				TRANSPONDER CABINET 13TH FL
7						A	8					
9	*				SPACE	B	10	60A3P				SPARE (BACKUP BREAKER ONLY)
11						C	12					
13						A	14					
15	*				SPACE	B	16	60A3P				SPARE (BACKUP BREAKER ONLY)
17						C	18					
19						A	20					
21	110A3P				SPARE (BACKUP BREAKER ONLY)	B	22	60A3P			11587	STAIRWELL PRESSURIZATION FAN EF-9
23						C	24					
25						A	26					
27	110A3P			28139	ELEVATOR HOISTWAY PRESSURIZATION FAN EF-10	B	28	60A3P			11587	STAIRWELL PRESSURIZATION FAN EF-11
29						C	30					
Sub-Total		0	0	33458					0	0	23174	

*** INDICATES SPACE — Total Load:
AIC RATING: 10K — 56632 VA
MOUNTING: SURFACE — 157.38 AMPS

PANEL: LP1-4

225A, 208/120V, 3-PHASE, 4-WIRE — (NEW)

LOCATION: 1ST FL. CORRIDOR — REMARK: MAIN LUGS ONLY (TOP)

CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (QTY)	LOAD MISC (VA)	DESCRIPTION
1	20A1P	280			OFFICE AREA LIGHTING	A	2	20A1P	442			ARTS, STAFF, MEETING, MAIL LTS
3	20A1P	693			COMMUNITY ROOM LIGHTING	B	4	20A1P	496			LOBBY/CORRIDOR LIGHTING
5	20A1P		4		COMM. RM TV, NORTH WALL RECS	C	6	20A1P		2		LOBBY/VESTIBULE RECEPTACLES
7	20A1P			1000	COMM. RM KITCHEN FRIDGE	A	8	20A1P		4		RECEPTION DESK RECEPTACLES
9	20A1P			1000	COMM. RM KITCHEN MICROWAVE	B	10	20A1P		1		OFFICE HALL HOUSEKEEP RECEPT.
11	▲20A1P			1000	COMM. RM DISHWASHER	C	12	20A1P		8		OFFICE 109, 125 RECEPTS.
13	20A1P		3		COMM. RM COUNTER RECEPTS	A	14	20A1P		4		OFFICE 108 RECEPTS
15	▲20A1P			1000	COMM. RM GARBAGE DISPOSAL	B	16	20A1P		2		MAIL RM HOUSEKEEPING RECEPTS.
17	20A2P			2288	COMM. RM CU-2, DACU-2	C	18	20A1P				SPARE
19						A	20	20A1P			750	MENS/WOMENS BASEBOARD HTRS
21	20A1P		3		IT CLOSET RECEPTS	B	22	20A1P		6		LOW-VOLTAGE RISER PANEL REC'S
23	▲20A1P			1000	STAFF KITCHENETTE FRIDGE	C	24	20A1P		6		LOW-VOLTAGE RISER PANEL REC'S
25	20A1P		2		STAFF KITCHEN COUNTER RECEPTS	A	26	20A1P			762	FCU-5 & 6
27	20A1P		2		STAFF KITCHEN COUNTER RECEPTS	B	28	20A1P				SPARE
29	20A1P				SPARE	C	30	20A1P				SPARE
31	20A1P				SPARE	A	32	20A1P				SPARE
33	20A1P				SPARE	B	34	20A1P				SPARE
35	20A1P				SPARE	C	36	20A1P				SPARE
37	20A1P				SPARE	A	38	20A1P				SPARE
39	20A1P				SPARE	B	40	20A1P				SPARE
41	20A1P				SPARE	C	42	20A1P				SPARE
43	20A1P				SPARE	A	44	20A1P				SPARE
45	20A1P				SPARE	B	46	20A1P				SPARE
47	20A1P				SPARE	C	48	20A1P				SPARE
49	20A1P				SPARE	A	50	20A1P				SPARE
51	20A1P				SPARE	B	52	20A1P				SPARE
53	20A1P				SPARE	C	54	20A1P				SPARE
55	20A1P				SPARE	A	56	20A1P				SPARE
57	20A1P				SPARE	B	58	20A1P				SPARE
59	20A1P				SPARE	C	60	20A1P				SPARE
Sub-Total		973	2520	7288					938	5940	1512.5	

AIC RATING: 10K — Total Load:
MOUNTING: SURFACE — 19171 VA
▲= IDENTIFIES 5mA GFCI CIRCUIT BREAKER (PERSONNEL PROTECTION) — 53.26 AMPS

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STATE OF OHIO
REGISTERED
DAVID L. HERNANDEZ
74767
PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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pta engineering
275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

PANELBOARD SCHEDULES (2 OF 2)

E.402

BERARDI+
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

1/5/2024 11:12:50 AM

LOADCENTER: LC1-1

125A, 120/208V, 3-PHASE, 4-WIRE (EXISTING)

LOCATION: KITCHEN

REMARK: SQUARE D TYPE QO LOADCENTER CIRCA 1997

CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION
1	♦20A1P	2397			LIGHTS (3WSOFT X 799 SQFT)	A	2	♦20A1P		1500		LIVING ROOM/1ST BEDROOM RECEPTACLES
3	♦20A1P				HALLGND BEDROOM RECEPTACLES	B	4	♦20A1P		1500		KITCHEN RECEPTACLES
5	♦20A1P		1500		PENINSULA RECEPTACLE	C	6	▲50A2P		8000		ELECTRIC RANGE
7	15A2P			375	BATH BASEBOARD HEATER	A	8					
9						B	10					(1P SPACE)
11					(1P SPACE)	C	12					(1P SPACE)
Sub-Total		2397	1500	375					0	9500	0	

MAIN LUGS ONLY — Total Load: 13772 VA

A/C RATING: 10K

MOUNTING: FLUSH

SHADING IDENTIFIES NEW LOADS: BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

NOTE: CIRCUIT NUMBERS MAY VARY BY UNIT. SHOWN FOR REFERENCE ONLY.

♦ = IDENTIFIES AFCI CIRCUIT BREAKER. ▲ = INDICATES 5MA GFCI CIRCUIT BREAKER

LOADCENTER: ADA A.1 1 BDR UNIT

125A, 120/208V, 1-PHASE, 3-WIRE (NEW)

LOCATION: LIVING ROOM

REMARK: RISER-TYPE LOADCENTER. REFER TO SPECIFICATIONS.

CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION
1	♦20A1P	2772			LIGHTING (3WSOFT X 924 SQFT.), DOORBELL	A	2	♦20A1P		1500		KITCHEN COUNTER SMALL APPLIANCES
3	♦20A1P				BATHROOM RECEPT.	B	4	♦20A1P		1500		KITCHEN PENINSULA SMALL APPLIANCES
5	♦20A1P				BATHROOM RECEPT.	A	6	♦20A1P				REFRIGERATOR & RANGE HOOD
7	♦20A1P				LIVING ROOM RECEPTS	B	8					
9	♦20A1P				BEDROOM ROOM RECEPTS.	A	10	▲50A2P		8000		ELECTRIC RANGE
11	♦20A1P			1116	A/C UNIT	B	12					(1P SPACE)
Sub-Total		2772	0	0					0	11000	0	

100A MAIN BREAKER — Total Load: 13772 VA

A/C RATING: 10K — 66.21 Amps

MOUNTING: FLUSH

NOTE: CIRCUIT NUMBERS MAY VARY BY UNIT. SHOWN FOR REFERENCE ONLY.

♦ = IDENTIFIES AFCI CIRCUIT BREAKER. ▲ = INDICATES 5MA GFCI CIRCUIT BREAKER

LOADCENTER: 0 BDR UNITS

200A, 120/208V, 1-PHASE, 3-WIRE (EXISTING)

LOCATION: KITCHEN

REMARK: SQUARE D TYPE QO LOADCENTER CIRCA 1997

CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION
1	♦20A1P	1209			LTG/LVNG/BED/BATH (3WSOFT X 493 SQFT)	A	2	♦20A1P		1500		PENINSULA & LIVING R.M @36" RECEPTS.
3	♦20A1P		1500		FRIDGE, RANGE HOOD, COUNTER REC'S	B	4	▲50A2P		8000		ELECTRIC RANGE
5	♦20A1P			1116	WINDOW A/C UNIT	A	6					
7					(1P SPACE)	B	8					(1P SPACE)
9					(1P SPACE)	A	10					(1P SPACE)
Sub-Total		1209	1500	1116					0	9500	0	

MAIN LUGS ONLY — Total Load: 13325 VA

A/C RATING: 10K — 64.06 Amps

MOUNTING: FLUSH

SHADING IDENTIFIES NEW LOADS: BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

NOTE: CIRCUIT NUMBERS MAY VARY BY UNIT. SHOWN FOR REFERENCE ONLY.

♦ = IDENTIFIES AFCI CIRCUIT BREAKER. ▲ = INDICATES 5MA GFCI CIRCUIT BREAKER

LOADCENTER: ADA A.2 1 BDR UNIT

125A, 120/208V, 1-PHASE, 3-WIRE (NEW)

LOCATION: CLOSET

REMARK: RISER-TYPE LOADCENTER. REFER TO SPECIFICATIONS.

CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION
1	♦20A1P	1566			LIGHTING (3WSOFT X 522 SQFT.)	A	2	♦20A1P		1500		KITCHEN COUNTER SMALL APPLIANCES
3	♦20A1P				BATHROOM RECEPT.	B	4	♦20A1P		1500		KITCHEN PENINSULA SMALL APPLIANCES
5	♦20A1P				LIVING R.M. BEDROOM RECEPTS.	A	6	♦20A1P				REFRIGERATOR & RANGE HOOD
7	♦20A1P			1116	A/C UNIT	B	8					
9					(1P SPACE)	A	10	▲50A2P		8000		ELECTRIC RANGE
11					(1P SPACE)	B	12					(1P SPACE)
Sub-Total		1566	0	1116					0	11000	0	

100A MAIN BREAKER — Total Load: 13682 VA

A/C RATING: 10K — 65.78 Amps

MOUNTING: FLUSH

NOTE: CIRCUIT NUMBERS MAY VARY BY UNIT. SHOWN FOR REFERENCE ONLY.

♦ = IDENTIFIES AFCI CIRCUIT BREAKER. ▲ = INDICATES 5MA GFCI CIRCUIT BREAKER

LOADCENTER: 1 BDR UNITS

200A, 120/208V, 1-PHASE, 3-WIRE (EXISTING)

LOCATION: KITCHEN

REMARK: SQUARE D TYPE QO LOADCENTER CIRCA 1997

CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION	PHASE	CKT	BKR	LOAD LTG (VA)	LOAD REC (VA)	LOAD MISC (VA)	DESCRIPTION
1	♦20A1P	1536			LTG/LVNG/BED/BATH (3WSOFT X 512 SQFT)	A	2	♦20A1P		1503		PENINSULA & LIVING R.M @36" RECEPTS.
3	♦20A1P		1500		FRIDGE, RANGE HOOD, COUNTER REC'S	B	4	▲50A2P		8063		ELECTRIC RANGE
5	♦20A1P			1116	WINDOW A/C UNIT	A	6					
7					(1P SPACE)	B	8					(1P SPACE)
9					(1P SPACE)	A	10					(1P SPACE)
Sub-Total		1536	1500	1116					0	9563	0	

MAIN LUGS ONLY — Total Load: 13652 VA

A/C RATING: 10K — 65.63 Amps

MOUNTING: FLUSH

SHADING IDENTIFIES NEW LOADS: BOLD & UNDERLINE IDENTIFIES NEW CIRCUIT BREAKERS

NOTE: CIRCUIT NUMBERS MAY VARY BY UNIT. SHOWN FOR REFERENCE ONLY.

♦ = IDENTIFIES AFCI CIRCUIT BREAKER. ▲ = INDICATES 5MA GFCI CIRCUIT BREAKER

STATE OF OHIO — REGISTERED PROFESSIONAL ENGINEER

DAVID L. HERNANDEZ
74767

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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pta engineering
275 Springside Dr., Suite 300
Akron, Ohio 44333
Phone: 330-666-3702
ptaengineering.com

BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

LOAD CENTER SCHEDULES

E.403

BERARDI+
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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
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MECHANICAL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	LOAD	FEEDER SIZE	BRANCH PANEL	CIRCUIT NO.	REMARKS
B-1	BOILER	120V, 1Ø, 20 FLA	2 #10 & 1 #12 GND - 3/4"C	LP1-3	15	INTEGRAL DISCONNECT BY MANUFACTURER
B-2	BOILER	120V, 1Ø, 20 FLA	2 #10 & 1 #12 GND - 3/4"C	LP1-3	17	INTEGRAL DISCONNECT BY MANUFACTURER
CH-1	CHILLER	208V, 3Ø, 88 MCA, 125 MOCP	EXISTING WIRING	MDP		INTEGRAL DISCONNECT BY MANUFACTURER, RE-USE EXISTING 125A FEEDER
CSF-1	CENTRIFUGAL SIDEWALL FANS	115V, 1Ø, 1/10 HP	EXISTING WIRING	LPHX	FIELD VERIFY	MOTOR STARTER BY THE ELECTRICAL CONTRACTOR
CU-1	CONDENSING UNIT	208V, 3Ø, 9.2 MCA, 15 MOCP	4 #12 (1 IS GND) - 3/4"C	LP1-3	32/34/36	EXISTING WIRING FROM LP1-3 TO DISCONNECT TO BE REUSED. PROVIDE NEW NON-FUSED DISCONNECT SWITCH AS NOTED ON PLANS.
CU-1.1	CONDENSING UNIT	208V, 1Ø, 25 MCA	2 #10 & 1#12 GND - 3/4"C	PH-EM2	1/3	INTEGRAL DISCONNECT BY MANUFACTURER
CU-2	CONDENSING UNIT	208V, 1Ø, 11 MCA	2 #12 & 1#12 GND - 3/4"C	LP1-4	17/19	INTEGRAL DISCONNECT BY MANUFACTURER
CUH-1	CABINET UNIT HEATER	115V, 1Ø, 6.07 MCA	EXISTING WIRING	LP1-1	25	INTEGRAL DISCONNECT BY MANUFACTURER
CUH-2	CABINET UNIT HEATER	115V, 1Ø, 6.07 MCA	EXISTING WIRING	LP1-3	14	INTEGRAL DISCONNECT BY MANUFACTURER
CUH-3	CABINET UNIT HEATER	115V, 1Ø, 2.75 MCA	EXISTING WIRING	FIELD VERIFY		INTEGRAL DISCONNECT BY MANUFACTURER
CUH-4	CABINET UNIT HEATER	115V, 1Ø, 2.75 MCA	EXISTING WIRING	FIELD VERIFY		INTEGRAL DISCONNECT BY MANUFACTURER
CUH-5	CABINET UNIT HEATER	115V, 1Ø, 6.07 MCA	3 #12 (1 IS GND) - 3/4"C	LP1-2	18	TO BE SERVED BY NEW CIRCUIT, INTEGRAL DISCONNECT BY MANUFACTURER
CUH-6	CABINET UNIT HEATER	115V, 1Ø, 2.75 MCA	EXISTING WIRING	FIELD VERIFY		INTEGRAL DISCONNECT BY MANUFACTURER
DACU-1.1	DUCTLESS A/C UNIT	208V, 1Ø, 0.57 MCA	5 #12 (1 IS GND) - 3/4"C	FED FROM CU-1.1		PROVIDE LINE- AND LOW- VOLTAGE WIRING PER MANUFACTURERS INSTRUCTIONS, INTEGRAL DISCONNECT BY MANUFACTURER
DACU-2	DUCTLESS A/C UNIT	208V, 1Ø, 1 MCA	5 #12 (1 IS GND) - 3/4"C	FED FROM CU-2		PROVIDE LINE- AND LOW- VOLTAGE WIRING PER MANUFACTURERS INSTRUCTIONS, INTEGRAL DISCONNECT BY MANUFACTURER
EBB-1	ELECTRIC BASEBOARD HEATER	115V, 1Ø, 375W	3 #12 (1 IS GND) - 3/4"C	LP1-2	41	INTEGRAL DISCONNECT BY MANUFACTURER
EF-1	EXHAUST FAN	115V, 1Ø, 1/4 HP	EXISTING WIRING	PH1	1	SERVED BY EXISTING MANUAL MOTOR STARTER IN LOWER PENTHOUSE
EF-2	EXHAUST FAN	115V, 1Ø, 1/4 HP	EXISTING WIRING	PH1	2	SERVED BY EXISTING MANUAL MOTOR STARTER IN LOWER PENTHOUSE
EF-3	EXHAUST FAN	115V, 1Ø, 1/4 HP	EXISTING WIRING	PH1	3	SERVED BY EXISTING MANUAL MOTOR STARTER IN LOWER PENTHOUSE
EF-4	EXHAUST FAN	115V, 1Ø, 1/4 HP	EXISTING WIRING	PH1	4	SERVED BY EXISTING MANUAL MOTOR STARTER IN LOWER PENTHOUSE
EF-5	EXHAUST FAN	115V, 1Ø, 1/4 HP	EXISTING WIRING	PH1	5	SERVED BY EXISTING MANUAL MOTOR STARTER IN LOWER PENTHOUSE
EF-6	EXHAUST FAN	115V, 1Ø, 1/4 HP	EXISTING WIRING	PH1	6	SERVED BY EXISTING MANUAL MOTOR STARTER IN LOWER PENTHOUSE
EF-7	EXHAUST FAN	115V, 1Ø, 1/4 HP	EXISTING WIRING	PH1	7	SERVED BY EXISTING MANUAL MOTOR STARTER IN LOWER PENTHOUSE
EF-8	EXHAUST FAN	115V, 1Ø, 1/4 HP	3 #12 (1 IS GND) - 3/4"C	LP1-2	31	CAPTURE EXISTING WIRING, RE-FEED FROM NEW BREAKER, INTEGRAL DISCONNECT BY MANUFACTURER
EF-9	EXHAUST FAN	208V, 3Ø, 10 HP	FROM PH2 TO VFD: 3 #4 & 1 #8 GND - 1-1/4"C FROM VFD TO EF-9: BELDEN #29505 VFD CABLE - 2" ALUMINUM IMC	PH2	20/22/24	VARIABLE FREQUENCY DRIVE FURNISHED BY MC, SET AND WIRED BY EC
EF-10	EXHAUST FAN	208V, 3Ø, 25 HP	FROM PH2 TO VFD: 3 #2 & 1 #8 GND - 1-1/4"C FROM VFD TO EF-9: BELDEN #29507 VFD CABLE - 3-1/2" ALUMINUM IMC	PH2	25/27/29	VARIABLE FREQUENCY DRIVE FURNISHED BY MC, SET AND WIRED BY EC
EF-11	EXHAUST FAN	208V, 3Ø, 10 HP	FROM PH2 TO VFD: 3 #4 & 1 #8 GND - 1-1/4"C FROM VFD TO EF-9: BELDEN #29505 VFD CABLE - 2" ALUMINUM IMC	PH2	26/28/30	VARIABLE FREQUENCY DRIVE FURNISHED BY MC, SET AND WIRED BY EC
EF-L	EXHAUST FAN	115V, 1Ø, 1/20 HP	EXISTING WIRING	FIELD VERIFY		MOTOR STARTER BY THE ELECTRICAL CONTRACTOR
EF-M	EXHAUST FAN	115V, 1Ø, 1/6 HP	EXISTING WIRING	FIELD VERIFY		MOTOR STARTER BY THE ELECTRICAL CONTRACTOR
FCU-1	FAN COIL UNIT	115V, 1Ø, 6.07 MCA	EXISTING WIRING	LP1-1	23	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-2	FAN COIL UNIT (1ST FL)	115V, 1Ø, 6.07 MCA	EXISTING WIRING	LP1-1	23	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-2	FAN COIL UNIT (2ND-13TH FL)	115V, 1Ø, 6.07 MCA	EXISTING WIRING	LPHX	24	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-3	FAN COIL UNIT	115V, 1Ø, 6.07 MCA	EXISTING WIRING	LP1-1	33	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-4	FAN COIL UNIT	115V, 1Ø, 3.88 MCA	EXISTING WIRING	LP1-1	31	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-5	FAN COIL UNIT	115V, 1Ø, 2.75 MCA	3 #12 (1 IS GND) - 3/4"C	LP1-4	26	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-6	FAN COIL UNIT	115V, 1Ø, 3.88 MCA	3 #12 (1 IS GND) - 3/4"C	LP1-4	26	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-7	FAN COIL UNIT	115V, 1Ø, 2.75 MCA	3 #12 (1 IS GND) - 3/4"C	LP1-2	30	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-8	FAN COIL UNIT	115V, 1Ø, 2.75 MCA	EXISTING WIRING	LP1-1	33	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-9	FAN COIL UNIT	115V, 1Ø, 3.88 MCA	EXISTING WIRING	LP1-1	33	INTEGRAL DISCONNECT BY MANUFACTURER
FCU-10	FAN COIL UNIT	115V, 1Ø, 2.75 MCA	EXISTING WIRING	LP1-1	31	INTEGRAL DISCONNECT BY MANUFACTURER
P-1	INLINE PUMP	208V, 3Ø, 1 HP	4 #12 (1 IS GND) - 3/4"C	LP1-3	25/27/29	VARIABLE FREQUENCY DRIVE FURNISHED BY MC, SET AND WIRED BY EC
P-2	INLINE PUMP	208V, 3Ø, 1 HP	4 #12 (1 IS GND) - 3/4"C	LP1-3	31/33/35	VARIABLE FREQUENCY DRIVE FURNISHED BY MC, SET AND WIRED BY EC
P-3	INLINE PUMP	208V, 3Ø, 1/4 HP	4 #12 (1 IS GND) - 3/4"C	LP1-3	37/39/41	VARIABLE FREQUENCY DRIVE FURNISHED BY MC, SET AND WIRED BY EC
P-4	INLINE PUMP	208V, 3Ø, 1-1/2 HP	4 #12 (1 IS GND) - 3/4"C	LP1-3	38/40/42	VARIABLE FREQUENCY DRIVE FURNISHED BY MC, SET AND WIRED BY EC
UH-1	UNIT HEATER	115V, 1Ø, 1/2 HP	3 #12 (1 IS GND) - 3/4"C	LP1-2	30	INTEGRAL DISCONNECT BY MANUFACTURER

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

MECHANICAL EQUIPMENT SCHEDULE

E.404

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EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM (ERRCS) NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL SUBCONTRACT A ERRCS SYSTEM VENDOR TO FURNISH AND INSTALL A SYSTEM (AS REQUIRED, SEE NOTE #3) IN COMPLIANCE WITH THE LOCAL FIRE DEPARTMENTS EMERGENCY RESPONDER RADIO COVERAGE (ERRC) STANDARDS.

2. FOR BIDDING PURPOSES, THE ELECTRICAL CONTRACTOR SHALL OBTAIN AN ESTIMATED PRELIMINARY BUDGET PRICE (ALLOWANCE) FROM THE ERRCS SYSTEM SUPPLIER BASED ON THE FOLLOWING:
   A. THE SYSTEM SHALL PROVIDE FULL COVERAGE THROUGHOUT THE BUILDING WITH ERRCS ANTENNAS INSTALLED ON EACH FLOOR, ROOF MOUNTED ANTENNA, CONTROL PANEL, REMOTE ANNUNCIATOR, AND CABLING/CONDUIT THROUGHOUT THE BUILDING.
   B. THE SYSTEM SHALL BE PROVIDED AS AN ELECTRICAL ADD ALTERNATE TO THE BASE BID.

3. UPON COMPLETION OF GENERAL CONSTRUCTION, INCLUDING NEW WALLS AND ITEMS THAT MAY OBSTRUCT RADIO COVERAGE, THE ERRCS SYSTEM VENDOR SHALL CONDUCT A FIELD SURVEY OF THE ENTIRE BUILDING AND PROVIDE A SYSTEM COVERAGE REPORT TO THE ELECTRICAL CONTRACTOR AND PROJECT MANAGER FOR REVIEW.
   A. THE REPORT SHALL INDICATE REQUIRED COVERAGE OF THE ERRCS SYSTEM.
   B. IF IT IS DETERMINED THAT A ERRCS SYSTEM IS NOT REQUIRED, THE REPORT SHALL BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT TO SHOW ERRC COMPLIANCE FOR REVIEW AND ACCEPTANCE.

4. IF A ERRCS SYSTEM IS REQUIRED TO PROVIDE ADEQUATE RADIO COVERAGE, THE INSTALLED SYSTEM SHALL BE CERTIFIED IN ACCORDANCE WITH UL2524 AND MEET THE CINCINNATI FIRE DEPARTMENT REQUIREMENTS FOR ERRC. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION REQUIREMENTS WITH THE ERRCS SYSTEM VENDOR. THE ELECTRICAL CONTRACTOR SHALL ASSUME THE FOLLOWING RESPONSIBILITIES:
   A. FURNISH AND INSTALL 2-HOUR RATED LINE VOLTAGE WIRING TO ANY AMPLIFIERS AND/OR REMOTE ALARM PANELS.
   B. FURNISH AND INSTALL GROUNDING OF ANTENNA MAST(S) TO BUILDING STEEL, AS REQUIRED.
   C. FURNISH AND INSTALL RACEWAYS ASSOCIATED WITH ERRCS SYSTEM, AS REQUIRED.
   D. PULLING OF ERRCS CABLING, FURNISH AND TERMINATED BY ERRCS SYSTEM VENDOR.
   E. FIRE ALARM SYSTEM INTERFACE DEVICES AND CONNECTIONS (SEE FIRE ALARM RISER DIAGRAM).

FIRE ALARM CABLE SCHEDULE

TYPE	DESCRIPTION
AUDIO	#16 AWG TWISTED UNSHIELDED PAIR. WEST PENN #990.
FIRE PHONE	#16 AWG TWISTED SHIELDED PAIR, WEST PENN #991.
IDNET	#18 AWG TWISTED SHIELDED PAIR, DATA GRADE. WEST PENN #D975
24 VDC POWER	2 #14 THWN CONDUCTORS (RED+/BLACK-).
ANNUNC. DATA	#18 AWG TWISTED SHIELDED PAIR, DATA GRADE. WEST PENN #D975
VISUAL	2 #14 TWISTED UNSHIELDED PAIR. WEST PENN #994
RISER AUDIO	RISER AUDIO CIRCUIT - 2/C #14 AWG TWISTED SHIELDED PAIR. 2-HR TYPE CIC FIRE RATED. WEST PENN #5120FZ.
RUI COMM	RISER DATA CIRCUIT - 2/C #16 AWG TWISTED SHIELDED PAIR. 2-HR TYPE CIC FIRE RATED. WEST PENN #5220FZ.

FIRE ALARM RISER NOTES:

1. THE EXISTING FIRE ALARM SYSTEM SHALL BE COMPLETELY REPLACED BY A NEW ADDRESSABLE FIRE ALARM SYSTEM WITH EMERGENCY VOICE COMMUNICATION SYSTEM. THE NEW SYSTEM SHALL BE INSTALLED PARALLEL TO THE EXISTING FIRE ALARM SYSTEM, WHICH SHALL REMAIN FULLY OPERATIONAL UNTIL THE NEW SYSTEM HAS BEEN COMPLETELY INSTALLED AND APPROVED BY THE CINCINNATI FIRE DEPARTMENT (AFTER WHICH THE EXISTING SYSTEM SHALL BE REMOVED IN ITS ENTIRETY). THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COPY OF THE ADDRESSABLE POINTS LIST FROM THE FIRE ALARM VENDOR TO ENSURE THAT ALL EXISTING POINTS ARE ACCOUNTED FOR IN THE FORMATION OF THEIR BID.

2. THE ELECTRICAL CONTRACTOR SHALL BID ASSUMING THAT ALL FIRE ALARM CABLING WILL BE INSTALLED IN 1" EMT CONDUIT.

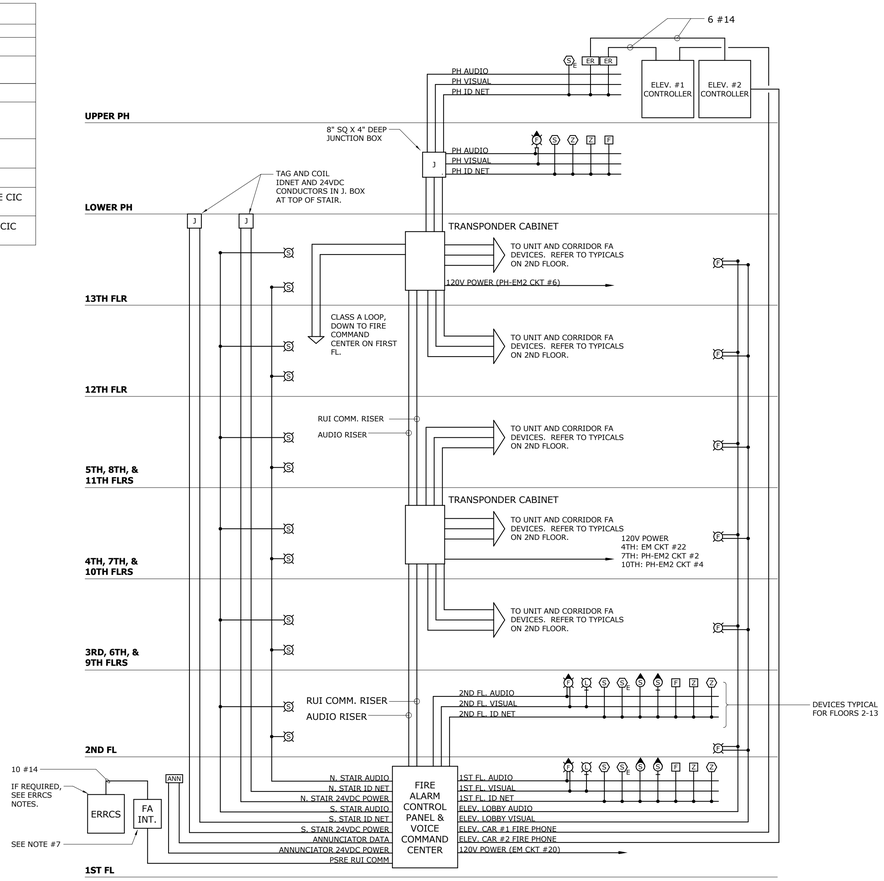
3. RISER DIAGRAM SHOWN FOR REFERENCE ONLY. REFER TO FIRE ALARM SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.

4. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL FIRE ALARM WIRING, INFRASTRUCTURE, AND DEVICE LAYOUTS COMPLY WITH OHIO BUILDING CODE RESIDENTIAL HIGH-RISE REQUIREMENTS AND LOCAL ORDINANCES.

5. DEDICATED AUDIO CIRCUITS SHALL BE PROVIDED FOR THE AREAS LISTED BELOW. ALL AUDIO ZONES SHALL HAVE THE ABILITY TO BE ADDRESSABLE SEPARATELY FROM THE FIRE COMMAND CENTER ON THE FIRST FLOOR:
   A. EACH BUILDING FLOOR (BSMT - PENTHOUSE)
   B. ELEVATOR LOBBY
   C. NORTH STAIRWELL
   D. SOUTH STAIRWELL

6. PROVIDE TRANSPONDER CABINETS ON THE 4th, 7th, 10th, AND 13th FLOORS. THE TRANSPONDERS SHALL BE INTERCONNECTED WITH A CLASS A RISER LOOP (AUDIO & RUI COMM).

7. IF A EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM (ERRCS) IS REQUIRED, THE ELECTRICAL CONTRACTOR SHALL INTERFACE THE ERRCS SYSTEM WITH THE FIRE ALARM SYSTEM (EC SHALL COORDINATE LOCATION OF ERRCS EQUIPMENT WITH VENDOR). THE FIRE ALARM INTERFACE SHALL CONSIST OF FIVE (5) INDIVIDUAL ADDRESSABLE MONITOR MODULES IN A COMMON ENCLOSURE TO MONITOR THE FOLLOWING ALARMS OF THE ERRCS SYSTEM:
   A. ANTENNA MALFUNCTION
   B. SIGNAL BOOSTER FAILURE
   C. LOSS OF NORMAL AC POWER
   D. FAILURE OF BATTERY CHARGER
   E. LOW BATTERY CAPACITY



FIRE ALARM SYSTEM RISER DIAGRAM

NOT TO SCALE

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIRE ALARM RISER DIAGRAM

E.501

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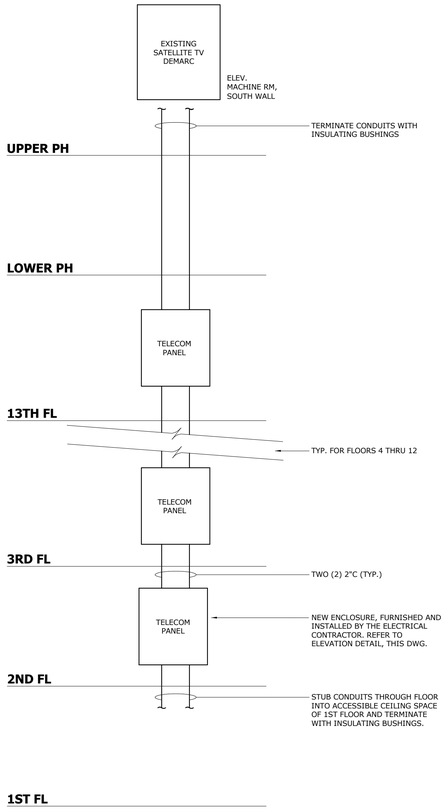
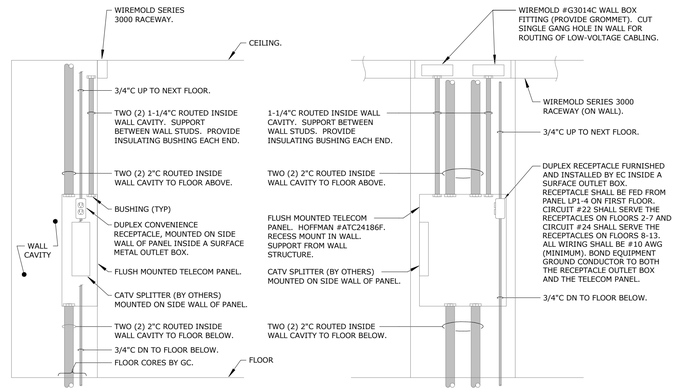


CATV/TELEPHONE RISER DIAGRAM

NO SCALE

TELECOM RISER NOTES:

1. ALL ENCLOSURES, RACEWAYS, AND FITTINGS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GPRS SCANNING THROUGHOUT THE ENTIRE BUILDING RISER PRIOR TO PERFORMING ANY CORE DRILLING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY OBSTRUCTIONS IN THE CONCRETE FLOOR.
3. THE ELECTRICAL CONTRACTOR SHALL FIRESTOP ALL FLOOR PENETRATIONS IN A NEAT AND WORKMANLIKE MANNER PER SPECIFICATION SECTION 260056.
4. LOW-VOLTAGE CABLE ACCESS TV (CATV) AND TELEPHONE CABLING SHALL BE FURNISHED AND INSTALLED BY THE TV OR PHONE VENDOR.
5. PROVIDE A MICARTA ENGRAVED NAMEPLATE (BLACK WITH WHITE LETTERS) IDENTIFYING EACH ENCLOSURE AS "CABLE TV/PHONE".
6. ALL EMPTY RACEWAYS SHALL BE FURNISHED WITH A NYLON PULL LINE FOR INSTALLATION OF LOW-VOLTAGE CABLING.



LOW VOLTAGE RISER ELEVATIONS

NO SCALE

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#	Description	Date

LOW-VOLTAGE RISER & DETAILS

E.502

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APARTMENT UNIT LIGHTING FIXTURE SCHEDULE
LIGHT FIXTURES FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO SPECIFICATIONS.

	TYPE	SIZE	DRIVER					LENS/ REFLECTORS	MOUNTING		REMARKS	MANUFACTURER AND CATALOG NUMBER
			VOLTS	WATT	CCT	LUMENS	DIMMING		SURF./ REC.	CEILING/ MISC.		
U1	KITCHEN LIGHT	18"L X 33"W X 4" DEEP	120	53	3000K	6,000	DIMMABLE	WHITE OPAL ACRYLIC LENS	SURFACE	CEILING	SATIN NICKEL FINISH	SUNSET LIGHTING #F9917-80-3-3K
U2	VANITY LIGHT	24"L X 6"H X 4" DEEP	120	29	3000K	3,500	N/A	WHITE POLYCARBONATE LENS	SURFACE	WALL	SATIN NICKEL FINISH	SUNSET LIGHTING #F9989-80-1
U3	DISK LIGHT	7-1/2" ROUND X 1-1/2" DEEP	120	15	3000K	950	DIMMABLE	PLASTIC	SURFACE	CEILING	WHITE TRIM	SUNSET LIGHTING #F8626-30
U4	SHOWER SCONCE	9"W X 5"H X 4" DEEP	120	8	3000K	575	N/A	POLYCARBONATE OPAL LENS W/ WHITE PAINTED TRIM	SURFACE	WALL	IP 65 LISTED, STEEL BACKPLATE	FAIL SAFE #B95-PP
U5	UNDER-CABINET	20"L X 4"W X 1" DEEP	120	11	3000K	990	N/A	PLASTIC	SURFACE	UNDERCABINET	WHITE TRIM	LUMINANCE #F8822-30-LED
U6	LENSED STRIP	24"L X 3"W X 4" DEEP	120	14	3000K	1,900	N/A	FULL FROST OPAL LENS	SURFACE	CEILING	WHITE HOUSING	METALUX #2SNLED SERIES

LIGHTING FIXTURE SCHEDULE
LIGHT FIXTURES FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO SPECIFICATIONS.

	TYPE	SIZE	DRIVER					LENS/ REFLECTORS	MOUNTING		REMARKS	MANUFACTURER AND CATALOG NUMBER
			VOLTS	WATT	CCT	LUMENS	DIMMING		SURF./ REC.	CEILING/ MISC.		
A1	STRIP LIGHT	48"L X 3"SQ	120	40	4000K	4,700	N/A	ROUNDED ACRYLIC LENS	SUSPENDED	SUSPEND FROM STRUCTURAL CEILING AT APPROX. 10'-0" AFF	WHITE HOUSING, NARROW OPTICS	COLUMBIA #MPS4 SERIES OR APPROVED EQUAL
A2	STRIP LIGHT	48"L X 3"SQ	120	123	4000K	8,000	N/A	ROUNDED ACRYLIC LENS	SUSPENDED	SUSPEND FROM STRUCTURAL CEILING AT APPROX. 10'-0" AFF	WHITE HOUSING, WIDE OPTICS.	COLUMBIA #MPS4 SERIES OR APPROVED EQUAL
B1	VANADAL RESISTANT STRIP LIGHT	48"L X 4"SQ	120	24	3000K	2,500 (1 MODULE)	N/A	0.187" POLYCARBONATE LENS	SURFACE	SURFACE MOUNT ON UNDERSIDE OF CEILING	18 GAUGE STEEL HOUSING WITH WHITE FINISH	FAILSAFE #FVS4 SERIES OR APPROVED EQUAL
C1	ENCLOSED, GASKETED STRIP	48"L X 7"W X 5" DEEP	120	91	4000K	10,000	N/A	RIBBED ACRYLIC, GASKETED LENS	SUSPENDED	SUSPEND FROM STRUCTURAL CEILING AT APPROX. 10'-0" AFF	WHITE FIBERGLASS HOUSING, IP67 RATED, NEMA 4X	COLUMBIA #LXEM SERIES OR APPROVED EQUAL
C2	ENCLOSED, GASKETED STRIP	48"L X 7"W X 5" DEEP	120	40	4000K	5,000	N/A	RIBBED ACRYLIC, GASKETED LENS	SURFACE	MOUNT ON WALL IN ELEVATOR PIT. COORDINATE LOCATION WITH ELEVATOR STRUCTURES.	WHITE FIBERGLASS HOUSING, IP67 RATED, NEMA 4X	COLUMBIA #LXEM SERIES OR APPROVED EQUAL
E1	SINGLE-FACE EXIT SIGN	12"L X 7.5"H X 2" DEEP	120	4	N/A	N/A	N/A	RED STENCIL LETTERING	SURFACE	CEILING	WHITE THERMOPLASTIC HOUSING, AC ONLY	COMPASS #CE SERIES OR APPROVED EQUAL
E2	SINGLE-FACE EXIT SIGN	12"L X 7.5"H X 2" DEEP	120	4	N/A	N/A	N/A	RED STENCIL LETTERING	SURFACE	WALL	WHITE THERMOPLASTIC HOUSING, AC ONLY	COMPASS #CE SERIES OR APPROVED EQUAL
E3	→										SIMILAR TO TYPE "E1" EXCEPT DOUBLE-FACE	COMPASS #CE SERIES OR APPROVED EQUAL
E4	EMERGENCY EGRESS LIGHT	12" L X 4" H X 5" DEEP	120	10.8	N/A	1,300	N/A	TWO AIMABLE LED LIGHT HEADS	SURFACE	WALL	WHITE THERMOPLASTIC HOUSING, UNIVERSAL INPUT, 90 MINUTE RATED 6 VOLT LEAD-CALCIUM BATTERY, SELF DIAGNOSTICS. MOUNT ON WALL OVER SURFACE OUTLET BOX AT 12'-0" AFF. CONNECT TO UNSWITCHED POWER ON LOCAL LIGHTING CIRCUIT.	COMPASS #CU2HLHOSD SERIES OR APPROVED EQUAL
F1	FLAT PANEL	48"L X 24"W X 3"D	120	40	4000K	5,000	0-10V	FROSTED ACRYLIC LENS	RECESSED	LAY-IN TEE BAR CEILING	STEEL BACKPLATE, WHITE TRIM. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COLUMBIA #CFP24 SERIES OR EQUAL BY LSI, COOPER, LITHONIA
F2	FLAT PANEL	48"L X 24"W X 3"D	120	32	4000K	4,000	0-10V	FROSTED ACRYLIC LENS	RECESSED	LAY-IN TEE BAR CEILING	STEEL BACKPLATE, WHITE TRIM. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COLUMBIA #CFP24 SERIES OR EQUAL BY LSI, COOPER, LITHONIA
G1	FLAT PANEL	24"L X 24"W X 3"D	120	40	4000K	4,000	0-10V	FROSTED ACRYLIC LENS	RECESSED	LAY-IN TEE BAR CEILING	STEEL BACKPLATE, WHITE TRIM. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COLUMBIA #CFP22 SERIES OR EQUAL BY LSI, COOPER, LITHONIA
G2	FLAT PANEL	24"L X 24"W X 3"D	120	26	4000K	3,000	0-10V	FROSTED ACRYLIC LENS	RECESSED	LAY-IN TEE BAR CEILING	STEEL BACKPLATE, WHITE TRIM. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COLUMBIA #CFP22 SERIES OR EQUAL BY LSI, COOPER, LITHONIA
H1	DOWNLIGHT	6" ROUND X 6" DEEP	120	12	4000K	1,000	N/A	SEMI-SPECULAR CLEAR REFLECTOR	RECESSED	DRYWALL CEILING	SELF-FLANGED TRIM WITH WHITE FINISH.	PRESCOLITE #LTR-6RD SERIES OR APPROVED EQUAL
H2	DOWNLIGHT	6" ROUND X 6" DEEP	120	19	4000K	1,500	N/A	SEMI-SPECULAR CLEAR REFLECTOR	RECESSED	LAY-IN TEE BAR CEILING	SELF-FLANGED TRIM WITH WHITE FINISH.	PRESCOLITE #LTR-6RD SERIES OR APPROVED EQUAL
J	PENDANT	30" ROUND X 19" DEEP	120	72	4000K	6,600	N/A	LINEN DRUM SHADE, GLASS DIFFUSER	PENDANT	LAY-IN TEE BAR CEILING	BRUSHED NICKEL FINISH, FURNISH AND INSTALL SIX (6) 75W, A19 LED EQUIVALENT LAMPS (4000K COLOR TEMP.)	PROGRESS LIGHTING #P5021-09
BA	AREA LIGHT	19"L X 12"W X 4" DEEP	120	110	4000K	15,000	N/A	ACRYLIC LENS TYPE IV OPTICS	POLE	POLE MOUNTED. UTILIZE EXISTING CONCRETE BASE. REFER TO PLAN & DETAILS E.001	DIE CAST ALUMINUM HOUSING, BRONZE FINISH, IP65 ASSEMBLY, TOOL-LESS DRIVER ENTRY, INTEGRAL SURGE PROTECTION, MAST ARM FITTER ACCESSORY. PROVIDE A NEW 20 FT., 4" SQUARE, 0.188" TH ALUMINUM POLE (BRONZE FINISH). MOUNTING BOLT PATTERN ON POLE SHALL MATCH EXISTING POLE BASE. EC SHALL FIELD VERIFY. TERMINATE EXISTING WIRING U.N.O.	HUBBELL OUTDOOR LIGHTING #ASL1 SERIES OR APPROVED EQUAL
BB	→										SIMILAR TO TYPE "BA" EXCEPT WITH TYPE III OPTICS	HUBBELL OUTDOOR LIGHTING #ASL1 SERIES OR APPROVED EQUAL
BC	AREA LIGHT	19"L X 12"W X 4" DEEP	120	110	4000K	15,000	N/A	ACRYLIC LENS TYPE III OPTICS	POLE	POLE MOUNTED PROVIDE NEW CONCRETE BASE. REFER TO PLAN & DETAILS E.001	DIE CAST ALUMINUM HOUSING, BRONZE FINISH, IP65 ASSEMBLY, TOOL-LESS DRIVER ENTRY, INTEGRAL SURGE PROTECTION, MAST ARM FITTER ACCESSORY. PROVIDE A NEW 20 FT., 4" SQUARE, 0.188" TH ALUMINUM POLE (BRONZE FINISH). PROVIDE NEW CONCRETE POLE BASE.	HUBBELL OUTDOOR LIGHTING #ASL1 SERIES OR APPROVED EQUAL
BD	→										SIMILAR TO TYPE "BC" EXCEPT WITH TYPE IV OPTICS	HUBBELL OUTDOOR LIGHTING #ASL1 SERIES OR APPROVED EQUAL
BE	BOLLARD	8" ROUND X 42"H	120	19	4000K	800	N/A	TEMPERED MOLDED GLASS LENS WITH LOUVERS, TYPE III OPTICS	BOLLARD	IN-GRADE CONCRETE BASE	0.125" TH ALUMINUM VANDAL RESISTANT HOUSING WITH BRONZE FINISH. PROVIDE CONCRETE BASE PER DETAIL ON DWG E.001.	KIM #VRBULLED-20 SERIES
RA	FLAT PANEL	48"L X 24"W X 3"D	120	40	4000K	5,000	0-10V	FROSTED ACRYLIC LENS	RECESSED	LAY-IN TEE BAR CEILING	STEEL BACKPLATE, WHITE TRIM. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COLUMBIA #CFP24 SERIES OR EQUAL BY LSI, COOPER, LITHONIA
RB	DOWNLIGHT	6" ROUND X 6" DEEP	120	8	4000K	750	N/A	SEMI-SPECULAR CLEAR REFLECTOR	RECESSED	LAY-IN TEE BAR CEILING	SELF-FLANGED TRIM WITH WHITE FINISH. TERMINATE EXISTING WIRING U.N.O.	PRESCOLITE #LTR-6RD SERIES OR APPROVED EQUAL
RC	STRIP LIGHT	48"L X 3"SQ	120	123	4000K	8,000	N/A	ROUNDED ACRYLIC LENS	SUSPENDED	SUSPEND FROM STRUCTURAL CEILING AT APPROX. 10'-0" AFF	WHITE HOUSING, WIDE OPTICS. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COLUMBIA #MPS4 SERIES OR APPROVED EQUAL
RD	VANADAL RESISTANT STRIP LIGHT	48"L X 4"SQ	120	58	4000K	5,800 (2 MODULES)	N/A	0.187" POLYCARBONATE LENS	SURFACE	SURFACE MOUNT ON UNDERSIDE OF CEILING	18 GAUGE STEEL HOUSING WITH WHITE FINISH, EMERGENCY BATTERY PACK, INTEGRAL OCCUPANCY SENSOR (BEHIND LENS) THAT CONTROLS 1 OF 2 LED MODULES. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	FAILSAFE #FVS4-EL14W-OS1 SERIES OR APPROVED EQUAL
RE1	SINGLE-FACE EXIT SIGN	12"L X 7.5"H X 2" DEEP	120	4	N/A	N/A	N/A	RED STENCIL LETTERING	SURFACE	CEILING	WHITE THERMOPLASTIC HOUSING, AC ONLY. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COMPASS #CE SERIES OR APPROVED EQUAL
RE2	SINGLE-FACE EXIT SIGN	12"L X 7.5"H X 2" DEEP	120	4	N/A	N/A	N/A	RED STENCIL LETTERING	SURFACE	WALL	WHITE THERMOPLASTIC HOUSING, AC ONLY. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COMPASS #CE SERIES OR APPROVED EQUAL
RF	WALL PACK (SMALL)	13"W X 4.5"H X 9" DEEP	120	30	4000K	3,000	N/A	PMMA CLEAR ACRYLIC LENS	SURFACE	SURFACE WALL MOUNT OVER EXISTING OUTLET BOX AND TERMINATE TO EXISTING WIRING	DIE CAST ALUMINUM HOUSING, BRONZE FINISH, TYPE 4 FORWARD THROW OPTICS. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	KIM #WD5D SERIES OR APPROVED EQUAL
RG	→										SIMILAR TO TYPE "RF" EXCEPT WITH TYPE 3 OPTICS	KIM #WD5D SERIES OR APPROVED EQUAL
RH	WALL PACK (MEDIUM)	15"W X 6"H X 12" DEEP	120	65	4000K	8,000	N/A	PMMA CLEAR ACRYLIC LENS	SURFACE	SURFACE WALL MOUNT OVER EXISTING OUTLET BOX AND TERMINATE TO EXISTING WIRING	DIE CAST ALUMINUM HOUSING, BRONZE FINISH, TYPE 2 OPTICS. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	KIM #WD2MD SERIES OR APPROVED EQUAL
RI	CANOPY LIGHT	16" SQ X 2.5" DEEP	120	40	4000K	4,600	N/A	EDGE-LIT DROP LENS	SURFACE	SURFACE CEILING MOUNT OVER EXISTING OUTLET BOX AND TERMINATE TO EXISTING WIRING	DIE CAST ALUMINUM HOUSING, BRONZE FINISH, INTEGRAL PHOTOCELL. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	HUBBELL OUTDOOR LIGHTING #LSQ1 SERIES OR APPROVED EQUAL
RL	SURFACE DOWNLIGHT	7-1/4" ROUND X 1-1/4 DEEP	120	17	4000K	1,000	N/A	POLYCARBONATE LENS	SURFACE	CEILING	WHITE TRIM. REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	PRESCOLITE #LBSLED4SS, SERIES OR APPROVED EQUAL
RM	STRIP LIGHT	48"L X 3"SQ	120	50	4000K	5,800	N/A	ROUNDED ACRYLIC LENS	SUSPENDED	CEILING/SUSPENDED	WHITE HOUSING, WIDE OPTICS. REMOVE AND REPLACE EXISTING LIGHT FIXTURE. TERMINATE EXISTING WIRING U.N.O.	COLUMBIA #MPS4 SERIES OR APPROVED EQUAL

ADD ALTERNATE #E1

STATE OF OHIO
DAVID L. HERNANDEZ
74767
REGISTERED PROFESSIONAL ENGINEER

DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

330 Forest Ave.
Cincinnati, OH 45229

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2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

FIXTURE SCHEDULES

E.601

BERARDI+
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SYMBOLS SCHEDULE:

EXISTING TROFFER. DISCONNECT AND REMOVE TOGETHER WITH ASSOCIATED WIRING, U.N.O.

XA — EXISTING TROFFER TO REMAIN AND BE MAINTAINED.

NL — SHADING INDICATES LIGHT FIXTURE IS CONNECTED TO A LIFE SAFETY CIRCUIT. "NL" SUBSCRIPT INDICATES FIXTURE IS UNSWITCHED FOR USE AS A NIGHT LIGHT.

EXISTING RECESSED DOWNLIGHT. DISCONNECT AND REMOVE FIXTURE, U.N.O.

EXISTING SURFACE MOUNTED LINEAR FIXTURE. DISCONNECT AND REMOVE TOGETHER WITH ASSOCIATED WIRING, U.N.O.

EXISTING SUSPENDED LINEAR FIXTURE. DISCONNECT AND REMOVE TOGETHER WITH ASSOCIATED WIRING, U.N.O.

EXISTING EXTERIOR BUILDING-MOUNTED WALL PACK TO BE REPLACED IN PLACE WITH NEW LED FIXTURE.

EXISTING EXTERIOR BUILDING-MOUNTED CANOPY LIGHT TO BE REPLACED IN PLACE WITH NEW LED FIXTURE.

EXISTING SURFACE WALL-MOUNTED LIGHT FIXTURE. DISCONNECT AND REMOVE TOGETHER WITH ASSOCIATED WIRING, U.N.O.

EXISTING SURFACE CEILING-MOUNTED LIGHT FIXTURE. DISCONNECT AND REMOVE TOGETHER WITH ASSOCIATED WIRING, U.N.O.

EXISTING POLE-MOUNTED LIGHT FIXTURE AND ASSOCIATED POLE TO BE REPLACED IN PLACE.

EXISTING CEILING MOUNTED EXIT SIGN. DISCONNECT AND REMOVE TOGETHER WITH ASSOCIATED WIRING, U.N.O.

EXISTING WALL MOUNTED EXIT SIGN. DISCONNECT AND REMOVE TOGETHER WITH ASSOCIATED WIRING, U.N.O.

E — EXISTING WALL SWITCH TO REMAIN AND BE MAINTAINED.

E 3 — EXISTING THREE-WAY WALL SWITCH TO REMAIN AND BE MAINTAINED.

E 4 — EXISTING FOUR-WAY WALL SWITCH TO REMAIN AND BE MAINTAINED.

EXISTING PHOTOCELL. REMOVE TOGETHER WITH ASSOCIATED WIRING.

EXISTING DUPLEX RECEPTACLE TO REMAIN AND BE MAINTAINED.

EXISTING DUPLEX RECEPTACLE TO BE REPLACED. REMOVE RECEPTACLE. MAINTAIN WIRING FOR CONNECTION TO REPLACEMENT DEVICE.

EXISTING ELECTRIC RANGE RECEPTACLE TO BE REMOVED TOGETHER WITH ASSOCIATED WIRING.

EXISTING DRYER RECEPTACLE TO BE REMOVED TOGETHER WITH ASSOCIATED WIRING, UNLESS NOTED OTHERWISE ON PLANS.

EXISTING DRYER RECEPTACLE TO REMAIN AND BE MAINTAINED.

EXISTING VOICE/DATA OUTLET TO REMAIN AND BE MAINTAINED.

EXISTING TV OUTLET TO BE REMOVED. SALVAGE COAXIAL CABLING FOR SPLICE/EXTENSION TO NEW TV OUTLET LOCATION.

EXISTING FIRE ALARM SYSTEM PULL STATION. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

EXISTING FIRE ALARM SYSTEM SMOKE DETECTOR. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

E — EXISTING FIRE ALARM SYSTEM SMOKE DETECTOR FOR ELEVATOR CAPTURE. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

EXISTING FIRE ALARM SYSTEM HEAT DETECTOR. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

EXISTING FIRE ALARM SYSTEM HORN/STROBE NOTIFICATION DEVICE. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

EXISTING FIRE ALARM SYSTEM HORN-ONLY NOTIFICATION DEVICE. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

2000 — EXISTING FIRE ALARM SYSTEM REMOTE ANNUNCIATOR. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

EXISTING FIRE ALARM CONTROL PANEL. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

EXISTING FIRE ALARM SYSTEM DIGITAL DIALER. REMOVE TOGETHER WITH ASSOCIATED WIRING FOLLOWING COMPLETION OF REPLACEMENT FIRE ALARM SYSTEM.

EXISTING LOCAL SMOKE ALARM DEVICE. REMOVE TOGETHER WITH ASSOCIATED WIRING.

EXISTING TERMINAL CONNECTION FOR EQUIPMENT TO BE REMOVED BY OTHERS. DISCONNECT WIRING AND REMOVE FULL LENGTH BACK TO SOURCE UNLESS NOTED OTHERWISE ON PLANS.

EXISTING MOTOR STARTER. REMOVE TOGETHER WITH ASSOCIATED WIRING.

EXISTING DISCONNECT TO REMAIN AND BE MAINTAINED.

EXISTING DISCONNECT WITH TO BE REMOVED TOGETHER WITH ASSOCIATED WIRING, UNLESS NOTED OTHERWISE ON PLANS.

EXISTING MOTOR. DISCONNECT POWER FOR SAFE REMOVAL BY OTHERS. UNLESS NOTED OTHERWISE, REMOVE ASSOCIATED WIRING AND RACEWAY BACK TO ELECTRICAL PANEL OR NEAREST JUNCTION.

EXISTING FLUSH MOUNTED 208/120V PANELBOARD TO BE REMOVED TOGETHER WITH ASSOCIATED WIRING.

FLUSH MOUNTED 208/120V PANELBOARD. REFER TO DISTRIBUTION DIAGRAMS AND PANELBOARD SCHEDULES FOR EXISTING/NEW DESIGNATIONS.

SURFACE MOUNTED 208/120V PANELBOARD. REFER TO DISTRIBUTION DIAGRAMS AND PANELBOARD SCHEDULES FOR EXISTING/NEW DESIGNATIONS.

EXISTING DRY TYPE TRANSFORMER TO BE REMOVED TOGETHER WITH ASSOCIATED WIRING. REFER TO DISTRIBUTION DIAGRAMS FOR DETAILS.

E — EXISTING CONDUIT AND WIRING TO REMAIN AND BE MAINTAINED, U.N.O.

CONDUIT AND WIRING TO BE REMOVED BY THE ELECTRICAL CONTRACTOR.

EXISTING TEKTONE EMERGENCY CALL CORD DEVICE TO BE REMOVED TOGETHER WITH ASSOCIATED WIRING. INSTALL BLANK WHITE COVERPLATE OVER ABANDONED OUTLET BOX.

RECESSED TROFFER. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

B1/8 — LETTER DESIGNATION "B1" INDICATES THE FIXTURE TYPE AS NOTED IN THE FIXTURE SCHEDULE. "8" INDICATES THE BRANCH CIRCUIT NUMBER TO WHICH THE LIGHT FIXTURE IS WIRED.

RECESSED DOWNLIGHT. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

SURFACE WALL- OR CEILING-MOUNT LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

CEILING-SUSPENDED LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION. EXTERIOR BUILDING-MOUNTED WALL PACK. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

EXTERIOR BUILDING-MOUNTED CANOPY LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

ADD ALTERNATE #E1

EXTERIOR GROUND MOUNTED BOLLARD. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

SURFACE WALL-MOUNTED LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

SURFACE CEILING-MOUNTED LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

SIMILAR TO " " EXCEPT FIXTURE SHALL BE PROVIDED WITH A WIREMOLD FIXTURE BOX FOR MOUNTING ON HARD CEILING.

POLE-MOUNTED LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

CEILING-MOUNTED EXIT SIGN. SHADING INDICATES ILLUMINATED FACES. DIRECTIONAL ARROWS SHALL BE AS INDICATED ON PLANS. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

WALL-MOUNTED EXIT SIGN. SHADING INDICATES ILLUMINATED FACES. DIRECTIONAL ARROWS SHALL BE AS INDICATED ON PLANS. REFER TO FIXTURE SCHEDULE FOR DESCRIPTION.

20 AMP, 277V-RATED, SINGLE POLE TOGGLE SWITCH (WHITE FINISH). INSTALL IN A FLUSH MOUNTED, SINGLE GANG OUTLET BOX AT 48" AFF. PROVIDE STAINLESS STEEL SWITCH PLATE. REFER TO SPECIFICATION SECTION 260140 FOR ACCEPTED MANUFACTURERS AND PART NUMBERS.

SIMILAR TO " " EXCEPT SWITCH SHALL BE MOUNTED IN A SURFACE WIREMOLD BOX.

WALL MOUNTED, LINE VOLTAGE COMBINATION PIR OCCUPANCY SENSOR AND 0-10V DIMMER (WHITE FINISH WITH WHITE COVERPLATE). REFER TO SPECIFICATION SECTION 260932 FOR DETAILS. FURNISH AND INSTALL IN A SINGLE-GANG OUTLET BOX AT 48" AFF. PROVIDE SURFACE WIREMOLD BOX AND SURFACE METAL RACEWAY WHEN OUTLET BOX CANNOT BE FLUSH MOUNTED.

WALL MOUNTED, LOW VOLTAGE SINGLE ZONE DIGITAL LIGHTING CONTROL SWITCH WITH ON/OFF PUSHBUTTONS. REFER TO SPECIFICATION SECTION 260932 FOR DETAILS. FURNISH AND INSTALL IN A SINGLE GANG OUTLET BOX AT 48" AFF. PROVIDE SURFACE WIREMOLD BOX AND SURFACE METAL RACEWAY WHEN OUTLET BOX CANNOT BE FLUSH MOUNTED.

SIMILAR TO " " EXCEPT TWO ZONE CONTROL.

LINE VOLTAGE OCCUPANCY SENSOR, FURNISHED AND INSTALLED ON UNDERSIDE OF CEILING. REFER TO SPECIFICATION SECTION 260932 FOR DESCRIPTION.

LV — LOW VOLTAGE OCCUPANCY SENSOR, FURNISHED AND INSTALLED ON UNDERSIDE OF LAY-IN CEILING. PROVIDE POWER PACK AND PLENUM RATED LOW-VOLTAGE CABLING (SUPPORT CABLING AT 4'-0" ON CENTER WITH J-HOOKS OR BRIDAL RINGS) AS REQUIRED PER MANUFACTURERS INSTRUCTIONS. REFER TO SPECIFICATION SECTION 260932 FOR DETAILS. WHERE TWO OR MORE SENSORS ARE INTENDED TO CONTROL A SHARED ZONE, SENSORS SHALL BE DAISY CHAINED TOGETHER.

LV — SIMILAR TO " " EXCEPT SENSOR SHALL BE SET TO VACANCY MODE WITH MANUAL ON/AUTO OFF CONTROL.

20 AMP, 120V DUPLEX TAMPER-RESISTANT RECEPTACLE (WHITE FINISH). INSTALL IN A FLUSH MOUNTED, SINGLE GANG OUTLET BOX AT 18" AFF, U.N.O. PROVIDE WHITE NYLON COVERPLATE. REFER TO SPECIFICATION SECTION 260140 FOR ACCEPTED MANUFACTURERS AND PART NUMBERS.

SIMILAR TO " " EXCEPT DEVICE SHALL BE MOUNTED IN A SURFACE WIREMOLD BOX.

20 AMP, 120V DUPLEX TAMPER-RESISTANT RECEPTACLE (WHITE FINISH). INSTALL IN EXISTING OUTLET BOX AND TERMINATE EXISTING WIRING. PROVIDE WHITE NYLON COVERPLATE. REFER TO SPECIFICATION SECTION 260140 FOR ACCEPTED MANUFACTURERS AND PART NUMBERS.

20 AMP, 120V DUPLEX TAMPER-RESISTANT RECEPTACLE WITH INTEGRAL GFCI (WHITE FINISH). INSTALL IN A FLUSH MOUNTED, SINGLE GANG OUTLET BOX AT 18" AFF, U.N.O. PROVIDE WHITE NYLON COVERPLATE. REFER TO SPECIFICATION SECTION 260140 FOR ACCEPTED MANUFACTURERS AND PART NUMBERS.

WP — 20 AMP, 120V DUPLEX WEATHER- AND TAMPER-RESISTANT RECEPTACLE WITH INTEGRAL GFCI (WHITE FINISH), INSTALL IN SURFACE WEATHERPROOF BELL BOX AND PROVIDE A "WHILE-IN-USE" COVER. REFER TO SPECIFICATION SECTION 260140 FOR ACCEPTED MANUFACTURERS AND PART NUMBERS.

SIMILAR TO " " EXCEPT DEVICE SHALL BE MOUNTED IN A SURFACE WIREMOLD BOX.

20 AMP, 120V DUPLEX TAMPER-RESISTANT RECEPTACLE WITH INTEGRAL GFCI (WHITE FINISH). INSTALL IN EXISTING OUTLET BOX AND TERMINATE EXISTING WIRING. PROVIDE WHITE NYLON COVERPLATE. REFER TO SPECIFICATION SECTION 260140 FOR ACCEPTED MANUFACTURERS AND PART NUMBERS.

WP — 20 AMP, 120V DUPLEX WEATHER- AND TAMPER-RESISTANT RECEPTACLE WITH INTEGRAL GFCI (WHITE FINISH). INSTALL IN EXISTING OUTLET BOX AND TERMINATE EXISTING WIRING. PROVIDE NEW "WHILE-IN-USE" COVER. REFER TO SPECIFICATION SECTION 260140 FOR ACCEPTED MANUFACTURERS AND PART NUMBERS.

NEMA 14-50 RECEPTACLE, FURNISHED AND INSTALLED AT 30" AFF. MOUNT FLUSH IN WALL WHERE POSSIBLE, OTHERWISE PROVIDE A SURFACE OUTLET BOX. PROVIDE STAMPED STEEL COVERPLATE.

NEMA 14-50 RECEPTACLE, FURNISHED AND INSTALLED INSIDE EXISTING OUTLET BOX.

DRYER RECEPTACLE (NEMA 14-30R), FURNISHED AND INSTALLED IN A SURFACE OUTLET BOX WITH STAMPED STEEL COVERPLATE AT APPROXIMATELY 44" AFF.

PUSH-BUTTON DEVICE ASSOCIATED WITH APARTMENT UNIT ANNUNCIATOR KIT FOR USE IN ADA UNITS. FURNISH AND INSTALL IN A SINGLE GANG BOX AT 48" AFF. EDWARDS # 7005-G5/620.

WALL MOUNTED ANNUNCIATOR AND TRANSFORMER ASSOCIATED WITH APARTMENT UNIT ANNUNCIATOR KIT FOR USE IN ADA UNITS. MOUNT ANNUNCIATOR IN A TWO-GANG OUTLET BOX AT 80" AFF TO BOTTOM. MOUNT TRANSFORMER IN AN ADJACENT TWO-GANG OUTLET BOX WITH CATALOG #593 MOUNTING PLATE. FURNISH AND INSTALL UNSWITCHED LINE VOLTAGE WIRING AS REQUIRED PER MANUFACTURER'S INSTRUCTIONS. EDWARDS #7005-G5/592/6536-G5.

TV — TV COAX OUTLET CONSISTING OF A BLONDER TONGUE #V-1GF-FTA JACK AND WHITE COVERPLATE. MOUNT OVER A FLUSH TWO-GANG OUTLET BOX WITH SINGLE GANG PLASTER RING AT 18" AFF WHERE POSSIBLE, OTHERWISE INSTALLED DEVICE OVER A SURFACE WIREMOLD BOX.

1-PORT PHONE OUTLET (HUBBELL #SP6R, OR EQUAL) WITH ONE CATEGORY 6 JACK (ONE VOICE, HUBBELL HJX6B, OR EQUAL). INSTALL IN A SURFACE, WALL MOUNTED TWO-GANG WIREMOLD OUTLET BOX WITH SINGLE GANG PLASTER RING AT 44" AFF. INSTALL SURFACE METAL RACEWAY PER PLANS. PROVIDE WHITE COVERPLATE WITH INTEGRAL MOUNTING STUDS FOR WALL TELEPHONE. CABLING SHALL BE ROUTED BACK TO TELEPHONE BLOCKS ON FIRST FLOOR VIA NEW LOW-VOLTAGE RISER.

DATA OUTLET PROVISION CONSISTING OF A FLUSH MOUNTED, TWO-GANG DEEP OUTLET BOX WITH SINGLE GANG PLASTER RING AT 18" AFF, U.N.O. STUB A 1"C (WITH INSULATING BUSHING EACH END) FROM BOX UP TO CEILING SPACE FOR CABLE INSTALLATION BY OTHERS. PROVIDE SURFACE WIREMOLD BOX AND SURFACE METAL RACEWAY WHEN BOX CANNOT BE FLUSH MOUNTED. COORDINATE ROUGH-IN LOCATION WITH OWNER AND LOW-VOLTAGE CONTRACTOR PRIOR TO EXECUTION OF WORK.

EXISTING EXTERIOR CCTV CAMERA TO BE REPLACED BY SECURITY VENDOR.

CEILING MOUNTED CCTV CAMERA FURNISHED AND INSTALLED BY SECURITY VENDOR. DEVICE SHOWN FOR REFERENCE ONLY.

EXTERIOR POLE MOUNTED CCTV CAMERA FURNISHED AND INSTALLED BY SECURITY VENDOR ON EXISTING POLE/MAST ARM. DEVICE SHOWN FOR REFERENCE ONLY.

EXTERIOR WALL MOUNTED CCTV CAMERA FURNISHED AND INSTALLED BY SECURITY VENDOR.

ACS — ACCESS CONTROLS CARD READER, FURNISH AND INSTALLED BY SECURITY VENDOR. EC SHALL FURNISH AND INSTALL RACEWAYS AND OUTLET BOXES AS REQUIRED (42" AFF). CABLING AND HEAD END EQUIPMENT BY SECURITY VENDOR.

F — FIRE ALARM SYSTEM ADDRESSABLE PULL STATION. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A SURFACE MOUNTED, TWO-GANG RED-COLORED WIREMOLD OUTLET BOX AT 48" AFF TO PULL STATION HANDLE HANDLE. PROVIDE SELF-LAMINATING LABEL IDENTIFYING DEVICE ADDRESS.

FIRE ALARM SYSTEM ADDRESSABLE SMOKE DETECTOR. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A 4" OUTLET BOX ON UNDERSIDE OF CEILING (FLUSH MOUNT IN AREAS WITH LAY-IN CEILINGS). PROVIDE SELF-LAMINATING LABEL IDENTIFYING DEVICE ADDRESS.

E — SIMILAR TO " " EXCEPT PROGRAMMED FOR ELEVATOR RECALL.

FIRE ALARM SYSTEM ADDRESSABLE COMBINATION TYPE SMOKE DETECTOR WITH HEAT SENSOR AND CARBON MONOXIDE BASE. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A 4" OUTLET BOX ON UNDERSIDE OF CEILING (FLUSH MOUNT IN AREAS WITH LAY-IN CEILINGS). PROVIDE SELF-LAMINATING LABEL IDENTIFYING DEVICE ADDRESS.

FIRE ALARM SYSTEM ADDRESSABLE HEAT DETECTOR. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A 4" OUTLET BOX ON UNDERSIDE OF CEILING (FLUSH MOUNT IN AREAS WITH LAY-IN CEILINGS). PROVIDE SELF-LAMINATING LABEL IDENTIFYING DEVICE ADDRESS.

FIRE ALARM SYSTEM ADDRESSABLE CONTROL MODULE. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. FURNISH AND INSTALL INSIDE A RED COLORED JUNCTION BOX ADJACENT TO EQUIPMENT. PROVIDE 2 #14 THHN CONDUCTORS FROM CONTROL MODULE TO EQUIPMENT. PROVIDE SELF-LAMINATING LABEL IDENTIFYING DEVICE ADDRESS.

FIRE ALARM SYSTEM ADDRESSABLE MONITOR MODULE. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. FURNISH AND INSTALL INSIDE A RED COLORED JUNCTION BOX ADJACENT TO EQUIPMENT. PROVIDE 2 #14 THHN CONDUCTORS FROM MONITOR MODULE TO EQUIPMENT. PROVIDE SELF-LAMINATING LABEL IDENTIFYING DEVICE ADDRESS.

ERS — FIRE ALARM SYSTEM ELEVATOR RECALL CONTROL CONSISTING OF THREE CONTROL MODULES (PRIMARY RECALL, SECONDARY RECALL, FIRE HAT) MOUNTED INSIDE A COMMON ENCLOSURE. PROVIDE 6 #14 THHN CONDUCTORS FROM CONTROL MODULES TO EQUIPMENT. PROVIDE SELF-LAMINATING LABELS IDENTIFYING DEVICE ADDRESSES ON THE OUTSIDE OF THE ENCLOSURE.

FIRE ALARM SYSTEM ADDRESSABLE WALL MOUNTED COMBINATION SPEAKER/STROBE NOTIFICATION APPLIANCE. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A FLUSH TWO-GANG 4" X 1-1/2" DEEP BOX WITH ADDITIONAL 1-1/2" EXTENSION RING AT 80" AFF. FOR INSTALLATIONS ON MASONRY/BLOCK WALLS, SURFACE MOUNT OUTLET BOX AND PROVIDE ADAPTER SKIRT.

SIMILAR TO " " EXCEPT DEVICE SHALL BE CEILING-MOUNT TYPE. PROVIDE SURFACE ADAPTER SKIRT.

FIRE ALARM SYSTEM ADDRESSABLE WALL MOUNTED VISUAL-ONLY NOTIFICATION APPLIANCE. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A FLUSH TWO-GANG 4" X 1-1/2" DEEP BOX AND SINGLE GANG PLASTER RING AT 80" AFF. FOR INSTALLATIONS ON MASONRY/BLOCK WALLS, SURFACE MOUNT OUTLET BOX AND PROVIDE ADAPTER SKIRT.

WP — SIMILAR TO " " EXCEPT PROVIDED WITH A GASKETED WEATHERPROOF COVER FOR USE IN DAMP/WET LOCATIONS.

FIRE ALARM SYSTEM ADDRESSABLE CEILING MOUNTED SPEAKER-ONLY NOTIFICATION APPLIANCE. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A FLUSH TWO-GANG 4" X 2-1/8" OUTLET BOX IN CONCRETE CEILINGS, SURFACE MOUNT OUTLET BOX AND PROVIDE SURFACE ADAPTER SKIRT.

FIRE ALARM SYSTEM ADDRESSABLE WALL MOUNTED SPEAKER NOTIFICATION APPLIANCE. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION. MOUNT OVER A FLUSH TWO-GANG 4" X 1-1/2" DEEP BOX WITH ADDITIONAL 1-1/2" EXTENSION RING AT 80" AFF. FOR INSTALLATIONS ON MASONRY/BLOCK WALLS, SURFACE MOUNT OUTLET BOX AND PROVIDE ADAPTER SKIRT.

ANN — FIRE ALARM SYSTEM REMOTE ANNUNCIATOR. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION.

ACS — FIRE ALARM CONTROL PANEL. REFER TO SPECIFICATION SECTION 280721 FOR DESCRIPTION.

TERMINAL CONNECTION FOR EQUIPMENT FURNISHED AND INSTALLED BY OTHERS. LINE CONNECTION BY THE ELECTRICAL CONTRACTOR.

M — MANUAL MOTOR STARTER TOGGLE SWITCH WITH NEMA 1 ENCLOSURE, SURFACE MOUNTED ON WALL AT APPROXIMATELY 48" AFF. REFER TO SPECIFICATION SECTION 260154 FOR DESCRIPTION.

100 — AUTOMATIC DOOR OPERATOR FURNISH AND SET BY THE GENERAL TRADES CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR. THE EC SHALL BE RESPONSIBLE FOR ALL ASSOCIATED WIRING, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO: LINE VOLTAGE INPUT, LOW-VOLTAGE CONNECTIONS TO EXTERNAL DEVICES SUCH AS PUSH PLATES OR CARD ACCESS SYSTEMS, FIRE ALARM INTERFACES, ETC. REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR QUANTITY AND SIZE OF CONDUCTORS REQUIRED.

DOOR OPERATOR PUSH PLATE, FURNISHED BY THE GENERAL TRADES CONTRACTOR, SET AND WIRED BY THE ELECTRICAL CONTRACTOR OVER A TWO-GANG OUTLET BOX AT 42" AFF. THE EC SHALL BE RESPONSIBLE FOR ALL ASSOCIATED WIRING.

NON-FUSED, HEAVY-DUTY DISCONNECT SWITCH (NEMA 1 INDOORS, NEMA 3R OUTDOORS) FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. REFER TO PLANS FOR AMPERE RATING AND QTY. OF POLES. PROVIDE GROUND LUG. REFER TO SPECIFICATION SECTION 260170 FOR DETAILS.

SIMILAR TO " " EXCEPT FUSED DISCONNECT.

T — DRY TYPE TRANSFORMER.

J — JUNCTION BOX WITH BLANK SCREW COVERPLATE, INSTALLED ABOVE ACCESSIBLE CEILINGS. SIZE AS REQUIRED PER NEC.

J — JUNCTION BOX WITH BLANK SCREW COVERPLATE, INSTALLED ON CEILING AND WALL SURFACES IN CONJUNCTION WITH SURFACE WIRING. SIZE AS REQUIRED PER NEC.

CONDUIT AND WIRING FURNISHED AND INSTALLED ABOVE CEILINGS AND INSIDE WALLS BY THE ELECTRICAL CONTRACTOR. LONG HASH MARKS INDICATE QUANTITY OF #12 THHN CONDUCTORS (UNLESS NOTED OTHERWISE). SHORT HASH MARK INDICATES A GREEN, INSULATED COPPER GROUND SIZED IN ACCORDANCE WITH NEC TABLE 250-122.

CONDUIT AND WIRING FURNISHED AND INSTALLED ON CEILINGS AND WALL SURFACES BY THE ELECTRICAL CONTRACTOR ON CEILINGS AND WALL SURFACES. LONG HASH MARKS INDICATE QUANTITY OF #12 THHN CONDUCTORS (UNLESS NOTED OTHERWISE). SHORT HASH MARK INDICATES A GREEN, INSULATED COPPER GROUND SIZED IN ACCORDANCE WITH NEC TABLE 250-122.

ELECTRICAL FEEDER, FURNISHED AND INSTALLED ON CEILING AND WALL SURFACES BY THE ELECTRICAL CONTRACTOR, U.N.O. REFER TO DISTRIBUTION DIAGRAMS.

ELECTRICAL FEEDER, FURNISHED AND INSTALLED AT APPROXIMATELY 30" BELOW GRADE BY THE ELECTRICAL CONTRACTOR. REFER TO DISTRIBUTION DIAGRAMS.

SURFACE-MOUNTED, WHITE, WIREMOLD #2000 SERIES METALLIC RACEWAY FOR ROUTING LOW-VOLTAGE CABLING PER UNIT PLANS, COMPLETE WITH ALL ENTRANCE FITTINGS AND INTERNAL/EXTERNAL ELBOWS AS REQUIRED.

FIRE ALARM SYSTEM RACEWAY AND CABLING BY THE ELECTRICAL CONTRACTOR. UNLESS NOTED OTHERWISE ON PLANS, FURNISH AND INSTALL CABLING INSIDE 1" EMT CONDUIT (PAINTED RED).

STATE OF OHIO — REGISTERED PROFESSIONAL ENGINEER
DAVID L. HERNANDEZ
74767
DAVID L. HERNANDEZ
LICENSE # 74767
EXPIRES: 12.31.2025

BEECHWOOD APARTMENTS

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BID SET

PROJECT DATE: 01.05.2024
PROJECT #: 20178

#	Description	Date

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